

# HISTORIC AND DESIGN REVIEW COMMISSION

August 07, 2024

**HDRC CASE NO:** 2024-236  
**ADDRESS:** 849 E COMMERCE ST (Suite 171)  
**LEGAL DESCRIPTION:** NCB 151 LOT 3, A1,A2,A3,A4,A5,A6,7,8,60,61, 62,63,65,A66 & 64 EXC SW 32 FT (2.533 AC) & NCB 1010 BLK 2 LOT 26 (.99 AC), 28 (1.44 AC), 31 (.71 AC) & PT OF LOT 30 (5.11 AC)  
**ZONING:** D, RIO-3  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** Vickie Ashmead/US Permit LLC  
**OWNER:** NEW RIVERCENTER MALL II LP  
**TYPE OF WORK:** Store front modifications, patio furniture and signage  
**APPLICATION RECEIVED:** June 28, 2024  
**60-DAY REVIEW:** August 27, 2024  
**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Perform modifications to the existing, lagoon facing façade within the colonnade by installing a new storefront system, installing new tile wainscoting beneath an existing storefront system, installing a faux grass wall mural, installing a new stone base beneath the proposed storefront system, and installing furr walls to align with existing columns.
2. Install string festoon lighting and patio furniture in the existing outdoor seating areas.
3. Install a wall sign to read “Holey Moley” above the primary entrance, facing the lagoon. This sign is to feature an overall width of 21’ – 2 ½” inch and an overall height of 2’ – 9” for a total size of approximately 58.32 square feet. The applicant has proposed for the signage to feature internally illuminated channel letters to match existing, Landshark Bar & Grill signage, which will be removed.
4. Install a wall sign to read “Holey Moley” at the south corner of the tenant space to feature an overall width of 4’ – 6” and an overall height of 2’ – 4” for a total size of 10.5 square feet. The applicant has proposed for the signage to feature internally illuminated channel letters to match existing, Landshark Bar & Grill signage, which will be removed.
5. Install a wall sign on a backer panel to read “Putt putt but better” to feature an overall width of 5’ – 9 ½” and an overall height of 3’ – 5 ½” for a total size of approximately twenty (20) square feet.

## APPLICABLE CITATIONS:

*Section 35-673. Site Design Standards*

(a) Solar Access. The intent of providing and maintaining solar access to the San Antonio River is to protect the river's specific ecoclimate. The river has a special microclimate of natural and planted vegetation that requires certain levels and

balanced amounts of sunlight, space and water. Development must be designed to respect and protect those natural requirements, keeping them in balance and not crowding or altering them so that vegetation does not receive more or less

space and water, but particularly sunlight, than is required for normal expected growth.

(1) Building Massing to Provide Solar Access to the River. Building massing shall be so designed as to provide direct

sunlight to vegetation in the river channel as defined:

A. The area to be measured for solar access shall be a thirty-foot setback from the river's edge or from the river's

edge to the building face, whichever is lesser, parallel to the river for the length of the property.

B. The solar calculations shall be measured exclusive to the applicant's property; that is, shades and shadows of other buildings shall not be included in the calculations. The solar calculations shall only measure the impact of new construction and additions. The shading impact of historic buildings on the site may be excluded from the



calculations.

C. The defined area shall receive a minimum of 5.5 hours of direct sunlight, measured at the winter solstice, and 7.5 hours of direct sunlight, measured at the summer solstice.

D. Those properties located on the south side of the river (whose north face is adjacent to the river) shall only be required to measure the sunlight in the 30-foot setback on the opposite bank of the river.

E. Those properties within the river improvement overlay district not directly adjacent to the river are still subject to the provisions of this section. To determine the solar access effect of these buildings on the river the applicant must measure the nearest point to the river of an area defined by a thirty-foot setback from the river's edge, parallel to the river for the length of their property that would be affected by their building. For those buildings on the south side of the river, the 30-foot setback shall be measured only on the opposite bank.

F. However, in those cases where the above conditions cannot be met due to the natural configuration of the river, existing street patterns, or existing buildings, the HDRC may approve a buildings mass and height as allowed by table 674-2.

G. If there is a conflict with this section and another section of this chapter this section shall prevail.

(b) Building Orientation. Buildings should be sited to help define active spaces for area users, provide pedestrian connections between sites, help animate the street scene and define street edges. Consideration to both the street and riverside should be given. The placement of a building on a site should therefore be considered within the context of the block, as well as how the structure will support the broader design goals for the area.

(2) Primary and Secondary Entrances.

A. Orient a building's primary entrance toward the street with subordinate entrances located on the riverside and/or the interior of the property. On a major thoroughfare street it is acceptable to provide the primary entrance through a common courtyard and then to a street.

B. The primary entrance shall be distinguished by architectural features such as, but not limited to: an entry portal; change in material or color; change in scale of other openings; addition of columns, lintels or canopies.

C. Secondary entrances shall have architectural features that are subordinate to the primary entrance in scale and detail. For purposes of this division subordinate means that the entrance is smaller in height and width, and has fewer or simpler architectural elements.

(f) Plant Materials. A number of soil conditions converge in the San Antonio area to create unique vegetation ecosystems.

Along the route of the San Antonio River, the soil conditions vary greatly from the northern boundary near Hildebrand to

the city limits near Mission San Francisco de la Espada (Mission Espada) and therefore native and indigenous plants will

vary accordingly. Landscaping should reflect the unique soil characteristics of the specific site.

(3) Install Trees to Provide Shade and to Separate Pedestrians From Automobile Traffic. Install street trees along the

property line or in the ROW abutting all streets according to minimum requirement standards established in subsection 35-512(b), except where this conflicts with existing downtown Tri-Party improvements in "RIO-3." In "RIO-3" the owner has the option of placing trees at the property line, or along the street edge.

(g) Paving Materials. An important San Antonio landscape tradition is the use of decorative surfaces for paving and other

landscape structures. Paving materials and patterns should be carefully chosen to preserve and enhance the pedestrian experience.

(1) Vary Walkway, Patio and Courtyard Paving to Add Visual Interest on the Riverside of Properties Abutting the River. Pervious paving is encouraged where feasible and appropriate to the site.

(i) Street Furnishings. Street furnishings are exterior amenities, including but not limited to, tables, chairs, umbrellas, landscape pots, wait stations, valet stations, bicycle racks, planters, benches, bus shelters, kiosks, waste receptacles and similar items that help to define pedestrian use areas. Handcrafted street furnishings are particularly important in San Antonio, and therefore this tradition of craftsmanship and of providing street furniture is encouraged.

(2) Street Furnishing Materials.

A. Street furnishings shall be made of wood, metal, stone, terra cotta, cast stone, hand-sculpted concrete, or solid surfacing material, such as Corian or Surell.

(4) Street furnishings, such as tables and chairs may not be stored (other than overnight storage) in such a way as to be visible from the river pathway.



(j) Lighting. Site lighting should be considered an integral element of the landscape design of a property. It should help define activity areas and provide interest at night. At the same time, lighting should facilitate safe and convenient circulation for pedestrians, bicyclists and motorists. Overspill of light and light pollution should be avoided.

(1) Site Lighting. Site lighting shall be shielded by permanent attachments to light fixtures so that the light sources are not visible from a public way and any offsite glare is prevented.

A. Site lighting shall include illumination of parking areas, buildings, pedestrian routes, dining areas, design features and public ways.

B. Outdoor spaces adjoining and visible from the river right-of-way shall have average ambient light levels of between one (1) and three (3) foot-candles with a minimum of 0.5-foot candles and a maximum of six (6) footcandles

at any point measured on the ground plane. Interior spaces visible from the river right-of-way on the river level and ground floor level shall use light sources with no more than the equivalent lumens of a one hundred-watt incandescent bulb. Exterior balconies, porches and canopies adjoining and visible from the river right-of-way shall use light sources with the equivalent lumens of a sixty-watt incandescent bulb with average ambient light levels no greater than the lumen output of a one hundred-watt incandescent light bulb as long as average foot candle standards are not exceeded. Accent lighting of landscape or building features including specimen plants, gates, entries, water features, art work, stairs, and ramps may exceed these standards by a multiple of 2.5. Recreational fields and activity areas that require higher light levels shall be screened from the river hike and bike pathways with a landscape buffer.

C. Exterior light fixtures that use the equivalent of more than one hundred-watt incandescent bulbs shall not emit

a significant amount of the fixture's total output above a vertical cut-off angle of ninety (90) degrees. Any structural part of the fixture providing this cut-off angle must be permanently affixed.

D. Lighting spillover to the publicly owned areas of the river or across property lines shall not exceed one-half ( $\frac{1}{2}$ ) of one (1) foot-candle measured at any point ten (10) feet beyond the property line.

(2) Provide Lighting for Pedestrian Ways That is Low Scaled for Walking. The position of a lamp in a pedestrian-way light shall not exceed fifteen (15) feet in height above the ground.

(3) Light Temperature and Color.

A. Light temperature and color shall be between 2500° K and 3500° K with a color rendition index (CRI) of eighty (80) or higher, respectively. This restriction is limited to all outdoor spaces adjoining and visible from the

river right-of-way and from the interior spaces adjoining the river right-of-way on the river level and ground floor level. Levels shall be determined by product specifications.

(4) Minimize the Visual Impacts of Exterior Building Lighting.

A. All security lighting shall be shielded so that the light sources are not visible from a public way.

B. Lighting (uplighting and downlighting) that is positioned to highlight a building or outdoor artwork shall be aimed at the object to be illuminated, not pointed into the sky.

C. Fixtures shall not distract from, or obscure important architectural features of the building. Lighting fixtures shall be a subordinate feature on the building unless they are incorporated into the over-all design scheme of the building.

(5) Prohibited Lighting on the Riverside of Properties Abutting the River.

A. Flashing lights.

B. Rotating lights.

C. Chaser lights.

D. Exposed neon.

E. Seasonal decorating lights such as festoon, string or rope lights, except between November 20 and January 10.

F. Flood lamps.

(6) Minimize the visual impacts of lighting in parking areas in order to enhance the perception of the nighttime sky and to prevent glare onto adjacent properties. Parking lot light poles are limited to thirty (30) feet in height, shall have a 90° cutoff angle so as to not emit light above the horizontal plane.

(l) Access to Public Pathway Along the River. These requirements are specifically for those properties adjacent to the river to provide a connection to the publicly owned pathway along the river. The connections are to stimulate and enhance

urban activity, provide path connections in an urban context, enliven street activity, and protect the ambiance and character of the river area.



(3) Clearly define a key pedestrian gateway into the site from the publicly owned pathway at the river with distinctive architectural or landscape elements.

A. The primary gateway from a development to the publicly owned pathway at the river shall be defined by an architectural or landscape element made of stone, brick, tile, metal, rough hewn cedar or hand-formed concrete or through the use of distinctive plantings or planting beds.

(n) Service Areas and Mechanical Equipment. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations.

(1) Locate service entrances, waste disposal areas and other similar uses adjacent to service lanes and away from major streets and the river..

C. Air intake and exhaust systems, or other mechanical equipment that generates noise, smoke or odors, shall not be located at the pedestrian level.

#### *Sec. 35-674. Building Design Principles*

(a) Architectural Character. A basic objective for architectural design in the river improvement overlay districts is to encourage the reuse of existing buildings and construction of new, innovative designs that enhance the area, and help to establish distinct identities for each of the zone districts. At the same time, these new buildings should reinforce established building traditions and respect the contexts of neighborhoods.

When a new building is constructed, it shall be designed in a manner that reinforces the basic character-defining features

of the area. Such features include the way in which a building is located on its site, the manner in which it faces the street

and its orientation to the river. When these design variables are arranged in a new building to be similar to those seen traditionally, visual compatibility results.

(b) Mass and Scale. A building shall appear to have a "human scale." In general, this scale can be accomplished by using

familiar forms and elements interpreted in human dimensions. Exterior wall designs shall help pedestrians establish a sense of scale with relation to each building. Articulating the number of floors in a building can help to establish a building's scale, for example, and prevent larger buildings from dwarfing the pedestrian.

(1) Express facade components in ways that will help to establish building scale.

A. Treatment of architectural facades shall contain a discernible pattern of mass to void, or windows and doors to solid mass. Openings shall appear in a regular pattern, or be clustered to form a cohesive design. Architectural elements such as columns, lintels, sills, canopies, windows and doors should align with other architectural features on the adjacent facades.

(2) Align horizontal building elements with others in the blockface to establish building scale.

A. Align at least one (1) horizontal building element with another horizontal building element on the same block face. It will be considered to be within alignment if it is within three (3) feet, measured vertically, of the existing architectural element.

(3) Express the distinction between upper and lower floors.

A. Develop the first floor as primarily transparent. The building facade facing a major street shall have at least fifty (50) percent of the street level facade area devoted to display windows and/or windows affording some view into the interior areas. Multi-family residential buildings with no retail or office space are exempt from this requirement.

(4) Where a building facade faces the street or river and exceeds the maximum facade length allowed in Table 674-1 divide the facade of building into modules that express traditional dimensions.

A. The maximum length of an individual wall plane that faces a street or the river shall be as shown in Table 674-1.

Table 674-1

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Maximum Facade Length	50 ft.	50 ft.	30 ft.	75 ft.	75 ft.	50 ft.



- B. If a building wall plane facing the street or river and exceeds the length allowed in Table 674-1, employ at least two (2) of the following techniques to reduce the perceived mass:
- Change materials with each building module to reduce its perceived mass; or
  - Change the height with each building module of a wall plane. The change in height shall be at least ten (10) percent of the vertical height; or
  - Change the roof form of each building module to help express the different modules of the building mass; or
  - Change the arrangement of windows and other facade articulation features, such as, columns, pilasters or strap work, which divides large planes into smaller components.

(5) Organize the Mass of a Building to Provide Solar Access to the River.

A. One (1) method of doing so is to step the building down toward the river to meet the solar access requirements of subsection 35-673(a).

B. Another method is to set the building back from the river a distance sufficient to meet the solar access

requirements of subsection 35-673(a).

(c) Height. Building heights vary along the river corridor, from one-story houses to high-rise hotels and apartments.

This

diversity of building heights is expected to continue. However, within each zone, a general similarity in building heights should be encouraged in order to help establish a sense of visual continuity. In addition, building heights shall be configured such that a comfortable human scale is established along the edges of properties and views to the river and other significant landmarks are provided while allowing the appropriate density for an area.

(1) The maximum building height shall be as defined in Table 674-2.

A. Solar access standards subsection 35-673(a), and massing standards subsection 35-674(b) also will affect building heights.

Table 674-2

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Maximum # of Stories	5	10	None	7	5	4
Maximum Height in Feet	60 ft.	120 ft.	None	84 ft.	60 ft.	50 ft.

(3) On the street-side, the building facade shall appear similar in height to those of other buildings found traditionally in the area.

If fifty (50) percent of the building facades within a block face are predominantly lower than the maximum height allowed, the new building facade on the street-side shall align with the average height of those lower buildings within the block face, or with a particular building that falls within the fifty (50) percent range. However, the remainder of the building may obtain its maximum height by stepping back fifteen (15) feet from the building face.

(4) Designation of a development node provides for the ability to increase the building height by fifty (50) percent from the requirements set out in article VI.

(d) Materials and Finishes. Masonry materials are well established as primary features along the river corridor and their use should be continued. Stucco that is detailed to provide a texture and pattern, which conveys a human scale, is also part of the tradition. In general, materials and finishes that provide a sense of human scale, reduce the perceived mass of a building and appear to blend with the natural setting of the river shall be used, especially on major structures.

(1) Use indigenous materials and traditional building materials for primary wall surfaces. A minimum of seventy-five (75) percent of walls (excluding window fenestrations) shall be composed of the following:

- A. Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural clay tile and cast stone. Concrete masonry units (CMU) are not allowed.
- B. Other new materials that convey the texture, scale, and finish similar to traditional building materials.
- C. Stucco and painted concrete when detailed to express visual interest and convey a sense of scale.
- D. Painted or stained wood in a lap or shingle pattern.

(2) The following materials are not permitted as primary building materials and may be used as a secondary material only:

- A. Large expanses of high gloss or shiny metal panels.
- B. Mirror glass panels. Glass curtain wall buildings are allowed in RIO-3 as long as the river and street levels comply with 35-674(d)(1) above.

(3) Paint or Finish Colors.

- A. Use natural colors of indigenous building materials for properties that abut the River Walk area.



B. Use matte finishes instead of high glossy finishes on wall surfaces. Wood trim and metal trim may be painted with gloss enamel.

C. Bright colors may highlight entrances or architectural features.

(e) Facade Composition. Traditionally, many commercial and multi-family buildings in the core of San Antonio have had facade designs that are organized into three (3) distinct segments: First, a "base" exists, which establishes a scale at the street level; second a "mid-section," or shaft is used, which may include several floors. Finally a "cap" finishes the composition. The cap may take the form of an ornamental roof form or decorative molding and may also include the top floors of the building. This organization helps to give a sense of scale to a building and its use should be encouraged. In order to maintain the sense of scale, buildings should have the same setback as surrounding buildings so as to maintain the street-wall pattern, if clearly established.

In contrast, the traditional treatment of facades along the riverside has been more modest. This treatment is largely a result of the fact that the riverside was a utilitarian edge and was not oriented to the public. Today, even though orienting buildings to the river is a high priority objective, it is appropriate that these river-oriented facades be simpler in character than those facing the street.

(1) Street Facade. Buildings that are taller than the street-wall (sixty (60) feet) shall be articulated at the stop of the street wall or stepped back in order to maintain the rhythm of the street wall. Buildings should be composed to include a base, a middle and a cap.

A. High rise buildings, more than one hundred (100) feet tall, shall terminate with a distinctive top or cap. This can be accomplished by:

- i. Reducing the bulk of the top twenty (20) percent of the building by ten (10) percent.
- ii. By stepping back the top twenty (20) percent of the building.
- iii. Changing the material of the cap.

B. Roof forms shall be used to conceal all mechanical equipment and to add architectural interest to the structure.

C. Roof surfaces should include strategies to reduce heat island effects such as use of green roofs, photo voltaic panels, and/or the use of roof materials with high solar reflectivity.

(2) Fenestration. Windows help provide a human scale and so shall be proportioned accordingly.

D. Curtain wall systems shall be designed with modulating features such as projecting horizontal and/or vertical mullions.

(3) Entrances. Entrances shall be easy to find, be a special feature of the building, and be appropriately scaled.

A. Entrances shall be the most prominent on the street side and less prominent on the river side.

B. Entrances shall be placed so as to be highly visible.

C. The scale of the entrance is determined by the prominence of the function and or the amount of use.

D. Entrances shall have a change in material and/or wall plane.

E. Entrances should not use excessive storefront systems.

(4) Riverside facade. The riverside facade of a building shall have simpler detailing and composition than the street facade.

A. Architectural details such as cornices, sills, lintels, door surrounds, water tables and other similar details should use simple curves and handcrafted detailing.

B. Stone detailing shall be rough hewn, and chiseled faced. Smooth faced stone is not permitted as the primary building material, but can be used as accent pieces.

C. Facades on the riverside shall be asymmetrical, pedestrian scale, and give the appearance of the back of a building. That is, in traditional building along the river, the backs of building were designed with simpler details,

and appear less formal than the street facades.

(g) Awnings, Canopies and Arcades. (See Figure 674-2) The tradition of sheltering sidewalks with awnings, canopies and arcades on commercial and multi-family buildings is well established in San Antonio and is a practice that should be continued. They offer shade from the hot summer sun and shelter from rainstorms, thereby facilitating pedestrian activity. They also establish a sense of scale for a building, especially at the ground level. Awnings and canopies are appropriate locations for signage. Awnings with signage shall comply with any master signage plan on file with the historic preservation officer for the property. Awnings and canopies installed at street level within the public right-of-way require licensing with the city's capital improvements management services (CIMS) department. Canopies, balconies and awnings

installed at river level within the public right-of-way require licensing with the city's downtown operations department.

(1) If awnings, arcades and canopies are to be used they should accentuate the character-defining features of a building.



- A. The awning, arcade or canopy shall be located in relationship to the openings of a building. That is, if there are a series of awnings or canopies, they shall be located at the window or door openings. However awnings, canopies and arcades may extend the length of building to provide shade at the first floor for the pedestrian.
  - B. Awnings, arcades and canopies shall be mounted to highlight architectural features such as moldings that may be found above the storefront.
  - C. They should match the shape of the opening.
  - D. Simple shed shapes are appropriate for rectangular openings.
  - E. Odd shapes and bubble awnings are prohibited except where the shape of an opening requires a bubble awning, or historic precedent shows they have been previously used on the building.
  - F. Canopies, awnings and arcades shall not conflict with the building's proportions or with the shape of the openings that the awning or canopy covers.
  - G. Historic canopies shall be repaired or replaced with in-kind materials.
- (2) Materials and Color.
- A. Awnings and canopies may be constructed of metal, wood or fabric. Certain vinyl is allowed if it has the appearance of natural fiber as approved by the HDRC.
  - B. Awning color shall coordinate with the building. Natural and earth tone colors are encouraged. Fluorescent colors are not allowed. When used for signage it is appropriate to choose a dark color for the canopy and use light lettering for signage.
- (3) Incorporating lighting into the design of a canopy is appropriate.
- A. Lights that illuminate the pedestrian way beneath the awning are appropriate.
  - B. Lights that illuminate the storefront are appropriate.
  - C. Internally illuminated awnings that glow are prohibited.

#### Sec. 35-678. Signs and Billboards in the RIO.

##### (a) General Provisions.

- (1) This section governs all exterior signs and all interior signs hung within ten (10) feet of an exterior fenestration, or those signs intended to be read by exterior patrons.
- A. All signage within an RIO district shall conform to all city codes and must have approval of the historic preservation officer prior to installation.
  - B. Permits must be obtained following approval of a certificate of appropriateness.
  - C. No sign shall be painted, constructed, erected, remodeled, refaced, relocated, expanded or otherwise altered until it has been approved and a permit has been obtained from the development services department in accordance with the provisions of this section and applicable city code.
  - D. Signs, visual displays or graphics shall advertise only the business on the premises unless otherwise allowed in this section.
  - E. Temporary displays for permitted events are authorized if in accordance with chapter 28 of the City Code of San Antonio, Texas.
- (2) When reviewing applications for signage the historic preservation officer and the historic and design review commission shall consider the visual impact on nearby historic resources.
- A. Signs should respect and respond to the environment and landmark or district character in which constructed.
  - B. Signs should respect and respond to the river improvement overlay districts character and the historic Riverwalk.
  - C. The content or advertising message carried by permitted signs shall pertain to the business located on the same premises as the sign or to any otherwise lawful noncommercial message that does not direct attention to a business operated for profit, or to a commodity or service for sale, provided that signs erected on buildings with multiple businesses within shall pertain to any such business within.
- (3) For signs with changeable message panels, the changeable message area of the sign shall not exceed twenty-five (25) percent of the total sign area, except for gasoline price signs which shall not exceed seventy-five (75) percent of the total sign area. Electronic changeable message boards shall be prohibited.
- (4) The name of a business may be changed through the administrative approval process if the sign conforms to the provisions of this section, and if the color, size, and style of lettering, and illumination of the sign remain the same.



- (5) Provisions under this section shall comply with chapter 28 of the City Code of San Antonio, Texas. In cases where provisions under this section are stricter or a sign is designated as a contributing structure, then this section shall control.
- (6) Special consideration should be given to the character of the sign itself proposed in the application, and whether the proposed sign has inherently historic characteristics which may fall outside of the guidelines presented below but which would contribute to the historic district, landmark or area for which it is being proposed. Additionally, when reviewing applications for signage the historic preservation officer and the historic and design review commission shall consider the visual impact on nearby historic resources.
- (7) Memorials, markers, naming rights of public property, and recognition of charitable donations given to the City of San Antonio shall be additionally governed by any formal action passed by city council.
- (b) Sign Definitions. For signage definitions, refer to subsection 35-612(b) and chapter 28 of the City Code.
- (c) Standards for Sign Design and Placement. In considering whether to recommend approval or disapproval of an application to construct or alter signage on a building, object, site, or structure in a river improvement overlay district, review shall be guided by the following standards in addition to any specific design guidelines approved by city council.
  - (1) Primary sign design considerations shall be identification and legibility. Size, scale, height, color and location of signs shall be harmonious with, and properly related to, the overall character of the district and structure. Sign materials shall be compatible with that of the building facade. Highly reflective materials that will be difficult to read are not permitted.
  - (2) Signs which describe, point, or direct the reader to a specific place or along a specific course, such as "entrance," "exit," and "disabled persons access," as well as government signs, shall be reviewed but shall not be included in total allowable signage area. Emergency signs shall be exempt from historic and design review commission approval.
  - (3) All graphic elements shall reinforce the architectural integrity of any building. Signs shall not disfigure, damage, mar, alter, or conceal architectural features or details and shall be limited to sizes that are in scale with the architecture and the streetscape. Emblems and symbols of identification used as principal structural or architectural design elements on a facade shall not be included in the total allowable signage per facade per structure when approved. Review shall be guided by the building's proportion and scale when such elements are incorporated.
  - (4) Graphics and signage may be illuminated by indirect, internal, or bare-bulb sources, providing that glare is not produced; by indirect light sources concealed by a hood or diffuser; by internal illumination with standard opal glass or other translucent material or with an equal or smaller light transmission factor. All illumination shall be steady and stationary. Neon lighting shall be permitted when used as an integral architectural element or artwork appropriate to the site. For purposes of this subsection, "Glare" shall mean an illumination level of six (6) Lux or greater at the property boundary. If internal illumination is used, it shall be designed to be subordinate to the overall building composition. Light fixtures should reflect the design period of the building on which they are placed. The use of ambient light from storefront or streetlights is encouraged.
  - (5) Signage requests for multi-tenant buildings must complement existing signage with regards to size, number, placement and design, unless such existing signage is not in conformity with regulations in this article. It is recommended that the building owner or their agent develop a master signage plan or signage guidelines for the total building or property. If a property has an approved master signage plan on file with the historic preservation officer, then applications for signage may be approved administratively at the discretion of the historic preservation officer provided that they comply with such master signage plan. Notwithstanding the above, signs may not exceed the maximum size and height limitation of signage contained in chapter 28, article 9.
- (d) Proportion of Signs. For all signage, signage width and height must be in proportion to the facade, respecting the size, scale and mass of the facade, building height, and rhythms and sizes of window and door openings. The building facade shall be considered as part of an overall sign program but the sign shall be subordinate to the overall building composition. Additionally, signs shall respect and respond to the character and/or period of the area in which they are being placed.
- (e) Number and Size of Signs.



- (1) Number and Size. The historic and design review commission shall be guided in its decisions by the total number of businesses or services per building and the percentage of visible storefront occupied by each business or service. Applicants may apply for up to three (3) signs total. Total signage for all applicants shall not exceed fifty (50) square feet unless additional signs and/or additional total footage is approved. Additional square footage may be approved provided that the additional signage is in conformity with, and does not interfere with, the pedestrian experience on the Riverwalk. The additional square footage shall be based upon the size and scope of the site. Signs should reflect the type and speed of traffic they are meant to attract. Signs designed for pedestrians and drivers of slow moving cars should not be the same size as signs designed for highway traffic.
- (2) Sign Area. The sign area shall be determined in the following manner:
  - A. Sign Areas. The area of a sign shall be computed on the actual area of the sign. Sign area shall be calculated as the area within a parallelogram, triangle, circle, semicircle or other regular geometric figure including all letters, figures, graphics or other elements of the sign, together with the framework or background of the sign. The supporting framework of the sign shall not be included in determining sign area unless such supporting framework forms an integral part of the sign display, as determined by the historic preservation officer. If the sign is located on a decorative fence or wall, when such fence or wall otherwise meets these or other ordinances or regulations and is clearly incidental to the display itself, the fence or wall shall not be included in the sign area. In the cases of signs with more than one (1) sign face, including but not restricted to double-faced signs, back-to-back signs, overhanging signs, and projecting signs, each side of the sign shall be included in total allowable signage area.
  - B. Channel Letter Signs. For channel letter signs, the sign area shall be the smallest rectangle that will encompass the limits of the writing, including spaces between the letters. Each advertising message shall be considered separately.
- (3) Building Identification Signs. An additional building identification sign may be placed on a building with multiple tenants, if the building name is not the same as the business(s) housed within and such sign is recommended for approval by the historic and design review commission. This type of sign is to identify a building as a destination, shall not exceed thirty-two (32) square feet, shall not be included in the total allowable signage area, and shall not include names of individual businesses.
- (4) Freestanding Signs. Freestanding signs are allowed provided the sign does not interfere with pedestrian or vehicular traffic. Freestanding signs shall be perpendicular to the street, two-sided and no taller than six (6) feet. Freestanding signs shall not be located in the right-of-way.
  - A. Projecting Arm Signs. Signs hung from poles are allowed. Pole height shall not exceed six (6) feet and the pole diameter shall not exceed three (3) inches. Blade signs are not allowed to project over a sidewalk or other right-of-way.
- (f) Allowable Signs Not Included in the Total Signage Area.
  - (1) Parking lot signs identifying entrances and exits to a parking lot or driveway, but only when there is one-way traffic flow. No more than one (1) sign shall be permitted for each driveway entrance or exit, and no corporate or business logos shall be permitted. Additionally, parking lot signs to identify divisions of the parking lot into sections and to control vehicular traffic and pedestrian traffic within the lot provided that no corporate or business logos shall be permitted. Signs approved under this category shall not be included in the total allowable signage per structure.
  - (2) Dates of erection, monumental citations, commemorative tablets, insignia of local, state or federal government, and like when carved into stone, concrete or similar material or made of bronze, aluminum or other permanent type construction and made an integral part of the structure. Signs approved under this category shall not be included in the total allowable signage per structure.
  - (3) Information signs of a public or quasi-public nature identifying or locating a hospital, public building, college, publicly-owned parking area, historic area, major tourist attraction or similar public or quasi-public activity; and also including signs identifying restrooms or other facilities relating to such places or activities. Signs approved under this category shall not be included in the total allowable signage per structure.
  - (4) Incidental signs, including signs designating business hours, street numbers, credit card acceptance and the like provided that the signs are not freestanding, the total of all such signs shall not exceed four (4) square feet



for each business, and the signs are non-illuminated. Incidental signs shall not be included in the total allowable signage per structure.

- (5) Real estate signs, advertising the sale, rental or lease of the premises or part of the premises on which the signs are displayed. The maximum sign area shall be eight (8) square feet. Only one (1) sign will be permitted for each building for sale or lease that is adjacent to the Riverwalk. The sign is permitted to remain only while that particular building is for sale or the lease space is available.
- (g) Pedestrian Menu Boards.
  - (1) Pedestrian menu boards shall not exceed two (2) square feet.
  - (2) Permanently displayed menus may be properly installed inside the business' window or in an approved wall-mounted or freestanding display case adjacent to the business entrance.
  - (3) The name of the establishment may not be displayed on the menu board if the business has other signage installed on the premises. It is permissible for the name of the restaurant to be placed on the actual menu. The established logo of a business is considered a sign.
  - (4) All items listed on a menu board must be placed within the border of the menu board or within the display case.
  - (5) There may be no more than one (1) pedestrian menu board per establishment unless there are two (2) primary entrances to a building on different facades, in which case a pedestrian menu board for each entrance may be approved.
- (h) Sandwich Boards. Notwithstanding provisions of chapter 28-17, sandwich boards are permitted in river improvement overlay districts as on-premises signs provided permitting requirements of chapter 28, section 28-17 are met. A sandwich board shall:
  - (1) Mean an A-frame or single panel double sided design for placement in front of the place of business.
  - (2) Be no larger than two (2) feet wide and three (3) feet tall when extended.
  - (3) Be prohibited on the pedestrian Riverwalk pathway
  - (4) Count towards overall signage and must be included in any signage requests
- (i) Noncommercial Speech Signs. Noncommercial speech signs including but not limited to public service announcements may be erected in river improvement overlay districts following approval provided all regulations in this article are met. The maximum size of a noncommercial speech sign shall be eight (8) square feet, and shall not be illuminated. However, political signs, and the regulation thereof, shall not violate Section 216.903 (Regulation of Political Signs by Municipality) of the Texas Local Government Code.
- (j) Allowable Temporary Signs. If approved, the area of temporary signs shall not be included in the general allowable area for the specified property. No more than one (1) temporary sign will be allowed at any given time. Temporary signs may be approved administratively, shall be non-illuminated, and limited to the following types:
  - (1) Construction signs, including those which identify the architects, engineers, contractors and other individuals or firms involved with the construction. Such signs shall be removed upon issuance of a certificate of occupancy. The maximum area of such signs shall be thirty-two (32) square feet, and no more than one (1) sign shall be permitted for each street frontage.
  - (2) Political campaign signs announcing the candidates seeking public political office and other information pertinent thereto.
  - (3) Signs advertising only the name, time, and place of any fair, festival, bazaar, education seminar or similar event, when conducted by a public agency or for the benefit of any civic, fraternal, religious or charitable cause provided that all such signs shall be removed within twenty-four (24) hours after the last day of the event to which they pertain. The maximum sign area shall be thirty-two (32) square feet.
  - (4) Grand opening signs shall be permitted provided that such signs shall not be displayed for more than ten (10) days and the maximum size shall not exceed thirty-two (32) square feet.
  - (5) Seasonal decorations displayed between November 20 and January 10, and during the official designated Fiesta time period. Such decorations shall not display the name of a business or shopping center, nor the words "open," "sale," "vacancy" or other similar words or phrases related to the business activity on the premises.



- (6) Change of business name banners/hoods/covers over existing building mounted and freestanding signs while new signs are being manufactured, provided that such sign or signs shall not be displayed for more than eight (8) weeks and shall not exceed the sign area that they are replacing or covering.
  - (7) Yard sale signs in a residential district provided that such signs shall be displayed only on the day of the event and on the property holding the event. The maximum sign area shall be eight (8) square feet.
  - (8) Special exhibition signs for museums and art galleries provided that the signs are limited to one (1) sign for each building used primarily as a museum or art gallery, the sign shall be placed on the building no earlier than seven (7) days before and removed within twenty-four (24) hours after the last day of the exhibition to which it pertains. Additionally, the maximum signage area per building shall be two hundred (200) square feet, unless additional square footage is approved.
  - (9) Promotional signs not exceeding six (6) square feet advertising special events or promotions provided that the signs are properly placed on the property or on the inside of windows and such signs are removed within twenty-four (24) hours after the promoted event is over. Promotional signs may be approved for up to five (5) events per calendar year, with no more than thirty (30) days a year total approved for all qualifying signs or events per property.
  - (10) Any special purpose sign not covered above provided that it is removed within thirty (30) days from the date of approval unless otherwise specified. If within the specified period the applicant feels there is a continued need for the special purpose sign the applicant may file a new application to request additional display time. Non-governmental banners and flags, excluding flags included as elements of an overall streetscape or design plan, are considered special purpose signs under the provisions of this section and are appropriate for advertising and decoration only during special events or celebrations. No permanent advertising may be handled in this way.
  - (11) The director of downtown operations may provide written authorization for one (1) approved symbol, logo, or sign to be temporarily placed on chartered watercraft for special events. The sign shall not exceed eight (8) square feet.
  - (12) Temporary construction screening shall provide for safe pedestrian access along exposed construction sites. These screens can be temporary art and use graphics to enhance the screen. Such screens shall not use chain link in RIO-3. Temporary construction screens shall contain a project sign which shall not exceed thirty-two (32) square feet. Such project sign shall include the project name, project architect, consultants, general contractor, principal use, and project start and end time.
  - (13) Temporary displays are authorized if in accordance with chapter 28 of the City Code of San Antonio, Texas.
- (k) Prohibited Signs. The following signs are prohibited:
- (1) Billboards, junior billboards, portable signs, and advertising benches;
  - (2) Any sign placed upon a building, object, site, or structure in any manner so as to disfigure, damage, or conceal any window opening, door, or significant architectural feature or detail of any building;
  - (3) Any sign or sign spinner which advertises commercial off-premises businesses, products, activities, services, or events unless otherwise allowed in this article;
  - (4) Any sign which does not identify a business or service within the river improvement overlay district unless otherwise allowed in this article;
  - (5) Any non-contributing sign which is abandoned or damaged beyond fifty (50) percent of its replacement value, including parts of old or unused signs. All remnants such as supports, brackets and braces must also be removed;
  - (6) Any attachment to an already affixed sign which does not meet the provisions of the City Code;
  - (7) Roof mounted signs, except in the cases of landmark signs or unless approved in accordance with standards set forth in subsections (b) and (c) of this section. Contributing roof mounted signs may be resurfaced with an approved certificate of appropriateness. The square footage of roof mounted signs shall be included in the total allowable signage for the building;
  - (8) Pole-mounted cabinet signs and pylon signs;
  - (9) Digital displays, digital and/or LED lighted signs, not to include LED light sources that do not meet the definition of a sign, with or without rotating, flashing lettering, icons or images.



Except as provided below:

- A. A public transportation agency may incorporate transit information signage into transit shelters, utilizing LED or digital technology, provided the signage is contained within or under the transit shelter, and is limited to five (5) square feet of signage area, and one (1) sign per thirty (30) linear feet of pedestrian shelter.
- B. A public transportation agency may incorporate transit information signage into a monument sign at transit stops, utilizing LED or digital technology, provided it is limited to five (5) square feet of signage area.
- C. A public transportation agency may incorporate transit information signage into a monument sign at transit facilities (other than transit stops), utilizing LED or digital technology, provided it is limited to seven (7) square feet of signage area.
- D. The historic preservation officer may impose additional restrictions on illumination to ensure that the character of signs are harmonious with the character of the structures on which they are to be placed and designated landmarks or districts in the area, provided that such restrictions are reasonably related to other conforming signs and conforming structures in the area, do not unreasonably restrict the amount of signage allowed by this section, and are in keeping with the intent of this section. Among other things, consideration shall be given to the location and illumination of the sign in relation to the surrounding buildings, the use of appropriate materials, the size and style of lettering and graphics, and the type of lighting proposed.
- E. Digital displays, digital and/or LED lighted signs are authorized in conjunction with a temporary display for a permitted event if in accordance with chapter 28 of the City Code of San Antonio, Texas.

(10) Revolving signs or signs with a moving component.

(11) Any sandwich board which conflicts with the Americans with Disabilities Act, or which disrupts or interferes with pedestrian or other traffic.

(12) Any sign that obscures a sign display by a public authority for the purpose of giving instructions or directions or other public information.

(13) Any sign which consists of pennants, ribbons, spinners or other similar moving devices.

(14) Any sign, except official notices and advertisements, which is nailed, tacked, posted or in any other manner attached to any utility pole or structure or supporting wire, cable, or pipe; or to any tree on any street or sidewalk or to public property of any description.

(15) Moored balloons, wind jammers or other floating or inflated signs that are tethered to the ground or to a structure.

(16) Any permanent or temporary sign affixed to, painted on, or placed in or upon any parked vehicle, parked trailer or other parked device capable of being towed, which is parked so as to advertise the business to the passing motorist or pedestrian; and whose primary purpose is to provide additional on-site signage or is to serve the function of an outdoor advertising sign. Excluded from this are vehicles or equipment that are in operating condition, currently registered and licensed to operate on public streets with a valid inspection sticker, and actively used in the daily function of the business to which such signs relate; vehicles/equipment engaged in active construction projects; vehicles or equipment offered for rent to the general public and stored on-premises and otherwise allowed under applicable city ordinance.

Notwithstanding the above, signs designated as a contributing sign or structure by the historic preservation officer shall not be prohibited unless or until such designation is revoked.

(l) Installation. Signs, posters, decals or advertisements may not be affixed, tacked, nailed, pasted, or taped to any portion of a building, object, site or structure in a manner that will cause irreversible damage or loss, or is considered inappropriate under any applicable guidelines utilized by the office of historic preservation. Signs installed on masonry structures shall be installed in the mortar, not in the masonry unit.

(m) Hardship Cases.

(1) Whenever the location, topography or configuration of any lot is such as will cause a hardship by the limitations placed on the signs permitted by this article due to sight distances, existing vegetation, location of buildings on adjacent lots, and/or the topography of the parcel, approval may be granted to either allow additional signage, or to increase the amount of building mounted sign area by not more than twenty-five (25) percent.



- (2) No additional signage shall be approved unless it is found that approval of the proposed application will not be of substantial detriment to adjacent property and that the character of the area will not be changed by the granting of additional signage.
- (3) Any additional signage approval shall be limited to the applicant only, and shall not apply to any future tenant or business.
- (n) Nonconforming Status. Any legally erected sign that, by reason of revisions to this chapter, no longer complies with its provisions, shall be awarded nonconforming status upon review by all necessary city departments.
- (o) Performing Arts Center Signs. Notwithstanding any other provision of this chapter or chapter 28 of the City Code of the City of San Antonio, a wall sign that is a digital display monitor meeting the following parameters may be allowed in the "RIO-3" River Improvement Overlay District-3 by the city council with a specific use authorization provided that such digital display monitor meets the following standards:
  - 1. The monitor must be situated on a performing arts center premises.
  - 2. The monitor may only be utilized during ticketed events, either indoor or outdoor, of the performing arts center.
  - 3. The monitor shall not be used for on-premise or off-premise advertising.
  - 4. Sound associated with the monitor must be in compliance with the noise ordinance in the City Code.
  - 5. The light intensity of the monitor shall not exceed:
    - (a) One thousand (1,000) nits during the day; and
    - (b) Five hundred (500) nits at night, measured from sunset until sunrise.
  - 6. The monitor must automatically adjust the monitor's light intensity according to ambient light conditions.
  - 7. The size of the monitor must be in compliance with the provisions of subsection 35-678(d).
  - 8. The monitor must comply with all condition(s) imposed by the city council as part of the specific use authorization.
- (p) Violations in River Improvement Overlay Districts and on the Riverwalk.
  - (1) In those instances where a sign is erected or maintained in violation of the aforementioned restrictions, the historic preservation officer, the department of development services, park police or code compliance shall notify the sign's owner, agent, operator, or lessee. If the owner, agent, operator, or lessee of the sign fails to remove the sign within three (3) days after notification, the department of development services or historic preservation officer may file an action in municipal court as outlined in section 28-15 of the City Code of San Antonio, Texas. In addition, nothing herein shall prevent the city attorney from seeking civil remedies.
  - (2) Dilapidated Signs - All signs shall be maintained in good working condition so as to present a neat and orderly appearance. All signs and components thereof shall be maintained in good repair, free of rust, peeling, flaking, fading, broken or cracked panels, and broken or missing letters. All signs, components, supports and their surroundings shall be kept free of all sign materials, weeds, debris, trash, and other refuse. The historic preservation officer, the code compliance department, department of development services or park police may give written notice to remove or repair, within thirty (30) days, any sign which shows gross neglect or which is dilapidated. Failure to comply shall be considered a violation of this chapter, and the sign shall be removed at the owner's expense. Additionally, whether the sign has been designated a contributing structure shall be taken into account when evaluating the condition of the sign.
  - (3) Abandoned Signs - A sign, including its supporting structure or brackets, shall be removed by the owner or lessee of the premises upon which the sign is located when the business which it advertises is no longer on the premises and such sign has been determined to be abandoned under the provisions of chapter 28. Such sign, if not removed within thirty (30) days from the determination of abandonment by such business shall be considered to be in violation of this chapter, and shall be removed at the owner's expense. This does not include signs that are approved as contributing structures.

(Ord. No. 95352 § 3 Attachment 2; Ord. No. 98697 § 4) (Ord. No. 101816, § 2, 12-15-05) (Ord. No. 2009-01-15-0001, § 2, 1-15-09) (Ord. No. 2010-06-24-0616, § 2, 6-24-10) (Ord. No. 2010-11-18-0985, § 2, 11-18-10) (Ord. No. 2011-03-31-0240, § 2, 3-31-11) (Ord. No. 2011-08-18-0673, § 2, 8-18-11) (Ord. No. 2014-05-29-0377, § 3, 5-29-14)(Ord. No. 2015-04-09-0291, § 7, 4-9-15)(Ord. No. 2015-12-17-1077, § 2, 12-17-15)



Sec. 35-681. Signs on the Riverside of Properties Abutting the River or Creek.

This section governs all exterior signs on the riverside of public and private property abutting the San Antonio River and its extensions, San Pedro Creek, and all interior signs hung within ten (10) feet of an exterior fenestration, or those signs intended to be read by exterior patrons on the riverside of a building.

- (a) Character of Signs. Signs should respect and respond to the character of the historic Riverwalk area or Creek Improvements. The display of signs and other graphics on the riverside of property abutting the river shall not be permitted except as provided for in this article. Additionally, when reviewing applications for signage the historic preservation officer and the historic and design review commission shall consider the visual impact on nearby historic resources.
- (b) Sign Definitions. For signage definitions, refer to subsection 35-612(b) and chapter 28 of the City Code.
- (c) Standards for Signage.
  - (1) Proportion. For all signage, signage width and height must be in proportion to the facade, respecting the size, scale and mass of the facade, building height, and rhythms and sizes of window and door openings. The building facade shall be considered as part of an overall sign program but the sign shall be subordinate to the overall building composition. Additionally, signs shall respect and respond to the character and/or period of the area in which they are being placed.
  - (2) Size. The maximum allowable size for any sign on the riverside of property abutting the publicly owned Riverwalk and visible from the Riverwalk shall be eight (8) square feet. If a building surface is used for signage, the letters or design shall not exceed a surface area of eight (8) square feet. In RIO-7, the maximum allowable size of any sign on the creek-side of property abutting the publicly owned Paseo shall be twelve (12) square feet. However, additional square footage may be approved, except in RIO-3, provided that the additional signage is in conformity, and does not interfere with, the pedestrian experience on the Riverwalk. The additional square footage shall be based upon the size and design of the site, setback from the river and shall be appropriate for the area in which it is being placed.
  - (3) Roof Top/Parapet Signs. No signs shall be displayed from the parapet or roof of any building unless designated by the historic preservation officer as a contributing structure.
  - (4) Signs for Riverwalk Business Only. No sign, visual display, or graphic shall be placed in the Riverwalk area unless it advertises a bona fide business conducted in, or on premises adjacent to the Riverwalk. Only buildings that have an entrance directly onto the Riverwalk may display a sign or graphic.
  - (5) Number of Signs. Only one (1) identification sign shall be allowed for each store, shop, restaurant, nightclub, or place of business in the Riverwalk area and fronting on the Riverwalk. In addition to a sign, establishments serving food or beverages may erect a menu board, which shall be used only for displaying menus.
  - (6) Illumination. Internally illuminated signs are prohibited in RIOs 1 through 6. The light source for exterior illumination shall be steady light concealed by a hood or other acceptable method of indirect lighting. Flashing lights, rope lighting and exposed neon lights are prohibited. In RIO-7, halo-lit letters are permitted as a source of internal illumination.
  - (7) Materials. Signs may be constructed of wood, metal, glass. Lettering may be painted, stamped, etched, carved, applied metal or wood. Vinyl lettering may be permitted for interior signs provided it respects and responds to the character of the historic Riverwalk area.
  - (8) Pedestrian Menu Boards.
    - (A) Pedestrian menu boards shall not exceed two (2) square feet.
    - (B) Permanently displayed menus may be properly installed inside the business' window or in an approved wall-mounted or freestanding display case adjacent to the business entrance.
    - (C) The name of the establishment may not be displayed on the menu board if the business has other signage installed on the premises. It is permissible for the name of the restaurant to be placed on the actual menu. The established logo of a business is considered a sign.
    - (D) All items listed on a menu board must be placed within the border of the menu board or within the display case.
    - (E) There may be no more than one (1) pedestrian menu board per establishment unless there are two primary entrances to a building on different facades, in which case a pedestrian menu board for each entrance may be approved.



- (9) Signage on Umbrellas or Street Furniture. Advertising brand name products may not be placed on umbrellas, tables, chairs, table decorations or other street furniture that are located on outdoor patio areas. Additionally, logos or wording of any kind may not be placed on umbrellas, tables, chairs, table decorations or other street furniture that are located on outdoor patio areas.
  - (10) Directory Signage. Buildings with several businesses may be permitted to install directory signage in lieu of individual signs. Directory signage may not exceed eight (8) square feet.
  - (11) Revolving Signs, Etc. Revolving signs, flashing lights, search lights and attention-getting devices, including, but not limited to, banners, festoons, paper and vinyl rope-like-banners are not permitted. Digital and/or LED lighted signs, with or without rotating, flashing lettering, full motion video, icons or images are also not permitted.
  - (12) Projecting Arm Signs. Signs hung from poles are allowed on the riverside of properties abutting the publicly owned river right-of-way as long as the pole height does not exceed seven (7) feet, the pole diameter does not exceed three (3) inches, and does not encroach upon the right-of-way.
  - (13) Temporary Signage. No more than one (1) temporary sign is allowed at any given time. Temporary signs facing the river shall not exceed eight (8) square feet in RIO-3 and twenty-four (24) square feet in all other RIO districts. Temporary signage for special events shall be limited to installation forty-eight (48) hours before the event and must be removed within twenty-four (24) hours of completion of the event for a total of no more than thirty (30) days.
  - (14) Prohibited Signs. No billboards, junior billboards, portable signs, posters, sandwich boards or advertising benches shall be allowed on the riverside of buildings abutting the river. Any sign, visual display, or graphic which is located in the Riverwalk area and which is visible from the publicly owned portion of the San Antonio River channel or adjacent walkways must meet the requirements for signs, visual displays, and graphics as set out in this division. No sign, visual display or graphic shall be allowed in the Riverwalk area unless it is advertising or giving information concerning a business or activity that is located on the same lot as the sign, visual display or graphic.
- (d) Installation. Signs, posters, decals or advertisements may not be tacked, nailed, pasted, or taped to any portion of a building, object, site or structure in a manner that will cause irreversible damage or loss, or is considered inappropriate under any applicable guidelines utilized by the office of historic preservation.
- (e) Hardship Cases.
- (1) Whenever the location, topography or configuration of any lot is such as will cause a hardship by the limitations placed on the signs permitted by this article due to sight distances, existing vegetation, location of buildings on adjacent lots, and/or the topography of the parcel, approval may be granted to either allow additional signage, or to increase the amount of building mounted sign area by not more than twenty-five (25) percent.
  - (2) No additional signage shall be approved unless it is found that approval of the proposed application will not be of substantial detriment to adjacent property and that the character of the area will not be changed by the granting of additional signage.
  - (3) Any additional signage approval shall be limited to the applicant only, and shall not apply to any future tenant or business.
- (f) Nonconforming Status. Any legally erected sign which, by reason of revisions to this chapter, no longer complies with its provisions, shall be awarded nonconforming status upon review of all necessary city departments.
- (g) Violations in River Improvement Overlay Districts and on the Riverwalk. In those instances where a sign is erected or maintained in violation of the aforementioned restrictions, the historic preservation officer, the department of development services or park police shall notify the sign's owner, agent, operator, or lessee. If the owner, agent, operator, or lessee of the sign fails to remove the sign within three (3) days after notification, the department of development services, park police or historic preservation officer may remove the sign within three (3) days after notification, and/or the department of development services, the historic preservation officer or park police may file an action in municipal court as outlined in section 28-15. In addition, nothing herein shall prevent the city attorney from seeking civil remedies.
- (1) Dilapidated Signs. All signs shall be maintained in good working condition so as to present a neat and orderly appearance. The historic preservation officer, through the office of historic preservation, code compliance department, department of planning and development services or the park police may give written notice to remove or repair any sign which shows gross neglect or which becomes



dilapidated. Failure to comply shall be considered a violation of this chapter, and the sign shall be removed at the owner's expense.

- (2) Abandoned Signs. A sign, including its supporting structure or brackets, shall be removed by the owner or lessee of the premises upon which the sign is located when the business which it advertises is no longer on the premises and such sign has been determined to be abandoned under the provisions of chapter 28. Such sign, if not removed within thirty (30) days from the determination of abandonment by such business shall be considered to be in violation of this chapter, and shall be removed at the owner's expense. This does not include signs that are currently approved as contributing structures.

(Ord. No. 2010-11-18-0985, § 2, 11-18-10) (Ord. No. 2011-03-31-0240, § 2, 3-31-11; Ord. No. 2016-10-13-0798 , § 1(Att. A), 10-13-16)

## FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to perform exterior modifications and install signage at the Lagoon level of Suite 171 at 849 E Commerce, commonly known as Rivercenter Mall. The portion of the mall where the proposed modifications are to occur is contemporary in design and was constructed in 1988. This item was previously listed on the July 17, 2024, Historic and Design Review Commission agenda, but was postponed prior to that hearing by the applicant.
- b. STOREFRONT MODIFICATIONS – The applicant has proposed to perform modifications to the existing, lagoon facing façade within the colonnade by installing a new storefront system, installing new tile wainscoting beneath an existing storefront system, installing a faux grass wall mural, installing a new stone base beneath the proposed storefront system, and installing furr walls to align with existing columns. Generally, staff finds the proposed modifications to be appropriate; however, staff finds that the final design of the proposed grass wall mural should be submitted to staff for review and approval.
- c. PATIO ELEMENTS – The applicant has proposed to install string festoon lighting and patio furniture in the existing outdoor seating areas. Staff finds this to be appropriate; however, per the UDC Section 35-673(i), street furnishings should be made of wood, metal, stone, terra cotta, cast stone, or other solid surface materials. Plastic furniture should not be used. Additionally, all patio furniture should be installed in a manner that does not block the pedestrian pathway. Advertising, branding and signage is not permitted on patio furniture, including umbrellas.
- d. WALL SIGN – The applicant has proposed to install a wall sign to read “Holey Moley” above the primary entrance, facing the lagoon. This sign is to feature an overall width of 21’ – 2 ½” inch and an overall height of 2’ – 9” for a total size of approximately 58.32 square feet. The applicant has proposed for the signage to feature internally illuminated channel letters to match existing, Landshark Bar & Grill signage, which will be removed. Generally, staff finds this sign to be consistent with existing signage installed at the lagoon level. Final signage documents are to be submitted to OHP staff for review and approval.
- e. WALL SIGN – The applicant has proposed to install a wall sign to read “Holey Moley” at the south corner of the tenant space to feature an overall width of 4’ – 6” and an overall height of 2’ – 4” for a total size of 10.5 square feet. The applicant has proposed for the signage to feature internally illuminated channel letters to match existing, Landshark Bar & Grill signage, which will be removed. Generally, staff finds this sign to be consistent with existing signage installed at the lagoon level. Final signage documents are to be submitted to OHP staff for review and approval.
- f. WALL SIGN (Backer Panel) – The applicant has proposed to install a wall sign on a backer panel to read “Putt putt but better” to feature an overall width of 5’ – 9 ½” and an overall height of 3’ – 5 ½” for a total size of approximately twenty (20) square feet. Generally, staff finds this sign to be consistent with existing signage installed at the lagoon level. Final signage documents are to be submitted to OHP staff for review and approval.

## RECOMMENDATION:

Staff recommends approval of items #1 through #5 based on findings a through f with the following stipulations:

- i. That the final design of the proposed grass wall mural be submitted to staff for review and approval.
- ii. That final selections for patio furniture be constructed of quality materials, such as wood or metal, and be submitted to OHP staff for review and approval. Additionally, all patio furniture is to be installed in a manner

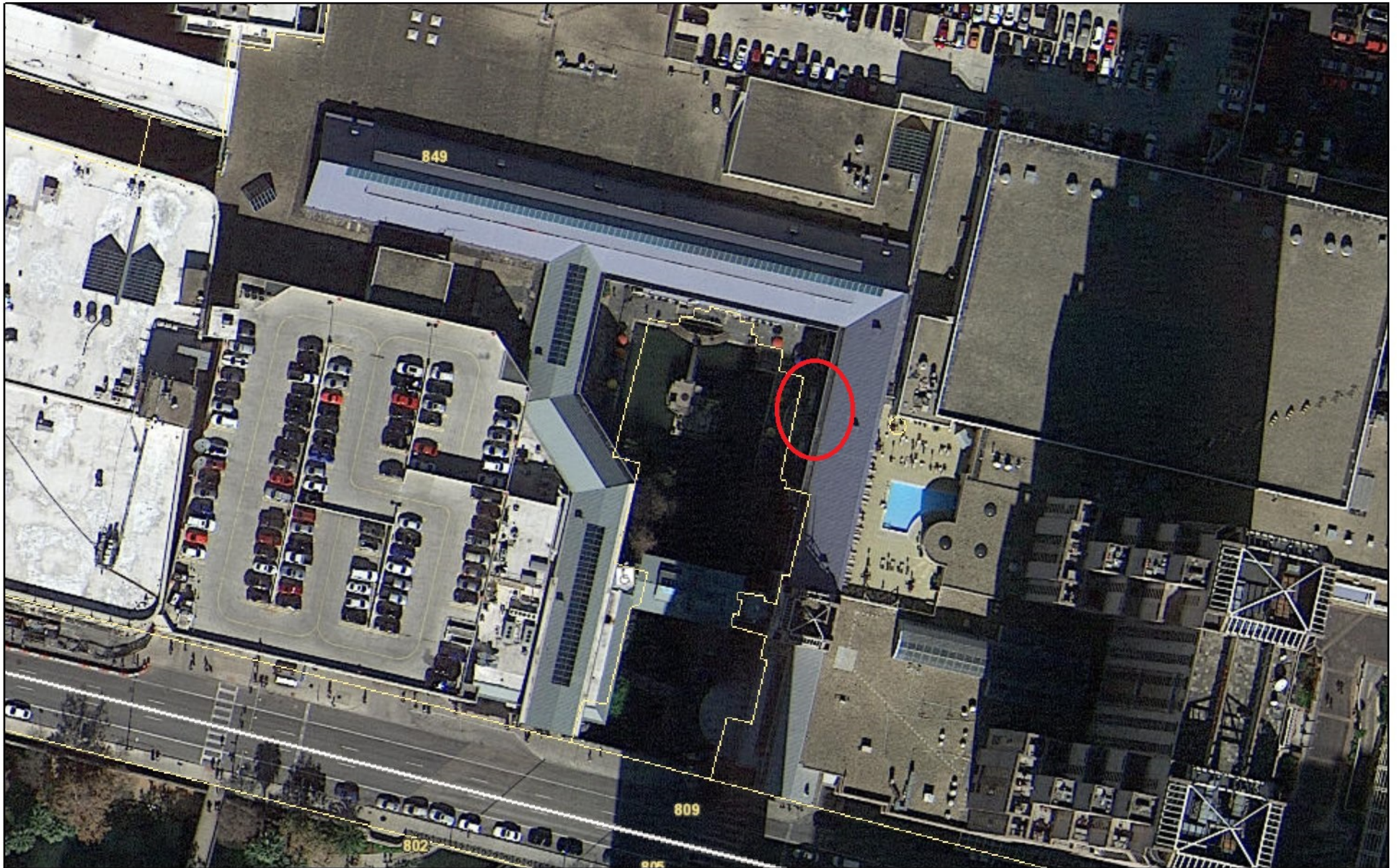


that does not block the pedestrian pathway. Advertising, branding and signage is not permitted on patio furniture, including umbrellas.

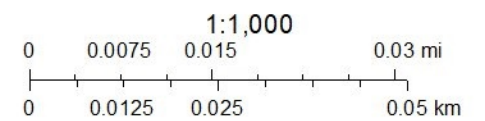
- iii. That final signage documents for all proposed signage be submitted to OHP staff for review and approval.



# City of San Antonio One Stop



July 10, 2024







# HOLEY MOLEY GOLF CLUB

## SHOPS AT RIVERCENTER

849 E COMMERCE STREET SUITE 171, SAN ANTONIO, TX 78205

TDLR TABS2024017939

CLIENT:

FUNLAB • 90-94 NICHOLSON STREET • ABBOTSFORD VIC 3067

JLL Architecture, LLC

200 East Randolph Drive  
Chicago, IL 60601

4300 E. Camelback Road Suite 100  
Phoenix, AZ 85018  
tel +1 480 626 6304

PROJ. NO.

FUN323

SEALS

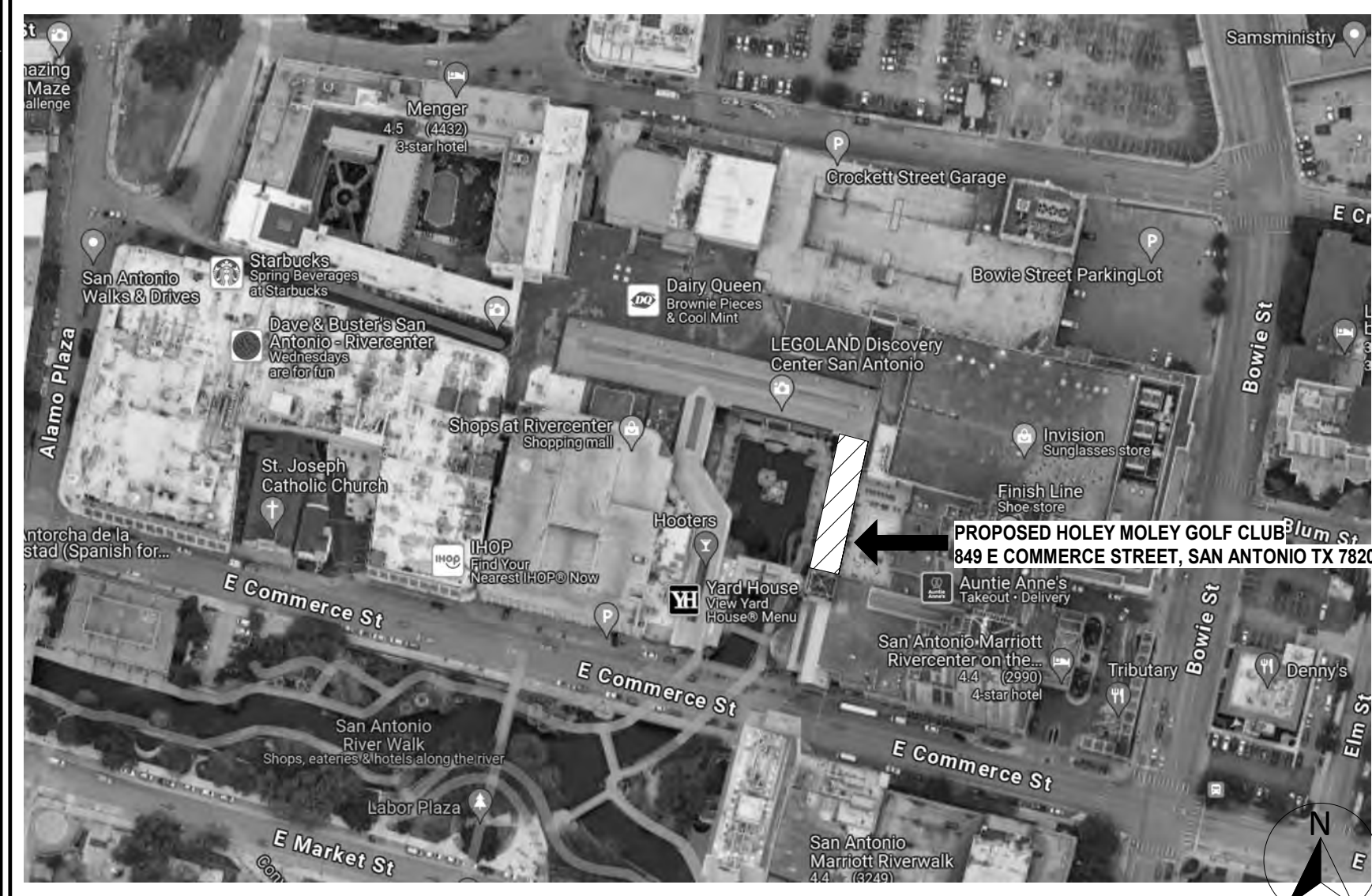


THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AND DATE AS INDICATED ON THE TITLE BLOCK AND IT IS NOT SATISFACTORY FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. ANY OTHER PROJECT REQUIRES THE SERVICES OF A PROFESSIONAL ARCHITECT OR ENGINEER. THE ARCHITECT OR ENGINEER HAS REVIEWED THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED. THE ARCHITECT OR ENGINEER SHALL BE RESPONSIBLE FOR ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH ARCHITECT. SPECIFICATIONS ARE THE PROPERTY OF ARCHITECT AND SHALL NOT BE COPIED OR IN ANY MANNER OR USED IN ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH ARCHITECT. DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ARCHITECT IS TO BE NOTIFIED IN WRITING OF ANY DISCREPANCIES IN DIMENSIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR USE IN CONSTRUCTION UNLESS APPROVED AS SUCH BY A REGISTERED ARCHITECT.

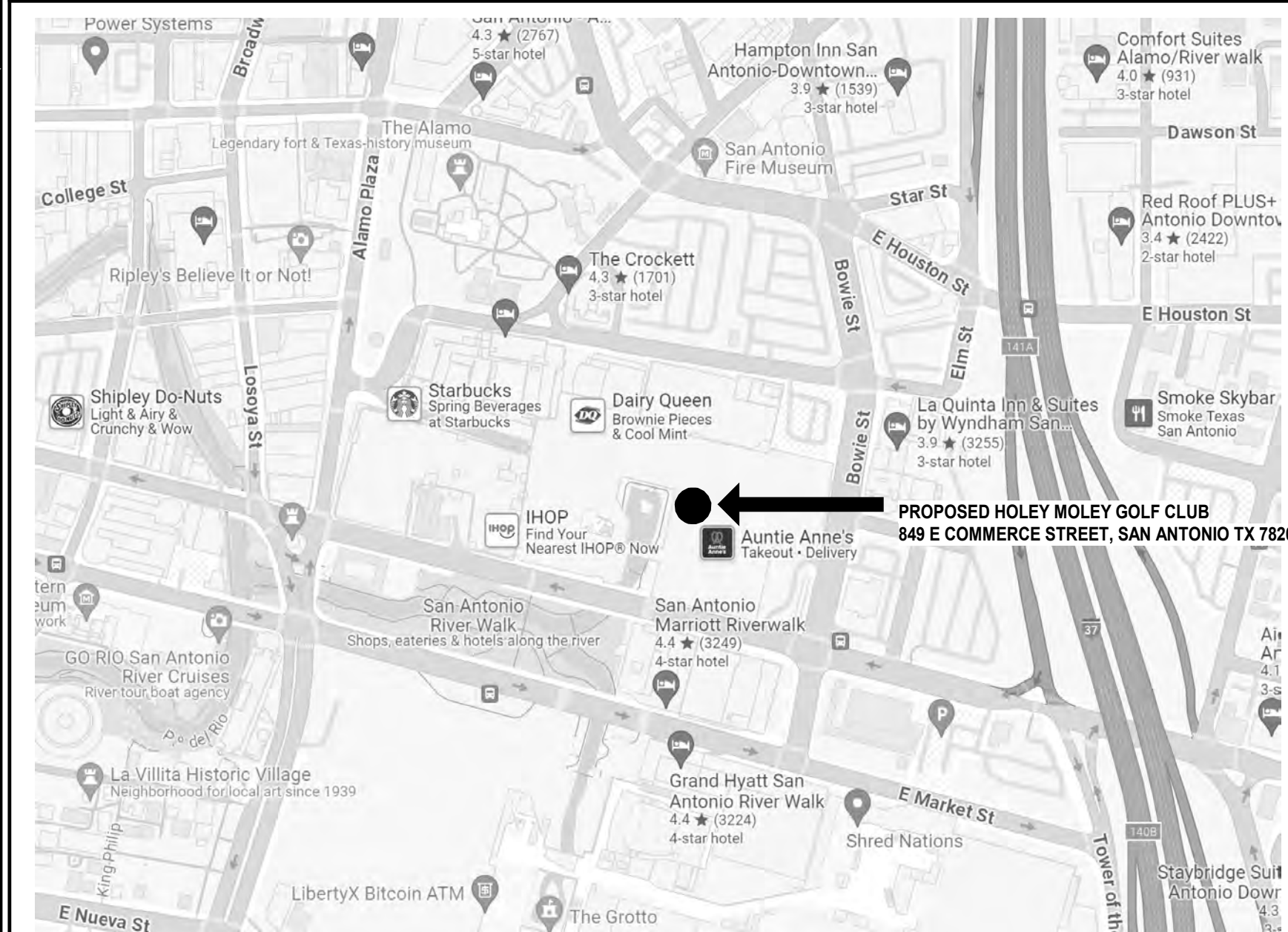
### SYMBOL LEGEND

NAME	VIEW TITLE	#	TYPICAL KEYNOTE
VIEW TITLE		#	WALL TAG
DETAIL / SECTION / ENLARGED AREA REFERENCE TAGS		#	DOOR TAG
		#	FINISH TAG
		###	TYPICAL EQUIPMENT TAG
		###	EQUIPMENT TAG WITH VARIABLE LENGTH
		###	OVEN TAG, TEXT INDICATES QUANTITY IN STACK
		###	WALK-IN COOLER TAG, INDICATES BOTH NOMINAL AND ACTUAL BOX DIMENSIONS
			START / REFERENCE POINT
LEVEL ELEVATION TAG			
REVISION CLOUD AND NUMBER			
CEILING TAG			

### VICINITY MAP



### AERIAL MAP



### ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	GALV.	GALVANIZED	PLUMB.	PLUMBING
A.P.	ACCESS PANEL	G.L.	GRID LINE	P.W.D.	PLYWOOD
A.C.P.	ACOUSTICAL CEILING PANEL	GA.	GAUGE	P.C.	PRECAST CONCRETE
A.S.	ANCHOR BOLT	GEN.	GENERAL	REF.	REFLECTED CEILING PLAN
ARCH.	ARCHITECTURAL	GL.	GLASS	REIN.	REINFORCING
A.D.	AREA DRAIN	GYP.BD.	GYPSON BOARD	REQD.	REQUIRED
B.U.	BACK-UP ROOF	HDBD.	HARDBOARD	R	RISER
BSMT.	BASEMENT	HDW.	HARDWARE	RAD.	RADIUS
BM.	BEAM	HDWD.	HARDWOOD	RM.	ROOM
B.M.	BENCH MARK	HT.	HEIGHT	R.O.	ROUGH OPENING
BLKG.	BLOCKING	H.M.	HOLLOW METAL	RW.	REDWOOD
BD.	BOARD	HR.	HORIZONTAL	S.A.B.	SOUND ATTENUATION BLANKET
BT.	BOTTOM	HR.	HOUR	SCHD.	SCHEDULE
BUDG.	BUILDING	ID.	INSIDE DIAMETER	SECT.	SECTION
C.I.P.	CAST IN PLACE	INSUL.	INSULATION	SHT.	SHEET
C.L.G.	CEILING	INT.	INTERIOR	SM.	SIMILAR
CEM.	CEMENT	JOINT	JOINT	SPEC.	SPECIFICATION
CL.	CENTER	LA.	LAVATORY	SQ.	SQUARE
C.L.	CENTER LINE	LT.	LIGHT	S.S.	SOLID SURFACE
CER.	CERAMIC	LG.	LONG	S.S.T.	STAINLESS STEEL
C.T.	CERAMIC TILE	LOC.	LOCATION	STD.	STANDARD
COL.	COLUMN	LLH.	LONG LEG HORIZONTAL	STD.	STANDARD
CONC.	CONCRETE	LLV.	LONG LEG VERTICAL	STL.	STEEL
CONST.	CONCRETE MASONRY UNIT	MFR.	MANUFACTURER	STRUC.	STRUCTURAL
CONT.	CONTINUOUS	MAS.	MASONRY	SYS.	SYSTEM
CONTR.	CONTRACTOR	M.O.	MASONRY OPENING	THK.	THICK
C.U.	CONTROL JOINT	MAX.	MAXIMUM	T.S.	TOP OF SLAB
COORD.	COORDINATE	M.E.P.	MECH.ELEC.PLUMB.	T.O.S.T.	TOP OF STEEL
C.O.G.	CORNER GUARD	MECH.	MECHANICAL	T.S.	TOP OF WALL
DET.	DETAIL	M.D.F.	MEDIUM DENSITY FIBERBOARD	T.S.	TRANSITION STRIP
DIA.	DIAMETER	MTL.	METAL	T.	TREAD
DIM.	DIMENSION	MIN.	MINIMUM	TYP.	TYPICAL
DRAWING.	DRAWING	MISC.	MISCELLANEOUS	UNLESS NOTED OTHERWISE	
DN.	DOWN	MOD.	MODIFIED	V.G.R.	V-GROOVE
EA.	EACH	N.A.	NOT APPLICABLE	VERT.	VERTICAL
ELEC.	ELECTRIC	N.I.C.	NOT IN CONTRACT	VEST.	VESTIBULE
E.W.C.	ELECTRIC WATER COOLER	N.T.S.	NOT TO SCALE	V.V.C.	VINYL WALL COVERING
EV.	EQUAL	O.C.	ON CENTER	V.C.T.	VINYL COMPOSITION TILE
EQMT.	EQUIPMENT	OPNG.	OPENING	W.P.	WORK POINT
EXP.	EXPANSION	OPP.	OPPOSITE	W.W.M.	WELDED WIRE MESH
E.J.	EXPANSION JOINT	O.H.	OVERHEAD	W.F.	WIDE FLANGE
FIN.	FINISH	O.D.	OUTSIDE DIAMETER	W.	WITH
FLOOR FINISH	FLOOR FINISH	O.A.	OVER ALL	WO	WITHOUT
F.D.	FLOOR DRAIN	PTD.	PAINTED	WD.	WOOD
F.T.	FOOT	PL.M.	PLASTIC LAMINATE	W.D.	WELDED
F.R.P.	FIBERGLASS REINFORCED PANELS	PREFAB.	PREFABRICATED	W.W.F.	WELDED WIRE FABRIC

### DEFERRED SUBMITTALS

- PLANS FOR FIRE SPRINKLER SYSTEMS AND FIRE ALARM SYSTEMS WILL BE SUBMITTED UNDER A SEPARATE PERMIT BY THE GENERAL CONTRACTOR.
- CONTRACTOR TO SUBMIT THE FIRE DEPARTMENT FIRE SPRINKLER SHOP DRAWINGS FOR THE REVIEW AND APPROVAL AS REQUIRED.
- ALL BUILDING AND SITE SIGNAGE TO BE UNDER A SEPARATE REVIEW AND APPROVAL BY THE SIGNAGE VENDOR AND COORDINATED BY THE GENERAL CONTRACTOR.

### PROJECT TEAM

CLIENT / TENANT	LIGHTING DESIGNER	PROJECT MANAGEMENT
Funlab 90-94 Nicholson Street Abbottsford VIC 3067 Phone: +61 0411 127 927 Name: Sam Milionis, Chief Devel. Officer Email: smilionis@fun-lab.com Name: Troy Foster, Dir. of Devel. & Const. Email: tfoster@fun-lab.com	JLL Lighting 37 Volts Light Studio 1777 Sycamore St. Cincinnati, OH 45202 Phone: 513.578.5410 Name: Amy Laughead Email: amy.laughead@37volts.com	JLL Project & Development Services 4300 E. Camelback Road Suite 100 Phoenix, AZ 85018 Phone: 602.501.4183 Name: Minh Ly Email: minh.ly@jll.com Name: Alex Pacheco Email: alex.pacheco@jll.com

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**STRUCTURAL**  
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Name: Richard Dahlmann, SE, PE  
Email: rdahlmann@csas.com  
Phone: 480.774.1705

PLUMBING REQUIREMENTS	GROUP A2	GROUP A3	TOTAL REQUIRED	TOTAL PROVIDED	CODE REFERENCE
TOTAL A2 OCCUPANTS:	323 (162 M / 162 W)	135 (68 M / 68 W)	--	--	
WATER CLOSETS:	MEN = 1.75 WOMEN = 1.75	MEN = 1.75 WOMEN = 1.40	1 2	4 5	IBC TABLE 2002.1
LAVATORIES:	MEN = 1.200 WOMEN: 1.200	MEN = 1.200 WOMEN: 1.150	1 1	2 2	IBC TABLE 2002.1
URINALS:	MEN = 50% WC	MEN = 50% WC	0	0	IBC TABLE 2002.1
DRINKING FOUNTAINS:	1:500	1:500	0	0	NOT REQUIRED FOR RESTAURANT USE
SERVICE SINK:	1		1	1	IBC TABLE 2002.1

NOTE: FIXTURE COUNT AS PER SAN ANTONIO AMENDMENTS TO THE 2021 INTERNATIONAL PLUMBING CODE

### PROJECT INFORMATION

GENERAL	PROJECT NO.: JURISDICTION: ADDRESS: APN: LEGAL DESCRIPTION: DESCRIPTION OF WORK:	CITY OF SAN ANTONIO 849 E COMMERCE STREET, SAN ANTONIO, TX 78205 1278518 NCB 151 LOT 3, A1 A2 A3 A4 A5 A6 7.8 8.0 61, 62.63 65 A66 & 64 EXC SW 32 FT (2.533 AC) & NCB 1010 BLK 2 LOT 26 (99 AC), 28 (1.44 AC), 31 (7.1 AC) & PT OF LOT 30 (5.11 AC) TENANT LEASE IMPROVEMENT OF A PORTION OF AN EXISTING MALL (SUITE 171) TO A NEW INDOOR (27) HOLE MINIATURE GOLF CLUB WITH BAR AND RESTAURANT. THE PROPOSED SCOPE OF WORK INCLUDES BUT IS NOT LIMITED TO: MODIFICATION OF EXISTING MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS, NEW INTERIOR FIXTURES, FURNISHINGS AND EQUIPMENT.
APPLICABLE CODES	ALL WORK SHALL BE IN CONFORMANCE WITH, BUT NOT LIMITED TO, THE REQUIREMENTS OF THE FOLLOWING: AND ANY OTHER STATE AND LOCAL CODES HAVING JURISDICTION	
BUILDING	2021	INTERNATIONAL BUILDING CODE (IBC) (WITH SAN ANTONIO AMENDMENTS)
EXISTING BUILDING	2021	INTERNATIONAL EXISTING BUILDING CODE (IEBC) (WITH SAN ANTONIO AMENDMENTS)
MECHANICAL	2021	INTERNATIONAL MECHANICAL CODE (IMC) (WITH SAN ANTONIO AMENDMENTS)
PLUMBING	2021	INTERNATIONAL PLUMBING CODE (IPC) (WITH SAN ANTONIO AMENDMENTS)
FIRE	2021	INTERNATIONAL FIRE CODE (IFC) (WITH SAN ANTONIO AMENDMENTS)
ENERGY	2021	INTERNATIONAL FUEL GAS CODE (IFGC) (WITH SAN ANTONIO AMENDMENTS)
ELECTRICAL	2020	INTERNATIONAL ELECTRICAL CODE (NEC) (LOCAL AMENDMENTS)
ACCESSIBILITY	2012	TEXAS ACCESSIBILITY STANDARDS (2012 TAS)
SIGN CODE	2017	(CHAPTER 28 OF THE CODE CITY OF SAN ANTONIO, VOLUME 1) COSA 5/04/2017
PROPERTY MAINTENANCE	2021	SAN ANTONIO PROPERTY MAINTENANCE CODE (BASED ON 2018 IPMC)

SITE DATA	CODE REFERENCE
ZONE:	D, HE R10-3 (DOWNTOWN, FORM BASED ZONING, WITH A ZONING OVERLAY: RIVER IMPROVEMENT OVERLAY DISTRICT)
NEIGHBORHOOD:	DOWNTOWN RIVERWALK AREA
CLIMATE ZONE:	2A
FLOOD ZONE:	ZONE AE (1% ANNUAL CHANCE OF FLOODING)
HISTORIC ZONE:	NO
SITE AREA:	N/A
MAX. FAR:	N/A (EXISTING BUILDING)
HEIGHT REQUIREMENTS:	N/A (EXISTING BUILDING)
BLDG. SETBACKS:	N/A (EXISTING BUILDING)
EXISTING/PREVIOUS USE:	A-3 ASSEMBLY
PROPOSED USE:	A-2 / A-3 ASSEMBLY (RESTAURANT / INDOOR RECREATION)
ENTERTAINMENT USE PERMITTED:	N/A
ALCOHOL USE PERMITTED:	YES
OUTDOOR PATIO USE PERMITTED:	YES

BUILDING DATA	CODE REFERENCE
HISTORIC STRUCTURE:	NO
CONSTRUCTION TYPE:	II B - SPRINKLED
FIRE SPRINKLERS:	YES
FIRE ALARM:	YES
VESTIBULE:	AS PER IECC C402.5.7, EXCEPTION FOR CLIMATE ZONE 2A
BUILDING HEIGHT:	1-STORY
BUILDING AREA:	13,055 SF

OCCUPANCY SCHEDULE	GROUP A2	OCCUPANCY USE	FLOOR LEVEL	AREA	CALC METHOD	LOAD FACTOR	OCCUPANTS
ASSEMBLY	1	234 SF			NO. OF FIXED SEATS	1:SEAT	47
ASSEMBLY	1	2,193 SF			NET	1:15	147
ASSEMBLY	1	0 SF			NET	--	--
ASSEMBLY	1	405 SF			NET	1:15	27
ASSEMBLY	1	2,183 SF			GROSS	--	--
KITCHEN AREAS	1	1,736 SF			GROSS	1:200	9
BAR SEATING	1	108 SF			NO. OF FIXED SEATS	1:SEAT	17
BUSINESS	1	713 SF			GROSS	1:100	8
STORAGE	1	928 SF			GROSS	1:300	4
N/A	1	424 SF			--	--	--
GROUP A3	1	4,131 SF			5:HOLE	--	135
TOTAL	--	13,055 SF			--	--	394

MEANS OF EGRESS REQUIREMENTS	CONDITION	REQUIRED	PROVIDED	CODE REFERENCE
NO. EXITS REQUIRED:	1 < OCCUPANTS <500	2	3	IBC SEC. 1006.2.1
MAX. TRAVEL DISTANCE:	SPRINKLERED BUILDING	250'-0"	184'-2"	IBC TABLE 1017.2
EGRESS WIDTH:	394 OCCUPANTS X 0.2'	78.8'	230'	IBC SEC. 1005.3.2

## HOLEY MOLEY GOLF CLUB

SHOPS AT RIVERCENTER  
849 E COMMERCE STREET SUITE 171, SAN ANTONIO, TX 78205  
TDLR TABS2024017939



PROJECT STATUS:

Project Status

SHEET ISSUE:

NO. DATE DESCRIPTION

SET ISSUE DATE:

05/16/2024

CURRENT REVISION:

SHEET TITLE:

COVER SHEET

SHEET NO.

G0.0



RESPONSIBILITY SCHEDULE									
DESCRIPTION	DOES NOT APPLY	EXST. TO REMAIN	GC		OWNER	LANDLORD		DELIVER LOCATE	COMMENTS
			FURN. INSTALL	OFFLOAD		FURN. INSTALL	INSTALL/ASSEMBLE		
FIELD ENGINEERING			o	o	o				
PROJECT PROCEDURES, PROJECT CLOSEOUT			o	o	o				
TEMPORARY POWER / FACILITIES, SERVICES AND CONTROLS			o	o	o				
TEMPORARY BARRICADES			o	o	o				
PERMITS/INSPECTIONS			o	o	o				
PROTECTION OF SITE WORK AND ADJACENT CONSTRUCTION			o	o	o				
UNLOADING OF ALL OWNER SUPPLIED ITEMS					o				
DISPOSAL OF CRATING / PACKING MATERIALS					o				
DEMOLITION WORK			o	o	o				
STRUCTURAL FRAMING SYSTEMS/ SUPPORTS			o	o	o				
ROUGH CARPENTRY & ALL BLOCKING			o	o	o				
MILLWORK - CABINETS			o	o	o				
FACADE GLAZING			o	o	o				
GREEN WALL			o	o	o	o	o		
GYPSUM BOARD ASSEMBLIES			o	o	o				
METAL STUD/GYP BD (INTERIOR)			o	o	o				
FURNITURE & FIXTURES			o	o	o				SEE DETAIL NOTES ON SHEET A1.7 & A1.8
DEK TABLES & COUNTERS (WHEN REQ'D.)			o	o	o				
CEILING, SOFFITS, CEILING TILE & GRID			o	o	o				
PAINTING			o	o	o				
DOORS			o	o	o				
FOLDING WALL			o	o	o				REFER TO SHEET A1.3 AND STRUCTURAL FOR MORE INFORMATION
TILE, VINYL, & WOOD WALL BASES			o	o	o				
WALL TILE & TRIM			o	o	o				
VINYL FLOORING			o	o	o				
ALL TILE SETTING MATERIALS, GROUT & ACCESSORIES			o	o	o				
FLOOR TRANSITION STRIPS			o	o	o				
STAINLESS STEEL CORNER GUARDS			o	o	o				
FRP & TRIM			o	o	o				
WOOD COUNTERTOP, SHELVING, & LAMINATE			o	o	o				BREAK ROOM, CLOSETS, MANAGERS OFFICE
SOLID SURFACE COUNTERTOP			o	o	o				RESTROOMS
COMPUTER EQUIPMENT/SYSTEM					o	o			
CABINETS & DISPLAY CASES			o	o					
CAULKING CABINETS & MILLWORK			o	o					
CRATES			o		o				
PLANT PACKAGE					o	o			
INTERIOR LED NEON SIGNS					o	o			
INTERIOR HOLEY MOLEY LETTERS					o	o			
WAYFINDING SIGNAGE					o	o			
INTERIOR MURAL/ GRAFFITI					o	o			FUNLAB ARTIST TO COMPLETE
INTERIOR WALL PAPER GRAPHICS			o		o	o			LARGE WALLPAPER GRAPHIC PRINTS
EXTERIOR SIGNAGE					o	o			
11 X 17 PASTE UP					o	o			BLACK AND WHITE PASTE UP
FESTOON LIGHTING (EXTERIOR & INTERIOR)			o		o				
FIRE EXTINGUISHERS			o	o	o	o			
INTERIOR TURF			o	o					
EXTERIOR TURF			o	o					
GOLF HOLE INDIVIDUAL FLOORING			o		o				
PHOTO OP MOMENT - MARACHI STATUE					o	o			
PHOTO OP MOMENT - STALLION					o	o			
GOLF HOLES FEATURES			o		o				
BAR FACE CLADDING			o		o				
COLUMN BUILDOUTS AND FINISHING			o	o					
PICKET FENCE DIVIDERS			o	o					
POS PODS			o		o				
PRO SHOP			o		o				
TURB LOCK SYSTEM			o		o				
FALUX CEILING BEAMS			o		o				
FRAMED IMAGES			o		o				
WALK-OFF MATS			o	o					
ANTI-FATIGUE MATS			o		o				
WIRING, CONDUIT & J-BOXES FOR FIXTURES & EQUIPMENT			o		o				
SERVICE MAIN/ SUB-PANELS/ TRANSFORMERS			o	o	o				
ADDT. SUB-PANELS DISTR. J-BOXES, WIRING, CONDUIT&OUTLETS			o	o	o				
WIRING, CONDUIT & J-BOX FOR INT. LIGHTING AND TIMERS			o	o	o				
INTERIOR GENERAL LIGHTING W/LAMPS			o	o	o				
INTERIOR ACCENT LIGHTING W/LAMPS			o	o	o				
POWER REQUIREMENTS FOR MECH. EQUIPMENT			o	o	o				
ALL PHONE, DATA & SECURITY EQUIPMENT					o	o			
ALL PHONE, DATA & SECURITY WIRING, COVERPLATES					o	o			
ALL PHONE, DATA & SECURITY CONDUIT, J-BOXES			o	o	o				
<b>RESPONSIBILITY NOTES</b>									
1. THE RESPONSIBILITY SCHEDULE IS A GENERAL LIST FOR REFERENCE ONLY. ALL ITEMS NOT LISTED OR OTHERWISE NOTED SHALL BE PROVIDED, INSTALLED, DELIVERED, AND ASSEMBLED BY THE G.C.									
2. G.C. TO COORDINATE DELIVERY SCHEDULE AND INSTALLATION OF ALL OWNER SUPPLIED ITEMS WITH OWNER'S OWNER'S REP.									
3. ALL INSTALLATION AND FINAL HOOK-UP OF EQUIPMENT/ MATERIALS BY G.C. UNLESS OTHERWISE NOTED.									
4. G.C. TO REMOVE ALL EQUIPMENT AND MATERIALS BY OWNER FROM TRUCK, PLACE ON SITE AND HOOK-UP, TYP UNLESS OTHERWISE NOTED.									
5. G.C. TO COORDINATE LOCATION OF ALL RECEPTACLE, SWITCH, OTHER HEIGHTS WITH COUNTER AND EQUIPMENT HEIGHTS.									
6. G.C. TO COORDINATE ALL FACE PLATES, RECEPTACLE COVERS, CEILING PLATES, DIFFUSERS, ETC TO MATCH THE FINAL WALL COLOR AS CLOSELY AS POSSIBLE, U.N.O.									
7. G.C. TO PROVIDE ALL CONNECTIONS TO ALL EQUIPMENT, POWER, GAS, WATER, WASTE, ETC.									
8. ALL HARDWARE IS PROVIDED BY THE DOOR VENDOR LISTED IN THE NATIONAL ACCOUNTS SCHEDULE. EXCLUDING THE HARDWARE FOR THE FOLLOWING DOORS:									
EXTERIOR STOREFRONTS, PLAY AREA DOOR, AND BOTH THE EXTERIOR AND INTERIOR SERVICE YARD DOORS.									
9. REFER TO KITCHEN PLANS FOR KITCHEN RESPONSIBILITY SCHEDULE.									

PROJECT NOTES		METAL STUD NOTES		FIRE NOTES:																																																																																																													
<b>GENERAL NOTES</b> 1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PRECEDING WITH WORK. FOR DIMENSIONS NOT SHOWN. 2. DO NOT SCALE ANY DRAWINGS. USE WRITTEN DIMENSIONS ONLY. SUBMIT TO ARCHITECT ANY DISCREPANCIES FOR CLARIFICATION. 3. ALL WORK SHALL BE IN COMPLIANCE WITH THE STANDARD BUILDING RECOGNIZED INDUSTRY STANDARDS, CRAFTSMANSHIP STANDARDS IN THE AREA, ALL MANUFACTURERS' RECOMMENDATIONS, AND ALL OTHER APPLICABLE CODES. 4. THE CONTRACTOR SHALL CONSTRUCT THIS PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, UNLESS A WRITTEN NOTIFICATION FROM THE OWNER OR ARCHITECT TO THE CONTRARY IS RECEIVED. 5. PROVIDE ACCESSIBILITY FOR THE PHYSICALLY HANDICAPPED CONFORMING TO CODES LISTED ON THE COVER SHEET. 6. THE LOCATION OF THE EXISTING UTILITIES AND STRUCTURES SHOWN HEREON ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND ACTUAL LOCATION OF SUCH, WHETHER SHOWN HEREON OR NOT. PRIOR TO ANY EXCAVATION, ANY DAMAGES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR. 7. THE CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND SHORING FOR ALL WORK DURING THE CONSTRUCTION PERIOD, AS REQUIRED. 8. BUILDING IS ASSUMED TO BE FULLY SPRINKLERED PER NFPA 13. PLANS FOR FIRE-PROTECTION SPRINKLER PIPING INCLUDING SEISMIC SUPPORT DETAILS SHALL BE REVIEWED AND APPROVED BY THE LOCAL FIRE MARSHAL'S OFFICE PRIOR TO INSTALLATION FOR COMPLIANCE WITH IBC SECTION 1621 AND NFPA 13. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PREPARE AND SUBMIT PLANS FOR REVIEW. 9. PROVIDE ILLUMINATED EXIT SIGNS, OR AS ALLOWED BY IBC, WITH BATTERY BACKUP DESIGNATING EXITS AND WAYS OF TRAVEL. 10. FIRE PARTITIONS SHALL BE CONTINUOUS FROM DEMISING WALL TO DEMISING WALL, FROM ANOTHER FIRE RATED WALL TO A FIRE RATED WALL, OR A COMBINATION THEREOF; INCLUDING CONTINUITY THROUGH ALL CONCEALED SPACES SUCH AS THOSE FOUND ABOVE A CEILING, INCLUDING INTERSTITIAL SPACES. 11. PASSAGES OF PIPES, CONDUITS, BUS DUCTS, CABLES, WIRES, AIR DUCTS, PNEUMATIC DUCTS, AND SIMILAR BUILDING SERVICES EQUIPMENT THROUGH FIRE BARRIERS SHALL BE PROTECTED AS FOLLOWS: THE SPACE BETWEEN PENETRATING ITEM AND FIRE PARTITION SHALL BE FILLED WITH A MATERIAL CAPABLE OF MAINTAINING THE FIRE RESISTANCE RATING OF THE WALL. PRODUCT USED MUST MEET TEST METHOD UL 479 FOR FIRE RATING. FIRE PARTITIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH 3" STENCILING (AT 30 FT. O.C.) ABOVE ANY DECORATIVE CEILING AND CONCEALED SPACES WITH THE FOLLOWING: H.R. FIRE PARTITION (COORDINATE RATING WITH FLOOR PLAN) PROTECT ALL OPENINGS: 11. REFER TO PLANS FOR TYPE AND LOCATIONS OF FIRE EXTINGUISHERS. ALL FIRE EXTINGUISHERS ARE TO BE MOUNTED WHERE THEY ARE READILY VISIBLE AND ACCESSIBLE. INSTALL IN ACCORDANCE WITH NFPA 10 OR PER LOCAL AUTHORITY. KITCHEN EXTINGUISHERS MUST BE WITHIN 30 FT. OF HAZARD (HOODS). 12. WHEN A BEAM OR COLUMN IS CONCEALED IN A FIRE RATED WALL OR CEILING IT MUST BE PROTECTED AND BE FIRE RATED WHEN PART OF A STRUCTURAL ELEMENT. 13. THE FLOOR ON BOTH SIDES OF A DOOR SHALL BE LEVEL AND SHALL HAVE THE SAME ELEVATION ON BOTH SIDES OF THE DOOR, FOR A DISTANCE ON EACH SIDE OF 5'-0", MINIMUM, MEASURED FROM THE RESPECTIVE FACE OF WALL. 14. EVERY INTERIOR AND EXTERIOR DOOR IN THE TENANT SUITE SHALL BE PROVIDED WITH ACCESSIBLE HARDWARE (LEVERS, PANIC HARDWARE, OR U-SHAPE DESIGNED DEVICES, ETC.) 15. PROVIDE CONTINUOUS BLOCKING IN ALL STUD WALLS THAT ARE TO RECEIVE GRAB BARS, SHELVING, TENANT SIGNAGE, ETC. REF. PLANS FOR MORE DETAILS. 16. PROVIDE SEPARATION BETWEEN ALL DISSIMILAR METALS INCLUDING SCREWS, NAILS AND OTHER FASTENING DEVICES. 17. WHERE MATERIAL FASTENERS ARE NOT INDICATED, PROVIDE AS SPECIFIED BY THE MATERIAL MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES. 18. USE ONLY LEAD-FREE PIPE AND SOLDER FOR DOMESTIC WASTE SYSTEM, (SAFE DRINKING WATER ACT OF 1986 AND S.P.C., SECTION 121.14). 19. ALL MATERIALS ARE TO BE NEW UNLESS OTHERWISE NOTED. 20. PRIOR TO START OF CONSTRUCTION, THE GENERAL CONTRACTOR SHALL VISIT THE SITE TO FIELD VERIFY EXISTING CONDITIONS. EXISTING CONDITIONS INCLUDE BUT ARE NOT LIMITED TO DIMENSIONS, LOT LINES, AND UTILITIES. 21. G.C. IS TO NOTIFY ARCHITECT IF ANY DIMENSIONS DO NOT MATCH THOSE SHOWN OR IF THERE ARE ANY DISCREPANCIES OR CONFLICTS WITH THE CONSTRUCTION DRAWINGS IMMEDIATELY. 22. IT SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR TO COORDINATE WITH OTHER SUBCONTRACTORS/TRADES. FAILURE TO DO SO WILL NOT CONSTITUTE GROUNDS FOR A CHANGE ORDER. 23. GENERAL CONTRACTOR TO PATCH AND REPAIR TO "LIKE NEW" ANY AREA THAT IS DISTURBED DURING DEMOLITION AND CONSTRUCTION.		1. METAL STUD MANUFACTURER SHALL BE A MEMBER OF THE STEEL STUD MANUFACTURERS ASSOCIATION (SSMA). 2. METAL STUD STRENGTH CRITERIA: A. GAUGES 25 THROUGH 18 - 33 KSI MIN. YIELD STRESS B. GAUGES 16 THROUGH 12 - 50 KSI MIN. YIELD STRESS C. RUNNER TRACK - 33 KSI MIN. YIELD STRESS 3. METAL STUD MEMBER DESIGNATION AS PER SSMA. MEMBERS TO BE SIZED BY THE MFR. FOR THE LOCATION, HEIGHT, LENGTHS SHOWN, MFR. TO PROVIDE REQUIRED GAUGE, BRACING, & REINF. AS PER MFR. FOR EACH CONDITION. 4. METAL STUDS AND ACCESSORIES SHALL HAVE A G60 GALVANIZED COATING UNLESS NOTED OTHERWISE. 5. FASTENERS: A. SCREW CONNECTIONS: FASTENING TO STUD: USE #10-18 TRAXX3 X 5/8" LONG BY BULDEX OR APPROVED EQUAL UNLESS NOTED OTHERWISE. FASTENING TO MASONRY: USE 1/4" DIA. TAPCON SCREWS BY ITW BULDEX OR APPROVED EQUAL. MIN. EMBEDMENT = 1" MIN. EDGE DISTANCE = 2" IN SPACING BETWEEN FASTENERS = 3" B. POWER ACTUATED FASTENERS (PAF): FASTENING TO CONCRETE OR MASONRY: USE 0.145" DIA. DOME HEAD KNURLED SHANK FASTENER OR APPROVED EQUAL UNLESS NOTED OTHERWISE. FASTENING TO STEEL: USE 0.145" DIA. DOME HEAD KNURLED SHANK FASTENER TYPE "X-EDIN" BY HILT OR APPROVED EQUAL UNLESS NOTED OTHERWISE. MIN. EMBEDMENT = FULL PENETRATION MIN. EDGE DISTANCE = 1/2" MIN. SPACING BETWEEN FASTENERS = 1" 6. FASTENING: A. MINIMUM FASTENING REQUIREMENT, UNLESS NOTED OTHERWISE: TRACK TO CONCRETE: 8" O.C. TYP. W/ ADD'L FASTENERS 3" FROM END OF THE TRACK AND 2 FASTENERS MIN. AT THE JAMB. TRACK TO STRUCTURAL STEEL: 12" O.C. TYP. W/ ADD'L FASTENER 3" FROM END OF TRACK AND (2) FASTENER MIN. AT JAMBS. STUD TO TRACK: (1) SCREW MINIMUM AT EACH FLANGE. STUD TO STUD: (3) SCREWS MINIMUM. STUD TO STEEL OR CONCRETE: USE POWDER DRIVEN FASTENERS. SEE DETAILS FOR CONNECTIONS (MINIMUM 2 FASTENERS). 7. WALL OPENING FRAMING: ALL STUDS CUT TO CREATE WALL OPENING MUST BE REPLACED WITH EQUAL FULL HEIGHT NUMBERS ON EACH SIDE OF THE OPENING. 8. CURTAIN WALL AND NON-LOADBEARING PARTITIONS: MECHANICAL BRACING OF STUDS IS NOT NECESSARY WHERE WALL SHEATHING IS ATTACHED ON BOTH SIDES OF THE STUDS. WHEN ONLY ONE FACE OF THE STUDS RECEIVE SHEATHING, PROVIDE BRACING BY ONE OF THE FOLLOWING METHODS: A. COLD ROLLED CHANNEL, RUN HORIZONTALLY, THROUGH STUD PUNCH OUTS AND ATTACHED TO EACH STUD. B. 2" WIDE, 18 GAGE, STEEL STRAPS RUN HORIZONTALLY, ON BOTH SIDES OF THE STUDS AND ATTACHED AT EACH STUD. VERTICAL SPACING OF THE BRACING IS LIMITED TO A MAXIMUM OF 4'-0" THROUGHOUT THE HEIGHT OF THE WALL.		1. THE OCCUPANCY CONTENT SHALL BE DETERMINED BY THE BUILDING DESIGNER AND CAN BE FOUND IN THE GENERAL CODE DATA ON COVER SHEET & VERIFIED BY FIRE SERVICES. 2. ALL WOOD SHALL BE FIRE-RETARDANT TREATED, INCLUDING, BUT NOT LIMITED TO BLOCKING AND PLYWOOD. 3. PROVIDED FIRE BLOCKING IN STUD WALLS & CEILINGS SO THAT VERTICAL DISTANCE SHALL NOT EXCEED 10'. 4. PROVIDE FIRE SPRINKLER SYSTEM IF REQUIRED PER JURISDICTION HAVING AUTHORITY. GENERAL CONTRACTOR IS RESPONSIBLE FOR CONNECTION AND INSTALLATION OF FULL SYSTEM TO INCLUDE DESIGN BY CERTIFIED SPRINKLER SUB-CONTRACTOR. GENERAL CONTRACTOR TO COORDINATE WITH FIRE MARSHAL AND COMPLY WITH ALL FIRE CODES. 5. COOKING EQUIPMENT SHALL BE IN ACCORDANCE WITH NFPA 96 RE: MECHANICAL. 6. PROVIDE HOOD SUPPRESSION SYSTEM AS SHOWN ON MECHANICAL DRAWINGS. 7. PROVIDE HVAC SYSTEM IN ACCORDANCE WITH NFPA 90 A RE: MECHANICAL. 8. PROVIDE AND INSTALL CLASS "X" CEILING AS SPECIFIED ON THE REFLECTED CEILING PLAN AND FINISH SCHEDULE. 9. PROVIDE MINIMUM OF CLASS "C" FINISH ON WALLS.  <b>LIFE SAFETY NOTES:</b> 1. OCCUPANT LOAD SIGN. PROVIDE 2" X 8" BLACK SIGN WITH 1/2" WHITE HELVETICA LETTERS STATING "MAXIMUM OCCUPANT LOAD XXX" (USE COVER SHEET FOR MAXIMUM OCCUPANT LOAD). 2. PROVIDE #10 ABC FIRE EXTINGUISHERS SUITABLE FOR CLASS ABC FIRES USING DRY CHEMICAL AS REQUIRED BY LOCAL AUTHORITIES. LOCATE PER LOCAL AUTHORITIES. PROVIDE 10 LBS RATED FIRE EXTINGUISHER OR AS REQUIRED BY LOCAL AUTHORITIES IN THE KITCHEN.																																																																																																													
<b>WOOD NOTES:</b> 1. WOOD FRAMING LUMBER (KLN DRIED TO 19% MAX. MOISTURE CONTENT): A. ROOF AND FLOOR FRAMING MEMBERS, AND WALL PLATES SHALL BE NO. 2 SOUTHERN YELLOW PINE OR BETTER. B. WALL STUDS SHALL BE SPF STUD GRADE OR BETTER. C. ALL LUMBER FRAMING SHALL BE MARKED WITH A GRADE STAMP. 2. WOOD STRUCTURAL PANELS SHALL BE APA RATED STRUCTURAL WOOD SHEATHING OF THICKNESS INDICATED. PROVIDE 1/8" GAP AT ALL SHEATHING PANEL EDGES. PROVIDE ONE PLYCLIP BETWEEN SUPPORTS AT ALL UNLOCKED SHEATHING PANEL EDGES. 3. METAL FRAMING ANCHORS AND HARDWARE SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE UNLESS APPROVED OTHERWISE. PROVIDE HOT-DIP ZINC COATED FASTENERS WHERE FRAMING IS EXPOSED TO WEATHER. INSTALL PER MANUFACTURER'S SPECIFICATIONS. 4. ALL LUMBER IN CONTACT WITH CONCRETE, MASONRY OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED WITH WATERPROOFING TREATMENT, 28% MAX. MOISTURE CONTENT. 5. ALL FASTENERS USED IN OR TO COME IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED, GALVANIZED, STAINLESS STEEL OR SIMPSON STRONG-TIE'S ZMAX COATING. ALL FASTENERS INCLUDE, BUT ARE NOT LIMITED TO, ANCHOR BOLTS, MUDSILL ANCHORS, NAILS, SCREWS, ETC. 6. DRILL BOLT HOLES IN WOOD 1/16" LARGER THAN THE NOMINAL DIAMETER OF THE BOLT. REPAIR OVERSIZED HOLES WITH SIMPSON BR-58S BEARING PLATE WASHERS. 7. PROVIDE 2" SQUARE X 3-1/8" PLATE WASHERS AND NUTS FOR ALL BOLTS IN WOOD MEMBERS. RE-TORQUE NUTS 48 HOURS AFTER FIRST TIGHTENING. 8. THE NUMBER OR SPACING OF NAILS CONNECTING WOOD MEMBERS SHALL BE AS INDICATED BUT NOT LESS THAN THOSE SPECIFIED IN THE APPLICABLE BUILDING CODE. 9. POWDER DRIVEN FASTENERS SHALL CONFORM TO THE CURRENT AND APPLICABLE ICC STANDARD. 10. FRAMING STANDARDS: COMPLY WITH AFA "MANUAL FOR WOOD FRAME CONSTRUCTION" AND THE APPLICABLE BUILDING CODE. 11. ALL FASTENERS USED WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL. ALL SIMPSON CONNECTORS USED WITH PRESSURE TREATED LUMBER SHALL BE "ZMAX" COATED AS A MIN.		<b>METAL STUD SCHEDULE</b> <table><thead><tr><th>STUD DESIGNATION</th><th>STUD DEPTH</th><th>FLANGE WIDTH</th><th>STUD GAUGE</th><th>STUD SPACING</th><th>MAXIMUM HEIGHT OR MAXIMUM HEIGHT TO DIAGONAL BRACE</th></tr></thead><tbody><tr><td>3625162-33</td><td>3-5/8"</td><td>1-5/8"</td><td>20</td><td>16"</td><td>17'-4"</td></tr><tr><td>3625162-43</td><td>3-5/8"</td><td>1-5/8"</td><td>18</td><td>16"</td><td>19'-0"</td></tr><tr><td>3625162-54</td><td>3-5/8"</td><td>1-5/8"</td><td>16</td><td>16"</td><td>20'-4"</td></tr><tr><td>6005162-33</td><td>6"</td><td>1-5/8"</td><td>20</td><td>16"</td><td>26'-8"</td></tr><tr><td>6005162-43</td><td>6"</td><td>1-5/8"</td><td>18</td><td>16"</td><td>28'-8"</td></tr><tr><td>6005162-54</td><td>6"</td><td>1-5/8"</td><td>16</td><td>16"</td><td>30'-4"</td></tr><tr><td>8005162-33</td><td>8"</td><td>1-5/8"</td><td>20</td><td>16"</td><td>32'-2"</td></tr><tr><td>8005162-43</td><td>8"</td><td>1-5/8"</td><td>18</td><td>16"</td><td>32'-4"</td></tr><tr><td>8005162-54</td><td>8"</td><td>1-5/8"</td><td>16</td><td>16"</td><td>32'-1"</td></tr></tbody></table> <table><thead><tr><th colspan="4">LIGHT GAUGE FRAMING - CROSS REFERENCE GUIDE</th><th colspan="2">LIGHT GAUGE FRAMING SCREW CONNECTIONS</th></tr><tr><th colspan="4">MIL. 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THESE GAUGES REPRESENT INTERIOR PARTITIONS ONLY. REFER TO DRAWINGS FOR ADDITIONAL STUD GAUGES. 2. CHASE WALL PARTITIONS SHALL HAVE VERTICAL CROSS BRACES AT 4'-0" O.C. MAX. 3. COORDINATE STUD GAUGE AND NUMBER OF LAYERS OF SHEATHING AT FIRE RATED ASSEMBLIES WITH U.I. DESIGN REQUIREMENTS FOR PRODUCTS USED. 4. PROVIDE ALL ACCESSORIES AS REQUIRED BY THE METAL STUD MANUFACTURER.		STUD DESIGNATION	STUD DEPTH	FLANGE WIDTH	STUD GAUGE	STUD SPACING	MAXIMUM HEIGHT OR MAXIMUM HEIGHT TO DIAGONAL BRACE	3625162-33	3-5/8"	1-5/8"	20	16"	17'-4"	3625162-43	3-5/8"	1-5/8"	18	16"	19'-0"	3625162-54	3-5/8"	1-5/8"	16	16"	20'-4"	6005162-33	6"	1-5/8"	20	16"	26'-8"	6005162-43	6"	1-5/8"	18	16"	28'-8"	6005162-54	6"	1-5/8"	16	16"	30'-4"	8005162-33	8"	1-5/8"	20	16"	32'-2"	8005162-43	8"	1-5/8"	18	16"	32'-4"	8005162-54	8"	1-5/8"	16	16"	32'-1"	LIGHT GAUGE FRAMING - CROSS REFERENCE GUIDE				LIGHT GAUGE FRAMING SCREW CONNECTIONS		MIL. 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		<b>INTERIOR GYPSUM BOARD</b> 1. SYNTHETIC GYPSUM BOARD: A. MANUFACTURERS: NATIONAL GYPSUM CO. "GOLD BOND BRAND"; USG CORPORATION, "SHEETROCK BRAND"; TEMPLE-INLAND GYPSUM, "SYNTHETIC GYPSUM". B. 5/8 INCH THICK UNLESS NOTED OTHERWISE; PROVIDE TYPE X IN FIRE RATED PARTITIONS. C. STANDARD BOARD: ASTM C36. 2. ACCESSORIES: A. TRIM: CONCEALED FLANGE SCREW-ON TYPE; METAL: GA 216. B. JOINT COMPOUND, TAPE, AND FINISHING COMPOUND: ASTM C475 AND GA 216. C. SCREWS: ASTM C1002. D. PROPRIETARY SKIM COAT: USG "TUFF-HIDE SHEETROCK BRAND PRIMER-SURFACER".  <b>GENERAL MATERIAL AND FINISH NOTE:</b> CEILING TILE OF THE ENTIRE KITCHEN AND WARE WASHING AREA MEET: 2017 FDA FOOD CODE SECTION 6-101 (6A)(3) - 6-101.11 SURFACE CHARACTERISTICS. (A) EXCEPT AS SPECIFIED IN PARAGRAPH (B) OF THIS SECTION, MATERIALS FOR INDOOR FLOOR, WALL, AND CEILING SURFACES UNDER CONDITIONS OF NORMAL USE SHALL BE: (1) SMOOTH, DURABLE, AND EASILY CLEANABLE FOR AREAS WHERE FOOD ESTABLISHMENT OPERATIONS ARE CONDUCTED; (2) CLOSELY WOVEN AND EASILY CLEANABLE CARPET FOR CARPETED AREAS; AND (3) NONABSORBENT FOR AREAS SUBJECT TO MOISTURE SUCH AS FOOR PREPARATION AREAS, WALK-IN REFRIGERATORS, WAREWASHING AREAS, TOILET ROOMS, MOBILE FOOD ESTABLISHMENT SERVING AREAS, AND AREAS SUBJECT TO FLUSHING OR SPRAY CLEANING METHODS.																																																																																																															

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5/17/2024

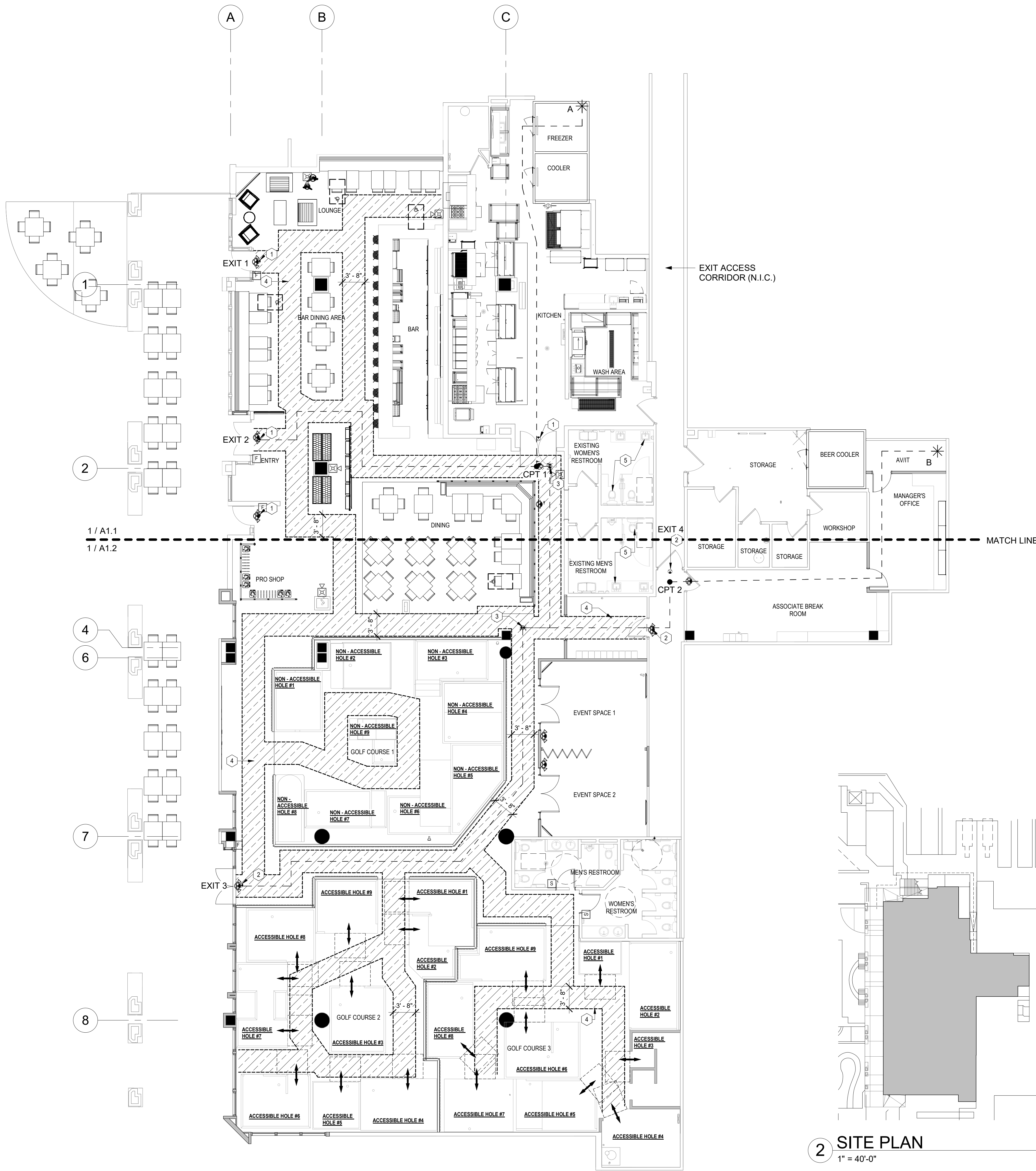
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AND DATE AS INDICATED ON THE TITLE BLOCK AND IT IS NOT SATISFACTORIAL TO USE THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANY OTHER PROJECT. THE USER OF THIS DRAWING FOR ANY OTHER PROJECT REQUIRES THE SERVICES OF A PROFESSIONAL ENGINEER OR ARCHITECT AND THE USER OF THIS DRAWING FOR ANY OTHER PROJECT REQUIRES THE SERVICES OF A PROFESSIONAL ENGINEER OR ARCHITECT. THE USER OF THIS DRAWING FOR ANY OTHER PROJECT REQUIRES THE SERVICES OF A PROFESSIONAL ENGINEER OR ARCHITECT. THE USER OF THIS DRAWING FOR ANY OTHER PROJECT REQUIRES THE SERVICES OF A PROFESSIONAL ENGINEER OR ARCHITECT.

HOLEY MOLEY GOLF CLUB  
SHOPS AT RIVERCENTER  
849 E COMMERCE STREET SUITE 171, SAN ANTONIO, TX 78205  
TDLR TABS020417038  
CLIENT / TENANT: FUNLAB • 90-04 NICHOLSON STREET • ABBOTSFORD VIC 3067

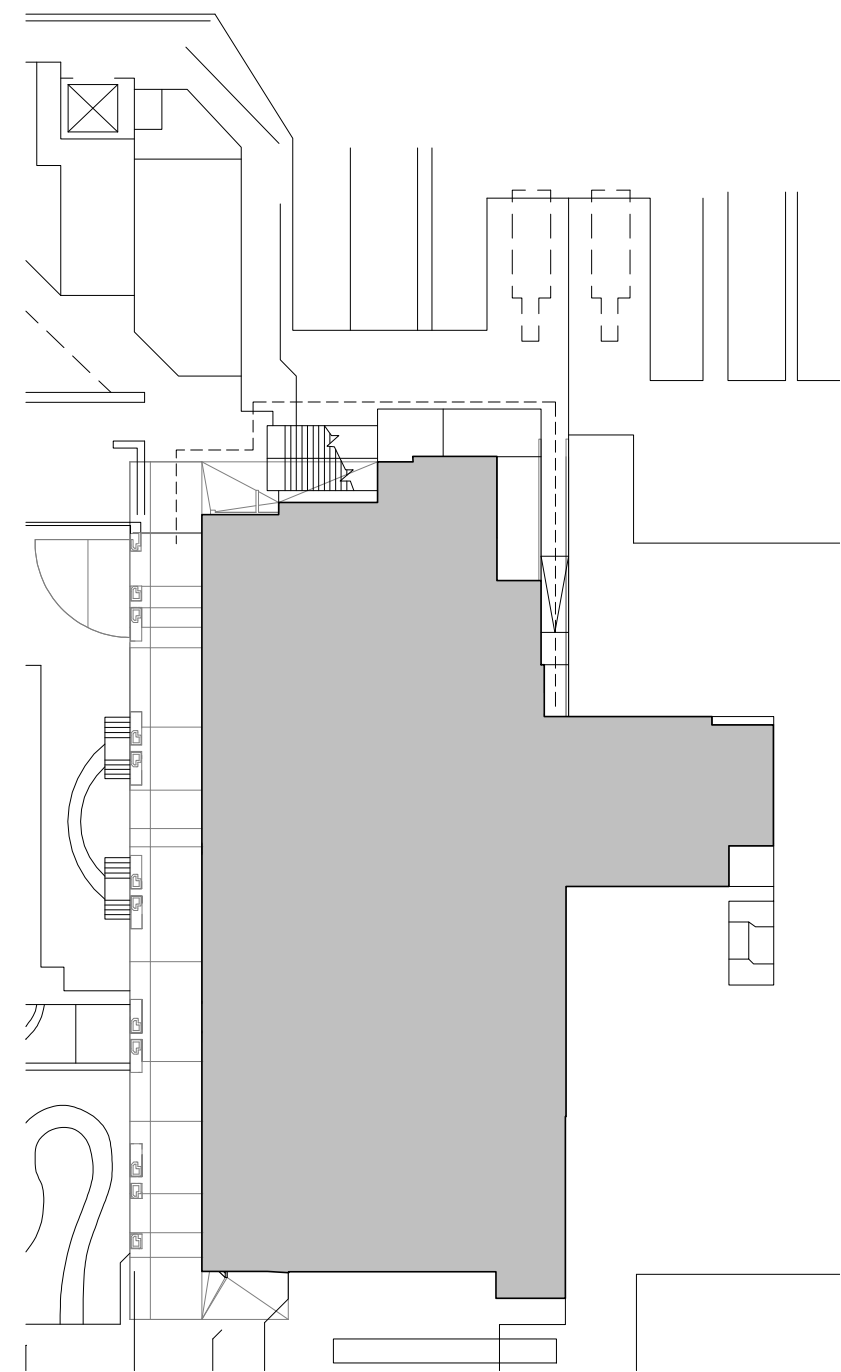
PROJECT STATUS: Project Status		
SHEET ISSUE:		
NO.	DATE	DESCRIPTION
SET ISSUE DATE: 05/16/2024		
CURRENT REVISION:		
SHEET TITLE: PROJECT GENERAL NOTES / RESPONSIBILITY SCHEDULE		
SHEET NO. G0.1		



1 LIFE SAFETY & ACCESSIBILITY PLAN  
1/8" = 1'-0"



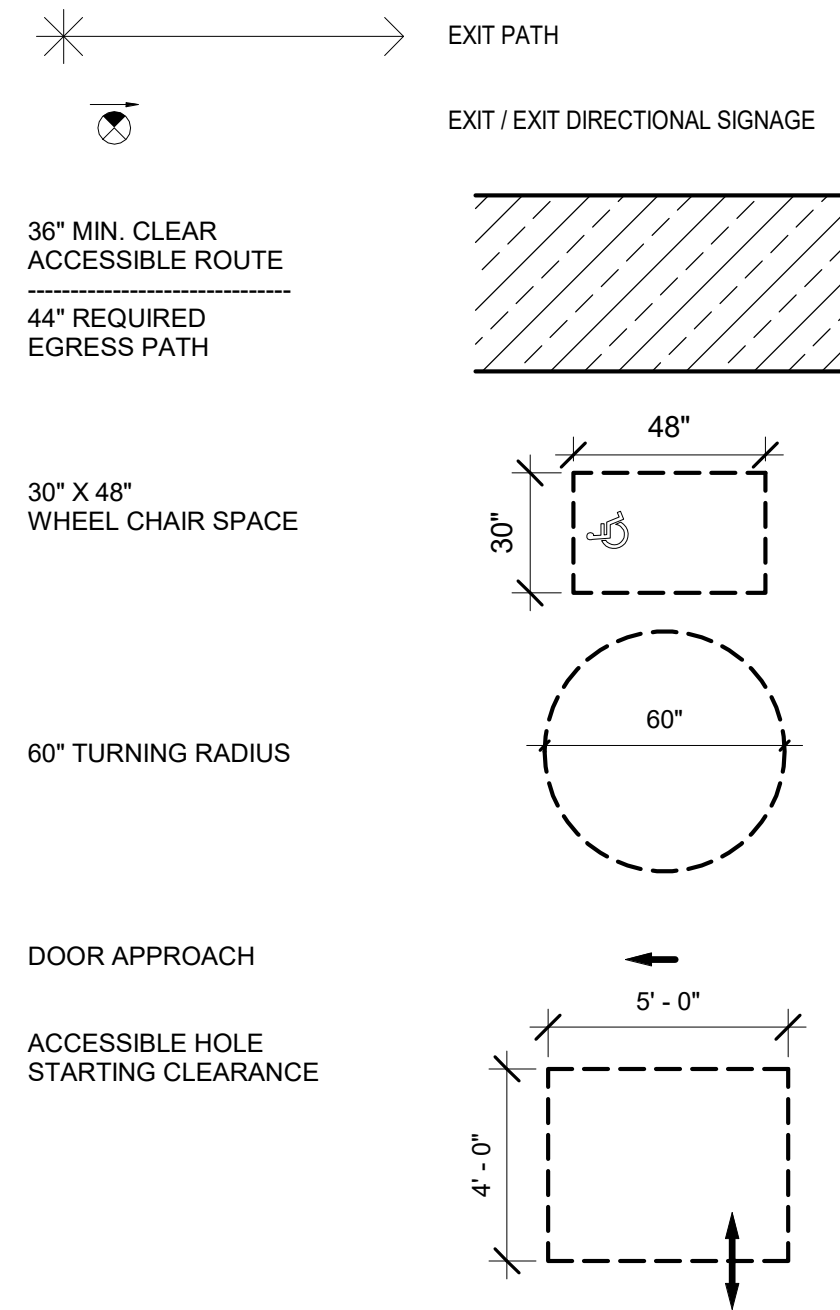
2 SITE PLAN  
1" = 40'-0"



KEYNOTES - LIFE SAFETY & ACCESSIBILITY PLAN

- EXISTING EXIT SIGN
- NEW EXIT SIGN
- NEW EXIT DIRECTIONAL SIGNAGE
- HATCHED AREA DENOTES CLEAR PATH OF TRAVEL
- EXISTING PLUMBING FIXTURES TO REMAIN IN ACCORDANCE TO PLAN  
G.C. TO VERIFY FLOOR AND VERTICAL CLEARANCES ARE KEPT AND IN ACCORDANCE WITH 2012 TEXAS ACCESSIBILITY STANDARDS (2012 TAS)

ACCESSIBILITY LEGEND



FIRE CODE NOTES

- G.C. TO VERIFY THAT EXISTING FIRE SPRINKLER SYSTEM IS IN GOOD WORKING ORDER AND TO NOTIFY CLIENT IF THERE ARE ANY ISSUES
- G.C. TO VERIFY THAT EXISTING FIRE ALARM SYSTEM IS IN GOOD WORKING ORDER AND TO NOTIFY CLIENT IF THERE ARE ANY ISSUES
- PROVIDE GLASS TYPES AS SHOWN ON ELEVATIONS, DOOR/WINDOW LEGENDS, AND GLAZING SCHEDULE. PROVIDE #10 ABC GENERAL PURPOSE FIRE EXTINGUISHERS THROUGHOUT BUILDING. QUANTITIES AND LOCATIONS PER LOCAL JURISDICTION.
- PROVIDE CLASS K FIRE EXTINGUISHERS IN KITCHEN AREAS AS REQUIRED BY CODE. THIS SYMBOL (F.E.) REPRESENTS A PORTABLE FIRE EXTINGUISHER. MAXIMUM DISTANCE BETWEEN FIRE EXTINGUISHERS IS 75'-0". ARCED DASHED LINES INDICATE 75' RADIUS CENTER OF EXTINGUISHER.

OCCUPANCY SCHEDULE

GROUP A2	OCCUPANCY USE	FLOOR LEVEL	AREA	CALC METHOD	LOAD FACTOR	OCCUPANTS
ASSEMBLY	BOOTH SEATING	1	234 SF	NO. OF FIXED SEATS	1:SEAT	47
ASSEMBLY	DINING AREA	1	2,193 SF	NET	1:15	147
ASSEMBLY	STANDING/ QUEUING	1	0 SF	NET	--	--
ASSEMBLY	FUNCTION ROOMS	1	405 SF	NET	1:15	27
ASSEMBLY	RESTROOMS & HALLWAYS	1	2,183 SF	--	--	--
KITCHEN	KITCHEN AREAS	1	1,736 SF	GROSS	1:200	9
BAR SEATING	FIXED ASSEMBLY	1	108 SF	NO. OF FIXED SEATS	1:SEAT	17
BUSINESS	OFFICE AREAS	1	713 SF	GROSS	1:100	8
STORAGE	COOLER & STORAGE AREAS	1	928 SF	GROSS	1:300	4
N/A	PERIMETER WALLS	1	424 SF	--	--	--
GROUP A3	ASSEMBLY					
	GOLF HOLES (27)	1	4,131 SF	5-HOLE	--	135
TOTAL		--	13,055 SF	--	--	394

PATH OF EGRESS

	TRAVEL DISTANCE
A TO EXIT 2	128' - 8"
A TO EXIT 3	184' - 2"
B TO EXIT 2	179' - 9"
B TO EXIT 3	178' - 3"

COMMON PATH OF EGRESS

	TRAVEL DISTANCE
A TO CPT 1	68' - 11"
B TO CPT 2	64' - 5"

NOTE:  
18 OF 27 (67%) OF THE MINIATURE GOLF HOLES ON THIS PLAN HAVE BEEN LAID OUT IN ACCORDANCE TO THE REQUIREMENTS AND RECOMMENDATIONS FROM ACCESSIBILITY GUIDELINES FOR RECREATION FACILITIES, PUBLISHED BY THE UNITED STATES ACCESS BOARD.

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PROJ. NO.

FUN323

SEALS



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HOLEY MOLEY GOLF CLUB  
SHOPS AT RIVERCENTER  
849 E COMMERCE STREET SUITE 171, SAN ANTONIO, TX 78205  
TDLR TABS2024017039  
CLIENT / TENANT:



PROJECT STATUS:

Project Status

SHEET ISSUE:

NO. DATE DESCRIPTION

SET ISSUE DATE:

05/16/2024

CURRENT REVISION:

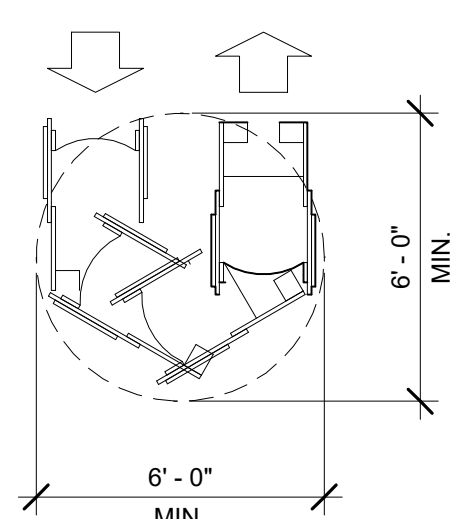
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LIFE SAFETY &  
ACCESSIBILITY  
PLAN

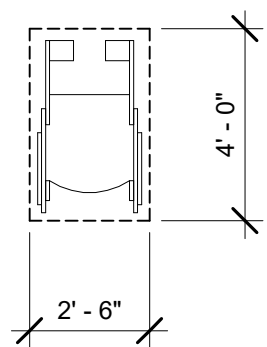
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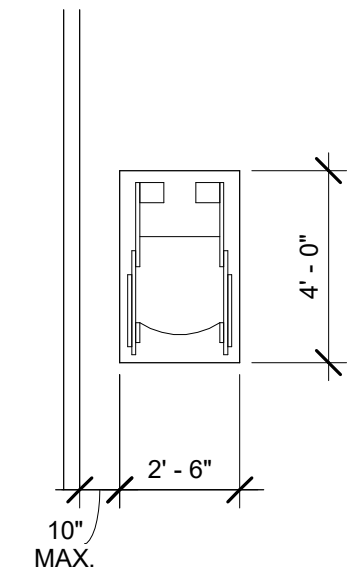




WHEELCHAIR  
TURNING DIAMETER

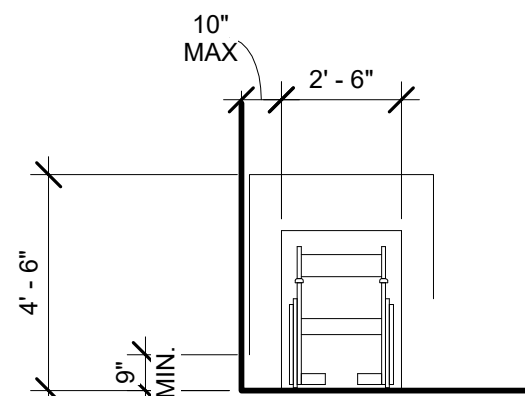


CLEAR FLOOR SPACE

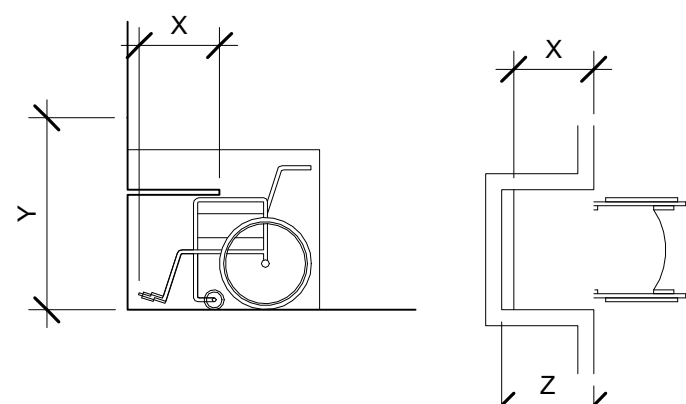


CLEAR FLOOR SPACE  
PARALLEL APPROACH

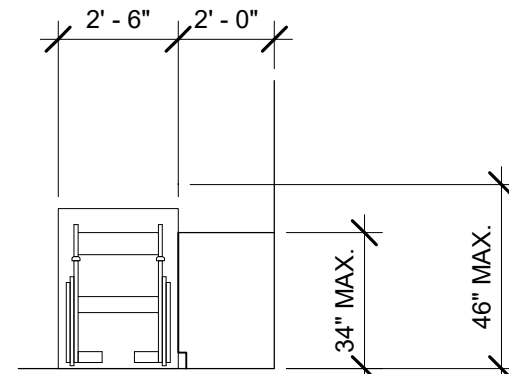
NOTE: X ≤ 25", Z ≥ 25"  
IF X ≤ 20", Y = 48" MAX.  
IF X = 20" - 25", Y = 44" MAX.



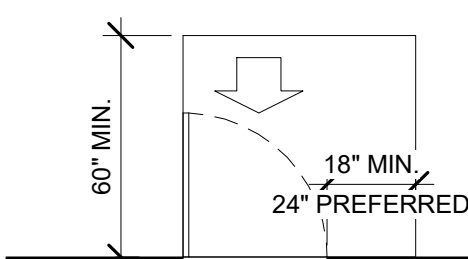
HIGH & LOW  
SIDE REACH LIMITS



MAX. FORWARD REACH  
OVER AN OBSTRUCTION

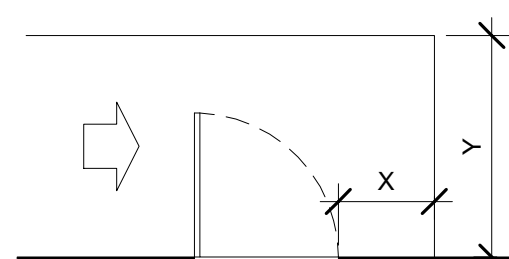


MAX. SIDE REACH  
OVER AN OBSTRUCTION



FRONT APPROACH

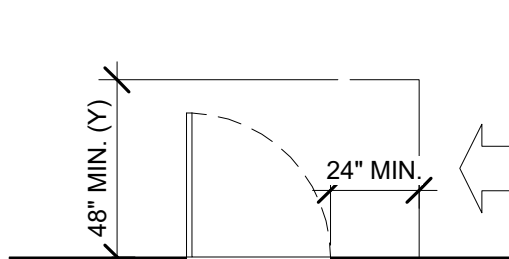
SWINGING DOOR  
PULL SIDE



HINGE SIDE APPROACH

SWINGING DOOR  
PULL SIDE

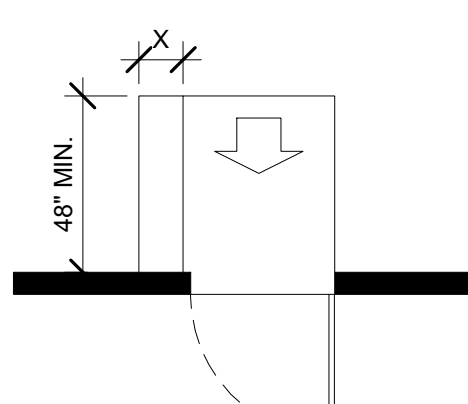
NOTE: X = 36" MIN. IF Y = 60";  
X = 42" MIN. IF Y = 54" MIN.



LATCH SIDE APPROACH

SWINGING DOOR  
PULL SIDE

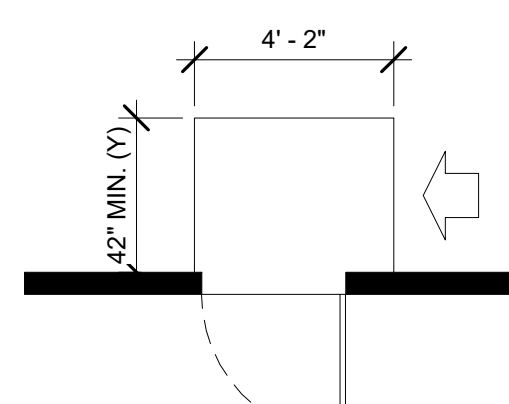
NOTE: Y = 54" MIN. IF DOOR HAS A CLOSER



FRONT APPROACH

SWINGING DOOR  
PUSH SIDE

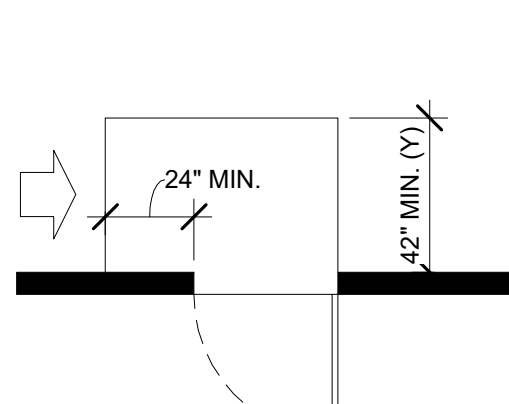
NOTE: X = 12" MIN. IF DOOR HAS  
BOTH A LATCH AND A CLOSER



HINGE SIDE APPROACH

SWINGING DOOR  
PUSH SIDE

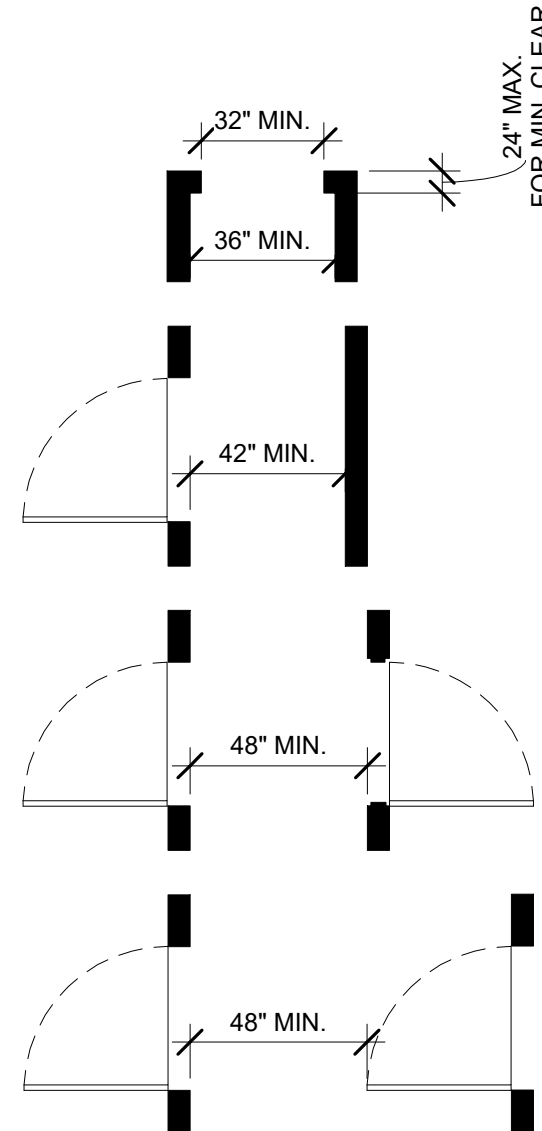
NOTE: Y = 48" MIN. IF DOOR HAS  
BOTH A LATCH AND A CLOSER



LATCH SIDE APPROACH

SWINGING DOOR  
PUSH SIDE

NOTE: Y = 48" MIN. IF DOOR HAS  
A CLOSER

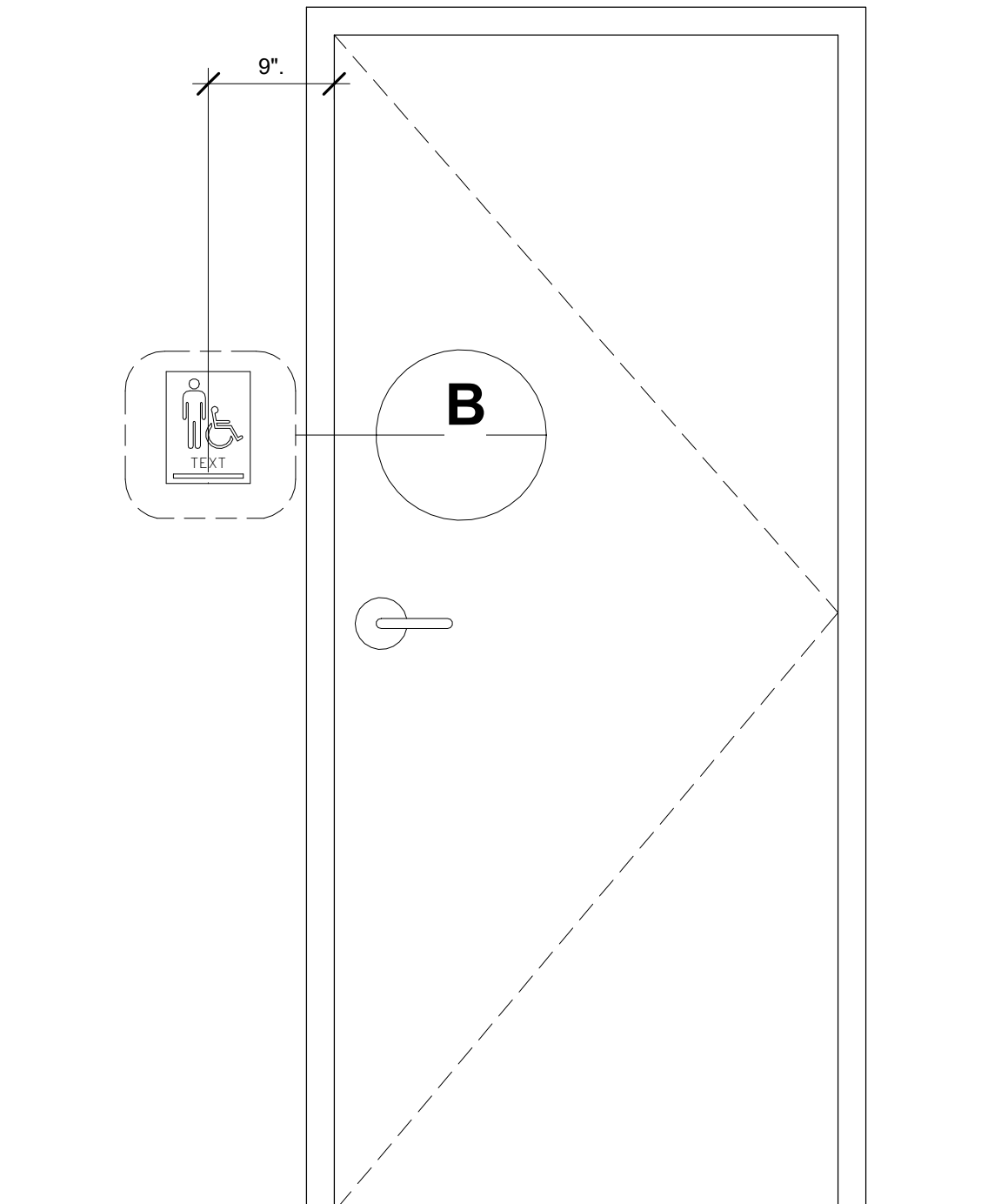


32" MIN.  
36" MIN.  
42" MIN.  
48" MIN.  
48" MIN.

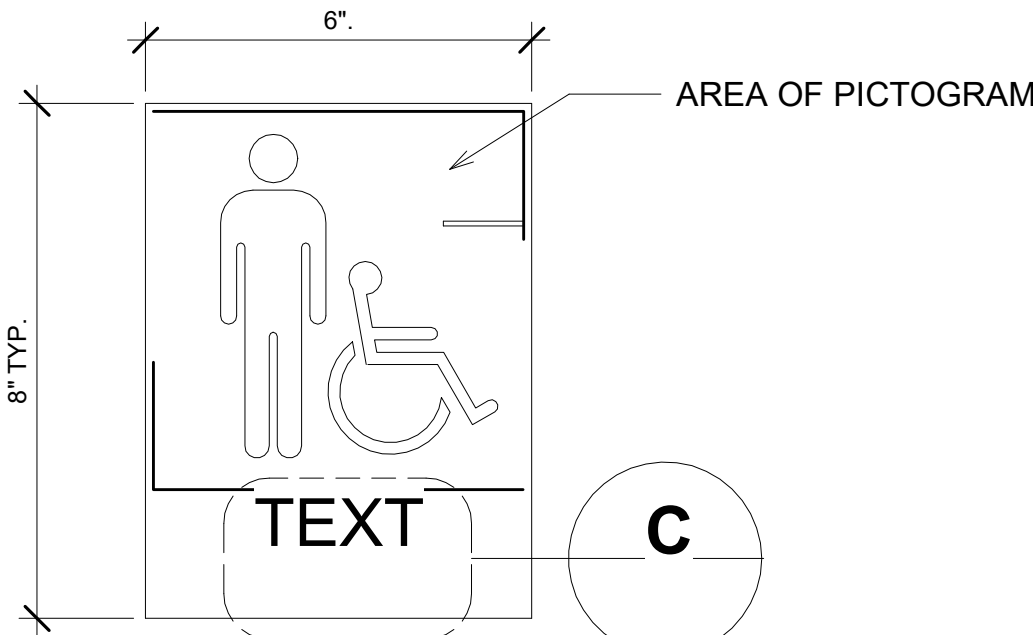
32" MAX.  
FOR MIN. CLEAR

NOTE:

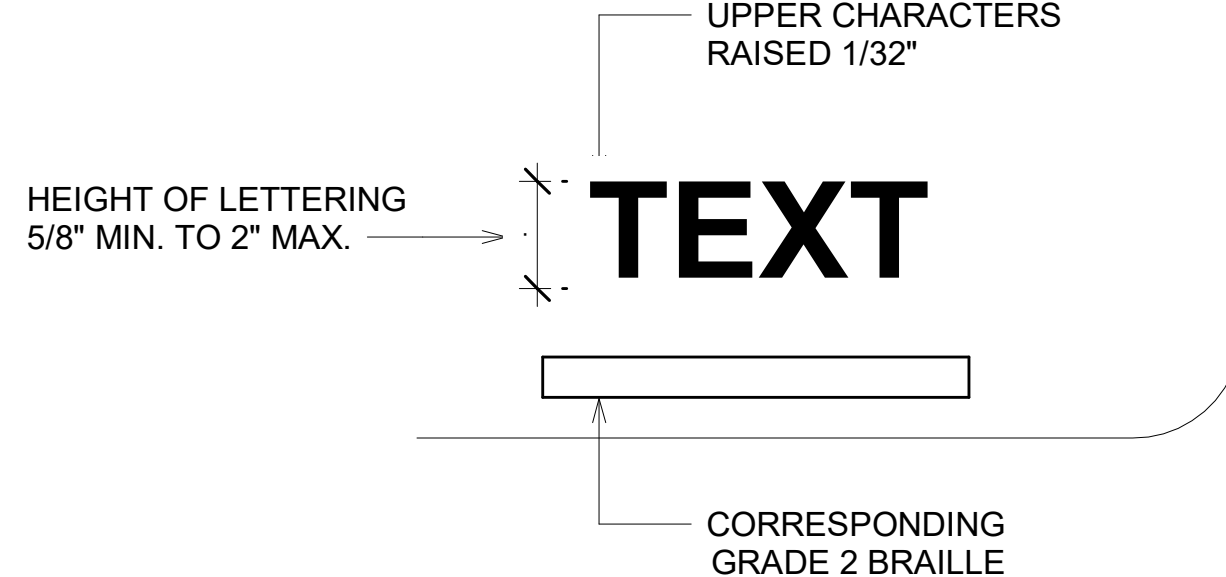
1. ACCESSIBILITY SIGNAGE: PROVIDE ACRYLIC REVERSE SILK SCREENED SIGNS WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY, RAISED LETTERS, AND BRAILLE, AT ACCESSIBLE TOILET FACILITIES; ONE EACH SEX OR ONE UNISEX.
2. REFER TO ACCESSIBLE SIGNAGE TABLE (ON SHEET )



A ELEVATION VIEW



B RESTROOM PLAQUE



C SIGN VIEW

2 TEXAS ACCESSIBLE ROUTES

1/4" = 1'-0"

1 TEXAS DOOR CLEARENCES

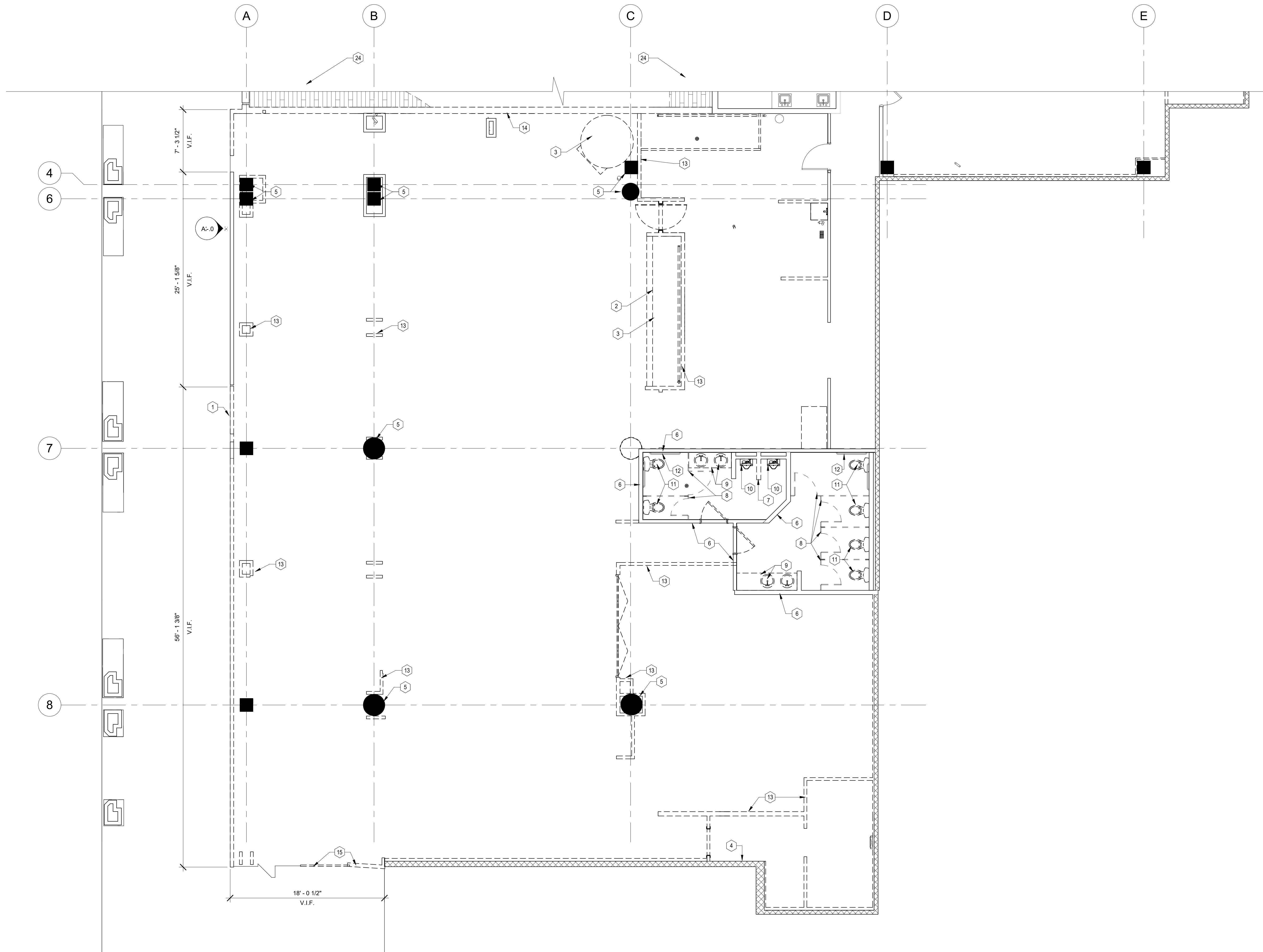
1/4" = 1'-0"

3 TEXAS TAS ACCESSIBLE RR SIGNAGE

1/4" = 1'-0"



1 DEMOLITION PLAN - SOUTH ZONE  
3/16" = 1'-0"

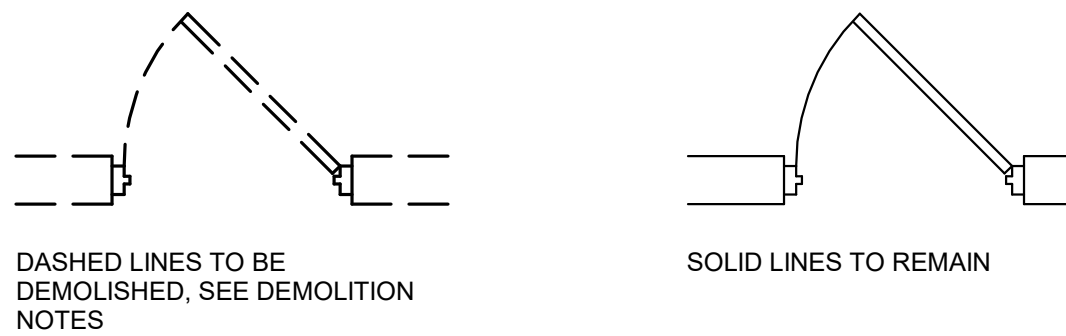


- KEYNOTES - DEMOLITION PLAN SOUTH**
- 1 REMOVE EXISTING BARRICADE AND PREPARE FOR NEW EXTERIOR FACADE
  - 2 EXISTING PORTION OF FLOORING TO BE REMOVED AND DISPOSED OFF SITE. PATCH AND REPAIR OR REPLACE SUB-FLOOR AS REQUIRED TO PROVIDE A READY SURFACE FOR NEW FLOORING
  - 3 EXISTING EQUIPMENT, CASEWORK, ETC. IN ITS ENTIRETY TO BE REMOVED AND DISPOSED OFF SITE. GC TO PATCH, REPAIR AND PREP WALLS AS REQUIRED TO PROVIDE A SMOOTH, PAINT READY SURFACE
  - 4 EXISTING WALLS TO REMAIN. GC TO PATCH, REPAIR AND PREP AS REQUIRED TO PROVIDE A SMOOTH, PAINT READY SURFACE
  - 5 EXISTING COLUMN TO REMAIN
  - 6 REMOVE ALL EXISTING FINISHES DOWN TO STUD. G.C. TO VERIFY ALL STUDS ARE ADEQUATE TO RECEIVE NEW FINISHES.
  - 7 REMOVE WALL
  - 8 REMOVE RESTROOM STALL
  - 9 REMOVE LAVATORY AND COUNTER
  - 10 REMOVE URINAL
  - 11 REMOVE TOILET - KEEP PLUMBING IN ORIGINAL LOCATION
  - 12 REMOVE ACCESSIBLE RESTROOM ACCESSORIES
  - 13 EXISTING PARTITION TO BE REMOVED. G.C. TO PATCH AND REPAIR FLOOR WHERE TRACK WAS CONNECTED.
  - 14 REMOVE EXISTING DEMISING WALL IN ITS ENTIRETY.
  - 15 REMOVE PORTION OF EXISTING EXTERIOR WALL/STOREFRONT/PILASTERS/DECORATIVE FEATURES AS INDICATED IN DASHED LINES. REFER TO NEW WORK ON SHEET A1.1

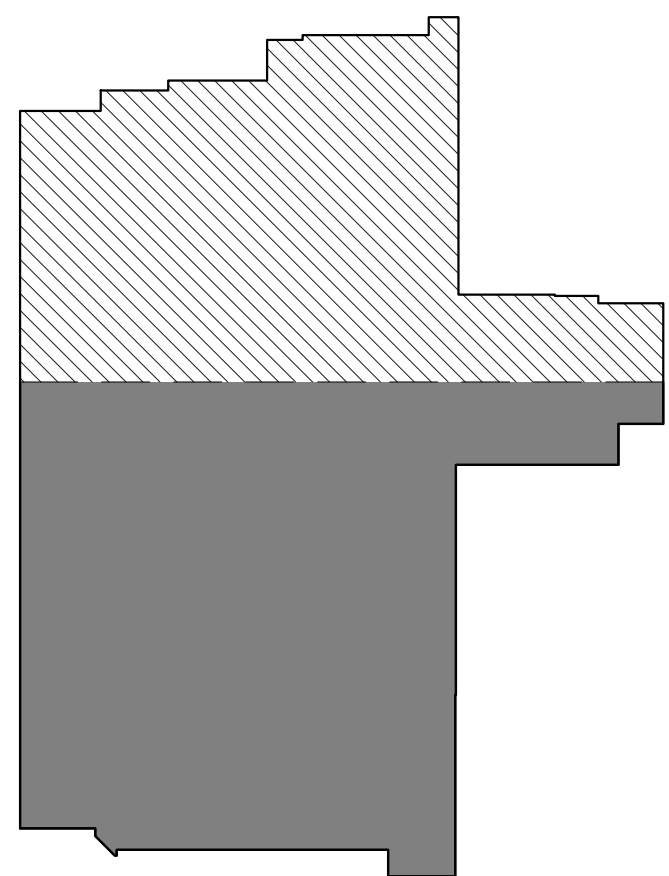
**GENERAL NOTES: DEMOLITION PLAN**

THE FOLLOWING APPLIES TO THE **HOLEY MOLEY, SAN ANTONIO** SCOPE OF WORK AREA AND NOT INTENDED TO BE A COMPLETE LISTING OF REQUIREMENTS. THIS LIMITED LISTING DOES NOT RELIEVE THE GENERAL CONTRACTOR (G.C.) OR ANY SUB-CONTRACTOR(S) OF ANY SAFETY RESPONSIBILITIES OR DEMOLITION TASKS REQUIRED DURING ANY PHASE OF THE PROJECT.

- A. THE GENERAL CONTRACTOR SHALL FIELD VERIFY THE ACTUAL CONDITIONS OF THE PREMISES PRIOR TO ANY WORK AND REPORT ANY PLAN DISCREPANCIES TO THE OWNER IN WRITING AND IN A TIMELY MANNER PRIOR TO ANY WORK.
- B. ADEQUATELY SHORE AND BRACE ANY STRUCTURES AFFECTED BY THE REQUIRED NEW SCOPE OF WORK PRIOR TO ANY REMOVALS OR RELATED WORK.
- C. PROTECT THE SCOPE OF WORK OCCUPANTS AND AREAS SURROUNDING THE SCOPE OF WORK FROM ANY DAMAGE, DUST AND DEBRIS AND HARM DURING ALL PHASES OF WORK.
- D. PRESERVE ALL ESSENTIAL OPERATIONAL FUNCTIONS TO THE BUILDING. PRESERVE ALL ADA ACCESSIBILITY ASPECTS, CLEARANCES, SIGNS, PLACARDS OF THE PREMISES, DURING ALL PHASES OF WORK. COORDINATE ANY NEW WORK DIRECTLY WITH JLL DESIGN SOLUTIONS AND THE LANDLORD AS REQUIRED.
- E. THE G.C. SHALL GENERALLY CLEAN THE SCOPE OF WORK AREA, PATCH, REPAIR AND GENERALLY CLEAN AND REPAIR ALL INTERIOR AREAS, DOORS AND STOREFRONT SYSTEMS, DRAINS, LINES, FIXTURES, EQUIPMENT AS NEEDED. PREPARE THEM FOR NEW WORK AS SPECIFIED. REFER TO THE CONSTRUCTION DOCUMENTS PLAN SET FOR NEW LAYOUT AND MORE INFORMATION.
- F. IT IS THE G.C.'S RESPONSIBILITY TO PROVIDE AND COORDINATE ADEQUATE UTILITIES TO THE NEW WORK ITEMS AND AREAS. PRESERVE AND REUSE EXISTING UTILITIES WHERE POSSIBLE. CAP ANY ABANDONED LINES, DRAINS OR CIRCUITS WHERE REQUIRED. FIELD VERIFY THE EXACT CONDITIONS PRIOR TO NEW WORK. REFER TO THE NEW MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERING DRAWINGS (AS APPLICABLE) FOR MORE INFORMATION.
- G. REPLACE/REPAIR ALL AFFECTED FINISHES AS REQUIRED WITH MATCHING OR NEW AS SPECIFIED AFTER REMOVALS. PREP THE SURFACES AND PROVIDE LEVEL, FLUSH TRANSITIONS, TYP.
- H. REFER TO THE ROOF PLAN AND TO THE ENGINEERING DRAWINGS FOR ANY ROOFTOP EQUIPMENT WORK AS APPLICABLE. G.C. PROVIDES REPAIRS, FINISHES, CURBS, FLASHING AND SEALANTS TO ENSURE A WATER-TIGHT ROOF THAT DRAINS WATER PROPERLY. THIS INCLUDES ANY REQUIRED WORK AT EXISTING PARAPET AND SCREEN WALLS. FIELD VERIFY EXACT CONDITIONS.
- I. RELOCATE ANY EXISTING POWER/DATA LINE (POLES, CONDUITS, ETC.) SAFELY AND ENSURE ADEQUATE & PROPER FUNCTION TO NEW EQUIPMENT.
- J. WHERE REQUIRED, THE CONTRACTED QUALIFIED ELECTRICIAN SHALL DISCONNECT AND REMOVE EXISTING ELECTRICAL EQUIPMENT. EXTERIOR BUILDING TRANSFORMERS, INTERIOR TRANSFORMERS SHALL REMAIN UNLESS NOTED OTHERWISE. THE GC AND ELECTRICIAN SHALL DETERMINE BY FIELD VERIFICATION IF ELECTRICAL GEAR, PANELS, DISCONNECT SWITCHES, CONDUIT, WIRING, LIGHT FIXTURES, SWITCHES, RECEPTACLES, POWER AND CONTROL WIRING FOR HVAC EQUIPMENT, (ETC.) ASSOCIATED WITH THE SPECIFIC REMODELED AREAS SHALL BE REPAIRED OR REPLACED. CODE APPROVED TEMPORARY WIRING MAY BE REQUIRED AT VARIOUS TIMES AND LOCATIONS. THE CONTRACTOR (AND OR ELECTRICIAN) IS TO COORDINATE ANY/ALL ELECTRICAL SHUTDOWNS WITH FUNLAB AND THE LANDLORD PRIOR TO WORK.
- K. WHERE REQUIRED, THE CONTRACTOR (QUALIFIED FIRE SPRINKLER CONTRACTOR) SHALL REMOVE SPRINKLER HEADS AND BRANCH LINES. GENERALLY, THE EXISTING BUILDING SPRINKLER AND ALARM SYSTEM SHALL REMAIN. ANY EXISTING INTERIOR MAIN RUNS THAT DO NOT LIMIT THE INTENDED DESIGN OF THE REMODEL MAY ALSO REMAIN OR MAY BE REWORKED AFTER THE WRITTEN APPROVAL OF FUNLAB. ALL FIRE SPRINKLER AND FIRE SAFETY SYSTEMS DESIGNS AND MODIFICATIONS SHALL BE BY SEPARATE APPLICATION AND PERMIT. THE LOCAL JURISDICTION'S FIRE MARSHAL SHALL MAKE ALL FINAL DETERMINATIONS.



**KEY PLAN**



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**HOLEY MOLEY GOLF CLUB**  
**SHOPS AT RIVERCENTER**  
849 E COMMERCE STREET SUITE 171, SAN ANTONIO, TX 78205  
TDLR TABS2024017039  
CLIENT / TENANT:  
FUNLAB • 90-04 NICHOLSON STREET • ABBOTSFORD VIC 3067

**FUNLAB**

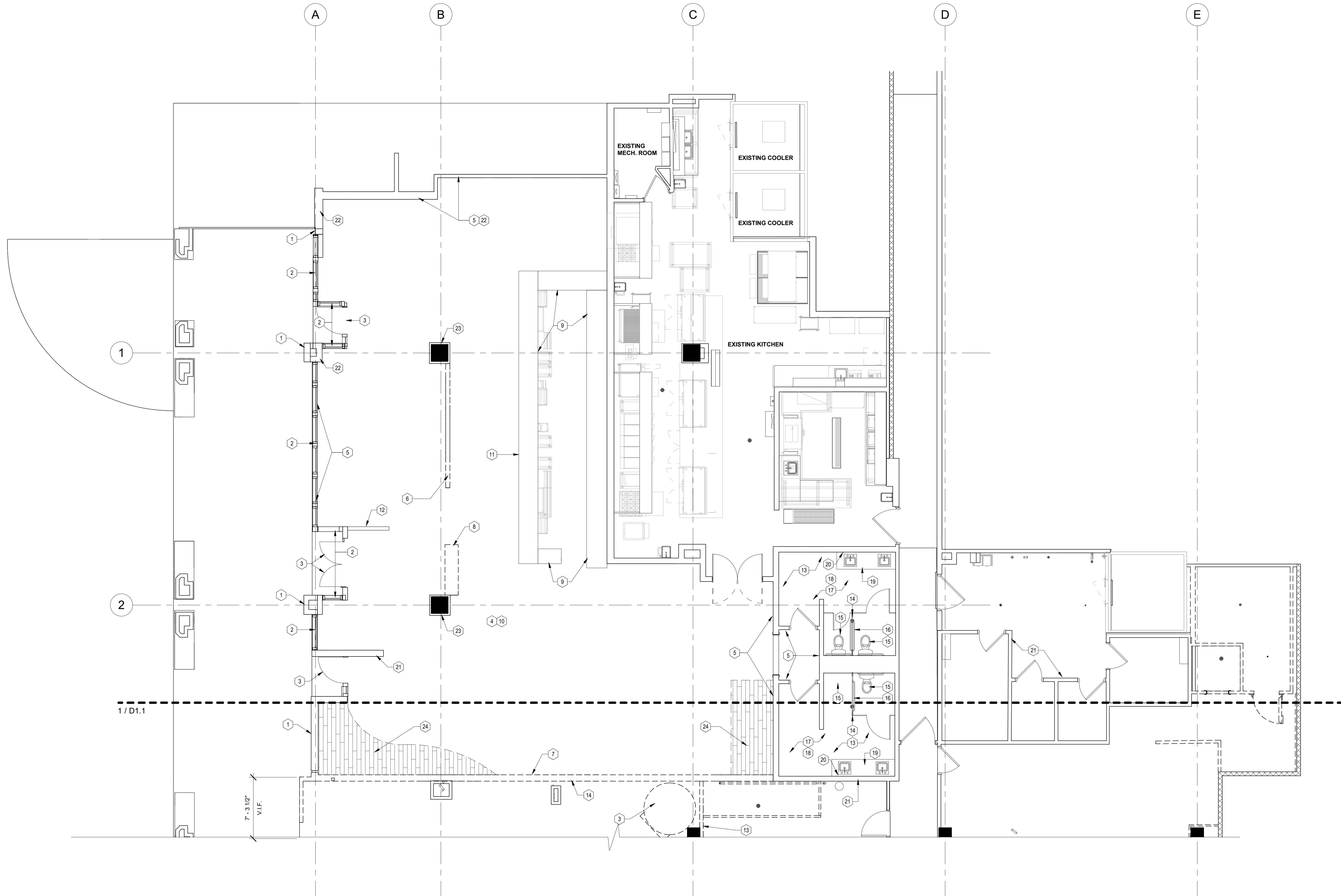
PROJECT STATUS: Project Status		
SHEET ISSUE:		
NO.	DATE	DESCRIPTION
SET ISSUE DATE: 05/16/2024		
CURRENT REVISION:		

SHEET TITLE:  
**DEMOLITION  
PLAN - SOUTH  
ZONE**

SHEET NO.  
**D1.1**

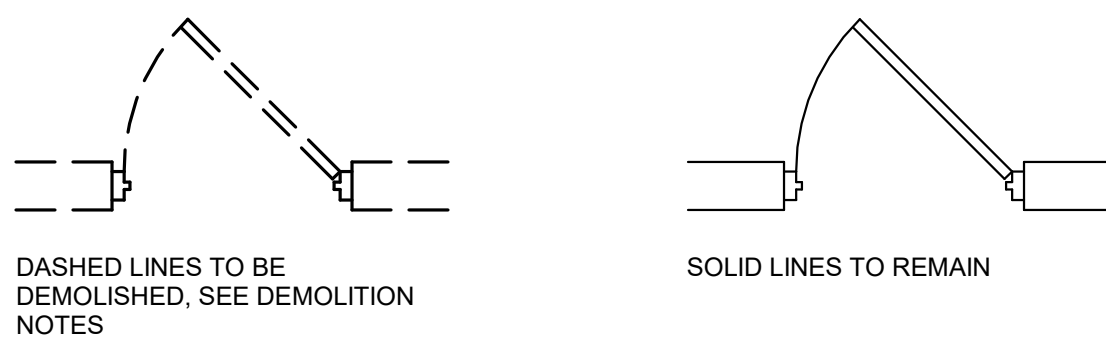


1 DEMOLITION PLAN - NORTH ZONE  
3/16" = 1'-0"



- KEYNOTES - DEMOLITION PLAN NORTH**
- EXISTING FAÇADE TO BE PATCHED/REPAIRED AND PREPPED FOR NEW FINISH.
  - EXISTING STOREFRONT SYSTEM TO BE CLEANED AND REPAIRED AS NEEDED.
  - EXISTING STOREFRONT ENTRY DOORS TO BE CLEANED AND REPAIRED AS NEEDED.
  - EXISTING WOOD PORCELAIN FLOOR TO REMAIN. G.C. TO CLEAN, PATCH AND REPAIR AS REQUIRED.
  - REMOVE EXISTING WAINSCOT, WALL LAMINATED FINISHES, AND ANY WALL-HUNG FIXTURES FROM ALL WALLS AND COLUMNS. PREPARE EXISTING SURFACES FOR INSTALLATION OF NEW FINISHES AS INDICATED IN THESE PLANS.
  - REMOVE EXISTING PONY WALL ASSEMBLY.
  - REMOVE EXISTING DEMISING WALL IN ITS ENTIRETY.
  - REMOVE EXISTING FIXTURE.
  - EXISTING BAR AND EQUIPMENT TO REMAIN
  - REMOVE ALL EXISTING FURNITURE WITHIN THE ENTIRE SPACE.
  - REMOVE CLADDING ON FRONT FACE OF BAR. G.C. TO PREP FRONT FACE TO RECEIVE NEW FINISHES. FRONT AND BACK BAR COUNTER TOP TO REMAIN
  - G.C. TO PREP PONY WALL FOR NEW FINISHES
  - EXISTING FLOORING TO REMAIN
  - EXISTING PARTITIONS TO REMAIN
  - EXISTING TOLIETS / URINALS TO REMAIN
  - EXISTING ACCESSIBLE ACCESSORIES TO REMAIN - G.C. TO VERIFY EXISTING ACCESSORIES ARE IN COMPLIANCE WITH TABS. IF NOT G.C. TO RELOCATE ITEMS TO BE IN COMPLIANCE.
  - EXISTING RESTROOM ACCESSORIES TO REMAIN (I.E. HAND DRYER, SOAP DISPENSER, BABY CHANGING TABLES, ETC.)
  - DEMO EXISTING TILE WAINSCOT. G.C. TO PREP WALLS FOR NEW FRP FAUX TILE MATERIAL
  - REMOVE VANITY AND SINKS
  - REMOVE EXISTING MIRRORS
  - EXISTING WALLS TO REMAIN. G.C. TO PATCH, REPAIR AND PREP AS REQUIRED TO PROVIDE A SMOOTH, PAINT READY SURFACE
  - EXISTING DEMISING WALL TO REMAIN. G.C. TO PATCH AND REPAIR AS REQUIRED
  - EXISTING COLUMN TO REMAIN. EXISTING FINISHES TO BE REMOVED. G.C. TO PREP COLUMN TO RECEIVE NEW FINISHES.
  - PORTION OF EXISTING FLOOR FINISH TO BE REMOVED.

- GENERAL NOTES: DEMOLITION PLAN**
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PROJ. NO. FUN323

SEALS

**REGISTERED ARCHITECT**  
RUSSELL M. BARNETT  
23355  
STATE OF TEXAS  
05/17/2024

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**HOLEY MOLEY GOLF CLUB**

**SHOPS AT RIVERCENTER**

**849 E COMMERCE STREET SUITE 171, SAN ANTONIO, TX 78205**

TDLR TABS2024017339

CLIENT / TENANT:  
FUNLAB • 90-04 NICHOLSON STREET • ABBOTSFORD VIC 3067

PROJECT STATUS:  
Project Status

SHEET ISSUE:  
NO. DATE DESCRIPTION

SET ISSUE DATE: 05/16/2024 CURRENT REVISION:

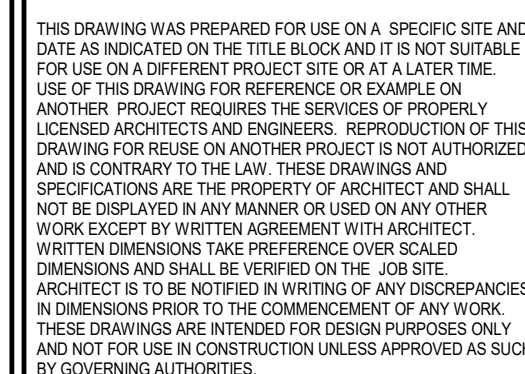
SHEET TITLE:  
**DEMOLITION PLAN - NORTH ZONE**

SHEET NO.  
**D1.2**



1 AREA TO BE CORED FOR GOLF HOLE. G.C. TO SCOPE 2' RADIUS FROM CENTER OF GOLF HOLE TO VERIFY NO STRUCTURAL, ELECTRICAL PLUMBING OR MECHANICAL INTERFERENCE OR ISSUES

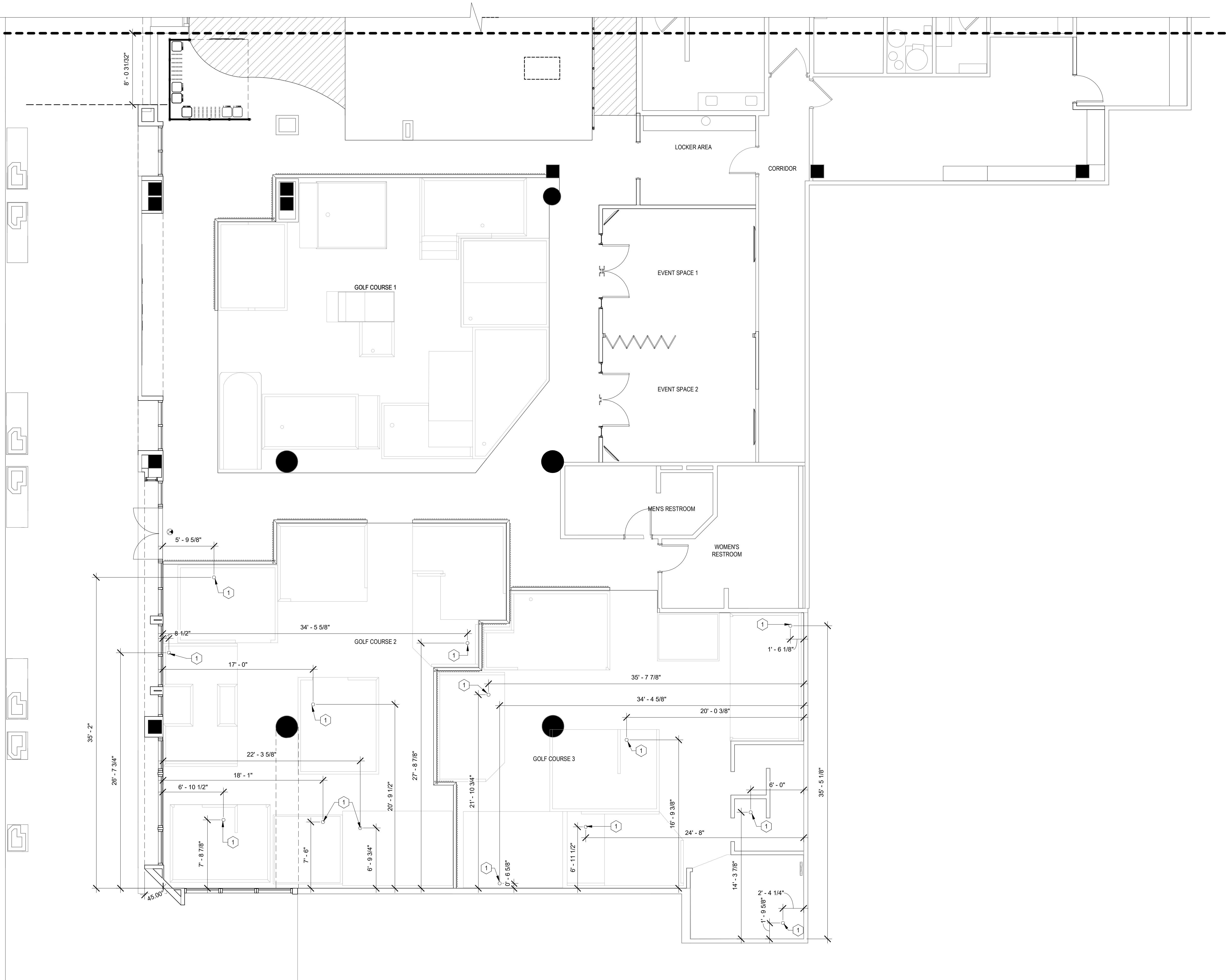
FUN32



CLIENT / CLIENTE: **TEJUNIA AB • 90-94 NICHOLSON STREET • ABBOTSFORD VIC 3067**



## D1.3

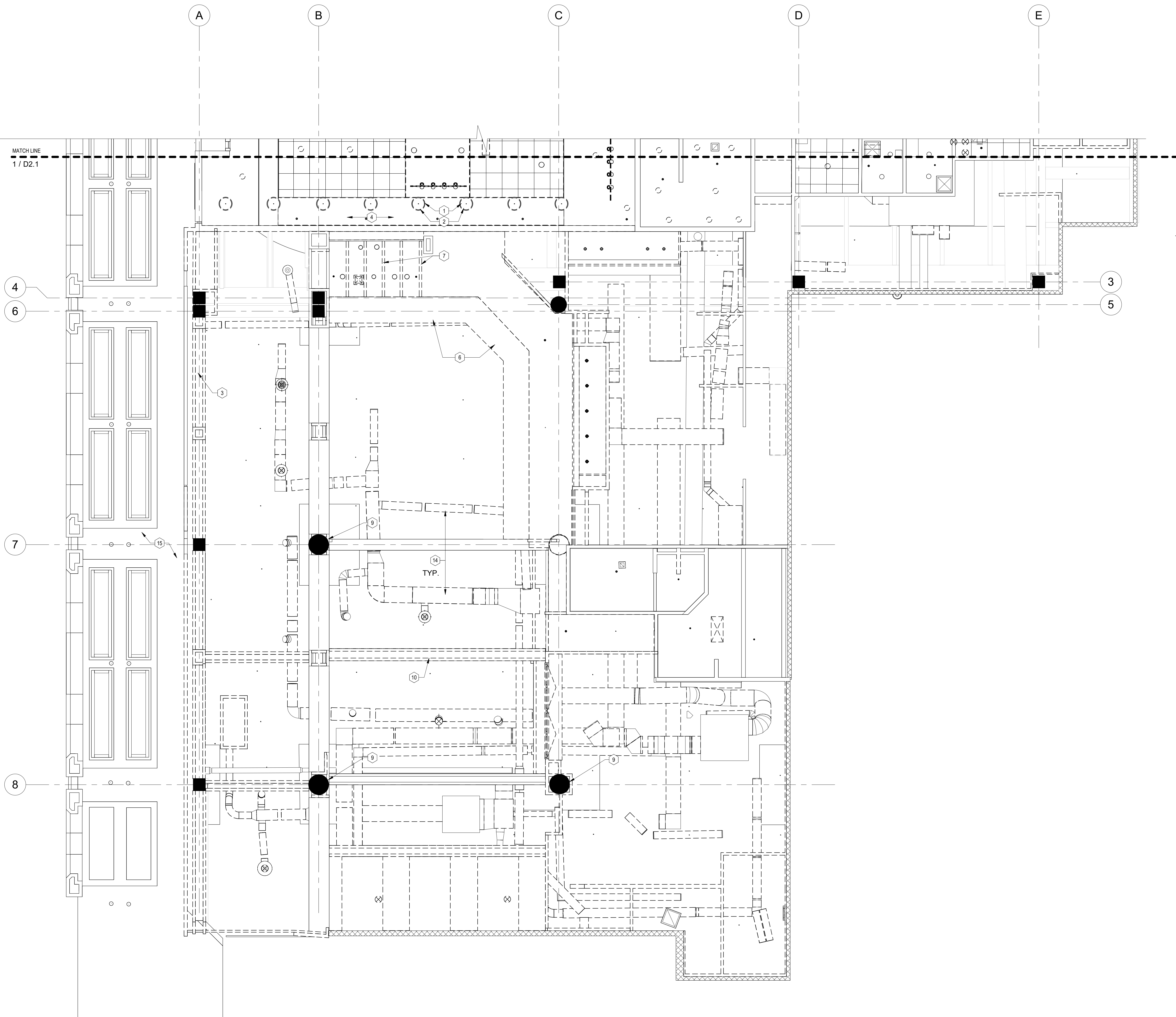

$$\frac{3}{16}'' = 1'-0''$$

5/17/2024 11:44:47 AM

PRINTED ON: 02/27/24



1 DEMOLITION REFLECTED CEILING PLAN - SOUTH ZONE  
3/16" = 1'-0"



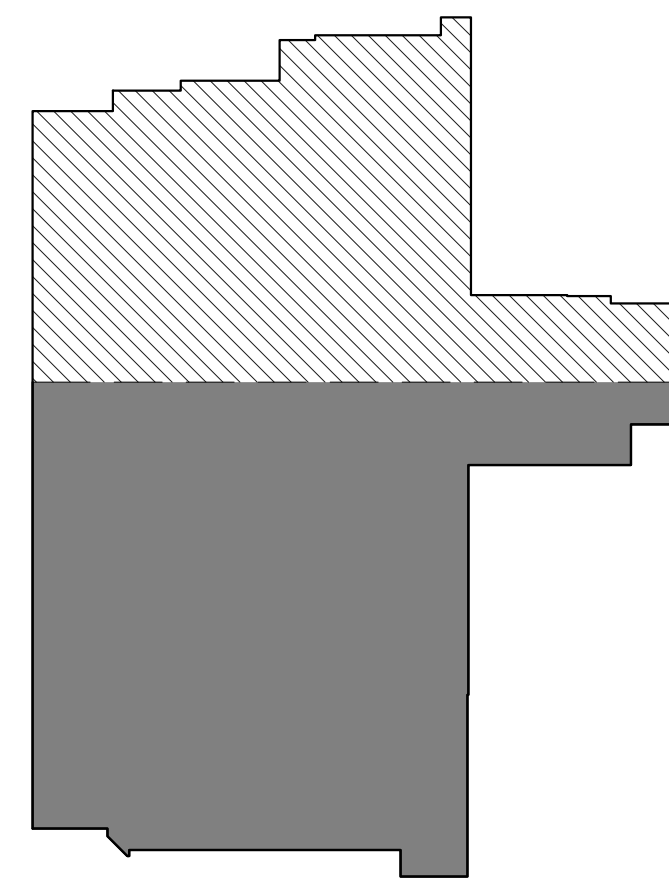
# KEYNOTES - DEMOLITION REFLECTED CEILING PLAN

- EXISTING CEILING HUNG MILL WORK TO BE REMOVED AND DISPOSED OFF SITE
- EXISTING CEILING TRACK LIGHTING AND PENDANTS TO BE REMOVED AND DISPOSED OFF SITE, TYP.
- EXISTING ENTRY SOFFIT TO BE REMOVED AND DISPOSED OFF SITE
- EXISTING CEILING TO BE REMOVED AND DISPOSED OFF SITE, SPRINKLER SYSTEM TO REMAIN
- EXISTING SPRINKLER THROUGHOUT SYSTEM TO REMAIN
- EXISTING CEILING, ASSOCIATED LIGHTING, EQUIPMENT AND ELECTRICAL WIRING TO BE REMOVED AND DISPOSED OFF SITE
- EXISTING DECORATIVE HANGING BEAM STRUCTURE TO BE REMOVED AND DISPOSED OFF SITE
- EXISTING COLUMN TO REMAIN
- FRAMING FOR FAUX BEAMS TO REMAIN (TYP. IN THIS SPACE)
- EXISTING CEILING, SHOWN HATCHED, TO BE REMOVE IN IT'S ENTIRETY.
- EXISTING DOWNLIGHTS TO BE REMOVED, TYP.
- EXISTING CEILING, ASSOCIATED LIGHTING AND EQUIPMENT TO REMAIN. GC TO PATCH, REPAIR AND PREP AS REQUIRED TO PROVIDE A SMOOTH, PAINT READY SURFACE
- EXISTING MECH. EQUIPMENT TO BE REMOVED. REFER TO MECHANICAL SHEETS FOR NEW INFORMATION.
- EXISTING EXTERIOR CEILING TO REMAIN

GENERAL NOTES: DEMOLITION PLAN

- THE FOLLOWING APPLIES TO THE **HOLEY MOLEY, SAN ANTONIO** SCOPE OF WORK AREA AND NOT INTENDED TO BE A COMPLETE LISTING OF REQUIREMENTS. THIS LIMITED LISTING DOES NOT RELIEVE THE GENERAL CONTRACTOR (G.C.) OR ANY SUB-CONTRACTOR(S) OF ANY SAFETY RESPONSIBILITIES OR DEMOLITION TASKS REQUIRED DURING ANY PHASE OF THE PROJECT.
- THE GENERAL CONTRACTOR SHALL FIELD VERIFY THE ACTUAL CONDITIONS OF THE PREMISES PRIOR TO ANY WORK AND REPORT ANY PLAN DISCREPANCIES TO THE OWNER IN WRITING AND IN A TIMELY MANNER PRIOR TO ANY WORK.
  - ADEQUATELY SHORE AND BRACE ANY STRUCTURES AFFECTED BY THE REQUIRED NEW SCOPE OF WORK PRIOR TO ANY REMOVALS OR RELATED WORK.
  - PROTECT THE SCOPE OF WORK OCCUPANTS AND AREAS SURROUNDING THE SCOPE OF WORK FROM ANY DAMAGE, DUST AND DEBRIS AND HARM DURING ALL PHASES OF WORK.
  - PRESERVE ALL ESSENTIAL OPERATIONAL FUNCTIONS TO THE BUILDING. PRESERVE ALL ADA ACCESSIBILITY ASPECTS, CLEARANCES, SIGNS, PLACARDS OF THE PREMISES. DURING ALL PHASES OF WORK COORDINATE ANY NEW WORK DIRECTLY WITH JLL DESIGN SOLUTIONS AND THE LANDLORD AS REQUIRED.
  - THE G.C. SHALL GENERALLY CLEAN THE SCOPE OF WORK AREA, PATCH, REPAIR AND GENERALLY CLEAN AND REPAIR ALL INTERIOR AREAS, DOORS AND STOREFRONT SYSTEMS, DRAINS, LINES, FIXTURES, EQUIPMENT AS NEEDED. PREPARE THEM FOR NEW WORK AS SPECIFIED. REFER TO THE CONSTRUCTION DOCUMENTS PLAN SET FOR NEW LAYOUT AND MORE INFORMATION.
  - IT IS THE G.C.'S RESPONSIBILITY TO PROVIDE AND COORDINATE ADEQUATE UTILITIES TO THE NEW WORK ITEMS AND AREAS. PRESERVE AND RE-USE EXISTING UTILITIES WHERE POSSIBLE. CAP ANY ABANDONED LINES, DRAINS OR CIRCUITS WHERE REQUIRED. FIELD VERIFY THE EXACT CONDITIONS PRIOR TO NEW WORK. REFER TO THE NEW MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERING DRAWINGS (AS APPLICABLE) FOR MORE INFORMATION.
  - REPLACE/REPAIR ALL AFFECTED FINISHES AS REQUIRED WITH MATCHING OR NEW AS SPECIFIED AFTER REMOVALS. PREP THE SURFACES AND PROVIDE LEVEL, FLUSH TRANSITIONS, TYP.
  - REFER TO THE ROOF PLAN AND TO THE ENGINEERING DRAWINGS FOR ANY ROOFTOP EQUIPMENT WORK AS APPLICABLE. G.C. PROVIDES REPAIRS, FINISHES, CURBS, FLASHING AND SEALANTS TO ENSURE A WATER-TIGHT ROOF THAT DRAINS WATER PROPERLY. THIS INCLUDES ANY REQUIRED WORK AT EXISTING PARAPET AND SCREEN WALLS. FIELD VERIFY EXACT CONDITIONS.
  - RELOCATE ANY EXISTING POWER/DATA LINE (POLES, CONDUITS, ETC.) SAFELY AND ENSURE ADEQUATE & PROPER FUNCTION TO NEW EQUIPMENT.
  - WHERE REQUIRED, THE CONTRACTED QUALIFIED ELECTRICIAN SHALL DISCONNECT AND REMOVE EXISTING ELECTRICAL EQUIPMENT. EXTERIOR BUILDING TRANSFORMERS, INTERIOR TRANSFORMERS SHALL REMAIN UNLESS NOTED OTHERWISE. THE GC AND ELECTRICIAN SHALL DETERMINE BY FIELD VERIFICATION IF ELECTRICAL GEAR, PANELS, DISCONNECT SWITCHES, CONDUIT, WIRING, LIGHT FIXTURES, SWITCHES, RECEPTACLES, POWER AND CONTROL WIRING FOR HVAC EQUIPMENT, (ETC.) ASSOCIATED WITH THE SPECIFIC REMODELED AREAS SHALL BE REPAIRED OR REPLACED. CODE APPROVED TEMPORARY WIRING MAY BE REQUIRED AT VARIOUS TIMES AND LOCATIONS. THE CONTRACTOR (AND OR ELECTRICIAN) IS TO COORDINATE ANY/ALL ELECTRICAL SHUTDOWNS WITH FUNLAB AND THE LANDLORD PRIOR TO WORK.
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KEY PLAN



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PROJ. NO.

FUN323

SEALS



THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AND DATE AS INDICATED ON THE TITLE BLOCK AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF A PROFESSIONAL ARCHITECT OR ENGINEER. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED. ANY REUSE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF JLL ARCHITECTURE, LLC IS PROHIBITED. SPECIFICATIONS ARE THE PROPERTY OF ARCHITECT AND SHALL NOT BE COPIED OR IN ANY MANNER USED IN ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH ARCHITECT. ARCHITECT IS TO BE NOTIFIED IN WRITING OF ANY DISCREPANCIES IN DIMENSIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR USE IN CONSTRUCTION UNLESS APPROVED AS SUCH BY COORDINATING ACTIVITIES.

**HOLEY MOLEY GOLF CLUB**  
SHOPS AT RIVERCENTER  
849 E COMMERCE STREET SUITE 171, SAN ANTONIO, TX 78205  
TDLR TABS2024017339  
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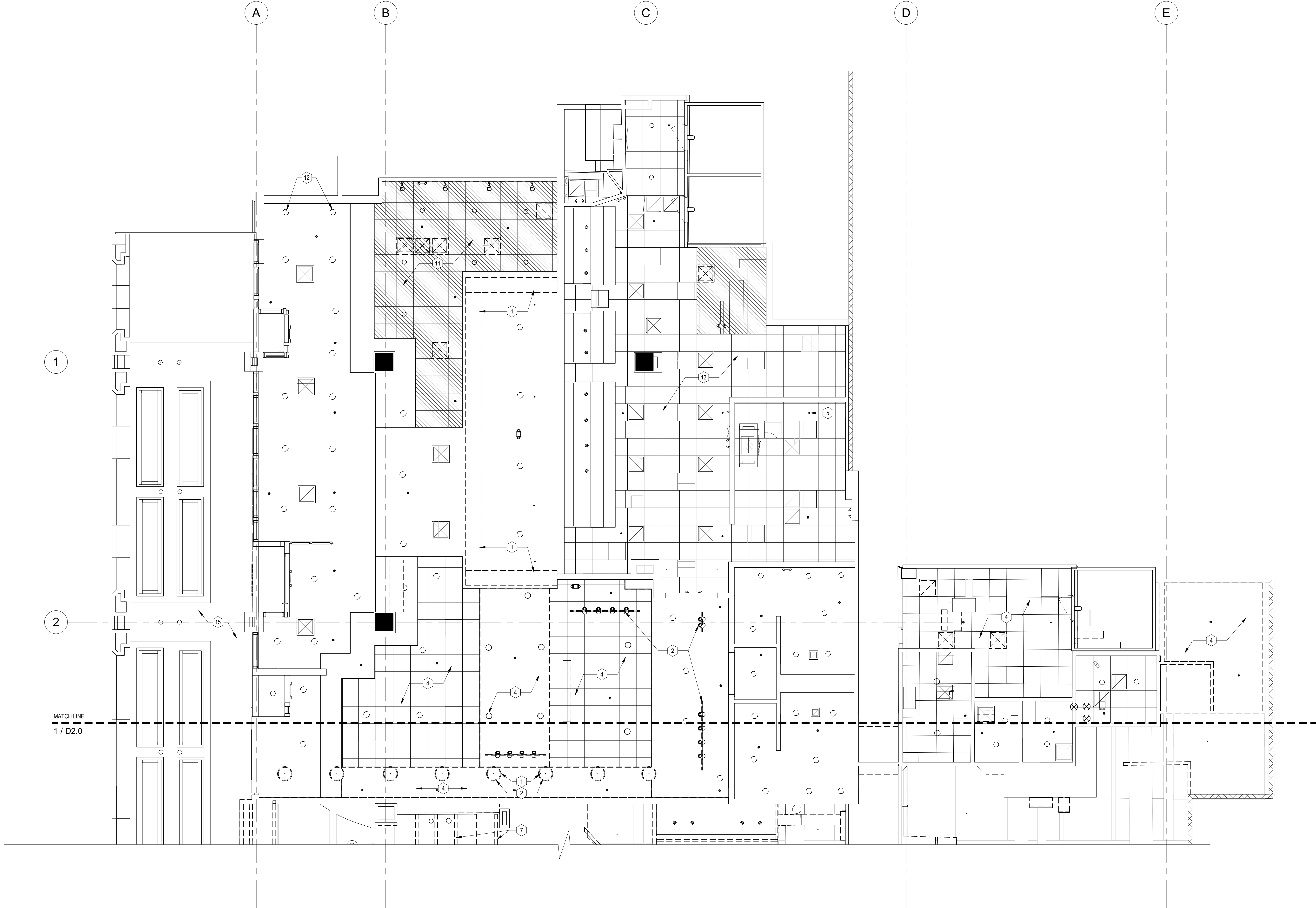
SHEET TITLE:  
**DEMOLITION RCP  
PLAN - SOUTH  
ZONE**

SHEET NO.

**D2.0**



1 DEMOLITION REFLECTED CEILING PLAN - NORTH ZONE  
3/16" = 1'-0"



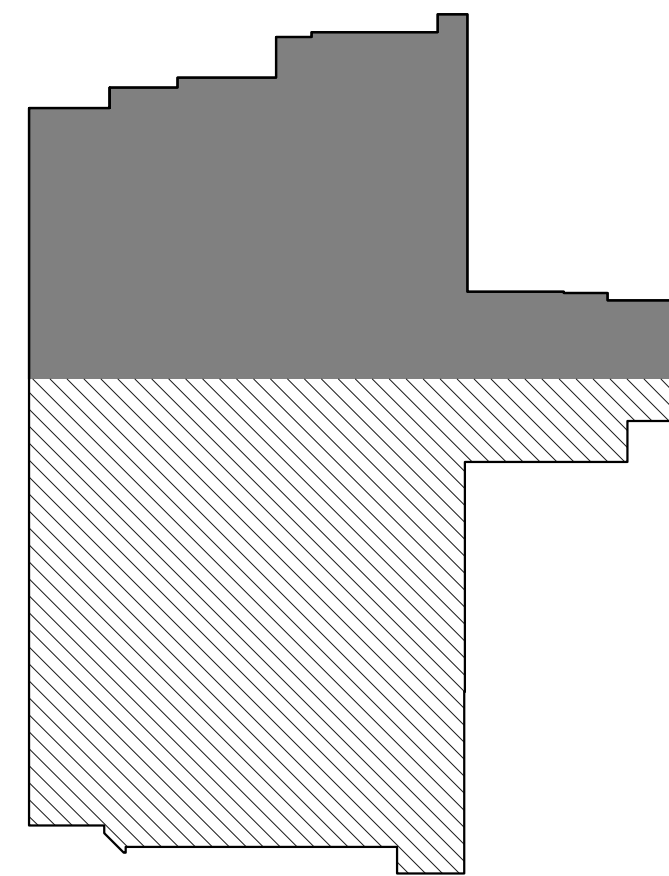
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KEY PLAN



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tel +1 480 626 6304  
fax +1 480 401 3602

PROJ. NO.

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SEALS



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**HOLEY MOLEY GOLF CLUB**  
SHOPS AT RIVERCENTER  
849 E COMMERCE STREET SUITE 171, SAN ANTONIO, TX 78205  
TDLR TABC2024017333  
CLIENT / TENANT:



PROJECT STATUS:  
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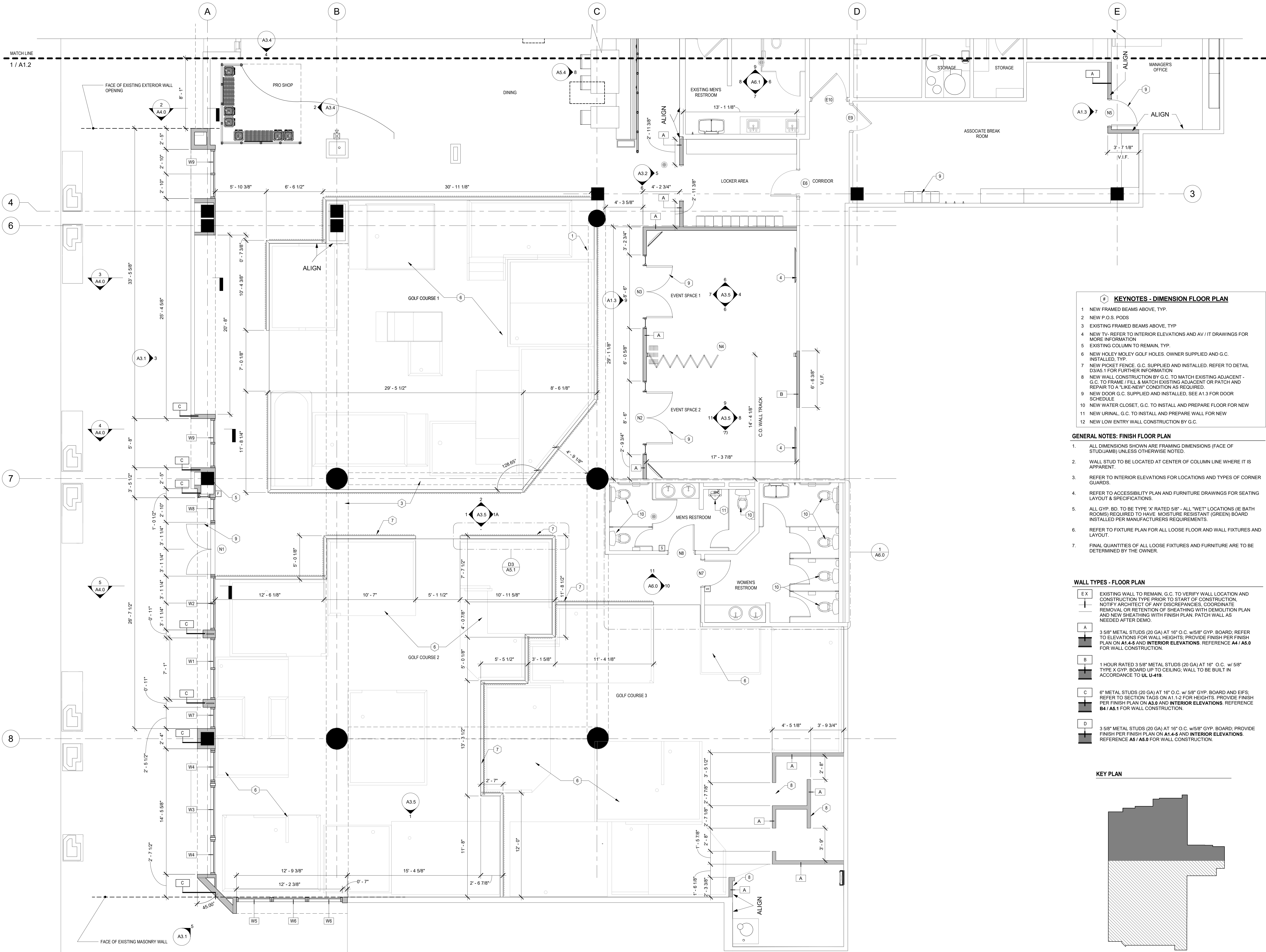
SET ISSUE DATE: 05/16/2024  
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SHEET TITLE:  
**DEMOLITION RCP  
PLAN - NORTH  
ZONE**

SHEET NO.

**D2.1**





1 DIMENSION FLOOR PLAN - SOUTH ZONE  
1/4" = 1'-0"

KEYNOTES - DIMENSION FLOOR PLAN

- 1 NEW FRAMED BEAMS ABOVE, TYP.
- 2 NEW P.O.S. PODS
- 3 EXISTING FRAMED BEAMS ABOVE, TYP.
- 4 NEW TV, REFER TO INTERIOR ELEVATIONS AND AV / IT DRAWINGS FOR MORE INFORMATION
- 5 EXISTING COLUMN TO REMAIN, TYP.
- 6 NEW HOLEY MOLEY GOLF HOLES, OWNER SUPPLIED AND G.C. INSTALLED, TYP.
- 7 NEW PICKET FENCE, G.C. SUPPLIED AND INSTALLED. REFER TO DETAIL D3.AS.1 FOR FURTHER INFORMATION
- 8 NEW WALL CONSTRUCTION BY G.C. TO MATCH EXISTING ADJACENT - G.C. TO FRAME / FILL & MATCH EXISTING ADJACENT OR PATCH AND REPAIR TO A "LIKE-NEW" CONDITION AS REQUIRED
- 9 NEW DOOR G.C. SUPPLIED AND INSTALLED, SEE A1.3 FOR DOOR SCHEDULE
- 10 NEW WATER CLOSET, G.C. TO INSTALL AND PREPARE FLOOR FOR NEW
- 11 NEW URINAL, G.C. TO INSTALL AND PREPARE WALL FOR NEW
- 12 NEW LOW ENTRY WALL CONSTRUCTION BY G.C.

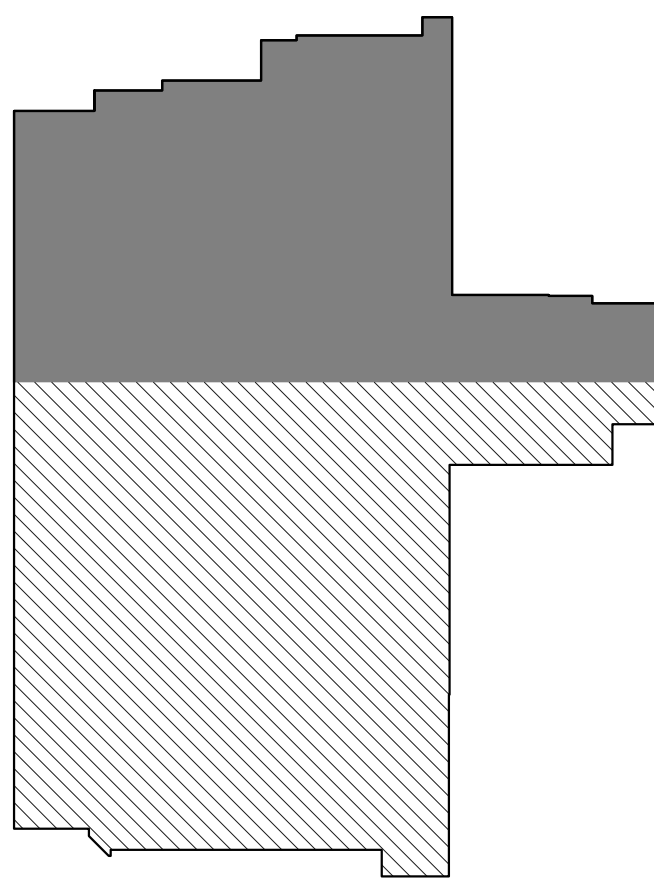
GENERAL NOTES: FINISH FLOOR PLAN

1. ALL DIMENSIONS SHOWN ARE FRAMING DIMENSIONS (FACE OF STUD/JAMB) UNLESS OTHERWISE NOTED.
2. WALL STUD TO BE LOCATED AT CENTER OF COLUMN LINE WHERE IT IS APPARENT.
3. REFER TO INTERIOR ELEVATIONS FOR LOCATIONS AND TYPES OF CORNER GUARDS.
4. REFER TO ACCESSIBILITY PLAN AND FURNITURE DRAWINGS FOR SEATING LAYOUT & SPECIFICATIONS.
5. ALL GYP. BD. TO BE TYPE "X" RATED 5/8" - ALL "WET" LOCATIONS (IE BATH ROOMS) REQUIRED TO HAVE MOISTURE RESISTANT (GREEN) BOARD INSTALLED PER MANUFACTURERS REQUIREMENTS.
6. REFER TO FIXTURE PLAN FOR ALL LOOSE FLOOR AND WALL FIXTURES AND LAYOUT.
7. FINAL QUANTITIES OF ALL LOOSE FIXTURES AND FURNITURE ARE TO BE DETERMINED BY THE OWNER.

WALL TYPES - FLOOR PLAN

- |     |   |
|-----|---|
| E X | EXISTING WALL TO REMAIN, G.C. TO VERIFY WALL LOCATION AND CONSTRUCTION TYPE PRIOR TO START OF CONSTRUCTION, NOTIFY ARCHITECT OF ANY DISCREPANCIES, COORDINATE REMOVAL OR RETENTION OF SHEATHING WITH DEMOLITION PLAN AND NEW SHEATHING WITH FINISH PLAN. PATCH WALL AS NEEDED AFTER DEMO. |
| A   | 3/8" METAL STUDS (20 GA) AT 16" O.C. w/5/8" GYP. BOARD, REFER TO ELEVATIONS FOR WALL HEIGHTS; PROVIDE FINISH PER FINISH PLAN ON A1.4-5 AND INTERIOR ELEVATIONS. REFERENCE A4 / A5.0 FOR WALL CONSTRUCTION.  |
| B   | 1 HOUR RATED 3/8" METAL STUDS (20 GA) AT 16" O.C. w/ 5/8" TYPE X GYP. BOARD UP TO CEILING; WALL TO BE BUILT IN ACCORDANCE TO UL U-419.  |
| C   | 6" METAL STUDS (20 GA) AT 16" O.C. w/ 5/8" GYP. BOARD AND EIFS; REFER TO SECTION TAGS ON A1.1-2 FOR HEIGHTS. PROVIDE FINISH PER FINISH PLAN ON A3.0 AND INTERIOR ELEVATIONS. REFERENCE B4 / A5.1 FOR WALL CONSTRUCTION.   |
| D   | 3/8" METAL STUDS (20 GA) AT 16" O.C. w/5/8" GYP. BOARD, PROVIDE FINISH PER FINISH PLAN ON A1.4-5 AND INTERIOR ELEVATIONS. REFERENCE A5 / A5.0 FOR WALL CONSTRUCTION.  |

KEY PLAN



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SEALS



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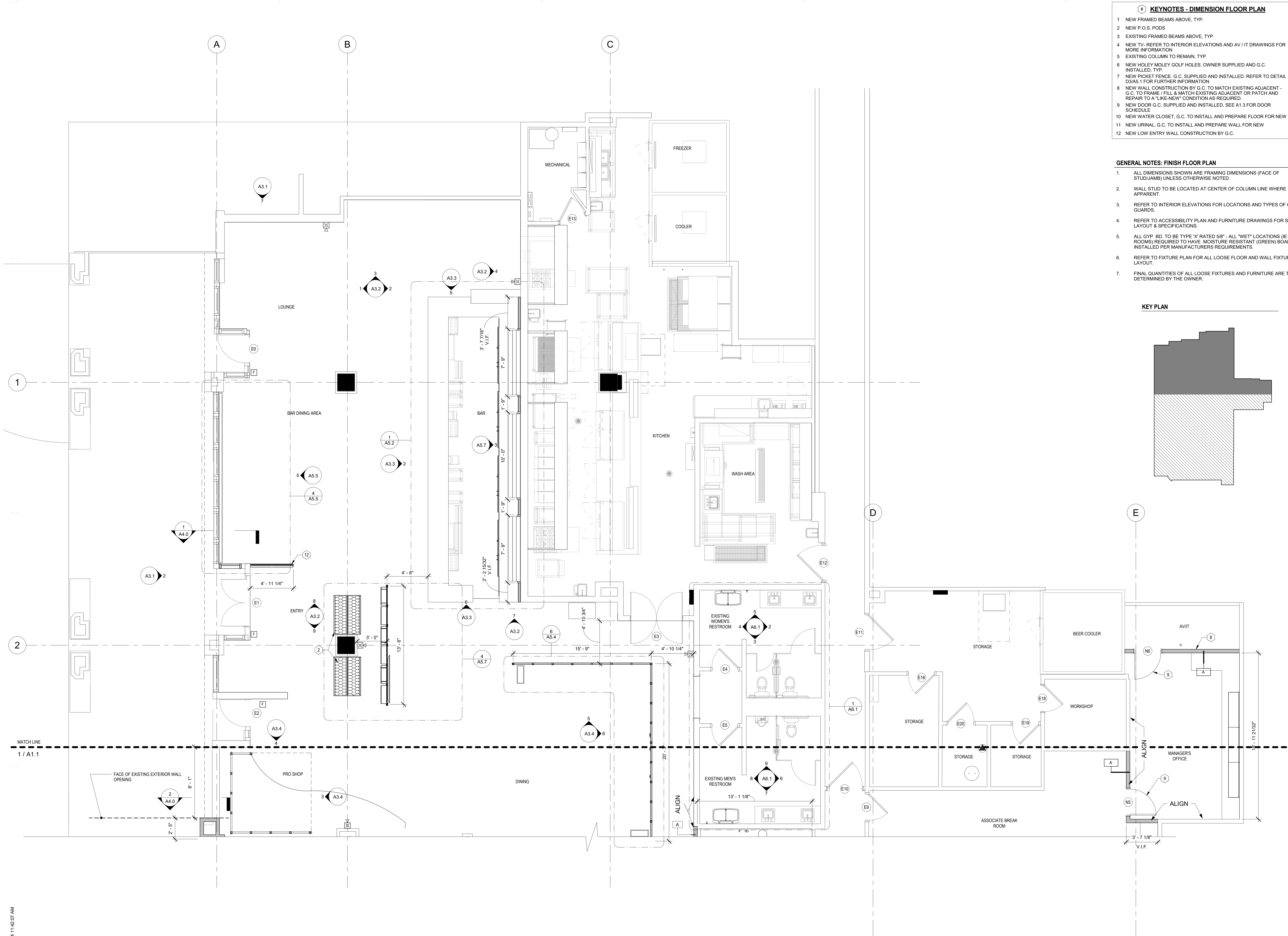
SHEET TITLE:

DIMENSION  
FLOOR PLAN -  
SOUTH ZONE

SHEET NO.

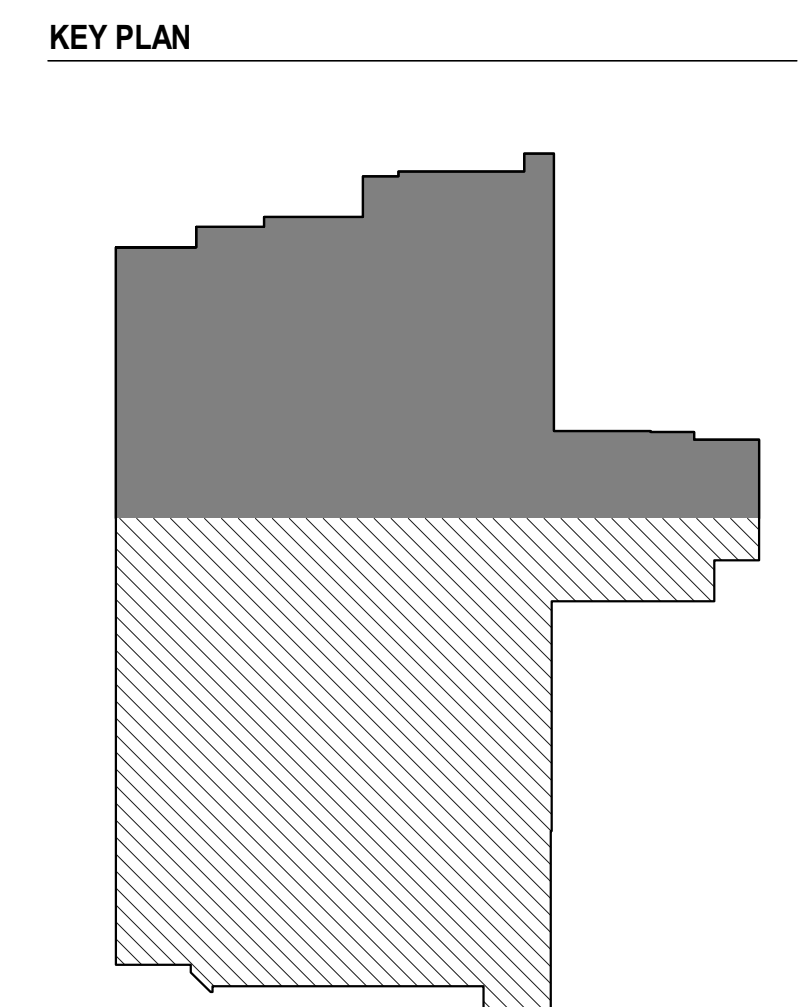
A1.1





- KEYNOTES - DIMENSION FLOOR PLAN**
- 1 NEW FRAMED BEAMS ABOVE, TYP.
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SEALS

**REGISTERED ARCHITECT**  
RUSSELL M. BARNETT  
23355  
STATE OF TEXAS  
05/17/2024

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**HOLEY MOLEY GOLF CLUB**

**SHOPS AT RIVERCENTER**

849 E COMMERCE STREET SUITE 171, SAN ANTONIO, TX 78205

TDLR TABS2024017339

CLIENT / TENANT:  
FUNLAB • 90-94 NICHOLSON STREET • ABBOTSFORD VIC 3067

PROJECT STATUS:  
Project Status

SHEET ISSUE:	NO.	DATE	DESCRIPTION

SET ISSUE DATE: 05/16/2024 CURRENT REVISION:

SHEET TITLE:  
**DIMENSION FLOOR PLAN - NORTH ZONE**

SHEET NO.  
**A1.2**

**1 DIMENSION FLOOR PLAN - NORTH ZONE**  
1/4" = 1'-0"

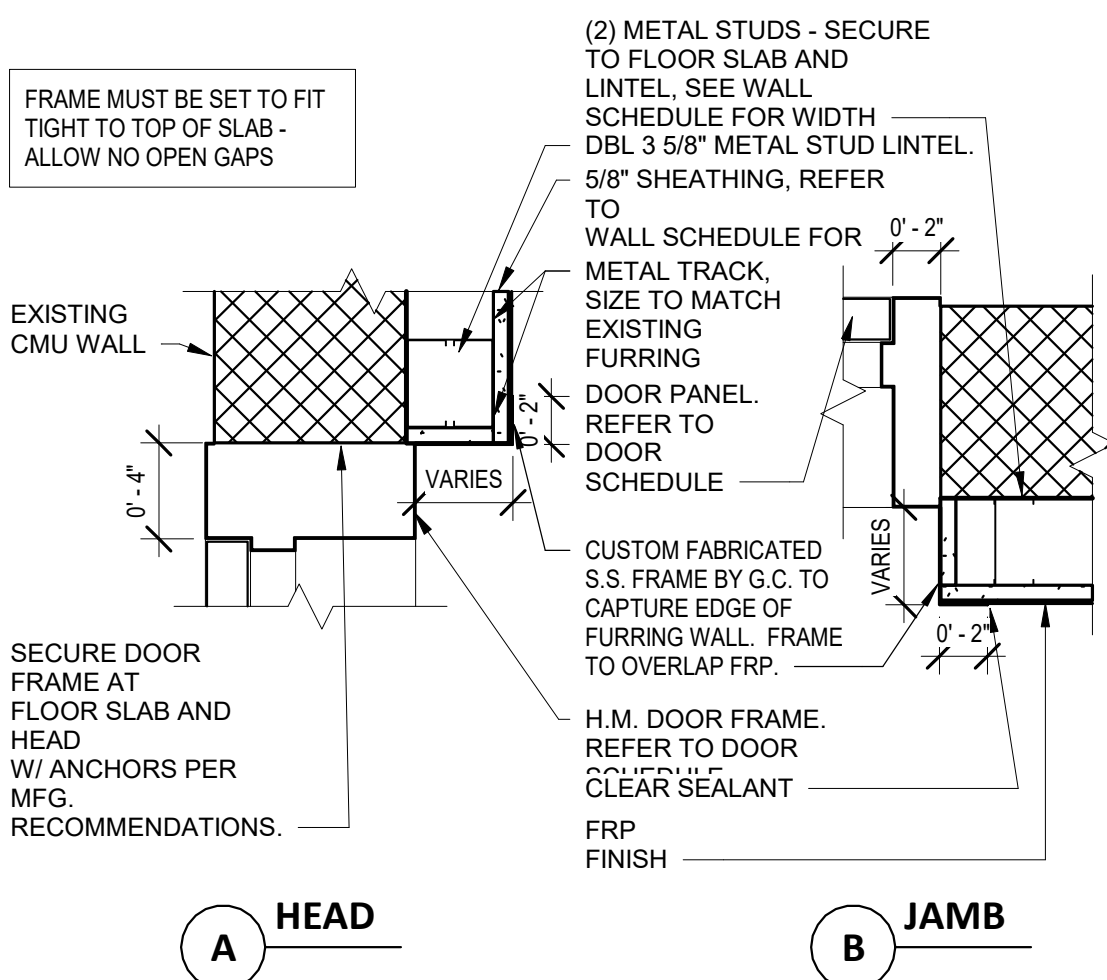


DOOR SCHEDULE									
DOOR	DESCRIPTION	WIDTH	HEIGHT	DOOR		FRAME	HARDWARE	REMARKS	
				THK.	TYPE	MATERIAL	SET		
E0	EXISTING STOREFRONT WALL TO REMAIN	3' - 2 5/16"	8' - 10 25/32"		EXISTING	EXISTING	EXISTING		
E1	EXISTING STOREFRONT WALL TO REMAIN	5' - 4"	8' - 9 11/16"		EXISTING	EXISTING	EXISTING		
E2	EXISTING STOREFRONT WALL TO REMAIN	3' - 1"	8' - 11"		EXISTING	EXISTING	EXISTING		
E3	EXISTING INTERIOR GLASS DOUBLE DOOR TO REMAIN	6' - 0"	8' - 0"		EXISTING	EXISTING	EXISTING		
E4	EXISTING INTERIOR DOOR TO REMAIN	3' - 0"	7' - 0"	0' - 1 3/4"	EXISTING	EXISTING	EXISTING		
E5	EXISTING INTERIOR DOOR TO REMAIN	3' - 0"	7' - 0"	0' - 1 3/4"	EXISTING	EXISTING	EXISTING		
E6	EXISTING INTERIOR DOOR TO REMAIN	3' - 0"	7' - 0"	0' - 1 3/4"	EXISTING	EXISTING	EXISTING		
E9	EXISTING INTERIOR DOOR TO REMAIN	3' - 0"	7' - 0"	0' - 1 3/4"	EXISTING	EXISTING	EXISTING		
E10	EXISTING INTERIOR DOOR TO REMAIN	4' - 0"	7' - 0"	0' - 1 3/4"	EXISTING	EXISTING	EXISTING		
E11	EXISTING INTERIOR DOOR TO REMAIN	4' - 0"	7' - 0"	0' - 1 3/4"	EXISTING	EXISTING	EXISTING		
E12	EXISTING INTERIOR DOOR TO REMAIN	4' - 0"	7' - 0"	0' - 1 3/4"	EXISTING	EXISTING	EXISTING		
E13	EXISTING INTERIOR DOOR TO REMAIN	3' - 0"	7' - 0"	0' - 1 3/4"	EXISTING	EXISTING	EXISTING		
E16	EXISTING INTERIOR DOOR TO REMAIN	3' - 0"	7' - 0"	0' - 1 3/4"	EXISTING	EXISTING	EXISTING		
E18	EXISTING INTERIOR DOOR TO REMAIN	3' - 0"	7' - 0"	0' - 1 3/4"	EXISTING	EXISTING	EXISTING		
E19	EXISTING INTERIOR DOOR TO REMAIN	3' - 0"	7' - 0"	0' - 1 3/4"	EXISTING	EXISTING	EXISTING		
E20	EXISTING INTERIOR DOOR TO REMAIN	3' - 0"	7' - 0"	0' - 1 3/4"	EXISTING	EXISTING	EXISTING		
N1	NEW EXTERIOR GLASS DOUBLE DOOR	5' - 9 1/2"	8' - 9 1/4"		8 / A1.3	GLASS/METAL	SILVER METAL TO MATCH EXISTING	B NEW DOOR TO HAVE PANICH HARDWARE SET THAT MATCHES EXISTING DOOR	
N2	NEW INTERIOR GLASS DOUBLE DOOR	6' - 0"	7' - 0"	0' - 2"	9 / A1.3	GLASS/METAL	BLACK METAL	C WITH SIDELIGHTS	
N3	NEW INTERIOR GLASS DOUBLE DOOR	6' - 0"	7' - 0"	0' - 2"	9 / A1.3	GLASS/METAL	BLACK METAL	C WITH SIDELIGHTS	
N4	NEW INTERIOR FOLDING DOOR	17' - 0"	8' - 0"	0' - 1 3/16"	FOLDING WALL	GLASS/METAL	BLACK METAL	RIGHT SWING/OUTSWING FOLDING DOOR - FOLDING WALL SYSTEM	
N5	NEW INTERIOR DOOR	3' - 0"	7' - 0"	0' - 1 3/4"	7 / A1.3	WOOD	GREY METAL	E PAINT DOOR GREY TO MATCH METAL FRAME	
N6	NEW INTERIOR DOOR	3' - 0"	7' - 0"	0' - 1 3/4"	7 / A1.3	WOOD	GREY METAL	F PAINT DOOR GREY TO MATCH METAL FRAME	
N7	NEW INTERIOR DOOR	3' - 0"	7' - 0"	0' - 1 3/4"	7 / A1.3	WOOD	GREY METAL	G PAINT DOOR GREY TO MATCH METAL FRAME	
N8	NEW INTERIOR DOOR	3' - 0"	7' - 0"	0' - 1 3/4"	7 / A1.3	WOOD	GREY METAL	G PAINT DOOR GREY TO MATCH METAL FRAME	

WINDOW / STOREFRONT SCHEDULE				
Mark	Description	Length	Count	Comments
STOREFRONT 12	NEW EXTERIOR PARADE STOREFRONT	6' - 2"	1	
STOREFRONT 11	NEW EXTERIOR PARADE STOREFRONT	6' - 2"	1	
STOREFRONT 10	NEW EXTERIOR PARADE STOREFRONT	3' - 0 1/2"	1	
STOREFRONT 2	NEW EXTERIOR PARADE STOREFRONT	6' - 5"	1	
STOREFRONT 3	NEW EXTERIOR PARADE STOREFRONT	2' - 10 1/2"	1	
STOREFRONT 1	NEW EXTERIOR PARADE STOREFRONT	8' - 0"	1	
STOREFRONT 5	NEW EXTERIOR PARADE STOREFRONT	5' - 11 5/8"	1	
STOREFRONT 9	NEW EXTERIOR PARADE STOREFRONT	4' - 0 25/32"	1	
STOREFRONT 8	NEW EXTERIOR PARADE STOREFRONT	4' - 0 25/32"	1	
STOREFRONT 7	NEW EXTERIOR PARADE STOREFRONT	4' - 3 9/32"	1	
STOREFRONT 6	NEW EXTERIOR PARADE STOREFRONT	4' - 2 1/2"	1	
STOREFRONT 4	NEW EXTERIOR PARADE STOREFRONT	4' - 2 1/2"	1	

### 6 DOOR HEAD DETAIL

6" = 1'-0"



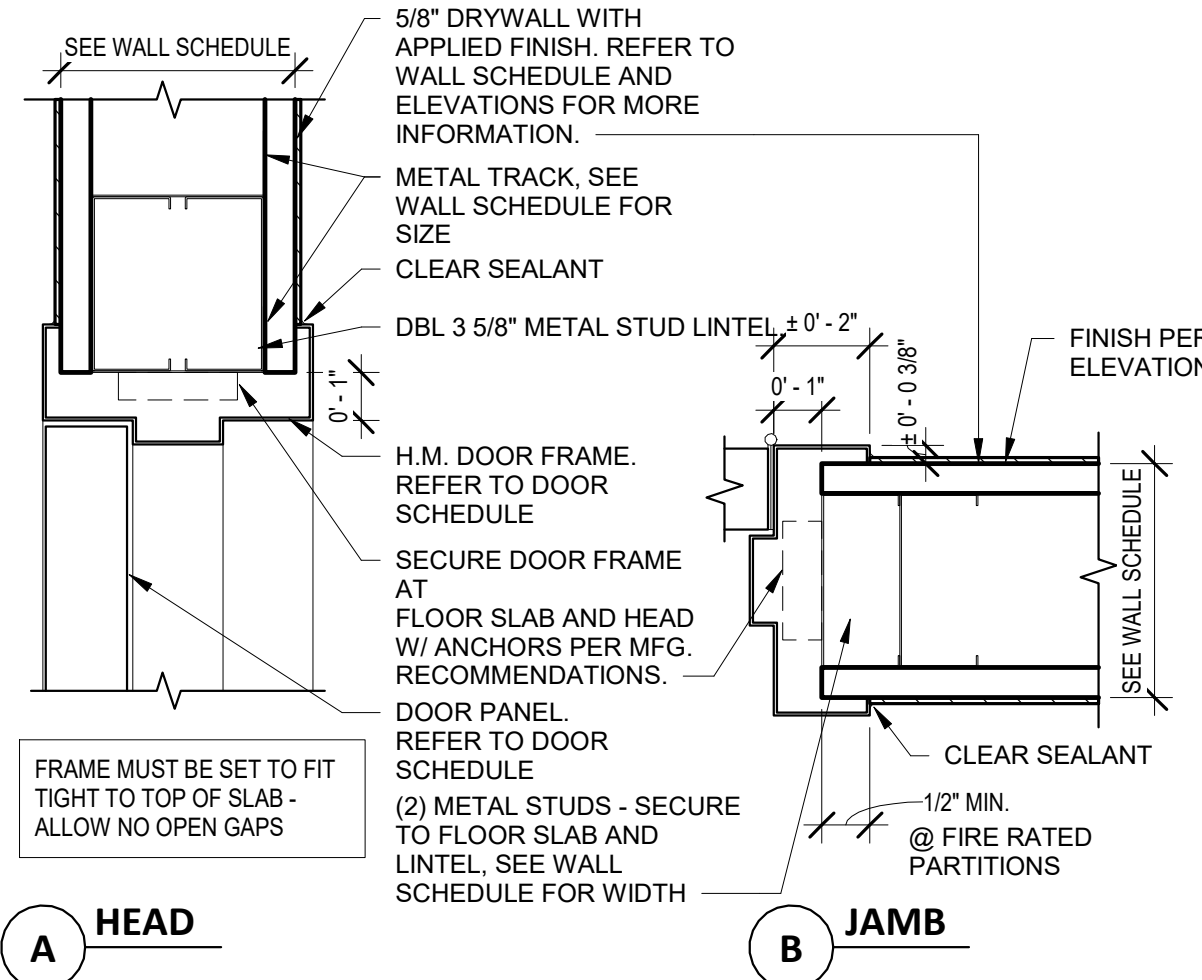
### 3 DOOR JAMB/HEAD DETAIL - SERVICE

1 1/2" = 1'-0"

### 5 STOREFRONT ENTRY DOORS

6" = 1'-0"

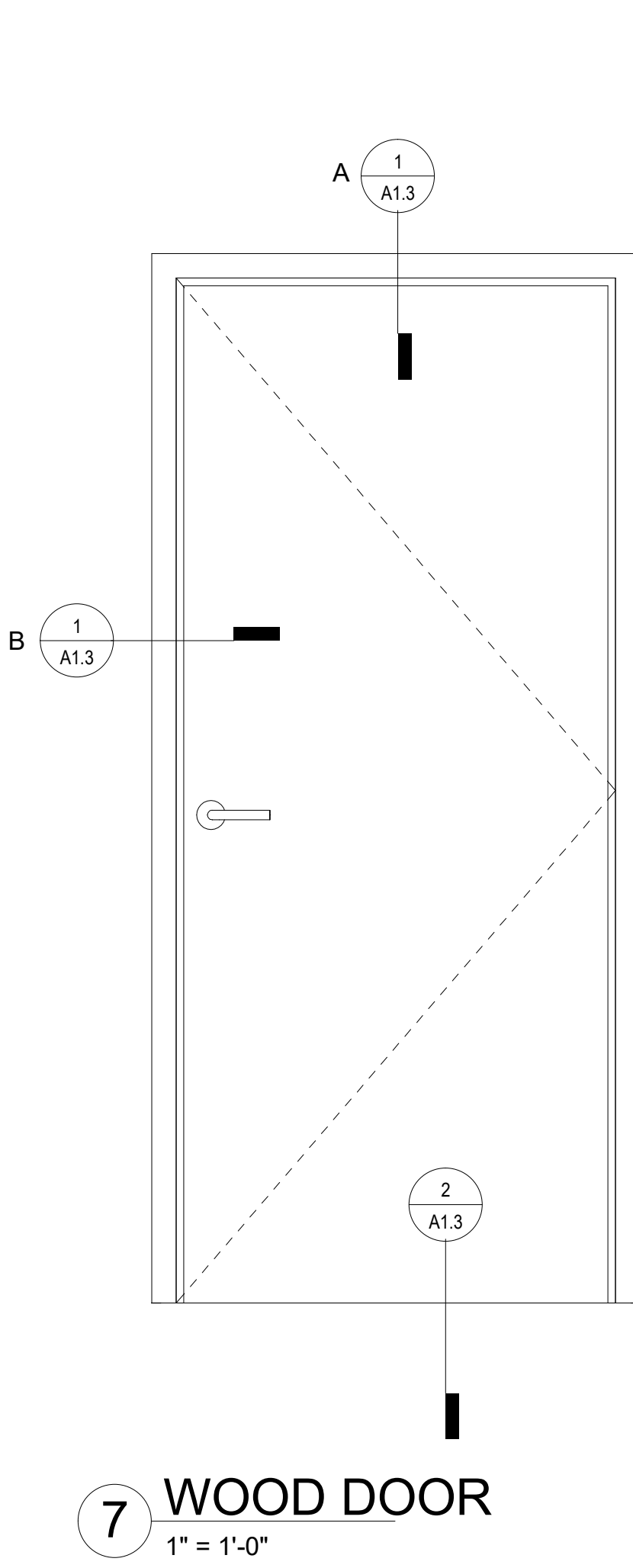
NOTE:  
SEE STUD SCHEDULE SHOWN ON SHEET G0.1



### 1 DOOR JAMB/HEAD DETAIL - TYPICAL

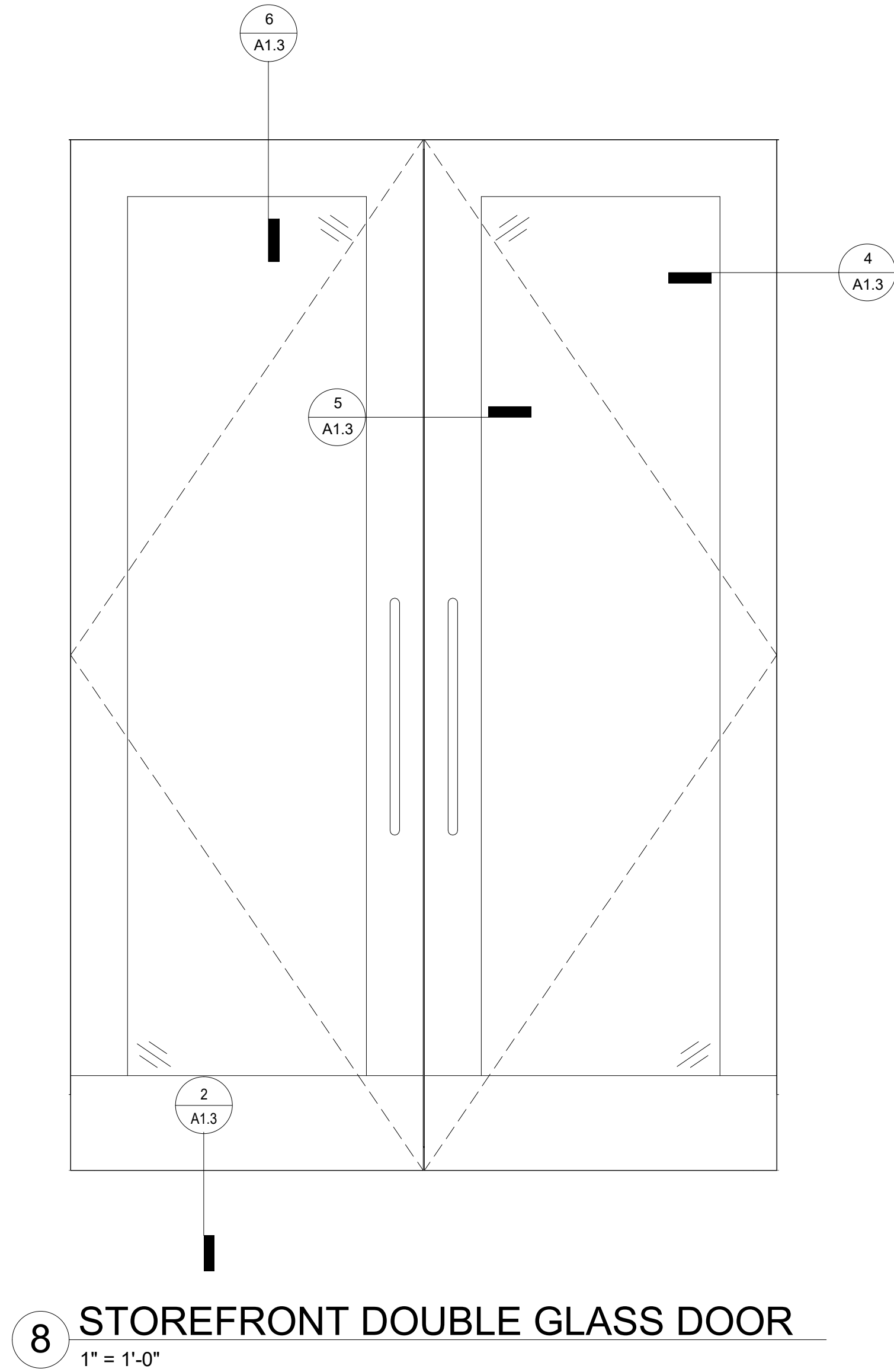
3" = 1'-0"

DOOR HARDWARE SCHEDULE									
HARDWARE SET	HANDLE	LOCKSET	CLOSER	HINGES	PANIC	THRESHOLD	GASKET	HARDWARE NOTES	LOCATION
B	TO MATCH EXISTING	KEYED ENTRY WITH PANIC	LCN 1450	(3) IVES 3PB1	VON DUPRIN 99/98	ALUMINUM	PEMCO 2815		ENTRY
C	EMTEK BAR APPLIANCE PULL, FLAT BLACK	N/A	LCN 1450	(3) IVES 3PB1	N/A	N/A	N/A		EVENT ROOM
E	SCHLAGE RHODES PASSAGE LEVER	KEYED ENTR	N/A	(3) IVES 3PB1				SCHLAGE FINISH BLACK, ELECTRONIC KEYPAD FINISH: FLAT BLACK.	MANAGER OFFICE
F	SCHLAGE RHODES PASSAGE LEVER	N/A	LCN 1450	(3) IVES 3PB1	N/A	N/A	N/A	VERIFY ALL HARDWARE WORKS WITH NEW GLAZING SYSTEM	AVIT ROOM
G	SCHLAGE RHODES PASSAGE LEVER	N/A	N/A	(3) IVES 3PB1					RESTROOM



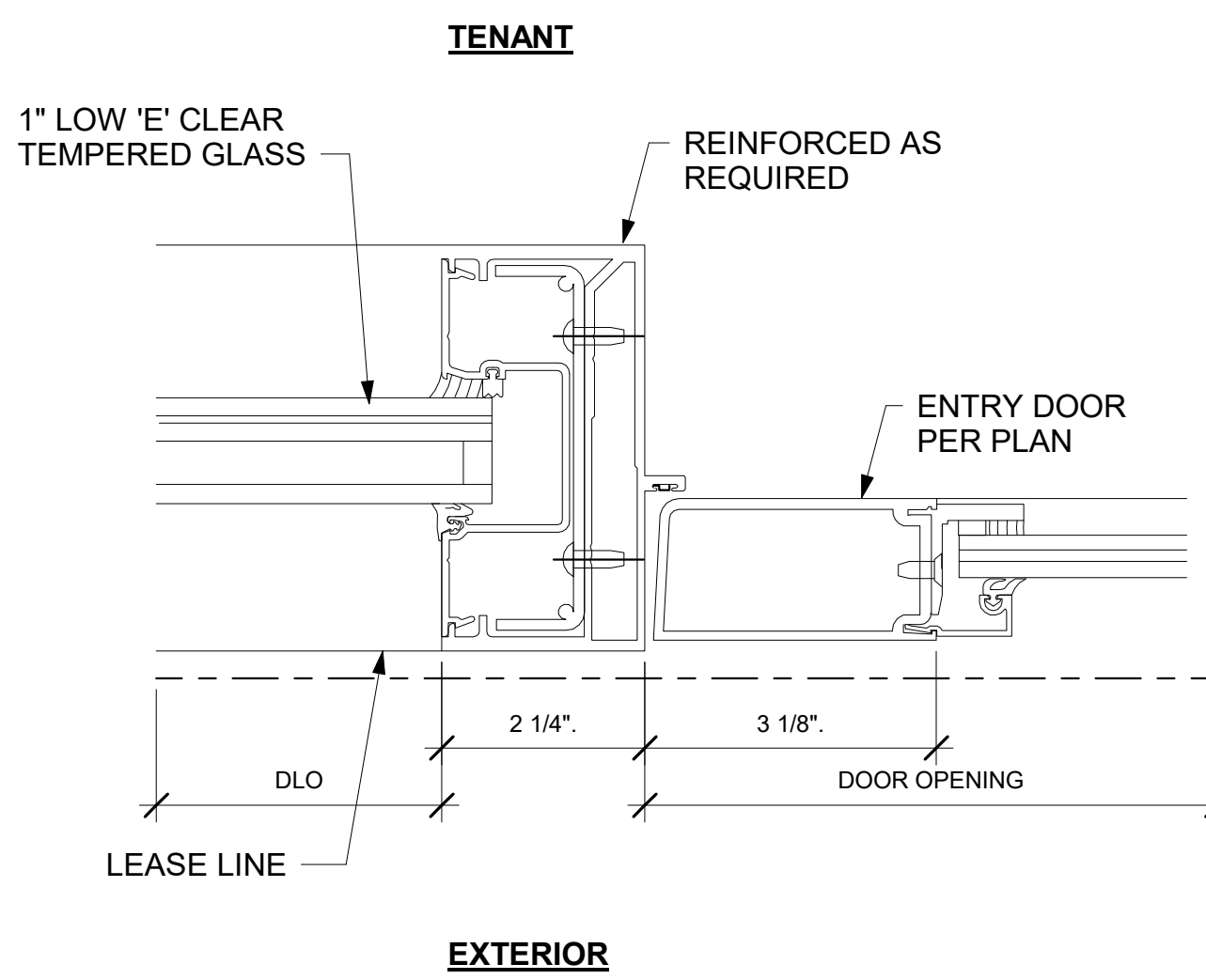
### 7 WOOD DOOR

1" = 1'-0"



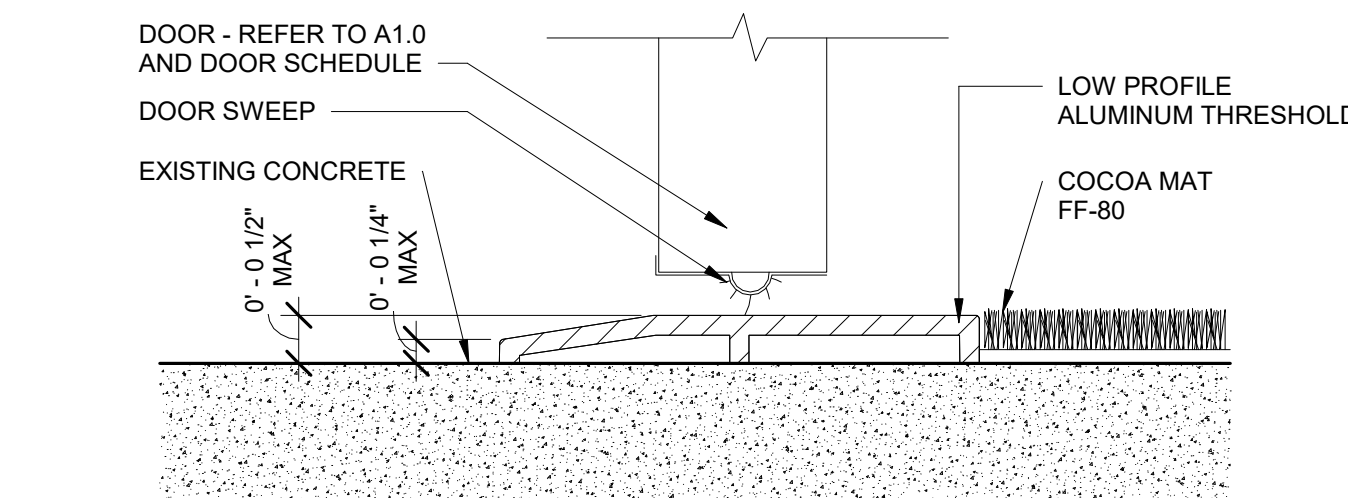
### 8 STOREFRONT DOUBLE GLASS DOOR

1" = 1'-0"



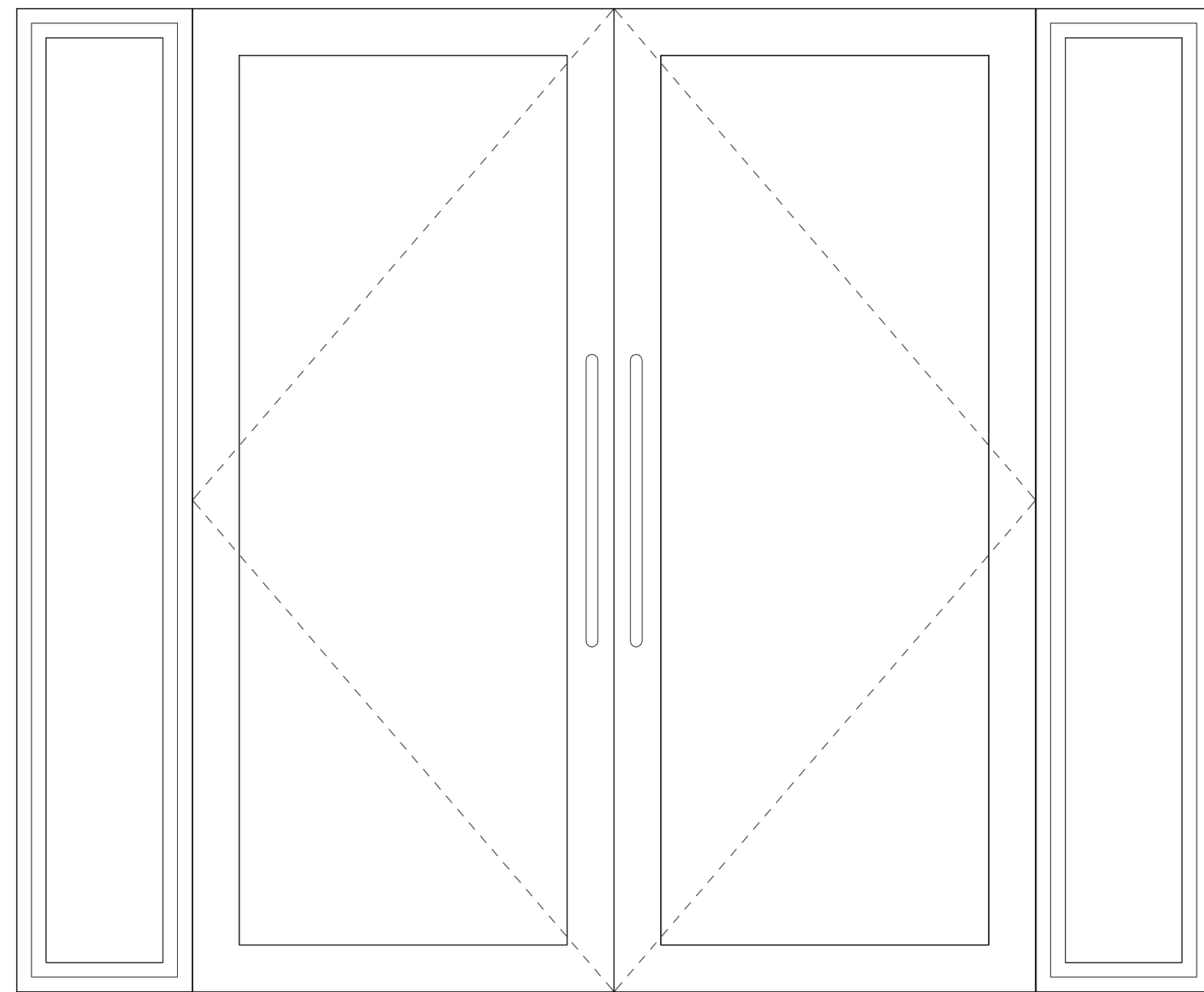
### 4 STOREFRONT DOORS AT GLAZING

6" = 1'-0"



### 2 DOOR THRESHOLD DETAIL

6" = 1'-0"



### 9 GLASS DOUBLE DOOR

1" = 1'-0"

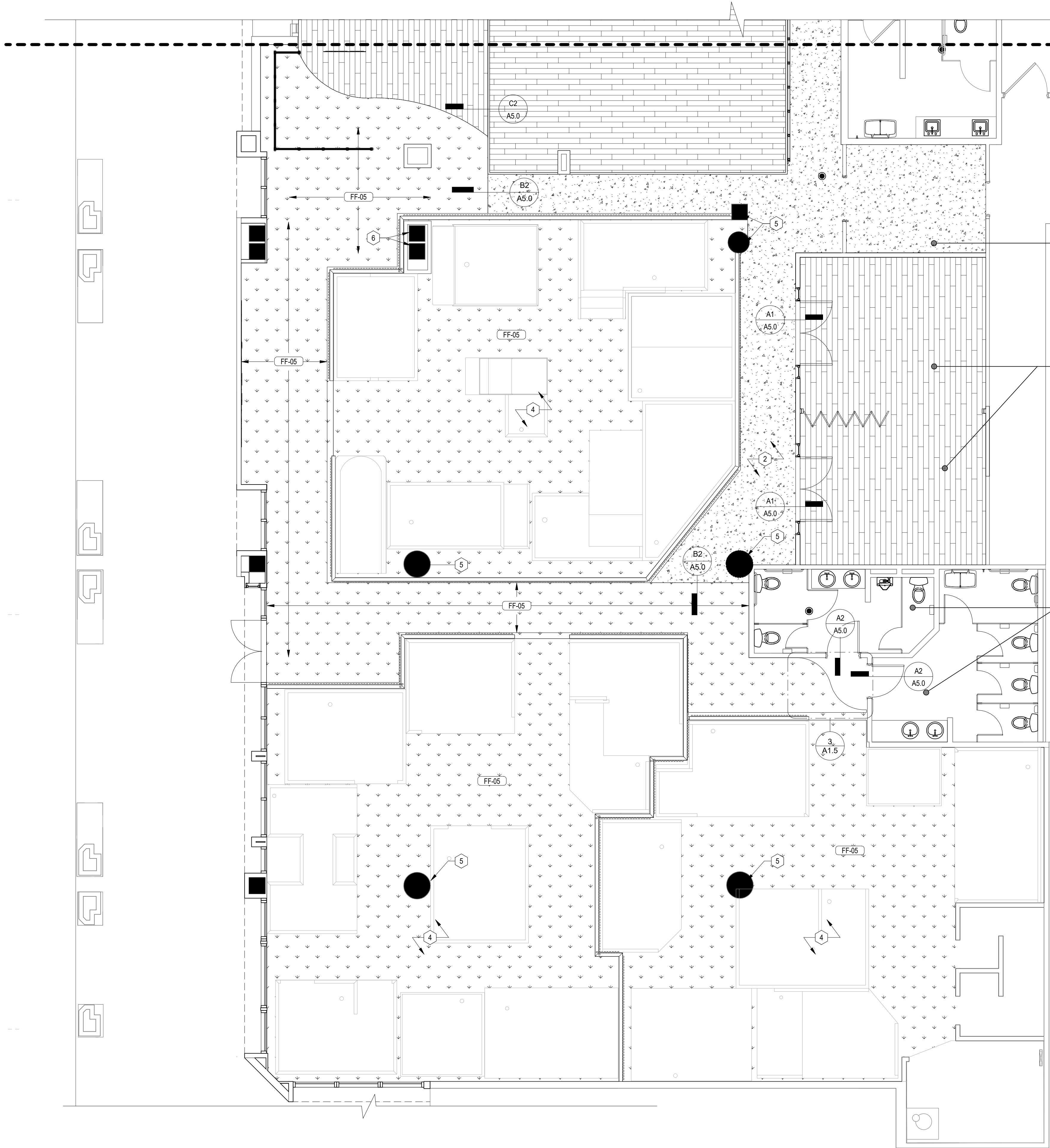
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05/17/2024  
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**HOLEY MOLEY GOLF CLUB**  
SHOPS AT RIVERCENTER  
849 E COMMERCE STREET SUITE 171, SAN ANTONIO, TX 78205  
TDLR TABS2024017639  
CLIENT / TENANT:  
FUNLAB • 90-94 NICHOLSON STREET • ABBOTSFORD VIC 3067

PROJECT STATUS: Project Status  
SHEET ISSUE: NO. DATE DESCRIPTION  
SET ISSUE DATE: 05/16/2024 CURRENT REVISION:

SHEET TITLE:  
**DOOR & WINDOW SCHEDULE & DETAILS**  
SHEET NO.  
**A1.3**





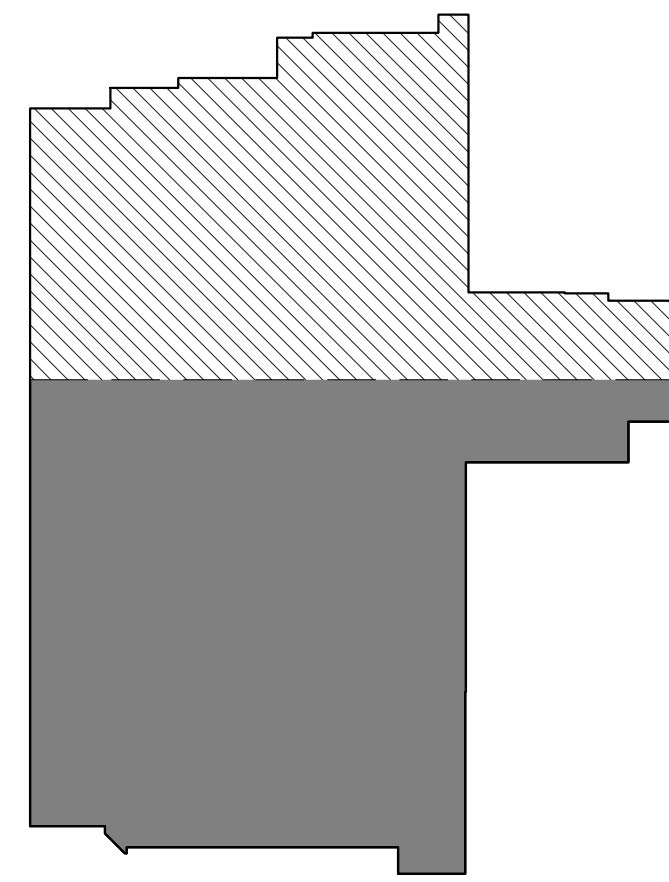
1 FINISH FLOOR PLAN - SOUTH ZONE  
3/16" = 1'-0"

KEYNOTES - FINISH PLAN	
1	EXISTING FLOORING TO REMAIN. GC TO CLEAN TO "LIKE-NEW" CONDITION
2	EXISTING CONCRETE TO REMAIN. GC TO CLEAN, BUFF AND SEAL EXISTING CONCRETE
3	EXISTING CERAMIC TILE TO REMAIN. GC TO REPAIR. BROKEN TILE WITH NEW TO MATCH EXISTING
4	NEW GOLF HOLE CARPET TILE TO BE VENDOR SUPPLIED AND G.C. INSTALLED
5	COLUMN - TYPE C PAINT PT-02 BASE: WB-05
6	COLUMN - TYPE B PAINT PT-02 BASE: WB-05
7	STARTING POINT

GENERAL NOTES: FINISH FLOOR PLAN

- ALL DIMENSIONS SHOWN ARE FRAMING DIMENSIONS (FACE OF STUD/JAMB) UNLESS OTHERWISE NOTED.
- WALL STUD TO BE LOCATED AT CENTER OF COLUMN LINE WHERE IT IS APPARENT.
- REFER TO INTERIOR ELEVATIONS FOR LOCATIONS AND TYPES OF CORNER GUARDS.
- REFER TO ACCESSIBILITY PLAN AND FURNITURE DRAWINGS FOR SEATING LAYOUT & SPECIFICATIONS.
- ALL GYP. BD. TO BE TYPE "X" RATED 5/8" - ALL "WET" LOCATIONS (IE BATH ROOMS) REQUIRED TO HAVE MOISTURE RESISTANT (GREEN) BOARD INSTALLED PER MANUFACTURERS REQUIREMENTS.
- REFER TO FUTURE PLAN FOR ALL LOOSE FLOOR AND WALL FIXTURES AND LAYOUT.
- FINAL QUANTITIES OF ALL LOOSE FIXTURES AND FURNITURE ARE TO BE DETERMINED BY THE OWNER.

KEY PLAN



FINISH PLAN LEGEND

PORCELAIN TILE		FLOOR DRAINS / FLOOR SINKS	
EXISTING KITCHEN TILE		CLEAN OUT	
EXPOSED CONCRETE		TRENCH DRAINS	
WOOD PLANK			
WATERPROOFING MEMBRANE TO EXTEND 12" UP WALL AND 12" FROM WALL ALONG FLOOR.			
KERDI FLASHING BY SCHLUTER BENEATH FINISH FLOOR			
RE: KEYED DETAIL.			

FINISH SCHEDULE - INTERIOR								
MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	FINISH	SIZE	NOTE
02 FLOOR FINISHES								
FF-05	TURF	HERO FLOORING	GRAND SLAM	--	GREEN	--	3/4" THICK	HOLES & ENTRY
FF-06	HOLEY MOLEY RUG	MATTER SURFACES	DESIGN PRINT	115	--	--	CUSTOM PER LOCATION	PROSHOP
FF-07	WALK-OFF MAT	MATTER SURFACES	SUPER NOP 52 WITH ULTRA FLEX EDGING	--	CHARCOAL	--	CUSTOM PER LOCATION	
FF-08	ANTI-FATIGUE MAT	MATTER SURFACES	BERBER EZE	--	CHARCOAL	--	CUSTOM PER LOCATION	POS POD
FF-11	RESTROOM TILE	TILEBAR	AVA SABBIA	--	GRAY	MATTE	8" HEXAGON, 9mm THICK	GR-02: TBD; 1/8" THICK GROUT
FF-81	VINYL WOOD FLOORING	ASPECTA FIVE	MASON OAK	5383102	AMBER	--	7.25" x 48" x 3.2mm	--
FF-82	VINYL WOOD FLOORING	FLOORET MODIN	CRAFTSMAN - BRENNWICK	--	--	--	6" x 48" x 5mm	--
02 WALL BASE FINISHES								
WB-02	RUBBER BASE	ROPPE	--	700 SERIES	174 SMOKE	--	4" TALL	RUBBER COVE BASE
WB-05	RUBBER COVE BASE	TARKETT	JOHNSONITE	--	BLACK #40	--	6" TALL	
WB-06	WOOD BASE	--	--	--	--	POPLAR WOOD	3/4" THICK; 6" TALL	FLAT STOCK W/ EASED EDGE; PAINTED PT-02 (TYP.)
04 WALL FINISHES								
PT-02	INTERIOR PAINT	SHERWIN WILLIAMS	PRO MAR 200 ZERO VOC PAINT	SW-9154	PERLE NOIR	EGGSHELL		
PT-03	INTERIOR DOOR FRAME PAINT	SHERWIN WILLIAMS	PRO MAR 200 ZERO VOC PAINT	SW-7672	KNITTING NEEDLES	EGGSHELL		
PT-07	INTERIOR WALL PAINT	SHERWIN WILLIAMS	PRO MAR 200 ZERO VOC PAINT	SW-9154	PERLE NOIR	SATIN		CEILING
PT-13	INTERIOR WALL PAINT	SHERWIN WILLIAMS	PRO MAR 200 ZERO VOC PAINT	SW-9170	ACIER	SATIN		
PT-14	INTERIOR WALL PAINT	SHERWIN WILLIAMS	PRO MAR 200 ZERO VOC PAINT	SW-6942	SPLASHY	EGGSHELL		--
PT-16	EXTERIOR WALL PAINT	SHERWIN WILLIAMS	SHER-CRYL, HIGH PERFORMANCE ACRYLIC, EXTERIOR	SW-6942	SPLASHY	EGGSHELL		--
WT-05	SUBWAY WALL TILE	TILEBAR	COLOR ONE	--	JADE GREEN	POLISHED	2"x8"	GR-03: BOSTIK FRENCH GRAY H142; 1/8" THICK GROUT
WT-06	WAINSCOT TILE	FIRECLAY TILE	ORIGINAL CERAMIC TILE	--	CARBON	SATIN	1"x1"	
WT-07	WAINSCOT TILE	FIRECLAY TILE	ORIGINAL CERAMIC TILE	--	CARBON	SATIN	4"x4"	
WT-08A	WAINSCOT TILE	FIRECLAY TILE	ORIGINAL CERAMIC TILE	--	DUSTY BLUE	SATIN	4"x4"	
WT-08B	WAINSCOT TILE	FIRECLAY TILE	ORIGINAL CERAMIC TILE	--	NEPTUNE	SATIN	4"x4", 3"x12"	
WT-08C	WAINSCOT TILE	FIRECLAY TILE	ORIGINAL CERAMIC TILE	--	ANTIQUE	SATIN	4"x4"	
WT-08D	WAINSCOT TILE	FIRECLAY TILE	ORIGINAL CERAMIC TILE	--	EMBER	SATIN	4"x4"	
WT-08E	WAINSCOT TILE	FIRECLAY TILE	ORIGINAL CERAMIC TILE	--	SORRET	SATIN	4"x4"	
WT-08F	WAINSCOT TILE	FIRECLAY TILE	ORIGINAL CERAMIC TILE	--	IVORY	SATIN	1"x4"	
05 SPECIALTY FINISHES								
SF-01	SOLID SURFACE	WILSONART	YUKON RIVERSTONE	9196RS	WHITE		0.25" THICK	BAR TOP; COUNTERTOPS
SF-06	A3 PASTE-UP		OPTIC NERVE ART	PRINTED ON 80gsm PAPER WEIGHT	BLACK & WHITE	MATTE	11" x 17" (TABLOID)	G.C. TO TREAT WITH TOP FIRE RATED TOP COAT. REFER TO DETAIL 3/A5.6 FOR INSTALL INFORMATION
SF-08	LARGE GRAPHIC	DREAMSCALE VINYL	DS-NOLAR SAILCLOTH	--	COLOR	MATTE	REFER TO ELEVATIONS	
SF-10	LOW PROFILE FAUX GREEN WALL	PLANTHROPY	--	--	GREEN	--	REFER TO ELEVATIONS	G.C. TO PROVIDE WALL BLOCKING/ STRAPPING AS REQUIRED TO INSTALL AND SUPPORT FAUX GREEN WALL AND TRIM. REFER TO GREEN WALL TRIM DETAILS FOR FURTHER INFORMATION.
SF-17	FRP	--	--	SS916-G63R	WHITE W/ BLACK GROUT		4" X 8" PANELS	
SF-90	PAINT ON STUCCO	--	--	--	SPLASHY			MATCH SW-6942 SPLASHY (NEW FAUX WOOD BEAM)
SF-91	FAUX BEAM	--	--	--	--		4" X 8" PANELS	
SF-92	SOLID SURFACE	LIVINGSTONE	MEDEA	L216	DARK GREY			
SF-93	FLUTTED TIN PANEL	DAKOTA TIN	COLORADO CORRUGATED METAL WAINSCOT	--	RUSTIC ANTIQUE		2' X 3' PANELS	
SF-94	RECLAIMED WOOD TRIM	--	--	--	RUSTIC ANTIQUE			
SF-95	PAINT ON STUCCO	--	--	--	FUTON			MATCH SW-7101 FUTON
SF-96	PAINT ON STUCCO	--	--	--	BLACK			
SF-97	BRICK TILE	ARTO	STANDARD 2X8 BRICK VENEER	--	RICE		2.5" X 7.75", .5" THICKNESS	TEXTURE: LIMESTONE

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PROJ. NO. FUN323

SEALS

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TDLR TMB52024017039  
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PROJECT STATUS:  
Project Status

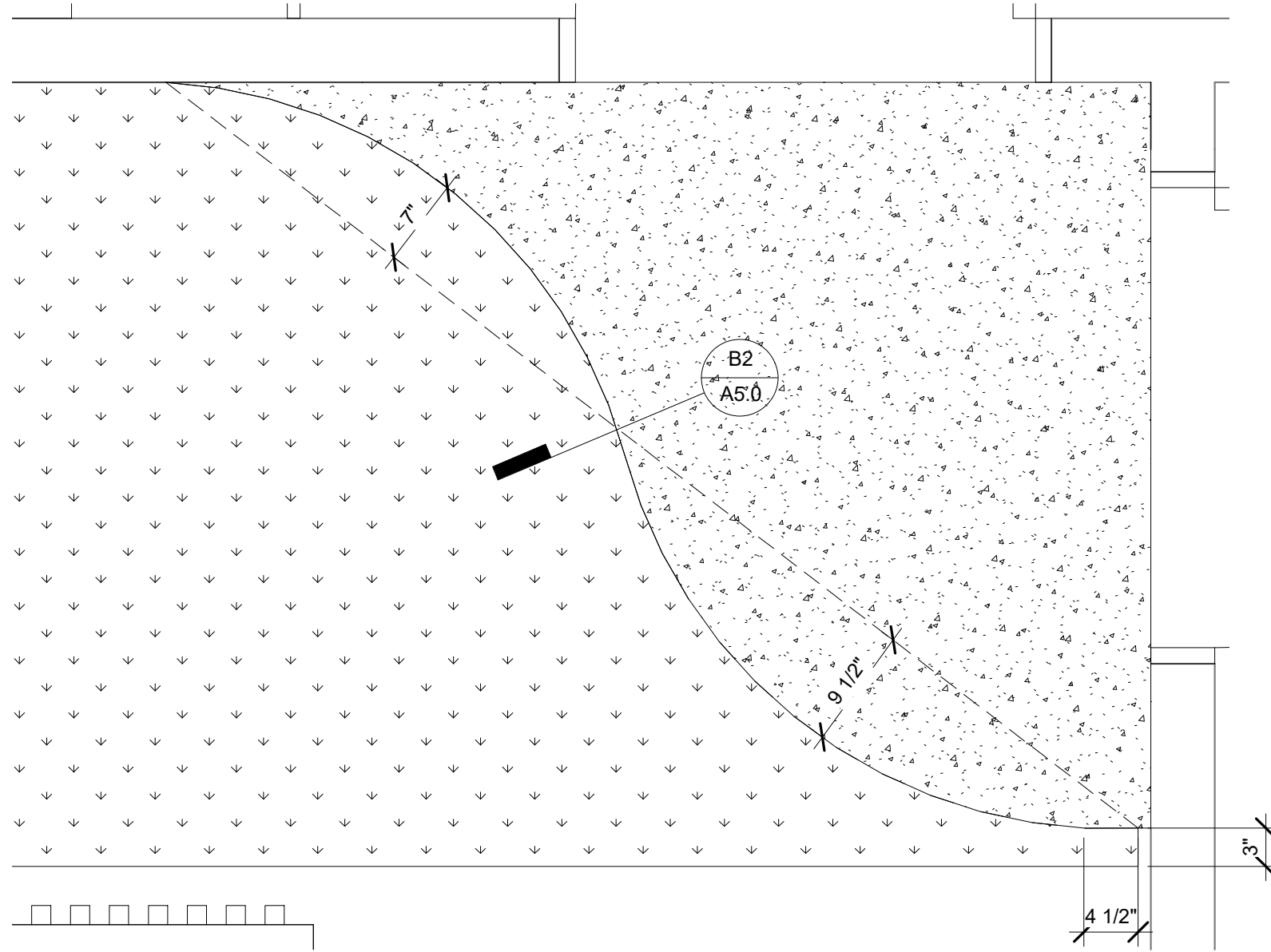
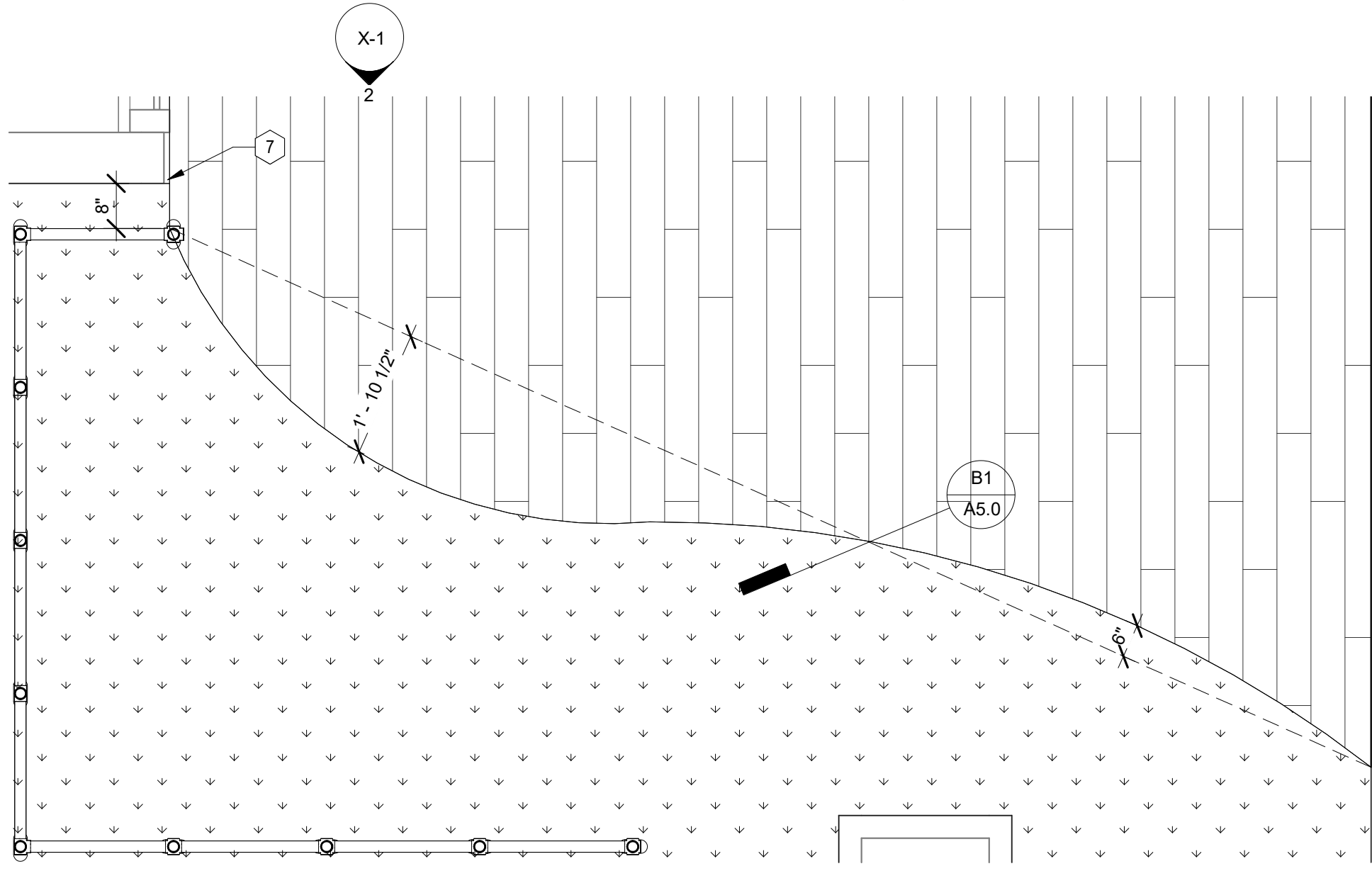
SHEET ISSUE:  
NO. DATE DESCRIPTION

SET ISSUE DATE: 05/16/2024  
CURRENT REVISION:

SHEET TITLE:  
FINISH FLOOR PLAN - SOUTH ZONE

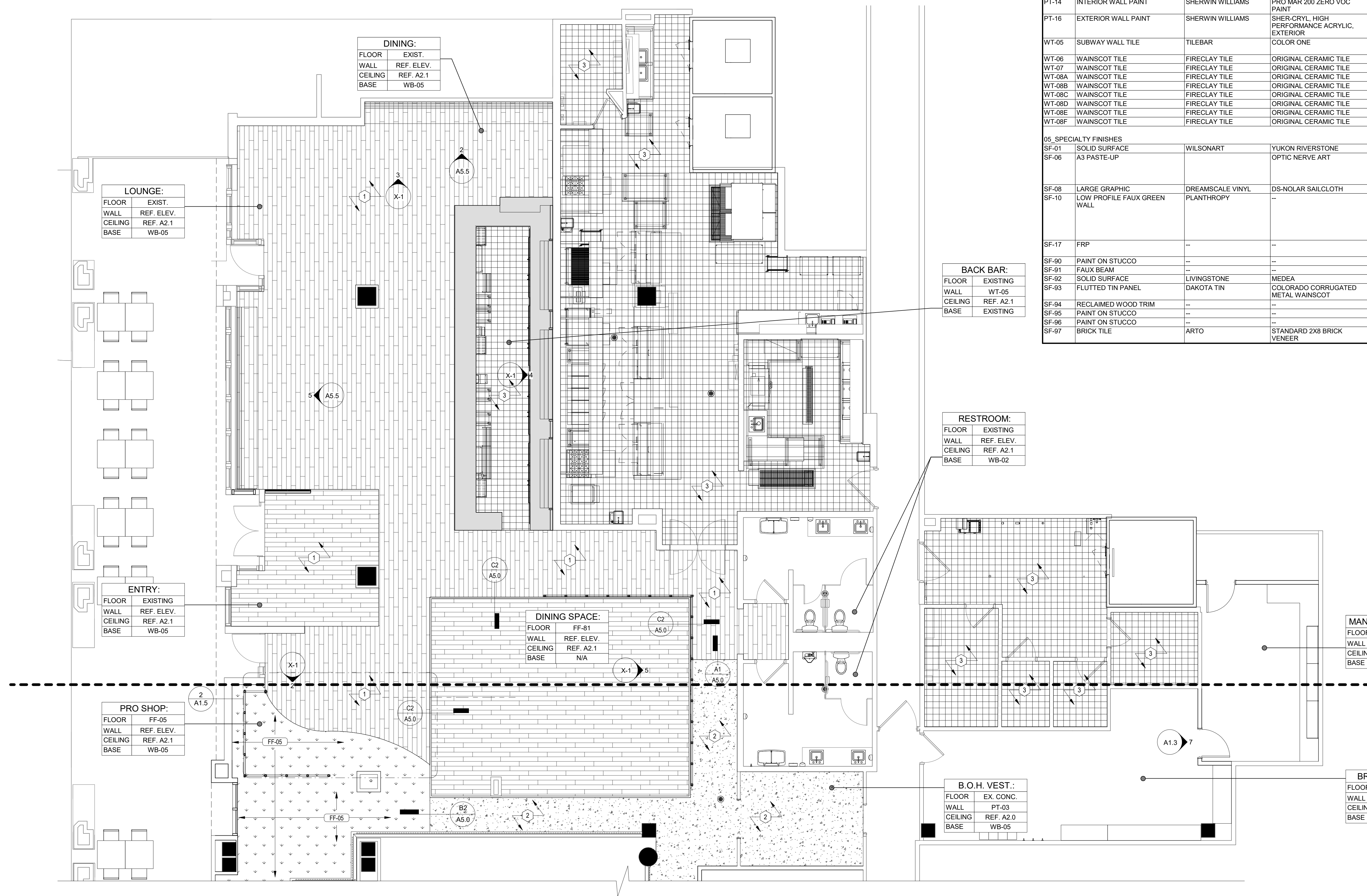
SHEET NO.  
A1.4





2 FLOORING AT PRO-SHOP  
1/2" = 1'-0"

3 FLOORING AT SOUTH RESTROOMS  
1" = 1'-0"



1 FINISH FLOOR PLAN - NORTH ZONE  
3/16" = 1'-0"

GENERAL NOTES: FINISH FLOOR PLAN

- ALL DIMENSIONS SHOWN ARE FRAMING DIMENSIONS (FACE OF STUD/JAMB) UNLESS OTHERWISE NOTED.
- WALL STUD TO BE LOCATED AT CENTER OF COLUMN LINE WHERE IT IS APPARENT.
- REFER TO INTERIOR ELEVATIONS FOR LOCATIONS AND TYPES OF CORNER GUARDS.
- REFER TO ACCESSIBILITY PLAN AND FURNITURE DRAWINGS FOR SEATING LAYOUT & SPECIFICATIONS.
- ALL GYP. BD. TO BE TYPE 'X' RATED 5/8" - ALL "WET" LOCATIONS (IE BATH ROOMS) REQUIRED TO HAVE MOISTURE RESISTANT (GREEN) BOARD INSTALLED PER MANUFACTURERS REQUIREMENTS.
- REFER TO FIXTURE PLAN FOR ALL LOOSE FLOOR AND WALL FIXTURES AND LAYOUT.
- FINAL QUANTITIES OF ALL LOOSE FIXTURES AND FURNITURE ARE TO BE DETERMINED BY THE OWNER.

KEYNOTES - FINISH PLAN

- EXISTING FLOORING TO REMAIN. GC TO CLEAN TO "LIKE-NEW" CONDITION
- EXISTING CONCRETE TO REMAIN. GC TO CLEAN, BUFF AND SEAL EXISTING CONCRETE.
- EXISTING CERAMIC TILE TO REMAIN. GC TO REPAIR BROKEN TILE WITH NEW TO MATCH EXISTING
- NEW GOLF HOLE CARPET TILE TO BE VENDOR SUPPLIED AND G.C. INSTALLED
- COLUMN - TYPE C PAINT PT-02 BASE: WB-05
- COLUMN - TYPE B PAINT PT-02 BASE: WB-05
- STARTING POINT

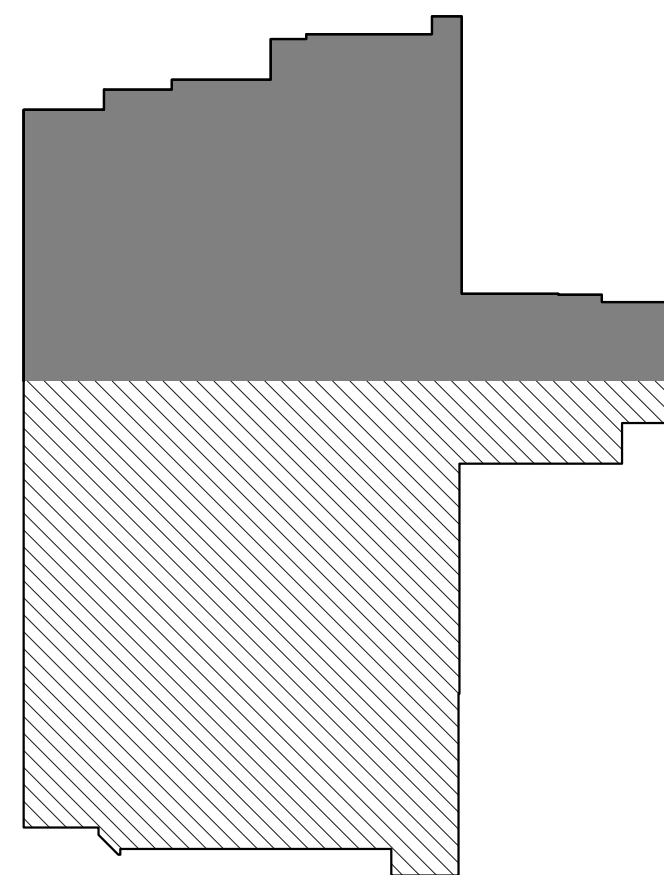
FINISH SCHEDULE - INTERIOR

MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	FINISH	SIZE	NOTE
02 FLOOR FINISHES								
FF-05	TURF	HERO FLOORING	GRAND SLAM	--	GREEN	--	3/4" THICK	HOLES & ENTRY
FF-06	HOLEY MOLEY RUG	MATTER SURFACES	DESIGN PRINT	--	115	--	CUSTOM PER LOCATION	PROSHOP
FF-07	WALK-OFF MAT	MATTER SURFACES	SUPER NOP 52 WITH ULTRA FLEX EDGING	--	CHARCOAL	--	CUSTOM PER LOCATION	
FF-08	ANTI-FATIGUE MAT	MATTER SURFACES	BERBER EZE	--	CHARCOAL	--	CUSTOM PER LOCATION	POS POD
FF-11	RESTROOM TILE	TILEBAR	AVA SABBIA	--	GRAY	MATTE	8" HEXAGON, 9mm THICK	GR-02 TBD.; 1/8" THICK GROUT
FF-81	VINYL WOOD FLOORING	ASPECTA FIVE	MASON OAK	5383102	AMBER	--	7.25" x 48" x 3.2mm	--
FF-82	VINYL WOOD FLOORING	FLOORET MODIN	CRAFTSMAN - BRENNICK	--	--	--	6" x 48" x 5mm	--
02 WALL BASE FINISHES								
WB-02	RUBBER BASE	ROPPE	--	700 SERIES	174 SMOKE	--	4" TALL	RUBBER COVE BASE
WB-05	RUBBER COVE BASE	TARKETT	JOHNSONITE	--	BLACK #40	--	6" TALL	
WB-06	WOOD BASE	--	--	--	--	POPLAR WOOD	3/4" THICK; 6" TALL	FLAT STOCK W/ EASED EDGE; PAINTED PT-02 (TYP.)
04 WALL FINISHES								
PT-02	INTERIOR PAINT	SHERWIN WILLIAMS	PRO MAR 200 ZERO VOC PAINT	SW-9154	PERLE NOIR	EGGSHELL		
PT-03	INTERIOR DOOR FRAME PAINT	SHERWIN WILLIAMS	PRO MAR 200 ZERO VOC PAINT	SW-7672	KNITTING NEEDLES	EGGSHELL		
PT-07	INTERIOR WALL PAINT	SHERWIN WILLIAMS	PRO MAR 200 ZERO VOC PAINT	SW-9154	PERLE NOIR	SATIN		CEILING
PT-13	INTERIOR WALL PAINT	SHERWIN WILLIAMS	PRO MAR 200 ZERO VOC PAINT	SW-9170	ACIER	SATIN		
PT-14	INTERIOR WALL PAINT	SHERWIN WILLIAMS	PRO MAR 200 ZERO VOC PAINT	SW-6942	SPLASHY	EGGSHELL		--
PT-16	EXTERIOR WALL PAINT	SHERWIN WILLIAMS	SHER-CRYL, HIGH PERFORMANCE ACRYLIC, EXTERIOR	SW-6942	SPLASHY	EGGSHELL		--
WT-05	SUBWAY WALL TILE	TILEBAR	COLOR ONE	--	JADE GREEN	POLISHED	2"x8"	GR-03: BOSTIK FRENCH GRAY H142; 1/8" THICK GROUT
WT-06	WAINSCOT TILE	FIRECLAY TILE	ORIGINAL CERAMIC TILE	--	CARBON	SATIN	1"x1"	
WT-07	WAINSCOT TILE	FIRECLAY TILE	ORIGINAL CERAMIC TILE	--	CARBON	SATIN	4"x4"	
WT-08A	WAINSCOT TILE	FIRECLAY TILE	ORIGINAL CERAMIC TILE	--	DUSTY BLUE	SATIN	4"x4"	
WT-08B	WAINSCOT TILE	FIRECLAY TILE	ORIGINAL CERAMIC TILE	--	NEPTUNE	SATIN	4"x4", 3"x12"	
WT-08C	WAINSCOT TILE	FIRECLAY TILE	ORIGINAL CERAMIC TILE	--	ANTIQUE	SATIN	4"x4"	
WT-08D	WAINSCOT TILE	FIRECLAY TILE	ORIGINAL CERAMIC TILE	--	EMBER	SATIN	4"x4"	
WT-08E	WAINSCOT TILE	FIRECLAY TILE	ORIGINAL CERAMIC TILE	--	SORBET	SATIN	4"x4"	
WT-08F	WAINSCOT TILE	FIRECLAY TILE	ORIGINAL CERAMIC TILE	--	IVORY	SATIN	1"x4"	
05 SPECIALTY FINISHES								
SF-01	SOLID SURFACE	WILSONART	YUKON RIVERSTONE	9196RS	WHITE		0.25" THICK	BAR TOP; COUNTERTOPS
SF-06	A3 PASTE-UP		OPTIC NERVE ART	PRINTED ON 80gsm PAPER WEIGHT	BLACK & WHITE	MATTE	11" x 17" (TABLOID)	G.C. TO TREAT WITH TOP FIRE RATED TOP COAT. REFER TO DETAIL 3045.6 FOR INSTALL INFORMATION.
SF-08	LARGE GRAPHIC	DREAMSCALE VINYL	DS-NOLAR SAILCLOTH	--	COLOR	MATTE	REFER TO ELEVATIONS	G.C. TO PROVIDE WALL BLOCKING/ STRAPPING AS REQUIRED TO INSTALL AND SUPPORT FAX GREEN WALL AND TRIM. REFER TO GREEN WALL TRIM DETAILS FOR FURTHER INFORMATION.
SF-10	LOW PROFILE FAUX GREEN WALL	PLANTHROPY	--	--	GREEN	--	REFER TO ELEVATIONS	
SF-17	FRP	--	--	SS916-063R	WHITE W/ BLACK GROUT		4' X 8' PANELS	
SF-90	PAINT ON STUCCO	--	--	--	SPLASHY			MATCH SW-6942 SPLASHY (NEW FAUX WOOD BEAM)
SF-91	FAUX BEAM	--	--	--	--		4' X 8' PANELS	
SF-92	SOLID SURFACE	LIVINGSTONE	MEDEA	L216	DARK GREY		2' X 3' PANELS	
SF-93	FLUTTED TIN PANEL	DAKOTA TIN	COLORADO CORRUGATED METAL WAINSCOT	--	RUSTIC ANTIQUE			
SF-94	RECLAIMED WOOD TRIM	--	--	--	RUSTIC ANTIQUE			
SF-95	PAINT ON STUCCO	--	--	--	FUTON			MATCH SW-7101 FUTON
SF-96	PAINT ON STUCCO	--	--	--	BLACK			
SF-97	BRICK TILE	ARTO	STANDARD 2XB BRICK VENEER	--	RICE		2.5" X 7.75", 5" THICKNESS	TEXTURE: LIMESTONE

FINISH PLAN LEGEND

PORCELAIN TILE		FLOOR DRAINS / FLOOR SINKS RE: PLUMBING	
EXISTING KITCHEN TILE		CLEAN OUT RE: PLUMBING	
EXPOSED CONCRETE		TRENCH DRAINS RE: PLUMBING	
WOOD PLANK			
WATERPROOFING MEMBRANE TO EXTEND 12" UP WALL AND 12" FROM WALL ALONG FLOOR.			
KERDI FLASHING BY SCHLUTER BENEATH FINISH FLOOR. RE: KEYED DETAIL.			

KEY PLAN



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HOLEY MOLEY GOLF CLUB  
SHOPS AT RIVERCENTER  
849 E COMMERCE STREET SUITE 171, SAN ANTONIO, TX 78205  
TDLR 74852024017393  
CLIENT / TENANT:  
FUNLAB • 90-94 NICHOLSON STREET • ABBOTSFORD VIC 3067



PROJECT STATUS:  
Project Status

SHEET ISSUE:

NO. DATE DESCRIPTION

SET ISSUE DATE: 05/16/2024 CURRENT REVISION:

SHEET TITLE:  
FINISH FLOOR  
PLAN - NORTH  
ZONE

SHEET NO.

A1.5



SIGNAGE SCHEDULE						
TAG	DESCRIPTION	VERBAGE	LOCATION	MANUFACTURER	SIZE	DETAIL
GFX-3a	SCRIPT SIGN	READY TO PUTT LOOSE	FUNCTION ROOMS	DIGICO		LED NEON - PINK
GFX-5a	SCRIPT SIGN	LIKE GOLF BUT FUN	DINING AREA	DIGICO		<varies>
GFX-7Lc	SCRIPT SIGN	START HERE ARROW		DIGICO	2'-2.75"W X 2'-3.5"H	LED NEON- CYAN
GFX-7Lp	SCRIPT SIGN	START HERE ARROW		DIGICO	2'-2.75"W X 2'-3.5"H	LED NEON- PINK
GFX-7Ry	SCRIPT SIGN	START HERE ARROW		DIGICO	2'-2.75"W X 2'-3.5"H	LED NEON- YELLOW
GFX-9b	SIGNAGE	HOLEY MOLEY (STACKED)	LOUNGE	OPTIC NERVE	6'-5"W X 3'-2"H	<varies>
GFX-10	SCRIPT SIGN	NO IFS, JUST PUTTS	FUNCTION ROOMS/ PHOTO OP	DIGICO	6'-9"W X 23.5"H	LED NEON- CYAN
GFX-11b	SCRIPT SIGN	PRO SHOP	PRO SHOP	DIGICO	4'-6"W X 23"H	<varies>
GFX-12a	SCRIPT SIGN	PARKS, BARS, AND MINI GOLF	BAR	DIGICO		<varies>
GFX-13b	SCRIPT SIGN	I LIKE BIG PUTTS & I CANNOT LIE	GOLF COURSE 1	DIGICO		LED NEON - PINK
GFX-18	WAYFINDING	GOLF		OPTIC NERVE	5.75" WIDE	METAL (NON-ILLUM.) - AGED METAL, GREEN
GFX-19	WAYFINDING	BAR		OPTIC NERVE	5.75" WIDE	METAL (NON-ILLUM.) - AGED METAL, TEAL
GFX-20	WAYFINDING	RESTROOM		OPTIC NERVE	5.75" WIDE	METAL (NON-ILLUM.) - AGED METAL, ORANGE

FIXTURE & FURNITURE SCHEDULE					
MARK	LOCATION	DESCRIPTION	MANUFACTURER	SIZE	NOTE
FN-12a/b/c	FUNCTION ROOMS	BANQUETTE SEATING	FORTNER		
FN-14b	FUNCTION ROOMS	COFFEE TABLE		24"x48"	WOOD
FN-19	BAR SEATING AREA	BANQUETTE SEATING PLANTER BOX	FORTNER	12" X 2'-6" X 20"H	WALNUT LAMINATE
FN-20a/b/c	BAR SEATING AREA	BANQUETTE SEATING	FORTNER		
FN-24	LOUNGE AND FUNCTION ROOMS	SLAT BACK ARM CHAIR	FORTNER		
FN-25	BAR SEATING AREA	SIDE TABLE			
FN-26	BAR SEATING AREA	HIGH TOP TABLE	EDGEWORK CREATIVE	36"x36"x42"	WHITE TOP W/ BLACK METAL BASE
FN-27	BAR SEATING AREA	DINING TABLE	EDGEWORK CREATIVE	36"x36"x30"	WHITE TOP W/ BLACK METAL BASE
FN-28	BAR SEATING AREA	PRINCIPAL BAR STOOL	EDGEWORK CREATIVE		BLONDE ASH WOOD W/ BLACK FRAME
FN-30	BAR SEATING AREA	DINING TABLE	EDGEWORK CREATIVE	24"x36"x30"	WHITE TOP W/ BLACK METAL BASE
FN-30a	BAR SEATING AREA	DINING TABLE		24"x36"x30"	LOW TOP TABLE WITH CUSTOM CORNER EDGE. REFER TO 6/AS.4 FOR MORE INFORMATION.
FN-31	BAR SEATING AREA	PLASTIC MOLDED CHAIR	MODHOLIC		WHITE
FN-37	LOUNGE AND FUNCTION ROOMS	SLING CHAIR	FORTNER		
FN-39	LOUNGE	CHESTERFIELD LOVESEAT	FORTNER	66"L	FAUX LEATHER
FN-87	(E) PATIO	PATIO COFFEE TABLE	FORTNER	4'-0"Wx2'-0"D	G.C. TO PLACE PER PLAN
FN-90	FUNCTION ROOM	SOFA			G.C. TO PLACE PER PLAN
LF-6	DINING AREA	SERVER STATION	DIGICO	37"x24"x36"	
LF-7	ENTRY ZONE	POS PODS	DIGICO	52"x35.375"x96.25"	
LF-10a	PIPE STRUCTURES	STANDARD CRATE	DIGICO	24.75"x19.25"x9"	RECLAIMED PALETTE WOOD, CLEAR COATED
LF-10b	PIPE STRUCTURES	HALF CRATE	DIGICO	19.25"x11.25"x9"	RECLAIMED PALETTE WOOD, CLEAR COATED
LF-11	PRO SHOP	GOLF BALL DISPENSER	OWNER	11"Wx11"Dx39"H	
LF-12	PRO SHOP	PUTTER RACKS	OWNER		
LF-13	BACK BAR	BAR BOTTLE RISER	DIGICO	88.5"Wx15.25"Dx9"T	WHITE POWDER COATED MTU/ FROSTED ACRYLIC INSERTS - LED INTERNALLY ILLUMINATED
LF-13a	BACK BAR	BAR BOTTLE RISER	DIGICO	114.5"Wx15.25"Dx9"T	WHITE POWDER COATED MTU/ FROSTED ACRYLIC INSERTS - LED INTERNALLY ILLUMINATED
LF-14	FUNCTION ROOMS	CUSTOMER LOCKERS	G.C.		

#	KEYNOTES - FURNITURE PLAN
1	BASE OF UNIT TO ALIGN WITH FRONT FACE OF COLUMN
2	NEW LOCKERS. VENDOR PROVIDED
3	COAT HOOKS (x3)
4	DRINK LEDGE
5	MANAGERS DESK WITH SHELVES ABOVE
6	PIPE STRUCTURE CRATES. SEE FURNITURE ITEMS LF-10a AND LF-10b FOR MORE INFORMATION. REFER TO ELEVATIONS FOR CRATE LAYOUT.
7	NEW PATIO FURNITURE

GENERAL NOTES: FURNITURE PLAN

- A. MANUFACTURER TO FABRICATE FIXTURE PIECES FOR EASE OF DELIVERY AND INSTALLATION - ALL FIELD SEAMS TO BE DRAWN TIGHT FOR MIN. GAP AND ALL SURFACES TO BE FLUSH W/ ADJACENT.
- B. ALL LOOSE FIXTURE AND FURNITURE FINAL QUANTITIES TO BE VERIFIED AND APPROVED BY OWNER PRIOR TO ORDER.
- C. ALL GROMMET LOCATIONS AND COUNTER EQUIPMENT TO BE COORDINATED WITH OWNER'S REP DURING THE SHOP DRAWING PHASES. FLOOR LEVELERS AS REQUIRED. FINAL SPECIFICATION OF LEVELERS TO BE PROVIDED BY FABRICATOR AND APPROVED BY OWNER. TYPICAL ALL FURNITURE OR LOOSE FIXTURES.
- D. ALL FINISHES SUPPLIED BY FABRICATOR TO BE SUBMITTED FOR APPROVAL PRIOR TO FINAL APPLICATION - TYP.
- E. SIGN SHOP VENDOR / FABRICATOR TO PROVIDE ALL REQUIRED ENGINEERING (STRUCTURAL, LOAD BEARING, ELECTRICAL ETC.) AS REQUIRED FOR PERMITTING, INSTALLATION AND ALL FINAL POWER CONNECTIONS.
- F. SIGN SHOP VENDOR / FABRICATOR TO PROVIDE AND SUBMIT COMPLETE SHOP DRAWINGS, AND MATERIAL SAMPLES PER SPECIFICATIONS FOR APPROVAL BY OWNER / ARCHITECT PRIOR TO START OF FABRICATION.
- G. ALL SIGNAGE FINAL QUANTITIES TO BE VERIFIED AND APPROVED BY OWNER PRIOR TO ORDER.

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PROJ. NO.

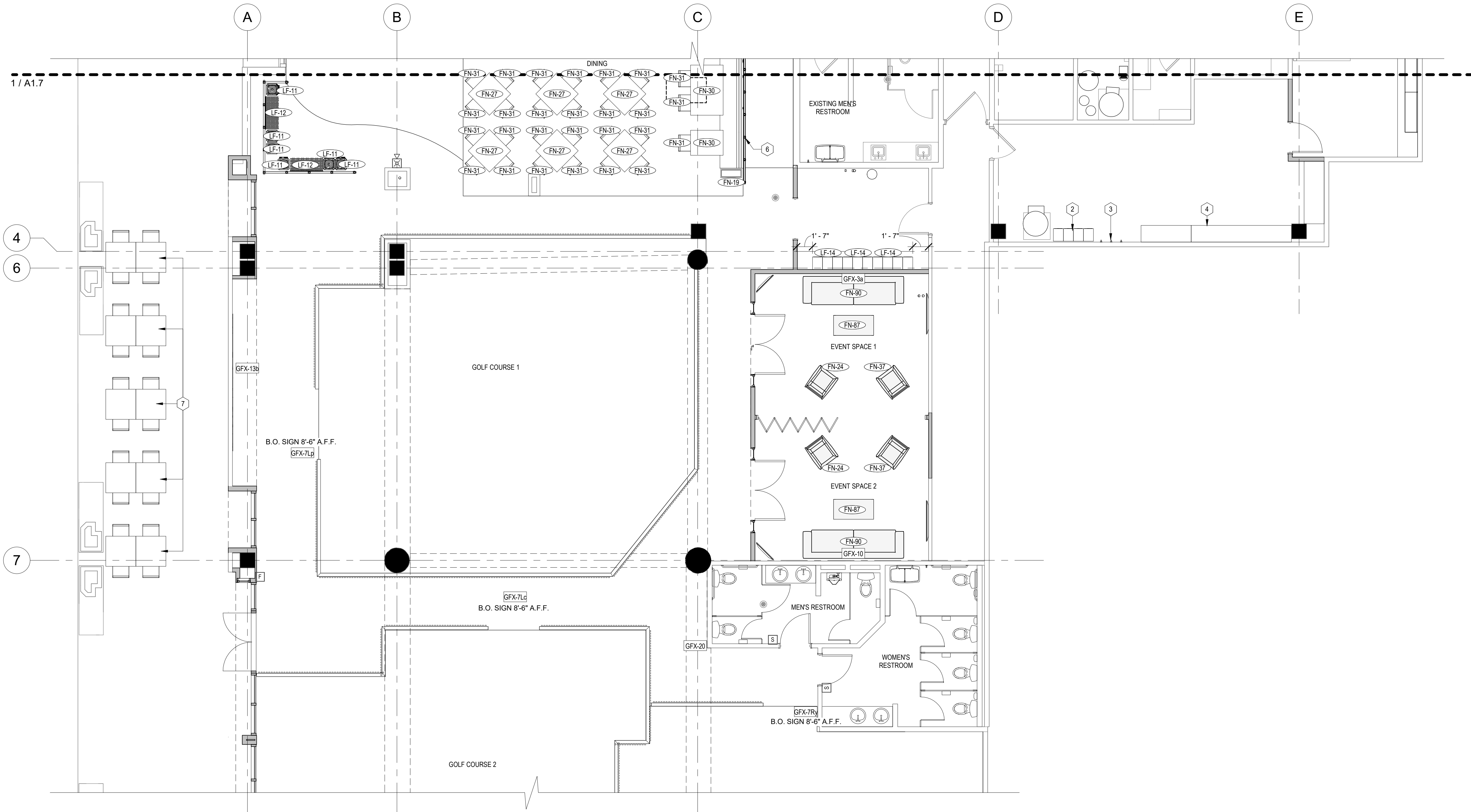
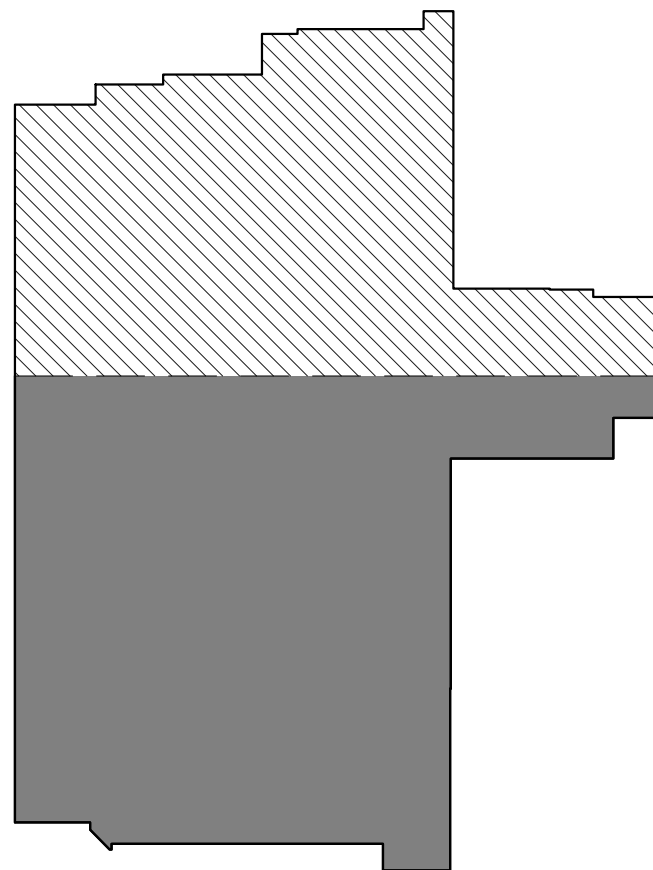
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SEALS



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KEY PLAN



1 FURNITURE & SIGNAGE PLAN - SOUTH ZONE

3/16" = 1'-0"

HOLEY MOLEY GOLF CLUB  
SHOPS AT RIVERCENTER  
849 E COMMERCE STREET SUITE 171, SAN ANTONIO, TX 78205  
TDLR TABS2024017339  
CLIENT / TENANT:  
FUNLAB • 90-94 NICHOLSON STREET • ABBOTSFORD VIC 3067



PROJECT STATUS:

Project Status

SHEET ISSUE:

NO.	DATE	DESCRIPTION
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SET ISSUE DATE:	CURRENT REVISION:
05/16/2024	

SHEET TITLE:  
**FURNITURE & SIGNAGE PLAN - SOUTH ZONE**


SHEET NO.

A1.6



SIGNAGE SCHEDULE						
TAG	DESCRIPTION	VERBAGE	LOCATION	MANUFACTURER	SIZE	DETAIL
GFX-3a	SCRIPT SIGN	READY TO PUT LOOSE	FUNCTION ROOMS	DIGICO		LED NEON - PINK
GFX-5a	SCRIPT SIGN	LIKE GOLF BUT FUN	DINING AREA	DIGICO		<varies>
GFX-7Lc	SCRIPT SIGN	START HERE ARROW		DIGICO	2'-2.75"W X 3'-3.5"H	LED NEON- CYAN
GFX-7Lp	SCRIPT SIGN	START HERE ARROW		DIGICO	2'-2.75"W X 3'-3.5"H	LED NEON- PINK
GFX-7Rr	SCRIPT SIGN	START HERE ARROW		DIGICO	2'-2.75"W X 3'-3.5"H	LED NEON- YELLOW
GFX-9b	SIGNAGE	HOLEY MOLEY (STACKED)	LOUNGE	OPTIC NERVE	6'-5"W X 3'-2"H	<varies>
GFX-10	SCRIPT SIGN	NO IFS, JUST PUTTS	FUNCTION ROOMS/ PHOTO OP	DIGICO	6'-9"W X 23.5"H	LED NEON- CYAN
GFX-11b	SCRIPT SIGN	PRO SHOP	PRO SHOP	DIGICO	4'-6"W X 23"H	<varies>
GFX-12a	SCRIPT SIGN	PARS, BARS, AND MINI GOLF	BAR	DIGICO		<varies>
GFX-13b	SCRIPT SIGN	I LIKE BIG PUTTS & I CANNOT LIE	GOLF COURSE 1	DIGICO		LED NEON - PINK
GFX-18	WAYFINDING	GOLF		OPTIC NERVE	5.75" WIDE	METAL (NON-ILLUM.) - AGED METAL, GREEN
GFX-19	WAYFINDING	BAR		OPTIC NERVE	5.75" WIDE	METAL (NON-ILLUM.) - AGED METAL, TEAL
GFX-20	WAYFINDING	RESTROOM		OPTIC NERVE	5.75" WIDE	METAL (NON-ILLUM.) - AGED METAL, ORANGE

<div> <div> <b>FIXTURE &amp; FURNITURE SCHEDULE</b> </div> </div>						
MARK	LOCATION	DESCRIPTION	MANUFACTURER	SIZE	NOTE	
FN-12a/b/c	FUNCTION ROOMS	BANQUETTE SEATING	FORTNER			
FN-14a	FUNCTION ROOMS	COFFEE TABLE		24"x48"	WOOD	
FN-19	BAR SEATING AREA	BANQUETTE SEATING PLANTER BOX	FORTNER	12" X 2'-6" X 20"	WALNUT LAMINATE	
FN-20a/b/c	BAR SEATING AREA	BANQUETTE SEATING	FORTNER			
FN-24	LOUNGE AND FUNCTION ROOMS	SLAT BACK ARM CHAIR	FORTNER			
FN-25	BAR SEATING AREA	SIDE TABLE				
FN-26	BAR SEATING AREA	HIGH TOP TABLE	EDGEWORK CREATIVE	36"x36"x42"	WHITE TOP W/ BLACK METAL BASE	
FN-27	BAR SEATING AREA	DINING TABLE	EDGEWORK CREATIVE	36"x36"x30"	WHITE TOP W/ BLACK METAL BASE	
FN-28	BAR SEATING AREA	PRINCIPAL BAR STOOL	EDGEWORK CREATIVE		BLONDE ASH WOOD W/ BLACK FRAME	
FN-29	BAR SEATING AREA	DINING TABLE	EDGEWORK CREATIVE	24"x36"x30"	WHITE TOP W/ BLACK METAL BASE	
FN-30a	BAR SEATING AREA	DINING TABLE		24"x36"x30"	LOW TOP TABLE WITH CUSTOM CORNER EDGE REFER TO 61AS.4 FOR MORE INFORMATION.	
FN-31	BAR SEATING AREA	PLASTIC MOLDED CHAIR	MODHOLIC		WHITE	
FN-37	LOUNGE AND FUNCTION ROOMS	SLING CHAIR	FORTNER			
FN-39	LOUNGE	CHESTERFIELD LOVESEAT	FORTNER	66"	FAUX LEATHER	
FN-87	(E) PATIO	PATIO COFFEE TABLE	FORTNER	4'-0"Wx2'-0"D	G.C. TO PLACE PER PLAN	
FN-90	FUNCTION ROOM	SOFA			G.C. TO PLACE PER PLAN	
LF-6	DINING AREA	SERVIS STATION	DIGICO	37"x24"x36"		
LF-7	ENTRY ZONE	POD PODS	DIGICO	52"x35.375"x36.25"		
LF-10a	PIPE STRUCTURES	STANDARD CRATE	DIGICO	24.75"x19.25"x9"	RECLAIMED PALETTE WOOD. CLEAR COATED	
LF-10b	PIPE STRUCTURES	HALF CRATE	DIGICO	19.25"x11.25"x9"	RECLAIMED PALETTE WOOD. CLEAR COATED	
LF-11	PRO SHOP	GOLF BALL DISPENSER	OWNER	11"Wx11"Dx39"H		
LF-12	PRO SHOP	PUTTER RACKS	OWNER			
LF-13	BACK BAR	BAR BOTTLE RISER	DIGICO	88.5"Wx15.25"Dx9"	WHITE POWDER COATED MTU/ FROSTED ACRYLIC INSERTS - LED INTERNALLY ILLUMINATED	
LF-13a	BACK BAR	BAR BOTTLE RISER	DIGICO	114.5"Wx15.25"Dx9"	WHITE POWDER COATED MTU/ FROSTED ACRYLIC INSERTS - LED INTERNALLY ILLUMINATED	
LF-14	FUNCTION ROOMS	CUSTOMER LOCKERS	G.C.			

 **KEYNOTES - FURNITURE PLAN**

- 1 BASE OF UNIT TO ALIGN WITH FRONT FACE OF COLUMN
- 2 NEW LOCKERS. VENDOR PROVIDED
- 3 COAT HOOKS (x3)
- 4 DRINK LEDGE
- 5 MANAGERS DESK WITH SHELVES ABOVE
- 6 PIPE STRUCTURE CRATES. SEE FURNITURE ITEMS LF-10a AND LF-10b  
FOR MORE INFORMATION. REFER TO ELEVATIONS FOR CRATE LAYOUT.
- 7 NEW PATIO FURNITURE

GENERAL NOTES: FURNITURE PLAN

- A. MANUFACTURER TO FABRICATE PICTURE FIXES FOR EASE OF DELIVERY AND INSTALLATION - ALL FIELD SEAMS TO BE DRAWN TIGHT FOR MIN. GAP AND ALL SURFACES TO BE FINISHED TO MATCH SURROUNDING AREA.
- B. ALL LOOSE FIXTURES AND FURNITURE FINAL QUANTITIES TO BE VERIFIED AND APPROVED BY OWNER PRIOR TO ORDER.
- C. ALL GROMMET LOCATIONS AND COUNTER EQUIPMENT TO BE COORDINATED WITH OWNER'S REPRESENTATIVE DURING THE SHOP DRAWING PHASES. FLOOR LEVELERS AS REQUIRED. FINAL SPECIFICATION OF LEVELERS TO BE PROVIDED BY FABRICATOR AND APPROVED BY OWNER. TYPICAL ALL FURNITURE OR LOOSE FIXTURES.
- D. ALL FINISHES SUPPLIED BY FABRICATOR TO BE SUBMITTED FOR APPROVAL PRIOR TO FINAL APPLICATION - TYP.
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- G. ALL SIGNAGE FINAL QUANTITIES TO BE VERIFIED AND APPROVED BY OWNER PRIOR TO ORDER.

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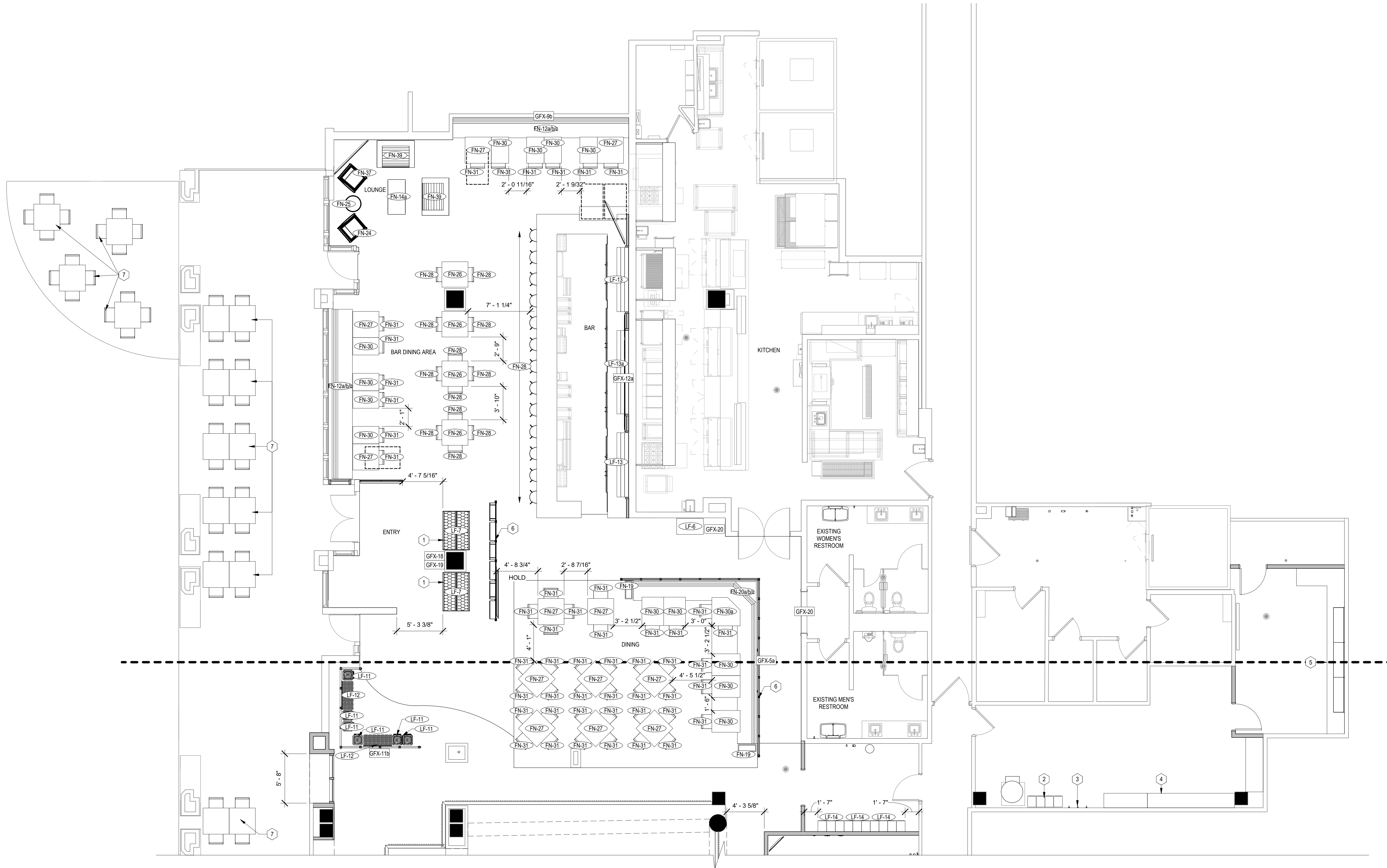
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SEALS

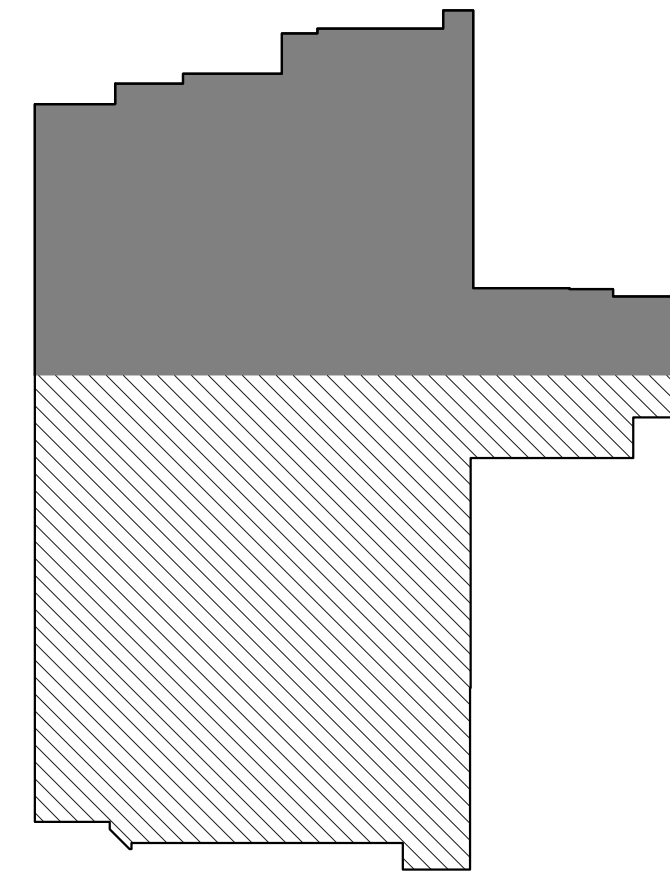


05/17/2024

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### KEY PLAN



# HOLEY MOLEY GOLF CLUB

**SHOPS AT RIVERCENTER**  
**849 E COMMERCE STREET SUITE 171, SAN ANTONIO, TX 78205**  
 TDLR TABS2024017399

CLIENT / TENANT:  
FUNLAB • 90-94 NICHOLSON STREET • ABBOTSFORD VIC 3067

PROJECT STATUS:		
Project Status		
SHEET ISSUE:		
NO.	DATE	DESCRIPTION

SET ISSUE DATE:	CURRENT REVISION:
05/16/2024	

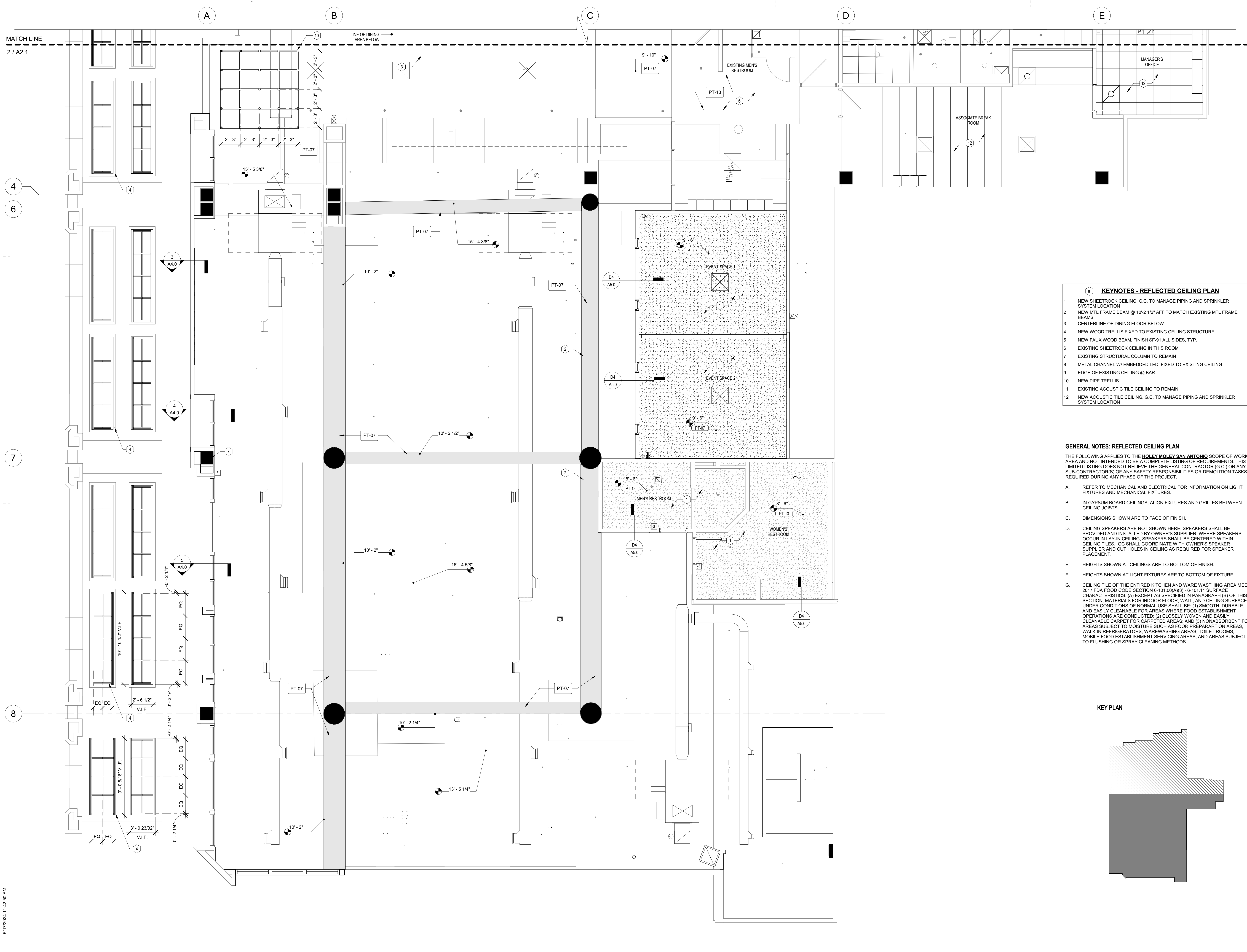
SHEET TITLE:

**FURNITURE &  
SIGNAGE PLAN -  
NORTH ZONE**

SHEET NO. \_\_\_\_\_

## A1.7




$$1/4'' = 1'-0''$$



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PRINTED ON: 02/26/24



2 REFLECTED CECILING PLAN - NORTH ZONE  
1/4" = 1'-0"

- KEYNOTES - REFLECTED CEILING PLAN**
- 1 NEW SHEETROCK CEILING, G.C. TO MANAGE PIPING AND SPRINKLER SYSTEM LOCATION
  - 2 NEW MTL FRAME BEAM @ 10'-2 1/2" AFF TO MATCH EXISTING MTL FRAME BEAMS
  - 3 CENTERLINE OF DINING FLOOR BELOW
  - 4 NEW WOOD TRELLIS FIXED TO EXISTING CEILING STRUCTURE
  - 5 NEW FAUX WOOD BEAM, FINISH SF-91 ALL SIDES, TYP.
  - 6 EXISTING SHEETROCK CEILING IN THIS ROOM
  - 7 EXISTING STRUCTURAL COLUMN TO REMAIN
  - 8 METAL CHANNEL W/ EMBEDDED LED, FIXED TO EXISTING CEILING
  - 9 EDGE OF EXISTING CEILING @ BAR
  - 10 NEW PIPE TRELLIS
  - 11 EXISTING ACOUSTIC TILE CEILING TO REMAIN
  - 12 NEW ACOUSTIC TILE CEILING, G.C. TO MANAGE PIPING AND SPRINKLER SYSTEM LOCATION

**GENERAL NOTES: REFLECTED CEILING PLAN**

THE FOLLOWING APPLIES TO THE **HOLEY MOLEY SAN ANTONIO** SCOPE OF WORK AREA AND NOT INTENDED TO BE A COMPLETE LISTING OF REQUIREMENTS. THIS LIMITED LISTING DOES NOT RELIEVE THE GENERAL CONTRACTOR (G.C.) OR ANY SUB-CONTRACTOR(S) OF ANY SAFETY RESPONSIBILITIES OR DEMOLITION TASKS REQUIRED DURING ANY PHASE OF THE PROJECT.

A. REFER TO MECHANICAL AND ELECTRICAL FOR INFORMATION ON LIGHT FIXTURES AND MECHANICAL FIXTURES.

B. IN GYPSUM BOARD CEILINGS, ALIGN FIXTURES AND GRILLES BETWEEN CEILING JOISTS.

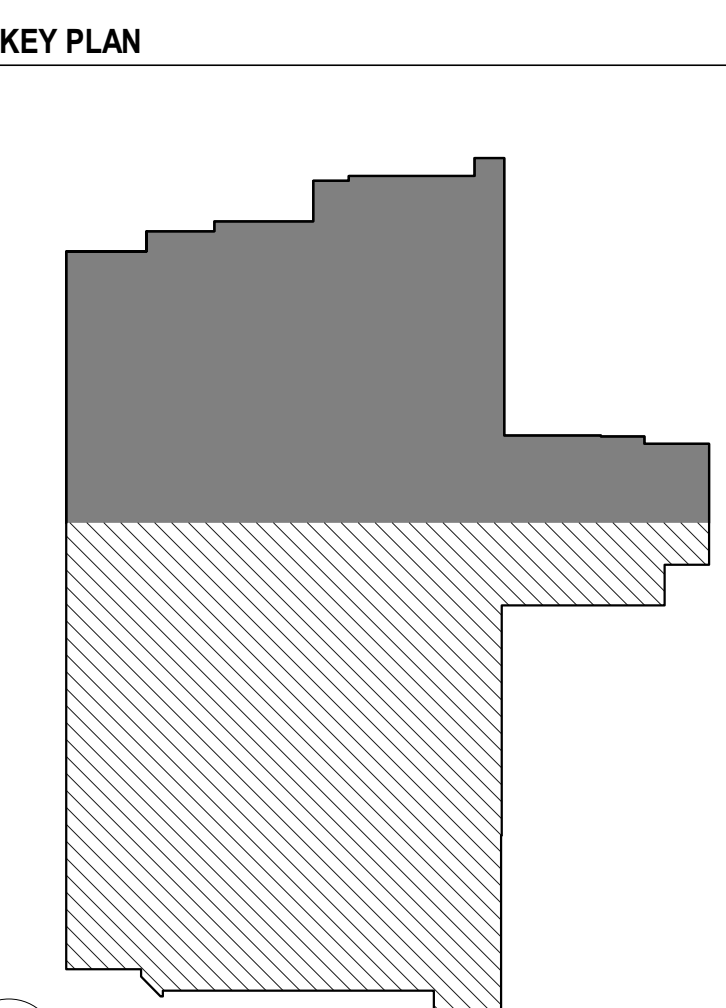
C. DIMENSIONS SHOWN ARE TO FACE OF FINISH.

D. CEILING SPEAKERS ARE NOT SHOWN HERE. SPEAKERS SHALL BE PROVIDED AND INSTALLED BY OWNER'S SUPPLIER. WHERE SPEAKERS OCCUR IN LAY-IN CEILING, SPEAKERS SHALL BE CENTERED WITHIN CEILING TILES. GC SHALL COORDINATE WITH OWNER'S SPEAKER SUPPLIER AND CUT HOLES IN CEILING AS REQUIRED FOR SPEAKER PLACEMENT.

E. HEIGHTS SHOWN AT CEILINGS ARE TO BOTTOM OF FINISH.

F. HEIGHTS SHOWN AT LIGHT FIXTURES ARE TO BOTTOM OF FIXTURE.

G. CEILING TILE OF THE ENTIRE KITCHEN AND WARE WASHING AREA MEET: 2017 FDA FOOD CODE SECTION 6-101.00(A)(3) - 6-101.11 SURFACE CHARACTERISTICS: (A) EXCEPT AS SPECIFIED IN PARAGRAPH (B) OF THIS SECTION, MATERIALS FOR INDOOR FLOOR, WALL, AND CEILING SURFACES UNDER CONDITIONS OF NORMAL USE SHALL BE: (1) SMOOTH, DURABLE, AND EASILY CLEANABLE FOR AREAS WHERE FOOD ESTABLISHMENT OPERATIONS ARE CONDUCTED; (2) CLOSELY WOVEN AND EASILY CLEANABLE CARPET FOR CARPETED AREAS; AND (3) NONABSORBENT FOR AREAS SUBJECT TO MOISTURE SUCH AS FOOD PREPARATION AREAS, WALK-IN REFRIGERATORS, WAREWASHING AREAS, TOILET ROOMS, MOBILE FOOD ESTABLISHMENT SERVICING AREAS, AND AREAS SUBJECT TO FLUSHING OR SPRAY CLEANING METHODS.



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PROJ. NO. FUN323

SEALS

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**HOLEY MOLEY GOLF CLUB**

**SHOPS AT RIVERCENTER**

849 E COMMERCE STREET SUITE 171, SAN ANTONIO, TX 78205

TDLR 7AB52024017393

CLIENT / TENANT:  
FUNLAB • 90-94 NICHOLSON STREET • ABBOTSFORD VIC 3067

PROJECT STATUS:  
Project Status

SHEET ISSUE:	NO.	DATE	DESCRIPTION

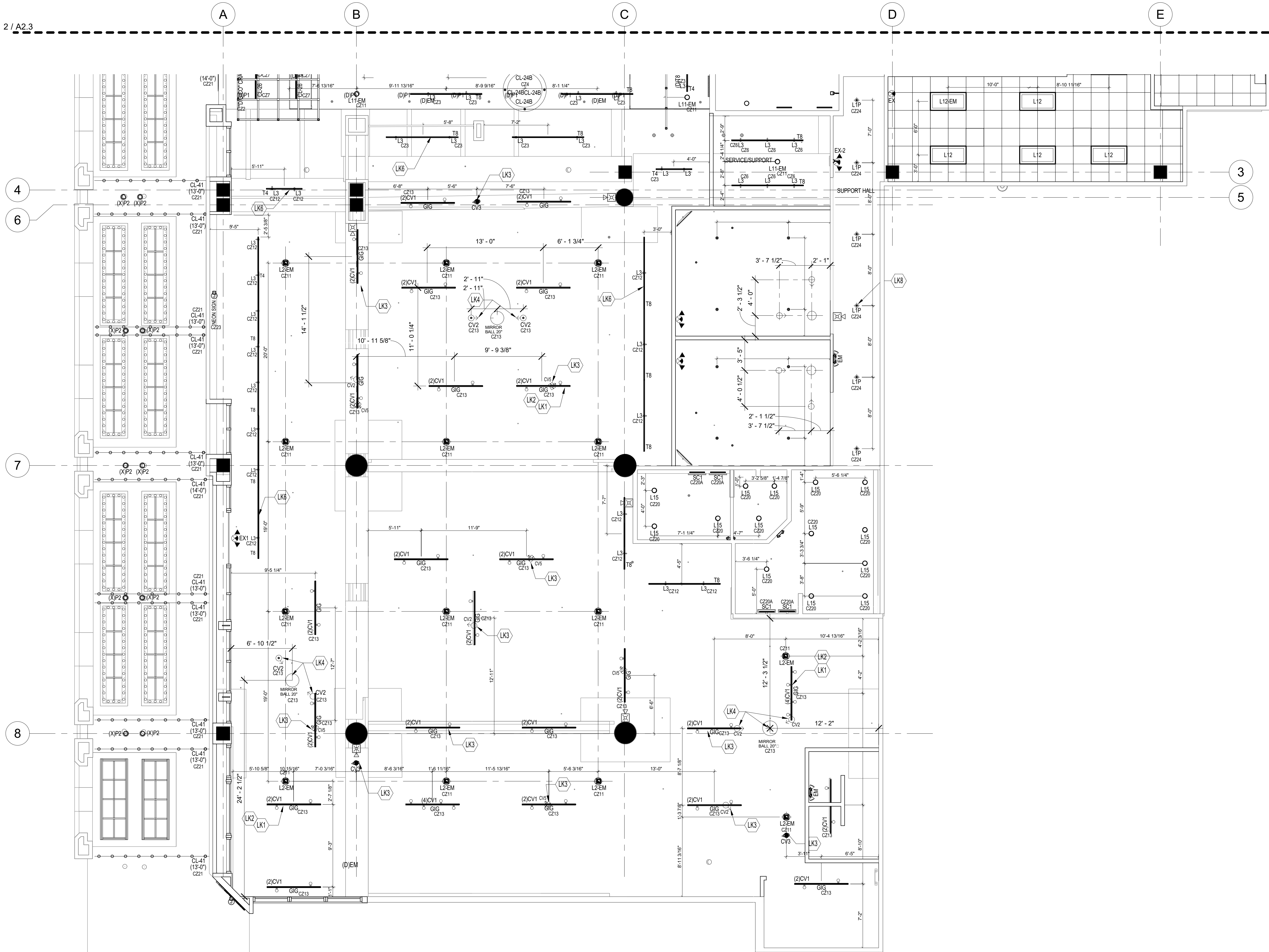
SET ISSUE DATE: 05/16/2024  
CURRENT REVISION:

SHEET TITLE:  
**REFLECTED CEILING PLAN - NORTH ZONE**

SHEET NO.  
**A2.1**



2 / A2.3

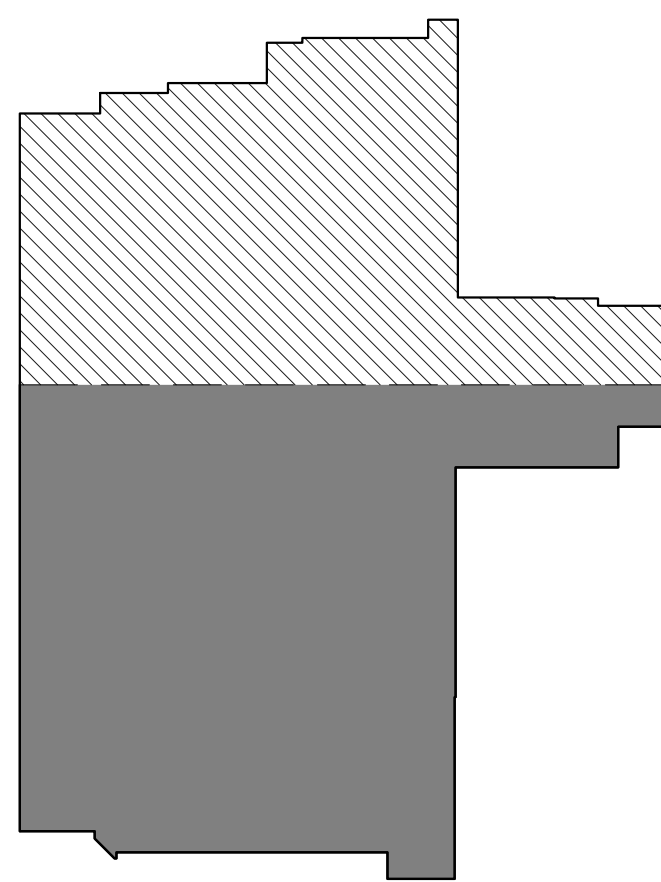


- # KEYNOTES - LIGHTING LOCATION PLAN
- LK1 POWER RAIL GIGBAR SUSPENDED FROM STRUCTURE. COORDINATE MOUNTING HARDWARE AS NEEDED. SEE SPECIFICATION SHEET. PROVIDE CEILING POWER CONNECTION.
  - LK2 LIGHTS PROGRAMMED VIA REMOTE CONTROL FOR COLOR CHANGING. REFER TO OWNER FOR ALL COLOR TUNING NEEDS. ENSURE REMOTES ARE LABELED AS NEEDED AND STORED IN A SECURE LOCATION WHEN NOT IN USE.
  - LK3 CHAUVET FEATURE LIGHT EFFECT. COORDINATE WITH OWNER FOR FINAL LOCATION AND PROGRAMMING OF EFFECT LIGHT.
  - LK4 CHAUVET PINSPOT LIGHT FOR SPINNING MIRROR BALL. COORDINATE LOCATION WITH OWNER. PROVIDE PLUG-IN POWER.
  - LK5 LIGHT BY DIGICO. TO BE COORDINATED WITH LIGHTING CONTROL SYSTEM FOR DIMMING REQUIREMENTS.
  - LK6 MOUNT TRACK TO UNISTRUT IN OPEN CEILINGS. BOTTOM OF TRACK AT 10'-6" AFF. UNLESS OTHERWISE DIRECTED BY OWNER.
  - LK7 NEON LIGHT BAND BY SIGNAGE VENDOR. COORDINATE FOR DIMMING AND ON/OFF CONTROL WITH LIGHTING CONTROLS SCHEDULE.
  - LK8 BOTTOM OF L1P FIXTURE AT 10'-6" AFF.
  - LK9 BISTRO STRING LIGHTING TO BE INSTALLED IN PATTERN AS SHOWN. COORDINATE MOUNTING HOOKS AND FASTENERS AS REQUIRED TO ACHIEVE PATTERN. COORDINATE MOUNTING HEIGHTS FOR STRING WITH OWNER.
  - LK10 BOTTOM OF PENDANT LIGHT PER ELEVATIONS OR COORDINATE WITH OWNER.
  - LK11 COORDINATE RESPONSIBILITY FOR STRIP LIGHTS INSIDE BACK BAR DETAILS. REFER TO SHOP DRAWINGS FOR LIGHT LOCATIONS.
  - LK12 REFER TO TYPE CV6 SPEC SHEET. CHAUVET PINSPOT LIGHT FOR (1) 12" SPINNING MIRROR BALL. (2) 8" MIRROR BALLS. PROVIDE PLUG-IN POWER FOR PIN SPOT. AND LOCAL WALL CONTROL. PROVIDE POWER FOR ROTATING MIRROR BALL. COORDINATE MOUNTING HEIGHT ABOVE LCD SCREEN.
  - LK13 BOTTOM OF CHANDELIER AT 9'-0" A.F.F.

NOTE:  
PLAN ABOVE IS FOR LIGHT LOCATION ONLY. REFER TO SHEET A2-0 AND ELECTRICAL PLANS FOR MORE INFORMATION.

LIGHTING LEGEND	
CV2	PIN SPOT TURNED TOWARD MIRROR BALL
CV3	INTIMIDATOR SPOT 360
CV4	GOGO PROJECTOR
CV5	ABYSS PROJECTOR
CL-22 / W	CYLINDRICAL TRACKHEAD WITH SNOOT, MONOPOINT CANOPY
CL-24B	MINIATURE LED DOWNLIGHTS SUSPENDED
CL-24C	HANGING DOWNLIGHT w/ FOLIAGE (BAR SEATING)
CL-34	HANGING DOWNLIGHT w/ FOLIAGE (BAR SEATING)
CL-40	RLM WITH CORD / PLUG FOR POS STATION
CL-41	BISTRO LIGHTING
CV1	GIGBAR UNIT WITH PARCANS
L1W	STRETTA SHALLOW - FIXED 3" LED DOWNLIGHT
L2-EM	EMERGENCY LIGHTING
L3	DIRECTIONAL MONO-POINT FIXTURE
L8 / L8-EM	4" LINEAR STRIP LIGHT
L11	SLIM SURFACE DOWNLIGHT
ML1	LED NEON IN GREEN
ML2	LINE VOLTAGE LED LIGHT STRIP
PD2	GLASS GLOBE PENDANT
T4 / T8	TRACKS FOR L3
	EXIT SIGNS

KEY PLAN



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PROJ. NO. FUN323

SEALS



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**HOLEY MOLEY GOLF CLUB**  
**SHOPS AT RIVERCENTER**  
849 E COMMERCE STREET SUITE 171, SAN ANTONIO, TX 78205  
TDLR TABS2024017939  
CLIENT / TENANT:  
FUNLAB • 90-94 NICHOLSON STREET • ABBOTSFORD VIC 3067



PROJECT STATUS:  
Project Status  
SHEET ISSUE:  
NO. DATE DESCRIPTION

SET ISSUE DATE: 05/16/2024 CURRENT REVISION:

SHEET TITLE:  
**LIGHTING  
LOCATION PLAN  
(SOUTH ZONE)**

SHEET NO.

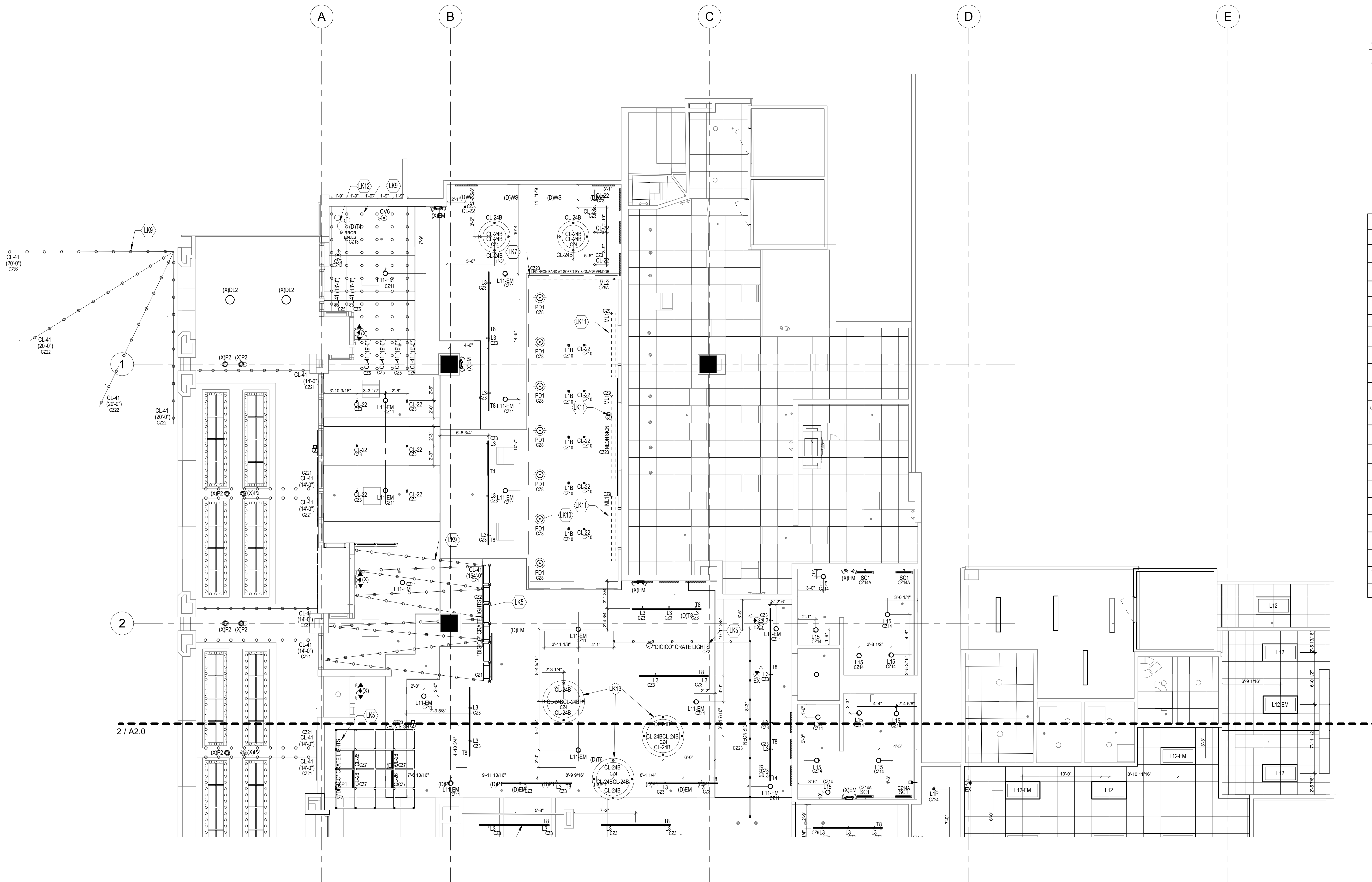
**A2.2**

2 LIGHTING LOCATION PLAN - AREA 1  
3/16" = 1'-0"

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












PRINTED ON: 02/20/24





## 2 LIGHTING LOCATION PLAN - AREA 2











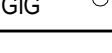



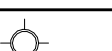




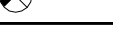

## # KEYNOTES - LIGHTING LOCATION PLAN

-  POWER RAIL/GIGBAR SUSPENDED FROM STRUCTURE. COORDINATE MOUNTING HARDWARE AS NEEDED. SEE SPECIFICATION SHEET. PROVIDE CEILING POWER CONNECTION.
-  LIGHTS PROGRAMMED VIA REMOTE CONTROL. COORDINATE REMOTE, REFER TO OWNER FOR ALL REMOTE WIRING NEEDS. ENSURE REMOTES ARE LABELLED AS NEEDED AND STORED IN A SECURE LOCATION WHEN NOT IN USE.
-  CHAUVET FEATURE LIGHT EFFECT. COORDINATE WITH OWNER FOR FINAL LOCATION AND PROGRAMMING OF EFFECT LIGHT.
-  CHAUVET PINSPOUT LIGHT FOR SPINNING MIRROR BALL. COORDINATE LOCATION WITH OWNER. PROVIDE PLUG-IN POWER.
-  LIGHT BY DIGICO. TO BE COORDINATED WITH LIGHTING CONTROL SYSTEM FOR DIMMING REQUIREMENTS.
-  MOUNT TRACK TO UNISTRUT IN OPEN CEILINGS. BOTTOM OF TRACK AT 10'-6" AFF. UNLESS OTHERWISE DIRECTED BY OWNER.
-  NEON LIGHT BAND BY SIGNAGE VENDOR. COORDINATE FOR DIMMING AND ON/OFF CONTROL WITH LIGHTING CONTROLS SCHEDULE.
-  BOTTOM OF LIP FIXTURE AT 10'-6" AFF.
-  BISTRO STRING LIGHTING TO BE INSTALLED IN PATTERN AS SHOWN. COORDINATE MOUNTING HOOKS AND FASTENERS AS REQUIRED TO ACHIEVE PATTERN. COORDINATE MOUNTING HEIGHTS FOR STRING WITH OWNER.
-  BOTTOM OF PENDANT LIGHT PER ELEVATIONS OR COORDINATE WITH OWNER.
-  COORDINATE RESPONSIBILITY FOR STRIP LIGHTS INSIDE BACK BAR DETAILS. REFER TO SHOP DRAWINGS FOR LIGHT LOCATIONS.
-  REFER TO TYPE C/6 SPEC SHEET CHAUVET PINSPOUT LIGHT FOR (1) 12" SPINNING MIRROR BALL, (2) 8" MIRROR BALLS. PROVIDE PLUG-IN POWER FOR PIN SPOT, AND LOCAL WIRING PROVIDE POWER FOR ROTATING MIRROR BALL. COORDINATE MOUNTING HEIGHT ABOVE LCD SCREEN.
-  BOTTOM OF CHANDELIER AT 9'-0" A.F.F.

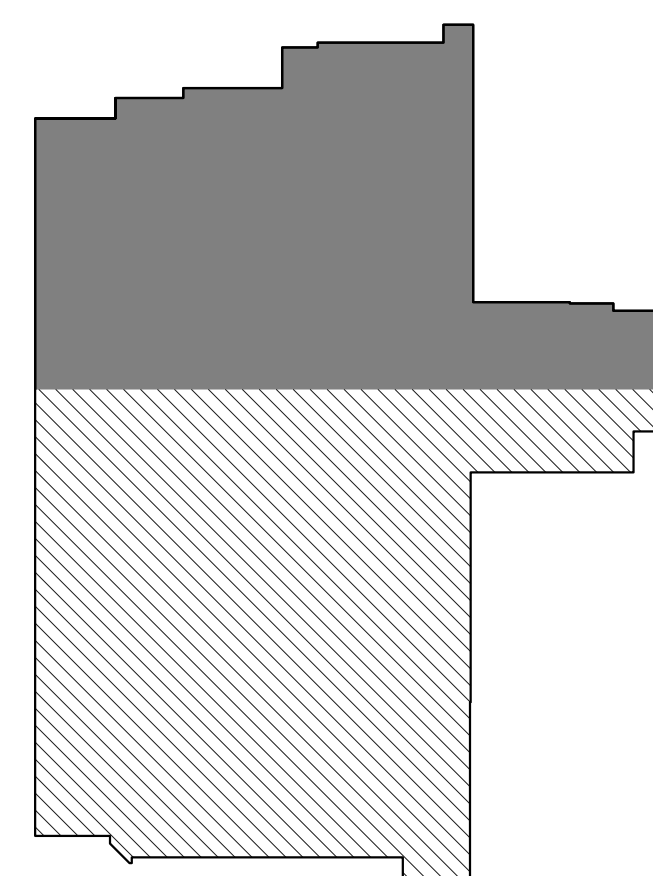
**GENERAL NOTES: LIGHTING LOCATION PLAN**

FOR PROCUREMENT: NATIONAL ACCOUNTS  
CONTACT CAPITOL LIGHT  
MATT KELLEY, Director of Design and Quotations  
Direct 860-520-2381, Mobile 860-395-8650  
Matt.Kelley@CapitolLight.com

**NOTE:**  
PLAN ABOVE IS FOR LIGHT LOCATION ONLY. REFER TO SHEET A2-0 AND  
ELECTRICAL PLANS FOR MORE INFORMATION.

LIGHTING LEGEND	
CV2 	PIN SPOT TURNED TOWARD MIRRORED BALL
CV3 	INTIMIDATOR SPOT 360
CV4 	GOBO PROJECTOR
CV5 	ABYSS PROJECTOR
CL-22 / W 	CYLINDRICAL TRACKHEAD WITH SNOOT, MONOPOINT CANOPY
CL-24B 	MINIATURE LED DOWNLIGHTS SUSPENDED
CL-24C 	HANGING DOWNLIGHT w/ FOLIAGE (BAR SEATING)
CL-34 	HANGING DOWNLIGHT w/ FOLIAGE (BAR SEATING)
CL-40 	RLM WITH CORD / PLUG FOR POS STATION
CL-41 	BISTRO LIGHTING
CV1 	GIGBAR UNIT WITH PARCANS
L1W 	STRETTA SHALLOW - FIXED 3' LED DOWNLIGHT
L2-EM 	EMERGENCY LIGHTING
L3- / L3W 	DIRECTIONAL MONO-POINT FIXTURE
L8 / L8-EM 	4' LINEAR STRIP LIGHT
L11 	SLIM SURFACE DOWNLIGHT
ML1 	LED NEON IN GREEN
ML2 	LINE VOLTAGE LED LIGHT STRIP
PD2 	GLASS GLOBE PENDANT
T4 / T8 	TRACKS FOR L3
	EXIT SIGNS

### KEY PLAN



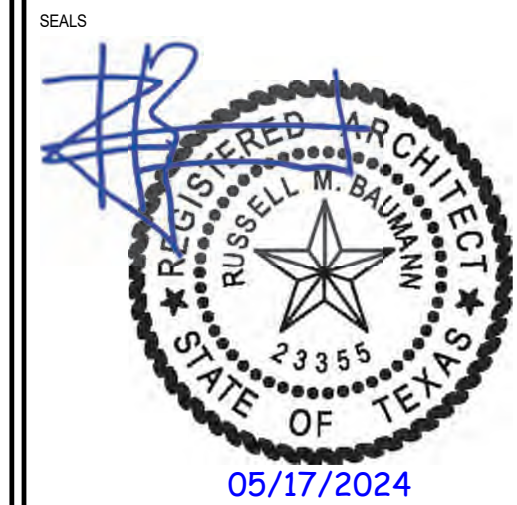
**JLL Architecture, LLC**

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tel +1 480 626 6304  
fax +1 480 401 3602

PROJ. NO.

FUN323



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**HOLEY MOLEY GOLF CLUB**  
SHOPS AT RIVERCENTER  
8449 E COMMERCE STREET SUITE 171, SAN ANTONIO, TX 78205

IDLR TABS2024017939

CLIENT / TENANT:

CLIENT / CLIENTE: **CELINI AB - 00 04 NICHOLSON STREET - ABBOTSFORD VIC 3067**

## PROJECT STATUS

### Project Status

SHEET ISSUE:		
NO.	DATE	DESCRIPTION

SET ISSUE DATE  
05/16/2024

CURRENT REVISION

SHEET TITLE:

## LIGHTING LOCATION PLAN (NORTH ZONE)

SHEET NO.

## A2.3



LUMINAIRE SCHEDULE - HOLEY MOLEY - SAN ANTONIO - 4.29.2024

TYPE	DESCRIPTION	MANUFACTURER PART-NUMBER	MOUNTING	CEILING TYPE	LAMP QTY	LAMP TYPE	OPTICS/ LENSING	FINISH	DRIVER TYPE	REMARKS	INPUT WATTS	VOLTAGE
ARCHITECTURAL LIGHTING												
L1B	STRETTA SHALLOW - FIXED 3' LED ARCHITECTURAL DOWNLIGHT, BLACK BEVEL TRIM, HONEYCOMB LOUVER.	SOLAIS STZRF-1-BD-BK-FL-8-30-900-HL FOR L1-EM. ADD "EM" BATTERY	RECESSED	DRYWALL	N/A	INTEGRAL LED, 3000K, 900 LM	FLOOD, 35DEG	BLACK	0-10V DOWN TO 1%	DIMMABLE, 0-10V DOWN TO 1%	13	REFER TO EE
L1P	NANO DROPLIT - 2" LED SURFACE MOUNT PENDANT, BLACK FINISH	SOLAIS NDR-1-WFL-9-30-1000-BK-CM1-BK	SUSPENDED	REFER TO PLANS	N/A	INTEGRAL LED, 3000K, 1000 LM	FLOOD, 61DEG	BLACK	LINE VOLTAGE DIMMING	COORDINATE MOUNTING HEIGHT WITH INTERIOR DESIGNER. COORDINATE MOUNTING BETWEEN CEILING ACOUSTIC SLATS AS NEEDED.	8	REFER TO EE
L2-EM	HIGH OUTPUT LED CANOPY LIGHT BLACK FINISH	ENVISION LED LED-RCP-SP100-TRI-EMBK	SURFACE	REFER TO PLANS	N/A	INTEGRAL LED, 3000K, 11,600 LM	WIDE FLOOD, 150DEG	BLACK	LINE VOLTAGE DIMMING	FOR HOUSEKEEPING LIGHTING & EGRESS CONTRACTOR SET TO 3000K AND 80V	80	MVOLT
L3	CYLINDRICAL TRACKHEAD WITH SNOOT	LF ILLUMINATION TZA01-B-J-13C-92-30-ALL-01-1-BB-SN + COLOR FILTER KIT	TRACK MOUNT	REFER TO PLANS	N/A	INTEGRAL LED, 3000K, 1300LM	25DEG OPTIC ALL OPTIC OPTIONS INCLUDED	BLACK	ALLOW FOR LINE VOLTAGE	ALL BEAM OPTICS INCLUDED. CONTRACTOR TO INSTALL 24DEG MEDIUM OPTIC AS DEFAULT. CONTRACTOR TO KEEP REMAINING OPTICS IN SECURE LOCATION AND PROVIDE TO OWNER FOR FINAL AIMING	13	120
L11-EM	SLIM SURFACE DOWNLIGHT AS HOUSEKEEPING LIGHT AT LOUNGE/DINING WITH BLACK TRIM	ENVISION LED LED-SLDSKR-7-15W-55CCT-WH-0/10V SLDSKR-7-TRIM-BLK	SURFACE	REFER TO PLANS	N/A	INTEGRAL LED SELECT 3000K	N/A	BLACK	N/A	CONTROLLED FOR HOUSEKEEPING ONLY	15	120
L12 L12-EM	2X4 FLAT PANEL TROFFER	ENVISION LED LED-BPL-2X4-3M50W-4CCT-30/40/50-WH	RECESSED	DRYWALL	N/A	INTEGRAL LED SELECT 3500K	N/A	WHITE	0-10V DIMMING DRIVER	SET TO 3500K. SET TO LOW OUTPUT PROVIDE WITH DRYWALL KIT	30	120
L15	6" CANLESS DOWNLIGHT LOCATED AT RESTROOMS	ENVISION LED-BPL-EX-6-3P18-SCCT-WH-SM-RDL-TRIM-5/6-BLK-SM	RECESSED	EXISTING OR NEW DRYWALL	N/A	INTEGRAL LED SELECT 2700K SET TO 700LM	WIDE BEAM	BLACK	LINE VOLTAGE DIMMING	PROVIDE MOUNTING PLATE FOR NEW CEILING CONSTRUCTION. WERE NEW CEILINGS INDICATED. ARCHITECT TO CONFIRM TRIM FINISH	12	120
L15-EM	6" CANLESS DOWNLIGHT LOCATED AT RESTROOMS	ENVISION LED-RDL-EX-6-3P18-SCCT-WH-SM-EMB (FOR EMERGENCY BATTERY) RDL-TRIM-5/6-BLK-SM	RECESSED	EXISTING DRYWALL	N/A	INTEGRAL LED SELECT 2700K SET TO 700LM	WIDE BEAM	BLACK	LINE VOLTAGE DIMMING	ARCHITECT TO CONFIRM TRIM FINISH	12	120
TRACK	J-STYLE SINGLE CIRCUIT TRACK BLACK FINISH TW = WHITE FINISH	T= CONTECH LIGHTING T-LT-LENGTH-B (BLACK) TW = LT-LENGTH-P (WHITE)	SURFACE OR SUSPENSION	REFER TO PLANS	N/A	N/A	N/A	BLACK	N/A	LINE VOLTAGE DIMMING PROVIDE WITH ALL FEEDS, CONNECTORS AND MOUNTING HARDWARE FOR FULLY FUNCTIONAL SYSTEM	PER CODE	120
TTLP	TRACK CURRENT LIMITING PANEL	LEVITON Q(SIZE)-S-1-1-(BREAKERS)	SURFACE	N/A	N/A	N/A	N/A	WHITE	N/A	CURRENT LIMITING PANEL TO COMPLY WITH ENERGY CODES. COORDINATE WITH EE AS NECESSARY.	PER CODE	120
DECORATIVE LIGHTING												
CL-22	CYLINDRICAL TRACKHEAD WITH SNOOT, MONOPOINT CANOPY	LF ILLUMINATION TZA01-B-J-13C-92-30-ALL-01-1-BB-SN + MONOPOINT CANOPY	SURFACE	DRYWALL	N/A	INTEGRAL LED, 3000K, 1300LM	25DEG OPTIC ALL OPTIC OPTIONS INCLUDED	BLACK	ALLOW FOR LINE VOLTAGE	ALL BEAM OPTICS INCLUDED. CONTRACTOR TO INSTALL 24DEG MEDIUM OPTIC AS DEFAULT. CONTRACTOR TO KEEP REMAINING OPTICS IN SECURE LOCATION AND PROVIDE TO OWNER FOR FINAL AIMING	13	120
CL-24B	RECESSED 1" DIA MICRO DOWNLIGHT	(PROVIDED BY DIGICO) JESCO RLF-1107-SW5-RLT-1101-BK	RECESSED	PLANTER FIXTURING	N/A	INTEGRAL LED, 3000K, 500 LM	30DEG	BLACK	LINE VOLTAGE DIMMING	ALLOW FOR HARDWIRE CONNECTION INTO LIGHTING CONTROLS SYSTEM. REFER TO CONTROL ZONE PLAN FOR ALLOWED ZONING.	13	120
CL-26	LINE VOLTAGE LED STRIP LIGHT WITH CORD AND PLUG. NOMINAL 24" LENGTH.	ACOLYTE RAC-120-23-29-PL + JUMPERS + CORD	SURFACE	PIPE STRUCTURE	N/A	INTEGRAL LED, 2900K, 860 LM	N/A	WHITE	LINE VOLTAGE DIMMING	PROVIDE WITH JUMPERS AND PLUG-IN CORD. COORDINATE FOR MOUNTING ONTO PIPE STRUCTURE.	9	120
CL-41	PATIO STRINGER SET WITH 24" SOCKET SPACING.E26 MEDIUM BASE. IN-LINE SOCKETS	AMERICAN LTG LS-M-24-BK (LENGTH)	SUSPENDED	REFER TO PLANS	N/A	ARCHIPELAGO LTAT15C20027MB (2700K, 200LM)	N/A	BLACK	LINE VOLTAGE DIMMING	COORDINATE MOUNTING HEIGHT WITH INTERIOR DESIGNER. LINE VOLTAGE DIMMING CONTRACTOR TO PROVIDE ANY NECESSARY HARDWARE FOR SUSPENSION.	ALLOW 36W PER 25FT STRING	120
PD1	UPLIGHT DEEP BOWL RLM SHADE PENDANT, BLACK CORD, BLACK CANOPY, SHADE FINISH TBD	HLITE MFG H-16312-(FINISH)CB8-91-INC	PENDANT	DRYWALL	1	BULBRITE #712416, 2700K	N/A	SHADE TBD	LINE VOLTAGE DIMMING	SHADE FINISH TO BE CONFIRMED. SEE ELEVATIONS FOR MOUNTING HEIGHT.	10	120
SC1	"DEX" DECORATIVE VANITY SCONCE LIGHT	VISUAL COMFORT DEX MEDIUM TWO LIGHT WALL / BATH, #4554302-848	SUSPENDED	REFER TO PLANS	2	VISUAL COMFORT #LB 323154 (2700K, 300LM)	N/A	SATIN BRASS	N/A	COORDINATE MOUNTING HEIGHT WITH INTERIOR DESIGNER.	10	120

LUMINAIRE SCHEDULE - HOLEY MOLEY - SAN ANTONIO - 4.29.2024

TYPE	DESCRIPTION	MANUFACTURER PART-NUMBER	MOUNTING	CEILING TYPE	LAMP QTY	LAMP TYPE	OPTICS/ LENSING	FINISH	DRIVER TYPE	REMARKS	INPUT WATTS	VOLTAGE
EFFECTS LIGHTING												
GIG	NON-ELECTRIFIED GIG-BAR FOR EFFECTS LIGHTING SUPPORT. SEE PLANS FOR LENGTH OF BAR	TO BE PROVIDED BY CONTRACTOR REFER TO LIGHTING CUTSHEET FOR DETAILS INTENT	SUSPENDED	REFER TO PLANS	N/A	N/A	N/A	N/A	N/A	PROVIDE ADJACENT CEILING OUTLETS FOR LIGHTS TO PLUG INTO. ALLOW MINIMUM 650 WATT CAPACITY FOR "CV" SERIES LIGHTS TO PLUG IN.	650	120
CV1	PARCAN CLAMP MOUNT LUMINAIRE	CHAUVET DJ SlimPAR Pro H USB + CLP-15N	CLAMP	REFER TO PLANS	N/A	INTEGRAL LED, RGBA	N/A	BLACK	INTEGRAL	PROGRAMMING BY REMOTE CONTROL FOR DESIRED COLORS.	99	120
CV2	PINSPOT LIGHT(S) WITH ROTATING MIRROR BALL. SUPPLY AS A KIT AS SHOWN ON PLANS. PROVIDE PIN SPOT ALONE, CONTRACTOR TO SUPPORT AS NEEDED.	CHAUVET DJ Z-LED Pinspot 2 + CLP-15N ADJ M-2020 Mirror Ball + ADJ M-103HD Mirror Ball Motor	CLAMP	REFER TO PLANS	N/A	INTEGRAL LED, STATIC WHITE	N/A	BLACK	INTEGRAL	SUPPLY WITH MOUNTING CLAMP. CONTRACTOR TO PROVIDE CEILING SUPPORT STRUCTURE AS NEEDED. JUNCTION BOX FOR MIRROR BALL MOTOR. OUTLET BOX TO ACCOMMODATE CORD/PLUG WITH PINSPOT LIGHT.	15	120
CV3	INTIMIDATOR SPOT 360	CHAUVET DJ INTIMIDATOR SPOT 360X IP + (2) CLP-15N	CLAMP	REFER TO PLANS	N/A	INTEGRAL LED, WHITE WITH INTERNAL COLOR FILTERS	N/A	BLACK	INTEGRAL	SUPPLY WITH MOUNTING CLAMPS. PROGRAMMING VIA REMOTE CONTROL. CONTRACTOR TO PROVIDE INDIVIDUAL SUPPORT FROM CEILING CAPABLE OF HANDLING WEIGHT & SPINNING MOVEMENT OF EQUIPMENT.	190	120
CV4	GOGO PROJECTOR	CHAUVET DJ GOGO ZOOM 2 + CLP-15N	CLAMP	REFER TO PLANS	N/A	INTEGRAL LED, WHITE WITH INTERNAL COLOR FILTERS	N/A	BLACK	INTEGRAL	SUPPLY WITH MOUNTING CLAMP. PROGRAMMING VIA REMOTE CONTROL. OWNER TO PROVIDE INFORMATION FOR ANY INTEGRAL LED, COOL WHITE SPECIFIC GOGO PATTERNING REQUIRED.	74	120
CV5	ABYSS 2 WATER EFFECT PROJECTOR	CHAUVET DJ ABYSS 2 + CLP-15N	CLAMP	REFER TO PLANS	N/A	INTEGRAL LED, 5 + WHITE, WITH INTERNAL SCROLL	N/A	BLACK	INTEGRAL	SUPPLY WITH MOUNTING CLAMPS. PROGRAMMING VIA REMOTE CONTROL.	80	120
CV6	TWO PINSPOT LIGHTS WITH ROTATING 40 INCH MIRROR BALL. SUPPLY AS A KIT.	CHAUVET DJ (2) LED Pinspot 2 + CLP-15N, ADJ EM40 Mirror Ball + HD-MB40 MOTOR	CLAMP	REFER TO PLANS	N/A	INTEGRAL LED, STATIC WHITE	N/A	BLACK	INTEGRAL	SUPPLY WITH MOUNTING CLAMP. CONTRACTOR TO PROVIDE CEILING SUPPORT STRUCTURE AS NEEDED. JUNCTION BOX FOR MIRROR BALL MOTOR. OUTLET BOX TO ACCOMMODATE CORD/PLUG WITH PINSPOT LIGHT.	30	120
MILLWORK LIGHTING												
ML1	LOW VOLTAGE COB STYLE LED TAPE LIGHT STRIP. COORDINATE DETAILING WITH LIQUOR RISERS.	ACOLYTE LED RB-90-LINEA20-3.027	SURFACE	MILLWORK LIQUOR RISERS	N/A	INTEGRAL LED, 2700K, 198LM/FT	N/A	N/A	0-10V REMOTE DRIVERS	COORDINATE WITH DETAILING OF LIQUOR RISERS	3W/FT	120
ML2	LINE VOLTAGE LED LIGHT STRIP LOCATED UNDER BAR-TOP OR BACK BAR DETAILS	ACOLYTE LED RB-90-AC12065-4.027 USE FLAT MILKY WHITE LENS IF EXPOSED VIEW TO LIGHT.	SURFACE	MILLWORK	N/A	INTEGRAL LED, 2700K, 274.5 LM/FT	N/A	N/A	DIMMABLE WITH LUTRON PHASE ADAPTIVE POWER MODULE	PROVIDE WITH ALL MOUNTING HARDWARE. ALLOW FOR HARDWIRE CONNECTION.	4 W/FT	120
EXIT/EGRESS LIGHTING												
(X)EXIT	EXISTING EXIT SIGN	EXISTING	SURFACE	N/A	N/A	N/A	N/A	BLACK	N/A	ENSURE FIXTURE IS IN WORKING ORDER REPAIR/REPLACE AS NEEDED	3	120
(X)(X)EM	EXISTING BUG-EYE EM LIGHTING FIXTURES	EXISTING	SURFACE	N/A	N/A	N/A	N/A	BLACK	N/A	ENSURE FIXTURE IS IN WORKING ORDER REPAIR/REPLACE AS NEEDED	6	120
EMB	NEW EMERGENCY BUG EYE FIXTURE	EXITRONIX LED-52-BL	SURFACE	N/A	N/A	INTEGRAL LED HEADS	N/A	BLACK	N/A	COORDINATE LOCATION WITH ARCHITECTURE	3	120
EX-1	NEW EXIT SIGN BLACK FINISHES	BARRON / EXITRONIX ILX-R-EM-BL	SURFACE	N/A	N/A	INTEGRAL, RED	N/A	BLACK	N/A	COORDINATE LOCATION WITH ARCHITECTURE	3	120
EX-2	NEW EXIT SIGN BLACK FINISHES	BARRON / EXITRONIX VLED-U-BL-EL90-G2	SURFACE	N/A	N/A	INTEGRAL LED RED, AND LED HEADS	N/A	BLACK	N/A	COORDINATE LOCATION WITH ARCHITECTURE	3	120

NOTES REGARDING 37VOLTS SPECIFICATIONS:

- AT TIME OF BIDDING, ANY SUBSTITUTIONS PROPOSED TO THE OWNER MUST DEMONSTRATE CONFORMANCE TO THE SPECIFICATION CHARACTERISTICS INCLUDING, BUT NOT LIMITED TO: SIZE, DESIGN AESTHETICS, MOUNTING CONDITION, NOMINAL AND DELIVERED LUMENS, CENTERBEAM CANDLEPOWER, COLOR TEMPERATURE, ACCESSORIES AS REQUIRED AND CONTROLS CAPABILITY REQUIRED BY APPLICATION.
- ALL VOLTAGES TO BE REVIEWED AND CONFIRMED BY EE.
- ALL EM REQUIREMENTS TO BE REVIEWED BY ARCHITECT AND EE FOR CONFORMANCE TO LOCAL CODES.
- ALL FINISHES TO BE CONFIRMED BY ARCHITECT.
- ALL LIGHTS ARE TO BE PROVIDED WITH REQUIRED HARDWARE FOR MOUNTING, AND ANY AUXILIARY DRIVERS OR GEAR FOR A FULLY FUNCTIONAL LUMINAIRE READY FOR FINAL HOOK-UP BY CONTRACTOR.
- FOR ANY LUMINAIRES REQUIRING A PAINT FINISH OR MATERIAL FINISH CONFIRMATION, MANUFACTURER TO PROVIDE FINISH SAMPLES FOR APPROVAL PRIOR TO PRODUCTION.
- LIGHTS REQUIRING DIMMING OR SPECIAL CONTROLS, IT WILL BE THE RESPONSIBILITY OF THE EE TO COORDINATE DIMMING CONTROL COMPATIBILITY WITH LED DRIVERS/TRANSFORMERS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE LIGHTING WHICH MAY HAVE LONG LEAD TIMES WITH THEIR INSTALLATION SCHEDULE. ALL LIGHTS ARE TO BE PROMPTLY ORDERED UPON APPROVAL TO AVOID DELAYS, UNNECESSARY RE-SELECTIONS, ADDITIONAL FIXTURE COSTS AND/OR AIRFREIGHT CHARGES.
- UNLESS OTHERWISE DETERMINED, ALL LIGHTING SUBMITTALS SHALL BE REFERRED TO THE LIGHTING DESIGNER FOR REVIEW AND COMPLIANCE WITH THESE SPECIFICATIONS.
- REFER TO CAPITOL LIGHT FOR ALL LIGHTING PROCUREMENT.

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SEALS



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TDLR T4852024017939  
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FUNLAB • 90-94 NICHOLSON STREET • ABBOTSFORD VIC 3067



PROJECT STATUS: Project Status		
SHEET ISSUE:		
NO.	DATE	DESCRIPTION
SET ISSUE DATE: 05/16/2024		
CURRENT REVISION:		

SHEET TITLE: LIGHTING SCHEDULE (REFERENCE ONLY) SHEET NO. A2.4		
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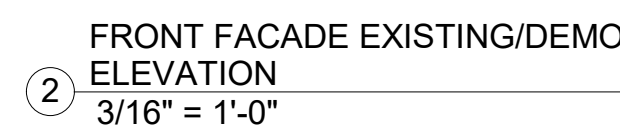


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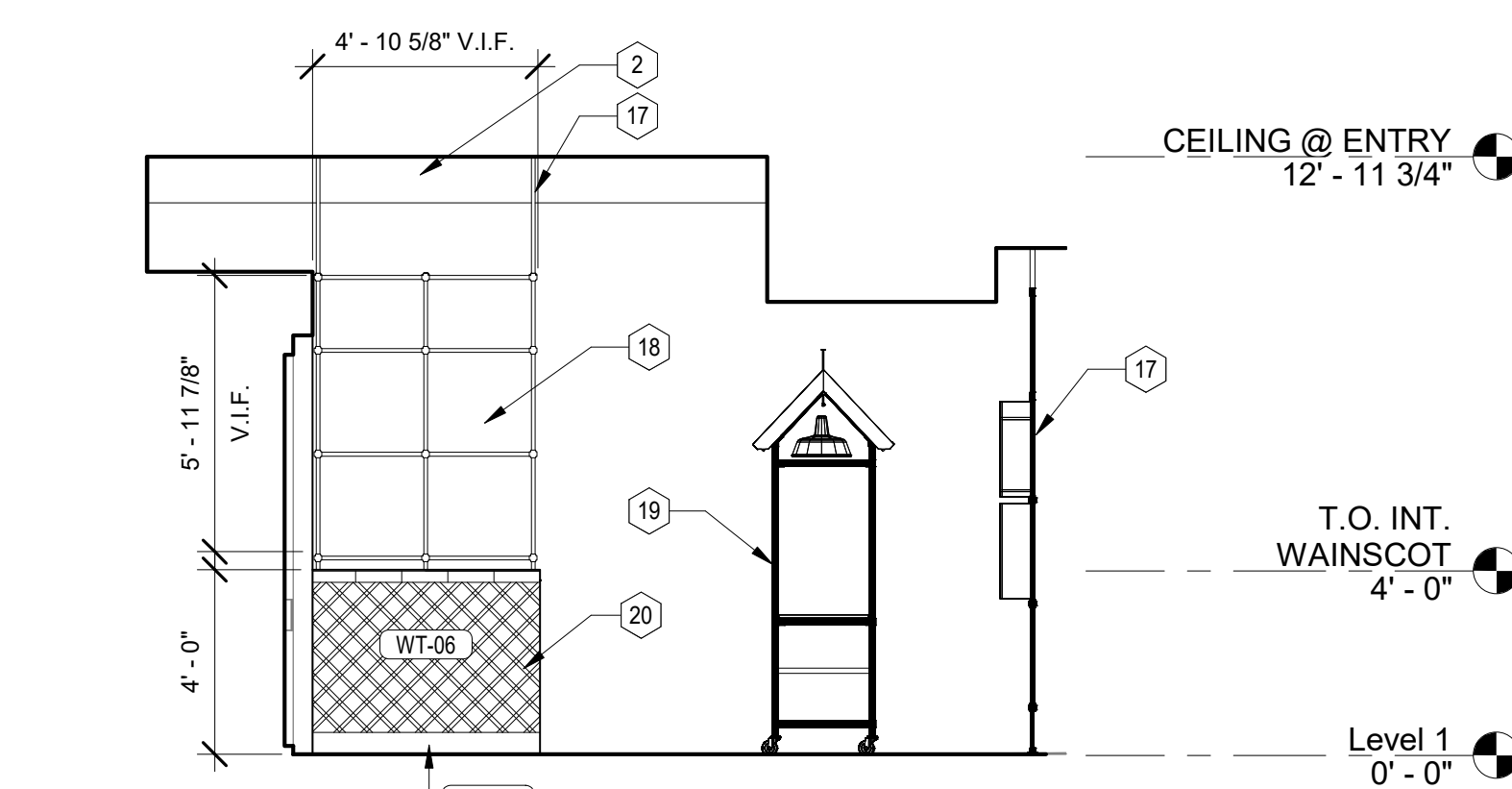
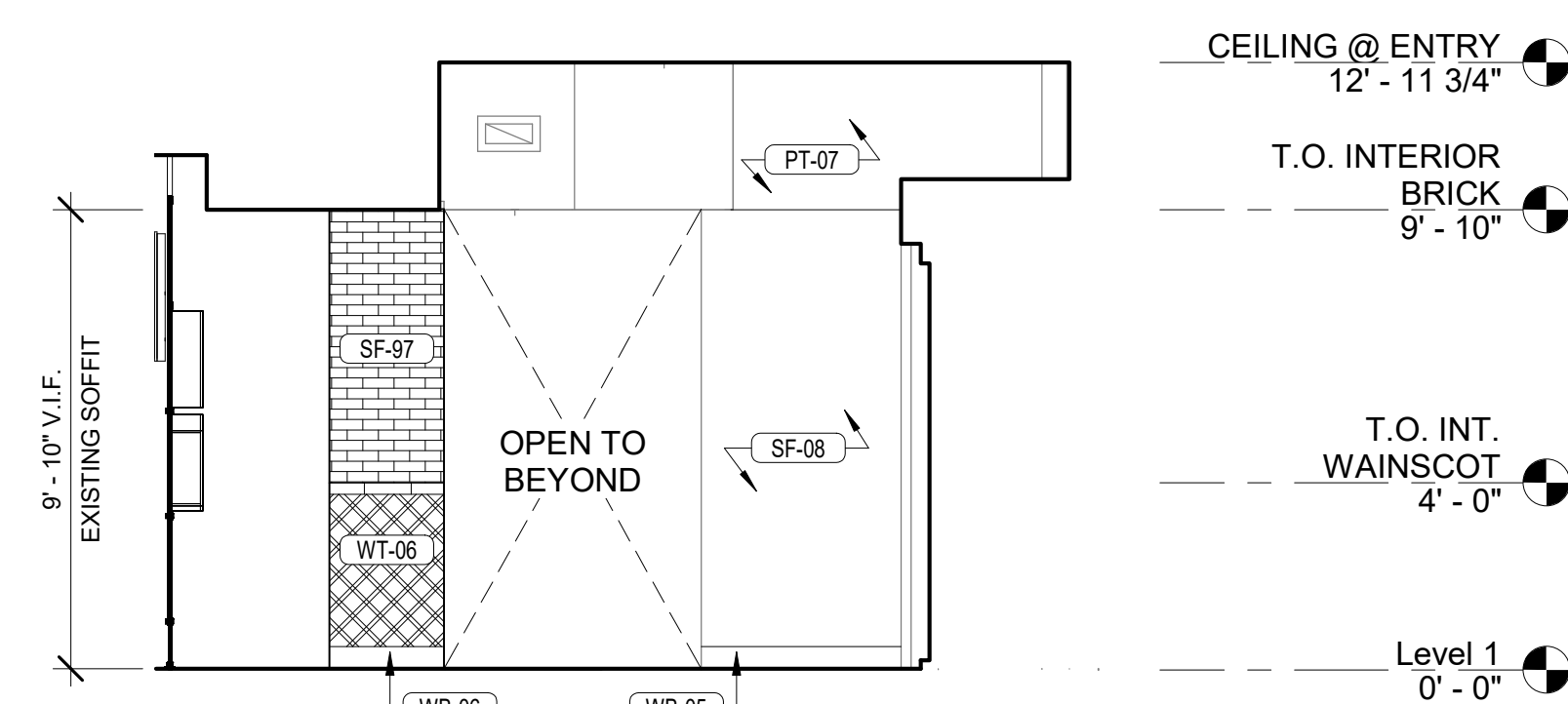
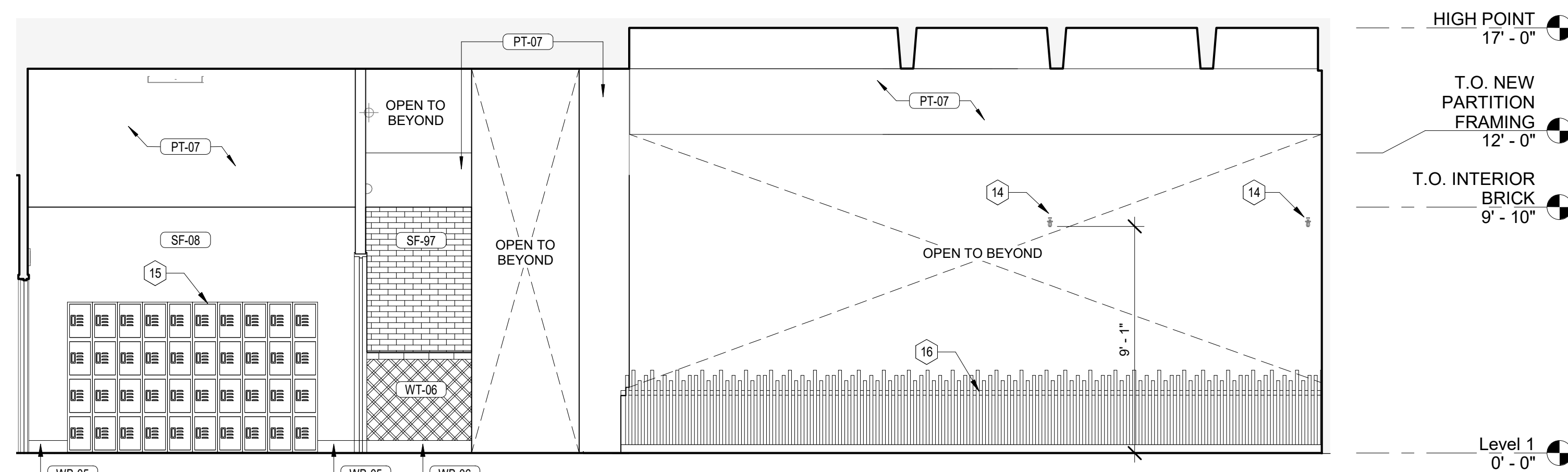
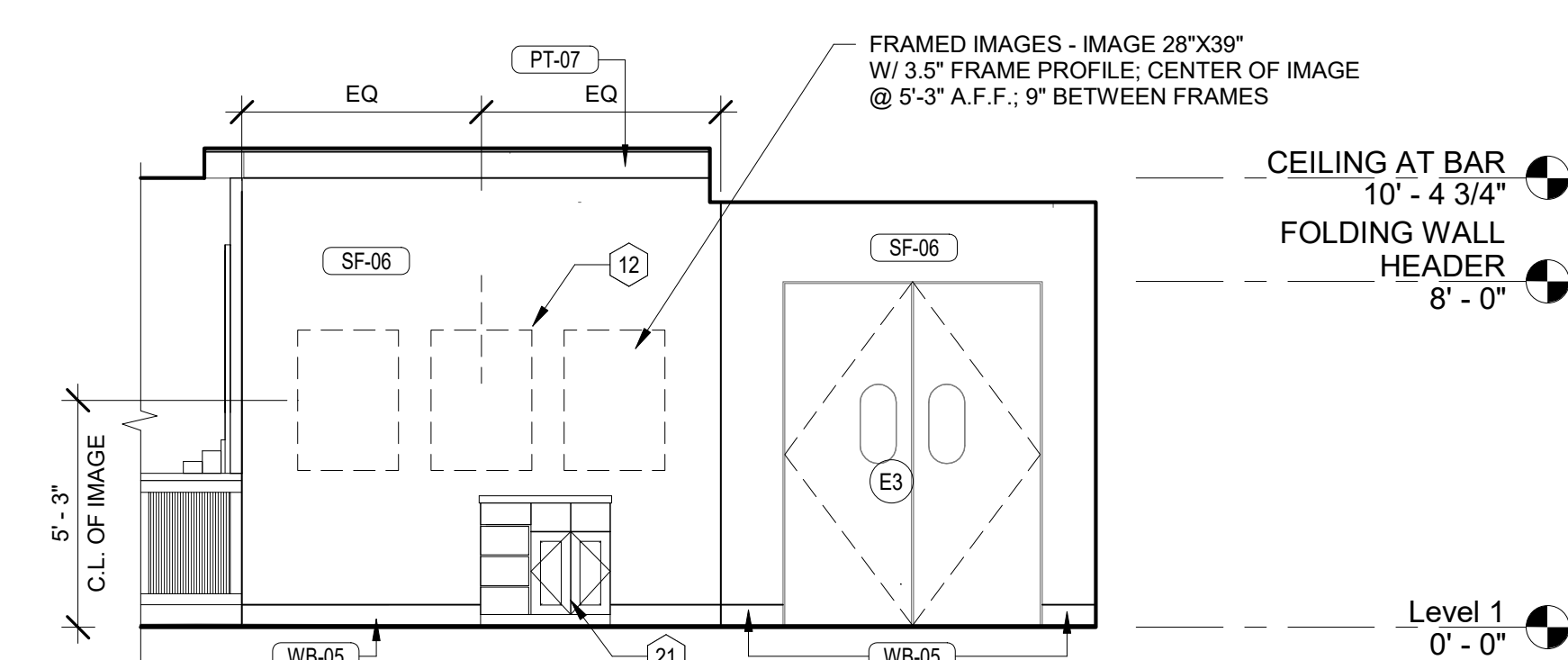
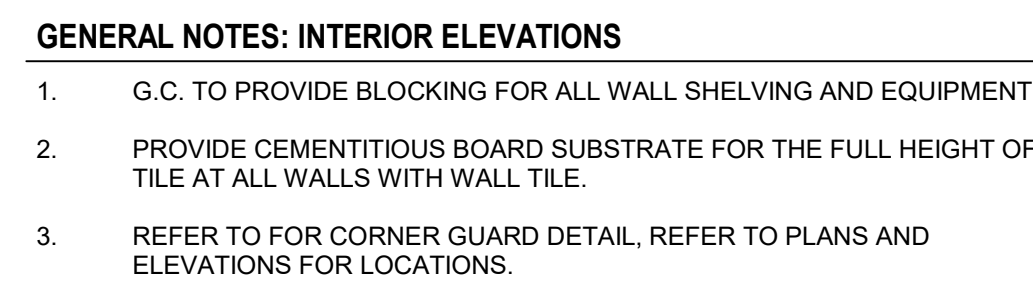
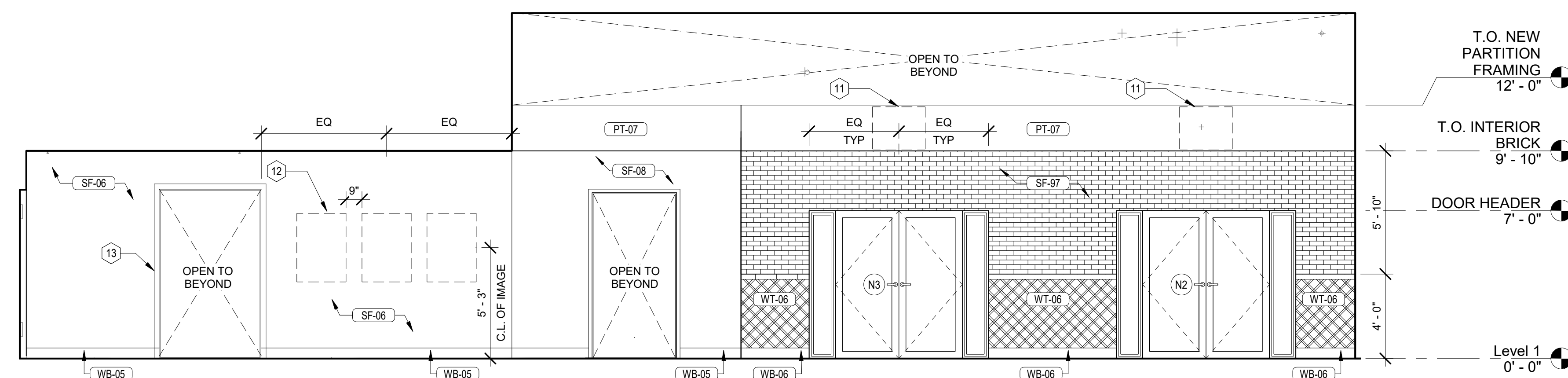
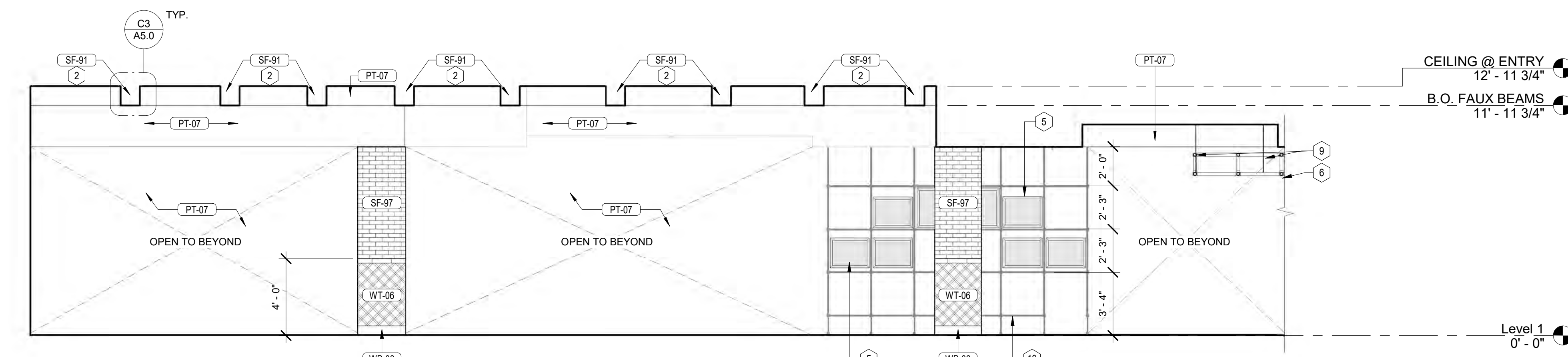
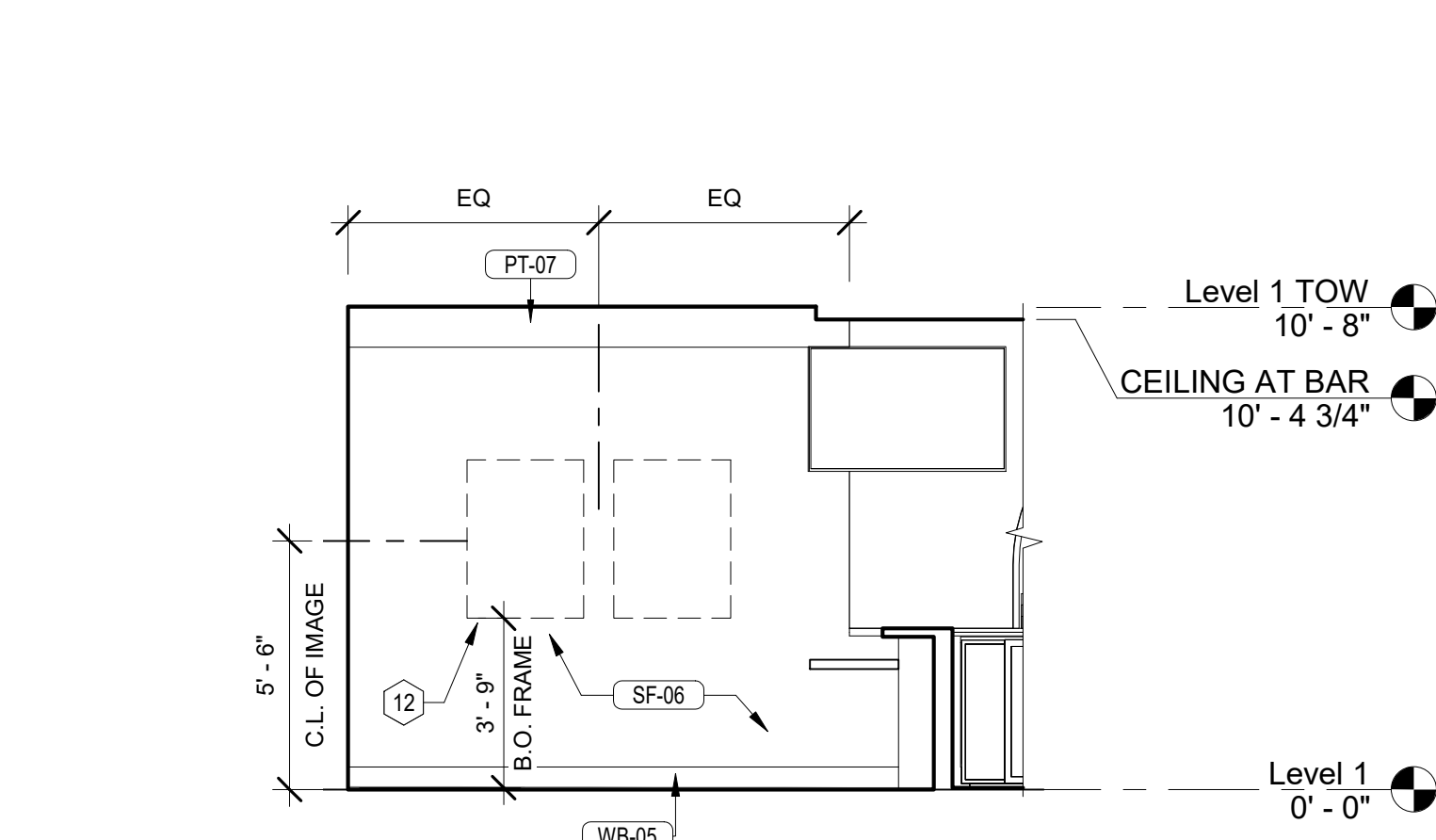
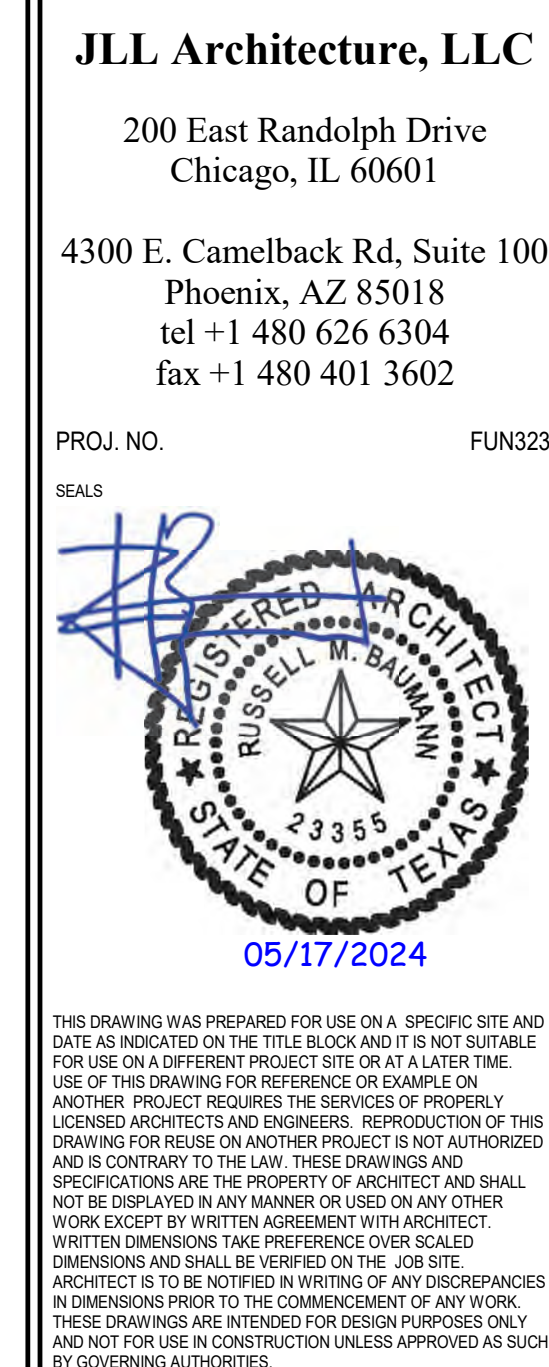
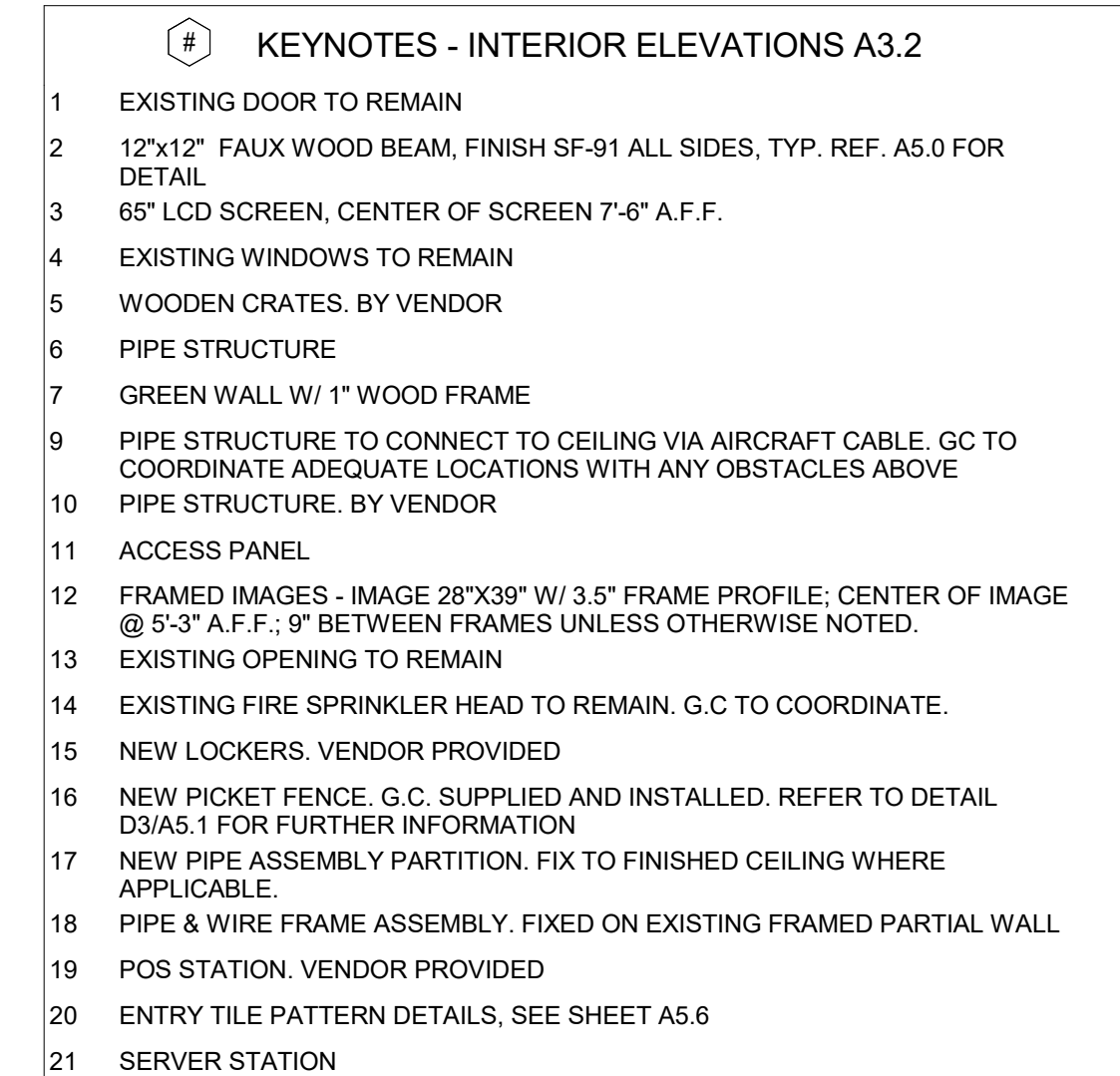
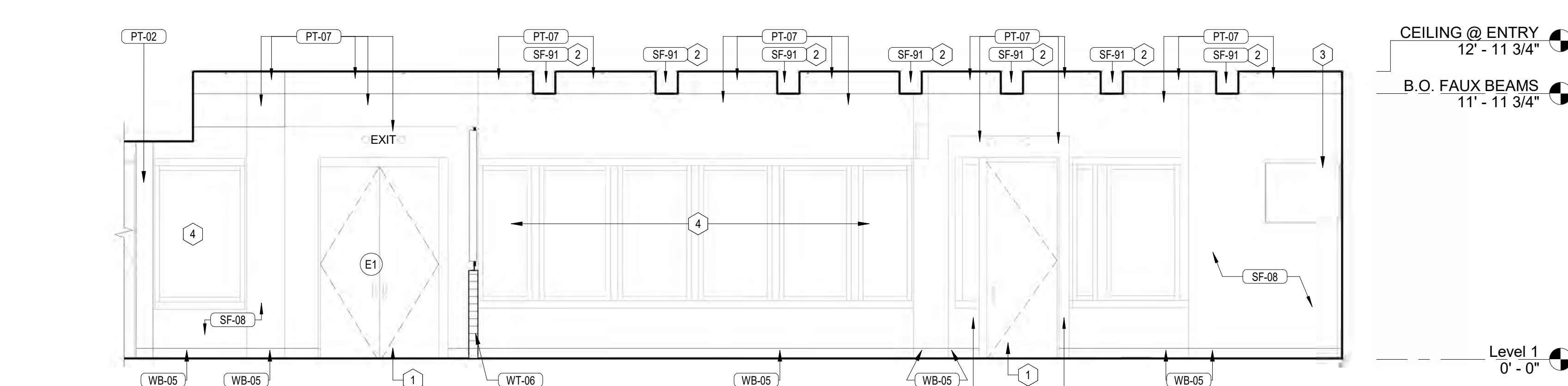
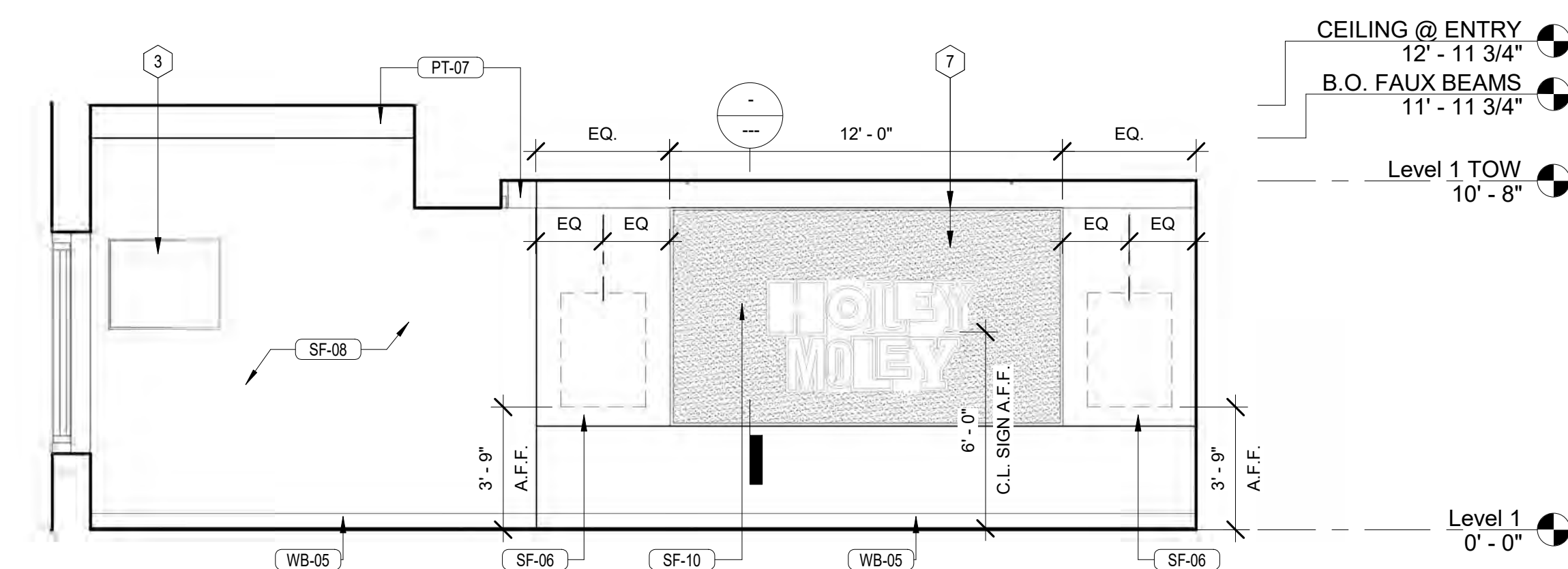
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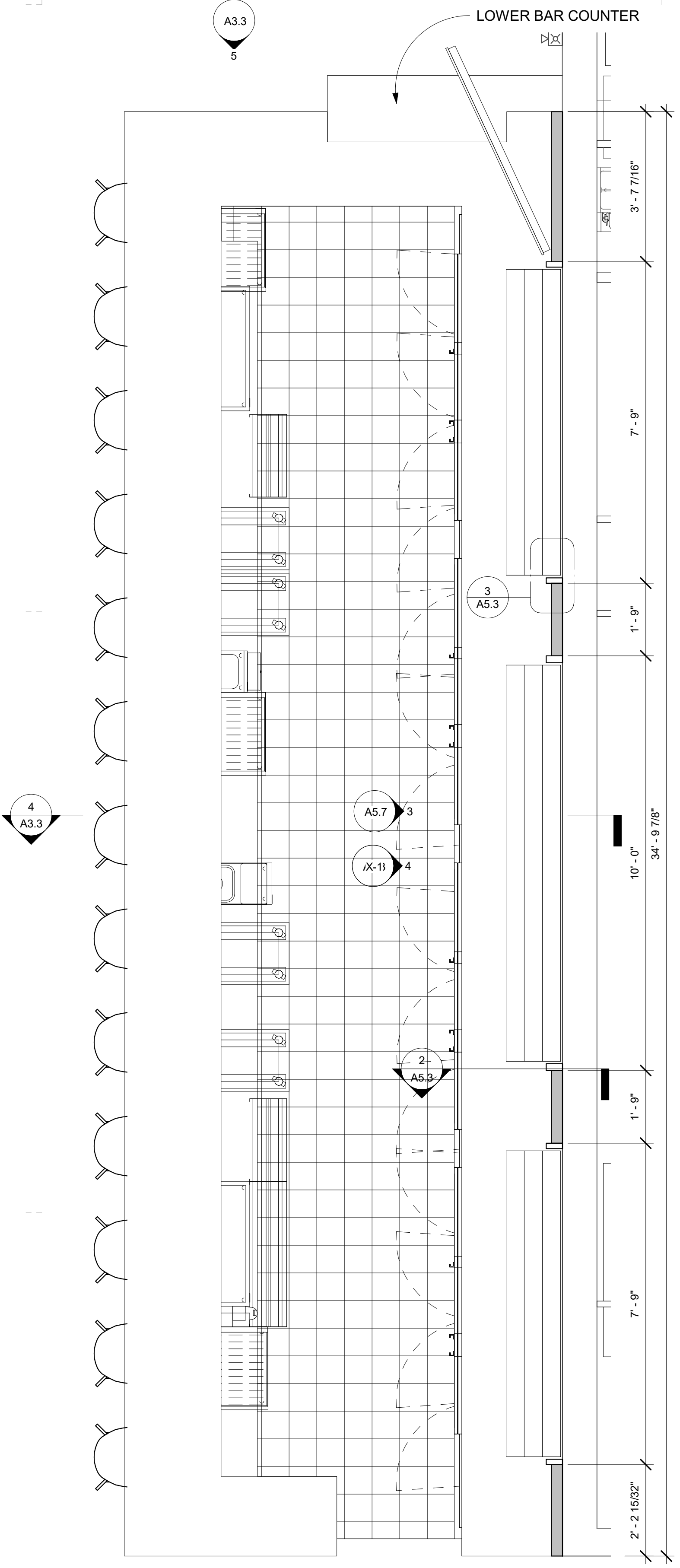




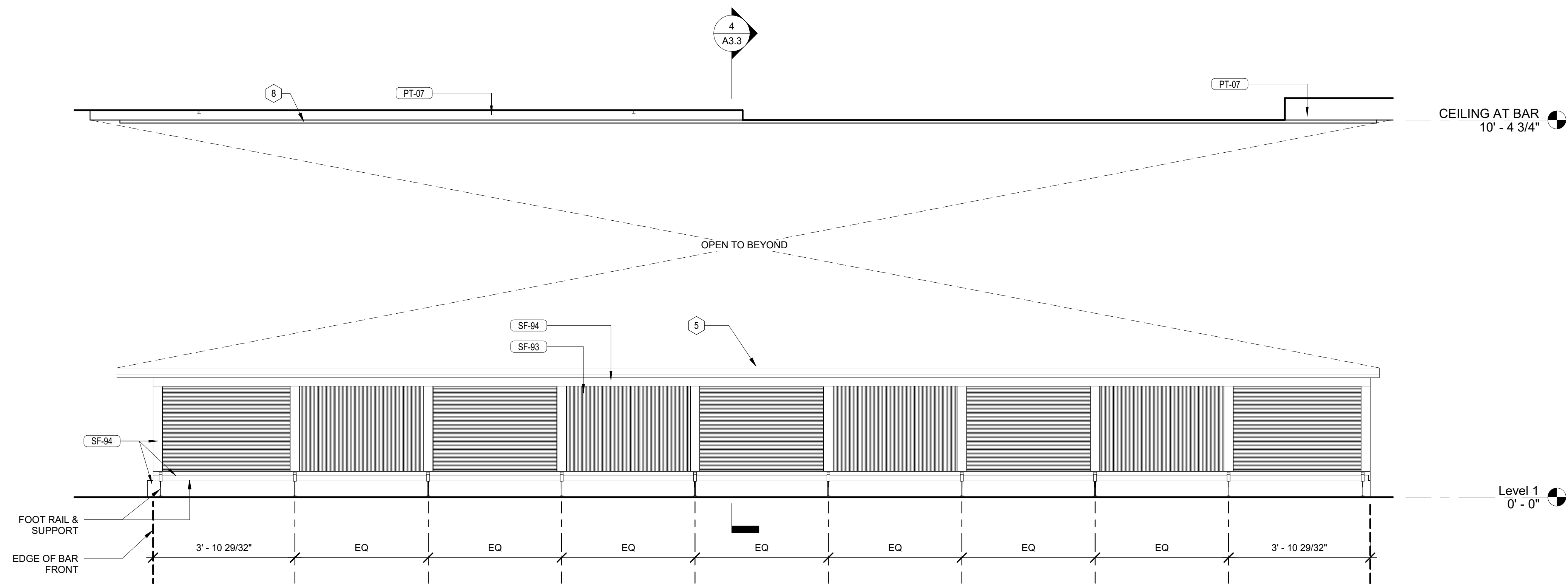




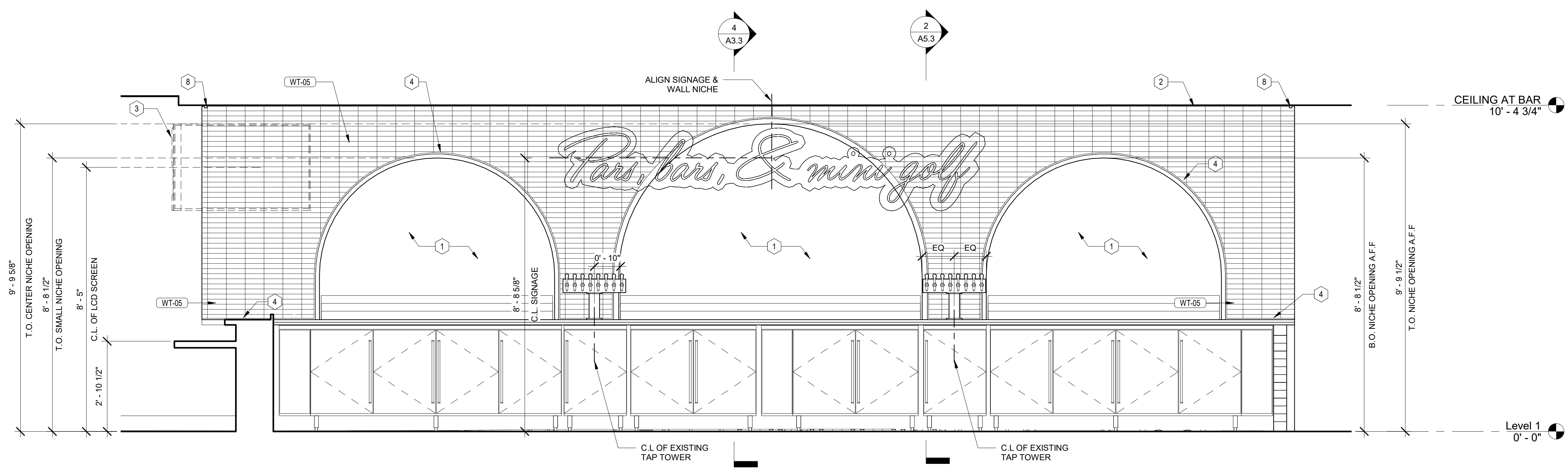




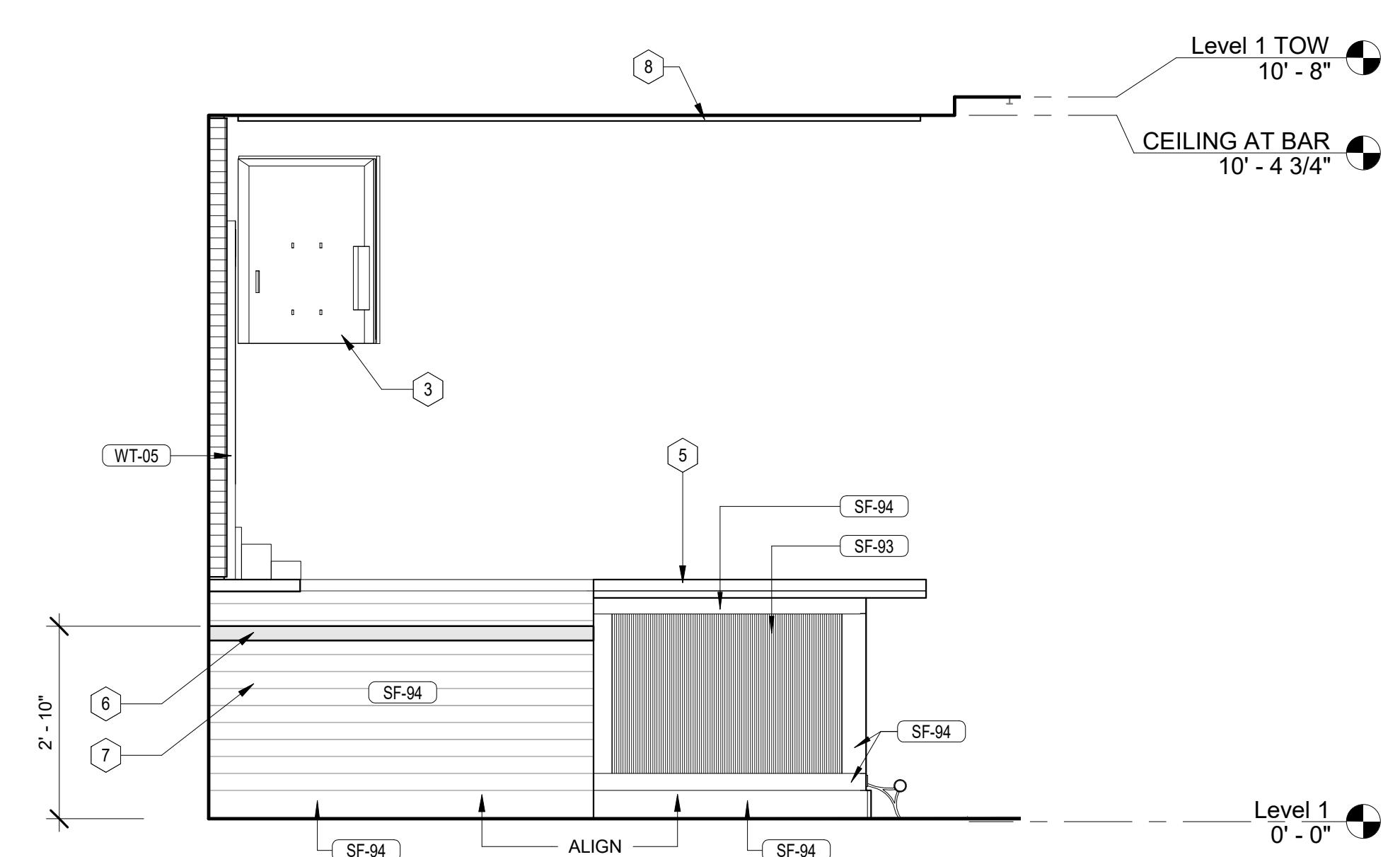
1 ENLARGED FLOOR PLAN - BAR  
1/2" = 1'-0"



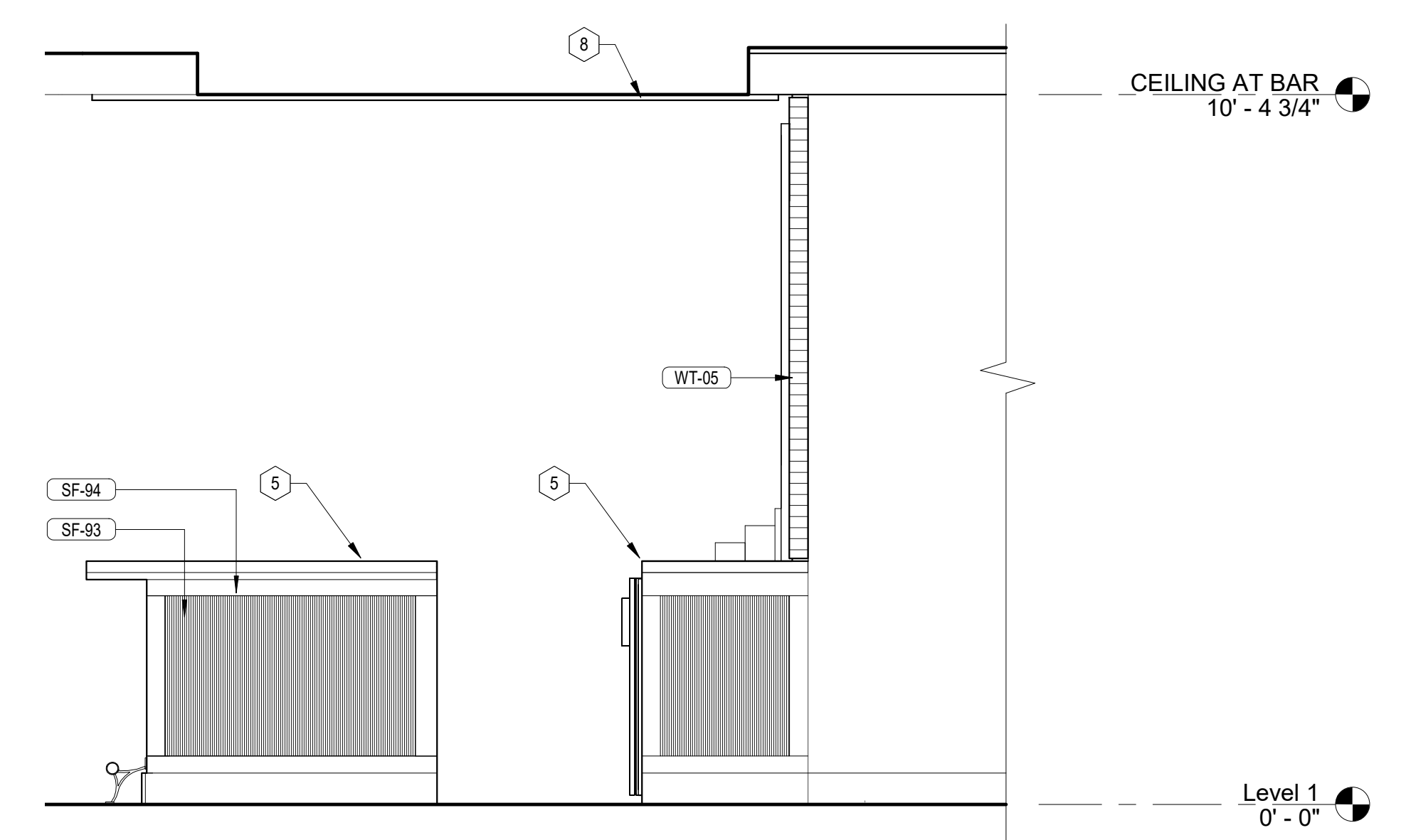
2 FRONT BAR ELEVATION  
1/2" = 1'-0"



3 BACK BAR ELEVATION  
1/2" = 1'-0"



5 SIDE BAR ELEVATION @ LOWER COUNTER  
1/2" = 1'-0"



6 SIDE BAR ELEVATION @ ENTRY  
1/2" = 1'-0"

- KEYNOTES - INTERIOR ELEVATIONS A3.3
- 1 ANTIQUED MIRROR
  - 2 1/2" REVEAL @ CEILING
  - 3 65" LCD SCREEN
  - 4 CONTINUOUS 1/2" REVEAL
  - 5 EXISTING COUNTERTOP TO REMAIN
  - 6 G.C TO SALVAGE ACCESSIBLE COUNTERTOP AND REINSTALL
  - 7 WOOD PLANK SIDING
  - 8 1"x1" U" CHANNEL FIXED TO EXISTING GWB CEILING, COORDINATE WITH LIGHTING DRAWINGS

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PROJ. NO. FUN323

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STATE OF TEXAS  
05/17/2024

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PROJECT STATUS:		
Project Status		
SHEET ISSUE:		
NO.	DATE	DESCRIPTION
SET ISSUE DATE: 05/16/2024		
CURRENT REVISION:		

SHEET TITLE:  
**INTERIOR ELEVATIONS - BAR**

SHEET NO.  
**A3.3**





- # KEYNOTES - INTERIOR ELEVATIONS A3.4

  - 1 BANQUETTE SEATING
  - 2 WOODEN CRATES. BY VENDOR
  - 3 PIPE TRELLIS STRUCTURE. VENDOR PROVIDED
  - 4 PLANTER BOX
  - 5 CENTER OF SIGNAGE ON PIPE STRUCTURE

GENERAL NOTES: INTERIOR ELEVATIONS

1. G.C. TO PROVIDE BLOCKING FOR ALL WALL SHELVING AND EQUIPMENT
2. PROVIDE CEMENTITIOUS BOARD SUBSTRATE FOR THE FULL HEIGHT OF TILE AT ALL WALLS WITH WALL TILE.
3. REFER TO FOR CORNER GUARD DETAIL. REFER TO PLANS AND ELEVATIONS FOR LOCATIONS.

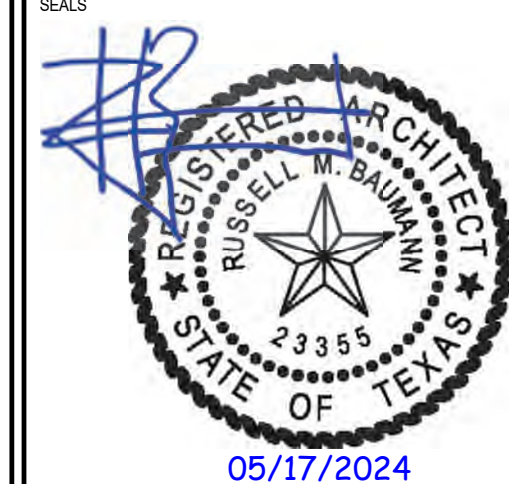
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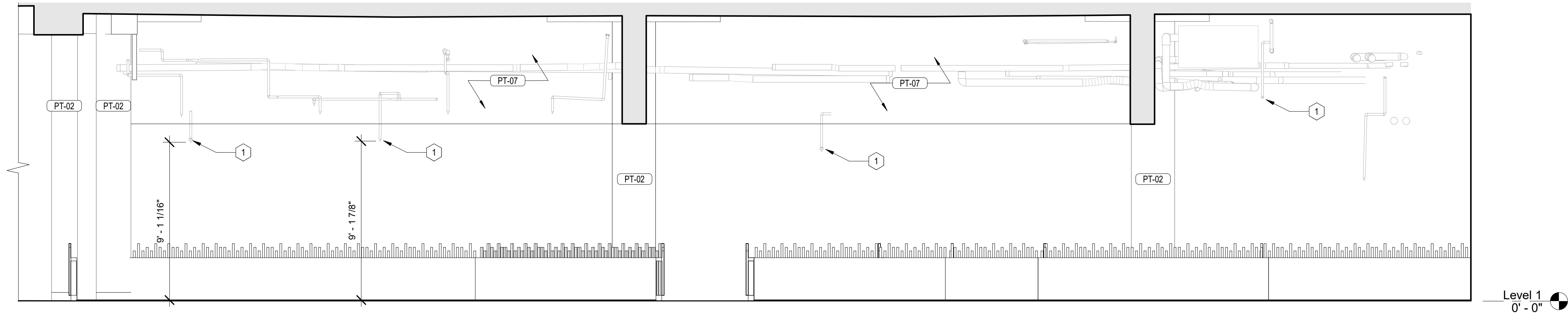
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SHEET TITLE:

**INTERIOR  
ELEVATIONS -  
PRO SHOP &  
DINING**

SHEET NO. **A3.4**

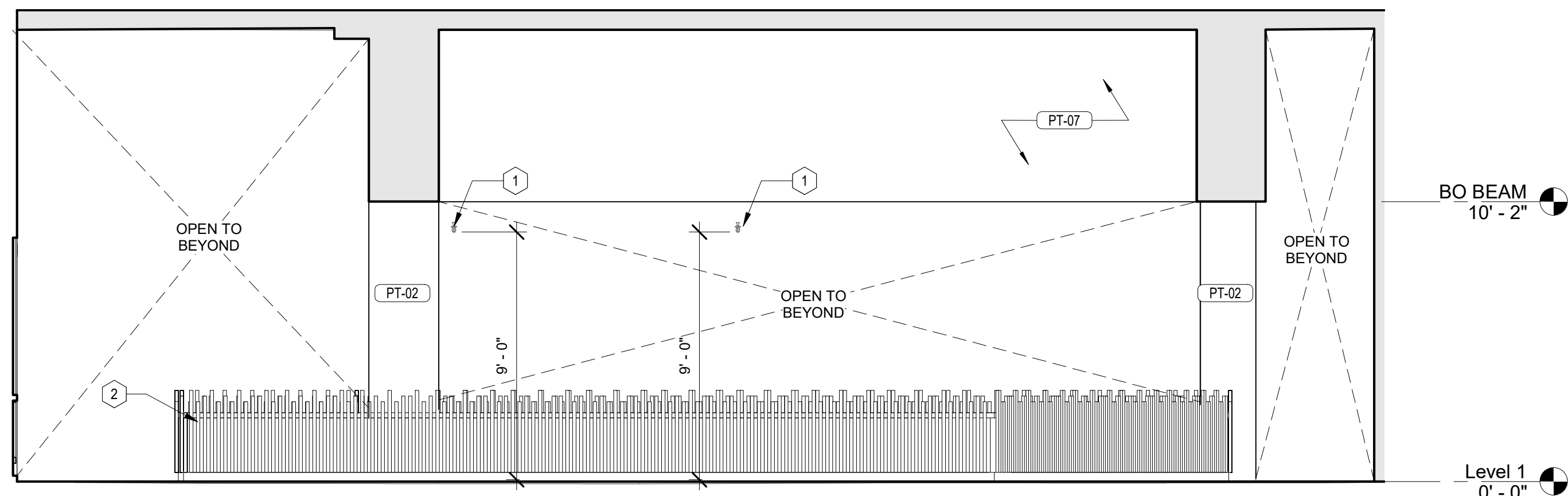




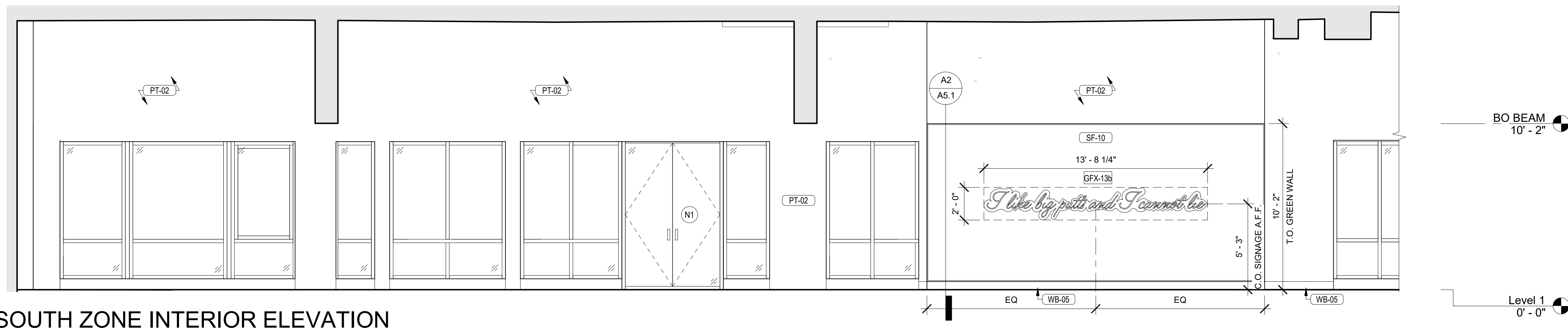
1A SOUTH ZONE INTERIOR ELEVATION  
1/4" = 1'-0"



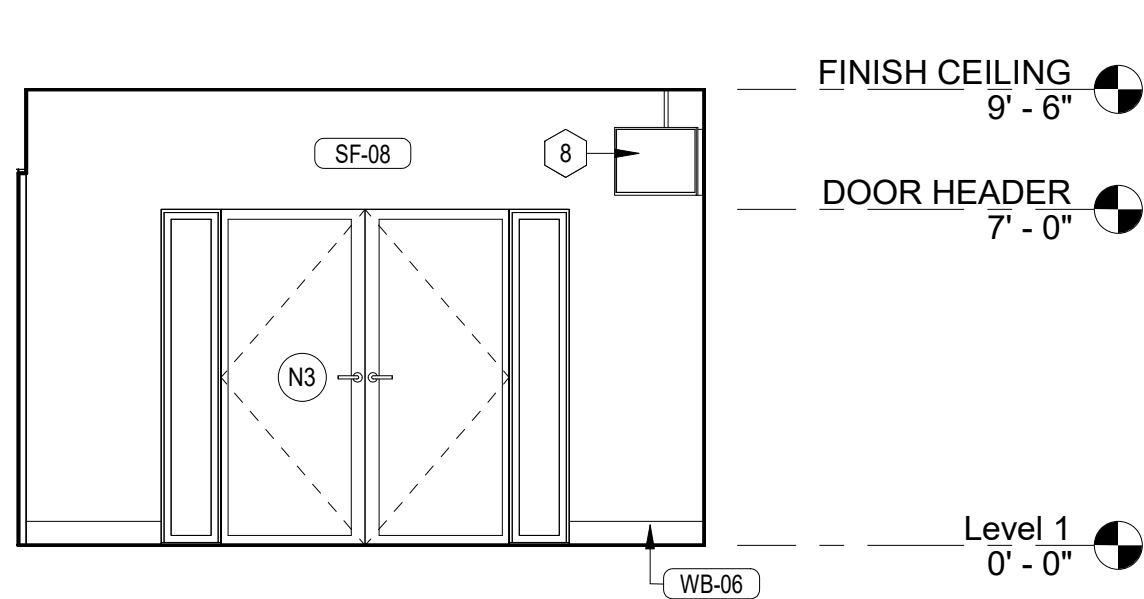
1 SOUTH ZONE INTERIOR ELEVATION  
1/4" = 1'-0"



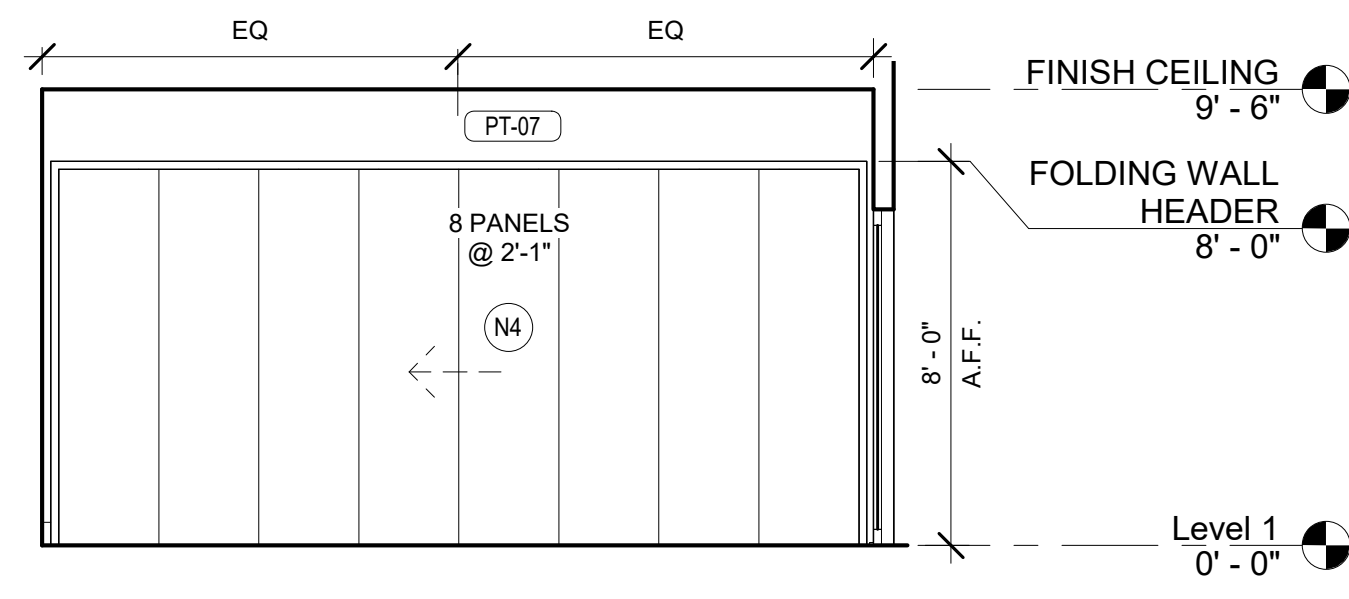
2 SOUTH ZONE INTERIOR ELEVATION  
1/4" = 1'-0"



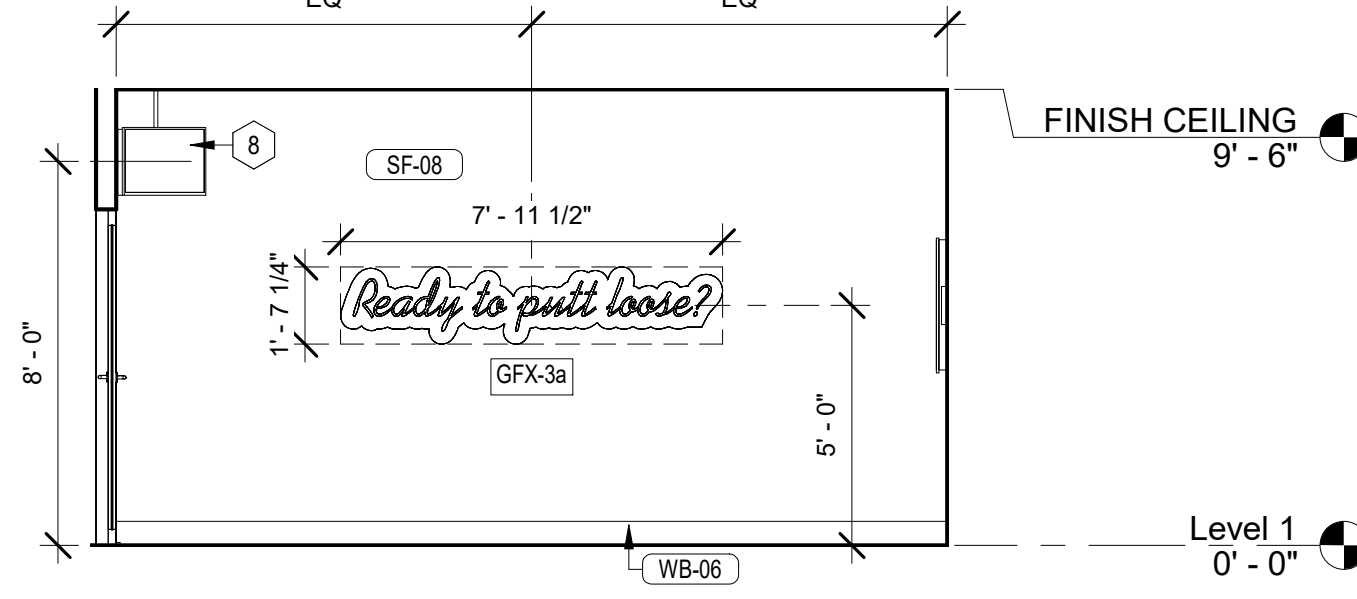
3 SOUTH ZONE INTERIOR ELEVATION  
1/4" = 1'-0"



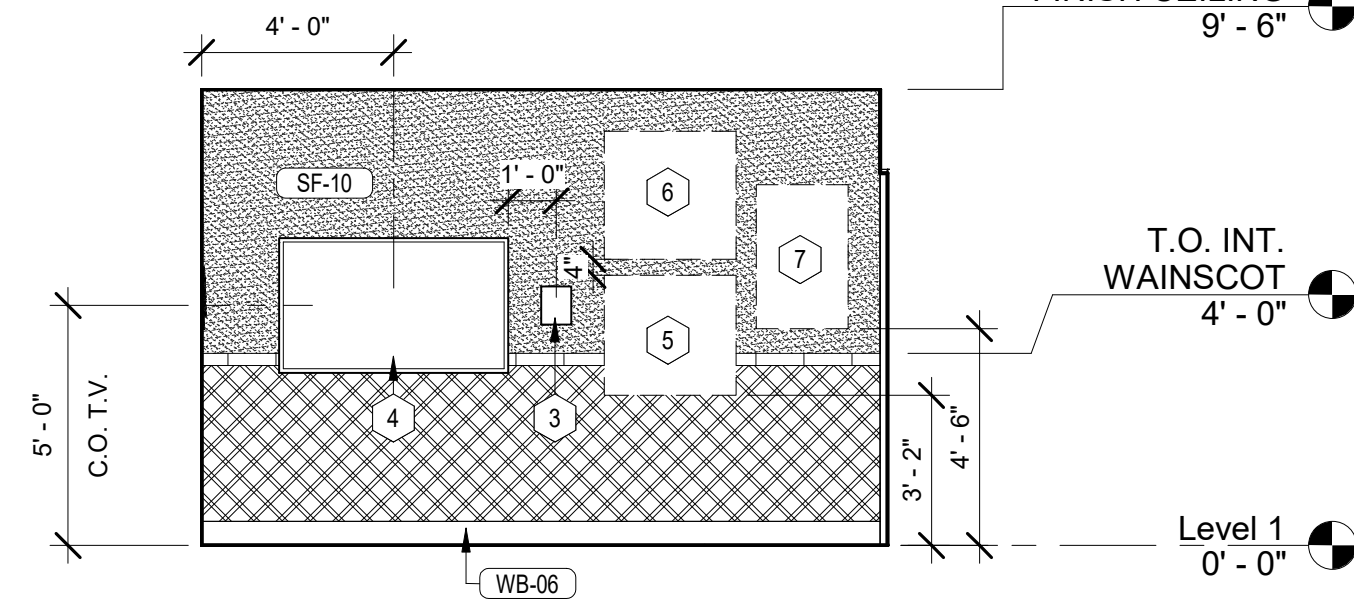
7 EVENT SPACE 1  
1/4" = 1'-0"



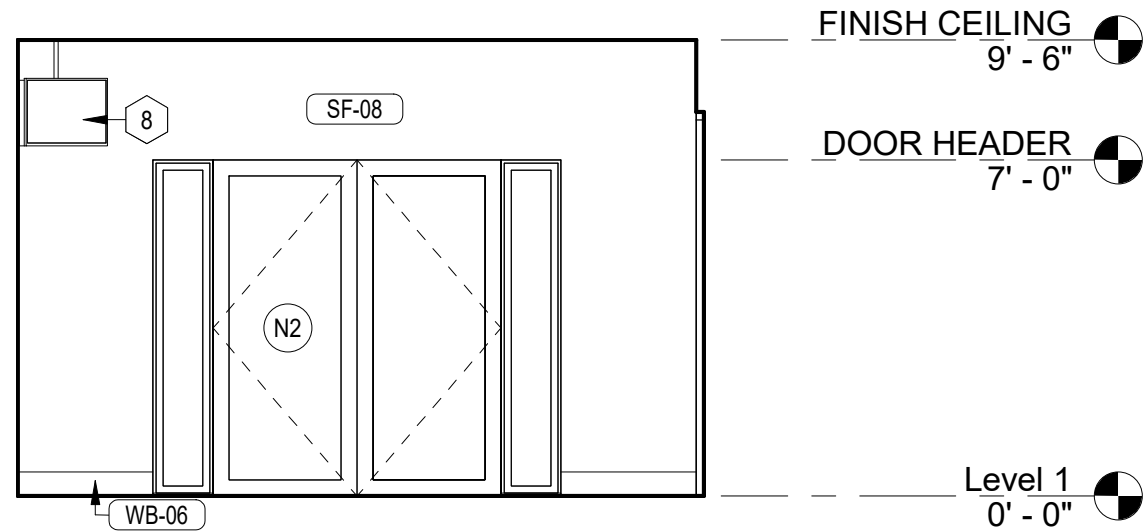
6 EVENT SPACE 1  
1/4" = 1'-0"



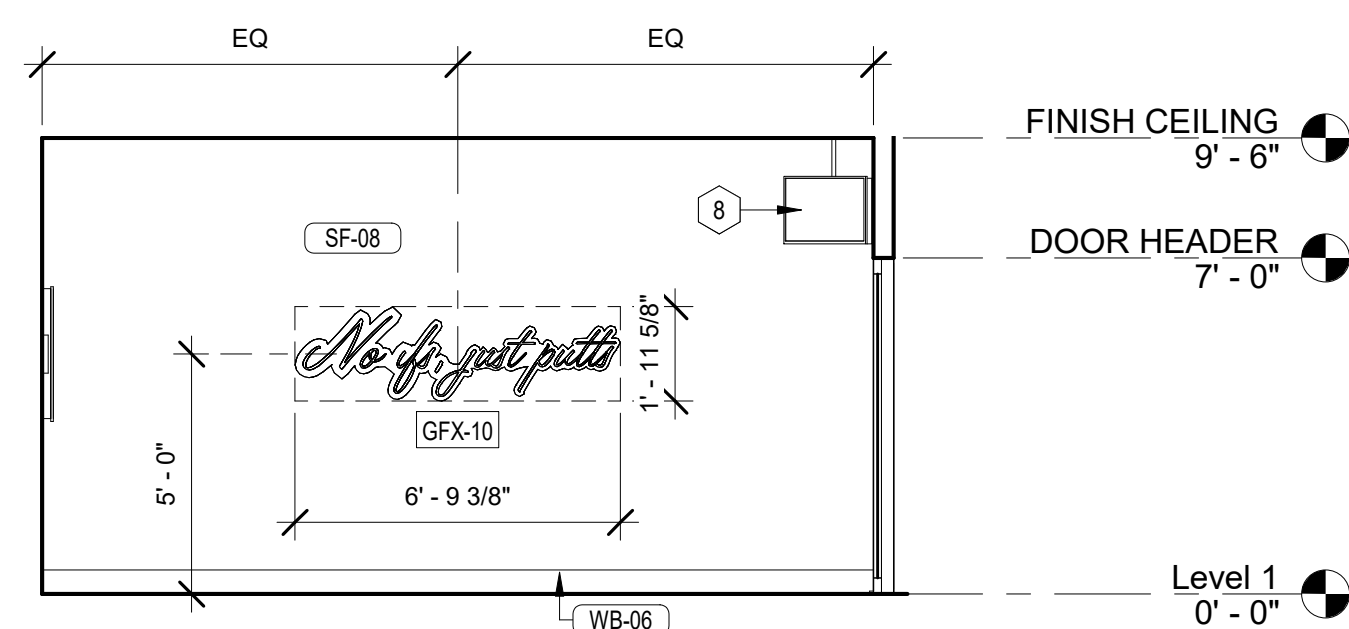
5 EVENT SPACE 1  
1/4" = 1'-0"



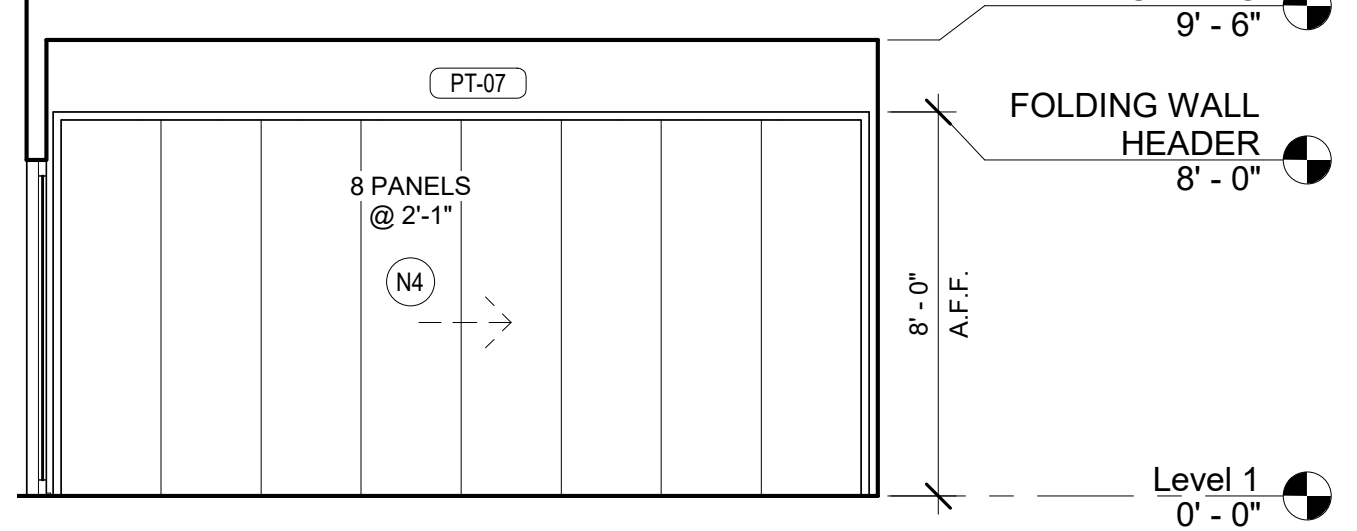
4 EVENT SPACE 1  
1/4" = 1'-0"



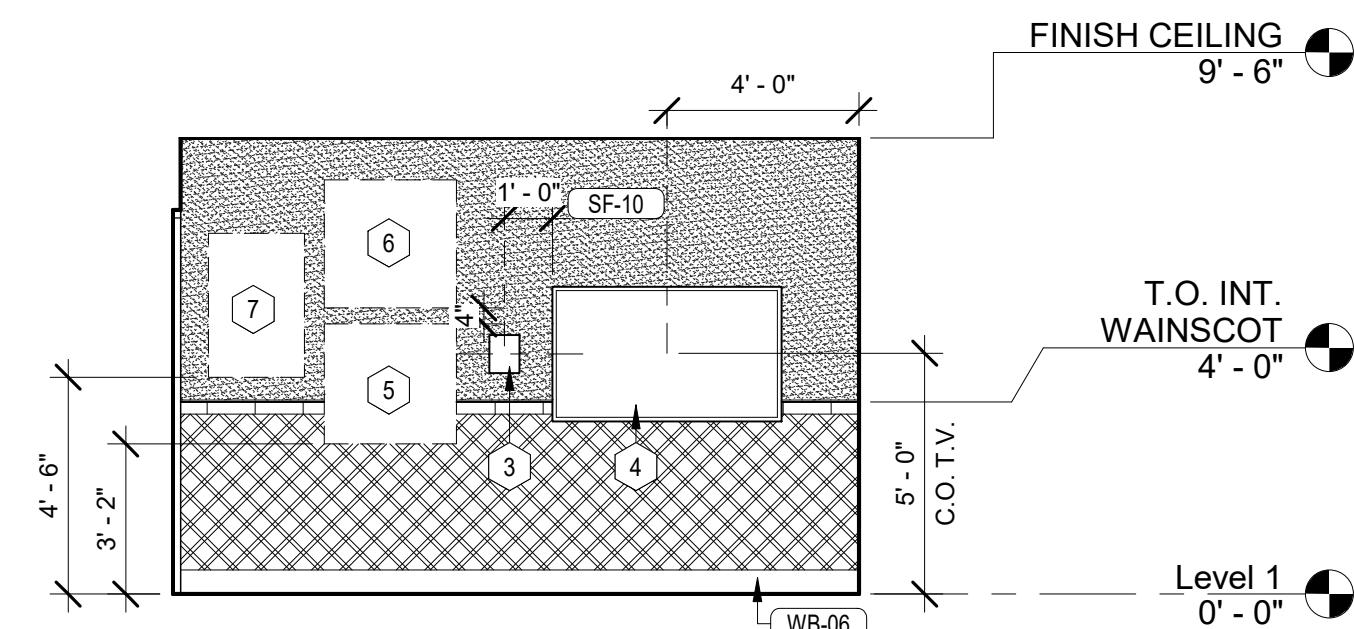
11 EVENT SPACE 2  
1/4" = 1'-0"



10 EVENT SPACE 2  
1/4" = 1'-0"



9 EVENT SPACE 2  
1/4" = 1'-0"



8 EVENT SPACE 2  
1/4" = 1'-0"

- KEYNOTES - INTERIOR ELEVATIONS A3.5
- EXISTING FIRE SPRINKLER HEAD TO REMAIN. G.C. TO COORDINATE.
  - NEW PICKET FENCE. G.C. SUPPLIED AND INSTALLED. REFER TO DETAIL D3/A5.1 FOR FURTHER INFORMATION.
  - WALL MOUNTED IPAD. REFER TO AV DWGS.
  - 55" TV SCREEN. REFER TO AV DWGS. DETAILS 1 & 2/AV-3.1 FOR MORE INFORMATION ON ATTACHMENT/ MOUNTING.
  - 30"x32" FRAME
  - 32"x32" FRAME
  - 36"x24" FRAME
  - 32" T.V. W/ ROD FIXED TO CEILING. REFER TO AV DWGS DETAIL 3/AV-3.1

- GENERAL NOTES: INTERIOR ELEVATIONS
- G.C. TO PROVIDE BLOCKING FOR ALL WALL SHELVING AND EQUIPMENT.
  - PROVIDE CEMENTITIOUS BOARD SUBSTRATE FOR THE FULL HEIGHT OF TILE AT ALL WALLS WITH WALL TILE.
  - REFER TO FOR CORNER GUARD DETAIL. REFER TO PLANS AND ELEVATIONS FOR LOCATIONS.

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SEALS

REGISTERED ARCHITECT  
RUSSELL M. BARNETT  
23355  
STATE OF TEXAS  
05/17/2024

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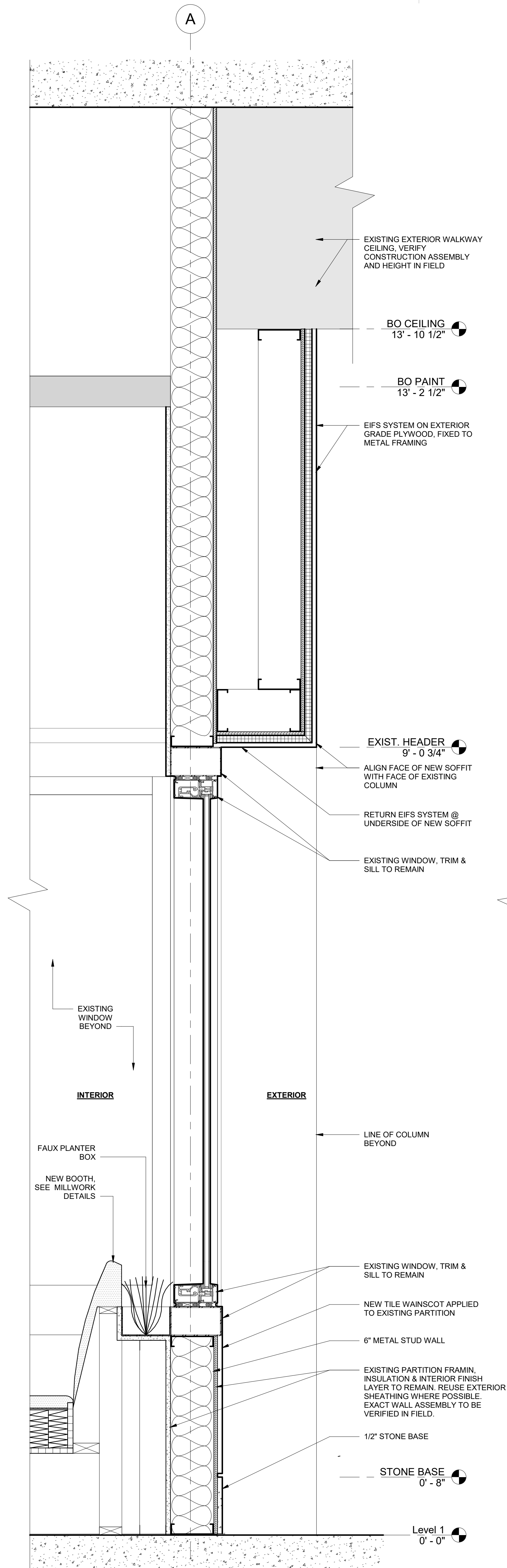


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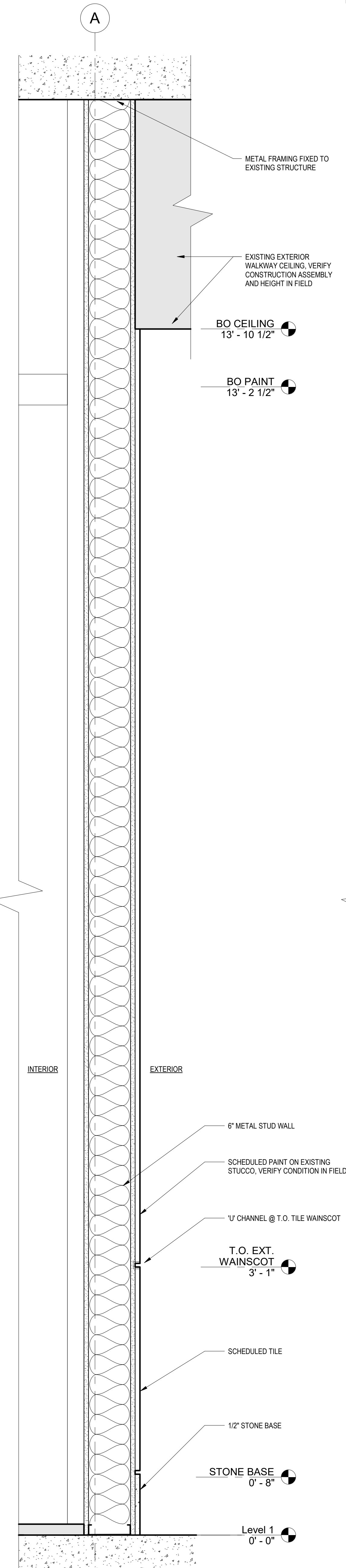
SHEET TITLE:  
INTERIOR  
ELEVATIONS -  
SOUTH ZONE  
SHEET NO.  
A3.5



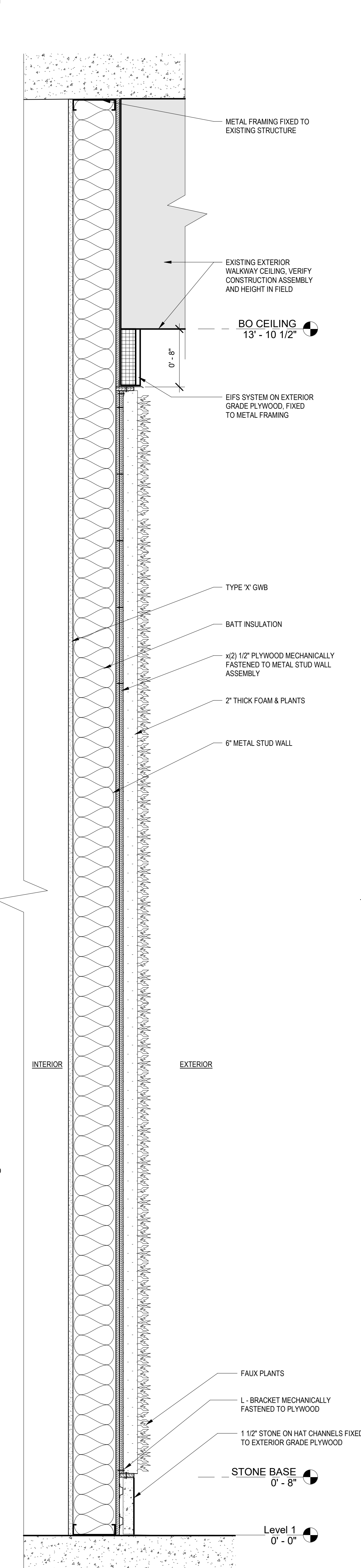
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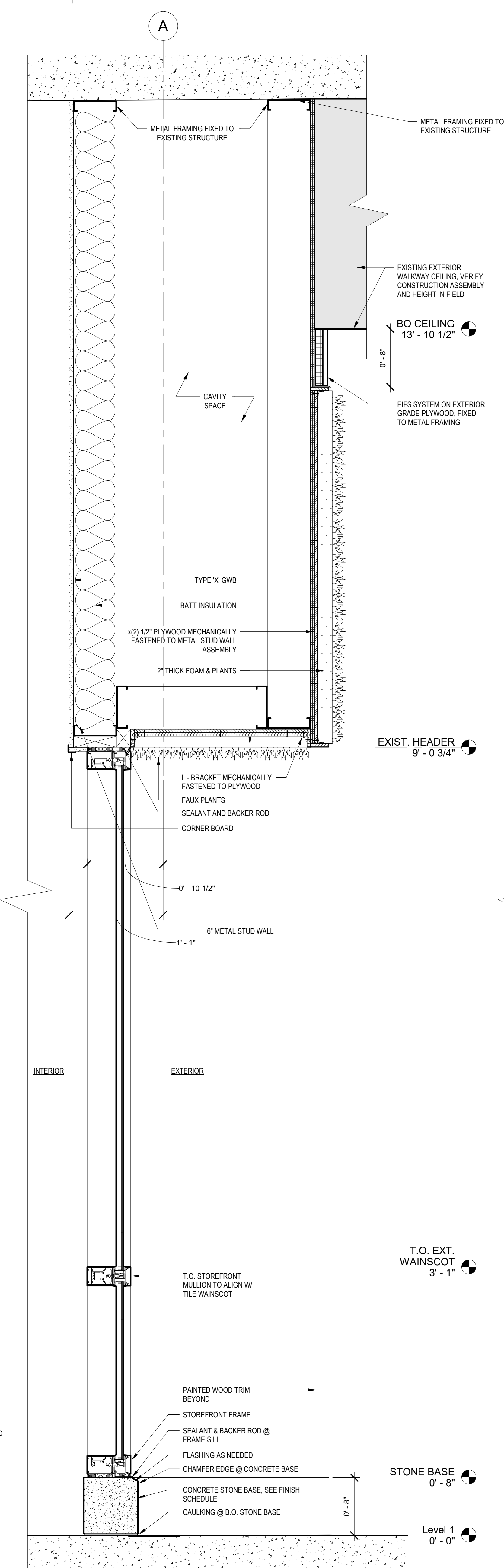
1 FACADE SECTION @ EXISTING WINDOWS  
1 1/2" = 1'-0"



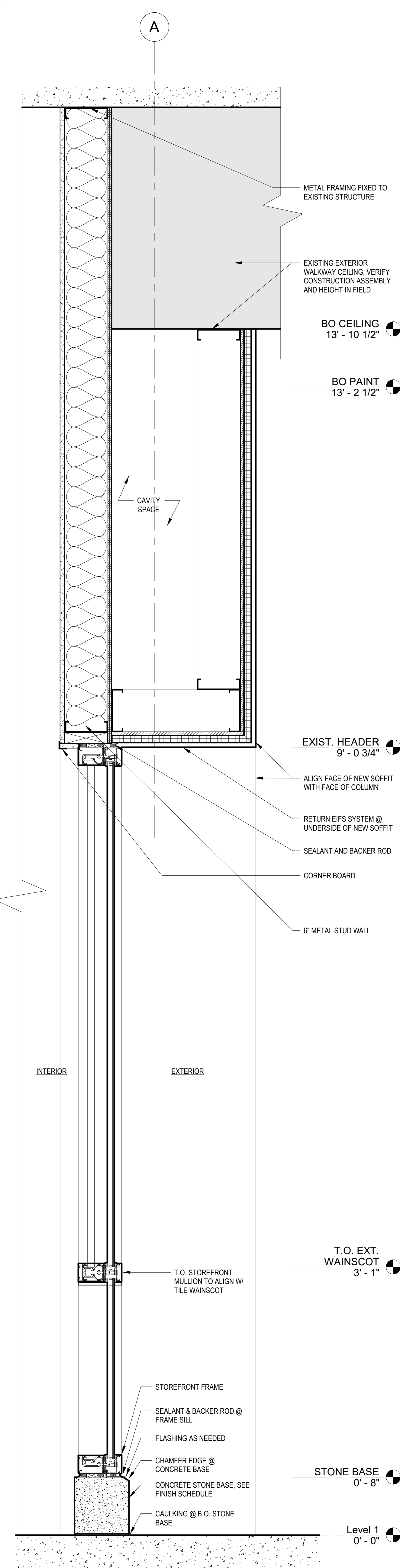
2 FACADE SECTION @ EXISTING EXTERIOR WALL  
1 1/2" = 1'-0"



3 FACADE SECTION @ GRASS MURAL WALL  
1 1/2" = 1'-0"



4 FACADE SECTION @ GRASS MURAL WALL GLAZING  
1 1/2" = 1'-0"



5 FACADE SECTION @ NEW STOREFRONT  
1 1/2" = 1'-0"

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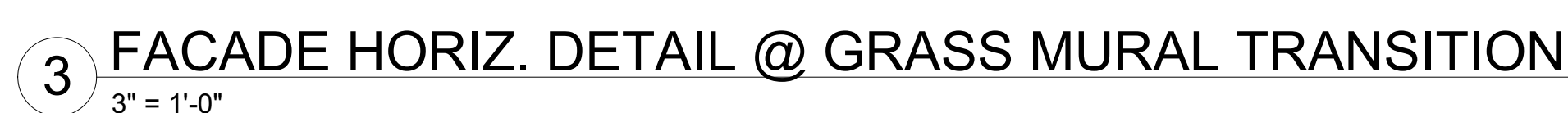
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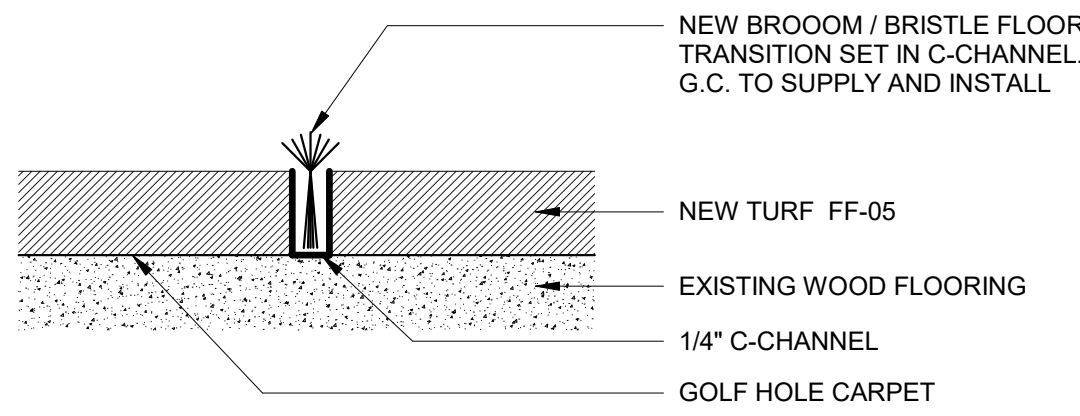
SHEET TITLE:  
**FACADE SECTIONS**

SHEET NO.  
**A4.0**

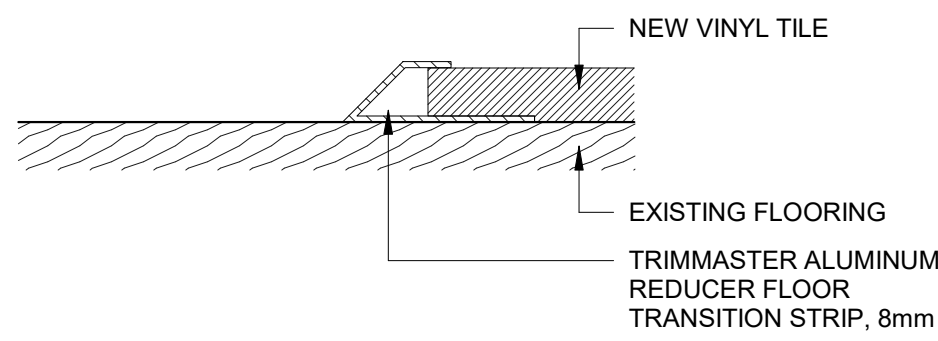




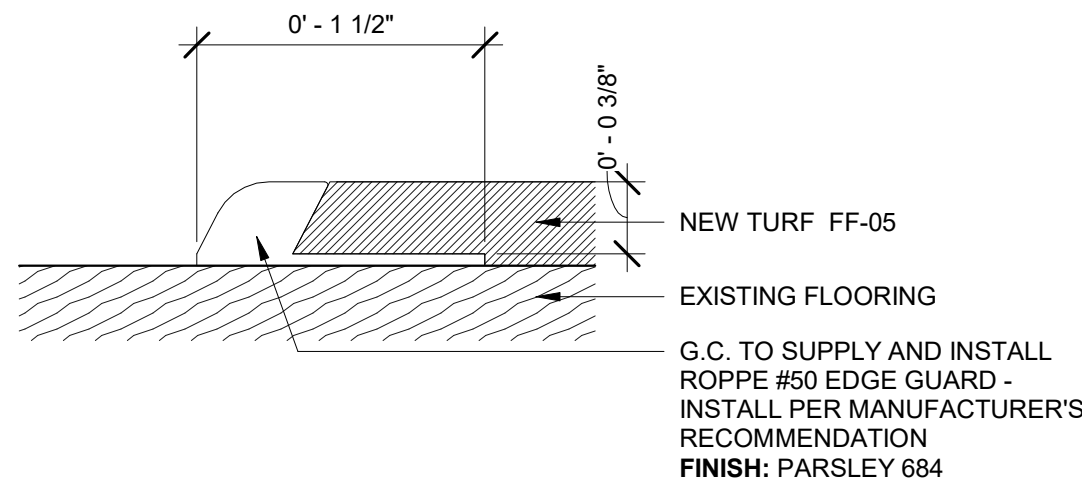




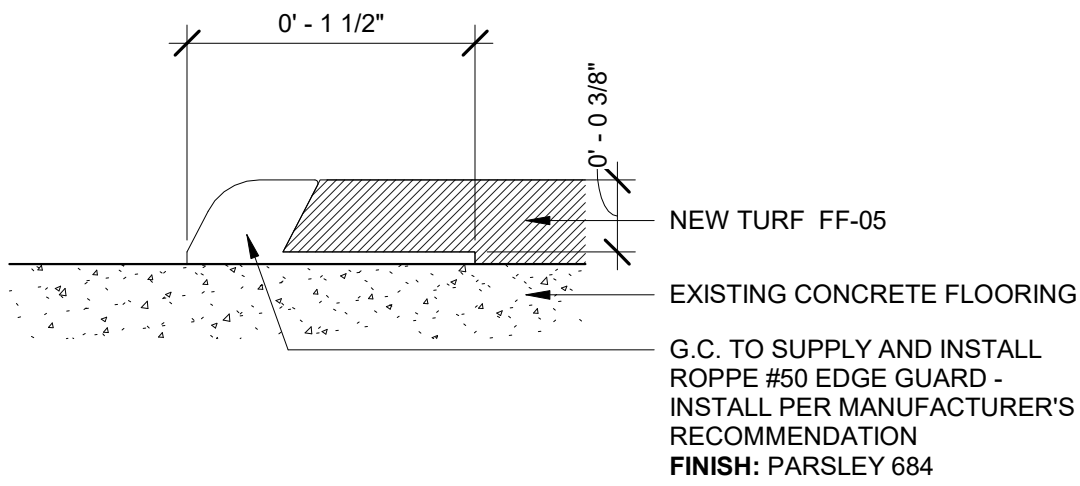
D2 TURF TO GOLF HOLE  
12" = 1'-0"



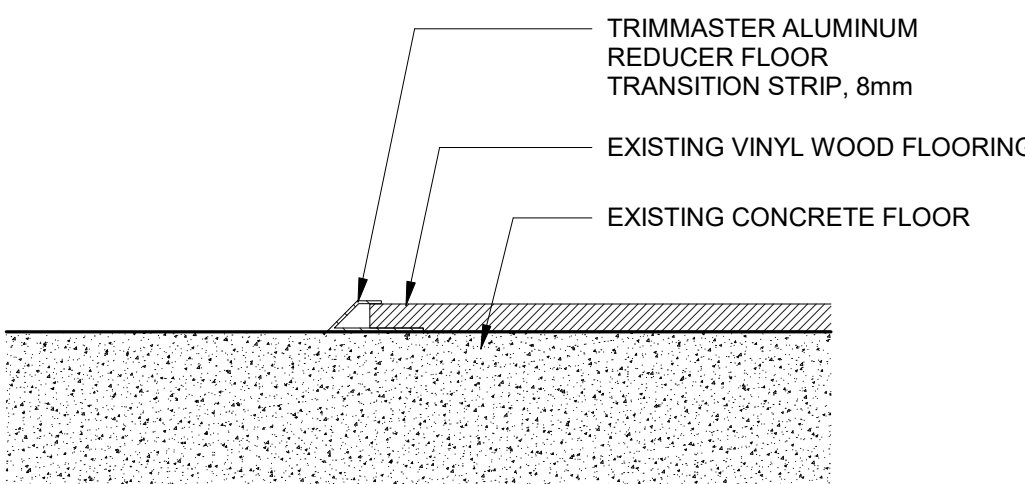
C2 VINYL TO EX. FLOOR TRANSITION  
12" = 1'-0"



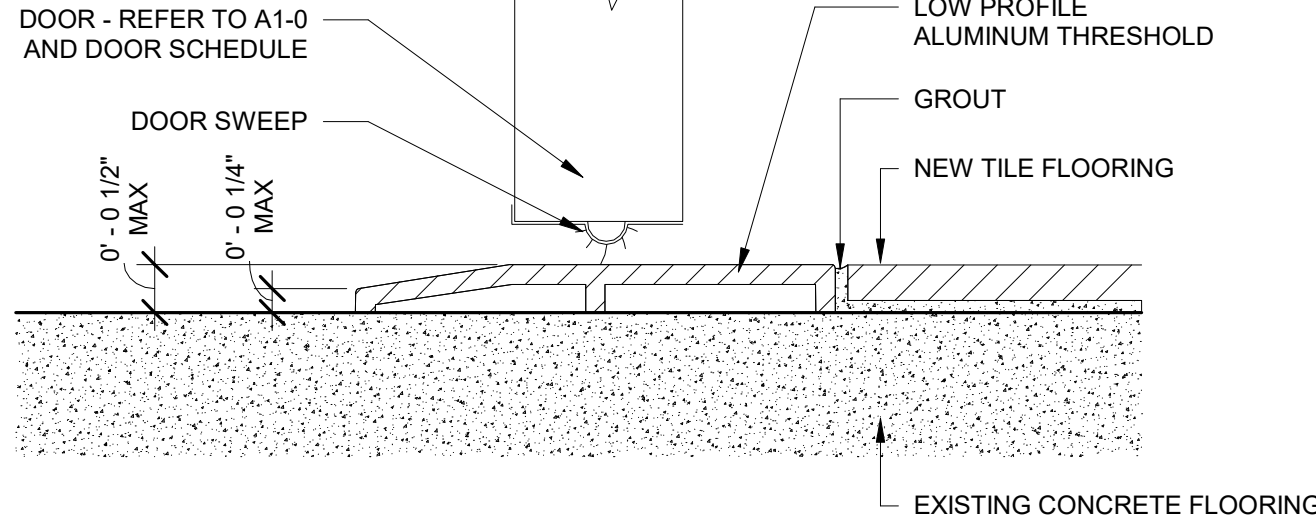
B1 TURF TO EX. FLOORING  
12" = 1'-0"



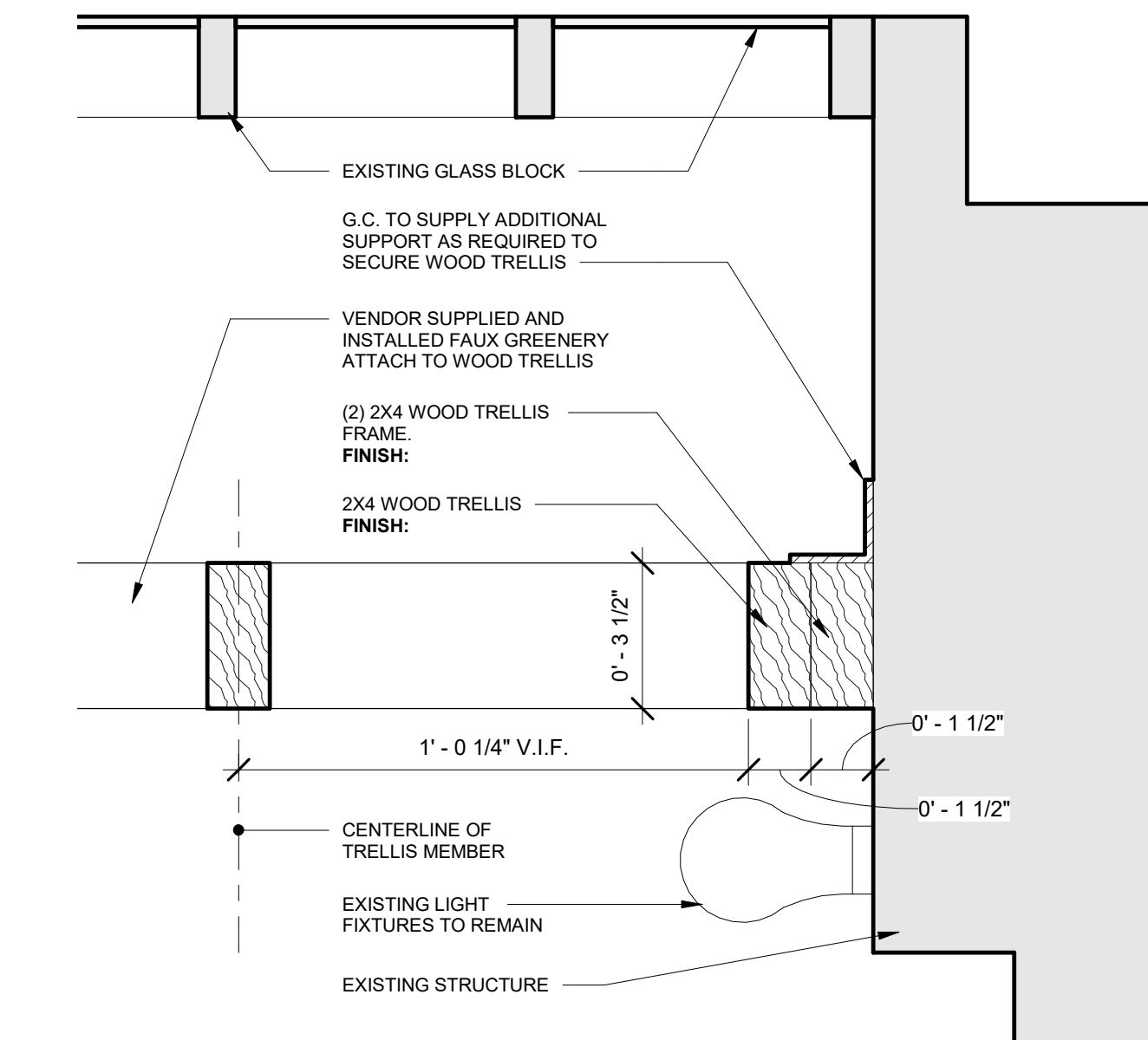
B2 TURF TO CONCRETE  
12" = 1'-0"



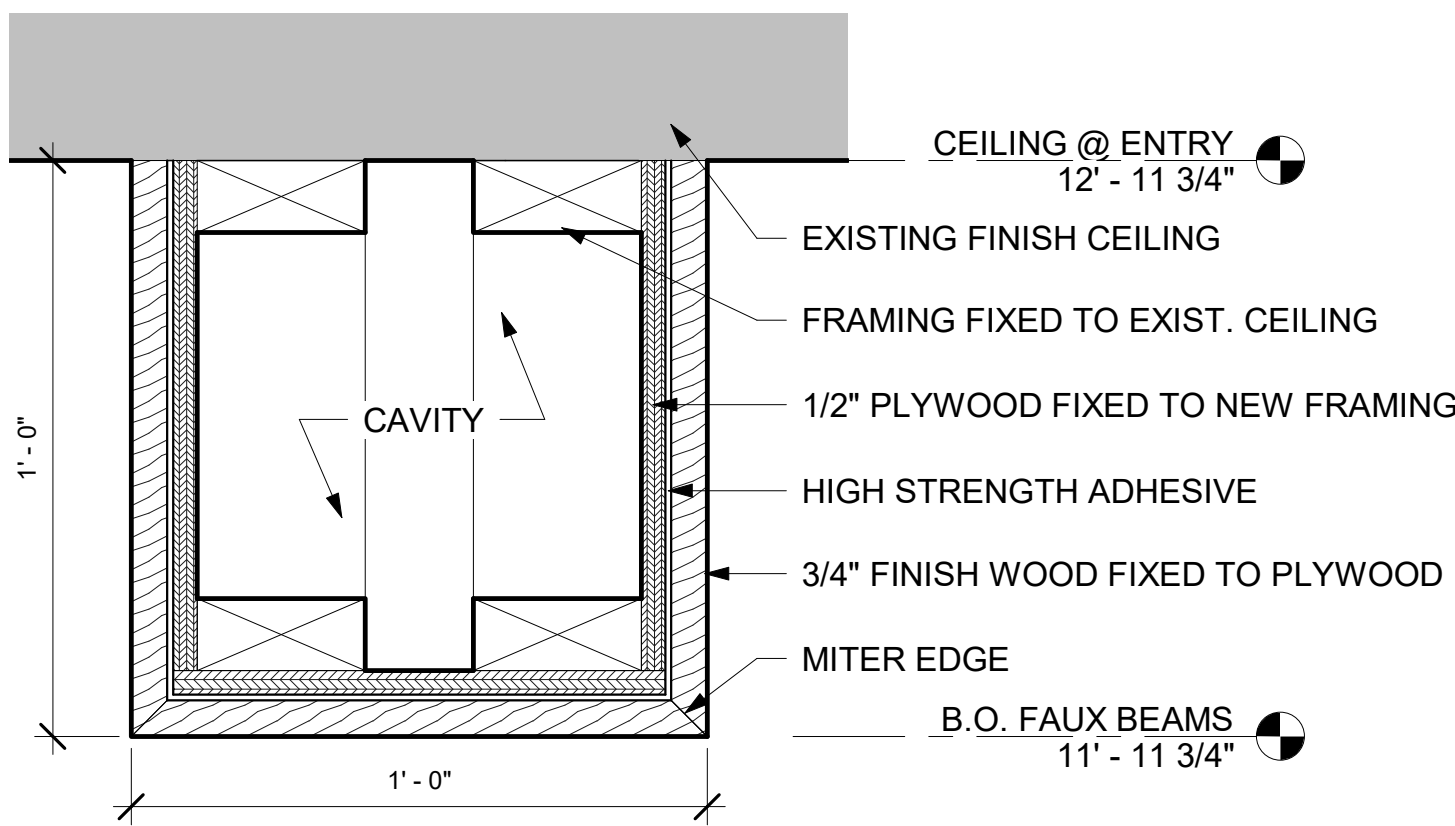
A1 CONCRETE TO VINYL WOOD  
6" = 1'-0"



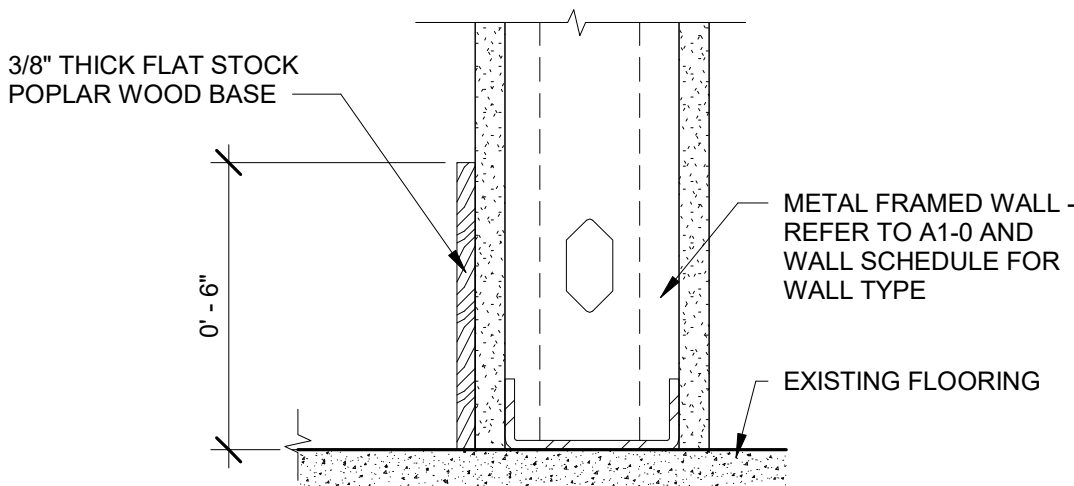
A2 CONCRETE TO TILE  
6" = 1'-0"



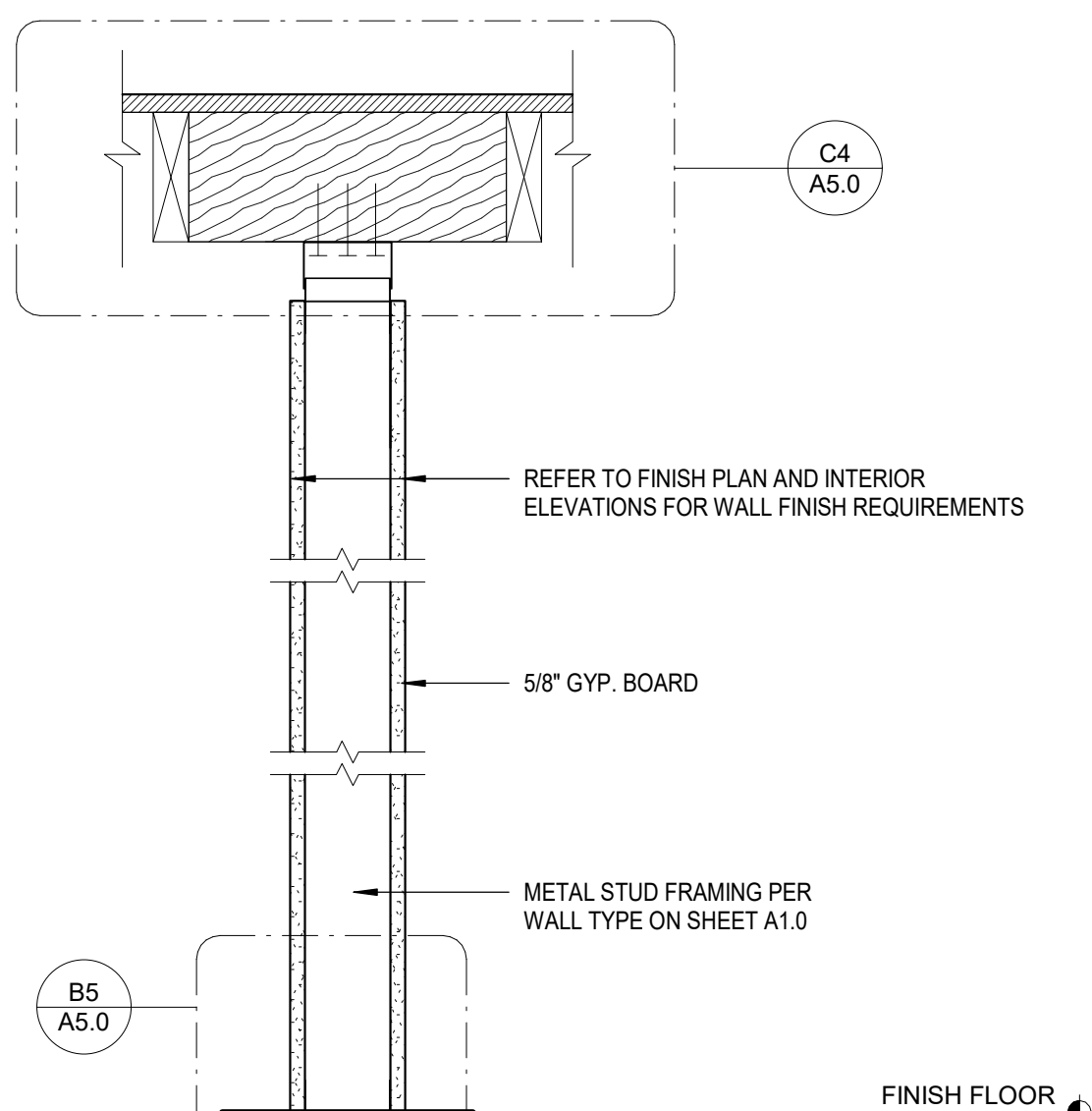
A3 TYP. SECTION @ NEW WOOD TRELLIS  
3" = 1'-0"



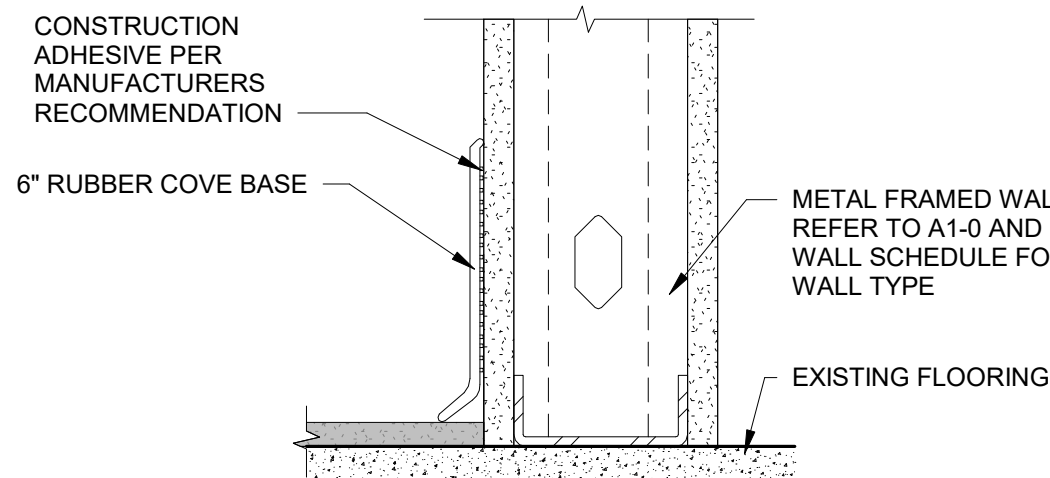
C3 FAUX BEAM SECTION  
3" = 1'-0"



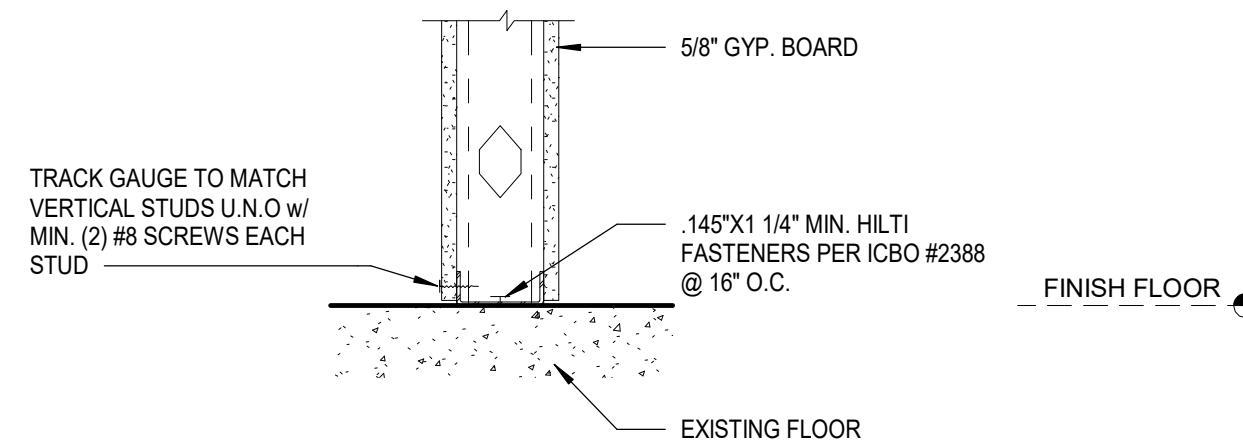
B3 WOOD BASE  
3" = 1'-0"



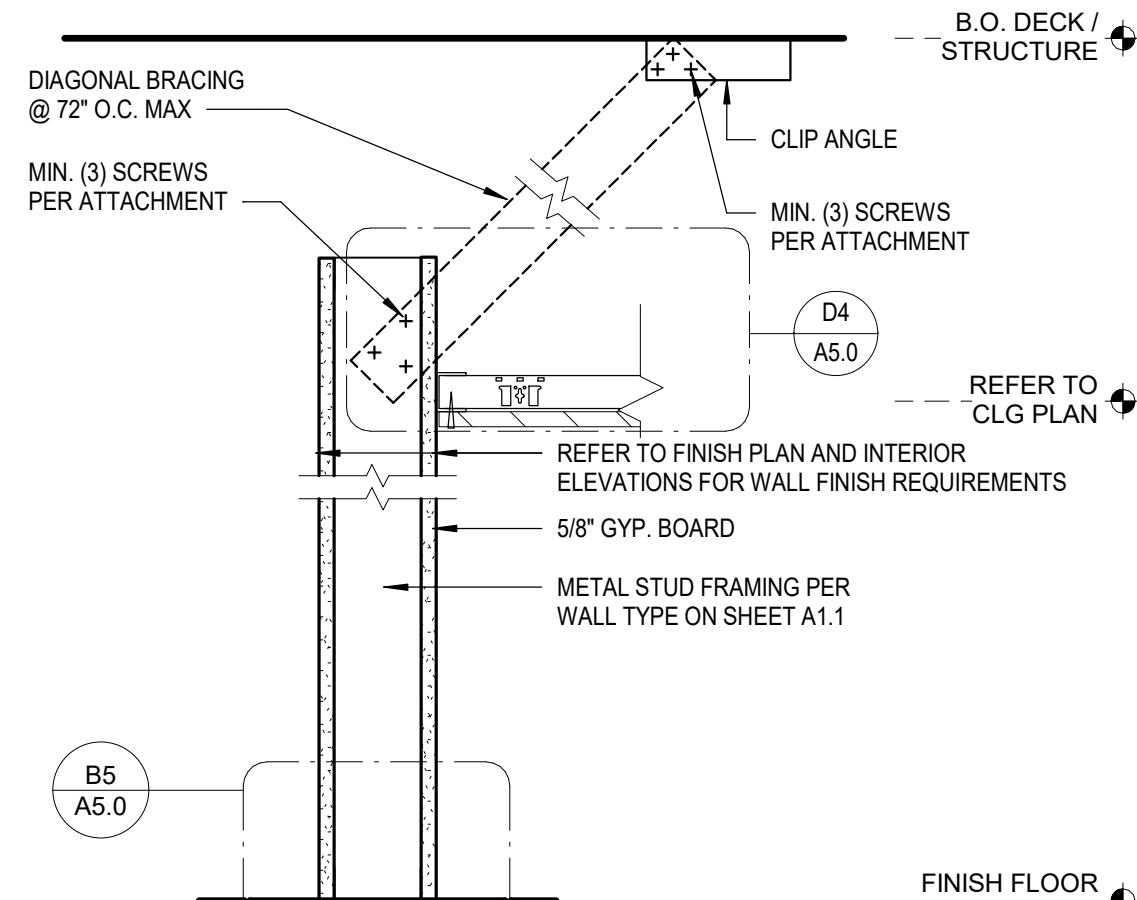
A4 INTERIOR NON-RATED WALL  
1 1/2" = 1'-0"



B4 RUBBER COVE BASE  
3" = 1'-0"



B5 INTERIOR NON-RATED WALL AT FLOOR  
1 1/2" = 1'-0"



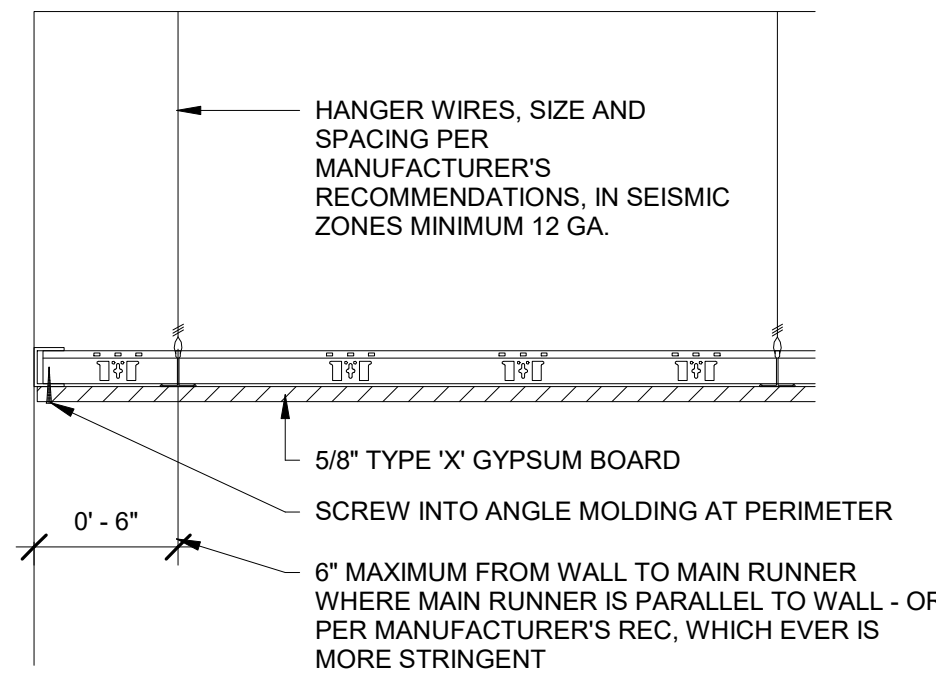
A5 INTERIOR WALL SECTION - GYP.  
1 1/2" = 1'-0"

NOTE:  
LOCATE BRACING AT 12'-0" ON CENTER EACH DIRECTION AND WITHIN 6'-0" OF PERIMETER PARTITION OR PER MANUFACTURER RECOMMENDATIONS, WHICH EVER IS MORE STRINGENT.

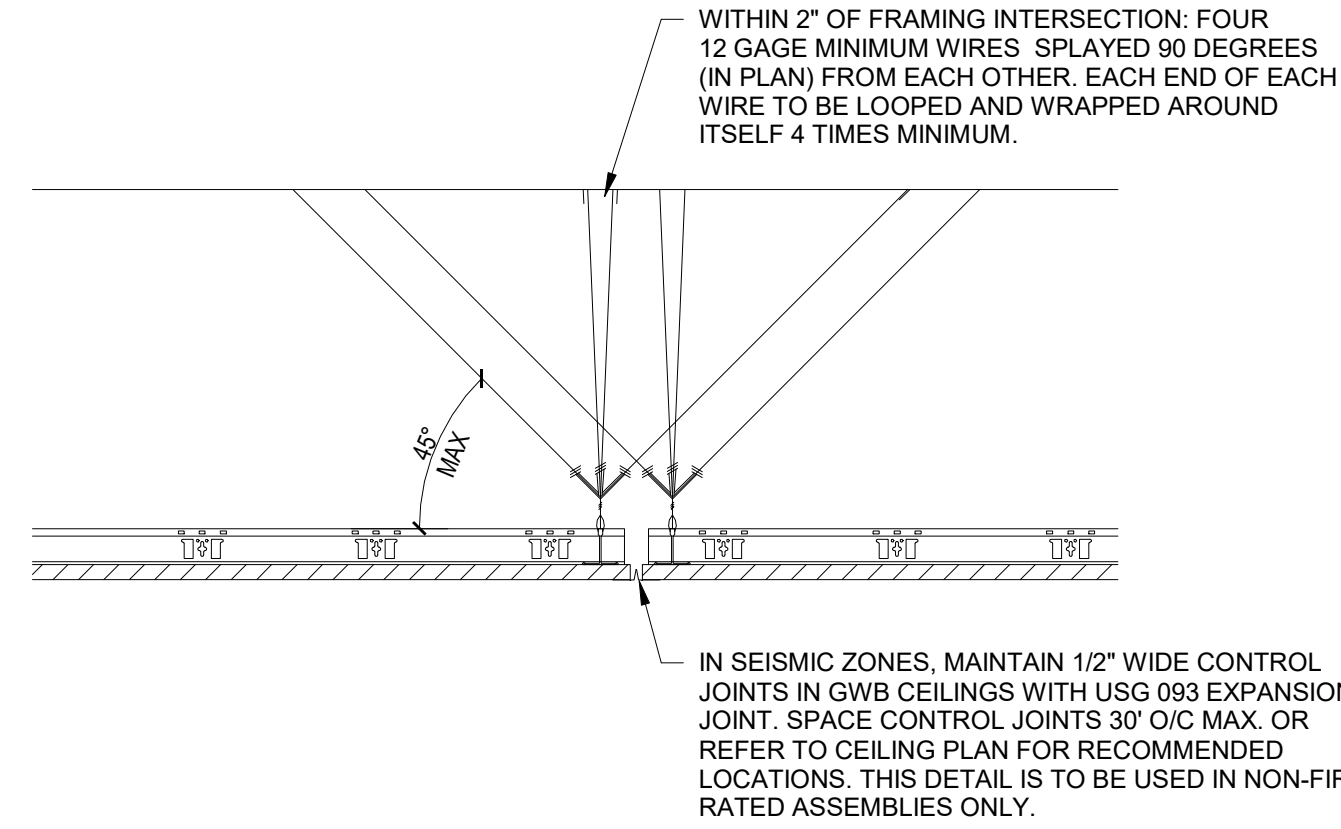
ICC-ESR-1222

LARRR-RR 25764

U.S.G. DRYWALL SUSPENSION SYSTEM:  
- DGLW-26, 12' X 1 1/2" X 1 1/2" HEAVY DUTY MAIN TEE  
- DGLW-424, 4' X 1 1/2" X 1 1/2" CROSS TEE  
- INSTALL PER MANUFACTURER RECOMMENDATIONS - OR OWNER APPROVED USG OR ARMSTRONG ALTERNATE SYSTEM



D4 GYP. BOARD CEILING DETAIL  
1 1/2" = 1'-0"



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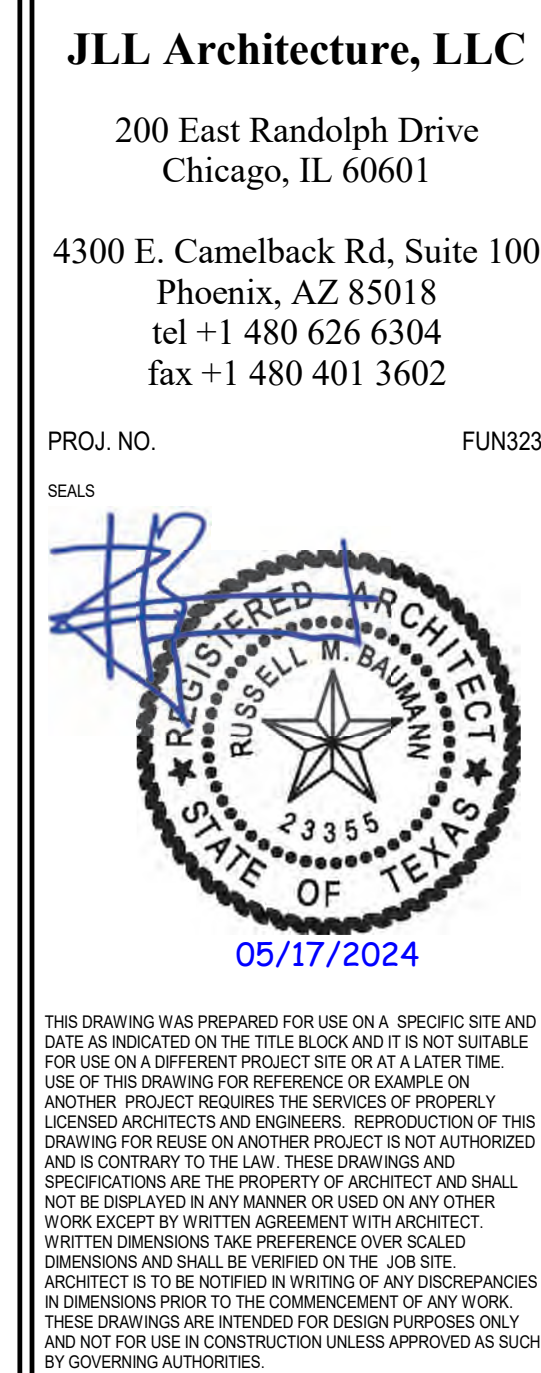
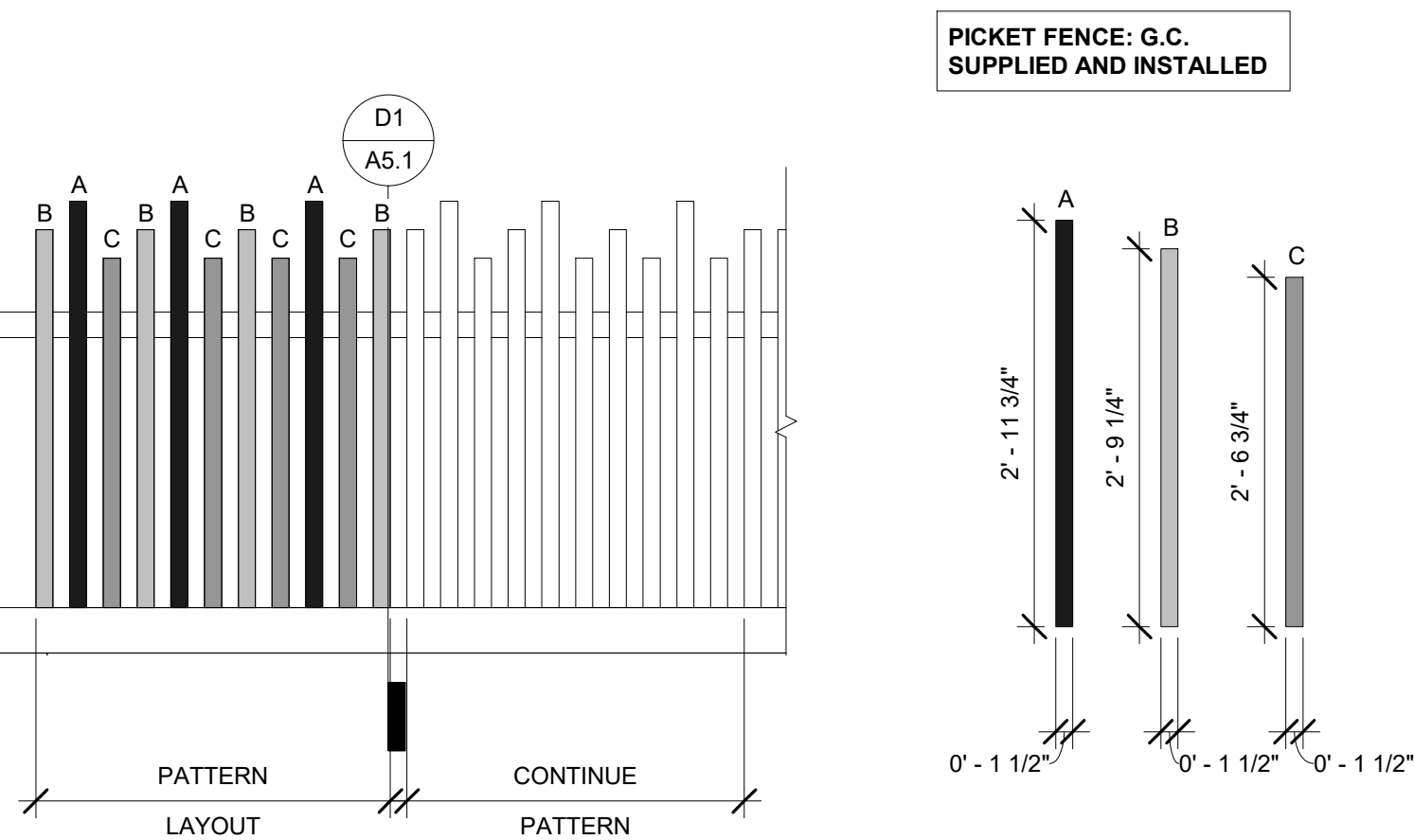
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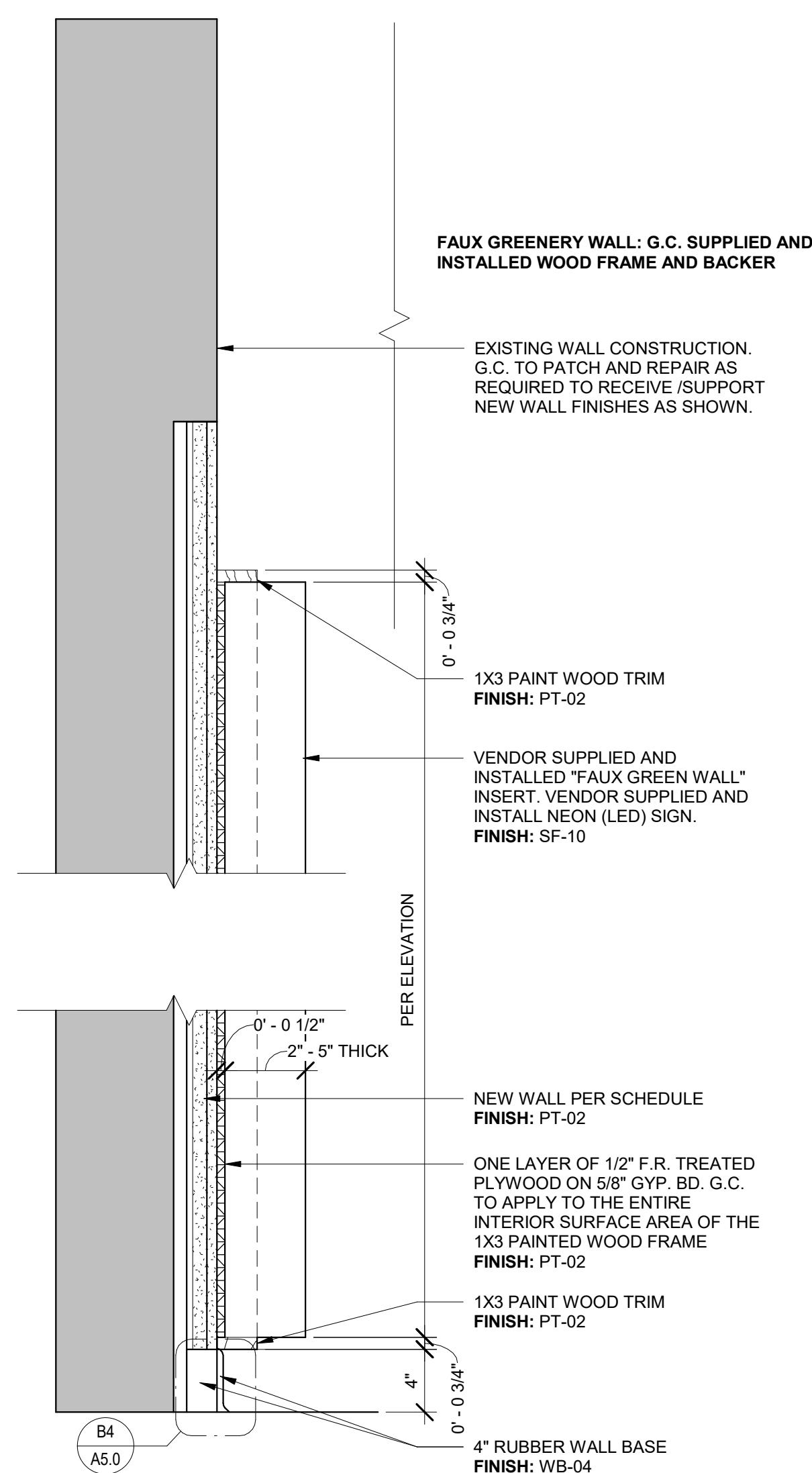
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A5.0

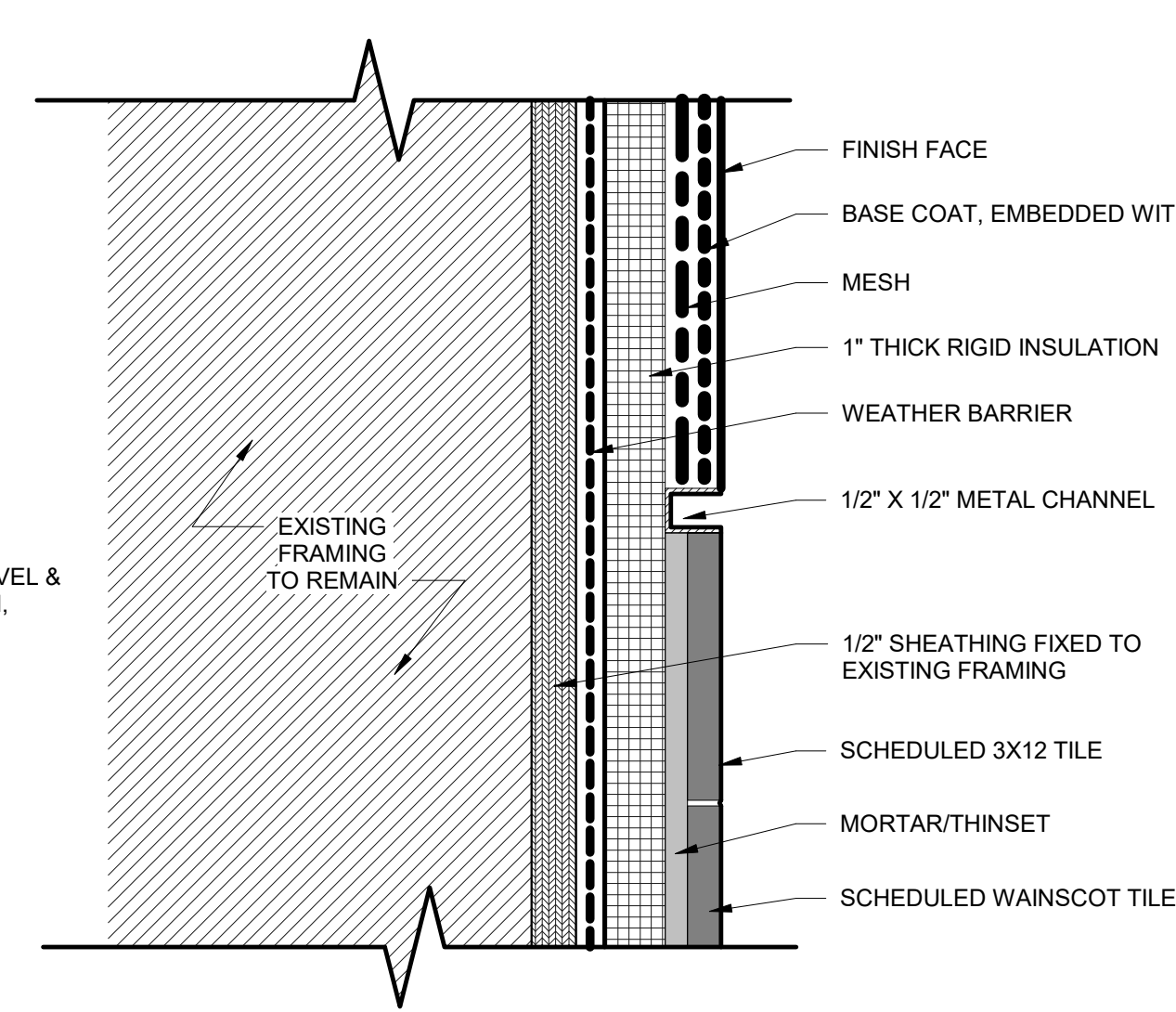




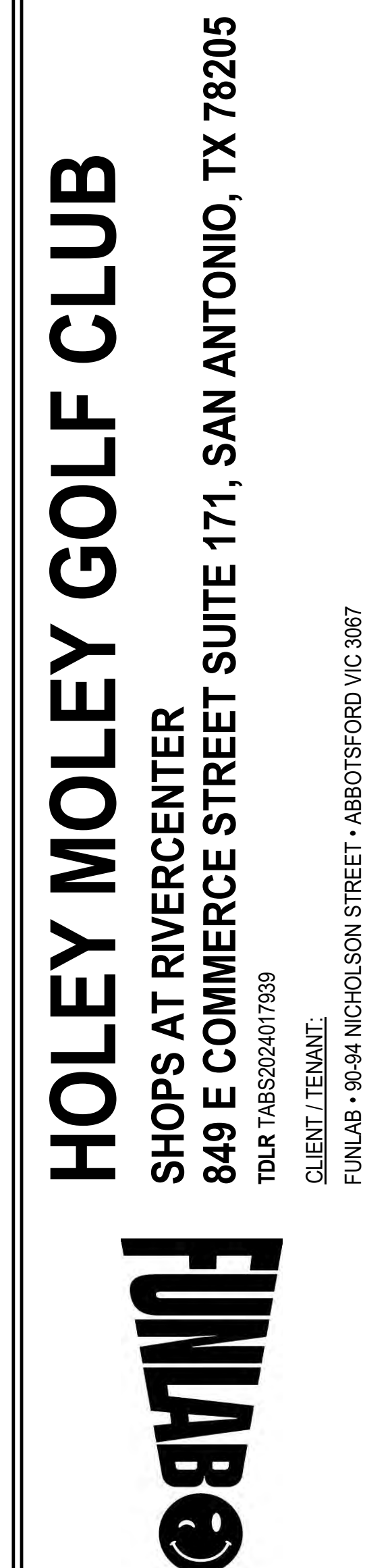
**D3 PICKETT FENCE PLAN**  
1 1/2" = 1'-0"



**A2 FAUX GREENERY WALL**  
1 1/2" = 1'-0"



**A4** EIFS @ EXIST. EXT PARTITION  
6" = 1'-0"



**A5 TILE TO BRICK WALL FINISH**  
6" = 1'-0"

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<b>Project Status</b>		
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SHEET TITLE:
<b>GENERAL DETAILS (CONT)</b>
SHEET NO.

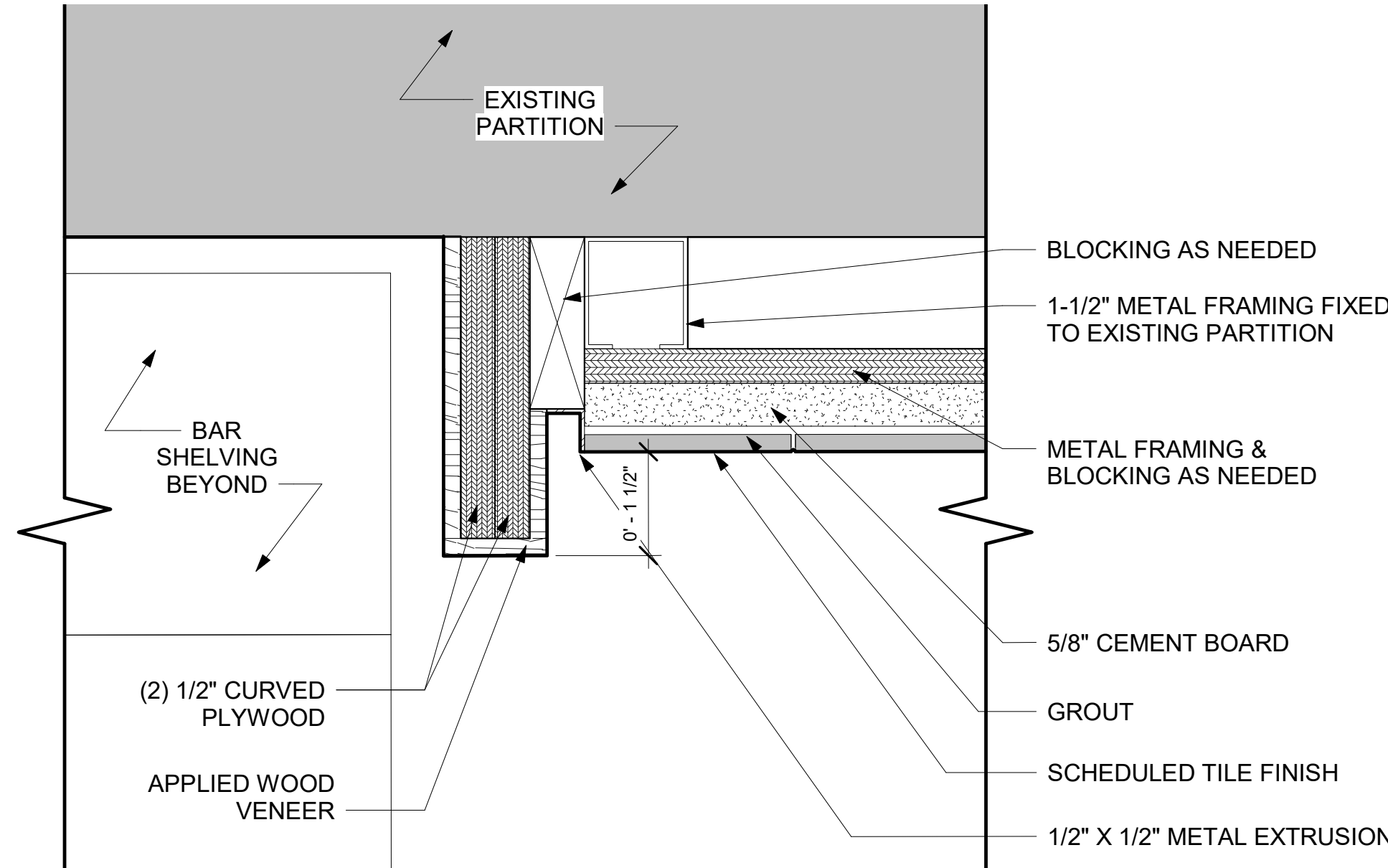




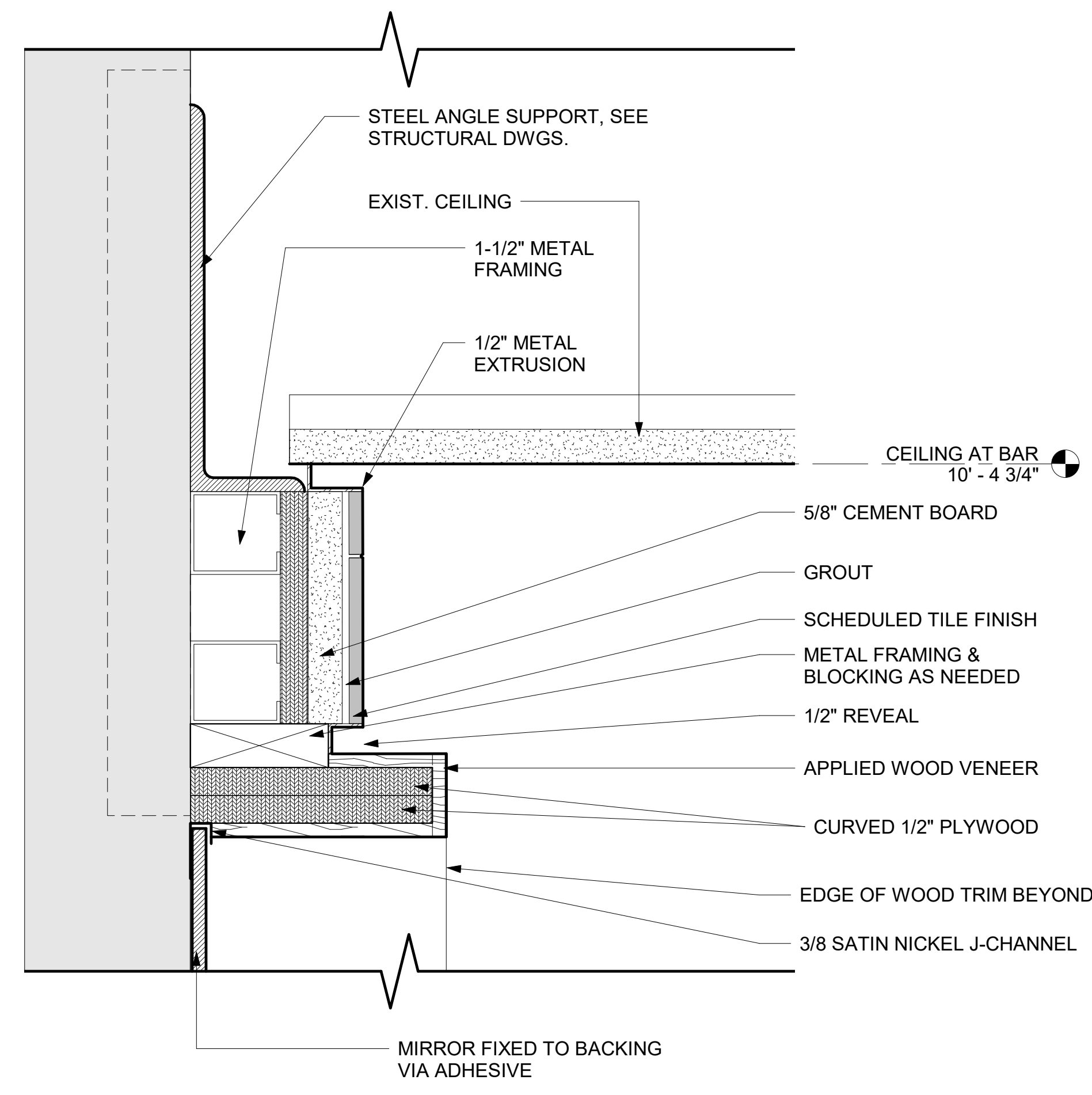




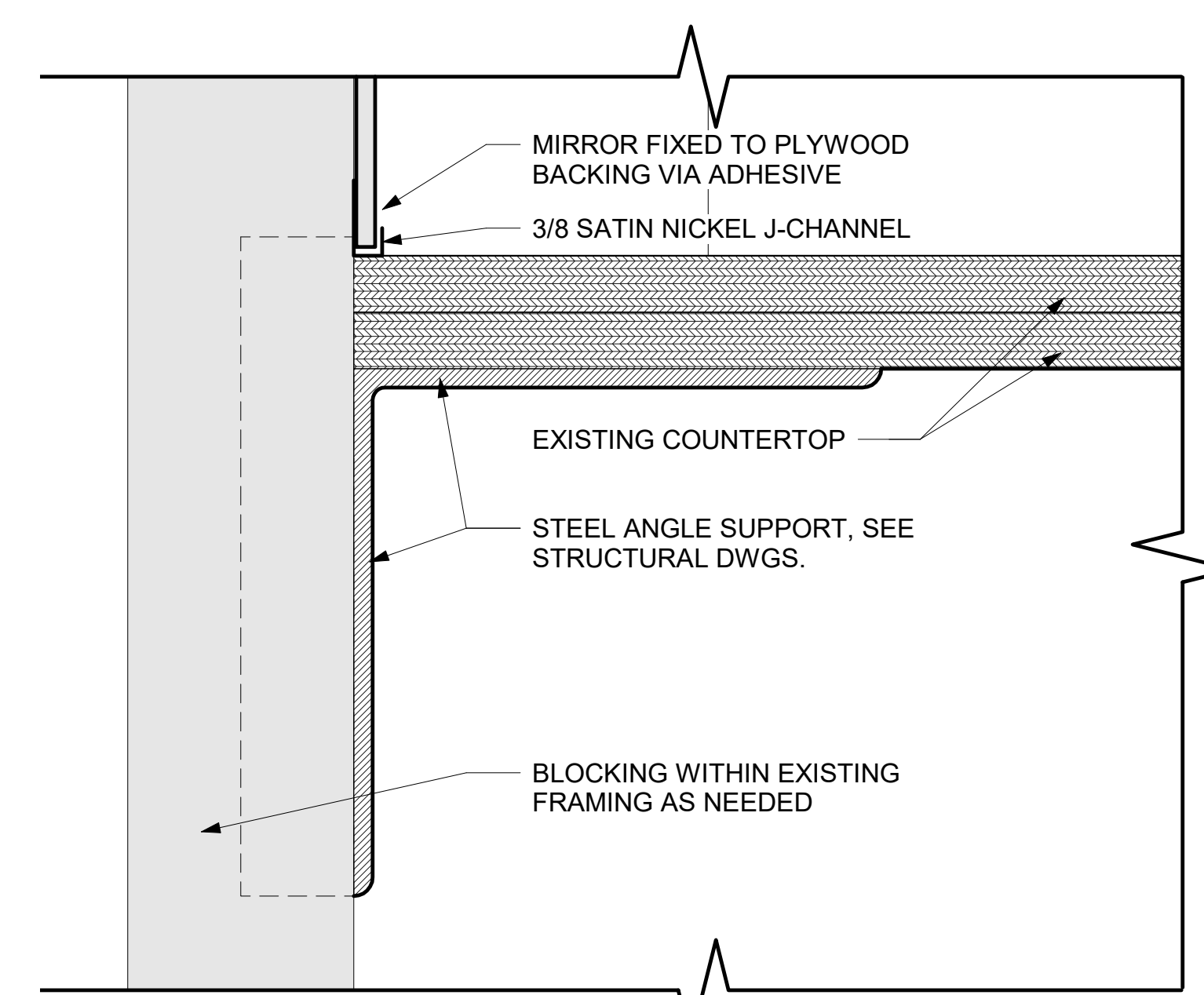
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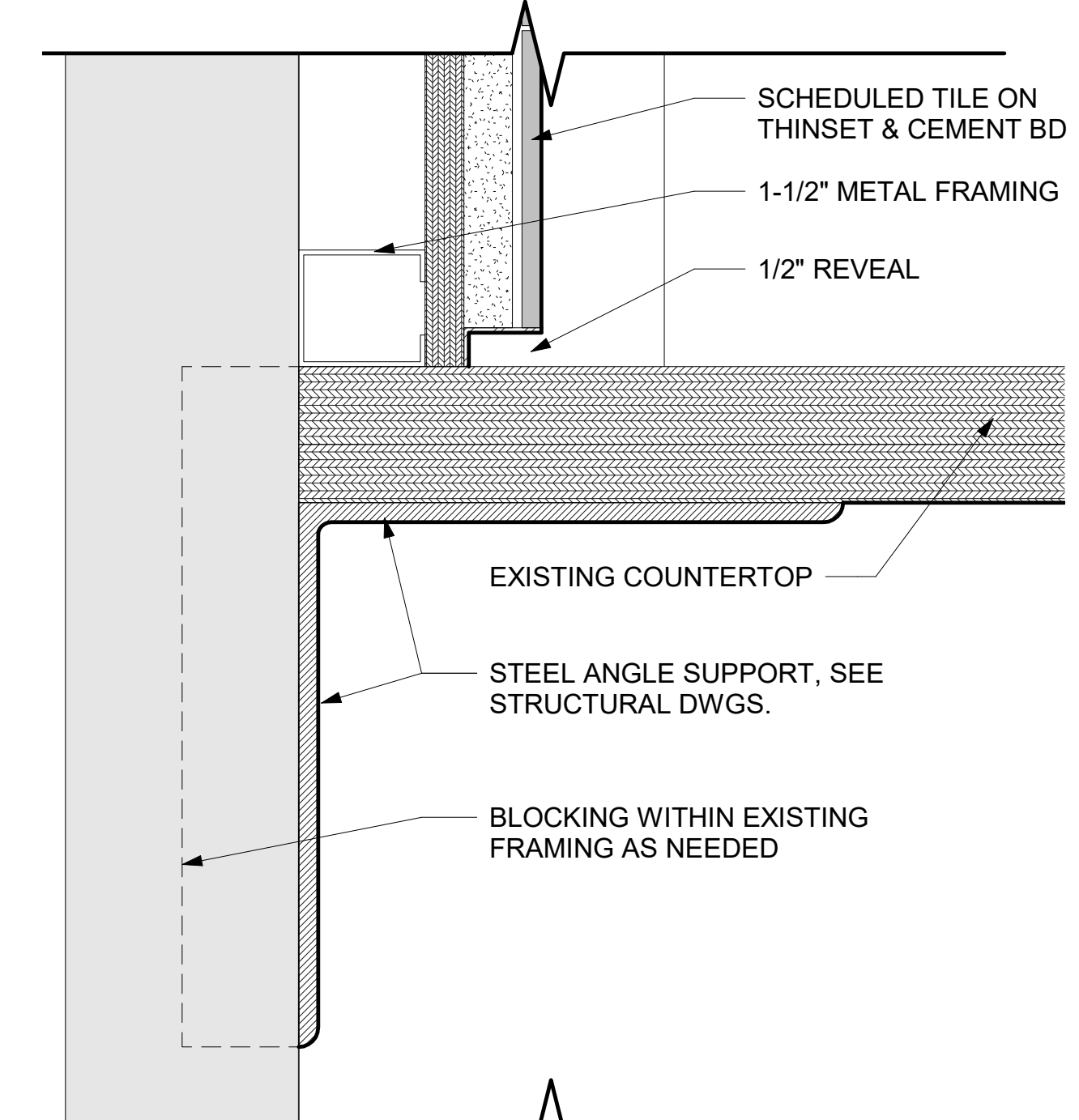
3 HORIZ. SECTION DETAIL @ BAR NICHE  
6" = 1'-0"



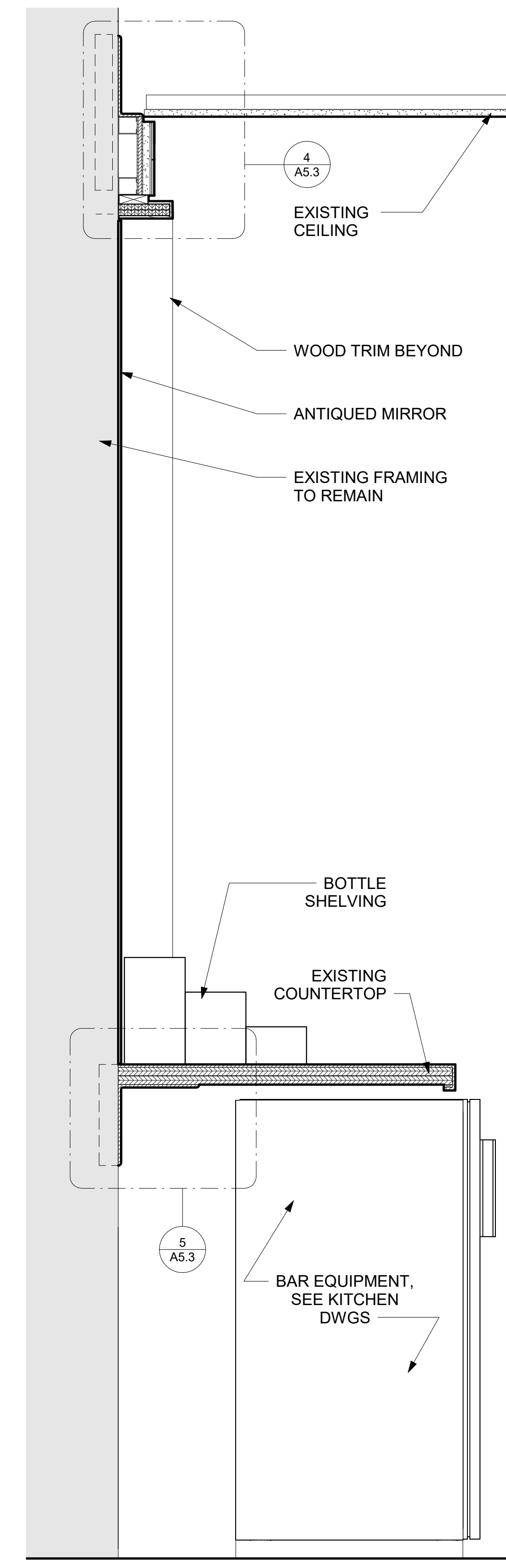
4 DETAIL SECTION @ NICHE HEADER  
6" = 1'-0"



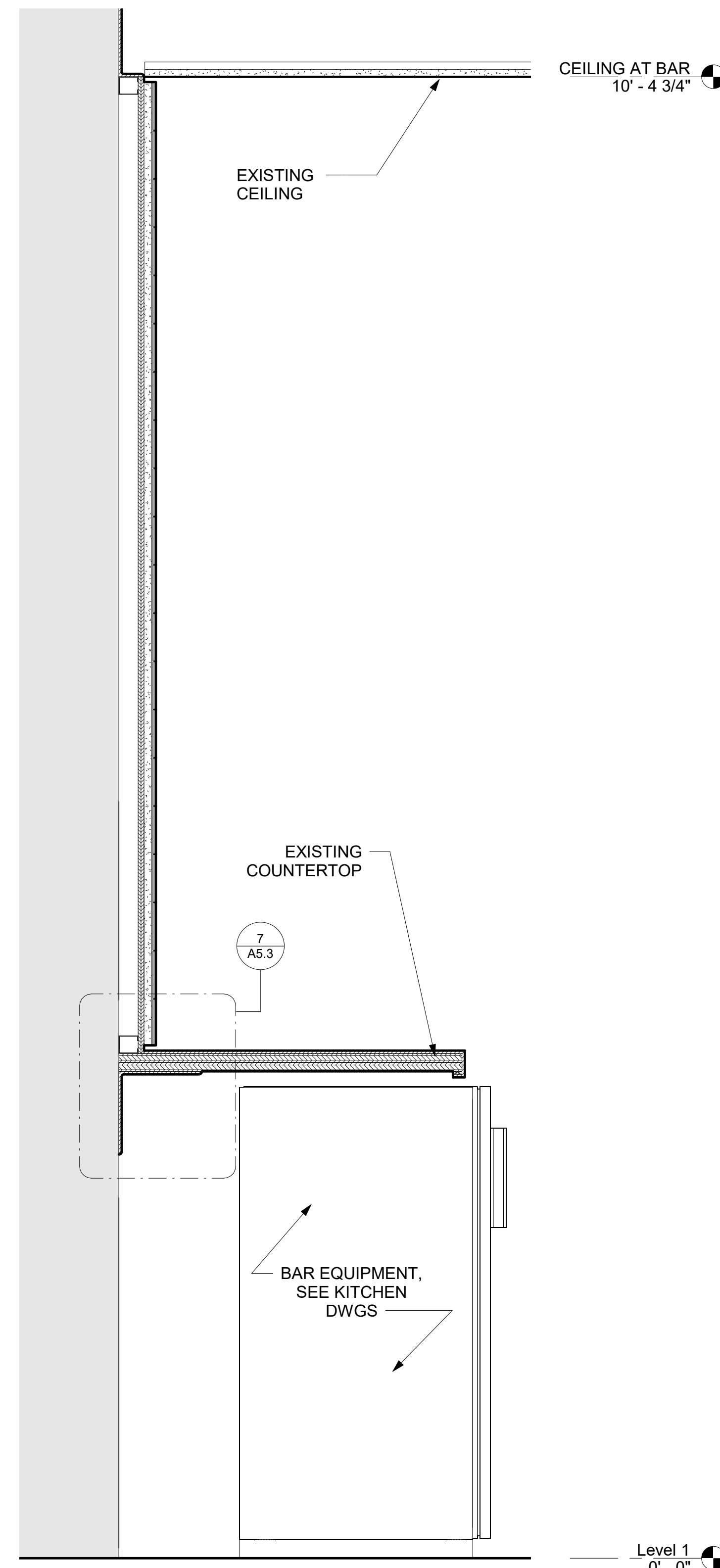
5 DETAIL SECTION @ BAR NICHE COUNTER  
6" = 1'-0"



7 DETAIL SECTION @ BACK BAR COUNTER  
6" = 1'-0"



1 WALL SECTION @ BACK BAR NICHE  
1 1/2" = 1'-0"

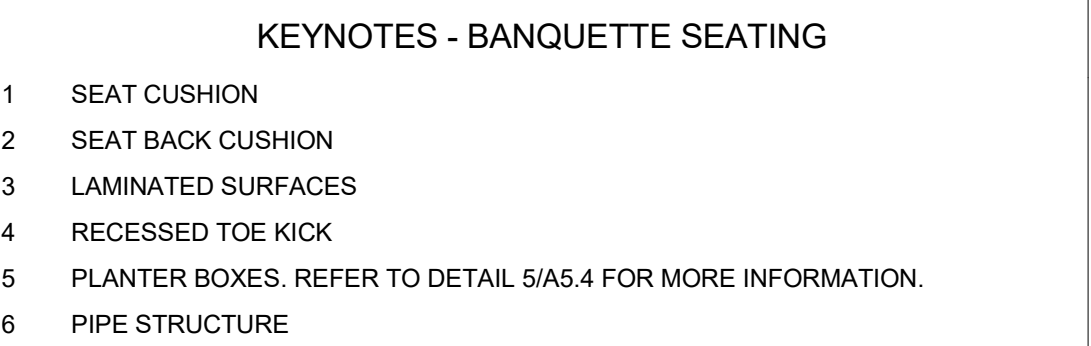


2 WALL SECTION @ BACK BAR  
1 1/2" = 1'-0"

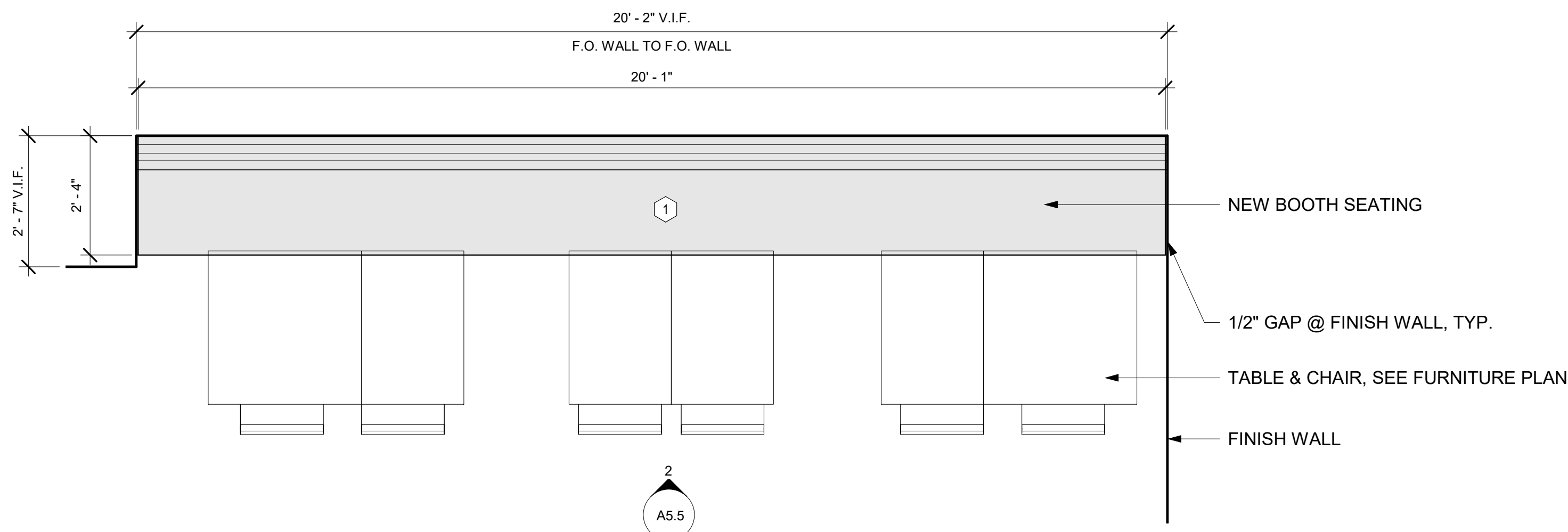




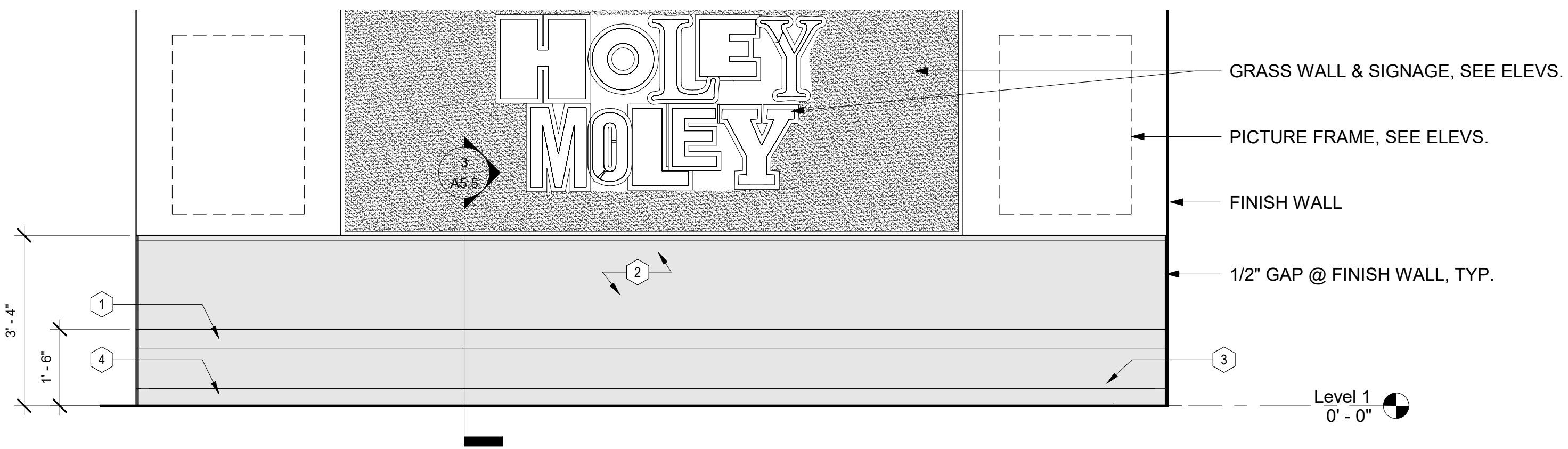
- 1 LAMINATED PLANTER BOX: ALL SURFACES TO BE FINISHED IN: UPLIFTS W/ART UPON WALNUT - LAMINATE GRAM TO RUN VERTICAL IN DIRECTION ON SIDES AND FRONT FACE.
- 2 PLANTER BOX INTERIOR TO BE BLACK MELAMINE (OR OWNER APPROVED) EQUAL UP TO INSIDE CORNER OF TOP OPENING. DEPTH REQUIRED OF INTERIOR "PLANTER BOX" TO BE COORDINATED BY OWNERS FAUX PLANT VENDOR.
- 3 PLANTER BOX TO BE WEIGHED AS REQUIRED IN ORDER TO MAINTAIN STABILITY FROM TIPPING PROVIDED LEVELERS AS REQUIRED.
- 4 RECESSED (3/4" TYP) BLACK RUBBER TIE KICK - RUN AROUND ENTIRE PERIMETER.
- 5 FABRICATOR TO EASE ALL OUTSIDE CORNERS AS REQUIRED AT LAMINATE SEAMS - TYPICAL.
- 6 FABRICATOR TO PROVIDE SEATING "SNAP STYLE" SECTIONAL CONNECTORS LOCATED AT EACH SIDE OF PLANTER AS REQUIRED - FABRICATOR TO PROVIDE OPENINGS FOR INSTALLATION OF HARDWARE AND ALIGN WITH TOPICAL ON ENDS OF SEATING BANQUETTES.



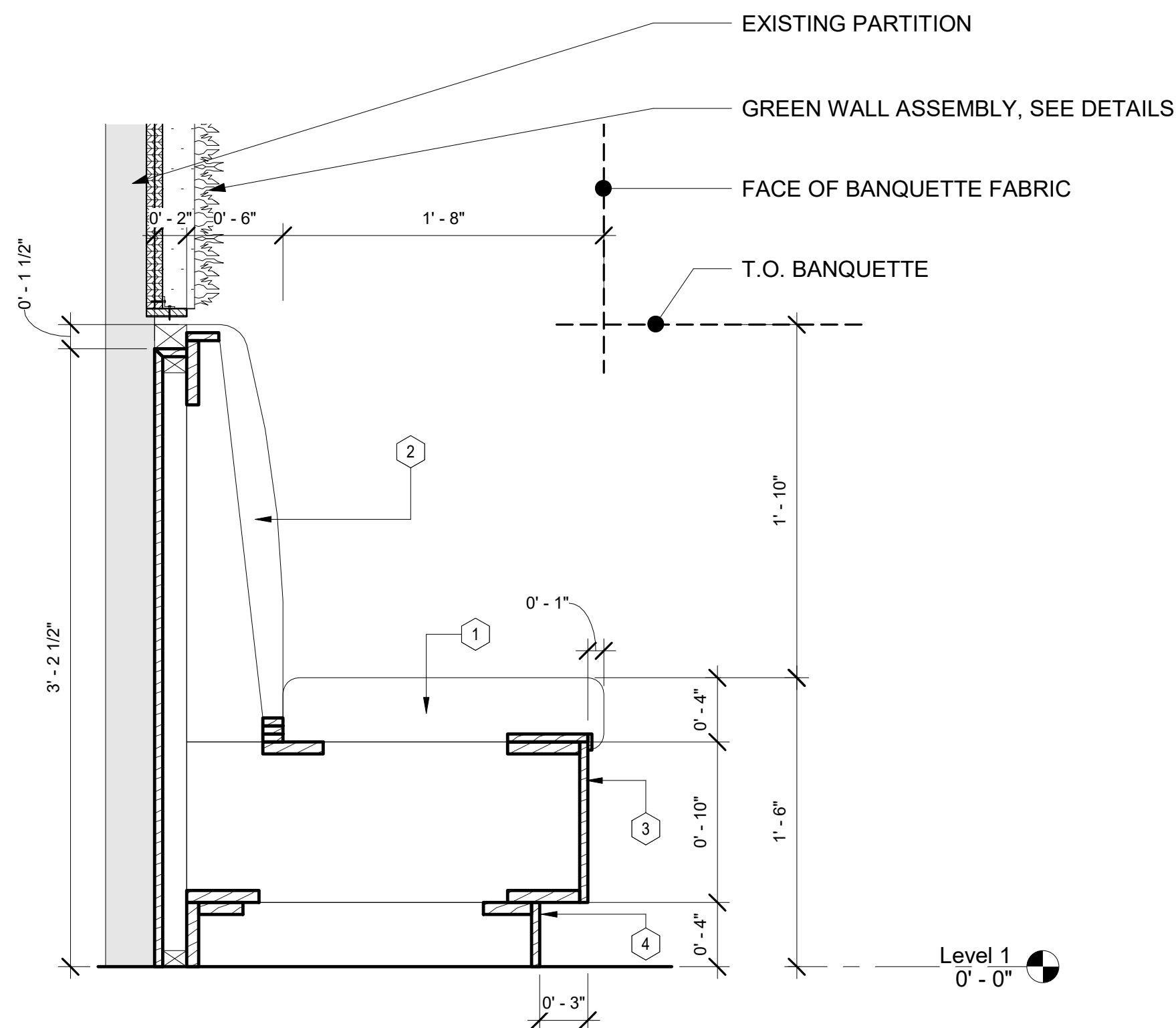




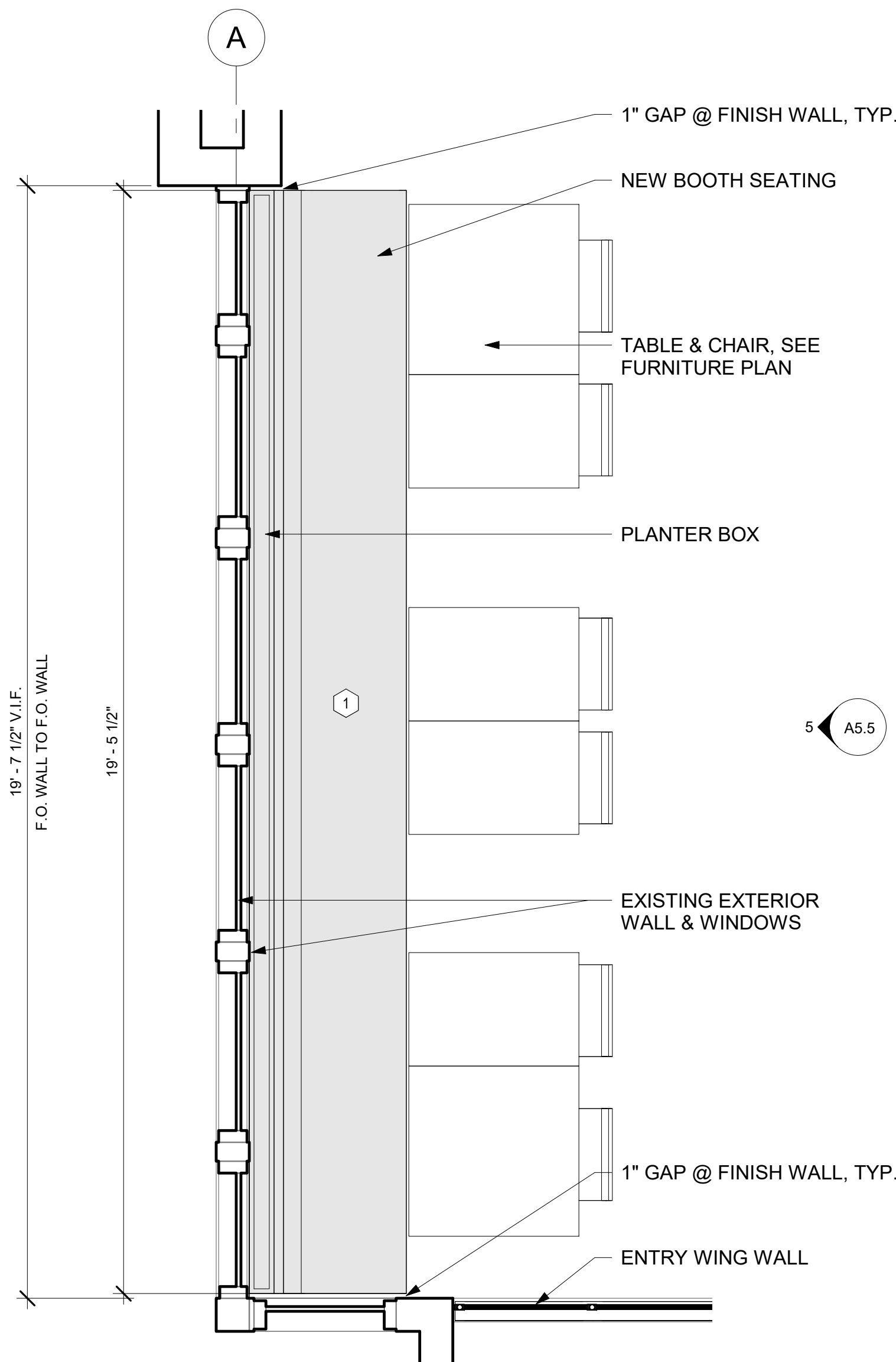
1 BAR BOOTH ENLARGED PLAN  
1/2" = 1'-0"



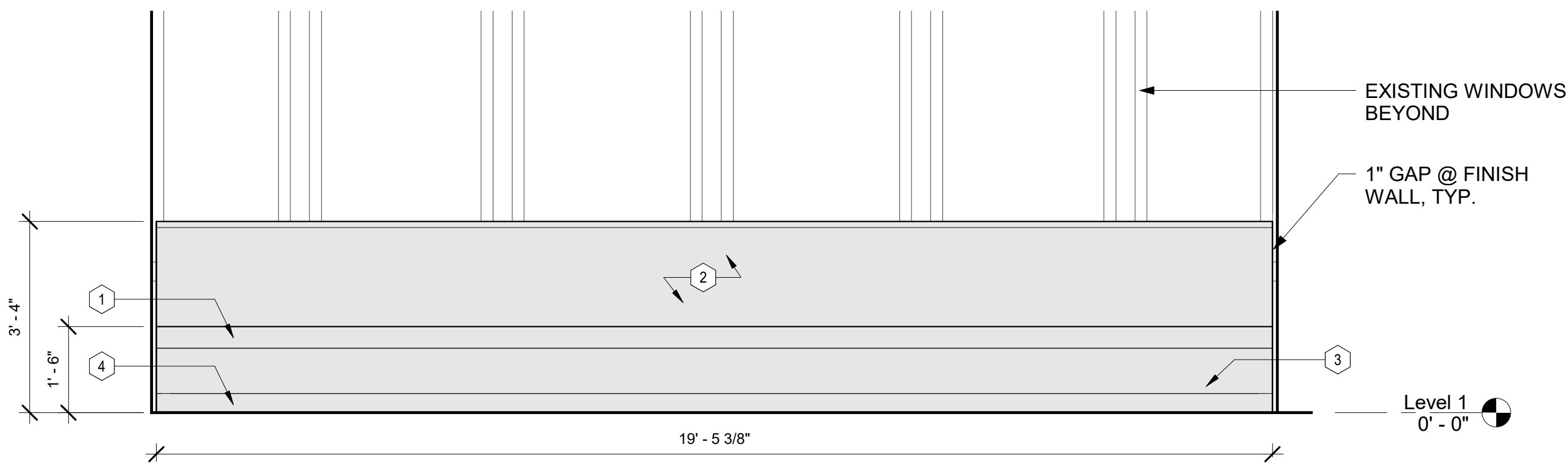
2 BAR BOOTH ELEVATION  
1/2" = 1'-0"



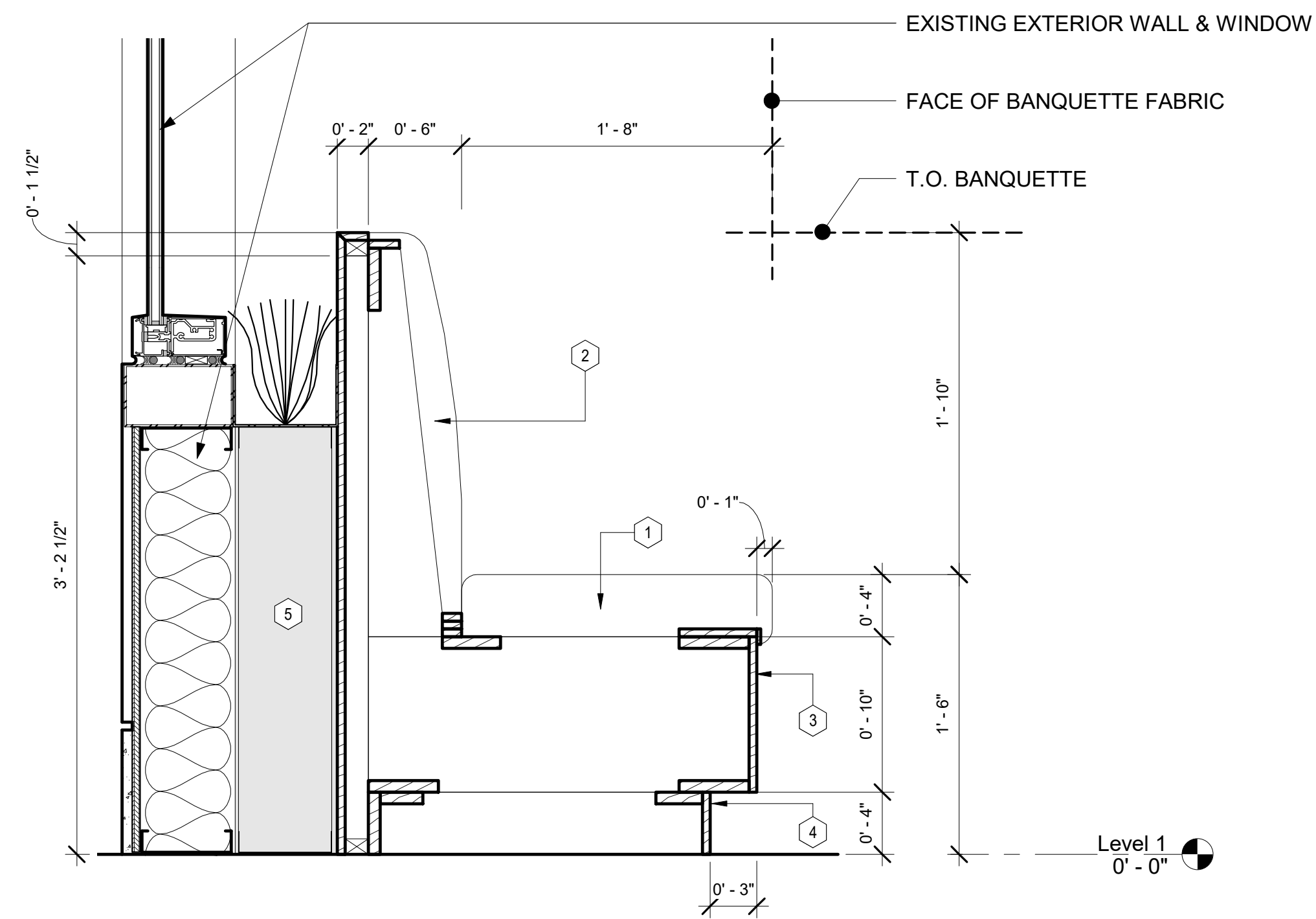
3 BAR BOOTH SECTION  
1 1/2" = 1'-0"



4 ENTRY BOOTH ENLARGED PLAN  
1/2" = 1'-0"



5 ENTRY BOOTH ELEVATION  
1/2" = 1'-0"



6 ENTRY BOOTH SECTION  
1 1/2" = 1'-0"

- KEYNOTES - BOOTH SEATING
- 1 SEAT CUSHION
  - 2 SEAT BACK CUSHION
  - 3 LAMINATED SURFACES
  - 4 RECESSED TOE KICK
  - 5 PLANTER BOXES. REFER TO DETAIL 5/A5.4 FOR MORE INFORMATION.

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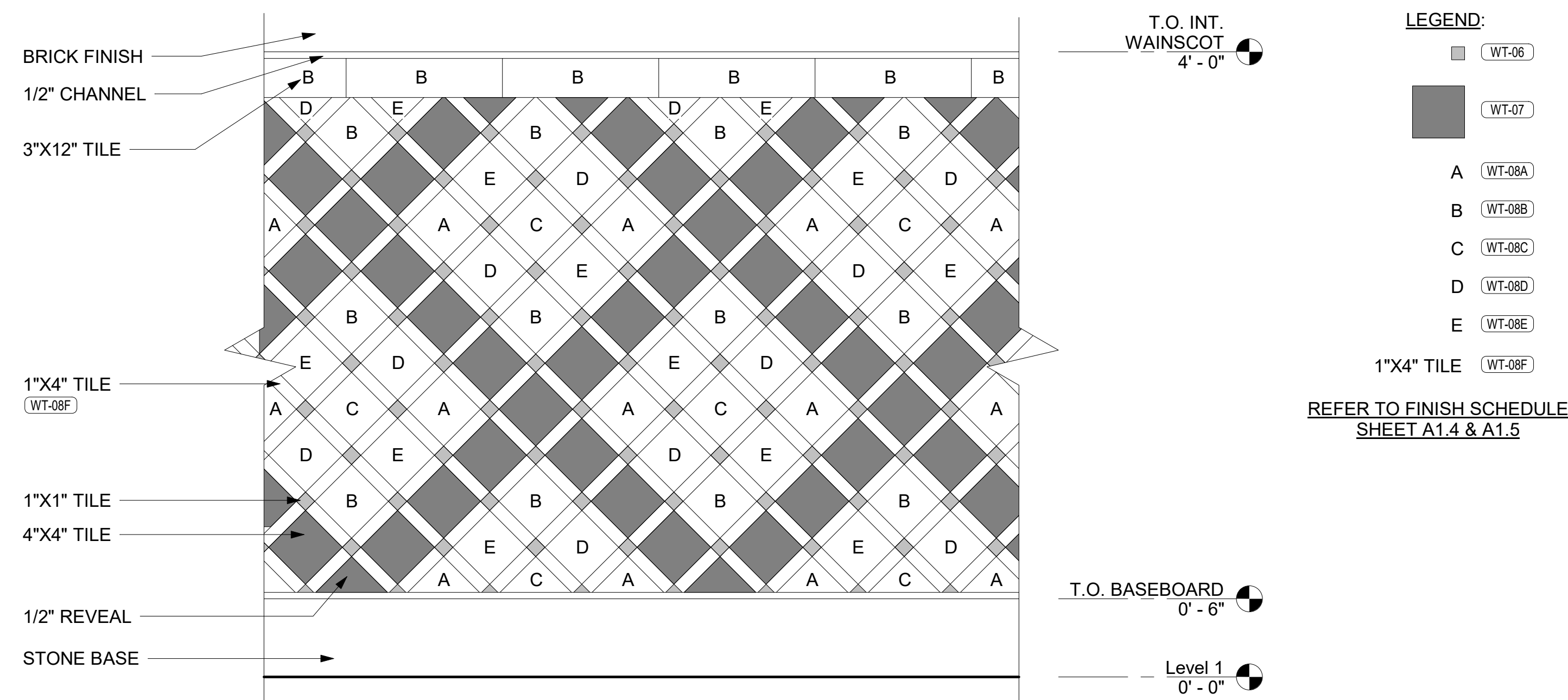
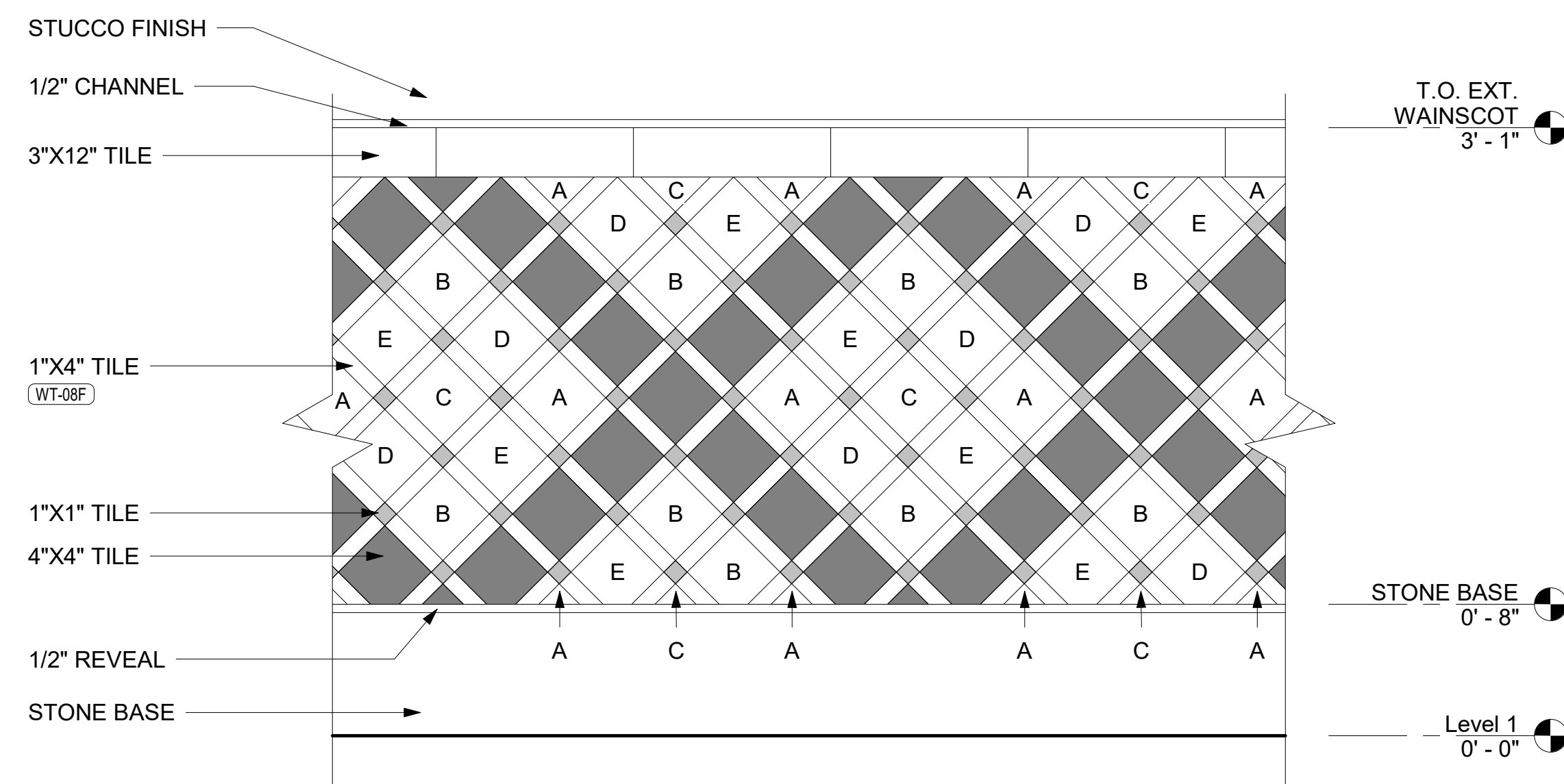
SHEET TITLE:

MILLWORK  
DETAILS -  
BOOTH

SHEET NO.

A5.5





### BLACK & WHITE PASTE UP INSTRUCTIONS

— VENDOR SUPPLIED BLACK & WHITE 11X17 IMAGES AND G.C. INSTALL.  
FINISH: SF-06

1. G.C. WILL INSTALL INDIVIDUAL 11X17 IMAGES WITH WALLPAPER PASTE TO CREATE A COLLAGE, LAYERED LOOK.

2. IMAGES TO BE INSTALLED RANDOMLY, ENSURING TWO OF THE SAME IMAGE ARE NOT NEXT TO EACH OTHER.

3. IMAGES TO BE LAYERED OVER EACH OTHER, ALWAYS INSTALLED STRAIGHT.

**JLL Architecture, LLC**

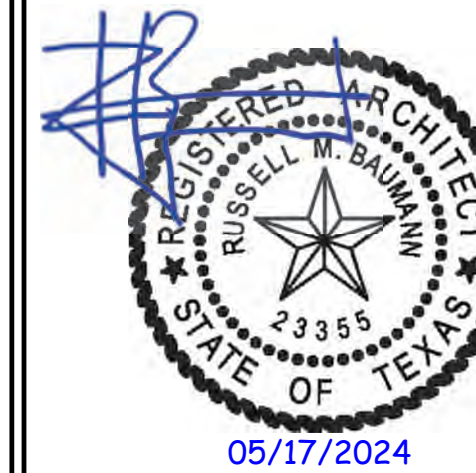
200 East Randolph Drive  
Chicago, IL 60601

4300 E. Camelback Rd, Suite 100  
Phoenix, AZ 85018  
tel +1 480 626 6304  
fax +1 480 401 3602

PROJ. NO.

FUN323

SEAL



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SHOPS AT RIVERCENTER  
8849 E COMMERCE STREET SUITE 171, SAN ANTONIO, TX 78205

U43 L COMIN  
IDPLR TABS2024017939

**CLIENT / TENANT:**

CLIENT / TENANT: **FEUNI AB • 90-94 NICHOLSON STREET • ABBOTSFORD VIC 3067**

The logo for FUNLAB, featuring the word "FUNLAB" in a bold, sans-serif font, with a stylized smiley face icon replacing the letter "A".

## PROJECT STATUS

### Project Status

SHEET ISSUE:

NO.	DATE	DESCRIPTION
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SET ISSUE DATE:  
05/16/2024

CURRENT REVISION

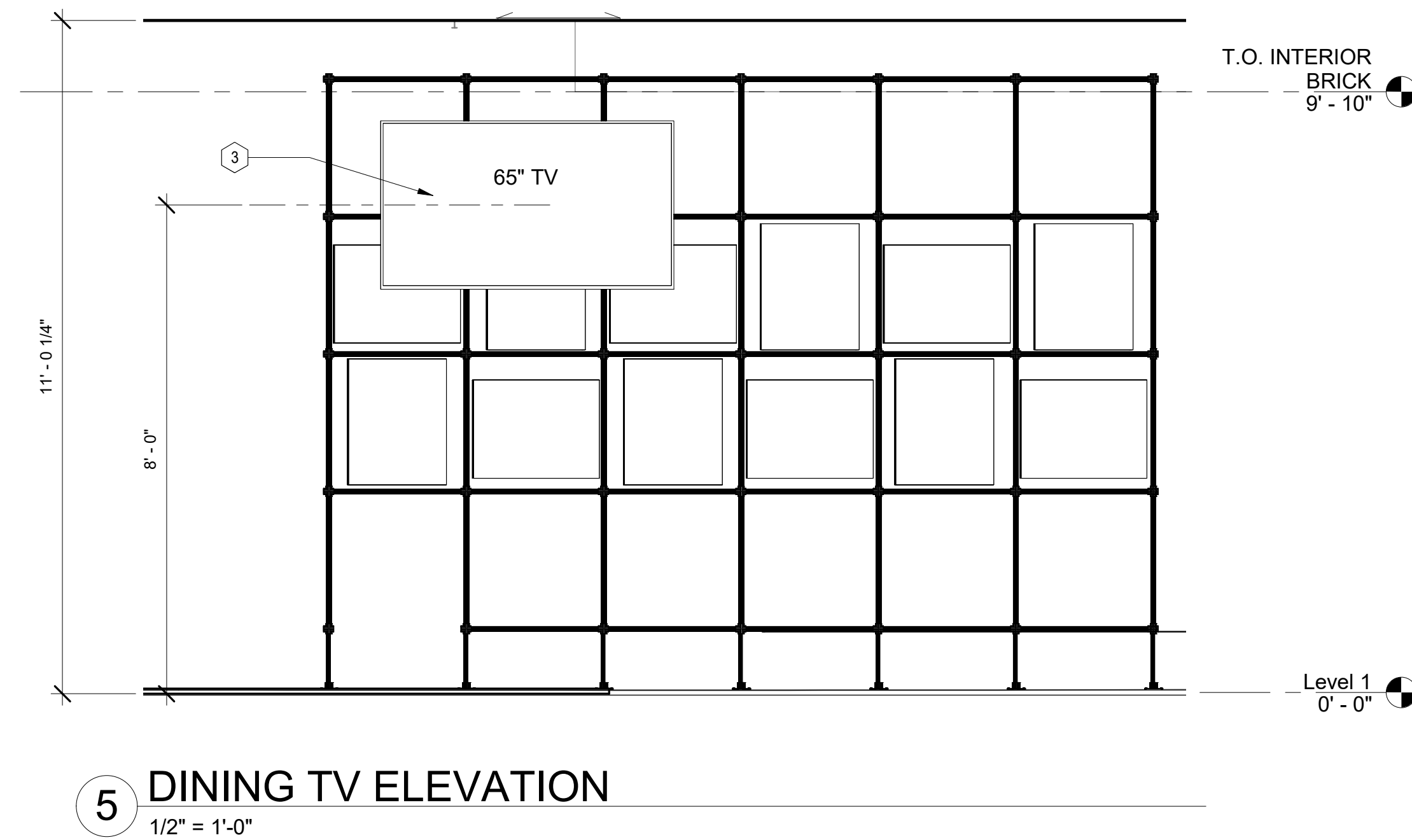
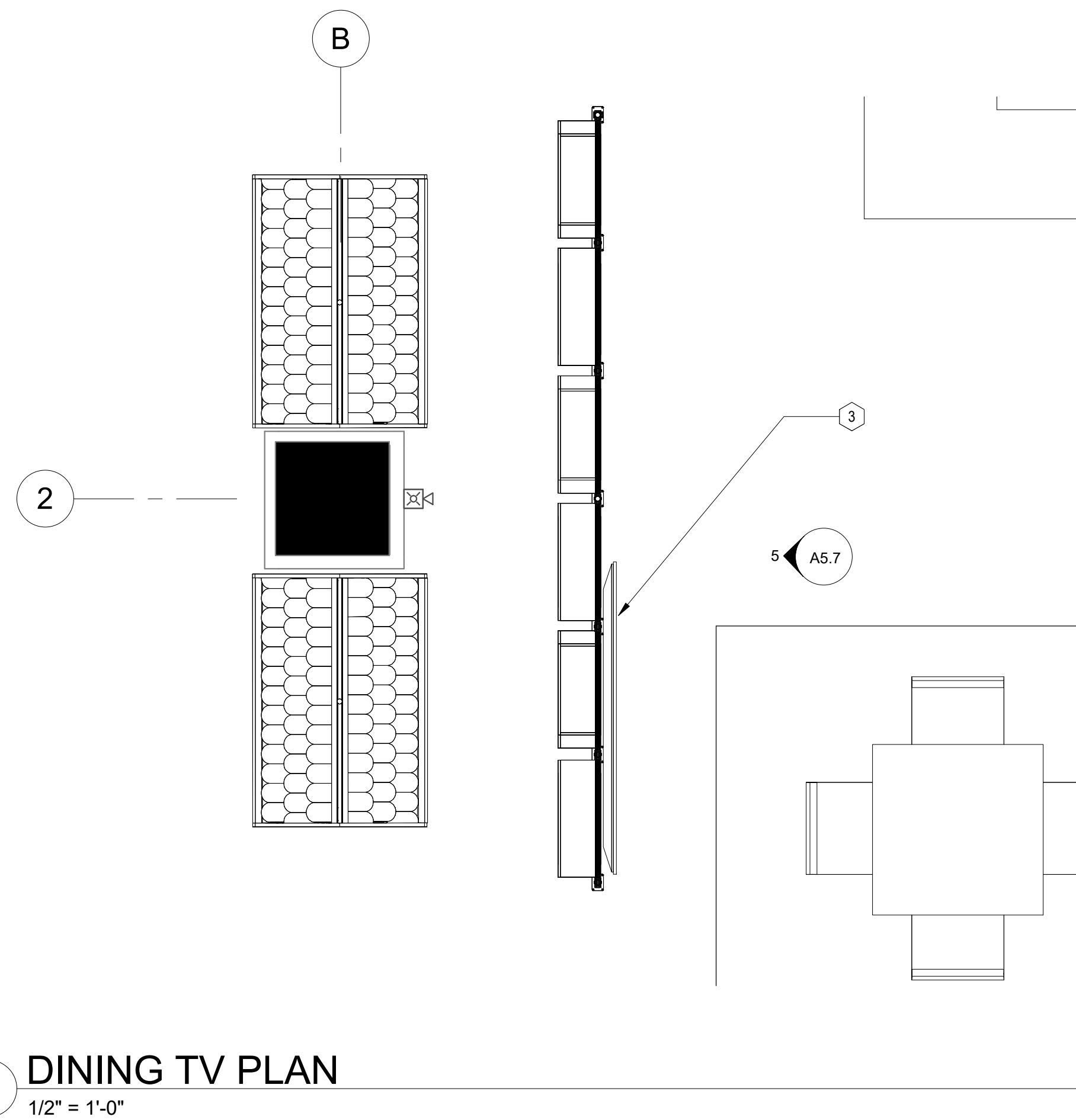
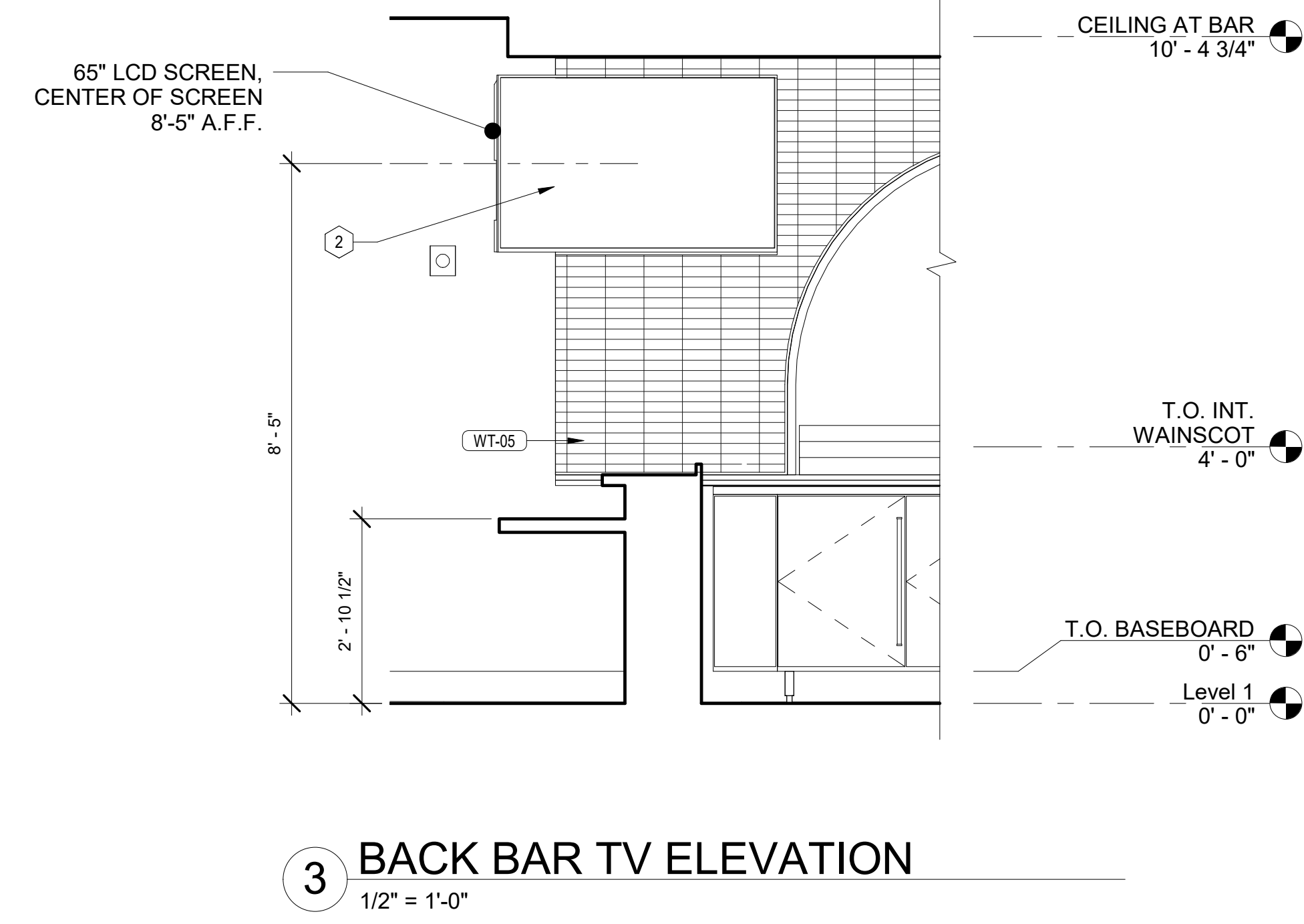
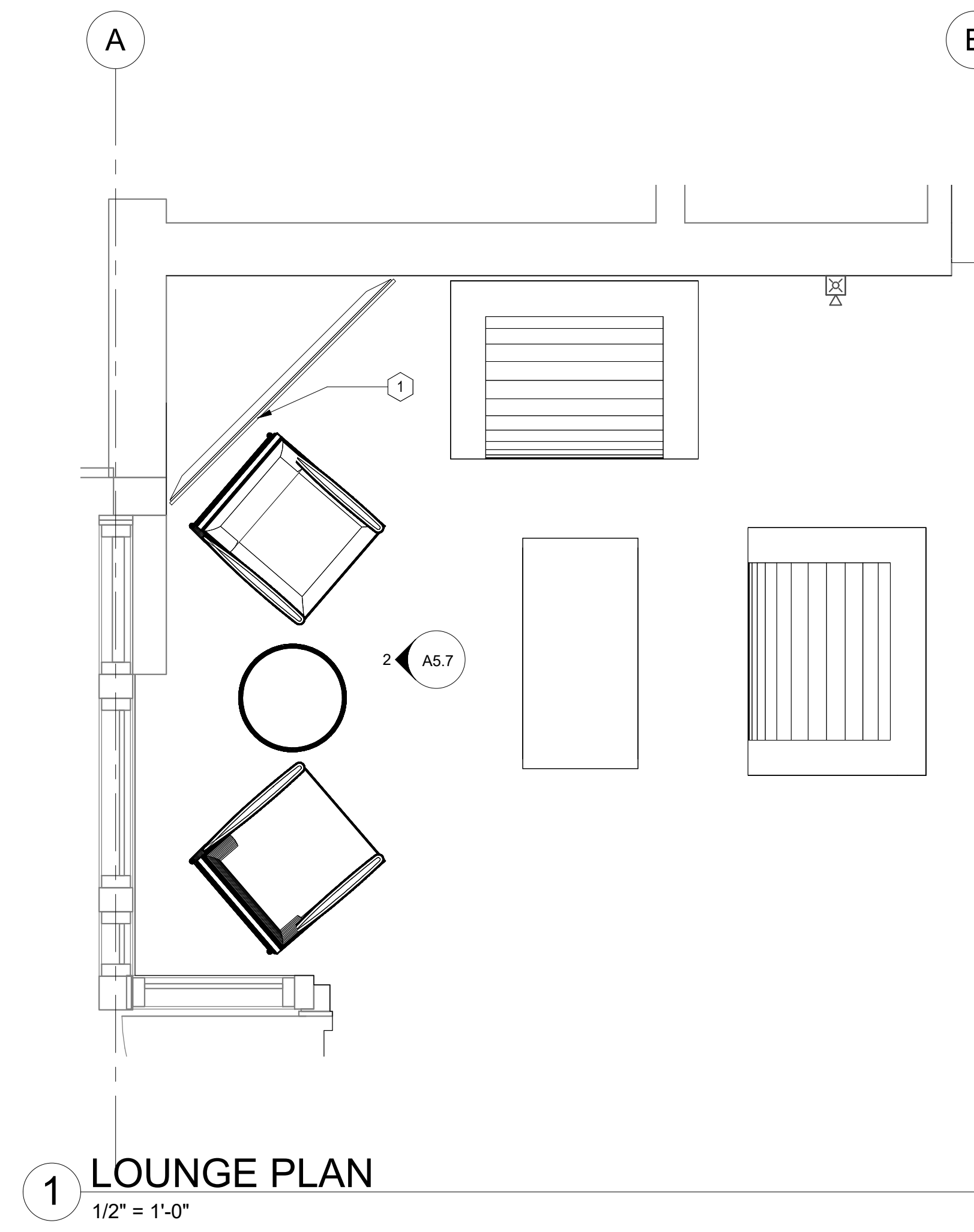
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## FINISH DETAILS

SHEET NO.

## A5.6





**KEYNOTES - MONITOR ELEVATIONS**

1 REFER TO 5/AV-3.1 FOR MORE INFORMATION ON ATTACHMENT/ MOUNTING.

2 REFER TO 6/AV-3.1 FOR MORE INFORMATION ON ATTACHMENT/ MOUNTING.

3 REFER TO 1/AV-3.2 FOR MORE INFORMATION ON ATTACHMENT/ MOUNTING.

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**TDLR #TABS2024017939**



PROJECT STATUS:

Project Status

DATE	DESCRIPTION
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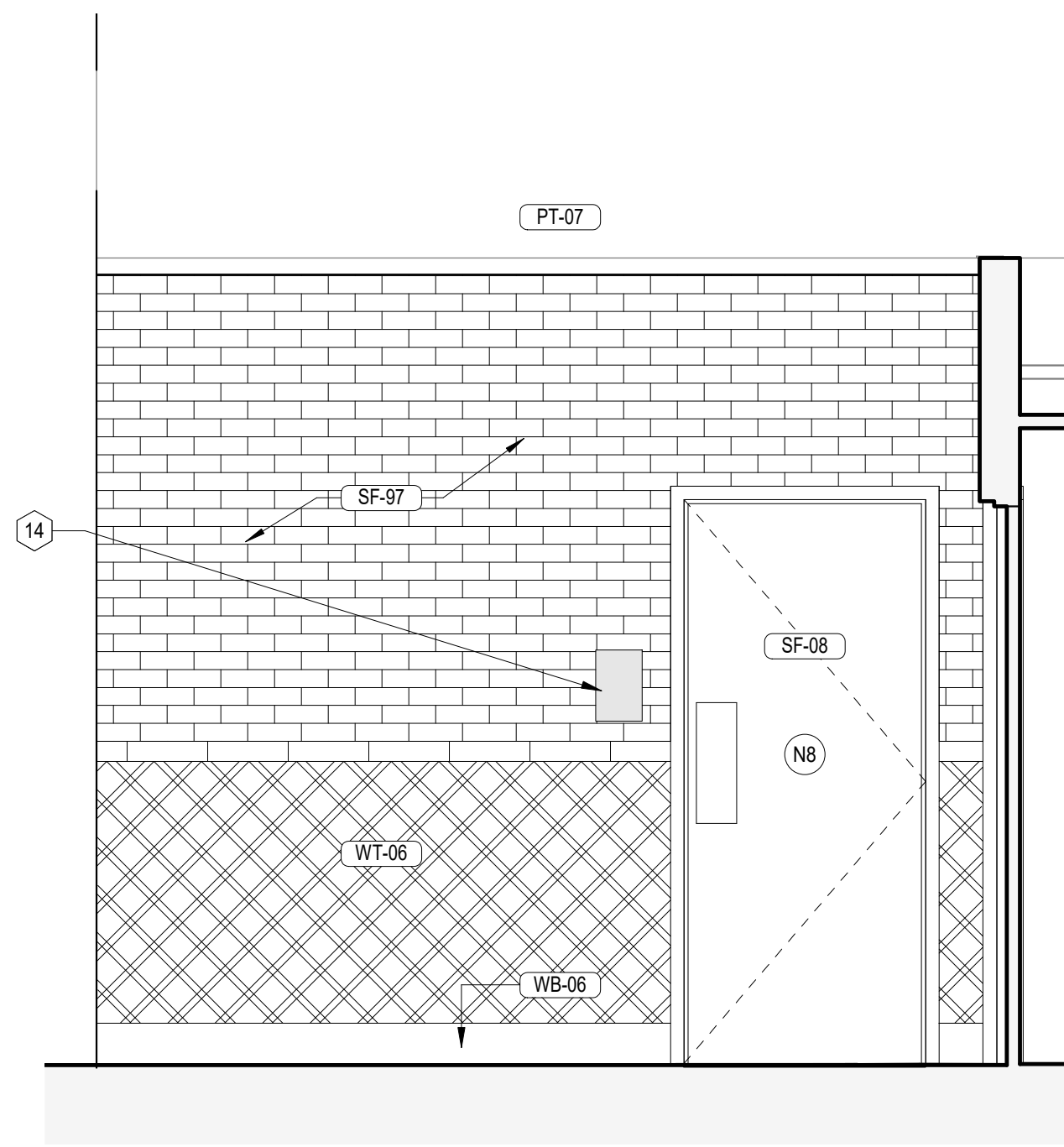
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# MONITOR ELEVATIONS

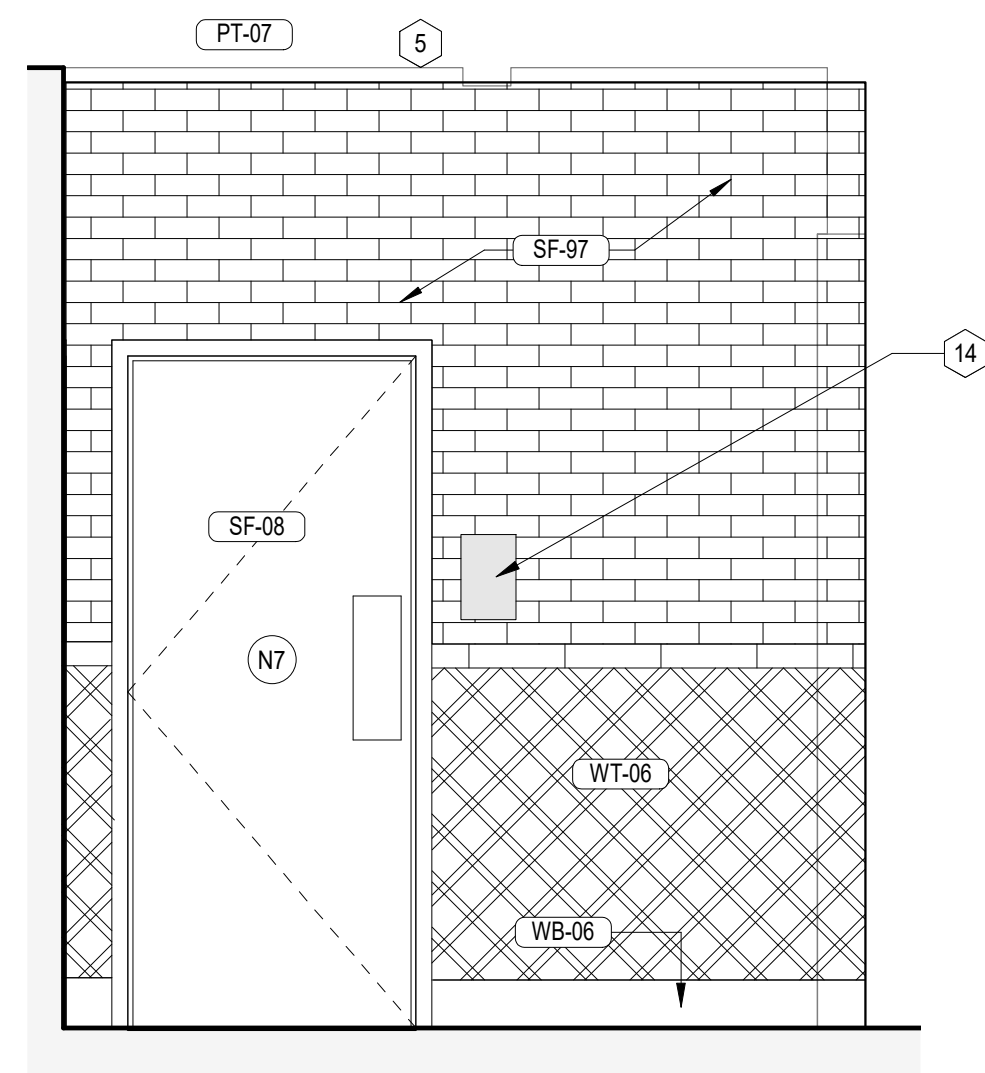
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## A5.7

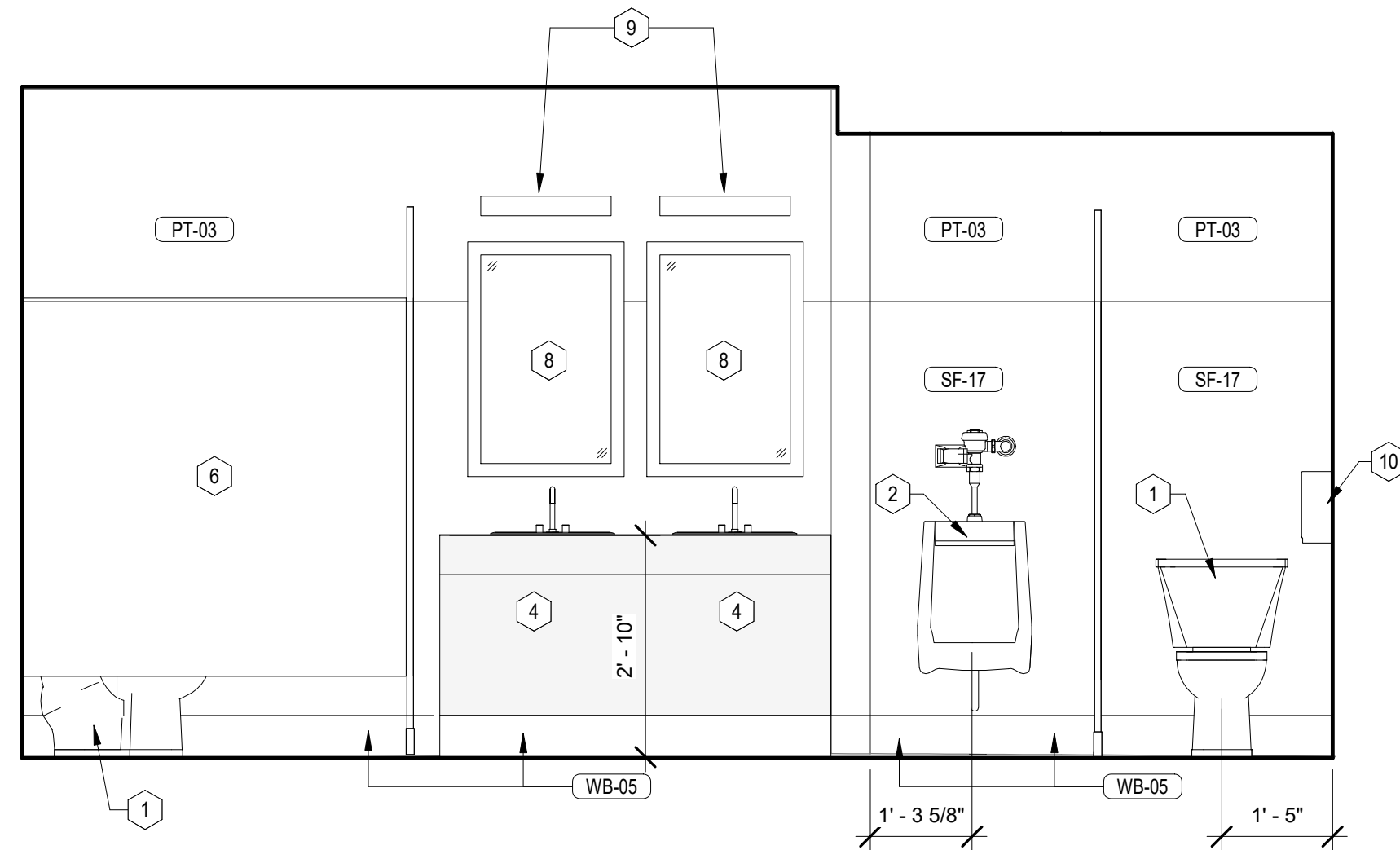




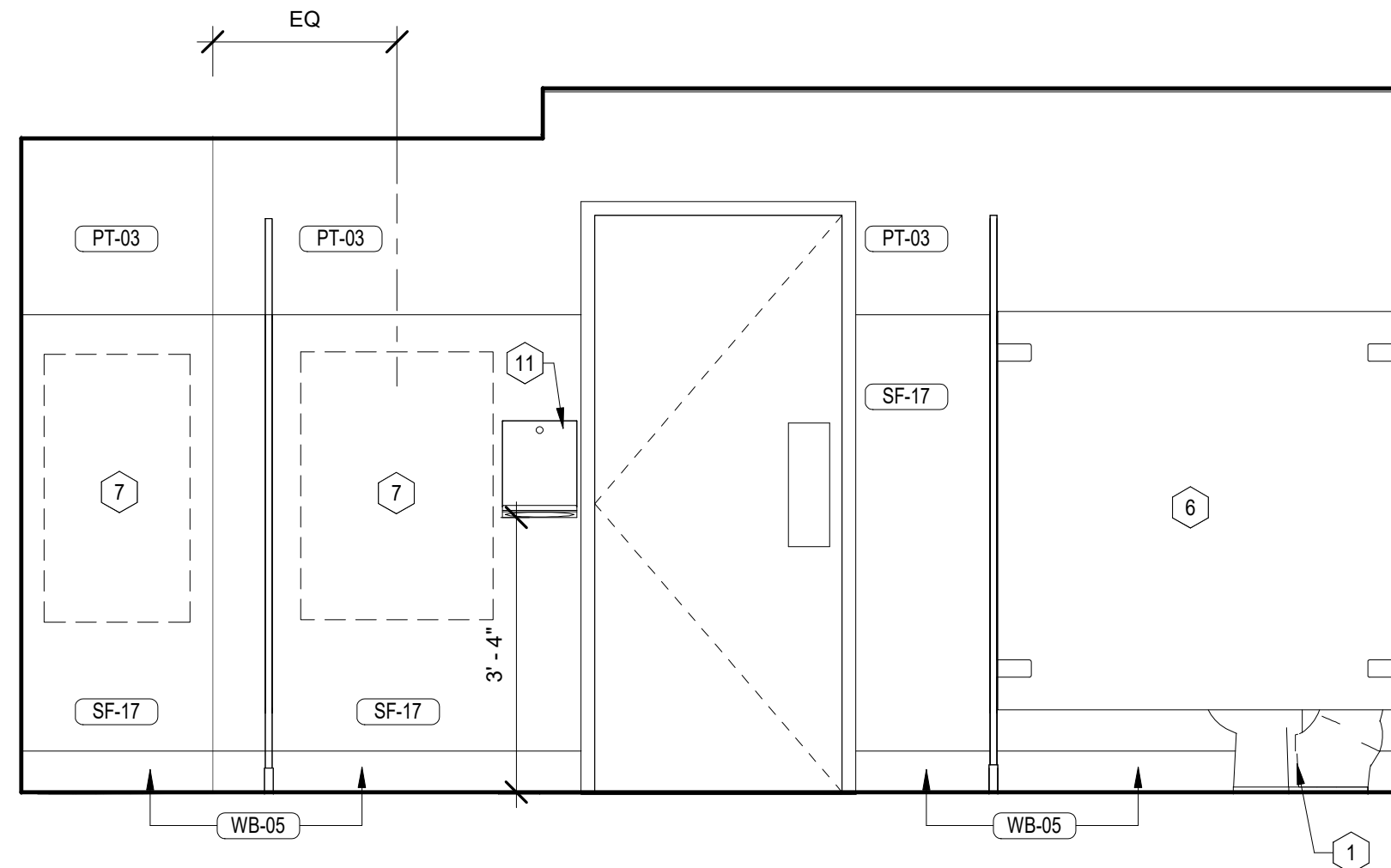
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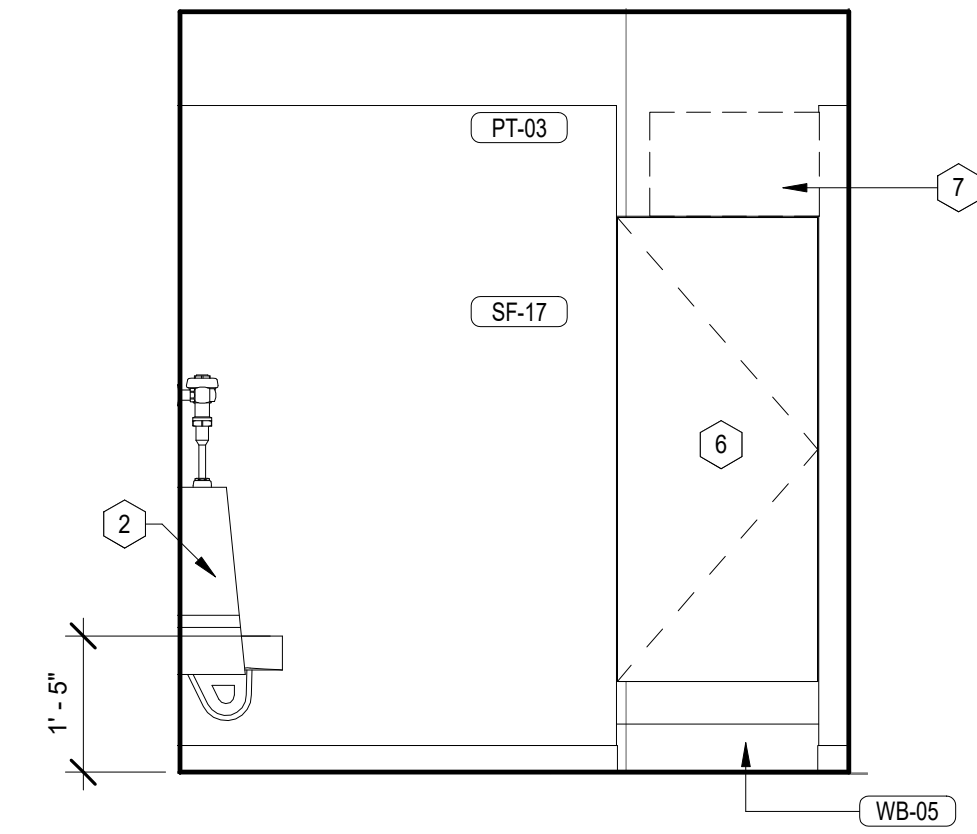
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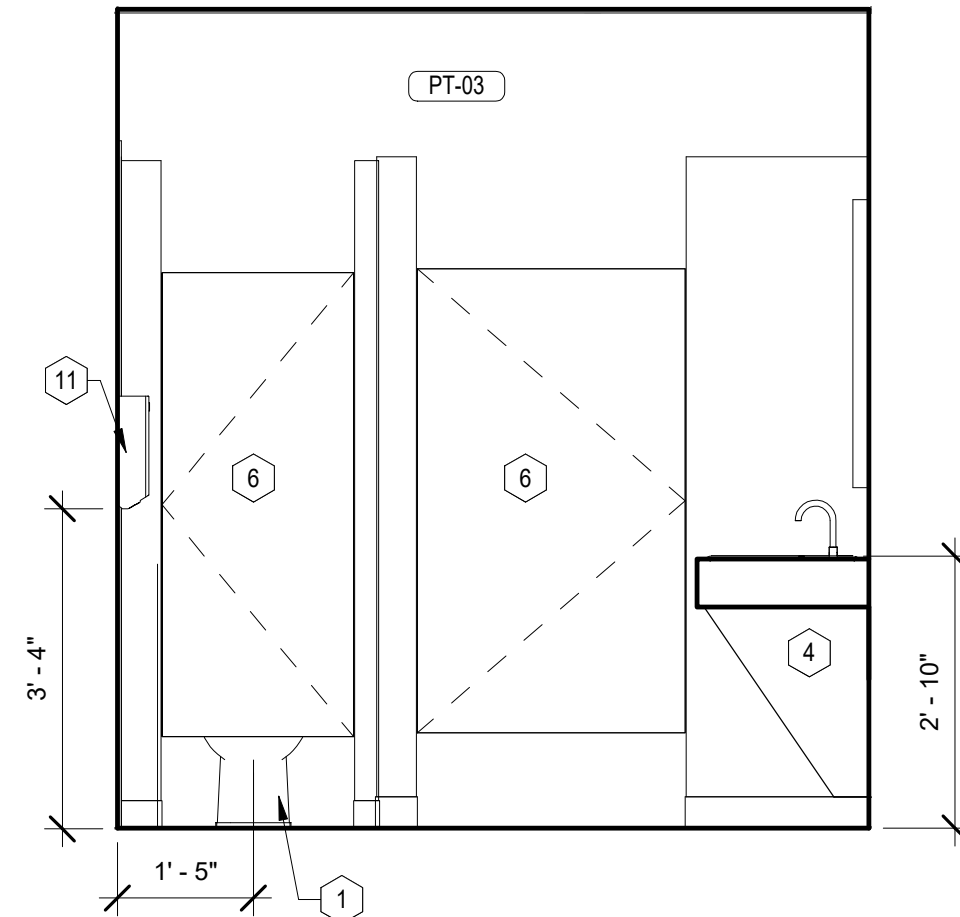
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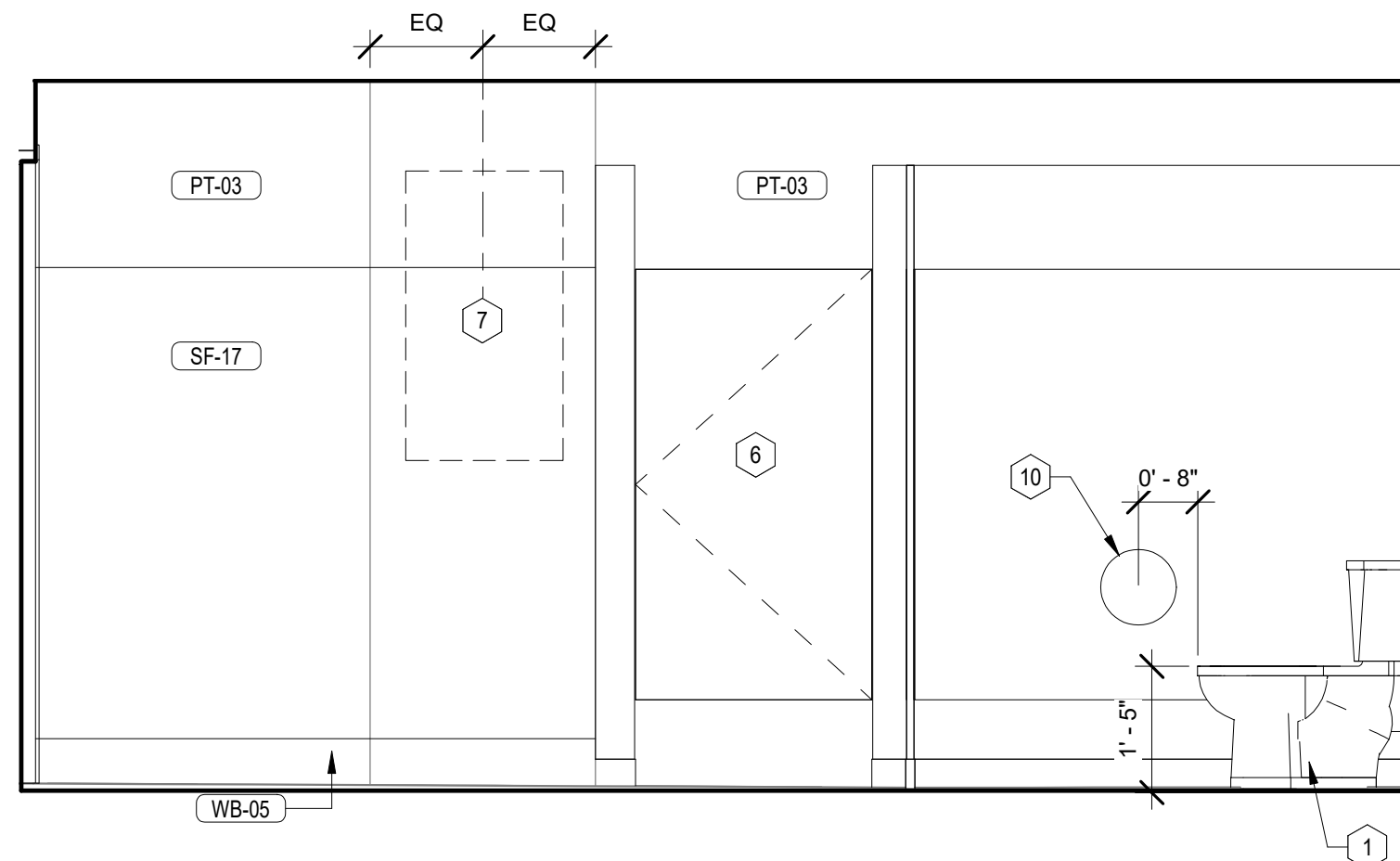
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1/2" = 1'-0"



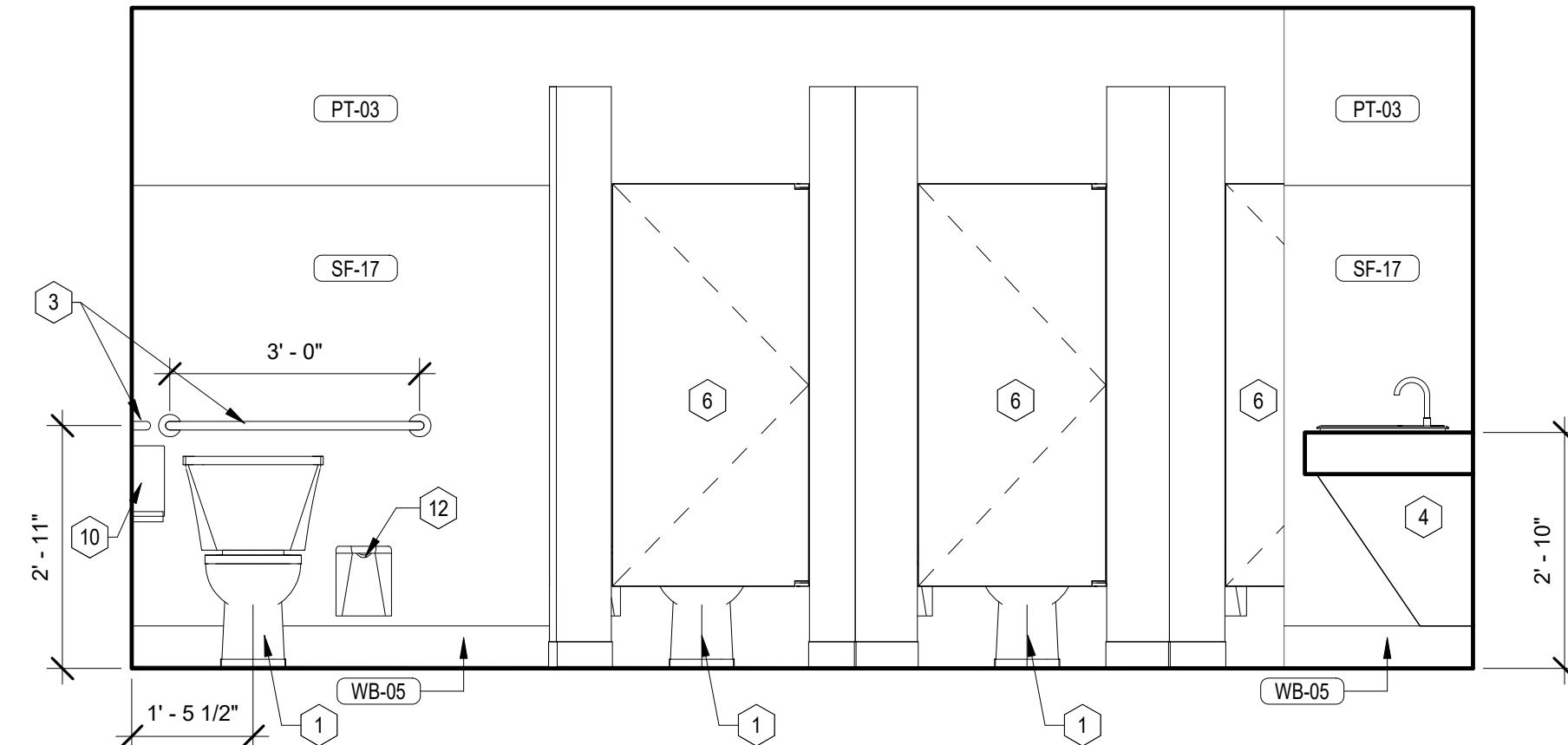
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1/2" = 1'-0"



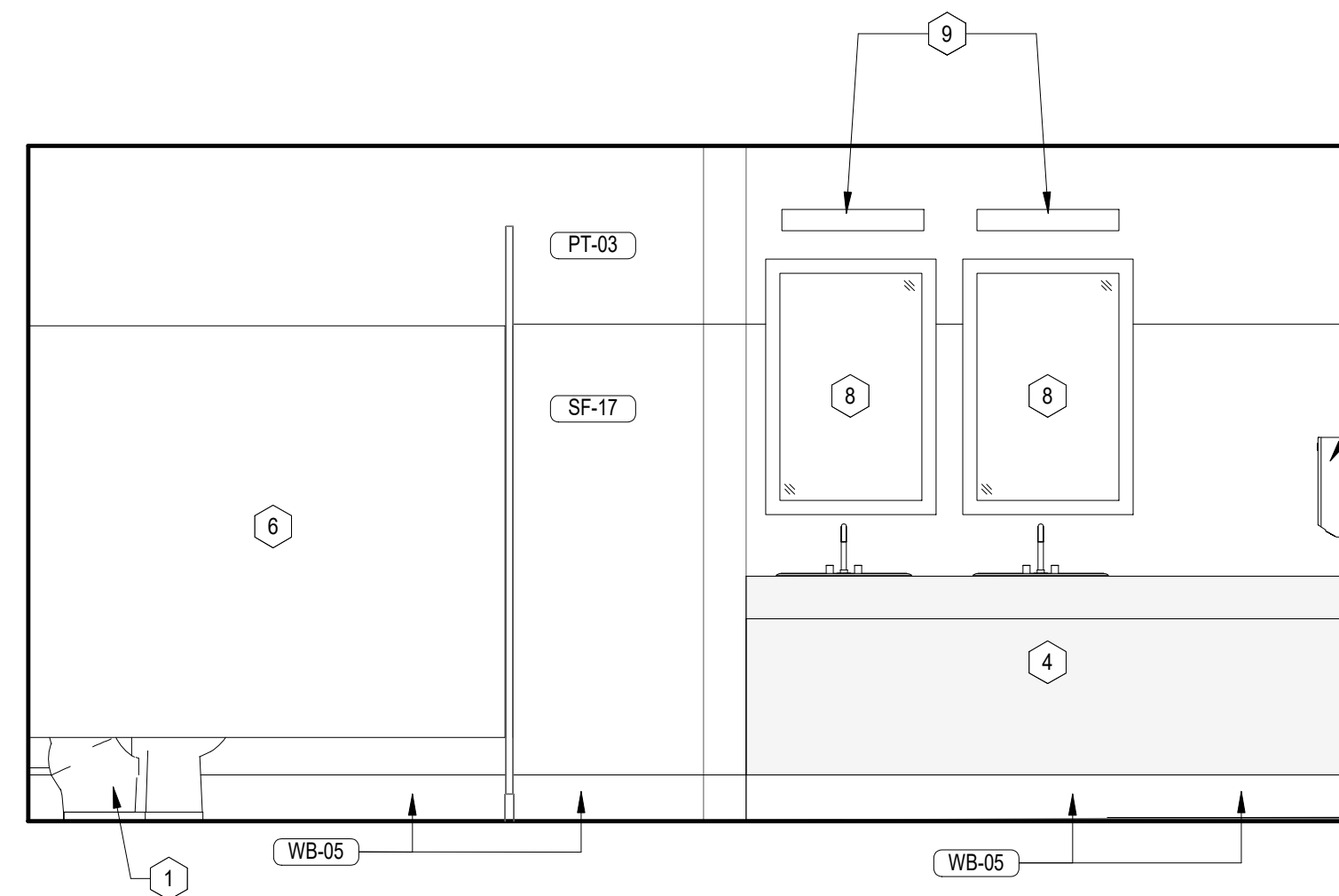
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1/2" = 1'-0"



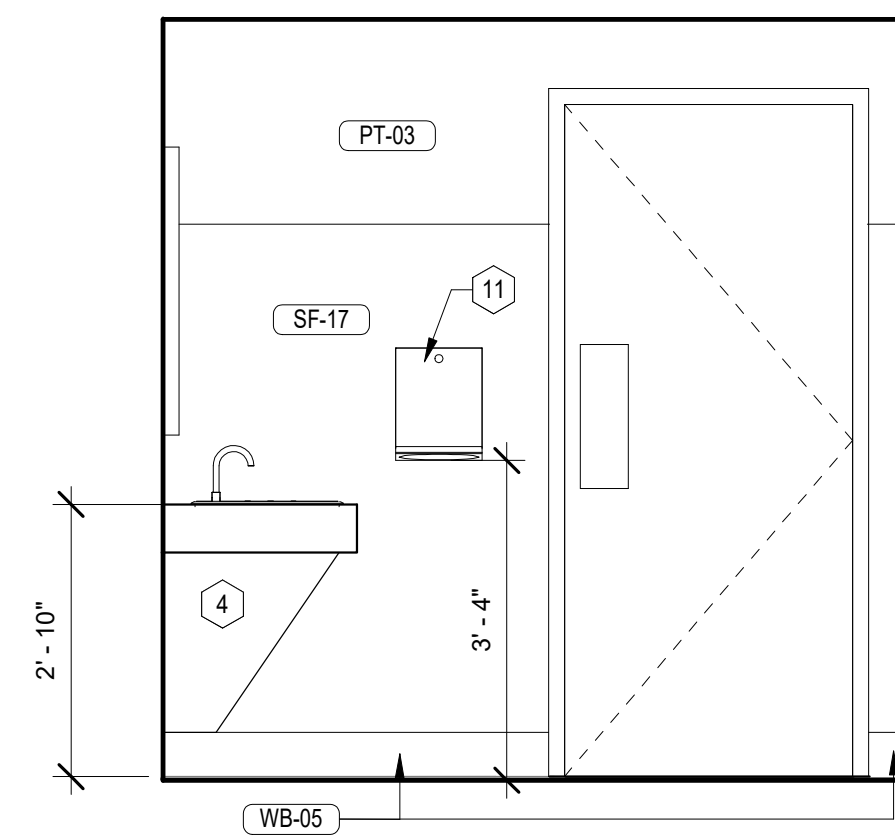
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1/2" = 1'-0"



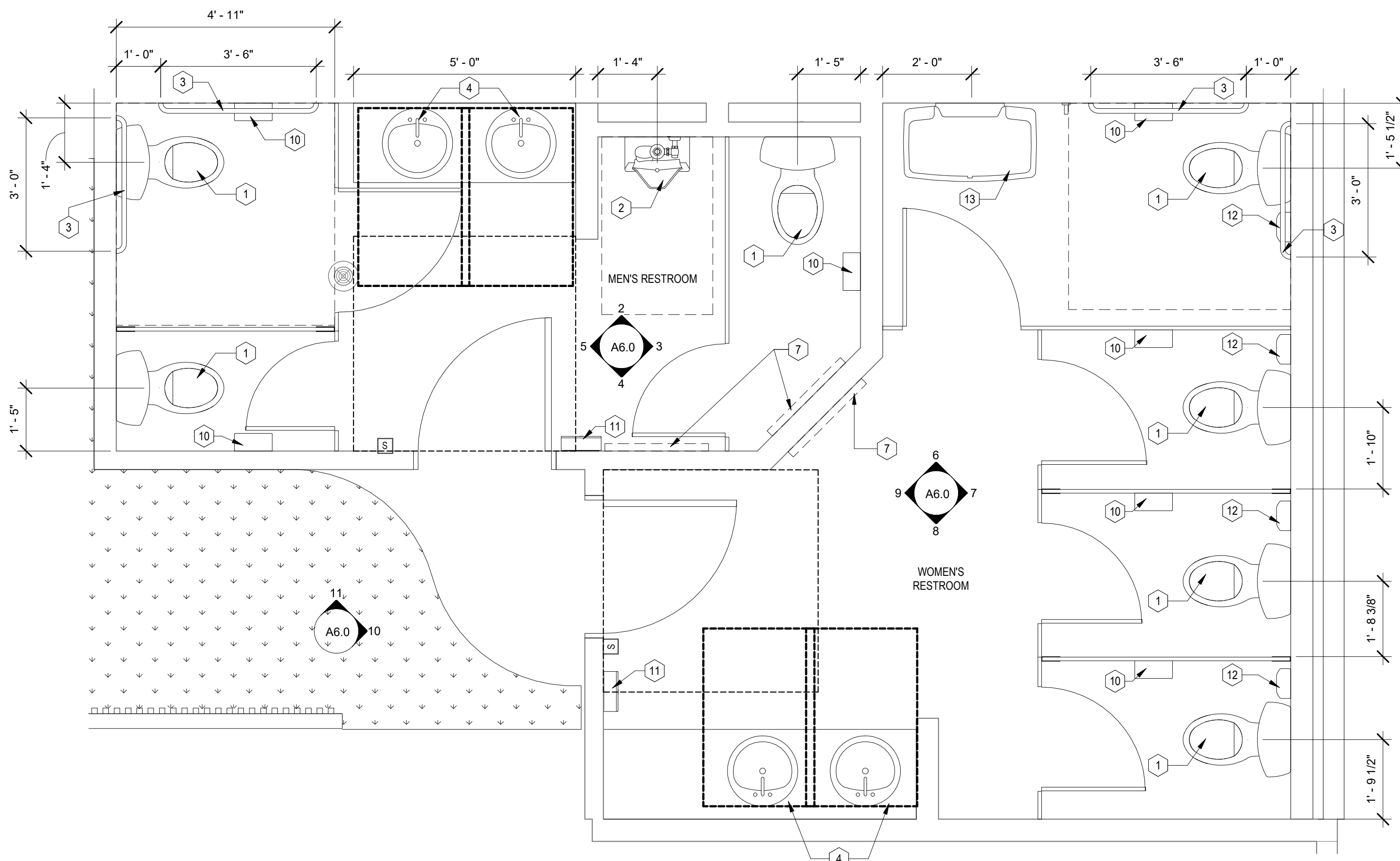
7 WOMEN'S RESTROOM  
1/2" = 1'-0"



8 WOMEN'S RESTROOM  
1/2" = 1'-0"



9 WOMEN'S RESTROOM  
1/2" = 1'-0"



1 ENLARGED RESTROOMS PLAN  
1/2" = 1'-0"

KEYNOTES - RESTROOMS

- NEW TOILET
- NEW URINAL
- TAS (TEXAS ACCESSIBILITY STANDARDS) COMPLIANT GRAB BARS
- NEW SINKS AND SINK COUNTER, COUNTER TO BE FINISH SF-02 W/ APRON
- EXISTING FLEX DUCT
- NEW PARTITIONS
- NEW FRAMED IMAGE WITH 3 1/2" FRAME PROFILE, CENTER OF IMAGE @ 5'-3" A.F.F.
- NEW 24"X36" MIRROR
- NEW SCONCE FIXTURE
- NEW TOILET PAPER DISPENSER
- NEW PAPER TOWEL DISPENSER
- NEW SANITARY NAPKIN DISPOSAL UNIT
- NEW BABY CHANGING STATION
- ADA SIGNAGE

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TDLR TABS2024017339  
CLIENT / TENANT:  
FUNLAB • 90-94 NICHOLSON STREET • ABBOTSFORD VIC 3067



PROJECT STATUS:		
Project Status		
SHEET ISSUE:		
NO.	DATE	DESCRIPTION
SET ISSUE DATE: 05/16/2024		
CURRENT REVISION:		

SHEET TITLE:  
**ENLARGED  
RESTROOM  
PLANS - SOUTH  
ZONE**  
SHEET NO.  
**A6.0**







ABBREVIATIONS	ABBREV
NOTE: ABBREVIATIONS MAY OR MAY NOT HAVE PERIODS, BUT SHALL BE READ AS SAME.	
A.B.—	ANCHOR BOLT
A.B.C.—	AGGREGATE BASE COURSE
ACI—	AMERICAN CONCRETE INSTITUTE
A/C—	AIR CONDITIONER
A.F.F.—	ABOVE FINISHED FLOOR
AISC—	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AISI—	AMERICAN IRON AND STEEL INSTITUTE
AITC—	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
ALT—	ALTERNATE
ANSI—	AMERICAN NATIONAL STANDARDS INSTITUTE
APA—	AMERICAN PLYWOOD ASSOCIATION
ARCH'L—	ARCHITECTURAL
ASTM—	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWA—	AMERICAN WELDING SOCIETY
A.W.T.S.—	AUTOMATIC WELDED THREADED STUDS
BM—	BEAM
B.F.F.—	BELOW FINISHED FLOOR
BLK—	BLOCK
B.O.B.—	BOTTOM OF BEAM
B.O.D.—	BOTTOM OF DECK
B.O.F.—	BOTTOM OF FOOTING
BRG—	BEARING
C—	CAMBER
C.C.—	CENTERLINE TO CENTERLINE
C.F.S.—	COLD FORMED STEEL
C.G.—	CENTER OF GRAVITY
C.I.P.—	CAST IN PLACE
C.L.—	CENTERLINE
C.L.B.—	CENTERLINE OF BEAM
C.L.C.—	CENTERLINE OF COLUMN
C.L.F.—	CENTERLINE OF FOOTING
C.L.W.—	CENTERLINE OF WALL
CLR—	CLEAR
CONC—	CONCRETE
CONC C.J.—	CONCRETE CONTROL JOINT
CONC S.J.—	CONCRETE SAWCUT JOINT
C.M.U.—	CONCRETE MASONRY UNIT
CONN—	CONNECTION
CONT—	CONTINUOUS
CRSI—	CONCRETE REINFORCING STEEL INSTITUTE
D.F. (D.F.L.)—	DOUGLAS FIR LARCH
DL—	DEAD LOAD
DIA—	DIAMETER
DN—	DOWN
DWG(S)—	DRAWING(S)
E.C.—	END TO CENTERLINE
E.E.—	END TO END
E.O.S.—	EDGE OF SLAB
EQ—	EQUAL
EQUIP—	EQUIPMENT
EXP. BOLT (E.B.)—	EXPANSION BOLT
EXP. JT (E.J.)—	EXPANSION JOINT
E.W.—	EACH WAY
(E)—	EXISTING
F.F.—	FINISHED FLOOR
F.O.M.—	FACE OF MEMBER
F.O.S.—	FACE OF STEEL
F.O.W.—	FACE OF WALL
GA—	GAGE (UNIT OF MEASUREMENT)
GALV—	GALVANIZED
G.S.N.—	GENERAL STRUCTURAL NOTES
GLB (GLULAM)—	GLUED-LAMINATED BEAM
H.F.—	HEM FIR
HORIZ—	HORIZONTAL REINFORCING
H.S.—	HEADED STUDS
IBC—	INTERNATIONAL BUILDING CODE
ICC—	INTERNATIONAL CODE COUNCIL
IGF—	INSULATED CONCRETE FORMS
I.F.W.—	INSIDE FACE OF WALL
I.O.D.—	INTERPRETATION OF DRAWINGS
JOIST—	JOIST
K(KIP)—	1000 POUNDS
K/LF—	KIPS PER LINEAR FOOT
LBS (#)—	POUNDS
LGR—	LEDGER
LOS—	LIGHT GAGE STEEL
LOS EA—	LIGHT GAGE STEEL ENGINEERS ASSOCIATION
L.O.D.—	LOCATION OF DETAILS
LL—	LIVE LOAD
L.H.—	LONG LEG HORIZONTAL
LLV—	LONG LEG VERTICAL
MAS—	MASONRY
MAS C.J.—	MASONRY CONTROL JOINT
MAX—	MAXIMUM
MBMA—	METAL BUILDING MANUFACTURERS ASSOCIATION
MECH'L—	MECHANICAL
MFTD—	MANUFACTURED
MFR(S)—	MANUFACTURER(S)
MIN—	MINIMUM
N/A—	NOT APPLICABLE
N.T.S.—	NOT TO SCALE
O.C.—	ON CENTER
O.F.W.—	OUTSIDE FACE OF WALL
OPP—	OPPOSITE
OSHA—	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PCI—	PRECAST/PRESTRESSED CONCRETE INSTITUTE
P.C.—	PRECAST CONCRETE
PCF—	POUNDS PER CUBIC FOOT
PLF—	POUNDS PER LINEAR FOOT
±—	PLUS OR MINUS
PREFAB—	PREFABRICATED
PSF—	POUNDS PER SQUARE FOOT
PSI—	POUNDS PER SQUARE INCH
PT—	POST-TENSIONED
PTI—	POST-TENSIONING INSTITUTE
REINF—	REINFORCING
SDI—	STEEL DECK INSTITUTE
SLH—	SHORT LEG HORIZONTAL
SLV—	SHORT LEG VERTICAL
SJI—	STEEL JOIST INSTITUTE
SM—	SIMILAR
SQ—	SQUARE
SSMA—	STEEL STUD MANUFACTURERS ASSOCIATION
STD—	STANDARD
TL—	STEEL
TL—	TOTAL LOAD
T.O.B.—	TOP OF BEAM
T.O.C.T.—	TOP OF CONCRETE TOPPING
T.O.D.—	TOP OF DECK
T.O.F.—	TOP OF FOOTING
T.O.L.—	TOP OF LEDGER
T.O.M.—	TOP OF MASONRY
T.O.P.—	TOP OF PLATE
T.O.P.C.—	TOP OF PRECAST CONCRETE
T.O.S.—	TOP OF STEEL
T.O.W.—	TOP OF WALL
TPI—	TRUSS PLATE INSTITUTE
TYP—	TYPICAL
T&G—	TONGUE AND GROOVE
U.N.O.—	UNLESS NOTED OTHERWISE
VERT—	VERTICAL REINFORCING
WCLA—	WEST COAST LUMBER ASSOCIATION
WCLB—	WEST COAST LUMBER INSPECTION BUREAU
W.W.F.—	WELDED WIRE FABRIC
WWPA—	WESTERN WOOD PRODUCTS ASSOCIATION
W/C—	WATER TO CEMENT RATIO
W/O—	WITHOUT

GENERAL STRUCTURAL NOTES

Applies unless noted otherwise on drawings

2021 EDITION OF THE INTERNATIONAL BUILDING CODE AND STANDARDS REFERENCED THEREIN, WITH CITY OF SAN ANTONIO AMENDMENTS.

LOADS:  
LATERAL:  
SEISMIC:

RISK CATEGORY, II  
SEISMIC IMPORTANCE FACTOR, I = 1.00  
MAPPED SHORT PERIOD SPECTRAL ACCELERATION, S<sub>a</sub> = 0.051g  
MAPPED ONE SECOND SPECTRAL ACCELERATION, S<sub>1</sub> = 0.023g  
SOIL SITE CLASS, D  
DESIGN SHORT PERIOD SPECTRAL ACCELERATION, S<sub>ds</sub> = 0.054g  
DESIGN ONE SECOND SPECTRAL ACCELERATION, S<sub>d1</sub> = 0.036g  
SEISMIC DESIGN CATEGORY, A

POST-INSTALLED ANCHORS:  
GENERAL:

ALL POST-INSTALLED ANCHORS SHALL UTILIZE THE EXACT ANCHORAGE SYSTEM SPECIFIED IN THE STRUCTURAL DETAILS. WHERE ANCHORAGE TYPE IS SPECIFIED, SEE BELOW. TUBE STEEL ANCHORAGE PRODUCTS MAY NOT BE SWAPPED BETWEEN MANUFACTURERS WITHOUT APPROVAL OF THE ENGINEER OF RECORD. ALL REQUESTS FOR EQUIVALENT ANCHORAGE PRODUCTS MUST BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO BEING INSTALLED IN THE FIELD.

UNLESS NOTED OTHERWISE POST INSTALLED ANCHORS SHALL NOT BE INSTALLED UNTIL CONCRETE OR MASONRY MATERIAL HAVE REACHED DESIGN STRENGTH AND HAVE BEEN FULLY CURED FOR A MINIMUM OF 21 DAYS.

MANUFACTURER'S INSTALLATION TRAINING AND CERTIFICATE ARE REQUIRED FOR ALL INSTALLERS OF POST-INSTALLED ANCHORS. ALL ANCHORS SHALL BE INSTALLED WITH STEEL WASHERS AT SHORT SLOTTED HOLES IN ACCORDANCE WITH THE MANUFACTURERS PRINTED INSTALLATION INSTRUCTIONS (MPI). ALL ANCHORS SHALL TIGHTENED/TORQUED AS REQUIRED PER MANUFACTURERS INSTRUCTIONS AND EVALUATION REPORTS.

POST-INSTALLED ANCHORS IN CONCRETE:  
ALL EXPANSION TYPE ANCHORAGE FOR CONCRETE INSTALLATION ONLY SHALL BE PER HILTI HYWID-BOLT-T2Z EXPANSION ANCHOR PER ICC ESR-4296 OR APPROVED ICC EQUIVALENT. ALL EPOXY ADHESIVE TYPE ANCHORAGE FOR CONCRETE INSTALLATION ONLY SHALL BE PER HILTI HIT-RE 500 V3 ADHESIVE ANCHORS PER ICC ESR-3814 OR APPROVED ICC EQUIVALENT. ALL SCREW TYPE ANCHORAGE FOR CONCRETE INSTALLATION ONLY SHALL BE PER HILTI HYWID-BOLT-T2Z SCREW ANCHOR PER ICC ESR-3027 OR APPROVED ICC EQUIVALENT.

STRUCTURAL STEEL:  
GENERAL:

ALL STEEL CONSTRUCTION SHALL BE PER THE REFERENCED AISC STEEL CONSTRUCTION MANUAL. ALL WIDE FLANGE STEEL SHALL BE ASTM A992 (F<sub>y</sub> = 50 KSI). ALL PIPE STEEL SHALL BE ASTM A500 (F<sub>y</sub> = 42 KSI) OR ASTM A53, TYPE E OR GRADE B (F<sub>y</sub> = 36 KSI). ALL TUBE STEEL SHALL BE ASTM A500 (F<sub>y</sub> = 48 KSI). ALL MISCELLANEOUS STEEL UNLESS NOTED OTHERWISE SHALL BE ASTM A36 (F<sub>y</sub> = 36 KSI). THE TERMS PIPE AND ROUND HOLLOW STRUCTURAL SECTIONS (HSS) ARE USED SYNONYMOUSLY THROUGHOUT THESE DOCUMENTS ALONG WITH THE TERMS TUBE STEEL AND RECTANGULAR OR SQUARE HSS.

ALL STRUCTURAL ROLLED STEEL MEMBERS WITH F<sub>y</sub> GREATER THAN 36 KSI ARE TO BE IDENTIFIED WITH AN ASTM SPECIFICATION MARK OR TAG PER IBC SEC. 2202.

UNLESS NOTED OTHERWISE, ALL BOLTS SHALL BE ASTM A307. A325 BOLTS MAY BE SUBSTITUTED FOR A307 BOLTS AT THE CONTRACTOR'S OPTION. REVERSE SUBSTITUTION IS NOT PERMITTED. ALL BOLTS SHALL BE INSTALLED WITH STEEL WASHERS AT SHORT SLOTTED HOLES USING SHAG TIGHT INSTALLATION, UNLESS NOTED OTHERWISE.

STEEL ERECTION NOTE:  
PER OSHA, STEEL MEMBERS AND DIAGONAL BRACING CANNOT BE RELEASED FROM HOISTING CABLES UNTIL ALL BOLTS OR WELDS AT MEMBER ENDS ARE COMPLETE.

WELDING:

UNLESS NOTED OTHERWISE, ALL SHOP AND FIELD WELDS PER REFERENCED EDITION OF THE AWS STANDARDS. ALL WELDING SHALL BE PERFORMED BY WELDER'S SHOWN ON THE CONTRACTOR'S AND HAVING DOCUMENTED CURRENT EXPERIENCE IN THE TYPE OF WELD SHOWN ON THE DRAWINGS OR NOTES. SUCH MEASURES SHALL BE THOSE ISSUED BY AN ACCEPTED TESTING AGENCY. ALL WELDING DONE BY E70 SERIES LOW HYDROGEN RODS UNLESS NOTED OTHERWISE. FOR GRADE 60 REINFORCING BARS, USE E60 SERIES. THESE DRAWINGS DO NOT DISTINGUISH BETWEEN SHOP AND FIELD WELDS; THE CONTRACTOR MAY SHOP WELD OR FIELD WELD AT THEIR DISCRETION. SHOP WELDS AND FIELD WELDS SHALL BE SHOWN ON THE SHOP DRAWINGS SUBMITTED FOR REVIEW.

GENERAL NOTES:  
THE STRUCTURAL CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED STRUCTURE. EXCEPT WHERE NOTED, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO: BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. THE STRUCTURAL ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES FOR PROCEDURE OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS AND THE PROGRAMS INCIDENT THERE TO (NOR SHALL OBSERVATION VISITS TO THE SITE INCLUDE INSPECTION OF THESE ITEMS).

WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE REFERENCED EDITION AND/OR ADDENDA. ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW, SHALL BEAR THE SEAL OF A REGISTERED ENGINEER RECOGNIZED BY THE BUILDING CODE JURISDICTION OF THIS PROJECT.

NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT, AND/OR AS PROVIDED FOR IN THE CONTRACT DOCUMENTS. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL STRUCTURAL NOTES AND SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS AND FIELD CONDITIONS. BUILDING DIMENSIONS AND ELEVATIONS WHERE SHOWN, WERE PROVIDED BY THE ARCHITECT AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND COORDINATE ALL DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK. ANY DISCREPANCIES SHALL BE RESOLVED THROUGH THE ARCHITECT, ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL ITEMS WITH THE APPROPRIATE TRADE DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.

TYPICAL DETAILS MAY NOT NECESSARILY BE CUT ON PLANS, BUT APPLY UNLESS NOTED OTHERWISE.

CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED CONSTRUCTION.

OPTIONS AND SUBSTITUTIONS ARE FOR CONTRACTOR'S CONVENIENCE. IF AN OPTION OR SUBSTITUTION IS CHOSEN, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CHANGES, APPROVALS AND THE COORDINATION OF THE WORK WITH ALL RELATED TRADES AND SUPPLIERS.

SPECIAL INSPECTION – STRUCTURAL ONLY:

SPECIAL INSPECTIONS SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A STATE REGISTERED STRUCTURAL ENGINEER WHO IS FAMILAR WITH THE STRUCTURAL DESIGN OF THIS PROJECT. THE SUPERVISING STRUCTURAL ENGINEER SHALL SEAL THE SPECIAL INSPECTION CERTIFICATE.

SPECIAL INSPECTION IS TO BE PROVIDED FOR THE ITEMS LISTED BELOW IN ADDITION TO THE INSPECTIONS CONDUCTED BY THE BUILDING JURISDICTION. "SPECIAL STRUCTURAL INSPECTION" SHALL NOT RELIEVE THE OWNER OR THEIR AGENT FROM REQUESTING THE BUILDING JURISDICTION INSPECTIONS REQUIRED BY SECTION 110 OF THE INTERNATIONAL BUILDING CODE. SPECIAL INSPECTION IS REQUIRED PER CHAPTER 17 FOR THE FOLLOWING:

STEEL CONSTRUCTION:

- WELDING:
  - VERIFICATION OF VALID WELDER'S CERTIFICATES.
  - PERIODIC VISUAL INSPECTION OF ALL SHOP AND FIELD WELDS.
- ALL STRUCTURAL STEEL FABRICATORS SHALL EMPLOY AN AWS CERTIFIED INDEPENDENT TESTING AGENCY TO PROVIDE SHOP WELD INSPECTIONS PER CODE. INSPECTION REPORTS AND REQUIRED DOCUMENTATION SHALL BE SUBMITTED TO ENGINEER OF RECORD PRIOR TO STEEL INSTALLATION.
- CONTINUOUS INSPECTION OF ALL MULTIPASS FILLET WELDS, SINGLE PASS FILLET WELDS LARGER THAN 5/16", COMPLETE AND PARTIAL JOINT PENETRATION GROOVE WELDS, PLUG AND SLOT WELDS.

- SPECIAL CASES:
- EXPANSION, EPOXY, ADHESIVE, AND SCREW ANCHORS: DURING THE PLACEMENT OF ALL ANCHORS SHOWN ON STRUCTURAL DRAWINGS. ADDITIONAL INSPECTIONS REQUIRED FOR REPAIR DETAILS SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.
  - INSPECTION OF HOLE DIAMETER, HOLE DEPTH AND DRILL BIT CONFORMANCE.
  - INSPECTION OF HOLE CLEANING WITH WIRE BRUSH AND COMPRESSED AIR.
  - INSPECTION OF ANCHOR INSTALLATION USING SPECIFIED PRODUCT AND MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES.
  - INSPECTION OF EXPANSION ANCHORS SHALL INCLUDE THE VERIFICATION OF THE TIGHTENING TORQUE THAT IS SPECIFIED BY THE ANCHOR MANUFACTURER.

DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:

- THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED TO BE CERTAIN IT CONFORMS TO THE APPROVED DESIGN DRAWINGS AND SPECIFICATION.
- THE SPECIAL INSPECTOR IS NOT AUTHORIZED TO APPROVE DEVIATIONS FROM THE DESIGN DRAWINGS OR SPECIFICATIONS, AND ALL DEVIATIONS MUST BE APPROVED BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO PROCEEDING WITH THE WORK. ALL REQUESTS FOR DEVIATIONS SHALL BE INITIATED BY THE CONTRACTOR VIA WRITTEN REQUEST FOR INFORMATION (RFI).
- THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, AND TO THE ENGINEER OR ARCHITECT OF RECORD. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE DESIGN AUTHORITY AND THE BUILDING OFFICIAL.
- THE CONTRACTOR SHALL PROVIDE THE SPECIAL INSPECTOR ACCESS TO ALL ITEMS REQUIRING SPECIAL INSPECTION. ACCESS SHALL BE PROVIDED BY IN-PLACE LADDERS, SCAFFOLDS, LIFTS AND/OR OTHER EQUIPMENT OPERATED BY THE CONTRACTOR'S PERSONNEL AS REQUIRED FOR SAFE OBSERVATION. THE SPECIAL INSPECTOR IS NOT RESPONSIBLE OR AUTHORIZED TO OPERATE CONTRACTOR'S EQUIPMENT.
- UPON COMPLETION OF THE ASSIGNED WORK THE ENGINEER OR ARCHITECT IN CHARGE OF SPECIAL INSPECTIONS SHALL COMPLETE AND SIGN THE APPROPRIATE FORMS CERTIFYING THAT TO THE BEST OF THEIR KNOWLEDGE THE WORK IS IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.

ARCHITECT:  
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PROJ. NO. 17-0323  
  
SEALS  
  
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849 E COMMERCE STREET SUITE 171, SAN ANTONIO, TX 78205  
TOLL FREE 800.224.0793  
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FUNLAB | 90-94 NICHOLSON STREET | ABBOTSFORD VIC 3067

Suite 200

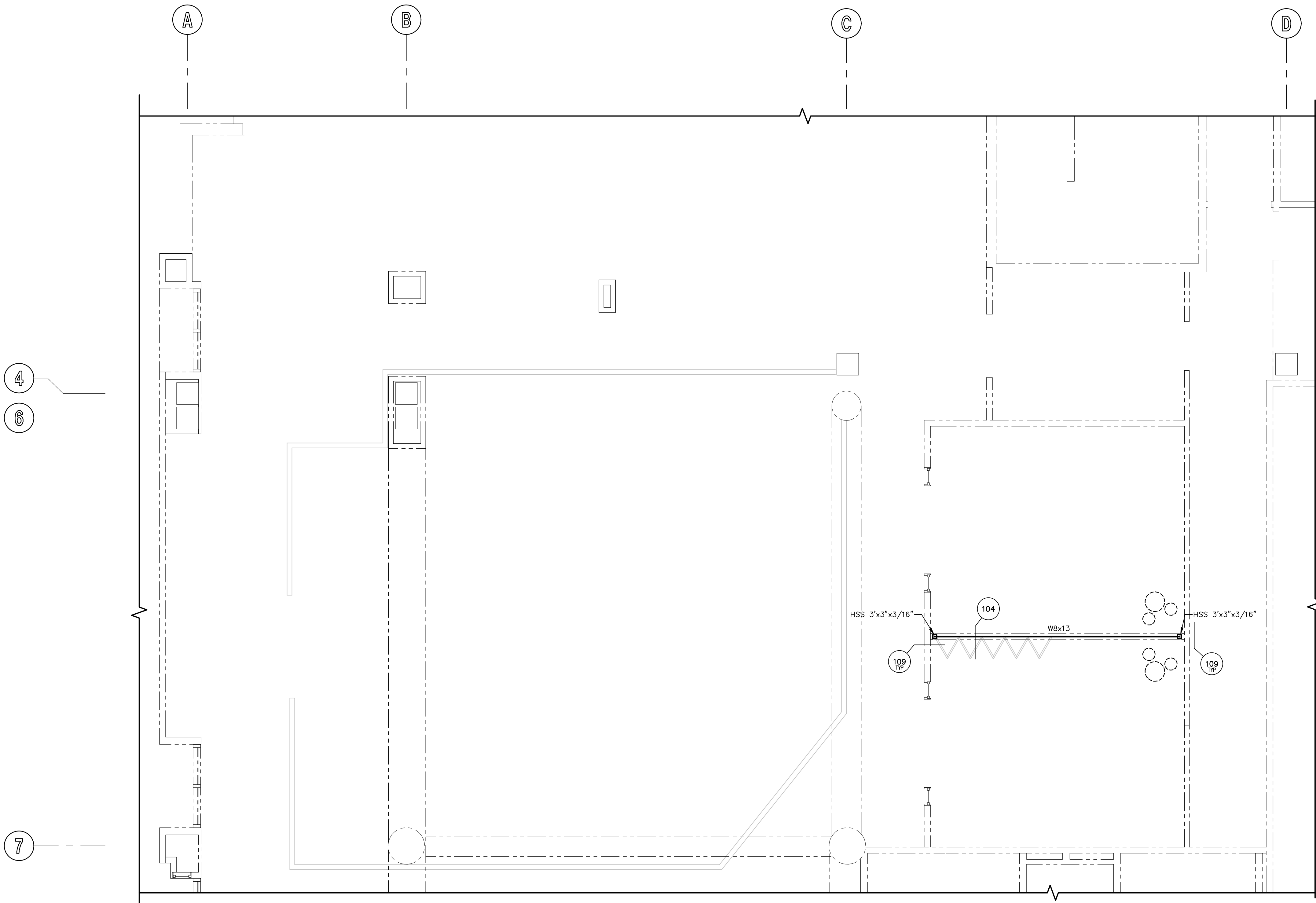
PROJECT STATUS:  
**DESIGN DEVELOPMENT**  
SHEET ISSUE:  
NO. DATE DESCRIPTION

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CURRENT REVISION:

SHEET TITLE:  
**GENERAL STRUCTURAL NOTES**  
  
SHEET NO. **S1.1**

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PROJECT NUMBER 24-0557 PROJECT MANAGER RAD  
PROJECT ENGINEER XAO PROJECT DRAFTER JSB  
  
CARUSO TURLEY SCOTT structural engineers  
1215 West Rio Salado Parkway Suite 200  
Tempe, Arizona 85281  
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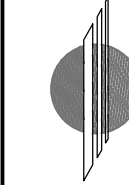
**FLOOR PLAN SOUTH SIDE**

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

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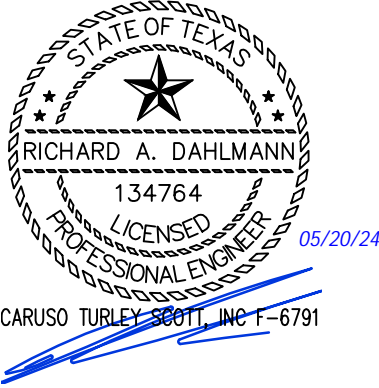
PROJECT NUMBER 24-0557 | PROJECT MANAGER RAD | PROJECT ENGINEER XAO | PROJECT DRAFTER JSB

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SEALS

  
CARUSO TURLEY SCOTT 1601-6791

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PROJECT STATUS: DESIGN DEVELOPMENT		
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NO.	DATE	DESCRIPTION
SET ISSUE DATE: 05/16/2024		
CURRENT REVISION:		

SHEET TITLE:  
**FLOOR PLAN  
SOUTH SIDE**

SET ISSUE DATE:  
05/16/2024

CURRENT REVISION:

SHEET NO.  
**S2.1**





SHEET TITLE:

**FRAMING PLAN  
SOUTH SIDE**

SHEET NO.

**S2.2**



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The logo for FUNLAB, featuring the word "FUNLAB" in a bold, sans-serif font, with a stylized smiley face icon (a circle with two dots for eyes and a curved line for a mouth) positioned below the letter "A".

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DESIGN DEVELOPMENT		
SHEET ISSUE:		
NO.	DATE	DESCRIPTION


SET ISSUE DATE: 05/16/2024

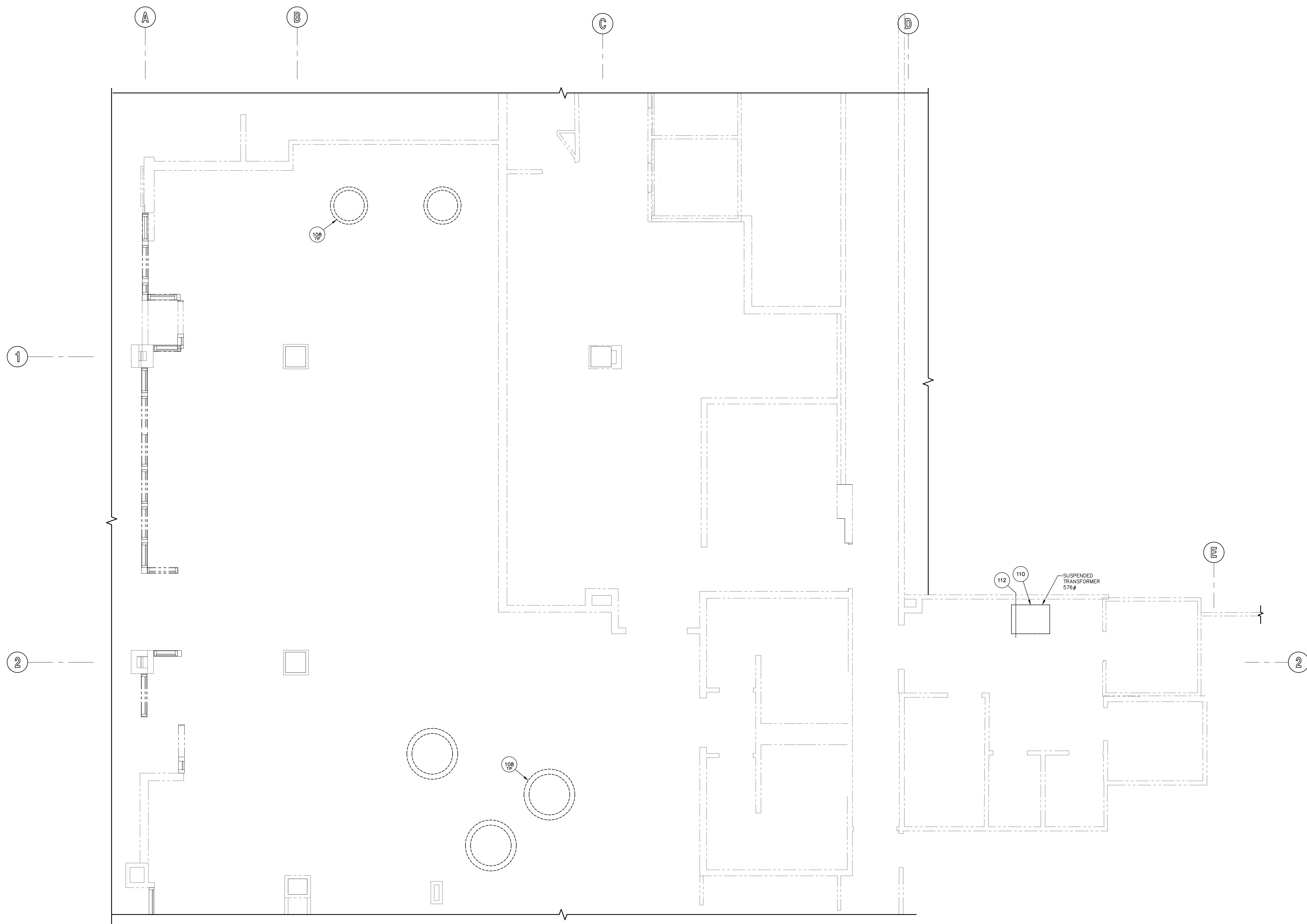
SHEET TITLE:

**FRAMING PLAN  
NORTH SIDE**

SHEET NO.

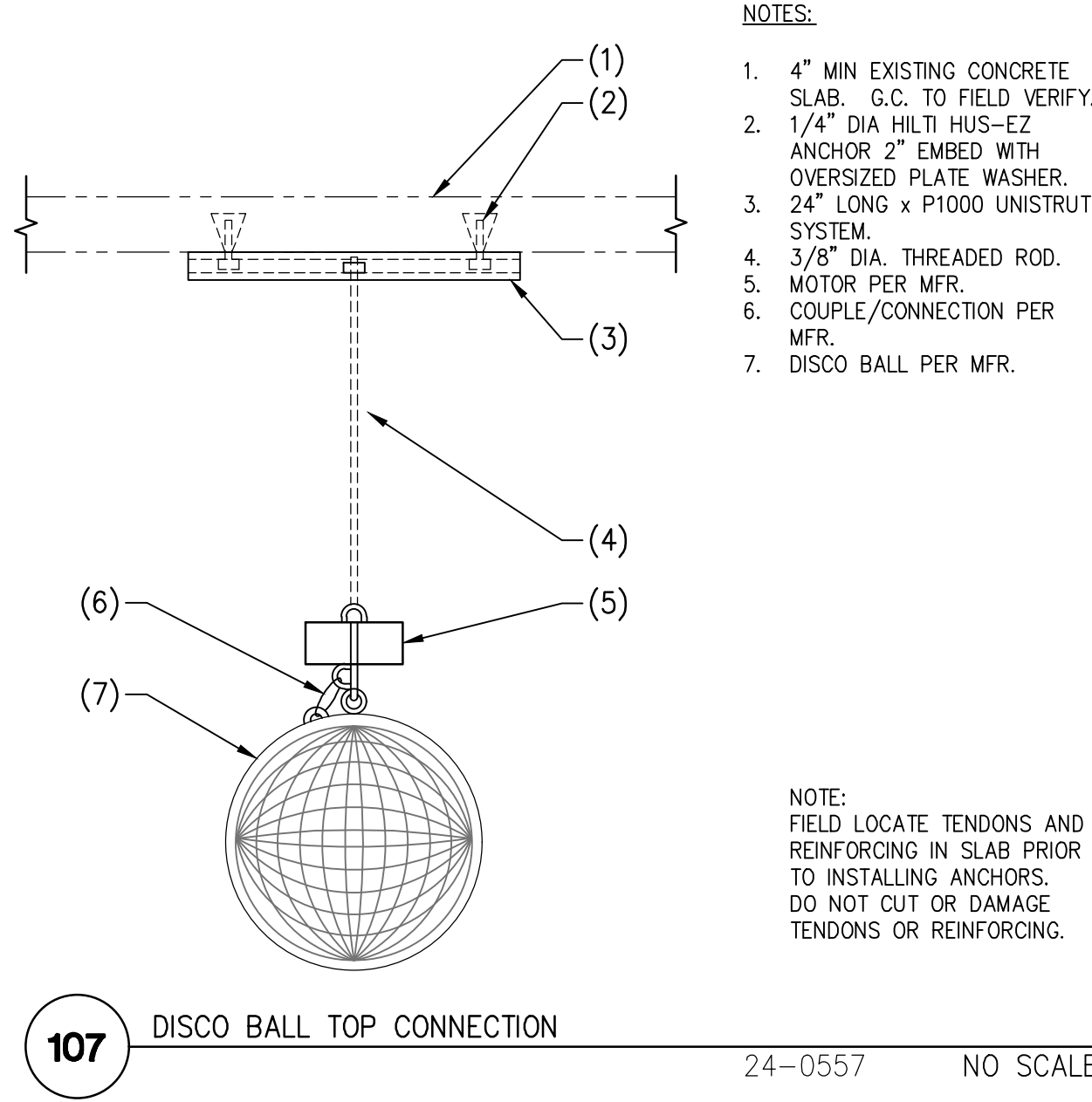
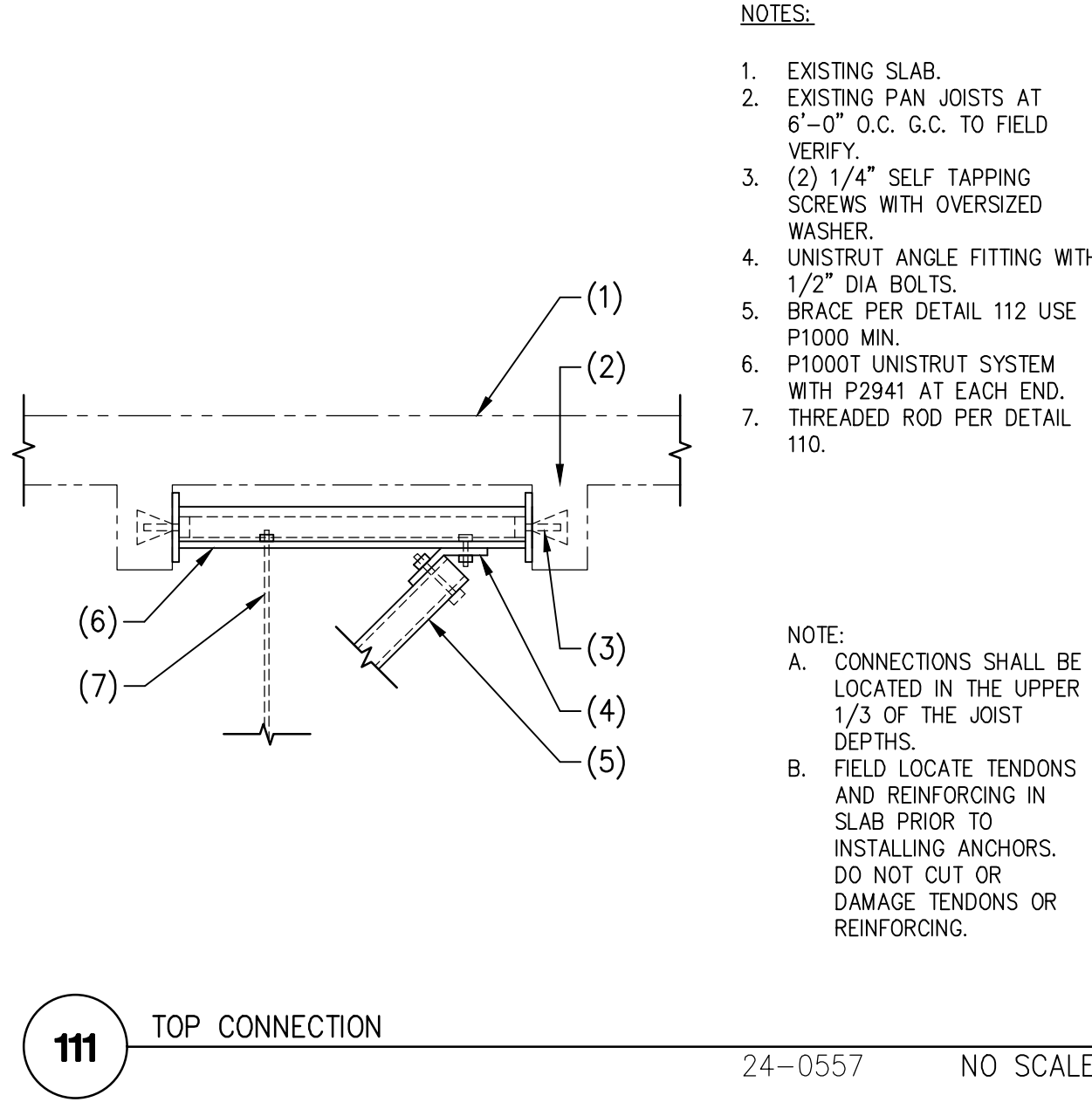
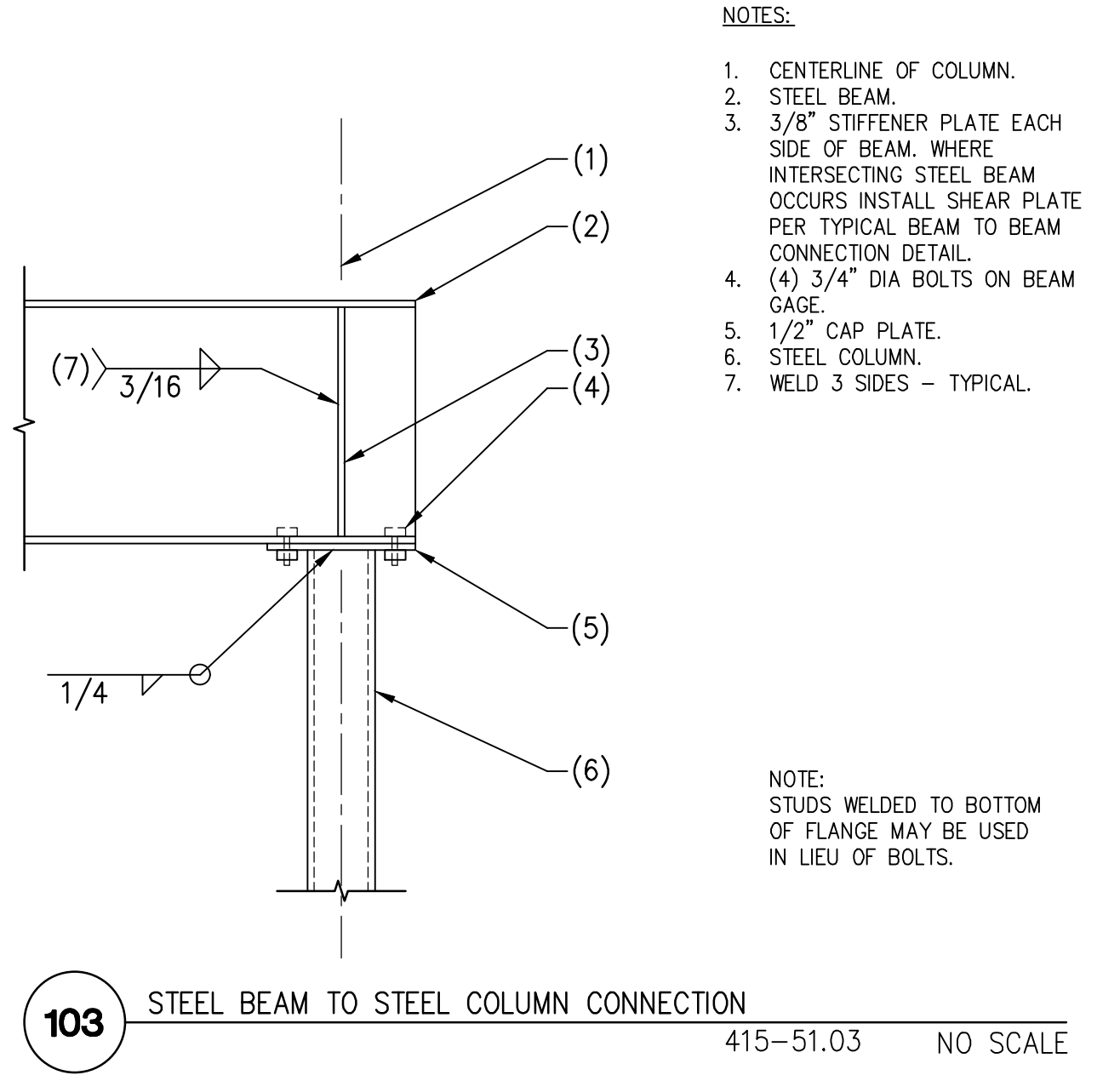
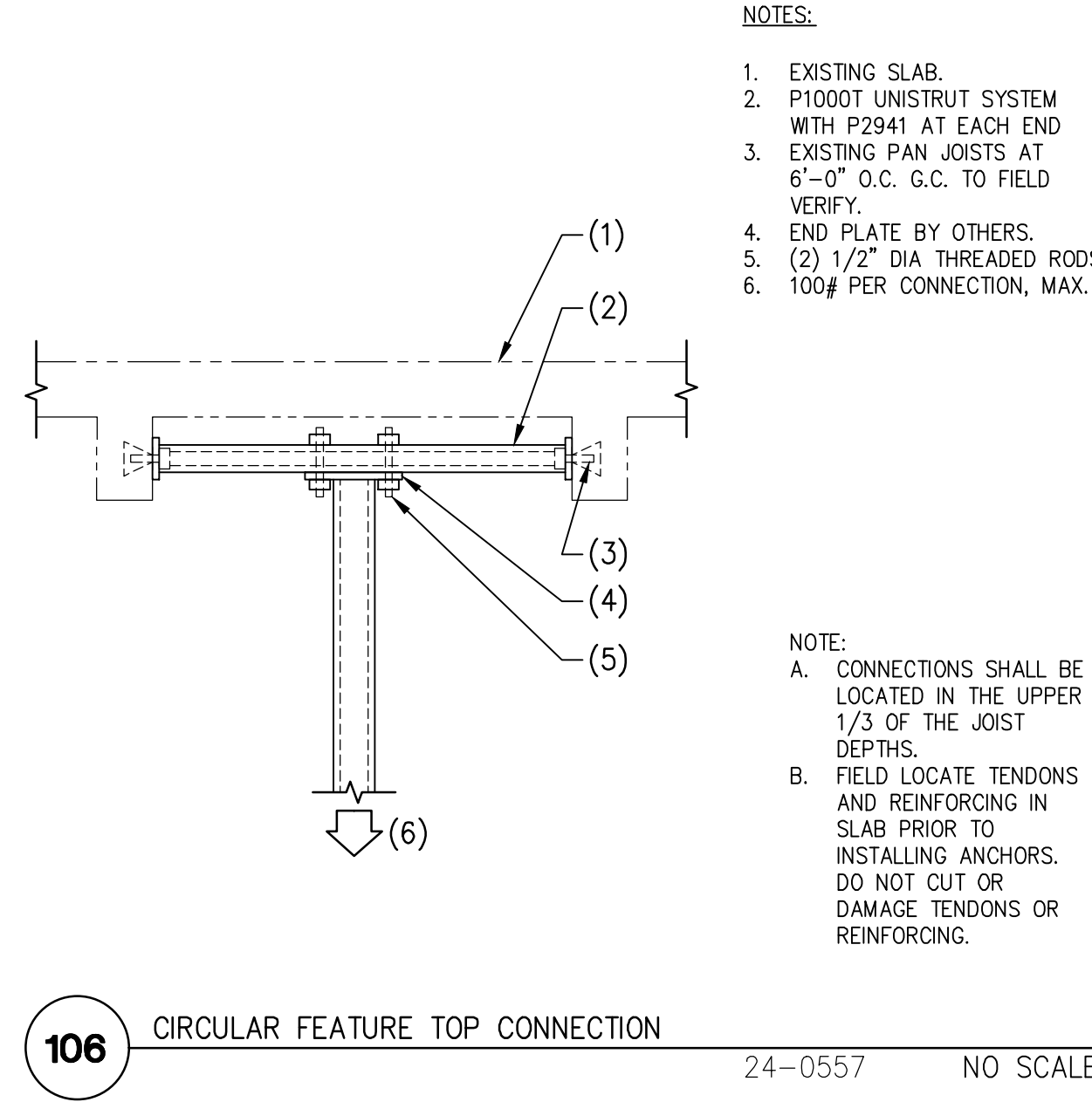
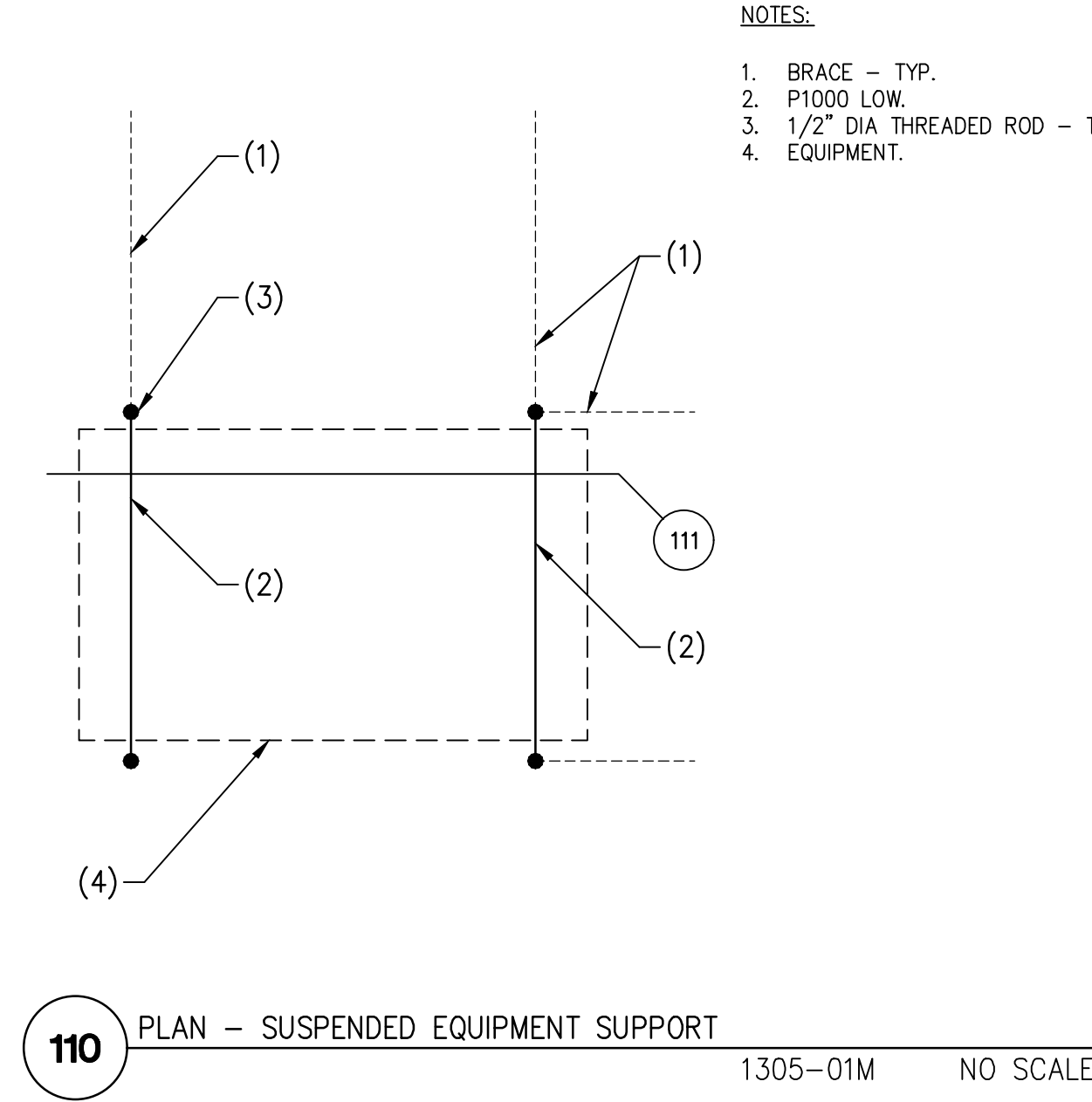
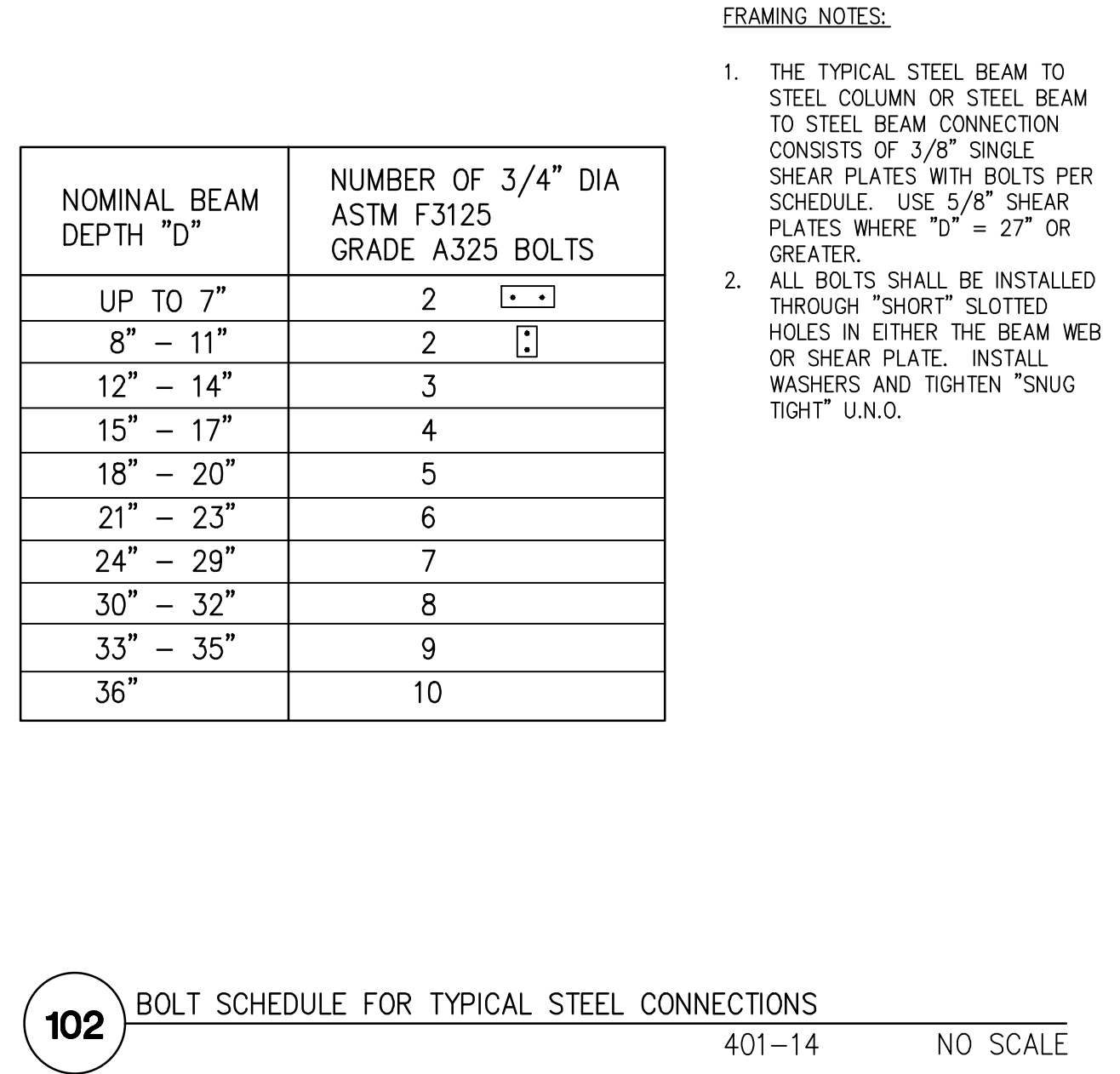
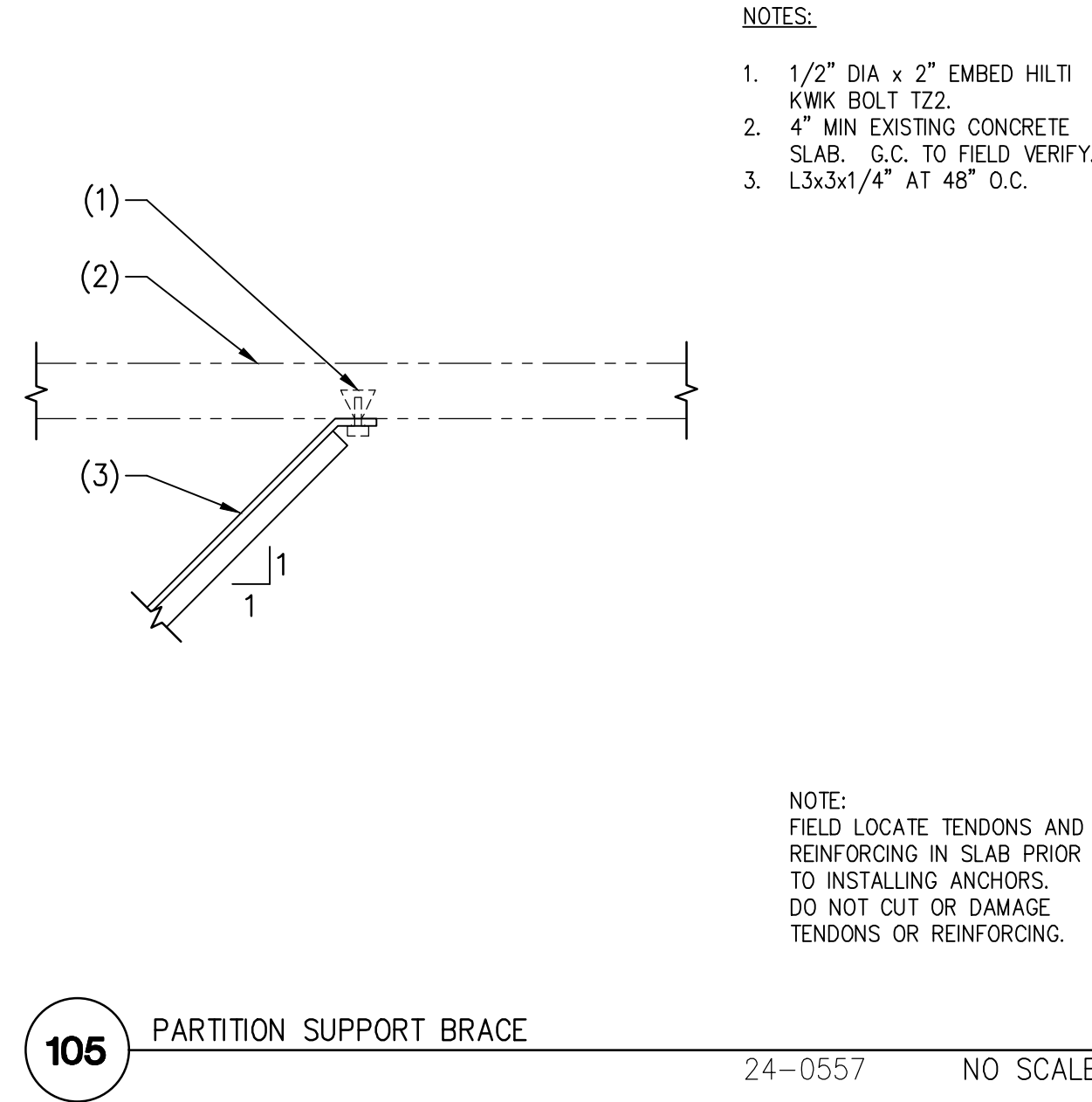
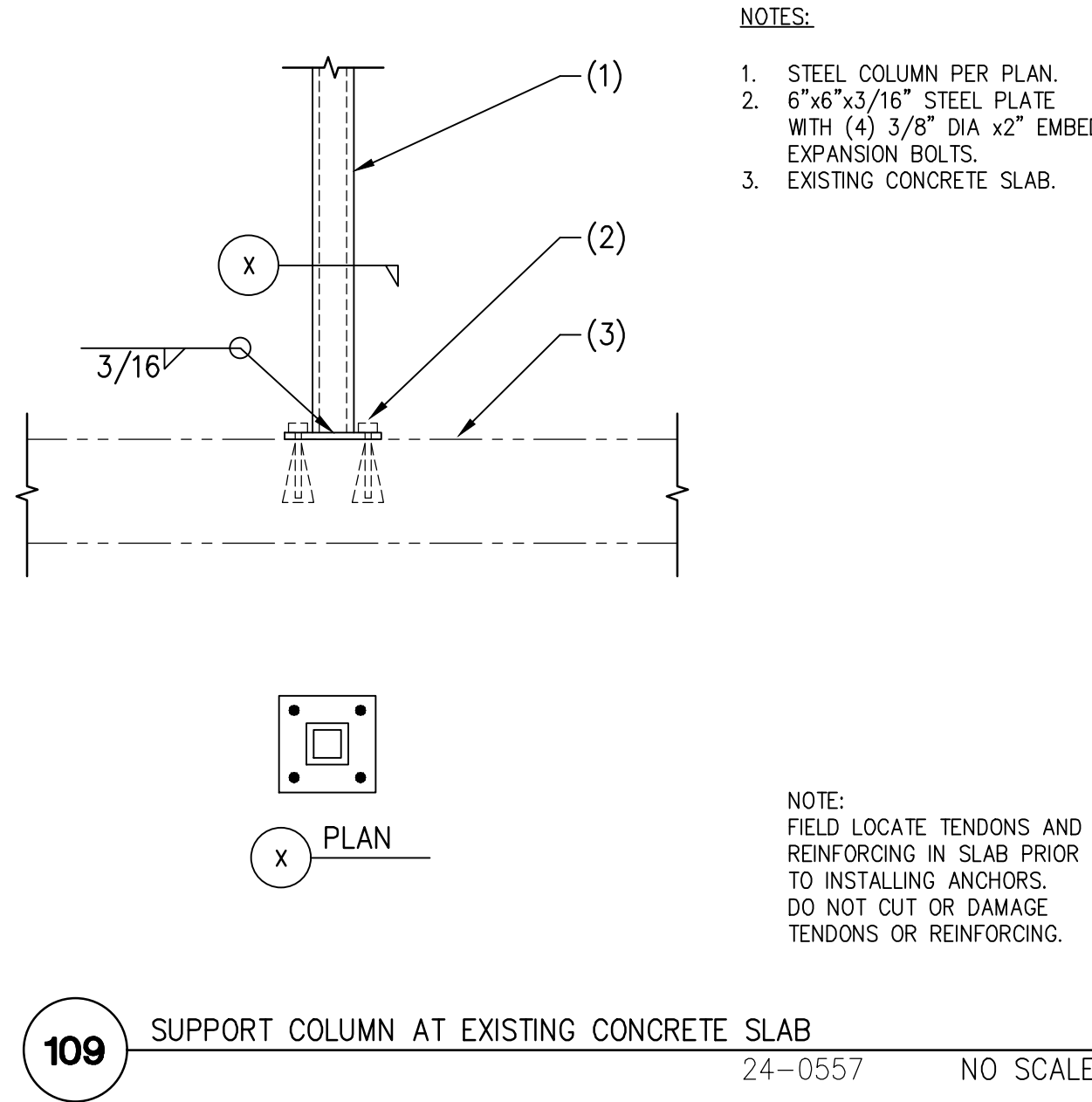
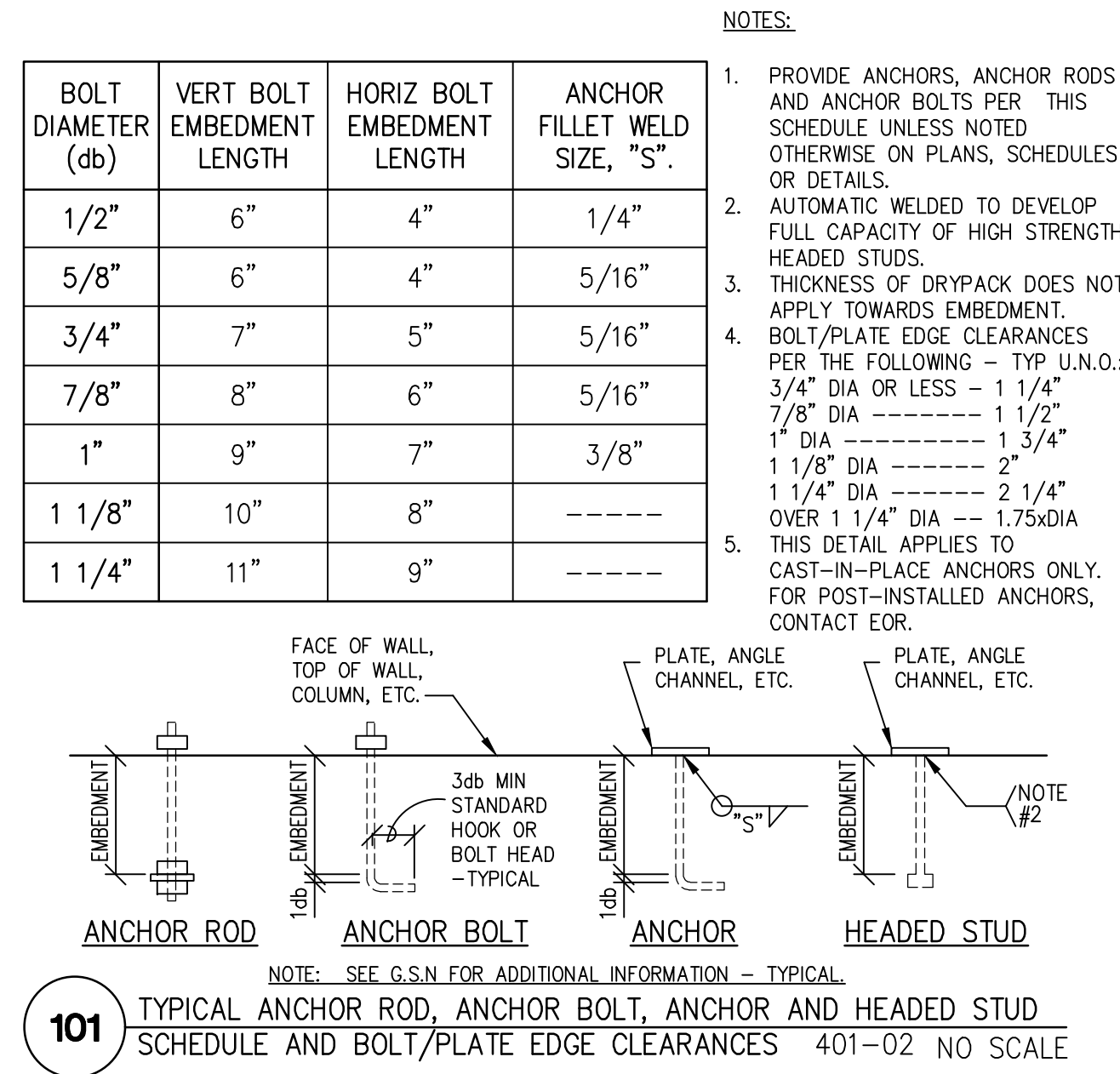
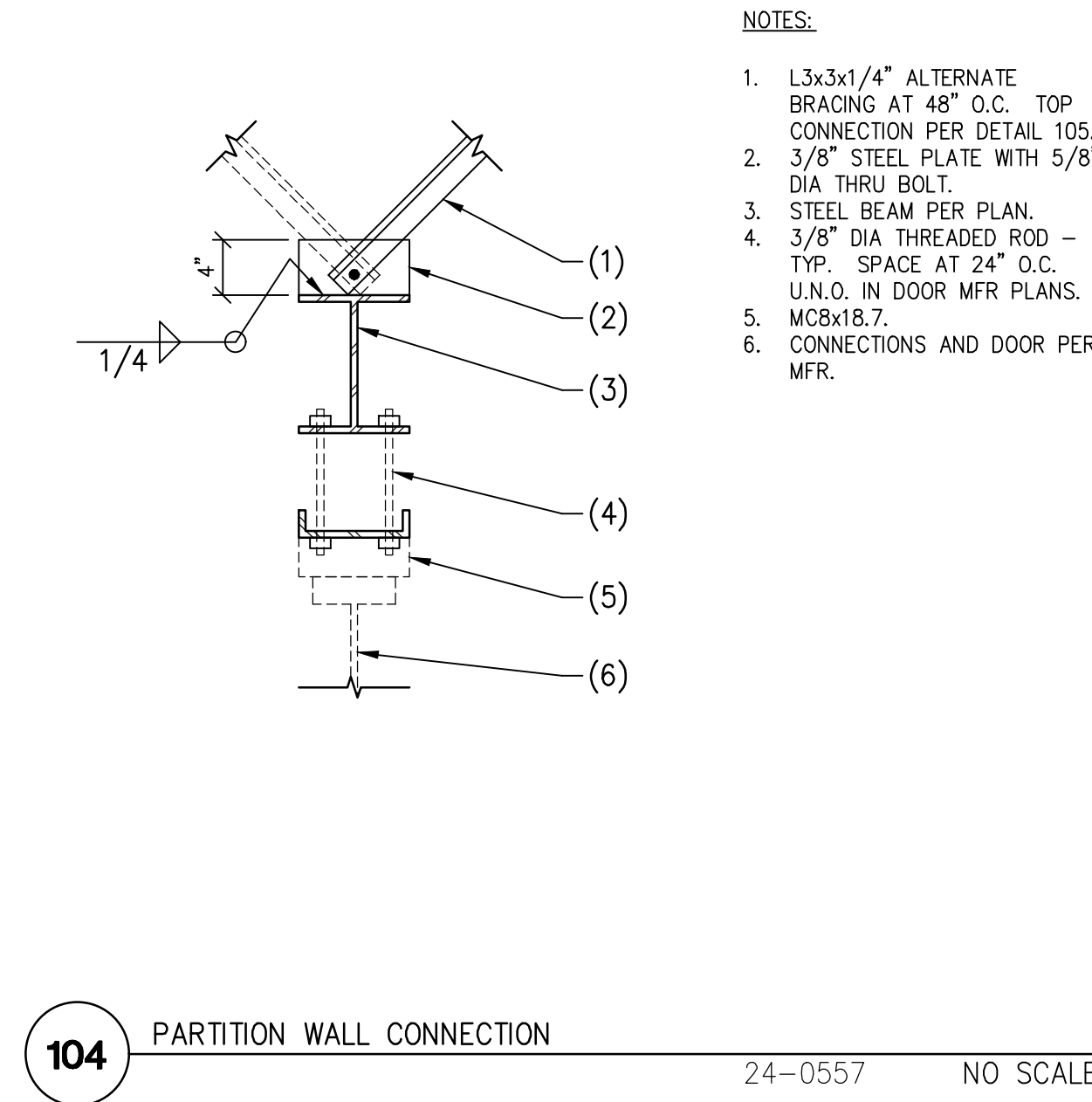
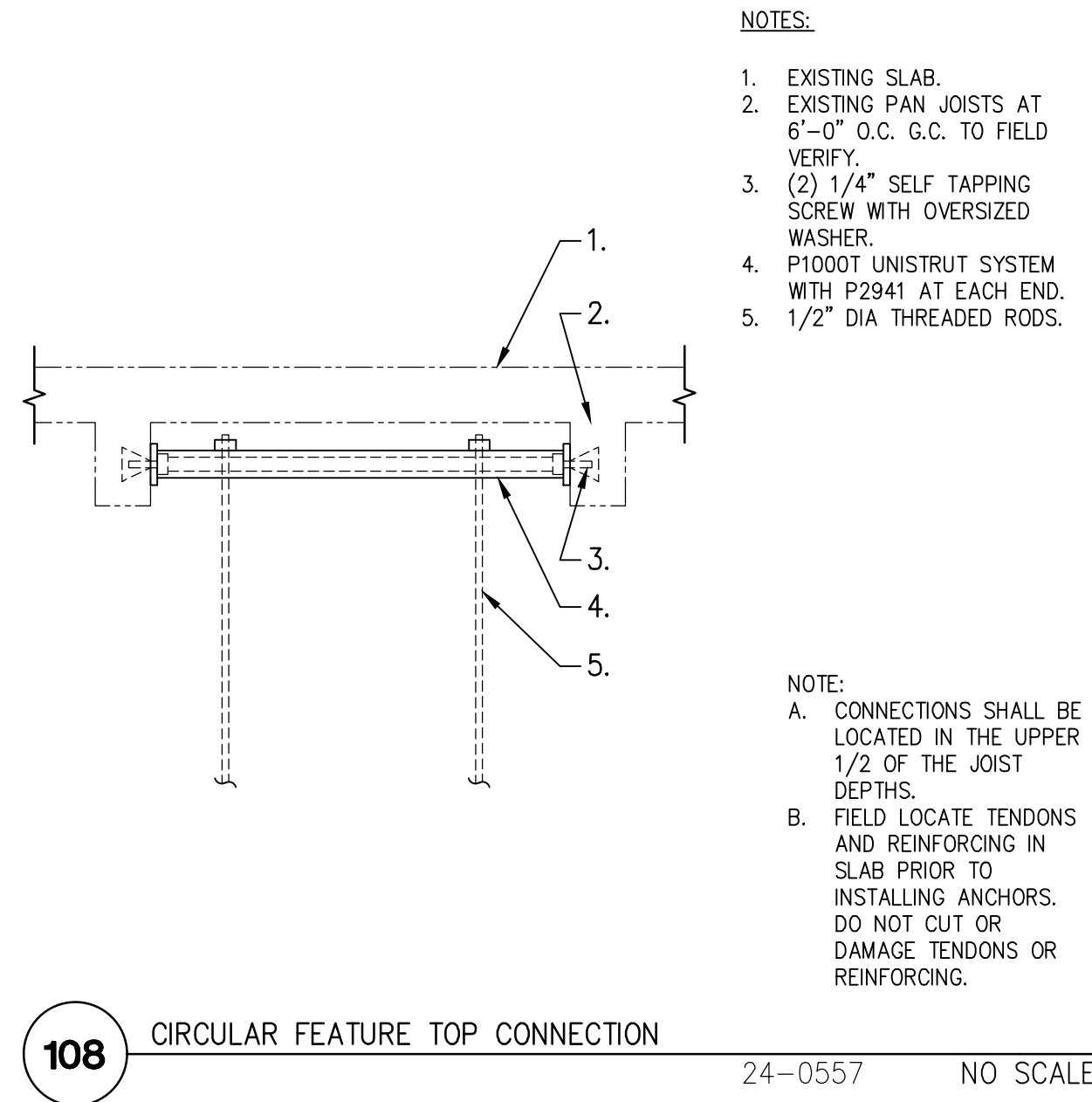
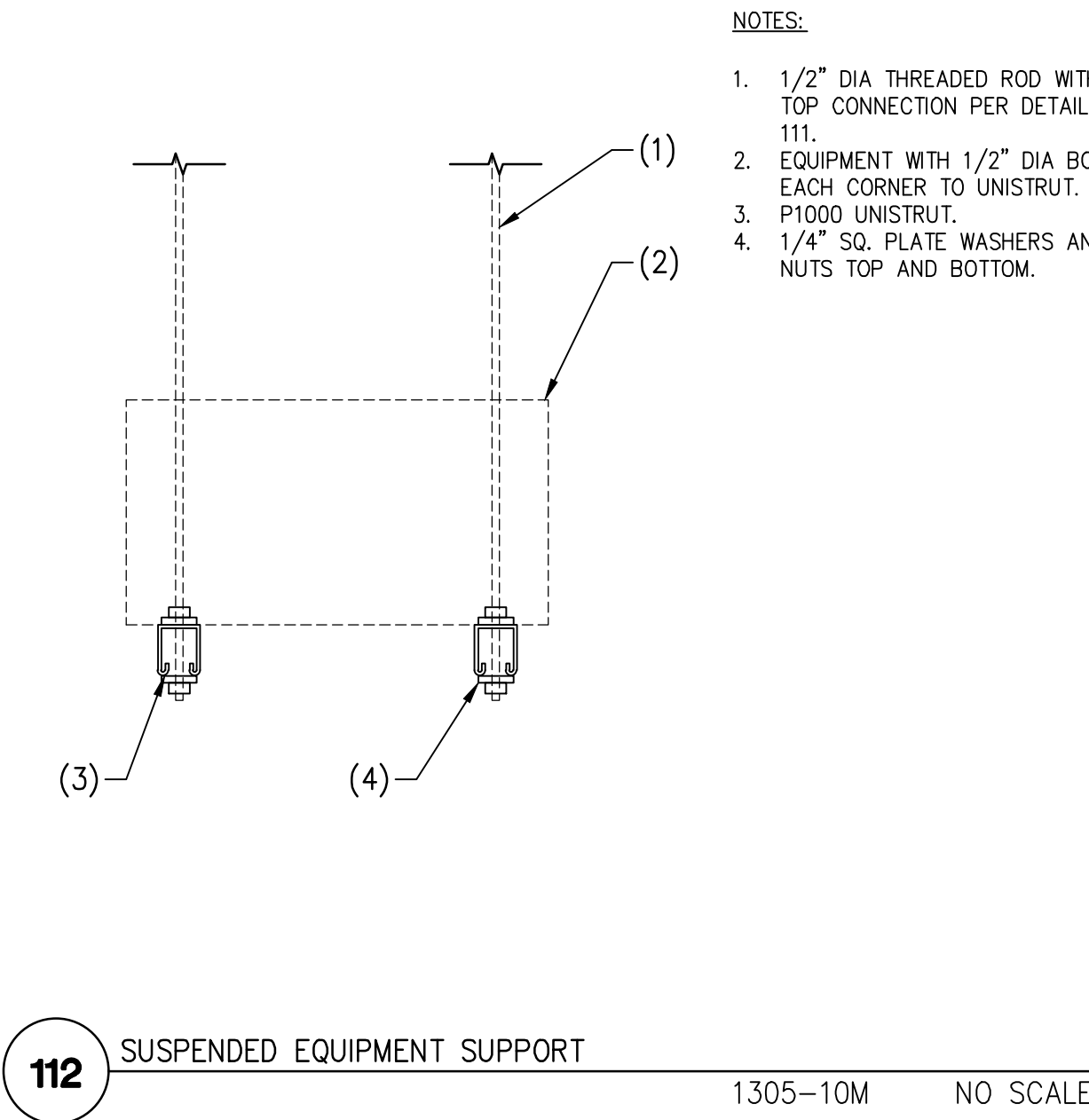
**S2.3**

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PROJECT NUMBER	24-0557	PROJECT MANAGER	RAD
PROJECT ENGINEER	XAO	PROJECT DRAFTER	JSB
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  <p><b>CARUSO TURLEY SCOTT</b> structural engineers</p> </div> <div style="text-align: center;"> <p>1215 West Rio Salado Parkway Suite 200 Tempe, Arizona 85281 (480) 774-1700 <a href="http://www.ctsaz.com">www.ctsaz.com</a></p> </div> </div>			



## FRAMING PLAN NORTH SIDE





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PROJECT NUMBER	24-0557	PROJECT MANAGER	RAD
PROJECT ENGINEER	XAO	PROJECT DRAFTER	JSB

CARUSO TURLEY SCOTT structural engineers

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PROJ. NO. 17-0323

SEALS

RICHARD A. DAHLMANN  
134764  
09/20/24  
CARUSO TURLEY SCOTT INC. 1-6791

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CLIENT/TEAM:

FUNLAB

90-94 NICHOLSON STREET, ABBOTSFORD VIC 3067

PROJECT STATUS:  
DESIGN DEVELOPMENT

SHEET ISSUE:

NO.	DATE	DESCRIPTION

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CURRENT REVISION:

SHEET TITLE:

**DETAILS**

SHEET NO.

**S3.1**



## HVAC SEQUENCE OF OPERATIONS

PROVIDE COMPLETE SET OF CONTROL SUBMITTALS INCLUDING BUT NOT LIMITED TO SEQUENCE OF OPERATIONS, CONTROL COMPONENTS AND CONTROL DRAWINGS FOR REVIEW AND APPROVAL. PROVIDE ALL NECESSARY SENSORS, DAMPER AND VALVE ACTUATORS, CONTROL, TRANSFORMERS WITH SECONDARY OVERLOAD PROTECTION, WIRING IN CONDUIT, AND ALL MISCELLANEOUS ITEMS TO ACCOMPLISH THE FOLLOWING SEQUENCE OF OPERATION:

### AIR HANDLING UNIT:

SEVEN-DAY PROGRAMMABLE CONTROLLER SHALL BE SET TO DETERMINE OCCUPIED AND UNOCCUPIED HOURS OF OPERATION. HOURS SHALL BE COORDINATED WITH OWNER.

### OCCUPIED MODE:

SUPPLY FAN SHALL RUN CONTINUOUSLY AND OUTSIDE AIR DAMPER SHALL OPEN TO MINIMUM POSITION AND MODULATE AS REQUIRED TO DELIVER SCHEDULED QUANTITY OF VENTILATION AIR.

SUPPLY FAN SPEED SHALL VARY AIR FLOW AS A FUNCTION OF LOAD DURING NON-COOLING, MINIMUM COOLING OR NON-HEATING OPERATION. SUPPLY FAN SHALL OPERATE AT MINIMUM SPEED (50% FULL AIR FLOW). DURING COOLING OPERATION, THE SUPPLY FAN SHALL MODULATE AS REQUIRED TO MAINTAIN SPACE TEMPERATURE. DURING HEATING OPERATION, THE SUPPLY FAN SHALL OPERATE AT FULL SPEED.

### COOLING:

WHEN OUTSIDE AIR TEMPERATURE IS ABOVE 55°F (ADJUSTABLE) AND SPACE TEMPERATURE RISES ABOVE OCCUPIED COOLING SET POINT, CHILLED WATER CONTROL VALVE SHALL MODULATE TO MAINTAIN A 55°F SUPPLY AIR TEMPERATURE AND SUPPLY FAN SHALL MODULATE TO MAINTAIN SPACE TEMPERATURE. WHEN SUPPLY FAN IS AT MINIMUM SPEED (50% OF FULL AIR FLOW) AND AS COOLING LOAD DECREASES, CHILLED WATER VALVE SHALL THEN MODULATE TO MAINTAIN SPACE TEMPERATURE.

### UNOCCUPIED:

WHEN OUTDOOR TEMPERATURE IS BELOW 55°F (ADJUSTABLE), CHILLED WATER CONTROL VALVE SHALL CLOSE. AS SPACE TEMPERATURE RISES ABOVE ROOM TEMPERATURE SENSOR COOLING SET POINT, OUTDOOR AIR/RETURN AIR DAMPER ACTUATOR SHALL MODULATE OUTDOOR AIR/RETURN AIR DAMPERS TO A SUPPLY AIR TEMPERATURE OF 55°F (ADJUSTABLE), SUBJECT TO MIXED AIR TEMPERATURE LOW LIMIT. CONTROLLER SET POINT OF 50°F (ADJUSTABLE), AND SUPPLY FAN SHALL MODULATE BETWEEN 50 AND 100% AS REQUIRED TO MAINTAIN SPACE TEMPERATURE.

### HEATING:

WHEN SUPPLY FAN IS AT MINIMUM SPEED (50% OF FULL AIR FLOW) AND SPACE TEMPERATURE FALLS BELOW OCCUPIED HEATING SET POINT, SUPPLY FAN SHALL RAMP UP TO FULL SPEED, OUTSIDE AIR/RETURN AIR DAMPER ACTUATOR SHALL MODULATE OUTSIDE AIR DAMPER TO MINIMUM POSITION AND ELECTRIC DUCT HEATER SHALL BE ENERGIZED IN STAGES (WHERE APPLICABLE), WHEN SPACE TEMPERATURE RISES 2 DEGREES ABOVE SPACE SET POINT, DUCT HEATER SHALL BE DEACTIVATED AND SUPPLY FAN SHALL RETURN TO MINIMUM SPEED. IF MIXED AIR TEMPERATURE DROPS BELOW 40° F (ADJUSTABLE) AS SENSED BY LOW LIMIT THERMOSTAT SERPENTINED ACROSS CHILLED WATER COIL, ENTERING AIR SIDE, OUTSIDE AIR DAMPER SHALL CLOSE, RETURN AIR DAMPER SHALL OPEN, FAN SHALL RAMP UP TO FULL SPEED, ELECTRIC DUCT HEATER SHALL BE ENERGIZED AND CHILLED WATER VALVE SHALL MODULATE FULLY OPEN.

### UNOCCUPIED MODE:

### COOLING:

UPON SIGNAL FROM UNIT CONTROLLER, SUPPLY FAN SHALL BE DE-ENERGIZED AND OUTSIDE AIR DAMPER SHALL CLOSE. IF SPACE TEMPERATURE RISES 2 DEGREES OR MORE ABOVE UNOCCUPIED SET POINT, OUTSIDE AIR DAMPER SHALL REMAIN CLOSED, SUPPLY FAN SHALL BE ACTIVATED TO FULL AIR FLOW AND CHILLED WATER CONTROL VALVE SHALL MODULATE OPEN TO DELIVER FULL CHILLED WATER FLOW TO THE COIL. WHEN TEMPERATURE FALLS 2 DEGREES BELOW SET POINT, SUPPLY FAN SHALL BE DE-ENERGIZED.

### HEATING:

UPON SIGNAL FROM UNIT CONTROLLER, SUPPLY FAN SHALL BE DE-ENERGIZED AND OUTSIDE AIR DAMPER SHALL CLOSE. IF SPACE TEMPERATURE FALLS 2 DEGREES OR MORE BELOW SET POINT, OUTSIDE AIR DAMPER SHALL REMAIN CLOSED, SUPPLY FAN SHALL BE ACTIVATED TO FULL AIR FLOW AND ELECTRIC DUCT HEATER SHALL BE ENERGIZED UNTIL SPACE TEMPERATURE IS SATISFIED. WHEN TEMPERATURE RISES 2 DEGREES ABOVE SET POINT, ELECTRIC DUCT HEATER AND SUPPLY FAN SHALL BE DE-ENERGIZED.

### WINTER MORNING WARM-UP:

CONTROLS SHALL BE CAPABLE OF AUTOMATICALLY ADJUSTING DAILY START TIME OF UNIT IN ORDER TO BRING EACH SPACE TO SPECIFIED OCCUPIED TEMPERATURE IMMEDIATELY PRIOR TO SCHEDULED OCCUPANCY.

### SET POINTS:

OCCUPIED COOLING:	75°F
OCCUPIED HEATING:	70°F
UNOCCUPIED COOLING:	85°F
UNOCCUPIED HEATING:	55°F

### SMOKE DETECTOR SHUT DOWN:

SMOKE DETECTOR SHALL DE-ENERGIZE SUPPLY FAN AND CLOSE OUTSIDE AIR DAMPER IN BOTH OCCUPIED AND UNOCCUPIED MODES WHENEVER SMOKE IS SENSED BY SMOKE DETECTOR.

## MECHANICAL SPECIFICATIONS

PROVIDE EQUIPMENT INDICATED ON DRAWINGS, AND AS REQUIRED FOR A COMPLETE FUNCTIONING SYSTEM.

DEFINITIONS: FURNISH MEANS TO SUPPLY AND DELIVER TO PROJECT SITE, READY FOR INSTALLATION. INSTALL MEANS TO PLACE IN POSITION AND MAKE CONNECTIONS FOR SERVICE OR USE. PROVIDE MEANS TO FURNISH AND INSTALL, COMPLETE AND READY FOR INTENDED USE.

WARRANTY: PROVIDE LABOR AND MATERIALS TO REPAIR OR REPLACE DEFECTIVE PARTS AND MATERIALS AS REQUIRED FOR ONE YEAR AFTER SUBSTANTIAL COMPLETION OR OWNER ACCEPTANCE OF COMPLETED PROJECT. PROVIDE SEPARATE LINE ITEM DEDUCT AMOUNT ON THE PROPOSAL FORM TO DELETE WARRANTY SERVICE, AT OWNERS OPTION.

COORDINATION: COORDINATE WITH WORK OF OTHER TRADES, EQUIPMENT FURNISHED BY OTHERS, REQUIREMENTS OF OWNER, AND WITH CONSTRAINTS OF EXISTING CONDITIONS OF PROJECT SITE.

DUCT DIMENSIONS: UNLESS OTHERWISE NOTED, DUCT DIMENSIONS ON DRAWINGS ARE INSIDE CLEAR DIMENSIONS.

SHEET METAL DUCTWORK: PROVIDE SHEET METAL DUCTWORK FABRICATED AND INSTALLED IN ACCORDANCE WITH ASHRAE AND SMACNA STANDARDS. FOR 1" W.G. PRESSURE CLASS, SEAL CLASS "A". SHEET METAL SHALL BE GALVANIZED SHEET STEEL OF LOCK FORMING QUALITY, WITH 60% ZINC COATING. SHEET STEEL SHALL COMPLY WITH ASTM A653 STANDARD SPECIFICATION FOR STEEL SHEET METAL, ZINC COATED (GALVANIZED) OR ZINC-IRON ALLOY-COATED (GALVALANIZED) BY HOT DIP PROCESS, AND A924 STANDARD SPECIFICATION FOR GENERAL REQUIREMENTS FOR SHEET, METALLIC-COATED BY HOT DIP PROCESS. ALL ANGLE IRON USED FOR SUPPORT SHALL BE GALVANIZED. CONNECTIONS TO WALLS OR FLOOR SHALL BE AIR TIGHT WITH ANGLE IRON AND CAULKING. SEAL ALL DUCT SEAMS, TRANSVERSE AND LONGITUDINAL, AIR TIGHT. PROVIDE TURNING VANES AT ALL 90° ELBOWS.

ROUND SHEET METAL DUCT: PROVIDE SPIRAL SEAM (ALL SIZES) OR SNAP LOCK (CONCEALED DUCT SIZES UP TO 10") GALVANIZED STEEL COMPLYING WITH SMACNA STANDARDS. SPIRAL SEAM DUCTWORK SHALL HAVE SMACNA SEAM TYPE RL-1.

FLEXIBLE DUCT: PROVIDE FACTORY ASSEMBLED CLASS 1 AIR DUCT (UL 181) WITH 1" THICK 1 PCF FIBERGLASS INSULATION AND REINFORCED OUTER PROTECTIVE COVER/VAPOR BARRIER. FLEXIBLE DUCT SHALL MEET MPPA 90A WITH FLAME SPREAD UNDER 25, SMOKE DEVELOPED UNDER 50, AND SHALL BE RATED FOR MINIMUM 2" W.G. PRESSURE AND 0 TO 250°F TEMPERATURE. PROVIDE SCREW-OPERATED METAL ADJUSTABLE CLAMPING DEVICES. USE TWIST-LOCK TAP COLLARS AT CONNECTIONS INTO SHEET METAL DUCTWORK. MAXIMUM EXTENDED LENGTH OF FLEXIBLE DUCT SHALL NOT EXCEED 6 FEET.

EXPOSED DUCTWORK: EXPOSED DUCTWORK SHALL BE CLEANED OF DEBRIS AND OIL, THEN WIPED DOWN WITH VINEGAR OR OTHER SURFACE PREPARING CHEMICAL TO PREPARE DUCT FOR PAINT.

DUCT SEALANT FOR DUCTWORK LOCATED INDORS: PROVIDE WATER BASED SYNTHETIC LATEX EMULSION PERMANENTLY FLEXIBLE HIGH PRESSURE DUCT SEALANT. DUCTMATE INDUSTRIES INC., PRO SEAL OR EQUAL. SEALANT TO BE LOW VOC LEED COMPLIANT CAPABLE OF 15" W.G., NFPA 90A AND 90B APPROVED, UL 181B-M LISTED AND UL 723 CLASSIFIED. INSTALL PER MANUFACTURER INSTRUCTIONS. SEALANTS SHALL BE APPROVED FOR PLENUM INSTALLATIONS AND MEET FLAME SPREAD AND SMOKE DEVELOPED RATINGS FOR PLENUM APPLICATIONS.

DUCT INSULATION (ALL ROUND SUPPLY DUCT AND ROUND RETURN DUCT ABOVE CEILING): PROVIDE MINIMUM 1-1/2" THICK BLANKET TYPE FIBERGLASS INSULATION COMPLYING WITH ASTM E 235, TYPE II, WITH FACTORY APPLIED KRAFT BONDED TO ALUMINUM FOIL, REINFORCED WITH FIBERGLASS VAPOR BARRIER/JACKET. JACKET SHALL CONFORM TO ASTM C-1138, TYPE II. INSTALLED R VALUE SHALL BE 4.2 OR HIGHER WITH 0.75 PCF DENSITY.

DUCT LINER (ALL RECTANGULAR SUPPLY AND RETURN DUCT, ALL EXPOSED ROUND DUCTWORK): PROVIDE MINIMUM 1" THICK, LONG TEXTILE FIBER TYPE DUCT LINER, WITH COATING ON AIR STREAM SIDE CONFORMING TO NFPA 90A. DUCT LINER SHALL BE SECURED TO DUCT WITH BOTH ADHESIVE AND MECHANICAL FASTENERS. ADHESIVE SHALL BE LEED COMPLIANT LOW VOC AS RECOMMENDED BY DUCT LINER MANUFACTURER, AND SHALL COMPLY WITH ASTM C-916. DUCT LINER FASTENERS SHALL COMPLY WITH SMACNA "HVAC DUCT CONSTRUCTION STANDARDS", LATEST EDITION, THERMAL CONDUCTIVITY SHALL BE EQUAL TO OR LESS THAN 0.24 AT 75°F (MINIMUM R-VALUE OF 4.2).

ROUND VOLUME DAMPERS: PROVIDE MINIMUM 20 GAUGE GALVANIZED STEEL FRAME AND BLADES, MINIMUM 3/8" SQUARE STEEL AXLE, MOLDED SYNTHETIC BEARINGS, WITH LOCKING POSITION REGULATOR. REGULATOR SHALL BE POSITIONED WITH SHEET METAL STAND-OFF BRACKET BEYOND DUCT COVERING, WHERE POSITIONING REGULATOR IS NOT ACCESSIBLE, PROVIDE COUPLING AND EXTENSION ROD WITH REGULATOR FOR CEILING OR WALL INSTALLATION, AS REQUIRED.

RECTANGULAR VOLUME DAMPERS: PROVIDE MINIMUM 16 GAUGE GALVANIZED STEEL CHANNEL FRAME, 16 GAUGE GALVANIZED STEEL BLADES, MINIMUM 1/2" HEXAGONAL AXLE, MOLDED SYNTHETIC BEARINGS, WITH 3/8" SQUARE PLATED STEEL CONTROL SHAFT. LINKAGES SHALL BE CONCEALED IN FRAME. OPERATING SHAFT SHALL EXTEND BEYOND FRAME AND DUCT TO A LOCKING QUADRANT WITH ADJUSTABLE LEVER. MAXIMUM BLADE WIDTH SHALL NOT EXCEED 6".

DUCT TURNING VANES: PROVIDE FABRICATED TURNING VANES AND VANE RUNNERS CONSTRUCTED IN ACCORDANCE WITH SMACNA "HVAC DUCT CONSTRUCTION STANDARDS". PROVIDE TURNING VANES CONSTRUCTED OF CURVED BLADES, SUPPORTED WITH BARS PERPENDICULAR TO BLADES, AND SET INTO SIDE STRIPS SUITABLE FOR MOUNTING IN DUCTWORK. FOLLOW SMACNA GUIDELINES FOR SPACING SUPPORT, AND CONSTRUCTION. ALL BLADES SHALL BE DOUBLE THICKNESS AIRFOIL TYPE.

FLEXIBLE DUCT CONNECTORS: PROVIDE UL LABELED 30 OUNCE NEOPRENE COATED FIBERGLASS FABRIC DUCT CONNECTORS AT DUCT CONNECTIONS TO VIBRATING EQUIPMENT.

DUCT ACCESS DOORS: PROVIDE HINGED ACCESS DOORS IN DUCTWORK WHERE REQUIRED FOR ACCESS TO EQUIPMENT. PROVIDE INSULATED ACCESS DOORS FOR INSULATED DUCTWORK. CONSTRUCT OF SAME OR THICKER GAUGE SHEET METAL AS DUCT IN WHICH IT IS INSTALLED. PROVIDE FLUSH FRAMES FOR UNINSULATED DUCTS, AND EXTENDED FRAMES FOR EXTERNALLY INSULATED DUCTS. PROVIDE CONTINUOUS HINGE ON ONE SIDE, WITH ONE HANDLE-TYPE LATCH FOR ACCESS DOORS 12" HIGH AND SMALLER, AND TWO HANDLE-TYPE LATCHES FOR LARGER ACCESS DOORS.

HYDRONIC PIPING: PROVIDE SCHEDULE 40 STEEL PIPE WITH WELDED FITTINGS, OR TYPE "L" COPPER PIPE WITH BRAZED JOINTS. PROVIDE DIELECTRIC SEPARATION FROM DISSIMILAR METALS.

PIPE INSULATION: ALL HYDRONIC PIPING FOR CHILLED WATER, VALVES, FITTINGS, AND ACCESSORIES SHALL BE INSULATED WITH THE FOLLOWING: PROVIDE RIGID ONE-PIECE FIBERGLASS PIPE INSULATION COMPLYING WITH REQUIREMENTS OF ASTM C-547, WITH FACTORY APPLIED WHITE KRAFT BONDED TO ALUMINUM FOIL, REINFORCED WITH FIBERGLASS YARN KRAFT JACKET WITH SELF-SEALING ADHESIVE LAP LONGITUDINAL JOINTS AND BUTT STRIPS FOR TRANSVERSE JOINTS. JACKETING SHALL CONFORM TO ASTM C-1138, TYPE I, AND SHALL HAVE MAXIMUM VAPOR TRANSMISSION RATING OF 0.02 PERM WHEN TESTED ACCORDING TO ASTM E 96. PROVIDE A INSULATION AND JACKET SHALL BE RATED FOR OPERATING TEMPERATURES UP TO 850°F. INSULATE PIPES SIZED 1-1/2 INCHES AND SMALLER WITH 1-1/2 INCH THICK INSULATION, INSULATE PIPES SIZED LARGER THAN 1-1/2 INCHES WITH 2 INCH THICK INSULATION. INSULATION SHALL HAVE CONDUCTIVITY NOT TO EXCEED 0.27 BTU/IN-H-T °F AT 75°F. MAINTAIN CONTINUOUS VAPOR BARRIER ON CHILLED WATER PIPING.

MECHANICAL PIPING IDENTIFICATION: PROVIDE PIPE MARKERS, FLOW ARROWS AND ENGRAVED PLASTIC-LAMINATE SIGNS FOR MECHANICAL PIPING AND VALVES TO COMPLY WITH ANSI A13.1. PROVIDE ONLY ONE TYPE OF PIPE MARKERS AND FLOW ARROWS FOR ALL SYSTEMS.

PRESSURE/TEMPERATURE TEST PLUGS (PETE'S PLUG): 1/4" NPT FITTINGS TO RECEIVE EITHER TEMPERATURE OR PRESSURE PROBE, 1/8" O.D. FITTING AND CAPS SHALL BE BRASS WITH VALVE CORE OF NORDOL, RATED AT 150 PSIG AT 0°F TO 200°F.

COMBINATION BALANCING AND SHUT-OFF VALVES: BELL & GOSSETT CIRCUIT SETTER WITH LOCKING SET POINT. PROVIDE CIRCUIT SETTER BALANCE WHEEL WITH O&M MANUAL. TACO OR HOMESTEAD ARE CONSIDERED AS EQUAL.

ALL CHILLED WATER PIPING AND EQUIPMENT SHALL BE PRESSURE TESTED WITHOUT LEAKAGE AT MINIMUM PRESSURE OF 150 PSI.

AUTOMATIC FLOW CONTROL VALVES WITH INTEGRAL SHUT OFF VALVE: PROVIDE AUTOMATIC FLOW CONTROL VALVES WITH COMBINATION MANUAL SHUT OFF. BODY SHALL BE BRASS OR FERROUS METAL WITH PISTON AND SPRING ASSEMBLY, TAMPER PROOF SELF CLEANING AND REMOVABLE. INCLUDE BRONZE OR BRASS ALLY FULL PORT BALL VALVE FOR SHUT OFF. VALVES SHALL MAINTAIN FLOW WITHIN 5% OF DESIGN. PROVIDE LABEL ON EACH VALVE TO IDENTIFY UNIT IT SERVES, VALVE NUMBER AND SET FLOW RATE. ACCEPTABLE MANUFACTURERS SHALL BE FLOW DESIGN, INC. OR GRISWOLD CONTROLS.

STRAINERS - "Y" PATTERN STRAINERS, 150 PSI, CAST IRON BODY WITH PERFORATED STAINLESS STEEL SCREEN, THREADED FOR 2" AND SMALLER, FLANGED FOR 2-1/2" AND LARGER. SCREEN OPENING SIZE AT 0.033" FOR 1/8" CHILLED WATER, PROVIDED WITH BLOWDOWN VALVE WITH HOSE END FITTING.

BALL VALVES, 2-1/2" AND SMALLER: TWO OR THREE-PIECE BRONZE BODY, FULLY PORTED, CHROME PLATED BRASS BALL, REPLACEABLE "TEFLON" OR "PTFE" SEATS AND SEALS. VALVES SHALL HAVE RATING OF 150 PSI WSP, 500 PSI WOG. CONNECTIONS SHALL BE SOLDERED OR THREADED ENDS TO MATCH PIPING SYSTEM. STANDARD COMPLIANCE, BRONZE OR BRASS VALVES, MSS-SP-110. PROVIDE EXTENDED STEMS OR EXTENDED STEM KITS ON VALVES THAT ARE INSULATED. VALVE SHALL BE OPERABLE WITHOUT DAMAGING PIPE INSULATION SYSTEM.

BUTTERFLY VALVES, 3" AND LARGER: PROVIDE LUG TYPE VALVES WHERE USED FOR EQUIPMENT SHUT-OFF SERVICE. PROVIDE WAFER TYPE VALVES FOR OTHER APPLICATIONS. PROVIDE VALVES WITH CAST IRON OR DUCTILE IRON BODY, STAINLESS STEEL STEM AND NICKEL PLATED DUCTILE IRON DISC. VALVES SHALL HAVE RATING OF 200 PSI. CONNECTIONS: INSTALL BETWEEN STANDARD FLANGES. STANDARD COMPLIANCE: MSS-SP-67.

VALVE COMPONENTS, PUMP, AND HYDRONIC SPECIALTIES: PROVIDE 1" THICK EXPANDED CLOSED CELL ELASTOMERIC PIPE INSULATION COMPLYING WITH REQUIREMENTS OF ASTM C-518, WITH MAXIMUM VAPOR TRANSMISSION RATING OF 0.10 PERM-IN. WHEN TESTED IN ACCORDANCE WITH ASTM E 96. THERMAL CONDUCTIVITY (K VALUE) SHALL NOT EXCEED 0.25 AT 75°F. WITH MINIMUM R VALUE OF R3.7 PER INCH. INSULATION SHALL BE RATED FOR OPERATING TEMPERATURES FROM -20°F TO 220°F. REFER TO SCHEDULE BELOW FOR USE AND THICKNESS. FOR EXTERIOR APPLICATIONS APPLY UV PROTECTANT COATING TO ALL SURFACES.

MECHANICAL EQUIPMENT IDENTIFICATION: PROVIDE ENGRAVED PLASTIC LAMINATE LABEL FOR EACH MAJOR ITEM OF MECHANICAL EQUIPMENT AND EACH OPERATIONAL DEVICE. LETTERS SHALL BE MINIMUM OF 1/2" HIGH. PROVIDE SIGNS TO INFORM OPERATOR OF OPERATIONAL REQUIREMENTS, TO INDICATE SAFETY AND EMERGENCY PRECAUTIONS, AND TO WARN OF HAZARDS AND IMPROPER OPERATION.

TESTING AND BALANCING: TEST AND ADJUST ALL MECHANICAL SYSTEMS AND EQUIPMENT TO ASSURE PROPER BALANCE AND OPERATION. PERFORM TESTS IN ACCORDANCE WITH THE MOST CURRENT NEBB OR AABC, AND ASHRAE STANDARDS. ELIMINATE OBJECTIONABLE NOISE AND VIBRATION, AND ASSURE PROPER FUNCTION OF CONTROLS. BALANCING CONTRACTOR SHALL BE AN INDEPENDENT CERTIFIED TEST AND BALANCE CONTRACTOR, WITH NEBB OR AABC CERTIFICATION. SUBMIT COMPLETED AND CERTIFIED TEST AND BALANCE REPORT TO OWNERS REPRESENTATIVE. BALANCE ALL SYSTEMS TO WITHIN 5% OF AIR FLOWS INDICATED ON THE DRAWINGS, AND REPORT DISCREPANCIES TO HVAC INSTALLER FOR CORRECTION. MARK FINAL BALANCE POSITIONS ON DAMPERS WITH PERMANENT MARKER.

OPERATIONS AND MAINTENANCE MANUALS (O&M): AT COMPLETION OF PROJECT PROVIDE A MINIMUM OF TWO O&M MANUALS IN THREE RING BINDERS TO OWNER/TENANT. MANUALS SHALL HAVE TABS LABELED WITH ALL SECTIONS SEPARATED WITH A CLEAR INDEX AT FRONT. PROVIDE WARRANTY LETTER AT FRONT OF MANUAL STATING DATES OF WARRANTY (START DATE AND END DATE) AND CONTACTS WITH PHONE NUMBERS FOR WARRANTY WORK. PROVIDE NARRATIVE OF HOW EACH SYSTEM IS INTENDED TO OPERATE INCLUDING RECOMMENDED SETPOINTS, MANUALS SHALL INCLUDE SUBMITTALS OF ALL EQUIPMENT, SIZE AND OPTIONS. SELECTED. PROVIDE ALL BALANCING REPORTS. PROVIDE MANUFACTURER LITERATURE FOR OPERATIONS AND MAINTENANCE FOR ALL EQUIPMENT ON PROJECT. ALL PERIODIC AND ROUTINE MAINTENANCE SHALL BE CLEARLY IDENTIFIED. PROVIDE CONTROLS SECTION LISTING SYSTEM OPERATING AND CONTROL INSTRUCTIONS, MAINTENANCE, CALIBRATION, WIRING DIAGRAMS, SCHEMATICS AND CONTROL SEQUENCE DESCRIPTIONS.

## MECHANICAL SYMBOLS AND ABBREVIATIONS

### GRILLES/DIFFUSERS:

	SUPPLY DIFFUSER
	SIDEWALL MOUNTED SUPPLY REGISTER
	RETURN GRILLE
	EXHAUST GRILLE

### DUCT SYMBOLS:

	NEW SHEET METAL DUCTWORK
	SUPPLY OR OUTSIDE AIR DUCT
	RETURN AIR DUCT
	EXHAUST AIR DUCT
	DUCTWORK TRANSITION
	DUCTWORK TRANSITION - RECTANGULAR TO ROUND
	SUPPLY DUCT ELBOW UP OR DOWN
	RETURN DUCT ELBOW UP OR DOWN
	EXHAUST DUCT ELBOW UP OR DOWN
	DUCT ELBOW WITH FIXED TURNING VANES
	DUCT BRANCH TAKE-OFF
	ROUND SPIN-IN WITH DAMPER
	SQUARE TO ROUND TAP WITH DAMPER
	FLEXIBLE DUCT CONNECTION
	FLEXIBLE DUCTWORK

### SYMBOLS LEGEND NOTES:

- REFER TO PLANS AND SPECIFICATIONS FOR DETAILED DESCRIPTION OF ALL DEVICES SHOWN. PROVIDED BY THIS CONTRACTOR. PROJECT MAY NOT USE ALL SYMBOLS OR DEVICES INDICATED ON THIS LEGEND.

### EQUIPMENT:

	AIR HANDLING UNIT
	MAKE UP AIR UNIT
	ELECTRIC DUCT HEATER IN DUCT
	THERMOSTAT
	DUCT SMOKE DETECTOR

### GENERAL REFERENCES/NOTATIONS:

	CONNECT TO EXISTING
	NOTE DESIGNATION
	REVISION DESIGNATION
	MECHANICAL EQUIPMENT DESIGNATION
	DIFFUSER DESIGNATION AND CFM

### LINE TYPES:

	CHILLED WATER SUPPLY
	CHILLED WATER RETURN

## MECHANICAL GENERAL NOTES

- CONTRACTORS AND SUB-CONTRACTORS SHALL CAREFULLY REVIEW CONSTRUCTION DOCUMENTS. INFORMATION REGARDING COMPLETE WORK IS DISPERSED THROUGHOUT DOCUMENT SET AND CANNOT BE ACCURATELY DETERMINED WITHOUT REFERENCE TO COMPLETE DOCUMENT SET.
- COORDINATE WITH WORK OF OTHER SECTIONS. EQUIPMENT FURNISHED BY OTHERS, REQUIREMENTS OF OWNER, AND WITH CONSTRAINTS OF EXISTING CONDITIONS OF PROJECT SITE. PROVIDE DUCT AND PIPE RISES AND DROPS AS REQUIRED FOR FIELD INSTALLATION AND TRADE COORDINATION. NOTIFY ARCHITECT OF DISCREPANCIES BEFORE STARTING WORK.
- DRAWINGS FOR HVAC WORK ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, LAYOUT, AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENT. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS. REFER TO MANUFACTURER'S STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS. PROVIDE DUCTWORK, CONNECTIONS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY FOR A COMPLETE SYSTEM.
- ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODE REQUIREMENTS AS APPROVED AND AMENDED BY THE GOVERNING AUTHORITY. PURCHASE ALL PERMITS ASSOCIATED WITH WORK. OBTAIN ALL INSPECTIONS REQUIRED BY CODE.
- INSTALL EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS AND MAINTAIN MANUFACTURER'S RECOMMENDED CLEARANCE.
- USE OF COMBUSTIBLE MATERIALS IS NOT ALLOWED IN RETURN AIR PLENUMS. MATERIALS USED IN PLENUMS SHALL HAVE FLAME SPREAD RATING NOT TO EXCEED 25, AND SMOKE DEVELOPED RATING NOT TO EXCEED 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84. ALL EXPOSED WIRING IN PLENUMS SHALL BE PLENUM RATED.
- CONTRACT LANDLORD APPROVED ROOFING CONTRACTOR TO FLASH AND SEAL RELATED ROOF PENETRATIONS TO MAINTAIN ROOFING WARRANTY.

## MECHANICAL REMODEL NOTES

REMOVE ALL EXISTING MECHANICAL EQUIPMENT, DUCTWORK, HANGERS, SUPPORTS, PIPING, AND ACCESSORIES ONLY SERVING THIS SPACE AND NOT UTILIZED IN COMPLETED PROJECT. FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID.

## EXISTING DUCTWORK NOTES

REUSE AS MUCH OF EXISTING DUCTWORK AS POSSIBLE. FIELD VERIFY SIZES OF EXISTING DUCTWORK PRIOR TO BID. FIELD VERIFY EXACT LOCATION AND CONDITION. PATCH/REPAIR/SEAL AIR TIGHT, REPLACE AND PROVIDE NEW INSULATION AS REQUIRED. VACUUM CLEAN PER 2021 NADCA, SECTION 4, AFTER CONSTRUCTION AND PRIOR TO OCCUPANCY.

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SEALS



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**HOLEY MOLEY GOLF CLUB**  
**SHOPS AT RIVERCENTER**  
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CLIENT / TENANT:  
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### PROJECT STATUS:

Project Status

### SHEET ISSUE:

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SET ISSUE DATE:  
05/16/2024

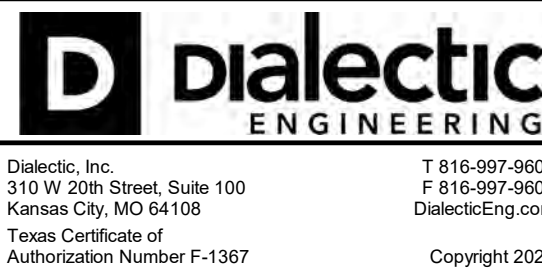
CURRENT REVISION:

### SHEET TITLE:

**GENERAL NOTES,  
LEGENDS, AND  
SPECIFICATIONS**

SHEET NO.

**M0.1**



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Texas Certificate of  
Authorization Number F-1367

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FIELD VERIFY LOCATION OF LANDLORD'S PRIMARY RELIEF AIR DUCT. PROVIDE ALL NECESSARY SENSORS AND CONTROLS FOR PROPER OPERATION. CLEAN AND REPAIR DUCT AS REQUIRED FOR PROPER OPERATION. ENSURE RELIEF DUCT IS EXTENDED INTO OPEN GOLF/DINING SPACE. CONTACT ENGINEER IF PROPER OPERATION CAN NOT BE MET.

FIELD VERIFY LOCATION OF LANDLORD'S PRIMARY RELIEF AIR DUCT. PROVIDE ALL NECESSARY SENSORS AND CONTROLS FOR PROPER OPERATION. CLEAN AND REPAIR DUCT AS REQUIRED FOR PROPER OPERATION. ENSURE RELIEF DUCT IS EXTENDED INTO OPEN GOLF/DINING SPACE. CONTACT ENGINEER IF PROPER OPERATION CAN NOT BE MET.

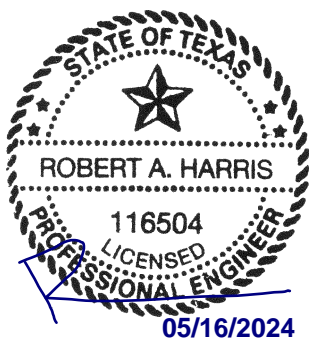
- 1 PROVIDE AIR HANDLING UNIT, INSTALL UNIT LEVEL FOR PROPER CONDENSATE DRAINAGE. SUPPORT UNIT FROM STRUCTURE ABOVE WITH CHANNEL AND ALL-THREAD ROD WITH SPRING VIBRATION ISOLATION MOVING BEARING CONNECTORS ON THE SUPPLY AND RETURN AIR DUCT CONNECTIONS.
- 2 DUCT MOUNTED SMOKE DETECTOR FURNISHED BY FIRE ALARM CONTRACTOR AND INSTALLED IN DUCT BY MECHANICAL CONTRACTOR. INTERLOCK WIRING BETWEEN FIRE ALARM SYSTEM RELAY AND UNIT SHUTDOWN CONTACT SHALL BE PROVIDED BY MECHANICAL CONTRACTOR. ALL LANDLORDS' PERMITS BY FIRE ALARM CONTRACTOR DETECTION OF SMOKE SHALL INITIATE A SIGNAL FROM FIRE ALARM SYSTEM TO SHUT DOWN UNIT.
- 3 PROVIDE COMPATIBLE 7-DAY PROGRAMMABLE CONTROLLER FOR CHILLED WATER/ELECTRIC HEAT AIR HANDLING UNIT. MOUNT CONTROLLER 48" ABOVE FINISHED FLOOR.
- 4 PROVIDE RETURN AIR BOOT WITH ACOUSTICAL DUCT LINER. LINER SHALL BE 1" THICK, LONG TEXTILE TYPE FIBER, WITH SURFACE CLEANABLE PER NAIMA DUCT CLEANING GUIDELINES. INSTALL LINER IN ACCORDANCE WITH SAIMCA DUCT CONSTRUCTION STANDARDS. LAMINATE LINER TO INTERNAL SURFACES OF DUCT IN ACCORDANCE WITH LINER MANUFACTURER'S INSTRUCTIONS, AND FASTEN WITH MECHANICAL FASTENERS.
- 5 TAP MIXING BOX WITH OUTSIDE AIR (O/A) DUCT. FIELD VERIFY LOCATION OF LANDLORD'S PRIMARY OUTSIDE AIR DUCT. EXTEND O/A DUCT TO LANDLORD'S PERMITS BY OUTSIDE AIR DUCT AND CONNECT PER LANDLORD REQUIREMENTS.
- 6 ELBOW END OF RETURN DUCT UP 4".
- 7 MOUNT DUCT TIGHT TO STRUCTURE.
- 8 PROVIDE ELECTRIC DUCT HEATER. INSTALL DUCT HEATER IN DUCT PER MANUFACTURER'S CONNECTIONS. MAINTAIN MANUFACTURER'S LISTED CLEARANCE IN FRONT OF HEATER CONTROL PANEL.
- 9 DIRECT SUPPLY GRILLE 22.5° DOWNWARD WITH A 45° SPREAD.
- 10 MOUNT BOTTOM OF GRILLE 13" ABOVE FINISHED FLOOR.
- 11 PROVIDE NEW EXHAUST GRILLE IN CEILING. PROVIDE BRANCH DUCTWORK BACK TO EXHAUST MAIN AND PROVIDE BALANCING DAMPER AT CONNECTION TO MAIN. CONNECT BACK INTO EXHAUST MAIN DUCT AT A LOCATION SUCH THAT THE RESULTING TOTAL AIR FLOW IN THE MAIN DOES NOT EXCEED A MAXIMUM FRICTION LOSS OF 0.05" PER 100 FEET AND A MAXIMUM VELOCITY OF 1,000 FEET PER MINUTE. FIELD VERIFY LOCATION OF LANDLORD'S PRIMARY EXHAUST AIR DUCT.
- 12 EXTEND CHILLED WATER PIPING AND CONNECT TO EXISTING SUPPLY AND RETURN MAINS. FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID.
- 13 PROVIDE NEW SUPPLY DIFFUSER IN CEILING. PROVIDE BRANCH DUCTWORK BACK TO SUPPLY MAIN AND PROVIDE BALANCING DAMPER AT CONNECTION TO MAIN. CONNECT BACK INTO SUPPLY MAIN DUCT AT A LOCATION SUCH THAT THE RESULTING TOTAL AIR FLOW IN THE MAIN DOES NOT EXCEED A MAXIMUM FRICTION LOSS OF 0.08" PER 100 FEET AND A MAXIMUM VELOCITY OF 1,000 FEET PER MINUTE. FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID.

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## PROJECT STATUS

### Project Status

SHEET ISS

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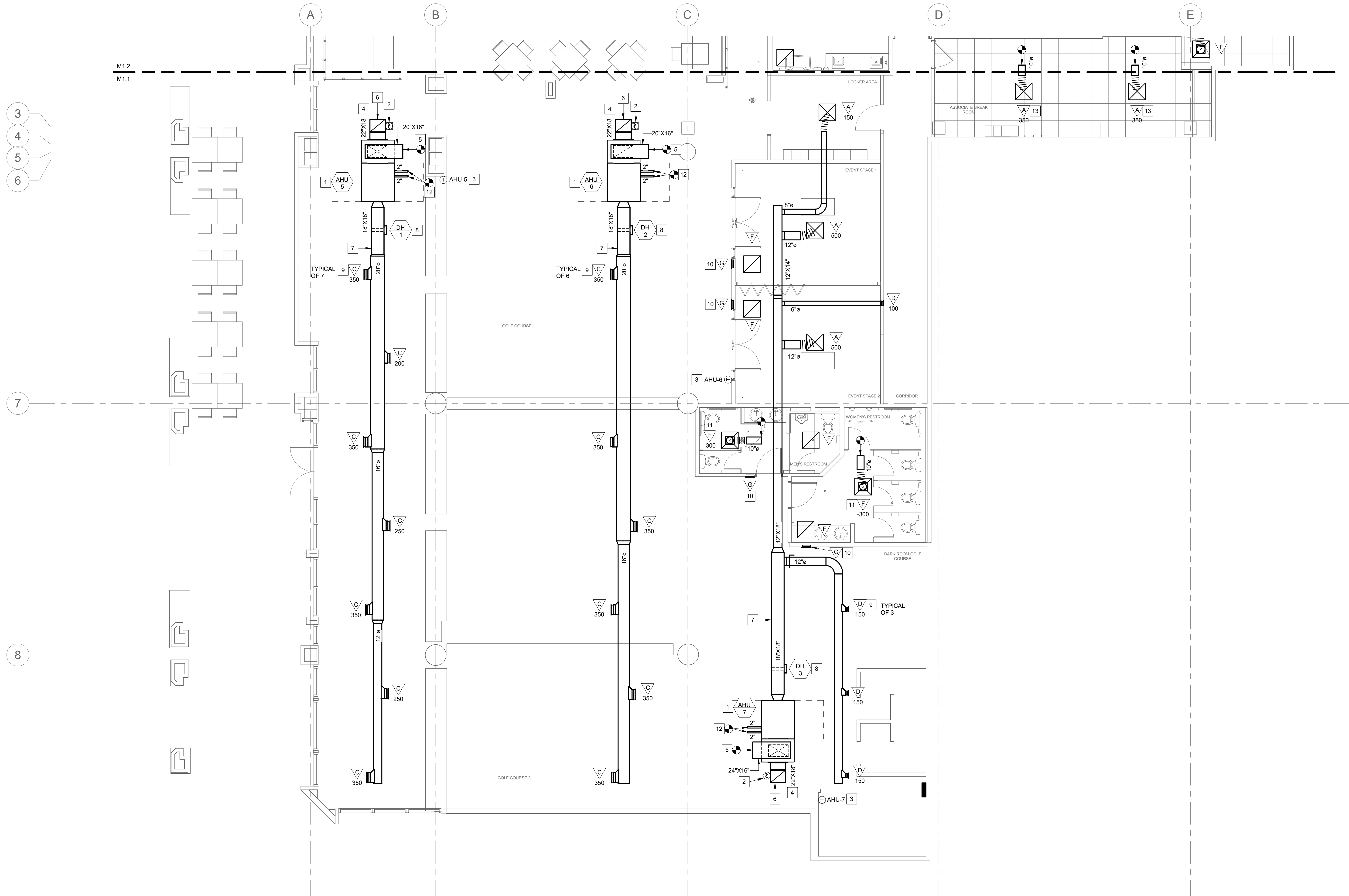
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SHEET TITLE:

## MECHANICAL PLAN (AREA 1)

SHEET NO.

## M1.1



## 1 MECHANICAL PLAN (AREA 1)

$$3/16'' = 1'-C$$


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PRINTED ON: 11/09/21



## EXISTING RELIEF NOTES

FIELD VERIFY LOCATION OF LANDLORD'S PRIMARY RELIEF AIR DUCT. PROVIDE ALL NECESSARY SENSORS AND CONTROLS FOR PROPER OPERATION. CLEAN AND REPAIR DUCT AS REQUIRED FOR PROPER OPERATION. ENSURE RELIEF DUCT IS EXTENDED INTO OPEN GOLF-DINING SPACE. CONTACT ENGINEER IF PROPER OPERATION CAN NOT BE MET.

## MECHANICAL KEY NOTES

- EXISTING AIR HANDLING UNIT AND ASSOCIATED PIPING TO REMAIN. FIELD VERIFY EXACT LOCATION OF UNIT. CLEAN UNIT, GREASE ALL BEARINGS, REPLACE FILTERS, AND CLEAN COILS. RESHAPE MOTOR AS REQUIRED TO DELIVER SPECIFIED AIR FLOW.
- EXISTING MAKE-UP AIR UNIT TO REMAIN. CLEAN, ADJUST AND REPAIR TO GOOD WORKING CONDITION.
- RELOCATE THERMOSTAT AS SHOWN ON PLAN. REMOVE, CLEAN, ADJUST AND REPAIR TO GOOD WORKING CONDITION. REPLACE WITH EQUIVALENT THERMOSTAT IF REQUIRED.
- PROVIDE NEW RETURN GRILLE IN CEILING. PROVIDE BRANCH DUCTWORK BACK TO RETURN MAIN AND PROVIDE BALANCING DAMPER AT CONNECTION TO MAIN. CONNECT BACK INTO RETURN MAIN DUCT AT A LOCATION SUCH THAT THE RESULTING TOTAL AIR FLOW IN THE MAIN DOES NOT EXCEED A MAXIMUM FRICTION LOSS OF 0.05" PER 100 FEET AND A MAXIMUM VELOCITY OF 1,000 FEET PER MINUTE. VERIFY EXISTING CONDITIONS PRIOR TO BID.
- PROVIDE NEW SUPPLY DIFFUSER IN CEILING. PROVIDE BRANCH DUCTWORK BACK TO SUPPLY MAIN AND PROVIDE BALANCING DAMPER AT CONNECTION TO MAIN. CONNECT BACK INTO SUPPLY MAIN DUCT AT A LOCATION SUCH THAT THE RESULTING TOTAL AIR FLOW IN THE MAIN DOES NOT EXCEED A MAXIMUM FRICTION LOSS OF 0.08" PER 100 FEET AND A MAXIMUM VELOCITY OF 1,200 FEET PER MINUTE. VERIFY EXISTING CONDITIONS PRIOR TO BID.
- PROVIDE NEW EXHAUST GRILLE IN CEILING. PROVIDE BRANCH DUCTWORK BACK TO EXHAUST MAIN AND PROVIDE BALANCING DAMPER AT CONNECTION TO MAIN. CONNECT BACK INTO EXHAUST MAIN DUCT AT A LOCATION SUCH THAT THE RESULTING TOTAL AIR FLOW IN THE MAIN DOES NOT EXCEED A MAXIMUM FRICTION LOSS OF 0.05" PER 100 FEET AND A MAXIMUM VELOCITY OF 1,000 FEET PER MINUTE. FIELD VERIFY LOCATION OF LANDLORD'S PRIMARY EXHAUST AIR DUCT.
- EXISTING HOOD AND ASSOCIATED DUCTWORK AND EXHAUST FAN TO REMAIN. FIELD VERIFY EXACT LOCATION OF DUCTWORK. CLEAN, ADJUST AND REPAIR HOOD AND ASSOCIATED DUCTWORK AND EXHAUST FAN TO GOOD WORKING CONDITION. RESHAPE MOTOR AS REQUIRED TO DELIVER DESIRED AIRFLOW. VERIFY EXISTING CONDITIONS PRIOR TO BID.
- EXISTING EQUIPMENT, DUCTWORK AND AIR DEVICES IN HATCHED AREA ARE TO REMAIN. MAINTAIN EXISTING AIR FLOW RATES IN HATCHED AREA.
- UNDERCUT DOOR 1" FOR RETURN AIR.

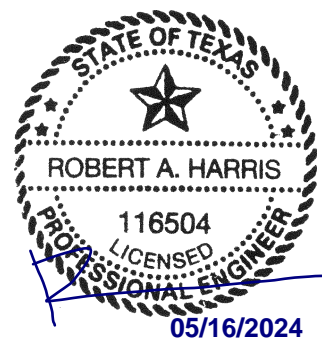
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SET ISSUE DATE:

05/16/2024

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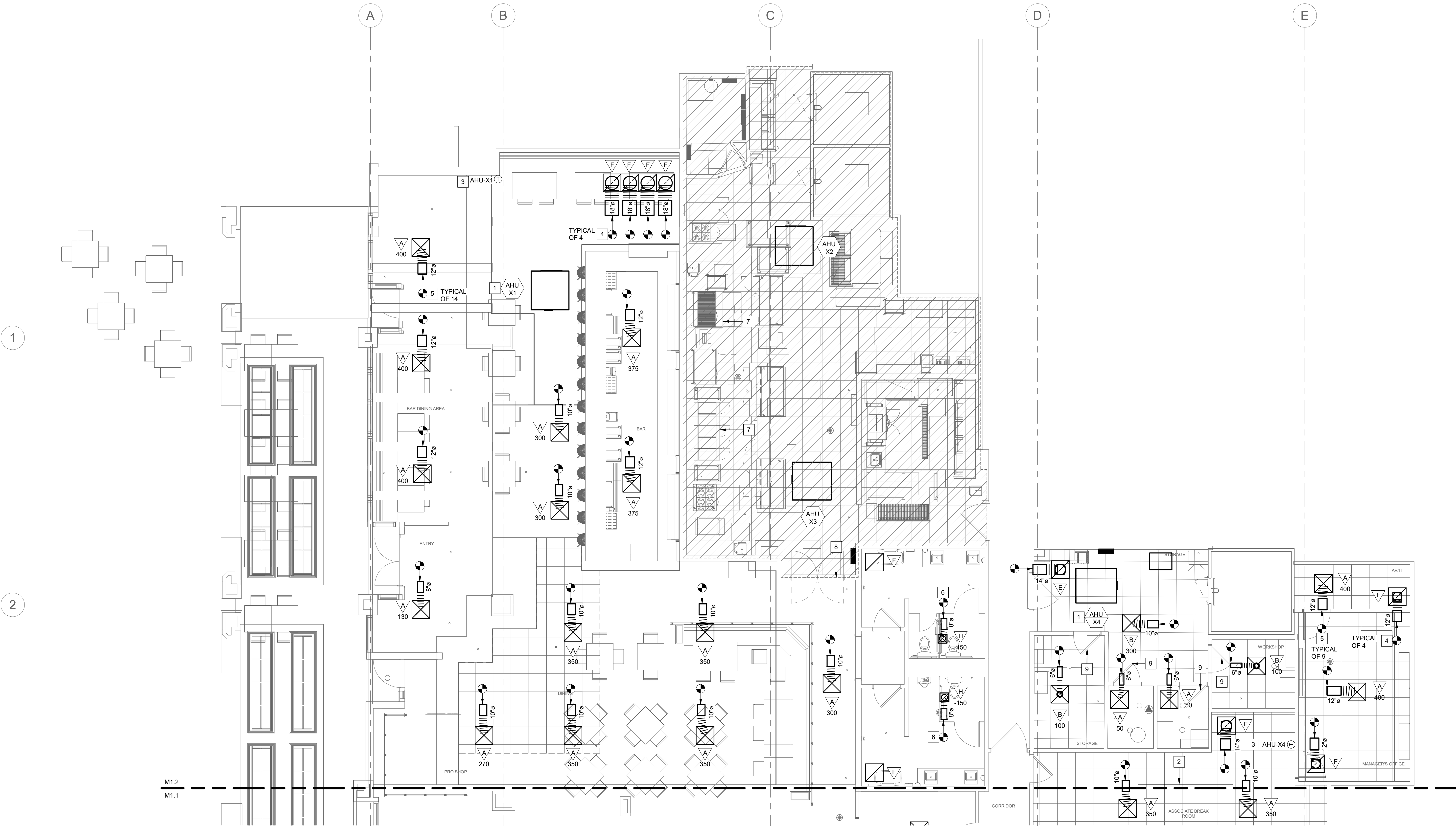
SHEET TITLE:

**MECHANICAL  
PLAN (AREA 2)**

SHEET NO.

**M1.2**Dialectic, Inc.  
310 W 20th Street, Suite 100  
Kansas City, MO 64108  
Texas Certificate of  
Authorization Number F-1367T 816-997-9801  
F 816-997-9802  
DialecticEng.com  
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**1 MECHANICAL PLAN (AREA 2)**

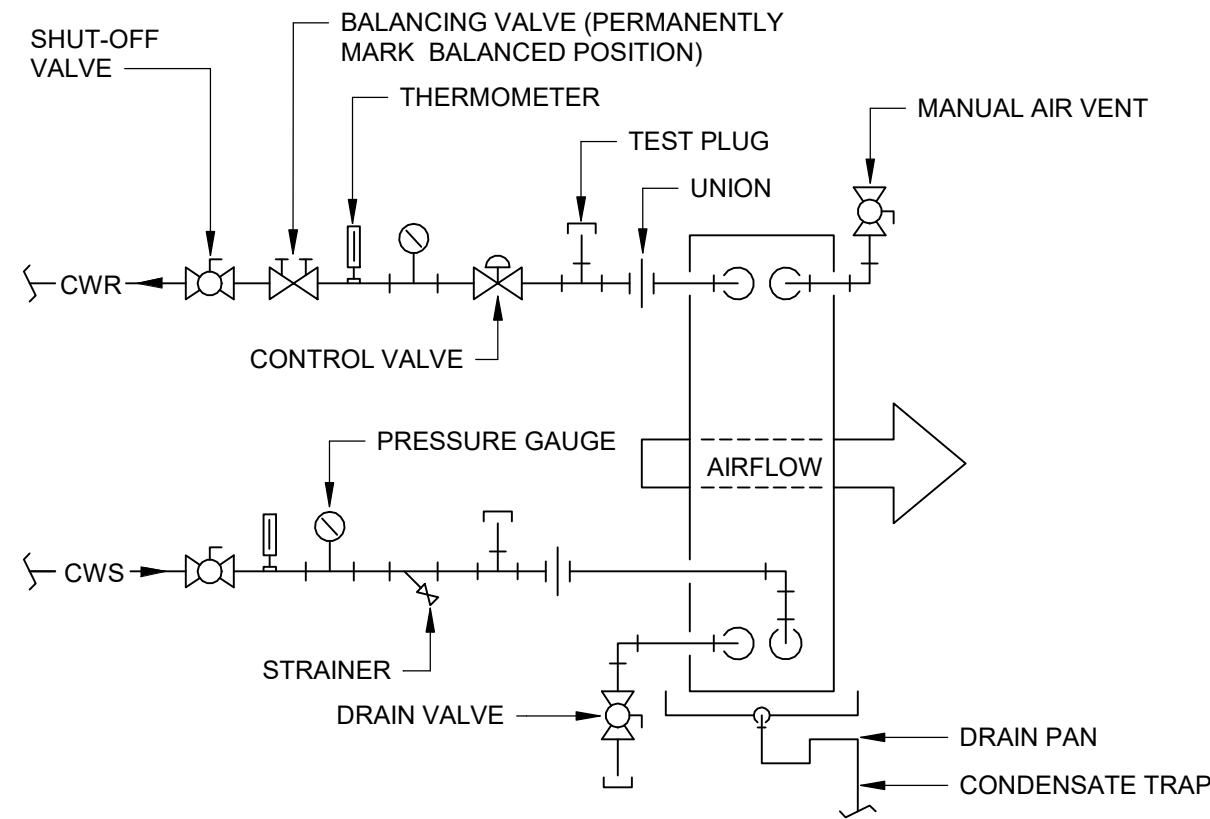
3/16" = 1'-0"



5/16/2024 10:21:25 AM

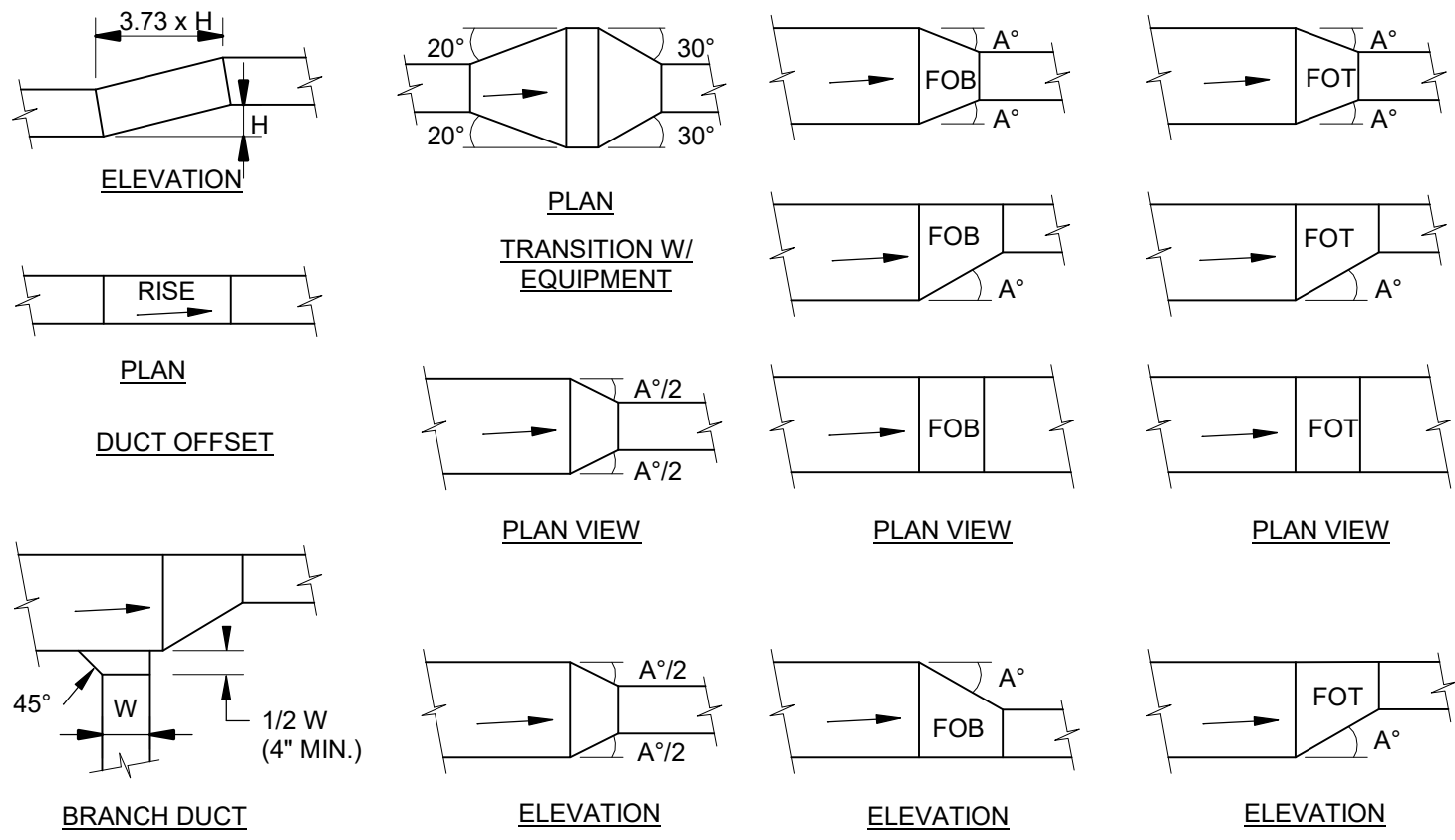
PRINTED ON: 11/09/21





5 **CW COIL PIPING SCHEMATIC**

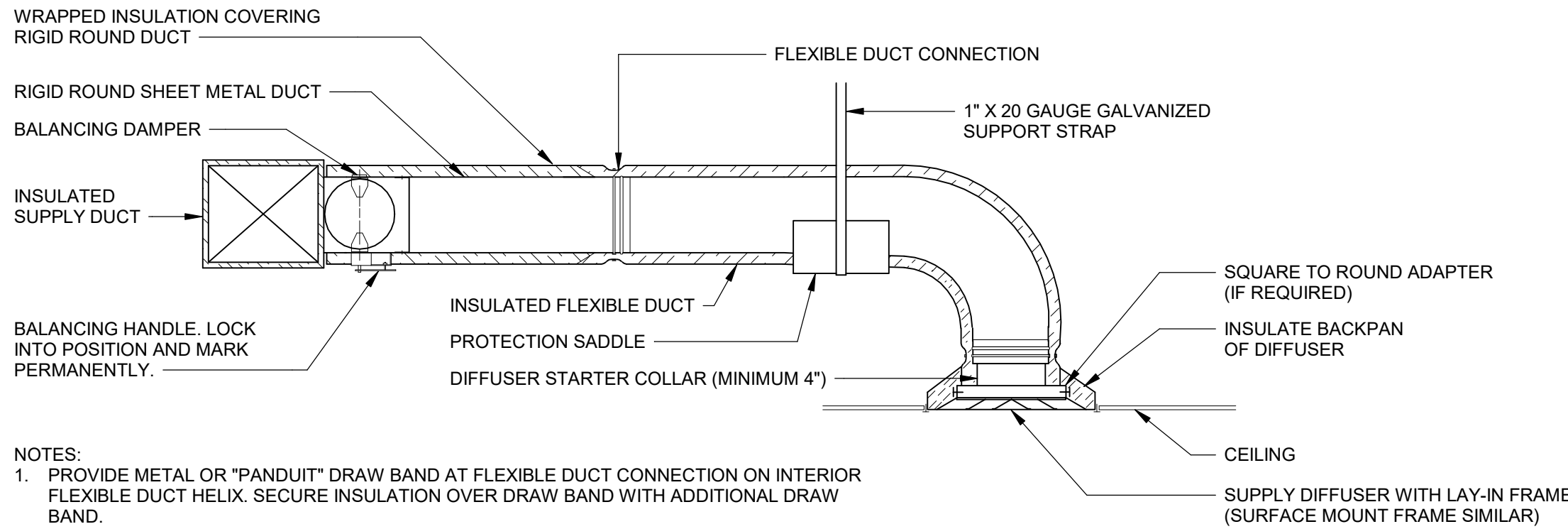
1/4" = 1'-0"



- NOTES: 1) ANGLE A = 30° WHEN AIR FLOWS IN DIRECTION OF ARROW (SUPPLY AIR).  
2) ANGLE A = 20° WHEN AIR FLOWS IN OPPOSITE DIRECTION OF ARROW (RETURN OR EXHAUST).

1 **LOW VELOCITY DUCT FITTINGS DETAIL**

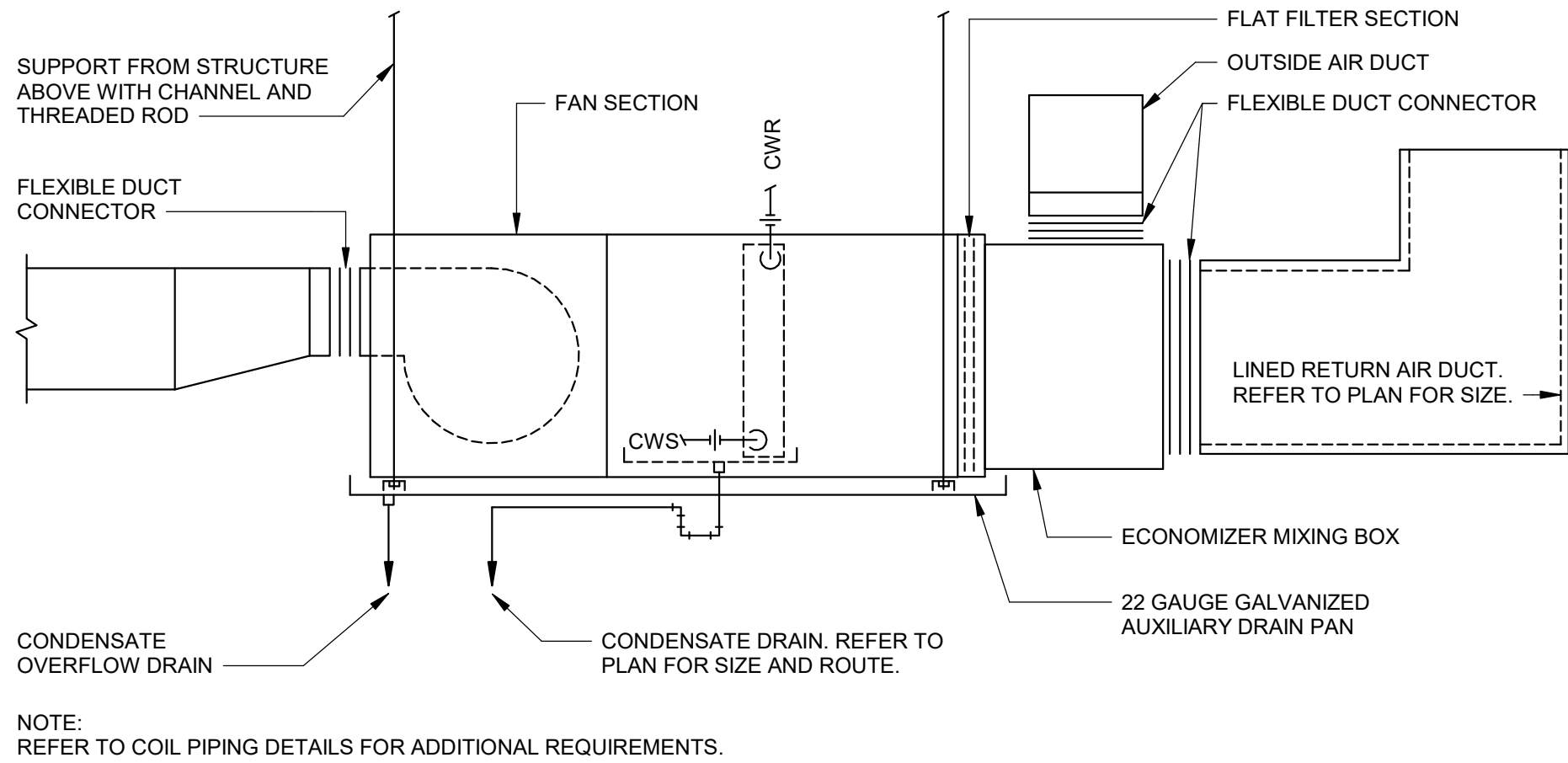
1/4" = 1'-0"



- NOTES:  
1. PROVIDE METAL OR "PANDUIT" DRAW BAND AT FLEXIBLE DUCT CONNECTION ON INTERIOR FLEXIBLE DUCT HELIX. SECURE INSULATION OVER DRAW BAND WITH ADDITIONAL DRAW BAND.  
2. PROVIDE BEADING ON ROUND METAL DUCT 12" OR LARGER IN DIAMETER.  
3. PROVIDE MINIMUM 4" COLLARS FOR ATTACHMENT OF FLEXIBLE DUCT TO ROUND DUCT, DAMPERS, AND DIFFUSERS.  
4. BAND RIGID ROUND DUCT INSULATION TO DUCT AND PROVIDE TAPE FOR INSULATION OVERLAP.

2 **DIFFUSER CONNECTION DETAIL - FLEX DUCT**

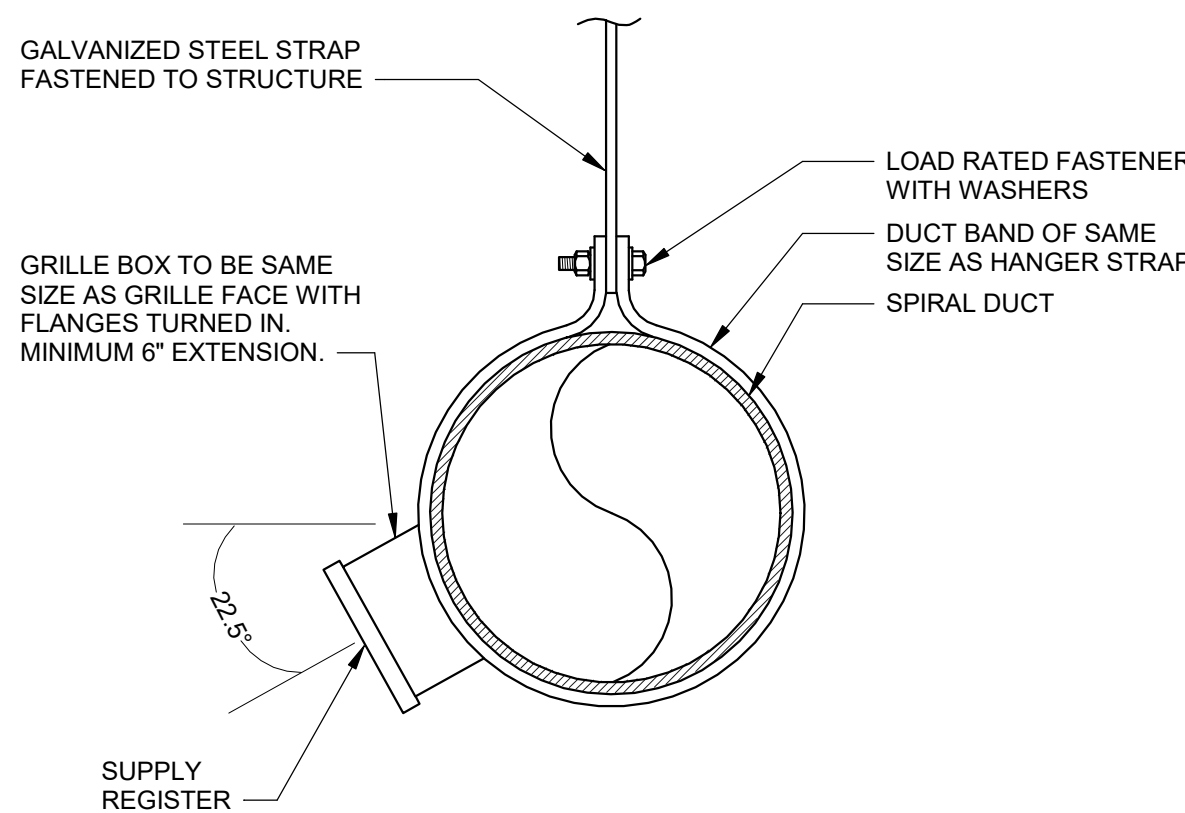
1/4" = 1'-0"



NOTE:  
REFER TO COIL PIPING DETAILS FOR ADDITIONAL REQUIREMENTS.

3 **AIR HANDLING UNIT INSTALLATION DETAIL**

12" = 1'-0"



4 **SPIRAL DUCT WITH REGISTER**

6" = 1'-0"

JLL Architecture, LLC

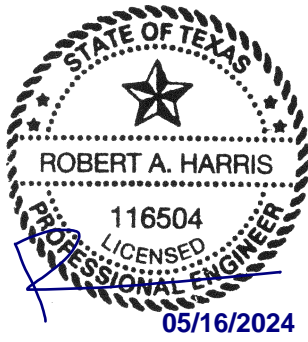
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**MECHANICAL  
DETAILS**

SHEET NO.

**M5.0**



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2021 INTERNATIONAL MECHANICAL CODE TABLE 403.3.1.1 VENTILATION SUMMARY

2021 INTERNATIONAL MECHANICAL CODE TABLE 403.3.1.1 VENTILATION SUMMARY																					
OCCUPANCY CATEGORY	PEOPLE OUTDOOR AIR RATE - (Rp)	AREA OUTDOOR AIR RATE - (Ra)	OCCUPANCY DENSITY	OCCUPANCY CLASSIFICATION	CALCULATED OCCUPANCY DENSITY	ZONE OCCUPANCY OVERRIDE	PEOPLE EXPECTED TO OCCUPY THE ZONE - (Pz)	Rp*Pz	Ra*Az	AREA - (Az)	ZONE AIR DISTRIBUTION EFFECTIVENESS - Ez	BREATHING ZONE OUTDOOR AIRFLOW - (Vbz) Vbz=Rp*Pz+Ra*Az	ZONE OUTDOOR AIRFLOW (Voz) Voz=Vbz/Ez	ZONE PRIMARY AIRFLOW (Vpz)	PRIMARY OUTDOOR AIR FRACTION (Zp) Zp=Voz/Vpz	OCCUPANT DIVERSITY RATIO (D)	UNCORRECTED OUTDOOR AIR INTAKE (Vou) Vou=D*RpPz+RaAz	SYSTEM VENTILATION EFFICIENCY	CORRECTED OUTDOOR AIRFLOW (Vol)	PROVIDED OUTDOOR AIRFLOW	
	(CFM/PERSON)	(CFM/SQ.FT.)	P/1,000 SQ.FT.	P/1,000 SQ.FT.						SQ.FT.		CFM					CFM	Ev	CFM	CFM	
AHU-X1																					
Bar	7.5	0.18	100	FOOD-Bar, Cocktail Lounge	45	15	15	113	81	448	0.8	193	241	750	0.32		193		241		
Bar Dining	7.5	0.18	70	FOOD-Dining Rooms	63	45	45	338	162	900	0.8	500	624	1800	0.35		500		624		
Corridor	—	0.06	—	PUBLIC-Corridors	—	—	—	—	53	876	0.8	53	66	200	0.33		53		66		
Dining	7.5	0.18	70	FOOD-Dining Rooms	38	—	38	288	99	549	0.8	387	484	1500	0.32		387		484		
Entry	5.0	0.06	10	OFFICE-Main Entry Lobby	3	—	3	15	18	300	0.8	33	41	130	0.32		33		41		
Pro Shop	7.5	0.12	15	RETAIL-Sales	5	—	5	34	37	306	0.8	71	89	270	0.33		71		89		
					SYSTEM POPULATION INCLUDING DIVERSITY (Ps) =							106			MAX. Zp =	0.35	1.00	1236	0.80	1545	1545
AHU-X4																					
Breakroom	5.0	0.06	5	OFFICE-Office Space	2	—	2	10	25	417	0.8	35	44	700	0.06		35		35		
Manager's Office	5.0	0.06	5	OFFICE-Office Space	1	—	1	6	14	238	0.8	20	25	400	0.06		20		20		
AV/IT	—	0.12	—	RETAIL-Storage Rooms	—	—	—	—	8	65	0.8	8	10	400	0.02		8		8		
Storages	—	0.12	—	RETAIL-Storage Rooms	—	—	—	—	55	457	0.8	55	69	500	0.14		55		55		
Workshop	—	0.12	—	RETAIL-Storage Rooms	—	—	—	—	10	80	0.8	10	12	100	0.12		10		10		
					SYSTEM POPULATION INCLUDING DIVERSITY (Ps) =							3			MAX. Zp =	0.14	1.00	128	1.00	128	210
AHU-S-6																					
Golf	7.5	0.18	20	SPORT-Game Arcade	85	—	85	638	766	4254	0.8	1404	1755	4200	0.42		1404		1755		
					SYSTEM POPULATION INCLUDING DIVERSITY (Ps) =							85			MAX. Zp =	0.42	1.00	1404	0.80	1755	1755
AHU-7																					
Corridor	—	0.06	—	PUBLIC-Corridors	—	—	—	—	14	238	0.8	14	18	100	0.18		14		20		
Dark Room Golf	7.5	0.18	20	SPORT-Game Arcade	10	—	10	72	86	480	0.8	158	198	450	0.44		158		226		
Event Space 1	7.5	0.18	70	FOOD-Dining Rooms	18	—	18	133	46	254	0.8	179	224	500	0.45		179		256		
Event Space 2	7.5	0.18	70	FOOD-Dining Rooms	18	—	18	133	46	253	0.8	178	223	500	0.45		178		255		
Server Station	5.0	0.06	5	OFFICE-Office Space	1	—	1	3	8	137	0.8	12	15	150	0.10		12		17		
					SYSTEM POPULATION INCLUDING DIVERSITY (Ps) =							46			MAX. Zp =	0.45	1.00	542	0.70	774	775

AIR HANDLING UNIT SCHEDULE - CHILLED WATER

MARK (AHU-#)	MANUFACTURER	MODEL	AIR FLOW (CFM)	OA FLOW (CFM)	EXT. S.P. (IN. W.C.)	CHILLED WATER COOLING COIL										ELECTRICAL					APPROX. WEIGHT (LBS)	NOTES
						MAX FV (CFM)	EAT ("FDBW/B)	LAT ("FDBW/B)	APD (IN. W.C.)	EWT ("F)	LWT ("F)	FLOW (GPM)	WPD (FT)	TOTAL (BTU/HR)	SENSIBLE (BTU/HR)	VOLTAGE	PHASE	MOTOR HP	MCA (AMPS)	MOCP (AMPS)		
5	TRANE	UCCAAD6	2,100	875	0.8	382	83.4/68.0	53.2/52.0	0.338	42.0	52.0	15.5	1.9	77,720	60,350	480	3	1.5	9.0	15	820	2-9
6	TRANE	UCCAAD6	2,100	880	0.8	382	83.4/68.0	53.2/52.0	0.338	42.0	52.0	15.5	1.9	77,720	60,350	480	3	1.5	9.0	15	820	2-9
7	TRANE	UCCAAD6	1,700	775	0.8	309	84.9/69.3	52.0/51.0	0.243	42.0	52.0	14.4	1.69	95,400	61,700	480	3	1.5	4.5	15	780	2-9
X1	TRANE	UCCAAD8	4,650	1,545	—	—	—	—	—	—	—	—	—	—	—	480	3	—	6.2	15	—	1-2
X4	TRANE	UCCAAD8	2,100	210	—	—	—	—	—	—	—	—	—	—	—	480	3	—	2.9	15	—	1-2

NOTES:  
1) EXISTING TO REMAIN.  
2) SET MINIMUM OUTSIDE AIR AS SPECIFIED ABOVE. OUTSIDE AIR DAMPER SHALL FULLY CLOSE ON UNIT SHUTDOWN.  
3) PROVIDE OUTSIDE AIR ECONOMIZER MIXING BOX WITH DRY BULB CONTROL AND ECONOMIZER FAULT DETECTION AND DIAGNOSTICS. MIXING BOX SHALL BE FACTORY CONFIGURED FOR RETURN AIR TO ENTER TOP OF MIXING BOX AND OUTSIDE AIR TO ENTER REAR OF MIXING BOX.  
4) PROVIDE UNIT WITH TWO SETS OF MERV 8 FILTERS.  
5) PROVIDE FACTORY MOUNTED AND WIRED DISCONNECT SWITCH.  
6) PROVIDE 4 ROW CHILLED WATER COIL WITH 9 FINS PER INCH.  
7) PROVIDE REQUIRED CHILLED WATER VALVES.  
8) REFER TO PLANS FOR COIL CONNECTION AND ACCESS SIDE LOCATION.  
9) PROVIDE WITH FACTORY INSTALLED CONDENSATE OVERFLOW SWITCH.

ELECTRIC DUCT HEATING COIL SCHEDULE

MARK (DH-#)	MANUFACTURER	MODEL	INPUT (WATTS)	TOTAL (BTU/HR)	CONTROLS		ELECTRICAL			MOCP (AMPS)	NOTES
					CONTROL TYPE	STAGES	VOLTAGE	PHASE	MCA (AMPS)		
1	INDEECO	QUA	25,000	85,300	OPTION K	SCR	480	3	37.6	40	1-4
2	INDEECO	QUA	25,000	85,300	OPTION K	SCR	480	3	37.6	40	1-4
3	INDEECO	QUA	25,000	85,300	OPTION K	SCR	480	3	37.6	40	1-4

NOTES:  
1) PROVIDE WITH AIRFLOW SWITCH.  
2) PROVIDE WITH FAN RELAY AND INTERLOCK WITH ASSOCIATED AIR HANDLING UNIT FAN.  
3) PROVIDE WITH FACTORY DISCONNECT SWITCH.  
4) HEATER CONTROL SHALL BE COMPATIBLE WITH THERMOSTAT PROVIDED FOR AIR HANDLING UNIT.

GRILLE, REGISTER, AND DIFFUSER SCHEDULE

MARK	MANUFACTURER	MODEL	TYPE	NECK SIZE (L"xW")	FACE SIZE (L"xW")	FRAME TYPE	FINISH	NOISE CRITERIA LEVEL	ACCESSORIES
A	TITUS	TMS	SQUARE CONE DIFFUSER	PER PLAN	24"x24"	LAY-IN	PER ARCHITECT	<30	OBD,TRM
B	TITUS	TMS	SQUARE CONE DIFFUSER	PER PLAN	24"x24"	LAY-IN	PER ARCHITECT	<30	OBD
C	TITUS	300RS	LOUVER SUPPLY REGISTER	14"x8"	16"x8"	SURFACE	PER ARCHITECT	<30	OBD
D	TITUS	300RS	LOUVER SUPPLY REGISTER	6"x6"	8"x8"	SURFACE	PER ARCHITECT	<30	OBD
E	TITUS	50F	SIGHTPROOF EGGRATE GRILLE	22"x22"	24"x24"	LAY-IN	PER ARCHITECT	<30	STR
F	TITUS	50F	SIGHTPROOF EGGRATE GRILLE	22"x22"	24"x24"	LAY-IN	PER ARCHITECT	<30	STR,TRM
G	TITUS	350RL	LOUVERED GRILLE	18"x12"	20"x14"	SURFACE	PER ARCHITECT	<30	
H	TITUS	50F	SIGHTPROOF EGGRATE GRILLE	10"x10"	12"x12"	LAY-IN	PER ARCHITECT	<30	OBD,STR,TRM

ACCESSORIES:  
OBD-OPPOSED BLADE DAMPER, STR-SQUARE TO ROUND, TRM-RAPID MOUNT SHEETROCK FRAME

JLL Architecture, LLC

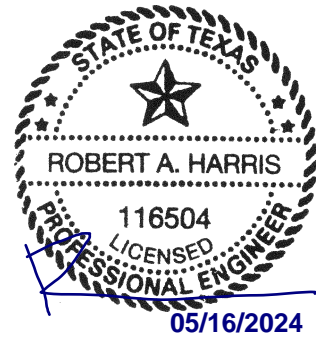
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TDLR TABS2023020852

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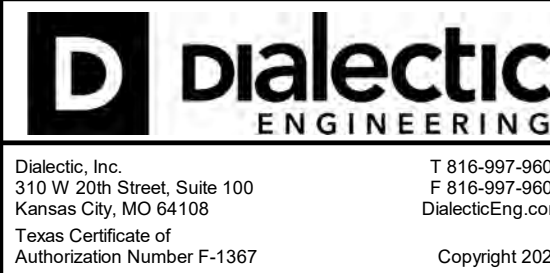
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MECHANICAL SCHEDULES

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THE WORK INCLUDES MODIFICATION TO THE EXISTING PLUMBING SYSTEM AND PROVIDING NEW MATERIALS, FITTINGS AND ACCESSORIES NECESSARY FOR A COMPLETE FUNCTIONING PLUMBING SYSTEM. THE WORK ALSO INCLUDES ROUGH-IN AND FINAL CONNECTIONS TO FOOD SERVICE EQUIPMENT AND BEVERAGE DISPENSING EQUIPMENT PROVIDED BY OTHERS. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND/OR ORDINANCES AND IS SUBJECT TO INSPECTION.

HOOK-UP CHARGES, PERMITS AND ALL OTHER EXPENSES RELATED TO A COMPLETE AND FUNCTIONING PLUMBING SYSTEM ARE INCLUDED AS A PART OF THIS SECTION.

THE INTENT OF THE DRAWINGS IS TO INDICATE THE GENERAL EXTENT OF WORK REQUIRED FOR THE PROJECT. THE DRAWINGS FOR PLUMBING WORK ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, FIXTURES AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENTS. REFER TO MANUFACTURER'S STANDARD ROUGH-IN DRAWINGS FOR PLUMBING FIXTURE INSTALLATION REQUIREMENTS. COMPLY WITH ALL APPLICABLE ADA INSTALLATION REQUIREMENTS.

COORDINATE WITH THE WORK OF OTHER SECTIONS, EQUIPMENT  
FURNISHED BY OTHERS, AND WITH THE CONSTRAINTS OF THE EXISTING  
CONDITIONS OF THE PROJECT SITE.

PIPING SYSTEMS - GENERAL: ALL PIPING SHALL BE RUN PARALLEL TO BUILDING LINES AND SUPPORTED AND ANCHORED AS REQUIRED TO FACILITATE EXPANSION AND CONTRACTION. ALL PIPING SHALL BE CONCEALED EXCEPT IN UNFINISHED SPACES. INSTALL AS REQUIRED TO MEET ALL CONSTRUCTION CONDITIONS AND TO ALLOW FOR INSTALLATION OF OTHER WORK SUCH AS DUCTS AND ELECTRICAL CONDUIT. AT ALL CONNECTIONS BETWEEN FERROUS PIPING AND NONFERROUS PIPING, PROVIDE AN ISOLATING DIELECTRIC UNION. ALL HANGERS SHALL BE COMPATIBLE WITH PIPING MATERIAL TO PREVENT CORROSION. THE PROJECT SITE.

PROVIDE ALL FITTINGS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FACILITATE THE PLUMBING SYSTEM'S FUNCTIONING AS INDICATED BY THE DESIGN AND THE EQUIPMENT INDICATED.

FIXTURES/EQUIPMENT FURNISHED BY OTHERS: PLUMBING CONTRACTOR SHALL PROVIDE UTILITY CONNECTIONS REQUIRED SUCH AS WATER, GAS, AIR, SUPPLIES, WASTE OUTLET, TRAPS, ETCETERAS AT ALL PLUMBING TYPE FIXTURES OR EQUIPMENT FURNISHED BY OWNER, GENERAL CONTRACTOR, FOOD SERVICE CONTRACTOR, EQUIPMENT SUPPLIER, ETCETERA. INCLUDED ARE STOP VALVES, ESCUTCHEONS, AND CHROME PLATED BRASS TUBING WITH COMPRESSION FITTINGS.

SEWER AND WASTE PIPING: PROVIDE ALL DRAINS AND SEWERS WITHIN THE PROJECT SPACE WITH CONNECTION TO THE EXISTING DRAINAGE SYSTEMS ON-SITE. SANITARY WASTE AND GREASE WASTE DRAINAGE SHALL BE INSTALLED WITH A 1/2" DRAIN HUB AND SPOUT TYPE CAST-IRON WITH NEOPRENE GASKET JOINT SYSTEM OR SERVICE-WEIGHT HUBLESS CAST-IRON PIPE AND FITTINGS AND CONNECTIONS. PUMPED WASTE SHALL BE SOLVENT WELDED PVC PIPE FROM THE PUMP TO THE POINT OF CONNECTION WITH THE EXISTING BUILDING DRAIN. ALL GRAVITY WASTE PIPING SHALL BE 1/2" OR 3/4" DRAIN HUB AND SPOUT TYPE FOR PIPE SIZES 1/2" AND SMALLER, 1" DRAIN FOOT TYPE PIPE SIZES 1" AND LARGER, UNLESS OTHERWISE REQUIRED BY EXISTING CONDITIONS, OR INDICATED ON THE DRAWINGS.

VENTS: PROVIDE ALL VENTS WITHIN THE PROJECT SPACE WITH CONNECTION TO THE EXISTING VENT SYSTEMS ON-SITE. VENT PIPING SHALL BE SERVICE-WEIGHT HUB AND SPIGOT TYPE CAST-IRON WITH NEOPRENE GASKET JOINT SYSTEM OR SERVICE-WEIGHT HUBLESS CAST-IRON PIPE AND FITTINGS AND CONNECTIONS.

CONDENSATE AND INDIRECT DRAIN PIPING: TYPE M COPPER TUBING.

CLEANOUTS: PROVIDE CLEANOUTS AT THE END OF EACH HORIZONTAL RUN, AND AT THE BASE OF ALL VERTICAL WASTE AND DRAIN PIPES. CLEANOUTS SHALL BE OF THE SAME SIZE AS THE PIPES THEY SERVE, CONFORMING TO CODE REQUIREMENTS. PROVIDE SUITABLE WALL OR FLOOR CLEANOUTS WITH ACCESSORIES TO OBSCURE FROM VIEW.

WATER DISTRIBUTION PIPING: LAYOUT WATER PIPING SO THAT THE ENTIRE SYSTEM CAN BE DRAINED. ABOVE GRADE HOT AND COLD WATER PIPING SHALL BE 1/2" MINIMUM TYPE L COPPER TUBING WITH WROUGHT COPPER FITTINGS AND SWEAT CONNECTIONS OR CPVC WHERE ALLOWED BY THE HOT AND COLD WATER PIPING SHALL BE 1/2" MINIMUM TYPE K COPPER TUBING WITH WROUGHT COPPER FITTINGS, AND SWEAT CONNECTIONS OR CPVC WHERE ALLOWED BY AHJ. PROVIDE WATER HAMMER ARRESTERS AT EACH FIXTURE OR GROUP OF FIXTURES AS REQUIRED. INSTALL CHROME PLATED BRASS EATON BUTCHON PLATES AT EACH FIXTURE. PROVIDE MISCELLANEOUS (SINKS, TUBS, SHOWER, BATH, INTERIORS) USING TIN-ANTIMONY SOLDER, 95/5 FOR ALL SWEAT FITTINGS OF COPPER PIPING.

PIPE INSULATION: DGE ONE-PIECE FIBERGLASS PIPE INSULATION WITH REQUIREMENTS COMPLYING WITH ASTM C 547. SELF-SEALING ADHESIVE LAP LONGITUDINAL JOINTS AND BUTT STRIPS FOR TRANSVERSE JOINTS. JACKETING SHALL CONFORM TO ASTM C 1136, TYPE I, MAXIMUM VAPOR TRANSMISSION RATING OF 0.02 PERM WHEN TESTED ACCORDING TO ASTM E 96, PROCEDURE A. (K VALUE) 0.25 BTU/IN./HR. \* FT<sup>2</sup> \* F AT 75°F MEAN TEMPERATURE WITH A R-VALUE OF R4. PROVIDE INSULATION THICKNESS AS INDICATED.

- DOMESTIC COLD WATER PIPING 1" AND SMALLER: 1/2" THICKNESS
- DOMESTIC COLD WATER PIPING 1-1/4" - 2": 3/4" THICKNESS
- DOMESTIC COLD WATER 2-1/2 AND LARGER: 1" THICKNESS
- CONDENSATE PIPING: 1/2" THICKNESS
- DOMESTIC HOT WATER PIPING 2" AND SMALLER: 1" THICKNESS
- DOMESTIC HOT WATER PIPING 2" AND LARGER: 1-1/2" THICKNESS
- HOT WATER AND WASTE PIPING BELOW HANDICAP LAVATORIES/SINKS

PIPE INSULATION: FLEXIBLE, ONE PIECE, EXPANDED CLOSED-CELL ELASTOMERIC PIPE INSULATION WITH REQUIREMENTS COMPLYING WITH ASTM C 518. SELF-SEALING, WITH A MAXIMUM VAPOR TRANSMISSION RATING OF 0.20 PERM WHEN TESTED ACCORDING TO ASTM E 96. THERMAL CONDUCTIVITY (K VALUE) SHALL NOT EXCEED 0.27 BTU/IN./HR. \* FT2 \* °F AT 75°F MEAN TEMPERATURE, WITH A MINIMUM R-VALUE OF R3.7, AND INSULATION AND JACKET SHALL BE RATED FOR OPERATING TEMPERATURES FROM 40°F TO 180°F. PROVIDE INSULATION THICKNESS AS INDICATED.

- DOMESTIC COLD WATER PIPING 2" AND SMALLER: 1/2" THICKNESS
- CONDENSATE PIPING: 1/2" THICKNESS
- DOMESTIC HOT WATER PIPING 2" AND SMALLER: 1/2" THICKNESS

SHUTOFF VALVES WITH UNIONS SHALL BE PROVIDED FOR SERVICE TO EACH PLUMBING FIXTURE, FOOD SERVICE EQUIPMENT ITEM OR OTHER EQUIPMENT ITEM, TO FACILITATE ISOLATION FOR REPAIR OR REPLACEMENT. VALVES SHALL BE EQUAL TO CRANE #9302-9322 BALL VALVE. CONSTRUCTION - TWO PIECE, BRONZE BODY, FULL PORTED, CHROME PLATED BRASS BALL, REPLACEABLE "TEFLON OR RTFE" SEATS AND SEALS. RATING - 150 PSI WSP, 600 PSI WOG. CONNECTIONS - SOLDER OR THREADED ENDS TO MATCH PIPING. STANDARDS COMPLIANCE - BRONZE OR BRASS VALVES: MSS-SP-110.

ACCESS PANELS SHALL BE PROVIDED WHERE CONCEALED CONTROL DEVICES, VALVES, ETCETERA ARE CONCEALED WITHIN WALLS. WHERE ACCESS FOR ADJUSTMENT AND MAINTENANCE IS POSSIBLE THROUGH LAY-IN SUSPENDED CEILINGS, ACCESS PANELS ARE NOT REQUIRED.

INSTALLATION: THOROUGHLY CLEAN ITEMS BEFORE INSTALLATION. CAP PIPE OPENINGS TO EXCLUDE DIRT UNTIL FIXTURES ARE INSTALLED AND FINAL CONNECTIONS HAVE BEEN MADE. PROCEED AS RAPIDLY AS CONSTRUCTION WILL PERMIT. SET FIXTURES LEVEL AND IN PROPER ALIGNMENT. INSTALL SUPPLIES IN PROPER ALIGNMENT WITH FIXTURES. INSTALL SILICONE SEALANT BETWEEN FIXTURES AND ADJACENT MATERIAL. FOR SANITARY JOINT, AND OMIT ESCUTCHEONS.

REPAIR EXISTING PLUMBING SYSTEM COMPONENTS DAMAGED BY CONSTRUCTION OPERATIONS AND RESTORE TO ORIGINAL CONDITIONS.

TEST WATER SYSTEM UNDER 150 PSIG HYDROSTATIC PRESSURE, FOR FOUR (4) HOURS MINIMUM. WHEN TESTING INDICATES MATERIALS OR WORKMANSHIP IS DEFICIENT, REPLACE OR REPAIR AS REQUIRED, AND REPEAT TEST UNTIL STANDARDS ARE ACHIEVED.

TEST SANITARY DRAINAGE AND VENT SYSTEM BY FILLING WITH WATER, WITH ALL POINTS IN THE SYSTEM BEING SUBJECT TO PRESSURE OF AT LEAST 10' OF WATER. WATER LEVEL SHALL REMAIN STATIONARY FOR A PERIOD OF ONE HOUR, WITHOUT ANY PIPE OR JOINT LEAKAGE. IF TESTING INDICATES DEFICIENTS REPLACE OR REPAIR AS REQUIRED, AND REPEAT TEST UNTIL STANDARDS ARE ACHIEVED.

PROVIDE A COMPLETE GAS PIPING SYSTEM TO SERVE KITCHEN EQUIPMENT FURNISHED BY OTHERS, AS NOTED ON THE DRAWINGS. PROVIDE EITHER THREADED STEEL OR MALLEABLE IRON PIPE WITH MALLEABLE FITTINGS OR WELDED STEEL. PROVIDE ALL UNIONS, SHUT-OFF VALVES AND DIRT LEGS REQUIRED BY NFPA-54 AND GOVERNING LOCAL CODES AND AT EACH GAS APPLIANCE CONNECTION. PROVIDE ALL TESTS, METERS, INSPECTIONS, HANGERS AND EQUIPMENT CONNECTIONS REQUIRED FOR A COMPLETE AND OPERATING SYSTEM. PAINT GAS LINES COORDINATE COLOR WITH OWNER.

PLUMBING CONTRACTOR TO HAVE A MINIMUM OF 5 YEARS EXPERIENCE AND BE LICENSED.








ALL SCHEDULING OF WORK ON SHUT DOWNS SHALL BE COORDINATED WITH THE BUILDING OWNERS/ENGINEER 72 HOURS IN ADVANCE OF ANY WORK BEING DONE.

ABBREVIATIONS:	
AFF/AFG	ABOVE FINISHED FLOOR/GRADE
BFP	BACKFLOW PREVENTER
CO	CLEANOUT
FFCO/FGCO	FLUSH FLOOR/GRADE CLEANOUT
FSEC	FOOD SERVICE EQUIPMENT CONTRACTOR
IW	INDIRECT WASTE
PC	PLUMBING CONTRACTOR
RI	ROUGH-IN
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VTR	VENT THRU ROOF
WCO	WALL CLEANOUT
(E)	EXISTING

LINE TYPES:

---	EXISTING PLUMBING LINE - SEE DRAWING
---	COLD WATER (CW)
---	COLD WATER (CW) - BELOW SLAB/GRADE
FW	FILTERED WATER SUPPLY (FW)
SW	SOFT COLD WATER (SW)
F	FIRE PROTECTION (F) (SPRINKLER/STANDPIPE)
---	HOT WATER (HW)
T	TEMPERED HOT WATER (TW)
---	HOT WATER RETURN (HWR)
G	GAS LINE (G)
D	CONDENSATE LINE (D)
OD	OVERFLOW CONDENSATE LINE (OD)
---	PLUMBING VENT (V)
---	PLUMBING VENT (V) - BELOW SLAB/GRADE
---	SANITARY WASTE (SAN) - BELOW SLAB/GRADE
GW	GREASE WASTE (GW) - BELOW SLAB/GRADE
ST	STORM LINE (ST) - ABOVE SLAB/GRADE
ST	STORM LINE (ST) - BELOW SLAB/GRADE
OST	OVERFLOW STORM LINE (OST) - ABOVE SLAB/GRADE
OST	OVERFLOW STORM LINE (OST) - BELOW SLAB/GRADE

GENERAL REFERENCES/NOTATIONS:

	CONNECT TO EXISTING
	PLAN NOTE DESIGNATION
	CIRCLE NOTE DESIGNATION
XX	FIXTURE/EQUIPMENT NOTE DESIGNATION
	FIRE SPRINKLER NOTE DESIGNATION
	FOODSERVICE EQUIPMENT DESIGNATION
	REVISION DESIGNATION
	HVAC EQUIPMENT DESIGNATION

PIPE SYMBOLS:

	PIPE TURNING UP/DOWN
	TEE TURNING UP/DOWN
	SHUTOFF VALVE (BALL TYPE)
	CHECK VALVE
	BALANCING VALVE
	END CAP

### SYMBOLS LEGEND NOTES

REFER TO SPECIFICATIONS AND PLAN NOTES FOR DETAILED DESCRIPTION OF ALL DEVICES SHOWN IN THIS SCHEDULE, PROVIDED BY THIS CONTRACTOR.

- A. EXACT LOCATION OF PLUMBING FIXTURES SHALL BE DETERMINED FROM ARCHITECTURAL DRAWINGS.
- B. BEFORE SUBMITTING BID, PLUMBING CONTRACTOR SHALL REVIEW ARCHITECTURAL DRAWINGS AND INCLUDE IN HIS BID AN AMOUNT TO FURNISH AND INSTALL ALL FIXTURES WHICH ARE SHOWN IN ADDITION TO FIXTURES SHOWN ON THE PLUMBING DRAWINGS.
- C. VERIFY INVERT ELEVATIONS OF SEWERS TO WHICH NEW WASTE LINES ARE TO BE CONNECTED BEFORE MAKING UP OR INSTALLATION OF NEW WASTE SYSTEM.
- D. VERIFY AND COORDINATE LOCATION OF ALL PLUMBING LINES WITH DUCTWORK AND ELECTRICAL SERVICES.
- E. THE INSTALLATION OF ALL VALVES, UNIONS, THERMOMETERS, GAUGES, OR OTHER INDICATED OR RECORDING EQUIPMENT, OR SPECIALTIES REQUIRED BY THE ARCHITECT, SHALL BE DONE BEFORE INSPECTION, REMOVAL OR REPLACEMENT SHALL BE CONVENIENTLY AND ACCESSIBLY LOCATED WITH REFERENCE TO THE FINISHED BUILDING.
- F. VENTS THROUGH ROOF ARE EXISTING. TIE INTO EXISTING VENT SYSTEM PROVIDED BY LANDLORD.
- G. WHERE POSSIBLE, THE VENTS THROUGH ROOF THAT A MINIMUM NUMBER TERMINATE THROUGH THE ROOF.
- H. CONTRACTOR SHALL NOT CUT HOLES IN STRUCTURAL MEMBERS WITHOUT FIRST SECURING WRITTEN APPROVAL FROM THE ARCHITECT.
- I. CONTRACTOR SHALL INSTALL DIELECTRIC UNIONS AT CONNECTIONS OF DISSIMILAR METALS.
- J. WHEN WATER PIPE AND SEWERS ARE LAID PARALLEL TO EACH OTHER ONE OF THE FOLLOWING PRECAUTIONS MUST BE FOLLOWED:
  - a. THE HORIZONTAL DISTANCE BETWEEN THE WATER PIPE AND SEWER SHALL NOT BE LESS THAN SIX (6) FEET. EACH LINE SHALL BE LAID IN A TRENCH OR TRENCH OR THE SPACE IN BETWEEN FILLED WITH COMPACTED FILL.
  - b. THE WATER SERVICE PIPE MAY BE PLACED IN THE TRENCH WITH THE SEWER MAIN AND/OR BUILDING SEWER PROVIDED THE BOTTOM OF THE WATER SERVICE PIPE AT ALL POINTS SHALL BE AT LEAST TWELVE (12) INCHES ABOVE THE TOP OF THE SEWER LINE, AND SHALL BE PLACED ABOVE THE SEWER LINE AT ALL EXCAVATED PARTS OF THE COMMON TRENCH. WATER SERVICE AND SEWER SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING AND PRESSURE-TESTED TO ASSURE WATER TIGHTNESS BEFORE BACKFILLING.
- K. WATER SERVICE SHALL BE COPPER TO A MINIMUM 10" OUTSIDE OF BUILDING FOR ELECTRICAL GROUNDING PURPOSES.

1. CONTRACTOR TO VISIT SITE PRIOR TO BID TO VERIFY EXTENT OF REPAIRS.
2. REPLACE ALL EXISTING PIPE INSULATION WITH NEW PER THE SPECIFICATIONS.
3. PROVIDE ADDITIONAL PIPE SUPPORTS MEETING THE SPECIFICATIONS AND "PIPE HANGER" DETAIL.
4. REPLACE EXISTING INDIRECT DRAINS THAT ARE BROKEN, IMPROPERLY SLOPED AND/OR SUPPORTED WITH NEW PER THE SPECIFICATIONS.
5. FIELD VERIFY TMV'S ARE INSTALLED AT ALL EXISTING HAND SINKS AND EXISTING TO REMAIN LAVATORIES. INSTALL NEW TMV'S AS REQUIRED.
6. FIELD VERIFY ALL EXISTING TRIM. REPLACE AND/OR REPAIR AS REQUIRED.

- A. REFER TO PLUMBING SPECIFICATION ELSEWHERE IN DRAWINGS FOR FURTHER INFORMATION AND REQUIREMENTS FOR PLUMBING CONTRACTOR.
- B. CONTRACTORS AND SUB-CONTRACTORS SHALL CAREFULLY REVIEW THE CONSTRUCTION DOCUMENTS. INFORMATION REGARDING THE COMPLETE WORK IS DISPERSED THROUGHOUT THE DOCUMENT SET AND CANNOT BE ACCURATELY DETERMINED WITHOUT REFERENCE TO THE COMPLETE DOCUMENT SET.
- C. COORDINATE WITH WORK OF OTHER SECTIONS. EQUIPMENT FURNISHED BY OTHER SECTIONS MUST BE INSTALLED WITHIN THE REQUIREMENTS OF EXISTING CONDITIONS OF PROJECT SITE. PROVIDE PIPE RISERS, DROPS AND OFFSETS AS REQUIRED FOR FIELD INSTALLATION AND TRADE COORDINATION. NOTIFY ARCHITECT OF DISCREPANCIES BEFORE STARTING WORK.
- D. DRAWINGS FOR PLUMBING WORK ARE DIAGRAMMATIC. SHOWING GENERAL LOCATION, TYPE, LAYOUT AND EQUIPMENT REQUIRED. DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENT. REFER TO ARCHITECTURAL DRAWINGS FOR OTHER REQUIREMENTS. REFER TO MANUFACTURER'S STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS. ALLOW FOR CONSTRUCTION TOLERANCES AND OFFSETS AND ALL MATERIALS NECESSARY FOR A COMPLETE SYSTEM.
- E. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODE REQUIREMENTS AS APPROVED AND AMENDED BY THE GOVERNING AUTHORITY. PURCHASE ALL PERMITS ASSOCIATED WITH THE WORK. OBTAIN ALL INSPECTIONS REQUIRED BY CODE.
- F. PROVIDE WATER HAMMER ARRESTORS THROUGHOUT WATER SYSTEMS AS REQUIRED PER "WATER HAMMER ARRESTERS" DETAIL.
- G. PROVIDE BACKFLOW PREVENTION DEVICES IN WATER LINES FEEDING PLUMBING FIXTURES AND EQUIPMENT AS SHOWN ON PLANS AND AS REQUIRED BY ANY OTHER AGENCY HAVING JURISDICTION. USE DEVICES OF APPROVED MANUFACTURER AND TYPE IN ACCORDANCE WITH REQUIREMENTS OF AUTHORITY HAVING JURISDICTION.
- H. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. IF PRESSURE AT BUILDING ENTRY PRIOR TO ALL LOCALLY REQUIRED DEVICES IS LESS THAN 80 PSI, CONTACT PROPERTY OWNER'S REPRESENTATIVE. IF PRESSURE EXCEEDS 80 PSIG, PROVIDE PRESSURE REDUCING VALVE SET AT 80 PSIG.
- I. SUSPEND HORIZONTAL SERVICE PIPING FROM UNDERSIDE OF ROOF FLOOR STRUCTURE UNLESS OTHERWISE INDICATED. INSTALL PIPING AS HIGH AS PRACTICABLE. CONTACT PROPERTY OWNER'S REPRESENTATIVE AND CHASES TO SERVICE FIXTURES AND EQUIPMENT.
- J. VERIFY SERVICE CONNECTION POINTS, SIZES, ELEVATIONS AND METERING LOCATIONS FOR PROJECT WITH LOCAL UTILITY COMPANIES AND/OR CIVIL ENGINEER, AS APPLICABLE.
- K. USE OF COMBUSTIBLE MATERIALS IS NOT ALLOWED IN RETURN AIR PLENUMS. MATERIALS USED IN PLENUMS SHALL HAVE FLAME SPREAD RATING OF 25 OR LESS. EXCEPT WHERE SHOWN, ALL PIPING RATING NOT TO EXCEED 50 WHEN TESTED IN ACCORDANCE WITH ASTM E84.
- L. WATER ENTRY SERVICE PIPING, NEW AND/OR REVERSED, CONTRACT SHALL ENSURE AND PROVIDE MINIMUM 10'-0" LINEAR FEET OF METAL PIPING MATERIAL, LOW GRADE IN CONTACT WITH EARTH FOR PROTECTION OF ELECTRICAL SERVICE GROUNDING.
- M. ALL PLUMBING LINES SHALL BE JET PUMPED, CLEANED AND DISINFECTED. ALL MATERIAL SHALL BE SPRAYED AND CLEANED. GC TO PROVIDE PROOF OF COMPLIANCE.

SPACE IS CURRENTLY SERVED BY AUTOMATIC WET PIPE FIRE SPRINKLER SYSTEM. CONTRACTOR IS RESPONSIBLE FOR MODIFICATION OF EXISTING FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA REQUIREMENTS. PROVIDE ALL MATERIALS AND LABOR REQUIRED FOR COMPLETE INSTALLATION. SYSTEM MODIFICATIONS SHALL BE DESIGNED UNDER SUPERVISION OF LICENSED PROFESSIONAL ENGINEER, AND CONTRACTOR SHALL OBTAIN REQUIRED PERMITS, APPROVALS, AND CALCULATIONS, AND SHALL OBTAIN APPROVAL OF STATE, LOCAL, AND INSURANCE UNDERWRITING AUTHORITIES. SPRINKLER SYSTEM SHALL BE TESTED UNDER PRESSURE BY CONTRACTOR, AND INSPECTED AND APPROVED BY LOCAL FIRE MARSHAL, PRIOR TO ACCEPTANCE BY OWNER.

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07-0323

SEALS

OFFICE OF  
ROBERT A. HARRIS  
116504  
05/16/2024

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--

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TYPE	MARK	FIXTURE TYPE	MANUFACTURER	MODEL	ELECTRICAL DATA					DESCRIPTION	TRIM AND REMARKS
					VOLT	PHASE	WATT	MOCF	HP		
WH	1	INSTANTANEOUS WATER HEATER	EEMAX	SPEX100T ML	277 V	1	10000 W	50 A		INSTANTANEOUS WATER HEATER, CAPABLE OF SERVING TWO LAVATORIES AT 1.0 GPM AT 57°F TEMPERATURE RISE, ABS-UL 94 5VA RATED COVER, 0.2 GPM TURN ON, REPLACEABLE CARTRIDGE AND INLET FILTER, 3/8" COMPRESSION, MAXIMUM OPERATING PRESSURE OF 150 PSI.	SET OUTLET PRESSURE TO 110°F.
WH	2	INSTANTANEOUS WATER HEATER	EEMAX	SPEX100T ML	277 V	1	10000 W	50 A		INSTANTANEOUS WATER HEATER, CAPABLE OF SERVING TWO LAVATORIES AT 1.0 GPM AT 57°F TEMPERATURE RISE, ABS-UL 94 5VA RATED COVER, 0.2 GPM TURN ON, REPLACEABLE CARTRIDGE AND INLET FILTER, 3/8" COMPRESSION, MAXIMUM OPERATING PRESSURE OF 150 PSI.	SET OUTLET PRESSURE TO 110°F.

ID	FIXTURE TYPE	MANUFACTURER	MODEL NO.	CONNECTION SIZES			DESCRIPTION	TRIM AND REMARKS
				CW	HW	VENT		
FD-1	FLOOR DRAIN	JR SMITH	2010-NB			3" 2"	CAST IRON DRAIN WITH NICKEL BRONZE STRAINER, 1"2 TRAP PRIMER CONNECTION AND MEMBRANE FLASHING CLAMP.	PROVIDE OUTLET WITH P-TRAP AND CLEAN AND POLISH STRAINER TOP AFTER INSTALLATION
LV	LAVATORY (ADA)	KOHLER	K-2714-8	1/2"	1/2"	2" 1 1/2"	20"x18", WHITE VITREOUS CHINA, BACK OVERTFLOW, FAUCET LEDGE, SOAP DEPRESSION AND WALL HANGER.	PROVIDE CHICAGO FAUCET #802-VE2805-317ABCP, 4" CENTER SET WITH 4" WRIST BLADES HANDLE AND 0.5 GPM AERATOR. PROVIDE GRID STRAINER DRAIN WITH TAILPIECE, CHROME PLATED CAST BRASS P-TRAP WITH CLEANOUT. WASTE ARM TO WALL WITH ESCUTCHEON AND 1/4 TURN ANGLED WITH METAL HANDS. INSULATE WATER AND WASTE PIPING UNDER LAVATORY WITH TREBURO "LAV GUARD" #102E-Z, RI 3/4" AFF TO RIM.
UR	URINAL (ADA)	AMERICAN STANDARD	6550.001.020 "ALLBROOK"	3/4"		2" 1 1/2"	WALL HUNG ADA URINAL, WHITE VITREOUS CHINA, 0.5 GPF, SIPHON JET, 3/4" INLET SPUD, FLUSHING RIM AND WALL HANGERS, SLOTTED 1.0 GPF "ROYAL" #186-0.5 VALVE WITH VACUUM BREAKER AND ANGLE CHECK STOP.	
WC-1	WATER CLOSET	AMERICAN STANDARD	4142.601.020 4142.901.020	1 1/4"		4" 2"	FLOOR MOUNTED, WHITE VITREOUS CHINA, 1.1 GPF PRESSURE ASSIST TANK, ADA WATER CLOSET WITH TANK LOCKING DEVICE, PROVIDE LEVER ON ACCESSIBLE SIDE IN ACCORDANCE TO ADA ACCESSIBILITY REQUIREMENTS.	PROVIDE WITH QUARTER TURN BRASS ANGLE COMPRESSION STOP WITH LOOSE KEY HANDLE, STAINLESS BRADED SUPPLY AND CHROME SUPPLY ESCUTCHEON, INSTALL IN ACCORDANCE TO ADA ACCESSIBILITY REQUIREMENTS.

ITEM #	DESCRIPTION	WATER...		WASTE ROUGH-INS			GAS ROUGH-INS		REMARKS
		HW	CW	FW	WASTE (DR)	WASTE (IW)	VENT	SIZE	
40	ICE MACHINE AIR COOLED			1/2"		3/4"			
40.1	WATER FILTER		1/2"						PROVIDE WITH WATTS HLF007 DOUBLE CHECK VALVE BACKFLOW PREVENTER MEETING ASSE 1013.



PLUMBING GENERAL NOTES

1. CONTRACTOR TO VISIT SITE PRIOR TO BID TO VERIFY EXTENT OF REPAIRS.
2. REPLACE ALL EXISTING PIPE INSULATION WITH NEW PER THE SPECIFICATIONS.
3. PROVIDE ADDITIONAL PIPE SUPPORTS MEETING THE SPECIFICATIONS AND "PIPE HANGER" DETAIL.
4. REPLACE EXISTING INDIRECT DRAINS THAT ARE BROKEN, IMPROPERLY SLOPPED AND/OR SUPPORTED WITH NEW PER THE SPECIFICATIONS.
5. FIELD VERIFY TMV'S ARE INSTALLED AT ALL EXISTING HAND SINKS AND EXISTING TO REMAIN LAVATORIES. INSTALL NEW TMV'S AS REQUIRED.
6. FIELD VERIFY ALL EXISTING TRIM. REPLACE AND/OR REPAIR AS REQUIRED

PLUMBING KEY NOTES

1. PROVIDE NEW FLOOR DRAIN AND TRAP. CONNECT TO EXISTING WASTE PIPE SERVING PREVIOUSLY REMOVED FLOOR DRAIN. EXTEND EXISTING PIPING AS REQUIRED TO MAKE CONNECTION. FIELD VERIFY EXACT LOCATION AND CONNECTION REQUIREMENTS.
2. REMOVE EXISTING FLOOR DRAIN. CAP EXISTING WASTE PIPE BELOW SLAB.
3. FIXTURE IS EXISTING TO REMAIN. MAINTAIN EXISTING CONNECTION AND ALL APPURTENANCES. CLEAN AND/OR REPAIR AS REQUIRED TO ENSURE FIXTURE IS IN WORKING CONDITION
4. PROVIDE NEW INSTANTANEOUS WATER HEATER TO SERVE NEW LAVATORIES.
5. CONNECT TO NEW 3"SAN AND 1-1/2"V IN THIS VICINITY. FIELD VERIFY REQUIREMENTS.
6. ROUTE CONDENSATE DRAIN TO DISCHARGE INTO WASTE RECEPTACLE PER "INDIRECT DRAIN" DETAIL.
7. CONNECT TO MECHANICAL EQUIPMENT PER "CONDENSATE DRAIN" DETAIL.
8. PROVIDE NEW LAVATORY. CONNECT TO EXISTING WASTE, VENT, AND COLD WATER SERVING PREVIOUSLY REMOVED LAVATORY. PROVIDE HOT WATER CONNECTION FROM NEWLY INSTALLED POINT OF USE WATER HEATER. EXTEND EXISTING PIPING AS REQUIRED TO MAKE CONNECTIONS. FIELD VERIFY EXACT LOCATION AND CONNECTION REQUIREMENTS.
9. PROVIDE NEW WATER CLOSET. CONNECT TO EXISTING WASTE, VENT, AND COLD WATER SERVING PREVIOUSLY REMOVED WATER CLOSET. EXTEND EXISTING PIPING AS REQUIRED TO MAKE CONNECTIONS. FIELD VERIFY EXACT LOCATION AND CONNECTION REQUIREMENTS.
10. PROVIDE NEW URINAL. CONNECT TO EXISTING WASTE, VENT, AND COLD WATER SERVING PREVIOUSLY REMOVED URINAL. EXTEND EXISTING PIPING AS REQUIRED TO MAKE CONNECTION. FIELD VERIFY EXACT LOCATION AND CONNECTION REQUIREMENTS.

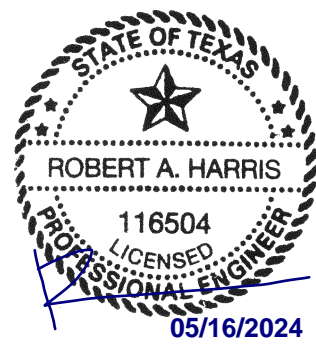
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PROJ. NO. 17-0323

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HOLEY MOLEY GOLF CLUB

SHOPS AT RIVERCENTER

849 E COMMERCE STREET SUITE 171, SAN ANTONIO, TX 78205

TDLR TABS2023020852

CLIENT / TENANT:

FUNLAB • 90-94 NICHOLSON STREET • ABBOTSFORD VIC 3067



PROJECT STATUS:

Project Status

SHEET ISSUE:

NO.	DATE	DESCRIPTION
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SET ISSUE DATE:

05/16/2024

CURRENT REVISION:

SHEET TITLE:

PLUMBING PLAN  
(AREA 1)

SHEET NO.

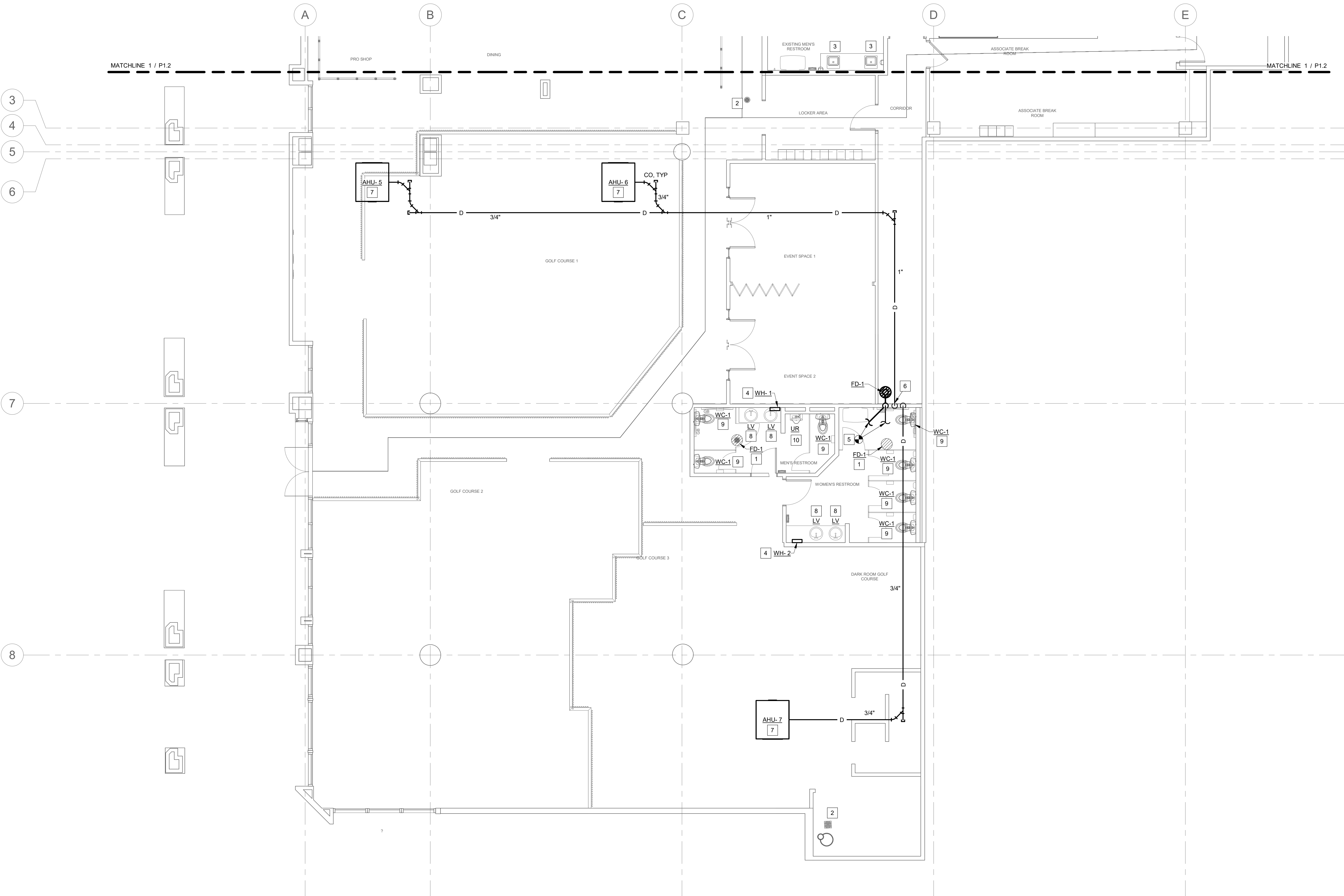
P1.1



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1 PLUMBING PLAN (AREA 1)

3/16" = 1'-0"





PLUMBING GENERAL NOTES

1. CONTRACTOR TO VISIT SITE PRIOR TO BID TO VERIFY EXTENT OF REPAIRS.
2. REPLACE ALL EXISTING PIPE INSULATION WITH NEW PER THE SPECIFICATIONS.
3. PROVIDE ADDITIONAL PIPE SUPPORTS MEETING THE SPECIFICATIONS AND "PIPE HANGER" DETAIL.
4. REPLACE EXISTING INDIRECT DRAINS THAT ARE BROKEN, IMPROPERLY SLOPPED AND/OR SUPPORTED WITH NEW PER THE SPECIFICATIONS.
5. FIELD VERIFY TMV'S ARE INSTALLED AT ALL EXISTING HAND SINKS AND EXISTING TO REMAIN LAVATORIES. INSTALL NEW TMV'S AS REQUIRED.
6. FIELD VERIFY ALL EXISTING TRIM. REPLACE AND/OR REPAIR AS REQUIRED

PLUMBING KEY NOTES

1. FIXTURE IS EXISTING TO REMAIN. MAINTAIN EXISTING CONNECTION AND ALL APPURTENANCES. CLEAN AND/OR REPAIR AS REQUIRED TO ENSURE FIXTURE IS IN WORKING CONDITION.
2. REPLACE EXISTING TRENCH DRAIN WITH NEW TRENCH DRAIN IN SAME LOCATION. FIELD VERIFY EXACT LOCATION AND CONNECTION TO EXISTING WASTE. EXTEND EXISTING PIPING AS NECESSARY TO MAKE NEW CONNECTION.
3. FLOOR DRAIN IS EXISTING TO REMAIN. MAINTAIN EXISTING CONNECTION AND PROTECT FROM DEBRIS.
4. WATER HEATER, RECIRCULATION PUMP, AND WATER SOFTENER ARE EXISTING TO REMAIN. MAINTAIN ALL EXISTING CONNECTIONS AND APPURTENANCES.
5. FLOOR SINK IS EXISTING TO REMAIN. CLEAN AND REPAIR AS NECESSARY. REPLACE EXISTING GRATE WITH NEW 1/2 GRATE.
6. CONNECT TO EXISTING DOMESTIC WATER LINE SERVING REMOVED ICE MACHINE. FIELD VERIFY REQUIREMENTS.

JLL Architecture, LLC

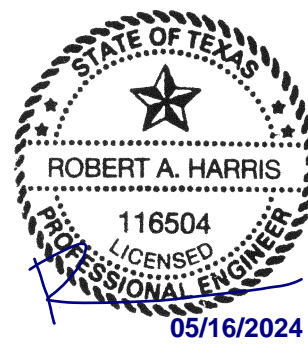
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TDLR ABB2023020852  
CLIENT / TENANT:



PROJECT STATUS:

Project Status

SHEET ISSUE:

NO.	DATE	DESCRIPTION
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05/16/2024

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SHEET TITLE:

**PLUMBING PLAN  
(AREA 2)**

SHEET NO.

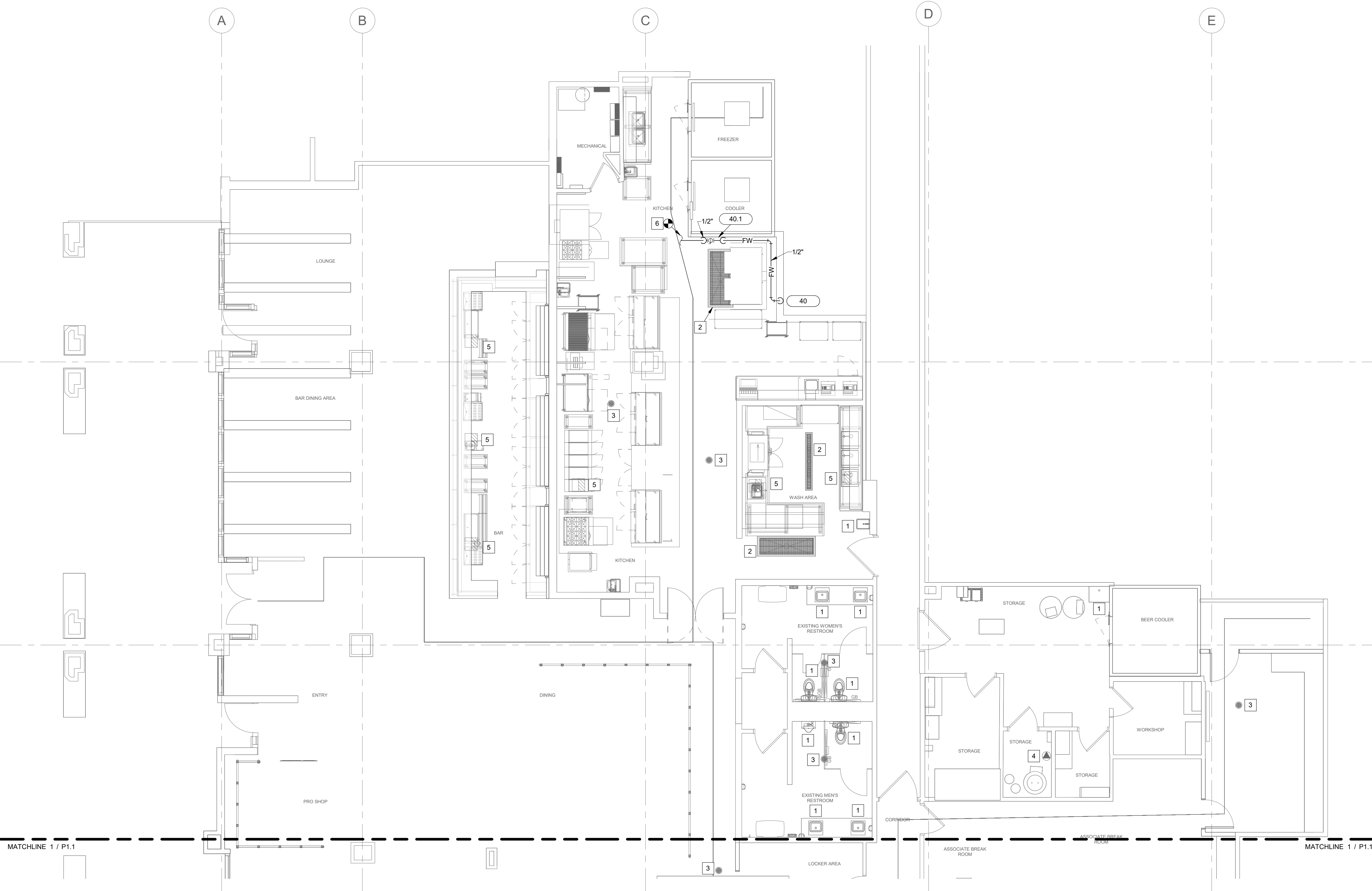
**P1.2**



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1 PLUMBING PLAN (AREA 2)

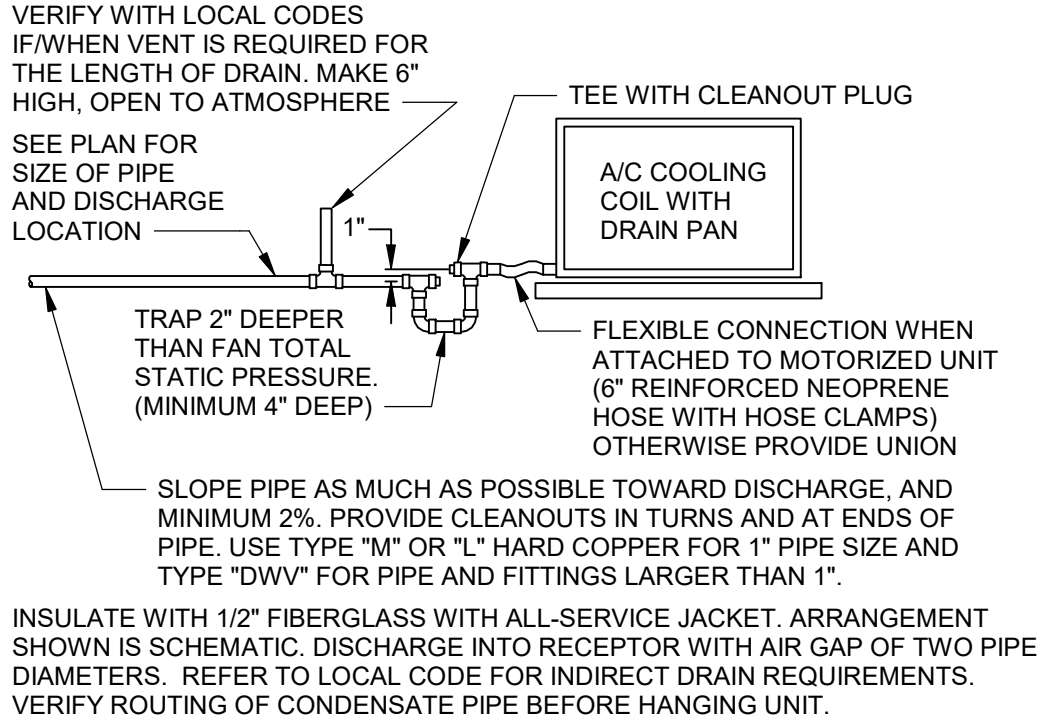
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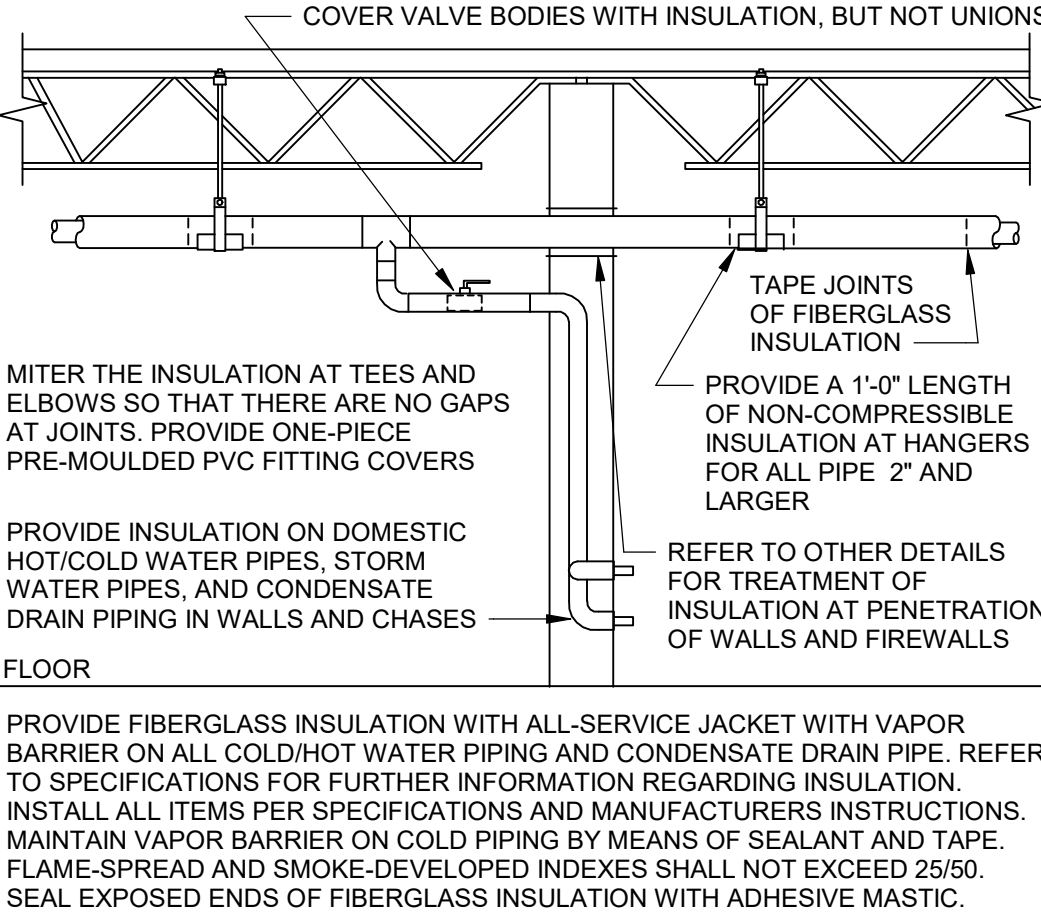
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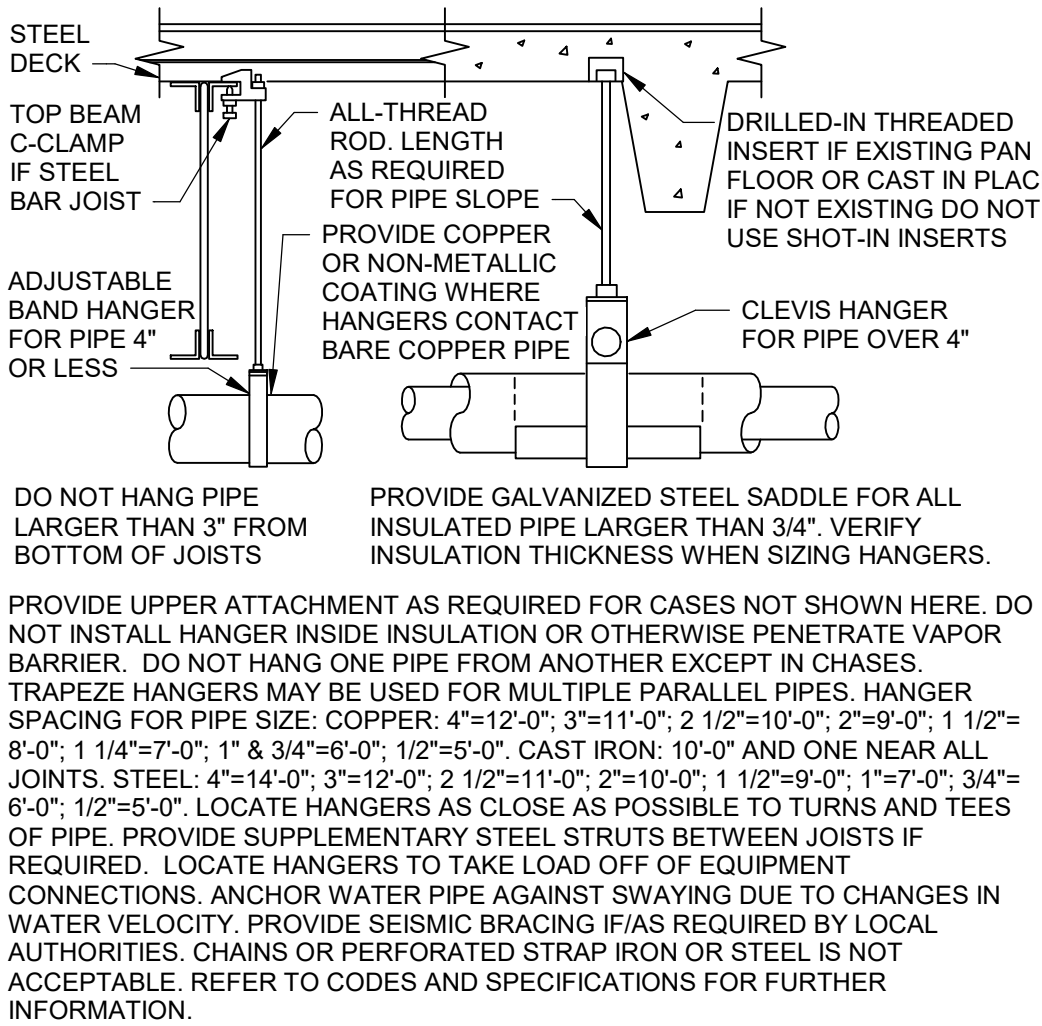
## 5 CONDENSATE DRAIN

NOT TO SCALE



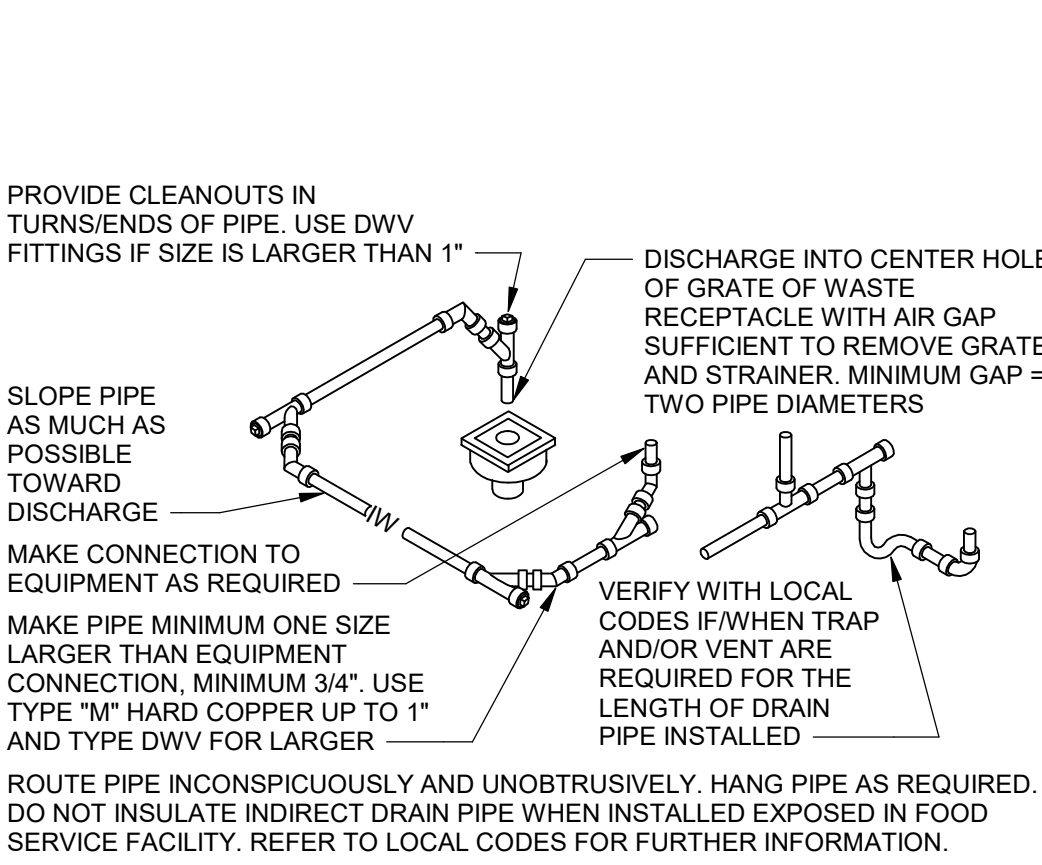
## 6 PIPE INSULATION

NOT TO SCALE



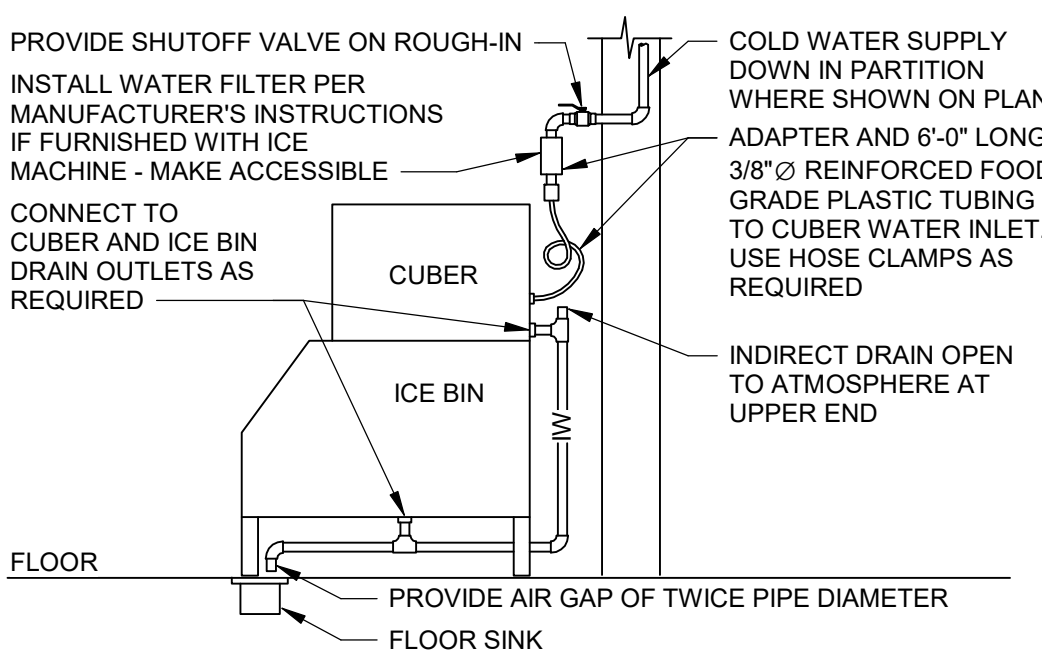
## 1 PIPE HANGERS

NOT TO SCALE



## 2 INDIRECT DRAIN

NOT TO SCALE

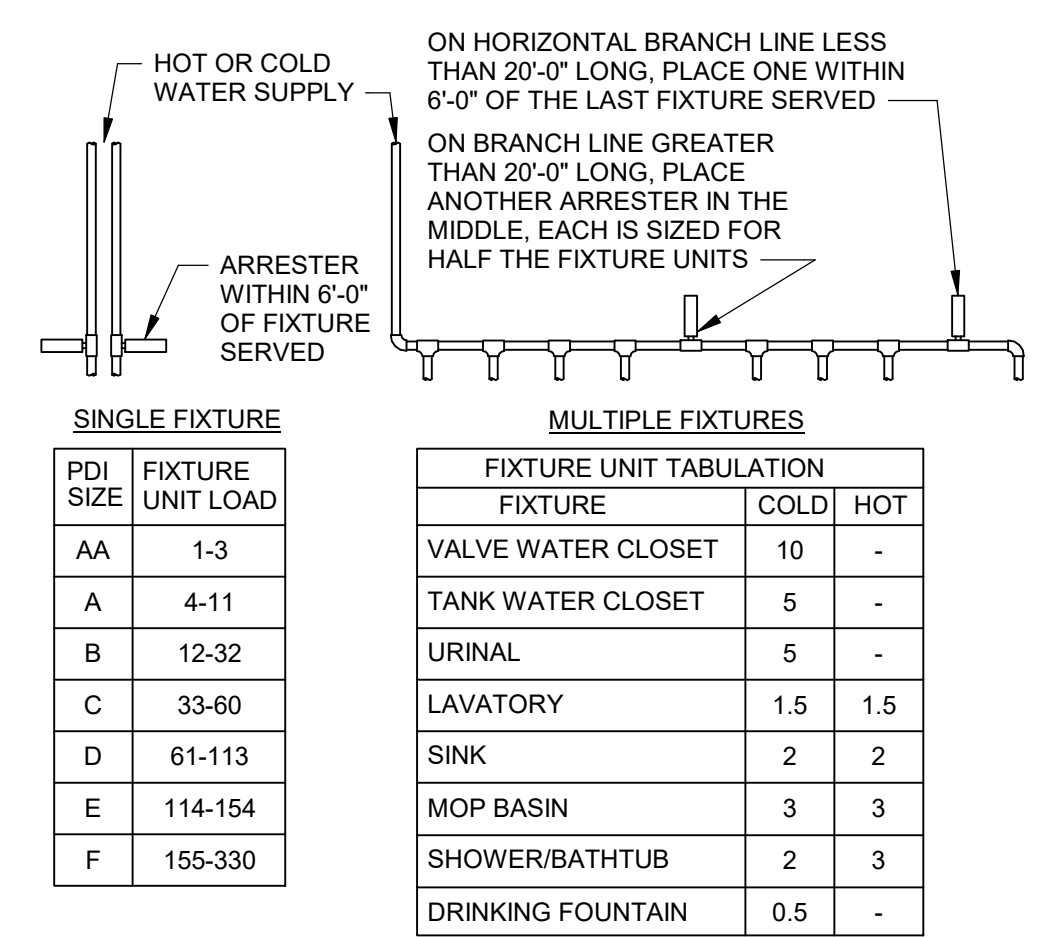


PROVIDE FLOOR SINK AT FRONT EDGE OR SIDE EDGE OF ICE MACHINE, WHERE ACCESSIBLE FOR CLEANING - NOT UNDER ANY EQUIPMENT

PROVIDE COLD WATER ROUGH-IN AT TOP OF ICE MACHINE. ARRANGEMENT SHOWN IS SCHEMATIC. ADJUST AS REQUIRED TO SUIT CONDITIONS. VERIFY CONNECTIONS WITH MANUFACTURER.

## 3 ICE MACHINE CONNECTIONS

NOT TO SCALE



PC TO PROVIDE WATER HAMMER ARRESTERS BY SIOUX CHIEF, PRECISION PLUMBING PRODUCTS, WATTS OR APPROVED EQUIVALENT WITH PISTON AND O-RING CONSTRUCTION, HAVING PDI #WH-201, ASSE #1010 OR ANSI #A112.28.1M CERTIFICATION. SIZE AND INSTALL PER PDI #WH-201 STANDARD OR MANUFACTURER'S INSTRUCTION. THE TABLES ABOVE ARE BASED ON THE SIOUX CHIEF PRODUCT LINE. IF PRESSURE IS IN EXCESS OF 65 PSIG THEN UPSIZE THE ARRESTER BY ONE (EXAMPLE: AN "A" ARRESTER WOULD BECOME A "B" ARRESTER.)

## 4 WATER HAMMER ARRESTERS

NOT TO SCALE

**Dialectic ENGINEERING**

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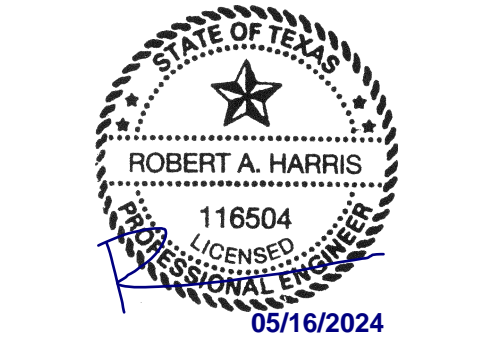
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TDLR TABS2023020852  
CLIENT / TENANT:  
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PROJECT STATUS:  
Project Status

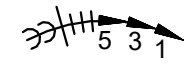



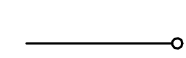
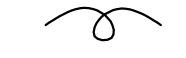
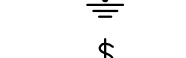
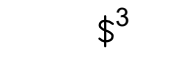
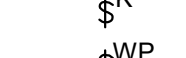
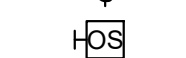
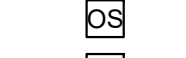
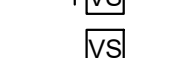

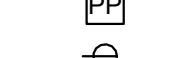
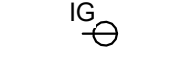
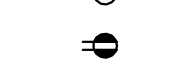
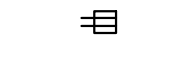
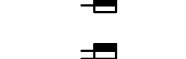
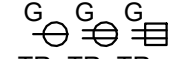

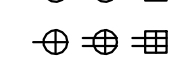
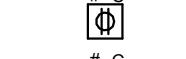


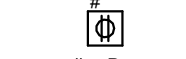
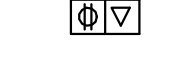

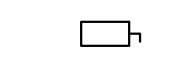




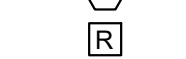




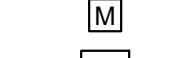

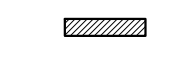

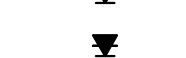
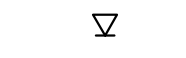



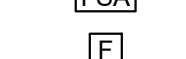

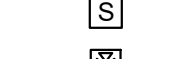

























SHEET ISSUE:

NO. DATE DESCRIPTION

## PLUMBING DETAILS



ELECTRICAL SYMBOLS LEGEND

	HOME RUN TO PANEL. CIRCUIT NUMBERS, PHASE, NEUTRAL, AND GROUND CONDUCTORS INDICATED ALONG WITH ISOLATED GROUND CONDUCTOR IF APPLICABLE.
	PARTIAL CIRCUIT
	CONDUIT INSTALLED CONCEALED ABOVE CEILING OR IN WALL
	CONDUIT INSTALLED CONCEALED BELOW FLOOR SLAB OR UNDERGROUND
	CONDUIT INSTALLED WITH DIRECT CURRENT POWER WIRING
	CONDUIT TURNED UP OR DOWN AS NOTED
	FLEXIBLE CONDUIT FOR FINAL CONNECTION TO EQUIPMENT
	GROUND CONNECTION
	SINGLE POLE SWITCH, +3'-10" OR AS NOTED
	THREE-WAY SWITCH, +3'-10" OR AS NOTED
	KEY OPERATED SWITCH, +3'-10" OR AS NOTED
	WEATHERPROOF TOGGLE SWITCH, +3'-10" OR AS NOTED
	WALL MOUNTED OCCUPANCY SENSOR, +3'-10" OR AS NOTED
	CEILING MOUNTED OCCUPANCY SENSOR
	WALL MOUNTED VACANCY SENSOR, +3'-10" OR AS NOTED
	CEILING MOUNTED VACANCY SENSOR
	CEILING MOUNTED INTERIOR DAYLIGHT HARVESTING PHOTOCELL SENSOR
	POWER PACK, INSTALLED ABOVE ACCESSIBLE CEILING
	SIMPLEX RECEPTACLE, +18" OR AS NOTED
	ISOLATED GROUND SIMPLEX RECEPTACLE, +18" OR AS NOTED
	DUPLEX RECEPTACLE, +18" OR AS NOTED
	ISOLATED GROUND DUPLEX RECEPTACLE, +18" OR AS NOTED
	CONTROLLED DUPLEX RECEPTACLE, +18" OR AS NOTED
	QUADRUPLX RECEPTACLE, +18" OR AS NOTED
	ISOLATED GROUND QUADRUPLX RECEPTACLE, +18" OR AS NOTED
	QUADRUPLX RECEPTACLE WITH ONE OUTLET CONTROLLED, +18" OR AS NOTED
	GROUND FAULT INTERRUPTING RECEPTACLE, +18" OR AS NOTED
	TAMPER RESISTANT RECEPTACLE, +18" OR AS NOTED
	WEATHERPROOF GROUND FAULT INTERRUPTING RECEPTACLE, +18" OR AS NOTED
	RECEPTACLE INSTALLED HORIZONTALLY, BOTTOM AT +6" ABOVE COUNTER TOP
	RECEPTACLE INSTALLED FLUSH IN CEILING, # INDICATES NUMBER OF GANGS
	ISOLATED GROUND RECEPTACLE INSTALLED FLUSH IN CEILING, # INDICATES NUMBER OF GANGS
	SPECIAL RECEPTACLE, NEMA STYLE AS NOTED, +18" OR AS NOTED
	MULTI-OUTLET SYSTEM, INSTALL AS NOTED
	FLUSH FLOOR MOUNTED RECEPTACLE, # INDICATES NUMBER OF GANGS
	FLUSH FLOOR MOUNTED RECEPTACLE WITH DATA, # INDICATES NUMBER OF GANGS, LETTER INDICATES NUMBER OF PORTS (2 PORTS IF NONE INDICATED)
	POKE-THROUGH FLUSH FLOOR MOUNTED RECEPTACLE, # INDICATES NUMBER OF GANGS
	JUNCTION BOX
	DISCONNECT SWITCH, TOP AT +6'-0" OR AS NOTED
	DISCONNECT SWITCH PROVIDED WITH EQUIPMENT
	COMBINATION MOTOR STARTER/DISCONNECT SWITCH FURNISHED BY MECHANICAL CONTRACTOR, INSTALLED BY ELECTRICAL CONTRACTOR
	EXTERIOR PHOTOCELL, INSTALLED ON ROOF FACING NORTH
	MOTOR CONNECTION
	LIGHTING CONTACTOR, INSTALLED AS NOTED
	TIME CLOCK, +6'-2" OR AS NOTED
	CONTROL OR POWER RELAY, INSTALLED AS NOTED
	PUSHBUTTON, TOP AT +4'-6" OR AS NOTED
	DOOR BELL CHIME, +8'-0" OR AS NOTED
	CONTROL TRANSFORMER, INSTALLED AS NOTED
	THERMOSTAT, TEMPERATURE SENSOR, CARBON DIOXIDE SENSOR AND HUMIDISTAT PROVIDED BY MECHANICAL CONTRACTOR, +3'-10" OR AS NOTED
	ELECTRICALLY OPERATED DAMPER, PROVIDED BY MECHANICAL CONTRACTOR
	POWER COMPANY METER, TOP AT +6'-10" AFG OR AS NOTED
	TRANSFORMER, FLOOR MOUNTED OR SUSPENDED FROM STRUCTURE AS NOTED
	BRANCH CIRCUIT PANELBOARD, TOP AT +6'-0" OR AS NOTED
	DISTRIBUTION PANEL, TOP AT +6'-0" OR AS NOTED
	PLYWOOD PHONEBOARD, INSTALLED AS NOTED
	TELEPHONE OUTLET, +18" WITH 1/2" CONDUIT TO ABOVE CEILING
	TELEPHONE OUTLET, +6" ABOVE COUNTER WITH 1/2" CONDUIT TO ABOVE CEILING
	DATA OUTLET, +18" WITH 3/4" CONDUIT TO ABOVE CEILING
	DATA OUTLET, +6" ABOVE COUNTER WITH 3/4" CONDUIT TO ABOVE CEILING
	TELEPHONE/DATA OUTLET, +18" WITH 1" CONDUIT TO ABOVE CEILING
	TELEPHONE/DATA OUTLET, +6" ABOVE COUNTER WITH 1" CONDUIT TO ABOVE CEILING
	FIRE ALARM CONTROL PANEL, FLUSH MOUNTED, TOP AT +6'-0"
	FIRE ALARM SYSTEM REMOTE ANNUNCIATOR, TOP AT +6'-0"
	MANUAL FIRE ALARM PULL STATION, +3'-10" PER ADA
	FIRE ALARM HORN AND 75cd STROBE +80" TO BOTTOM OF DEVICE PER ADA
	STROBE ONLY (75cd UNO), +80" TO BOTTOM OF DEVICE PER ADA
	FIRE ALARM HORN AND 115cd STROBE, CEILING MOUNTED
	FIRE ALARM 115cd STROBE, CEILING MOUNTED
	120 VOLT DUCT TYPE SMOKE DETECTOR, PROVIDED BY MECHANICAL CONTRACTOR
	AREA TYPE PHOTOELECTRIC SMOKE DETECTOR, CEILING MOUNTED, OR AS NOTED
	FIRE ALARM SYSTEM RELAY
	SPRINKLER FLOW SWITCH, PROVIDED BY PLUMBING CONTRACTOR
	SPRINKLER TAMPER SWITCH, PROVIDED BY PLUMBING CONTRACTOR
	FIRE SPRINKLER SYSTEM BELL (GONG), +10'-0" AFG
	COMBINATION FIRE/SMOKE DAMPER PROVIDED BY MECHANICAL CONTRACTOR

GENERAL REFERENCES/NOTATIONS:

AC	MOUNT DEVICE +6" ABOVE TOP OF COUNTER TO BOTTOM OF DEVICE
+48"	MOUNTING HEIGHT ABOVE FINISHED FLOOR TO CENTERLINE OF DEVICE
03/E5	DETAIL OR SECTION REFERENCE
722	FOODSERVICE EQUIPMENT DESIGNATION
TYPE	REVISION DESIGNATION
7	EQUIPMENT DESIGNATION.

ABBREVIATIONS:

AF/AFG	ABOVE FINISHED FLOOR/GRADE
AHJ	AUTHORITY HAVING JURISDICTION
BAS	BUILDING AUTOMATION SYSTEM
EC	ELECTRICAL CONTRACTOR
EM	EMERGENCY
ETR	EXISTING TO REMAIN
FA	FIRE ALARM
GC	GENERAL CONTRACTOR
MC	MECHANICAL CONTRACTOR
NEC	NATIONAL ELECTRICAL CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NL	NIGHT LIGHT
NC	NON-FUSED
PC	PLUMBING CONTRACTOR
SPD	SURGE PROTECTION DEVICE
TYP	TYPICAL
UL	UNDERWRITERS LABORATORIES
UNO	UNLESS NOTED OTHERWISE
UPS	UNINTERRUPTIBLE POWER SUPPLY
WP	WEATHERPROOF

SYMBOLS LEGEND NOTES:

- REFER TO LIGHT FIXTURE SCHEDULE FOR SPECIFICATION AND INFORMATION ON ALL LUMINAIRES.
- REFER TO SPECIFICATIONS AND PLAN NOTES FOR DETAILED DESCRIPTION OF ALL DEVICES SHOWN IN THIS SCHEDULE, PROVIDED BY CONTRACTOR.
- MOUNTING HEIGHTS INDICATED ARE MEASURED FROM FINISHED FLOOR TO THE CENTERLINE OF THE DEVICE UNLESS NOTED OTHERWISE.

LIGHTING GENERAL NOTES

- CONNECT EXIT SIGNS, EMERGENCY AND NIGHT LIGHTS TO UNSWITCHED LIGHTING CIRCUIT, NOT CONTROLLED BY OCCUPANCY SENSORS, SWITCHES OR CONTACTORS.
- PROVIDE DEDICATED NEUTRAL WITH ALL DIMMING SYSTEM CIRCUITS. NO COMMON NEUTRALS SHALL BE ALLOWED.
- REFER TO "RECESSED LIGHTING FIXTURE SUPPORT DETAIL" FOR INFORMATION ON SUPPORT OF ALL RECESSED LIGHT FIXTURES.
- REFER TO ARCHITECTURAL REFLECTED CEILING PLAN AND DETAILS FOR LOCATION OF ALL LIGHTING FIXTURES AND ALL OTHER EQUIPMENT INSTALLED IN THE CEILING SYSTEM. VERIFY MOUNTING HEIGHTS AND FINISHES WITH ARCHITECT PRIOR TO ROUGH-IN.
- REFER TO POWER PLANS FOR LOCATIONS OF ELECTRICAL EQUIPMENT.
- PROVIDE (2) ADDITIONAL #12 CONDUCTORS FOR ALL 0-10V DIMMING CIRCUITS.

GENERAL REMODEL NOTES

- ALL EXISTING EQUIPMENT, WIRING DEVICES, LIGHTS, CONDUIT, WIRING, CIRCUITING, ETC. NOT DISTURBED BY NEW CONSTRUCTION WORK SHALL BE MAINTAINED AND UNDAMAGED. THESE DEVICES, IF SHOWN, ARE SHOWN FOR INFORMATION PURPOSES ONLY. VISIT JOB SITE TO VERIFY ALL EXISTING CONDITIONS AND BECOME FAMILIAR WITH ALL WORK TO BE DONE. FAILURE TO DO SO SHALL NOT RELIEVE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING ALL WORK NECESSARY TO PROVIDE AN INSTALLATION THAT IS FREE FROM DEFECTS, DONE ACCORDING TO PLAN, AND PERFORMED TO INDUSTRY ACCEPTED STANDARDS.
- EXISTING SERVICES (ELECTRICAL, FIRE ALARM, ETC.) SHALL NOT BE INTERRUPTED WITHOUT PRIOR SCHEDULING OF SUCH OUTAGES WITH OWNER, ARCHITECT, AND ALL OTHER PARTIES INVOLVED.
- MAINTAIN ACCURATE RECORDS OF MODIFICATIONS TO EXISTING SYSTEMS WHICH ARE TO REMAIN. DELIVER ALL "RECORD" DRAWINGS TO OWNER INDICATING SUCH CHANGES.
- DISCONNECT AND LABEL ABANDONED FEEDERS AND CIRCUITS.
- REMOVE EXPOSED CONDUITS, CONDUITS ABOVE LAY-IN CEILINGS, AND CONDUIT FOR ABANDONED EQUIPMENT.
- WHERE NEW WORK INTERFERES WITH CIRCUITS IN ROOMS, OTHERWISE UNDISTURBED, EXISTING CIRCUITS SHALL BE REWORKED AS REQUIRED TO MAINTAIN SERVICE.
- ALL EQUIPMENT, FIXTURES, PANELBOARDS, CONDUIT AND WIRING THAT ARE REMOVED SHALL BE REMOVED FROM JOB SITE, UNLESS DIRECTED OTHERWISE BY ARCHITECT OR OWNER'S REPRESENTATIVE.
- EXISTING ROUGH-IN BOXES AND CONDUIT MAY BE UTILIZED IF THEY ARE OF PROPER SIZE AND IN SUITABLE LOCATION(S) FOR NEW CONSTRUCTION. DEVICES AND WIRING SHALL BE NEW.
- CIRCUIT ROUTINGS SHOWN IN REMODELED AREAS MAY BE MODIFIED TO SUIT FIELD CONDITIONS. KEEP DEVICES AND/OR FIXTURE CIRCUITS APPROXIMATELY AS INDICATED TO LIMIT VOLTAGE DROP OF FEEDER AND BRANCH CIRCUITS.
- VERIFY LOCATION AND CONDITION OF EXISTING UTILITIES AND PROTECT DURING THE COURSE OF WORK. EXISTING UTILITIES, BUILDING MATERIALS AND ASSOCIATED ITEMS WHICH ARE DAMAGED BY CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED OR REPLACED IN A TIMELY MANNER AT CONTRACTOR'S EXPENSE, AND TO SATISFACTION OF OWNERS.
- COORDINATE REMOVAL OR RELOCATION OF MECHANICAL AND PLUMBING EQUIPMENT. DISCONNECT AND REMOVE ELECTRICAL POWER AND CONTROL CIRCUITS FOR EQUIPMENT BEING REMOVED OR RELOCATED. EXISTING CONDUIT AND ROUGH-IN MAYBE USED FOR RELOCATED OR NEW EQUIPMENT. ALL CONDUCTORS SHALL BE NEW.
- REMOVE EXISTING DATA, TELEPHONE, FIRE ALARM CABLEING AND OTHER LOW VOLTAGE WIRING THAT ARE NOT TO BE USED.
- DESIGN IS BASED ON FIELD INFORMATION, AS-BUILT DRAWINGS AND OWNER FURNISHED INFORMATION. VERIFY ACCURACY OF ALL EXISTING CONDITIONS. IN CASE OF DISCREPANCY, PROVIDE ALL NECESSARY CONDUIT, WIRE, BOXES, FITTINGS, ETC. FOR A COMPLETE OPERATING ELECTRICAL SYSTEM. ENTIRE INSTALLATION SHALL COMPLY WITH SPECIFICATIONS AND ADOPTED ELECTRICAL CODE.

GENERAL ELECTRICAL NOTES

- INCLUDE ALLOWANCE FOR UNFORESEEN CONDITIONS THAT MAY AFFECT THE SCOPE OF WORK. MINOR DEVIATIONS REQUIRED FOR ACCOMPLISHING THE INTENT OF THIS DESIGN SHALL BE INCLUDED IN THE ALLOWANCE.
- SWITCHBOARDS, PANELBOARDS, DISCONNECT SWITCHES, TRANSFORMERS AND CONTACTORS SHALL BE "LISTED" AND "IDENTIFIED" AS RATED FOR MINIMUM OF 75°C CONDUCTOR TERMINATION.
- ELECTRICAL DESIGN IS BASED ON INSTALLATION OF 75°C CONDUCTORS CONNECTED TO TERMINAL LUGS AND EQUIPMENT U.L. LISTED FOR MINIMUM 75°C. CONDUCTORS TERMINATED ON EQUIPMENT WITH LOWER RATING (60°C) OR NO RATING SHOWN SHALL HAVE CONDUCTOR SIZE INCREASED TO CONFORM TO ADOPTED ELECTRICAL CODE AND UL/CUL NO. 489 REQUIREMENTS.
- CONDUIT INSTALLED INDOORS SHALL BE ELECTRICAL METALLIC TUBING (EMT), MINIMUM 3/4" OR AS NOTED.
- CONDUIT INSTALLED BELOW SLAB SHALL BE RIGID STEEL, IMC, PVC OR HDPE. MINIMUM 3/4" IF PVC OR HDPE IS USED. TRANSITION TO RIGID STEEL BEFORE TURNING UP AND PENETRATING FLOOR SLAB.
- CONDUCTORS SHALL BE MINIMUM #12 THHN/THWN COPPER UNLESS NOTED OTHERWISE ON PLANS OR IN SPECIFICATIONS. BRANCH CIRCUITS SHALL BE PROVIDED WITH (2) #12 CONDUCTORS AND (1) #12 EQUIPMENT GROUND CONDUCTOR UNLESS NOTED OTHERWISE.
- BRANCH CIRCUITS SHOWN WITH TWO GROUNDING CONDUCTORS SHALL HAVE ONE EQUIPMENT GROUND CONDUCTOR (GREEN) AND ONE ISOLATED GROUND CONDUCTOR (GREEN W/YELLOW STRIP) INSTALLED IN RACEWAY.
- DIRECT CURRENT WIRING SHALL BE (2) #10 IN 3/4" CONDUIT UNLESS NOTED OTHERWISE.
- CONTROL VOLTAGE WIRING SHALL BE PLENUM RATED OR INSTALLED IN CONDUIT.
- THERMOSTATS, TEMPERATURE SENSORS, CARBON DIOXIDE SENSORS AND HUMIDISTATS: UNLESS NOTED OTHERWISE, PROVIDE WALL BOX AT +3'-10" AFF WITH 3/4" CONDUIT STUBBED OUT TO ABOVE ACCESSIBLE CEILING WITH NYLON BUSHINGS AND PULLSTRING.
- PROVIDE FLEXIBLE CONNECTIONS ONLY FOR FINAL CONNECTION TO EQUIPMENT, 6'-0" MAXIMUM LENGTH. PROVIDE LIQUID TIGHT FLEXIBLE CONNECTION AT EXTERIOR LOCATIONS AND WHERE EXPOSURE TO MOISTURE IS POSSIBLE.
- ALL EMPTY CONDUITS SHALL BE PROVIDED WITH A PULL WIRE.
- ALL RACEWAYS SHALL CONTAIN A GROUNDING ELECTRODE SIZED PER THE ADOPTED ELECTRICAL CODE.
- COORDINATE WORK ABOVE THE CEILING WITH OTHER TRADES TO PROVIDE THE GREATEST POSSIBLE CLEARANCE. CONDUIT RUNS SHALL BE RUN THROUGH TRUSSES WHERE POSSIBLE.
- VERIFY EXACT PLACEMENT OF ALL DEVICES SHOWN ON CONSTRUCTION DOCUMENTS PRIOR TO FINAL PLACEMENT.
- ALL RECESSED PANELBOARDS SHALL BE INSTALLED WITH MINIMUM OF (3) 3/4" CONDUITS STUBBED UP TO ACCESSIBLE CEILING SPACE FOR FUTURE USE.
- ALL PANELBOARDS, SWITCHBOARDS AND LINE VOLTAGE CONTROL EQUIPMENT SHALL BE FIELD MARKED TO WARN QUALIFIED PERSONS OF POTENTIAL ELECTRIC ARC FLASH HAZARDS. MARKING SHALL BE LOCATED SO AS TO BE CLEARLY VISIBLE TO QUALIFIED PERSONS BEFORE EXAMINATION, ADJUSTING, SERVICING OR MAINTENANCE OF EQUIPMENT. MARKING SHALL BE SELF ADHESIVE, COMMERCIAL LABEL CONFORMING TO ADOPTED CODES.
- LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS SHALL HAVE OPERABLE PARTS OF THE CONTROLS LOCATED NO HIGHER THAN 48" AND NO LOWER THAN 15" ABOVE THE FLOOR. IF THE REACH IS OVER AN OBSTRUCTION BETWEEN 20" AND 22" IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44" FOR FORWARD APPROACH OR 46" FOR SIDE APPROACH. PROVIDED THE OBSTRUCTION IS NO MORE THAN 24" IN DEPTH. OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25" FROM THE WALL BENEATH A CONTROL.
- TERMS:
  - SHALL - ACTION THAT IS REQUIRED WITHOUT OPTION OR QUALIFICATION.
  - FURNISH - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING.
  - INSTALL - CONTRACTOR SHALL BE RESPONSIBLE FOR LABOR AND CONSTRUCTION EQUIPMENT NECESSARY TO SET IN PLACE, CONNECT, CALIBRATE AND/OR TEST EQUIPMENT FURNISHED BY HIM OR OTHERS.
  - PROVIDE - CONTRACTOR SHALL FURNISH AND INSTALL.

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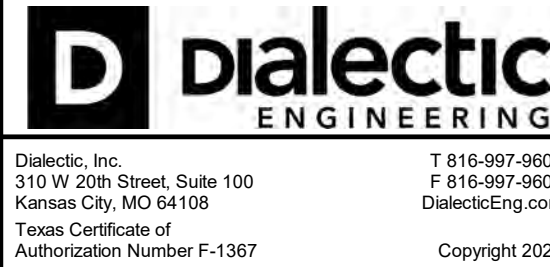
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GENERAL NOTES  
AND LEGENDS

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## ELECTRICAL DEMO GENERAL NOTES

- REMOVE AND PROPERLY DISPOSE OF ALL DEMOLISHED EQUIPMENT, FIXTURES AND PANELS FROM THE SITE, UNLESS NOTED OTHERWISE.
- PROVIDE BLANK COVER PLATES WHERE DEVICES WITH CONCEALED CONDUITS ARE REMOVED LEAVING EXPOSED BACKBOXES AFTER THE FINAL SURFACE IS APPLIED.
- COORDINATE THE DISCONNECTION & REMOVAL OF ALL MECHANICAL AND PLUMBING EQUIPMENT AND REMOVE ALL ELECTRICAL POWER AND CONTROL CIRCUITS FOR EQUIPMENT BEING REMOVED.
- REMOVE ALL EXPOSED CONDUITS, CONDUITS ABOVE LAY-IN CEILINGS, OR EQUIPMENT WHICH IS ABANDONED.
- REMOVE ALL EXISTING DATA, TELEPHONE, FIRE ALARM CABLING AND ANY OTHER LOW VOLTAGE WIRING THAT ARE NOT TO BE USED.
- DESIGN IS BASED ON FIELD INFORMATION, AS-BUILT DRAWINGS AND OWNER FURNISHED INFORMATION. VERIFY ACCURACY OF ALL EXISTING CONDITIONS. IN CASE OF DISCREPANCY, PROVIDE ALL NECESSARY CONDUIT, WIRE, BOXES, FITTINGS, ETC. FOR A COMPLETE OPERATING ELECTRICAL SYSTEM. ENTIRE INSTALLATION TO COMPLY WITH SPECIFICATIONS AND ADOPTED ELECTRICAL CODE.

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- DASHED AND BOLDED ITEMS ARE TO BE DISCONNECTED AND REMOVED IN THEIR ENTIRETY. EXISTING CIRCUITRY SHALL BE REMOVED BACK TO THE SOURCE OR TO THE NEAREST EXISTING DEVICE FOUND TO REMAIN IN SERVICE. FIELD VERIFY ALL EXISTING CONDITIONS.
- MAINTAIN ACCURATE RECORDS OF MODIFICATIONS TO EXISTING SYSTEMS WHICH ARE TO REMAIN. DELIVER ALL "RECORD" DRAWINGS TO OWNER INDICATING SUCH CHANGES.
- WHERE NEW WORK INTERFERES WITH CIRCUITS IN ROOMS OTHERWISE UNDISTURBED, EXISTING CIRCUITS SHALL BE REWORKED AS REQUIRED TO MAINTAIN CONTINUITY OF THE EXISTING CIRCUIT.
- DISCONNECT AND LABEL REMOVE ABANDONED FEEDERS AND CIRCUITS BACK TO SOURCE OR TO THE NEAREST DEVICE FOUND TO REMAIN IN SERVICE.

## ELECTRICAL KEY NOTES

- ALL EXISTING ELECTRICAL DEVICES AND CIRCUITRY IN THIS AREA SHALL BE DEMOLISHED AND REMOVED IN THEIR ENTIRETY.
- EXISTING 120/208V, 3-PHASE PANELBOARD TO BE DISCONNECTED AND REMOVED. REMOVE ALL EXISTING BRANCH CIRCUITS FOUND NOT USED AFTER DEMOLITION IS COMPLETE IN THEIR ENTIRETY.

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**ELECTRICAL  
DEMOLITION  
PLAN (AREA 1)**

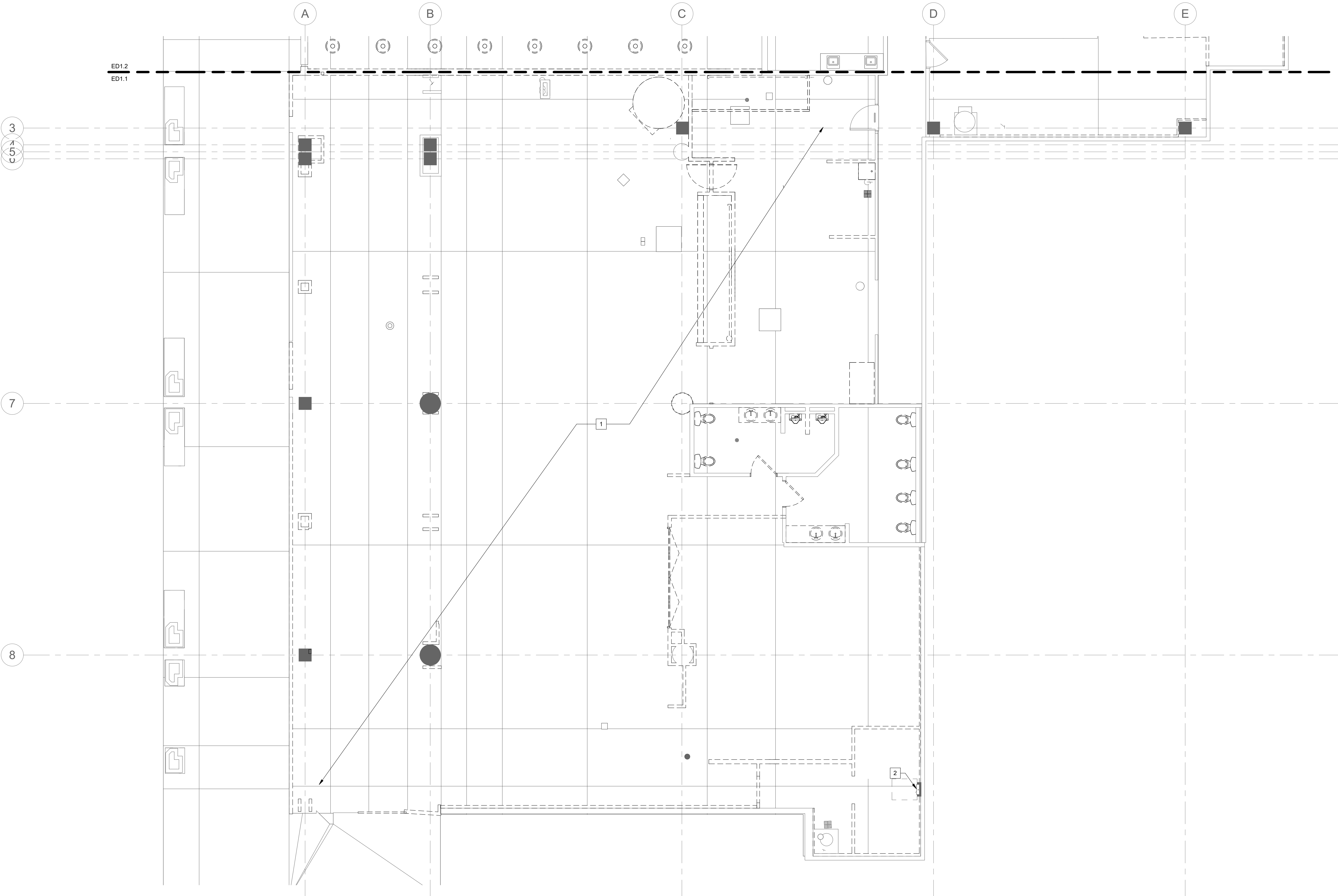
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**1 ELECTRICAL DEMOLITION PLAN (AREA 1)**

3/16" = 1'-0"





## ELECTRICAL DEMO GENERAL NOTES

- 6 REMOVE AND PROPERLY DISPOSE OF ALL DEMOLISHED EQUIPMENT, FIXTURES AND PANELS FROM THE SITE, UNLESS NOTED OTHERWISE.
- 7 PROVIDE BLANK COVER PLATES WHERE DEVICES (WITH CONCEALED CONDUITS) ARE REMOVED LEAVING EXPOSED BACKBOXES AFTER THE FINAL SURFACE IS APPLIED.
- 8 COORDINATE THE DISCONNECTION & REMOVAL OF ALL MECHANICAL AND PLUMBING EQUIPMENT AND REMOVE ALL ELECTRICAL POWER AND CONTROL CIRCUITS FOR EQUIPMENT BEING REMOVED.
- 9 REMOVE ALL EXPOSED CONDUITS, CONDUITS ABOVE LAY-IN CEILINGS, OR EQUIPMENT WHICH IS ABANDONED.
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## ELECTRICAL DEMO GENERAL NOTES

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- 2 DASHED AND BOLDDED ITEMS ARE TO BE DISCONNECTED AND REMOVED IN THEIR ENTIRETY. EXISTING CIRCUITRY SHALL BE REMOVED BACK TO THE SOURCE OR TO THE NEAREST EXISTING DEVICE FOUND TO REMAIN IN SERVICE. FIELD VERIFY ALL EXISTING CONDITIONS.
- 3 MAINTAIN ACCURATE RECORDS OF MODIFICATIONS TO EXISTING SYSTEMS WHICH ARE TO REMAIN. DELIVER ALL "RECORD" DRAWINGS TO OWNER INDICATING SUCH CHANGES.
- 4 WHERE NEW WORK INTERFERES WITH CIRCUITS IN ROOMS OTHERWISE UNDISTURBED, EXISTING CIRCUITS SHALL BE REWORKED AS REQUIRED TO MAINTAIN CONTINUITY OF THE EXISTING CIRCUIT.
- 5 DISCONNECT AND LABEL REMOVE ABANDONED FEEDERS AND CIRCUITS BACK TO SOURCE OR TO THE NEAREST DEVICE FOUND TO REMAIN IN SERVICE.

## ELECTRICAL KEY NOTES

- 1 EXISTING 120/208V, 3-PHASE PANELBOARD TO BE DISCONNECTED AND REMOVED. MAINTAIN CIRCUITS FOR EXTENSION AND RECONNECTION TO NEW PANEL LOCATION. RETAIN EXISTING FEEDER FOR EXTENSION TO NEW PANELBOARD LOCATION. RE: NEW WORK POWER PLANS, ONE-LINE DIAGRAM & PANELBOARD SCHEDULES.
- 2 EXISTING CEILING MOUNTED TRANSFORMER TO BE DISCONNECTED AND RELOCATED. RETAIN EXISTING FEEDER FOR EXTENSION AND RECONNECTION TO NEW LOCATION. RETAIN EXISTING FEEDER FOR EXTENSION TO NEW TRANSFORMER LOCATION IN STORAGE. RE: NEW WORK POWER PLANS, ONE-LINE DIAGRAM & PANELBOARD SCHEDULES.

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**ELECTRICAL  
DEMOLITION  
PLAN (AREA 2)**

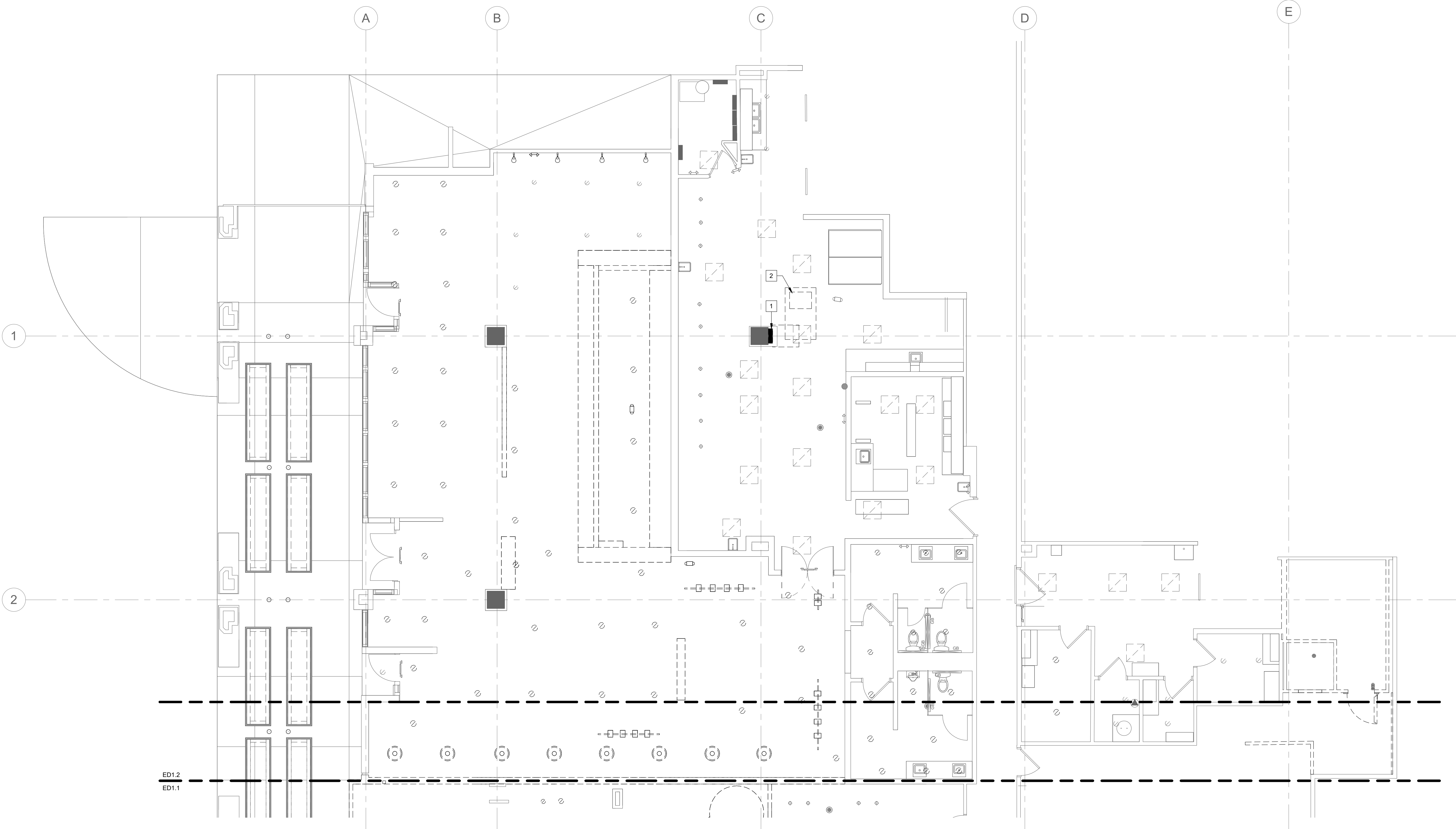
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**1 ELECTRICAL DEMOLITION PLAN (AREA 2)**

3/16" = 1'-0"





#ELECTRICAL KEY NOTES

1

SURFACE MOUNTED 120V, 20A, HEAVY-DUTY GRADE DUPLEX RECEPTACLE, WITH GFCI PROTECTED 120V CIRCUIT, FOR GOLF HOLE EQUIPMENT. COORDINATE EXACT LOCATION WITH OWNER, ARCHITECT AND EQUIPMENT MANUFACTURER PRIOR TO ROUGH-IN.

2

SURFACE MOUNTED 120V, 20A, HEAVY-DUTY GRADE DUPLEX RECEPTACLE, WITH GFCI PROTECTED 120V CIRCUIT, FOR GOLF HOLE EQUIPMENT. COORDINATE EXACT LOCATION WITH OWNER, ARCHITECT AND EQUIPMENT MANUFACTURER PRIOR TO ROUGH-IN. SURFACE MOUNT (1) 3/4" CONDUIT TO BOTTOM HORIZONTAL BEAM OF PICKET FENCE AND STUB POWER DOWN FROM THE FALSE COLUMN TO FEED RECEPTACLES - COORDINATE WITH ARCHITECT.

3

CIRCUIT SHALL BE ROUTED THROUGH AND CONTROLLED VIA LIGHTING CONTROL PANEL. COORDINATE WITH LIGHTING DESIGN VENDOR AND LIGHTING SUPPLIER FOR RELAY QUANTITIES AND TYPES.

4

ROUTE CIRCUIT THROUGH LIGHTING CONTROL ZONE. REFER TO LIGHTING PLAN FOR ADDITIONAL INFORMATION.

5

COORDINATE FINAL LOCATION OF WORKSTATION POWER AND DATA OUTLET WITH ARCHITECT PRIOR TO ROUGH-IN.

6

PROVIDE SHOW WINDOW RECEPTACLE WITHIN 18" OF THE TOP OF WINDOW.

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POWER PLAN  
(AREA 1)

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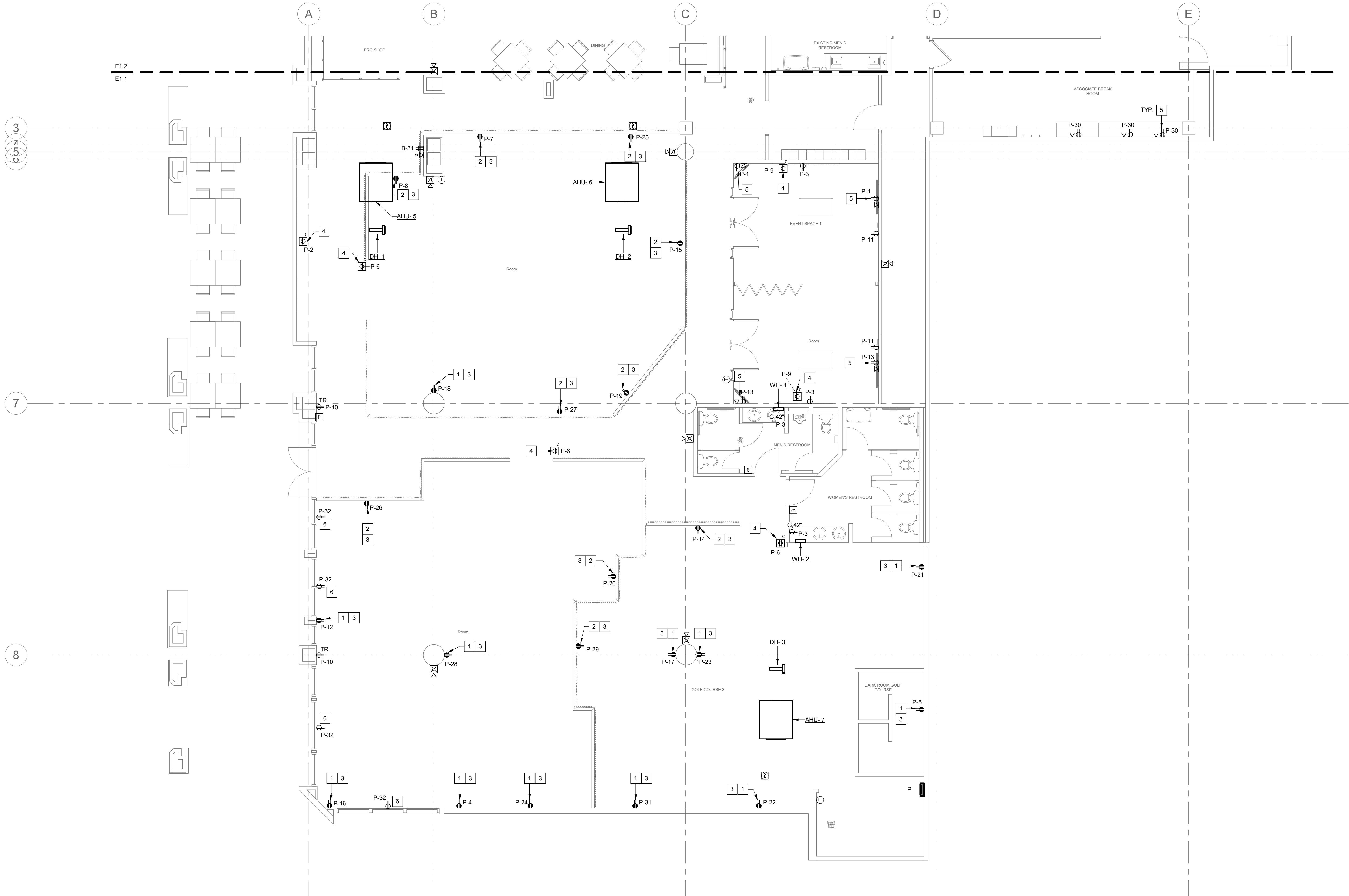
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1 POWER PLAN (AREA 1)

3/16" = 1'-0"

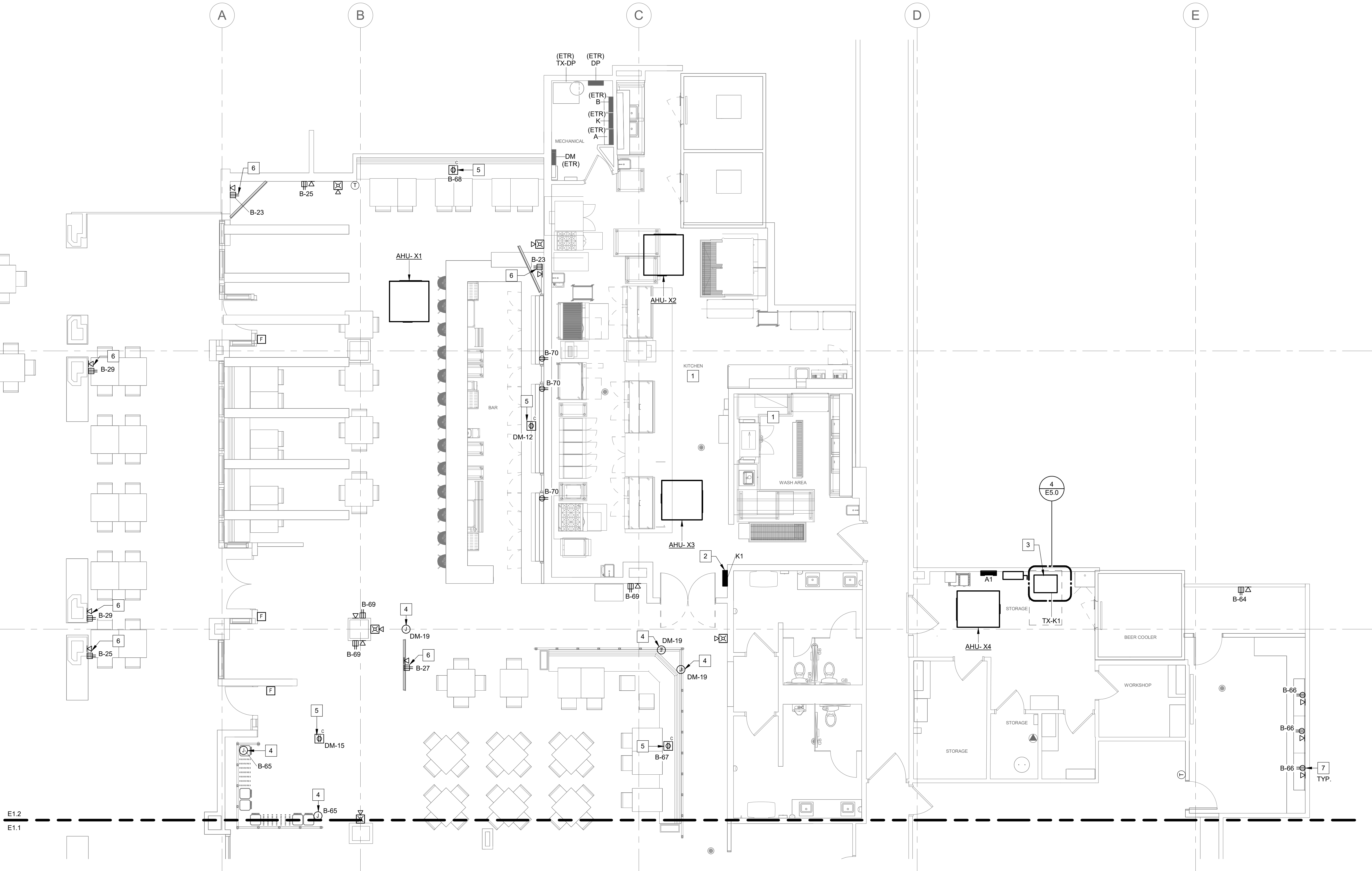




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# 1 POWER PLAN (AREA 2)

3/16" = 1'-0"



- ## ELECTRICAL KEY NOTES
- ELECTRICAL DEVICES, EQUIPMENT AND CIRCUITRY IN THIS AREA IS EXISTING REMAIN. EXTEND CIRCUITRY FOR ANY EXISTING EQUIPMENT SERVED BY DEMOLISHED ELECTRICAL PANEL LOCATED IN KITCHEN AND RECONNECT TO NEW PANEL "K1". FIELD VERIFY ALL SHUNT-TRIP AND GFCI REQUIREMENTS ARE BEING MET PER CODE.
  - EXISTING PANELBOARD "K1" WAS DISCONNECTED AND REMOVED IN DEMOLITION SCOPE. CONTRACTOR SHALL FIELD LOCATE THE EXISTING FEEDER LEFT IN PLACE. PREP EXISTING CONDUIT & CONDUCTORS AND EXTEND TO NEW PANELBOARD "K1" LOCATION. NEW FEEDER CONDUIT AND CONDUCTORS SHALL MATCH EXISTING CONDUIT AND CONDUCTOR SIZE, TYPE, MATERIAL, INSULATION RATINGS, ETC.; FIELD CONFIRM EXISTING SIZES. USE BARREL TYPE COMPRESSION SPLICES IN LISTED ENCLOSURES FOR FEEDER CONDUCTOR SPLICES.
  - EXISTING TRANSFORMER WAS DISCONNECTED AND REMOVED IN DEMOLITION SCOPE. CONTRACTOR SHALL FIELD LOCATE THE EXISTING FEEDER LEFT IN PLACE. PREP EXISTING CONDUIT & CONDUCTORS AND EXTEND TO NEW LOCATION. NEW FEEDER CONDUIT AND CONDUCTORS SHALL MATCH EXISTING CONDUIT AND CONDUCTOR SIZE, TYPE, MATERIAL, INSULATION RATINGS, ETC.; FIELD CONFIRM EXISTING SIZES. USE BARREL TYPE COMPRESSION SPLICES IN LISTED ENCLOSURES FOR FEEDER CONDUCTOR SPLICES.
  - JUNCTION BOX SURFACE MOUNTED TO CEILING STRUCTURE ABOVE FOR POWER TO ILLUMINATED CRATES. COORDINATE EXACT LOCATION WITH OWNER & ARCHITECT AND MAKE ALL REQUIRED CONNECTIONS AT CRATE LOCATIONS.
  - ROUTE CIRCUIT THROUGH LIGHTING CONTROL ZONE. REFER TO LIGHTING PLAN FOR ADDITIONAL INFORMATION.
  - 120V, 20A DOUBLE DUPLEX RECEPTACLE FOR AV TV. PROVIDE ADDITIONAL AV DOUBLE GANG DEVICE BOX WITH EMPTY CONDUIT BACK TO LOCATION AS INDICATED ON LOW-VOLTAGE PLANS. CONFIRM ALL ROUGH-IN LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
  - COORDINATE FINAL LOCATION OF WORKSTATION POWER AND DATA OUTLET WITH ARCHITECT PRIOR TO ROUGH-IN.

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SEALS

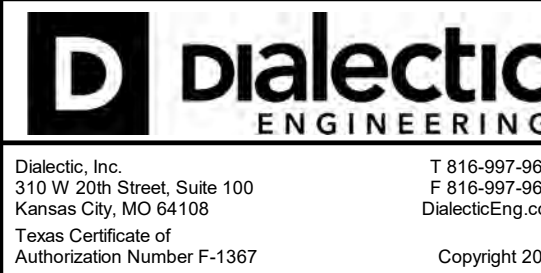


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Project Status		
SHEET ISSUE:		
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SHEET TITLE:  
**POWER PLAN  
(AREA 2)**  
SHEET NO.  
**E1.2**



- 1 PROVIDE WEATHERPROOF JUNCTION BOX AND TOGGLE SWITCH FOR EXTERIOR SIGNAGE. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION.
- 2 EXISTING EXTERIOR CONCOURSE LIGHTING CIRCUIT SHALL BE FIELD INTERCEPTED AND REROUTED THROUGH NEW LIGHTING CONTROL SYSTEM AND VERIFY FIELD INSTALLATION CONDITIONS AND QUANTITIES TO ESTABLISH NUMBER OF CONTROL RELAYS REQUIRED. COORDINATE WITH LIGHTING VENDOR.
- 3 LIGHTING FIXTURE IS PROVIDED WITH INTEGRAL EMERGENCY BATTERY BACKUP DRIVER. CIRCUIT SHALL BE ROUTED THROUGH AND CONTROL VIA LIGHTING CONTROL PANEL. PROVIDER REQUIRED TO PROVIDE EMERGENCY RATED RELAYS & PROVIDE UNSWITCHED HOT TO EACH EMERGENCY DRIVER. COORDINATE WITH LIGHTING DESIGN VENDOR AND LIGHTING SUPPLIER FOR RELAY QUANTITIES AND TYPES.
- 4 LOW VOLTAGE CONTROL SWITCHES, CONNECT TO LIGHTING CONTROL PANEL AS INDICATED ON VENDOR SHOP DRAWINGS. COORDINATE FINAL INSTALLATION LOCATION WITH OWNER PRIOR TO ROUGH-IN.
- 5 REFER TO POWER PLAN FOR SIGN POWER REQUIREMENT.

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SET ISSUE DATE: 05/16/2024

CURRENT REVISION

SHEET NO. **E2.1**


$$3/16'' = 1'-0''$$


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- 1 EXISTING LIGHTING AND LIGHTING CONTROLS IN THIS SPACE TO REMAIN.
- 2 EXISTING EXTERIOR CONCOURSE LIGHTING CIRCUIT SHALL BE FIELD-INTERCEPTED AND REROUTED THROUGH NEW LIGHTING CONTROL SYSTEM. FIELD VERIFY EXISTING CIRCUITING CONDITIONS AND QUANTITIES TO ESTABLISH NUMBER OF CONTROL RELAYS REQUIRED. COORDINATE WITH LIGHTING VENDOR.
- 3 LOW-VOLTAGE CONTROL SWITCHES, CONNECT TO LIGHTING CONTROL PANEL AS INDICATED ON VENDOR SHOP DRAWINGS. COORDINATE FINAL INSTALLATION LOCATION WITH OWNER PRIOR TO ROUGH-IN.
- 4 LIGHTING FIXTURE IS PROVIDED WITH INTEGRAL EMERGENCY BATTERY BACKUP DRIVER. CIRCUIT SHALL BE ROUTED THROUGH AND CONTROLLED VIA LIGHTING CONTROL PANEL. PROVIDE REQUIRED EMERGENCY RATED BATTERY BACKUP UNITS W/INCHES NOT TO EACH DRIVER. COORDINATE WITH LIGHTING DESIGN VENDOR AND LIGHTING SUPPLIER FOR RELAY QUANTITIES AND TYPES.
- 5 NEW SUSPENDED LIGHT FIXTURES TO BE CONNECTED TO EXISTING LIGHTING CIRCUIT AND CONTROLS. COORDINATE WITH LIGHTING VENDOR.
- 6 REFER TO POWER PLAN FOR SIGN POWER REQUIREMENT.

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AND DATE AS INDICATED ON THE TITLE BLOCK AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF AN ARCHITECT. ARCHITECTS ARE NOT RESPONSIBLE FOR THE PRODUCTS OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED, AND IS CONTRARY TO THE LAW. THESE DRAWINGS AND ANY SPECIFICATIONS ARE TO BE USED IN STRICT COMPLIANCE AND SHALL NOT BE REPRODUCED OR REUSED IN ANY MANNER OR USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH ARCHITECT. WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED BY THE USER. THE USER IS TO BE NOTIFIED OF ANY DISCREPANCIES IN DIMENSIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION UNLESS APPROVED AS SUCH BY A REGISTERED ARCHITECT.

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SHEET NO. **E2.2**

**D** **dialectic**  
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## 1 LIGHTING PLAN (AREA 2)

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## LUMINAIRE SCHEDULE - HOLEY MOLEY - SAN ANTONIO - 4.29.2024

TYPE	DESCRIPTION	MANUFACTURER PART-NUMBER	MOUNTING	CEILING TYPE	LAMP QTY	LAMP TYPE	OPTICS/ LENSING	FINISH	DRIVER TYPE	REMARKS	INPUT WATTS	VOLTAGE
EFFECTS LIGHTING												
GIG	NON-ELECTRIFIED GIG-BAR FOR EFFECTS LIGHTING SUPPORT. SEE PLANS FOR LENGTH OF BAR	TO BE PROVIDED BY CONTRACTOR REFER TO LIGHTING CUTSHEET FOR DETAILS INTENT	SUSPENDED	REFER TO PLANS	N/A	N/A	N/A	N/A	N/A	PROVIDE ADJACENT CEILING OUTLETS FOR LIGHTS TO PLUG INTO. ALLOW MINIMUM 650 WATT CAPACITY FOR "CV" SERIES LIGHTS TO PLUG IN.	650	120
CV1	PARCAN CLAMP MOUNT LUMINAIRE	CHAUVET DJ SlimPAR Pro H USB + CLP-15N	CLAMP	REFER TO PLANS	N/A	INTEGRAL LED, RGBA	N/A	BLACK	INTEGRAL	PROGRAMMING BY REMOTE CONTR. FOR DESIRED COLORS.	99	120
CV2	PINSPOT LIGHT(S) WITH ROTATING MIRROR BALL. SUPPLY AS A KIT AS SHOWN ON PLANS. PROVIDE PIN SPOT ALONE, CONTRACTOR TO SUPPORT AS NEEDED.	CHAUVET DJ (2)LED Pinspot 2 + CLP-15N ADJ M-2020 Mirror Ball + ADJ M-103HD Mirror Ball Motor	CLAMP	REFER TO PLANS	N/A	INTEGRAL LED, STATIC WHITE	N/A	BLACK	INTEGRAL	SUPPLY WITH MOUNTING CLAMP. CONTRACTOR TO PROVIDE CEILING SUPPORT STRUCTURE AS NEEDED. JUNCTION BOX FOR MIRROR BALL MOTOR. OUTLET BOX TO ACCOMODATE CORD/PLUG WITH PINSPOT...	15	120
CV3	INTIMIDATOR SPOT 360	CHAUVET DJ INTIMIDATOR SPOT 360X IP + (2) CLP-15N	CLAMP	REFER TO PLANS	N/A	INTEGRAL LED, WHITE WITH INTERNAL COLOR FILTERS	N/A	BLACK	INTEGRAL	SUPPLY WITH MOUNTING CLAMPS. PROGRAMMING VIA REMOTE CONTROL. CONTRACTOR TO PROVIDE INDIVIDUAL SUPPORT FROM CEILING CAPABLE OF HANDLING WEIGHT & SPINNING MOVEMENT OF...	190	120
CV4	GOBO PROJECTOR	CHAUVET DJ GOBO ZOOM 2 + CLP-15N	CLAMP	REFER TO PLANS	N/A	INTEGRAL LED, WHITE WITH INTERNAL COLOR FILTERS	N/A	BLACK	INTEGRAL	SUPPLY WITH MOUNTING CLAMP. PROGRAMMING VIA REMOTE CONTROL. OWNER TO PROVIDE INFORMATION FOR ANY INTEGRAL LED, COOL WHITE SPECIFIC GOBO PATTERNS REQUIRED.	74	120
CV5	ABYSS 2 WATER EFFECT PROJECTOR	CHAUVET DJ ABYSS 2 + CLP-15N	CLAMP	REFER TO PLANS	N/A	INTEGRAL LED, 5 + WHITE, WITH INTERNAL SCROLL	N/A	BLACK	INTEGRAL	SUPPLY WITH MOUNTING CLAMPS. PROGRAMMING VIA REMOTE CONTROL.	80	120
CV6	TWO PINSPOT LIGHTS WITH ROTATING 40 INCH MIRROR BALL. SUPPLY AS A KIT.	CHAUVET DJ (2) LED Pinspot 2 + CLP-15N, ADJ EM40 Mirror Ball + HD-MB40 MOTOR	CLAMP	REFER TO PLANS	N/A	INTEGRAL LED, STATIC WHITE	N/A	BLACK	INTEGRAL	SUPPLY WITH MOUNTING CLAMP. CONTRACTOR TO PROVIDE CEILING SUPPORT STRUCTURE AS NEEDED. JUNCTION BOX FOR MIRROR BALL MOTOR. OUTLET BOX TO ACCOMODATE CORD/PLUG WITH PINSPOT...	30	120
MILLWORK LIGHTING												
ML1	LOW VOLTAGE COB STYLE LED TAPE LIGHT STRIP. COORDINATE DETAILING WITH LIQUOR RISERS.	ACOLYTE LED RB-90-LINEA20-3.027	SURFACE	MILLWORK LIQUOR RISERS	N/A	INTEGRAL LED, 2700K, 198LM/FT	N/A	N/A	0-10V REMOTE DRIVERS	COORDINATE WITH DETAILING OF LIQUOR RISERS	3W/FT	120
ML2	LINE VOLTAGE LED LIGHT STRIP LOCATED UNDER BAR-TOP OR BACK BAR DETAILS	ACOLYTE LED RB-90-AC12065-4.027 USE FLAT MILKY WHITE LENS IF EXPOSED VIEW TO LIGHT.	SURFACE	MILLWORK	N/A	INTEGRAL LED, 2700K, 274.5 LM/FT	N/A	N/A	DIMMABLE WITH LUTRON PHASE ADAPTIVE POWER...	PROVIDE WITH ALL MOUNTING HARDWARE. ALLOW FOR HARDWARE CONNECTION.	4 W/FT	120
EXIT/EGRESS LIGHTING												
(X)EXIT	EXISTING EXIT SIGN	EXISTING	SURFACE	N/A	N/A	N/A	N/A	BLACK	N/A	ENSURE FIXTURE IS IN WORKING ORDER REPAIR/REPLACE AS...	3	120
(X)(XN)EM	EXISTING BUG-EYE EM LIGHTING FIXTURES	EXISTING	SURFACE	N/A	N/A	N/A	N/A	BLACK	N/A	ENSURE FIXTURE IS IN WORKING ORDER REPAIR/REPLACE AS...	6	120
EMB	NEW EMERGENCY BUG EYE FIXTURE	EXITRONIX LED-52-BL	SURFACE	N/A	N/A	INTEGRAL LED HEADS	N/A	BLACK	N/A	COORDINATE LOCATION WITH ARCHITECTURE	3	120
EX-1	NEW EXIT SIGN BLACK FINISHES	BARRON / EXITRONIX ILX-R-EM-BL	SURFACE	N/A	N/A	INTEGRAL, RED	N/A	BLACK	N/A	COORDINATE LOCATION WITH ARCHITECTURE	3	120
EX-2	NEW EXIT SIGN BLACK FINISHES	BARRON / EXITRONIX VLED-U-BL-EL90-G2	SURFACE	N/A	N/A	INTEGRAL LED RED, AND LED HEADS	N/A	BLACK	N/A	COORDINATE LOCATION WITH ARCHITECTURE	3	120

NOTES REGARDING 37VOLTS SPECIFICATIONS:

- AT TIME OF BIDDING, ANY SUBSTITUTIONS PROPOSED TO THE OWNER MUST DEMONSTRATE CONFORMANCE TO THE SPECIFICATION CHARACTERISTICS INCLUDING, BUT NOT LIMITED TO: SIZE, DESIGN AESTHETICS, MOUNTING CONDITION, NOMINAL AND DELIVERED LUMENS, CENTERBEAM CANDLEPOWER, COLOR TEMPERATURE, ACCESSORIES AS REQUIRED AND CONTROLS CAPABILITY REQUIRED BY...
- ALL VOLTAGES TO BE REVIEWED AND CONFIRMED BY EE.
- ALL EM REQUIREMENTS TO BE REVIEWED BY ARCHITECT AND EE FOR CONFORMANCE TO LOCAL CODES.
- ALL FINISHES TO BE CONFIRMED BY ARCHITECT.
- ALL LIGHTS ARE TO BE PROVIDED WITH REQUIRED HARDWARE FOR MOUNTING, AND ANY AUXILIARY DRIVERS OR GEAR FOR A FULLY FUNCTIONAL LUMINAIRE READY FOR FINAL HOOK-UP BY CONTRACTOR FOR ANY LUMINAIRES REQUIRING A PAINT FINISH OR MATERIAL FINISH CONFIRMATION, MANUFACTURER TO PROVIDE FINISH SAMPLES FOR APPROVAL PRIOR TO PRODUCTION.
- LIGHTS REQUIRING DIMMING OR SPECIAL CONTROLS, IT WILL BE THE RESPONSIBILITY OF THE EE TO COORDINATE DIMMING CONTROL COMPATIBILITY WITH LED DRIVERS/TRANSFORMERS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE LIGHTING WHICH MAY HAVE LONG LEAD TIMES WITH THEIR INSTALLATION SCHEDULE. ALL LIGHTS ARE TO BE PROMPTLY ORDERED UPON APPROVAL TO AVOID DELAYS, UNNECESSARY RE-SELECTIONS, ADDITIONAL FIXTURE COSTS AND/OR AIRFREIGHT CHARGES.
- UNLESS OTHERWISE DETERMINED, ALL LIGHTING SUBMITTALS SHALL BE REFERRED TO THE LIGHTING DESIGNER FOR REVIEW AND COMPLIANCE WITH THESE SPECIFICATIONS.
- REFER TO CAPITOL LIGHT FOR ALL LIGHTING PROCUREMENT.

## LUMINAIRE SCHEDULE - HOLEY MOLEY - SAN ANTONIO - 4.29.2024

TYPE	DESCRIPTION	MANUFACTURER PART-NUMBER	MOUNTING	CEILING TYPE	LAMP QTY	LAMP TYPE	OPTICS/ LENSING	FINISH	DRIVER TYPE	REMARKS	INPUT WATTS	VOLTAGE
ARCHITECTURAL LIGHTING												
L1B	STRETTA SHALLOW - FIXED 3" LED ARCHITECTURAL DOWNLIGHT BLACK BEVEL TRIM. HONEYCOMB LOUVER.	<u>SOLAIS</u> <u>ST2RF-1-BD-BK-FL-8-30-900-HL-FOR L1-EM, ADD "EM"...</u>	RECESSED	DRYWALL	N/A	INTEGRAL LED, 3000K, 900 LM	FLOOD, 35DEG	BLACK	0-10V DOWN TO 1%	DIMMABLE, 0-10V DOWN TO 1%	13	REFER TO EE
L1P	NANO DROPLIT - 2" LED SURFACE MOUNT PENDANT, BLACK FINISH	<u>SOLAIS</u> <u>NDR-1-WFL-9-30-1000-BK-CM1-BK</u>	SUSPENDED	REFER TO PLANS	N/A	INTEGRAL LED, 3000K, 1000 LM	FLOOD, 61DEG	BLACK	LINE VOLTAGE DIMMING	COORDINATE MOUNTING HEIGHT WITH INTERIOR DESIGNER. COORDINATE MOUNTING BETWEEN CEILING ACOUSTIC SLATS AS NEEDED.	8	REFER TO EE
L2-EM	HIGH OUTPUT LED CANOPY LIGHT BLACK FINISH	<u>ENVISION LED</u> <u>LED-RCP-5P100-TRI-EMBK</u>	SURFACE	REFER TO PLANS	N/A	INTEGRAL LED, 3000K, 11,600 LM	WIDE FLOOD, 150DEG	BLACK	LINE VOLTAGE DIMMING	FOR HOUSEKEEPING LIGHTING & EGRESS CONTRACTOR SET TO 3000K AND 80W	80	MOVOLT
L3	CYLINDRICAL TRACKHEAD WITH SNOOT	<u>LF ILLUMINATION</u> <u>LTZA01-B-J-13C-92-30-ALL-01-1-BB-SN + COLOR FILTER KIT</u>	TRACK MOUNT	REFER TO PLANS	N/A	INTEGRAL LED, 3000K, 1300LM	25DEG OPTIC ALL OPTIC OPTIONS INCLUDED	BLACK	ALLOW FOR LINE VOLTAGE	ALL BEAM OPTICS INCLUDED. CONTRACTOR TO INSTALL 24DEG MEDIUM OPTIC AS DEFAULT. CONTRACTOR TO KEEP REMAINING OPTICS IN SECURE LOCATION AND PROVIDE TO OWNER FOR FINAL AIMING	13	120
L11 -EM	SLIM SURFACE DOWNLIGHT AS HOUSEKEEPING LIGHT AT LOUNGE/DINING WITH BLACK TRIM	<u>ENVISION LED</u> <u>LED-SLDSKR-7-15W-55CCT-WH-0/10V SLDSKR-7-TRIM-BLK</u>	SURFACE	REFER TO PLANS	N/A	INTEGRAL LED SELECT 3000K	N/A	BLACK	N/A	CONTROLLED FOR HOUSEKEEPING ONLY	15	120
L12 L12-EM	2X4 FLAT PANEL TROFFER	<u>ENVISION LED</u> <u>LED-RPL-2X4-3M50W-4CCT-30/40/50-WH</u>	RECESSED	DRYWALL	N/A	INTEGRAL LED SELECT 3500K	N/A	WHITE	0-10V DIMMING DRIVER	SET TO 3500K, SET TO LOW OUTPUT PROVIDE WITH DRYWALL KIT	30	120
L15	6" CANLESS DOWNLIGHT LOCATED AT RESTROOMS	<u>ENVISION</u> <u>LED-RDL-EX-6-3P18-SCCT-WH-SM-RDL-TRIM-SIG-BLK-SM</u>	RECESSED	EXISTING OR NEW DRYWALL	N/A	INTEGRAL LED SELECT 2700K SET TO 700LM	WIDE BEAM	BLACK	LINE VOLTAGE DIMMING	PROVIDE MOUNTING PLATE FOR NEW CEILING CONSTRUCTION WERE NEW CEILINGS INDICATED. ARCHITECT TO CONFIRM TRIM FINISH	12	120
L15-EM	6" CANLESS DOWNLIGHT LOCATED AT RESTROOMS	<u>ENVISION</u> <u>LED-RDL-EX-6-3P18-5CCT-WH-SM-EMB (FOR EMERGENCY BATTERY)...</u>	RECESSED	EXISTING DRYWALL	N/A	INTEGRAL LED SELECT 2700K SET TO 700LM	WIDE BEAM	BLACK	LINE VOLTAGE DIMMING	ARCHITECT TO CONFIRM TRIM FINISH	12	120
TRACK	J-STYLE SINGLE CIRCUIT TRACK T= BLACK FINISH TW = WHITE FINISH	<u>CONTECH LIGHTING</u> <u>T=L1-LENGTH-B (BLACK)</u> <u>TW = L1-LENGTH-P (WHITE)</u>	SURFACE OR SUSPENSION	REFER TO PLANS	N/A	N/A	N/A	BLACK	N/A	LINE VOLTAGE DIMMING. PROVIDE WITH ALL FEEDS, CONNECTORS AND MOUNTING HARDWARE FOR FULLY FUNCTIONAL SYSTEM	PER CODE	120
DECORATIVE LIGHTING												
CL-22	CYLINDRICAL TRACKHEAD WITH SNOOT, MONOPOINT CANOPY	<u>LF ILLUMINATION</u> <u>LTZA01-B-J-13C-92-30-ALL-01-1-BB-SN + MONOPOINT CANOPY</u>	SURFACE	DRYWALL	N/A	INTEGRAL LED, 3000K, 1300LM	25DEG OPTIC ALL OPTIC OPTIONS INCLUDED	BLACK	ALLOW FOR LINE VOLTAGE	ALL BEAM OPTICS INCLUDED. CONTRACTOR TO INSTALL 24DEG MEDIUM OPTIC AS DEFAULT. CONTRACTOR TO KEEP REMAINING OPTICS IN SECURE LOCATION AND PROVIDE TO OWNER FOR...	13	120
CL-24B	RECESSED 1" DIA MICRO DOWNLIGHT	<u>(PROVIDED BY DIGICO)</u> <u>JESCO</u> <u>RLF-1107-SW5-RLT-1101-BK</u>	RECESSED	PLANTER FIXTURING	N/A	INTEGRAL LED, 3000K, 500 LM	30DEG	BLACK	LINE VOLTAGE DIMMING	ALLOW FOR HARDWIRE CONNECTION INTO LIGHTING CONTROLS SYSTEM. REFER TO CONTROL ZONE PLAN FOR ALLOWED ZONING.	13	120
CL-26	LINE VOLTAGE LED STRIP LIGHT WITH CORD AND PLUG. NOMINAL 24" LENGTH.	<u>ACOLYTE</u> <u>RAC-120-23-29-PL + JUMPERS + CORD</u>	SURFACE	PIPE STRUCTURE	N/A	INTEGRAL LED, 2900K, 860 LM	N/A	WHITE	LINE VOLTAGE DIMMING	PROVIDE WITH JUMPERS AND PLUG-IN CORD. COORDINATE FOR MOUNTING ONTO PIPE STRUCTURE.	9	120
CL-41	PATIO STRINGER SET WITH 24" SOCKET SPACING.E26 MEDIUM BASE. INLINE SOCKETS.	<u>AMERICAN LTG</u> <u>LS-M-24-BK (LENGTH)</u>	SUSPENDED	REFER TO PLANS	N/A	ARCHIPELAGO LTA15C20027MB (2700K, 200LM)	N/A	BLACK	LINE VOLTAGE DIMMING	COORDINATE MOUNTING HEIGHT WITH INTERIOR DESIGNER. LINE VOLTAGE DIMMING CONTRACTOR TO PROVIDE ANY NECESSARY HARDWARE FOR SUSPENSION.	ALLOW 36W PER 25FT STRING	120
PD1	UPLIGHT DEEP BOWL RLM SHADE PENDANT, BLACK CORD, BLACK CANOPY. SHADE FINISH TBD	<u>HLITE MFG</u> <u>HL16312(FINISH)(CB8-91-INC)</u>	PENDANT	DRYWALL	1	BULBRITE #712416, 2700K	N/A	SHADE TBD	LINE VOLTAGE DIMMING	SHADE FINISH TO BE CONFIRMED. SEE ELEVATIONS FOR MOUNTING HEIGHT.	10	120
SC1	"DEX" DECORATIVE VANITY SCONCE LIGHT	<u>VISUAL COMFORT</u> <u>DEX MEDIUM TWO LIGHT WALL / BATH. #4554302-848</u>	SUSPENDED	REFER TO PLANS	2	VISUAL COMFORT #LB 323154 (2700K, 300LM)	N/A	SATIN BRASS	N/A	COORDINATE MOUNTING HEIGHT WITH INTERIOR DESIGNER.	10	120

**SCHEDULES SHOWN FOR REFERENCE.  
LIGHTING AND LIGHTING CONTROL SYSTEM BY VENDOR.**

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PROJ. NO. 17-0323

SEALS

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**FUNLAB**

**HOLEY MOLEY GOLF CLUB**

**SHOPS AT RIVERCENTER**

**849 E COMMERCE STREET SUITE 171, SAN ANTONIO, TX 78205**

TOLR TABS202020852

CLIENT / TENANT:

FUNLAB • 80-94 NICHOLSON STREET • ABBOTSFORD VIC 3067

[illegible]

SHEET TITLE:	
<b>LIGHTING FIXTURE SCHEDULE</b>	
SHEET NO.	
<b>E3.1</b>	



HOLEY MOLEY SAN ANTONIO SITE								
4.29.2024								
LIGHTING CONTROLS INTENT & LOAD SCHEDULE								
ROOM/AREA NAME	CONTROL ZONE	LIGHT TYPES	QUANTITY	WATTS PER LIGHT	TOTAL LOAD	DIMMING TYPE	LIGHTING CONTROL DEVICE(S)	SEQUENCE OF OPERATIONS SETTING INTENT FOR LIGHT LEVELS
MEN'S AND WOMEN'S RESTROOMS 16 & 17	CZ14	L15	12	12	144	LINE VOLTAGE DIMMING	Equinox 73 LCD Touchscreen EQ73-LCAP, Legrand Wattstopper RESTROOMS	SET DIMMING LEVEL FOR LIGHTS AS DIRECTED BY OWNER. SET CONTROLS FOR ON/OFF ONLY AT PRE-SET TIME(S) AS DETERMINED WITH OWNER.
	CZ14A	SC1	4	4	16	LINE VOLTAGE DIMMING		
RESTROOM VESTIBULE	CZ15	L15-EM	1	1	1	LINE VOLTAGE DIMMING	Equinox 73 LCD Touchscreen EQ73-LCAP, Legrand Wattstopper GENERAL AREAS	SCENE 1: MORNING: 50% ON SCENE 2: NOON: 100% ON SCENE 3: NIGHT: DIM 15% SCENE 4: ALL OFF
EVENT SPACE 1	CZ16	L1B	4	13	52	0-10V DIMMING	MASTER CONTROL: Equinox 73 LCD Touchscreen EQ73-LCAP, Legrand Wattstopper EVENT RM 1 LOCAL CONTROL: LOCAL DIMMER/ON/OFF SWITCH	PROVIDE MASTER ON/OFF FOR ALL LIGHTS AND EFFECTS. LOCAL OVERRIDE SWITCHES FOR GUEST CONTROL.
	CZ18	CV2 PINSPO T LIGHTS & MIRROR BALL 12" MOTOR	2	10	20	N/A, DEDICATED OUTLET	MASTER CONTROL: Equinox 73 LCD Touchscreen EQ73-LCAP, Legrand Wattstopper EVENT RM 1 LOCAL CONTROL: LOCAL ON/OFF SWITCH	
	CZ17	L1B	4	13	52	0-10V DIMMING	MASTER CONTROL: Equinox 73 LCD Touchscreen EQ73-LCAP, Legrand Wattstopper EVENT RM 2 LOCAL CONTROL: LOCAL DIMMER/ON/OFF SWITCH	
EVENT SPACE 2	CZ19	CV2 PINSPO T LIGHTS & MIRROR BALL 12" MOTOR	2	10	20	N/A, DEDICATED OUTLET	MASTER CONTROL: Equinox 73 LCD Touchscreen EQ73-LCAP, Legrand Wattstopper EVENT RM 2 LOCAL CONTROL: LOCAL ON/OFF SWITCH	
	CZ20	L15	14	12	168	LINE VOLTAGE DIMMING	Equinox 73 LCD Touchscreen EQ73-LCAP, Legrand Wattstopper RESTROOMS	SET DIMMING LEVEL FOR LIGHTS AS DIRECTED BY OWNER. SET CONTROLS FOR ON/OFF ONLY AT PRE-SET TIME(S) AS DETERMINED WITH OWNER.
EXISTING MEN'S AND WOMEN'S RESTROOMS 6 & 7	CZ20A	SC1	4	4	16	LINE VOLTAGE DIMMING		
	CZ21	CL-41* BISTRO STRING LIGHT	242	1.2	290.4	LINE VOLTAGE DIMMING	Equinox 73 LCD Touchscreen EQ73-LCAP, Legrand Wattstopper EXTERIOR	SCENE 1: MORNING: OFF SCENE 2: NOON: OFF SCENE 3: NIGHT: ON SCENE 4: ALL OFF
EXTERIOR CONCOURSE	CZ22	CL-41* BISTRO STRING LIGHT	80	1.2	96	LINE VOLTAGE DIMMING	Equinox 73 LCD Touchscreen EQ73-LCAP, Legrand Wattstopper EXTERIOR	SCENE 1: MORNING: OFF SCENE 2: NOON: OFF SCENE 3: NIGHT: ON SCENE 4: ALL OFF
ALLOWANCE FOR NEON SIGNAGE	CZ23	SIGN VENDOR	TBD	TBD	TBD	COORDINATE AS NEEDED	Equinox 73 LCD Touchscreen EQ73-LCAP, Legrand Wattstopper GENERAL AREAS	SCENE 1: MORNING: ON SCENE 2: NOON: ON SCENE 3: NIGHT: ON SCENE 4: ALL OFF
	CZ23	LINEAR PINK NEON BAND	TBD	TBD	TBD	COORDINATE AS NEEDED		
SUPPORT HALLWAY	CZ24	L1P	6	8	48	LINE VOLTAGE DIMMING	Equinox 73 LCD Touchscreen EQ73-LCAP, Legrand Wattstopper GENERAL AREAS	SCENE 1: MORNING: ON SCENE 2: NOON: ON SCENE 3: NIGHT: ON SCENE 4: ALL OFF ALSO TURN ZONE CZ24 ON/OFF WITH HOUSEKEEPING LIGHTS
ASSOCIATE RM 25	N/A	L12/L-12EM TROFFER LIGHT	6	30	180	0-10V DIMMING	CEILING-MOUNTED OCCUPANCY SENSOR. DUAL TECHNOLOGY. LOCAL MANUAL OVER-RIDE WALL TOGGLE WALL SWITCH. PROVIDED BY CONTRACTOR.	AUTO ON WITH OCCUPANCY OFF AFTER 30 MIN. VACANCY.
MANAGER OFFICE RM 32	N/A	L12/L-12EM TROFFER LIGHT	3	30	90	0-10V DIMMING	CEILING-MOUNTED OCCUPANCY SENSOR. DUAL TECHNOLOGY. LOCAL MANUAL OVER-RIDE WALL TOGGLE WALL SWITCH. PROVIDED BY CONTRACTOR.	AUTO ON WITH OCCUPANCY OFF AFTER 30 MIN. VACANCY.
AV/IT RM RM 33	N/A	L12/L-12EM TROFFER LIGHT	1	30	30	0-10V DIMMING	DUAL TECHNOLOGY WALL SENSOR SWITCH	AUTO ON WITH OCCUPANCY OFF AFTER 15 MINUTE VACANCY

\* = WATTS GIVEN AS WATT PER LINEAR FOOT

#### GENERAL METHODOLOGY

##### DIGITAL TOUCHFACE SCREEN FOR LIGHTING CONTROL

GENERAL AREAS ARE BROKEN OUT FOLLOWING PROTOTYPICAL FUNLAB APPROACH FOR CONVENTIONAL WALL SWITCHES. ALL SCENE SETTINGS TO BE REVIEWED ON SITE BY OWNER REPRESENTATIVE. ANY LIGHT CAPABLE OF DIMMING MAY NEED INDIVIDUALLY SET FOR EACH SCENE. FOR HOUSEKEEPING LIGHTING, ALL EFFECT LIGHTING AND ARCHITECTURAL LIGHTING TO BE OFF UNLESS OTHERWISE DIRECTED. EFFECTS LIGHTING REQUIRES OUTLETS. CONTROL DEDICATED OUTLETS ON/OFF FOR EFFECT LIGHTING.

THE ABOVE SCHEDULE IS FOR DESIGN INTENT ONLY. CLARIFICATIONS, REFINEMENTS MAY BE REQUIRED AS PART OF COORDINATION WITH LEGRAND SYSTEM LEGRAND TO PROVIDE COMPLETE SUBMITTAL PACKAGE FOR APPROVALS BASED UPON FINAL CONSTRUCTION DOCUMENTS.

PROGRAM ARCHITECTURAL LIGHTING WITHIN DAYLIGHT ZONES TO COMPLY WITH LOCAL CODES.

LOCATION OF USER INTERFACE FOR CONTROLS SYSTEM TO BE LOCATED IN AV/IT ROOM, AND FINAL LOCATION CONFIRMED WITH OWNER PRIOR TO INSTALLATION.

#### RESPONSIBILITIES

ALL LIGHTING CONTROLS HARDWARE & CONTROLS SYSTEM PROVIDED BY CAPITOL LIGHT. IF ANY CONVENTIONAL TOGGLE SWITCHES ARE REQUIRED, ELECTRICAL CONTRACTOR TO PROVIDE. ELECTRICAL CONTRACTOR AND OWNER TO COORDINATE FOR SCHEDULING OF LEGRAND WATTSTOPPER SYSTEM PROGRAMMING & DIMMING PRIOR TO STORE OPENING. ALLOW A MINIMUM 2-WEEK NOTICE TO SCHEDULE TECHNICAL PROGRAMMER FOR SITE VISIT. ALL COORDINATION THRU CAPITOL LIGHT FOR SCHEDULING.

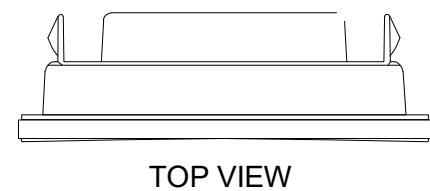
SCHEDULES SHOWN FOR REFERENCE.  
LIGHTING AND LIGHTING CONTROL SYSTEM BY VENDOR.

HOLEY MOLEY SAN ANTONIO SITE								
4.29.2024								
LIGHTING CONTROLS INTENT & LOAD SCHEDULE								
ROOM/AREA NAME	CONTROL ZONE	LIGHT TYPES	QUANTITY	WATTS PER LIGHT	TOTAL LOAD	DIMMING TYPE	LIGHTING CONTROL DEVICE(S)	SEQUENCE OF OPERATIONS SETTING INTENT FOR LIGHT LEVELS
ENTRY	CZ1	CL-41* BISTRO STRING LIGHT	154	1.2	184.8	LINE VOLTAGE DIMMING	Equinox 73 LCD Touchscreen EQ73-LCAP, Legrand Wattstopper GENERAL AREAS	SCENE 1: MORNING: DIM 50% SCENE 2: NOON: DIM 50% SCENE 3: NIGHT: DIM TO 25% SCENE 4: ALL OFF
	CZ2	LED LIGHT STRIPS DIGICO DISPLAY BOXES	TBD	TBD	TBD	0-10V DIMMING		
DINING	CZ3	L3 TRACK HEADS	20	13	260	LINE VOLTAGE DIMMING	Equinox 73 LCD Touchscreen EQ73-LCAP, Legrand Wattstopper GENERAL AREAS	SCENE 1: MORNING: DIM 50% SCENE 2: NOON: DIM 50% SCENE 3: NIGHT: DIM TO 25% SCENE 4: ALL OFF
	CZ3	CL-22 MONOPOINT ACCENT	8	13	104	LINE VOLTAGE DIMMING		
	CZ4	CL-24B DIGICO RING LIGHTS	20	13	260	LINE VOLTAGE DIMMING		
LOUNGE	CZ5	CL-41* BISTRO STRING LIGHT	102	1.2	122.4	LINE VOLTAGE DIMMING	Equinox 73 LCD Touchscreen EQ73-LCAP, Legrand Wattstopper GENERAL AREAS	SCENE 1: MORNING: DIM 50% SCENE 2: NOON: DIM 50% SCENE 3: NIGHT: DIM TO 25% SCENE 4: ALL OFF
	CZ13	(2) CV6 PINSPO T LIGHTS & MIRROR BALL 20...	1	12	12	N/A, DEDICATED OUTLET	Equinox 73 LCD Touchscreen EQ73-LCAP, Legrand Wattstopper EFFECTS LIGHTING	SCENE 1: EFFECTS LIGHTING ON SCENE 2: EFFECTS LIGHTING OFF
SERVICE/SUPPORT	CZ6	L3 TRACK	6	9	54	LINE VOLTAGE DIMMING	Equinox 73 LCD Touchscreen EQ73-LCAP, Legrand Wattstopper GENERAL AREAS	SCENE 1: MORNING: 100% ON SCENE 2: NOON: DIM 50% SCENE 3: NIGHT: DIM TO 25% SCENE 4: ALL OFF
PROSHOP	CZ7	CL-26 LINEAR LIGHT	4	13	52	LINE VOLTAGE DIMMING	Equinox 73 LCD Touchscreen EQ73-LCAP, Legrand Wattstopper GENERAL AREAS	SCENE 1: MORNING: 100% ON SCENE 2: NOON: DIM 50% SCENE 3: NIGHT: DIM TO 25% SCENE 4: ALL OFF
BAR	CZ8	PD1 PENDANT	7	10	70	LINE VOLTAGE DIMMING	Equinox 73 LCD Touchscreen EQ73-LCAP, Legrand Wattstopper BAR AREA	SCENE 1: MORNING: 100% ON SCENE 2: NOON: DIM 50% SCENE 3: NIGHT: DIM TO 25% SCENE 4: ALL OFF
	CZ9	ML1 TAPE LIGHT LIQUOR RISERS	72	3	216	LINE VOLTAGE DIMMING		
	CZ9A	ML2 TAPE LIGHT UNDER BAR TOP	50	4	200	LINE VOLTAGE DIMMING		
BAR	CZ10	CL-22 MONOPOINT ACCENT	5	13	65	LINE VOLTAGE DIMMING	Equinox 73 LCD Touchscreen EQ73-LCAP, Legrand Wattstopper BAR AREA	SCENE 1: MORNING: 100% ON SCENE 2: NOON: DIM 50% SCENE 3: NIGHT: DIM TO 25% SCENE 4: ALL OFF
	CZ10	L1B DOWNLIGHT	5	13	65	0-10V DIMMING		ALSO TURN ZONE CZ10 ON/OFF WITH HOUSEKEEPING LIGHTS
ALL AREAS HOUSEKEEPING	CZ11	L2-EM	14	80	1120	0-10V DIMMING	Equinox 73 LCD Touchscreen EQ73-LCAP, Legrand Wattstopper HOUSEKEEPING	SCENE 1: ALL OTHER LIGHTS OFF, L2-EM ON SCENE 2: ALL OFF
		L11-EM	15	15	225	0-10V DIMMING		
GOLF COURSES	CZ12	L3 TRACK	17	13	221	LINE VOLTAGE DIMMING	Equinox 73 LCD Touchscreen EQ73-LCAP, Legrand Wattstopper GENERAL AREAS	SCENE 1: MORNING: 100% ON SCENE 2: NOON: DIM 50% SCENE 3: NIGHT: DIM TO 25% SCENE 4: ALL OFF
GOLF COURSES	CZ13	CV1 PARCAN LIGHT	54	99	SEE GIGBAR	PROGRAMMABLE VIA REMOTE CONTROL. COORDINATE VIA DEDICATED OUTLETS.	Equinox 73 LCD Touchscreen EQ73-LCAP, Legrand Wattstopper EFFECTS LIGHTING	SCENE 1: EFFECTS LIGHTING ON SCENE 2: EFFECTS LIGHTING OFF
		CV2 PINSPO T LIGHT	3	4	SEE GIGBAR	PROGRAMMABLE VIA REMOTE CONTROL. COORDINATE VIA DEDICATED OUTLETS.		
		CV2 PINSPO T LIGHTS & MIRROR BALL 20...	6	12	SEE PLANS	SEE PLANS		
		CV3 INTIMIDATOR SPOT 360	3	190	SEE GIGBAR	PROGRAMMABLE VIA REMOTE CONTROL. COORDINATE VIA DEDICATED OUTLETS.		
		CV4 GOBO PROJECTOR	3	74	SEE GIGBAR	PROGRAMMABLE VIA REMOTE CONTROL. COORDINATE VIA DEDICATED OUTLETS.		
		CV5 ABYSS WATER PROJECTOR	6	80	SEE GIGBAR	PROGRAMMABLE VIA REMOTE CONTROL. COORDINATE VIA DEDICATED OUTLETS.		
		GIG GIGBAR STRUCTURE	25	650	16250	PROGRAMMABLE VIA REMOTE CONTROL. COORDINATE VIA DEDICATED OUTLETS.		

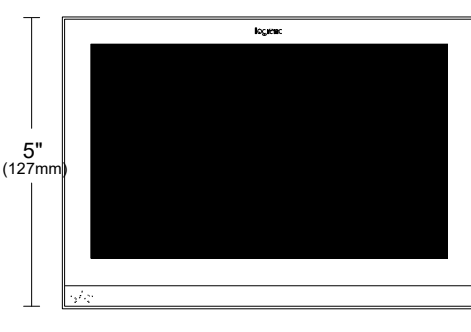
#### LIGHTING CONTROLS SWITCHING INTENT

##### KEYPAD/DIGITAL INTERFACE

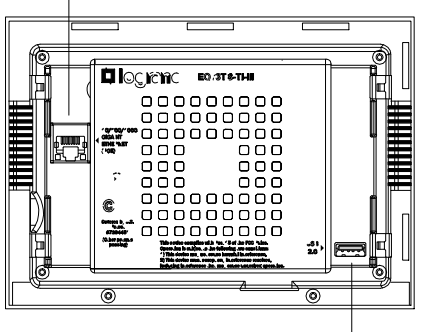
LOCATION OF KEYPAD TO BE COORDINATED WITH OWNER. TYPICALLY PLACED IN UTILITY/AV ROOM UNLESS OTHERWISE DIRECTED BY OWNER.



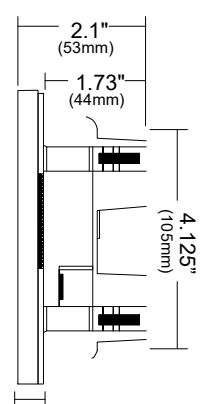
TOP VIEW



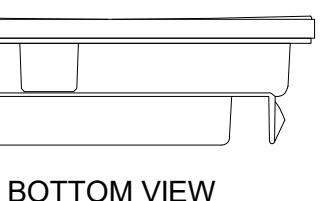
FRONT VIEW



BACK VIEW



SIDE VIEW



BOTTOM VIEW

WATTSTOPPER/LEGRAND  
EQUINOX 73 LCD TOUCHSCREEN

##### TYPICAL DIGITAL BUTTONS BY AREA:

BAR: SCENE 1: MORNING  
SCENE 2: NOON  
SCENE 3: NIGHT  
SCENE 4: ALL OFF

HOUSEKEEPING: ON  
OFF

RESTROOMS: ON  
OFF

PRIVATE EVENT RM 1: MASTER CONTROL  
ON/OFF

GENERAL AREAS: SCENE 1: MORNING  
SCENE 2: NOON  
SCENE 3: NIGHT  
SCENE 4: ALL OFF

EFFECTS LIGHTING: ON  
OFF

EXTERIOR: SCENE 1: MORNING: OFF  
SCENE 2: NOON: OFF  
SCENE 3: NIGHT: ON  
SCENE 4: ALL OFF

PRIVATE EVENT RM 2: MASTER CONTROL  
ON/OFF

\*SEE PLANS FOR LOCAL OVER-RIDE CONTROLS

ALL SCENE PROGRAMMING TO BE COORDINATED WITH OWNER.  
ALL SCENE DIMMING LEVELS TO BE COORDINATED WITH OWNER.  
AUTOMATIC PRE-SET TIMES FOR LIGHTING CONTROLS TO BE COORDINATED WITH OWNER OPERATIONS.

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TDLR 14550203202852  
CLIENT / TENANT:



#### PROJECT STATUS:

Project Status

#### SHEET ISSUE:

NO.	DATE	DESCRIPTION
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SET ISSUE DATE:

05/16/2024

CURRENT REVISION:

#### SHEET TITLE:

ELECTRICAL  
LIGHTING  
CONTROLS

SHEET NO.

E3.2

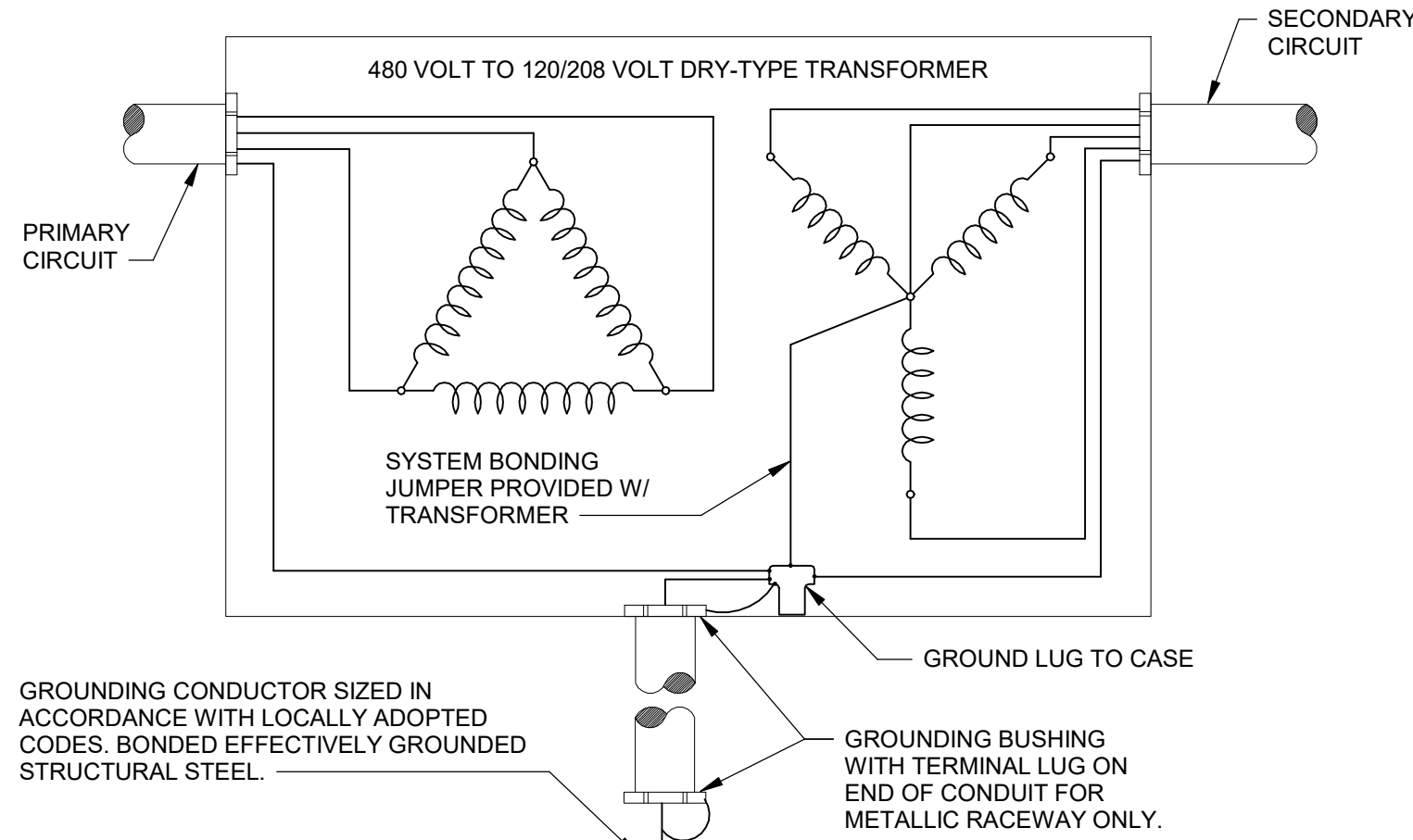


Dialectic, Inc.  
310 W 20th Street, Suite 100  
Kansas City, MO 64108  
Texas Certificate of  
Authorization Number F-1367

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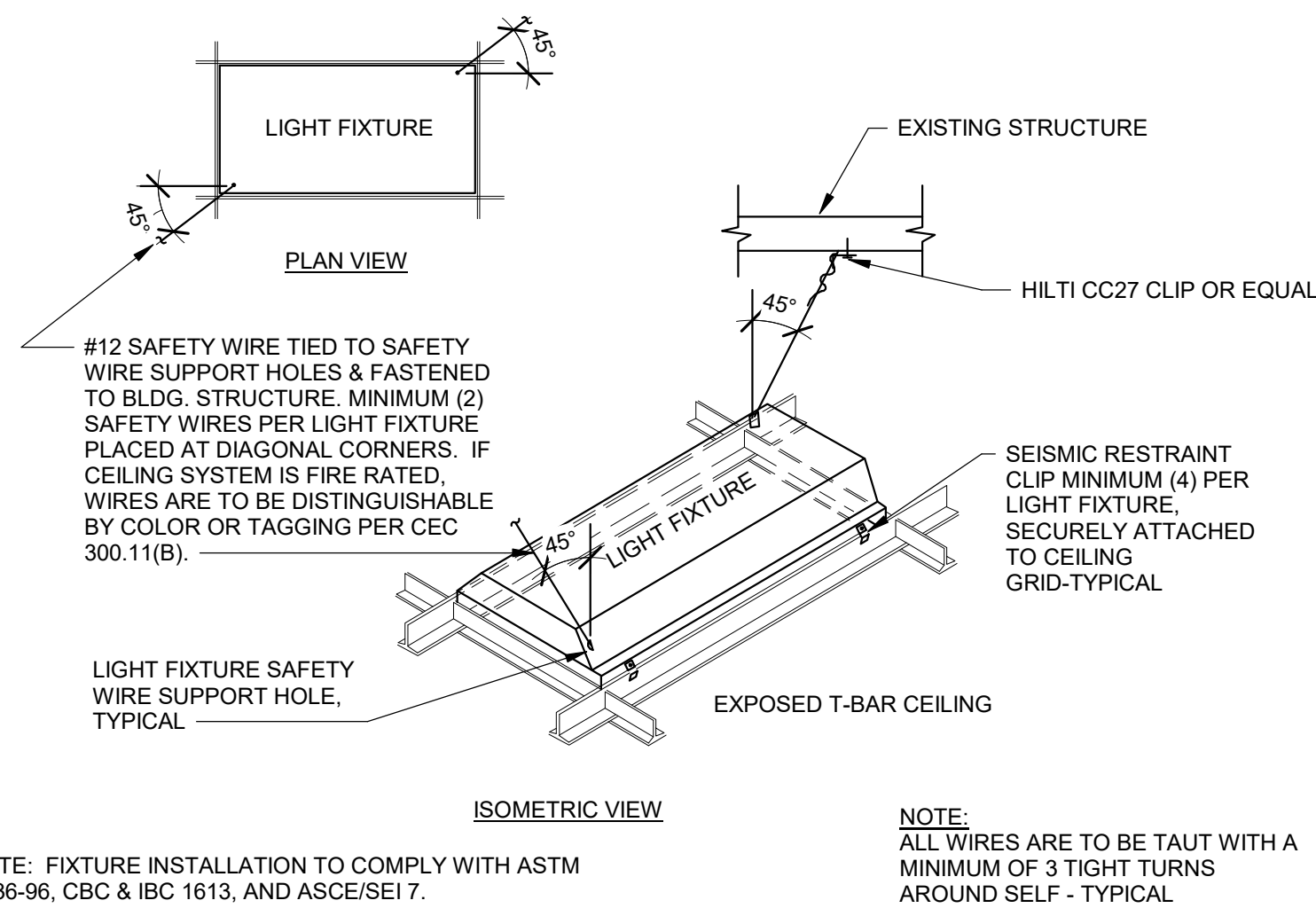
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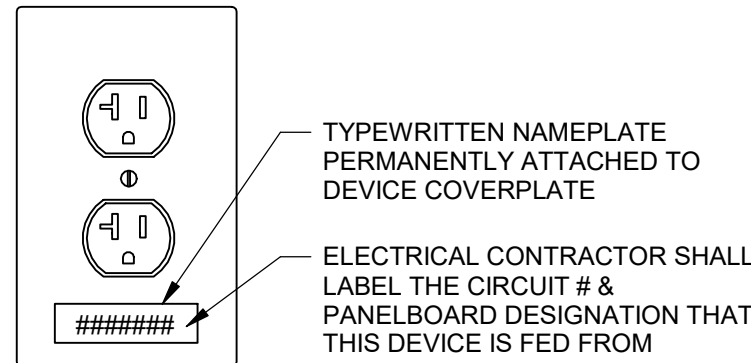
## 5 DRY TYPE TRANSFORMER GROUNDING

1/4" = 1'-0"



## 1 RECESSED LIGHTING FIXTURE SUPPORT DETAIL (SEISMIC)

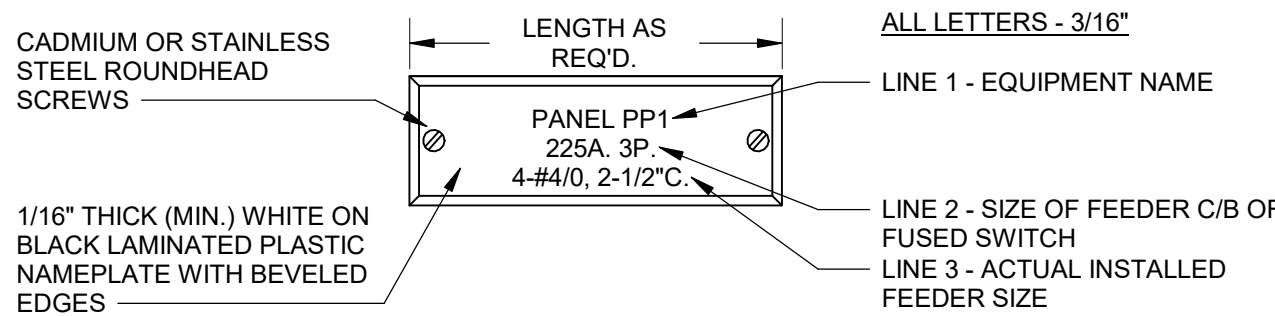
1/2" = 1'-0"



NOTE:  
THIS DETAIL SHALL APPLY TO ALL RECEPTACLES.

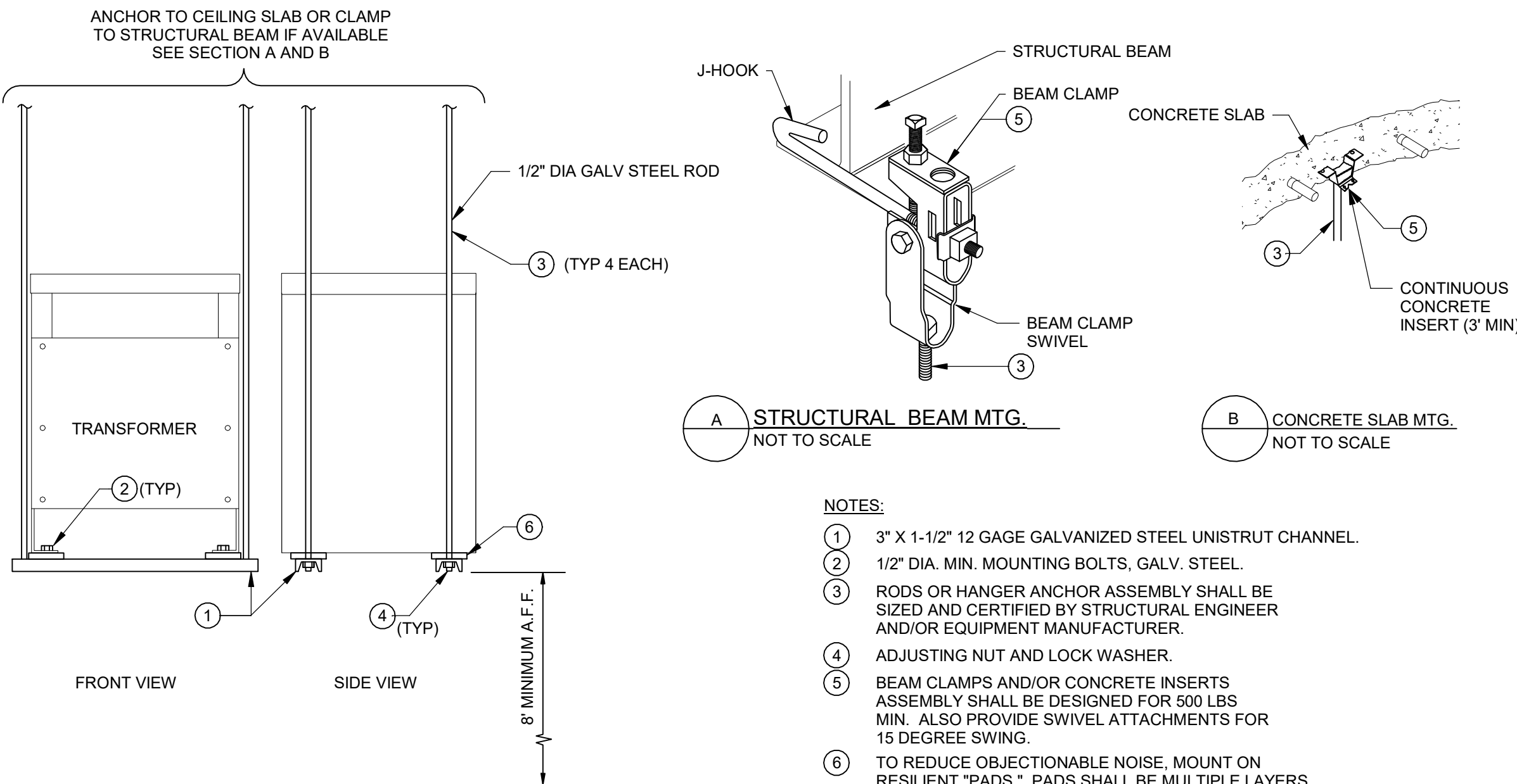
## 2 RECEPTACLE LABELING DETAIL

1/4" = 1'-0"



## 3 EQUIPMENT PANELBOARD NAMEPLATE DETAIL

1/4" = 1'-0"



## 4 OVERHEAD TRANSFORMER MOUNTING DETAIL

1/4" = 1'-0"

JLL Architecture, LLC

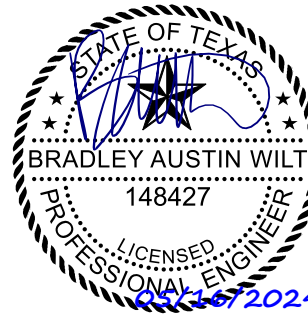
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TDLR TABS2023020852  
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PROJECT STATUS:  
Project Status

SHEET ISSUE:  
NO. DATE DESCRIPTION

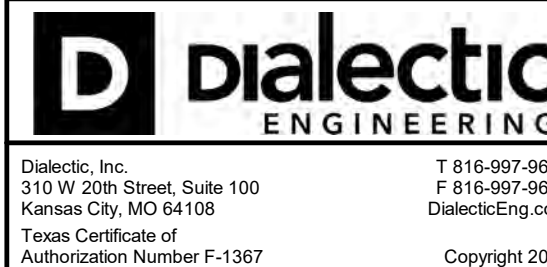
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05/16/2024

CURRENT REVISION:

SHEET TITLE:  
**ELECTRICAL  
DETAILS**

SHEET NO.

**E5.0**

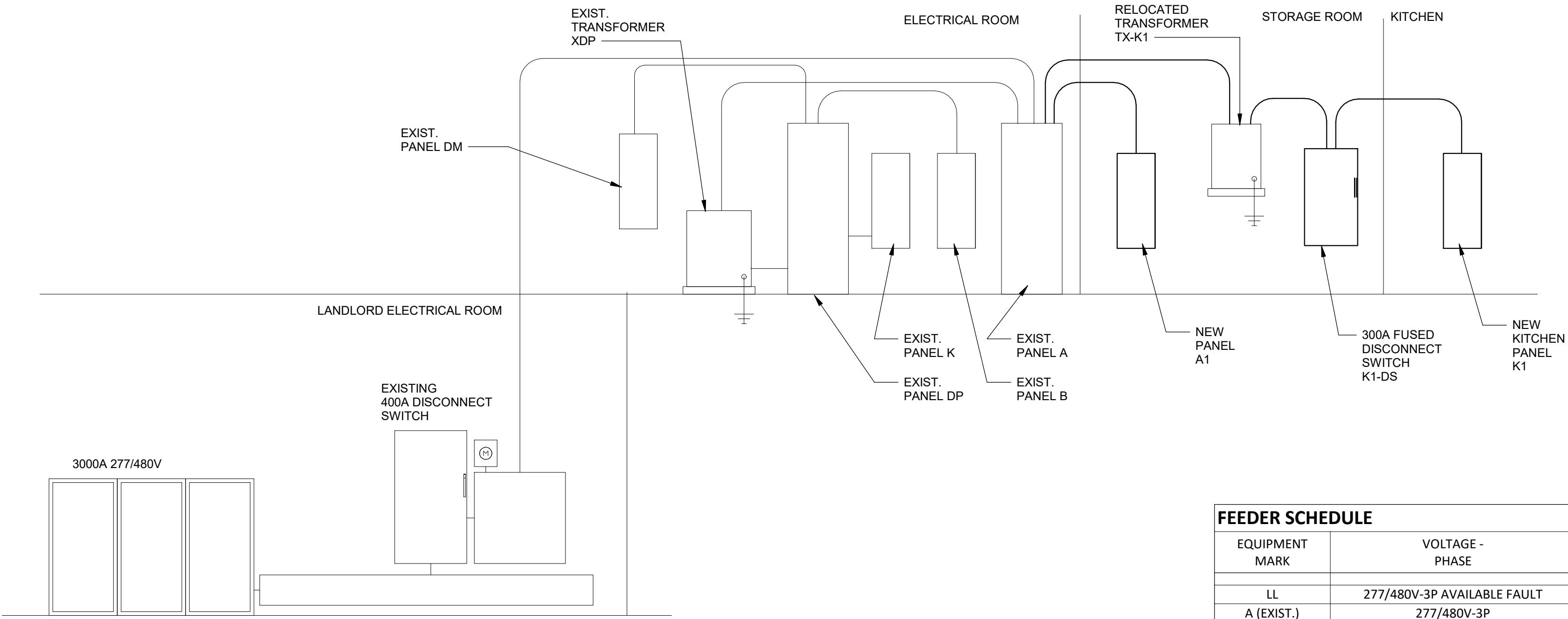


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EQUIPMENT FEEDER SCHEDULE											
MARK	EQUIPMENT TYPE	#	VOLTAGE PHASE	PANEL	CIRCUIT	MOC	FEEDER	PROVIDER	SIZE-POLES	FUSES	REMARKS
AHU	5	480V - 3P	A		31.33.35	15 A	(3)1/2" & (1)1/2" G, 1/2"	INTEGRAL			
AHU	6	480V - 3P	A1		8.10.12	15 A	(3)1/2" & (1)1/2" G, 1/2"	INTEGRAL			
AHU	7	480V - 3P	A1		1.3.5	15 A	(3)1/2" & (1)1/2" G, 1/2"	INTEGRAL			
AHU	X1	480V - 3P	A		1.3.5	15 A	(3)1/2" & (1)1/2" G, 1/2"	INTEGRAL			
AHU	X2	480V - 3P	A		7.9.11	15 A	(3)1/2" & (1)1/2" G, 1/2"	INTEGRAL			
AHU	X3	480V - 3P	A		13.15.17	15 A	(3)1/2" & (1)1/2" G, 1/2"	INTEGRAL			
AHU	X4	480V - 3P	A		8.10.12	15 A	(3)1/2" & (1)1/2" G, 1/2"	INTEGRAL			
DH	1	480V - 3P	A		37.39.41	40 A	(3)1/2" & (1)1/2" G, 3/4"	INTEGRAL			
DH	2	480V - 3P	A1		7.9.11	40 A	(3)1/2" & (1)1/2" G, 3/4"	INTEGRAL			
DH	3	480V - 3P	A1		2.4.6	40 A	(3)1/2" & (1)1/2" G, 3/4"	INTEGRAL			
WH	1	277V - 1P	A		40	50 A	(2)1/2" & (1)1/2" G, 1/2"	CONTRACTOR	60A - 2P	NF	
WH	2	277V - 1P	A		42	50 A	(2)1/2" & (1)1/2" G, 1/2"	CONTRACTOR	60A - 2P	NF	

LIGHTING FIXTURE SCHEDULE							
Type	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMPS	VOLTS	FIXTURE WATTS	REMARKS
S	LITHONIA	ZL 1D 3000LM	4' SUSPENDED STRIP		120 V	30 VA	
LIGHTING FIXTURE SCHEDULE NOTES							
A. LIGHT FIXTURES SHALL BE PROVIDED BY ELECTRICAL CONTRACTOR.							
B. VERIFY EXACT MOUNTING HEIGHT AND FINISH OF LIGHTING FIXTURES WITH ARCHITECT PRIOR TO PLACING ORDER OR COMMENCING ROUGH-IN.							



1 RISER DIAGRAM  
12" = 1'-0"

FEEDER SCHEDULE									
EQUIPMENT MARK	VOLTAGE - PHASE	MOC	FEEDER			REMARKS		FAULT CURRENT	VOLTAGE DROP
			CONDUCTOR & GROUND	PIPE	MATERIAL				
LL	277/480V-3P AVAILABLE FAULT							65000	
A (EXIST.)	277/480V-3P	400A	2 SETS(4)1/3"0,#3G	2"	COPPER	EXISTING		52919	0.1%
A1	277/480V-3P	100A	1 SET(4)1/3"8G	1-1/4"	COPPER			26421	0.3%
XK1#P	480V-3P	125A	1 SET(3)1/4"6G	1-1/4"	COPPER	EXTEND EXISTING PRIMAY FEEDER		31982	0.3%
TX-K1	75KVA: 480V-3P to 120/208V-3P, CU		#2G					3949	0.3%
K1-D5	120/208V-3P	300A	1 SET(4)1/3"50,#2G	2-1/2"	COPPER			3884	0.4%
K1	120/208V-3P	300A	1 SET(4)1/3"50,#4G	2-1/2"	COPPER			3702	0.7%

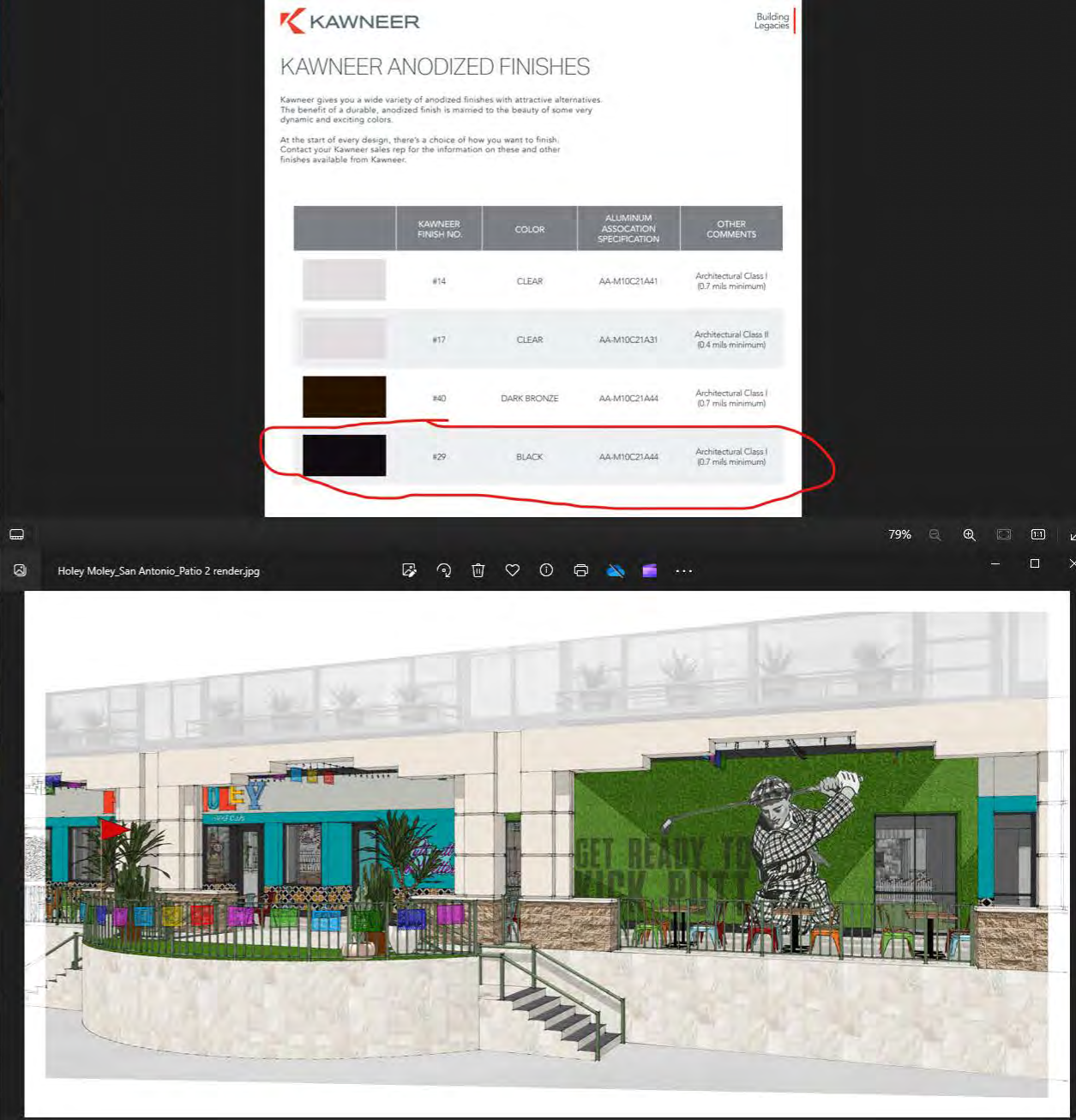
PANEL: DP		LOCATION: MECHANICAL 22				NEMA ENCLOSURE: Type 1								
SYSTEM: 120/208V - 3P		BUS: 400 A				CABINET MOUNTING: Surface								
FEEDER: SEE RISER DIAGRAM		BUS: 400 A - MCB				LUGS:								
OPTIONS:						AIC RATING: EXISTING								
LOAD DESCRIPTION	BKR SIZE	BKR POLE	NOTE	CKT NO.	A	B	C	CKT NO.	NOTE	BKR POLE	BKR SIZE	LOAD DESCRIPTION		
B	200 A	3		1	18941	24000		2				K		
				3		17621	21600	4						
				5			17841	21600					6	
DM	20 A	3		7	4630			8						
				9		4599		10						
				11			4375	12						
PHASE A: 47571 W									CONNECTED			DEMAND		
PHASE B: 43820 W									135207 W			98741 VA		
PHASE C: 43816 W									375 A			274 A		
LOAD CLASSIFICATION														
CONNECTED LOAD		DEMAND FACTOR		ESTIMATED DEMAND		PANEL TOTALS								
LIGHTING		14804 VA		125.00%		18505 VA		TOTAL CONN. LOAD: 135207 VA						
EXISTING KITCHEN LOAD		5640 VA		100.00%		5640 VA		TOTAL EST. DEMAND: 98741 VA						
Spare		114763 VA		65.00%		74596 VA		TOTAL CONN. CURRENT: 375 A						
							TOTAL DEMAND CURRENT: 274 A							
PANEL SCHEDULE NOTES:														
PANEL: DM		LOCATION: MECHANICAL 22				NEMA ENCLOSURE: Type 1								
SYSTEM: 120/208V - 3P		BUS RATING: 100 A				CABINET MOUNTING: Surface								
FEEDER: SEE RISER DIAGRAM		BUS: 100 A - MLO				LUGS:								
OPTIONS:						AIC RATING: EXISTING								
LOAD DESCRIPTION	BKR SIZE	BKR POLE	NOTE	CKT NO.	A	B	C	CKT NO.	NOTE	BKR POLE	BKR SIZE	LOAD DESCRIPTION		
BAR MILL/WORK LTG (C23)	20 A	1	LC	1	0	36		2	LC	1	20 A	PRO SHOP STRIP LTG		
HALLWAY LIGHTS C224	20 A	1	LC	3		57	220	4	LC	1	20 A	GOLF COURSE RR LTG		
PATIO STRING LITS (C222)	20 A	1	LC	5				6	LC	1	20 A	EVENT SPACE LTG		
RR LTGS	20 A	1	LC	7	196	228		8	LC	1	20 A	BARDINING GEN LTG (C211)		
BARDINING LIGHTING	20 A	1	LC	9		278	450	10	LC	1	15 A	BARDINING TRACK (C23)		
MANAGERS, IT, OFFICE LTGS	20 A	1	LC	11				12	LC	1	20 A	NEON SIGNS C223		
GOLF COURSE SPOT LTG DZ13	20 A	1	LC	13	570	1100		14	LC	1	20 A	EXT. STRING LTG (C221)		
NEON SIGNS C223	20 A	1	LC	15		600	1129	16	LC	1	20 A	COURSE GENERAL LIGHT C211		
FIA	20 A	1	LC	17				0	1200	18	LC	1	20 A	FACADE SIGN
CRATE LIGHTS - C222	20 A	1	LC	19	1800	700		20	LC	1	20 A	BARDINING STRING		
BAR LOUNGE LTG (C23,C24)	20 A	1	LC	21		1165	700	22	LC	1	20 A	EXTERIOR STRING LTG		
GIG LTS - C213	20 A	1	LC	23				1250	700	24	LC	1	15 A	GOLF COURSE TRACK (C23)
PHASE A: 4630 W									CONNECTED			DEMAND		
PHASE B: 4599 W									13604 W			16795 VA		
PHASE C: 4375 W									38 A			46 A		
LOAD CLASSIFICATION														
CONNECTED LOAD		DEMAND FACTOR		ESTIMATED DEMAND		PANEL TOTALS								
RECEPTACLE		5660 VA		100.00%		5660 VA		TOTAL CONN. LOAD: 29220 VA						
GOLF HOLE POWER		22560 VA		125.00%		22820 VA		TOTAL EST. DEMAND: 34860 VA						
								TOTAL CONN. CURRENT: 81 A						
							TOTAL DEMAND CURRENT: 97 A							
PANEL SCHEDULE NOTES:														

PANEL: A		LOCATION: MECHANICAL 22		NEMA ENCLOSURE: Type 1											
SYSTEM: 277/480V - 3P		BUS: 400 A		CABINET MOUNTING: Surface											
FEEDER: SEE RISER DIAGRAM		BUS: 400 A - MCB		LUGS:											
OPTIONS:		AIC RATING: EXISTING													
LOAD DESCRIPTION	BKR SIZE	BKR POLE	NOTE	CKT NO.	A	B	C	CKT NO.	BKR SIZE	BKR POLE	LOAD DESCRIPTION				
AHU-X1	20 A	3	EX	1	1718	0		2	3	20 A					
				3	1718	0	4								
				5		1718	0	6							
AHU-X2	20 A	3	EX	7	1718	831		8	3	20 A	AHU-X4				
				9		1718	831	10							
				11			1718	831				12			
AHU-X3	20 A	3	EX	13	1718	0		14	3	20 A					
				15	1718	0	1718	0				16			
				17			1718	0				18			
SPARE	25 A	3	EX	19	0	0		20	3	20 A	SPARE				
				21		0	0	22							
				23				0				24			
SPARE	15 A	3	EX	25	0	22400		26	3	125 A	TXK1				
				27		0	20180	28							
				29			0	21800				30			
AHU-5	15 A	3	N	31	1995	19731		32	3	100 A	A1				
				33			1995	19731				34			
				35				1995				19731	36		
DH-1	40 A	3	N	37	8425	--		38	1	--	SPACE				
				39		8425	10000	40				N	1	50 A	WATER HEATER
				41				8425				10000	42	N	1
WATER HEATER	20 A	3	EX	43	1333	47571		44	EX	3	225 A	TX-DP			
				45		1333	43820	46							
				47			1333	43816					48		
<div>PHASE A: 107441 W PHASE B: 111470 W PHASE C: 113146 W</div> <div><div>CONNECTED 332058 W 399 A</div><div>DEMAND 287755 VA 346 A</div></div>															
LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	ESTIMATED DEMAND	PANEL TOTALS											
COOLING	32589 VA	100.00%	32589 VA	TOTAL CONN. LOAD: 332058 VA											
LIGHTING	14804 VA	125.00%	18505 VA	TOTAL EST. DEMAND: 287755 VA											
RECEPTACLE	12300 VA	90.65%	11150 VA	TOTAL CONN. CURRENT: 399 A											
EXISTING KITCHEN LOAD	149865 VA	65.00%	97469 VA	TOTAL DEMAND CURRENT: 346 A											
WATER HEATER	24000 VA	100.00%	24000 VA												
SUPPLEMENTAL HEAT	75822 VA	100.00%	75822 VA												
GOLF HOLE POWER	22560 VA	125.00%	28200 VA												
PANEL SCHEDULE NOTES:															

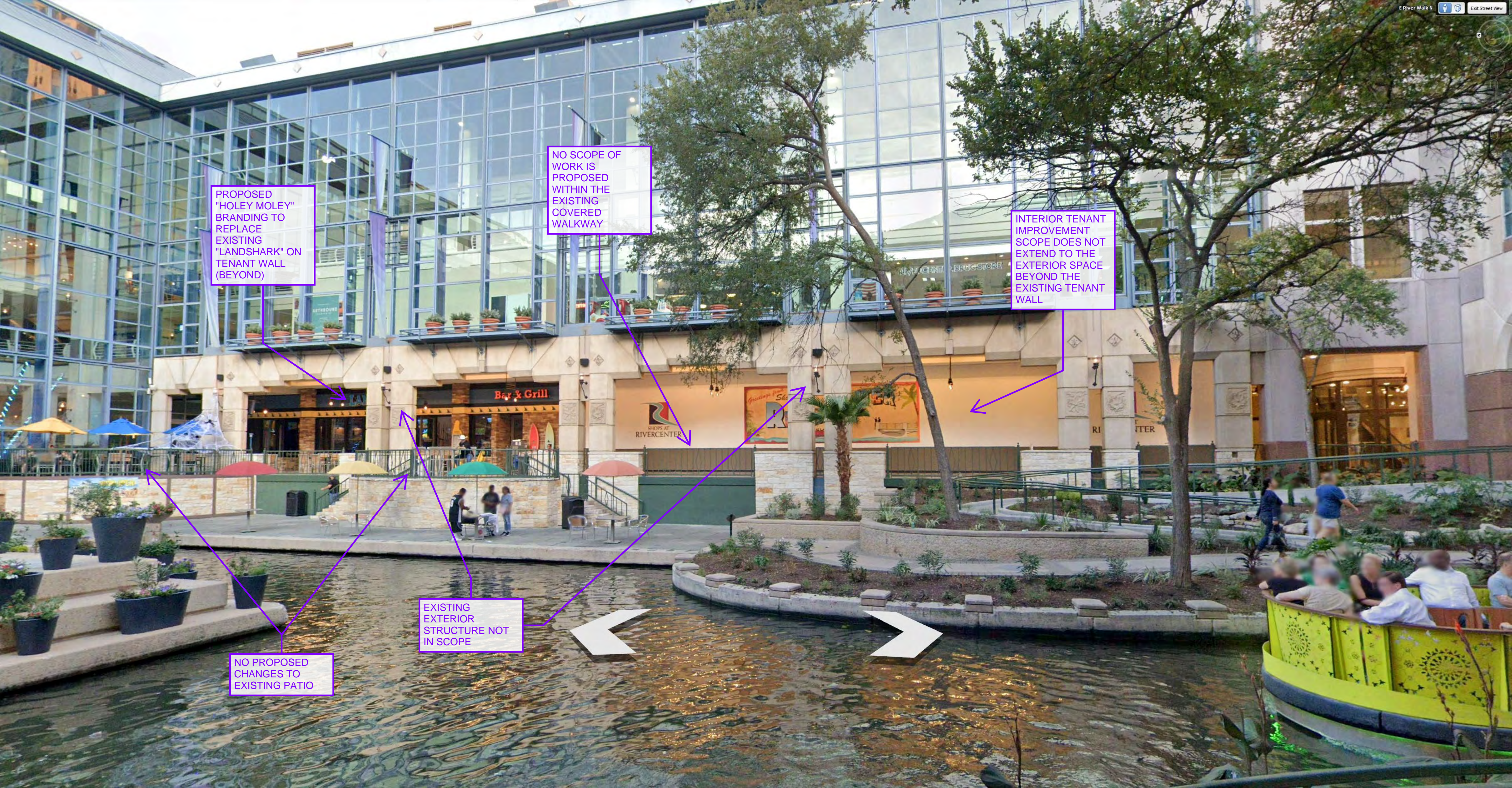












PROPOSED  
"HOLEY MOLEY"  
BRANDING TO  
REPLACE  
EXISTING  
"LANDSHARK" ON  
TENANT WALL  
(BEYOND)

NO SCOPE OF  
WORK IS  
PROPOSED  
WITHIN THE  
EXISTING  
COVERED  
WALKWAY

INTERIOR TENANT  
IMPROVEMENT  
SCOPE DOES NOT  
EXTEND TO THE  
EXTERIOR SPACE  
BEYOND THE  
EXISTING TENANT  
WALL

EXISTING  
EXTERIOR  
STRUCTURE NOT  
IN SCOPE

NO PROPOSED  
CHANGES TO  
EXISTING PATIO







AREA NOT IN SCOPE. THERE ARE NO  
PROPOSED CHANGES TO THE EXTERIOR  
AREA OUTSIDE OF THE CONFINES OF THE  
TENANT SPACE



PROPOSED SCOPE  
OF WORK IS  
LIMITED TO THE  
EXISTING  
RECESSED  
TENANT WALL AND  
INTERIOR  
(BEYOND)





TRIFAB® VG (VERSAGLAZE®)  
TRIFAB® VG 450, 451 & 451T (THERMAL) FRAMING SYSTEMS &  
TRIFAB® 451UT (ULTRA THERMAL) FRAMING SYSTEM



# Design + Performance

## Versatility with Unmatched Fabrication Flexibility



Geisinger Professional Building  
Jenkins Township, Pennsylvania  
ARCHITECT  
Mericle Commercial Real Estate Services  
Wilkes-Barre, Pennsylvania  
GLAZING CONTRACTOR  
Sterling Glass, Inc., Scranton, Pennsylvania  
PHOTOGRAPHER  
© Perzel Photography Group

Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels. The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs a dual Isolock® thermal break.

### AESTHETICS

Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone

glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.



## ECONOMY

Trifab® VersaGlaze® 450/451/451T/451UT Framing Systems offer a variety of fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two-piece vertical members that provide the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation. (available for all systems)
- **Shear Block** – for punched openings or continuous runs using tubular moldings with shear block clips that provide tight joints for transporting large pre-assembled multi-lite units. (available for 450/451/451T systems)
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the jobsite. (available for 450/451/451T systems)
- **Pre-glazed** – The combination of screw spline construction with pre-glazing in the shop accelerates installation and reduces field labor time while minimizing disruption to the surrounding area or existing tenants. Making it an exceptional choice for new or retrofit applications, particularly in urban areas or where space is limited. (available for 451/451T/451UT framing)



**Brighton Landing**  
Cambridge, Massachusetts  
ARCHITECT  
**ADD Inc., Cambridge, Massachusetts**  
GLAZING CONTRACTOR  
**Ipswich Bay Glass Company, Inc., Rowley, Massachusetts**  
PHOTOGRAPHER  
© Gordon Schenck, Jr.

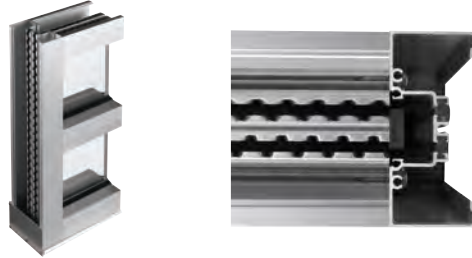
All systems can be flush glazed from either the inside or outside. The weatherseal option provides an alternative to SSG vertical mullions for Trifab® VersaGlaze® 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, high-performance flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

## FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum and painted finishes in fluoropolymer (AAMA 2605) and solvent-free powder coatings (AAMA 2604) offer a variety of color choices.

## PERFORMANCE

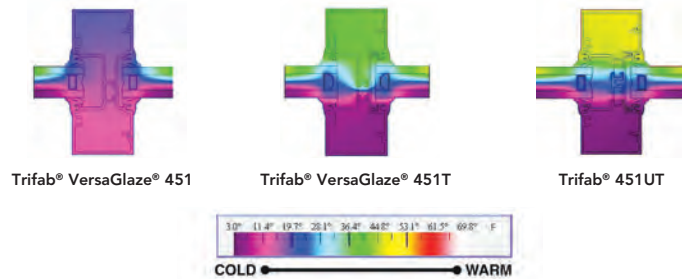
Kawneer's Isolock® thermal break technology creates a composite section, prevents dry shrinkage and is available on Trifab® VersaGlaze® 451T. For even greater thermal performance, a dual Isolock® thermal break is used on Trifab® 451UT.



Trifab® 451UT uses a dual Isolock® thermal break (right) and features a new high-performance sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

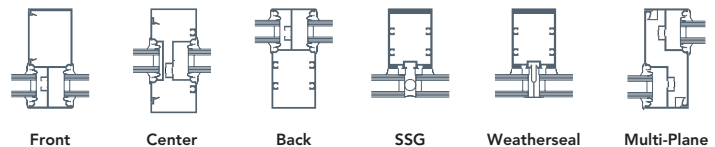
U-factor, CRF values and STC ratings for Trifab® framing systems vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information.)

Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.



## PERFORMANCE TEST STANDARDS

Air Infiltration	ASTM E283
Water	AAMA 501, ASTM E331
Structural	ASTM E330
Thermal	AAMA 1503
Thermal Break	AAMA 505, AAMA TIR-A8
Acoustical	AAMA 1801, ASTM E1425





## SECTION 084113: ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

This suggested guide specification has been developed using the current edition of the Construction Specifications Institute (CSI) "Manual of Practice," including the recommendations for the CSI three-part Section Format and the CSI Page Format. Additionally, the development concept and organizational arrangement of the American Institute of Architects (AIA) MasterSpec® Program has been recognized in the preparation of this guide specification. Neither CSI, AIA, USGBC, nor ILFI endorse specific manufacturers and products. The preparation of the guide specification assumes the use of standard contract documents and forms, including the "Conditions of the Contract," published by the AIA.

**EDITOR NOTE:** Instructions to the editor appear in RED. This style does not exist in the standard CSI template.

### PART 1 GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. This Section covers Kawneer Architectural Aluminum Storefront Systems, including perimeter trims, stools, accessories, shims and anchors, and perimeter sealing of storefront units.
- B. Types of Kawneer Aluminum Storefront Systems include:
  - 1. Trifab® VersaGlaze® 451 Framing System
    - a. 2" x 4-1/2" (50.8 mm x 114.3 mm) nominal dimension
    - b. Non-thermal
    - c. Front, center, back, multi-plane, structural silicone or weatherseal (type B) glazed
    - d. Screw spline, shear block, stick, or punched opening
  - 2. Trifab® VersaGlaze® 451 Framing System – Impact Resistant and Blast Mitigation
    - a. 2" x 4-1/2" (50.8 mm x 114.3 mm) nominal dimension
    - b. Non-thermal
    - c. Front, center, back, multi-plane, structural silicone or weatherseal (type B) glazed
    - d. Impact resistant, blast mitigation glazing
    - e. Screw spline, shear block, stick, or punched opening
- C. Related Sections:

**EDITOR NOTE:** The sections listed below are specified elsewhere. However, Kawneer recommends single-source responsibility for all of these sections as described in the Quality Assurance article below.

- 1. 072700: Air Barriers
- 2. 079200: Joint Sealants
- 3. 083213: Sliding Aluminum-Framed Glass Doors
- 4. 084113: Aluminum-Framed Entrances and Storefronts
- 5. 084413: Glazed Aluminum Curtain Walls



6. 085113: Aluminum Windows
7. 088000: Glazing
8. 107113: Exterior Sun Control Devices
9. 122600: Interior Daylighting Devices

### 1.3 DEFINITIONS

- A. For fenestration industry standard terminology and definitions, refer to the Fenestration & Glazing Industry Alliance (FGIA) Glossary (AAMA AG-13).

### 1.4 PERFORMANCE REQUIREMENTS

A. General Performance:

1. Product to comply with the specified performance requirements without failure due to defective manufacture, fabrication, installation, or other defects in construction, as determined by testing of aluminum storefront systems representing those indicated for this project.
2. Aluminum storefront systems shall withstand movements of supporting structure including, but not limited to, story drift, twist, column shortening, long-term creep, and deflection from uniformly distributed and concentrated live loads.
3. Failure includes any of these events:
  - a. Thermal stresses transferring to building structure
  - b. Glass breakage
  - c. Loosening or weakening of fasteners, attachments, and other components
  - d. Failure of operating units

B. Delegated Design:

1. Design aluminum storefront systems, including comprehensive engineering analysis by a qualified professional engineer, using performance requirements and design criteria indicated.

C. Wind Loads:

**EDITOR NOTE:** Provide wind load design pressures in PSF and include applicable building code and year edition.

1. The storefront system shall include anchorage that is capable of withstanding the following wind load design pressures:
  - a. Inward: ( ) psf or ( ) Pa
  - b. Outward: ( ) psf or ( ) Pa
2. The design pressures are based on the ( ) Building Code, ( ) Edition.

D. Air Leakage:

**EDITOR NOTE:** Performance results for air infiltration are based upon ASTM and AAMA standards. Consult your local Kawneer representative concerning specific project performance requirements.

1. The test specimen shall be tested in accordance with ASTM E 283.
2. With interior seal, air leakage rate shall not exceed 0.06 cfm/ft<sup>2</sup> (0.3 l/s · m<sup>2</sup>) at a static air pressure differential of 6.2 psf (300 Pa).



3. Without interior seal, air leakage rate shall not exceed 0.06 cfm/ft<sup>2</sup> (0.3 l/s · m<sup>2</sup>) at a static air pressure differential of 1.6 psf (75 Pa).
4. CSA A440 Fixed Rating

E. Water Resistance:

**EDITOR NOTE:** Performance results for water resistance are based upon ASTM and FGIA/AAMA standards. Consult your local Kawneer representative concerning specific project performance requirements, sill flashing details, and installation instructions.

1. The test specimen shall be tested in accordance with ASTM E 331.
2. There shall be no leakage at a minimum static air pressure differential of 8 psf (383 Pa) as defined in AAMA 501.
3. There shall be no leakage at a minimum static air pressure differential of 8 psf (383 Pa) as defined in AAMA 501 with optional Air/Vapor Barrier Tie-in.
4. There shall be no leakage at a minimum static air pressure differential of 10 psf (479 Pa) as defined in AAMA 501 with optional sill flashing.

F. Uniform Load:

1. A static air design load of 35 psf (1680 Pa) shall be applied in the positive and negative direction in accordance with ASTM E 330.
2. There shall be no deflection in excess of L/175 of the span of any framing member.
3. At a structural test load equal to 1.5 times the specified design load, no glass breakage or permanent set in the framing members in excess of 0.2% of their clear spans shall occur.

G. Seismic:

1. When tested to AAMA 501.4, system must meet design displacement (elastic) of 0.010 times the story height and ultimate displacement (inelastic) of 1.5 times the design displacement.

H. Thermal Movements:

1. Allow for thermal movements resulting from the following:
  - a. 0°F (-18 C) to 180°F (82 C) maximum change (range) in ambient and surface temperatures
  - b. 75°F (24 C) test interior ambient air temperature
2. Test performance shows no buckling; stress on glass; sealant failure; excess stress on framing, anchors, and fasteners; or reduction of performance when tested according to AAMA 501.5 for a minimum 3 cycles.

I. Thermal Transmittance (U-factor):

1. Thermal transmittance test results are based upon 1" (25.4 mm) clear high-performance insulating glass [1/4" (e=0.035, #2), 1/2" warm edge spacer and argon fill gas, 1/4"].
2. When tested to AAMA Specification 1503, the thermal transmittance (U-factor) shall not be more than:
  - a. Glass to exterior .47 (low-e) or 0.61 (clear) or project specific (\_\_\_\_) Btu/hr/ft<sup>2</sup>/°F per AAMA 507 or (\_\_\_\_) Btu/hr/ft<sup>2</sup>/°F per NFRC 100.
  - b. Glass to center .44 (low-e) or 0.61 (clear) or project specific (\_\_\_\_) Btu/hr/ft<sup>2</sup>/°F per AAMA 507 or (\_\_\_\_) Btu/hr/ft<sup>2</sup>/°F per NFRC 100.



- c. Glass to interior .41 (low-e) or 0.56 (clear) or project specific (\_\_\_\_) Btu/hr/ft<sup>2</sup>/°F per AAMA 507 or (\_\_\_\_) Btu/hr/ft<sup>2</sup>/°F per NFRC 100.
- J. Condensation Resistance Factor (CRF):
  - 1. The glass to exterior CRF, when tested to AAMA Specification 1503, shall not be less than 70<sub>frame</sub> and 69<sub>glass</sub> (low-e) or 69<sub>frame</sub> and 58<sub>glass</sub> (clear)
  - 2. The glass to center CRF, when tested to AAMA Specification 1503, shall not be less than 62<sub>frame</sub> and 68<sub>glass</sub> (low-e) or 63<sub>frame</sub> and 56<sub>glass</sub> (clear)
  - 3. The glass to interior CRF, when tested to AAMA Specification 1503, shall not be less than 56<sub>frame</sub> and 67<sub>glass</sub> (low-e) or 54<sub>frame</sub> and 58<sub>glass</sub> (clear)
- K. Sound Transmission Class (STC) and Outdoor-Indoor Transmission Class (OITC):
  - 1. Sound transmission loss test results in accordance with AAMA 1801 are based upon 1" (25.4 mm) clear double laminated insulating glass with PVB interlayer (1/8", 0.030", 1/8", 1/2" AS, 1/8", 0.030", 1/8").
  - 2. The glass to exterior ratings, when tested to ASTM E1425 and ASTM E90, shall not be less than STC 38 and OITC 31.
  - 3. The glass to center ratings, when tested to ASTM E1425 and ASTM E90, shall not be less than STC 37 and OITC 30.
  - 4. The glass to interior ratings, when tested to ASTM E1425 and ASTM E90, shall not be less than STC 38 and OITC 30.
- L. Impact Resistance Performance:

**EDITOR NOTE:** Choose impact resistance performance if needed to meet project requirements.

  - 1. The test specimen shall be tested in accordance with ASTM E 1886, information in ASTM E 1996 and TAS 201/203.
  - 2. Large-Missile Impact: For aluminum-framed systems located within 30 feet (9.1 m) of grade.
  - 3. Small-Missile Impact: For aluminum-framed systems located above 30 feet (9.1 m) of grade.
- M. Blast Mitigation Performance:

**EDITOR NOTE:** Choose blast mitigation performance if required to meet project requirements.

  - 1. The test specimen shall be tested or proven through analysis to meet ASTM F1642, GSA-TS01, and UFC 04-010.01 performance criteria.
  - 2. To meet UFC 04-010.01, B-3.1 Standard 10 for Windows and Skylights, the following options are available:
    - a. Section B-3.1.1 Dynamic analysis
    - b. Section B-3.1.2 Testing
    - c. Section B-3.1.3 ASTM F2248 Design Approach
- N. Environmental Product Declaration (EPD): Shall have a Type III Product-Specific EPD created from a Product Category Rule.
- O. Material Ingredient Reporting:

**EDITOR NOTE:** Include Material Ingredient Reporting if this section is necessary to meet project requirements or for any project that includes Green Building Certifications such as LEED, Living Building Challenge (LBC), and so on.



**EDITOR NOTE: Material Ingredient Reporting applies only for anodized products.**

1. Shall have a complete list of chemical ingredients to at least 100 ppm (0.01%) that covers 100% of the product.
2. Acceptable documentation includes:
  - a. Manufacturer's inventory with Chemical Abstract Service Registration Number (CASRN or CAS#):
    - 1) Kawneer's Material Transparency Summary (MTS)

## 1.5 SUBMITTALS

### A. Product Data:

1. For each type of aluminum-framed storefront system indicated, include:
  - a. Construction details
  - b. Material descriptions
  - c. Dimensions of individual components and profiles
  - d. Hardware
  - e. Finishes
  - f. Installation instructions
2. Recycled Content:

**EDITOR NOTE: Include these Recycled Content specifications if needed to meet project requirements or for a project that includes Green Building Certifications such as LEED, Living Building Challenge (LBC), etc.**

**EDITOR NOTE: If Recycled Content requirements are not specified, prime (zero recycled content) aluminum could be supplied.**

- a. Provide documentation that aluminum has a minimum of 40% mixed pre- and post-consumer recycled content.
- b. Provide a sample document illustrating project-specific information that will be provided after product shipment.
- c. After product has shipped, provide project-specific recycled content information:
  - 1) Indicate recycled content, including the percentage of pre- and post-consumer recycled content per unit of product.
  - 2) Indicate the relative dollar value of recycled content product to the total dollar value of product included in the project.
  - 3) Indicate the location for recovery of recycled content.
  - 4) Indicate the location of the manufacturing facility.
3. Environmental Product Declaration (EPD):
  - a. Include a Type III Product-Specific EPD created from a Product Category Rule.
4. Material Ingredient Reporting:

**EDITOR NOTE: Include the Material Ingredient Reporting section only for anodized products.**

- a. Include documentation for material reporting that has a complete list of chemical ingredients to at least 100 ppm (0.01%) that covers 100% of the product.

### B. Shop Drawings:



1. Plans
  2. Elevations
  3. Sections
  4. Details
  5. Hardware
  6. Attachments to other work
  7. Operational clearances
  8. Installation details
- C. Samples for Initial Selection:
1. Provide samples for units with factory-applied color finishes.
  2. Provide samples of hardware and accessories involving color selection.
- D. Samples for Verification:
1. Provide a verification sample for aluminum-framed storefront system and required components.
- E. Product Test Reports:
1. Provide test reports for each type of aluminum-framed storefront used in the project.
  2. Test reports must be based on evaluation of comprehensive tests performed by a qualified preconstruction testing agency.
  3. Test reports must indicate compliance with performance requirements.
- F. Fabrication Sample:
1. Provide a fabrication sample of each vertical-to-horizontal intersection of aluminum-framed systems, made from 12" (304.8 mm) lengths of full-size components and showing details of the following:
    - a. Joinery, including concealed welds
    - b. Anchorage
    - c. Expansion provisions
    - d. Glazing
    - e. Flashing and drainage
- G. Entrance Door Hardware Schedule:
1. Schedule shall be prepared by or under the supervision of supplier.
  2. Schedule shall detail fabrication and assembly of entrance door hardware, including procedures and diagrams.
  3. Coordinate final entrance door hardware schedule with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of entrance door hardware.

## 1.6 QUALITY ASSURANCE

- A. Installer Qualifications:
1. Installer must have successfully installed the same or similar units required for the project and other projects of similar size and scope.



- B. Manufacturer Qualifications:
  - 1. Manufacturer must be capable of providing aluminum-framed storefront systems that meet or exceed performance the stated performance requirements.
  - 2. Manufacturer must be capable of fabricating exterior sunshades and glazed aluminum curtain walls and storefront systems that meet or exceed the stated performance requirements.
  - 3. Manufacturer must document this performance by the inclusion of test reports and calculations.
- C. Source Limitations:
  - 1. Obtain aluminum-framed storefront system through one source from a single manufacturer.
- D. Product Options:
  - 1. Drawings indicate size, profiles, and dimensional requirements of aluminum-framed storefront system and are based on the specific system indicated. Refer to Division 01 Product Requirements Section. Do not modify size and dimensional requirements.
  - 2. Do not modify intended aesthetic effects, as judged solely by Architect, except with Architect's approval. If modifications are proposed, submit comprehensive explanatory data to Architect for review.
- E. Mockups:
  - 1. Build mockups to verify selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.
  - 2. Build mockups for the type(s) of storefront elevation(s) indicated, in location(s) shown on drawings.
  - 3. Build mockups for the type(s) of sunshade elevation(s) indicated, in location(s) shown on drawings.
- F. Pre-installation Conference:
  - 1. Conduct conference at project site to comply with requirements in Division 01 Project Management and Coordination Section.
- G. Structural-Sealant Glazing must comply with ASTM C 1401, "Guide for Structural Sealant Glazing" for design and installation of structural-sealant-glazed systems.
- H. Structural-Sealant Joints: Design reviewed and approved by structural-sealant manufacturer.

## 1.7 PROJECT CONDITIONS

- A. Field Measurements:
  - 1. Verify actual dimensions of aluminum-framed storefront openings by field measurements before fabrication.
  - 2. Indicate measurements on shop drawings.

## 1.8 WARRANTY

- A. Submit manufacturer's standard warranty for owner's acceptance.
- B. Warranty Period:



1. Two years from Date of Substantial Completion of the project provided however that in no event shall the Limited Warranty begin later than six months from date of shipment by manufacturer.

## PART 2 PRODUCTS

### 2.1 MANUFACTURERS

#### A. Basis-of-Design Product:

1. Kawneer Company, Inc.
2. Trifab® VersaGlaze® 451 Framing System
  - a. 2" x 4-1/2" (50.8 mm x 114.3 mm) nominal dimension
  - b. Non-thermal
  - c. Front, center, back, multi-plane, structural silicone or weatherseal (type B) glazed
  - d. Screw spline, shear block, stick, or punched opening
3. Trifab® VersaGlaze® 451 Framing System – Impact Resistant and Blast Mitigation
  - a. 2" x 4-1/2" (50.8 mm x 114.3 mm) nominal dimension
  - b. Non-thermal
  - c. Front, center, back, multi-plane, structural silicone or weatherseal (type B) glazed
  - d. Impact resistant, blast mitigation glazing
  - e. Screw spline, shear block, stick, or punched opening

#### B. Subject to compliance with requirements, provide a comparable product by the following:

**EDITOR NOTE:** Provide information below indicating approved alternatives to the basis-of-design product.

1. Manufacturer: (\_\_\_\_\_)
2. Series: (\_\_\_\_\_)
3. Profile Dimension: (\_\_\_\_\_)

#### C. Substitutions:

1. Refer to Division 01 Substitutions Section for procedures and submission requirements.
2. Pre-Contract (Bidding Period) Substitutions:
  - a. Submit written requests ten (10) days prior to bid date.
3. Post-Contract (Construction Period) Substitutions:
  - a. Submit written request in order to avoid installation and construction delays.
4. Product Literature and Drawings:
  - a. Submit product literature and drawings modified to suit specific project requirements and job conditions.
5. Certificates:
  - a. Submit certificate(s) certifying that the substitute manufacturer (1) attests to adherence to specification requirements for storefront system performance criteria, and (2) has been engaged in the design, manufacture, and fabrication of aluminum storefronts for a period of not less than ten (10) years. (*Company Name*)
6. Test Reports:



- a. Submit test reports verifying compliance with each test requirement required by the project.
7. Samples:
  - a. Provide samples of typical product sections and finish samples in manufacturer's standard sizes.
- D. Substitution Acceptance:
  1. Acceptance will be in written form, either as an addendum or modification.
  2. Acceptance will be documented by a formal change order signed by the owner and contractor.

## 2.2 MATERIALS

### A. Aluminum Extrusions:

1. Alloy and temper recommended by aluminum storefront manufacturer for strength, corrosion resistance, and application of required finish
2. Not less than 0.070" (1.8 mm) wall thickness at any location for the main frame
3. Complying with ASTM B221: 6063-T6 alloy and temper
4. Recycled Content:

**EDITOR NOTE:** Include these Recycled Content specifications if needed to meet project requirements or for a project that includes Green Building Certifications such as LEED, Living Building Challenge (LBC), etc.

**EDITOR NOTE:** If Recycled Content requirements are not specified, prime (zero recycled content) aluminum could be supplied.

- a. Shall have a minimum of 40% mixed pre- and post-consumer recycled content.
- b. Indicate recycled content, including the percentage of pre- and post-consumer recycled content per unit of product.
- c. Indicate the relative dollar value of recycled content product to the total dollar value of product included in the project.
- d. Indicate the location for recovery of recycled content.
- e. Indicate the location of the manufacturing facility.

### B. Fasteners:

1. Nonmagnetic stainless steel or other materials must be non-corrosive and compatible with aluminum members, trim hardware, anchors, and other components.

### C. Anchors, Clips, and Accessories:

1. Aluminum, nonmagnetic stainless steel, or zinc-coated steel or iron complying with ASTM B 633 for SC 3 severe service conditions or other suitable zinc coating.
2. Anchors, clips, and accessories shall provide sufficient strength to withstand the design pressure indicated.

### D. Reinforcing Members:

1. Aluminum, nonmagnetic stainless steel, or nickel/chrome-plated steel complying with ASTM B 456 for Type SC 3 severe service conditions, or zinc-coated steel or iron complying with ASTM B 633 for SC 3 severe service conditions or other suitable zinc coating.



2. Reinforcing members must provide sufficient strength to withstand the design pressure indicated.
- E. Sealant:
  1. For sealants required within fabricated storefront system, provide permanently elastic, non-shrinking, and non-migrating type recommended by sealant manufacturer for joint size and movement.
- F. Tolerances:
  1. References to tolerances for wall thickness and other cross-sectional dimensions of storefront members are nominal and in compliance with AA Aluminum Standards and Data.
- G. Red List Free:

**EDITOR NOTE:** Red List Free applies only for anodized products.

**EDITOR NOTE:** Retain the appropriate paragraph below; delete the other paragraph (and its sub-paragraphs, if applicable).

1. All parts and materials comply with the Living Building Challenge/DECLARE Red List and the Cradle-to-Cradle (C2C) Banned List:
  - a. PVC-free
  - b. Neoprene-free
2. Product does not contain PVC or Neoprene.

## 2.3 STOREFRONT FRAMING SYSTEM

- A. Brackets and Reinforcements:
  1. Manufacturer's standard high-strength aluminum with non-staining, non-ferrous shims for aligning system components.
- B. Fasteners and Accessories:
  1. Manufacturer's standard corrosion-resistant, non-staining, non-bleeding fasteners and accessories must be compatible with adjacent materials.
  2. Where exposed, fasteners and accessories shall be stainless steel.
- C. Perimeter Anchors:
  1. When steel anchors are used, provide insulation between steel material and aluminum material to prevent galvanic action.
- D. Packing, Shipping, Handling, and Unloading:
  1. Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.
- E. Storage and Protection:
  1. Store materials so that they are protected from exposure to harmful weather conditions.
  2. Handle material and components to avoid damage.
  3. Protect material against damage from elements, construction activities, and other hazards before, during, and after installation.



## 2.4 GLAZING SYSTEMS

- A. Glazing to meet requirements in Division 08 Glazing Section.
- B. Glazing Gaskets:
  - 1. Manufacturer's standard compression types
  - 2. Replaceable, extruded EPDM rubber
- C. Spacers and Setting Blocks:
  - 1. Manufacturer's standard elastomeric type
- D. Bond-Breaker Tape:
  - 1. Manufacturer's standard TFE-fluorocarbon or polyethylene material to which sealants will not develop adhesion.
- E. Glazing Sealants for structural-sealant-glazed systems as recommended by manufacturer for joint type, and as follows:
  - 1. Structural Sealant:
    - a. ASTM C 1184
    - b. Single-component neutral-curing silicone formulation that is compatible with the system components with which it comes in contact
    - c. Specifically formulated and tested for use as structural sealant and approved by a structural-sealant manufacturer for use in the aluminum-framed systems indicated
    - d. Color: Black
  - 2. Weatherseal sealant:
    - a. ASTM C 920 for Type S, Grade NS, Class 25, Uses NT, G, A, and O
    - b. Single-component neutral-curing formulation that is compatible with the structural sealant and other system components with which it comes in contact
    - c. Recommended by structural-sealant, weatherseal-sealant, and aluminum-framed-system manufacturers for this use
    - d. Color: Matching structural sealant

## 2.5 ENTRANCE DOOR SYSTEMS

**EDITOR NOTE:** If Entrances are not used in your project, remove this section.

- A. Refer to Entrance Doors as specified in Division 084113 Aluminum-Framed Entrances and Storefronts Section.
- B. Refer to Entrance Door Hardware as specified in Division 084113 Door Hardware Section.

## 2.6 ACCESSORY MATERIALS

- A. Versoleil® SunShade:
  - 1. Anchors shall be painted:
    - a. Select from Kawneer's standard paints and colors. Custom colors are available upon request.



2. Louvers and fascia shall be painted or anodized:
  - a. Painted: Select from Kawneer's standard paints and colors. Custom colors are available upon request.
  - b. Anodized: Select from Kawneer's anodized finishes.
- B. InLighten® Light Shelf:
  1. Aluminum light shelf system that consists of anchor channels, support beams, fascia trims, and Aluminum Composite Material (ACM) panels.
  2. Anchored directly to the curtain wall intermediate horizontal members.
  3. Interior-mounted to reflect daylight deeper into interior space.
  4. Light Shelf system consists of:
    - a. Aluminum Composite Material (ACM) panel, 4 mm thick.
    - b. Translucent polycarbonate panel, 4 mm or 16 mm thick.
    - c. ACM finish on upper and lower surface selected from Kawneer standard finishes.
    - d. Extruded aluminum outriggers and fascia.
    - e. Extruded aluminum anchor designed to secure to compatible verticals of framing system.
    - f. Anchor shall be designed to engage shelf so as to allow the shelf to rotate down and safely hang on its own for cleaning.
    - g. Extruded aluminum shear blocks designed to hinge on the anchors to allow rotating individual shelves for cleaning.
    - h. Panel/shelf projection not exceeding 30" (762 mm).
    - i. Mullion spacing of framing system shall not exceed 6' (1.83 m) on center.
    - j. Panel/shelf deflection shall not exceed 1/120 of horizontal span length.
  5. Framing system to support Light Shelf (select one from list):

**EDITOR NOTE: Delete from the list below the framing system that does not apply to this project.**

    - a. Curtain wall framing system
    - b. Storefront framing system
  6. Submittals for Light Shelf:
    - a. Manufacturer's installation instructions
    - b. Samples for verification:
      - 1) Factory-applied finish as selected by architect
      - 2) Functioning Light Shelf sample demonstrating operation
    - c. Shop drawing, including plans, elevations, sections, fabrication, and installation details
    - d. Validation from manufacturer of single-source for light shelf and framing system and compatibility between the systems
- C. Joint Sealants:
  1. For installation at perimeter of aluminum-framed systems, as specified in Division 07 Joint Sealants Section.
- D. Bituminous Paint:
  1. Cold-applied asphalt-mastic paint
  2. Complies with SSPC-Paint 12 requirements except containing no asbestos



3. Formulated for 30-mil (0.762 mm) thickness per coat

## 2.7 FABRICATION

- A. Fabricate framing member components that, when assembled, have the following characteristics:
  1. Profiles that are sharp, straight, and free of defects or deformations
  2. Accurately fitted joints that are flush, hairline, and weatherproof
  3. Means to drain water passing joints, condensation within framing members, and moisture migrating within the system to exterior
  4. Physical and thermal isolation of glazing from framing members
  5. Accommodations for thermal and mechanical movements of glazing and framing that maintain required glazing edge clearances
  6. Provisions for field replacement of glazing
  7. Fasteners, anchors, and connection devices that are concealed from view to the greatest extent possible
- B. Mechanically Glazed Framing Members:
  1. Fabricate for flush glazing without projecting stops.
- C. Structural-Sealant-Glazed Framing Members:
  1. Include accommodations for using temporary support device to retain glazing in place while structural sealant cures.
- D. Storefront Framing:
  1. Fabricate components for assembly using manufacturer's standard installation instructions.
- E. After fabrication, clearly mark components to identify their locations in project according to shop drawings.

## 2.8 ALUMINUM FINISHES

- A. Finish designations that are prefixed by AA comply with the system established by the Aluminum Association for designating aluminum finishes.
- B. Factory Finishing:
  1. Kawneer Permanodic® AA-M10C21A44, AAMA 611, Architectural Class I Color Anodic Coating (Color \_\_\_\_\_)
  2. Kawneer Permanodic® AA-M10C21A41, AAMA 611, Architectural Class I Clear Anodic Coating (Color #14 Clear) (Optional)
  3. Kawneer Permanodic® AA-M10C21A31, AAMA 611, Architectural Class II Clear Anodic Coating (Color #17 Clear) (Standard)
  4. Kawneer Permafluor™ (70% PVDF), AAMA 2605, Fluoropolymer Coating (Color \_\_\_\_\_)
  5. Kawneer Permادize® (50% PVDF), AAMA 2604, Fluoropolymer Coating (Color \_\_\_\_\_)
  6. Kawneer Permacoat™ AAMA 2604, Powder Coating (Color \_\_\_\_\_)
  7. Other: Manufacturer \_\_\_\_\_ Type \_\_\_\_\_ (Color \_\_\_\_\_)



## **PART 3 EXECUTION**

### **3.1 EXAMINATION**

- A. With installer present, examine openings, substrates, structural support, anchorage, and conditions for compliance with requirements for installation tolerances and other conditions affecting performance of work:
  - 1. Verify rough opening dimensions.
  - 2. Verify levelness of sill plate.
  - 3. Verify operational clearances.
  - 4. Examine wall flashings, vapor retarders, water and weather barriers, and other built-in components for proper water management.
  - 5. Masonry Surfaces:
    - a. Masonry surfaces must be visibly dry and free of excess mortar, sand, and other construction debris.
  - 6. Wood Frame Walls:
    - a. Wood frame walls must be dry, clean, sound, well nailed, free of voids, and without offsets at joints.
    - b. Ensure that nail heads are driven flush with surfaces in opening and within 3" (76.2 mm) of opening.
  - 7. Metal Surfaces:
    - a. Metal surfaces must be dry and clean (free of grease, oil, dirt, rust, corrosion, and welding slag).
    - b. Ensure that metal surfaces are without sharp edges or offsets at joints.
- B. Proceed with installation only after correcting unsatisfactory conditions.

### **3.2 INSTALLATION**

- A. Comply with Drawings, Shop Drawings, and manufacturer's written instructions for installing aluminum-framed storefront system, accessories, and other components.
- B. Install aluminum-framed storefront system so that components:
  - 1. Are level, plumb, square, and true to line
  - 2. Are without distortion and do not impede thermal movement
  - 3. Are anchored securely in place to structural support
  - 4. Are in proper relation to wall flashing and other adjacent construction
- C. Set sill members in bed of sealant or with gaskets, as indicated, for weather-tight construction.
- D. Install aluminum-framed storefront system and components to drain condensation, water penetrating joints, and moisture migrating within aluminum-framed storefront system to the exterior.
- E. Separate aluminum and other corrodible surfaces from sources of corrosion or electrolytic action at points of contact with other materials.



### 3.3 FIELD QUALITY CONTROL

#### A. Field Tests:

1. Architect shall select storefront units to be tested as soon as a representative portion of the project has been installed, glazed, perimeter caulked and cured.
2. Conduct tests for air infiltration and water penetration with manufacturer's representative present.
3. Tests that do not meet the specified performance requirements and units that have deficiencies shall be corrected as part of the contract amount.
4. Testing shall be performed per AAMA 503 by a qualified independent testing agency. Refer to Testing Section for payment of testing and testing requirements.
5. Air Infiltration Tests:
  - a. Conduct tests in accordance with ASTM E 783.
  - b. Allowable air infiltration shall not exceed 1.5 times the amount indicated in the performance requirements or 0.09 cfm/ft<sup>2</sup>, whichever is greater.
6. Water Infiltration Tests:
  - a. Conduct tests in accordance with ASTM E 1105.
  - b. No uncontrolled water leakage is permitted when tested at a static test pressure of two-thirds the specified water penetration pressure but not less than 6.2 psf (300 Pa).

#### B. Manufacturer's Field Services:

1. Upon owner's written request, provide periodic site visit by manufacturer's field service representative.

### 3.4 ADJUSTING, CLEANING, AND PROTECTION

#### A. Adjusting: Not applicable.

#### B. Protection:

1. Protect installed product's finish surfaces from damage during construction.

#### C. Cleaning:

1. Clean glass immediately after installation.
  - a. Comply with glass manufacturer's written recommendations for final cleaning and maintenance.
  - b. Remove non-permanent labels and clean surfaces.
2. Clean aluminum surfaces.
3. Avoid damaging protective coatings and finishes.
4. Remove excess sealants, glazing materials, dirt, and other substances.
5. Repair or replace damaged installed products.
6. Remove and replace glass that has been broken, chipped, cracked, abraded, or damaged during the construction period.
7. Remove construction debris from project site and legally dispose of debris.

### END OF SECTION 084113



## NOTES AND DISCLAIMERS

Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor. It is the responsibility of the owner, the specifier, the architect, the general contractor, and the installer and the fabricator/transformer, consistent with their roles, to determine the appropriate materials for a project in strict conformity to all applicable national, regional and local building codes and regulations.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

Information contained herein or related hereto is intended only for evaluation by technically skilled persons, with any use thereof to be at their independent discretion and risk. Such information is believed to be reliable, but Kawneer shall have no responsibility or liability for results obtained or damages resulting from such use.

This guide specification is intended to be used by a qualified construction specifier. The guide specification is not intended to be used verbatim as a project specification without appropriate modifications for the specific use intended. The guide specification must be used and coordinated with the procedures of each design firm and the particular requirements of a specific construction project.

Kawneer grants no license under, and shall have no responsibility or liability for infringement of, any patent or other proprietary right. Nothing in this document should be construed as a warranty or guarantee by Kawneer, and the only applicable warranties will be those set forth in Kawneer acknowledgment or in any printed warranty documents issued by Kawneer. The foregoing may be waived or modified only in writing by a Kawneer officer.

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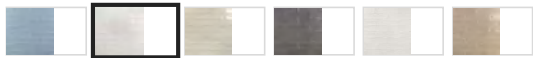
Manchester Bianco White 3x12 Polished Ceramic Subway Tile



SPECIFICATIONS

Available Sizes	2x12", 3x12", 4x8"	Breaking Strength	600 N
Chemical Resistant	Yes	Commercial	Wall Only
Coverage	0.24	Item Color	White
Item Size	3" x 12"	Location	Backsplash, Bathroom, Indoor, Kitchen, Shower
Made In	Spain	Material	White Body Ceramic
Pieces Per Box	22	Residential	Wall Only
Sample Size	2.95" x 11.8"	Sq Ft Per Box	5.38
Sustainability	LEED	Thickness	8 mm
Tile Finish	Polished	Water Absorption	10%
Weight	14.4 lbs		

OPTIONS

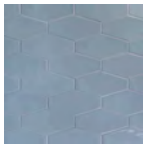


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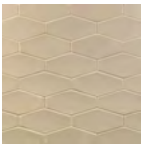


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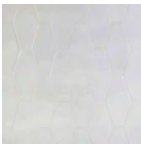
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4x8 Hexagon...  
\$9.95 sq. ft.



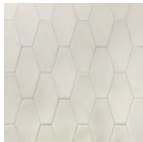
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\$9.95 sq. ft.



Manchester  
Charcoal Gray...  
\$9.95 sq. ft.



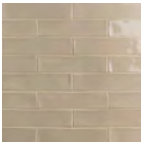
Manchester  
Bianco White...  
\$9.95 sq. ft.



Manchester  
Dove Gray 4x8...  
\$8.95 sq. ft.



Manchester  
Dove Gray 3x12...  
\$8.95 sq. ft.



Manchester  
Beige 3x12...  
\$8.95 sq. ft.



Manchester Blue  
3x12 Glazed...  
\$8.95 sq. ft.



Manchester  
Charcoal Gray...  
\$8.95 sq. ft.



Manchester  
Vanilla White...  
\$8.95 sq. ft.

Frequently Bought Together



Laticrete  
Permacolor Bright...  
\$32.00



Manchester Bianco  
3x12 Ceramic...  
\$8.99



Manchester Bianco  
White 2x12 Cerami...  
\$10.99



Laticrete Multimax  
Lite White Thinset...  
\$60.85



Laticrete Daily  
Cleaner Fresh Scr...  
\$15.99

Manchester Bianco White 3x12 Subway Glazed Ceramic Wall Tile

The Manchester Collection is a series of glazed ceramic tile that offers a modern approach to traditional subway and elongated hexagon tile. This simple selection of handmade ceramic tile is perfectly suited to beautify your backsplash, accent wall or any space calling for a classic touch. Works well as a kitchen backsplash, bathroom or shower wall tile.

Key Features

- Made in Spain
- 3x12" Handmade White Ceramic Tile
- Polished, Glazed Finish
- Available in 7 colors, 2 formats plus chair rails and bullnoses
- Subway Tile Is Perfect for Stacked, Herringbone, and Brick Patterns
- Made for Indoor Commercial and Residential Wall Tile Use
- Perfect for Kitchen, Backsplash, Bathroom, Shower





EXPERIENCE  
DESTINATION DEFENDER

DEFENDER







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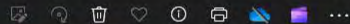
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20%



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22% 🔍 🔍 📄 📄 🔗



# EMERALD

## 98oz

### YARN TYPE:

- C shape

### PRODUCT DETAILS:

- Roll Width: 15'
- Roll Length: 100'
- Face Weight: 75oz
- Pile Height: 1.75"
- Tuft Gauge: 3/8"
- Thermo-cool technology

### CHARACTERISTICS:

- Wheat Green & Key Lime (bi-color)
- 15yr Manufacturer Warranty



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# Antique

Our signature product line has its roots deep in America's long history of tile making. Since 1986 we've been hand mixing clay bodies, glazes and ceramic inks for use in our daily production cycles. Each of our 120+ colors are available in 40+ sizes. All Tile products are handmade in the USA.



## Characteristics

BODY	Recycled
COLOR VARIATION	4
FINISH/SHEEN	Satin

**Body:** Our Recycled clay body is handmixed in house. Recycled clay fires to an earthy rich red tone and can exhibit subtle variations in color as well as size batch to batch. This is an expected outcome of using recycled materials and one of the reasons we always recommend ordering 15% overage.

**Variation:** Each glaze is rated on a scale of V1 (low) to V4 (high) variation. Variation will appear tile to tile as a color shifts in hue or saturation. Variation can also be seen within a glaze sheen where the surface finish can sometimes appear more matte or more glossy from tile to tile. Variation is expected but not guaranteed.

**Crackle:** Crackle is rated on a scale of low to heavy. All glazes can crackle over time depending on where they are installed therefore "low" crackle often appears as if there is no crackle. Some of our glazes are designed to feature this crackle. We recommend always sealing tile with a crackle finish at installation.

## Considerations

- We recommend ordering 15% overage to accommodate curing and any unexpected layout changes during installation.
- In the event that you need additional tile, please contact us immediately so we can help you process an Add-On order. Add on orders will incur fees.
- Due to the handcrafted nature of our tile, size variance from 1/16" to 1/8" can be expected. Additionally, a deviation of  $\pm 1/8$ " in straightness or flatness is considered acceptable.
- Our tile is not modular. It is difficult to combine sizes to achieve a pattern. Some skilled installers have had success creating modular installations, however the result tends to be wider or uneven grout joints.
- All tile is made to order. Please contact us for most up to date lead times. 888.773.2226 or [hello@fireclaytile.com](mailto:hello@fireclaytile.com).
- Do not schedule an installer until tile is on site.
- All glazes, including matte or non-crackle options, are susceptible to crazing over time.

## Manufacturing Information

All of our tile is 100% manufactured by our team of experienced ceramicists in the USA:

**Fireclay Tile Factory**  
521 Quarry Road, Aromas, CA 95004

## Mechanical Features

ASTM TEST	TEST NAME	RESULT
C1027	Abrasion	Class 2
C650	Chemical Resistance	Class A
C1378	Stain Resistance	Class A
DCOF	Slip Resistance	<.42
	Fire Rating	

<sup>1</sup> Contact us about installation in freezing environments.

<sup>2</sup> Contact us about abrasive additives for floor applications.

## Applications

LOCATION	SUITABILITY
Floor	Yes
Wall	Yes
Bathroom	Yes
Backsplash	Yes
Shower	Yes
Steam Shower	Yes
Kitchen	Yes
Fireplace Surround	Yes
Pool	Yes
Contrasting Grout	No
Exterior	Yes
Floor Rating	Residential

## Lead Times

Lead times vary depending on the product, color, and size of your project, as well as our current factory queue. Please contact us or check our website for current lead times.

Call 800.773.2226 or [hello@fireclaytile.com](mailto:hello@fireclaytile.com)

*Rush orders are available. Additional fees apply.*

## Custom

Our in house custom capabilities are best in class for our industry. Available for commercial and large scale projects, we offer color matching services in addition to exploration of custom size options.

Contact your Fireclay Tile representative or call us at 888.773.2226 to learn more.

## Environmental

### LEED Qualifications

The Recycled Clay Body may qualify for:

- MR 4.1/4.2: Recycled Content (1–2 points)
- MR 5.1/5.2: Regional Materials (2 points)
- EQ 4.2: Low-Emitting Materials (1 point)

- Our Recycled Clay Body is made from recycled materials including post-consumer recycled glass and pre-consumer recycled granite dust. We repurpose second quality tile, recycle wastewater and glaze materials, and manufacture in a daylight, open-air factory. All material is sourced in the USA.
- All of our glazes are 100% lead-free.
- 100% of carbon emissions for tile manufacturing and outbound shipping is offset through CarbonFund.org
- Tile orders are packaged in recycled cardboard boxes and on recycled pallets or crates. We use recycled cardboard, biodegradable peanuts, and/or other sustainable materials for protection.

### HPD Documentation

Transparency is important. See our full material contents in our [HPD documentation](#).

### B-Corp

B Lab is an organization empowering companies to unite in an effort to balance purpose with profit. We score a 115.4 a 45% increase over the average score of 80.

### Certified



## Installation

- Please visit [fireclaytile.com](https://www.fireclaytile.com) for detailed installation instructions. We always recommend hiring an experienced professional installer for best results.
- We recommend a 3/16" grout joint for non rectified tile, and a 1/8" grout joint for rectified tile. Tighter joints are possible if you work with an experienced and skilled installer.
- Grout release should be used with all colored grout installations and with ALL Handpainted tile.
- We recommend always sealing grout during installation.

## Warranty

Fireclay Tile expressly warrants that our product, as delivered, will be reasonably free of defects in materials and workmanship for a period of 1 year from date of purchase. Learn more about our Makers Guarantee at <https://www.fireclaytile.com/m...>





# Carbon

Our signature product line has its roots deep in America's long history of tile making. Since 1986 we've been hand mixing clay bodies, glazes and ceramic inks for use in our daily production cycles. Each of our 120+ colors are available in 40+ sizes. All Tile products are handmade in the USA.



## Characteristics

BODY	Recycled
COLOR VARIATION	2
FINISH/SHEEN	Satin

**Body:** Our Recycled clay body is handmixed in house. Recycled clay fires to an earthy rich red tone and can exhibit subtle variations in color as well as size batch to batch. This is an expected outcome of using recycled materials and one of the reasons we always recommend ordering 15% overage.

**Variation:** Each glaze is rated on a scale of V1 (low) to V4 (high) variation. Variation will appear tile to tile as a color shifts in hue or saturation. Variation can also be seen within a glaze sheen where the surface finish can sometimes appear more matte or more glossy from tile to tile. Variation is expected but not guaranteed.

**Crackle:** Crackle is rated on a scale of low to heavy. All glazes can crackle over time depending on where they are installed therefore "low" crackle often appears as if there is no crackle. Some of our glazes are designed to feature this crackle. We recommend always sealing tile with a crackle finish at installation.

## Considerations

- We recommend ordering 15% overage to accommodate curing and any unexpected layout changes during installation.
- In the event that you need additional tile, please contact us immediately so we can help you process an Add-On order. Add on orders will incur fees.
- Due to the handcrafted nature of our tile, size variance from 1/16" to 1/8" can be expected. Additionally, a deviation of  $\pm 1/8$ " in straightness or flatness is considered acceptable.
- Our tile is not modular. It is difficult to combine sizes to achieve a pattern. Some skilled installers have had success creating modular installations, however the result tends to be wider or uneven grout joints.
- All tile is made to order. Please contact us for most up to date lead times. 888.773.2226 or [hello@fireclaytile.com](mailto:hello@fireclaytile.com).
- Do not schedule an installer until tile is on site.
- All glazes, including matte or non-crackle options, are susceptible to crazing over time.

## Manufacturing Information

All of our tile is 100% manufactured by our team of experienced ceramicists in the USA:

**Fireclay Tile Factory**  
521 Quarry Road, Aromas, CA 95004

## Mechanical Features

ASTM TEST	TEST NAME	RESULT
C1027	Abrasion	Class 2
C650	Chemical Resistance	Class A
C1378	Stain Resistance	Class C
DCOF	Slip Resistance	<.42
	Fire Rating	

<sup>1</sup> Contact us about installation in freezing environments.

<sup>2</sup> Contact us about abrasive additives for floor applications.

## Applications

LOCATION	SUITABILITY
Floor	Yes
Wall	Yes
Bathroom	Yes
Backsplash	Yes
Shower	Yes
Steam Shower	Yes
Kitchen	Yes
Fireplace Surround	Yes
Pool	Yes
Contrasting Grout	No
Exterior	Yes
Floor Rating	Light Commercial

**Light Commercial:** Non-industrial, commercial flooring areas that are subject to Normal footwear traffic (less than 50 people per hour) with occasional amounts of abrasive soil. Some example would be boutique showrooms, corporate office spaces, and hotel bathrooms.

## Lead Times

Lead times vary depending on the product, color, and size of your project, as well as our current factory queue. Please contact us or check our website for current lead times.

**Call 800.773.2226 or [hello@fireclaytile.com](mailto:hello@fireclaytile.com)**

*Rush orders are available. Additional fees apply.*

## Custom

Our in house custom capabilities are best in class for our industry. Available for commercial and large scale projects, we offer color matching services in addition to exploration of custom size options.

**Contact your Fireclay Tile representative or call us at 888.773.2226 to learn more.**

## Environmental

### LEED Qualifications

The Recycled Clay Body may qualify for:

- MR 4.1/4.2: Recycled Content (1–2 points)
- MR 5.1/5.2: Regional Materials (2 points)
- EQ 4.2: Low-Emitting Materials (1 point)

- Our Recycled Clay Body is made from recycled materials including post-consumer recycled glass and pre-consumer recycled granite dust. We repurpose second quality tile, recycle wastewater and glaze materials, and manufacture in a daylight, open-air factory. All material is sourced in the USA.
- All of our glazes are 100% lead-free.
- 100% of carbon emissions for tile manufacturing and outbound shipping is offset through CarbonFund.org
- Tile orders are packaged in recycled cardboard boxes and on recycled pallets or crates. We use recycled cardboard, biodegradable peanuts, and/or other sustainable materials for protection.

### HPD Documentation

Transparency is important. See our full material contents in our **HPD documentation**.

### B-Corp

B Lab is an organization empowering companies to unite in an effort to balance purpose with profit. We score a 115.4 a 45% increase over the average score of 80.

### Certified



## Installation

- Please visit [fireclaytile.com](https://www.fireclaytile.com) for detailed installation instructions. We always recommend hiring an experienced professional installer for best results.
- We recommend a 3/16" grout joint for non rectified tile, and a 1/8" grout joint for rectified tile. Tighter joints are possible if you work with an experienced and skilled installer.
- Grout release should be used with all colored grout installations and with ALL Handpainted tile.
- We recommend always sealing grout during installation.

## Warranty

Fireclay Tile expressly warrants that our product, as delivered, will be reasonably free of defects in materials and workmanship for a period of 1 year from date of purchase. Learn more about our Makers Guarantee at <https://www.fireclaytile.com/m...>





## Dusty Blue

Our signature product line has its roots deep in America's long history of tile making. Since 1986 we've been hand mixing clay bodies, glazes and ceramic inks for use in our daily production cycles. Each of our 120+ colors are available in 40+ sizes. All Tile products are handmade in the USA.



### Characteristics

BODY	Recycled
COLOR VARIATION	2
FINISH/SHEEN	Matte

**Body:** Our Recycled clay body is handmixed in house. Recycled clay fires to an earthy rich red tone and can exhibit subtle variations in color as well as size batch to batch. This is an expected outcome of using recycled materials and one of the reasons we always recommend ordering 15% overage.

**Variation:** Each glaze is rated on a scale of V1 (low) to V4 (high) variation. Variation will appear tile to tile as a color shifts in hue or saturation. Variation can also be seen within a glaze sheen where the surface finish can sometimes appear more matte or more glossy from tile to tile. Variation is expected but not guaranteed.

**Crackle:** Crackle is rated on a scale of low to heavy. All glazes can crackle over time depending on where they are installed therefore "low" crackle often appears as if there is no crackle. Some of our glazes are designed to feature this crackle. We recommend always sealing tile with a crackle finish at installation.

### Considerations

- We recommend ordering 15% overage to accommodate curing and any unexpected layout changes during installation.
- In the event that you need additional tile, please contact us immediately so we can help you process an Add-On order. Add on orders will incur fees.
- Due to the handcrafted nature of our tile, size variance from 1/16" to 1/8" can be expected. Additionally, a deviation of  $\pm 1/8$ " in straightness or flatness is considered acceptable.
- Our tile is not modular. It is difficult to combine sizes to achieve a pattern. Some skilled installers have had success creating modular installations, however the result tends to be wider or uneven grout joints.
- All tile is made to order. Please contact us for most up to date lead times. 888.773.2226 or [hello@fireclaytile.com](mailto:hello@fireclaytile.com).
- Do not schedule an installer until tile is on site.
- All glazes, including matte or non-crackle options, are susceptible to crazing over time.

### Manufacturing Information

All of our tile is 100% manufactured by our team of experienced ceramicists in the USA:

**Fireclay Tile Factory**  
521 Quarry Road, Aromas, CA 95004

### Mechanical Features

ASTM TEST	TEST NAME	RESULT
C1027	Abrasion	Class 2
C650	Chemical Resistance	Class A
C1378	Stain Resistance	Class A
DCOF	Slip Resistance	>.42
	Fire Rating	

<sup>1</sup> Contact us about installation in freezing environments.

<sup>2</sup> Contact us about abrasive additives for floor applications.

### Applications

LOCATION	SUITABILITY
Floor	Yes
Wall	Yes
Bathroom	Yes
Backsplash	Yes
Shower	Yes
Steam Shower	Yes
Kitchen	Yes
Fireplace Surround	Yes
Pool	Yes
Contrasting Grout	No
Exterior	Yes
Floor Rating	Light Commercial

**Light Commercial:** Non-industrial, commercial flooring areas that are subject to Normal footwear traffic (less than 50 people per hour) with occasional amounts of abrasive soil. Some example would be boutique showrooms, corporate office spaces, and hotel bathrooms.

### Lead Times

Lead times vary depending on the product, color, and size of your project, as well as our current factory queue. Please contact us or check our website for current lead times.

**Call 800.773.2226 or [hello@fireclaytile.com](mailto:hello@fireclaytile.com)**

*Rush orders are available. Additional fees apply.*

### Custom

Our in house custom capabilities are best in class for our industry. Available for commercial and large scale projects, we offer color matching services in addition to exploration of custom size options.

**Contact your Fireclay Tile representative or call us at 888.773.2226 to learn more.**

### Environmental

#### LEED Qualifications

The Recycled Clay Body may qualify for:

- MR 4.1/4.2: Recycled Content (1–2 points)
- MR 5.1/5.2: Regional Materials (2 points)
- EQ 4.2: Low-Emitting Materials (1 point)

- Our Recycled Clay Body is made from recycled materials including post-consumer recycled glass and pre-consumer recycled granite dust. We repurpose second quality tile, recycle wastewater and glaze materials, and manufacture in a daylight, open-air factory. All material is sourced in the USA.
- All of our glazes are 100% lead-free.
- 100% of carbon emissions for tile manufacturing and outbound shipping is offset through CarbonFund.org
- Tile orders are packaged in recycled cardboard boxes and on recycled pallets or crates. We use recycled cardboard, biodegradable peanuts, and/or other sustainable materials for protection.

#### HPD Documentation

Transparency is important. See our full material contents in our **HPD documentation**.

#### B-Corp

B Lab is an organization empowering companies to unite in an effort to balance purpose with profit. We score a 115.4 a 45% increase over the average score of 80.

#### Certified



### Installation

- Please visit [fireclaytile.com](https://www.fireclaytile.com) for detailed installation instructions. We always recommend hiring an experienced professional installer for best results.
- We recommend a 3/16" grout joint for non rectified tile, and a 1/8" grout joint for rectified tile. Tighter joints are possible if you work with an experienced and skilled installer.
- Grout release should be used with all colored grout installations and with ALL Handpainted tile.
- We recommend always sealing grout during installation.

### Warranty

Fireclay Tile expressly warrants that our product, as delivered, will be reasonably free of defects in materials and workmanship for a period of 1 year from date of purchase. Learn more about our Makers Guarantee at <https://www.fireclaytile.com/m...>





# Ember

Our signature product line has its roots deep in America's long history of tile making. Since 1986 we've been hand mixing clay bodies, glazes and ceramic inks for use in our daily production cycles. Each of our 120+ colors are available in 40+ sizes. All Tile products are handmade in the USA.



## Characteristics

BODY	Recycled
COLOR VARIATION	2
FINISH/SHEEN	Satin (w/ Engobe)

**Body:** Our Recycled clay body is handmixed in house. Recycled clay fires to an earthy rich red tone and can exhibit subtle variations in color as well as size batch to batch. This is an expected outcome of using recycled materials and one of the reasons we always recommend ordering 15% overage.

**Variation:** Each glaze is rated on a scale of V1 (low) to V4 (high) variation. Variation will appear tile to tile as a color shifts in hue or saturation. Variation can also be seen within a glaze sheen where the surface finish can sometimes appear more matte or more glossy from tile to tile. Variation is expected but not guaranteed.

**Crackle:** Crackle is rated on a scale of low to heavy. All glazes can crackle over time depending on where they are installed therefore "low" crackle often appears as if there is no crackle. Some of our glazes are designed to feature this crackle. We recommend always sealing tile with a crackle finish at installation.

## Considerations

- We recommend ordering 15% overage to accommodate curing and any unexpected layout changes during installation.
- In the event that you need additional tile, please contact us immediately so we can help you process an Add-On order. Add on orders will incur fees.
- Due to the handcrafted nature of our tile, size variance from 1/16" to 1/8" can be expected. Additionally, a deviation of  $\pm 1/8$ " in straightness or flatness is considered acceptable.
- Our tile is not modular. It is difficult to combine sizes to achieve a pattern. Some skilled installers have had success creating modular installations, however the result tends to be wider or uneven grout joints.
- All tile is made to order. Please contact us for most up to date lead times. 888.773.2226 or [hello@fireclaytile.com](mailto:hello@fireclaytile.com).
- Do not schedule an installer until tile is on site.
- All glazes, including matte or non-crackle options, are susceptible to crazing over time.

## Manufacturing Information

All of our tile is 100% manufactured by our team of experienced ceramicists in the USA:

**Fireclay Tile Factory**  
521 Quarry Road, Aromas, CA 95004

## Mechanical Features

ASTM TEST	TEST NAME	RESULT
C1027	Abrasion	Class 2
C650	Chemical Resistance	Class E
C1378	Stain Resistance	Class E
DCOF	Slip Resistance	<.42
	Fire Rating	

<sup>1</sup> Contact us about installation in freezing environments.

<sup>2</sup> Contact us about abrasive additives for floor applications.

## Applications

LOCATION	SUITABILITY
Floor	Yes
Wall	Yes
Bathroom	Yes
Backsplash	Yes
Shower	Yes
Steam Shower	Yes
Kitchen	Yes
Fireplace Surround	Yes
Pool	Yes
Contrasting Grout	No
Exterior	Yes
Floor Rating	Light Commercial

**Light Commercial:** Non-industrial, commercial flooring areas that are subject to Normal footwear traffic (less than 50 people per hour) with occasional amounts of abrasive soil. Some example would be boutique showrooms, corporate office spaces, and hotel bathrooms.

## Lead Times

Lead times vary depending on the product, color, and size of your project, as well as our current factory queue. Please contact us or check our website for current lead times.

**Call 800.773.2226 or [hello@fireclaytile.com](mailto:hello@fireclaytile.com)**

*Rush orders are available. Additional fees apply.*

## Custom

Our in house custom capabilities are best in class for our industry. Available for commercial and large scale projects, we offer color matching services in addition to exploration of custom size options.

**Contact your Fireclay Tile representative or call us at 888.773.2226 to learn more.**

## Environmental

### LEED Qualifications

The Recycled Clay Body may qualify for:

- MR 4.1/4.2: Recycled Content (1–2 points)
- MR 5.1/5.2: Regional Materials (2 points)
- EQ 4.2: Low-Emitting Materials (1 point)

- Our Recycled Clay Body is made from recycled materials including post-consumer recycled glass and pre-consumer recycled granite dust. We repurpose second quality tile, recycle wastewater and glaze materials, and manufacture in a daylight, open-air factory. All material is sourced in the USA.
- All of our glazes are 100% lead-free.
- 100% of carbon emissions for tile manufacturing and outbound shipping is offset through CarbonFund.org
- Tile orders are packaged in recycled cardboard boxes and on recycled pallets or crates. We use recycled cardboard, biodegradable peanuts, and/or other sustainable materials for protection.

### HPD Documentation

Transparency is important. See our full material contents in our **HPD documentation**.

### B-Corp

B Lab is an organization empowering companies to unite in an effort to balance purpose with profit. We score a 115.4 a 45% increase over the average score of 80.

### Certified



## Installation

- Please visit [fireclaytile.com](https://www.fireclaytile.com) for detailed installation instructions. We always recommend hiring an experienced professional installer for best results.
- We recommend a 3/16" grout joint for non rectified tile, and a 1/8" grout joint for rectified tile. Tighter joints are possible if you work with an experienced and skilled installer.
- Grout release should be used with all colored grout installations and with ALL Handpainted tile.
- We recommend always sealing grout during installation.

## Warranty

Fireclay Tile expressly warrants that our product, as delivered, will be reasonably free of defects in materials and workmanship for a period of 1 year from date of purchase. Learn more about our Makers Guarantee at <https://www.fireclaytile.com/m...>





## Ivory

Our signature product line has its roots deep in America's long history of tile making. Since 1986 we've been hand mixing clay bodies, glazes and ceramic inks for use in our daily production cycles. Each of our 120+ colors are available in 40+ sizes. All Tile products are handmade in the USA.



### Characteristics

BODY	Recycled
COLOR VARIATION	2
FINISH/SHEEN	Matte

**Body:** Our Recycled clay body is handmixed in house. Recycled clay fires to an earthy rich red tone and can exhibit subtle variations in color as well as size batch to batch. This is an expected outcome of using recycled materials and one of the reasons we always recommend ordering 15% overage.

**Variation:** Each glaze is rated on a scale of V1 (low) to V4 (high) variation. Variation will appear tile to tile as a color shifts in hue or saturation. Variation can also be seen within a glaze sheen where the surface finish can sometimes appear more matte or more glossy from tile to tile. Variation is expected but not guaranteed.

**Crackle:** Crackle is rated on a scale of low to heavy. All glazes can crackle over time depending on where they are installed therefore "low" crackle often appears as if there is no crackle. Some of our glazes are designed to feature this crackle. We recommend always sealing tile with a crackle finish at installation.

### Considerations

- We recommend ordering 15% overage to accommodate curing and any unexpected layout changes during installation.
- In the event that you need additional tile, please contact us immediately so we can help you process an Add-On order. Add on orders will incur fees.
- Due to the handcrafted nature of our tile, size variance from 1/16" to 1/8" can be expected. Additionally, a deviation of  $\pm 1/8$ " in straightness or flatness is considered acceptable.
- Our tile is not modular. It is difficult to combine sizes to achieve a pattern. Some skilled installers have had success creating modular installations, however the result tends to be wider or uneven grout joints.
- All tile is made to order. Please contact us for most up to date lead times. 888.773.2226 or [hello@fireclaytile.com](mailto:hello@fireclaytile.com).
- Do not schedule an installer until tile is on site.
- All glazes, including matte or non-crackle options, are susceptible to crazing over time.

### Manufacturing Information

All of our tile is 100% manufactured by our team of experienced ceramicists in the USA:

**Fireclay Tile Factory**  
521 Quarry Road, Aromas, CA 95004

### Mechanical Features

ASTM TEST	TEST NAME	RESULT
C1027	Abrasion	Class 3
C650	Chemical Resistance	Class A
C1378	Stain Resistance	Class A
DCOF	Slip Resistance	>.42
	Fire Rating	

<sup>1</sup> Contact us about installation in freezing environments.

<sup>2</sup> Contact us about abrasive additives for floor applications.

### Applications

LOCATION	SUITABILITY
Floor	Yes
Wall	Yes
Bathroom	Yes
Backsplash	Yes
Shower	Yes
Steam Shower	Yes
Kitchen	Yes
Fireplace Surround	Yes
Pool	Yes
Contrasting Grout	No
Exterior	Yes
Floor Rating	Light Commercial

**Light Commercial:** Non-industrial, commercial flooring areas that are subject to Normal footwear traffic (less than 50 people per hour) with occasional amounts of abrasive soil. Some example would be boutique showrooms, corporate office spaces, and hotel bathrooms.

### Lead Times

Lead times vary depending on the product, color, and size of your project, as well as our current factory queue. Please contact us or check our website for current lead times.

**Call 800.773.2226 or [hello@fireclaytile.com](mailto:hello@fireclaytile.com)**

*Rush orders are available. Additional fees apply.*

### Custom

Our in house custom capabilities are best in class for our industry. Available for commercial and large scale projects, we offer color matching services in addition to exploration of custom size options.

**Contact your Fireclay Tile representative or call us at 888.773.2226 to learn more.**

### Environmental

#### LEED Qualifications

The Recycled Clay Body may qualify for:

- MR 4.1/4.2: Recycled Content (1–2 points)
- MR 5.1/5.2: Regional Materials (2 points)
- EQ 4.2: Low-Emitting Materials (1 point)

- Our Recycled Clay Body is made from recycled materials including post-consumer recycled glass and pre-consumer recycled granite dust. We repurpose second quality tile, recycle wastewater and glaze materials, and manufacture in a daylight, open-air factory. All material is sourced in the USA.
- All of our glazes are 100% lead-free.
- 100% of carbon emissions for tile manufacturing and outbound shipping is offset through CarbonFund.org
- Tile orders are packaged in recycled cardboard boxes and on recycled pallets or crates. We use recycled cardboard, biodegradable peanuts, and/or other sustainable materials for protection.

#### HPD Documentation

Transparency is important. See our full material contents in our **HPD documentation**.

#### B-Corp

B Lab is an organization empowering companies to unite in an effort to balance purpose with profit. We score a 115.4 a 45% increase over the average score of 80.

#### Certified



### Installation

- Please visit [fireclaytile.com](https://www.fireclaytile.com) for detailed installation instructions. We always recommend hiring an experienced professional installer for best results.
- We recommend a 3/16" grout joint for non rectified tile, and a 1/8" grout joint for rectified tile. Tighter joints are possible if you work with an experienced and skilled installer.
- Grout release should be used with all colored grout installations and with ALL Handpainted tile.
- We recommend always sealing grout during installation.

### Warranty

Fireclay Tile expressly warrants that our product, as delivered, will be reasonably free of defects in materials and workmanship for a period of 1 year from date of purchase. Learn more about our Makers Guarantee at <https://www.fireclaytile.com/m...>





# Neptune

Our signature product line has its roots deep in America's long history of tile making. Since 1986 we've been hand mixing clay bodies, glazes and ceramic inks for use in our daily production cycles. Each of our 120+ colors are available in 40+ sizes. All Tile products are handmade in the USA.



## Characteristics

BODY	Recycled
COLOR VARIATION	2
FINISH/SHEEN	Satin

**Body:** Our Recycled clay body is handmixed in house. Recycled clay fires to an earthy rich red tone and can exhibit subtle variations in color as well as size batch to batch. This is an expected outcome of using recycled materials and one of the reasons we always recommend ordering 15% overage.

**Variation:** Each glaze is rated on a scale of V1 (low) to V4 (high) variation. Variation will appear tile to tile as a color shifts in hue or saturation. Variation can also be seen within a glaze sheen where the surface finish can sometimes appear more matte or more glossy from tile to tile. Variation is expected but not guaranteed.

**Crackle:** Crackle is rated on a scale of low to heavy. All glazes can crackle over time depending on where they are installed therefore "low" crackle often appears as if there is no crackle. Some of our glazes are designed to feature this crackle. We recommend always sealing tile with a crackle finish at installation.

## Considerations

- We recommend ordering 15% overage to accommodate curing and any unexpected layout changes during installation.
- In the event that you need additional tile, please contact us immediately so we can help you process an Add-On order. Add on orders will incur fees.
- Due to the handcrafted nature of our tile, size variance from 1/16" to 1/8" can be expected. Additionally, a deviation of  $\pm 1/8$ " in straightness or flatness is considered acceptable.
- Our tile is not modular. It is difficult to combine sizes to achieve a pattern. Some skilled installers have had success creating modular installations, however the result tends to be wider or uneven grout joints.
- All tile is made to order. Please contact us for most up to date lead times. 888.773.2226 or [hello@fireclaytile.com](mailto:hello@fireclaytile.com).
- Do not schedule an installer until tile is on site.
- All glazes, including matte or non-crackle options, are susceptible to crazing over time.

## Manufacturing Information

All of our tile is 100% manufactured by our team of experienced ceramicists in the USA:

**Fireclay Tile Factory**  
521 Quarry Road, Aromas, CA 95004

## Mechanical Features

ASTM TEST	TEST NAME	RESULT
C1027	Abrasion	Class 1
C650	Chemical Resistance	Class E
C1378	Stain Resistance	Class E
DCOF	Slip Resistance	<.42
	Fire Rating	

<sup>1</sup> Contact us about installation in freezing environments.  
<sup>2</sup> Contact us about abrasive additives for floor applications.

## Applications

LOCATION	SUITABILITY
Floor	Yes
Wall	Yes
Bathroom	Yes
Backsplash	Yes
Shower	Yes
Steam Shower	Yes
Kitchen	Yes
Fireplace Surround	Yes
Pool	Yes
Contrasting Grout	No
Exterior	No*
Floor Rating	Light Commercial

\*Only suitable for Exteriors in Non-Freezing Environments

**Light Commercial:** Non-industrial, commercial flooring areas that are subject to Normal footwear traffic (less than 50 people per hour) with occasional amounts of abrasive soil. Some example would be boutique showrooms, corporate office spaces, and hotel bathrooms.

## Lead Times

Lead times vary depending on the product, color, and size of your project, as well as our current factory queue. Please contact us or check our website for current lead times.

**Call 800.773.2226 or [hello@fireclaytile.com](mailto:hello@fireclaytile.com)**

*Rush orders are available. Additional fees apply.*

## Custom

Our in house custom capabilities are best in class for our industry. Available for commercial and large scale projects, we offer color matching services in addition to exploration of custom size options.

**Contact your Fireclay Tile representative or call us at**

## Environmental

- LEED Qualifications**
- The Recycled Clay Body may qualify for:
- MR 4.1/4.2: Recycled Content (1–2 points)
  - MR 5.1/5.2: Regional Materials (2 points)
  - EQ 4.2: Low-Emitting Materials (1 point)
- Our Recycled Clay Body is made from recycled materials including post-consumer recycled glass and pre-consumer recycled granite dust. We repurpose second quality tile, recycle wastewater and glaze materials, and manufacture in a daylight, open-air factory. All material is sourced in the USA.
  - All of our glazes are 100% lead-free.
  - 100% of carbon emissions for tile manufacturing and outbound shipping is offset through CarbonFund.org
  - Tile orders are packaged in recycled cardboard boxes and on recycled pallets or crates. We use recycled cardboard, biodegradable peanuts, and/or other sustainable materials for protection.


**HPD Documentation**

Transparency is important. See our full material contents in our **HPD documentation**.

**B-Corp**

B Lab is an organization empowering companies to unite in an effort to balance purpose with profit. We score a 115.4 a 45% increase over the average score of 80.

**Certified**



Corporation

## Installation

- Please visit [fireclaytile.com](https://www.fireclaytile.com) for detailed installation instructions. We always recommend hiring an experienced professional installer for best results.
- We recommend a 3/16" grout joint for non rectified tile, and a 1/8" grout joint for rectified tile. Tighter joints are possible if you work with an experienced and skilled installer.
- Grout release should be used with all colored grout installations and with ALL Handpainted tile.
- We recommend always sealing grout during installation.

## Warranty

Fireclay Tile expressly warrants that our product, as delivered, will be reasonably free of defects in materials and workmanship for a period of 1 year from date of purchase. Learn more about our Makers Guarantee at <https://www.fireclaytile.com/m...>





## Sorbet

Our signature product line has its roots deep in America's long history of tile making. Since 1986 we've been hand mixing clay bodies, glazes and ceramic inks for use in our daily production cycles. Each of our 120+ colors are available in 40+ sizes. All Tile products are handmade in the USA.



### Characteristics

BODY	Recycled
COLOR VARIATION	2
FINISH/SHEEN	Matte

**Body:** Our Recycled clay body is handmixed in house. Recycled clay fires to an earthy rich red tone and can exhibit subtle variations in color as well as size batch to batch. This is an expected outcome of using recycled materials and one of the reasons we always recommend ordering 15% overage.

**Variation:** Each glaze is rated on a scale of V1 (low) to V4 (high) variation. Variation will appear tile to tile as a color shifts in hue or saturation. Variation can also be seen within a glaze sheen where the surface finish can sometimes appear more matte or more glossy from tile to tile. Variation is expected but not guaranteed.

**Crackle:** Crackle is rated on a scale of low to heavy. All glazes can crackle over time depending on where they are installed therefore "low" crackle often appears as if there is no crackle. Some of our glazes are designed to feature this crackle. We recommend always sealing tile with a crackle finish at installation.

### Considerations

- We recommend ordering 15% overage to accommodate curing and any unexpected layout changes during installation.
- In the event that you need additional tile, please contact us immediately so we can help you process an Add-On order. Add on orders will incur fees.
- Due to the handcrafted nature of our tile, size variance from 1/16" to 1/8" can be expected. Additionally, a deviation of  $\pm 1/8$ " in straightness or flatness is considered acceptable.
- Our tile is not modular. It is difficult to combine sizes to achieve a pattern. Some skilled installers have had success creating modular installations, however the result tends to be wider or uneven grout joints.
- All tile is made to order. Please contact us for most up to date lead times. 888.773.2226 or [hello@fireclaytile.com](mailto:hello@fireclaytile.com).
- Do not schedule an installer until tile is on site.
- All glazes, including matte or non-crackle options, are susceptible to crazing over time.

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C650	Chemical Resistance	Class A
C1378	Stain Resistance	Class A
DCOF	Slip Resistance	>.42
	Fire Rating	

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### Applications

LOCATION	SUITABILITY
Floor	Yes
Wall	Yes
Bathroom	Yes
Backsplash	Yes
Shower	Yes
Steam Shower	Yes
Kitchen	Yes
Fireplace Surround	Yes
Pool	Yes
Contrasting Grout	No
Exterior	Yes
Floor Rating	Heavy Residential

**Heavy Residential:** Residential flooring areas are subject to normal footwear traffic with occasional amounts of abrasive soil. Some examples would be halls, kitchens and corridors.

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CHAIRRAIL

FIELD TILE - STARTING AT \$28/SF

2x6

3x6

2x8

4x8

3x12

12x12

8x8

6x6

4x4

3x9

4x12

6x12

TILE MOSAICS - STARTING AT \$38/SF (SHEETED)

1x1

1x4

1x6

3" Triangle

2x2

2x4

2" Hexagon

3" Hexagon

3x3

Small Diamond

TILE SHAPES - STARTING AT \$34/SF

Paseo

Ogee

Ogee Drop

Chaine Homme

Mini Star & Cross

Hexagon

Hexite

Kite

Triangle

Large Star & Cross

Wave

Picket

Scalene Triangle (Left & Right)

Large Diamond

Chevron (Left & Right)

Pricing in this catalog is subject to change without notice. Price is dependent on both shape and color, visit our website for the most up-to-date pricing and color assortment information. Call for commercial and volume pricing.

# Handmade Tile Trim

Trim is one of the most important details of any Tile project. Made to finish edges and handle transitions, our handmade Trim ensures you have a seamless installation. See some of our most popular trim options below and find our official Guide to Trim at [fireclaytile.com/trim](https://fireclaytile.com/trim)

