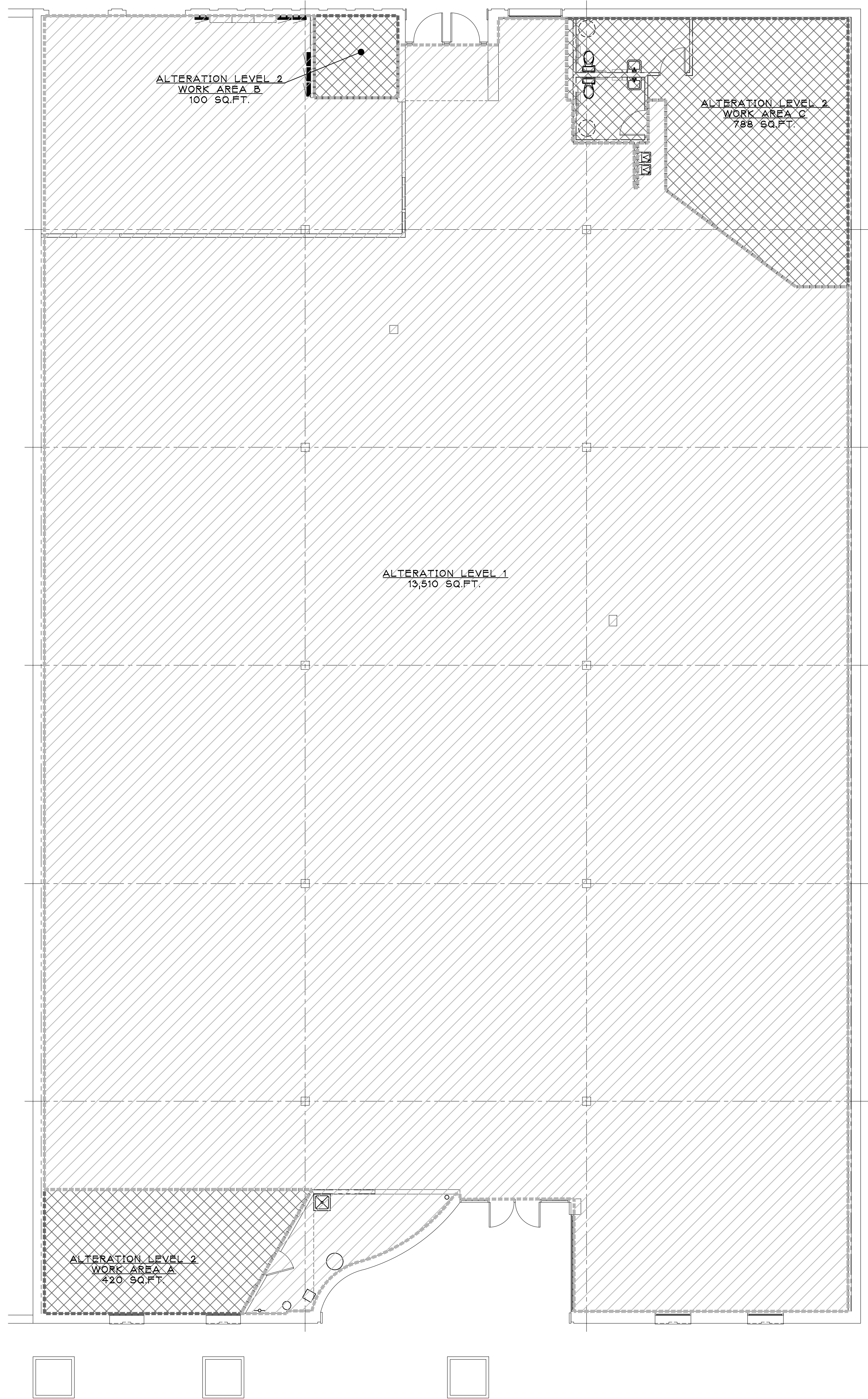


22250 MICHIGAN AVENUE, DEARBORN, MI 48124

LOT SIZE: 36"X24"

A street map showing the location of the proposed site. The map includes Garrison St, Honard St, S Military St, Michigan Ave, and W Village Dr. A shaded rectangular area labeled 'SITE' is located on the east side of Michigan Ave, between Garrison St and Honard St. A north arrow is in the bottom right corner.



 **CLASSIFICATION OF WORK PLAN**
SCALE: 1/8" = 1'-0"

| | |
|------------|--------------|
| WORK AREAS | |
| AREA A | 420 SQ.FT. |
| AREA B | 100 SQ.FT. |
| AREA C | 788 SQ.FT. |
| TOTAL= | 1,308 SQ.FT. |

FLOOR AREA: 14,818 SQ.FT.

WORK AREA AS PERCENTAGE OF BUILDING AREA: 8.8%

PER MRCEB 505.1, THE WORK AREA IS LESS THAN 50% OF THE BUILDING AREA, THEREFORE CLASSIFICATION OF WORK IS ALTERATION LEVEL 2.

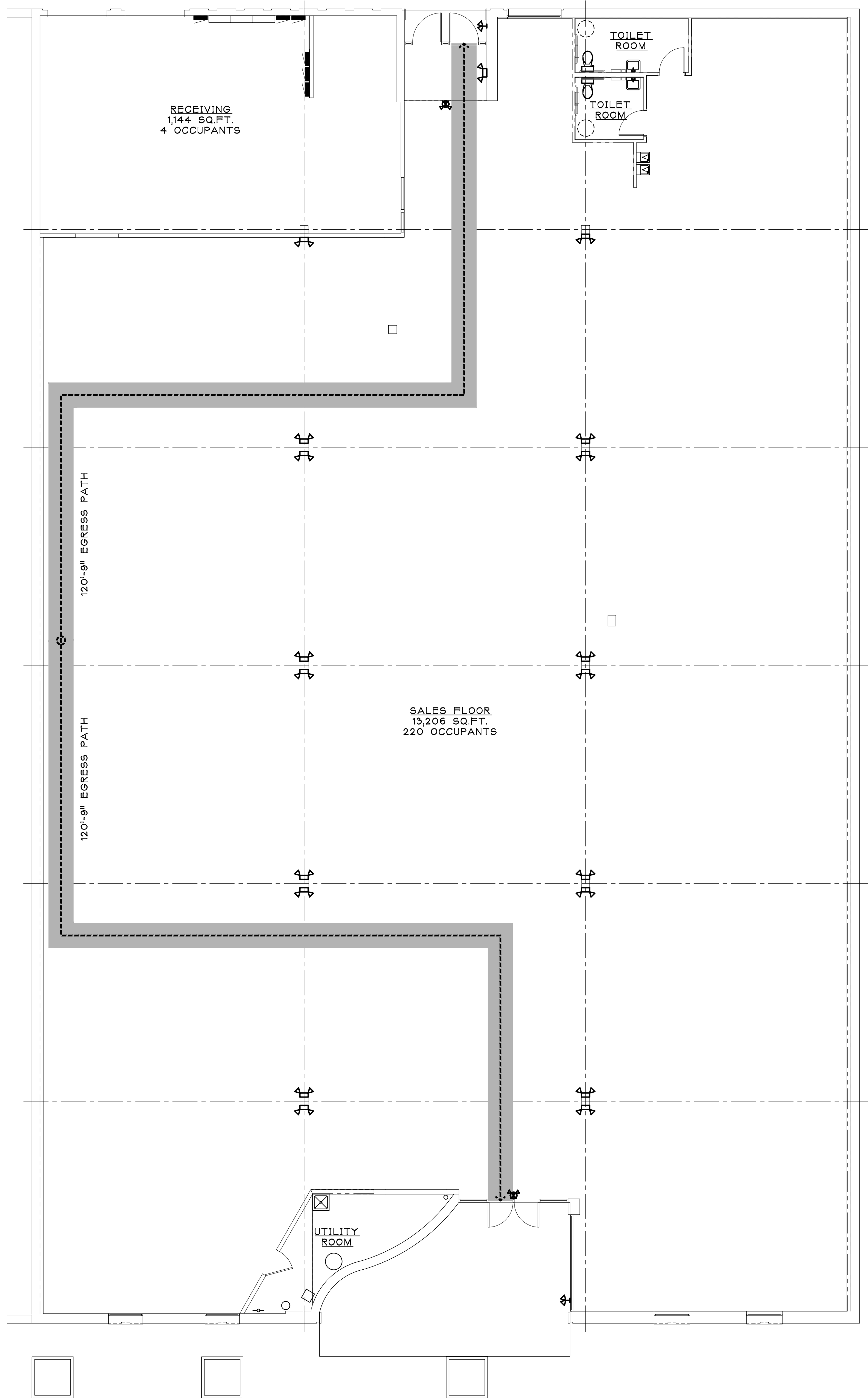
FIRE EXTINGUISHERS REQUIRED AS LOCATED BY LOCAL AUTHORITY HAVING JURISDICTION.

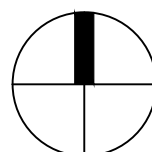
LIFE SAFETY PLAN LEGEND:

 EGRESS PATH

 EXIT SIGN/LIGHT FIXTURE

 EMERGENCY LIGHT FIXTURE



 **LIFE SAFETY PLAN**
SCALE: 1/8" = 1'-0"

ARCHITECT:



**jeffery a. scott
architects p.c.**

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suite 200
farmington, mi 48336
248-476-8800
JSCOTTARCHITECTS.COM

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SHEET TITLE:

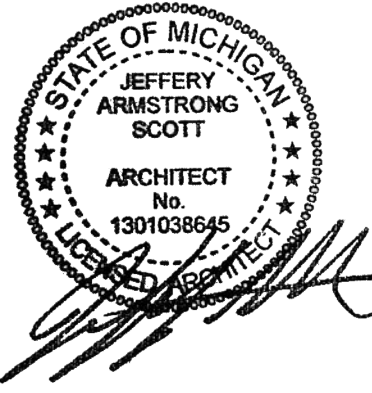
LIFE SAFETY PLAN

PROJECT:

LANDLORD'S
WHITEBOX
FOR FUTURE TENANT
22250 MICHIGAN AVE.
DEARBORN, MI 48124

ISSUED FOR:

BIDS & PERMITS 10/23/2020



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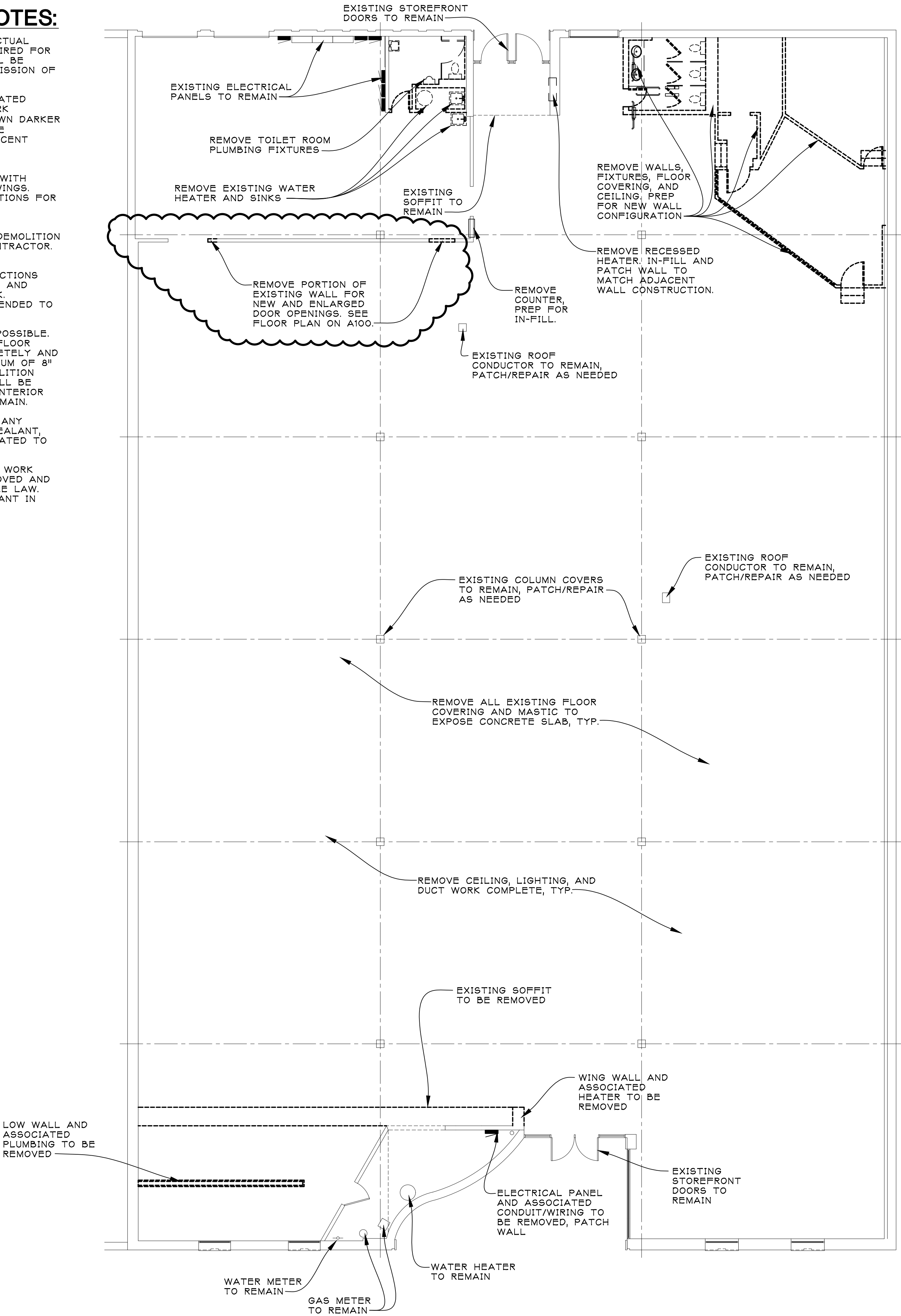
SHEET NO.

G101

PLOT SIZE: 36"X24"

GENERAL DEMOLITION NOTES:

- A. DEMOLITION PLAN IS FOR REFERENCE ONLY. ACTUAL CONDITIONS AND EXTENT OF DEMOLITION REQUIRED FOR NEW CONFIGURATION AND CONSTRUCTION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMISSION OF BIDS AND/OR START OF WORK.
- B. REMOVE EXISTING CONSTRUCTION WHERE INDICATED AND/OR AS REQUIRED TO FACILITATE NEW WORK (EXISTING CONSTRUCTION TO BE REMOVED SHOWN DARKER AND DASHED). PATCH/REPAIR ALL AREAS WHERE DEMOLITION OCCURS TO MATCH EXISTING ADJACENT CONSTRUCTION AND FINISHES. PREP FOR NEW CONSTRUCTION AND FINISHES AS SCHEDULED.
- C. COORDINATE DEMOLITION/CONSTRUCTION WORK WITH PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS. PROVIDE TEMPORARY BARRICADES AND PROTECTIONS FOR ALL SITE WORK.
- D. ALL TEMPORARY SHORING, BRACING, ETC., AND MAINTENANCE REQUIRED FOR COMPLETION OF DEMOLITION WORK SHALL BE PROVIDED BY DEMOLITION CONTRACTOR.
- E. DEMOLITION CONTRACTOR SHALL PROVIDE ALL TEMPORARY BARRIERS, BARRICADES AND PROTECTIONS REQUIRED TO INSURE PROTECTION OF WORKERS AND GENERAL PUBLIC DURING ALL PHASES OF WORK. PROTECTION INDICATED ON DRAWINGS ARE INTENDED TO BE USED AS A GUIDE ONLY.
- F. EXISTING FLOOR SLAB SHALL REMAIN WHERE POSSIBLE. WHERE EXISTING CONSTRUCTION PENETRATES FLOOR SLAB AND IS TO BE REMOVED: SAWCUT COMPLETELY AND REMOVE OR TERMINATE CONSTRUCTION A MINIMUM OF 8" BELOW FLOOR LINE. PATCH SLAB WHERE DEMOLITION HAS OCCURRED. PATCHED CONCRETE SLAB SHALL BE LEVEL WITH EXISTING FLOOR AREA AT BOTH INTERIOR AND EXTERIOR AREAS OF THE BUILDING TO REMAIN.
- G. REPAIR DAMAGED MASONRY AND MORTAR, FILL ANY CRACKS AND/OR CONTROL JOINTS WITH NEW SEALANT, CLEAN AND PREP FOR NEW FINISHES AS INDICATED TO ACHIEVE NEW CONFIGURATION.
- H. ALL THE DEBRIS RESULTING FROM DEMOLITION WORK PERFORMED BY THE LANDLORD SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAW. THE SPACE SHALL BE DELIVERED TO THE TENANT IN "BROOM CLEAN" CONDITION.



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

ARCHITECT:



jeffery a. scott
architects p.c.

32316 grand river ave.
suite 200
farmington, mi 48336
248-476-8800
JSCOTTARCHITECTS.COM

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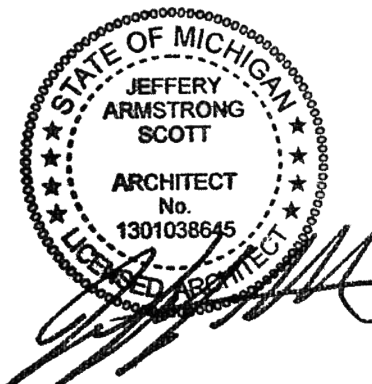
SHEET TITLE:

DEMOLITION PLAN

PROJECT:

LANDLORD'S
WHITEBOX
FOR FUTURE TENANT
22250 MICHIGAN AVE.
DEARBORN, MI 48124

ISSUED FOR:
BIDS & PERMITS 10/23/2020
ADDENDUM NO. 1 10/30/2020



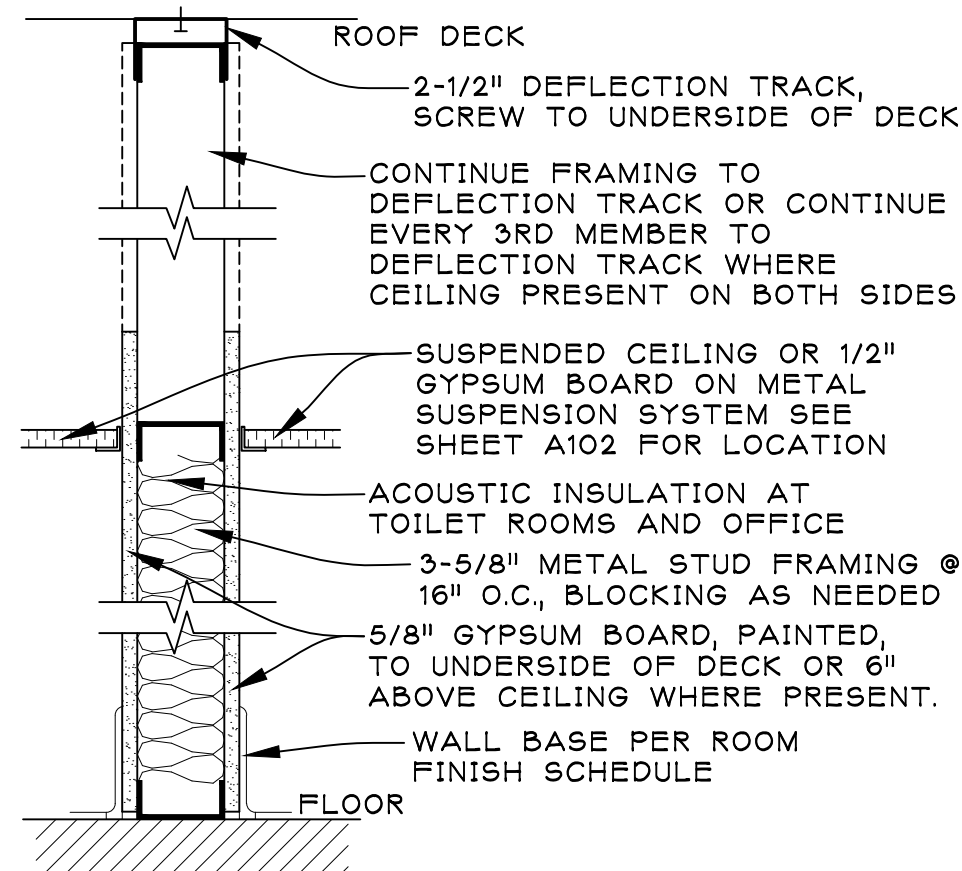
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SHEET NO.

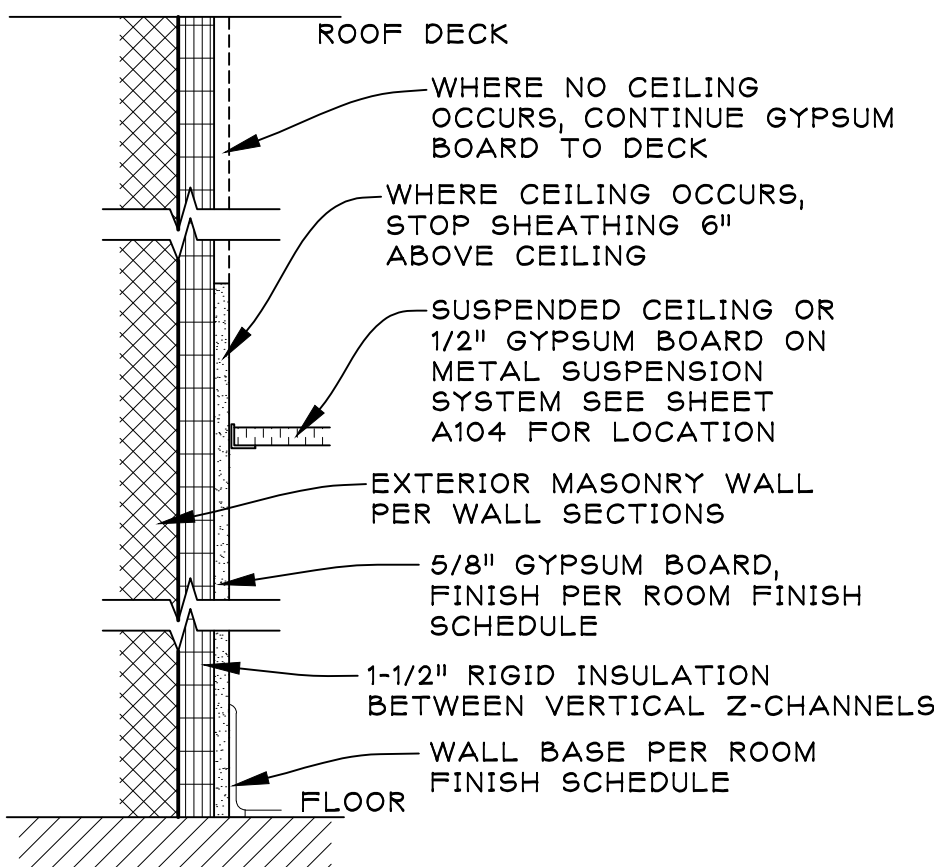
D100

PLOT SIZE: 36"X24"



A TYPICAL INTERIOR WALL

B SIMILAR TO PARTITION TYPE A, SUBSTITUTE 6" METAL STUDS



C TYPICAL AT EXTERIOR WALLS

1 PARTITION TYPE DETAIL

A100 NOT TO SCALE

PARTITION TYPE NOTES

- WHERE CEILING OCCURS, STOP SHEATHING 6" ABOVE CEILING AND CONTINUE EVERY THIRD FRAMING MEMBER TO UNDERSIDE OF DECK/DEFLECTION TRACK. REFER TO REFLECTED CEILING PLAN (A101).
- WHERE NO CEILING OCCURS, CONTINUE FRAMING AND SHEATHING TO UNDERSIDE OF DECK/DEFLECTION TRACK. REFER TO REFLECTED CEILING PLAN (A101).
- WHERE DEFLECTION TRACK IS INDICATED, HOLD WALL SHEATHING 1/2" BELOW UNDERSIDE OF ROOF DECK. NO SHEATHING FASTENERS WITHIN 6" OF DEFLECTION TRACK.
- PROVIDE 2x BLOCKING AS NEEDED FOR WALL MOUNTED FIXTURES.
- IN RECEIVING/BACKSTOCK SUBSTITUTE 3/4" CDX PLYWOOD WALL SHEATHING FROM 0-48" A.F.F.

FLOOR PLAN NOTES:

- GAS METER. SEE PLUMBING SHEETS. VERIFY EXACT LOCATION IN FIELD.
- WATER METER. SEE PLUMBING SHEETS.
- ELECTRICAL METER AND PANELS. SEE ELECTRICAL SHEETS.
- EXISTING WATER HEATER TO REMAIN. SEE PLUMBING SHEETS.
- EXISTING STOREFRONT AND DOOR TO REMAIN. CLEAN AND REPAIR AS NEEDED FOR FULL FUNCTIONALITY. PROVIDE NEW WEATHER STRIPPING.
- NEW WATER HEATER ON NEW SHELF ABOVE CEILING. SEE PLUMBING SHEETS.
- IN-FILL EXISTING WALL OPENING WITH METAL STUDS AND GYPSUM BOARD TO MATCH EXISTING ADJACENT WALL CONSTRUCTION.
- EXISTING ROOF DRAIN TO REMAIN.
- EXISTING BOXED OUT ROOF DRAIN TO REMAIN. PATCH WHERE DEMOLITION HAS OCCURRED AND EXTEND GYPSUM BOARD AS NEEDED FOR NEW CEILING CONSTRUCTION.
- EXISTING BOXED OUT COLUMN TO REMAIN. PATCH WHERE DEMOLITION HAS OCCURRED AND EXTEND GYPSUM BOARD AS NEEDED FOR NEW CEILING CONSTRUCTION.
- PATCH SLAB AS NEEDED TO PROVIDE SMOOTH LEVEL CONCRETE FLOOR THROUGHOUT. INTERIOR AND WHERE EXTERIOR TILE IS REMOVED, PREP FOR NEW FLOORING. SEE ALTERNATE NOTE 1 ON A100.
- REMOVE RUST FROM GARAGE DOORS AND WINDOW SILLS AS NEEDED AND DETERMINED BY LANDLORD. ENSURE PROPER SEAL AND FUNCTION PER INDUSTRY STANDARD.
- SEE ALTERNATE NOTE 2 ON A100.
- PATCH/REPLACE GYPSUM BOARD WALL SHEATHING WHERE DAMAGED OR MISSING. THICKNESS TO MATCH EXISTING.
- NEW MOP SINK. SEE PLUMBING SHEETS.
- EXTEND TOP OF EXISTING WALL CONSTRUCTION TO UNDERSIDE OF DECK.
- EXISTING DOOR OPENING TO BE ENLARGED. PREP FOR FUTURE NEW 6'-0"x7'-0" DOOR TO BE PROVIDED BY TENANT.
- NEW DOOR OPENING IN EXISTING WALL. PREP FOR FUTURE NEW 3'-0"x7'-0" DOOR TO BE PROVIDED BY TENANT.

GENERAL NOTES:

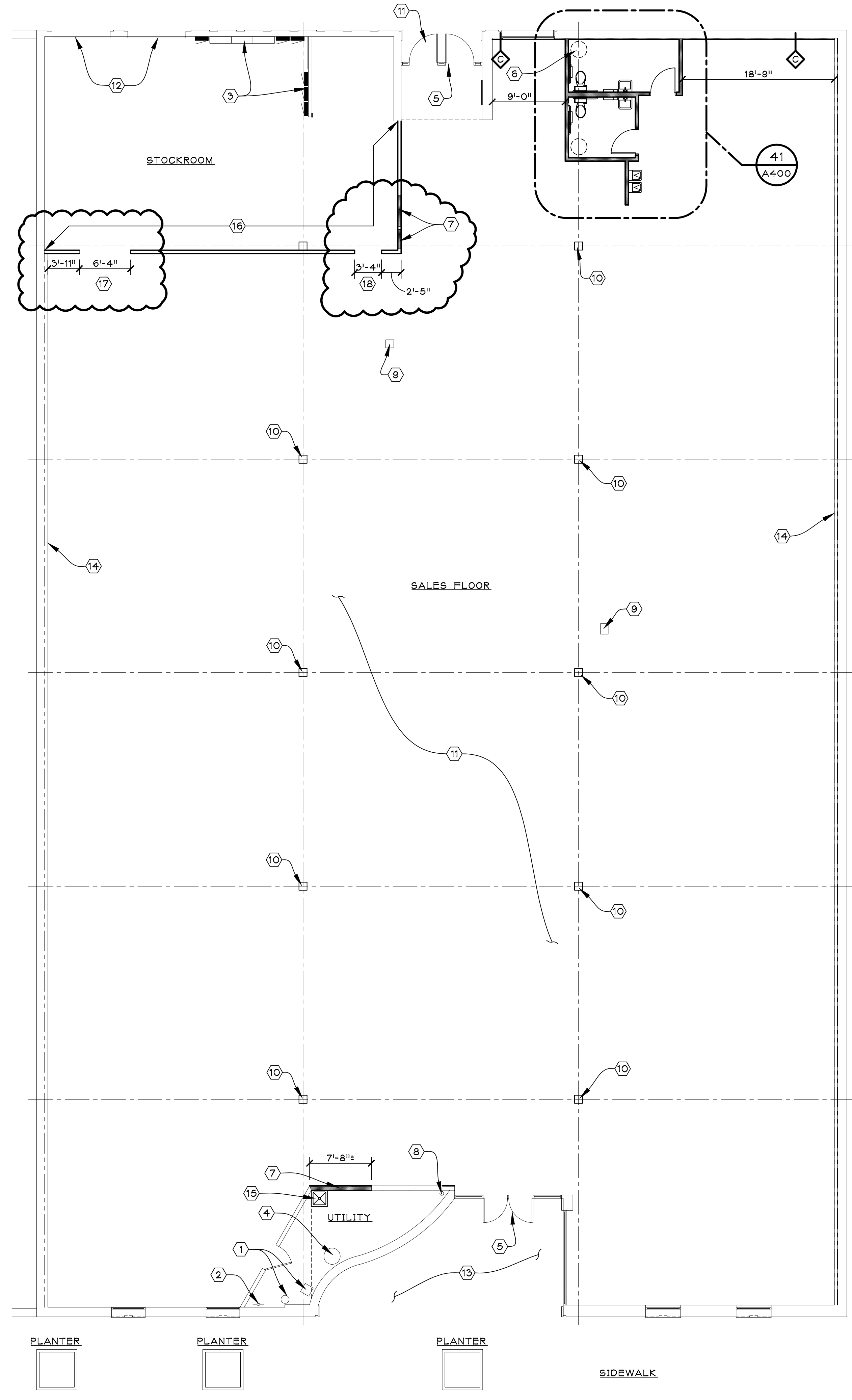
- NEW CONSTRUCTION SHALL MEET THE BARRIER FREE REQUIREMENTS STATED IN THE MICHIGAN DEPT. OF LABOR CONSTRUCTION CODE GENERAL RULES, LATEST EDITION.
- ALL DIMENSIONS ARE CLEAR UNLESS OTHERWISE NOTED.
- ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. CONTRACTORS TO PROVIDE ALL WARRANTIES AND MATERIALS DURING INSTALLATION.
- REUSE EXISTING ROOF PENETRATIONS WHERE ABLE. ALL NEW ROOF PENETRATIONS (EXHAUST FAN, FLUE, VENT THRU ROOF, ETC) TO MAINTAIN ROOF WARRANTY. ALL EXHAUST FANS, FLUES, AND PLUMBING VENTS TO BE MINIMUM 10'-0" FROM ANY RTU INTAKE. ABANDONED ROOF PENETRATIONS TO BE PATCHED TO MATCH ADJACENT CONSTRUCTION AND MAINTAIN ROOF WARRANTY.
- ALL DOOR OPENINGS SHALL BE 4" FROM FACE OF ADJACENT PARTITION, UNLESS INDICATED OTHERWISE.
- ALL WOOD STUDS, FURRING, BLOCKING, FRAMING AND PLYWOOD SHEATHING SHALL BE FIRE RETARDANT PRESSURE TREATED.
- REMOVE VISIBLE MOLD FROM THE INTERIOR OF THE BUILDING.
- EXISTING FLOOR PENETRATIONS/STUB UPS NOT SCHEDULED FOR REUSE TO BE REMOVED AND CAPPED BELOW SLAB. PATCH CONCRETE AS NEEDED.

ALTERNATE NOTE 1:

BASE BID TO INCLUDE SMOOTH FINISHED CONCRETE FLOOR THROUGHOUT INTERIOR. PROVIDE A SEPARATE PRICE FOR NEW EPOXY FLOORING THROUGHOUT INTERIOR.

ALTERNATE NOTE 2:

BASE BID TO INCLUDE NO EXTERIOR CONCRETE WORK. PROVIDE A SEPARATE PRICE FOR NEW EXTERIOR CONCRETE AT SOUTH ENTRANCE ALCOVE.

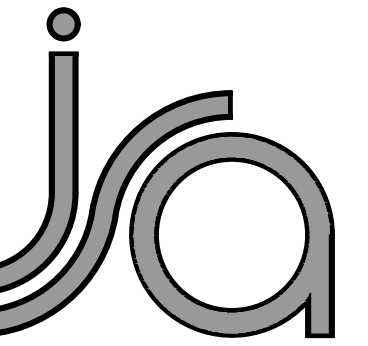


FLOOR PLAN

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

MICHIGAN AVE.

ARCHITECT:



jeffery a. scott
architects p.c.

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suite 200
farmington, mi 48336
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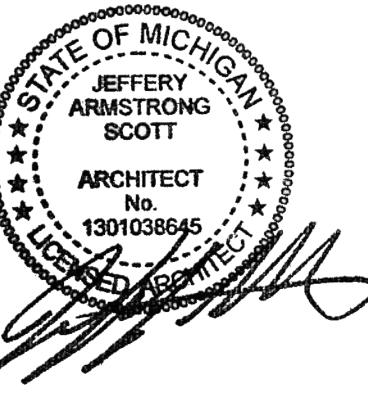
SHEET TITLE:

FLOOR PLAN

PROJECT:

LANDLORD'S
WHITEBOX
FOR FUTURE TENANT
22250 MICHIGAN AVE.
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ISSUED FOR:
BIDS & PERMITS 10/23/2020
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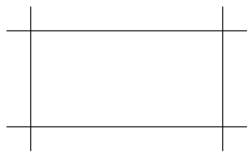
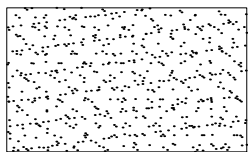
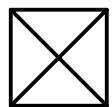
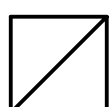
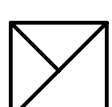
A100

PLOT SIZE: 36"X24"

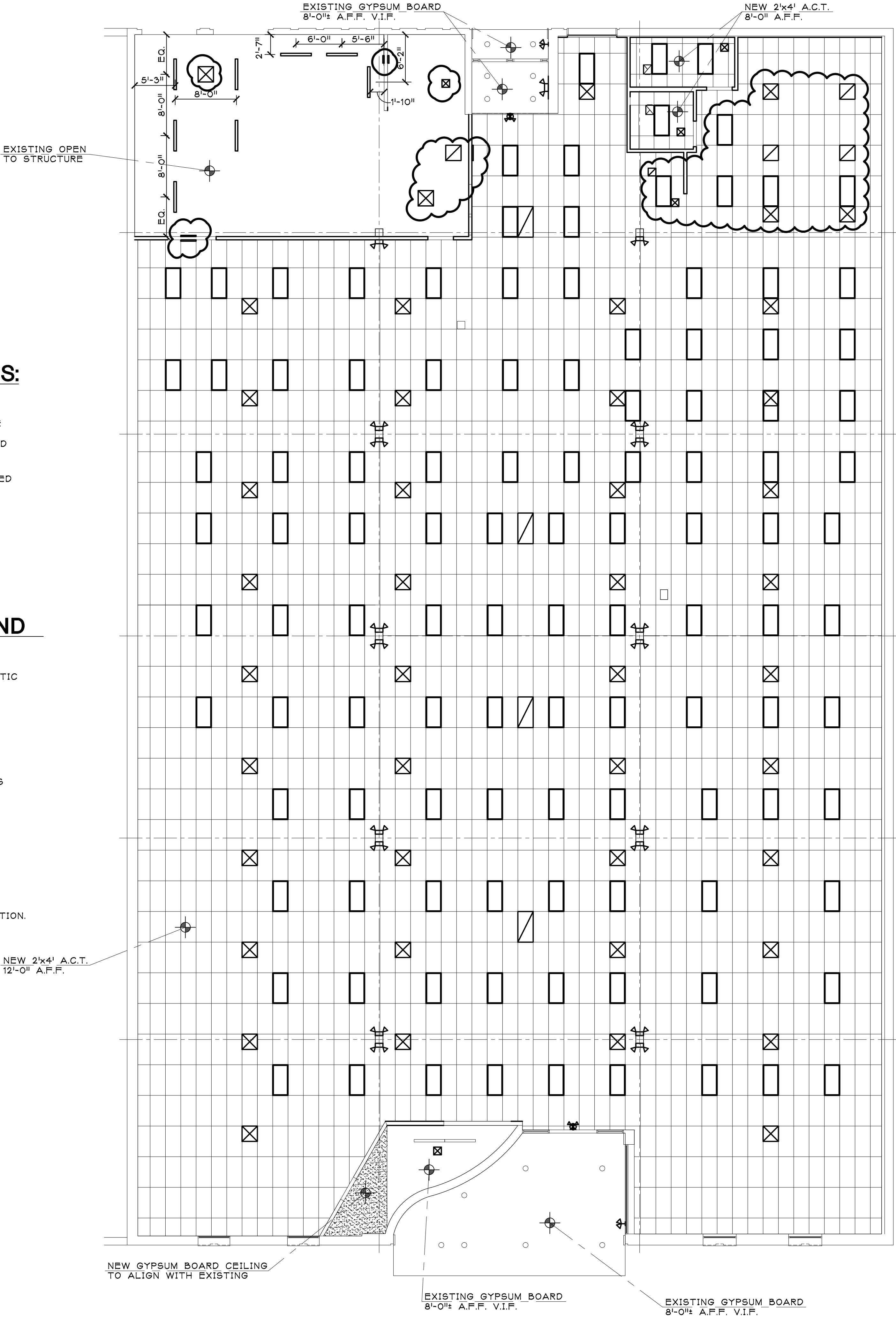
REFLECTED CEILING PLAN NOTES:

- A. NEW SUSPENDED CEILING GRID TO BE CENTERED IN SPACE, UNLESS NOTED OTHERWISE.
- B. WHERE NO FINISHED CEILING OCCURS LIGHT FIXTURES TO BE 11'-0" A.F.F. TO TOP OF FIXTURE. FIXTURES SUSPENDED WITH AIRCRAFT CABLE (3/32 7x7) TO UNISTRUT. UNISTRUT ATTACHED TO UNDERSIDE OF PURLIN.
- C. INTERIOR EMERGENCY LIGHTS AND EXIT SIGNS TO BE INSTALLED 10'-0" A.F.F. TO CENTER OF FIXTURE, UNLESS NOTED OTHERWISE.

REFLECTED CEILING PLAN LEGEND

-  NEW SUSPENDED 2x4 CEILING GRID WITH ACOUSTIC CEILING TILES
-  NEW GYPSUM BOARD CEILING, PAINTED
-  SUPPLY AIR DIFFUSER, SEE MECHANICAL SHEETS
-  RETURN AIR GRILLE, SEE MECHANICAL SHEETS
-  EXHAUST FAN, SEE MECHANICAL SHEETS

SEE LUMINAIRE SCHEDULE ON E602 FOR LIGHT FIXTURE INFORMATION.



REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

ARCHITECT:



jeffery a. scott
architects p.c.

32316 grand river ave.
suite 200
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REFLECTED
CEILING PLAN

PROJECT:

LANDLORD'S
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ISSUED FOR:

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ADDENDUM NO. 1 10/30/2020



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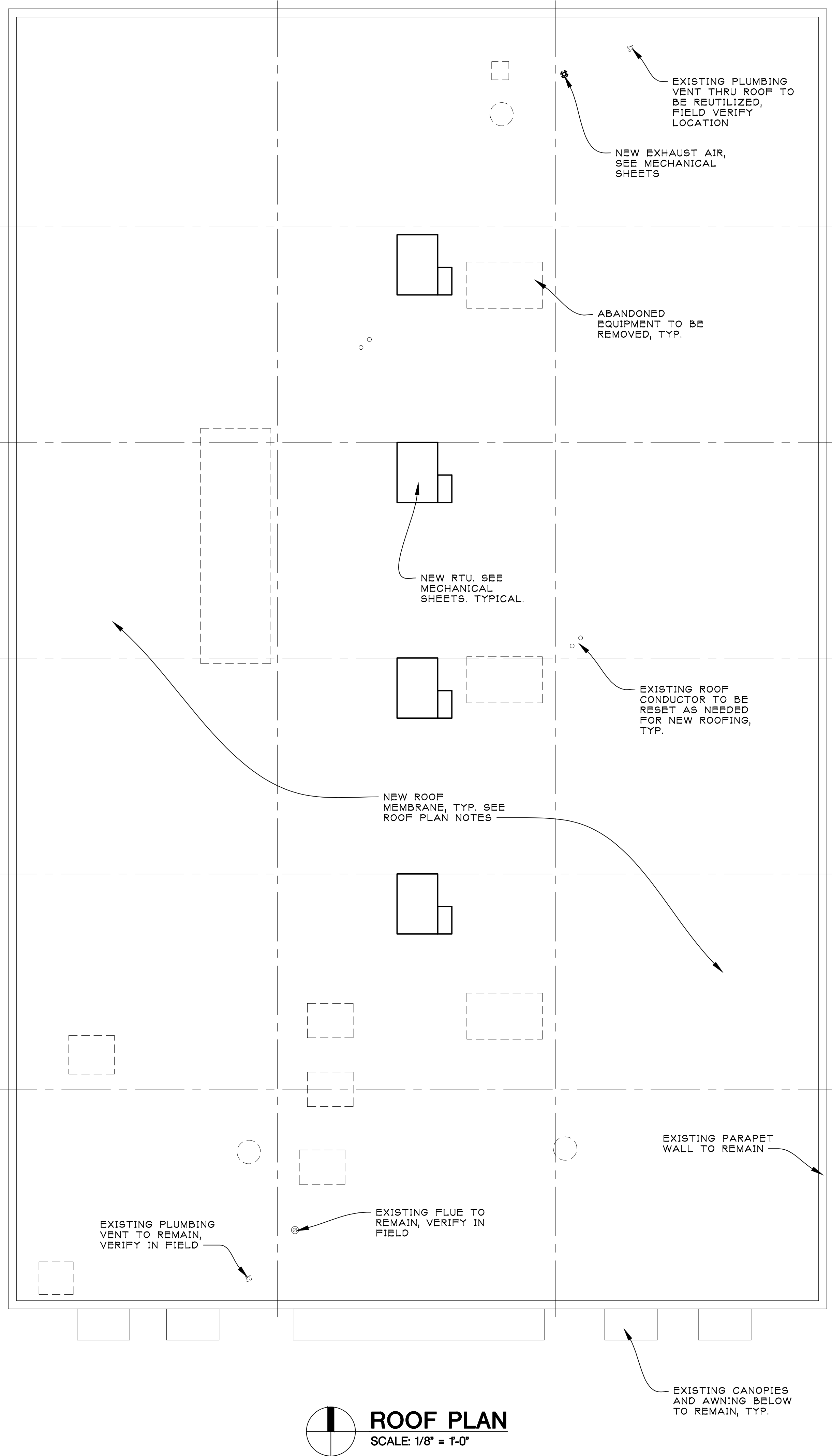
20077
SHEET NO.

A101

PLOT SIZE: 36"x24"

ROOF PLAN NOTES:

- A. PROVIDE NEW 60 MIL EPDM (LSFR) RUBBER (ETHYLENE PROPYLENE DIENE MONOMER RUBBER) ROOF MEMBRANE, LOOSE LAID OVER EXISTING RIGID INSULATION ON EXISTING METAL ROOF DECKING. PROVIDE ROOFING BALLAST (ASTM 1863) 1/2" TO 1" SIZE, MINIMUM 12 POUNDS PER SQUARE FOOT. PATCH AND REPAIR ROOF DECK AND INSULATION AS NEEDED. ROOF MEMBRANE TO WRAP UP BACK OF PARAPET WALL AND UNDER EXISTING CAP/COPING.
- B. EXISTING ROOFTOP EQUIPMENT NOT SCHEDULED FOR RE-USE TO BE REMOVED COMPLETE. PATCH AND REPAIR ROOF WHERE DEMOLITION HAS OCCURRED.
- C. CONTRACTOR TO FIELD VERIFY ALL ROOF PENETRATIONS AND CURBS. PENETRATIONS AND CURBS TO BE RE-USED WHERE PRACTICAL.
- D. PROVIDE BRACING/REINFORCING AS NEEDED AT NEW ROOF TOP HVAC UNITS. SEE MECHANICAL SHEETS.



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

ARCHITECT:



jeffery a. scott
architects p.c.

32316 grand river ave.
suite 200
farmington, mi 48336
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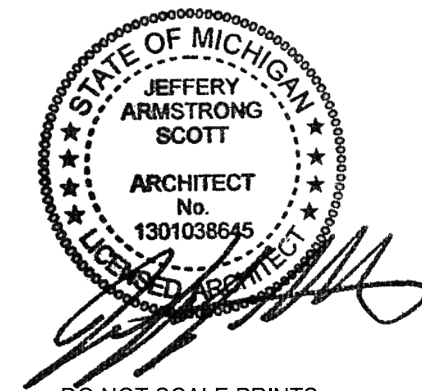
SHEET TITLE:

ROOF PLAN

PROJECT:

LANDLORD'S
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DEARBORN, MI 48124

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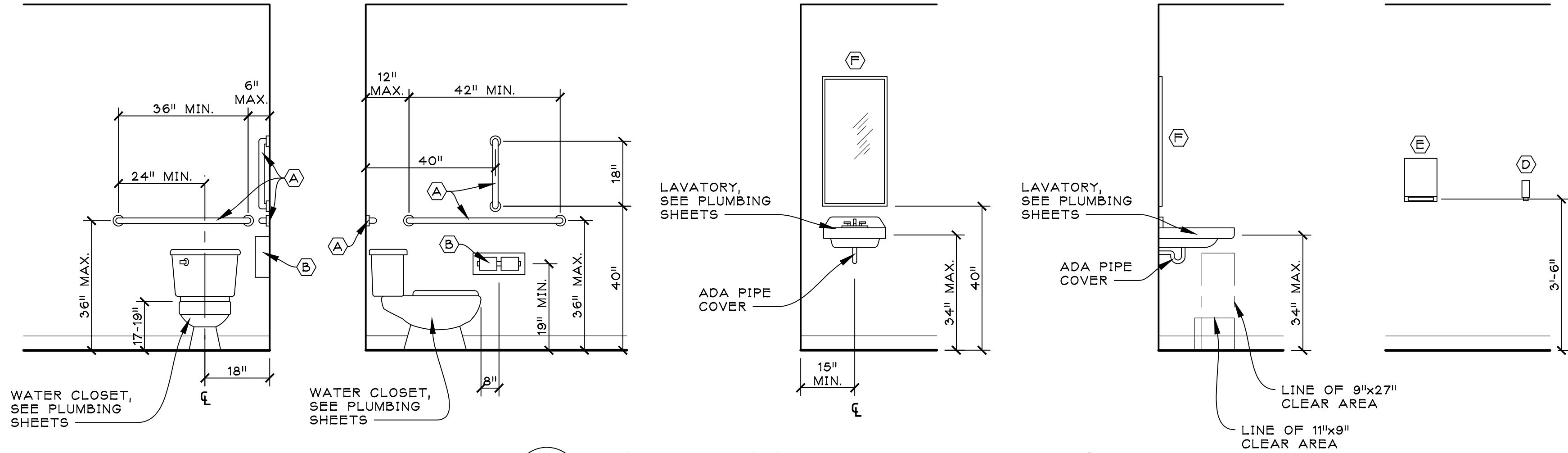
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SHEET NO.

A102

PLOT SIZE: 36"X24"



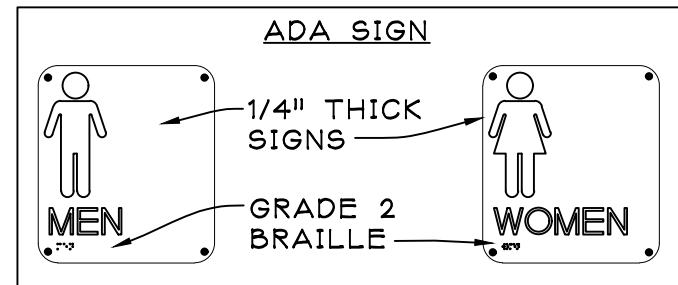
43 TOILET ROOM FIXTURE DETAILS
A400 SCALE: 1/2" = 1'-0"

| TOILET ACCESSORIES SCHEDULE | | | | |
|---|-------------------------|---|---------------------------------|-----------------------------------|
| CODE (X) | ITEM | MANUFACTURER & PRODUCT # | MOUNTING HEIGHT | REMARKS |
| A | GRAB BARS | GAMCO 1505x18 (18"), x36 (36") & x42 (42") | 36" MAX. A.F.F. | 1 1/2" DIAMETER, NOTES B, C, D |
| B | TOILET TISSUE DISPENSER | BOBRICK B2740 | 24" A.F.F. | NOTES B, C, D |
| D | SOAP DISPENSER | DERMA FOAM E- KAY CHEMICAL COMPANY | NOTE A, C | NOTES A, B, C, D |
| E | PAPER TOWEL DISPENSER | BOBRICK B253 | NOTE A, C & E | NOTES A, B, C, D |
| F | MIRROR | GAMCO A-24x36 | 40" A.F.F. TO BOTTOM, NOTE C | ANGLE FRAME, NOTES C, D |
| G | WASTE RECEPTACLE | - | 41"-45" A.F.F. FOR ADA | |
| NOTES | | | | |
| NOTE A: OPERATING CONTROLS OF ALL HAND DRYERS, SOAP DISPENSERS AND MULTI PURPOSE UNITS TO BE 42" A.F.F. | | | | |
| NOTE B: G.C. TO FIELD VERIFY ALL SIZES | | | | |
| NOTE C: PROVIDE BLOCKING FOR ALL WALL MOUNTED FIXTURES AND ACCESSORIES | | | | |
| NOTE D: ALL TOILET ROOM ACCESSORIES TO BE PROVIDED BY CONTRACTOR. | | | | |

ADA NOTES:

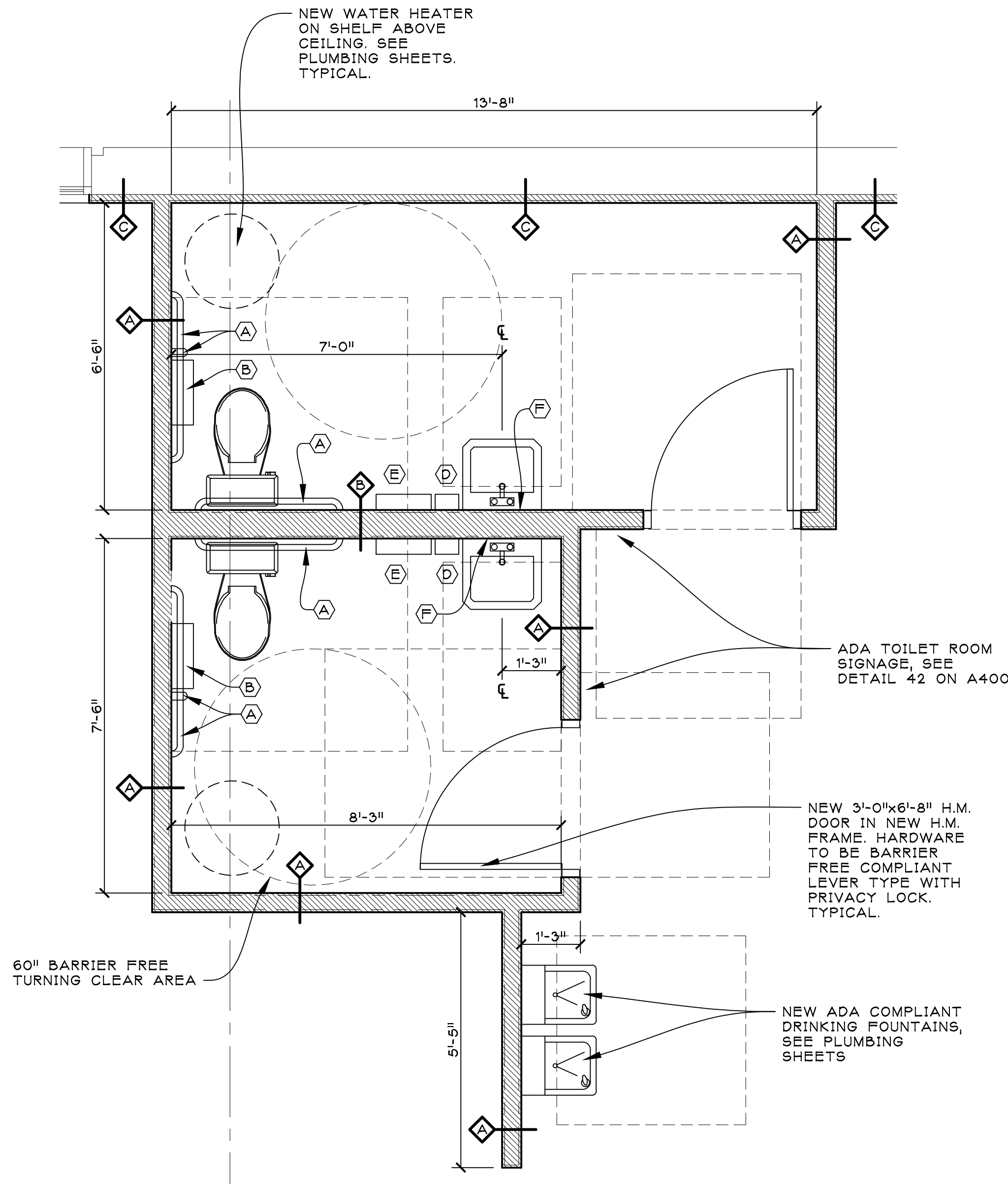
THE GENERAL CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE BARRIER FREE REQUIREMENTS FOR THE APPLICABLE STATES AND THE AMERICAN DISABILITIES ACT (ADA) AND SHALL ENSURE THAT THIS FACILITY WILL BE ACCESSIBLE ACCORDING TO THE STRICTER REQUIREMENTS OF THE APPLICABLE STANDARDS. THE FOLLOWING IS A PARTIAL LIST OF REQUIREMENTS.

- DOOR HARDWARE SHALL BE MOUNTED BETWEEN 36" AND 42" ABOVE FLOOR AND BE LEVER TYPE.
- TOILET ROOMS:
 - LAVATORY TO HAVE LEVER HANDLES, SPRING FAUCETS OR SELF METERING FAUCETS.
 - A COAT HOOK 48" ABOVE THE FLOOR SHALL BE MOUNTED ON THE BACK SIDE OF THE BARRIER FREE STALL DOOR.
 - LOCATE THE WATER CLOSET 18" FROM THE CENTER LINE OF THE FIXTURE TO THE WALL. THE SEAT WILL BE 17" TO 19" ABOVE THE FLOOR TO THE TOP OF SEAT. FLUSH HANDLE TO BE ON EXPOSED SIDE OF WATER CLOSET.
 - PROVIDE ONE 42" AND ONE 36" LONG X 1 1/2" OUTSIDE DIAMETER PEENED GRAB BARS, 1 1/2" FROM THE WALL WITH ONE BEHIND AT 6" FROM THE WALL AND ONE ADJACENT TO AT 12" FROM THE WALL 33"-36" PARALLEL TO AND ABOVE THE FLOOR.
 - LAVATORY TO BE MOUNTED 34" MAX. ABOVE THE FINISHED FLOOR TO RIM WITH KNEE SPACE OF 30" IN WIDTH AND 27" IN CLEAR HEIGHT. (29" CLEAR UNDER FRONT EDGE)
 - INSTALL MIRROR 40" MAX. ABOVE THE FINISHED FLOOR (TO BOTTOM) AND 72" TO TOP.
 - DISPENSERS TO BE MOUNTED A MAXIMUM OF 42" ABOVE THE FLOOR TO ALL OPERATING OR DISPENSING SLOTS.
 - TOILET PAPER DISPENSERS MOUNTED 19" MIN. TO CENTER LINE ABOVE THE FLOOR.



- NOTES
- CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND.
 - IDENTIFICATION SYMBOLS ARE TO BE ON LATCH SIDE OF DOOR 48"-60" ABOVE FLOOR AND ARE TO BE DISTINCTLY DIFFERENT IN COLOR AND CONTRAST.
 - PROVIDE RESTROOM GRAPHIC SIGN ON DOOR 60" ABOVE FLOOR
 - LETTERS & NUMBERS ON SIGNS SHALL BE RAISED 1/32" MIN., SHALL BE A MIN. OF 5/8" HIGH & SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE.

42 ADA SIGNAGE
A400 SCALE: NOT TO SCALE



41 ENLARGED TOILET ROOM PLAN
A100 SCALE: 1/4" = 1'-0"

TOILET ROOMS TO RECEIVE WALL TILE FROM FLOOR TO CEILING. TILE TO BE SELECTED BY TENANT. FLOOR FINISH PER A100. CEILING FINISH PER A101.

ARCHITECT:



jeffery a. scott
architects p.c.

32316 grand river ave.
suite 200
farmington, mi 48336
248-476-8800
JSCOTTARCHITECTS.COM

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SHEET TITLE:

ENLARGED PLANS
AND DETAILS

PROJECT:

LANDLORD'S
WHITEBOX
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22250 MICHIGAN AVE.
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ISSUED FOR:
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JOB NO.

20077

SHEET NO.

A400

PLOT SIZE: 36"X24"

GENERAL CONDITIONS:

SCOPE OF WORK

GENERAL CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY AS REQUIRED BY DRAWINGS AND SPECIFICATIONS TO PROVIDE A COMPLETE AND FINISHED SPACE. THIS INCLUDES ALL ARCHITECTURAL, ELECTRICAL, PLUMBING, HEATING AND VENTILATING TRADES.

APPLICABLE CODES

SEE SHEET TITLE SHEET

TEMPORARY UTILITIES AND SERVICES

THE GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR THE COLLECTION OF DEBRIS, AS REQUIRED IN CONNECTION WITH THE WORK OF CONSTRUCTION AND INSTALLATION. CONTRACTOR'S CONSTRUCTION MATERIALS, TOOLS, EQUIPMENT AND DEBRIS SHALL BE STORED ONLY WITHIN THE DEMISED PREMISES, OR IN AREAS TEMPORARILY DESIGNATED FOR THAT PURPOSE BY THE OWNER. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE A TEMPORARY LIGHTING AND POWER SYSTEM FOR THE WORK OF ALL TRADES DURING CONSTRUCTION AND SHALL REMOVE SAME PRIOR TO THE COMPLETION OF THE PROJECT.

COORDINATING AND EXPEDITING

IT SHALL BE THE FULL RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE AND EXPEDITE ALL PHASES OF ARCHITECTURAL, PLUMBING, MECHANICAL, INCLUDING HEATING, VENTILATING AND ELECTRICAL WORK, REGARDLESS OF WHETHER THE OWNER AWARDS SEPARATE CONTRACTS FOR ANY TRADES, BRANCHES, OR ITEMS OF WORK AND EQUIPMENT. ALL OTHER TRADES, SUBCONTRACTORS AND/OR SEPARATE CONTRACTORS SHALL COOPERATE FULLY WITH THE GENERAL CONTRACTOR.

CERTIFICATE OF OCCUPANCY

THE CONTRACTOR MUST SECURE A CERTIFICATE OF OCCUPANCY FROM THE JURISDICTIONAL AUTHORITIES BY THE DATE OF COMPLETION AS SPECIFIED IN THE CONTRACT AND WILL DELIVER A COPY OF THE CERTIFICATE TO THE OWNER.

PERMITS

THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED.

GUARANTY-WARRANTY

THE GENERAL CONTRACTOR SHALL AND HEREBY DOES GUARANTEE AND EACH SUBCONTRACTOR SHALL AND HEREBY DOES WARRANT THAT ALL WORK FOR THIS BUILDING, UNDER THIS CONTRACT, SHALL BE FREE FROM DEFECTS OF FAULTY LABOR AND/OR MATERIALS FOR THE PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF SAME.

SITE WORK

DEMOLITION/SITE WORK

- WHERE INDICATED COMPLETELY REMOVE AND DISPOSE OF ALL EXISTING ITEMS AND EQUIPMENT NOT REQUIRED FOR THE PROJECT. REMOVE DEBRIS DAILY. DISPOSAL OPERATIONS SHALL BE AFTER HOURS.
- REVIEW DISPOSAL METHODS WITH LANDLORD PRIOR TO STARTING WORK. IDENTIFY THOSE ITEMS DESIGNATED BY THE LANDLORD FOR RETENTION AND DELIVER THEM TO THE LANDLORD IN SATISFACTORY CONDITION.
- PROVIDE EXTERIOR SECURITY BARRICADE IN ACCORDANCE WITH MALL REQUIREMENTS AND REMOVE WHEN PROJECT IS COMPLETE OR WHEN OTHERWISE DIRECTED BY MALL CONSTRUCTION MANAGER OR TENANT.
- PATCH CONCEALED AND EXPOSED DEMISING AND FIRE RATED WALLS TO MAINTAIN REQUIRED RATING.

CONCRETE

03000 CONCRETE

- MINIMUM CONCRETE STRENGTH TO BE 3000 P.S.I. @ 28 DAYS, U.O.N.: SLABS SHALL BE 3500 P.S.I. MIN. U.O.N. EXPOSED CONCRETE SHALL 4000 P.S.I. WITH 6X + 1X ENTRAINED AIR U.O.N.
 - CEMENT: ASTM C150, NORMAL TYPE I PORTLAND TYPE.
 - FINE AND COARSE AGGREGATES: ASTM C33.
 - WATER: CLEAN AND NOT DETRIMENTAL TO CONCRETE.
 - AIR ENTRAINMENT ADMIXTURE: ASTM C260.
 - VAPOR BARRIER - 6 MIL CLEAR POLYETHYLENE.
 - REINFORCING STEEL: ASTM A615, 40 KSI YIELD GRADE; DEFORMED BILLET STEEL BARS, PLAIN FINISH.
 - WELDED WIRE FABRIC SHALL BE MINIMUM 6" X 6" W14 X W14 INCLUDED IN ALL SLABS ON GRADE.
 - CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS: SIZED AND SHAPED FOR SUPPORT OF REINFORCING.
 - FABRICATE CONCRETE REINFORCING IN ACCORDANCE WITH ACI 315 AND ASTM A184.
 - INTERIOR SLABS TO RECEIVE TROWEL FINISH.

CONCRETE SEALER

- SEAL EXISTING, NEW OR REPAIRED CONCRETE SLAB. CONCRETE SEALER SHALL BE VOCOMP-20 ACRYLIC CURING AND SEALING COMPOUND BY W.R. MEADOWS APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

CONCRETE SLAB PATCHING AND REPAIR

- WHERE EXISTING CONCRETE SLAB IS CUT, DRILLED OR OTHERWISE DAMAGED DURING THE WORK, OR WHERE MINOR CONCRETE PLACEMENT IS REQUIRED, PATCH AND REPAIR USING 2500 PSI CONCRETE. BOND NEW CONCRETE TO OLD CONCRETE USING EPOXY-RESIN GROUT. PROPERLY CURE NEW CONCRETE AND FINISH TO MATCH TEXTURE OF EXISTING ADJACENT CONCRETE.

METALS

COLD FORMED METAL FRAMING

- GENERAL
 - PROVIDE FRAMING, FOLLOWING THE STANDARDS PUBLISHED BY: METAL LATH/STEEL FRAMING ASSOCIATION, PUBLICATION 540-87, LIGHTWEIGHT STEEL FRAMING SYSTEMS MANUAL.
 - PROVIDE ENGINEERING DESIGN AS REQUIRED BY CODE.
- PRODUCTS
 - PROVIDE ALL FRAMING SHOWN OR REQUIRED, INCLUDING BRACING, FURRING, BRIDGING, PLATES, GUSSETS, AND CLIPS.
 - ALL STRUCTURAL MEMBERS SHALL BE FORMED TO CORROSION RESISTANT STEEL CORRESPONDING TO THE REQUIREMENTS OF ASTM A446 WITH A MINIMUM YIELD STRENGTH OF 40 KSI FOR STUDS AND GRADE A, 33 KSI FOR RUNNERS.
 - TRACK: FORMED STEEL, CHANNEL SHAPED, SAME WIDTH AS STUDS, TIGHT FIT, SOLID WEB.
 - ALL STRUCTURAL MEMBERS SHALL BE ZINC COATED MEETING ASTM A525 G80.
 - WELDING: IN ACCORDANCE WITH AWS D11 AND AWS D13.
 - PRIMER: TOUCH-UP FOR GALVANIZED SURFACES.
- EXECUTION
 - INSTALL FRAMING IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

MISCELLANEOUS METAL

- PROVIDE AND INSTALL STEEL ANGLES, BRACES, BOLTS, AND CLIPS AS REQUIRED BY THE DRAWINGS AND CONSTRUCTION PRACTICE.
- ALL STRUCTURAL STEEL SHALL MEET ASTM A36, STRUCTURAL TUBING ASTM A500-GRADE B, AND ANCHOR BOLTS ASTM A307. STRUCTURAL STEEL SHALL MEET A15.3 SPECIFICATIONS. SUPPLY WITH SHOP PRIME COAT AND ALL BASE PLATES, HANGERS, SADDLES AND BOLTS AS REQUIRED PER SHOP DRAWINGS.
- MISCELLANEOUS STEEL SHALL BE A36. PIPE SHALL BE STANDARD WEIGHT OR EXTRA HEAVY AS NOTED. SUPPLY ALL STEEL WITH SHOP PRIME COAT.

CARPENTRY AND MILLWORK

GENERAL

- ALL ROUGH CARPENTRY ITEMS SHALL MEET IBC (803) REQUIREMENTS AND WHERE REQUIRED SHALL BE FIRE-RETARDANT TREATED, FR-S AND HAVE A RATING OF LESS THAN 25 WHEN TESTED IN ACCORDANCE WITH ASTM E-84 AND BE SO LABELED. ALL LUMBER SHALL BE KILN-DRIED TO A 15-19 PERCENT MOISTURE CONTENT.
- INTERIOR FINISH ITEMS SHALL MEET FIRE CLASSIFICATION II, FLAME SPREAD INDEX 26-75 AND BE LABELED WITH APPROPRIATE UL DESIGNATION.
- PROVIDE TEST RESULTS OR CERTIFICATES AS REQUIRED BY THE BUILDING DEPARTMENT.

ARCHITECTURAL WOODWORK

- PRODUCTS
 - ARCHITECTURAL WOODWORK AND FINISHED CARPENTRY SHALL CONFORM TO CUSTOM GRADE QUALITY-STANDARDS OF ARCHITECTURAL WOODWORK INSTITUTE (AWI) FOR TRANSPARENT FINISHED, LAMINATED PLASTIC-FINISHED, AND PAINT-FINISHED WOODWORK EXCEPT AS OTHERWISE NOTED OR SPECIFIED.
 - SOLID HARDWOOD FOR TRANSPARENT FINISH FOR GENERAL INTERIOR USE SHALL BE CLEAR FIRST QUALITY, OAK, PLAIN SAWN.
 - PARTICLEBOARD PANELS FOR PAINT FINISH FOR STORE INTERIOR SHALL BE MEDIUM-DENSITY FIBER BOARD (MDF), WITH EXTERIOR GLUE, WHERE SPECIFICALLY INDICATED. OTHERWISE PANELS SHALL BE SHOP GRADE, NATURAL BIRCH VENEERED, SOLID OR VENEER CORE.
 - SOLID WOOD FOR PAINT FINISH FOR GENERAL INTERIOR USE INCLUDING INTERIOR STOREFRONT FRAMING SHALL BE PLAIN SAWN YELLOW POPLAR, FROM FIRST QUALITY STOCK (GRADE A).
 - PARTICLEBOARD BACK-UP FOR LAMINATED PLASTIC FINISH SHALL BE EQUAL TO 45 LBS. PER CU. FT. DENSITY.
 - LAMINATE PLASTIC SHALL BE GENERAL PURPOSE GRADE CONFORMING TO NEMA STANDARDS, EQUAL TO PRODUCTS OF FORMICA, NEVAMAR, WILSONART, OR TEXTOLITE. REFER TO DRAWINGS FOR SPECIFIC DESIGNATIONS.
- SHOP DRAWINGS AND SAMPLES FOR GENERAL CONTRACTOR SUPPLIED ITEMS
 - PROVIDE FOUR (4) PRINT SETS OR ONE (1) SEPIA SET OF SHOP DRAWINGS FOR ALL CUSTOM FABRICATED WORK (MINIMUM).
- FABRICATION OF MATERIAL
 - INsofar AS POSSIBLE, ALL FIXTURES AND MILLWORK SHALL BE SHOP FABRICATED AND FINISHED, AND THEN DELIVERED TO THE SITE AS CLOSE TO THE TIME OF INSTALLATION AS POSSIBLE POSITION AS INDICATED ON DRAWINGS AND APPROVED SHOP DRAWINGS. TO MINIMIZE POSSIBLE DAMAGE FROM CONSTRUCTION ACTIVITY. ALL MATERIALS SHALL BE INSTALLED BY MECHANICS EXPERIENCED IN THIS TYPE OF WORK. ALL ITEMS SHALL BE SET, SCRIBED PLUMB, SQUARE AND LEVEL AND BE SECURED IN

- ALL FABRICATION AND APPLICATION OF PLASTIC LAMINATE, METAL WORK, AND GLASS, ETC., SHALL BE SHOP FABRICATED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS AND RESPECTIVE ASSOCIATIONS' STANDARDS (I.E., AWI, NEMA, ETC., ALL WORK TO BE CUSTOM QUALITY).
- ALL EXPOSED PLYWOOD AND PARTICLEBOARD EDGES TO BE EDGE BANDED.
- ALL EXPOSED NAILS, SCREWS AND BOLTS SHALL BE CONCEALED WITH ALL HOLES PLUGGED OR FILLED.
- ASSEMBLY GLUES SHALL BE USED IN STRICT ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
- ALL SHOP FABRICATED MILLWORK WHERE FIELD PAINTING IS REQUIRED, SHALL BE SHOP FINISHED WITH SANDING SEALER PRIOR TO DELIVERY TO SITE.
- CONSULT ARCHITECT'S COLOR / FINISH SCHEDULE FOR ALL FINISH MATERIALS.

D. PROTECTION OF WORK

- AFTER INSTALLATION OF FIXTURES AND MILLWORK CLEAN ALL SURFACES ON BOTH INTERIOR AND EXTERIOR OF ALL DIRT, DUST AND FOREIGN SUBSTANCES. AFTER CLEANING, PROTECT INSTALLED WORK FROM DAMAGE.

DOORS, HARDWARE AND GLASS

DOORS & FRAMES

- GENERAL
 - VERIFY ALL LOCAL CODES AND LANDLORD'S REQUIREMENTS AND PROVIDE FIRE RATED DOORS AND FRAMES AS REQUIRED.
 - FLUSH HOLLOW CORE AND SOLID CORE WOOD DOORS BY GENERAL CONTRACTOR TO HAVE MANUFACTURER'S STANDARD 5 YEAR GUARANTEE COVERING WORKMANSHIP AND MATERIALS AND A LIFETIME GUARANTEE AGAINST WARP.
 - CONFORM TO THE FOLLOWING:
 - FIRE RATED DOOR AND FRAME CONSTRUCTION: NFPA 80, UL-10B.
 - ANSI STANDARD 117.1, HANDICAP ACCESSIBILITY STANDARDS.
 - GENERAL: S01-100 STANDARDS FOR STEEL DOORS. D. INDUSTRY STANDARD FOR WOOD DOORS NWMA 15.1.
- PRODUCTS
 - FLUSH SOLID CORE WOOD DOOR FACES TO BE ROTARY CUT, PAINT GRADE BIRCH VENEER.
 - METAL FRAMES TO BE MINIMUM 16 GAUGE REINFORCED TO RECEIVE HARDWARE AND ANCHORS AS REQUIRED, KNOCKED DOWN TYPE W/ INTERLOCKED CORNERS.
- EXECUTION
 - FRAMES ARE PREFABRICATED AND SHIPPED KNOCKED DOWN FOR FIELD ASSEMBLY WITH HARDWARE REINFORCEMENT PLATES WELDED IN PLACE.
 - INSTALL DOORS AND FRAMES IN ACCORDANCE WITH ANSI/SOI-100 AND AS REQUIRED BY SOI PUBLICATIONS "THE INSTALLATION OF COMMERCIAL DOORS AND STEEL FRAMES".
 - COORDINATE INSTALLATION OF DOORS AND FRAMES WITH INSTALLATION OF HARDWARE SPECIFIED IN SECTION 08700.
 - COORDINATE WITH WALL CONSTRUCTION AND PROVIDE APPROPRIATE ANCHORS WHEN REQUIRED FOR A COMPLETE JOB.

HARDWARE

- GENERAL
 - PROVIDE FINISH HARDWARE AS INDICATED ON SCHEDULE, DETAILS AND AS REQUIRED TO PROVIDE A COMPLETE FIRST QUALITY JOB.
 - COORDINATE 120V ELECTRICAL FOR REMOTE EXIT ALARMS, SECURITY LOCKS AND MOTION SENSORS. REFER TO HARDWARE SCHEDULES.
- ALL DOORS TO AND DOOR HARDWARE SHALL COMPLY WITH SECTION 1003.3.1 OF THE IBC AND SECTION 404 OF ICC/ANSI A117.1
- PRODUCTS
 - HARDWARE ITEMS SHALL BE LT. COMMERCIAL GRADE WITH HEAVY DUTY CYLINDRICAL LOCKS.
 - ACCEPTABLE MANUFACTURERS ARE:
 - SCHLAGE, YALE, BALDWIN AND BEST.
 - DOOR LOCKS: CONTROL KEYING WITH REMOVABLE 7 PIN CORE.
 - PROVIDE CONSTRUCTION CORES AND KEYS DURING CONSTRUCTION PERIOD. CONTRACTOR WILL SUPPLY AND INSTALL PERMANENT CORES
- EXECUTION
 - INSTALL HARDWARE IN ACCORDANCE WITH REQUIREMENTS OF BHMA AND THE MANUFACTURER.
 - DOORS SHALL BE FACTORY MACHINED FOR HARDWARE PERIOD. CONTRACTOR WILL SUPPLY AND INSTALL PERMANENT CORES

GLASS AND GLAZING

- GENERAL
 - ALL FRAMELESS GLASS SHALL HAVE EXPOSED EDGES GROUND AND POLISHED, ALL CORNERS SHALL BE CHAMFERED.
- PRODUCTS
 - STOREFRONT GLAZING: CLEAR TEMPERED OR LAMINATED SAFETY GLASS 1/4" AND 1/2" THICK PER INDUSTRY SIZE RECOMMENDATIONS.
 - GLAZING SYSTEM: MANUFACTURER'S STANDARD GASKET GLAZING
 - TEMPERED GLASS: CLEAR FLOAT, HEAT TREATED TO 4.5 TIMES ANNEALED STRENGTH, FREE OF ALL VISIBLE TONG MARKS, 1/4" THICK.
 - OTHER INTERIOR GLAZING: CLEAR FLOAT GLASS, QUALITY Q3, 1/4" TH. SYSTEM COMPLYING WITH PERFORMANCE REQUIREMENTS AND FGMA "GLAZING MANUAL".
- EXECUTION
 - STRICTLY COMPLY WITH GLASS MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS OF THE FGMA "GLAZING MANUAL" AND "SEALANT MANUAL".

FINISHES CLASS II FLAME SPREAD 26-75

- ALL CEILING, FLOOR AND WALL FINISHES SHALL COMPLY WITH THE I.B.C. TABLE 803.9 STANDARDS.
- ALL DECORATIVE MATERIALS AND TRIM MUST MEET ALL STATE AND LOCAL CODE REQUIREMENTS IN ACCORDANCE WITH I.B.C. AND ASTM-84 STANDARDS
- ALL FINISH MATERIALS SHALL BEAR APPROVED FIRE RESISTANCE AND SMOKE CONTRIBUTION RATINGS WHICH COMPLY WITH 2009 IBC SECTION 803 REQUIREMENTS, AND WHERE REQUIRED, SHALL BE FILED WITH BUILDING DEPARTMENT.
- INTERIOR FINISH ITEMS SHALL MEET FIRE CLASSIFICATION B, FLAME SPREAD INDEX 26-75, AND BE LABELED WITH APPROPRIATE UL DESIGNATION.
- ALL COLORS, CARPETING, AND MATERIALS AS SELECTED BY THE ARCHITECT AND OR OWNER - SEE FINISH SCHEDULE.

D. FLASH PATCHING

- LEVEL AND SMOOTH EXISTING FLOOR WHERE REQUIRED, TO RECEIVE VINYL COMPOSITION TILE AND GLEDOWN CARPET. MATERIAL SHALL BE COMPLETELY COMPATIBLE WITH BOTH FLOOR COVERINGS AND ADHESIVES.
 - AT CARPET/FLOORING TRANSITIONS USE FLASH PATCHING COMPOUND TO PROVIDE SMOOTH TRANSITION AS DETAILED.

GYPSUM DRYWALL

- GENERAL
 - COORDINATE WITH LANDLORD AND LOCAL AND STATE AUTHORITIES FOR THEIR REQUIREMENTS FOR DRYWALL AND ASSEMBLIES.
 - LIGHT GAUGE FRAMING IS TO INCLUDE, BUT NOT NECESSARILY BE LIMITED TO:
 - WALL AND PLATFORM FRAMING
 - BLOCKING WHERE REQUIRED IN DRYWALL PARTITIONS OR FURRED DRYWALL FOR THE FASTENING OF SURFACE WALL STANDARDS, WOOD TRIM AND HANDICAP GRAB BARS.
 - FIRESTOPPING AT INTERSECTION OF ALL PARTITIONS AND CEILINGS.
 - MISCELLANEOUS BLOCKING, CLEATS AND SUPPORTS FOR OWNER SUPPLIED ITEMS.
- PRODUCTS
 - GYPSON PANELS
 - SHEETROCK BRAND 5/8" DRYWALL AND 5/8" FIRECODE 'C' CODE DRYWALL BY USG OR EQUAL.
 - LIGHT GAUGE FRAMING
 - 3 5/8", 2 1/2", 1 1/4" METAL STUDS AND CHANNELS, USG OR EQUAL. SPACING AT 16" O.C. EXCEPT WHERE NOTED OR OTHERWISE REQUIRED, 25 GAUGE 10' TO 15' & 20 GAUGE 15' TO 20'.
 - ALL STUD COMPONENTS AS DETAILED COMPLETE WITH ALL RUNNERS, CLIPS, AND HANGERS.
- ACCESSORIES - BY US GYPSON
 - #200 A AND B AND 400 (J' MOLD) SERIES METAL EDGES AT ALL EXPOSED EDGES
 - DUR-A-BEAD AT OUTSIDE CORNERS
 - SHEETROCK JOINT TAPE, DURABOND JOINT COMPOUND AT ALL INSIDE CORNERS AND AT ALL JOINTS.
 - SOUND CONTROL INSULATION: UNFACED BATT INSULATION BLANKETS SIZED TO COMPLETELY FILL CAVITIES BETWEEN STUDS.
- EXECUTION
 - FOR WALLS OTHER THAN DEMISING WALLS; PROVIDE HORIZONTAL STUD BRACING AT 6'-0" ON CENTER AND DIAGONAL BRACING ABOVE THE CEILING. ANCHOR TO STRUCTURE AS DIRECTED BY LANDLORD AND AS REQUIRED BY CODE.
 - TAPE AND SPACKLE ALL JOINTS AND SCREW HOLES SUITABLE FOR FINISH PAINTING.
 - FIRE TAPE ALL CONCEALED AND FIRE RATED WALLS.
 - ALL VERTICAL AND HORIZONTAL INSTALLATION PER APPLICABLE CODE AND MANUFACTURER'S PUBLISHED RECOMMENDATIONS.
 - PROVIDE BACKING FOR HANDICAP GRAB BARS

ACOUSTICAL PANEL CEILING

- ACOUSTICAL CEILING PANELS - SIZE 24" X 24" OR 48"X24" IN DONN DXLA (OR APPROVED EQUAL) GRID SYSTEM GRID SYSTEM. COLOR: WHITE
 - MAIN RUNNER: HEAVY DUTY TYPE, HANGER SPACING @ 48" O.C.
- EXTRA STOCK
 - PROVIDE TO OWNER AN EXTRA STOCK OF APPROXIMATELY 10% OF EACH TYPE OF ACOUSTICAL MATERIAL USED, ALL CAREFULLY WRAPPED, FOR OWNER FUTURE USE AND MAINTENANCE.

VINYL TILE FLOORING & VINYL BASE

- VINYL TILE FLOORING BY ARMSTRONG WORLD INDUSTRIES OR APPROVED EQUAL. INSTALL WITH GRAIN IN ONE DIRECTION ONLY. NO CHECKERBOARD PATTERN.
- 4" COVE VINYL BASE BY JOHNSONITE OR APPROVED EQUAL. INSTALL IN CONT. LENGTHS. DO NOT INSTALL BASE BEHIND SHELVING. APPLY ON SHELVING UNITS AFTER THEY HAVE BEEN INSTALLED.
- PROVIDE "ATTIC STOCK OF EACH (5% MIN).
- ALL MEANS OF EGRESS WALKING SURFACES SHALL BE SLIP-RESISTANT PER IBC 1003.26 STANDARDS

PAINTING

- PRODUCTS
 - MATERIALS FOR PAINTING: PER COLOR/FINISH SCHEDULE. SUBMIT SAMPLES FOR APPROVAL TO THE ARCHITECT AND OWNER PRIOR TO COMMENCING WORK. WORK INCLUDES SURFACE PREPARATION AND FIELD APPLICATION OF ALL PAINTS AND COATINGS.
 - FINISH MATERIALS: CONFORM TO ALL APPLICABLE CODES FOR FLAME/SMOKE RATING REQUIREMENTS.
 - ALL PRIMERS AND UNDERCOATS TO BE TINTED TO THE APPROXIMATE COLOR OF THE SELECTED FINISH COAT.
- EXECUTION
 - ALL DRYWALL SHALL BE FREE OF SANDING DUST AND JOINT TREATMENT CEMENT AND BE THOROUGHLY DRY. PRIME ALL SURFACES AND FINISH WITH TWO COATS LOW LUSTER.
 - PAINTING TO BE UNIFORM IN APPEARANCE AND LUSTER AND FREE OF DRIPS, SAGS, AND HOLIDAYS.
 - REMOVE ALL PAINT DRIPS, ETC. FROM ADJACENT SURFACES AND CLEAN ALL SURFACES.
 - PROVIDE ADDITIONAL COATS WHEN UNDERCOATS, STAINS OR OTHER CONDITIONS SHOW THROUGH FINAL PAINT COAT, UNTIL PAINT FILM IS OF UNIFORM FINISH, COLOR AND APPEARANCE.
 - PRIME AND FINISH ALL EXPOSED WOOD AND METAL WITH TWO COATS SEMI-GLOSS PER FINISH SCHEDULE.
 - PROVIDE "ATTIC" STOCK OF 2 GALLONS OF EACH COLOR.

NEW EQUIPMENT/APPLIANCES

- ALL EQUIPMENT AND APPLIANCES WILL BE LISTED AND LABELED AND ALL MANUFACTURER'S INSTALLATION AND TESTING INSTRUCTIONS FOR ALL EQUIPMENT AND APPLIANCES WILL BE MADE AVAILABLE TO THE CODE OFFICIAL DURING THE FIELD INSPECTIONS. IBC (104.9), IMC (303.2, 917.1), NEC (110-2, 110-3), IPC (302.1)
- ALL EQUIPMENT/APPLIANCES SHALL BE NEW OR REUSED. REUSED EQUIPMENT, MATERIALS, AND DEVICES SHALL BE RECONDITIONED, TESTED AND PLACED IN GOOD AND PROPER WORKING CONDITION AND APPROVED BY THE CODE OFFICIAL. A LIST OF ALL REUSED EQUIPMENT, MATERIALS AND DEVICES SHALL BE MADE AVAILABLE TO THE CODE OFFICIAL DURING THE FIELD INSPECTIONS. IBC (104.9), IMC (105.4), IEC (601.4) AND IPC (105.5).

PORTABLE FIRE EXTINGUISHERS

- VERIFY EXISTING PORTABLE FIRE EXTINGUISHERS. PROVIDE NEW OR REFILL EXISTING PER FIRE MARSHALL RECOMMENDATIONS.
- REUSED FIRE EXTINGUISHERS SHALL BE RECONDITIONED, TESTED AND PLACED IN GOOD AND PROPER WORKING CONDITION.
- FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH THE ICC INTERNATIONAL FIRE CODE 18C(906.1)

ARCHITECT:



**jeffery a. scott
architects p.c.**

**32316 grand river ave.
suite 200
farmington, mi 48336
248-476-8800
JSCOTTARCHITECTS.COM**

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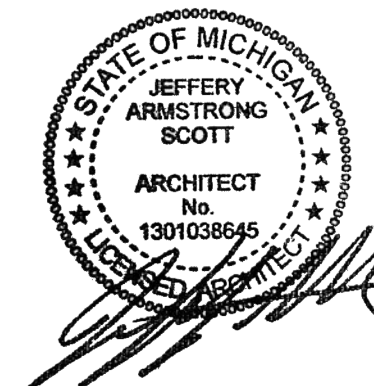
SHEET TITLE:

SPECIFICATIONS

PROJECT:

**LANDLORD'S
WHITEBOX
FOR FUTURE TENANT**
**22250 MICHIGAN AVE.
DEARBORN, MI 48124**

ISSUED FOR:
BIDS & PERMITS 10/23/2020



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USE FIGURED DIMENSIONS ONLY
JOB NO.

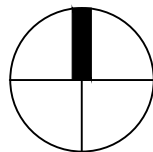
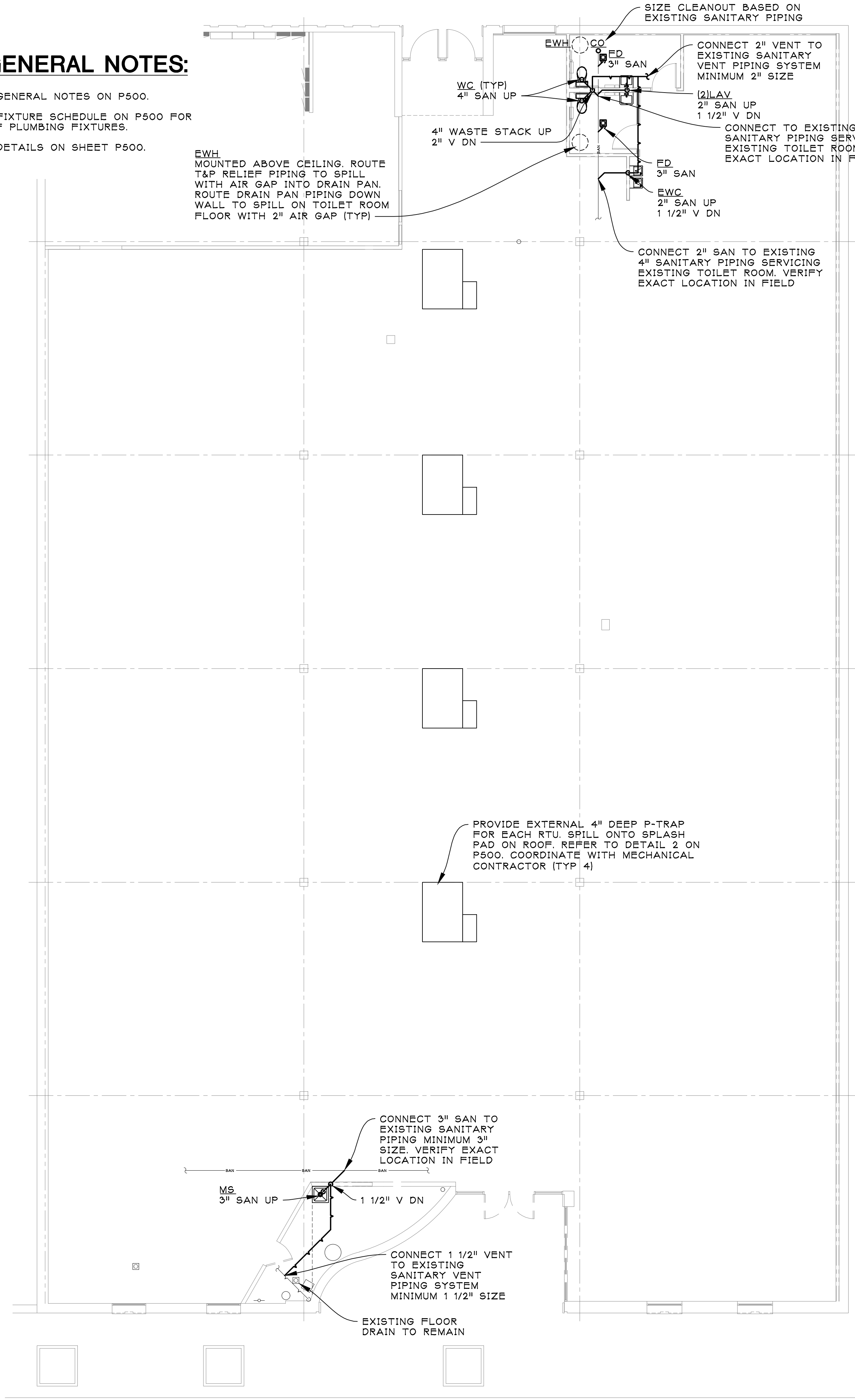
20077
SHEET NO.
A900

PLOT SIZE: 36"X24"

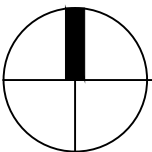
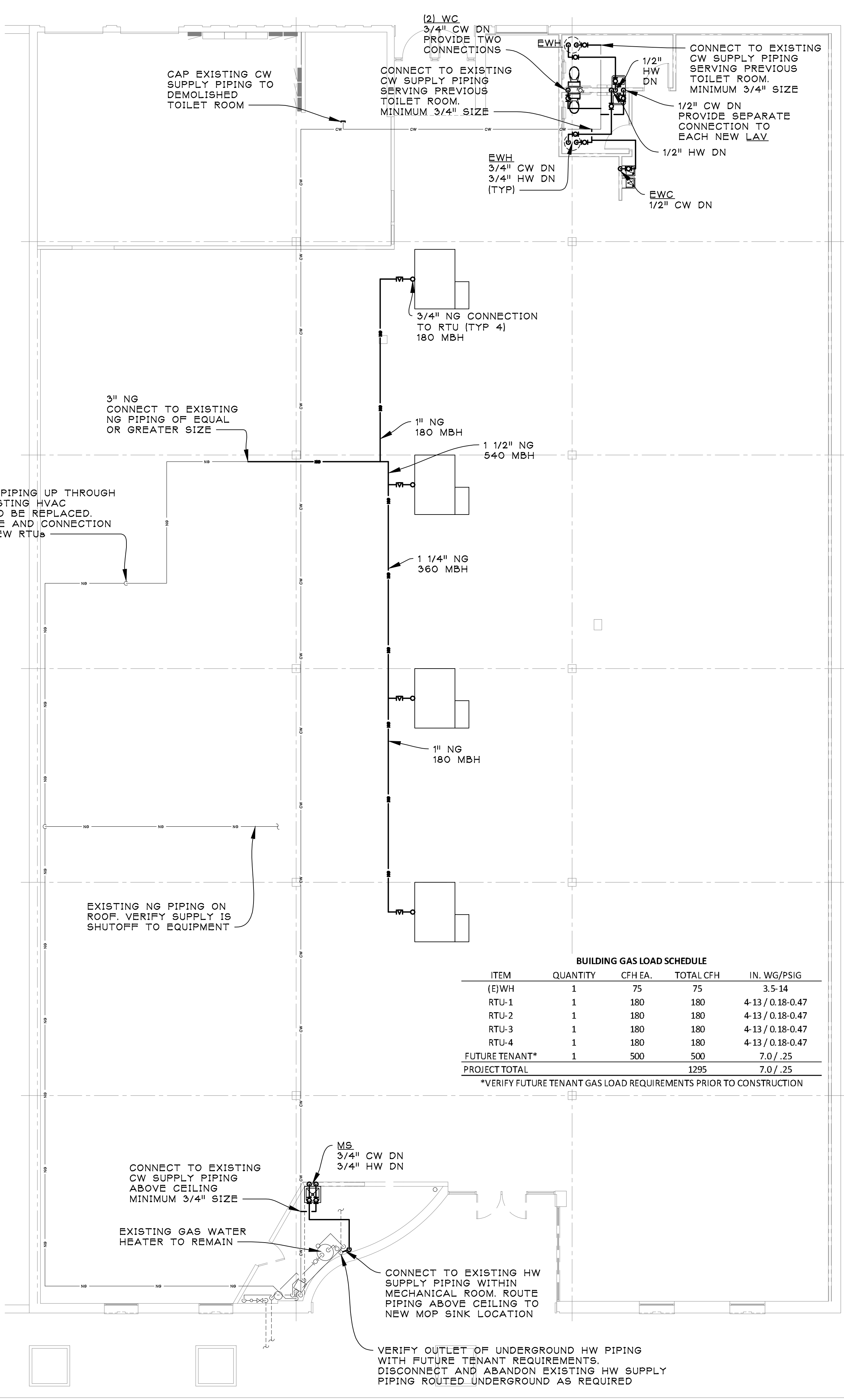
PLUMBING GENERAL NOTES:

- 1. REFER TO PLUMBING GENERAL NOTES ON P500.
- 2. REFER TO PLUMBING FIXTURE SCHEDULE ON P500 FOR CONNECTION SIZES OF PLUMBING FIXTURES.
- 3. REFER TO PLUMBING DETAILS ON SHEET P500.

EWHP
MOUNTED ABOVE CEILING. ROUTE
T&P RELIEF PIPING TO SPILL
WITH AIR GAP INTO DRAIN PAN.
ROUTE DRAIN PAN PIPING DOWN
WALL TO SPILL ON TOILET ROOM
FLOOR WITH 2" AIR GAP (TYP)



SANITARY AND VENT PLUMBING PLAN
SCALE: 1/8" = 1'-0"



DOMESTIC WATER AND NATURAL GAS PLUMBING PLAN
SCALE: 1/8" = 1'-0"

| BUILDING GAS LOAD SCHEDULE | | | | |
|----------------------------|----------|---------|-----------|------------------|
| ITEM | QUANTITY | CFH EA. | TOTAL CFH | IN. WG/PSIG |
| (E)WH | 1 | 75 | 75 | 3.5-14 |
| RTU-1 | 1 | 180 | 180 | 4-13 / 0.18-0.47 |
| RTU-2 | 1 | 180 | 180 | 4-13 / 0.18-0.47 |
| RTU-3 | 1 | 180 | 180 | 4-13 / 0.18-0.47 |
| RTU-4 | 1 | 180 | 180 | 4-13 / 0.18-0.47 |
| FUTURE TENANT* | 1 | 500 | 500 | 7.0 / .25 |
| PROJECT TOTAL | | | 1295 | 7.0 / .25 |

*VERIFY FUTURE TENANT GAS LOAD REQUIREMENTS PRIOR TO CONSTRUCTION

ARCHITECT:



jeffery a. scott
architects p.c.

32316 grand river ave.
suite 200
farmington, mi 48336
248-476-8800
JSCOTTARCHITECTS.COM

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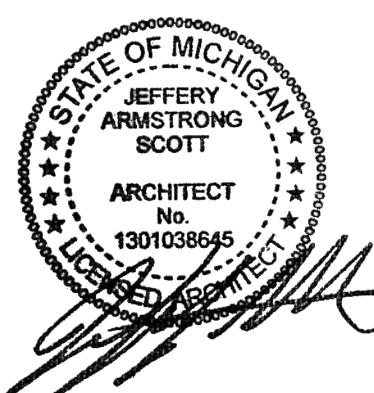
SHEET TITLE:

PLUMBING PLANS

PROJECT:

LANDLORD'S
WHITEBOX
FOR FUTURE TENANT
22250 MICHIGAN AVE.
DEARBORN, MI 48124

ISSUED FOR:
BIDS & PERMITS 10/23/2020



DO NOT SCALE PRINTS
USE FIGURED DIMENSIONS ONLY
JOB NO.

20077

SHEET NO.

P100

PLOT SIZE: 36"X24"

PLUMBING GENERAL NOTES:

1. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS IN FIELD PRIOR TO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO PLUMBING EQUIPMENT AND ROUTING LOCATIONS. DISCREPANCIES EFFECTING THE CONTRACTORS BID SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OF RECORD.
2. PLUMBING CONTRACTOR SHALL PURSUE OBTAINING ALL NECESSARY TESTS AND APPROVALS IN ACCORDANCE WITH LOCAL JURISDICTION.
3. COORDINATE LOCATION OF PLUMBING COMPONENTS WITH OTHER TRADES, AVOID INTERFERENCES WITH STRUCTURAL, ELECTRICAL, FIRE PROTECTION, MECHANICAL, ETC. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS AND LOCATIONS OF ALL PLUMBING FIXTURES AND EQUIPMENT.
4. PLUMBING CONTRACTOR SHALL COORDINATE ALL INTERRUPTIONS TO BUILDING SERVICES WITH LANDLORD PRIOR TO WORK. PROVIDE FIVE (5) DAYS WRITTEN NOTICE TO LANDLORD FOR APPROVAL.
5. DIMENSIONAL INFORMATION ON DRAWINGS ARE IN INCHES UNLESS NOTED OTHERWISE. PIPE SIZES SHOWN ON DRAWINGS ARE INSIDE DIAMETER.
6. PLUMBING CONTRACTOR SHALL PROVIDE ALL NECESSARY FITTINGS, TRANSITIONS, ADHESIVES AND SUPPORT AS REQUIRED TO FACILITATE A COMPLETE AND OPERATIONAL SYSTEM. PROVIDE ALL NECESSARY CODE REQUIRED BACKFLOW PREVENTION, VACUUM BREAKER, AND AIR GAP FITTINGS REQUIRED AS PER MPC 608.13.
7. HOT WATER PLUMBING SERVICES SHALL BE INSULATED WITH FLEXIBLE ELASTOMERIC COMPLYING TO ASTM C 534. FOR PIPE SIZES 1 1/4" AND SMALLER, MINIMUM INSULATION THICKNESS SHALL BE 1". FOR PIPE SIZES 1 1/2" AND LARGER, MINIMUM INSULATION THICKNESS SHALL BE 1 1/2".
8. DOMESTIC WATER PLUMBING SERVICES SHALL BE TYPE L COPPER TUBING AND FITTINGS COMPLYING TO ASTM B 88. SANITARY PLUMBING SERVICE SHALL BE COPPER TUBING AND FITTINGS COMPLYING TO ASTM B16.29 OR PVC, DWV PIPING AND FITTINGS COMPLYING TO ASTM D 2665.
9. REFER TO PLUMBING FIXTURE SCHEDULE FOR CONNECTION SIZES OF PLUMBING FIXTURES.
10. SANITARY DRAINAGE PLUMBING SHALL BE 2"ø UNLESS NOTED OTHERWISE. BELOW GRADE SANITARY PLUMBING SMALLER THAN 3"ø SHALL BE SLOPED AT 1/4" PER FOOT. BELOW GRADE SANITARY PLUMBING EQUAL TO OR GREATER THAN 3"ø SHALL BE SLOPED AT 1/8" PER FOOT. HORIZONTAL FLEXIBLE DRAINAGE PLUMBING SHALL BE RUN FREE OF SAGS OR BENDS.
11. ALL VENT PIPING SHALL BE 1-1/2" UNLESS OTHERWISE NOTED AND SLOPED 1/8" PER FOOT UP TO THE ASSOCIATED VENT THRU ROOF CONNECTION.
12. WHERE EXISTING ARCHITECTURAL ELEMENTS SUCH AS WALLS, CEILINGS, AND FLOORS MUST BE MODIFIED IN ORDER TO FACILITATE WORK, COORDINATE PATCHING REQUIREMENTS WITH ARCHITECTURAL TRADES AS REQUIRED TO MATCH EXISTING CONDITION AND FINISH.
13. PROVIDE WALL CLEAN OUT AT EACH VERTICAL WASTE CONNECTION FROM ABOVE TO BELOW GROUND.
14. PROVIDE ISOLATION VALVES FOR PLUMBING SERVICE PIPING AT EACH FIXTURE IN ACCESSIBLE LOCATION.
15. PROVIDE TRAP SEAL FITTINGS FOR ALL BELOW FLOOR SANITARY TRAP FITTINGS AS REQUIRED BY CODE.
16. NATURAL GAS PIPING ON ROOF SHALL BE SUPPORTED BY APPROVED MANUFACTURED, PRE-FORMED PRODUCT PER FUEL GAS CODE. WOOD BLOCKING IS PROHIBITED.
17. INSULATE THE FIRST 10' OF ROOF CONDUCTOR PIPING AT ROOF CONNECTION. ROUTE ALL ROOF CONDUCTOR PIPING AT 1/4" PER FOOT SLOPE AND PROVIDE CLEANOUT AT EACH 90 DEG. ELBOW FITTING.

SHEET TITLE:

**PLUMBING NOTES,
SCHEDULE,
DETAILS**

PROJECT:

**LANDLORD'S
WHITEBOX
FOR FUTURE TENANT**

22250 MICHIGAN AVE.
DEARBORN, MI 48124

ISSUED FOR:

BIDS & PERMITS 10/23/2020

STATE OF MICHIGAN
JEFFERY ARMSTRONG
SCOTT
ARCHITECT
No. 1301038645
LICENSED PROFESSIONAL ARCHITECT

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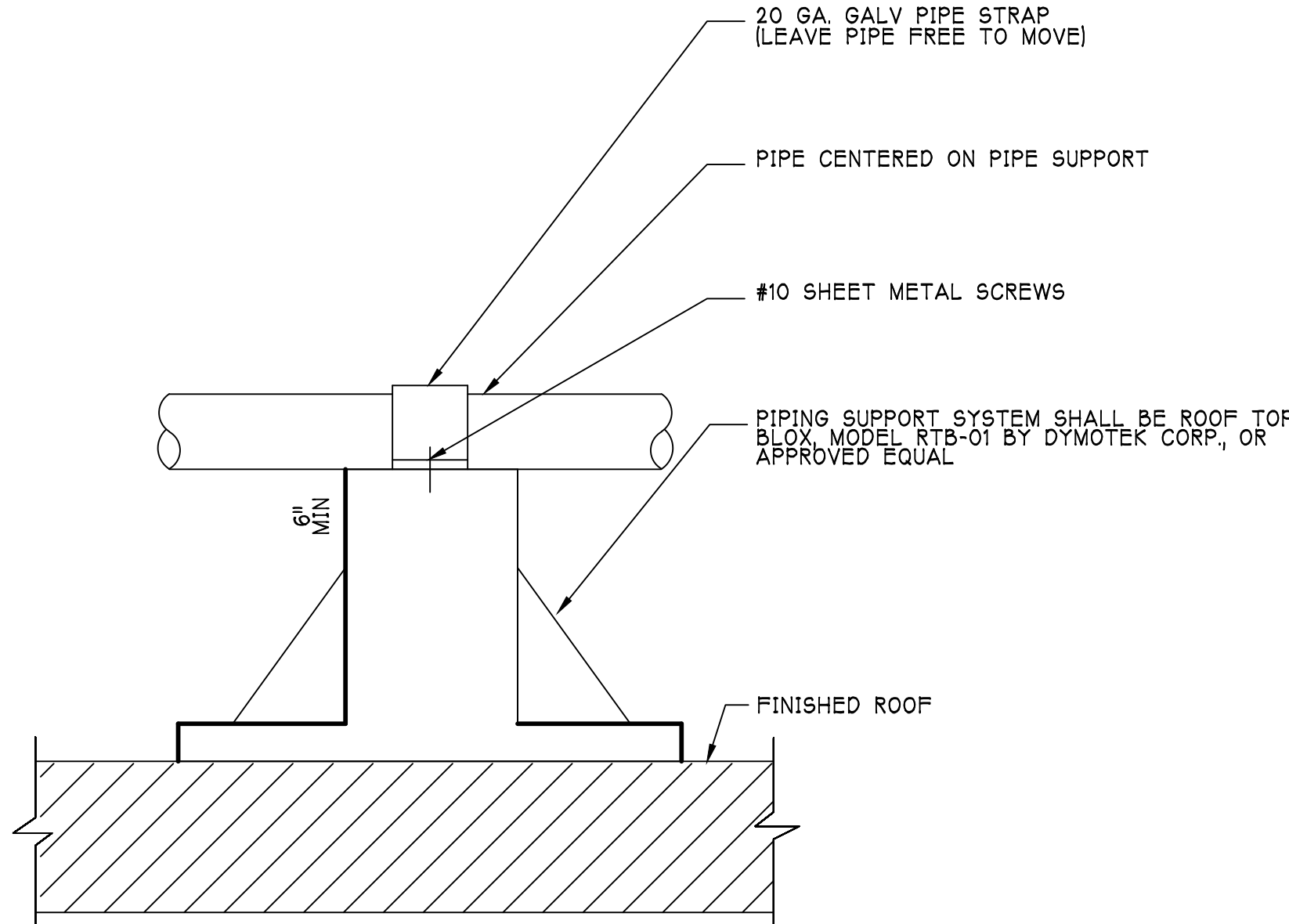
JOB NO.

20077

SHEET NO.

P500

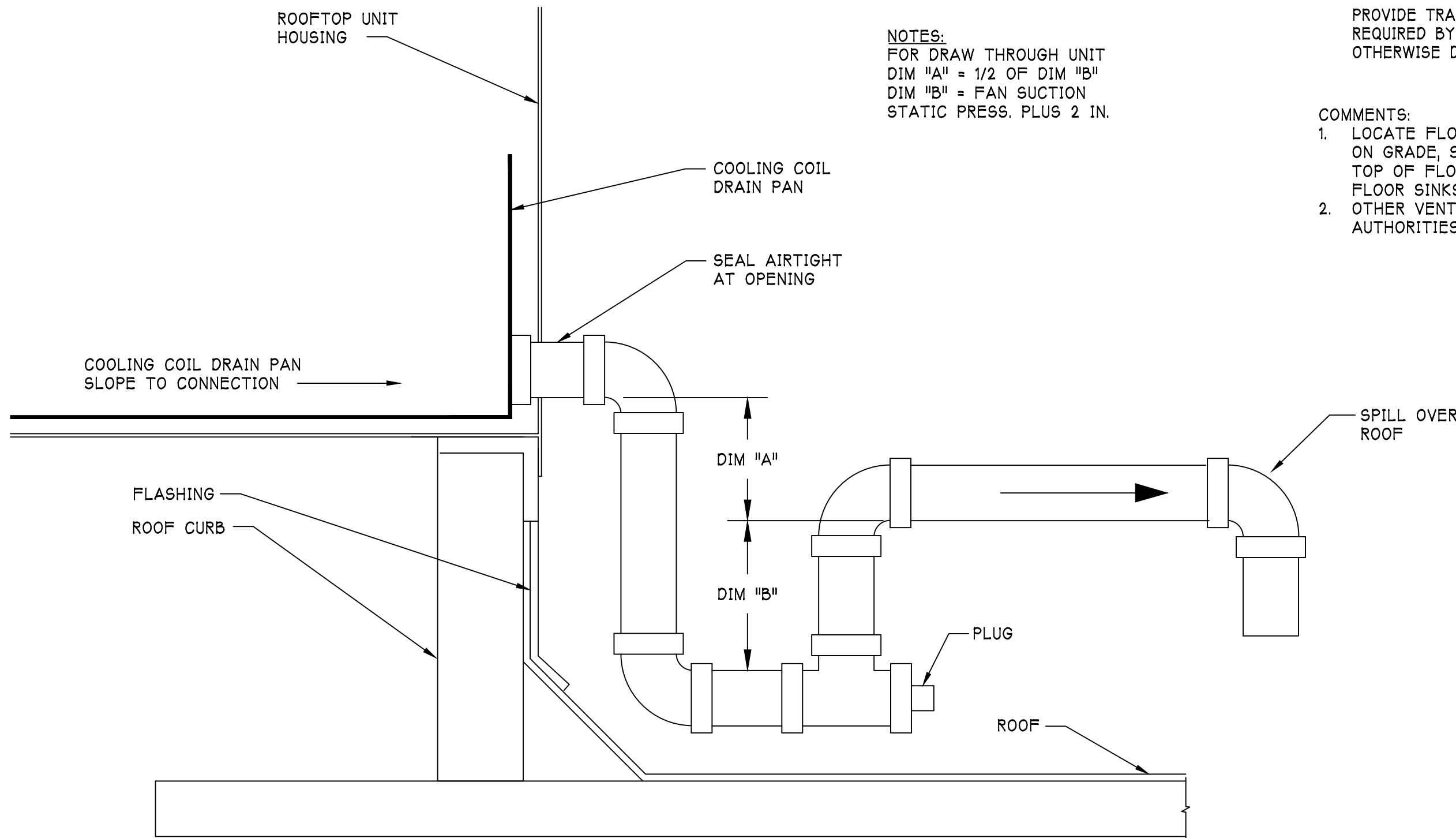
PLOT SIZE: 36"X24"



DETAIL NOTE:
PIPE SUPPORTS TO BE SPACED MAXIMUM 7'-0" O.C.
SUPPORT PIPE PARALLEL TO ROOF SLOPE.

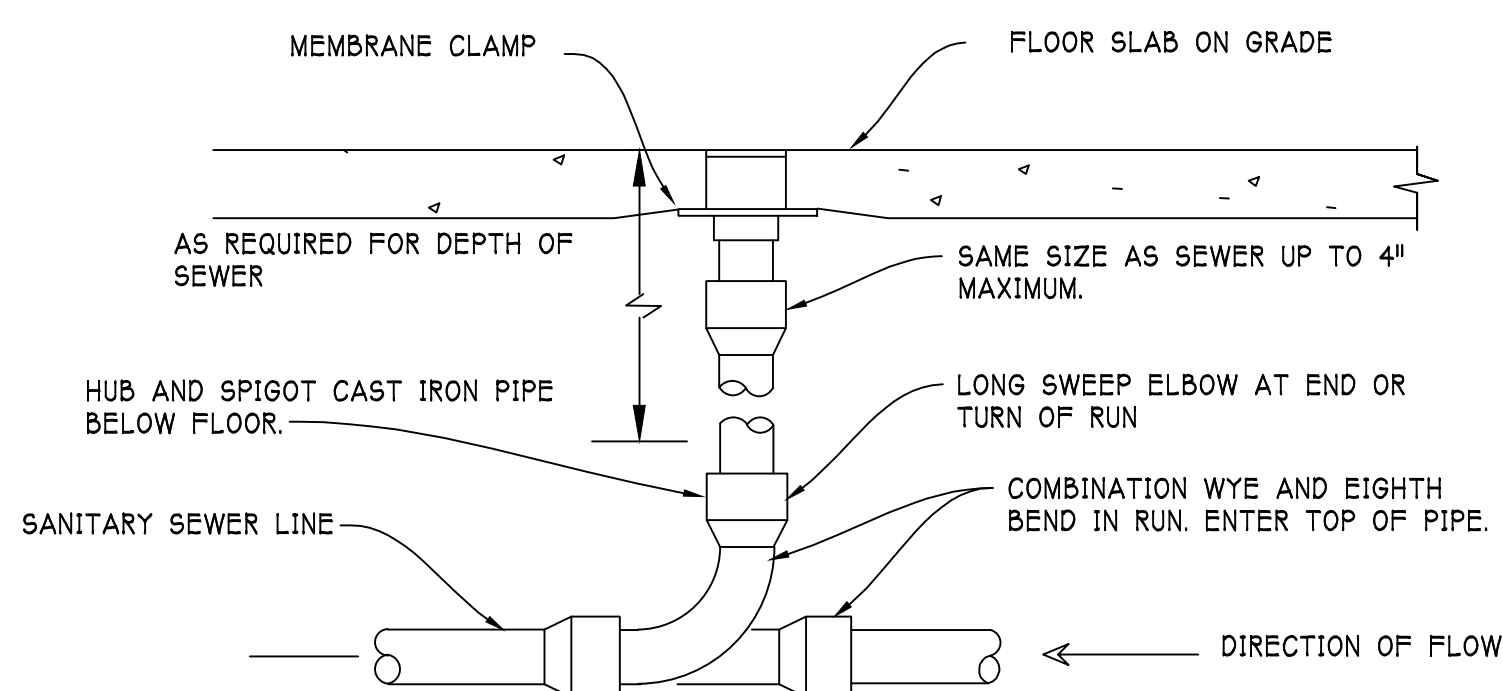
1 ROOF MOUNTED PIPE SUPPORT DETAIL

P500 SCALE: NONE



2 PKGD RTU COOLING COIL DRAIN PAN TRAP DETAIL

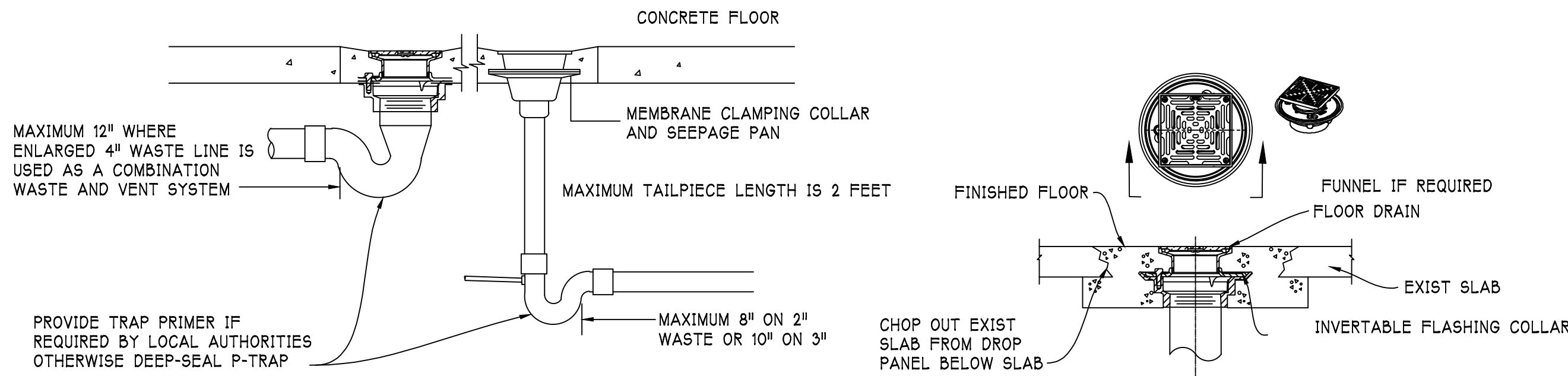
P500 SCALE: NONE



- COMMENTS:
1. LOCATE AT BUILDING EXIST, AT ENDS OF RUNS, AT TURNS OF PIPE GREATER THAN 45 DEGREES, AT 50' INTERVALS ON STRAIGHT RUNS, AND/OR WHERE SHOWN ON PLANS. PROVIDE BACKFILL PER ARCHITECTURAL SPECIFICATIONS. LOCATE CLEANOUTS WHERE THERE IS 18" CLEAR AROUND. CONSUL. LOCAL CODES FOR OTHER FCO REQUIREMENTS.
 2. ROUND SECURED GASKETED NICKEL BRONZE ADJUSTABLE TOP WITH "CO" CAST IN COVER. PROVIDE CLEANOUT TOP WITH VARIATIONS SUITABLE FOR FLOOR COVERING CARPET MARKER, RECESSED FOR TILE, SCORiated FOR UNFINISHED FLOORS, PROVIDE GASKETED PLASTIC PLUG IN CAST IRON BODY. USE TEFLON JOINT COMPOUND ON PLUG THREADS. CLEAN THE TOP OF EXPOSED FCO AFTER INSTALLATION

3 FLOOR CLEANOUT REQUIREMENTS

P500 SCALE: NONE



- COMMENTS:
1. LOCATE FLOOR DRAIN/SINK WHERE SHOWN ON DIMENSIONED FLOOR PLAN. FOR FLOOR SLAB ON GRADE, SET DRAIN BODY IN PLACE, PROVIDE BACKFILL. AND POUR AROUND IT. RECESS TOP OF FLOOR DRAINS 1/2" BELOW FLOOR DATUM AND SLOPE FLOOR TO IT. DO NOT RECESS FLOOR SINKS.
 2. OTHER VENTING METHODS MAY BE USED, IF APPROVED BY LOCAL CODE AND/OR LOCAL AUTHORITIES.

4 FLOOR DRAIN DETAILS

P500 SCALE: NONE

| PLUMBING FIXTURE SCHEDULE | | | | | | |
|---------------------------|-----------------------|---------------------|------|--------|--------|--|
| MARK | FIXTURE TYPE | PLUMBING CONNECTION | | | | MODEL |
| | | CW | HW | SAN | W&V | |
| CO | FLOOR CLEANOUT | | | 3" | | ZURN CO-2455-PV3 |
| EWC | ELECTRIC WATER COOLER | 1/2" | | 1-1/2" | 1-1/4" | ELKAY EZSTL8C |
| EWB | ELECTRIC WATER HEATER | 3/4" | 3/4" | | IND. | AO SMITH EJC-6 |
| FD | FLOOR DRAIN | | | 3" | | JOSAM 30000A |
| LAV | LAVATORY | 1/2" | 1/2" | 1-1/2" | 1-1/4" | AMERICAN STANDARD LUCERNE 0355.015 |
| MS | MOP SINK | 1/2" | 1/2" | 3" | 1-1/2" | FIAT TSB3000 |
| WC | WATER CLOSET | 3/4" | | 3" | | AMERICAN STANDARD CADET 2467.100 |
| WCO | WALL CLEANOUT | | | 3" | | ZURN Z1441 |

MECHANICAL GENERAL NOTES:

1. ALL FEDERAL, STATE, LOCAL, AND OSHA SAFETY RULES MUST BE OBSERVED.
2. ALL WORK SHALL COMPLY WITH ALL LOCAL AND STATE CODES AND AUTHORITIES HAVING JURISDICTION.
3. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS IN FIELD PRIOR TO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO EQUIPMENT LOCATIONS. DISCREPANCIES AFFECTING THE CONTRACTORS BID SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OF RECORD.
4. PLANS ARE DIAGRAMMATIC AND SHOW GENERAL LOCATION AND ARRANGEMENT OF ALL MATERIALS AND EQUIPMENT. THE PLANS SHALL BE FOLLOWED AS CLOSELY AS BUILDING CONSTRUCTION AND ALL OTHER WORK WILL PERMIT.
5. ALL ROOF PENETRATIONS SHALL BE AT THE CONTRACTOR'S EXPENSE. COORDINATE WITH OWNER'S ROOFING CONTRACTOR SO AS NOT TO VOID ANY EXISTING ROOF WARRANTIES.
6. EACH UNIT GENERATING CONDENSATE SHALL BE PROVIDED WITH A CONDENSATE DRAIN WITH EXTERNAL, 4" DEEP P-TRAP. EXTEND DRAIN TO A ROOF MOUNTED SPLASH PAD OR AN ACCEPTABLE LOCATION REQUIRED BY CODE.
7. DIMENSIONAL INFORMATION ON DRAWINGS ARE IN INCHES UNLESS OTHERWISE NOTED. DUCT SIZES SHOWN ON DRAWINGS ARE CLEAR INSIDE DIMENSION.
8. ALL METAL DUCT AND AIR DISTRIBUTION DEVICES IN UNCONDITIONED SPACE SHALL BE INSULATED WITH R-6, 75 DENSITY FOIL-BACKED INSULATION WITH FIRE AND SMOKE RATING 25-50.
9. ALL DUCTWORK SHALL BE FABRICATED, INSTALLED, SEALED, AND INSULATED PER THE LATEST ISSUE OF SMACNA LOW-VELOCITY DUCT MANUAL.
10. UNLESS OTHERWISE NOTED, ALL SUPPLY TAKEOFFS SHALL HAVE A MANUAL VOLUME CONTROL DAMPER. PROVIDE AND INSTALL LOCKING VOLUME DAMPENERS ON ALL SUPPLY DROPS AND BRANCHES OF THE SYSTEM.
11. FLEX DUCT CONNECTORS TO SUPPLY AIR DIFFUSERS SHALL BE NO MORE THAN 10'-0" IN LENGTH AND SHALL BE INDEPENDENTLY SUPPORTED FROM THE ROOF STRUCTURE WITHOUT SAGGING. FLEX DUCT SHALL NOT BE DRAPED ACROSS THE TOP OF THE CEILING STRUCTURE.
12. PROVIDE SYSTEM AIR BALANCE REPORT OF ALL AIR HANDLING SYSTEMS UPON SUBSTANTIAL COMPLETION AND ASSURE THE OPERATION AND COMFORT OF THE SYSTEM DURING COMMISSION OF THE BUILDING. THE REPORT SHALL INCLUDE FAN RPM, TOTAL STATIC PRESSURE, AIR QUANTITIES AT ALL DIFFUSERS AND GRILLES, A DIAGRAM OF THE AIR HANDLING SYSTEM INSTALLED, AND RECOMMENDATIONS TO CORRECT DEFICIENCIES. THE AIR BALANCE REPORT SHALL BE PERFORMED BY A CERTIFIED CONTRACTOR.
13. COORDINATE LOCATION OF MECHANICAL COMPONENTS WITH OTHER TRADES. AVOID INTERFERENCES WITH STRUCTURAL, ELECTRICAL, FIRE PROTECTION, ETC.
14. ALL AIR INTAKES SHALL BE LOCATED AT LEAST 10'-0" FROM ANY EXHAUST OR VENT OUTLETS. ALL EXHAUST MUST BE 10'-0" FROM ANY ADJACENT TENANT SPACE OF BUILDING EDGE. ROOF TOP MECHANICAL EQUIPMENT SHALL BE LOCATED OUT OF VIEW FROM A PERSON ON THE GROUND AND 10'-0" MINIMUM FROM THE CLOSEST ROOF EDGE.
15. THE CONTRACTOR IS TO MAKE ALL LOW-VOLTAGE WIRING CONNECTIONS FOR ALL HVAC EQUIPMENT INCLUDING TEMPERATURE CONTROLS, ROOF TOP UNITS, SMOKE DETECTORS AND CONTACTOR PANEL. TEMP SENSORS SHALL BE MOUNTED 7'-6" A.F.F. AND ASSOCIATED CONTROL WIRING SHALL BE FULLY CONCEALED.
16. HVAC CONTROLS SHALL OPERATE CONTINUOUSLY TO MAINTAIN THE FOLLOWING SETPOINTS:
COOLING MODE 74F @ 50%RH
HEATING MODE 70F
HVAC UNITS SHALL BE PROVIDED WITH MINIMUM TWO STAGE CONTROL WITH LOW SPEED SETTING NOT TO EXCEED 66% OF FULL FAN SPEED.
18. THE CONTRACTOR SHALL COORDINATE DIFFUSER LOCATIONS ON SITE WITH THE MOST RECENT REFLECTED CEILING PLAN.
19. PROVIDE AND INSTALL SMOKE DUCT DETECTORS IN EACH AIR CONDITIONING UNIT RETURN DUCT GREATER THAN 2000 CFM. CONTRACTOR SHALL PROVIDE INTERCONNECTION AND WIRE TO THE FIRE ALARM CONTROL PANEL IF REQUIRED. DUCT DETECTORS SHALL HAVE REMOTE TEST STATIONS LOCATED IN THE OFFICE NEAR THE RESPECTIVE THERMOSTATS.
- 20.THE ENTIRE INSTALLATION SHALL BE GUARANTEED FREE OF DEFECTS AND CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DEFECTIVE MATERIALS OR EQUIPMENT AT NO COST TO THE OWNER FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY ARCHITECT OR ENGINEER.
21. REFER TO MECHANICAL INSTALLATION DETAILS ON SHEET M500.

| ROOFTOP UNIT SCHEDULE | | | | | | | | | | | | | | | | | | | | | | |
|-----------------------|------------------|-----------|-------------------|------------------|---------------------|-----------------------|-------------|------------|----------------------|-----------|-------------------|----------------------|--------------|----------|-----------|------------|------------------|------------|-----|---|--|-------|
| MARK | SERVICE | MODEL NO. | MODEL NO. | NOMINAL CAPACITY | SUPPLY FAN | | | | COOLING | | | | HEATING | | | | EFFICIENCY (EER) | ELECTRICAL | | | | NOTES |
| | | | | | TOTAL AIRFLOW (CFM) | OUTSIDE AIRFLOW (CFM) | ESP (IN WC) | POWER (HP) | CAPACITY TOTAL (MBH) | TYPE | COMPRESSORS (NO.) | CAPACITY INPUT (MBH) | OUTPUT (MBH) | TYPE | TEMP RISE | VOLT/PHASE | | MCA | MOP | | | |
| RTU-1 | SALES | BRYANT | 580JE12D180A2H0AA | 10 TON | 4000 | 850 | 1.2 | 2.93 | 114 | DX R-410A | 2 | 180/120 | 148/98 | NAT. GAS | 25-65 | 11.1 | 208-230V/3PH | 50 | 60 | 1 | | |
| RTU-2 | SALES | BRYANT | 580JE12D180A2H0AA | 10 TON | 4000 | 850 | 1.2 | 2.93 | 114 | DX R-410A | 2 | 180/120 | 148/98 | NAT. GAS | 25-65 | 11.1 | 208-230V/3PH | 50 | 60 | 1 | | |
| RTU-3 | SALES | BRYANT | 580JE12D180A2H0AA | 10 TON | 4000 | 850 | 1.2 | 2.93 | 114 | DX R-410A | 2 | 180/120 | 148/98 | NAT. GAS | 25-65 | 11.1 | 208-230V/3PH | 50 | 60 | 1 | | |
| RTU-4 | SALES/STOCK ROOM | BRYANT | 580JE12D180A2H0AA | 10 TON | 4000 | 850 | 1.2 | 2.93 | 114 | DX R-410A | 2 | 180/120 | 148/98 | NAT. GAS | 25-65 | 11.1 | 208-230V/3PH | 50 | 60 | 1 | | |

- NOTES:
1. PROVIDE WITH TWO-STAGE COOLING, LOW-HEAT, MEDIUM STATIC INDOOR FAN, STANDARD LEAK ENTHALPY ECONOMIZER WITH 100% BAROMETRIC RELIEF, STANDARD ELECTRO-MECHANICAL CONTROLS PACKAGE

| EXHAUST FAN SCHEDULE | | | | | | | | | | | | | | | | | |
|----------------------|--------------------|-----------|---------------------|-------------|---------|------------|------------------|-----|---------|------------|-------------|------------------|--------------|--------------|------------|-----|---------|
| MARK | SERVICE | MODEL NO. | FAN | | | | | | TYPE | DIMENSIONS | | | WEIGHT (LBS) | NOISE (SONE) | ELECTRICAL | | REMARKS |
| | | | TOTAL AIRFLOW (CFM) | ESP (IN WC) | FAN RPM | BRAKE (HP) | MOTOR RATED (HP) | RPM | | LxW (IN) | HEIGHT (IN) | DUCT FLANGE (IN) | | | VOLT/PHASE | FLA | |
| EF-1 | MENS TOILET ROOM | SP-B110 | 80 | 0.8 | 950 | -- | 80 W | -- | CEILING | 15x13 | 7 | 6" DIA | 19 | 1 | 115/1 | 1 | 1,2 |
| EF-2 | WOMENS TOILET ROOM | SP-B110 | 80 | 0.8 | 950 | -- | 80 W | -- | CEILING | 15x13 | 7 | 6" DIA | 19 | 1 | 115/1 | 1 | 1,2 |

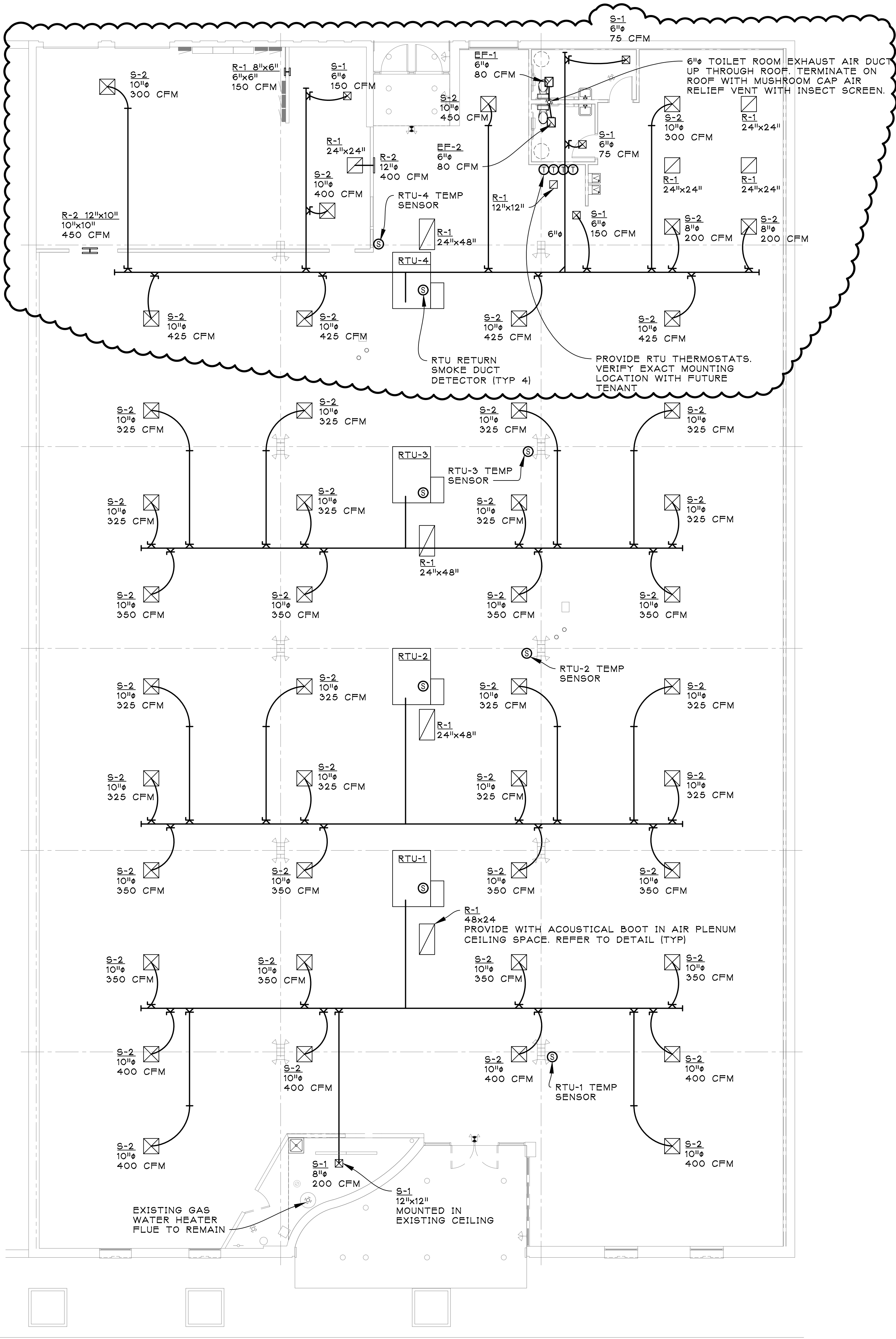
- NOTES:
1. MODEL NUMBERS ARE GREENHECK. EQUIVALENT MANUFACTURERS ARE ACCEPTABLE
2. LIGHT SWITCH AND TIMER INTERLOCK BY ELECTRICAL. PROVIDE WITH TOGGLE DISCONNECT. ADJUST TIMER SWITCH OFF DELAY TO 30 SECONDS

| GRILLE REGISTER AND DIFFUSER SCHEDULE | | | | | | | |
|---------------------------------------|---------|-----------|---------------|-------------|------------|----------------|---------|
| MARK | SERVICE | MODEL NO. | MOUNTING TYPE | SIZE | | | REMARKS |
| | | | | LENGTH (IN) | WIDTH (IN) | NECK SIZE (IN) | |
| S-1 | SUPPLY | SCD | CEILING | 12 | 12 | SEE PLANS | WHITE 1 |
| S-2 | SUPPLY | SCD | CEILING | 24 | 24 | 10 | WHITE 1 |
| R-1 | RETURN | PDDR | CEILING | SEE PLANS | SEE PLANS | - | WHITE 2 |
| R-2 | RETURN | 500 | WALL | SEE PLANS | SEE PLANS | SEE PLANS | WHITE 1 |

- NOTES:
1. MODEL NUMBERS ARE PRICE. EQUIVALENT MANUFACTURER'S ARE ACCEPTABLE
2. RETURN GRILLES MOUNTED IN CEILING. CONNECT TO BOOT IN AIR PLENUM CEILING SPACE

| AIR BALANCE SCHEDULE | | | | | | | |
|----------------------|-------------|------------------|------------------------|------------------|-------------------|----------------|-----|
| MARK | SERVICE | SUPPLY AIR (CFM) | OUTSIDE AIRFLOW (CFM)* | RETURN AIR (CFM) | EXHAUST AIR (CFM) | PRESSURIZATION | %OA |
| RTU-1 | SALES | 4000 | 850 | 3150 | - | 850 | 21% |
| RTU-2 | SALES | 4000 | 850 | 3150 | - | 850 | 21% |
| RTU-3 | SALES | 4000 | 850 | 3150 | - | 850 | 21% |
| RTU-4 | SALES | 4000 | 850 | 3150 | - | 850 | 21% |
| EF-1 | TOILET ROOM | - | - | - | -300 | -100 | - |
| EF-2 | TOILET ROOM | - | - | - | -300 | -100 | - |
| TOTAL: | | 16000 | 3400 | 12600 | -600 | 3200 | |

| OUTDOOR AIR CALCULATIONS: | | | | | | |
|---|------------------|-------|---|------|-------------|------------|
| OCCUPANCY: | OCCUPANT DENSITY | | | | | |
| RETAIL SALES FLOOR | | | | | | |
| AREA = | | 13273 | X | 0.12 | = | 1593 CFM |
| PEOPLE = | 15/1000 SQ FT | 199 | X | 7.5 | = | 1493 CFM |
| STOCK ROOM | | | | | | |
| AREA = | | 1150 | X | 0.12 | = | 138 CFM |
| MECH ROOM | | | | | | |
| AREA = | | 178 | X | 0.12 | = | 21 CFM |
| TOTAL OUTDOOR AIR REQUIRED | | | | | = | 3245 CFM |
| TOILET ROOM EXHAUST REQUIRED= | | 2 | X | 70 | = | 140 CFM |
| TOILET ROOM EXHAUST FANS= | | 2 | X | 80 | = | 160 CFM |
| OUTDOOR AIR PROVIDED | | | | | 3400 | CFM |
| CALCULATIONS PER 2015 MICHIGAN MECHANICAL CODE, CHAPTER 4 | | | | | | |



ARCHITECT:



jeffery a. scott
architects p.c.

32316 grand river ave.
suite 200
farmington, mi 48336
248-476-8800
JSCOTTARCHITECTS.COM

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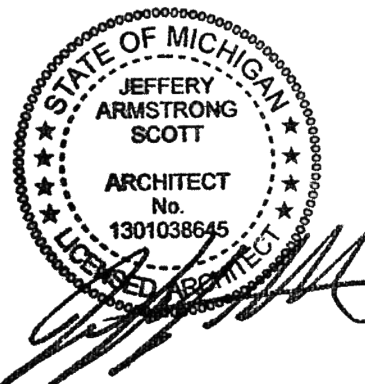
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MECHANICAL PLAN

PROJECT:

LANDLORD'S
WHITEBOX
FOR FUTURE TENANT
22250 MICHIGAN AVE.
DEARBORN, MI 48124

ISSUED FOR:
BIDS & PERMITS 10/23/2020
ADDENDUM NO. 1 10/30/2020



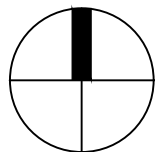
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JOB NO.

20077

SHEET NO.

M100

PLOT SIZE: 36"x24"



MECHANICAL PLAN

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



jeffery a. scott
architects p.c.

32316 grand river ave.
suite 200
farmington, mi 48336
248-476-8800
JSCOTTARCHITECTS.COM

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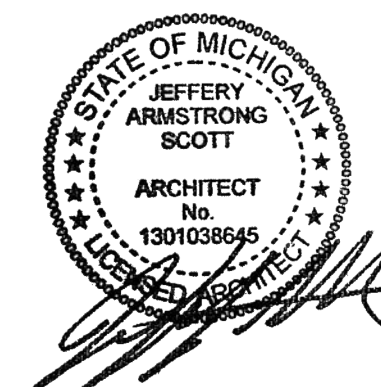
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MECHANICAL
DETAILS

PROJECT:

LANDLORD'S
WHITEBOX
FOR FUTURE TENANT
22250 MICHIGAN AVE.
DEARBORN, MI 48124

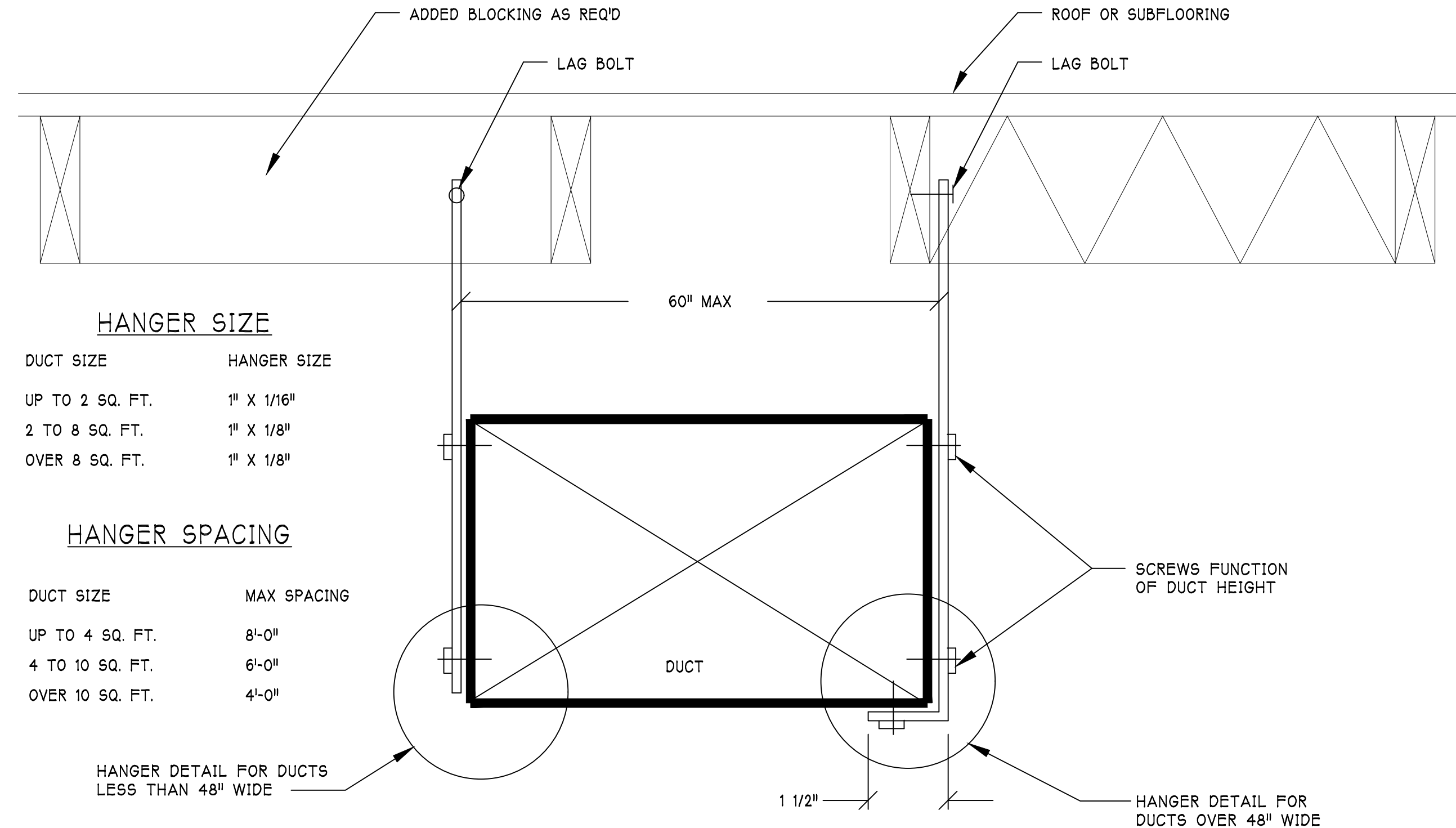
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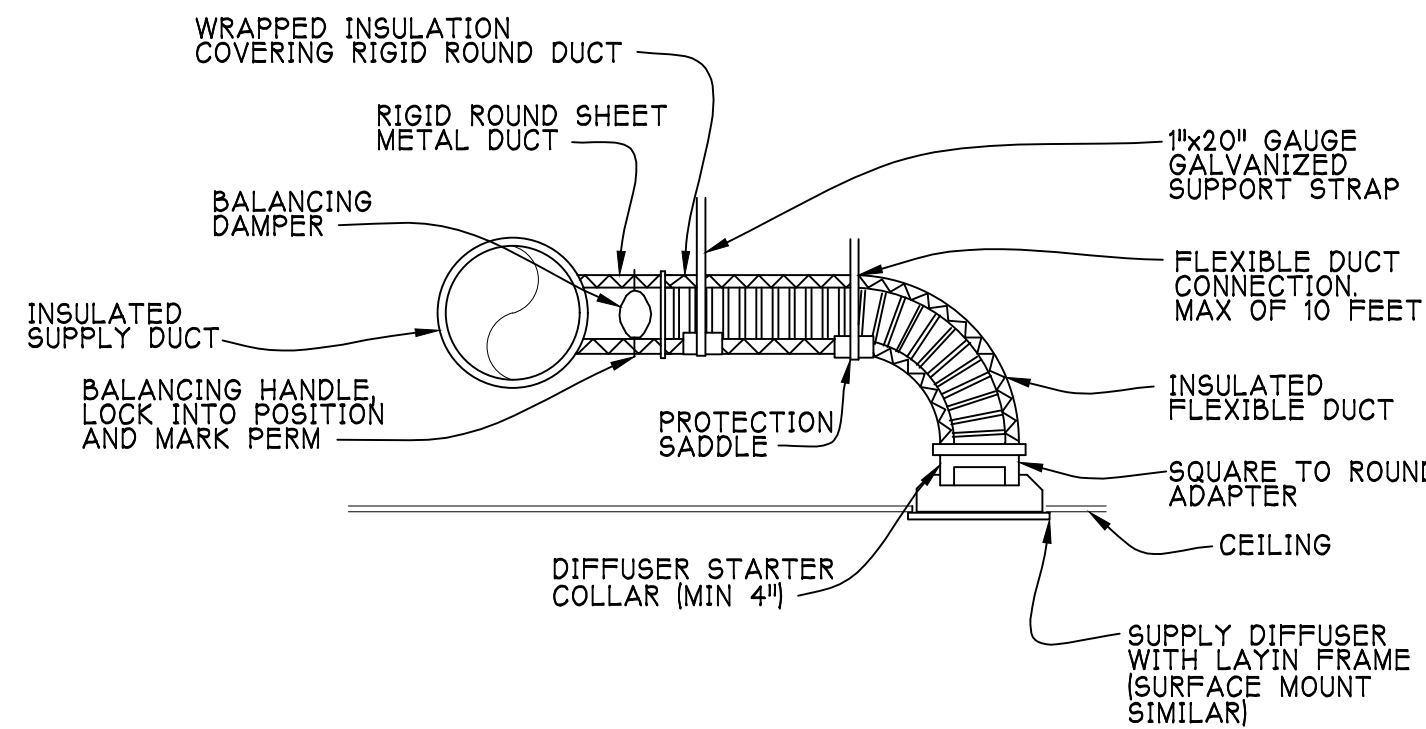
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SHEET NO.
M500

PLOT SIZE: 36"X24"

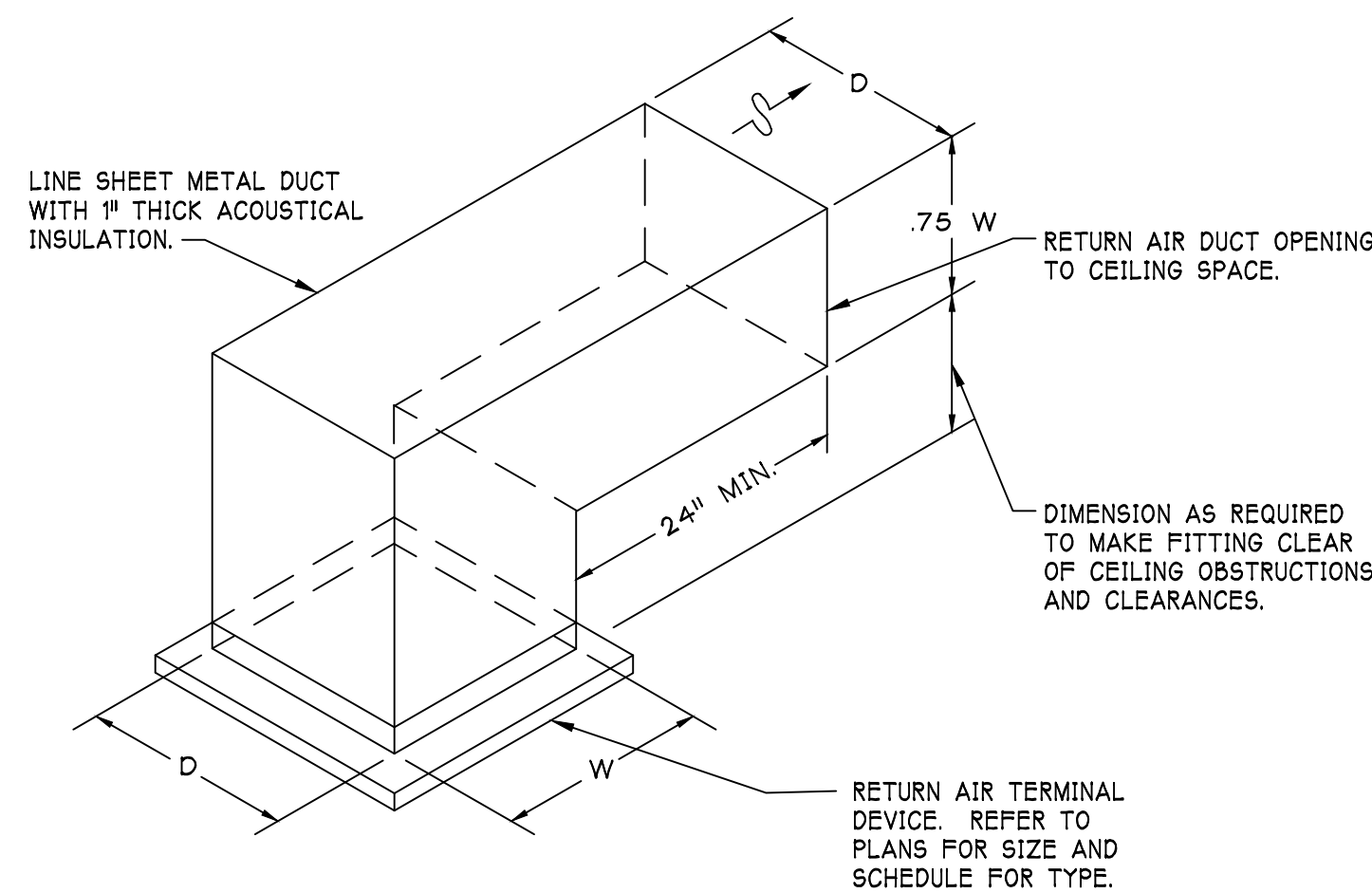


- NOTES:
- ALL SUPPLEMENTARY STEEL OR ANGLE TO BE EITHER GALVANIZED OR BLACK.
 - DUCTS OVER 60" TO TRAPEZE WITH ROD AND ANGLE AS PER SMACNA.
 - DUCT SEALANT: UNITED DUCT SEALER, OR EQUAL. PROVIDE A NON-HARDENING, NON-MIGRATING, MASTIC OR LIQUID ELASTIC SEALANT OF A TYPE AS RECOMMENDED BY THE MANUFACTURER SPECIFICALLY FOR SEALING JOINTS AND SEAMS IN SHEET METAL DUCTWORK. ALL DUCTWORK SHALL HAVE SEALED LONGITUDINAL AND TRANSVERSE JOINTS. WHERE SLIP AND DRIVE JOINTS ARE MADE, A SEALER SHALL BE APPLIED OVER THE ENTIRE JOINT AFTER THE DRIVE IS IN PLACE. APPLY A SECONDARY LAYER OF SEALER AT THE CORNERS AFTER THE DRIVE ENDS ARE CRIMPED IN PLACE. ALL LONGITUDINAL SEAMS SHALL BE COVERED WITH A SEALING MASTIC. ALL SLIP JOINTS SHALL BE MADE AND COATED, THEN INSERTED INTO THE DUCT OR COLLAR AND SECURED WITH SHEET METAL SCREWS. COVER THE ENTIRE OUTER JOINT AND SCREWS WITH MASTIC. COVER JOINTS AROUND ALL SPIN-IN FITTINGS. INTERNALLY CLEAN DUCTWORK OF DUST AND DEBRIS.

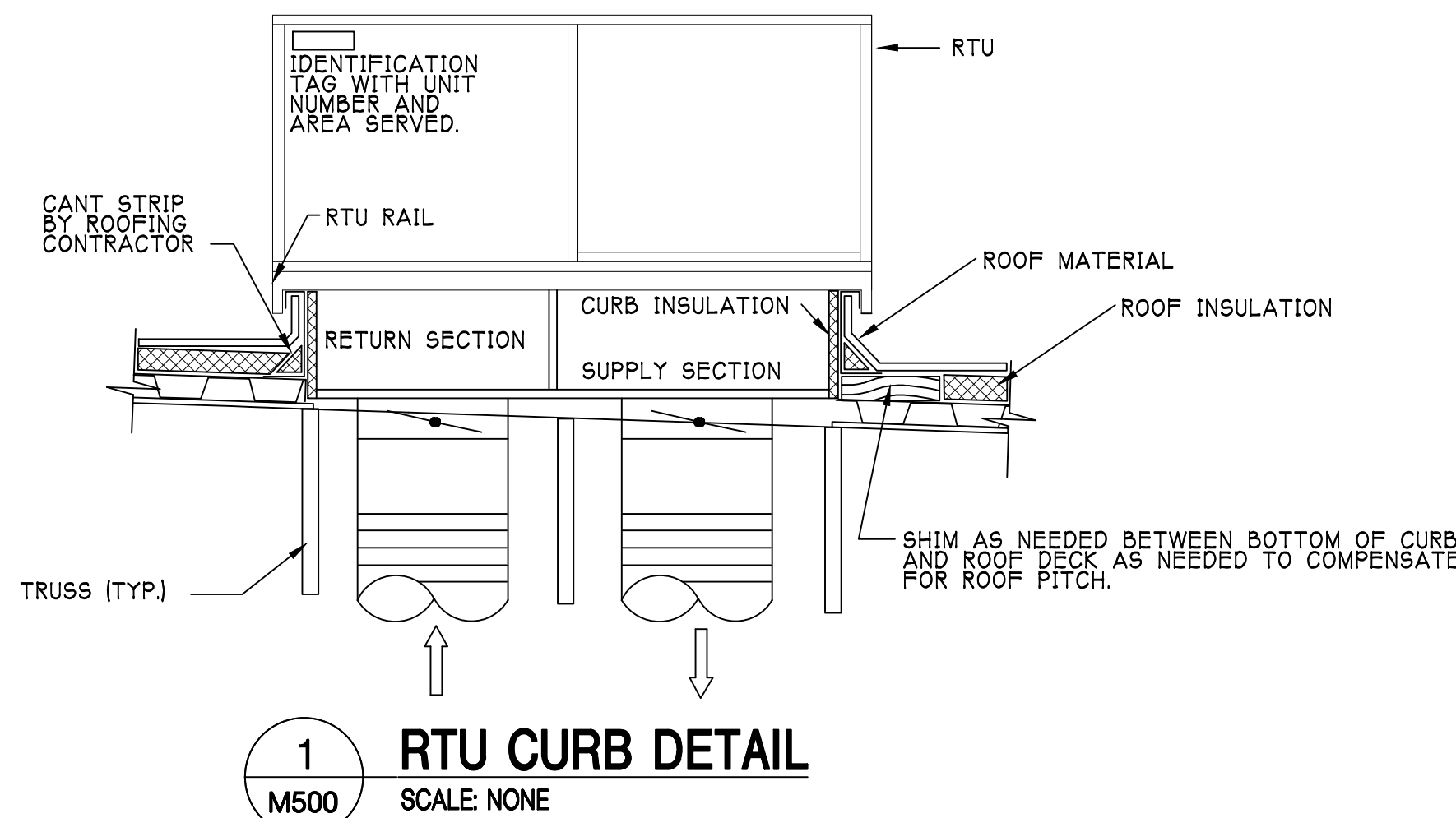
4 DUCT HANGING DETAILS
SCALE: NONE



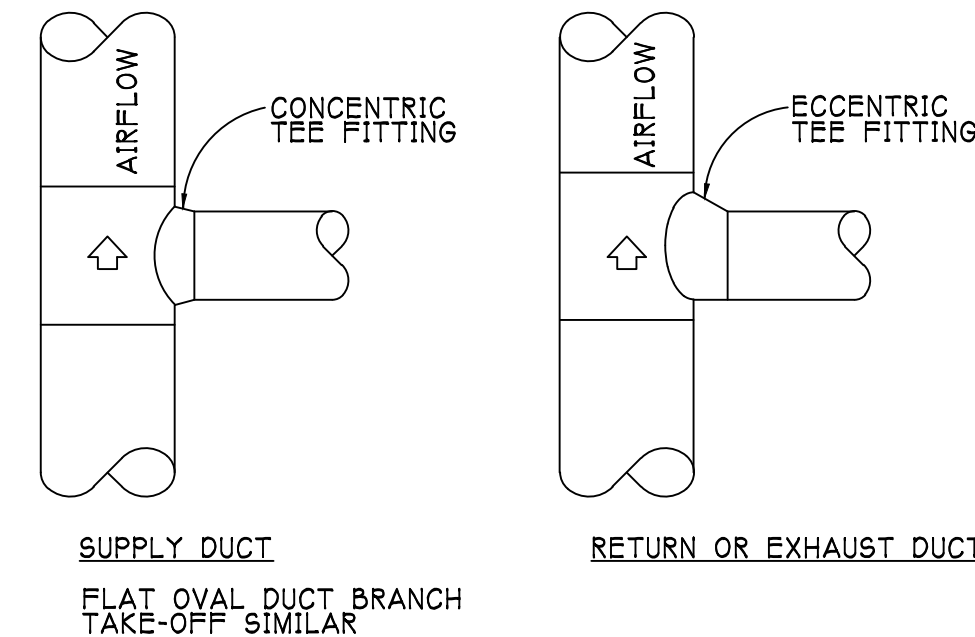
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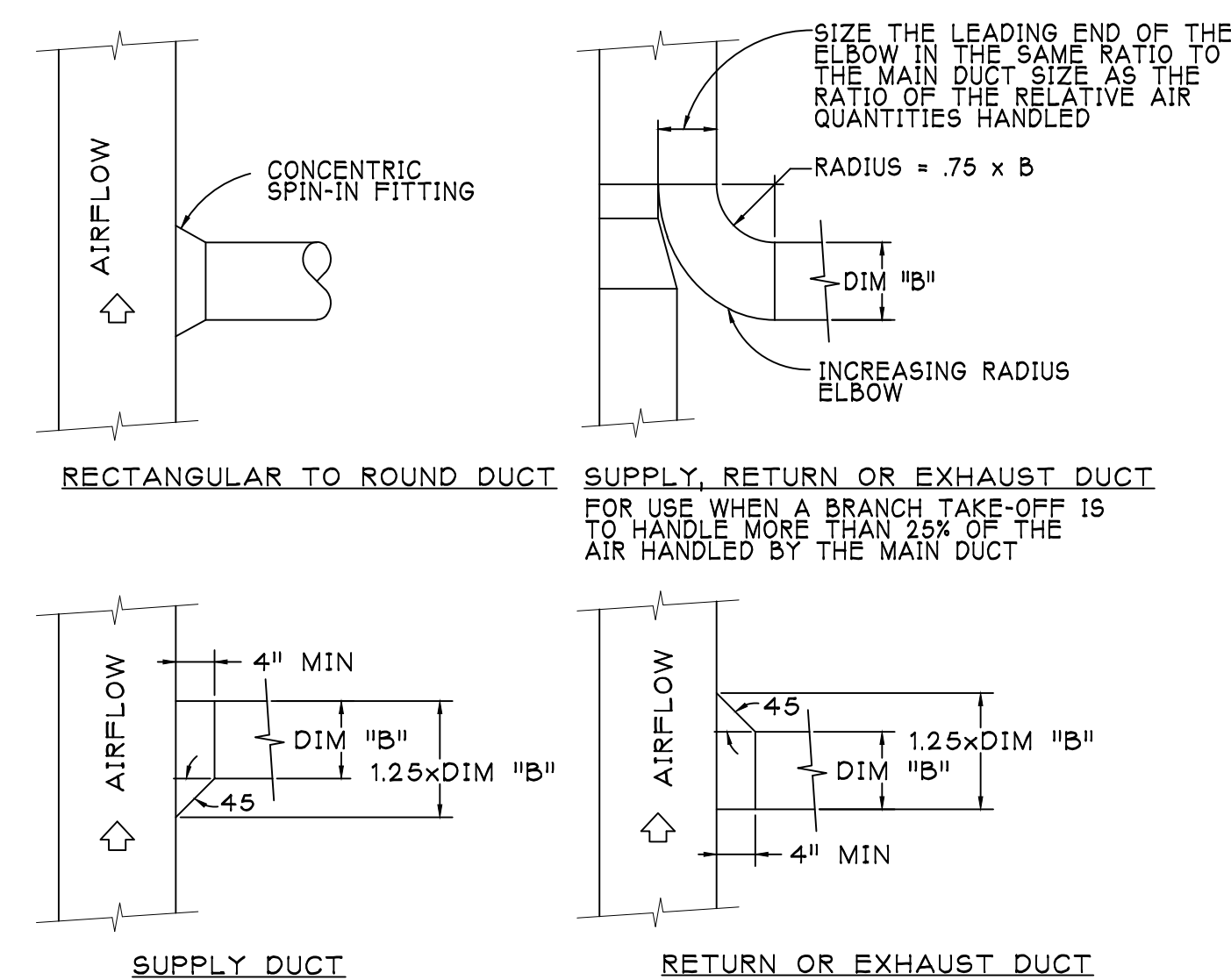
5 PLENUM RETURN AIR GRILLE DETAIL
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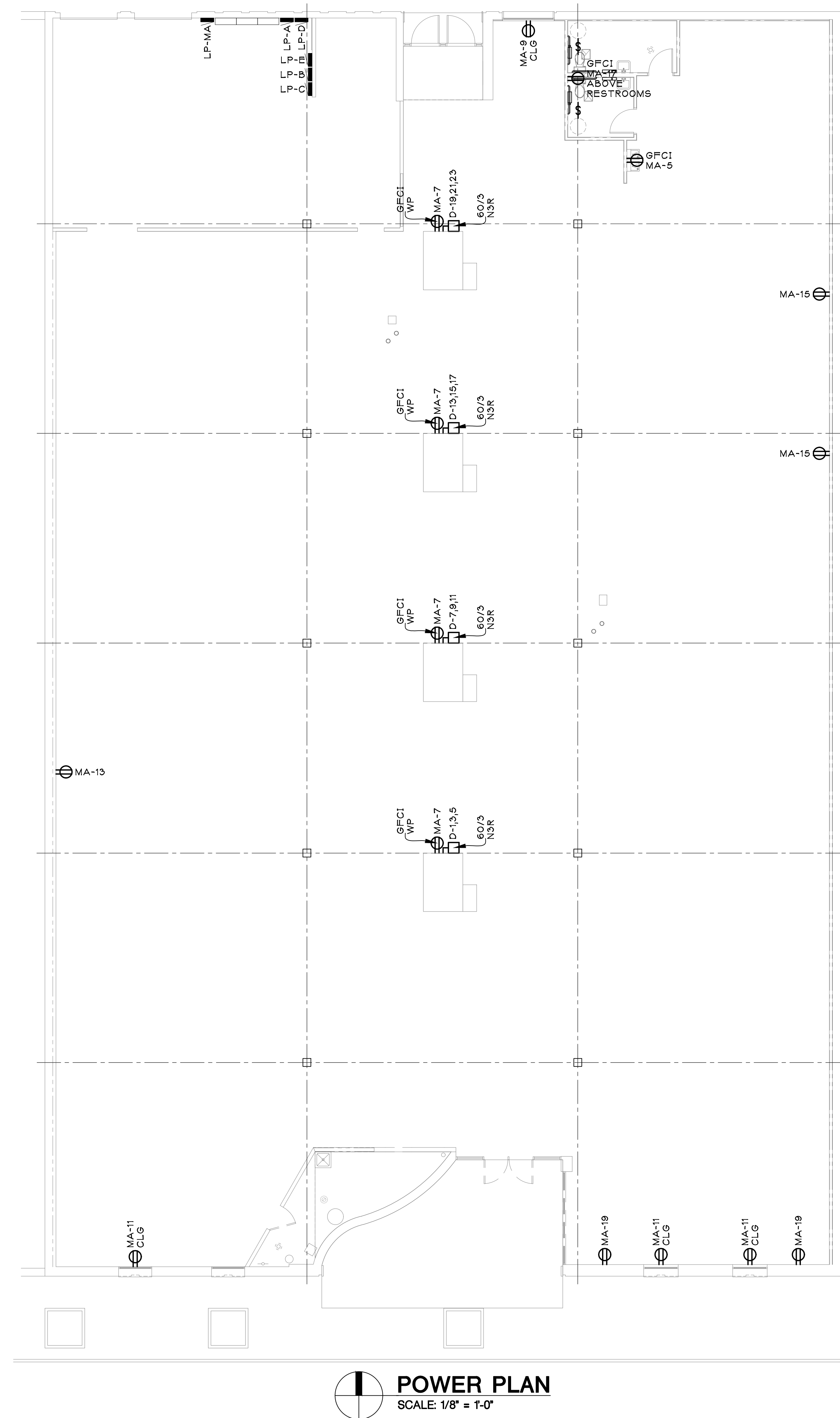
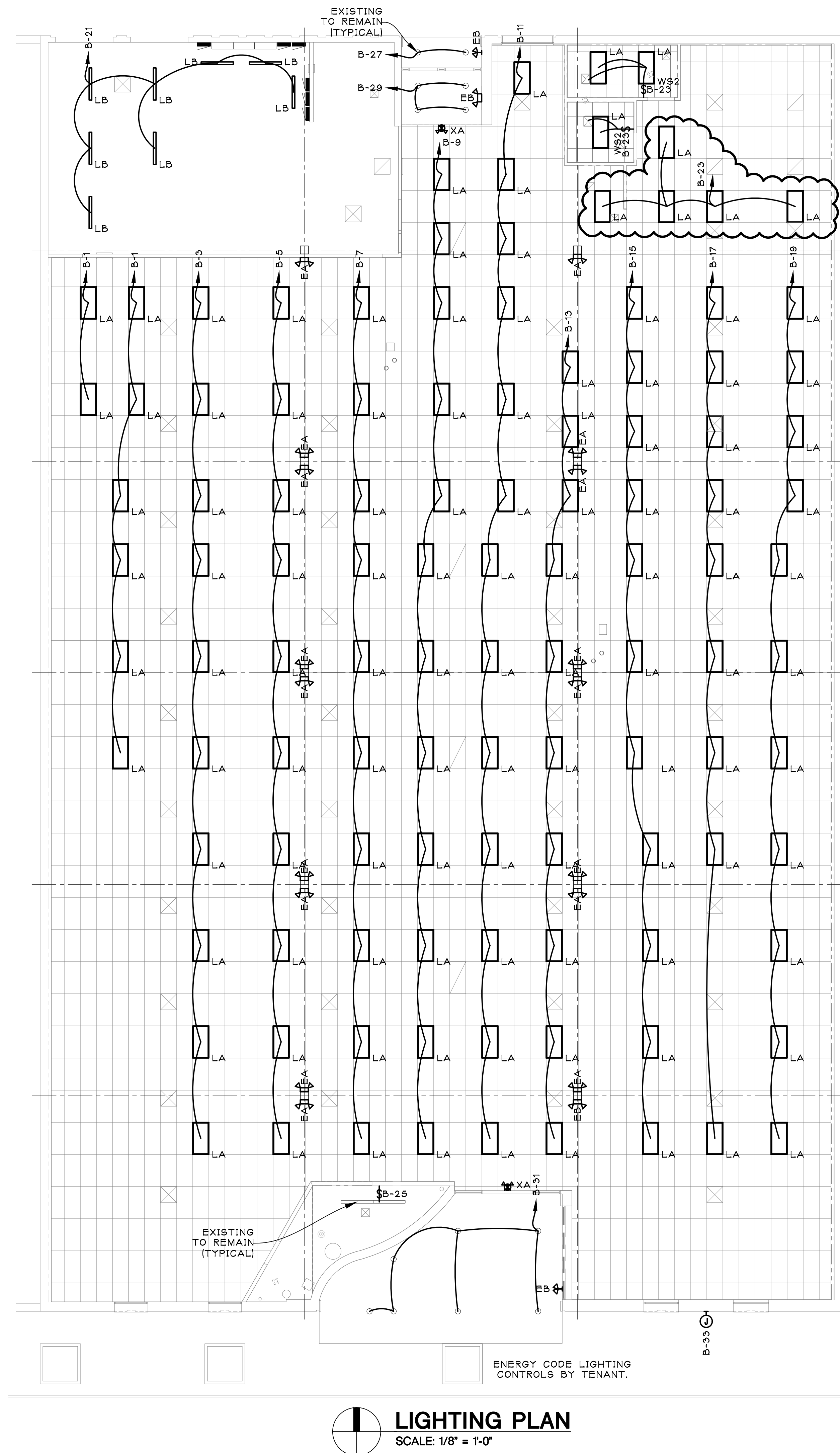
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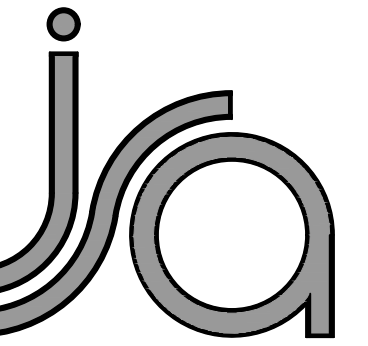
2 ROUND DUCT BRANCH TAKE-OFF DETAILS
SCALE: NONE



3 RECTANGULAR DUCT BRANCH TAKE-OFF DETAILS
SCALE: NONE



ARCHITECT:



Jeffery A. Scott
Architects P.C.

316 grand river ave.
 suite 200
 Farmington, mi 48336
 248-476-8800
 COTTARCHITECTS.COM

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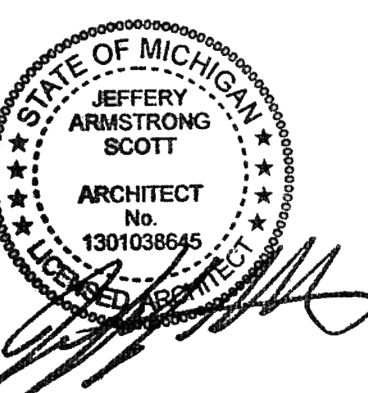
LIGHTING AND POWER PLANS

PROJECT:

WHITEBOX
FOR FUTURE TENANT
22250 MICHIGAN AVE.
DEARBORN, MI 48124

ISSUED FOR:

| | |
|----------------|------------|
| DS & PERMITS | 10/23/2020 |
| ADDENDUM NO. 1 | 10/30/2020 |



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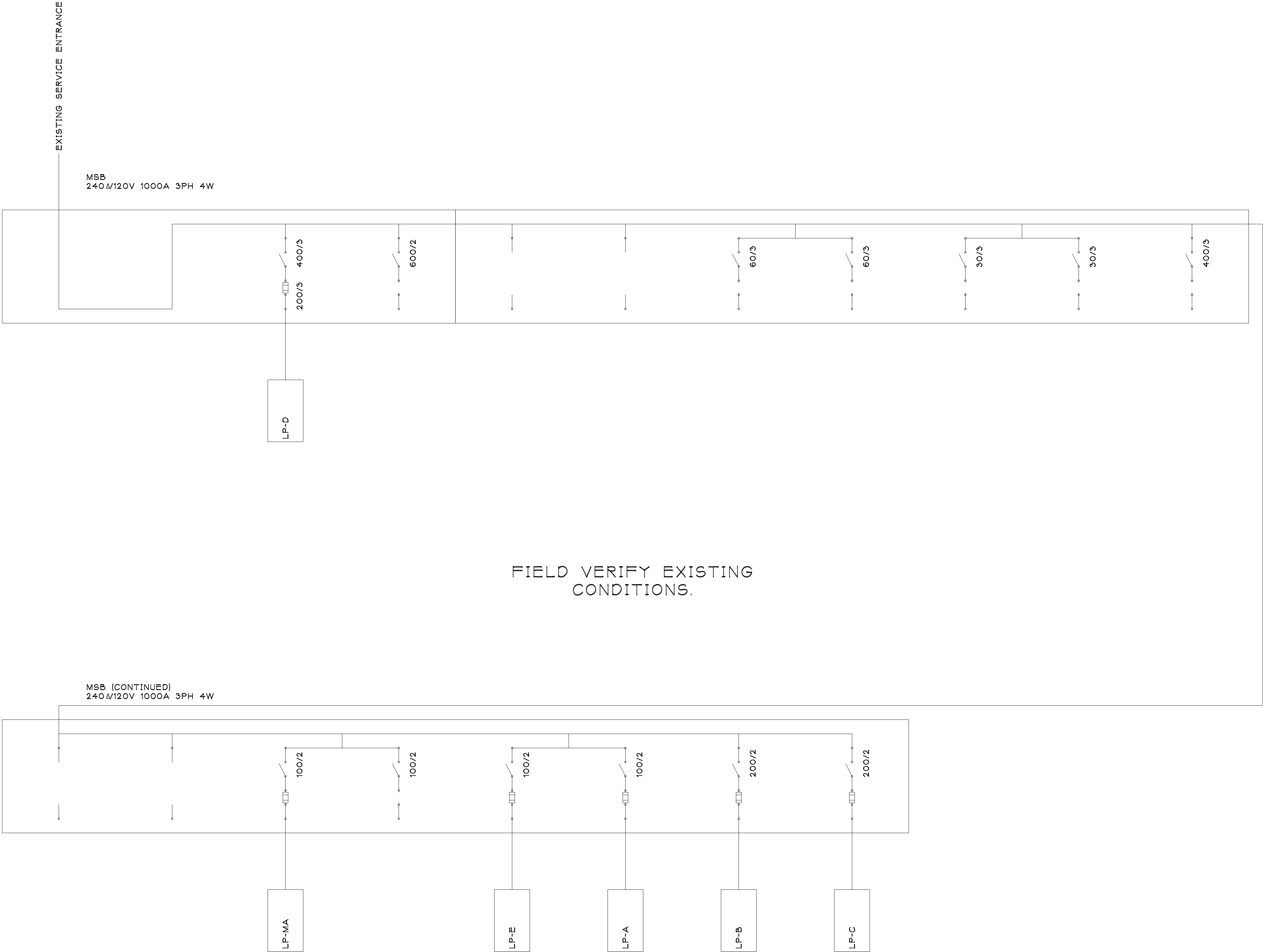
B NO.

20077

EET NO.

E100

DOT SIZE: 36"X24"



| (EXISTING) LP-MA | | | | | | | | | | | | | | |
|---------------------|------|------|--------------|------|---------------------------|---------------|---------|------|----------|----------|------|------|------|------|
| 240/120V | | | 100A BUS | 1PH | 3W | 100/2 MCB | SURFACE | | | | | | | |
| POLE | TYPE | TRIP | WIRE | CND | DESCRIPTION | LTG | RECP | KIT | SPC HEAT | SPC COOL | HTRS | ELEV | MISC | |
| 1 | | 20 | 2#12+1#12GRD | 3/4" | EWI | | | | | | | 1650 | | |
| 3 | | 20 | 2#12+1#12GRD | 3/4" | EWI | | | | | | | 1650 | | |
| 5 | | 20 | 2#12+1#12GRD | 3/4" | EWI | | | 600 | | | | | | |
| 7 | | 20 | 2#12+1#12GRD | 3/4" | 4 ROOFTOP RECEPTACLES | | 720 | | | | | | | |
| 9 | | 20 | 2#12+1#12GRD | 3/4" | 1 SHOW WINDOW RECEPTACLE | 1000 | | | | | | | | |
| 11 | | 20 | 2#12+1#12GRD | 3/4" | 3 SHOW WINDOW RECEPTACLES | 3000 | | | | | | | | |
| 13 | | 20 | 2#12+1#12GRD | 3/4" | 1 CONVENIENCE RECEPTACLE | | 180 | | | | | | | |
| 15 | | 20 | 2#12+1#12GRD | 3/4" | 2 CONVENIENCE RECEPTACLES | | 360 | | | | | | | |
| 17 | | 20 | 2#12+1#12GRD | 3/4" | 1 CONVENIENCE RECEPTACLE | | 180 | | | | | | | |
| 19 | | 20 | 2#12+1#12GRD | 3/4" | 2 CONVENIENCE RECEPTACLES | | 360 | | | | | | | |
| 2 | | 20 | | | SPARE | | | | | | | | | |
| 4 | | 20 | | | SPARE | | | | | | | | | |
| 6 | | 20 | | | SPARE | | | | | | | | | |
| 8 | | 20 | | | SPARE | | | | | | | | | |
| 10 | | 20 | | | SPARE | | | | | | | | | |
| 12 | | 20 | | | SPARE | | | | | | | | | |
| 14 | | 20 | | | SPARE | | | | | | | | | |
| 16 | | 20 | | | SPARE | | | | | | | | | |
| 18 | | 20 | | | SPARE | | | | | | | | | |
| 20 | | 20 | | | SPARE | | | | | | | | | |
| CONNECTED LOAD (VA) | | | 9700 | | | SUBTOTAL (VA) | 4000 | 1800 | 600 | ### | ### | 3300 | ### | ### |
| DEMAND LOAD (VA) | | | 11525 | | | DEMAND | 1.25 | 1.00 | 1.00 | 1.00 | 1.00 | 1.25 | 1.00 | 1.00 |
| DEMAND LOAD (A) | | | 48 | | | TOTAL (VA) | 5000 | 1800 | 600 | ### | ### | 4125 | ### | ### |

| (EXISTING) LP-A | | | | | | | | | | | | | | |
|---------------------|------|------|----------|-----|-------------|---------------|---------|------|----------|----------|------|------|------|------|
| 240/120V | | | 100A BUS | 1PH | 3W | MLO | SURFACE | | | | | | | |
| POLE | TYPE | TRIP | WIRE | CND | DESCRIPTION | LTG | RECP | KIT | SPC HEAT | SPC COOL | HTRS | ELEV | MISC | |
| 1 | | 20 | | | SPARE | | | | | | | | | |
| 3 | | 20 | | | SPARE | | | | | | | | | |
| 5 | | 20 | | | SPARE | | | | | | | | | |
| 7 | | 20 | | | SPARE | | | | | | | | | |
| 9 | | 20 | | | SPARE | | | | | | | | | |
| 11 | | 20 | | | SPARE | | | | | | | | | |
| 13 | | 20 | | | SPARE | | | | | | | | | |
| 15 | | 20 | | | SPARE | | | | | | | | | |
| 17 | | 20 | | | SPARE | | | | | | | | | |
| 19 | | 20 | | | SPARE | | | | | | | | | |
| 21 | | | | | | | | | | | | | | |
| 23 | | 60 | | | SPARE | | | | | | | | | |
| 2 | | 20 | | | SPARE | | | | | | | | | |
| 4 | | 20 | | | SPARE | | | | | | | | | |
| 6 | | 20 | | | SPARE | | | | | | | | | |
| 8 | | 20 | | | SPARE | | | | | | | | | |
| 10 | | 20 | | | SPARE | | | | | | | | | |
| 12 | | 20 | | | SPARE | | | | | | | | | |
| 14 | | 20 | | | SPARE | | | | | | | | | |
| 16 | | 20 | | | SPARE | | | | | | | | | |
| 18 | | 20 | | | SPARE | | | | | | | | | |
| 20 | | 20 | | | SPARE | | | | | | | | | |
| 22 | | 20 | | | SPARE | | | | | | | | | |
| 24 | | 20 | | | SPARE | | | | | | | | | |
| CONNECTED LOAD (VA) | | | ### | | | SUBTOTAL (VA) | ### | ### | ### | ### | ### | ### | ### | ### |
| DEMAND LOAD (VA) | | | ### | | | DEMAND | 1.25 | 1.00 | 1.00 | 1.00 | 1.00 | 1.25 | 1.00 | 1.00 |
| DEMAND LOAD (A) | | | # | | | TOTAL (VA) | ### | ### | ### | ### | ### | ### | ### | ### |

| (EXISTING) LP-D | | | | | | | | | | | | | | |
|---------------------|------|------|------------|-----|-------------|---------------|---------|------|----------|----------|-------|------|------|------|
| 240A/120V | | | 200A BUS | 3PH | 4W | 200/3 MCB | SURFACE | | | | | | | |
| POLE | TYPE | TRIP | WIRE | CND | DESCRIPTION | LTG | RECP | KIT | SPC HEAT | SPC COOL | HTRS | ELEV | MISC | |
| 1 | | | | | | | | | | | | | | |
| 3 | | 60 | 3#4+1#8GRD | 1" | RTU-1 | | | | | 6000 | | | | |
| 5 | | | | | | | | | | 6000 | | | | |
| 7 | | | | | | | | | | 6000 | | | | |
| 9 | | 60 | 3#4+1#8GRD | 1" | RTU-2 | | | | | 6000 | | | | |
| 11 | | | | | | | | | | 6000 | | | | |
| 13 | | | | | | | | | | | | | | |
| 15 | | 20 | | | SPARE | | | | | | | | | |
| 17 | | | | | | | | | | | | | | |
| 19 | | 20 | | | SPARE | | | | | | | | | |
| 21 | | | | | | | | | | | | | | |
| 23 | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | |
| 27 | | | | | | | | | | | | | | |
| 29 | | | | | | | | | | | | | | |
| 2 | | | | | | | | | | 6000 | | | | |
| 4 | | 60 | 3#4+1#8GRD | 1" | RTU-3 | | | | | 6000 | | | | |
| 6 | | | | | | | | | | 6000 | | | | |
| 8 | | | | | | | | | | 6000 | | | | |
| 10 | | 60 | 3#4+1#8GRD | 1" | RTU-4 | | | | | 6000 | | | | |
| 12 | | | | | | | | | | 6000 | | | | |
| 14 | | 20 | | | | | | | | | | | | |
| 16 | | | | | | | | | | | | | | |
| 18 | | 20 | | | SPARE | | | | | | | | | |
| 20 | | 15 | | | SPARE | | | | | | | | | |
| 22 | | | | | | | | | | | | | | |
| 24 | | 20 | | | SPARE | | | | | | | | | |
| 26 | | 20 | | | SPARE | | | | | | | | | |
| 28 | | | | | | | | | | | | | | |
| 30 | | | | | | | | | | | | | | |
| CONNECTED LOAD (VA) | | | 72000 | | | SUBTOTAL (VA) | ### | ### | ### | ### | 72000 | ### | ### | ### |
| DEMAND LOAD (VA) | | | 72000 | | | DEMAND | 1.25 | 1.00 | 1.00 | 1.00 | 1.00 | 1.25 | 1.00 | 1.00 |
| DEMAND LOAD (A) | | | 173 | | | TOTAL (VA) | ### | ### | ### | ### | 72000 | ### | ### | ### |

| (EXISTING) LP-E | | | | | | | | | | | | | | |
|---------------------|------|------|----------|-----|-------------|---------------|---------|------|----------|----------|------|------|------|------|
| 240/120V | | | 125A BUS | 1PH | 3W | MLO | SURFACE | | | | | | | |
| POLE | TYPE | TRIP | WIRE | CND | DESCRIPTION | LTG | RECP | KIT | SPC HEAT | SPC COOL | HTRS | ELEV | MISC | |
| 1 | | 15 | | | SPARE | | | | | | | | | |
| 3 | | 15 | | | SPARE | | | | | | | | | |
| 5 | | 15 | | | SPARE | | | | | | | | | |
| 7 | | 15 | | | SPARE | | | | | | | | | |
| 9 | | 15 | | | SPARE | | | | | | | | | |
| 11 | | 15 | | | SPARE | | | | | | | | | |
| 13 | | 15 | | | SPARE | | | | | | | | | |
| 15 | | 15 | | | SPARE | | | | | | | | | |
| 17 | | 20 | | | SPARE | | | | | | | | | |
| 19 | | 20 | | | SPARE | | | | | | | | | |
| 2 | | 15 | | | SPARE | | | | | | | | | |
| 4 | | 15 | | | SPARE | | | | | | | | | |
| 6 | | 15 | | | SPARE | | | | | | | | | |
| 8 | | 15 | | | SPARE | | | | | | | | | |
| 10 | | 30 | | | SPARE | | | | | | | | | |
| 12 | | | | | | | | | | | | | | |
| 14 | | 20 | | | SPARE | | | | | | | | | |
| 16 | | 20 | | | SPARE | | | | | | | | | |
| 18 | | 20 | | | SPARE | | | | | | | | | |
| 20 | | 20 | | | SPARE | | | | | | | | | |
| CONNECTED LOAD (VA) | | | ### | | | SUBTOTAL (VA) | ### | ### | ### | ### | ### | ### | ### | ### |
| DEMAND LOAD (VA) | | | ### | | | DEMAND | 1.25 | 1.00 | 1.00 | 1.00 | 1.00 | 1.25 | 1.00 | 1.00 |
| DEMAND LOAD (A) | | | # | | | TOTAL (VA) | ### | ### | ### | ### | ### | ### | ### | ### |

| (EXISTING) LP-B | | | | | | | | | | | | | | |
|-----------------|------|------|--------------|------|------------------------|------|---------|-----|----------|----------|------|------|------|--|
| 240/120V | | | 200A BUS | 1PH | 3W | MLO | SURFACE | | | | | | | |
| POLE | TYPE | TRIP | WIRE | CND | DESCRIPTION | LTG | RECP | KIT | SPC HEAT | SPC COOL | HTRS | ELEV | MISC | |
| 1 | | 20 | 2#10+1#10GRD | 3/4" | SALES LIGHTS | 320 | | | | | | | | |
| 3 | | 20 | 2#10+1#10GRD | 3/4" | SALES LIGHTS | 400 | | | | | | | | |
| 5 | | 20 | 2#10+1#10GRD | 3/4" | SALES LIGHTS | 400 | | | | | | | | |
| 7 | | 20 | 2#10+1#10GRD | 3/4" | SALES LIGHTS | 400 | | | | | | | | |
| 9 | | 20 | 2#10+1#10GRD | 3/4" | SALES LIGHTS | 480 | | | | | | | | |
| 11 | | 20 | 2#10+1#10GRD | 3/4" | SALES LIGHTS | 520 | | | | | | | | |
| 13 | | 20 | 2#10+1#10GRD | 3/4" | SALES LIGHTS | 400 | | | | | | | | |
| 15 | | 20 | 2#10+1#10GRD | 3/4" | SALES LIGHTS | 440 | | | | | | | | |
| 17 | | 20 | 2#10+1#10GRD | 3/4" | SALES LIGHTS | 360 | | | | | | | | |
| 19 | | 20 | 2#10+1#10GRD | 3/4" | SALES LIGHTS | 440 | | | | | | | | |
| 21 | | 20 | 2#10+1#10GRD | 3/4" | NORTH UTILITY LIGHTS | 400 | | | | | | | | |
| 23 | | 20 | 2#10+1#10GRD | 3/4" | RESTROOM LIGHTS, EFS | 320 | | | | | | | 200 | |
| 25 | | 20 | 2#10+1#10GRD | 3/4" | SOUTH UTILITY LIGHTS | 100 | | | | | | | | |
| 27 | | 20 | 2#10+1#10GRD | 3/4" | NORTH EXTERIOR LIGHTS | 200 | | | | | | | | |
| 29 | | 20 | 2#10+1#10GRD | 3/4" | NORTH VESTIBULE LIGHTS | 400 | | | | | | | | |
| 31 | | 20 | 2#10+1#10GRD | 3/4" | SOUTH EXTERIOR LIGHTS | 700 | | | | | | | | |
| 33 | | 20 | 2#10+1#10GRD | 3/4" | SOUTH EXTERIOR SIGNAGE | 1200 | | | | | | | | |
| 35 | | 20 | | | SPARE | | | | | | | | | |
| 2 | | 20 | | | SPARE | | | | | | | | | |

ARCHITECT:



jeffery a. scott
architects p.c.

32316 grand river ave.
suite 200
farmington, mi 48336
248-476-8800
JSCOTTARCHITECTS.COM
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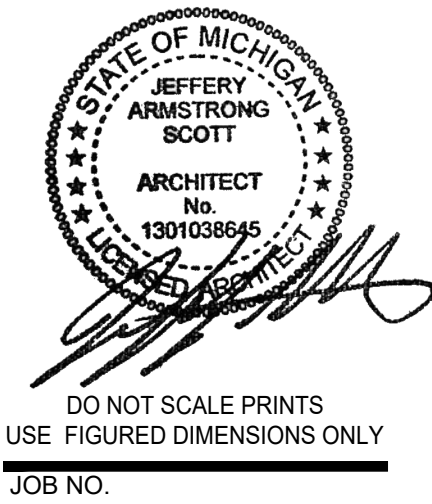
SHEET TITLE:

LUMINAIRE
SCHEDULE

PROJECT:

LANDLORD'S
WHITEBOX
FOR FUTURE TENANT
22250 MICHIGAN AVE.
DEARBORN, MI 48124

ISSUED FOR:
BIDS & PERMITS 10/23/2020



DO NOT SCALE PRINTS
USE FIGURED DIMENSIONS ONLY

JOB NO.

20077

SHEET NO.

E602

PLOT SIZE: 36"X24"

| LUMINAIRE SCHEDULE | | | | | | |
|--------------------|---------------|-------------------------------------|---|--------|--|------|
| MARK | MAKE | MODEL | DESCRIPTION | MTG HT | REMARKS | LOAD |
| LA | TRACE-LITE | LPA24 SERIES | RECESSED STATIC LED TROFFER. NOMINAL 2'X4'. 5035 LUMENS. 120-277VAC. 0-10V DIMMING. | CLG | PROVIDE CONTROL AND DIMMING CABLING FOR FUTURE TENANT LIGHTING CONTROLS. | 40 |
| LB | LITHONIA | MNSL L4B 2LL MVOLT 6ZN 40K 80CRI M6 | 4' 2-LIGHT MVOLT LED STRIP LIGHT. 4500 LUMENS. MVOLT. GENERIC NON-DIMMING DRIVER. 4000K. 80 CRI. | +132" | - | 50 |
| EA | SURE-LITES | APEL SERIES | THERMOPLASTIC LED EMERGENCY LIGHT. NICKEL. CADMIUM BATTERY. TWO 3.6 V LED HEADS. WHITE. | +120" | WIRE UNSWITCHED TO LOCAL LIGHTING BRANCH CIRCUIT. | 3 |
| EB | SURE-LITES | W/ APWR2 | SAMES AS TYPE EA EXCEPT ADD LED WET LOCATION EMERGENCY REMOTE. 3.6V INPUT. 0.78W LED HEADS. MATCH HOUSING FINISH. | +120" | WIRE UNSWITCHED TO LOCAL LIGHTING BRANCH CIRCUIT. | - |
| XA | SURE-LITES | LPXC SERIES | THERMOPLASTIC LED COMBINATION EXIT SIGN. 25 FEET. 0 WATTS. WHITE. NO SELF-DIAGNOSTICS. | +120" | WIRE UNSWITCHED TO LOCAL LIGHTING BRANCH CIRCUIT. | 3 |
| WS2 | SENSOR SWITCH | WSX PDT 2P SERIES | DUAL RELAY WALL SWITCH OCCUPANCY SENSOR. DUAL TECHNOLOGY. BOTH POLES VACANCY ONLY. 120/277VAC. WHITE. STANDARD TEMP/HUMIDITY. | +48" | WIRE LIGHTS TO RELAY 1. WIRE EXHAUST FAN TO RELAY 2. | - |
| /NL | - | - | NIGHT LIGHT | - | WIRE UNSWITCHED FOR CONTINUOUS OPERATION. | - |