GENERAL MECHANICAL NOTES:

1) IT IS THE INTENT AND MEANING OF THE CONTRACT DOCUMENTS THAT THE CONTRACTOR SHALL PROVIDE A MECHANICAL INSTALLATION THAT IS COMPLETE AND ALL ITEMS AND APPURTENANCES NECESSARY, REASONABLY INCIDENTAL, OR CUSTOMARILY INCLUDED EVEN THOUGH EACH AND EVERY ITEM IS NOT SPECIFICALLY CALLED OUT OR SHOWN.

2) THE CONTRACTOR SHALL MAKE A CAREFUL EXAMINATION OF THE PREMISES AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE REQUIREMENTS OF THE CONTRACT. UPON COMMENCEMENT OF CONSTRUCTION FOR THE WORK INCLUDED IN THIS CONTRACT, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH A STUDY OR EXAMINATION AND THAT HE IS FAMILIAR WITH AND ACCEPTS ALL CONDITIONS OF THE PREMISES.

3) PROVIDE ALL EQUIPMENT MATERIALS, LABOR, SUPERVISION AND SERVICES NECESSARY FOR OR INCIDENTAL TO THE INSTALLATION OF A COMPLETE AND OPERATING HVAC OR PLUMBING SYSTEM AS SHOWN OR INDICATED ON THE DRAWINGS AND/OR AS SPECIFIED. CONTRACTOR SHALL TAKE PROPER PRECAUTIONS TO PROTECT ALL EXISTING OPERATIONS AND PROPERTY ADJACENT WITH WHICH WORK COMES IN CONTACT OR OVER WHICH HE MAY TRANSPORT, HOIST OR MOVE MATERIALS, EQUIPMENT, DEBRIS, ETC. AND SHALL REPAIR SATISFACTORILY ALL DAMAGES CAUSED BY HIM DURING CONSTRUCTION. THE CONTRACTOR SHALL REPLACE WITH NEW MATERIALS AND/OR EQUIPMENT FAILING TO GIVE SATISFACTORY SERVICE DURING THE WARRANTY PERIOD. THE CONTRACTOR SHALL COORDINATE AND NOTIFY THE BUILDING OWNER AND OPERATOR FOR APPROVAL AND SCHEDULING OF ANY BUILDING OR EXISTING TENANT SYSTEM INTERRUPTION.

4) MATERIALS AND WORKMANSHIP SHALL COMPLY WITH CONTRACT DOCUMENTS, APPLICABLE CODES AND STANDARDS, AND, IN THE CASE OF DIFFERENCES BETWEEN APPLICABLE CODES AND STANDARDS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE A/E AND THE OWNER IN WRITING OF SUCH DIFFERENCES. SHOULD THE CONTRACTOR PERFORM ANY WORK THAT DOES NOT COMPLY WITH REQUIREMENTS OF APPLICABLE CODES AND STANDARDS, HE SHALL BEAR ALL COSTS ARISING IN CORRECTING SUCH DEFECTS. APPLICABLE CODES AND STANDARDS SHALL INCLUDE ALL ORDINANCES, UTILITY COMPANY REGULATIONS AND APPLICABLE REQUIREMENTS OF NATIONALLY ACCEPTED CODES AND STANDARDS.

5) THE DRAWINGS WERE PREPARED FROM THE BEST INFORMATION AVAILABLE, BUT DO NOT ATTEMPT TO INDICATE THE LOCATION OF ALL EXISTING EQUIPMENT. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE CONDITIONS SURROUNDING THE INSTALLATION OF HIS WORK PRIOR TO PROCEEDING WITH THE INSTALLATION. CHANGES REQUIRED TO THE DESIGN SHOWN ON THESE DRAWINGS DUE TO EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE AE/OWNER FOR REVIEW BY WAY OF SHOP DRAWINGS OR SKETCHES DETAILING THE EXISTING CONDITIONS AND THE PROPOSED CHANGE.

6) ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED RECOMMENDATIONS FOR SERVICE INTENDED, AS INTERPRETED BY THE ENGINEER. EXPERIENCED CRAFTSMEN SHALL MAKE THE INSTALLATION OF ALL EQUIPMENT IN A NEAT WORKMANSHIP LIKE MANNER. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, TOOLS, COST AND SERVICE NECESSARY TO COMPLETELY INSTALL ALL MECHANICAL WORK. ALL MECHANICAL AND PLUMBING EQUIPMENT SHALL BE AS SCHEDULED OR APPROVED EQUAL.

7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL CONTROLS THAT WILL COMPLETELY ACCOMPLISH THE IMPLIED OR INTENDED FUNCTIONS OF THE CONTROL SYSTEM AS SHOWN OR INDICATED AND TIE INTO BUILDING ENERGY MANAGEMENT SYSTEM. AS A MINIMUM, THERMOSTATS SHALL HAVE TIMECLOCK SETBACK CAPABILITIES, 2–HOUR MANUAL OVERRIDE OR OCCUPANCY SENSOR, AND 10–HOUR BACKUP OF SETTINGS.

8) COORDINATE EXACT THERMOSTAT LOCATION WITH MILLWORK/FURNITURE AND ARCHITECT PRIOR TO INSTALLATION. DO NOT INSTALL THERMOSTAT ABOVE DIMMER.

9) INSTALLATION OF OR CONNECTION TO A PNEUMATIC CONTROL SYSTEM SHALL BE TYPE K HARD DRAWN COPPER. CONTROL PIPING MAY BE POLYETHYLENE TUBING CONCEALED IN WALLS. IF PNEUMATIC CONTROLS ARE USED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE ADEQUACY OF SOURCE SUPPLIED COMPRESSED AIR AND THE INSTRUMENT QUALITY TO PROVIDE A COMPLETE AND WORKING CONTROL SYSTEM AS INDICATED.

10) PROPERLY SUPPORT ALL EQUIPMENT AND PIPING WITHIN THE BUILDING AND PROVIDE ADEQUATE PROVISIONS FOR SLOPE AND ANCHORAGE. CONTRACTOR SHALL USE HANGERS, RODS AND INSERTS APPROVED BY UNDERWRITERS LABORATORIES FOR THE SERVICE INTENDED, SECURELY SUPPORTED BY STRUCTURAL MEMBERS WHICH IN TURN ARE SUPPORTED DIRECTLY FROM THE BUILDING STRUCTURE.

11) ALL LIGHT–LINED DUCTWORK IS EXISTING. ALL HEAVY–LINE DUCTWORK IS NEW OR EXISTING RELOCATED. ALL DASHED LINE DUCTWORK IS TO BE RELOCATED OR DEMOLISHED.

12) PROVIDE VIBRATION ISOLATION FOR MOTOR DRIVEN MECHANICAL EQUIPMENT.

13) ALL FANS SHALL CARRY THE CERTIFIED RATING SEAL AUTHORIZED BY AMCA.

14) PROVIDE FLEXIBLE DUCTWORK CONNECTIONS AT EQUIPMENT.

15) DUCTWORK SHALL BE CONSTRUCTED ACCORDING TO SMACNA STANDARDS. DUCT AND FIRE DAMPER SIZES SHOWN ARE AIRSTREAM DIMENSIONS. ALL LONGITUDINAL AND TRANSVERSE SEAMS AND DUCT CONNECTIONS SHALL BE SECURELY FASTENED AND SEALED WITH TAPES OR MASTICS MEETING UL 181A OR UL181B, WELDS, OR GASKETS.

16) INSULATE NEW SUPPLY AND RETURN DUCTWORK AND PLENUM'S WITH EITHER EXTERNAL INSULATION TYPE IV DUCT WRAP OR INTERNAL DUCT LINER, 1.5 PCF MINIMUM DENSITY. (SIZES SHOWN ARE AIRSTREAM DIMENSIONS.) DUCTWORK AND PLENUM'S WITHIN UNCONDITIONED SPACES SHALL HAVE MINIMUM R–6 INSULATION. EXTERIOR DUCTWORK SHALL HAVE MINIMUM R–8 INSULATION.

17) DIFFUSERS, REGISTERS AND GRILLES SHALL BE BUILDING STANDARD UNLESS NOTED OTHERWISE AND SHALL BE PROVIDE WITH FRAMES COMPATIBLE WITH CEILING TYPE. DO NOT SPAN AIR DEVICES OVER PARTITIONS.

18) PROVIDE AN AIR BALANCING DEVICE FOR EACH SUPPLY AIR OUTLET AND ZONE TERMINAL DEVICE. PROVIDE YOUNG REGULATORS WITH BOWDEN CABLE CONTROL FOR ALL DAMPERS ABOVE INACCESSIBLE CEILING. COORDINATE EXACT LOCATION OF ESCUTCHEONS IN CEILING WITH ARCHITECT PRIOR TO INSTALLATION.

19) EXISTING INACTIVE PERIMETER SLOT TO REMAIN OPEN FOR RETURN AIR.

20) NO FLEX DUCT RUNS OVER SIX (6) FEET SHALL BE ALLOWED.

21) ALL WALLS MUST INCORPORATE A RETURN AIR TRANSFER. CONTRACTOR TO VERIFY RETURN AIR PATH. OPENING SIZED FOR A MAXIMUM OF 500 FPM UNLESS NOTED OTHERWISE.

22) COORDINATE NEW WALLS TO DECK WITH EXISTING DUCTWORK AND EXISTING TERMINAL UNITS.

23) BALANCING OF WATER AND AIR SYSTEMS SHALL BE PROVIDED UNDER THIS CONTRACT FOR ALL SYSTEMS WITHIN TENANT BORDERS AND ADJACENT AREAS THAT MAY BE AFFECTED BY BALANCING FOR THIS TENANT. BALANCING CONTRACTOR TO REVIEW DRAWINGS AND NOTIFY THE CONTRACTOR OF APPURTENANCES NEEDED FOR A PROPERLY BALANCED SYSTEM.

24) PROVIDE NEBB CERTIFIED AIR BALANCE REPORT.

25) COLD AND HOT WATER PIPING SHALL BE TYPE L HARD DRAWN COPPER WITH WROUGHT COPPER FITTINGS.

26) CHILLED OR CONDENSER WATER PIPING SHALL BE SCHEDULE 40 BLACK STEEL PIPE OR TYPE L HARD DRAWN WROUGHT COPPER PER BUILDING STANDARD OR AS INDICATED ON DRAWINGS.

27) INSULATE CHILLED WATER <=1.5"ø (1" THICK) AND >1.5"ø (1.5" THICK), CONDENSER WATER AND CONDENSATE DRAIN LINES (1" THICK), DOMESTIC HOT WATER AND RETICULATION LINES (1" THICK), AND DOMESTIC COLD WATER LINES (1/2" THICK) WITH OWENS CORNING FIBERGLASS 25 ASJ, JOHNS–MANVILLE AP OR APPROVED EQUAL, SEALED TO PREVENT SWEATING AND CONTINUOUS THROUGH WALLS, FLOORS, CEILINGS.

28) SOIL, WASTE, AND DRAIN PIPING, 2" AND LARGER, SHALL BE SERVICE WEIGHT CAST IRON. WASTE PIPING BELOW THE SLAB SHALL HAVE BELL & SPIGOT FITTING WITH TY–SEAL JOINTS. CAST IRON PIPING ABOVE THE SLAB SHALL HAVE 'NO–HUB' FITTINGS. CAST IRON WITH PROPER CAST IRON FITTINGS. VENT PIPING MAY BE SCHEDULE 40 GALVANIZED STEEL, DWV COPPER OR SERVICE WEIGHT CAST IRON.

29) ALL VALVES SHALL BE RATED FOR 400 POUNDS WOG (WATER OIL GAS).

30) TEST PLUGS SHALL BE PROVIDED AT EACH COIL SUPPLY AND RETURN LINES.

31) IN–LINE CIRCULATION PUMPS SHALL BE CENTRIFUGAL IN–LINE ALL BRONZE, MECHANICAL SEAL. ARMSTRONG, PACO, BELL AND GOSSETT OR APPROVED EQUAL.

32) HOT WATER CIRCULATING SYSTEMS OR HOT WATER HEAT TRACE SHALL HAVE TIMECLOCK CAPABLE CONTROL.

33) PLUMBING FIXTURES AND EQUIPMENT SHALL BE FURNISHED AND INSTALLED COMPLETE WITH TRIM AND ALL OTHER APPURTENANCES REQUIRED TO CONNECT TO ROUGH–IN PIPING AT FLOORS AND WALLS UNLESS OTHERWISE SPECIFIED.

34) WATER HEATING EQUIPMENT WITHOUT INTEGRAL HEAT TRAPS WILL HAVE HEAT TRAPS INSTALLED ON THE SUPPLY AND DISCHARGE PIPING.

35) PROVIDE NFPA 13 AND CITY APPROVED SPRINKLER SYSTEM FOR TENANT SPACES. SUBMIT LAYOUT TO ENGINEER FOR APPROVAL. CONTRACTOR TO COORDINATE WITH ALL TRADES.

36) EXISTING EQUIPMENT NOTES:
A. CONTRACTOR SHALL INSPECT EXISTING PLUMBING AND HVAC EQUIPMENT PRIOR TO SUBMITTING HIS BID.
B. CONTRACTOR SHALL INCLUDE IN HIS BID A THOROUGH START–UP SERVICING AND CLEANING OF ALL EXISTING EQUIPMENT. PLACE ALL EXISTING SYSTEMS/EQUIPMENT IN PROPER OPERATING ORDER.
C. IF REPAIRS ARE NECESSARY TO PLACE EXISTING EQUIPMENT IN WORKING ORDER, PROVIDE OWNER WITH A DETAILED WRITTEN REPORT OF NECESSARY REPAIRS AND A COST PROPOSAL TO PERFORM THE WORK. ALL SUCH SERVICE REPORTS SHALL BE DELIVERED TO THE OWNER WITHIN TWO DAYS OF NOTICE TO PROCEED. OWNER RESERVES THE RIGHT TO HAVE ANY REQUIRED REPAIRS DONE BY OTHERS AND TO SEEK OTHER OPINIONS OR REQUIRED REPAIRS.

37) PROVIDE INSTALLATION, OPERATION AND MAINTENANCE MANUALS TO THE OWNER.

IECC NOTES:

1) PROVIDE HVAC, DOMESTIC HOT WATER, AND LIGHTING CONTROL SYSTEM COMMISSIONING, PER 2021 IECC. PERFORM FUNCTIONAL TESTING OF REQUIRED SYSTEMS PER 2021 IECC SECTION C408. EXECUTE THE FUNCTIONAL PERFORMANCE TESTS BEFORE THE FINAL MECHANICAL, PLUMBING, AND ELECTRICAL INSPECTION. WITHIN 90 DAYS OF RECEIPT OF CERTIFICATE OF OCCUPANCY, PROVIDE THE FOLLOWING DOCUMENTATION TO THE FACILITY OWNER AND DESIGN TEAM: COMMISSIONING PLAN, COMMISSIONING REPORT, TEST & BALANCING REPORT, OPERATIONS AND MAINTENANCE MANUAL, AND THE CX DEFICIENCY LOG INCLUDING CORRECTIVE MEASURES TAKEN.

CONTACT SCHMIDT AND STACY CONSULTING ENGINEERS, INC. IF ASSISTANCE IS NEEDED TO MEET THE REQUIREMENTS LISTED ABOVE. (214) 870–0200

GENERAL ELECTRICAL NOTES:

1) PROVIDE DISCONNECT SWITCH FOR EACH 3 PHASE MOTOR, FUSED OR NON–FUSED AS REQUIRED. EQUAL TO GENERAL ELECTRIC TYPE TH. PROVIDE TOGGLE SWITCH FOR EACH SINGLE PHASE FRACTIONAL HORSEPOWER MOTOR.

2) PROVIDE ALL LIGHT FIXTURES WITH LAMPS AS SHOWN, COMPLETELY WIRED AND SECURELY ATTACHED TO SUPPORTS INDEPENDENT OF CEILING SYSTEM INCLUDING ALL NECESSARY ACCESSORIES.

3) FUSES SHALL BE OF THE AMPERE RATINGS INDICATED ON THE DRAWINGS AND SHALL HAVE A VOLTAGE RATING EQUAL TO, OR GREATER THAN, THE VOLTAGE AT THE POINT OF APPLICATION.

4) PROVIDE COMPLETE RACEWAY SYSTEM FOR ALL WIRING UNLESS SPECIFICALLY NOTED OTHERWISE. THIS INCLUDES, BUT IS NOT LIMITED TO, FEEDERS, BRANCH CIRCUIT WIRING, CONTROL WIRING, AND AUXILIARY SYSTEMS WIRING. CONCEAL ALL RACEWAY IN CEILINGS, WALLS, AND FLOORS, EXCEPT IN MECHANICAL/ELECTRICAL EQUIPMENT ROOMS AND JANITOR'S CLOSETS WHERE RACEWAYS SERVING MECHANICAL/ELECTRICAL EQUIPMENT AND LIGHTING FIXTURES MAY BE EXPOSED. INSTALL RACEWAYS AT LEAST 8" AWAY FROM ANY HEAT PRODUCING ITEMS. PROVIDE ADEQUATE AND STURDY SUPPORT FOR ALL PARTS OF RACEWAY SYSTEM. INSTALL NYLON CORD IN ALL EMPTY ELECTRICAL RACEWAYS AND IN TELEPHONE RACEWAYS.

5) RIGID GALVANIZED STEEL, RIGID ALUMINUM, OR STEEL EMT (WITH SET SCREW FITTINGS) SHALL BE INSTALLED IN CEILING CAVITIES, IN EXPOSED FLOOR OR ROOF STRUCTURE AREAS, OR IN DRY WALL CONSTRUCTION WHERE ALLOWED BY CODES. MINIMUM SIZE OF CONDUIT SHALL BE 1/2", EXCEPT THAT HOME RUN CONDUITS SHALL BE 3/4" OR LARGER AS REQUIRED.

6) IT IS THE INTENT AND MEANING OF THE CONTRACT DOCUMENTS THAT THE CONTRACTOR SHALL PROVIDE AN ELECTRICAL INSTALLATION THAT IS COMPLETE AND ALL ITEMS AND APPURTENANCES NECESSARY, REASONABLE INCIDENTAL, OR CUSTOMARILY INCLUDED, EVEN THOUGH EACH AND EVERY ITEM IS NOT SPECIFICALLY CALLED OUT OR SHOWN.

7) ELECTRICAL CONTRACTOR SHALL GANG TOGETHER ALL SWITCHES UNDER ONE COVER PLATE IN ALL AREAS THAT REQUIRE MORE THAN ONE SWITCH TO CONTROL ELECTRICAL DEVICES.

8) PROVIDE FIRE ALARM SYSTEM COMPLETE WITH SPEAKERS & STROBES TO MEET BUILDING STANDARDS AND ALL CODES. CONNECT ALL SMOKE DETECTORS TO BUILDING FIRE ALARM SYSTEM. INCLUDE ALL NECESSARY MODIFICATIONS, EQUIPMENT, TESTING AND RELATED WORK AS REQUIRED FOR THE ADDITIONS AND MODIFICATIONS TO THE BUILDING FIRE ALARM SYSTEM REQUIRED BY THIS CONTRACT FOR A COMPLETE SYSTEM.

9) CONTRACTOR SHALL COORDINATE ALL MECHANICAL AND PLUMBING EQUIPMENT, SIZES AND LOCATIONS WITH MECHANICAL/PLUMBING DRAWINGS AND SPECIFICATIONS. PROVIDE REQUIRED ELECTRICAL DISCONNECT SWITCHES, FUSES, CIRCUIT BREAKERS, BRANCH CIRCUITS, CONTROL CONDUIT AND WIRE REQUIRED FOR PROPER OPERATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL MATERIALS AND LABOR TO INSTALL FULLY FUNCTIONAL SYSTEMS IN ACCORDANCE WITH THE INTENT DISPLAYED IN THESE DOCUMENTS AND TO COMPLY WITH ALL CODES.

10) INSTALL WALL LIGHTING FIXTURES, WALL SWITCHES, WALL OUTLETS, AND WALL MOUNTED EQUIPMENT FOR PROPER SIGNAL AND COMMUNICATIONS, IN STRICT COORDINATION WITH DETAILS, SECTIONS, ELEVATIONS AND ROOM FINISHES SHOWN ON ARCHITECTURAL DRAWINGS. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL CONDUIT REQUIREMENTS.

11) PROVIDE ALL EQUIPMENT MATERIALS, LABOR, SUPERVISION AND SERVICES NECESSARY FOR OR INCIDENTAL TO THE INSTALLATION OF A COMPLETE AND OPERATING ELECTRICAL SYSTEM AS SHOWN OR INDICATED ON THE DRAWINGS AND/OR AS SPECIFIED. CONTRACTOR SHALL TAKE PROPER PRECAUTIONS TO PROTECT ALL EXISTING OPERATIONS AND PROPERTY ADJACENT, WITH WHICH WORK COMES IN CONTACT, OR OVER WHICH HE MAY TRANSPORT, HOIST OR MOVE MATERIALS, EQUIPMENT, DEBRIS, ETC. AND SHALL REPAIR SATISFACTORILY ALL DAMAGE CAUSED BY HIM DURING CONSTRUCTION. THE CONTRACTOR SHALL REPLACE WITH NEW MATERIALS AND/OR EQUIPMENT FAILING TO GIVE SATISFACTORY SERVICE DURING THE GUARANTEE PERIOD. THE CONTRACTOR SHALL COORDINATE AND NOTIFY THE BUILDING OWNER AND OPERATOR FOR APPROVAL AND SCHEDULING OF ANY BUILDING OR EXISTING TENANT SYSTEM INTERRUPTION.

12) ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED RECOMMENDATIONS FOR SERVICE INTENDED, AS INTERPRETED BY THE ENGINEER. THE INSTALLATION OF ALL EQUIPMENT SHALL BE MADE BY EXPERIENCED CRAFTSMEN IN A NEAT WORKMANLIKE MANNER. ALL MATERIALS, TOOLS, COSTS AND SERVICES NECESSARY TO COMPLETELY INSTALL ALL ELECTRICAL WORK SHALL BE FURNISHED BY THE CONTRACTOR.

13) MATERIALS AND WORKMANSHIP SHALL COMPLY WITH CONTRACT DOCUMENTS AND APPLICABLE CODES AND STANDARDS. IN CASE OF DIFFERENCE BETWEEN APPLICABLE CODES AND STANDARDS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE A/E AND THE OWNER IN WRITING OF SUCH DIFFERENCE. SHOULD THE CONTRACTOR PERFORM ANY WORK THAT DOES NOT COMPLY WITH THE REQUIREMENTS OF APPLICABLE CODES AND STANDARDS, HE SHALL BEAR ALL COST ARISING IN CORRECTING SUCH DEFECTS. APPLICABLE CODES AND STANDARDS SHALL INCLUDE ALL ORDINANCES, UTILITY COMPANY REQUIREMENTS, AND APPLICABLE REQUIREMENTS OF NATIONALLY ACCEPTED CODES AND STANDARDS.

14) THE CONTRACTOR SHALL VISIT THE PREMISES TO THOROUGHLY FAMILIARIZE HIMSELF DURING THE BIDDING TIME, WITH ALL DETAILS OF THE WORK, CONDITIONS AND DIMENSIONS IN THE FIELD, AND SHALL ADVISE THE A/E AND THE OWNER OF ANY DISCREPANCY DURING THE BIDDING AND PERFORMING ANY WORK.

15) PROVIDE PULL BOXES, JUNCTION BOXES, WIRING TROUGHS, AND CABINETS WHEREVER NECESSARY FOR PROPER INSTALLATION OF VARIOUS ELECTRICAL SYSTEMS.

16) PROVIDE OUTLET BOXES FOR ALL SWITCHES, LIGHT FIXTURES, RECEPTACLES, AND THE VARIOUS OTHER OUTLETS SHOWN.

17) GROUNDING SHALL COMPLY WITH NEC AND LOCAL CODE REQUIREMENTS.

18) PROVIDE ALL TELEPHONE CONDUIT, OUTLET BOXES, TERMINAL BOARDS, SLEEVES, ETC. AS INDICATED ON DRAWINGS. PROVIDE RACEWAY SYSTEM AS DESCRIBED ON THE DRAWINGS, OR AS SPECIFICALLY DIRECTED BY THE TELEPHONE CONSULTANT ON THE JOB SITE.

19) PROVIDE MOTOR STARTERS FOR ALL MOTORS 1HP OR LARGER. PROVIDE MOTOR RATED SWITCHES FOR ALL MOTORS SMALLER THAN 1HP.

20) ALL CEILING MOUNTED ITEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECTURAL REFLECTIVE CEILING PLANS. IF LOCATION FOR AN ITEM IS NOT SHOWN ON THE ARCHITECTURAL REFLECTIVE CEILING PLANS, VERIFY THE EXACT LOCATION OF THE ITEM WITH THE ARCHITECT PRIOR TO INSTALLATION.

21) REFER TO ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS FOR GUIDANCE AND VERIFICATION OF DIMENSIONS, CEILING HEIGHTS, DOOR SWINGS, ROOM FINISHES AND LOCATION OF DUCTWORK, PIPES, STRUCTURAL STEEL, EQUIPMENT, CABINET WORK AND FURNITURE.

22) DIVISION 16 CONTRACTOR SHALL PROVIDE 3/4" CONDUIT WITH PULL WIRE FROM TELEPHONE/COMMUNICATIONS OUTLET TO ACCESSIBLE CEILING SPACE WHEN PLENUM RATED, CODE APPROVED TELEPHONE/COMMUNICATIONS CABLES ARE INSTALLED.

23) PROVIDE A COMPLETE SYSTEM OF CONDUCTORS IN ALL RACEWAY SYSTEMS. NO CONDUCTORS ARE TO BE INSTALLED IN TELEPHONE CONDUITS. BUILDING WIRE SHALL BE SOFT DRAWN ANNEALED COPPER, 98% CONDUCTIVITY CONTINUOUS FROM OUTLET TO OUTLET. MINIMUM WIRE SIZES SHALL BE #12 EXCEPT CIRCUITS OF 120/208 VOLTS EXCEEDING 75 FEET AND CIRCUITS OF 277/480 VOLTS EXCEEDING 150 FEET SHALL BE #10 MINIMUM. MINIMUM WIRE SIZE FOR CONTROL WIRE SHALL BE #14. MAKE ALL CONNECTIONS WITH U.L. APPROVED SOLDERLESS PRESSURE TYPE INSULATED CONNECTORS: SCOTCH LOCK OR AN APPROVED EQUAL.

24) PROVIDE DUCT MOUNTED SMOKE DETECTOR IN THE SUPPLY SIDE OF ALL AIR HANDLING UNITS WITH 2000 CFM CAPACITY OR GREATER. PROVIDE DUCT MOUNTED SMOKE DETECTOR IN THE RETURN SIDE OF ALL AIR HANDLING UNITS WITH 15000 CFM CAPACITY OR GREATER. INSTALL ALL DUCT MOUNTED DETECTORS IN ACCORDANCE WITH NFPA 90A–14.

25) PROVIDE U.L. LABELED, TWO WINDING, DRY TYPE TRANSFORMERS WITH RATINGS AS INDICATED ON THE DRAWINGS.

26) ALL NEW DISTRIBUTION EQUIPMENT SHALL MATCH EXISTING BASE BUILDING STANDARDS. COORDINATE EXACT LOCATIONS OF ALL NEW EQUIPMENT WITH BUILDING ENGINEER PRIOR TO INSTALLATION. ALL NEW PANELBOARDS SHALL HAVE A COPPER BUS.

27) ALL FINISHES FOR DEVICES SHALL BE SELECTED BY ARCHITECT. ALL WIRING DEVICES MUST BE SUITABLE FOR USE INTENDED AND HAVE VOLTAGE AND CURRENT RATINGS ADEQUATE FOR LOADS SERVED. ALL RECEPTACLES SHALL HAVE A GROUNDED POLE. DEVICE SPECIFICATIONS SHALL MATCH BASE BUILDING STANDARD, UNLESS SPECIFIED OTHERWISE ON PLANS.

28) ALL FLUSH MOUNTED FLOOR DUPLEX OUTLETS SHALL BE WALKER #RC3 POKE–THRU OR APPROVED EQUAL.

29) ALL FLUSH MOUNTED FLOOR QUADRAPLEX OUTLETS SHALL BE WALKER #RC4 POKE–THRU OR APPROVED EQUAL.

30) FOR FURNITURE FEEDS SHOWING (2) FLOOR DEVICES, BOXES SHALL BE WALKER #RC7FFTC FOR POWER AND WALKER #RC9AM2TC FOR TELE/DATA OR APPROVED EQUALS. FOR FURNITURE FEEDS SHOWING (1) FLOOR DEVICE, BOX SHALL BE WALKER #RC9FFTC FOR POWER AND TELE/DATA OR APPROVED EQUAL.

31) ALL FLUSH MOUNTED FLOOR BOXES FOR SLAB ON GRADE APPLICATIONS SHALL BE WALKER OMNIBOX #880CS3–1 OR APPROVED EQUAL.

32) PENETRATIONS OF WALLS, FLOORS AND ROOFS FOR THE PASSAGE OF ELECTRICAL RACEWAYS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER. ALL SUCH PENETRATIONS SHALL BE PROPERLY SEALED OFF AFTER INSTALLATION OF RACEWAYS SO AS TO MAINTAIN THE STRUCTURAL, WATER PROOF AND FIRE PROOF INTEGRITY OF THE WALL, FLOOR OF ROOF SYSTEM PENETRATED.

33) BRANCH CIRCUITS FROM PANELBOARDS ARE PROTECTED BY 1P/20 AMP CIRCUIT BREAKERS UNLESS OTHERWISE NOTED. WHERE CIRCUITS ARE PROTECTED BY ANOTHER SIZE CIRCUIT BREAKER, THE TRIP RATING AND NUMBER OF POLES ARE SHOWN ADJACENT TO CIRCUIT NUMBERS ON THE DRAWINGS.

34) WHERE WIRE SIZE AND CONDUIT SIZE ARE SHOWN ON PART OF A BRANCH CIRCUIT, THE WIRE AND CONDUIT SIZE DO NOT CHANGE ON OTHER PARTS OF THE CIRCUIT (UNLESS OTHERWISE NOTED).

35) CONTRACT SHALL CONFORM TO BASE BUILDING SPECIFICATIONS AND REQUIREMENTS (UNLESS OTHERWISE NOTED).

36) ALL CIRCUIT BREAKERS SERVING HVAC EQUIPMENT SHALL BE RATED "HACR".

37) ALL RECEPTACLES INSTALLED WITHIN 6' OF A SINK OR IN ANY OTHER WET LOCATION SHALL BE RATED 'GFI'.

38) ALL RECEPTACLES INSTALLED OUTDOORS SHALL BE RATED 'GFI' AND 'WP'.

39) CONTRACTOR TO DISCONNECT AND REMOVE ALL UNUSED CONDUIT AND WIRING BACK TO THE ELECTRICAL PANEL ON CIRCUITRY THAT IS BEING DEMOLISHED.

40) TENANT AND/OR TELE/DATA CONSULTANT SHALL VERIFY TELE/DATA CAPACITY REQUIREMENTS OF ALL FLOOR MOUNTED DEVICES. PROVIDE ADDITIONAL DEVICES AS REQUIRED.

41) CONNECT ALL EMERGENCY FIXTURES AND EXIT SIGNS TO EXISTING BASE BUILDING EMERGENCY CIRCUITS. VERIFY MAXIMUM OF 16A PER CIRCUIT. IF NO EMERGENCY CIRCUITS ARE PRESENT, INSTALL BATTERY PACKS IN ALL EMERGENCY FIXTURES AND EXIT SIGNS. WIRE AHEAD OF SWITCH.

42) REFER TO ARCHITECTURAL PLANS FOR LIGHT FIXTURE SPECIFICATIONS AND EXACT LOCATIONS OF ALL LIGHT FIXTURES. MEP LIGHTING PLAN IS FOR CIRCUITING AND LIFE SAFETY ONLY.

43) REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL POWER/DATA/TELE RECEPTACLES. MEP POWER PLAN IS FOR CIRCUITING AND LIFE SAFETY ONLY.

44) AT ALL CRAC EQUIPMENT LOCATIONS, LOCAL DISCONNECTS ARE PROVIDED WITH CRAC EQUIPMENT.

45) ALL SURFACE MOUNTED ELECTRICAL RACEWAY SHALL BE EXTRUDED ALUMINUM OR APPROVED EQUAL. COORDINATE FINISH AND MOUNTING WITH ARCHITECT. RACEWAYS SHALL HAVE A DIVIDER FOR SEPARATION OF POWER AND DATA/TELE WIRING AND SHALL BE PROPERLY SIZED PER THE NEC FOR THE QUANTITY OF WIRING BEING ROUTED THROUGH THE RACEWAY.

46) CONTRACTOR TO PROVIDE CONTROL POWER FOR ALL VAV BOXES/DAMPERS/ETC. AS REQUIRED TO ENSURE A COMPLETE, WORKABLE HVAC SYSTEM. PROVIDE POWER FROM EITHER NEAREST 120V GENERAL PURPOSE CIRCUIT OR FROM BUILDING CONTROL POWER DISTRIBUTION SYSTEM. COORDINATE WITH MECHANICAL DRAWINGS. MATCH BASE BUILDING STANDARDS FOR CONTROL SYSTEM CONNECTIONS. COORDINATE WITH BUILDING ENGINEER.

47) CONTRACTOR TO ROUTE ALL LIGHTING CIRCUITS THROUGH BASE BUILDING ENERGY MANAGEMENT SYSTEM (IF APPLICABLE). COORDINATE EXACT REQUIREMENTS WITH BUILDING ENGINEER. COORDINATE ROUTING OF ANY NEW NON–COMPUTER ROOM HVAC CIRCUITRY THROUGH ENERGY MANAGEMENT SYSTEM WITH BUILDING ENGINEER (IF APPLICABLE).

48) FOR ANY NEW DISTRIBUTION OR HVAC EQUIPMENT INSTALLED, CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT FOR METERING REQUIREMENTS OF NEW EQUIPMENT. INSTALL NEW KWH METERS AS DIRECTED BY BUILDING MANAGEMENT. COORDINATE EXACT LOCATIONS OF NEW METERS WITH BUILDING ENGINEER PRIOR TO INSTALLATION.

49) CONTRACTOR SHALL UPDATE ALL AFFECTED PANEL SCHEDULES UPON COMPLETION OF PROJECT. SCHEDULES SHALL BE TYPED, PEN/PENCIL SCHEDULES ARE NOT ACCEPTABLE.

50) CONTRACTOR SHALL INSTALL ANY NEW DISTRIBUTION EQUIPMENT IN SUCH A FASHION AS TO MAXIMIZE WALL/FLOOR SPACE FOR FUTURE EQUIPMENT INSTALLATIONS.

51) COORDINATE EXACT LOCATIONS OF ALL SWITCHES AND SWITCHING PATTERNS WITH ARCHITECT PRIOR TO INSTALLATION.

52) IT SHALL BE THE RESPONSIBILITY OF THE FIRE ALARM CONTRACTOR TO COORDINATE EXACT LOCATIONS AND QUANTITIES OF ALL FIRE ALARM DEVICES WITH LOCAL FIRE ALARM OFFICIALS.

53) ALL 120V, 15A AND 20A RECEPTACLES LOCATED IN NON DWELLING UNIT KITCHENS AND BATHROOMS SHALL BE EQUIPPED WITH GFCI FOR PERSONNEL PROTECTION.

54) ALL CEILING MOUNTED OCCUPANCY SENSORS SHOWN AS SOLE SOURCE OF CONTROL SHALL BE PROVIDED WITH MANUAL OVER–RIDE SWITCH ON WALL. COORDINATE LOCATION WITH ARCHITECT.

55) EACH MULTIWIRE BRANCH CIRCUIT SHALL BE PROVIDED WITH EITHER MULTI–PLOE BREAKER OR AN APPROVED BREAKER HANDLE TIE TO SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS OF THE MULTIWIRE BRANCH CIRCUIT WHERE THEY ORIGINATE.

ELECTRICAL SYMBOLS
(NOTE: ALL SYMBOLS MAY NOT APPEAR ON DRAWINGS)

SYMBOL	DESCRIPTION
	DOWNLIGHT (SMALL CASE LETTER INDICATES SWITCH CONTROL)
	FLUORESCENT FIXTURE (CIRCUIT NO. 2, SMALL CASE LETTER INDICATES SWITCH CONTROL).
	FIXTURE ON NIGHT LIGHT OR EMERGENCY CIRCUIT.
	FLUORESCENT FIXTURE WITH CENTER LAMPS ON EMERGENCY CIRCUIT.
	EXIT SIGN (MATCH BASE BUILDING U.N.O.)
	EXISTING EXIT SIGN TO REMAIN
	JUNCTION BOX – SIZE IN ACCORDANCE WITH NEC FOR SPECIFIC APPLICATION
	ELECTRICAL CONNECTION TO EQUIPMENT SHOWN. FURNISH ALL APPURTENANCES REQUIRED FOR PROPER TERMINATION.
	EXISTING GRID (J–BOX) ABOVE CEILING FOR TENANT USE
	SPECIAL RECEPTACLE (COORDINATE REQUIREMENTS WITH EQUIPMENT MANUF.)
	SPEAKER, FLUSH MOUNTED IN CEILING UNLESS NOTED OTHERWISE; 'F' INDICATES FIRE ALARM. COORDINATE FINISH WITH ARCHITECT.
	FIRE ALARM SPEAKER – 'E' INDICATES EXISTING
	ADA FIRE ALARM VISUAL DEVICE MOUNTED PER ADA REQ'MTS (MATCH BUILDING STANDARD) COORDINATE FINISH WITH ARCHITECT.
	HORN OR BELL, FLUSH MOUNTED (UNLESS NOTED OTHERWISE); 'F' IN SQUARE INDICATES ON FIRE ALARM SYSTEM, 'WP' INDICATES OUTDOOR TYPE, SOLID TRIANGLE INDICATES HORN WITH LIGHT ASSEMBLY (MATCH BUILDING STANDARD)
F	MANUAL FIRE ALARM STATION, FLUSH MOUNTED
	SMOKE DETECTOR, PHOTOELECTRIC WITH 135 F THERMAL DETECTOR; 'D' INDICATES DUCT TYPE
	IONIZATION DETECTOR WITH 135 F THERMAL DETECTOR; 'D' INDICATES DUCT TYPE
	THERMAL DETECTOR, COMBINATION FIXED TEMPERATURE AND RATE OF RISE; 'D' INDICATES DUCT TYPE
$	SINGLE POLE SWITCH
$2	TWO POLE SWITCH
$3	THREE WAY SWITCH
$4	FOUR WAY SWITCH
$D	DIMMER SWITCH
$PL	20A.–120/277V.–S.P. SWITCH; 'PL' INDICATES PILOT LIGHT
$WP	'WP' INDICATES WEATHERPROOF SWITCH
$K	'K' INDICATES KEY OPERATED SWITCH
$MO	'MO' INDICATES SPDT MOMENTARY CONTACT SWITCH
$M	MANUAL MOTOR CONTROLLER, MOTOR RATED
	MAGNETIC MOTOR CONTROLLER; SIZE PER N.E.M.A. STANDARDS; CONTROL DEVICE IN COVER AS INDICATED, SCHEDULED, OR AS SPECIFIED
	COMBINATION MOTOR STARTER & DISCONNECT
	NON–FUSED DISCONNECT SWITCH 'WP' INDICATES WEATHER PROOF, MOTOR RATED FOR MOTOR FEEDERS
	FUSED DISCONNECT SWITCH (EX. 60/40/3 = 60A RATED DISC., 40A FUSES, 3 PHASE) 'WP' INDICATES WEATHER PROOF, MOTOR RATED FOR MOTOR FEEDERS
	CONTACTOR; 30/3 INDICATES AMP. RATING/POLES; 600V. CONTACTS, FORM 2 (120V.) CONTROL AS SCHEDULED
	MOTOR
	LIGHTING OR POWER CIRCUITS; ARROW INDICATES HOME RUN
	CROSS MARKS INDICATES WIRES (SWITCH, HOT, NEUTRAL, GROUND, ISOLATED GROUND WIRE)
	MULTI–OUTLET ASSEMBLY
	PANELBOARD (250 VOLT AND BELOW)
	PANELBOARD (480 OR 600 VOLT)
	DRY–TYPE TRANSFORMER
	TELEPHONE CABINET OR BACKBOARD

REFER TO ARCHITECTURAL PLANS FOR POWER/DATA/TELE DEVICE LEGEND

PLUMBING SYMBOLS
(NOTE: ALL SYMBOLS MAY NOT APPEAR ON DRAWINGS)

SYMBOL	DESCRIPTION
	SANITARY WASTE
SD	STORM DRAIN
OD	OVERFLOW STORM DRAIN
	PLUMBING VENT
	SUBSOIL DRAINAGE
	DOMESTIC COLD WATER
	DOMESTIC HOT WATER
	DOMESTIC HOT WATER RETURN
G	GAS LINE
F	FIRE LINE
FS	FIRE SPRINKLER PIPING
	EXISTING TO REMAIN
	EXISTING TO REMOVED
	GATE VALVE
	BALL VALVE
	BUTTERFLY VALVE
	CHECK VALVE
	TEMP. & PRESS. RELIEF VALVE
	GAS COCK
	PRESS. REGULATING VALVE
	FLOW SWITCH
	FLOW CONTROL
	GAUGE COCK
	PRESS. GAUGE W/ GAUGE COCK
	THERMOMETER
"A"	SHOCK ABSORBER W/SIZE DESIGNATION
	UNION
	DIRECTION OF SLOPE
	DIRECTION OF SLOPE
	FLOOR DRAIN
R.D.	ROOF DRAIN
O.D.	OVERFLOW DRAIN
	CONNECTION TO EXISTING
	WALL HYDRANT
	HOSE BIBB.
	CAP
	CLEANOUT
	2–WAY CLEANOUT

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PROSPERITY BANK

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REVISIONS

MARK	DESCRIPTION	DATE

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PRINT DATE: 02/23/2026

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