

LIFE HOUSE BUILDING

102 WEST FIRST STREET
DULUTH, MINNESOTA 55802

OWNER:
LIFE HOUSE INC.
632 W SKYLINE PARKWAY
DULUTH, MINNESOTA 55806

ARCHITECT:
SCALZO ARCHITECTS, LTD.
1901 SOUTH STREET
DULUTH, MINNESOTA 55812

MECHANICAL & ELECTRICAL ENGINEER:
FOSTER, JACOBS & JOHNSON, INC.
525 LAKE AVENUE SOUTH SUITE 222
DULUTH, MINNESOTA 55802



SCALZO ARCHITECTS, LTD.
1901 South Street
Duluth, Minnesota 55812
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Minnesota.

William B. Scalzo
WILLIAM B. SCALZO

DATE: SEPTEMBER 14, 2016
LICENSE NO: 18130

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TITLE SHEET
LOCATION MAP
INDEX TO DRAWINGS

REVISIONS:

DATE: SEPTEMBER 14, 2016
DRAWN: JPG
CHECKED: WBS
PROJECT: 1608

0 2"
FULL SCALE

SHEET NO.

T1

MATERIALS:

	ASPHALT OR BITUMINOUS
	BATT INSULATION
	BRICK
	CONCRETE
	CONCRETE MASONRY UNIT
	EARTH
	EXISTING MATERIAL
	FINISH WOOD
	GRAVEL
	GYPSUM BOARD
	RIGID INSULATION
	PLYWOOD
	ROUGH WOOD
	SAND / MORTAR / PLASTER
	STEEL
	STEEL STUDS
	WOOD BLOCKING
	WOOD STUDS

SYMBOL LEGEND:

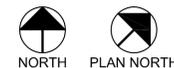
	KEYED NOTE
	WALL TYPE SYSTEM
	ELEVATION MARKER
	ITEM IS HIDDEN OR OVERHEAD
	DUST PARTITION
	EROSION CONTROL
	EXISTING DOOR
	NEW DOOR W/ DOOR NUMBER
	TO BE REMOVED
	DOOR / FRAME ASSEMBLY TO BE REMOVED

LOCATION MAP:



PROJECT LOCATION

1
T1
LOCATION MAP
NTS



INDEX TO DRAWINGS:

T1 TITLE SHEET / LOCATION MAP / INDEX TO DRAWINGS

ARCHITECTURAL

- A0.0 LIFE SAFETY PLAN / CODE SUMMARY
- A1.0 BASEMENT DEMOLITION PLAN / SECOND FLOOR DEMOLITION PLAN
- A2.0 BASEMENT REMODEL PLAN
- A2.1 SECOND FLOOR REMODEL PLAN
- A3.0 NOT USED
- A4.0 NOT USED
- A5.0 ROOM FINISH SCHEDULE / OPENING SCHEDULE / DOOR TYPES / FRAME TYPES / WALL TYPES / WINDOW TYPES
- A6.0 INTERIOR ELEVATIONS / SECTIONS

MECHANICAL

- M1 MECHANICAL PLANS
- M2 MECHANICAL PLANS
- M3 MECHANICAL PLANS

ELECTRICAL

- E1 ELECTRICAL PLANS 2ND FLOOR
- E2 ELECTRICAL PLANS ROOF

STANDARD ABBREVIATIONS LIST:

AFF	ABOVE FINISH FLOOR	EXIST	EXISTING	RAD	RADIUS
ACM	ACOUSTICAL CEILING MATERIAL	FLR	FLOOR	REF	REFRIGERATOR
ALT	ALTERNATE	FD	FLOOR DRAIN	R/W	REINFORCE WITH
Z	ANGLE	FTG	FOOTING	REINF	REINFORCING
@	AT	FND	FOUNDATION	REQ'D	REQUIRED
B.O.	BOTTOM OF	GA	GALVE	REV	REVERSE
BLDG	BUILDING	GFI	GROUND FAULT INTERRUPTER	R	RISERS
CPT	CARPET	GYP BD	GYPSUM BOARD	RO	ROUGH OPENING
CLG	CEILING	HGT	HEIGHT	RCB	RUBBER COVE BASE
C	CENTER LINE	ID	INSIDE DIAMETER	SND	SANITARY NAPKIN DISPENSER
CT	CERAMIC TILE	INSUL	INSULATION	SV	SHEET VINYL
CTB	CERAMIC TILE BASE	INT	INTERIOR	SHWR	SHOWER
COL	COLUMN	LLV	LONG LEG VERTICAL	SIM	SIMILAR
CONC	CONCRETE	MATL	MATERIAL	SPEC	SPECIFICATIONS
CMU	CONCRETE MASONRY UNIT	MO	MASONRY OPENING	SF	SQUARE FEET
CONT	CONTINUOUS	MECH	MECHANICAL	STD	STANDARD
CFCI	CONTRACTOR FURNISH CONTRACTOR INSTALL	MTL	METAL	STL	STEEL
		MEZZ	MEZZANINE	ST	STUD
CJ	CONTROL JOINT	MISC	MISCELLANEOUS	TELE	TELEPHONE
CG	CORNER GUARD	NA	NOT APPLICABLE	TPH	TOILET PAPER HOLDER
DIA	DIAMETER	NIC	NOT IN CONTRACT	T.O.	TOP OF
Ø	DIAMETER	NR	NOT RATED	T	TREAD
DIM	DIMENSION	NTS	NOT TO SCALE	TYP	TYPICAL
DW	DISH WASHER	NC	NURSE CALL	VB	VINYL BASE
DBL	DOUBLE	OC	ON CENTER	VCT	VINYL COMPOSITION TILE
DN	DOWN	OD	OUTSIDE DIAMETER	VERT	VERTICAL
DWG	DRAWING	OF CI	OWNER FURNISH CONTRACTOR INSTALL	VWC	VINYL WALL COVERING
D	DRYING	PT	PAINT	W	WASHER
EA	EACH	PTD	PAPER TOWEL DISPENSER	WH	WATER HEATER
EL	ELEVATION	PL	PLATE	WDW	WINDOW
ELEV	ELEVATOR	PLAM	PLASTIC LAMINATE	W/	WITH
EQ	EQUAL	PLY	PLYWOOD	W/O	WITHOUT
EQUIP	EQUIPMENT	QT	QUARRY TILE	WD	WOOD

CODE SUMMARY

CODES USED: 2012 INTERNATIONAL BUILDING CODE (IBC)
2016 MINNESOTA STATE BUILDING CONSERVATION CODE (MSBC): CHAPTER 1311

OCCUPANCY:	GROUP A-3 GROUP R-3 GROUP B GROUP S-1	ASSEMBLY RESIDENTIAL BUSINESS MODERATE-HAZARD STORAGE	
CONSTRUCTION:	TYPE III B		
ALLOWABLE AREA:	TABLE 503	TABULAR (A-3): FRONTAGE SPRINKLER MULTI-STORY TOTAL:	9,500 SF 5,320 SF NA 14,820 SF 29,640 SF
		TABULAR (R-3): FRONTAGE SPRINKLER MULTI-STORY TOTAL:	UNLIMITED NA NA UNLIMITED 4 UNLIMITED
		TABULAR (B): FRONTAGE SPRINKLER MULTI-STORY TOTAL:	19,000 SF 10,640 SF NA 29,640 SF 3 88,920 SF
		TABULAR (S-1): FRONTAGE SPRINKLER MULTI-STORY TOTAL:	17,500 SF 9,800 SF NA 27,300 SF 2 54,600 SF
ACTUAL AREA:		BASEMENT FIRST FLOOR SECOND FLOOR TOTAL:	3,340 SF 3,840 SF 3,840 SF 11,020 SF
MIXED OCCUPANCY:	TABLE 508.3	SEPARATED OCCUPANCIES	
OCCUPANCY SEPARATION:	TABLE 508.4	GROUP A TO GROUP R	1 HOUR
ALLOWABLE HEIGHT:	TABLE 503	TABULAR (A-3) SPRINKLER TOTAL:	2 STORY / 55 FEET NA 2 STORY / 55 FEET
		TABULAR (B) SPRINKLER TOTAL:	3 STORY / 55 FEET NA 3 STORY / 55 FEET
		TABULAR (R-3) SPRINKLER TOTAL:	4 STORY / 55 FEET NA 4 STORY / 55 FEET
		TABULAR (S-1) SPRINKLER TOTAL:	2 STORY / 55 FEET NA 2 STORY / 55 FEET
ACTUAL HEIGHT:			2 STORY < 40 FEET
AUTOMATIC FIRE PROTECTION:	SECTION 903	NOT REQUIRED	EXISTING @ BASEMENT LEVEL
FIRE RESISTIVE REQUIREMENTS:	TABLE 601	BUILDING ELEMENTS	STRUCTURAL FRAME BEARING WALLS (EXT.) BEARING WALLS (INT.) NONBEARING WALLS (EXT.) NONBEARING WALLS (INT.) FLOOR CONSTRUCTION ROOF CONSTRUCTION
	TABLE 602	EXTERIOR WALLS	<5 FEET 5 FEET TO < 10 FEET 10 FEET TO < 30 FEET > 30 FEET
	SECTION 713.4	SHAFT ENCLOSURES	1 HOUR < 4 STORIES
EXTERIOR WALL OPENINGS:	TABLE 705.8	UNPROTECTED / NOSPRINKLERED (UP, NS)	<3 FEET >3 FEET TO 5 FEET >5 FEET TO 10 FEET >10 FEET TO 15 FEET >15 FEET TO 20 FEET >20 FEET TO 25 FEET >25 FEET TO 30 FEET >30 FEET
			NOT PERMITTED NOT PERMITTED 10% 15% 25% 45% 70% NO LIMIT
INTERIOR FINISH REQUIREMENTS:	TABLE 803.9	EXIT ENCLOSURES AND EXIT PASSAGEWAYS CORRIDORS ROOMS AND ENCLOSED SPACES	CLASS C CLASS C CLASS C

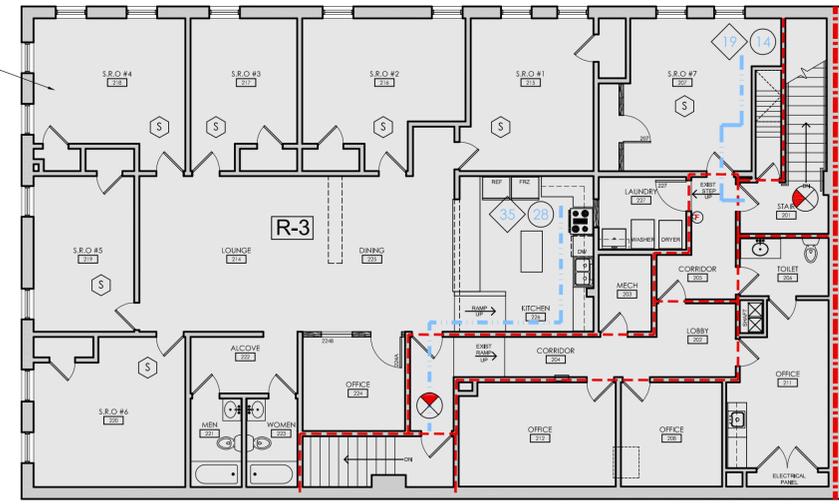
PROJECT REQUIREMENTS:

OCCUPANCY:	GROUP B GROUP R-3 GROUP S-1	OFFICES CONGREGATE LIVING FACILITY LESS THAN 16 RESIDENTS STORAGE	
PROJECT AREA:	GROUP B GROUP R-3 GROUP S-1	1,382 SF 3,382 SF 1,726 SF	
PROJECT HEIGHT:		2 STORY	
AUTOMATIC SPRINKLER:		NOT REQUIRED	
OCCUPANT LOAD:	TABLE 1004.1.2	OFFICES CONGREGATE HOUSING STORAGE TOTAL	NO CHANGE NO CHANGE NO CHANGE NO CHANGE
COMMON PATH OF EGRESS:	TABLE 1014.3	GROUP B WITHOUT SPRINKLER OCCUPANT LOAD > 30 MAXIMUM 75 FT.	NO CHANGE
EXIT ACCESS TRAVEL DISTANCE:	TABLE 1016.2	GROUP B WITHOUT SPRINKLER 200 FT.	NO CHANGE
SANITATION REQUIREMENTS	TABLE 2902.1	NO CHANGE	NO CHANGE
SANITATION PROVIDED:		NO CHANGE	NO CHANGE

COMMENTS:

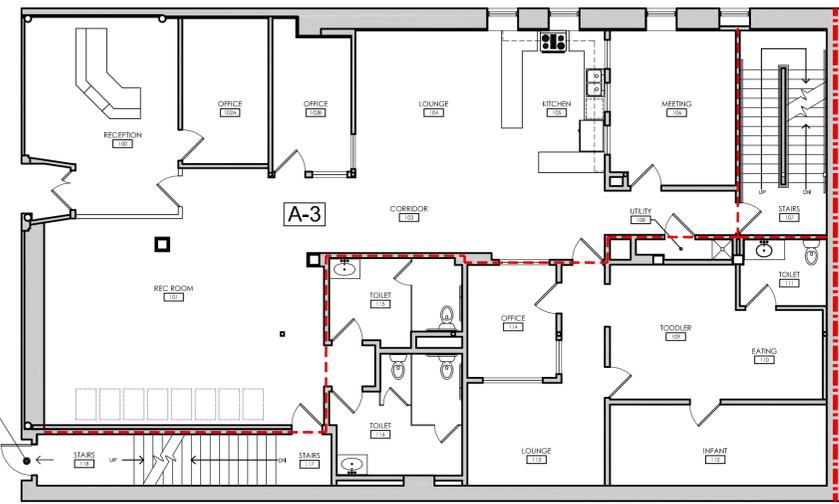
- PROJECT SCOPE: NEW FLOOR FINISHES AT THE BASEMENT; REMODEL OF THE SHELTER ON SECOND FLOOR AND RELATED MECHANICAL / ELECTRICAL WORK
- NO CHANGE OF USE.
- SPECIAL INSPECTIONS NOT REQUIRED.
- WLSSD CAF FEES TO BE DETERMINED.
- UDC REQUIREMENTS NOT APPLICABLE - INTERIOR REMODEL NO CHANGE OF USE.
- AUTOMATIC SPRINKLER SYSTEM NOT REQUIRED R3 OCCUPANCY LESS THAN 4500SF
- EXISTING EXIT SIGNS AND EMERGENCY LIGHTING TO REMAIN - NO CHANGE

SHADED AREA INDICATES 1 HOUR FLOOR / CEILING ASSEMBLY



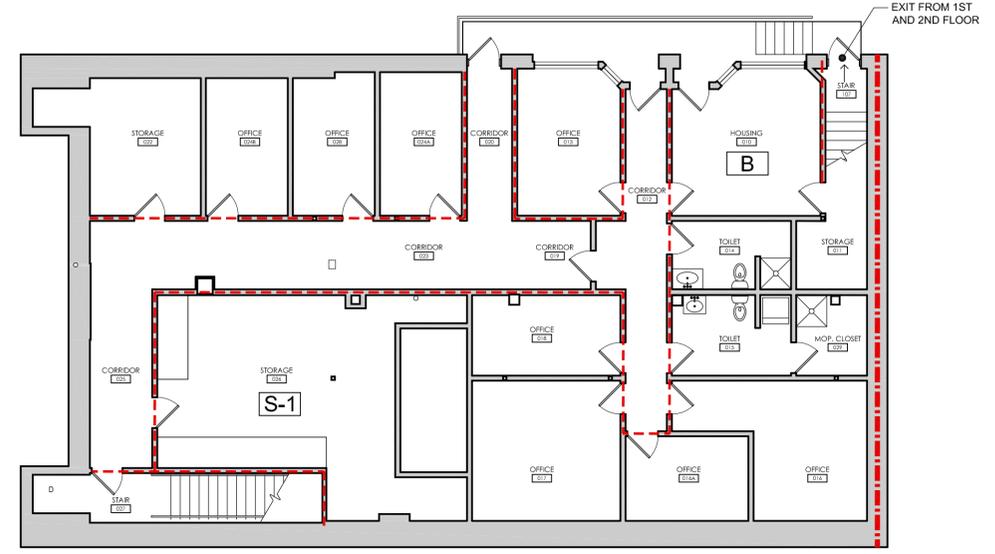
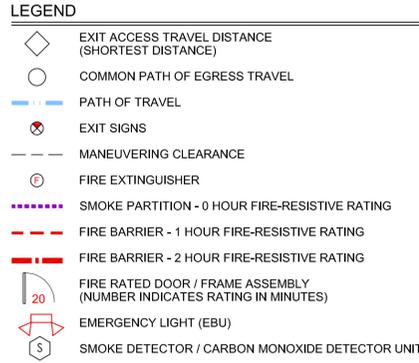
3 SECOND FLOOR LIFE SAFETY PLAN

A0.0 1/8"=1'-0"



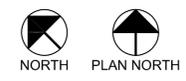
2 FIRST FLOOR LIFE SAFETY PLAN

A0.0 1/8"=1'-0"



1 BASEMENT LIFE SAFETY PLAN

A0.0 1/8"=1'-0"



CALZO
architects

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LIFE SAFETY PLANS
CODE SUMMARY

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SHEET NO.
A0.0

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BASEMENT DEMOLITION PLAN
SECOND FLOOR DEMOLITION PLAN

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0 2"
FULL SCALE

SHEET NO.

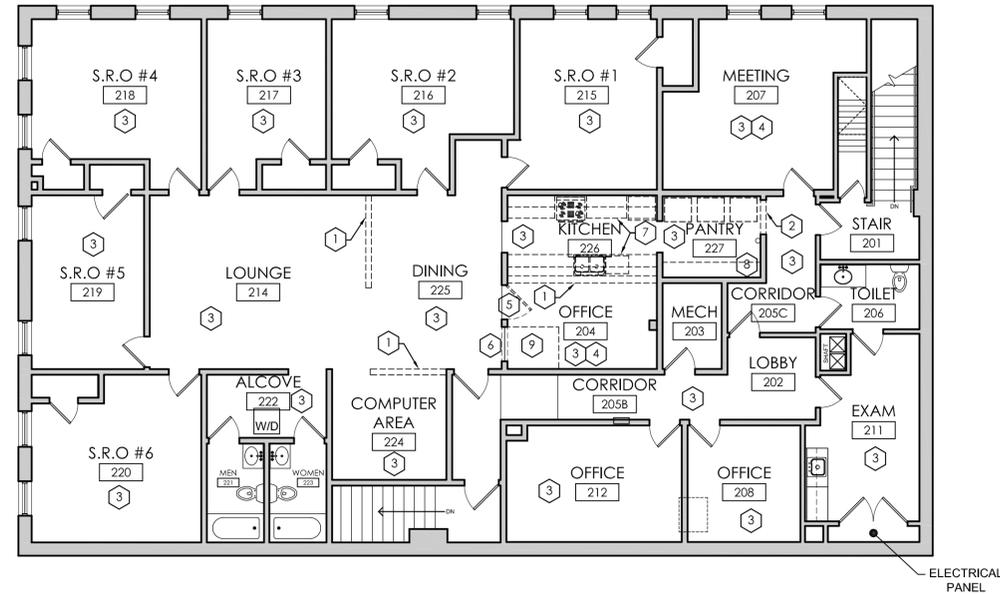
A1.0

DEMOLITION PLAN KEYED NOTES:

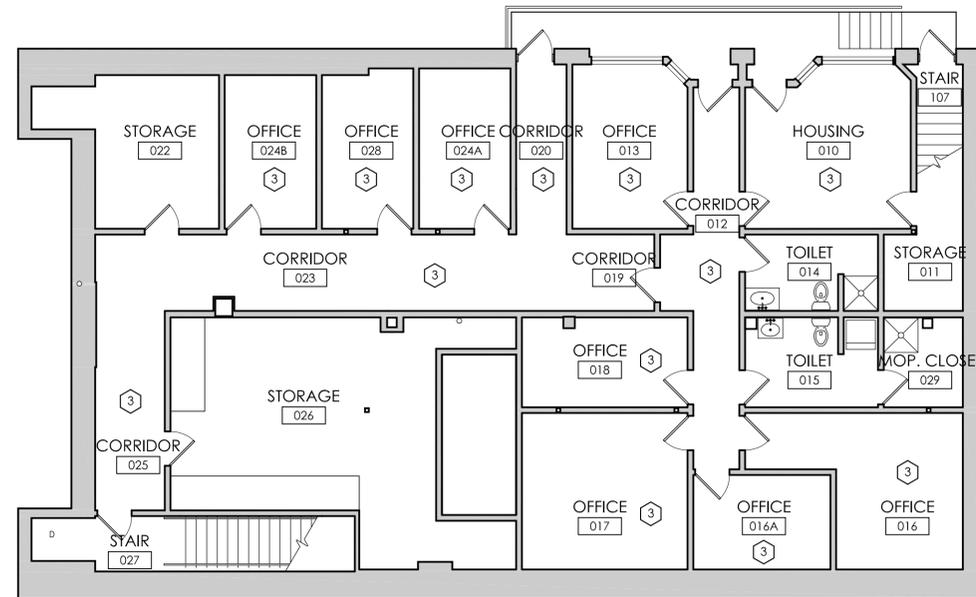
- 1 REMOVE EXISTING PARTITION.
- 2 PROVIDE NEW OPENING.
- 3 REMOVE FLOORING AND BASE.
- 4 REMOVE EXISTING CEILING SYSTEM, LIGHT FIXTURES AND DEVICES.
- 5 REMOVE EXISTING DOOR/FRAME ASSEMBLY. SALVAGE FOR REUSE.
- 6 REMOVE EXISTING BORROWED LIGHT/FRAME ASSEMBLY. SALVAGE FOR REUSE.
- 7 REMOVE EXISTING CASEWORK, INCLUDING CABINETS COUNTERTOP AND ACCESSORIES.
- 8 REMOVE EXISTING LOCKERS. SALVAGE FOR REUSE. TURN OVER TO OWNER.
- 9 REMOVE RAISE FLOOR FRAMING.

GENERAL NOTES:

- 1. DEMOLITION SHOW DASHED.
- 2. APPLIANCES TO BE REMOVED AND TURNED OVER TO OWNER.



2 SECOND FLOOR DEMOLITION PLAN
A1.0 1/8"=1'-0"



1 BASEMENT DEMOLITION PLAN
A1.0 1/8"=1'-0"



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BASEMENT REMODEL PLAN

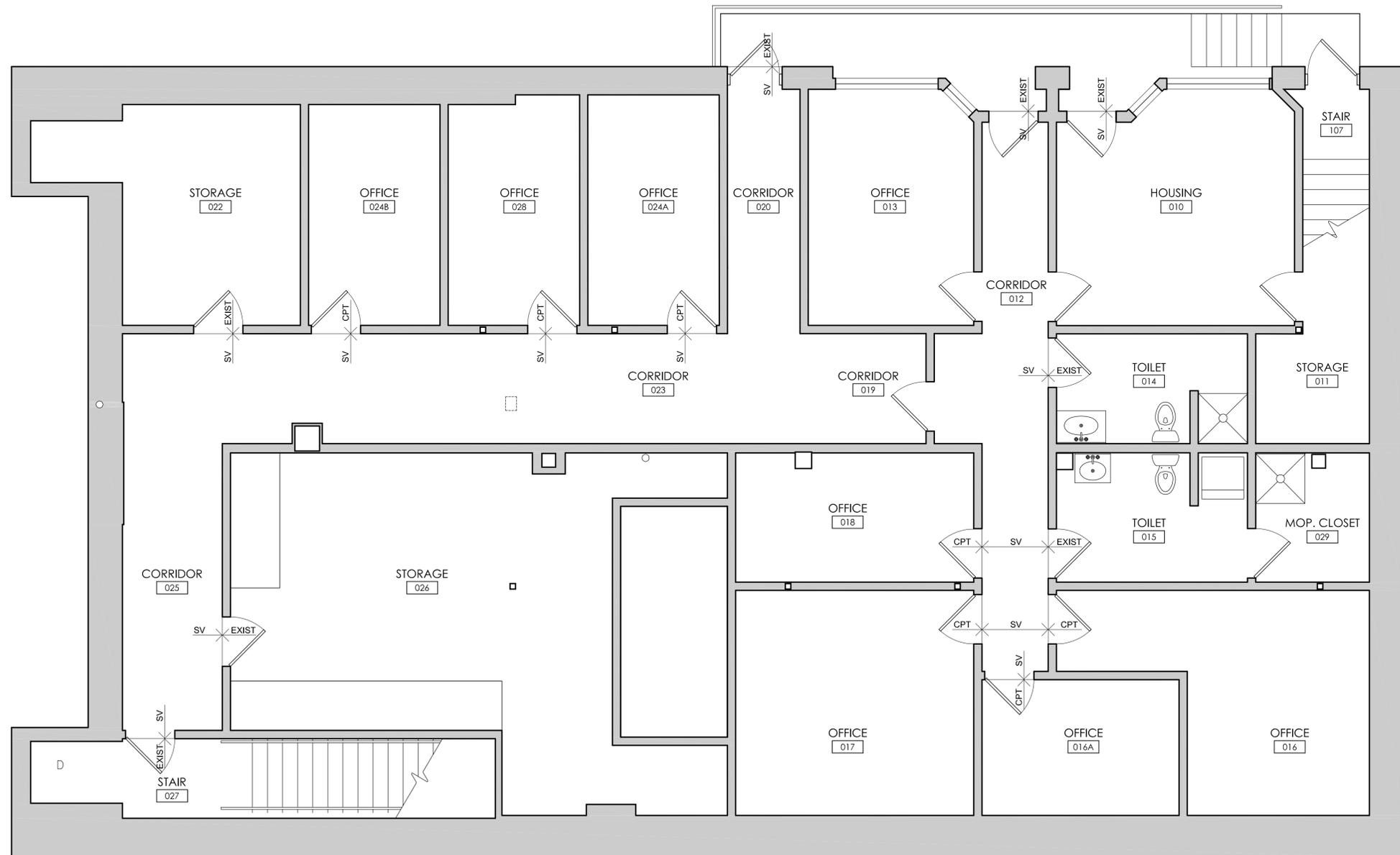
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0 2"
FULL SCALE

SHEET NO.

A2.0



1
A2.0
BASEMENT REMODEL PLAN
1/4"=1'-0"



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SECOND FLOOR REMODEL PLAN

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0 2"
FULL SCALE

SHEET NO.

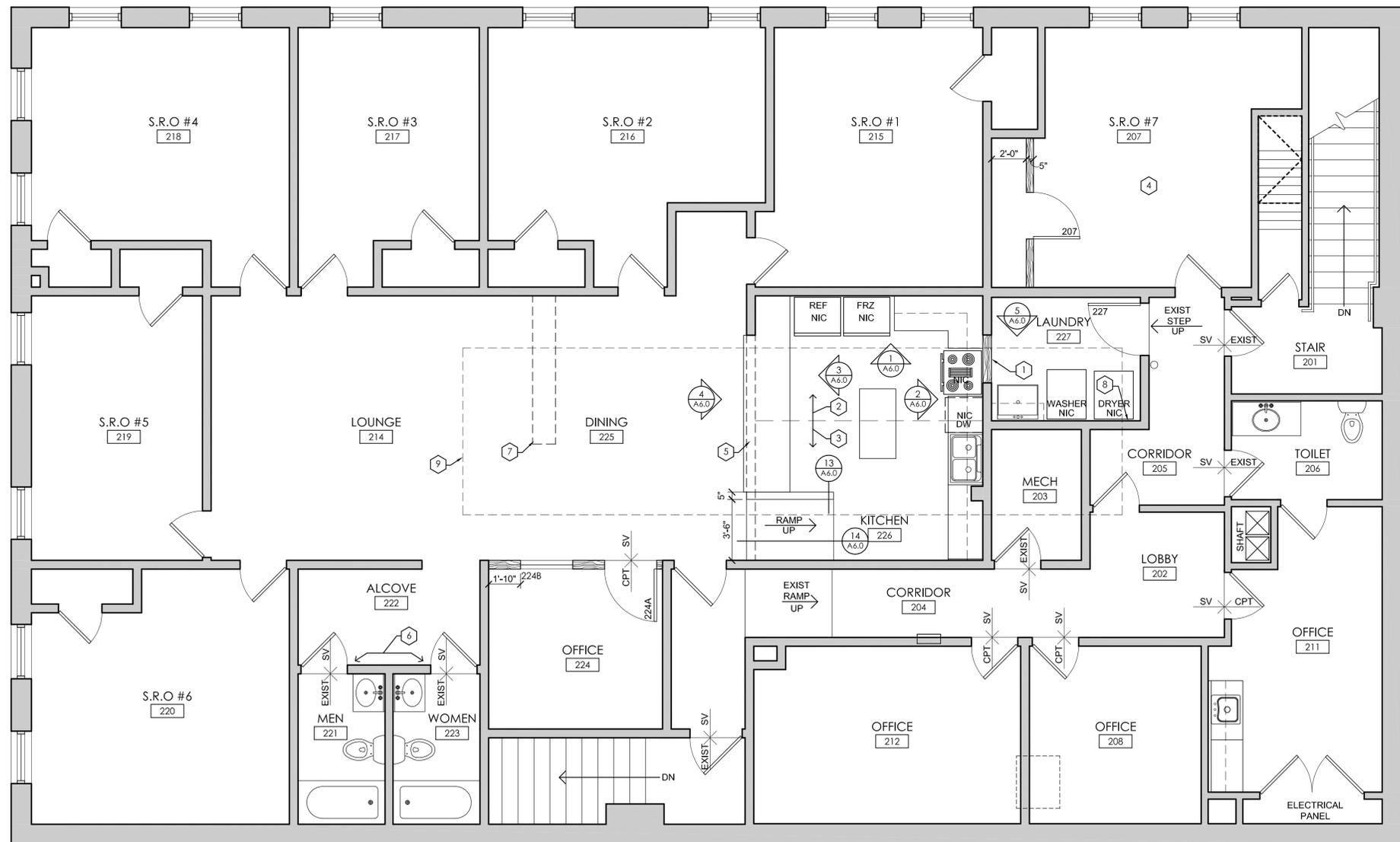
A2.1

KEYED NOTES:

- 1 INFILL EXISTING OPENING
- 2 EXISTING CEILING TO REMAIN. PATCH TO MATCH.
- 3 NEW CEILING TO MATCH EXIST.
- 4 NEW GYP BD CEILING
- 5 BULKHEAD @ OPENING
- 6 PATCH TO MATCH WALL CONSTRUCTION.
- 7 PATCH TO MATCH CEILING AND FLOORING.
- 8 PATCH TO MATCH FIRE RATED WALL CONSTRUCTION.
- 9 PATCH TO MATCH MECHANICAL AND ELECTRICAL INSTALLATION / REPAIR

GENERAL NOTES:

1. INTERIOR WALLS ARE TYPE 1 UNLESS NOTED OTHERWISE.



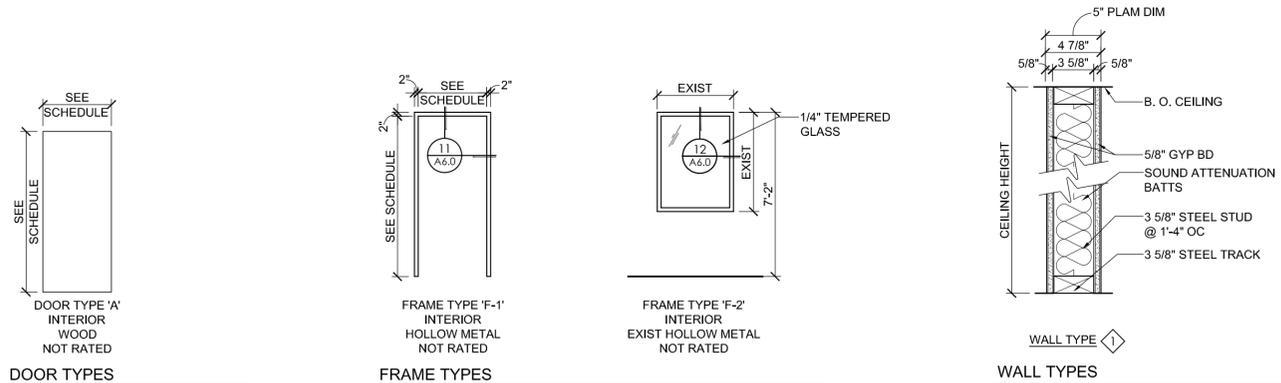
1
A2.2
SECOND FLOOR REMODEL PLAN
1/4"=1'-0"



FINISH SCHEDULE - BASEMENT									
ROOM NO.	ROOM NAME	FLOOR FINISH	BASE TYPE	WALL MATERIAL	WALL FINISH	CEILING MATERIAL	CEILING FINISH	CEILING HEIGHT	COMMENTS
010	HOUSING	SV	VB	EXIST	EXIST	EXIST	EXIST	EXIST	-
011	STORAGE	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	-
012	CORRIDOR	SV	VB	EXIST	EXIST	EXIST	EXIST	EXIST	-
013	OFFICE	SV	VB	EXIST	EXIST	EXIST	EXIST	EXIST	-
014	TOILET	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	-
015	TOILET	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	-
016	OFFICE	CPT	VB	EXIST	EXIST	EXIST	EXIST	EXIST	-
016A	OFFICE	CPT	VB	EXIST	EXIST	EXIST	EXIST	EXIST	-
017	OFFICE	CPT	VB	EXIST	EXIST	EXIST	EXIST	EXIST	-
018	OFFICE	CPT	VB	EXIST	EXIST	EXIST	EXIST	EXIST	-
019	CORRIDOR	SV	VB	EXIST	EXIST	EXIST	EXIST	EXIST	-
020	CORRIDOR	SV	VB	EXIST	EXIST	EXIST	EXIST	EXIST	-
022	STORAGE	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	-
023	CORRIDOR	SV	VB	EXIST	EXIST	EXIST	EXIST	EXIST	-
024A	OFFICE	CPT	VB	EXIST	EXIST	EXIST	EXIST	EXIST	-
024B	OFFICE	CPT	VB	EXIST	EXIST	EXIST	EXIST	EXIST	-
025	CORRIDOR	SV	VB	EXIST	EXIST	EXIST	EXIST	EXIST	-
026	STORAGE	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	-
027	STAIR	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	-
028	OFFICE	CPT	VB	EXIST	EXIST	EXIST	EXIST	EXIST	-
107	STAIR	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	-

FINISH SCHEDULE - SECOND FLOOR									
ROOM NO.	ROOM NAME	FLOOR FINISH	BASE TYPE	WALL MATERIAL	WALL FINISH	CEILING MATERIAL	CEILING FINISH	CEILING HEIGHT	COMMENTS
201	STAIR	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	-
202	LOBBY	SV	VB	EXIST	PT	EXIST	EXIST	EXIST	-
203	MECH	EXIST	EXIST	EXIST	PT	EXIST	EXIST	EXIST	-
204	CORRIDOR	SV	VB	EXIST	PT	EXIST	EXIST	EXIST	-
205	CORRIDOR	SV	VB	EXIST	PT	EXIST	EXIST	EXIST	-
206	TOILET	EXIST	EXIST	EXIST	PT	EXIST	EXIST	EXIST	-
207	S. R. O. #7	SV	VB	EXIST	PT	EXIST / GYP BD	PT	EXIST	-
208	OFFICE	CPT	VB	EXIST	PT	EXIST	EXIST	EXIST	-
211	EXAM	CPT	VB	EXIST	PT	EXIST	EXIST	EXIST	-
212	OFFICE	CPT	VB	EXIST	PT	EXIST	EXIST	EXIST	-
214	LOUNGE	SV	VB	EXIST	PT	EXIST	PT	EXIST	-
215	S. R. O. #1	SV	VB	EXIST	PT	EXIST	PT	EXIST	-
216	S. R. O. #2	SV	VB	EXIST	PT	EXIST	PT	EXIST	-
217	S. R. O. #3	SV	VB	EXIST	PT	EXIST	PT	EXIST	-
218	S. R. O. #4	SV	VB	EXIST	PT	EXIST	PT	EXIST	-
219	S. R. O. #5	SV	VB	EXIST	PT	EXIST	PT	EXIST	-
220	S. R. O. #6	SV	VB	EXIST	PT	EXIST	PT	EXIST	-
221	MEN	EXIST	EXIST	EXIST	PT	EXIST	EXIST	EXIST	-
222	ALCOVE	EXIST	EXIST	EXIST	PT	EXIST	EXIST	EXIST	-
223	WOMEN	EXIST	EXIST	EXIST	PT	EXIST	EXIST	EXIST	-
224	OFFICE	CPT	VB	EXIST / GYP BD	PT	EXIST	PT	EXIST	-
225	DINING	SV	VB	EXIST	PT	EXIST	PT	EXIST	-
226	KITCHEN	SV	VB	EXIST / GYP BD	PT	EXIST / GYP BD	PT	MATCH EXIST	-
227	LAUNDRY	SV	VB	EXIST / GYP BD	PT	EXIST / GYP BD	PT	EXIST	-

OPENING SCHEDULE								
OPENING NO.	DOOR SIZE	DOOR TYPE	DOOR FINISH	FRAME TYPE	FRAME FINISH	HARDWARE GROUP	FIRE RATING	COMMENTS
207	2'-8" x 7'-0"	A	STAINED	F-1	PAINTED	2	NR	-
224A	EXIST	EXIST	EXIST	EXIST	PAINTED	1	NR	SALVAGED DOOR AND FRAME
224B	-	-	-	F-2	PAINTED	-	NR	SALVAGED WINDOW FRAME
227	3'-0" x 7'-0"	A	STAINED	F-1	PAINTED	3	NR	-



SPECIFICATIONS:

- THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (AIA DOCUMENT A201 - CURRENT EDITION) SHALL APPLY TO THE WORK FOR THIS PROJECT EXCEPT AS MODIFIED BELOW. THE CONTRACTOR SHALL BE FAMILIAR WITH THESE PROVISIONS AND ADHERE TO THE REQUIREMENTS.
- WORK BY OWNER
A. INSTALLATION OF FURNITURE, FIXTURES AND EQUIPMENT (FFE) UNLESS NOTED OTHERWISE.
- CONTRACTOR TO OBTAIN PERMITS AND ARRANGE FOR THE SUBSEQUENT INSPECTIONS RELATED TO THE CONSTRUCTION.
- KEEP DRIVEWAYS, ENTRANCES, AND SIDEWALKS CLEAR AT ALL TIMES. DO NOT USE THESE AREAS FOR PARKING OR STORAGE OF MATERIALS. SCHEDULE DELIVERIES TO MINIMIZE REQUIREMENTS FOR STORAGE OF MATERIALS.
- THE OWNER WILL OCCUPY ADJACENT SPACES WITHIN THE BUILDING DURING CONSTRUCTION. COOPERATE WITH THE MANAGER TO MINIMIZE CONFLICTS AND FACILITATE OWNER USAGE. PERFORM THE WORK SO AS NOT TO INTERFERE WITH THE OWNER'S OPERATIONS.
- DEMOLITION PROCESSES INVOLVING NOISE OR THAT DISTURB ADJACENT OCCUPIED AREAS SHALL BE COORDINATED WITH THE MANAGER. PROVIDE 48 HOUR NOTICE PRIOR TO SHUTDOWN OR INTERRUPTION OF MECHANICAL / ELECTRICAL SERVICES TO ADJACENT SPACES.
- CONTRACTORS TO COMPLY WITH THE MANAGER'S SAFETY MANAGEMENT POLICIES AND PROCEDURES WITH REFERENCE TO INTERIM LIFE SAFETY MEASURES REQUIRED OF THE CONTRACTOR DURING CONSTRUCTION IS AVAILABLE UPON REQUEST.
- LIFE HOUSE IS A "SMOKE-FREE" FACILITY; NO SMOKING IS ALLOWED WITHIN THE BUILDING. SMOKING IS ALLOWED ONLY IN DESIGNATED AREAS.
- CONTRACTOR SHALL EXAMINE THE PROJECT SITE TO BECOME FAMILIAR WITH EXISTING AND VISIBLE CONDITIONS PRIOR TO SUBMISSION OF BID.
- THE REMOVAL, MODIFICATION, OR ABATEMENT OF EXISTING HAZARDOUS MATERIALS IS NOT PART OF THIS CONTRACT. CONTRACTOR TO IMMEDIATELY REPORT TO THE OWNER DISCOVERY OF HAZARDOUS MATERIAL AND SUSPEND WORK IN THE AFFECTED AREA.
- PROVIDE DEMOLITION WORK, AS INDICATED BY THE DRAWINGS. WORK TO BE COMPLETED IN ACCORDANCE WITH ACCEPTED STANDARDS AND PRACTICES.
- SHOULD UNUSUAL OR UNEXPECTED CONDITIONS BE ENCOUNTERED NOTIFY THE ARCHITECT IMMEDIATELY BY TELEPHONE, AND IN WRITING WITHIN TEN (10) WORKING DAYS.
- DO NOT DISTURB OR DAMAGE AREAS NOT INDICATED TO BE DEMOLISHED UNLESS REQUIRED BY THE WORK. EXISTING STRUCTURAL SUPPORT WALLS OR COLUMNS SHALL NOT BE DISTURBED.
- CONTRACTOR SHALL REPAIR DAMAGE TO EXISTING CONSTRUCTION AND AREAS OUTSIDE OF THE CONSTRUCTION LIMITS. REPAIR FINISH TO EQUAL THAT EXISTED PRIOR TO THE WORK.
- FIREPROOF MATERIALS DAMAGED OR REMOVED DURING THE COURSE OF THE WORK SHALL BE REPAIRED TO MATCH EXISTING CONDITIONS.
- ROUTE DEBRIS REMOVAL AND MATERIAL DELIVERY AS COORDINATED WITH OWNER. DEBRIS TO BE REMOVED DAILY IN RUBBER-TIRED COVERED CARTS.
- LAYOUT PARTITIONS PRIOR TO ACTUAL CONSTRUCTION. NOTIFY ARCHITECT OF SIGNIFICANT DISCREPANCIES.
- COORDINATE WORK WITH SALVAGED AND RELOCATED ITEMS AND MATERIALS PROVIDED BY THE MANAGER.
- PROVIDE SHOP DRAWINGS FOR THE ARCHITECTS AND ENGINEERS REVIEW.
- PROVIDE FIRESTOPPING AND SMOKE PROTECTION AT PENETRATIONS THROUGH RATED ASSEMBLIES. INSTALL IN ACCORDANCE WITH FIRE TEST REPORT AND MANUFACTURER'S INSTRUCTIONS
- PATCH TO MATCH AND REPAIR EXISTING PLASTER OR GYPSUM BOARD WALL SURFACES TO REMAIN THAT ARE ADJACENT TO WORK AREAS WHERE NEW OPENINGS ARE PROVIDED OR EXISTING OPENINGS ARE REMOVED.
- PATCHING OF EXISTING FINISHES IN CORRIDORS TO EXTEND TO NEAREST CORNER, DOOR FRAME, OR BREAK IN THE SURFACE.
- PROVIDE PROPER NON-COMBUSTIBLE IN-WALL BLOCKING AS NEEDED TO SUPPORT WALL MOUNTED ITEMS AS INDICATED ON THE DRAWINGS.
- PREPARE EXISTING FLOORS TO ASSURE BONDING OF NEW FLOORING MATERIALS, PROVIDE REPAIR OF EXISTING SURFACES: CLEAN AND PRIME IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- ROUGH CARPENTRY: LUMBER FOR MISCELLANEOUS USES; SUPPORT OF OTHER WORK INCLUDING BUCKS, NAILERS, BLOCKING, FURRING, GROUNDS, STRIPPING AND SIMILAR MEMBERS; PROVIDE STANDARD GRADE LUMBER.
- JOINT SEALANTS: PROVIDE JOINT SEALANT SUITABLE FOR THE TYPE OF APPLICATION INDICATED.
- SOLID SURFACE MATERIAL (SSM): DUPONT CORIAN OR EQUAL SELECTED FROM PRICE CATEGORY C.
- PLASTIC LAMINATE TO COMPLY WITH APPLICABLE REQUIREMENTS OF "ARCHITECTURAL WOODWORK QUALITY STANDARDS" BY THE ARCHITECTURAL WOODWORK INSTITUTE (AWI). PARTICLE BOARD MINIMUM DENSITY OF 45 POUNDS PER CUBIC FOOT. HIGH PRESSURE DECORATIVE LAMINATE TO BE NEVAMAR OR WILSONART SELECTED FROM MANUFACTURER'S STANDARDS.
- PRE-MANUFACTURED CASEWORK: MERRILLAT BASICS, FRESNO OR EQUIVALENT; MASTERPIECE MATTE NICKEL TAILORED PULL
- HOLLOW METAL FRAME: ONE-PIECE UNIT TYPE, WITH MITERED, WELDED AND GROUND JOINTS. PROVIDE DOOR SILENCERS; U.L. LABELS, AND LEAD SHIELDING AS REQUIRED.
- DOORS: EFFERS, ALGOMA HARDWOODS, WEYERHAEUSER OR EQUAL, STRUCTURAL COMPOSITE LUMBER (5-PLY SCL); 1 3/4" THICK; SPECIES TO MATCH BUILDING STANDARD.
- FINISH HARDWARE: MATCH BUILDING STANDARD
GROUP 1 EXISTING
GROUP 2 BUTTS PASSAGE STOP
GROUP 3 BUTTS LOCKSET - STOREROOM STOP
- WOOD STUD: 2x4 AT 8'-0" AT 1'-4" O.C.; VERIFY FLOOR TO UNDERSIDE OF CEILING UNLESS NOTED OTHERWISE.
- GYPSUM PANELS: ASTM C 36 STANDARD TYPE; THICKNESS 5/8", TAPERED EDGES.
- ACOUSTICAL CEILING: USG FROST CLIMAPLUS 414 24"X24"X3/4" SLB, WHITE. GRID PROFILE DX/DXL, WHITE.
- SHEET VINYL: ARMSTRONG MEDINTEC HOMOGENOUS; SELECTED FROM MANUFACTURER'S STANDARD; HEAT WELDED SEAMS.
- VINYL BASE: JOHNSONITE, VPI, OR EQUAL; SELECTED FROM MANUFACTURER STANDARD
- CARPET: INTERFACE CUBIC/CUBIC COLOURS; SELECTED FROM MANUFACTURER STANDARD.
- PAINT SCHEDULE:
GYPSUM WALLBOARD (EG-SHEL FINISH LATEX)
A. FIRST COAT - LATEX WALL PRIMER
B. SECOND COAT - LATEX EG-SHEL
C. THIRD COAT - LATEX EG-SHEL
WOOD (PAINTED)
A. FIRST COAT - ALKYD ENAMEL UNDERCOATER
B. SECOND COAT - LATEX EG-SHEL
C. THIRD COAT - LATEX EG-SHEL
WOOD (STAINED)
A. FIRST COAT - STAIN
B. SECOND COAT - SATIN FINISH VARNISH
C. THIRD COAT - SATIN FINISH VARNISH
FERROUS METAL (SHOP PRIMED)
A. FIRST COAT - ALKYD EG-SHEL ENAMEL
B. SECOND COAT - ALKYD EG-SHEL ENAMEL

SCALZO ARCHITECTS, LTD.
1901 South Street
Duluth, Minnesota 55812
Tele: 218.722.4319
Fax: 218.722.3535

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Minnesota.

William B. Scalzo
WILLIAM B. SCALZO
DATE: SEPTEMBER 14, 2016
LICENSE NO: 18130

CONSULTANTS:
FOSTER, JACOBS & JOHNSON, INC.
525 LAKE AVENUE SOUTH SUITE 222
DULUTH MINNESOTA, 55802

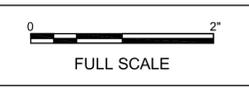
PROJECT:
LIFE HOUSE BUILDING
102 WEST FIRST STREET
DULUTH, MINNESOTA 55802

OWNER:
LIFE HOUSE INC.
631 W SKYLINE PARKWAY
DULUTH MINNESOTA, 55806

FINISH SCHEDULE
OPENING SCHEDULE
WALL TYPES, DOOR TYPES, FRAME TYPES
SPECIFICATIONS

REVISIONS:

DATE: SEPTEMBER 14, 2016
DRAWN: JPG
CHECKED: WBS
PROJECT: 1608



SHEET NO.
A5.0

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Minnesota.

William B. Scalzo
WILLIAM B. SCALZO
DATE: SEPTEMBER 14, 2016
LICENSE NO: 18130

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FOSTER, JACOBS & JOHNSON, INC.
525 LAKE AVENUE SOUTH SUITE 222
DULUTH MINNESOTA, 55802

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102 WEST FIRST STREET
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OWNER:
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631 W SKYLINE PARKWAY
DULUTH MINNESOTA, 55806

INTERIOR ELEVATIONS
SECTIONS
DETAILS

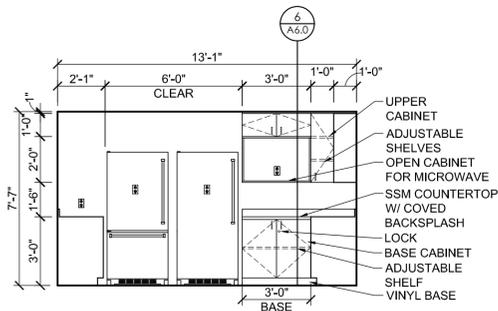
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DATE: SEPTEMBER 14, 2016
DRAWN: JPG
CHECKED: WBS
PROJECT: 1608

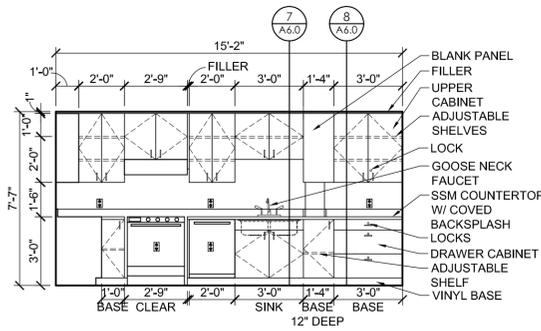
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FULL SCALE

SHEET NO.

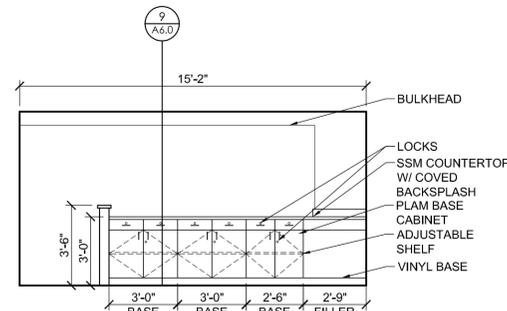
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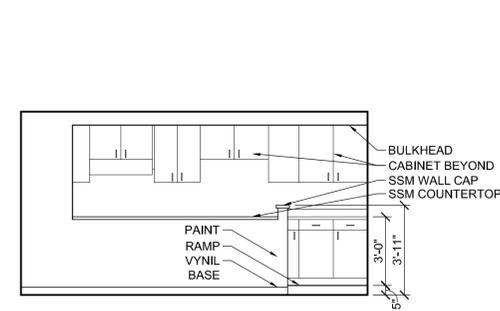
1
A6.0
KITCHEN 226
1/4"=1'-0"



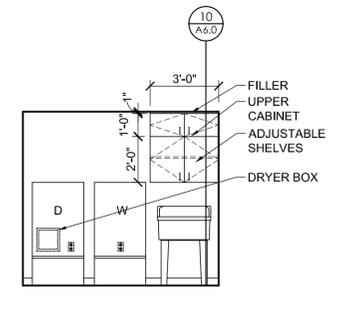
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KITCHEN 226
1/4"=1'-0"



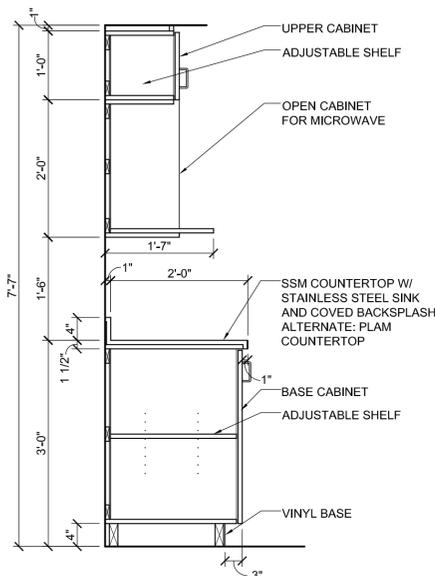
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KITCHEN 226
1/4"=1'-0"



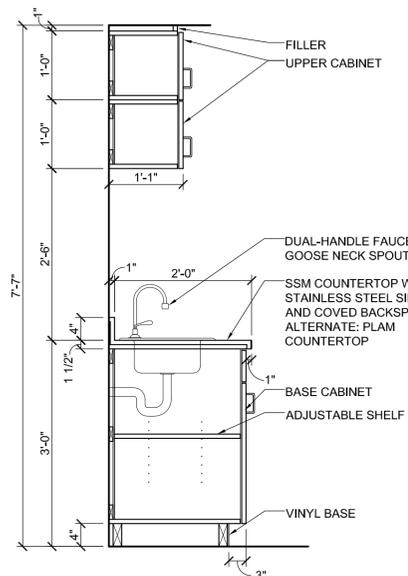
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DINING 225
1/4"=1'-0"



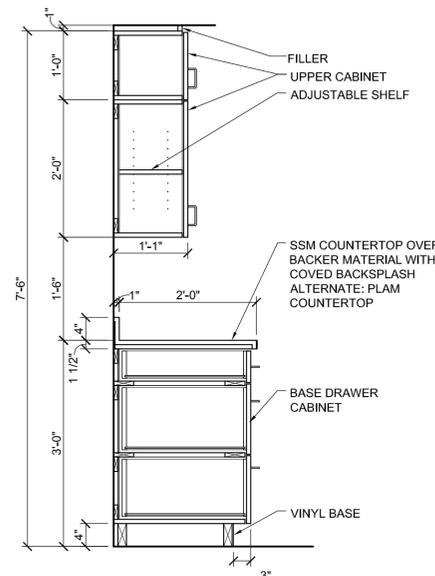
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A6.0
LAUNDRY 227
1/4"=1'-0"



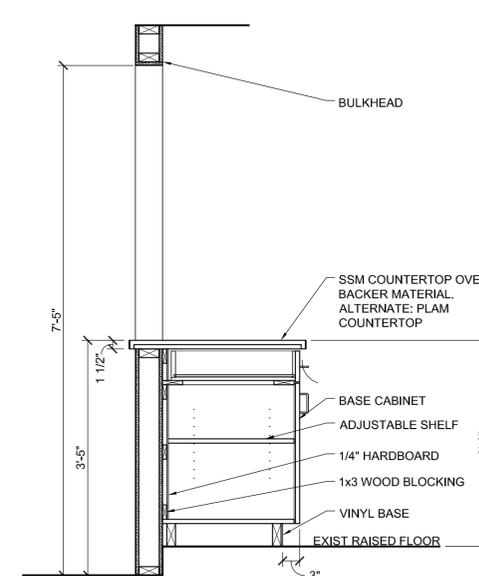
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A6.0
SECTION
3/4"=1'-0"



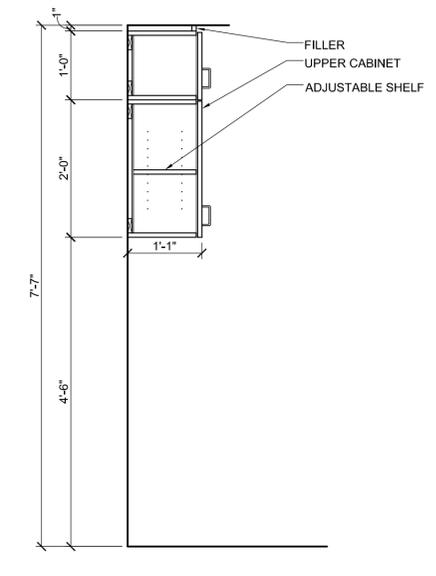
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A6.0
SECTION
3/4"=1'-0"



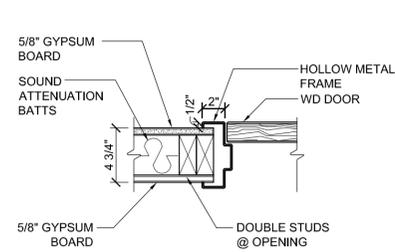
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A7.0
SECTION
3/4"=1'-0"



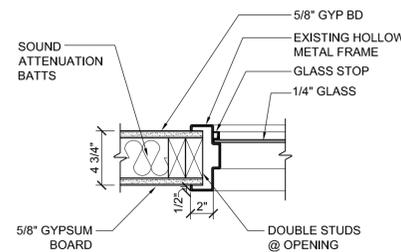
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A6.0
SECTION
1/8"=1'-0"



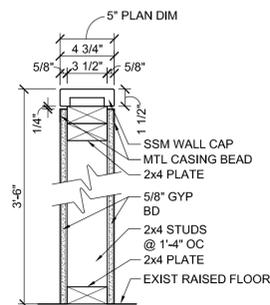
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A6.0
SECTION
3/4"=1'-0"



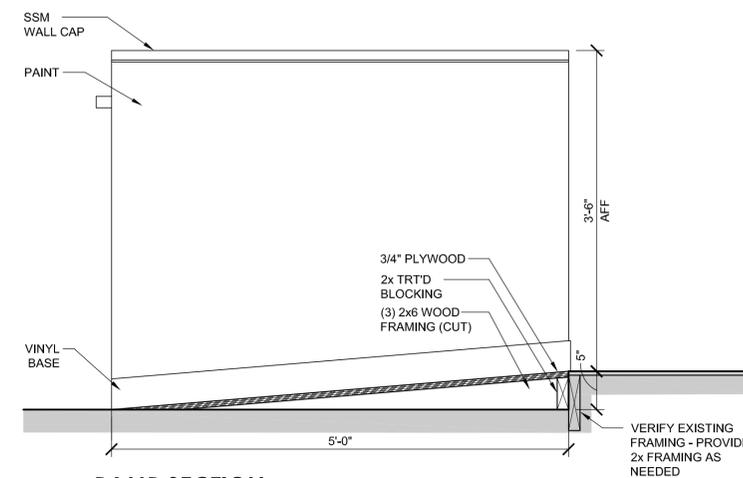
11
A6.0
JAMB (HEAD SIM)
1-1/2"=1'-0"



12
A6.0
JAMB (HEAD SIM.)
1 1/2"=1'-0"



13
A6.0
WALL SECTION
1-1/2"=1'-0"



14
A6.0
RAMP SECTION
1"=1'-0"

Revisions		
No.	Date	Description
1	1/27/14	ISSUED FOR BID



SCALZO ARCHITECTS, LTD.
1901 South Street
Duluth, Minnesota 55812
Tele: 218.722.4319
Fax: 218.722.3535

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

James R. Johnson
James R. Johnson
DATE: 9/14/2016
LICENSE NO: 15920

CONSULTANTS:



FOSTER, JACOBS, & JOHNSON, INC.
PROFESSIONAL ENGINEERS
545 LAKE AVENUE SOUTH (218) 722-3060
SUITE 202 FAX (218) 722-1931
DULUTH, MN 55802
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PROJECT:
LIFE HOUSE BUILDING
102 WEST FIRST STREET
DULUTH, MINNESOTA 55802

OWNER:
LIFE HOUSE INC.
631 W SKYLINE PARKWAY
DULUTH MINNESOTA, 55806

MECHANICAL PLANS

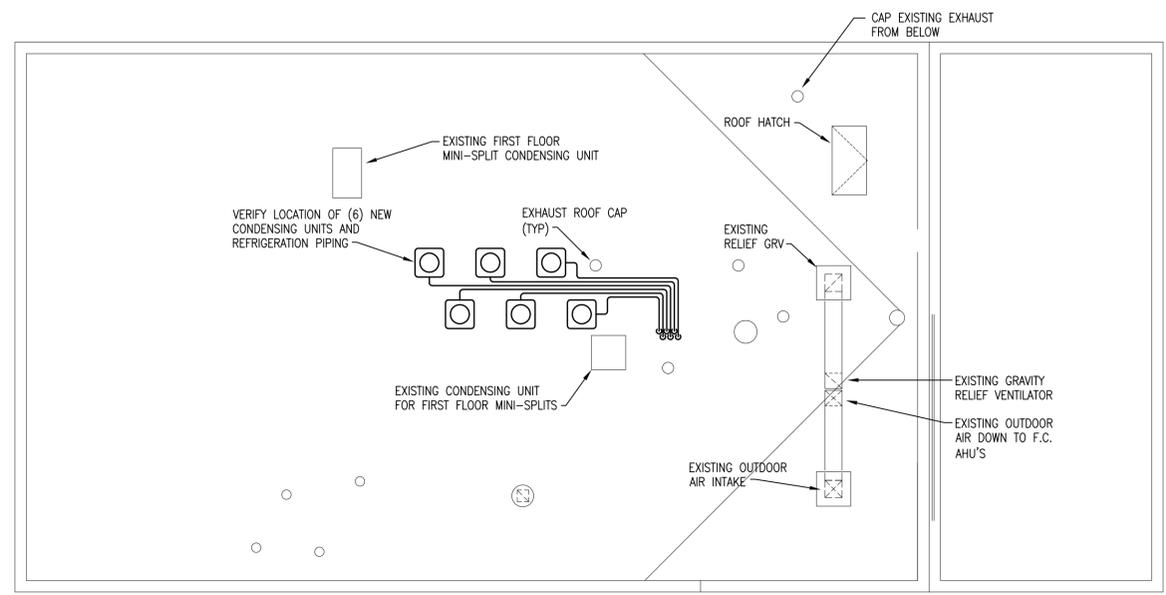
REVISIONS:

DATE: 9/14/2016
DRAWN: MRA
CHECKED: JRJ
PROJECT: 16003

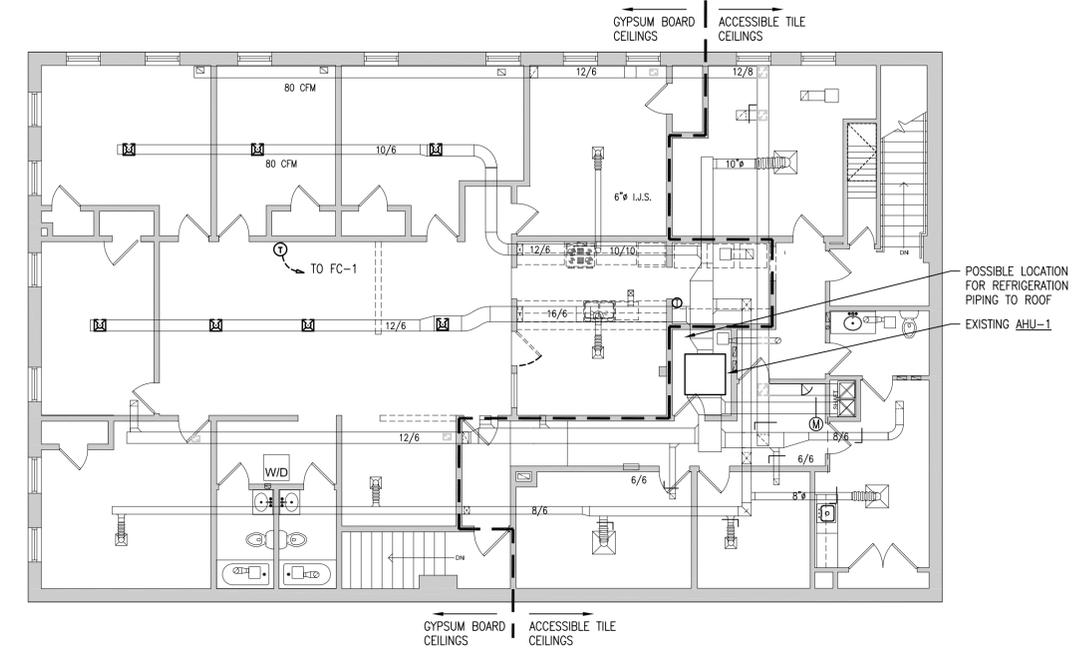


SHEET NO.
M1

- General Notes:**
- INSULATE ALL CONCEALED SUPPLY DUCT AND EXPOSED SUPPLY DUCT IN UNCONDITIONED SPACES.
 - EXISTING AHU'S INCLUDE DX COOLING COIL - PROVIDE CONDENSATE DRAIN PIPING FROM DRAIN PANS TO NEAREST ACCEPTABLE INDIRECT WASTE.
 - CONTRACTOR TO VERIFY ROUTING OF REFRIGERATION PIPING FOR NEW COOLING COILS TO ROOF MOUNTED CONDENSING UNITS.
 - CUT & PATCH EXISTING GYPSUM BOARD CEILING ON SECOND FLOOR (WHERE INDICATED) AS REQUIRED TO INSULATE EXISTING SUPPLY DUCTWORK.

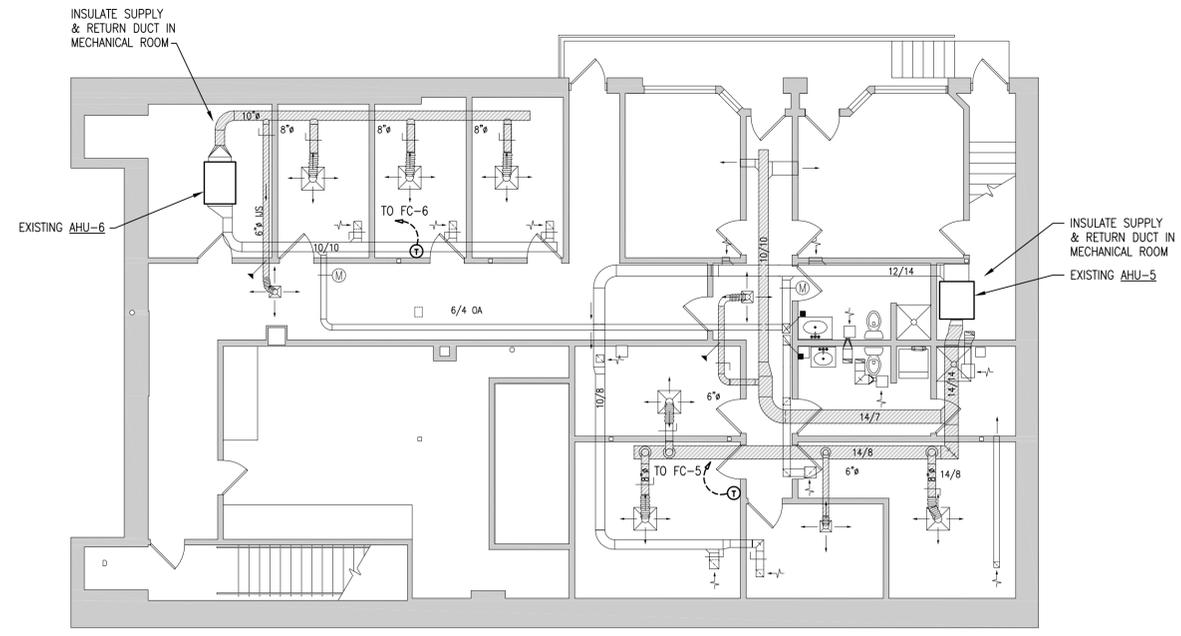


4 ROOF PLAN
1/8"=1'-0"

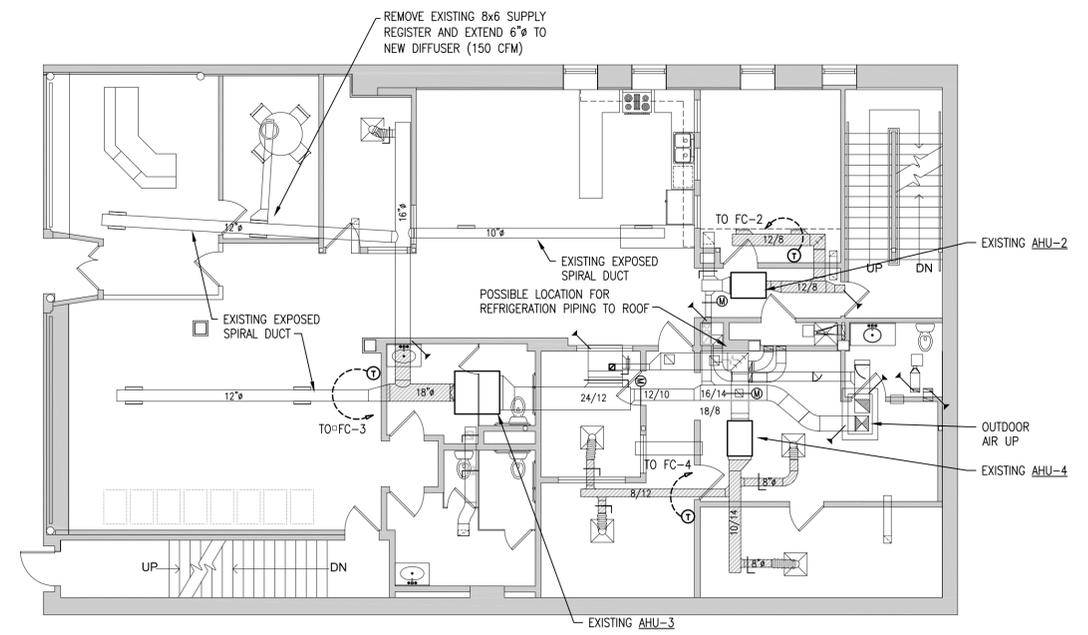


5 SECOND FLOOR DEMOLITION PLAN
1/8"=1'-0"

SEE SECOND FLOOR REVISIONS ON SHEET M3



1 BASEMENT PLAN
1/8"=1'-0"



2 FIRST FLOOR PLAN
1/8"=1'-0"

THIS PLAN FROM A PREVIOUS PROJECT IS INCLUDED TO SHOW NEW WORK REQUIRED TO ADD DX CONDENSING UNITS TO SIX (6) EXISTING FAN COIL SYSTEMS

Keyed Notes:

PROJECT SCOPE:

- Replace six (6) existing fan-coil air handling units, **AND INCLUDE SPLIT-SYSTEM DX-COOLING WITH EACH SYSTEM. CONDENSING UNITS SHALL BE ROOF-MOUNTED.**

Note: All equipment, material & labor costs associated with the addition of cooling for the six oh systems (including condensing units, refrigeration piping, duct insulation, wiring, controls, etc.) shall be broken out as separate costs with the progress billings, due to funding requirements.

- Add a new heat exchanger to supply heat for the existing domestic hot water heater.
- Replace existing hot water temperature control valves for existing radiation and unit heaters, as indicated on the drawing.

- Replace/recalibrate existing temperature controls such that outdoor air reset of hot water supply temperatures is enabled, and pump controls are interlocked with outdoor temperatures, to prevent summer overheating in the building.

- Repair steam leaks in the Mechanical Room, and detail missing pipe insulation on existing steam & condensate pipe & fittings.

- Recover heat from the existing condensate surge tank/pump assembly to a new wall heater at the First Street Entry.

- Recover heat from the Basement Mechanical Room and duct it to the First Street Entry area.

1. GENERAL PROVISIONS

A. All Conditions referenced by the Bidding Documents are applicable to the Mechanical Work. Contractor shall familiarize himself with existing site conditions prior to bidding. All mechanical work shall be in accordance with applicable local, state or federal codes and standards. All equipment, unless specifically indicated otherwise, shall be new, with workmanship first class in every respect. All work to be guaranteed for one (1) full year after Substantial Completion. Mechanical work shall be coordinated with the work of other trades. All fees and permits associated with the Mechanical work are to be paid by the Contractor. Submit shop drawings for approval prior to ordering equipment. Instruct the Owner in proper operation and routine maintenance of new systems. Submit O & M manuals and "Record" drawings at project completion.

2. BASIC MATERIALS & METHODS

A. New piping shall be as follows:

Indirect Waste - Schedule 40 PVC, or sweat copper with drainage pattern fittings.

Heating Hot Water - Type "L" hard copper with wrought copper fittings and 95/5 solder joints, or Schedule 40 black steel with threaded fittings or grooved couplings.

REFRIGERATION PIPING - TYPE ACR REFRIGERATION TUBING.

B. Shut-off and/or service valves shall be provided to isolate all equipment, and as indicated on the plans, equal to APOLLO 70 two-piece bronze ball valves. Provide bronze body swing check valves where required and/or indicated. Balance valves shall be ball type with memory.

C. All piping shall be adequately supported from building structure. Provide sleeves through new construction as necessary. All exposed piping in finished areas shall be provided with esculcheon plates at floor, wall or ceiling.

D. Provide unions or flanged connections at equipment to facilitate removal.

E. Provide vibration isolators for all motor driven equipment.

F. Provide supports for all wall-mounted or suspended equipment as required.

G. All motors to be U.L. listed.

H. All new piping to be installed substantially as indicated on the drawings, properly graded for drainage and/or air elimination.

I. All new equipment shall be cleaned prior to completion. Mechanical equipment specified with prime coat will be field painted by the General Contractor. All cutting and patching of existing construction shall be by the Contractor requiring same, with patching to match existing conditions, to the satisfaction of the Architect.

J. The Contractor will be responsible for all fire and safety procedures, including compliance with OSHA regulations.

K. All piping systems shall be pressure tested in accordance with governing codes. Final balance and adjustment shall result in a totally complete and properly operating Mechanical System.

3. INSULATION

A. All insulation materials shall have the appropriate fire hazard ratings of:

Flame Spread 25, or less
Smoke Developed 50, or less

B. All insulation thicknesses shall be in accordance with requirements of the State Energy Code or ASHRAE Std. 90.1 - 2004 where applicable.

C. **INSULATION ON REFRIGERATION PIPING SHALL BE EQUAL TO ARMSTRONG "ARMAFLEX".** Heating piping (steam, condensate, & hot water) shall be insulated with rigid fiberglass in accordance with State Energy Code requirements. Existing steam and condensate piping in the Basement Mechanical Room shall be insulated to cover exposed pipe & fittings that weren't insulated during the original installation.

D. **CONCEALED SUPPLY DUCTWORK ON EXISTING FAN-COIL AHU'S THAT ARE BEING PROVIDED WITH COOLING SHALL BE INSULATED. SECOND-FLOOR GYPSUM BOARD CEILINGS SHALL BE CUT & PATCHED AS REQUIRED TO INSTALL THE INSULATION. PROVIDE 1-1/2" THICK FIBERGLASS DUCT WRAP WITH VAPOR BARRIER.**

4. HEATING

A. Provide new steam to water heat exchanger for the existing domestic water heater located in the Basement. Work shall include steam and condensate piping as per the schematic shown on the drawing. New heat exchanger shall be equal to B&G Model BP-400-20 with 15 stainless steel plates, capable of heating 6 gpm water from 130F - 180F, with 150 lb/psi pressure steam. Pressure drop on the water side shall not exceed .5 psi. Install heat exchanger complete with insulated piping connections, and 3/4" ASME pressure relief valve equal to B&G Model 790.

B. Inline air separator and thermal expansion tank shall be installed on the hydronic piping between the heat exchanger and the water heater, equal to Control "Extrol" Model 30.

C. New circulator for the water heater heating supply piping from the heat exchanger to the water heater shall be equal to B&G Model P-20, capable of 6 gpm @ 20-ft., 120-volt, 1/12 HP.

D. In the wall framing being added at the First Floor front entry, install a small kick-space wall heater, equal to Stanton "Kicker" Model TK-70, with recessed mounting, 6000 btuh capacity. Unit shall be supplied with 3/4" insulated supply & return piping from the existing condensate surge tank located in the Mechanical Room. Reuse the existing B&G NRF-22 circulator (from the water heater piping) for this heater.

E. Furnish and install a new high-pressure motorized ball valve with electric actuator ahead of existing spence reducing valve. Valve shall be furnished to Contractor by Jim Lowe - Stack Brothers (approximate cost to Contractor = \$1000.00). This work will require the Contractor to pull a high-pressure permit with the State of Minnesota. Re-insulate all disturbed high-pressure steam pipe & fittings.

5. REFRIGERATION

A. **NEW REFRIGERATION SYSTEMS WILL CONSIST OF DIRECT-EXPANSION R-410A EVAPORATOR COILS WITH COPPER TUBES MECHANICALLY EXPANDED INTO ALUMINUM FINS. AIR COOLED CONDENSING UNITS WILL BE PROVIDED WITH SCROLL COMPRESSORS. CONDENSING UNITS WILL BE ROOF MOUNTED. UNITS SHALL BE EQUAL TO CARRIER MODEL 24ACC4 (14 SEER), RATED FOR 208/230-VOLT 1-PHASE WIRING. INSTALL WITH REFRIGERANT LINE SETS SIZED FOR THE LOAD, AND ROUTED (CONCEALED) THROUGH THE BUILDING FROM EVAPORATOR COILS TO THE ROOF. INCLUDE REFRIGERATION ACCESSORIES INCLUDING EXPANSION VALVES, SIGHT GLASSES, FILTER/DRYERS, CHARGING VALVES, ETC. IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE. PROVIDE ALL ROOF CUTTING & PATCHING REQUIRED FOR REFRIGERATION PIPING PENETRATIONS, AS WELL AS SUPPORTS FOR THE CONDENSING UNITS.**

6. VENTILATION

A. Galvanized supply and return ductwork shall be replaced as required for installation of new ah's, in accordance with SMACNA recommendations. **ALL CONCEALED SUPPLY DUCTS ON SYSTEMS SERVING AIR CONDITIONED SPACES SHALL BE INSULATED WITH EXTERIOR 1-1/2" THICK FLEXIBLE DUCT INSULATION.** Access doors in ductwork shall be provided at controls, coils, etc.

B. New air handling units shall include filter sections with 2" thick throwaway filters, 4-row direct expansion cooling coils, and hot water heating coils. Units shall have capacity & characteristics as scheduled. Units shall have horizontal style for ducted ceiling installation, similar to First Company, or approved equal.

C. New heat-recovery blower shall be installed to transfer heat from the Basement Mechanical room to the first Floor Entry area, as indicated on the drawing. Remove and cap existing ducts penetrating the exterior wall. New blower shall be an inline centrifugal type equal to Fan-Tech Model FR-150.

D. New ceiling diffusers shall be round neck, similar to Titus Model TMR, mounted on exposed spiral supply duct as indicated. Return grilles shall be either egg-crate style or fixed-blade single-deflection style. All ceiling air devices shall be finished in an off-white (paintable) color.

7. TEMPERATURE CONTROL

A. Automatic temperature control system shall be provided.

B. **UTILIZE EXISTING HONEYWELL DIGITAL CONTROL SYSTEM - EXPAND AS REQUIRED FOR NEW FUNCTIONS.**

C. **EXISTING CONTROLS SHALL BE RE-PROGRAMMED TO PREVENT ANY SIMULTANEOUS HEATING AND COOLING.**

D. Sequence of controls as follows:

Water Heater - On a call for heat from the water heater, the new circulator shall be activated, and heating water shall be supplied from the new heat exchanger. Steam control valve shall modulate to maintain a hot water supply temperature leaving the heat exchanger of 180F. When the water heater thermostat is satisfied - the steam control valve shall close, and the circulator shall continue circulating heat through the heat exchanger, until the heating water supply temperature drops to 160F.

Radiation - New control valves shall be connected to existing controls to maintain space temperatures. New valves shall be Honeywell cartridge-type globe valves.

Unit Heaters - New control valves shall be connected to existing controls to maintain space temperature. New valves shall be Honeywell cartridge-type globe valves.

Heat Recovery Blower - shall be activated by a reverse acting thermostat in the Mechanical Room, to supply heat to the First Floor Reception area, when that space is calling for heat.

Reception Area Space Heater - Integral aquastat shall start fan when condensate from the Basement Mechanical Room is being circulated - allow operation of the circulator in the Basement when hot condensate is available, and the Reception space is calling for heat.

Air Handling Units - All units shall be programmed to allow for constant fan operation during occupied periods, and cycling fan control during unoccupied periods. Existing outdoor air connections shall be controlled to allow outdoor air during the occupied mode of operation. **AUTOMATIC CONTROLS SHALL SEQUENCE HEATING AND COOLING AS REQUIRED. MAINTAIN A DEAD-BAND BETWEEN SETPOINTS TO PREVENT SIMULTANEOUS HEATING AND COOLING.** Single zone units shall respond to space load - furnish and install new space sensors as required. Freeze protection shall be provided on all heating coils.

COORDINATE INSTALLATION OF REFRIGERATION CONTROLS WITH CONDENSING UNIT WIRING AND MFR'S. RECOMMENDATIONS. MECHANICAL COOLING SHALL BE LOCKED OUT IF OUTDOOR TEMPERATURES ARE LESS THAN 55F. PROVIDE CONDENSATE OVERFLOW PROTECTION FOR ALL HORIZONTAL FAN-COIL UNITS - ALARM THE CONTROL SYSTEM AND LOCK-OUT COOLING UNTIL MANUALLY RESET.

Steam Control Valves - When either the existing convector control valve or the new heat exchanger control valve is used to open, the control system shall also open the new high-pressure steam shutoff valve. When the heat exchangers are satisfied, close the new high-pressure shutoff before closing the steam control valves.

8. TEST & BALANCE

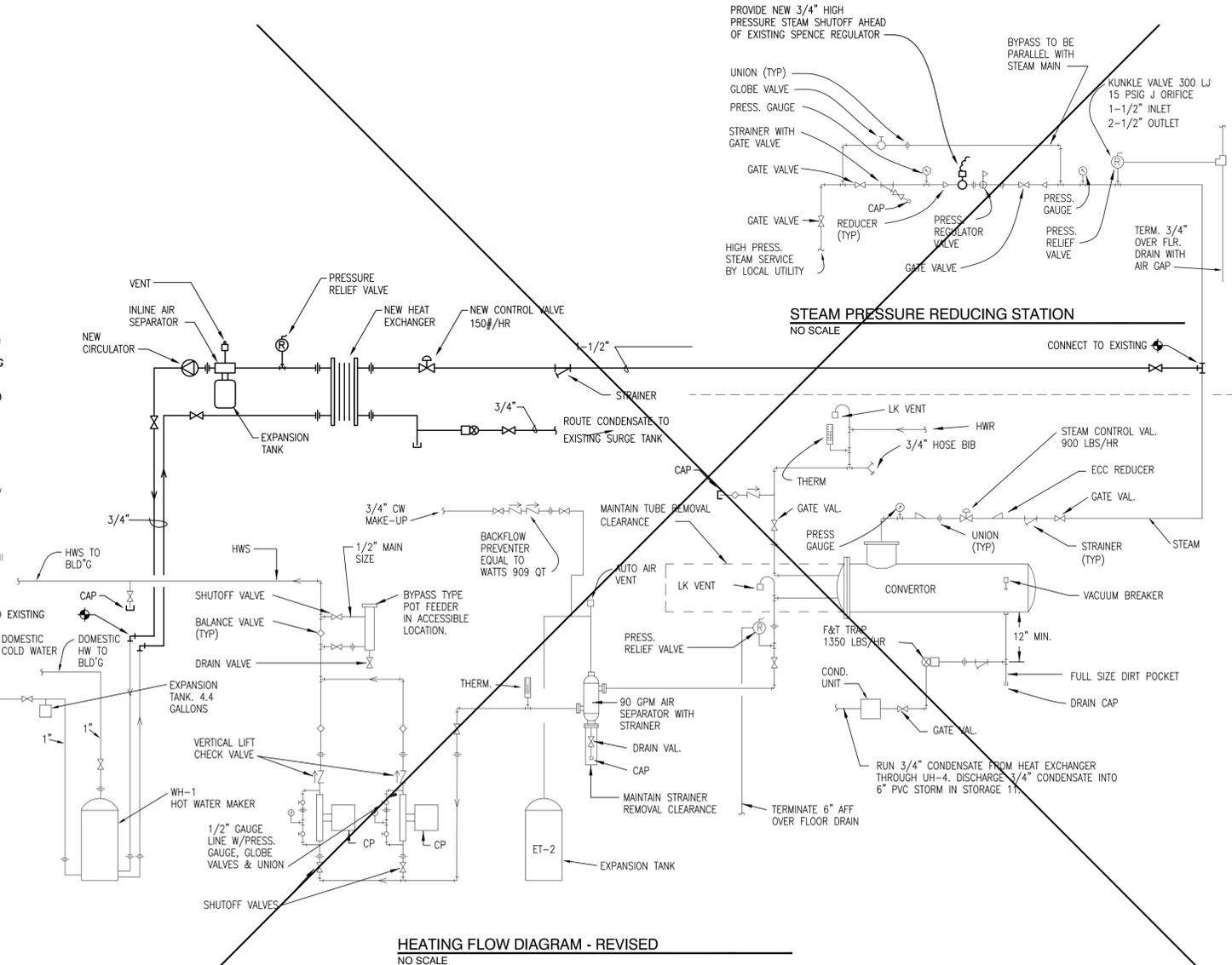
A. All new mechanical systems shall be tested for proper operation. Ventilation systems shall be balanced as part of the work. Submit test & balance report as part of project closeout.

FAN COIL UNIT SCHEDULE (EXISTING UNITS WITH COOLING COIL)

TYPE	MANUFACTURER'S DESIGNATIONS	CFM RANGE @ 1" T.S.P.	MOTOR HP	RPM	VOLTAGE/PHASE	COOLING COIL				HEATING COIL				REMARKS/ACCESSORIES		
						MBH	EAT (°F)	ROWS	REFRIG. TYPE	MBH	EAT (°F)	GPM	EWT (°F)		LWT (°F)	WPD (FT)
1	FIRST COMPANY 60SHX42	1900	1.0	820	240/1	60	80/67	4	R-410a	103	70	9.0	180	157	.10	ROOF MOUNTED CONDENSING UNIT - CARRIER 24ACC460 27.5 MCA @ 240/60/1
2	FIRST COMPANY 24SHX42	600	1/3	1100	120/1	24	80/67	4	R-410a	30	70	2.7	180	158	.07	ROOF MOUNTED CONDENSING UNIT - CARRIER 24ACC424 14.1 MCA @ 240/60/1
3	FIRST COMPANY 60SHX42	1800	1.0	815	240/1	60	80/67	4	R-410a	100	70	9.0	180	158	.09	ROOF MOUNTED CONDENSING UNIT - CARRIER 24ACC460 27.5 MCA @ 240/60/1
4	FIRST COMPANY 24SHX42	800	1/3	1105	120/1	24	80/67	4	R-410a	39	70	3.8	180	158	.12	ROOF MOUNTED CONDENSING UNIT - CARRIER 24ACC424 14.1 MCA @ 240/60/1
5	FIRST COMPANY 36SHX42	1100	1/2	1110	120/1	36	80/67	4	R-410a	56	70	4.8	180	158	.10	ROOF MOUNTED CONDENSING UNIT - CARRIER 24ACC436 18.1 MCA @ 240/60/1
6	FIRST COMPANY 24SHX42	500	1/4	1100	120/1	24	80/67	4	R-410a	25	70	1.6	180	158	.07	ROOF MOUNTED CONDENSING UNIT - CARRIER 24ACC418 11.7 MCA @ 240/60/1

Revisions		
No.	Date	Description
1	1/27/14	ISSUED FOR BID

DONE UNDER PREVIOUS PROJECT



HEATING FLOW DIAGRAM - REVISED
NO SCALE

THIS PLAN FROM A PREVIOUS PROJECT IS INCLUDED TO SHOW NEW WORK REQUIRED TO ADD DX CONDENSING UNITS TO SIX (6) EXISTING FAN COIL SYSTEMS

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Fax: 218.722.3535

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
James R. Johnson
James R. Johnson
DATE: 9/14/2016
LICENSE NO: 15920

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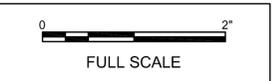
PROJECT:
LIFE HOUSE BUILDING
102 WEST FIRST STREET
DULUTH, MINNESOTA 55802

OWNER:
LIFE HOUSE INC.
631 W SKYLINE PARKWAY
DULUTH MINNESOTA, 55806

MECHANICAL PLANS

REVISIONS:

DATE: 9/14/2016
DRAWN: MRA
CHECKED: JRJ
PROJECT: 16003



SHEET NO.
M2

MECHANICAL SPECIFICATION

1. SCOPE

- A. Work includes the addition of air conditioning equipment to six (6) existing fan-coil systems, including refrigerant piping, roof-mounted condensing units & accessories, as well as related control & electrical work.
- B. Work also includes minor remodeling in the 2nd floor living spaces as shown on the drawings.
- C. Work for the existing building shall be in accordance with the 2015 MN Conservation Code for Existing Buildings (Chapter 4) – alterations to the existing mechanical system shall be in accordance with the State Mechanical Code and State Energy Code, as applicable to the new mechanical components.

2. GENERAL PROVISIONS

- A. Contractor shall familiarize himself with existing site conditions. All mechanical work shall be in accordance with applicable local, state or federal codes and standards. All equipment, unless specifically indicated otherwise, shall be new, with workmanship first class in every respect. All work to be guaranteed for one (1) full year after Substantial Completion. All fees and permits associated with the Mechanical work are to be paid by the Contractor. Submit shop drawings for approval prior to ordering equipment. Instruct the Owner in proper operation and routine maintenance of new systems. Submit O & M manuals at project completion.

3. BASIC MATERIALS & METHODS

- A. New piping shall be as follows:
 - Refrigerant piping – Type ACR copper line sets.
 - Indirect waste – Schedule 40 PVC or sweat copper with drainage pattern fittings.
 - Potable Water – Type M hard copper with lead-free sweat fittings, or “Pro-Press” type mechanical fittings.
 - Waste & Vent – Schedule 40 PVC or no-hub cast-iron pipe& fittings.
- B. Shut-off valves shall be provided to isolate all equipment, and as indicated on the plans.
- C. All piping shall be adequately supported from building structure. See attached structural plans for support steel design.
- D. Provide flanged connections at equipment to facilitate removal and replacement.
- E. Provide vibration isolators for all motor driven equipment.
- F. Provide supports for all wall mounted or suspended equipment as required.
- G. All motors to be U.L. listed.
- H. All new piping to be installed substantially as indicated on the drawings, properly graded for drainage and/or air elimination.
- I. All new equipment shall be cleaned prior to completion. All cutting and patching of existing construction shall be by the Contractor requiring same, with patching to match existing conditions, to the satisfaction of the A/E.
- J. The Contractor will be responsible for all fire and safety procedures, including compliance with OSHA regulations.
- K. All piping systems shall be pressure tested in accordance with governing codes. Final balance and adjustment shall result in a totally complete and properly operating Mechanical System.

4. INSULATION

- A. All insulation materials shall have the appropriate fire hazard ratings of:

Flame Spread	25, or less
Smoke Developed	50, or less
- B. All insulation thicknesses shall be in accordance with requirements of the State Energy Code, or ASHRAE Std. 90.1 - 2010 where applicable.
- C. Insulation on cold water piping shall be rigid fiberglass with vapor barrier and white AP (all purpose) jacket, minimum thickness 1". Hot water piping shall be insulated with 1" thick (min.) rigid fiberglass (up to 1-1/2" pipe size).
- D. Concealed condensate drain piping shall be insulated to prevent condensation – min. 1" thick rigid fiberglass, with vapor barrier.
- E. New exhaust duct penetrations through the exterior envelope shall be insulated with 1-1/2" thick flexible fiberglass blanket with vapor barrier jacket, back at least 10-ft. from the exterior envelope penetration.

5. PLUMBING

- A. Extension of existing domestic water, waste & vent piping shall be as indicated on the drawings. Disinfect all new domestic water piping in accordance with Health Department requirements. Provide cleanouts in accessible locations where connecting new to existing branch sewer piping.
- B. Provide plumbing fixtures as follows, installed as per Code, complete with all necessary trim:
 - Countertop Sink - Stainless steel double compartment with dual-handle faucet with gooseneck spout. Base-bid sink for solid-surface counter shall be equal to Elkay Model ELUH-3116, undermount style. If plastic-laminate counter is installed (alternate bid) provide a drop-in style sink equal to Elkay Model LR-3321. Each sink shall be installed in accordance with mfr's. recommendations, and provided with 3-1/2" basket strainers, and 1-1/2" tailpieces. Provide tailpiece adapter for adjacent residential-type dishwasher. Faucet shall be equal to Delta Model 2497-LF, chrome-plated dual handle type with gooseneck faucet and hand-spray. Include a Delta Model 72020 air-gap fitting with the faucet – with matching chrome-plated finish. Also include rigid chrome-plated brass supplies – with separate 3/8" hot water stop for adjacent dishwasher.
 - Laundry Tub – “Molded Stone” single-compartment floor-mounted tub with legs, equal to Fiat Model FL-1, complete with deck-mounted two-handle faucet and overflow pipe for 1-1/2" drain opening.
 - Washer fitting for water & drain connection shall be existing fitting – relocated from existing washer location. Provide new 2" standpipe connection and 1/2" water supplies at new washer location.
 - Dryer box shall be installed where indicated, equal to In-O-Vate Technologies Model 350 (or Guy-Gray “IPS Corporation” Model 350). Fitting installed in a 1-hour rated corridor wall shall be in accordance with mfr's. UL-listed through-penetration detail (In-O-Vate system #W-L-7129). Fitting shall provide for 4" diam. dryer vent connection in a 2x4 framed wall, with upward venting.
 - In the wall behind the new refrigerator provide an ice-maker rough-in box equal to Oatey Model 12K with high-impact polystyrene box and 1/4-turn brass ball valve.

6. HVAC

- A. Dryer venting shall be 4" diam. rigid aluminum vent pipe as per mfr's. recommendation, with a maximum of three (3) elbows. Extend through roof and provide suitable termination cap with backdraft damper (less screen).
- B. New range hood shall be equal to GE Model PVX7300 “Profile” series, with finish as selected (stainless steel or slate to match new GE range). Hood shall be installed as per mfr's. recommendations, and connected to existing 3-1/4"x10" exhaust duct as indicated on the drawings.
- C. See specifications on the drawings from the previous remodeling project that include work related to the addition of cooling components to the existing fan-coil systems.
- D. Where indicated, new ceiling diffusers shall be 24" x 24" with louvered face and round neck, connected to ductwork with a round flexible insulated connector (no longer than 7-feet with one 90-degree elbow). Diffusers with 125 cfm or less capacity may be 12" x 12" face dimensions in lieu of 24" x 24". Provide trim suitable for new drywall ceilings as noted. Return/exhaust grilles shall be fixed-blade single-deflection style. All ceiling air devices shall be finished in an off-white color to match the ceiling.

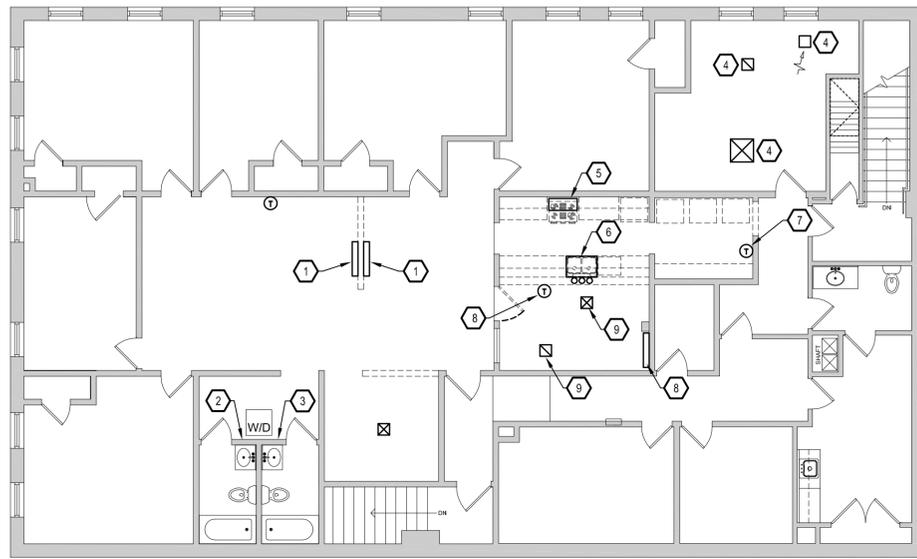
7. TEMPERATURE CONTROL

- A. Modify existing control system for air conditioning as required. Integrate existing building controls with new work.
- B. Owner has pre-selected a control contractor to provide the temperature control work – this contractor will provide pricing for the temperature control work directly to the General Contractor, and will be responsible for all coordination work between the mechanical & electrical sub-contractors.
- C. Control sequences shall be as follows:
 - 1. Existing fan-coil systems have hot water heating coils with discharge air temperature control. Units have outdoor air dampers that open during “occupied” periods. New space sensors shall be provided for cooling operation. Sequence heating with cooling so as not to operate simultaneously. Cooling operation shall not be allowed if outdoor air temperature is less than 55F. Provide condensate overflow protection for all units installed above suspended ceilings – alarm the control system, and dis-able the refrigeration system until the alarm has been manually reset.

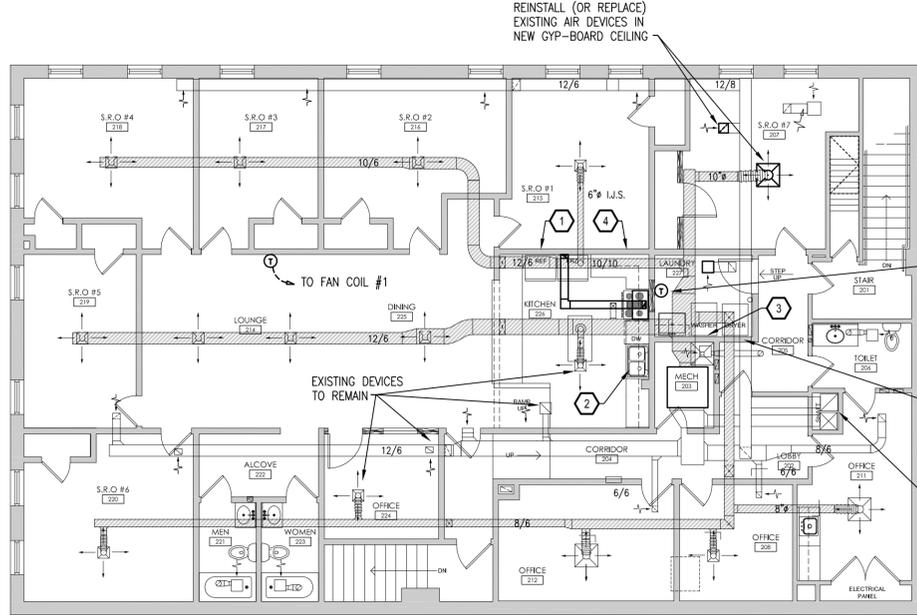
8. TEST & BALANCE

- A. All new mechanical systems shall be tested for proper operation. Submit test & balance report as part of project closeout.

Revisions		
No.	Date	Description
1	9/14/16	ISSUED FOR BID



1 SECOND FLOOR MECHANICAL DEMOLITION PLAN
1/8"=1'-0"



2 SECOND FLOOR MECHANICAL REMODELED PLAN
1/8"=1'-0"

Demolition Keyed Notes: ○

1. REMOVE EXISTING FIN RADIATION BOTH SIDES OF EXISTING WALL – CAP EXISTING HEATING PIPING IN CEILING BELOW.
2. REMOVE EXISTING DRYER VENT IN WALL – CAP EXHAUST DUCT IN WALL AND ABOVE ROOF. RELOCATE FITTING TO NEW DRYER LOCATION. COORDINATE WALL PATCH WITH GENERAL CONTRACTOR.
3. REMOVE EXISTING WASHER BOX IN WALL – CAP EXISTING WATER, WASTE & VENT PIPING IN WALL. RELOCATE EXISTING FITTING TO NEW WASHER LOCATION. COORDINATE WALL PATCH WITH GENERAL CONTRACTOR.
4. EXISTING CEILING AIR DEVICES TO BE REMOVED FROM EXISTING LAY-IN ACOUSTIC CEILING. EXISTING EXHAUST FAN TO BE REMOVED. CAP EXHAUST DUCT ABOVE CEILING AND ABOVE ROOF.
5. REMOVE EXISTING RANGE HOOD (TURN OVER TO OWNER WITH EXISTING APPLIANCES). CAP EXISTING EXHAUST DUCT IN WALL (DUCT TO BE EXTENDED TO NEW RANGE LOCATION).
6. REMOVE EXISTING COUNTER SINK – REMOVE AND CAP EXISTING WATER, WASTE & VENT PIPING IN WALL. RE-ROUTE ANY PIPING SERVING OTHER FIXTURES AS REQUIRED FOR WALL DEMOLITION.
7. REMOVE EXISTING THERMOSTAT AS REQUIRED FOR NEW DOOR INSTALLATION.
8. REMOVE EXISTING FIN RADIATION AND THERMOSTAT – CAP EXISTING HEATING PIPING IN CEILING BELOW.
9. REMOVE AND RE-INSTALL EXISTING CEILING AIR DEVICES (SUPPLY & RETURN) AS REQUIRED FOR CEILING REMOVAL – COORDINATE WITH GENERAL CONTRACTOR.

Keyed Notes: ○

1. PROVIDE 1/2" COLD WATER LINE FROM NEW SINK PIPING TO WALL-BOX BEHIND REFRIGERATOR FOR FUTURE ICE-MAKER CONNECTION.
2. PROVIDE 1/2" WATER, 2" WASTE & 1-1/2" VENT FOR RELOCATED COUNTER SINK – CONNECT TO EXISTING PIPING IN CEILING BELOW. ROUGH-IN 3/8" HOT WATER CONNECTION FOR ADJACENT DISHWASHER, COMPLETE WITH STOP. PROVIDE INDIRECT-WASTE CONNECTION FOR DISHWASHER TO SINK TAILPIECE – COMPLETE WITH AIRGAP FITTING (SEE FAUCET SPECIFICATIONS).
3. PROVIDE 1/2" WATER, 2" WASTE & 1-1/2" VENT TO NEW LAUNDRY TUB AND WASHER BOX (RELOCATED FROM EXISTING LOCATION). CONNECT TO EXISTING PIPING IN CEILING BELOW SERVING EXISTING 2ND FLOOR MOP SINK.
4. NEW RANGE HOOD – PROVIDE 10" x 3-1/4" EXHAUST DUCT ABOVE CEILING – CONNECT TO EXISTING DISCHARGE THROUGH ROOF.

SCALZO architects

SCALZO ARCHITECTS, LTD.
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Fax: 218.722.3535

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

James R. Johnson
James R. Johnson
DATE: 9/14/2016
LICENSE NO: 15920

CONSULTANTS:

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PROJECT:

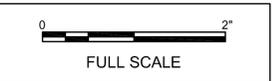
LIFE HOUSE BUILDING
102 WEST FIRST STREET
DULUTH, MINNESOTA 55802

OWNER:
LIFE HOUSE INC.
631 W SKYLINE PARKWAY
DULUTH MINNESOTA, 55806

MECHANICAL PLANS

REVISIONS:

DATE: 9/14/2016
DRAWN: MRA
CHECKED: JRJ
PROJECT: 16003



SHEET NO.
M3

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Nate P. Eisenbarth
DATE: 9/14/2016
LICENSE NO: 53579

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PROJECT:
LIFE HOUSE BUILDING
102 WEST FIRST STREET
DULUTH, MINNESOTA 55802

OWNER:
LIFE HOUSE INC.
631 W SKYLINE PARKWAY
DULUTH MINNESOTA, 55806

ELECTRICAL PLANS 2ND FLOOR

REVISIONS:

DATE: 9/14/2016
DRAWN: TRP
CHECKED: NPE
PROJECT: 16003



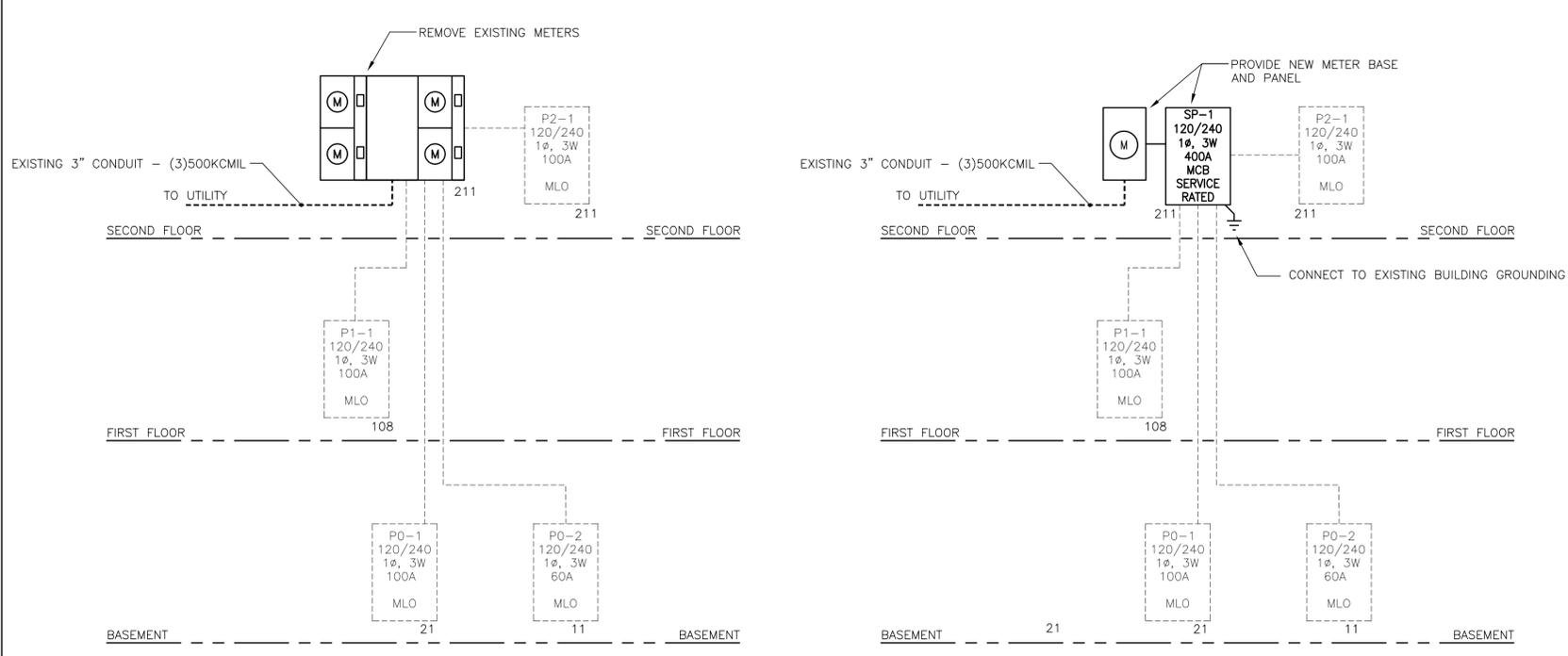
SHEET NO.

E1

Revisions		
No.	Date	Description

LUMINAIRE SCHEDULE					
TYPE	MANUFACTURER	MODEL	VOLTS	LAMP	DESCRIPTION
A1	PHILIPS METALUX COLUMBIA	24GR-LD4-64-A19/156-UNV-GM-L835-CD1-G2-U	120V	LED 63W 8400LU	2X4 LAY IN LENSED DOUBLE GASKETED FIXTURE A19 LENS .156 THICK. INSTALL LENS SMOOTH SIDE DOWN. WITH METALUX SURFACE KIT SK-24
A	PHILIPS METALUX COLUMBIA	24GR-LD4-48-A19/156-UNV-GM-L835-CD1-U	120V	LED 37W 3800LU	2X4 LAY IN LENSED FIXTURE. A19 LENS WITH METALUX SURFACE KIT SK-24
B	PHILIPS METALUX COLUMBIA	SLD6128-35-WH-UNV	120V	LED 15W 1200LU	6" J-BOX MOUNTED SURFACE DISK LIGHT 3500K. 1200 LUMEN MIN. WHITE FINISH. 0-10 DIMMING
B1	PHILIPS METALUX COLUMBIA	SLD405-8-35-WH	120V	LED 15W 600LU	J-BOX MOUNTED SURFACE DISK LIGHT 3500K. 600 LUMEN MIN. WHITE FINISH. 0-10 DIMMING

ELECTRICAL SYMBOL LEGEND	
LIGHTING	
	LED LIGHT FIXTURE -TYPE DENOTED - TYPICAL OF ALL FIXTURES -LOWER CASE LETTER INDICATES SWITCHING
RECEPTACLES	
	SPECIAL RECEPTACLE (USE AS NOTED)
	DUPLEX RECEPTACLE
	GROUND FAULT INTERRUPTER RECEPTACLE
	WEATHERPROOF RECEPTACLE
	GFI WEATHERPROOF RECEPTACLE
	SIGNAL RECEPTACLE
SWITCHES	
	SINGLE POLE SWITCH
	3-WAY SWITCH
	DIMMER SWITCH
	OCCUPANCY SENSOR SWITCH
	OCCUPANCY SENSOR DIMMER SWITCH
GENERAL POWER	
	PANELBOARD
	METER
	MOTOR (SEE SCHEDULE)
	JUNCTION BOX
	THERMOSTAT
MOUNTING HEIGHT	
18"	OR AS NOTED
42"	OR AS NOTED
48"	AS NOTED



3 ELECTRICAL RISERS
NTS

Demo Keyed Notes:

- D1. REMOVE EXISTING LIGHTS RETAIN J-BOX AND WIRING FOR RE-USE. WORK TO BE DONE UNDER ADD ALTERNATE #2.
- D2. REMOVE EXISTING LIGHT(S) RETAIN CIRCUITING FOR RE-USE.
- D3. REMOVE EXISTING DRYER RECEPTACLE, RETAIN CIRCUIT AND EXTEND TO NEW LOCATION SHOWN IN DETAIL 2.
- D4. REMOVE EXISTING RECEPTACLE RETAIN CIRCUIT AND EXTEND TO NEW LOCATION SHOWN IN DETAIL 2.

Demo Keyed Notes Continued:

- D5. EXISTING FIRE ALARM DEVICE, RELOCATE AS SHOWN IN ON DETAIL 2.
- D6. EXISTING EXHAUST FAN AND SWITCH TO BE DISCONNECTED AND REMOVED BACK TO PANEL. PROVIDE BLANK COVER PLATE FOR SWITCH.
- D7. REMOVE EXISTING SWITCH COVER WITH BLANK PLATE. EXTEND TO NEW LOCATION SHOWN ON DETAIL 2.
- D8. REMOVE EXISTING SMOKE DETECTOR, RETAIN CIRCUIT FOR NEW DEVICE.

Demo Keyed Notes Continued:

- D9. REMOVE EXISTING DEVICE RETAIN CIRCUIT FOR INSTALLATION OF NEW DEVICE SHOWN ON DETAIL 2.
- D10. EXISTING FIRE ALARM PANEL, RELOCATE AS SHOWN ON DETAIL 2.

Keyed Notes:

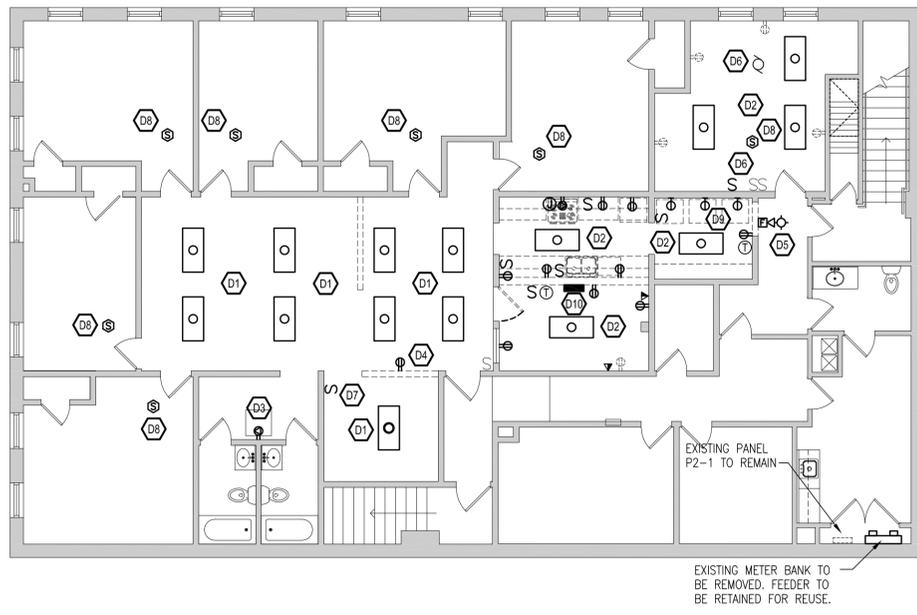
- 1. CONNECT TO EXISTING SWITCHING AND CIRCUIT MADE AVAILABLE BY DEMO. WORK TO BE DONE UNDER ADD ALTERNATE #2.
- 2. CONNECT TO EXISTING CIRCUIT MADE AVAILABLE BY DEMO.
- 3. PROVIDE VACANCY SENSOR SWITCH (WITH DIMMER UNDER ALTERNATE #2.)
- 4. EXTEND CIRCUIT TO NEW FIRE ALARM DEVICE LOCATION AND REINSTALL DEVICE.

Keyed Notes Continued:

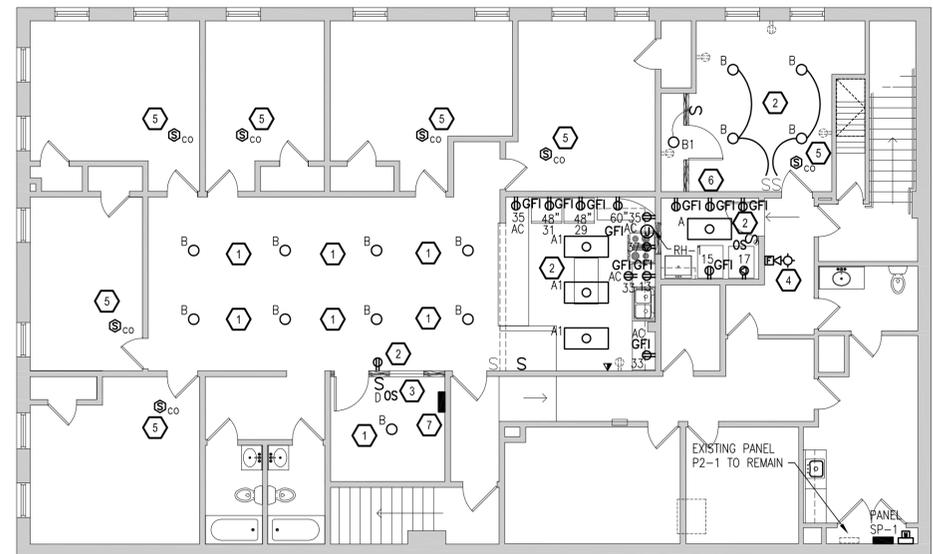
- 5. INSTALL NEW CARBON MONOXIDE AND SMOKE DETECTOR COMBINATION UNIT TO EXISTING CIRCUIT MADE AVAILABLE BY DEMO.
- 6. INSTALL NEW GFI RECEPTACLES. CONNECT TO EXISTING CIRCUIT(S).
- 7. EXTEND CIRCUIT TO NEW FIRE ALARM PANE LOCATION AND REINSTALL DEVICE.

General Electrical Demolition Notes:

- A. CONTRACTOR SHALL VISIT SITE.
- B. REMOVE ELECTRICAL FROM WALLS, CEILINGS, AND FLOORS BEING REMOVED.
- C. MAINTAIN CIRCUITS FOR SYSTEMS THAT PASS THRU REMODELED AREAS.
- D. ELECTRICAL CONTRACTOR SHALL DISCONNECT ALL EQUIPMENT TO BE REMOVED AND REMOVE ASSOCIATED ELECTRICAL.
- E. REMOVE ALL UNUSED COMMUNICATION CONDUCTORS ABOVE CEILINGS TO BE OPENED.
- F. REMOVE ALL ABANDONED CONDUCTORS.
- G. PROVIDE BLANK COVER PLATES ON ALL EMPTY BOXES.
- H. REMOVE UNUSED EXPOSED CONDUITS AND BOXES IN REMODELED AREAS.
- I. ELECTRICAL CONTRACTOR MAY REUSE EXISTING INSTALLED CONDUITS AS LONG AS THEY DO NOT INTERFERE WITH NEW CONSTRUCTION, ARE IN GOOD CONDITION, AND MEET THE N.E.C.
- J. PROVIDE NEW PANELBOARD SCHEDULES IN EXISTING PANELBOARDS WHERE EXISTING CIRCUITS HAVE BEEN CHANGED. REVISED PANELBOARD SCHEDULES SHALL BE TYPED/WRITTEN.
- K. FIRE SEAL AROUND HOLES WHERE EXISTING CONDUITS HAVE BEEN REMOVED AT FIRE RATED FLOORS AND WALLS.
- L. ELECTRICAL SHOWN AS BOLD SHALL BE REMOVED. ELECTRICAL SHOWN LIGHT AND/OR DASHED TO REMAIN.
- M. CONTRACTOR MAY REUSE EXISTING CIRCUIT BREAKERS MADE AVAILABLE BY THE DEMOLITION WORK AS LONG AS THEY ARE IN GOOD CONDITION AND MEET THE N.E.C.



1 SECOND FLOOR ELECTRICAL DEMOLITION PLAN
1/8"=1'-0"



2 SECOND FLOOR ELECTRICAL PLAN
1/8"=1'-0"

General Notes:

- A. CIRCUIT WIRING NOT SHOWN EXCEPT FOR SWITCHING INTENT OF LUMINAIRES AND CONTROL OF DEVICES.
- B. PROVIDE PROPER NUMBER OF CONDUCTORS TO ACHIEVE CIRCUITING SHOWN.
- C. CIRCUIT NUMBERS AT DEVICES CORRESPOND TO PANELBOARD BREAKERS (SEE PANELBOARD SCHEDULE). BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED PER THE N.E.C. (#12 MINIMUM).
- D. EACH CIRCUIT SHALL HAVE AN INDIVIDUAL NEUTRAL. (CIRCUITS SHALL NOT SHARE NEUTRALS).
- E. CONNECT TO EXISTING PANEL P2-1 CIRCUIT INDICATED ON PLANS. FIELD VERIFY CIRCUITING PRIOR TO INSTALLATION SHOWN AS REFERENCE ONLY. PROVIDE NEW TYPED PANEL SCHEDULE AFTER COMPLETION OF WORK. UNUSED CIRCUIT BREAKERS TO REMAIN AND LABELED AS "SPARE".

SHEET INDEX	
E1	ELECTRICAL PLANS 2ND FLOOR
E2	ELECTRICAL PLANS ROOF

