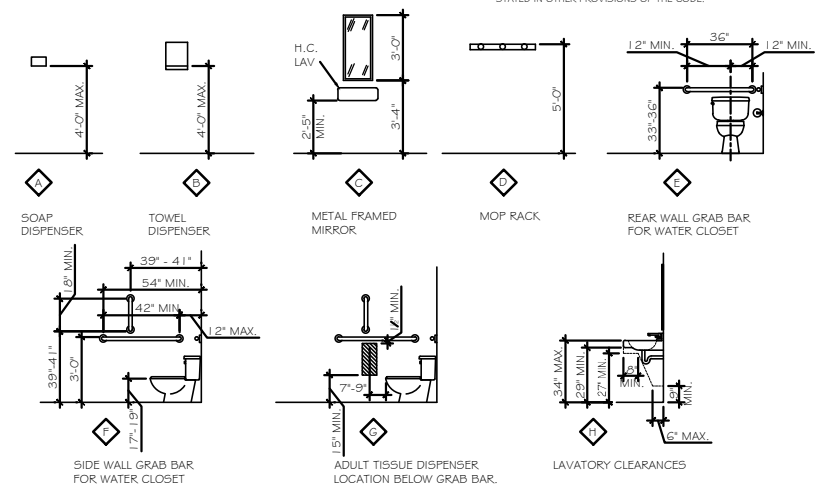


GENERAL PROJECT REQUIREMENTS - SMALL PROJECT:

- 1. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE 2009 IBC, 2012 NFPA 101 LIFE SAFETY CODE, AND ALL CODES, RULES AND REGULATIONS OF THE STATE OF DELAWARE AND THE AT THE TIME OF PERMIT APPLICATION.
2. WRITTEN DIMENSION ON THESE DRAWINGS SHALL HAVE PRECEDENCE. DO NOT SCALE THE DRAWINGS.
3. ALL DIMENSIONS ON DRAWINGS ARE FROM EXTERIOR FACE OF MASONRY TO FACE OF STUD, UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITION, ETC., PERTAINING TO THE WORK BEFORE PROCEEDING. THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN ON THESE DRAWINGS. ANY SUCH VARIATIONS SHALL BE RESOLVED BY THE ARCHITECT BEFORE RESPONSIBILITY FOR THE COST TO RECTIFY THE SAME.
5. EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR THE JOINING OF HIS WORK TO THE WORK OF OTHER TRADES. DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT UPON DISCOVERY, OR BEFORE PROCEEDING WITH THE WORK OR ACCEPT FULL RESPONSIBILITY TO RECTIFY THE SAME.
6. DRAWINGS INDICATE GENERAL & TYPICAL DETAILS OF THE CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW & APPROVAL OF THE ARCHITECT AND STRUCTURAL ENGINEER.
7. INTERIOR PARTITIONS SHALL RUN TO 10'-6" A.F.F.
8. THE GENERAL CONTRACTOR SHALL PROVIDE BLOCKING AS REQUIRED FOR TOILET ACCESSORIES, MECHANICAL, ELECTRICAL, & OTHER ITEMS AS NECESSARY.
9. ALL DOOR SIZES SHALL BE FIELD MEASURED & VERIFIED PRIOR TO FABRICATION OR PLACING OF ORDER.
10. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS OF CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR JOB SAFETY AND SHORING AND BRACING OF ALL CONSTRUCTION.
11. THE CONTRACTOR IS RESPONSIBLE DURING THE CONSTRUCTION FOR PROVIDING PROTECTION AS NECESSARY TO PRESERVE & MAINTAIN THE BUILDING, GROUNDS, LANDSCAPING, & ADJACENT BUILDINGS & MATERIALS, & TO ASSURE THE SAFETY OF THE PUBLIC.
12. THE CONTRACTOR IS TO CONFINE OPERATIONS & STORAGE TO THE WORK AREA APPROVED BY THE OWNER. THE WORK AREAS & THE BUILDING AREA TO BE KEPT CLEAN & ORDERLY. PROVIDE NECESSARY SIGNAGE, BARRICADES, FENCING, & LIGHTING AS REQUIRED FOR SECURITY & TO RESTRICT SITE ACCESS. NORMAL PUBLIC ACCESS & USE OF THE BUILDING SHALL BE MAINTAINED IN A SAFE & ORDERLY MANNER DURING NORMAL BUSINESS HOURS.
13. AT THE TIME OF PROJECT CLOSEOUT, THE CONTRACTOR SHALL CLEAN HIS WORK. LISTED BELOW ARE THE CLEANING OPERATIONS TO BE PERFORMED:
A. REMOVE NON-PERMANENT PROTECTION & LABELS.
B. POLISH GLASS
C. CLEAN EXPOSED FINISHES
D. TOUCH UP MINOR FINISH DAMAGE.
E. CLEAN OR REPLACE ALL MECHANICAL SYSTEMS FILTERS.
F. REMOVE & LEGALLY DISPOSE OF ALL DEBRIS FROM SITE.
G. BROOM CLEAN UNOCCUPIED SPACES.
H. CLEAN PLUMBING & LIGHT FIXTURES. REPLACE BURNED OUT LAMPS.
I. CLEAN & WAX RESILIENT FLOORING.
14. ALL WOOD FRAMING LUMBER IN CONTACT WITH MASONRY OR CONCRETE SURFACES AT GRADE SHALL BE PRESURE TREATED.
15. TEMPORARY HEATING, COOLING, & VENTILATION.
A. GYPSUM BOARD - 55° F MINIMUM DAY & NIGHT DURING ENTIRE JOINT TREATMENT OPERATION & UNTIL EXECUTION OF CERTIFICATE OF SUBSTANTIAL COMPLETION.
B. ACOUSTICAL TILE - 70° F MINIMUM DURING SETTING OF TILE.
C. RESILIENT FLOORING - 70° F MINIMUM DURING APPLICATION.
D. PAINTING - 55° F MINIMUM DURING PAINTING OPERATIONS & UNTIL DRY.
16. ALL PAINTED & COVERED GYPSUM BOARD SURFACES SHALL RECEIVE A 3 COAT TAPE & SPACKLE SYSTEM. ALL GYPSUM BOARD SHALL BE SCHEDULED TO THE SUB-FRAMING.
17. ALL GYPSUM BOARD WALL & CEILING SURFACES TO BE PAINTED SHALL RECEIVE ONE PRIME COAT & TWO FINISH COATS OF PAINT.
18. ALL WOOD & METAL SURFACES TO BE PAINTED SHALL RECEIVE ONE PRIME COAT & TWO FINISH COATS SEMI-GLOSS PAINT.
19. TOILET ACCESSORIES: TOILET ROOM SHALL BE EQUIPPED WITH A 18" X 30" MIRROR, FREE-FREE TOILET PAPER HOLDER AT TOILET, & A 'C' FOLD PAPER TOWEL DISPENSER. THE TOILET ROOM SHALL BE EQUIPPED WITH A 1 1/2" X 24" BACK MOUNTED GRAB BAR. MOUNT GRAB BARS AT 34" A.F.F. TO THE CENTERLINE OF THE BAR. THE JANITORS CLOSET IS TO BE EQUIPPED WITH A 4 HOOK MOP RACK. PROVIDE & INSTALL BACK BLOCKING FOR ALL TOILET ACCESSORIES.
20. LAY ONE LAYER 3/2" UN-FACED MINERAL FIBER BLANKET INSULATION ON SUSPENDED CEILING PANELS FOR SOUND CONTROL.



ADA/ACCESSIBILITY ELEVATIONS AND NOTES

FRAMING NOTES:

- 1. NAIL IN ACCORDANCE WITH RECOMMENDED WOOD FASTENING SCHEDULE IN APPLICABLE BUILDING CODE. PROVIDE BLOCKING, BRACING, AND BRACING PER SAME CODE.
2. FASTENERS: FRAMING SPECIALTIES ARE TO BE AS MANUFACTURED BY SIMPSON, USP OR EQUAL, AND ARE TO BE USED ONLY IN STRICT ACCORDANCE WITH MANUFACTURERS WRITTEN SPECIFICATIONS AND RECOMMENDATIONS. ALL FASTENERS TO BE 1/8 GAUGE MINIMUM UNLESS NOTED OTHERWISE. PROVIDE GALVANIZED FINISH UNLESS NOTED OTHERWISE.
3. LINTEL SCHEDULE UNLESS OTHERWISE NOTED ON PLAN.
ROUGH OPENING LINTEL
2 X 6 WALLS 4'-0" (3) 2 X 6 WITH 2 LAYERS OF 1/2" PLYWOOD
2 X 4 WALLS 4'-0" (2) 2 X 6 WITH 1 LAYER OF 1/2" PLYWOOD
PROVIDE 2" BEARING EACH END.

HVAC NOTES:

- 1. HVAC WORK SHALL CONFORM TO STATE & LOCAL CODES, ORDINANCES & REGULATIONS & SHALL MEET OR EXCEED MINIMUM ASHRAE & SMACNA RECOMMENDATIONS.
2. IT IS THE RESPONSIBILITY OF THIS CONTRACTOR TO PROVIDE ALL LABOR, TOOLS, MATERIALS & SUPERVISION TO COMPLETE ALL THE HVAC WORK AS DESCRIBED IN THESE NOTES. ALL INCIDENTAL MATERIALS NORMALLY REQUIRED FOR AN OPERATIONAL HVAC SYSTEM, ALTHOUGH NOT SPECIFICALLY IDENTIFIED IN THESE NOTES, ARE UNDERSTOOD TO BE THE RESPONSIBILITY OF THE HVAC CONTRACTOR. ALL WORK INCLUDING MATERIALS ARE SUBJECT TO APPROVAL OF THE OWNERS REPRESENTATIVE. ANY QUESTIONS PERTAINING TO THESE NOTES OR TO LOCATIONS OF EQUIPMENT MUST BE RESOLVED WITH THE OWNERS REPRESENTATIVE.
3. DO NOT SCALE DRAWINGS. ACTUAL GRILLE AND DIFFUSER LOCATIONS TO BE DETERMINED BY FIELD CONDITIONS. CONTRACTOR IS RESPONSIBLE TO ROUTE & SIZE DUCTWORK TO PROVIDE REQUIRED HVAC TO EACH SPACE. COORDINATE WORK WITH OTHERS.
4. PROVIDE FLEXIBLE CONNECTORS BETWEEN ALL MECHANICAL EQUIPMENT & DUCTWORK.
5. FLEXIBLE DUCTWORK SHALL BE 8" DIAMETER, UNLESS OTHERWISE NOTED. PREFABRICATED INSULATED TYPE WITH VAPOR BARRIER. TOTAL LENGTH SHALL NOT EXCEED 8'-0".
6. COORDINATE SUPPLY DIFFUSER & RETURN GRILLE LAYOUT WITH REFLECTED CEILING PLAN.
7. REFRIGERANT PIPING SHALL BE A.C.R. COPPER, TYPE 'L' HARD, SIZE & INSTALL SUCCTION LIQUID & HOT GAS BYPASS LINES PER MANUFACTURERS INSTRUCTIONS. SUCCTION LINES SHALL BE INSULATED WITH 1/2" THICK ARMAFLEX 'AP ARMAFLEX' OR EQUAL.
8. PROVIDE ADDITIONAL DRAIN PAN UNDER AIR HANDLERS. PAN TO BE MINIMUM 22 GAUGE GALVANIZED STEEL WITH 1" VERTICAL SIDES AND 3/4" DRAIN CONNECTION. ROUTE 3/4" PVC CONDENSATE PIPE FROM PAN TO DRAIN. INSULATE DRAIN LINE WITH 1/2" 'AP ARMAFLEX' OR EQUAL.
9. AIR TEST & BALANCE AIR HANDLERS TO DESIGN SUPPLY, OUTSIDE AIR, & BYPASS CFM, SUPPLY & EXHAUST. SUBMIT REPORT FOR REVIEW & APPROVAL.
10. PROVIDE ACCESS DOOR AT COILS, VOLUME DAMPERS, & FIRE DAMPERS.
11. MOUNT THERMOSTATS AT 60" A.F.F. & WIRE TO CONTROL HEATING & COOLING SYSTEMS.
12. FURNISH & INSTALL DUCTED COMBUSTION MAKE UP AIR TO HVAC UNITS. LOCATE TO PREVENT INTAKE OF EXHAUST GASES.
13. HVAC SYSTEM DESIGN & DUCT ROUTING SHALL BE DETERMINED BY THE HVAC CONTRACTOR. ROUTING MAY BE MODIFIED BY THE CONTRACTOR AFTER VERIFYING ALL DIMENSIONS & CONDITIONS FOR POSSIBLE INTERFERENCES WITH MECHANICAL EQUIPMENT, PLUMBING, LIGHTS, STRUCTURAL SUPPORTS, ETC. COORDINATE WORK WITH OTHERS. THE HVAC SYSTEM SHALL BE SIZED IN ACCORDANCE WITH ASHRAE REQUIREMENTS.
14. THE CONTRACTOR SHALL FURNISH THE OWNER WITH OPERATION & MAINTENANCE INFORMATION FOR EQUIPMENT, SUCH AS MECHANICAL PRINTS, EQUIPMENT MANUALS, PREVENTIVE MAINTENANCE PROCEDURES & SCHEDULES, & NAMES & ADDRESSES OF QUALIFIED SERVICE AGENCIES.
15. VENTILATION RATE: VENTILATION SYSTEMS SHALL BE DESIGNED TO HAVE THE CAPACITY TO SUPPLY THE MINIMUM OUTDOOR AIRFLOW RATE DETERMINED IN ACCORDANCE WITH TABLE 403.3 BASED ON THE OCCUPANCY OF THE SPACE AND THE OCCUPANT LOAD OR THE OTHER PARAMETER AS STATED THEREIN. THE OCCUPANT LOAD UTILIZED FOR DESIGN OF THE VENTILATION SYSTEM SHALL NOT BE LESS THAN THE NUMBER DETERMINED FROM THE ESTIMATED MAXIMUM OCCUPANT LOAD RATE INDICATED IN TABLE 403.3. VENTILATION RATES FOR OCCUPANCIES NOT REPRESENTED IN TABLE 403.3 SHALL BE DETERMINED BY AN APPROVED ENGINEERING ANALYSIS. THE VENTILATION SYSTEM SHALL BE DESIGNED TO SUPPLY THE REQUIRED RATE OF THE VENTILATION AIR CONTINUOUSLY DURING THE PERIOD THE BUILDING IS OCCUPIED, EXCEPT AS OTHERWISE STATED IN OTHER PROVISIONS OF THE CODE.

GENERAL PLUMBING NOTES:

- 1. ALL WORK SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND STANDARDS: IBC, NFPA, U.I. & IFC.
2. IT IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO PROVIDE ALL LABOR, TOOLS, MATERIALS AND SUPERVISION TO COMPLETE ALL THE PLUMBING WORK AS DESCRIBED ON THE DRAWINGS. ALL INCIDENTAL MATERIALS NORMALLY REQUIRED FOR AN OPERATIONAL PLUMBING SYSTEM ARE UNDERSTOOD TO BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR. ALL WORK INCLUDING MATERIALS ARE SUBJECT AT THE OWNERS APPROVAL. ANY QUESTIONS PERTAINING TO THESE NOTES OR LOCATIONS OF EQUIPMENT MUST BE RESOLVED WITH THE OWNER PRIOR TO COMMENCING WORK.
3. THE PLUMBING CONTRACTOR SHALL COMPLY WITH ALL THE REQUIREMENTS OF FEDERAL STATE AND KENT COUNTY AUTHORITIES. THESE INCLUDE DNREC, KENT COUNTY PLANNING AND ZONING, HEALTH DEPT., AND BUILDING INSPECTORS OFFICE.
4. THE PLUMBING CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE COMPLETION OF HIS WORK. HE SHALL ARRANGE AND PAY FOR ALL INSPECTIONS AND TESTS REQUIRED AND FURNISH THE REQUIRED CERTIFICATES OF INSPECTION TO THE OWNER PRIOR TO FINAL PAYMENT.
5. THE PLUMBING SYSTEM DESIGN AND PIPE ROUTING SHALL BE DETERMINED BY THE PLUMBING CONTRACTOR. ROUTING MAY BE MODIFIED BY THE CONTRACTOR AFTER VERIFYING ALL DIMENSIONS AND CONDITIONS FOR POSSIBLE INTERFERENCES WITH MECHANICAL EQUIPMENT, DUCTWORK, LIGHTS, AND STRUCTURAL SUPPORTS ETC. COORDINATE ALL WORK WITH OTHERS.
6. THE PLUMBING CONTRACTOR SHALL DETERMINE INVERTS OF SANITARY PIPING AND ADJUST INDICATED SLOPES AS REQUIRED. ADJUSTMENTS SHALL CONFORM TO MINIMUM SLOPES AS PER IPC CODE (1/8" PER FOOT MINIMUM).
7. CLEAN OUTS (CO) TO BE THE SAME SIZE AS PIPE SERVING UP TO 4" IN PIPE SIZE. FOR 4" AND LARGER PIPE SIZES, CLEAN OUTS ARE TO BE 4" IN SIZE. INSTALL CLEAN OUTS AS PLUGGED ENDS LEVEL WITH GRADES, FINISH FLOORS, WALL SURFACE, ETC. MAKE CLEAN OUTS ACCESSIBLE.
8. MAKE CHANGES IN DIRECTION AND CONNECTIONS OF DRAIN, SOIL AND WASTE LINES WITH PROPER FITTINGS AND NECESSARY OFFSETS.
9. TRAP ALL FIXTURES AT A DISTANCE OF MORE THAN 2' FROM FIXTURE. THE DISCHARGE FROM ANY FIXTURE SHOULD NOT PASS THROUGH MORE THAN ONE TRAP BEFORE REACHING THE DRAIN. PROVIDE TRAPS WITH SEAL OF 2 1/2" MINIMUM AND 4" MAXIMUM AND VENT TO PREVENT SIPHONING.
10. INSTALL OFFSETS IN MAIN VENT LINES NOT LESS THAN 45 DEGREES TO HORIZONTAL. CONNECT VENT LINE AT BOTTOM WITH SOIL AND WASTE LINE IN SUCH A MANNER THAT FOREIGN DEBRIS WILL BE WASHED BY WATER FLOW FROM FIXTURES. INSTALL BRANCH VENTS ABOVE TOPS OF FIXTURES TO WHICH CONNECTED. EXTEND VENT THROUGH ROOF A MINIMUM OF 12". FLASHING OF VENT IS BY THE ROOFING CONTRACTOR. COORDINATE FINAL LOCATION OF VENT PIPE PENETRATIONS WITH THE MECHANICAL CONTRACTOR TO MAINTAIN A MINIMUM OF 10'-0" TO NEAREST HVAC INTAKE OR OPERABLE WINDOW.
11. DOMESTIC HOT AND COLD WATER AND CONDENSATE DRAIN PIPING WITHIN BUILDING SHALL BE CPVC PLASTIC PIPE SOLVENT WELDED.
12. SANITARY WASTE AND VENT PIPE WITHIN BUILDING SHALL BE PVC SCHEDULE 40 SOLVENT WELDED.
13. INSULATE DOMESTIC HOT AND COLD WATER PIPING AND CONDENSATE DRAINS FROM AIR CONDITIONING UNITS WITH 1/2" THICK ARMAFLEX TYPE 'AP ARMAFLEX'.
14. PRESSURE TEST ALL SOIL, WASTE AND VENT PIPING SYSTEMS UNTIL A 10'-0" MINIMUM STATIC HEAD OF WATER OR 5 PSIG MINIMUM AIR PRESSURE IS MAINTAINED FOR 60 MINUTES WITHOUT LOSS OF PRESSURE. COORDINATE TESTING WITH OWNER. TEST CERTIFICATION IS REQUIRED UPON REQUEST.
15. PRESSURE TEST ALL SYSTEMS OF DOMESTIC WATER PIPING IN PLACE FOR 24 HOURS PRIOR TO TPO. MAXIMUM PRESSURE DROP 1% OF TEST PRESSURE. COORDINATE TESTING WITH OWNER. TEST CERTIFICATION IS REQUIRED UPON REQUEST.
16. ADJUST AND CLEAN ALL FIXTURES AND FITTINGS FOR PROPER OPERATION AND FLOW RATES. PROTECT CLOSET BOWL, LAVATORY, ETC., FROM DEBRIS DURING WORK. REMOVE ANY DEBRIS FROM THE WORK AREA BEFORE APPLICATING THE FIRST TIME AND LEAVE WORK AREA CLEAN AND FREE FROM ALL DIRT, ETC.
17. COMPLY WITH MANUFACTURERS RECOMMENDATIONS AND NOTES FOR INSTALLATION OF EQUIPMENT.
18. PROVIDE CHROME PLATED STOPS FOR EACH PLUMBING FIXTURE. PROVIDE BOLT CAPS FOR WATER CLOSETS, PROVIDE TAUPACE FOR LAVATORY AND SINKS. CAULK BETWEEN FIXTURE AND FINISHED SURFACE WITH SILICONE CAULKING. PROVIDE CHROME ESQUTCHEM FOR PIPING PENETRATION AT ALL FINISHED SURFACE.
19. MAKE CONNECTIONS OF DISSIMILAR METALLIC PIPING WITH DIELECTRIC UNIONS.
20. THE PLUMBING CONTRACTOR IS RESPONSIBLE TO PROTECT ALL PIPING FROM FREEZING WEATHER CONDITIONS.
21. GAS PIPING TO BE SCHEDULE 40 BLACK STEEL PIPE WITH MALLEABLE IRON SCREWED FITTINGS.
22. ALL PIPING AND ACCESSORIES SHALL BE INSTALLED TO PERMIT ACCESS TO EQUIPMENT FOR MAINTENANCE.
23. PLUMBING SYSTEM LAYOUT.
A. LAY OUT THE PLUMBING SYSTEM IN CAREFUL COORDINATION WITH THE DRAWINGS, DETERMINING PROPER ELEVATIONS FOR ALL COMPONENTS OF THE SYSTEM AND USING ONLY THE MINIMUM NUMBER OF BENDS TO PRODUCE A SATISFACTORILY FUNCTIONING SYSTEM.
B. FOLLOW THE GENERAL FIXTURE LAYOUT SHOWN ON THE DRAWINGS.
C. LAY OUT THE PIPES TO FALL WITHIN PARTITION, WALL, OR ROOF CAVITIES, AND TO NOT REQUIRE FURRING OTHER THAN AS SHOWN ON THE DRAWINGS.
24. THE HOT WATER HEATER SHALL COMPLY WITH THE NATIONAL APPLIANCE ENERGY CONSERVATION ACT (NACEA) OF 1987 AND / OR ASHRAE STANDARD 90.1-1989, TABLE 11.1.
25. THE PLUMBING CONTRACTOR SHALL VISIT THE SITE TO REVIEW AND EVALUATE THE EXISTING PLUMBING SYSTEM PRIOR TO BIDDING. OBSERVATIONS AND DETERMINATIONS SHALL BE MADE AS TO THE DESIGN AND CAPACITY OF THE EXISTING PLUMBING SYSTEM TO CARRY THE ADDITIONAL PLUMBING NEEDS FOR DETERMINED TO BE NECESSARY SHALL BE INCLUDED IN THE PLUMBING CONTRACTORS BID.
26. TEMPERED WATER FOR PUBLIC HAND-WASHING FACILITIES. TEMPERED WATER SHALL BE DELIVERED FROM PUBLIC HAND WASHING FACILITIES. TEMPERED WATER SHALL BE DELIVERED THROUGH AN APPROVED WATER-TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070 OR CSA B125.3.

GENERAL ELECTRICAL NOTES:

- 1. THE REQUIREMENTS OF THE FOLLOWING SHALL GOVERN THE EQUIPMENT, MATERIALS, AND INSTALLATION NATIONAL ELECTRICAL CODE, NATIONAL BOARD OF FIRE UNDERWRITERS, AUTHORITIES HAVING JURISDICTION, ALL MATERIALS AND EQUIPMENT SHALL BE ALL APPROVED FOR THE INTENDED USE.
2. THE ELECTRICAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE COMPLETION OF HIS WORK. THE ELECTRICAL CONTRACTOR SHALL ARRANGE AND PAY FOR ALL INSPECTIONS AND TESTS REQUIRED BY THE ABOVE AGENCIES. HE SHALL FURNISH REQUIRED CERTIFICATES OF INSPECTION TO THE OWNER, INCLUDING THE ELECTRICAL CERTIFICATE FROM AN INSPECTION AGENCY LICENSED IN THE STATE OF DELAWARE.
3. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO PROVIDE ALL LABOR, TOOLS, MATERIALS AND SUPERVISION TO COMPLETE ALL THE ELECTRICAL WORK AS DESCRIBED ON THE DRAWINGS. ALL INCIDENTAL MATERIALS NORMALLY REQUIRED FOR AN OPERATIONAL ELECTRICAL SYSTEM, ALTHOUGH NOT SPECIFICALLY IDENTIFIED ON THE DRAWING, ARE UNDERSTOOD TO BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. ALL WORK INCLUDING MATERIALS IS SUBJECT TO APPROVAL OF THE OWNER. ANY QUESTIONS PERTAINING TO THESE NOTES OR LOCATIONS OF EQUIPMENT AND DEVICES MUST BE RESOLVED WITH THE OWNER.
4. THE ELECTRICAL SYSTEM DESIGN AND WIRE ROUTING SHALL BE DETERMINED BY THE ELECTRICAL CONTRACTOR. ROUTING MAY BE MODIFIED BY THE CONTRACTOR AFTER VERIFYING ALL DIMENSIONS AND CONDITIONS FOR POSSIBLE INTERFERENCES WITH MECHANICAL EQUIPMENT, PLUMBING, DUCTWORK, STRUCTURAL SUPPORTS, ETC.
5. THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL REQUIRED SUPPORTS FOR FIXTURES AND EQUIPMENT.
6. PROVIDE ALL WIRING, GROUNDING CONDUCTORS AND GROUNDING DEVICES REQUIRED TO COMPLY WITH THE NATIONAL ELECTRICAL CODE.
7. MOUNT SWITCH OUTLETS 4'-0" A.F.F.
8. MOUNT RECEPTACLES 8" ABOVE COUNTERTOPS OR SINKS AS REQUIRED. MOUNT RECEPTACLES 14" A.F.F. UNLESS OTHERWISE NOTED.
9. LIGHTING FIXTURES, FANS, ETC., SHALL BE SECURELY MOUNTED TO OUTLET BOXES AND BUILDING CONSTRUCTION. PROVIDE LAMPS FOR ALL FIXTURES.
10. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENERGIZING ALL DEVICES, FIXTURES, AND EQUIPMENT REQUIRING ELECTRICAL POWER.
11. COORDINATE FINAL LOCATION OF ALL ELECTRICAL OUTLETS, SWITCHES, SMOKE DETECTORS, TELEPHONE OUTLETS, FANS, AND LIGHT FIXTURES, ETC., WITH TENANT.
12. OUTLET BOXES SHALL BE NON-METALLIC, NON-GANGABLE KNOCKOUT TYPE. MINIMUM SIZE SHALL BE 4" X 2". PROVIDED PASTER RINGS OF DEPTH REQUIRED TO REACH FINISHED SURFACES.
13. COVER PLATES FOR WIRING DEVICES SHALL BE SMOOTH UNBREAKABLE NYLON, IVORY COLOR.
14. THE ELECTRICAL CONTRACTOR SHALL FURNISH, INSTALL, AND CONNECT THE NEW TELEPHONE SYSTEM, JACKS, AND WIRING.
15. INSTALL G.F.I. RECEPTACLES AS PER NATIONAL ELECTRICAL CODE.
16. ALL FEEDS TO HAVE FULL SIZE NEUTRAL.
17. UPON COMPLETION OF THE WORK, THE ELECTRICAL CONTRACTOR SHALL DEMONSTRATE THAT THE INSTALLATIONS ARE COMPLETE AND IN PERFECT OPERATING ORDER WITH WIRING FREE FROM GROUNDS OR SHORTS AND WITH EQUIPMENT AND RACEWAYS PROPERLY GROUNDING.
18. THE ELECTRICAL CONTRACTOR SHALL TEST ALL EQUIPMENT AND DEVICES INSTALLED TO THE SATISFACTION OF THE OWNER. RESPONSIBILITY AS TO THE OPERATION OF ALL EQUIPMENT SHALL APPLY ONLY TO THOSE ITEMS FURNISHED BY THE ELECTRICAL CONTRACTOR, BUT THE ELECTRICAL CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ACCURATE WORK.
19. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL LABOR AND TEST INSTRUMENTS REQUIRED FOR TESTING THIS ELECTRICAL WORK.
20. IDENTIFY ALL CIRCUITS BY NUMBER IN PANEL BOARD INDEX CARDS. NUMBER CIRCUIT BREAKERS ACCORDINGLY.
21. THE CONTRACTOR SHALL FURNISH THE OWNER WITH A MANUAL THAT PROVIDES BASIC DATA RELATING TO THE DESIGN, AND MAINTENANCE OF THE BUILDING ELECTRICAL DISTRIBUTION SYSTEM. THE MANUAL SHALL INCLUDE A SINGLE LINE DIAGRAM OF THE 'AS-BUILT' BUILDING ELECTRICAL DISTRIBUTION SYSTEM, A SCHEMATIC DIAGRAM OF ELECTRICAL CONTROL SYSTEM, AND MANUFACTURERS OPERATIONAL AND MAINTENANCE INFORMATION FOR ELECTRICAL EQUIPMENT.
22. THE ELECTRICAL CONTRACTOR SHALL PROVIDE BALLASTS FOR FLUORESCENT LIGHTS WITH A MINIMUM EFFICIENCY FACTOR OF 1.06 FOR DUAL LAMP FIXTURES AND 1.805 FOR SINGLE LAMP FIXTURES.
23. THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE TO REVIEW AND EVALUATE THE EXISTING ELECTRICAL SYSTEMS PRIOR TO BIDDING. OBSERVATIONS AND DETERMINATIONS SHALL BE MADE AS TO THE DESIGN AND CAPACITY OF THE EXISTING PLUMBING SYSTEM TO CARRY THE ADDITIONAL PLUMBING NEEDS FOR DETERMINED TO BE NECESSARY SHALL BE INCLUDED IN THE ELECTRICAL CONTRACTORS BID.
24. ALL DATA WIRE CABLES TO BE CAT 5E, 4 PAIR, TWISTED. ALL CABLES SHALL BE INSTALLED ABOVE CEILING IN HALLWAYS AND SHALL RUN AT RIGHT ANGLES.
25. USE VELCRO STRAPS WIRE HOLDERS AND TIES.
26. PROVIDE AND INSTALL DEDICATED OUTLETS IN THE OFFICE AS FOLLOWS:
1 - FOR PHONE
2 - FOR COMPUTERS
1 - FIRE ALARM
28. DATA CONTRACTOR SHALL COORDINATE ROUGH-IN INSTALLATION AND FINAL HOOKUP WITH PROJECT SUPERINTENDENT.

DRAWING LIST:

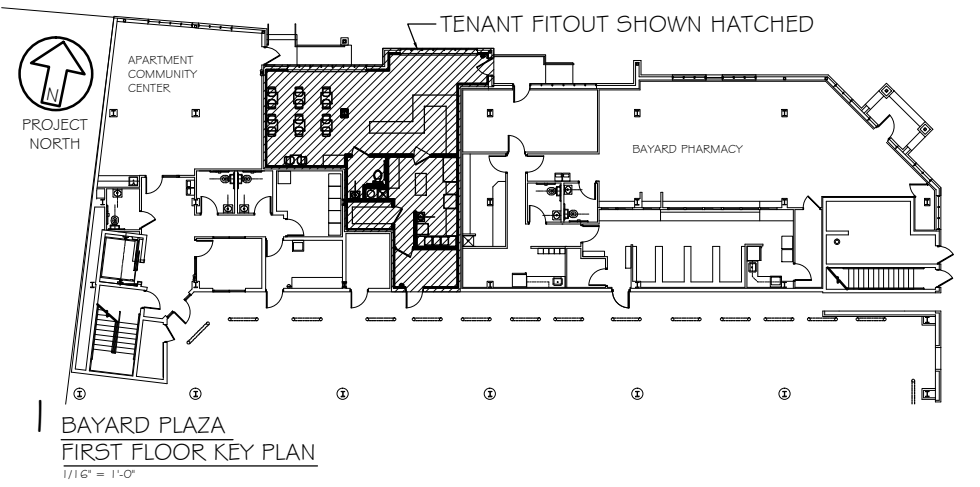
- G1 TITLE SHEET, PROJECT DATA, DRAWING LIST AND ADA ELEVATIONS
A1 FLOOR PLANS AND SCHEDULES
K1 KITCHEN PLAN

TENANT FITOUT FOR TIFFANEE & CO. BAKERY

204 WEST LOOKERMAN STREET DOVER, DELAWARE 19904

PROJECT DATA:

Table with project data including Owner's Name (Capital Plaza, LLC), Tax Map Number, Zoning (C-2), Codes (IBC 2009, NFPA 101), Building Occupancy (IBC Mixed Use), Tenant Fitout Occupancy (IBC Group B Business), Building Area (5,498 S.F.), Tenant Fitout Area (1,158 S.F.), Construction Type (IBC - III A Exterior Walls Non-Combustible), Occupant Load (IBC and NFPA 101 - Business 100 Gross S/F/Occ = 1,158 + 100 = 12), No. of Exits, Egress Width Capacity (34' Door / 2 = 170 People / Door), Length of Exit Travel (Required: 300' Max), Common Path (Required: 100' Max), Accessible Means of Egress, Fire Alarm System, Sprinklers, Mixed Use Occupancy, Fire Separation, and Tenant Fixture Count.



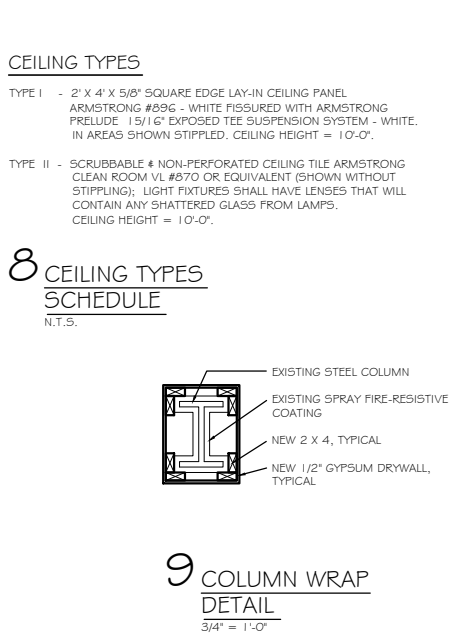
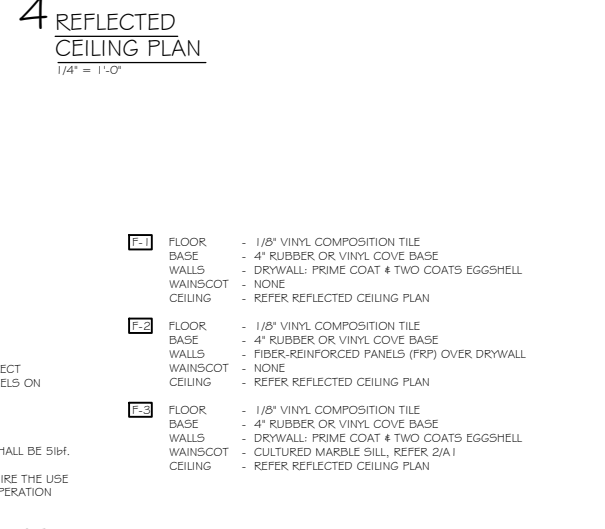
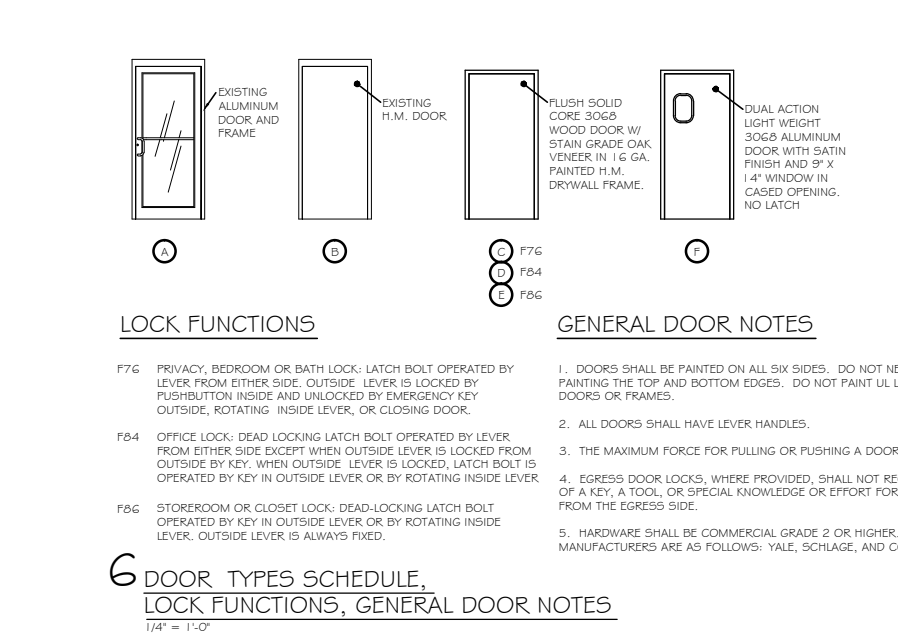
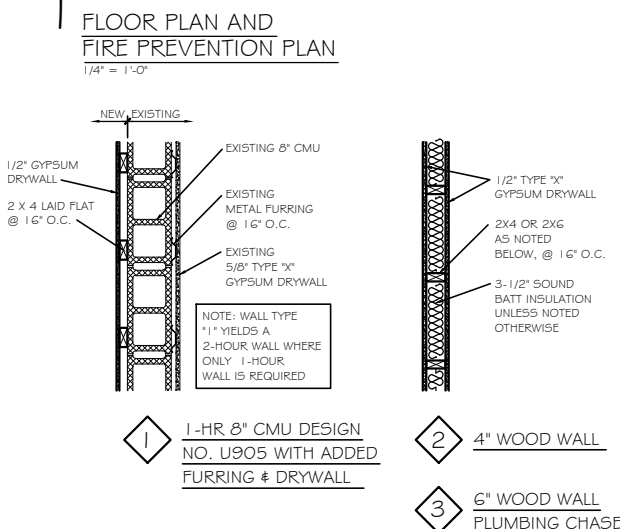
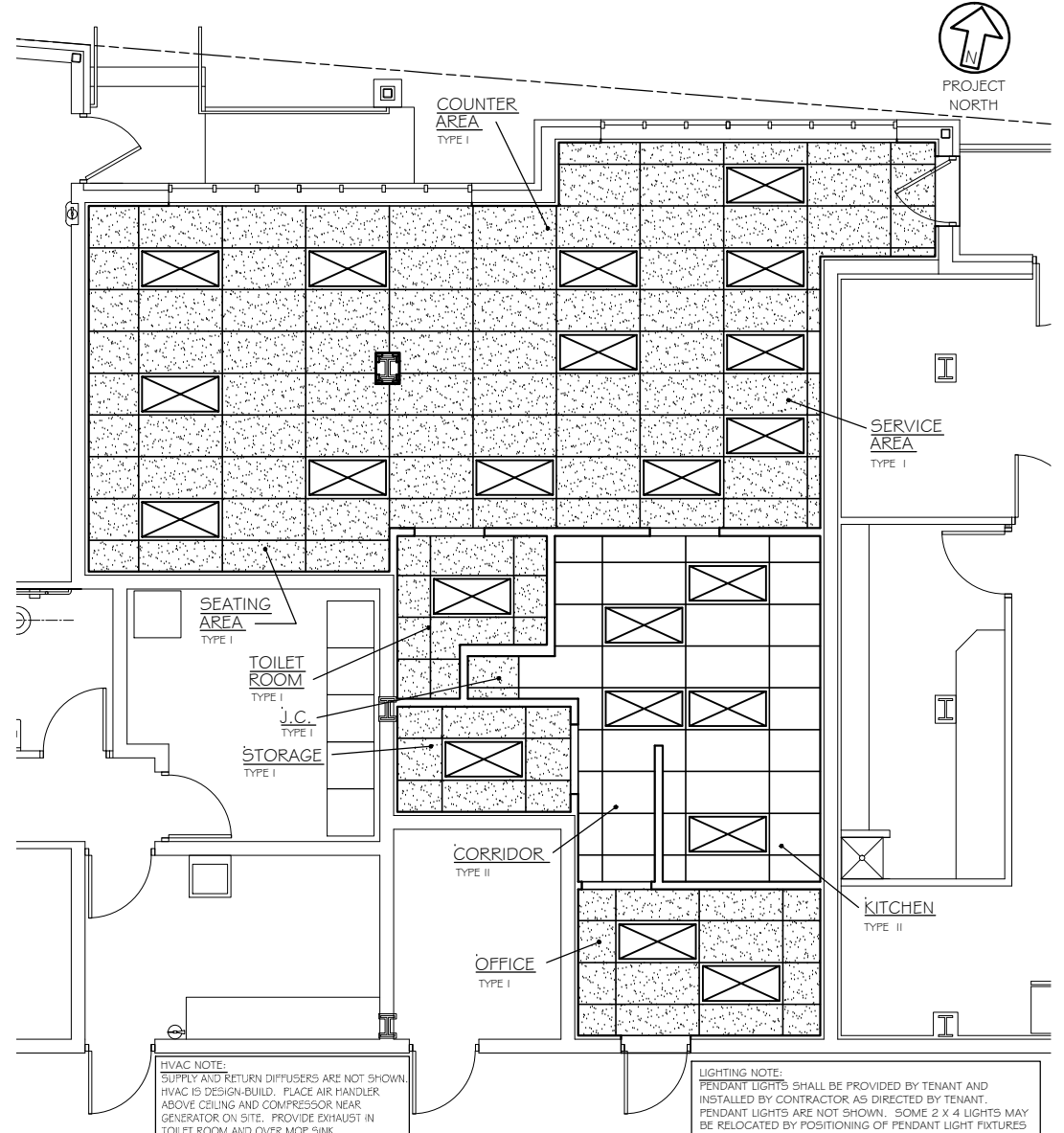
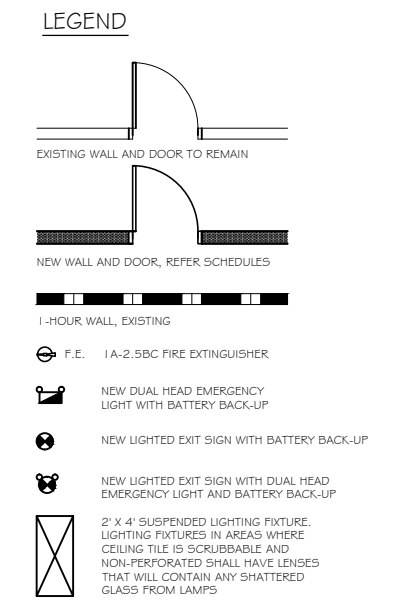
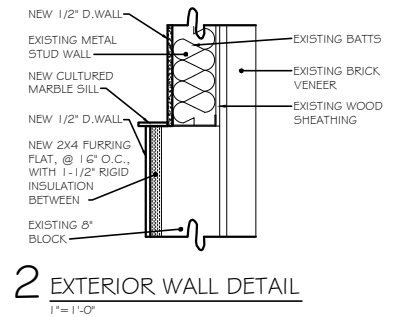
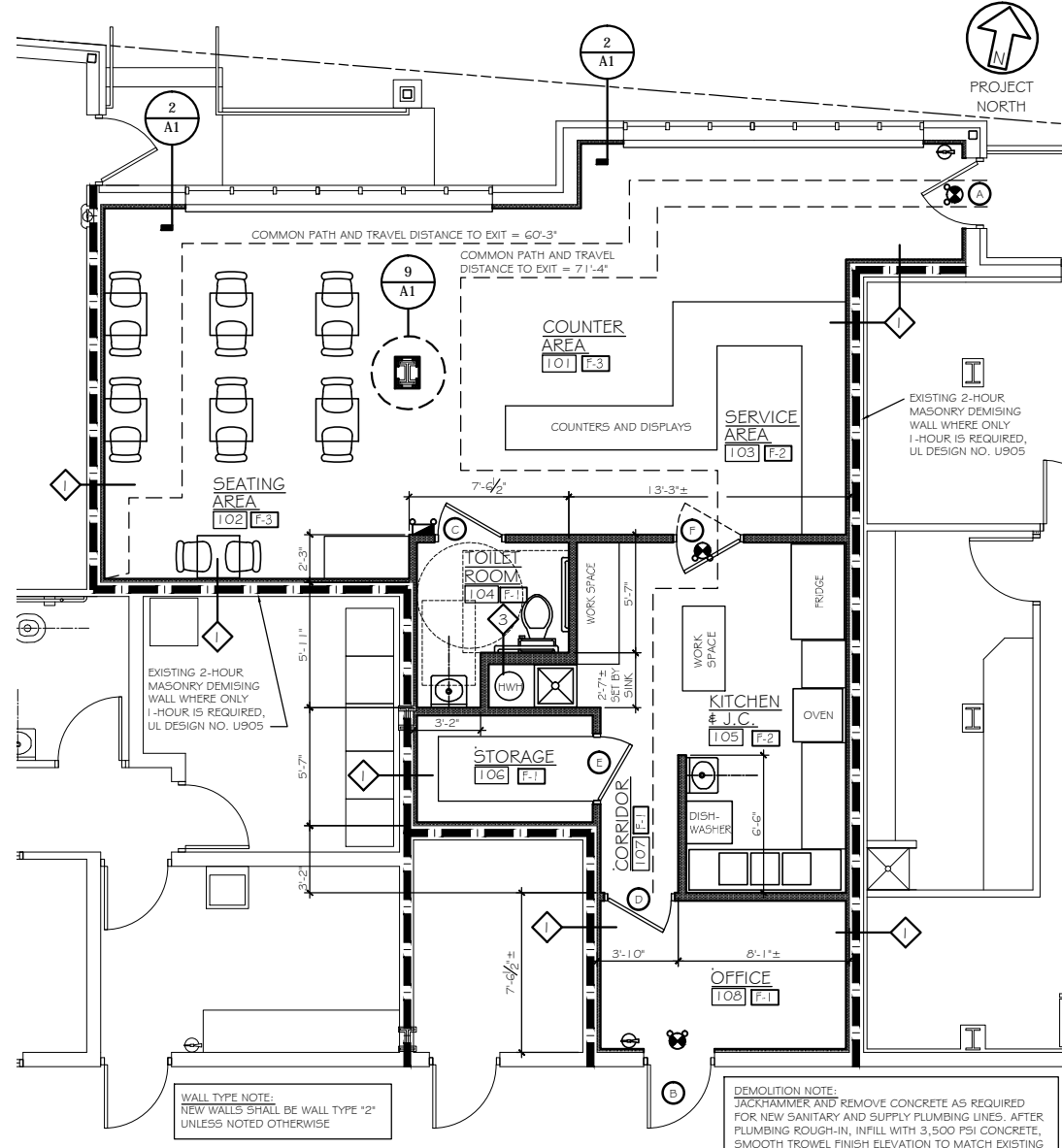
REVISIONS table with columns for REVISIONS and BY.

PRELIMINARY NOT FOR CONSTRUCTION WILLIAM BYLER JR ARCHITECT, INC

TENANT FITOUT FOR TIFFANEE & CO. BAKERY 204 WEST LOOKERMAN STREET DOVER, DELAWARE 19904

TITLE SHEET, PROJECT DATA, DRAWING LIST, AND ADA ELEVATIONS

MAS CHECKED W.B. DATE 19 SEPT. 2013 SCALE NOTED JOB NO. C942-0813 SHEET AI



REVISIONS	BY

PRELIMINARY
NOT FOR CONSTRUCTION

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KENTON, DE 19955
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TENANT FITOUT FOR
TIFFANEE & CO. BAKERY
204 WEST LOOKERMAN STREET
DOVER, DELAWARE 19904

FLOOR PLANS AND SCHEDULES

MAS
CHECKED
W.B.
DATE
19 SEPT. 2013
SCALE
NOTED
JOB NO.
C942-0813
SHEET

A1