CPED STAFF REPORT

Prepared for the City Planning Commission
CPC Agenda Item #1
June 27, 2016
BZZ-7738

LAND USE APPLICATION SUMMARY

Property Location: 3633 Chicago Avenue

Project Name: HCMC Intensive Residential Treatment Services

Prepared By: Shanna Sether, Senior City Planner, (612) 673-2307

Applicant: Hennepin County – Land Management

Project Contact: J. Michael Noonan

Request: To allow for a new community residential facility for up to 16 people.

Required Applications:

Conditional Use Permit	To allow a community residential facility in the R4 District.

SITE DATA

Existing Zoning	R4 Multiple-Family District
Lot Area	16,762 square feet / .38acres
Ward(s)	9, adjacent to 8
Neighborhood(s)	Powderhorn Park Neighborhood Association, adjacent to Central Area Neighborhood Development Organization
Designated Future Land Use	Urban Neighborhood
Land Use Features	Community Corridor (Chicago Avenue)
Small Area Plan(s)	*The* 38th Street and Chicago Ave Small Area Plan / Corridor Framework Plan (2008)

Date Application Deemed Complete	June 1, 2016	**Date Extension Letter Sent**	Not applicable
End of 60-Day Decision Period	July 31, 2016	**End of 120-Day Decision Period**	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The existing building, previously known as Brown Krause Manor, was constructed for the Powderhorn Community Council (PCC) and opened in June of 1997 as a facility for shared housing for the elderly. In 1999, Becklund Home Health Care purchased the building to utilize it for an assisted living facility. The property is not currently occupied.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding area has a large variety of land uses. Along Chicago Avenue there are commercial uses, including retail, restaurant and auto repair, institutional and religious uses, and low to high density residential. The structures in the area that are not located on Chicago Avenue contain predominately low density residential uses.

PROJECT DESCRIPTION. The applicant, Hennepin Healthcare System, Inc., purchased the property in February 2016, and is proposing to establish an Intensive Residential Treatment Services Facility. The facility would provide crisis residence housing, between 3 to 10 days, for up to 16 individuals who have received mental health care at HCMC hospital. These individuals would be transferred from HCMC to this facility after evaluation and screening by Hennepin County Outreach for Psychiatric Emergencies or Acute Psychiatric Services. The facility would have clinical staff on site at all times and residents are appropriately suprivsed during their length of stay. The use is licensed by the Minnesota Department of Human Services (DHS). Therefore, the proposed land use is a *community residential facility*, which is defined as a facility where one or more persons reside on a 24-hour per day basis under the care and supervision of a program licensed by DHS. Community residential facilities shall not include facilities that are also eligible for licensure by the Minnesota Department of Corrections (DOC).

The existing building was particularly desirable for the applicant because it was constructed as a group residence and has an elevator and individual rooms with bathrooms. There is an existing open front porch on the front of the building that the applicant is proposing to enclose to allow for bedrooms. The additional gross floor area added will be approximately 426 square feet. There is an existing three-car attached garage, accessed on the north side of the building. The applicant is proposing to convert the parking garage into bedrooms and remove the bituminous driveway.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
NCC-49	Change of Nonconforming Use	Shared housing containing 10 bedrooms for the elderly and others who may need support services.	Approved by the CPC 6/7/1999.
C-1743	Conditional Use Permit	CUP for shared housing for the elderly	Approved by the CPC 5/8/1996.
P-742	Rezone from B3S-1 Community Service District to R5 High Density Residential.	Petition to rezone to allow for two four units to be moved to the property	The City Council approved the rezoning to R4 Medium Density Residential 7/25/1986.

PUBLIC COMMENTS. Staff has received a letter of support from Powderhorn Park Neighborhood Association and a copy is attached to the staff report. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow a community residential facility serving up to 16 individuals in the R4 District based on the following findings:

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

   The proposed community residential facility will not be detrimental to or endanger the public health, safety, comfort or general welfare. There has been a congregate living facility for assisted living at this property since 1997. This property was particularly desirable for the applicant because it was constructed as a group residence and has an elevator and individual rooms with bathrooms; these features will allow for the comfort and the safety of individuals utilizing the property. The applicant has provided a detailed management plan for assessment, admissions and staffing. The applicant has also provided details of the operations that address operations and maintenance to ensure the safety, comfort and care for the residents utilizing the facility. Finally, the existing use will be required to comply with regulations, including maximum occupancy, and maintain licenses issued from DHS and compliance with state health requirements.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

   The proposed community residential facility will be located within the existing building that was built as an assisted living facility. The proposed facility is required to hold a license from the DHS, which sets the standards for admissions, health services and staffing levels. The facility will be staffed 24 hours a day by a registered nurse, mental health worker, social workers and peer specialists. The applicant has provided the details for client assessment, admissions and staffing. The applicant is proposing to construct a 426 square foot addition to the existing building, where there is an open front porch, facing Chicago Avenue. In addition, there is an existing three-car attached garage on the north side of the building that the applicant is proposing to convert into bedrooms. The existing structure has vinyl siding, with a 3" reveal and the applicant is proposing to utilize the same material for the addition and the exterior changes needed to convert the overhead garage doors to exterior walls. In addition, conditional uses are required to meet the landscaping and screening requirements found in Chapter 530 of the zoning code. The site was evaluated by staff in 1999, and the existing parking lot meets the requirements for parking lot landscaping and screening. Therefore, staff finds that the proposed use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

3. *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*

   Adequate utilities, access roads, drainage, and necessary facilities have been provided.

4. *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*

   The minimum off-street parking requirement for a 16-bed community residential facility is four spaces. There is an existing three-car attached garage that is proposed to be converted to bedrooms. The applicant is showing three compact spaces and one van accessible parking space on the site. Only one compact space will be allowed; however, there is enough space to widen the stalls by six inches to meet the minimum off-street parking requirement. Finally, the zoning code requires a minimum of one bicycle parking space for every four beds and 90% of the required stalls shall meet the long-term requirement. The property is located less than one block from a bus stop for the #5 MetroTransit bus, which is a hi-frequency route. Staff is recommending that the applicant provide a minimum of four bicycle parking spaces that meet the standards for long-term bicycle parking. With the site plan modifications and additional bicycle parking, staff finds that adequate measures have been taken to minimize traffic congestion in the public streets.

5. *The conditional use is consistent with the applicable policies of the comprehensive plan.*

   The proposed development would be consistent with the following general land use policies of *The Minneapolis Plan for Sustainable Growth*:

   Land Use Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

   1.8.2 Advance land use regulations that retain and strengthen neighborhood character, including direction for neighborhood serving commercial uses, open space and parks, and campus and institutional uses.

   1.8.3 Direct uses that serve as neighborhood focal points, such as libraries, schools, and cultural institutions, to designated land use features.

   Land Use Policy 1.9: Through attention to the mix and intensity of land uses and transit service, the City will support development along Community Corridors that enhances residential livability and pedestrian access.

   1.9.2 Support new small-scale retail sales and services, commercial services, and mixed uses where Community Corridors intersect with Neighborhood Commercial Nodes.

   1.9.3 Discourage uses that diminish the transit and pedestrian oriented character of Community Corridors, such as automobile services and drive-through facilities.

   1.9.4 Discourage the conversion of existing residential uses to commercial uses outside of Neighborhood Commercial Nodes.

   1.9.5 Encourage the development of low- to medium-density housing on Community Corridors to serve as a transition to surrounding low-density residential areas.

   1.9.6 Promote more intensive residential development along Community Corridors near intersections with Neighborhood Commercial Nodes and other locations where it is compatible with existing character.

   Housing Policy 3.2: Support housing density in locations that are well connected by transit, and are close to commercial, cultural and natural amenities.

   3.2.1 Encourage and support housing development along commercial and community corridors, and in and near growth centers, activity centers, retail centers, transit station areas, and neighborhood commercial nodes.

3.2.2 Engage in dialogue with communities about appropriate locations for housing density, and ways to make new development compatible with existing structures and uses.

Housing Policy 3.3: Increase housing that is affordable to low and moderate income households.

3.3.5 Support the development of housing with supportive services that help households gain stability in areas such as employment, housing retention, parenting, and substance abuse challenges.

The subject property is located within the boundaries of the *38th Street and Chicago Avenue Small Area / Corridor Framework Plan* study area. The plan does not have any specific guidance for the subject property or proposed use.

6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

If the requested land use application is approved, the proposal will comply with all provisions of the R4 District. In addition, the existing use shall comply with the following specific development standards per section 536.20 of the zoning code:

Community residential facility.

(1) The use shall be located at least one-fourth (¼) mile from all existing community residential facilities.

(2) On-site services shall be for residents of the facility only, except where part of a regimen of scheduled post-residential treatment.

(3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.

(4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening, and other site improvements consistent with the character of the neighborhood.

(5) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by HCMC Intensive Residential Treatment Services for the property located at 3633 Chicago Avenue:

A. Conditional Use Permit to allow for a community residential facility.

Recommended motion: **Approve** the application for a conditional use permit to allow for a community residential facility, for up to 16 individuals, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

2. The proposed addition shall match the existing siding in material, color and reveal.
3. The applicant shall provide a minimum of four off-street parking spaces that meet the requirements in Chapter 541 Off-Street Parking and Loading.
4. The applicant shall provide a minimum of four off-street bicycle parking spaces that meet the standards for long-term parking.

ATTACHMENTS

1. Zoning map
2. Oblique aerial photo
3. Written description and findings submitted by applicant
4. Site plan
5. Plans
6. Building elevations
7. Public comments

Hennepin County
Planning, Policy and Land Management - Real Estate

Alene Tchourumoff, Director
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612-348-9260, Phone 612-348-9710, Fax
www.hennepin.us

June 1, 2016

Ms. Shanna Sether,
Senior Planner,
City of Minneapolis – Community Planning and Economic Development,
250 4th Street South,
Room 300,
Minneapolis, MN
55415

Dear Ms. Sether,

RE- Application for Municipal Approval – Conditional Use Permit
Hennepin Healthcare System
3633 Chicago Avenue South

On behalf of Hennepin Healthcare System (HCMC), please find attached application material supporting HCMC's application for municipal approval. We are applying for the following approval:

- Conditional use permit to allow for the establishment of a "community residential facility".

HCMC is seeking to establish an Intensive Residential Treatment Services (IRTS) facility at 3633 Chicago Avenue South. This facility will provide a crisis residence housing (3 to 10 days) for up to 16 individuals who are clinically and physically stable, but require further assistance before returning to the community after receiving the appropriate care, treatment and screening. This facility have HCMC clinical staff on site 24/7 and residents are appropriately supervised during the length of their stay at the IRTS. Licensing of the facility is administered by the Minnesota Department of Human Services and will operated under Minnesota Rules 9520.0500.0690. Copies of a project overview and questions and answers are attached.

In previous discussions we have been advised that this use is characterized as:

> *Community residential facility.* A facility where one or more persons reside on a twenty-four hour basis under the care and supervision of a program licensed by the Minnesota Department of Human Services.

The property is zoned R4 and the provisions of this land use district permit a community residential facility by way a conditional use permit.

In support of our application, we provide the following information to address the requirements of the General Land Use Application:

- Pre-application discussions have taken place with CPED or the past several weeks. We will defer to CPED as to whether there is a need to have a formal meeting to discuss our application.

- Application materials as required by the City of Minneapolis zoning code.

- A list of all property owners with 350 feet of the subject property and mailing labels for those individuals;

- Fees in the amount of $889.48 being:
  - CUP – establishment of community residential facility $825.00
  - Publication fee $ 25.00
  - Postage (84 names @ $0.47) $ 39.48

- Copies of notification of applications that have been sent to Councilor Alondra Cano and the Powderhorn Park Neighborhood Association are attached. I understand the community meetings were held by HCMC in the fall of 2015

The application checklist list requires a written statement providing certain findings related to the conditional use permit being requested. The following provides those findings.

- Conditional Use Permit permitting establishment of a community residential facility – The City's zoning ordinance permits community residential facilities within the R4 zoning district. As noted above, the proposal of HCMC is seeking to establish an IRTS for individuals requiring mental health treatment and stabilization before being reintegrated back into the community. This will facility will provide much needed and appropriate services to individuals and the broader community.

  We would comment on the specific conditions of the City in considering a conditional use permit:

  - **Will not be determinant to or endanger the public health, safety, comfort and general welfare** – The proposal of HCMC has been carefully planned and designed by a diverse set of professionals. Plans have been prepared with the feedback of the community. In all instances, we are of the opinion that the HCMC proposal will be a fitting development and a positive addition to the City and the neighborhood and will not be detrimental to or endanger the public health, safety, comfort and general welfare. In fact, HCMC is of the opinion that the establishment of this use will positively address public health and general welfare considerations. We have provided an overview of the operation and maintenance of the residence to ensure the safety, comfort and care of residents and those utilizing the facility. The use of this property as an IRTS will require licenses to be issued by the Minnesota Department of Human Services and compliance with state regulations and requirements.
  - **Will not be injurious to the ... normal and orderly development of the surrounding area** – Development and operational considerations proposed HCMC will not be injurious to the use and enjoyment of other property. Care has been taken in the design of this facility to blend and be compatible with other uses in the community.
  - **Adequate services provided** – The design of the development will ensure that all utilities etc... are provided. The application material describes how these requirements are met.

- **Adequate measures will be provided to minimize the congestion in the public streets** – Given the nature and intensity of the use and its operations we are of the opinion that adequate measures have been taken.
- **Consistent with the policies of the "Comprehensive Plan"** – through a review of the plan and discussions with CPED staff we have not identified nor have been advised of any incompatibilities with the policies of the "Comprehensive Plan".
- **Conforming to zoning district regulations** – Other than what is specifically requested in this application, the development proposal meets all requirements of the City.

We appreciate your consideration and believe that we have provided the City a complete application that will permit the application to be advanced for Planning Commission consideration in the not too distant future. As you review this material, we would ask that you contact us with any questions or concerns or further request.

Thanking you in advance.

Yours very truly,

J. Michael Noonan, AICP MCIP
Senior Department Administrator
Land Management Division

JMN/jmn

c.c. HCMC – Megen Cullen, Jed Brueske and Kelsey Brodsho

Encls.

Crisis Residential Overview

HCMC's Intended Use of 3633 Chicago Avenue South, Minneapolis

- HCMC will operate the facility as an Intensive Residential Treatment Services (IRTS), which will be licensed by the Minnesota Department of Human Services (DHS) and operated under Minnesota Rules 9520.0500-.0690. In addition to the IRTS license, HCMC will obtain a Crisis Residential variance to the IRTS license to provide Crisis Residential services.

- The beds that HCMC will operate in this facility will also be considered supervised living beds and included in HCMC's hospital license per Minnesota Department of Health Regulations.

- The facility will be subject to all admissions, health services, and staffing criteria determined by DHS. As such, all patients who reside at the facility, will be subject to clinical admission criteria.

- The facility will also be subject to all life & safety code requirements for supervised living facility beds from MDH.

- The relationship between HCMC and "residents" will be that of health care provider and patient, not landlord/tenant. As such, there will be patient admission documentation that is collected based upon the patient's clinical needs (financial information will be collected to determine whether the patient qualifies for Medical Assistance, other health care programs, and county funded group residential housing). There will not be a "lease" document because the beds will be part of a licensed DHS health care provider program.

- Patient stays may range from 3 days to 90+ days.

- The facility will have 24/7 clinical staffing (mental health professionals, registered nurses, mental health workers).

- Subject to final building plans, HCMC expects to operate 16 supervised living beds at this property.

- HCMC anticipates that many of the individuals who will receive Crisis Residential services at this facility will be at or below 100% FPL and will qualify for Medical Assistance benefits.

- HCMC has undertaken several steps to engage the local neighborhood in its proposed plan, including discussion with the neighborhood association and businesses, walking door-to-door to explain its proposal to residents, and working with neighborhood leadership to develop flyers and webpage messaging.

Hennepin County
Medical Center

Crisis Residence Questions and Answers

What is a crisis residence?
A crisis residence provides short-term (3 – 10 days) housing and treatment for people who are clinically and physically stable, but need further assistance before returning to their home after receiving mental health care at the hospital or after being screened by Hennepin County Community Outreach for Psychiatric Emergencies (COPE). It can be an alternative to hospitalization, a place to go for more care after leaving a hospital, or a place someone can go for support that will also provide needed relief for his or her family.

Where do people who stay in the residence come from?
People who stay in the residence will have been discharged from the hospital because they no longer need inpatient care, or will be referred to the program after being screened by COPE or Acute Psychiatric Services (APS). People cannot walk up to the crisis residence and be admitted.

Why is this facility needed?
A lack of available crisis residence facilities is one reason it is hard for people to get emergency and inpatient psychiatric help in our community. Providing the right level of care to people is very important. People sometimes need an alternative to hospitalization or an option to "step-down" to this level of care before going to their home. More people will seek help earlier if they know there is another option besides going to the hospital.

Where is this facility located?
3633 Chicago Ave. S., Minneapolis, MN.

Why did you choose this location?
We were looking for a location close to HCMC so clients and staff would be able to get to it easily. It is rare that a facility is available that has been built for, and is currently used as, a group residence. It was important that the home have an elevator to be accessible and have individual rooms with bathrooms. This location will help with the continuity of care for patients in the community and provide better access to the services that people need.

What kind of staff will be in the home and when will they be there?
Staff will be in the home 24/7 every day that there are patients in the home. Typical staffing would include a Registered Nurse, mental health worker, mental health professionals (like social workers), and peer specialists.

How will people be screened before coming to the residence?
Before placement in the residence a mental health professional will determine that the patient does not pose an immediate risk to themselves or others. The assessment screening is conducted before the patient is referred from a hospital or by a mental health professional at COPE.

Will residents be able to come and go as they please?
The program is voluntary and we will expect residents to actively participate in their treatment in the residence. They will understand that they need to participate in groups and care planning while they are there; however, they can leave the program if they choose to. This is why screening is important and people will not pass the screening to get into the program if they pose a risk to themselves or others. There will be a process for clients to sign in and out between groups and therapy.

What services will be provided in the home?
Services include physical and psychiatric assessment/treatment, daily living skills training, social activities, individual and group counseling, and treatment planning. We also connect residents to additional community services to help with individualized plans. These include things like job training, internships, and GED classes. Community engagement can help enhance an individual's self-worth and mental health and will be an integral part of their individual plan.

When they are done with their stay in the residence they return to their community with enhanced skills, a decrease in symptoms and the right supports in place to improve their quality of life and contributions to the community going forward. When they leave the home, just like in a family, they'll have a support structure and will be welcome to come back to support our current clients are part of their community engagement.

Can community members get services there?
This residence will be available to anybody who needs the services offered there. The intake and screening will be through HCMC, other area hospitals, or COPE.

How will neighbors know what is happening?
Staff from the residence will actively engage with the neighborhood and neighbors will be invited to reach out to staff onsite or connect with leadership at HCMC, if they have questions or concerns. We will host events when the home opens so neighbors can learn about our program and meet the staff. We also will require new staff to introduce themselves to neighbors and acquaint themselves with the neighborhood. The residence manager will partner with community leaders and neighbors so there will be ongoing communication and cooperation.

Do other neighborhoods have homes like this?
Here are several similar facilities in the metropolitan area if you would like to learn more about Transitional Psychiatric Housing.

Nancy Page I 245 South Clifton Avenue I Minneapolis, MN 55403
http://www.peopleincorporated.org/program/nancy-page-crisis-residence/

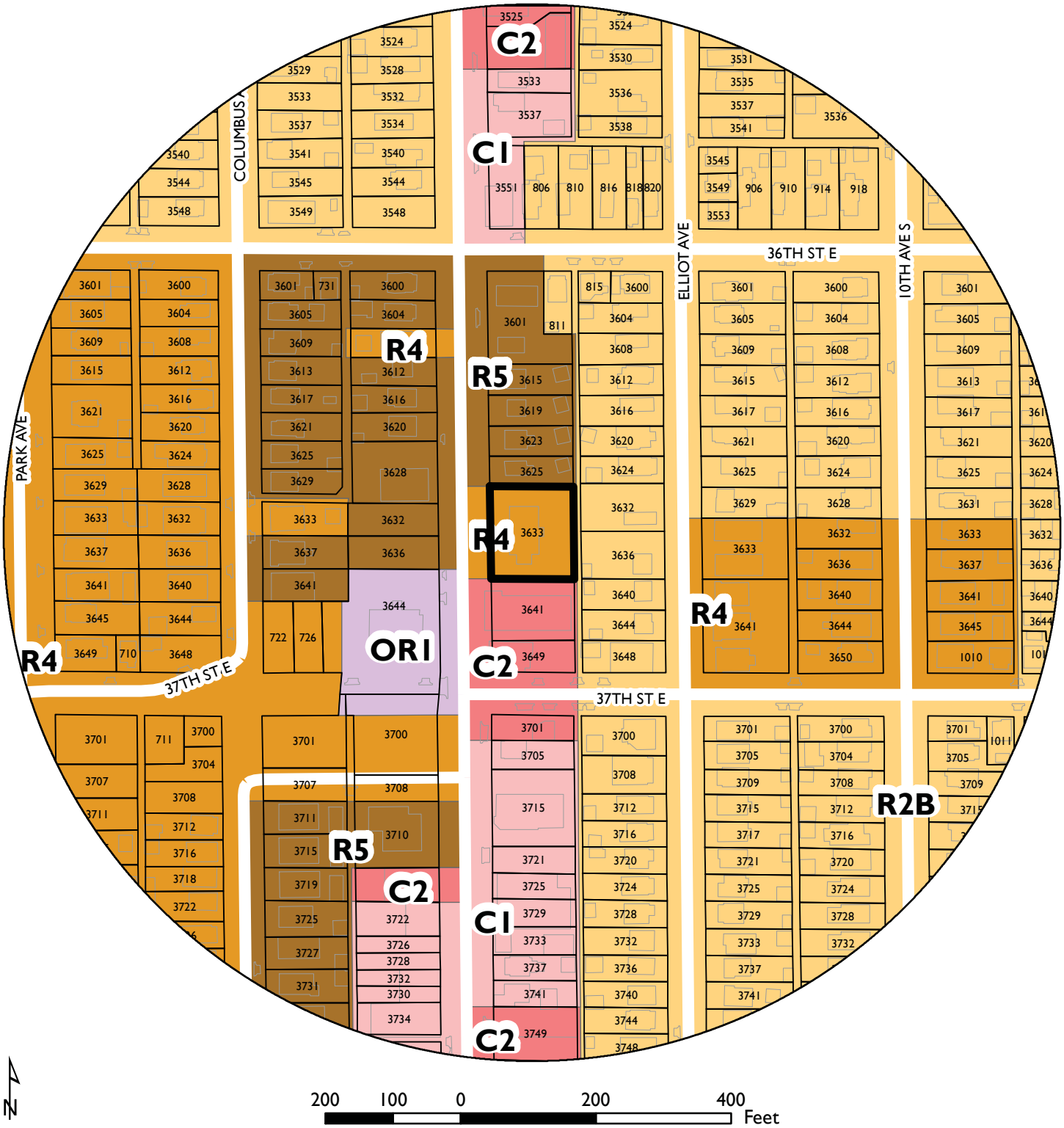
Hovander House I 1489 Sherburne Ave I St Paul, MN 55104
https://www.regionshospital.com/rh/specialties/mental-health/mental-health-services.html

This website refers to other residential services run by People, Inc.
http://www.peopleincorporated.org/program-category/treatment-services-micd-crisis/

How can I get more information about the proposed crisis residence?
Contact Megen Cullen, Sr. Director, Psychiatry Services at 612-873-6537, megen.cullen@hcmed.org

Hennepin County - Land Management/Real Estate **9th**

NAME OF APPLICANT WARD

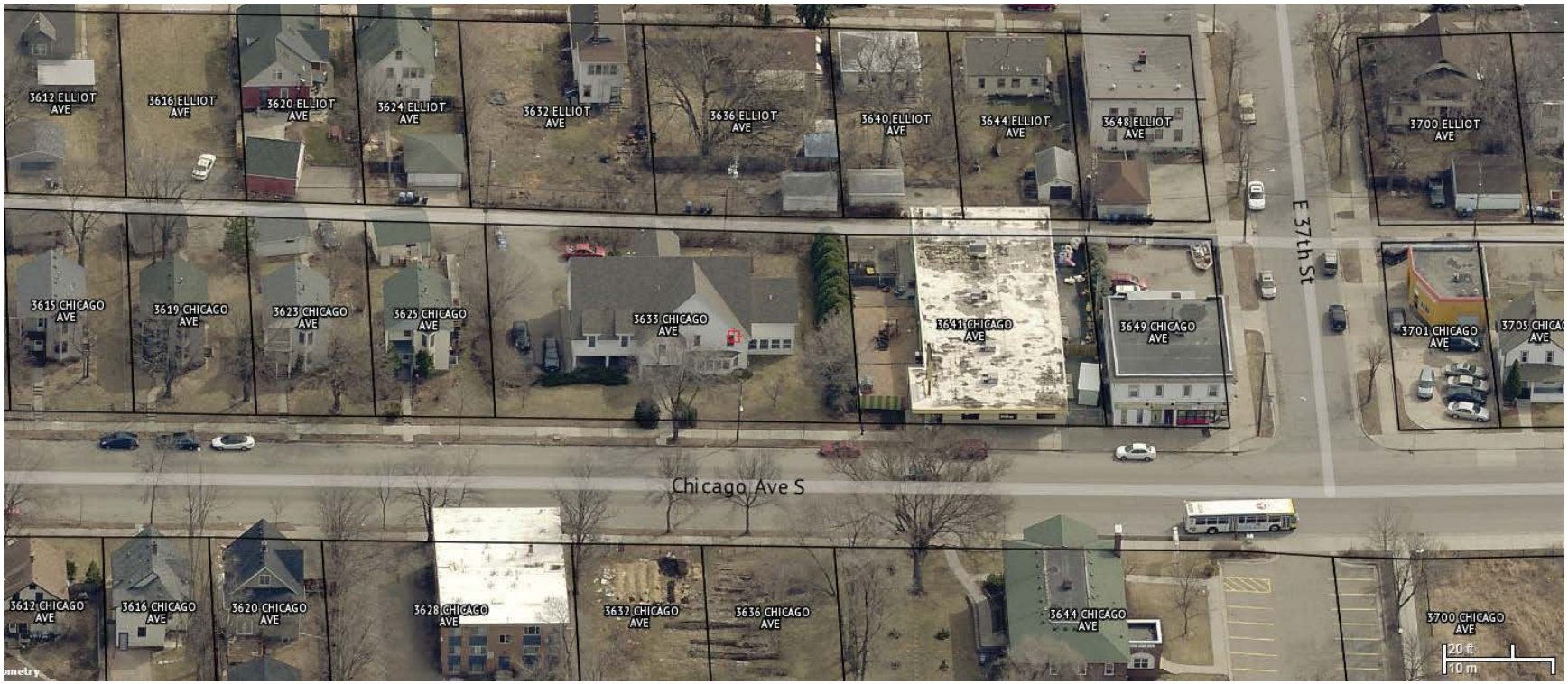


PROPERTY ADDRESS

3633 Chicago Avenue

FILE NUMBER

BZZ-7738


3612 ELLIOT AVE
3616 ELLIOT AVE
3620 ELLIOT AVE
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3640 ELLIOT AVE
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3623 CHICAGO AVE
3625 CHICAGO AVE
3633 CHICAGO AVE
3641 CHICAGO AVE
3649 CHICAGO AVE
3701 CHICAGO AVE
Chicago Ave S
3612 CHICAGO AVE
3616 CHICAGO AVE
3620 CHICAGO AVE
3628 CHICAGO AVE
3632 CHICAGO AVE
3636 CHICAGO AVE
3644 CHICAGO AVE
3700 CHICAGO AVE
20 ft
10 m

HCMC Crisis Residential/IRTS

3633 Chicago Avenue South
Minneapolis, MN 55407

PROJECT IMAGE

PROJECT TEAM

OWNERS
HCMC
701 Park Avenue
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Minneapolis, MN 55401
Michael Bilben
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STATE MAP

REGIONAL MAP

BUILDING DATA

BUILDING AREA TABULATION		
Floor Name	Description	Area (GSF)
First Floor	Sleeping Rooms & Common Areas	3,226
Second Floor	Sleeping Rooms & Common Areas	3,311
Attic	Equipment Platform	412
TOTAL		6,948

UNIT TYPES AND DATA

Unit Type	Description			No. / Floor		Total Type	Unit Area	Combined Area
	BR	BA	ACC. Type	1st	2nd			(NSF)
1A	1	1	*	-	8	8	190 TO 193	1,516
1B	1	1	*	-	1	1	201	201
1C	1	1	B	-	1	1	172	172
1D	1	1	A	1	-	1	179	179
1E	1	1	A	1	-	1	183	183
2A	1	1	A	-	1	1	290	290
2B	1	1	B	1	-	1	225	225
TOTAL				3	11	14		2,766

UNIT ACCESSIBILITY DATA

Units are designed to the following Accessibility Standards:

ACC. Type	Accessibility Standard
*	Existing
A	2015 MN ACCESSIBILITY CODE ICC/ANSI 117.1 - Type 'A' Accessible Unit
B	2015 MN ACCESSIBILITY CODE ICC/ANSI 117.1 - Type 'B' Unit

NUMBER OF ACCESSIBLE UNITS REQUIRED
1. MN 1107.6.4 requires 1 of sleeping units be Type 'A' Accessible: = 1

NUMBER OF ACCESSIBLE UNITS PROVIDED
3 - Type 'A' Accessible Units are provided.

All units will have accessible audible and visual alarms for the vision and hearing impaired provided.

SHEET INDEX

SHEET NO	SHEET NAME
G0.00	TITLE SHEET
G0.01	CODE PLANS & CODE SUMMARY
C1.01	UTILITY PLAN
S1.00	GENERAL NOTES, FND, FRAMING PLANS, SECTIONS
A0.01	SITE PLAN
A1.10	1ST FLOOR PLAN
A1.20	2ND FLOOR PLAN
A1.30	ATTIC FLOOR PLAN
A1.80	REFLECTED CEILING PLANS
A2.00	EXTERIOR ELEVATIONS
A2.10	INTERIOR ELEVATIONS
A3.00	BUILDING SECTIONS
A5.00	WALL TYPES & FLOOR/CEILING/ROOF ASSEMBLIES
A5.10	EXTERIOR DETAILS
A5.20	EXTERIOR DETAILS
A5.30	WINDOW TYPES & DETAILS
A6.00	INTERIOR DETAILS
A6.01	INTERIOR DETAILS
A7.00	DOOR TYPES & DETAILS
A8.00	ROOM FINISH SCHEDULE
M0.01	MECHANICAL COVER SHEET
M1.01	1ST FLOOR MECHANICAL DEMOLITION PLAN
M1.02	2ND FLOOR MECHANICAL DEMOLITION PLAN
M1.03	ATTIC MECHANICAL DEMOLITION PLAN
M2.00	1ST FLOOR UNDERSLAB SANITARY AND DOMESTIC PLAN
M2.01	1ST FLOOR SANITARY PLAN
M3.01	1ST FLOOR DOMESTIC WATER PLAN
M5.01	1ST FLOOR VENTILATION PLAN
M5.02	2ND FLOOR MECHANICAL PLAN
M5.03	ATTIC MECHANICAL PLAN
M6.01	MECHANICAL DETAILS
M6.02	MECHANICAL SCHEDULES
M6.03	DOMESTIC WATER AND SANITARY RISER DIAGRAM
E0.01	ELECTRICAL SYMBOLS AND ABBREVIATIONS
E2.01	LEVEL 1 - ELECTRICAL DEMOLITION PLAN
E2.02	2ND FLOOR AND ATTIC - ELECTRICAL DEMOLITION PLAN
E2.11	1ST FLOOR - ELECTRICAL LIGHTING PLAN
E2.12	2ND FLOOR AND ATTIC - ELECTRICAL LIGHTING PLANS
E2.21	1ST FLOOR - ELECTRICAL POWER PLAN
E2.22	2ND FLOOR AND ATTIC - ELECTRICAL POWER PLAN
E2.31	1ST FLOOR - ELECTRICAL SYSTEMS PLAN
E2.32	2ND FLOOR AND ATTIC - ELECTRICAL SYSTEMS PLAN
E7.01	ELECTRICAL DETAILS
E8.01	ELECTRICAL SCHEDULES
E8.02	ELECTRICAL SCHEDULES
E9.01	ELECTRICAL DIAGRAMS

GENERAL PLAN NOTES

1. COORDINATE THIS PLAN WITH STRUCTURAL, PLUMBING, HVAC, ELECTRICAL AND SPRINKLER PLANS. NOTIFY ARCHITECT OF ANY DISCREPANCIES. NOTE THAT SYMBOLS USED ON THOSE PLANS MAY DIFFER FROM ARCHITECTURAL SYMBOLS.

2. REFER TO CODE ANALYSIS (SHEET G0.01) TO VERIFY TYPES AND LOCATIONS OF REQUIRED FIRE RATINGS. FIRE RATINGS NOTED ON WALL TYPES (SHEET A5.00 AND FOLLOWING) ARE MAXIMUM RATINGS AND MAY EXCEED THE RATINGS THAT ARE ACTUALLY REQUIRED FOR THIS PROJECT.

3. COORDINATE ALL SHOP DRAWINGS AND PRODUCT AND EQUIPMENT SIZES AND SPECIFICATIONS WITH THIS PLAN. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR REQUIREMENTS.

4. ALL DIMENSIONS, SIZES, LOCATIONS AND REQUIREMENTS FOR ELECTRICAL, PLUMBING, HVAC, SPRINKLER OR OTHER EQUIPMENT - INCLUDING ANY REQUIRED SHAFTS, SOFFITS OR CONCEALED SPACES - SHALL BE VERIFIED BY THE RESPECTIVE TRADE OR INSTALLER. NOTIFY GENERAL CONTRACTOR IN ADVANCE IF ANY CHANGES ARE REQUIRED, INCLUDING CHANGES FOR SHAFTS, SOFFITS, PENETRATIONS OR ENCLOSURES.

5. WHERE ACCESS PANELS ARE REQUIRED FOR EQUIPMENT, UTILITIES OR DEVICES, THOSE PANELS SHALL BE INSTALLED WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE DRAWINGS. WHEN INSTALLED IN A FIRE-RATED ASSEMBLY, ACCESS PANEL MUST BE FIRE-RATED TO MATCH RATING OF THAT ASSEMBLY. VERIFY ALL LOCATIONS WITH ARCHITECT BEFORE INSTALLING.

6. DIMENSIONS AT EXTERIOR WALLS ARE TO EXTERIOR FACE OF SHEATHING.

7. DIMENSIONS AT PARTY WALLS BETWEEN UNITS ARE TO THE CENTERLINE OF FRAMING. (IF IT IS A SINGLE-STUD WALL) OR TO THE CENTERLINE OF THE AIR SPACE (IF IT IS A DOUBLE STUD WALL.)

8. DIMENSIONS AT INTERIOR UNIT WALLS AND AT CORRIDOR WALLS ARE TO FACE OF STUD.

9. DIMENSIONS FOR WINDOWS, DOORS, EQUIPMENT AND FEATURES ARE TO CENTERLINES.

10. DIMENSIONS TO EXISTING WALLS ARE TO FACE OF FINISH.

11. DIMENSIONS NOTED "CLR" ARE CLEAR TO FACE OF FINISH.

12. REFER TO WALL TYPES FOR ASSEMBLY DETAILS OF WALLS DESIGNATED WITH IDENTIFIER INSIDE ◊.

13. ALL OPENINGS CUT, PENETRATIONS MADE OR EQUIPMENT INSTALLED IN FIRE-RATED WALLS, PARTITIONS, FLOORS OR CEILINGS SHALL BE RESTORED, SEALED, FIRE-STOPPED OR OTHERWISE CONSTRUCTED TO MAINTAIN THE INTEGRITY OF THE FIRE RATING TO THE FULL SATISFACTION OF THE ARCHITECT, ENGINEER AND BUILDING OFFICIAL. THE GENERAL CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR THIS WORK.

14. REFER TO ROOM FINISH SCHEDULE FOR INTERIOR FINISH MATERIAL TYPES.

15. REFER TO DOOR SCHEDULE FOR INFORMATION ON DOORS AND OPENINGS. ALL DOORS ARE NUMBERED TO KEY WITH DOOR SCHEDULE; NOTIFY ARCHITECT OF ANY DISCREPANCIES.

16. EXTERIOR WALLS AND PARTY WALLS BETWEEN DWELLING UNITS SHALL BE INSULATED AND AIR AND SOUND SEALED. REFER TO DETAIL SHEETS FOR INSULATION, VAPOR BARRIER, BOXES AND PENETRATIONS AND SEALANT INFORMATION.

17. INSTALL INSULATION IN ALL BATHROOM WALLS AND WALLS CONTAINING PLUMBING PIPES AND AS SHOWN/NOTED ON WALL TYPES (SHEET A5.00).

18. CEILING HEIGHTS SHALL BE AS INDICATED IN THE ROOM FINISH SCHEDULE AND AS NOTED ON REFLECTED CEILING PLANS. MINIMUM CEILING HEIGHT THROUGHOUT IS 7'-6", INCLUDING AT SOFFITS, UNLESS SPECIFICALLY NOTED OTHERWISE. ANY SPRINKLER HEADS BELOW 7'-6" FROM FLOOR SHALL BE RECESSED TYPE. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

19. REFER TO INTERIOR DETAILS FOR INFORMATION ON SHELVES, SOFFITS, ACCESS PANELS, FLOOR TRANSITIONS AND OTHER INFORMATION ABOUT MOUNTING HEIGHTS OR INTERIOR CONDITIONS.

20. PROVIDE BLOCKING IN WALLS FOR MOUNTING EQUIPMENT, RAILS, STOPS, AND ALL OTHER SPECIALTIES AND ACCESSORIES. REFER TO STANDARD MOUNTING HEIGHTS UNLESS NOTED OTHERWISE.

21. ALL EXPOSED PIPES, VENTS AND CONDUIT PENETRATING WALLS, FLOORS OR CEILINGS SHALL HAVE FINISHED TRIMRINGS (ESCUTCHEONS). THERE SHALL BE NO EXPOSED PIPES IN AREAS ACCESSIBLE TO RESIDENTS - PIPES TO BE IN SOFFITS OR CHASES, EXCEPTING PIPING BELOW SINKS.

22. EXTERIOR LANDINGS, STOOPS AND PORCHES SHALL BE LEVEL ACROSS DOORWAYS AND SHALL SLOPE AWAY FROM BUILDING 1/4" PER FOOT, UNLESS OTHERWISE NOTED.

23. PAINT ALL NEW AND EXISTING TO REMAIN WALL BASE, CROWN MOLDING, WINDOW AND DOOR TRIM PT.5.

24. INSTALL TRANSITION COMPONENT TS.1 AT ALL DISSIMILAR FLOORING MATERIAL TRANSITIONS.

25. ADD QUARTER ROUND TO WALL BASE TRIM WHERE EXISTING CARPET IS REPLACED BY LVT OR SV, TYP. PAINT TO MATCH BASE TRIM.

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DRAWING TITLE:
TITLE SHEET

FILE: XXX
DRAWN BY: MAK
CHECKED BY: DAM
PROJ. NO: 150428
DRAWING NO: G0.00

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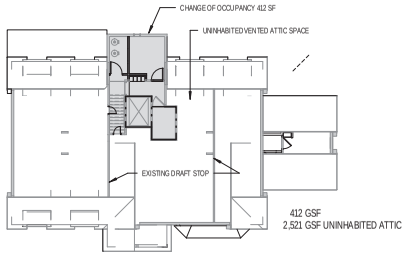
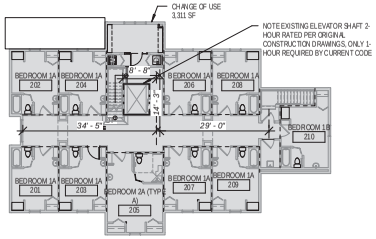
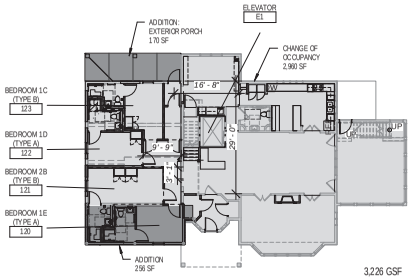
CODE PLANS



6 **CODE PLAN -ATTIC/EQUIPMENT PLATFORM**
1/16" = 1'-0"



7 **CODE PLAN - 2ND FLOOR**
1/16" = 1'-0"



8 **CODE PLAN - 1ST FLOOR**
1/16" = 1'-0"

WALL FIRE RATING KEY

1/2-HR FIRE RATED PARTITION

2-HR RATED WALL

CONSERVATION CODE WORK AREAS KEY

CHANGE OF USE

ADDITION

CODE INFORMATION

1. APPLICABLE BUILDING CODES, STANDARDS AND REQUIREMENTS
1-1 2012 International Building Code
1-2 2015 Minnesota State Building Code (MBC)
1-3 2007 MN Chapter 4665 Supervised Living Facilities
1-4 2009 International Fire Code with MN Amendments
1-5 2015 MN Conservation Code for Existing Buildings (MCCEB)
1-6 2015 MN Energy Code (MEC)

1-7 Other Requirements
- ME equipment documentation for utility rebate to Owner

2. OCCUPANCY CLASSIFICATIONS (IBC CHAPTER 3)
2-1 R-4 Supervised Living Facility (MBC Table 302.2)
7 to 16 residents, all of whom are may not be capable of life preservation

3. HEIGHT AND AREA (IBC CHAPTER 5)
3-1 Allowable height and area: Max footprint 7,000 SF, 2 stories
(MBC Table 503 – no sprinkler or frontage modifications)
3-2 Actual height and area: 3,723 SF (2nd Floor + equipment platform), 2 stories
3-3 Equipment Platform: Attic utility spaces are an equipment platform, considered part of the second floor below.
Area of platform shall not be greater than 2/3 of the floor area in which located (MBC 505.3.1):
412 GSF Platform/3,311 GSF 2nd Floor = 13%

4. CONSTRUCTION TYPE (IBC CHAPTER 6)
4-1 VB – Wood Frame Construction (MBC Table 601)
4-2 Sprinklered per IBC 903.3.1.2 (NFPA 13R)

5. EXISTING BUILDING (MCCEB)
5-1 Compliance Method - Work Area Method (MCCEB, chapters 5-13)
5-2 Change of Use R2 to R4 (MCCEB, chapter 10)
5-3 Addition (MCCEB, chapter 11)

6. ENERGY CODE (MEC)
6-1 Compliance Method - Prescriptive
6-2 Climate Zone - 6A
6-3 Design Criteria:
- Windows: U Factor <= 0.32, infiltration <=0.3 CFM/SF
- Swinging Doors: U Factor: none, area under 24 SF, infiltration <= 0.5 CFM/SF
- Wood Framed Walls: R+20 or 13+5 ci
- Slab: R>=10 for 3.5 ft at perimeter
(MEC Table 402.1.1)

7. STANDPIPES (IBC 905)
7-1 Not required
Standpipes not required at R3 (per MBC 31.0.6 Group R-4 to meet requirements for construction of Group R3 unless otherwise stated by code) (MBC 905.3 exception)

8. WINDOWS
8-1 Egress Windows Not Required (IBC 1029.1 - Exception 2)
8-2 If window sill height is 36" minimum above finish floor, no window opening control devices are required. (IBC 1013.8)
8-3 If window sill height is less than 36" above finish floor, window opening control devices are required that limit the clear opening to 4". Opening control devices shall have a release mechanism that allows the window to open fully.

9. MINIMUM ELEVATOR CAR SIZE (MN 1307.0005 Subp. 1, Section 3002A)
9-1 Elevator does not serve 4 stories or more above grade plane. Therefore, "The elevator car is not required to be of such a size and arrangement to accommodate a 24-inch by 84-inch ambulance stretcher in the horizontal, open position..."

10. DRAFTSTOPPING
10-1 The building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.2, therefore draftstopping is required. Existing draftstopping is present per 1,000 SF of attic.

11. RADON
11-1 A radon control system is not required in additions to buildings without radon control systems, MN 1303.2400, Subpart 2, exception 3.

F. FIRE EXTINGUISHER REQUIREMENTS (IFC 906)
F-1 Where Required (906.1.1):
- (906.1.1) In new and existing A, B, E, F, H, I, M, R-1, R-2, R-4, and S occupancies (IFC 906.1.1) - See exceptions for A,B, and E occupancies if quick response sprinklers are used.
- Within 30 feet of commercial cooking equipment. (IFC 906.1.2)
- Where flammable liquids are stored, used, or dispensed. (IFC 906.1.3)
- On each floor of structures under construction, except Group R-3 occupancies, in accordance with Section 1415.1. (IFC 906.1.4)
- Where required by IFC Table 906.1. (IFC 906.1.5)
- Special hazard areas, including but not limited to laboratories, computer rooms and generator rooms, where required by the fire code official. (906.1.6)

F-2 Size and Distribution - Typical (906.3 and Table 906.3(1))
- Minimum rating per extinguisher: Type 2-A
- Maximum floor area per fire extinguisher: 11,250 SF
- Maximum travel distance to an extinguisher: 75 feet
- See also Table 906.1 for additional requirements including "1415.1 Buildings under Construction".

F-3 Cooking grease fires (906.4): Shall be an approved type compatible with the automatic fire-extinguishing system agent and in accordance with Section 904.11.5.

F-4 Conspicuous locations (906.5): Locate where they will be readily accessible and immediately available for use along normal paths of travel, unless approved by the fire code official.

F-5 Undistributed and undiscovered (906.6): Must be visible, and/or have signage indicating its location.

F-6 Extinguishers shall be housed in Cabinets or on hangers or brackets:
- Cabinets (906.8): Shall not be locked.
Exception 1: Where extinguishers are subject to malicious use or damage are provided with a means of ready access.
Exception 2: In Group I-3 Occupancies and in mental health areas in Group I-2 occupancies, access to extinguishers shall be permitted to be locked or to be located in staff locations provided the staff has keys.
- Hangers and Brackets (906.7): Extinguishers not in cabinets shall be installed on the hangers or brackets supplied with them. Hangers or brackets shall be securely anchored to the mounting surface in accordance with the manufacturer's installation instructions.

F-7 Height above floor (906.9):
Gross weight 40lbs or less: Install so top is 5'-0" AFF, max.
Gross weight over 40lbs: Install so top is 3'-6" AFF, max.
Distance between floor and bottom of installed extinguisher shall not be less than 4 inches.

IFC TABLE 906.3 (1) - FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS

	Low Hazard	Moderate Hazard	High Hazard
Minimum Rated Single Extinguisher	2-A	2-A	4-A
Maximum Floor Area per Unit of A	3,000 SF	1,500 SF	1,000 SF
Maximum Floor Area per Extinguisher	11,250 SF	11,250 SF	11,250 SF
Maximum Travel Distance to Extinguisher	75 Feet	75 Feet	75 Feet

FIRE RESISTIVE RATING REQUIREMENTS

Building Element	Required Rating	Code Reference	Comments
Structural Frame	0 HR	IBC Table 601	
Bearing Walls - Exterior	0 HR	IBC Table 601	
Bearing Walls - Interior	0 HR	IBC Table 601	
Non-Bearing Walls - Exterior	0 HR	IBC Table 601	IBC Table 602; All walls have fire separation distance > 10'
Non-Bearing Walls - Interior	0 HR	IBC Table 601	
Floor Construction	0 HR	IBC Table 601	Including supporting beams and joists
Roof Construction	0 HR	IBC Table 601	Including supporting beams and joists
Dwelling Separation	1/2 HR	IBC 420.6 & 1018.1	Walls shall be Fire Partitions (IBC 708); floor/ceilings shall be horizontal assemblies
Corridor Separation	1/2 HR	IBC Table 1018.1	Walls shall be Fire Partitions (IBC 708);
Shafts and Vertical Exit Enclosures - 4 or fewer stories	1 HR	IBC 713.4	Openings and penetrations, other than those necessary for the purpose of the shaft, and those required to serve the enclosure, are prohibited. (IBC 707.8.1, IBC 1020.1.1, and IBC 1020.1.2)

EXIT REQUIREMENTS

Exit Requirement	Code Reference	R-4
Common Path of Egress Travel	IBC Table 1014.3	150 feet
Exit Access Travel Distance	IBC Table 1016.1	250 feet
Spaces requiring 2 Exits	IBC 1015.1	> 10 Occupants
Buildings & Stories requiring 2 Exits	IBC Table 1021.2	> 10 Occupants > 75 feet
Dead End Corridor	MCCEB 805.6	> 35 feet
Vertical Exit Enclosure	MBC 1009.3, exception 1	Interior stairways between two stories not required to be enclosed
Exit discharge to exterior	MBC 1027.1	50% of stairs may discharge through the building rather than directly to exterior, provided exit is clearly visible

OCCUPANT LOADS AND EXIT REQUIREMENTS

Area Name	Occupancy Type	Room Occupancy	Area (SF)	SF / Occ. (Table 1004.1.2)	No. of Occupants	No. Exits Required	No. Exits Provided
Occupancy	Residential (R-4)	1st Flr	3,226	200	16	2	2
		2nd Flr & Equipment Platform	3,723	200	18	2	2

RECYCLE ROOM REQUIREMENTS (MN 1303 - 1500)

Floor / Room	GSF	Factor	Required Area
1st Floor	3,226	.0025	8 SF
2nd Floor	3,723	.0025	9 SF
TOTAL			17 SF

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1	5/16/2016	OWNER REVIEW

NO	DATE	REVISION

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DRAWING TITLE:
CODE PLANS & CODE SUMMARY

FILE: XXX
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CHECKED BY: DAM
PROJ. NO: 150429
DRAWING NO: G0.01

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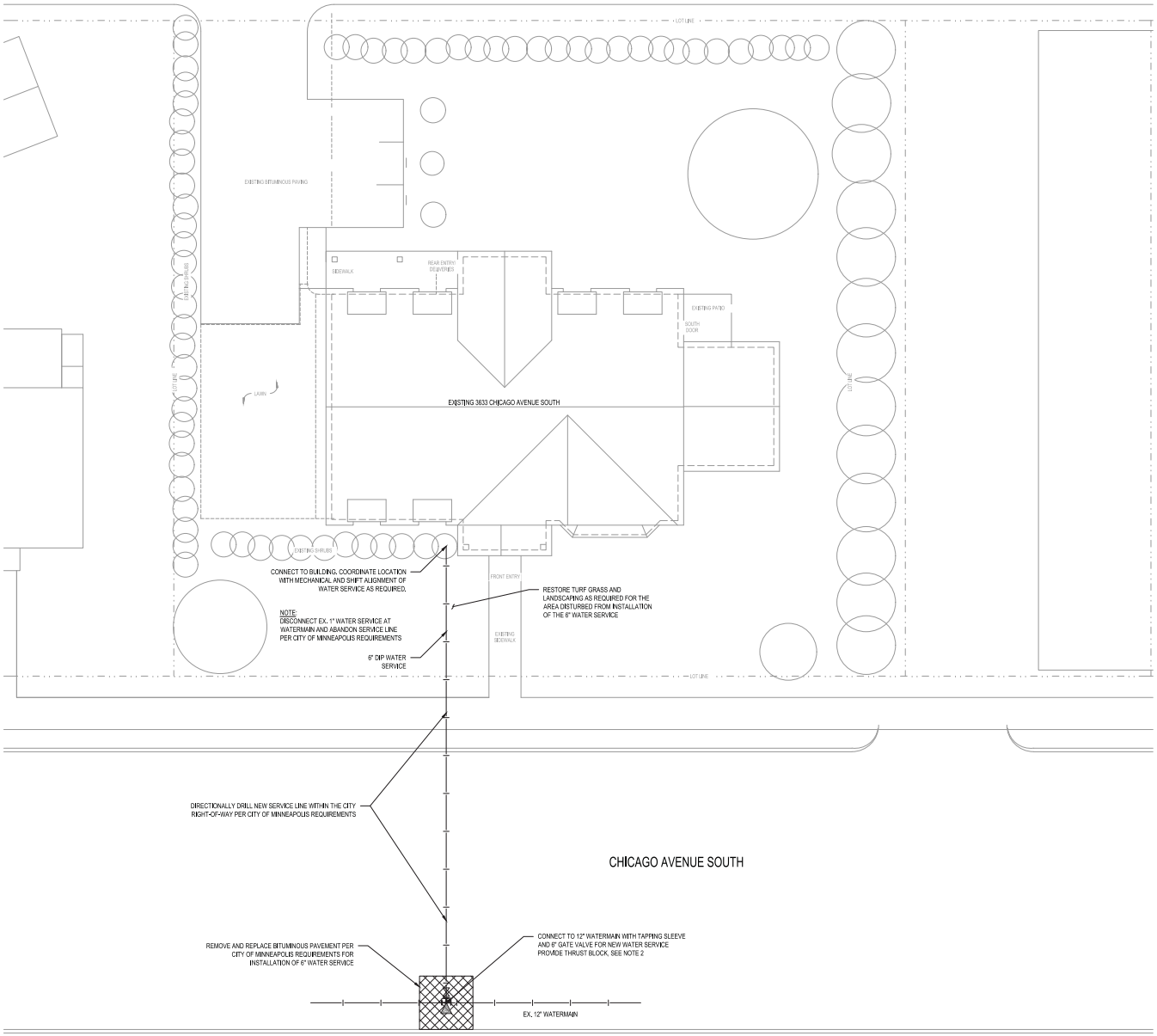

GENERAL NOTES

1. SITE PLAN BASED ON THE 1995 ORIGINAL CONSTRUCTION DOCUMENTS. VERIFY ALL MEASUREMENTS IN THE FIELD.
2. LOCATION OF THE EXISTING WATERMAIN TO BE VERIFIED WITH THE CITY OF MINNEAPOLIS WATER DEPARTMENT PRIOR TO CONSTRUCTION.
3. SEE SPECIFICATION SECTION 33 1000 WATER DISTRIBUTION FOR ABANDONING THE EXISTING 1" WATER SERVICE AND INSTALLATION OF THE NEW 6" WATER SERVICE.

0 5' 10' 20'

WARNING

LOCATION OF UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR. CALL BEFORE DIGGING. GOPHER STATE ONE CALL 1-800-252-1166 REQUIRED BY LAW

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UTILITY PLAN

FILE: ..\150426\600 Drawings\C150426 C1.01 Utility Plan.dwg
DRAWN BY: MMW
CHECKED BY:
PROJ. NO: 150426
DRAWING NO:

C1.01

GENERAL DESIGN AND CONSTRUCTION NOTES

A. BUILDING CODE

1. 2015 MINNESOTA STATE BUILDING CODE (MSBC).
2. 2012 INTERNATIONAL BUILDING CODE (IBC).

B. DESIGN LOADS

1. FLOOR LIVE LOAD: UNIFORM (PSF) CONCENTRATED (LB)
   RESIDENTIAL: 40 0
2. ROOF LIVE LOAD: 20 PSF
3. ROOF SNOW LOAD: 50 PSF GROUND SNOW PLUS SNOW ACCUMULATION PER IBC AND ASCE 7.
   a. FLAT ROOF SNOW LOAD, Pf = 35 PSF
   b. SNOW EXPOSURE FACTOR, Ce = 1.0
   c. SNOW IMPORTANCE FACTOR, I = 1.0
   d. THERMAL FACTOR, Ct (ATTIC) = 1.0
4. WIND LOAD: ULTIMATE DESIGN WIND SPEED, Vult = 120 MPH (3 SEC GUST)
   NOMINAL DESIGN WIND SPEED, Vasd = 93 MPH
   RISK CATAGORY = 1
   WIND EXPOSURE = b
   INTERNAL PRESSURE COEFFICIENT = +/- 0.18
5. EARTHQUAKE DESIGN DATA: NOT APPLICABLE (MSBC).

GENERAL CONSTRUCTION NOTES

A. FOOTINGS AND FOUNDATION

1. SOIL DESIGN PRESUMPTIVE NET ALLOWABLE BEARING CAPACITY IS 2000 PSF IN ACCORDANCE WITH IBC TABLE 1804.2. SOIL CONDITIONS SHALL BE VERIFIED BY A LICENSED GEOTECHNICAL ENGINEER.
2. MINIMUM DEPTH FROM EXTERIOR GRADE TO BOTTOM OF BUILDING PERIMETER FOOTINGS SHALL BE 42". ALL OPEN AIR FOUNDATIONS SHALL HAVE A MINIMUM OF 60" OF FROST PROTECTION.
3. BOTH SIDES OF FOUNDATION WALLS SHALL BE BACKFILLED SIMULTANEOUSLY SO AS TO PREVENT OVERTURNING OR LATERAL MOVEMENT OF WALLS. BACKFILLING OF BASEMENT WALLS SHALL NOT COMMENCE UNTIL FLOOR SYSTEMS TOP AND BOTTOM ARE IN PLACE, CURED 7 DAYS, AND ALL NECESSARY BRACING HAS BEEN INSTALLED.
4. FOUNDATIONS SHALL BEAR ON UNDISTURBED, UNFROZEN SUBGRADE, EXCEPT WHERE COMPACTED SUBGRADE OR FILL IS OTHERWISE SPECIFIED, OR FOUNDATIONS BEAR ON ROCK.
5. PROVIDE STANDARD 90 DEGREE HOOK DOWELS BETWEEN FOUNDATIONS AND WALLS EQUAL TO THE SIZE AND SPACING OF THE VERTICAL REINFORCING UNLESS SPECIFICALLY NOTED OTHERWISE.

FASTENER NOTES

A. FASTENERS ARE BASED ON HILTI NORTH AMERICA. (1-800-879-8000, www.US.HILTI.COM) UNLESS NOTED OTHERWISE.

B. SUBSTITUTIONS WILL BE CONSIDERED PROVIDED CONTRACTOR SUPPLIES DATA WHICH SHOWS EQUIVALENT FASTENER CAPACITY, EMBEDMENT DEPTH, FASTENER SPACING AND EDGE DISTANCES MUST BE CONSIDERED.

C. FASTENER TYPES:

ADHESIVE ANCHOR IN HOLLOW CMU: . . .	HIT HY70 W/SCREEN TUBE
ADHESIVE ANCHOR IN GROUTED CMU: . . .	HIT HY70 MAX W/HAS-E ROD
ADHESIVE ANCHOR IN CONCRETE:	HIT HY200 W/HAS-E ROD
EXPANSION ANCHOR IN CONCRETE:	KWIK BOLT TZ
EXPANSION ANCHOR IN SOLID GROUT CMU:	KWIK BOLT 3
SLEEVE ANCHOR:	HLC SLEEVE ANCHOR
CONCRETE SCREW ANCHOR:	KWIK-CON II +
DROP IN ANCHORS:	MULTI-SET II, RX TYPE BY ITW RED HEAD

CAST-IN-PLACE CONCRETE

A. MATERIAL PROPERTIES

1. CONCRETE PROPERTIES:

	f c (PSI) 28 DAYS	MAX. SLUMP INCHES	MAX AGGR.	ENTR. AIR (%)	MAX. W/C
FOOTINGS:	3,000	4	1 1/2"	0	-
WALLS, GRADE BEAMS:	4,000	4	3/4"	0*	-
INT. SLAB ON GRADE (NW): . .	4,000	4	3/4"	0	0.45
STOOPS, APRONS:	4,500	4	3/4"	6 ± 1.5	0.45

* USE 6%±1.5% ENTRAINED AIR IF EXTERIOR CONCRETE.
** USE WELL-GRADED AGGREGATE AND LOW CEMENT CONTENT IN MIX.

2. REINFORCING PROPERTIES:

	FY (PSI)	ASTM
ALL BARS UNLESS NOTED OTHERWISE:	60,000	A615
TIES & STIRRUPS:	60,000	A615
WELDED WIRE FABRIC (SMOOTH, SHEETS):	65,000	A185
WELDABLE REINFORCEMENT:	60,000	A706
EPOXY COATING:	N/A	A775
SYNTHETIC FIBERS (SEE NOTE 3):	1.5 LB/CY (MIN.)	

3. SYNTHETIC FIBERS, WHERE NOTED ON PLANS, SHALL BE CAPROLAN RC (NYLON), FIBERMESH 150 OF 30.0 (POLYPROPYLENE) OR APPROVED SIMILAR PRODUCT.
4. CHAIRS AND BOLSTERS SHALL BE PLASTIC OR EPOXY COATED.
5. IF CONCRETE SUPPORT BLOCKS ARE USED, THEIR STRENGTH SHALL BE EQUAL OR GREATER THAN THAT OF THE CONCRETE BEING PLACED.

B. CONCRETE NOTES

1. PERFORM WORK IN ACCORDANCE WITH ACI 301-11 AND ACI 318-11.
2. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

	MINIMUM COVER (IN.)
CONCRETE CAST AGAINST & PERMANENTLY EXPOSED TO EARTH:	3
CONCRETE EXPOSED TO EARTH OR WEATHER:	
#6 THRU #11 BARS:	2
#5 & SMALLER BARS:	1 1/2
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
SLABS AND WALLS:	3/4
BEAMS AND COLUMNS:	1 1/2

3. PROVIDE A 3/4" CHAMFER ON ALL EXPOSED CONCRETE CORNERS.
4. PROVIDE LAP SPLICES AT ALL CORNERS AND INTERSECTIONS, SAME SIZE AND SPACING AS HORIZONTAL REINFORCING.
5. ALL HORIZONTAL WALL REINFORCING SHALL RUN CONTINUOUS THROUGH PIERS.
6. PROVIDE SUPPORTS AND SPACERS FOR ALL REINFORCING, INCLUDING WWF.
7. SEE ARCHITECTURAL PLANS FOR DEPRESSED AND SLOPED AREAS IN FLOORS NOT SHOWN ON STRUCTURAL DRAWINGS.
8. ALL CONCRETE SHOWN SHALL BE REINFORCED. PLANS, SECTIONS AND DETAILS SHOWN WITHOUT REINFORCEMENT ARE INTENDED TO SHOW DIMENSIONS AND DETAILS OF CONSTRUCTION ONLY. REINFORCEMENT OF THESE SECTIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE DETAILS SHOWING REINFORCEMENT.
9. SEE "MINIMUM LAP SPLICES OF REINFORCING BARS IN TENSION" CHART FOR LAP SPLICE LENGTHS.
10. COORDINATE GROUNDING REQUIREMENTS BETWEEN FOUNDATION CONSTRUCTION AND ELECTRICAL WORK.

WOOD HEADER SCHEDULE

MAX OPNG	SIZE	JAMB*
3'-6"	(2) 2X12	(1) S, (1) T
6'-0"	(3) 2X12	(1) S, (2) T

*S = FULL HT. STUD, T = TRIMMER
SEE ARCH. FOR LOC. OF NEW OPENINGS THROUGH EXIST. WALL

NON BEARING WALL HEADERS (2) 2x8

CARPENTRY

A. DIMENSIONAL LUMBER

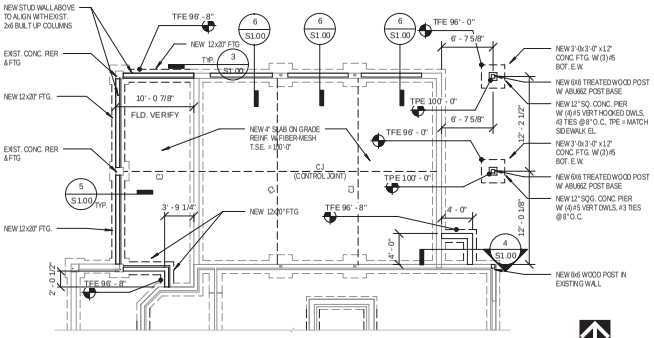
1. DESIGN AND CONSTRUCTION SHALL CONFORM TO AF&PA NDS-05.
2. DIMENSIONAL LUMBER SHALL MEET THESE MINIMUM GRADES UNLESS NOTED OTHERWISE:
   STUDS, TRIMMERS: . . . . . HF, DF, SPF OR SYP, STUD GRADE
   LINTELS, BEAMS: . . . . . HF, DF, SPF OR SYP NO. 2 OR BETTER
   PLATES: . . . . . HF, DF, SPF OR SYP NO. 2 OR BETTER*
   MISC. BLKG, FURRING: . . HF, DF, SPF OR SYP STD. OR BETTER
   *TREATED IF IN CONTACT WITH CONCRETE OR MASONRY.
3. ALL STRUCTURAL WOOD FRAMING SHALL BE FASTENED ACCORDING TO IBC TABLE 2304.9.1 UNLESS MORE STRINGENT FASTENING IS SPECIFIED.
4. WOOD LINTELS SHALL HAVE A FULL 3 INCH LENGTH OF BEARING AT EACH END UNLESS NOTED OTHERWISE.
5. ALL BEAMS AND JOISTS NOT BEARING ON SUPPORTING MEMBERS SHALL BE FRAMED WITH PREFABRICATED METAL JOIST HANGERS OF REQUIRED CAPACITY, MANUFACTURED BY SIMPSON, USP OR EQUAL.
6. ALL METAL FASTENERS, ANCHORS AND CONNECTORS IN CONTACT WITH TREATED LUMBER SHALL BE STAINLESS STEEL OR HAVE ASTM A653 G185 GALVANIZED FINISH.

B. WOOD STRUCTURAL PANELS

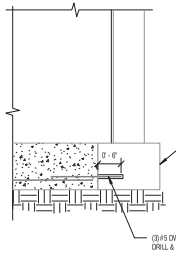
1. WOOD STRUCTURAL PANELS SHALL CONFORM TO APA PRP-108 AND TO THE REQUIREMENTS FOR ITS TYPE IN DOC/PS-1-09 OR DOC/PS-2-10. EACH PANEL SHALL BE IDENTIFIED FOR GRADE AND GLUE TYPE BY THE TRADEMARKS OF AN APPROVED TESTING AND GRADING AGENCY.
2. NAIL SIZE AND PATTERN SHALL BE AS INDICATED IN IBC TABLE 2304.9.1 UNLESS NOTED OTHERWISE.
3. UNLESS NOTED OTHERWISE, WOOD STRUCTURAL PANELS (SHEATHING) SHALL BE AS FOLLOWS:
   ROOF: . . . . 19/32 (5/8" NOMINAL), PERFORMANCE CATEGORY RATED SHEATHING, EXPOSURE 1 SPAN RATING 40/20
   WALLS: . . . 7/16 OR 15/32 (1/2" NOMINAL), PERFORMANCE CATEGORY RATED SHEATHING, EXPOSURE 1, SPAN RATING 24/16.

C. LAMINATED VENEER LUMBER (LVL)

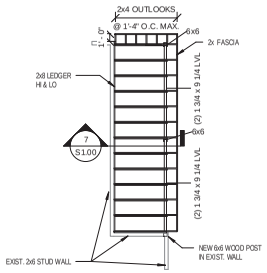
1. LAMINATED VENEER LUMBER SHALL MEET THESE MINIMUM PROPERTIES:
   ALLOWABLE BENDING STRENGTH: . . . . . Fb = 2,850 PSI
   ALLOWABLE SHEAR STRENGTH: . . . . . Fv = 285 PSI
   ALLOWABLE COMPRESSIVE STRENGTH PERPENDICULAR TO GRAIN: . . . . . Fc (perp) = 750 PSI
   MODULUS OF ELASTICITY: . . . . . E = 2,000,000 PSI
2. ALL PLIES IN A MULTI-PLY LVL SHALL BE NAILED TOGETHER WITH (2) ROWS OF 16d NAILS AT 12" ON CENTER OR 3 ROWS OF 16d NAILS AT 12" ON CENTER FOR 14", 16" AND 18" BEAMS, STAGGERED UNLESS NOTED OTHERWISE.



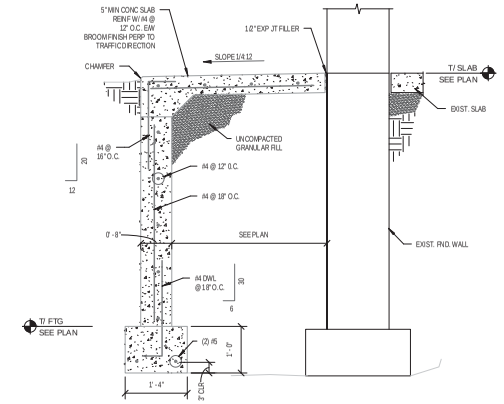
1 PARTIAL FOUNDATION PLAN
1/8" = 1'-0"



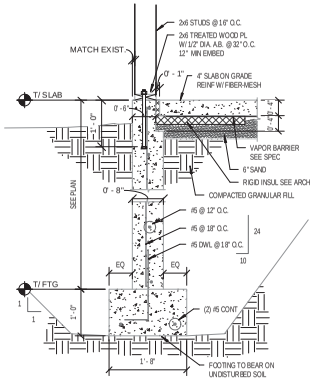
3 FTG. CONNECTION TO EXISTING
3/4" = 1'-0"



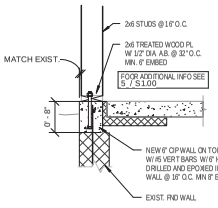
2 CANOPY ROOF FRAMING PLAN
1/8" = 1'-0"



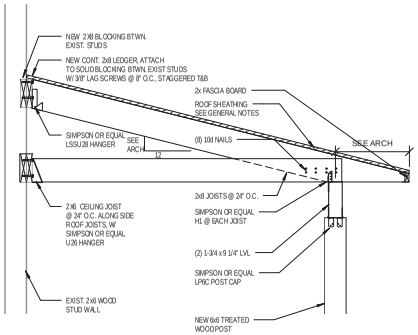
4 TYPICAL STOOP
3/4" = 1'-0"



5 EXTERIOR FTG
3/4" = 1'-0"



6 NEW WALL @ EXIST. FND WALL
3/4" = 1'-0"



7 SECTION - NEW CANOPY
3/4" = 1'-0"

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NO	DATE	REVISION

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PROJECT NAME:
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DRAWING TITLE:
GENERAL NOTES, FND. & FRAMING PLANS, SECTIONS

FILE: XXX
DRAWN BY: SWH
CHECKED BY: Checker
PROJ. NO: 150426.01
DRAWING NO:

S1.00

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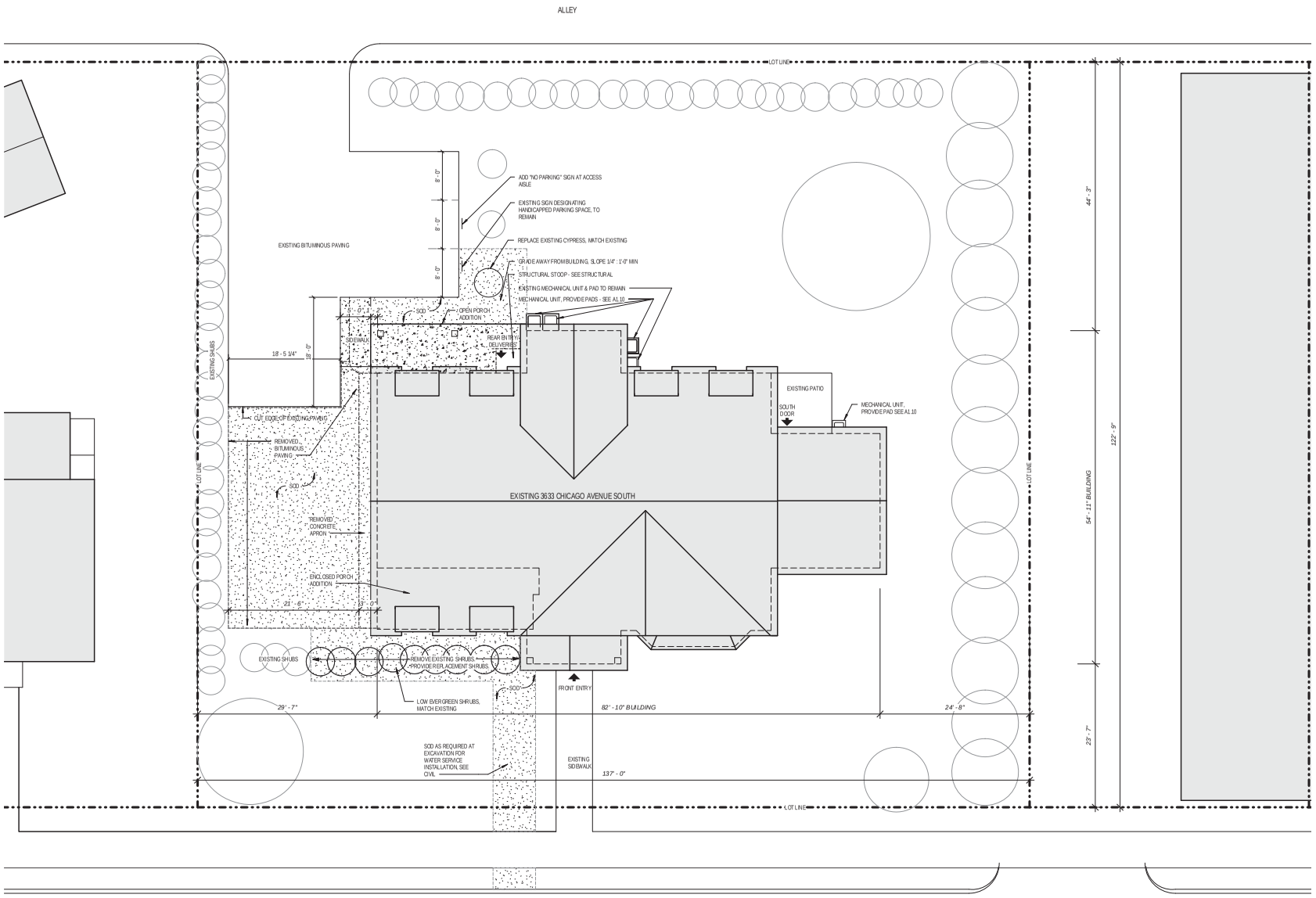

1 **ARCHITECTURAL SITE PLAN**
1/8" = 1'-0"

NOTE: SITE PLAN BASED UPON DIMENSIONS FROM 1995 ORIGINAL CONSTRUCTION DOCUMENTS, VERIFY ALL MEASUREMENTS IN FIELD

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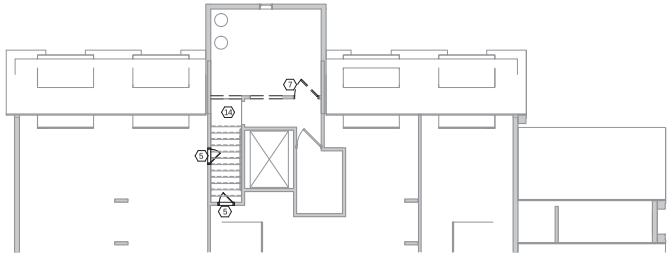
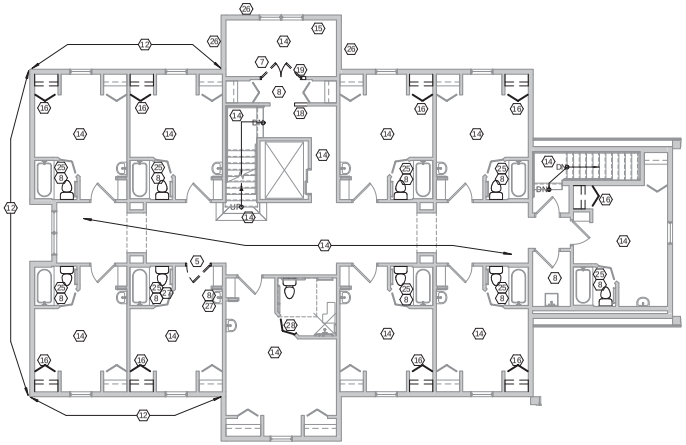
DRAWING TITLE:
SITE PLAN

FILE: XXX
DRAWN BY: MAK
CHECKED BY: DAM
PROJ. NO: 150426
DRAWING NO:

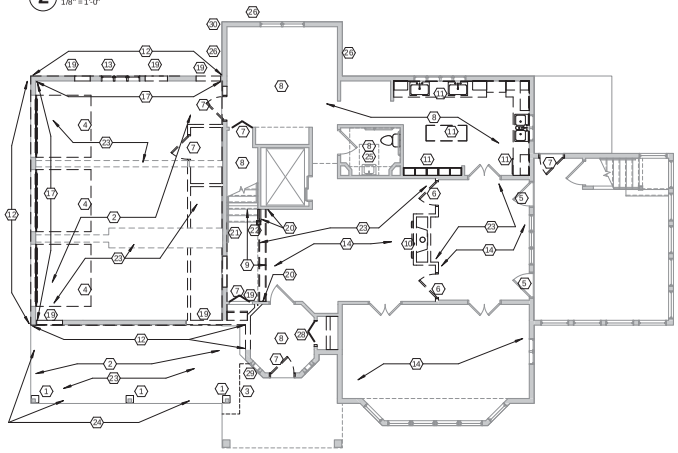
A0.01



3 ATTIC - PARTIAL - DEMOLITION PLAN
1/8" = 1'-0"



2 2ND FLOOR DEMOLITION PLAN
1/8" = 1'-0"



1 1ST FLOOR - DEMOLITION PLAN
1/8" = 1'-0"

1	DEMOLITION KEYNOTES
1.	REMOVE EXISTING WOOD COLUMN WRAP, BLOCKING AND TRIM. STRUCTURAL POST TO REMAIN.
2.	REMOVE EXISTING CONCRETE SLAB.
3.	SAWCUT AT EXISTING SLAB. VERIFY LOCATION OF CUT IN RELATION TO EXCAVATION REQUIRED FOR NEW FOOTINGS. POST AND PERIMETER FOOTING TO REMAIN - SEE STRUCTURAL.
4.	REMOVE OVERHEAD DOOR, FRAME, BLOCKING AND OPERATOR.
5.	REMOVE EXISTING DOOR, FRAME TO REMAIN.
6.	REMOVE EXISTING DOOR. SALVAGE FOR REUSE AT SCREEN PORCH.
7.	DEMOLISH EXISTING DOOR AND FRAME/TRACK.
8.	REMOVE RESILIENT FLOORING AND QUARTER ROUND TRIM.
9.	DEMOLISH EXISTING LANDING AND LOWER STAIR RISERS AND TREADS.
10.	REMOVE EXISTING GAS FIREPLACE AND VENT. SALVAGE FOR RELOCATION.
11.	REMOVE EXISTING CASEWORK.
12.	REMOVE EXISTING SIDING.
13.	REMOVE EXISTING WINDOW.
14.	REMOVE EXISTING CARPET, CARPET PAD, TRANSITION STRIPS, THRESHOLDS AND MOUNTING STRIPS.
15.	REMOVE EXISTING WALL STANDARDS.
16.	REMOVE BIFOLD DOOR. REMOVE CLOSET SHELF, ROD AND WALL BRACKETS.
17.	REMOVE EXISTING GYP BD, VAPOR BARRIER AND INSULATION.
18.	REMOVE LOW WALL.
19.	CUT OPENING IN WALL FOR NEW DOOR OR WINDOW - SEE SHEET A1.10 OR A1.20.
20.	REMOVE BASE TRIM AT DEMOLISHED STAIRS. SALVAGE FOR REUSE.
21.	REMOVE HANDRAIL AND SALVAGE FOR REUSE.
22.	REMOVE NEWEL POST AND SALVAGE FOR REUSE.
23.	REMOVE SOFFIT/CEILING FINISH MATERIAL.
24.	REMOVE EXISTING BOXED BEAM WRAP, BLOCKING AND TRIM. STRUCTURAL BEAM TO REMAIN.
25.	REMOVE WALL BASE TRIM.
26.	REMOVE EXISTING LATTICE.
27.	REMOVE DAMAGED SUBFLOOR.
28.	REMOVE BIFOLD DOOR AND TRACK. CASED OPENING TO REMAIN.
29.	REMOVE EXISTING MAILBOX.
30.	REMOVE EXTERIOR WALL COVERING TO PROVIDE FOR NEW 6x6 POST. SEE STRUCTURAL.

NOTE: SEE SITE PLAN, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION ITEMS.

SEE SHEET A1.10 FOR GENERAL PLAN NOTES

FLOOR PLAN SYMBOL KEY

- EXIST. WALL TO REMAIN
- WALL TO BE DEMOLISHED
- NEW WALL
- BEAM OVERHEAD
- EXIST. DOOR TO REMAIN
- NEW DOOR, FRAME, AND CASING

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DRAWING TITLE:
DEMOLITION PLANS

FILE: XXX
DRAWN BY: JCP
CHECKED BY: DAM
PROJ. NO: 150428
DRAWING NO: A0.10

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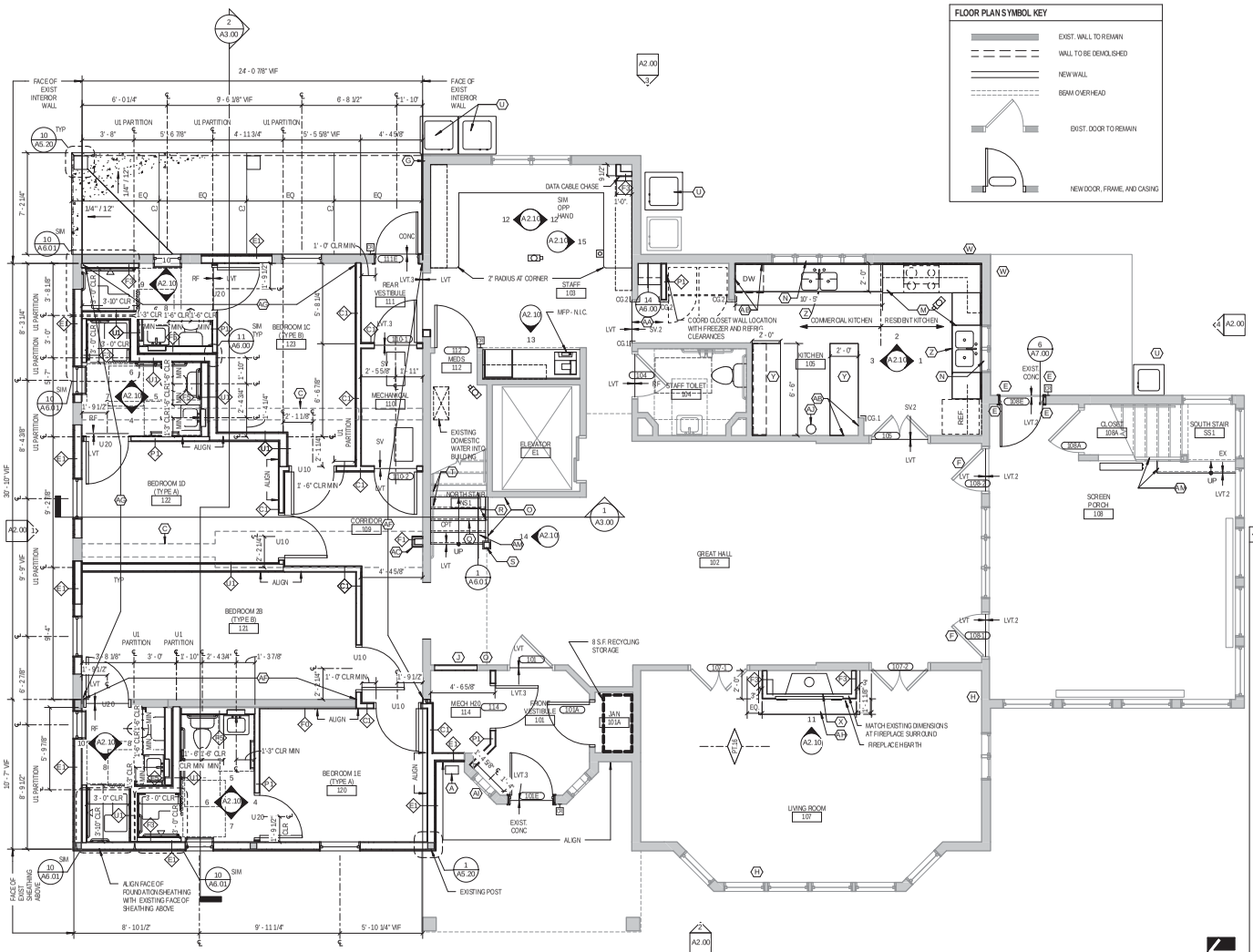
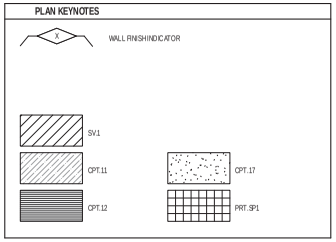


1 1ST FLOOR PLAN
1/4" = 1'-0"



SEE SHEET G0.00 FOR GENERAL PLAN NOTES

PLAN KEYNOTES

- A. FIRE DEPARTMENT CONNECTION, SEE MECHANICAL/ FIRE PROTECTION
- B. INSTALL NEW DOOR IN EXISTING FRAME.
- C. EXISTING BEAM OVERHEAD, 6'-10" AFF, VIF
- D. PATCH SUBSTRATE AS REQUIRED AND INSTALL NEW RESILIENT FLOORING PER FINISH SCHEDULE.
- E. NEW DOOR TRIM
- F. INSTALL SALVAGED GLAZED WOOD DOOR ON EXISTING HINGES. MODIFY DOOR AS REQUIRED TO FIT. PROVIDE STOP.
- G. NEW 6x6 POST. PROVIDE EXTERIOR WALL CONSTRUCTION TO MATCH EXISTING.
- H. PATCH WALL PRIOR TO REPAINTING.
- I. FILL / REPAIR TRIM TO MATCH PROFILE.
- J. FILL DOOR OPENING WITH PARTITION TYPE P1 ABOVE NEW DOOR.
- K. (16) METAL LOCKERS FOR CONTRABAND STORAGE IN (4) TIERS
- L. PROTECT EXISTING SOUTH STAIR WOOD FINISH.
- M. INSTALL COUNTER PER FLOOR PLANS. 2.4" DEEP, 2'-6" HIGH, PLAM.2. SEE DETAIL 3/A9.00.
- N. REPAIR / FILL WINDOW SILL PRIOR TO PAINTING.
- O. INSTALL NEW WALL BASE PER FINISH SCHEDULE - MATCH EXISTING PROFILE.
- P. INSTALL CORNER GUARDS WHERE MISSING.
- Q. MODIFY AND EXTEND EXISTING STAIR: ADD 2 TREADS AND RISERS. NEW STAIR TO MATCH DIMENSIONS AND FINISH OF EXISTING.
- R. EXTEND BALUSTRADE WITH HANDRAIL SALVAGED FROM NORTH SIDE OF STAIR AND NEW BALUSTERS TO MATCH EXISTING.
- S. SALVAGED NEWEL POST.
- T. NEW HANDRAIL AND EXTENSION - TIE INTO HANDRAIL AT UPPER LANDING.
- U. PROVIDE 4" THICK CONCRETE UTILITY PAD. PAD SHALL BE 4" LARGER THAN FOOTPRINT OF CONDENSING UNIT.
- V. LAUNDRY EQUIPMENT SHOWN FOR REFERENCE - N.I.C.
- W. REMOVE DAMAGED SECTION OF VINYL SIDING AND REPLACE WITH NEW SIDING TO MATCH EXISTING.
- X. FIREPLACE RELOCATED FROM GREAT HALL
- Y. STAINLESS STEEL FOOD SERVICE TABLE - OPEN FRONT (NO SHELF), 2'-10" H, SEE ELEVATION FOR SINKS AND BACKSPLASHES.
- Z. CENTER SINK ON EXISTING WINDOW
- AA. INSTALL INTEGRAL FLASH-COVED BASE TO THIS LOCATION; REFER TO DETAIL 3/A9.01 AND FINISH SCHEDULE.
- AB. INSTALL WALL PROTECTION PANELS FRP.1 ON NOTED WALL SURFACES FROM TOP OF FLASH-COVED WALL BASE. INSTALL FULL-SIZED PANELS WITH TRIM CAPS FOR A COMPLETE INSTALLATION. SEE INTERIOR ELEVATIONS.
- AC. CHASE AT EXISTING WASTE PLUMBING. HOLD FRAMING TIGHT TO PLUMBING.
- AD. WALL-MOUNTED DOOR STOP
- AE. NEW SUBFLOOR AS REQUIRED.
- AF. PATCH WALL AND PROVIDE TAPING WORK TO TAKE EXISTING FIRE-TAPED FINISH TO FINISH LEVEL 4.
- AG. GYP BOARD, VAPOR RETARDER AND INSULATION AT EXISTING FRAMING TO MATCH WALL TYPE E1.
- AH. INSTALL TILE PRT.1 AT ALL VISIBLE SURFACES OF FIREPLACE HEARTH WITH PRT.2 COVED TRIM AT ALL PERIMETER EDGES ON THE TOP OF THE HEARTH.
- AI. INSTALL NEW THROUGH-WALL MAILBOX.
- AJ. WALL HUNG FIRE EXTINGUISHER ON BRACKET
- AK. TERMINATE CARPET 0'-4" FROM EDGE OF WALL AND BALUSTERS ON NOTED STAIR INSTALLATION. FINISH EXPOSED CARPET EDGES WITH A COORDINATING, COLOR MATCH EDGE BINDING.
- AL. ALIGN PARTITION WITH FACE OF EXISTING WALL, BOTH SIDES.
- AM. INSTALL CARPET WALL TO WALL ON NOTED STAIR INSTALLATION; TERMINATE CARPET 0'-4" FROM EDGE OF BALUSTERS. FINISH EXPOSED CARPET EDGE WITH A COORDINATING, COLOR-MATCH EDGE BINDING.
- AN. INSTALL STRETCH CARPET CPT.1 WALL TO WALL IN STAIR LANDING AREAS; UNLESS NOTED OTHERWISE.
- AO. EXISTING FLOOR TILE AND WALL BASE TO REMAIN. CLEAN EXISTING TILE AND GROUT.

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DRAWING TITLE
1ST FLOOR PLAN

FILE: XXX
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CHECKED BY: DAM
PROJ. NO: 150426
DRAWING NO:

A1.10

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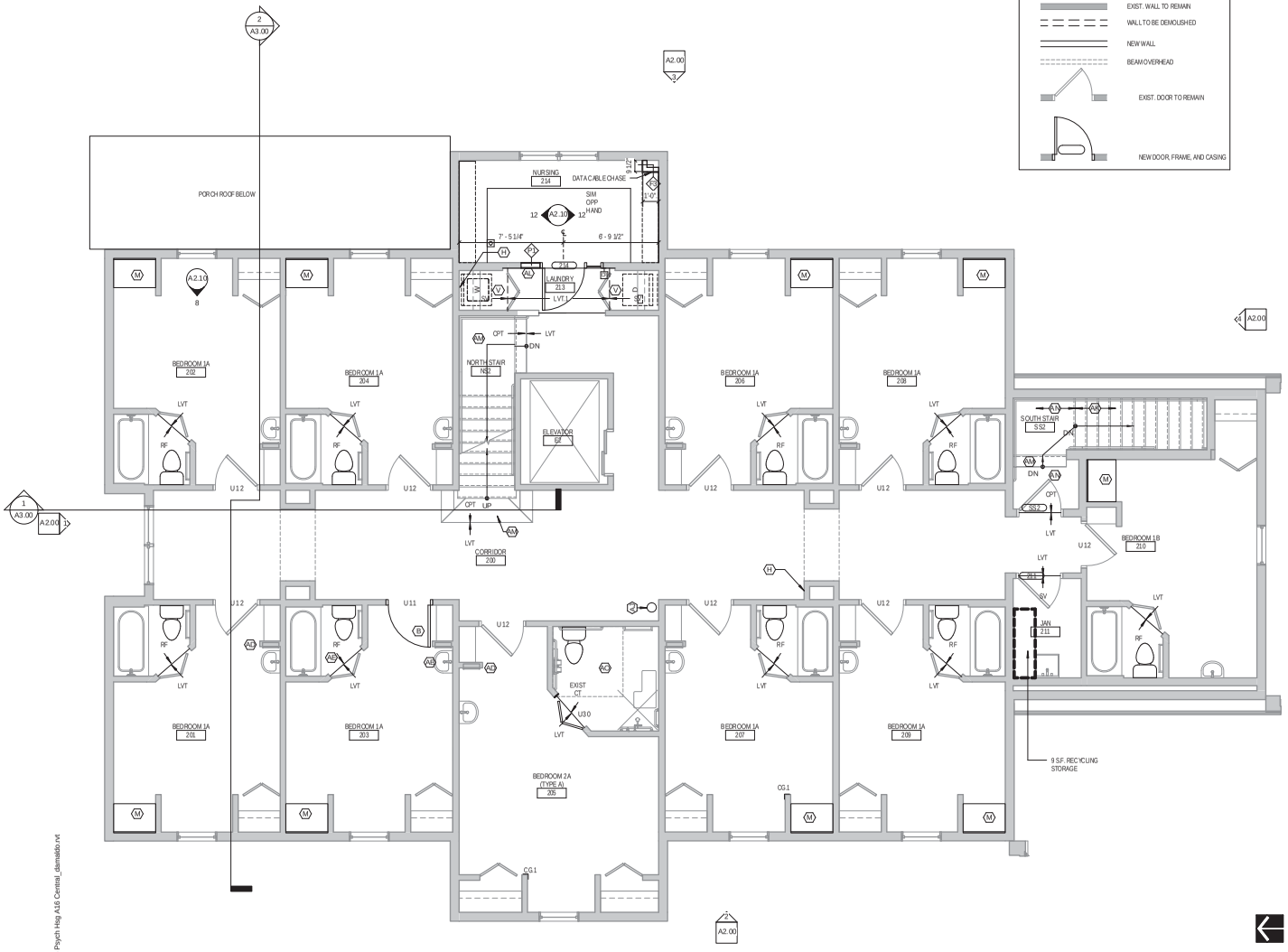

1 **2ND FLOOR PLAN**
1/4" = 1'-0"

FLOOR PLAN SYMBOL KEY

- EXIST. WALL TO REMAIN
- WALL TO BE DEMOLISHED
- NEW WALL
- BEAM OVERHEAD
- EXIST. DOOR TO REMAIN
- NEW DOOR, FRAME, AND CASING

TYPICAL WORK SCOPE AT EXISTING UNITS

FLOORS	
A.	PATCH SUBFLOOR WHERE REQUIRED AND INSTALL NEW RESILIENT FLOORING PER FINISH SCHEDULE IN BATHROOM.
B.	INSTALL NEW LVT PER FINISH SCHEDULE IN LIVING AREA INCLUDING CLOSET AND DESK SPACE.
C.	PROVIDE TRANSITION STRIP BETWEEN SHEET VINYL FLOORING AND LVT.
D.	INSTALL NEW QUARTER ROUND TO WALL BASE TRIM AT PERIMETER OF LVT.
WALLS	
A.	REMOVE EXISTING MIRROR AND REPLACE WITH NEW, TEMPERED MIRROR.
B.	REMOVE CAULK AT LAVATORY AND REAPPLY NEW CAULK.
C.	PREPARE AND PAINT ALL WALLS AND TRIM.
D.	PAINT INTERIOR OF WINDOW FRAMES.
E.	EXISTING S.S. CORNER GUARDS TO REMAIN.
CLOSET	
A.	INSTALL NEW PLAM COUNTER AT SPACE WHERE DOOR WAS REMOVED. -FULL WIDTH OF SPACE AT +2'-6" A.F.F.
BATHROOM: SEE MECHANICAL AND ELECTRICAL FOR ADDITIONAL WORK	
A.	REMOVE CAULK AROUND TUB/SHOWER SURROUND AND TOILET BASE. APPLY NEW CAULKING AFTER INSTALLATION OF NEW FLOORING.
B.	INSTALL NEW RESILIENT BASE AT SHEET VINYL FLOORING.

SEE SHEET G0.00 FOR GENERAL PLAN NOTES

PLAN KEYNOTES

A.	FIRE DEPARTMENT CONNECTION, SEE MECHANICAL/ FIRE PROTECTION
B.	INSTALL NEW DOOR IN EXISTING FRAME.
C.	EXISTING BEAM OVERHEAD, 6'-10" AFF, VIF
D.	PATCH SUBSTRATE AS REQUIRED AND INSTALL NEW RESILIENT FLOORING PER FINISH SCHEDULE.
E.	NEW DOOR TRIM
F.	INSTALL SALVAGED GLAZED WOOD DOOR ON EXISTING HINGES. MODIFY DOOR AS REQUIRED TO FIT. PROVIDE STOP
G.	NEW 6x6 POST. PROVIDE EXTERIOR WALL CONSTRUCTION TO MATCH EXISTING.
H.	PATCH WALL PRIOR TO REPAINTING.
I.	FILL / REPAIR TRIM TO MATCH PROFILE.
J.	FILL DOOR OPENING WITH PARTITION TYPE P1 ABOVE NEW DOOR.
K.	(16) METAL LOCKERS FOR CONTRABAND STORAGE IN (4) TIERS
L.	PROTECT EXISTING SOUTH STAIR WOOD FINISH.
M.	INSTALL COUNTER PER FLOOR PLANS: 24" DEEP, 2'-6" HIGH, PLAM.2. SEE DETAIL 5/A9.00.
N.	REPAIR / FILL WINDOW SILL PRIOR TO PAINTING.
O.	INSTALL NEW WALL BASE PER FINISH SCHEDULE - MATCH EXISTING PROFILE.
P.	INSTALL CORNER GUARDS WHERE MISSING.
Q.	MODIFY AND EXTEND EXISTING STAIR: ADD 2 TREADS AND RISERS. NEW STAIR TO MATCH DIMENSIONS AND FINISH OF EXISTING.
R.	EXTEND BALUSTRADE WITH HANDRAIL SALVAGED FROM NORTH SIDE OF STAIR AND NEW BALUSTERS TO MATCH EXISTING.
S.	SALVAGED NEWEL POST.
T.	NEW HANDRAIL AND EXTENSION - TIE INTO HANDRAIL AT UPPER LANDING.
U.	PROVIDE 4" THICK CONCRETE UTILITY PAD. PAD SHALL BE 4" LARGER THAN FOOTPRINT OF CONDENSING UNIT.
V.	LAUNDRY EQUIPMENT SHOWN FOR REFERENCE - N.I.C.
W.	REMOVE DAMAGED SECTION OF VINYL SIDING AND REPLACE WITH NEW SIDING TO MATCH EXISTING.
X.	FIREPLACE RELOCATED FROM GREAT HALL
Y.	STAINLESS STEEL FOOD SERVICE TABLE - OPEN FRONT (NO SHELF), 2'-10" H, SEE ELEVATION FOR SINKS AND BACKSPLASHES.
Z.	CENTER SINK ON EXISTING WINDOW
AA.	INSTALL INTEGRAL FLASH-COVED BASE TO THIS LOCATION; REFER TO DETAIL 3/A9.01 AND FINISH SCHEDULE.
AB.	INSTALL WALL PROTECTION PANELS FRP.1 ON NOTED WALL SURFACES FROM TOP OF FLASH-COVED WALL BASE. INSTALL FULL-SIZED PANELS WITH TRIM CAPS FOR A COMPLETE INSTALLATION. SEE INTERIOR ELEVATIONS.
AC.	CHASE AT EXISTING WASTE PLUMBING. HOLD FRAMING TIGHT TO PLUMBING.
AD.	WALL-MOUNTED DOOR STOP
AE.	NEW SUBFLOOR AS REQUIRED.
AF.	PATCH WALL AND PROVIDE TAPING WORK TO TAKE EXISTING FIRE-TAPED FINISH TO FINISH LEVEL 4.
AG.	GYP BOARD, VAPOR RETARDER AND INSULATION AT EXISTING FRAMING TO MATCH WALL TYPE E1.
AH.	INSTALL TILE PRT.1 AT ALL VISIBLE SURFACES OF FIREPLACE HEARTH WITH PRT.2 COVED TRIM AT ALL PERIMETER EDGES ON THE TOP OF THE HEARTH.
AI.	INSTALL NEW THROUGH-WALL MAILBOX.
AJ.	WALL HUNG FIRE EXTINGUISHER ON BRACKET
AK.	TERMINATE CARPET 0'-4" FROM EDGE OF WALL AND BALUSTERS ON NOTED STAIR INSTALLATION. FINISH EXPOSED CARPET EDGES WITH A COORDINATING, COLOR MATCH EDGE BINDING.
AL.	ALIGN PARTITION WITH FACE OF EXISTING WALL, BOTH SIDES.
AM.	INSTALL CARPET WALL TO WALL ON NOTED STAIR INSTALLATION; TERMINATE CARPET 0'-4" FROM EDGE OF BALUSTERS. FINISH EXPOSED CARPET EDGE WITH A COORDINATING, COLOR-MATCH EDGE BINDING.
AN.	INSTALL/ STRETCH CARPET CPT.1 WALL TO WALL IN STAIR LANDING AREAS; UNLESS NOTED OTHERWISE.
AO.	EXISTING FLOOR TILE AND WALL BASE TO REMAIN. CLEAN EXISTING TILE AND GROUT.

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CLIENT:

Hennepin County Medical Center

701 Park Avenue
Minneapolis, MN 55415

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NO	DATE	ISSUED FOR
2	06/03/2016	CONSTRUCTION
1	5/16/2016	OWNER REVIEW

NO	DATE	REVISION

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06/01/2016

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PROJECT NAME:
HCMC
CRISIS RESIDENTIAL/IRTS

3633 Chicago Avenue South
Minneapolis, MN 55407

DRAWING TITLE:
2ND FLOOR PLAN

FILE: XXX
DRAWN BY: MAK/DCP
CHECKED BY: DAM
PROJ. NO: 150426
DRAWING NO: A1.20

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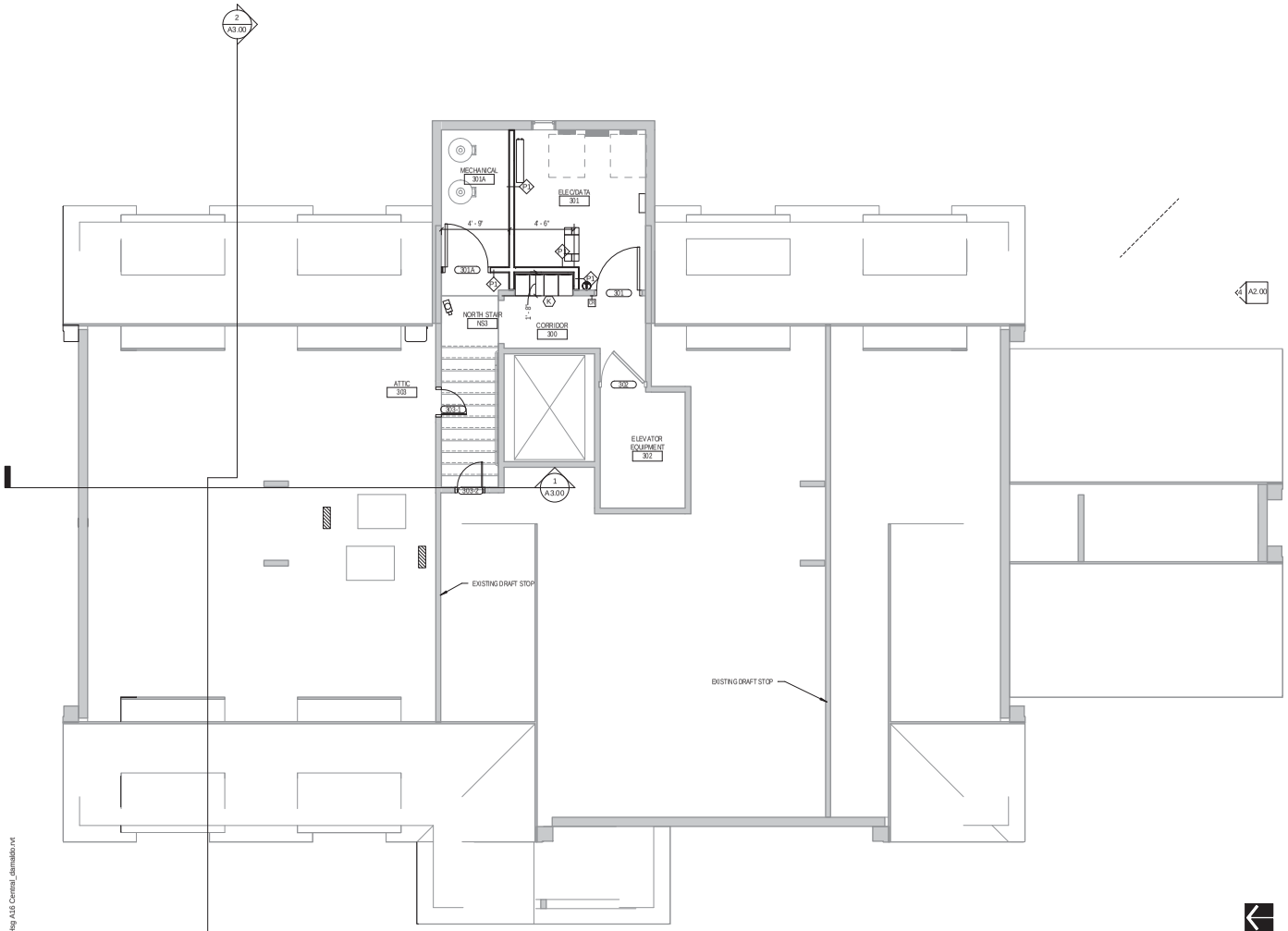

1 **ATTIC FLOOR PLAN**
1/4" = 1'-0"

FLOOR PLAN SYMBOL KEY

- EXIST. WALL TO REMAIN
- WALL TO BE DEMOLISHED
- NEW WALL
- BEAM OVERHEAD
- EXIST. DOOR TO REMAIN
- NEW DOOR, FRAME, AND CASING

SEE SHEET A1.10 FOR GENERAL PLAN NOTES

PLAN KEYNOTES

A. FIRE DEPARTMENT CONNECTION. SEE MECHANICAL/ FIRE PROTECTION
B. INSTALL NEW DOOR IN EXISTING FRAME.
C. EXISTING BEAM OVERHEAD, 6'-10" AFF, VIF
D. PATCH SUBSTRATE AS REQUIRED AND INSTALL NEW RESILIENT FLOORING PER FINISH SCHEDULE.
E. NEW DOOR TRIM
F. INSTALL SALVAGED GLAZED WOOD DOOR ON EXISTING HINGES. MODIFY DOOR AS REQUIRED TO FIT. PROVIDE STOP.
G. NEW 6x6 POST. PROVIDE EXTERIOR WALL CONSTRUCTION TO MATCH EXISTING.
H. PATCH WALL PRIOR TO REPAINTING.
I. FILL / REPAIR TRIM TO MATCH PROFILE.
J. FILL DOOR OPENING WITH PARTITION TYPE P1 ABOVE NEW DOOR.
K. (16) METAL LOCKERS FOR CONTRABAND STORAGE IN (4) TIERS
L. PROTECT EXISTING SOUTH STAIR WOOD FINISH.
M. INSTALL COUNTER PER FLOOR PLANS: 24" DEEP, 2'-6" HIGH, PLAM.2. SEE DETAIL 5/A6.00.
N. REPAIR / FILL WINDOW SILL PRIOR TO PAINTING.
O. INSTALL NEW WALL BASE PER FINISH SCHEDULE - MATCH EXISTING PROFILE.
P. INSTALL CORNER GUARDS WHERE MISSING.
Q. MODIFY AND EXTEND EXISTING STAIR: ADD 2 TREADS AND RISERS. NEW STAIR TO MATCH DIMENSIONS AND FINISH OF EXISTING.
R. EXTEND BALUSTRADE WITH HANDRAIL SALVAGED FROM NORTH SIDE OF STAIR AND NEW BALUSTERS TO MATCH EXISTING.
S. SALVAGED NEWEL POST.
T. NEW HANDRAIL AND EXTENSION - TIE INTO HANDRAIL AT UPPER LANDING.
U. PROVIDE 4" THICK CONCRETE UTILITY PAD. PAD SHALL BE 4" LARGER THAN FOOTPRINT OF CONDENSING UNIT.
V. LAUNDRY EQUIPMENT SHOWN FOR REFERENCE - N.I.C.
W. REMOVE DAMAGED SECTION OF VINYL SIDING AND REPLACE WITH NEW SIDING TO MATCH EXISTING.
X. FIREPLACE RELOCATED FROM GREAT HALL
Y. STAINLESS STEEL FOOD SERVICE TABLE - OPEN FRONT (NO SHELF), 2'-10" H, SEE ELEVATION FOR SINKS AND BACKSPLASHES.
Z. CENTER SINK ON EXISTING WINDOW
AA. INSTALL INTEGRAL FLASH-COVED BASE TO THIS LOCATION; REFER TO DETAIL 3/A9.01 AND FINISH SCHEDULE.
AB. INSTALL WALL PROTECTION PANELS FRP.1 ON NOTED WALL SURFACES FROM TOP OF FLASH-COVED WALL BASE. INSTALL FULL-SIZED PANELS WITH TRIM CAPS FOR A COMPLETE INSTALLATION. SEE INTERIOR ELEVATIONS.
AC. CHASE AT EXISTING WASTE PLUMBING. HOLD FRAMING TIGHT TO PLUMBING.
AD. WALL-MOUNTED DOOR STOP
AE. NEW SUBFLOOR AS REQUIRED.
AF. PATCH WALL AND PROVIDE TAPING WORK TO TAKE EXISTING FIRE-TAPED FINISH TO FINISH LEVEL 4.
AG. GYP BOARD, VAPOR RETARDER AND INSULATION AT EXISTING FRAMING TO MATCH WALL TYPE E1.
AH. INSTALL TILE PRT.1 AT ALL VISIBLE SURFACES OF FIREPLACE HEARTH WITH PRT.2 COVED TRIM AT ALL PERIMETER EDGES ON THE TOP OF THE HEARTH.
AI. INSTALL NEW THROUGH-WALL MAILBOX.
AJ. WALL HUNG FIRE EXTINGUISHER ON BRACKET
AK. TERMINATE CARPET 0'-4" FROM EDGE OF WALL AND BALUSTERS ON NOTED STAIR INSTALLATION. FINISH EXPOSED CARPET EDGES WITH A COORDINATING, COLOR MATCH EDGE BINDING.
AL. ALIGN PARTITION WITH FACE OF EXISTING WALL, BOTH SIDES.
AM. INSTALL CARPET WALL TO WALL ON NOTED STAIR INSTALLATION; TERMINATE CARPET 0'-4" FROM EDGE OF BALUSTERS. FINISH EXPOSED CARPET EDGE WITH A COORDINATING, COLOR-MATCH EDGE BINDING.
AN. INSTALL/ STRETCH CARPET CPT.1 WALL TO WALL IN STAIR LANDING AREAS; UNLESS NOTED OTHERWISE.
AO. EXISTING FLOOR TILE AND WALL BASE TO REMAIN. CLEAN EXISTING TILE AND GROUT.

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ATTIC FLOOR PLAN

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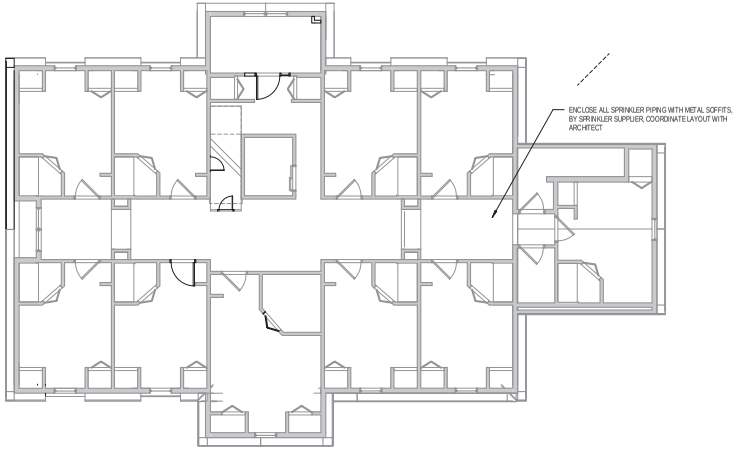
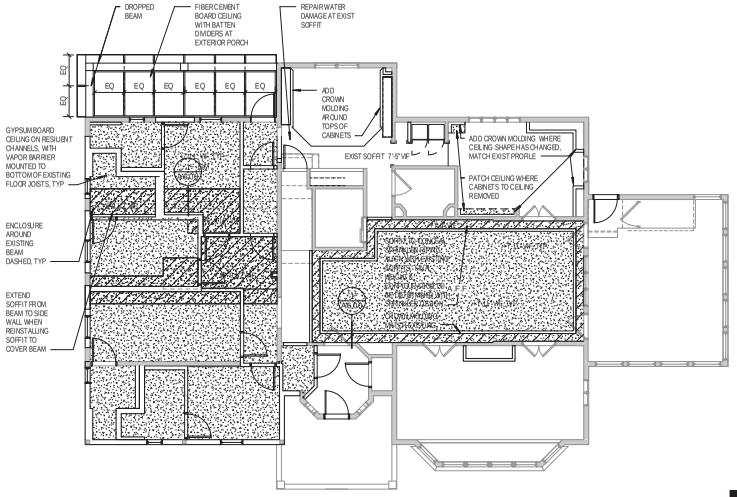


2 2ND FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"



1 1ST FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

GENERAL REFLECTED CEILING PLAN NOTES

1. EXISTING CEILING HEIGHTS. APPROX 8'-0" TYP, UNLESS NOTED OTHERWISE. FIELD VERIFY FOR SPECIFIC LOCATIONS.

2. CONTRACTOR'S OPTION BETWEEN SOFFIT DETAILS 1/A6.00 AND 2/A6.00. COORDINATE CEILING SYSTEM DIMENSIONS WITH DUCTWORK/FIRE PROTECTION SPRINKLER DESIGN.

3. NO EXPOSED PIPES. ENCLOSE PIPES IN SOFFITS/CHASES, EXCEPT IN SERVICE AREAS, NOT ACCESSIBLE TO RESIDENTS. GYPSUM SOFFITS AS SHOWN IN PLAN, METAL SOFFITS BY FIRE PROTECTION AT SPRINKLER LOCATIONS NOT IN GYPSUM SOFFITS.

3. SEE STRUCTURAL, PLUMBING, HVAC, ELECTRICAL, AND SPRINKLER PLANS FOR LIGHTS, VENTS, EXHAUSTS, BEAMS, AND SIMILAR ITEMS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

4. ALL DIMENSIONS, SIZES, LOCATIONS AND REQUIREMENTS FOR ELECTRICAL, PLUMBING, HVAC, SPRINKLER OR OTHER EQUIPMENT - INCLUDING ANY REQUIRED SHAFTS, SOFFITS OR CONCEALED SPACES - SHALL BE VERIFIED BY THE RESPECTIVE TRADE OR INSTALLER. NOTIFY GENERAL CONTRACTOR IN ADVANCE IF ANY CHANGES ARE REQUIRED, INCLUDING CHANGES FOR SHAFTS, SOFFITS, PENETRATIONS OR ENCLOSURES.

5. WHERE ACCESS PANELS ARE REQUIRED FOR EQUIPMENT, UTILITIES OR DEVICES, THOSE PANELS SHALL BE INSTALLED WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE DRAWINGS. WHEN INSTALLED IN A FIRE RATED ASSEMBLY, ACCESS PANEL MUST BE FIRE RATED TO MATCH RATING OF THAT ASSEMBLY. VERIFY ALL LOCATIONS WITH ARCHITECT BEFORE INSTALLING.

6. ALL OPENINGS CUT, PENETRATIONS MADE OR EQUIPMENT INSTALLED IN FIRE RATED WALLS, PARTITIONS, FLOORS OR CEILINGS SHALL BE RESTORED, SEALED, FIRESTOPPED OR OTHERWISE CONSTRUCTED TO MAINTAIN THE INTEGRITY OF THE FIRE RATING TO THE FULL SATISFACTION OF THE ARCHITECT, ENGINEER AND BUILDING OFFICIAL. THE GENERAL CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR THIS WORK.

7. REFER TO ROOM FINISH SCHEDULE FOR INTERIOR FINISH MATERIAL TYPES.

8. CEILING HEIGHTS SHALL BE AS NOTED ON REFLECTED CEILING PLANS. MINIMUM CEILING HEIGHT THROUGHOUT IS 7'-6", INCLUDING AT SOFFITS, UNLESS SPECIFICALLY NOTED OTHERWISE. ANY SPRINKLER HEADS BELOW 7'-6" FROM FLOOR SHALL BE RECESSED TYPE. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

10. REFER TO INTERIOR DETAILS FOR INFORMATION ON SHELVES, SOFFITS, ACCESS PANELS, WALL CAPS, ATTIC HATCH, FLOOR TRANSITIONS AND OTHER INFORMATION ABOUT MOUNTING HEIGHTS OR INTERIOR CONDITIONS.

11. PROVIDE BLOCKING IN WALLS FOR MOUNTING EQUIPMENT, RAILS, STOPS, AND ALL OTHER SPECIALTIES AND ACCESSORIES. REFER TO STANDARD MOUNTING HEIGHTS UNLESS NOTED OTHERWISE.

13. EXPOSED PIPES (ALSO SEE NOTE 3), VENTS AND CONDUIT PENETRATING WALLS, FLOORS OR CEILINGS SHALL HAVE FINISHED TRIM RINGS (ESCUTCHEONS).

CEILING PLAN LEGEND

- FIBER CEMENT BOARD - UNVENTED SOFFIT PANEL, WITH SURFACE APPLIED BATTENS AT PANEL JOINTS
- GYPSUM BOARD SOFFIT (HT. VARIES)
- GYPSUM BOARD CEILING
- EXIST CEILING, GYPSUM BOARD, TYP

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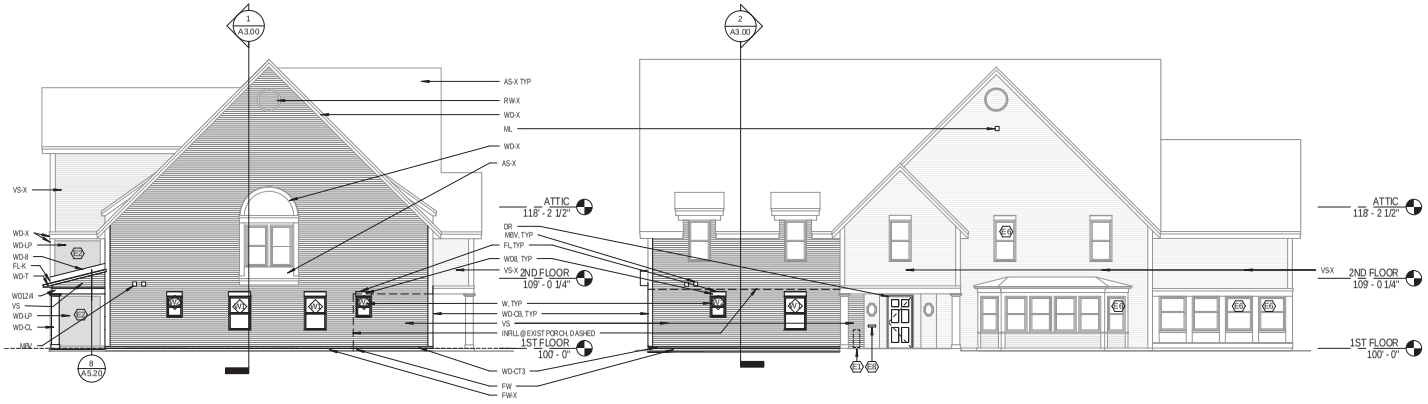


1 NORTH ELEVATION
1/8" = 1'-0"

2 WEST ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATION KEY

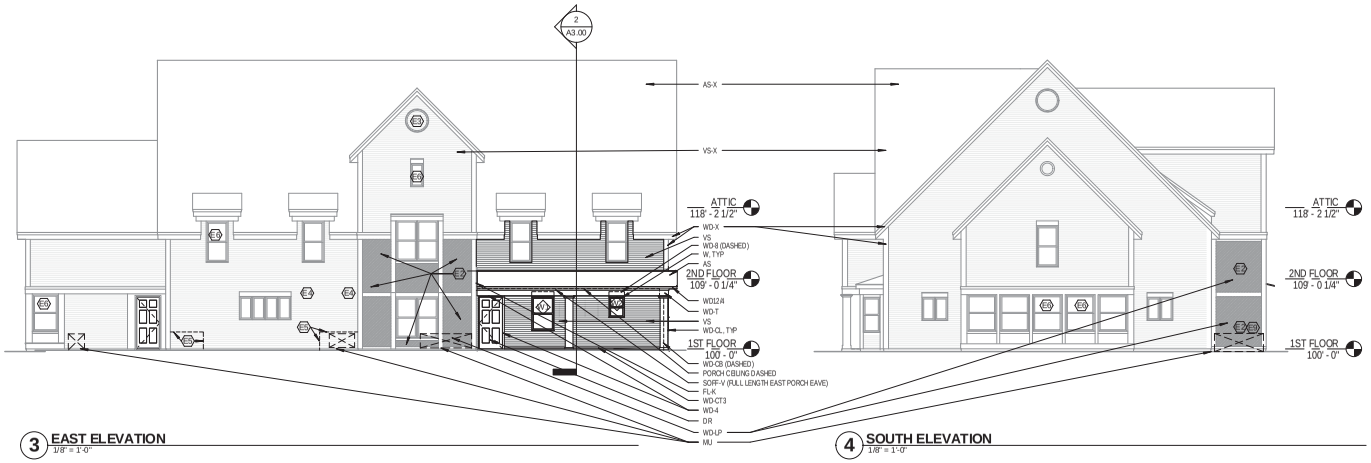
AS	ASPHALT SHINGLE - MATCH EXISTING
AS-X	ASPHALT SHINGLE
AN-X	ADDRESS NUMBER
DR	DOOR, AS SPECIFIED
FL-K	KICK-OUT FLASHING SEE 4 / A5.10
FL	FLASHING CAP ON WOOD TRIM, MATCH EXISTING
FW	EXPOSED CONCRETE FOUNDATION WALL
FW-X	EXPOSED CONCRETE BLOCK FOUNDATION WALL
MBV	MECHANICAL BATH VENT, SEE 5 / A5.10
ML	MECHANICAL LOUVER, SIM DETAIL: 5 / A5.10
MV	MECHANICAL DRYER VENT, SEE 9 / A5.10
MU	MECHANICAL UNIT ON CONCRETE PAD
RW-X	EXISTING ATTIC VENT, SIDEWALL
RV	RIDGE VENT
W	WINDOW UNIT, AS SPECIFIED
WD-CT3	CEDAR TRIM - 3" BASE AT SIDING
WD-CB	WOOD CORNER BOARD - MATCH EXIST, SEE 1 / A5.20
WD-CL	WOOD COLUMN ENCLOSURE, SEE 10 / A5.20
WD-LP	WOOD PANEL WITH LATTICE OVERLAY - MATCH EXISTING
WD-T	WOOD TRIM, SEE DETAIL
WD-4	WOOD TRIM 1X4
WD-8	WOOD TRIM 1X8
WD12/4	WOOD TRIM 1X12, WITH 1X4 LAYERED ON TOP - MATCH EXISTING
WD-X	EXISTING WOOD TRIM
SOF-V	SOFFIT VENT, CONTINUOUS - MATCH EXIST
VS	VINYL SIDING, 3" EXPOSURE (9" PANEL), MATCH EXISTING
VS-X	EXISTING VINYL SIDING

EXTERIOR ELEVATION KEYNOTES

E1.	FIRE DEPARTMENT CONNECTION.
E2.	REMOVE EXISTING LATTICE. PREPARE AND PAINT UNDERLYING PLYWOOD. INSTALL AND PAINT LATTICE.
E3.	SECURELY FASTEN LOOSE GABLE VENT.
E4.	REMOVE NESTS AND OBSTRUCTION FROM VENT.
E5.	REPLACE DAMAGED SECTION OF VINYL SIDING WITH NEW.
E6.	REPLACE DAMAGED OR MISSING WINDOW SCREEN.
E7.	CONDENSING UNIT - SEE MECHANICAL
E8.	MAILBOX, REPLACE EXISTING
E9.	TEMPORARILY REMOVE LOW-VOLTAGE BOXES TO ALLOW REPLACEMENT OF LATTICE. REINSTALL.

GENERAL ELEVATION NOTES

1. WASH EXISTING SIDING TO REMAIN.
2. PREPARE AND PAINT ALL EXISTING TO REMAIN WOOD TRIM, PANELS AND BATTENS.



3 EAST ELEVATION
1/8" = 1'-0"

4 SOUTH ELEVATION
1/8" = 1'-0"

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EXTERIOR ELEVATIONS

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GENERAL KITCHEN NOTES

(THESE APPLY TO ALL KITCHENS)

1. INSTALL BLOCKING AT MOUNTING LOCATIONS OF ALL CABINETS, AS REQUIRED.

2. AT ALL PENETRATIONS OF EXTERIOR OR PARTY WALLS REFER TO SPECIAL DETAILS IN DRAWINGS.

3. CONSTRUCT SOFFITS ABOVE CABINETS TO CEILING FLUSH WITH FACE OF UPPER CABINETS, COORDINATE WITH CROWN MOLDING.

4. CABINET SUPPLIER TO SUPPLY FILLERS. ADJUST LAYOUT TO PREVENT DOOR AND DRAWER INTERFERENCE AT INSIDE CORNERS AND TO ACCOMMODATE ALL APPLIANCES.

5. CABINET SUPPLIER TO VERIFY ACTUAL DIMENSIONS AND REQUIRED CLEARANCES FOR ALL OWNER SUPPLIED APPLIANCES. VERIFY FINAL APPLIANCE SELECTIONS WITH OWNER.

6. 30" OR 36" UPPER CABINETS SHALL HAVE TWO ADJUSTABLE SHELVES. 18" AND 24" UPPER CABINETS SHALL HAVE ONE ADJUSTABLE SHELF.

7. INSTALL BASE TRIM AT WALL BEHIND AND ADJACENT TO ALL REFRIGERATORS AND RANGES.

8. PROVIDE FINISHED END AND BACK PANELS AT ALL EXPOSED CABINET ENDS AND BACKS.

9. FLASH COVE SHEET FLOORING TO 4" HIGH WALL BASE AT TOE KICK SURFACE.

10. PROVIDE END SPLASH AT COUNTERTOP AT ALL SIDEWALLS.

11. INSTALL MATCHING FINISH TRIM AT TOP OF UPPER CABINETS AT SOFFIT.

12. INSTALL SEALANT AT THESE LOCATIONS:
a) BACKSPLASH AND END SPLASH TO COUNTERTOP (UNLESS INTEGRAL)
b) TOP AND EDGES OF BACKSPLASH AND ENDSPLASH AT DRYWALL
c) ALL HOLES AND PENETRATIONS OF WALL, FLOOR OR CEILING SURFACE AT PIPES, WIRES, CONDUITS, VENTS OR DUCTS. USE FIRE CAULK IF WALL IS FIRE RATED.

13. ALL KITCHEN BASE AND WALL CABINETS TO BE CONSTRUCTED ACCORDING TO SPEC; CAB.1 FINISH.

14. ALL KITCHEN COUNTERTOPS ON THE COMMERCIAL SIDE OF THE KITCHEN SHALL BE STAINLESS STEEL.

15. ALL KITCHEN COUNTERTOPS ON THE RESIDENT SIDE OF THE KITCHEN SHALL BE SOLID SURFACE SSURF.1 WITH AN INTEGRAL BACKSPLASH AND UNDER-MOUNT STAINLESS STEEL SINK.

16. INSTALL FINISHING FLANGE (ESCUTCHEON) AT WALL AT ANY PIPE PENETRATIONS EXPOSED IN ROOM OR INSIDE CABINETS.

17. INSTALL HEAT SHIELD (GREASE SHIELD) BEHIND EVERY RANGE AND ONSIDEWALL IF RANGE IS WITHIN 6" OF SIDEWALL.

18. ALL APPLIANCES EXCEPT GARBAGE DISPOSAL, OWNER FURNISHED, CONTRACTOR INSTALLED (OFCI)

GENERAL CASEWORK NOTES

1. ALL STAFF AREA AND OFFICE WALL CABINETS TO BE CAB.1 CASEWORK.

2. ALL STAFF AREA AND OFFICE HORIZONTAL WORK SURFACES TO BE PLAM.1.

3. ALL OPEN SHELVING LAMINATE SURFACES TO BE WHITE PLASTIC LAMINATE TO MATCH CAB.1 FINISH, UNLESS NOTED OTHERWISE.

GENERAL BATHROOM NOTES

(THESE APPLY TO ALL BATHROOMS)

1. INSTALL BLOCKING AT ALL GRAB BARS, TOWEL BARS, DISPENSERS, HOOKS AND RODS. ALL TUBS AND SHOWERS TO HAVE BUILT-IN BLOCKING AT GRAB BARS. BLOCK TO WITHSTAND 250-POUND PULL. SEE 9/A6.01 FOR BLOCKING DETAILS AND 15/A6.01 FOR STANDARD MOUNTING HEIGHTS

2. USE "M-R" (MOLD-RESISTANT) GYPSUM BOARD AT ALL PLUMBING WALLS AND WALLS ADJACENT TO FIXTURES. THICKNESS, FIRE-RATING AND WALL CONSTRUCTION ARE TO BE AS SHOWN ON WALL TYPES (SHEET A5.00).

3. DRYWALL FINISHES, INCLUDING CEILING, SHALL BE SMOOTH.

4. AT ALL PENETRATIONS OF EXTERIOR OR PARTY WALLS REFER TO SPECIAL DETAILS IN DRAWINGS.

5. INSTALL SEALANT AT THESE LOCATIONS:
a) BASE OF TOILET
b) TUB OR SHOWER AT JOINT WITH FLOORING
c) TUB OR SHOWER FULL PERIMETER AT DRYWALL
d) ALL HOLES AND PENETRATIONS OF WALL, FLOOR OR CEILING SURFACE AT PIPES, WIRES, CONDUITS, VENTS OR DUCTS. USE FIRE CAULK IF WALL IS FIRE RATED.

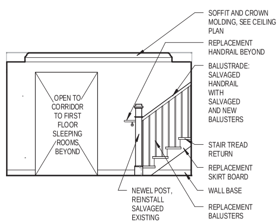
6. INSTALL FINISHING FLANGE (ESCUTCHEON) AT WALL AT ANY PIPE PENETRATIONS EXPOSED IN ROOM OR INSIDE CABINETS.

7. FIXTURE LOCATIONS PER PLAN UNLESS NOTED OTHERWISE.

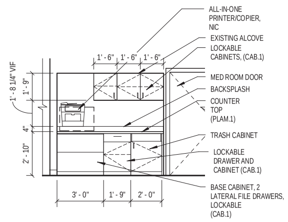
8. FOR ACCESSORY MOUNTING HEIGHTS, UNLESS NOTED OTHERWISE. SEE: SPECIFICATION FOR SPECIFIC ACCESSORIES.

18 / A6.00

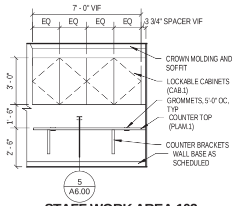
9. SEE A8.00 ROOM FINISH SCHEDULE FOR DETAILED INFORMATION.



14 North Stair
1/4" = 1'-0"



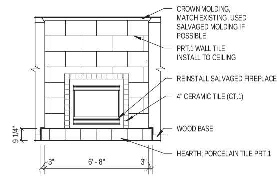
13 STAFF 103 - WORK COUNTER
1/4" = 1'-0"



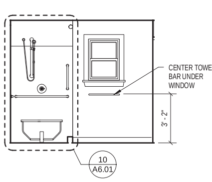
12 STAFF WORK AREA 103 (NURSING, 213 SIM)
1/4" = 1'-0"

<u>NOTE</u>: SALVAGE FIREPLACE FROM ORIGINAL LOCATION, FIREPLACE ELEVATED ON NEW HEARTH, AND RECONNECTED TO FLUE ABOVE, SEE MECH.

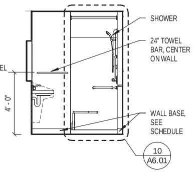
GENERAL CONTRACTOR SHALL INSPECT, CLEAN, AND REPLACE FLUE AND LOGS. PROVIDE A COMPLETE MAINTAINANCE INSPECTION OF EXISTING GAS FIREPLACE PRIOR TO TURNING OVER TO OWNER



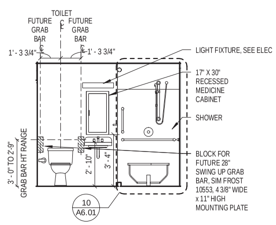
11 FIREPLACE
1/4" = 1'-0"



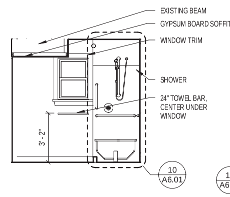
10 BATH - TYPE B - WINDOW
1/4" = 1'-0"



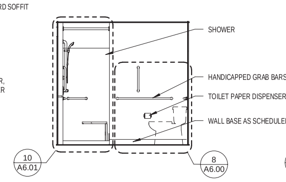
9 BATH - TYPE B - SHOWER
1/4" = 1'-0"



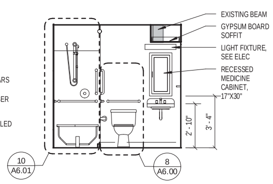
8 BATH - TYPE B -TOILET & SINK
1/4" = 1'-0"



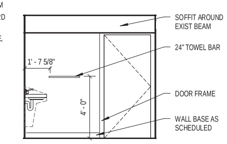
7 BATH - TYPE A - WINDOW
1/4" = 1'-0"



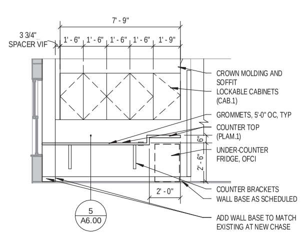
6 BATH - TYPE A - SHOWER
1/4" = 1'-0"



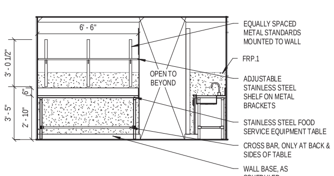
5 BATH - TYPE A -TOILET & SINK
1/4" = 1'-0"



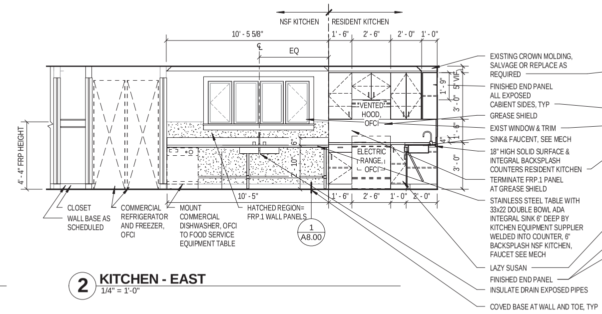
4 BATH - TYPE A - DOOR
1/4" = 1'-0"



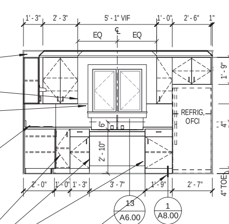
15 STAFF WORK AREA 103 - SOUTH
1/4" = 1'-0"



3 KITCHEN - NORTH
1/4" = 1'-0"



2 KITCHEN - EAST
1/4" = 1'-0"



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

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CLIENT:

Hennepin County Medical Center

701 Park Avenue
Minneapolis, MN 55415

THIS SQUARE APPEARS 1/2"x1/2" ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR
1	5/6/2016	OWNER REVIEW
2	06/03/2016	CONSTRUCTION

NO	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
06/01/2016

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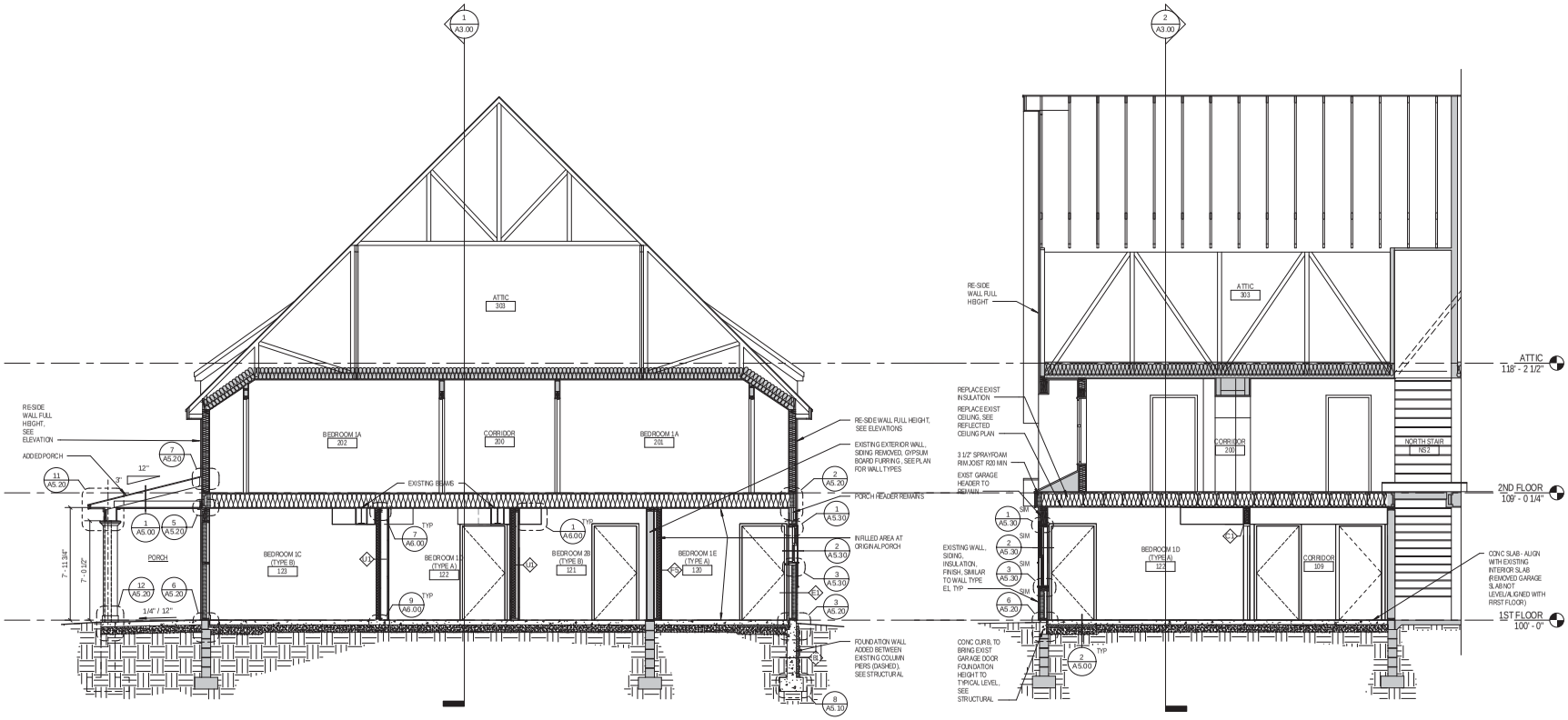
PROJECT NAME:
HCMC
CRISIS RESIDENTIAL/IRTS

3633 Chicago Avenue South
Minneapolis, MN 55407

DRAWING TITLE:
INTERIOR ELEVATIONS

FILE: XXX
DRAWN BY: MAK
CHECKED BY: DAM
PROJ. NO: 150426
DRAWING NO:

A2.10



2 EAST-WEST SECTION, LOOK SOUTH
1/4" = 1'-0"

1 NORTH SOUTH PARTIAL SECTION - LOOK EAST
1/4" = 1'-0"

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1	5/16/2016	OWNER REVIEW

NO	DATE	REVISION

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PROJECT NAME:
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3633 Chicago Avenue South
Minneapolis, MN 55407

DRAWING TITLE:
BUILDING SECTIONS

FILE: XXX
DRAWN BY: MAK
CHECKED BY: DAM
PROJ. NO: 150428
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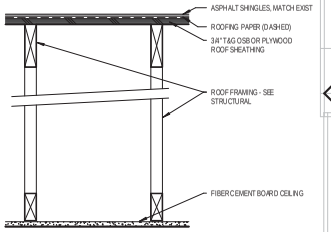
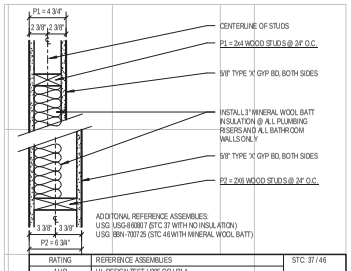


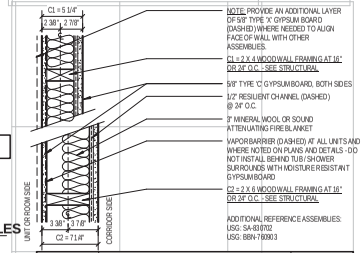
RATING	REFERENCE ASSEMBLIES	STC	IIC
		-	-

1 SLOPED ROOF-CLG - WD FRAMING W/ SHINGLES
1 1/2" = 1'-0"



RATING	REFERENCE ASSEMBLIES	STC: 37 / 46
1 HR	UL DESIGN TEST: U305 OR U314	

P1 P2 INTERIOR PARTITION WALL
1 1/2"=1'-0"



RATING	REFERENCE ASSEMBLIES	STC: 50
1 HR	UL DESIGN TEST - U311 OR U327	

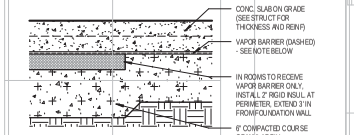
C1 C2 2 X 4 WOOD FRAMED CORRIDOR WALL
1 1/2"=1'-0"

WALL TYPE NOTES:

THE FOLLOWING NOTES APPLY TO ALL WALL TYPES.

1. Refer to the Structural Drawings for locations and special requirements for stud spacing on all bearing wall assemblies.
2. At Unit partition walls, insulate the backside of all receptacles.
3. At Unit separation walls, provide intumescent wrap around receptacles and other electrical boxes. Coordinate with Electrical, as required for fire rated assembly.
4. Exterior stud walls are 2x6 @ 16" O.C., U.N.O.
5. Provide building wrap at outside face of sheathing before exterior finish material is applied.
6. Refer to the Code Analysis sheet for required fire ratings and their locations. Fire ratings noted on the Wall Types are maximums for the assembly and may exceed the actual fire rating required for the project.
7. Follow Structural details, notes and drawings for reinforcing and grouting if they differ from what is shown in the Wall Type details.
8. Provide 1/2" x 4" plywood filler strips along base plate, and 1/2" x 3" plywood filler strips around all doors and windows, and around other wall openings such as recessed fire extinguisher cabinets, etc. Adjust size of filler strips as required to properly back trim and apply trim and appurtenances. Sub-contractor shall coordinate type and material of fillers and blocking required with product mfrg. Notify Architect prior to installation if different than noted above.
9. If the Contractor proposes alternate insulations or materials from those noted in the Wall Type details or in the Specification, it is the Contractor's responsibility to show to the Architect, Owner, and Building Official, compliance with the tested assembly noted and the fire and sound ratings listed.
10. Do Not install electrical boxes, phone boxes, or other communication / data boxes back-to-back in the same stud space.
11. See appropriate Specification Sections for additional information on materials, accessories, and installation relative to the Wall Types.
12. Provide manufacturer approved terminations, flashings, and accessories for waterproofing systems. See appropriate Specification Sections for additional information.
13. All opening cut, penetrations made, or equipment installed in fire rated walls, partitions, floors, or ceilings, shall be restored, sealed, fire-stopped or otherwise constructed or repaired to maintain the integrity of the fire rating to the full satisfaction of the Architect, Engineer, and Building Official. The General Contractor shall coordinate and be responsible for this work.
14. Installed wall assemblies must comply with the tested assembly noted for that wall type. Only products noted in the tested assembly are acceptable for use. It is the General Contractor's responsibility to show compliance with the assembly noted, or propose an equivalent tested assembly using the desired materials, for the Architect, Engineer, and Building Official to review and approve.
15. Refer to the detail sheets in this set, and the Specification, for more information and direction on fastening, product descriptions, accessories, etc.
16. Provide a 'weather resistive barrier' on exterior side of walls extending through unconditioned attics.
17. Exterior face of sheathing shall align with the exterior face of foundation wall, typical.
18. See the "General Building Plan Notes" on the building plan sheets for additional information on wall types and their installation.

NOTE: WHERE A RADON MITIGATION SYSTEM IS INSTALLED, COORDINATE VENT PIPING LOCATIONS AND SEALING TO ALLOW FOR PROPER AND CODE COMPLIANT VENTING OF MITIGATION SYSTEM.

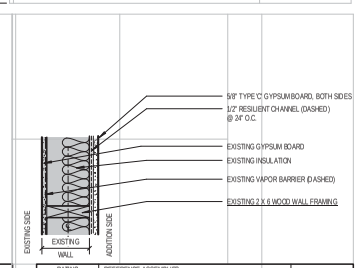


NOTE: INSTALL VAPOR BARRIER UNDER ROOMS TO RECEIVE FINISH FLOOR MATERIALS (SEE FINISH SCHEDULE)

NOTE: WHERE RADON MITIGATION SYSTEMS ARE INSTALLED, INSTALL VAPOR BARRIER UNDER ALL FLOORS, EXCEPT THE GARAGE FLOOR. SEAL ALL PENETRATIONS.

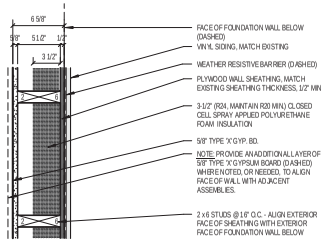
RATING	REFERENCE ASSEMBLIES	STC	IIC
NOT RATED	N/A		-

2 SLAB ON GRADE
1 1/2" = 1'-0"



RATING	REFERENCE ASSEMBLIES	STC
1 HR	GA FILE NO. WP-3910	51 (NGC 2377, 7-7-70)

U1 UNIT SEP. WALL - 2x4 STAGGERED WD STUDS
1 1/2"=1'-0" NOTE: THIS WALL TYPE IS RATED UP TO 2 HR



RATING	REFERENCE ASSEMBLIES	STC:

E1 WD STUD WALL - VINYL SIDING
1 1/2"=1'-0"

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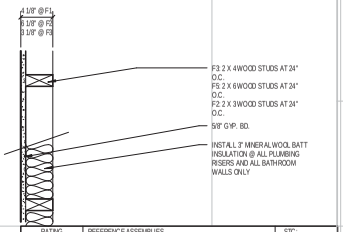
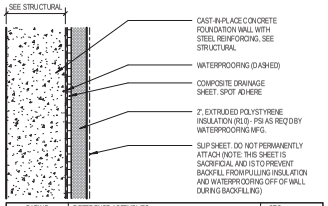


RATING	REFERENCE ASSEMBLIES	STC:
-	-	

F2 F3 F5 FURRED WALL - WOOD STUDS
1 1/2"=1'-0"

RATING	REFERENCE ASSEMBLIES	
1/2 HOUR	IBC TABLE 722.2.1.4 (2)	

F0 FURRED WALL - RESILIENT CHANNELS
1 1/2"=1'-0"



RATING	REFERENCE ASSEMBLIES	STC
-	-	

B1 FOUNDATION WALL (BELOW GRADE)
1 1/2"=1'-0"

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1	5/16/2016	OWNER REVIEW

NO	DATE	REVISION

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PROJECT NAME:

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Minneapolis, MN 55407

DRAWING TITLE:

WALL TYPES & FLOOR/CEILING/ROOF ASSEMBLIES

FILE: XXX
DRAWN BY: MAK
CHECKED BY: DAM
PROJ. NO: 150426
DRAWING NO: A5.00

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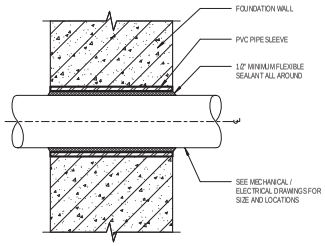
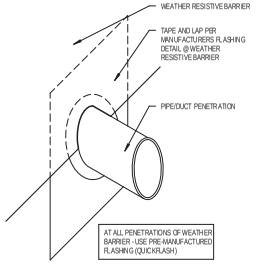
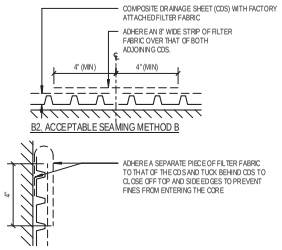
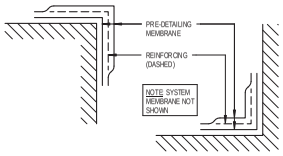


10 PIPE PENETRATION AT FOUND WALL
1 1/2" = 1'-0"

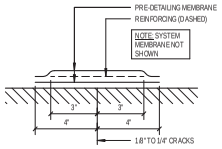


6 PENETRATION FLASH @ WEATHER RESIST BARRIER
3" = 1'-0"

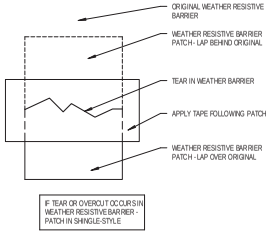




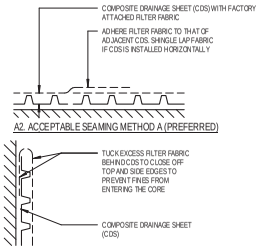
A. WATERPROOFING PRE-DETAILING: INSIDE AND OUTSIDE CORNERS



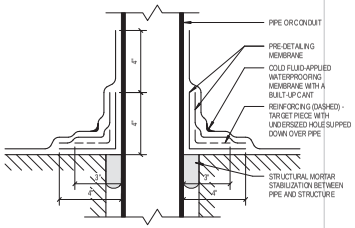
B. WATERPROOFING PRE-DETAILING: 1/8" TO 1/4" CRACKS



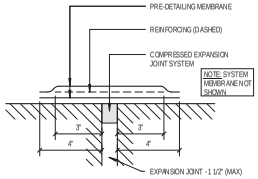
7 WEATHER BARRIER REPAIR DETAIL
3" = 1'-0"



3 COMPOSITE DRAINAGE SHEET DETAILING
3" = 1'-0"

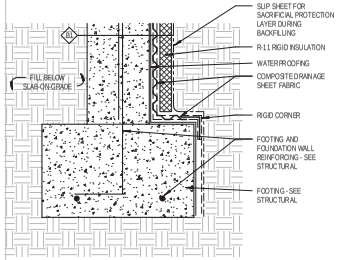


C. WATERPROOFING PRE-DETAILING: PIPE PENETRATION (VERT OR HORIZ)

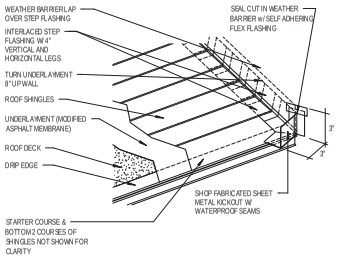


D. WATERPROOFING PRE-DETAILING: EXPANSION JOINTS

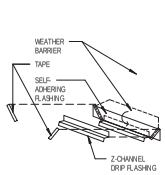
1 WATER PROOFING PRE-DETAILING
3" = 1'-0"



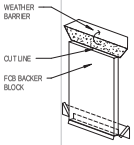
8 FOOTING-FOUNDATION WATERPROOFING
1 1/2" = 1'-0"



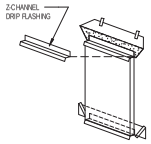
4 KICKOUT FLASHING
1" = 1'-0"



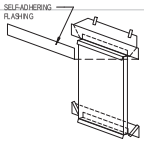
1. Install sheet metal Z-Channel w/ drip edge at bottom. See steps 2 - 7 for top flashing and how to install in weather resistive barrier.



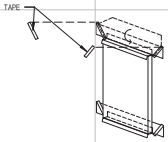
2. Position backer block, then cut weather resistive barrier at the head and fold back.



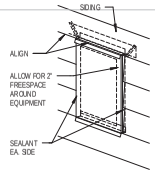
3. Install backer block - see step #8.
4. Temporarily tape top flap and install the Z-Channel w/ drip edge above the backer block.



5. Install single piece of self-adhesive flexible flashing to fully cover vertical leg of Z-Channel and extend 8 inches minimum beyond panel edges.
   Note: DO NOT PENETRATE FLASHING AFTER IT IS INSTALLED.

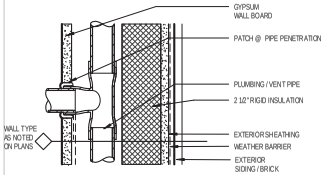


6. Remove temporary tape and fold top flap down over flexible flashing.
7. Apply tape over diagonal cuts in weather resistive barrier.
   Note: If tears or overcuts occured in the weather resistive barrier, patch them per the "WEATHER BARRIER REPAIR DETAIL" on this sheet.

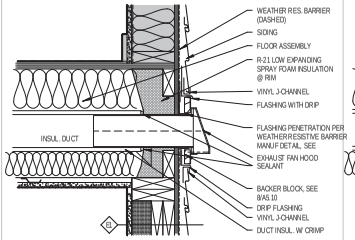


8. Backer block top and bottom shall align with lap siding coursing.
9. Seal joint between end of siding boards and backer block.

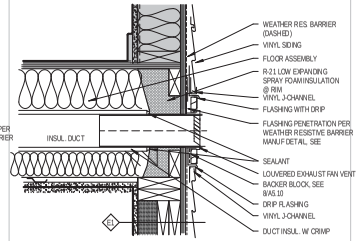
2 TRIM/ BACKER BLOCK FLASHING INSTALLATION DIAGRAM
1/4" = 1'-0"



11 INSULATION @ PLUMBING/VENT IN EXT WALL
3" = 1'-0"



9 SECTION - DRYER VENT@ CEILING IN SIDING
1 1/2" = 1'-0"



5 SECTION - BATH VENT IN CEILING @ SIDING
1 1/2" = 1'-0"

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701 Park Avenue
Minneapolis, MN 55415

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NO	DATE	REVISION

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PROJECT NAME:
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Minneapolis, MN 55407

DRAWING TITLE:
EXTERIOR DETAILS

FILE: XXX
DRAWN BY: MAK
CHECKED BY: DAM
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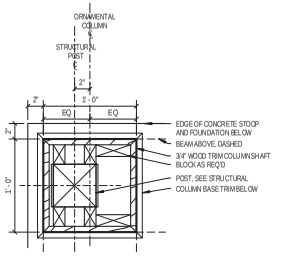
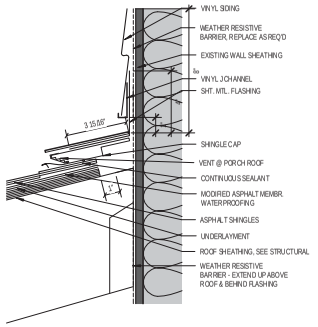
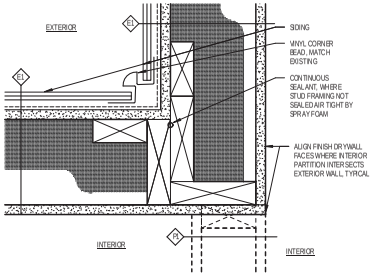
DRAWING NO: A5.10



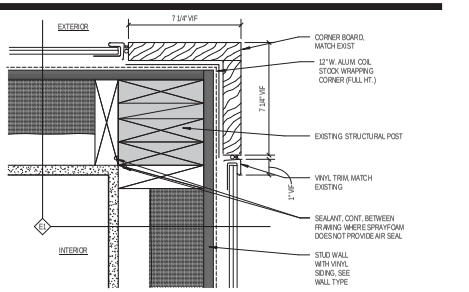
10 PLAN DETAIL - COLUMN
1 1/2" = 1'-0"



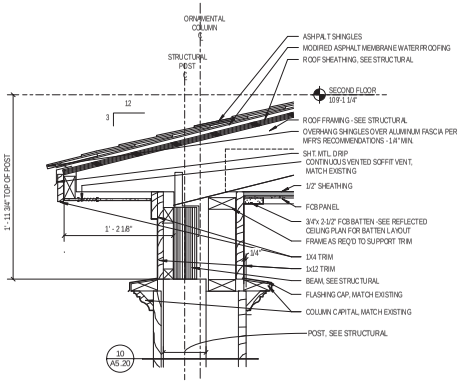
7 SECTION DETAIL - PORCH ROOF @ EXIST WALL
3" = 1'-0"



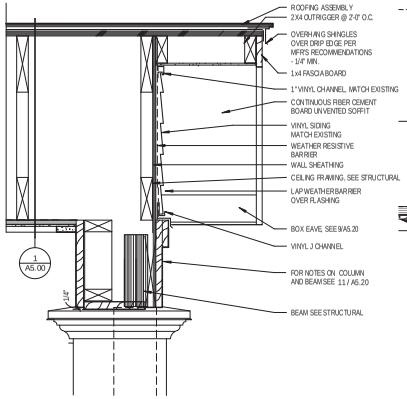
4 PLAN DETAIL - EXTERIOR WALL, INSIDE CORNER
3" = 1'-0"



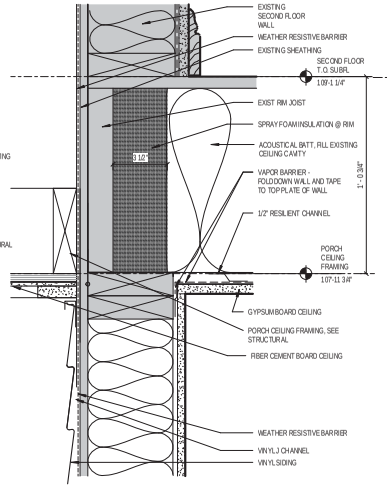
1 PLAN DETAIL - EXTERIOR WALL, OUTSIDE CORNER
3" = 1'-0"



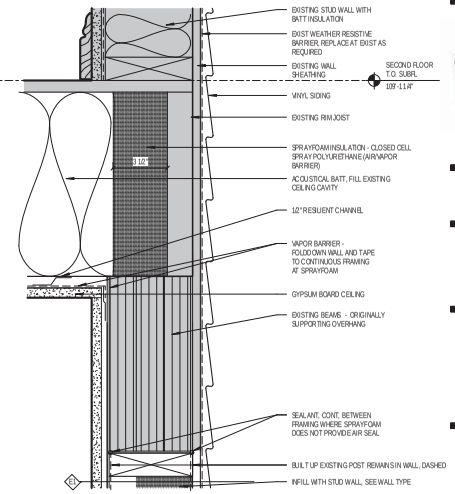
11 SECTION DETAIL - COLUMN CAPITOL, PORCH EAVE
1 1/2" = 1'-0"



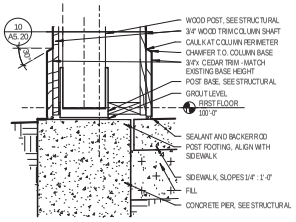
8 SECTION DETAIL - PORCH RAKE, EDGE BEAM
1 1/2" = 1'-0"



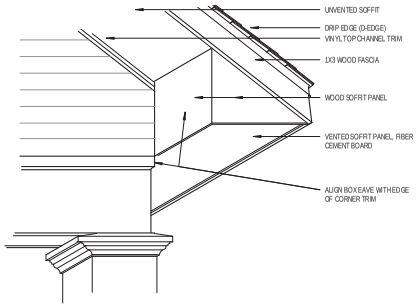
5 EXT. WALL/PORCH CEILING JUNCTION
3" = 1'-0"



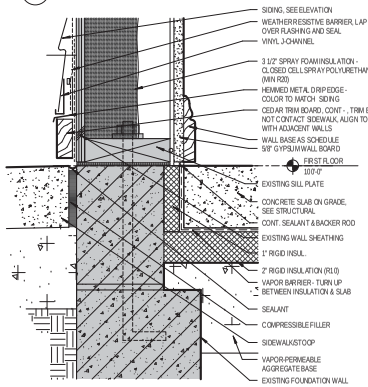
2 SECTION DETAIL - EXTERIOR WALL @ EXIST 2ND FL
3" = 1'-0"



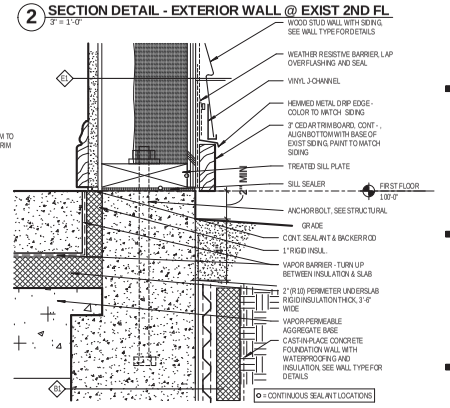
12 SECTION DETAIL - COLUMN BASE
1 1/2" = 1'-0"



9 BOX EAVE @ PORCH
NOT TO SCALE



6 SECTION DETAIL - EXIST EXT WALL @ PAVING
3" = 1'-0"



3 SECTION DETAIL - EXTERIOR WALL @ GRADE
3" = 1'-0"

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CLIENT:

Hennepin County Medical Center

701 Park Avenue
Minneapolis, MN 55415

THIS SQUARE APPEARS 1.0"x1.0" ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR
2	06/03/2016	CONSTRUCTION
1	5/16/2016	OWNER REVIEW

NO	DATE	REVISION

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06/01/2016

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PROJECT NAME:
HCMC
CRISIS RESIDENTIAL/IRTS

3633 Chicago Avenue South
Minneapolis, MN 55407

DRAWING TITLE:
EXTERIOR DETAILS

FILE: XXX
DRAWN BY: MAK
CHECKED BY: DAM
PROJ. NO: 150426
DRAWING NO: A5.20

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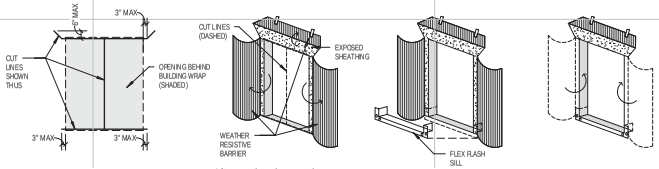


1. After the weather resistive barrier is installed on the building, cut it at each opening as shown.

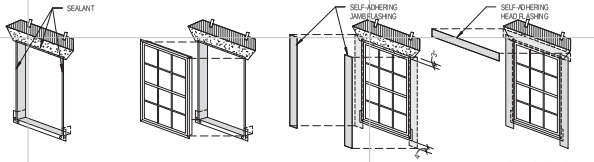
   NOTE: If tears or overcuts occur, patch them per the "WEATHER BARRIER REPAIR DETAIL" on this sheet.

2. After cutting the weather resistive barrier, pull it back as shown. Temporarily tape the top flap, and side flaps if necessary, to hold them back to allow for flashing installation shown in the following steps.

3. Install flex flash sill per manufacturer's specifications, details, and recommendations.

4. After flex flash sill is installed, fold the side flaps back through the opening to cover the jambs and end dams of the flex flash sill. Secure in place per manufacturer's specifications and recommendations, then wrap back, on inside face of jamb stud.

   Note: The interior vapor barrier will be sealed to this when it is installed. Refer to window details for more information.



5. Apply a continuous bead of sealant at perimeter of head and jambs to seal the window nailing flange to the wall.

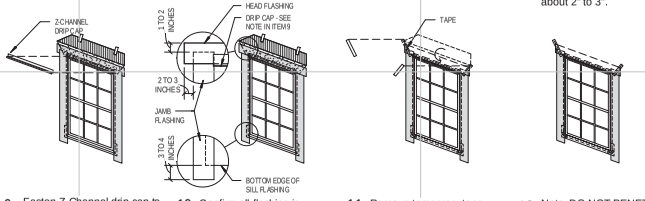
   Note: DO NOT APPLY SEALANT AT SILL.

6. Install window into opening per the project specifications and details, and per the manufacturer's specifications, details, and recommendations.

   Note: If there are discrepancies, notify the architect immediately to get direction on how to proceed.

7. Apply single pieces of self-adhering flashing at jambs to fully cover the nailing flange of the window and lap over the flex flash sill. Extend the jamb flashing about 4" below the bottom edge of the sill flashing and 2" to 3" above the top edge of the window.

8. Apply a single piece of self-adhering flashing at head to fully cover the nailing flange of the window, lap over the top of the jamb flashing shingle style, and extend beyond the jamb flashing and onto the weather resistive barrier about 2" to 3".



9. Fasten Z-Channel drip cap to sheathing above the window. Note: Seal to head flashing by one of the following:
   A) Apply one bead of caulk behind vertical leg before fastening to sheathing
   B) Tape over the top of the vertical leg with flashing tape. Contractor to confirm that products are compatible with head and jamb flashing.

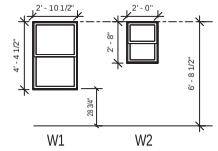
10. Confirm all flashing is shingle lapped properly, and flashing extensions are sufficient to allow proper adhesion to all surfaces they are sealing.

11. Remove temporary tape from top flap and fold it down over head flashing and vertical leg of drip cap. Apply tape over diagonal cuts in the weather resistive barrier.

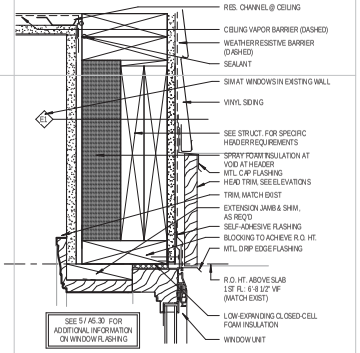
12. Note: DO NOT PENETRATE FLASHING AFTER IT IS INSTALLED.

    Note: If tears or overcuts occurred in the weather resistive barrier, patch them per the "WEATHER BARRIER REPAIR DETAIL" on this sheet.

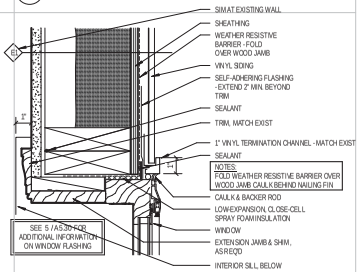
5 TYPICAL WINDOW FLASHING INSTALLATION DIAGRAM (LOUVERS SIMILAR) - NO FURRING
1/4" = 1'-0"



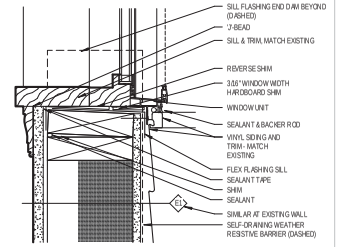
WINDOW TYPES



1 WINDOW HEAD AT VINYL SIDING
3" = 1'-0"



2 WINDOW JAMB (VINYL)
3" = 1'-0"



3 WINDOW SILL AT VINYL SIDING
3" = 1'-0"

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2	06/03/2016	CONSTRUCTION
1	5/16/2016	OWNER REVIEW

NO	DATE	REVISION
5	7-31-2015	Post Bid Addendum 2

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06/01/2016

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PROJECT NAME:
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DRAWING TITLE:
WINDOW TYPES & DETAILS

FILE: XXX
DRAWN BY: Author
CHECKED BY: DAM
PROJ. NO: 150429
DRAWING NO: A5.30

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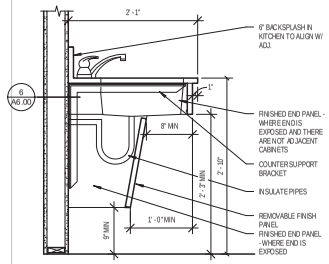
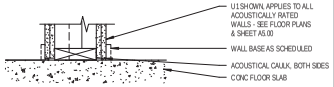
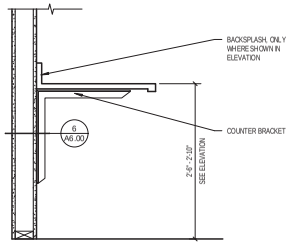


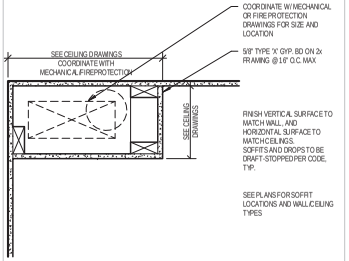
13 COUNTER @ ACCESSIBLE KITCHEN SINK
1" = 1'-0"



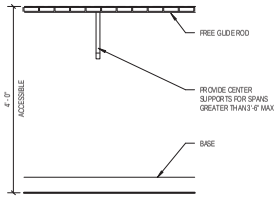
9 ACOUSTICAL SEALANT AT SOUND WALLS
1 1/2" = 1'-0"



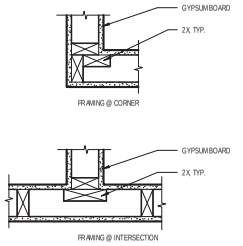
5 COUNTER SECTION
1" = 1'-0"



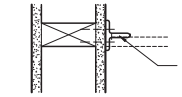
1 SOFFIT DETAIL - OPTION 2
1 1/2" = 1'-0"



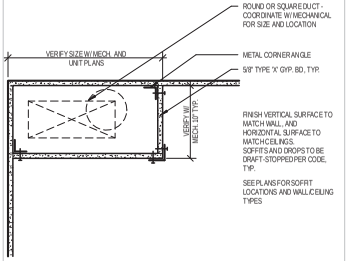
14 HANGING ROD / SHELVES
3/4" = 1'-0"



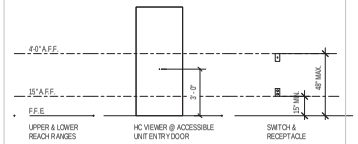
10 FRAMING DETAILS - WOOD
1 1/2" = 1'-0"

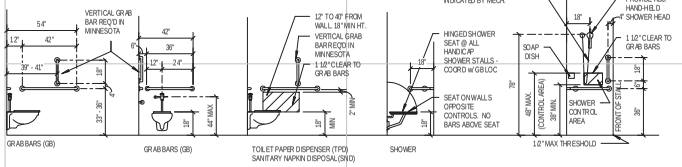


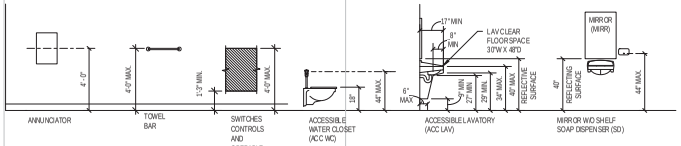
6 ANGLE SUPPORT DETAIL
3" = 1'-0"



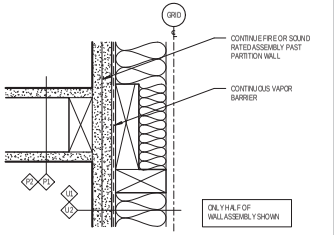
2 SOFFIT DETAIL - OPTION 1
1 1/2" = 1'-0"



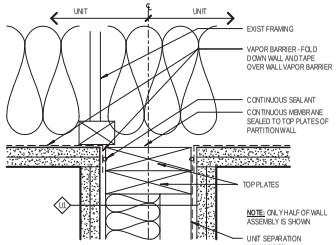




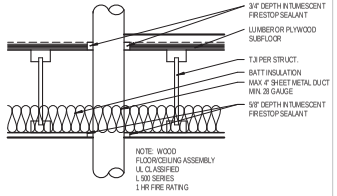
18 STANDARD MOUNTING HEIGHTS
1/4" = 1'-0"



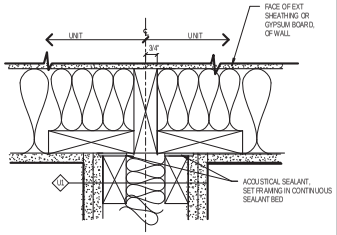
11 SEP WALL AT INTERIOR PARTITION PLAN
3" = 1'-0"



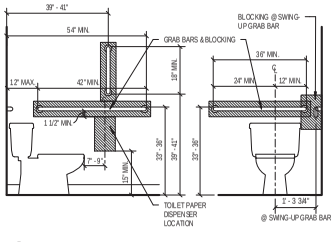
7 UNIT SEP. WALL AT CEILNG
3" = 1'-0"



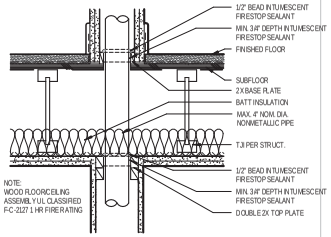
3 DUCT WITHOUT DAMPER @ FLOOR
1 1/2" = 1'-0"



12 UNIT SEP. WALL TERMINATION
3" = 1'-0"



8 GRAB BAR LOCATIONS AT TOILETS
1/2" = 1'-0"



4 PENETRATION SEALING AT WALL
1 1/2" = 1'-0"

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PROJECT NAME:
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DRAWING TITLE:
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PROJ. NO: 150426
DRAWING NO: A6.00

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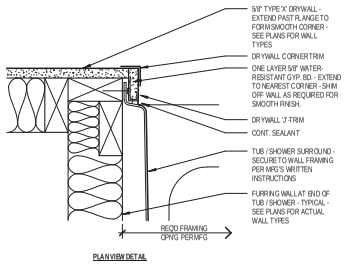
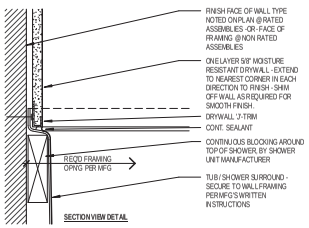
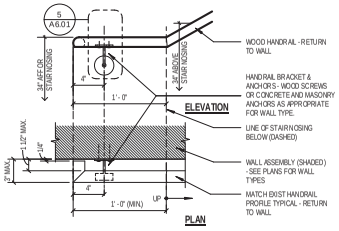


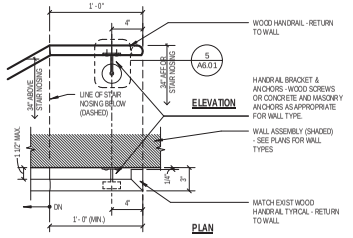
8 SHOWER SURROUND JAMB AT CORNER
3" = 1'-0"



6 SHOWER SURROUND - TOP FLANGE
3" = 1'-0"



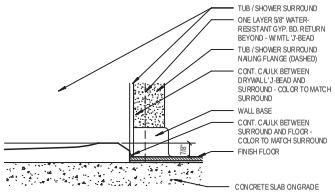
4 HANDRAIL BOTTOM @ SIDE WALL
1 1/2" = 1'-0"



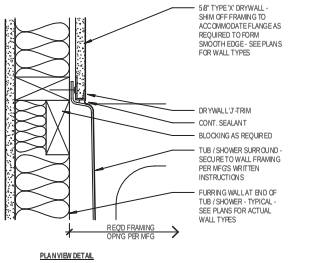
2 HANDRAIL TOP @ SIDE WALL
1 1/2" = 1'-0"

STAIR NOTES:

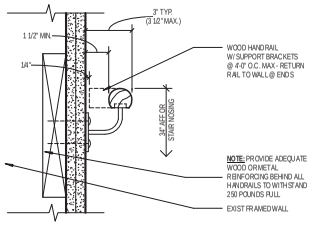
1. HANDRAILS SHALL BE 1-1/4" MIN. TO 2" MAX. OUTSIDE DIAMETER OR EQUIVALENT. TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE MOUNTED AT 34" MIN. TO 38" MAX. ABOVE STAIR NOSINGS AND WALKING SURFACES. CLEARANCE BETWEEN HANDRAIL GRIPPING SURFACE AND ADJACENT SURFACES SHALL BE 1-1/2" MIN. AND HANDRAIL MUST NOT PROJECT MORE THAN 4-1/2" FROM WALL. HANDRAILS SHALL BE AT A CONSISTENT HEIGHT ABOVE STAIR NOSINGS AND WALKING SURFACES FOR THEIR ENTIRE LENGTH.
2. INSTALL CONTINUOUS BLOCKING ON BOTH SIDES OF STAIRS ADEQUATE TO ACCOMMODATE HANDRAIL BRACKET LOADS. LOCATE BLOCKING BEHIND, AND CENTERED ON, HANDRAIL LOCATIONS. INSTALL ADDITIONAL BLOCKING WHERE NECESSARY FOR A COMPLETE AND CODE COMPLIANT INSTALLATION OF STAIRS, HANDRAILS AND BRACKETS. EACH BRACKET SHALL RESIST A LOAD OF 250 POUNDS APPLIED IN ANY DIRECTION. INSTALL HANDRAIL BRACKETS AT 4'-0" MAX. OR CLOSER TO ACHIEVE THE REQUIRED LOAD RESISTANCE. EACH SECTION OF HANDRAIL SHALL HAVE TWO BRACKETS. MINIMUM.
3. HANDRAIL TO CONTINUE 12" PAST BOTTOM TREAD NOSE.
4. HANDRAIL TO LEVEL OFF AND CONTINUE 12" PAST TOP TREAD NOSE.
5. END OF HANDRAIL MUST RETURN TO WITHIN 1/8 INCH OF WALL OR FLOOR.



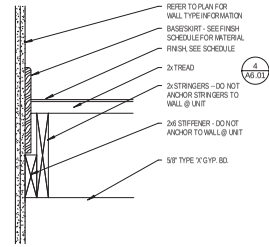
9 SHOWER THRESHOLD / CURB DETAIL
3" = 1'-0"



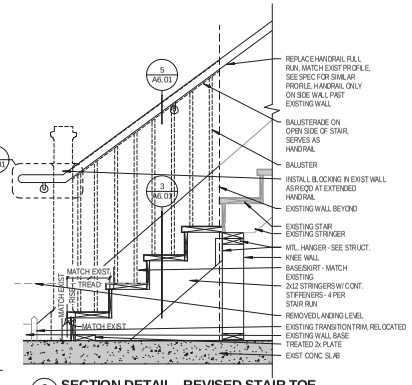
7 SHOWER SURROUND JAMB AT WALL
3" = 1'-0"



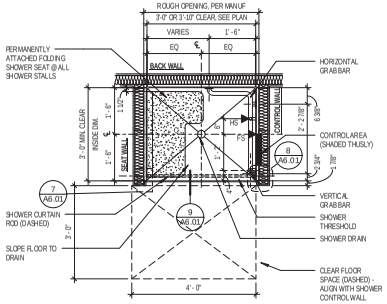
5 HANDRAIL DETAIL - FRAMED WALL
3" = 1'-0"



3 STRINGER @ STUD WALL
1 1/2" = 1'-0"

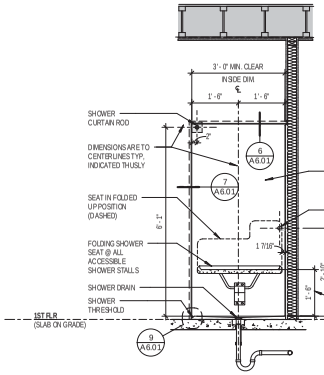


1 SECTION DETAIL - REVISED STAIR TOE
3/4" = 1'-0"

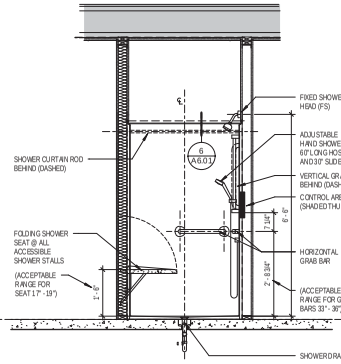


NOTES:
1. DO NOT INSTALL GRAB BAR ON SEAT WALL OVER SEAT. DO NOT EXTEND GRAB BAR ON BACK WALL OVER SEAT.
2. INSTALL BLOCKING FOR SEAT AND GRAB BARS AT ALL SHOWERS, ACCESSIBLE AND OTHERWISE.
3. DIMENSIONS ARE BASED ON DIAMOND SHOWER, MODEL SH-483876. SUBSTITUTIONS, IF USED, MUST MATCH THESE DIMENSIONS SO FRAMING MODIFICATIONS ARE NOT REQUIRED.

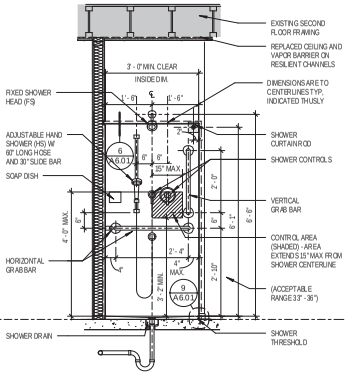
TRANSFER SHOWER PLAN



SEAT WALL ELEVATION



BACK WALL ELEVATION



CONTROL WALL ELEVATION

10 ACC. TRANSFER SHOWER - 45 X 36 CLR
1/2" = 1'-0"

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701 Park Avenue
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NO	DATE	ISSUED FOR
2	06/03/2016	CONSTRUCTION
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NO	DATE	REVISION

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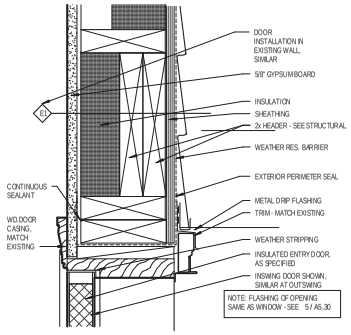
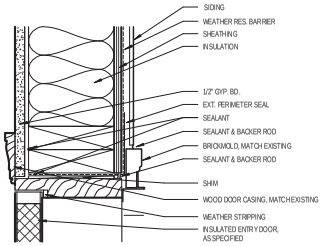
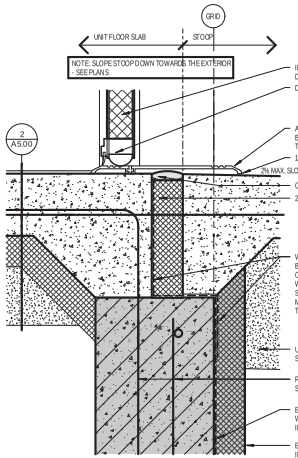


7 EXTERIOR DOOR HEAD DETAIL
3" = 1'-0"



8 EXTERIOR DOOR JAMB DETAIL
3" = 1'-0"



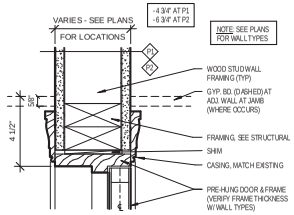
9 EXTERIOR ACCESSIBLE DOOR SILL
3" = 1'-0"

COMMON AREA DOOR SCHEDULE

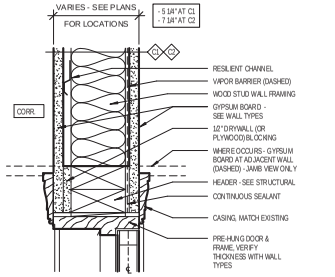
DOOR NUMBER	ROOM NAME	DOOR LEAF QTY	DOOR WIDTH	DOOR HEIGHT	DOOR MATL	DOOR TYPE	FRAME MATL	FRAME TYPE	DETAIL HEAD	DETAIL JAMB	DETAIL SILL	GLAZING	FIRE RATING	HDWR GROUP	COMMENTS
1ST FLOOR															
101	FRONT VESTIBULE	1	3' - 0"	6' - 8"	EXIST	-	EXIST	-	-	-	-	-	-	10	
101A	JAN	1	3' - 0"	6' - 8"	WD		WD	F10	5/A7.00	5/A7.00	-	-	20 MIN	19	
101E	FRONT VESTIBULE	1	3' - 0"	6' - 8"	FG	D12	MANUF	SIM F10	7/A7.00	8/A7.00	9 SIM/A7.00	G-1	-	12B	CARD READER, SEE SPECS FOR GLAZING TYPES
104	STAFF TOILET	1	3' - 0"	6' - 8"	EXIST	-	EXIST	-	-	-	-	-	-	14	
105	KITCHEN	2	4' - 0"	6' - 8"	EXIST	-	EXIST	-	-	-	-	-	-	15	
107-1	GREAT HALL	2	4' - 0"	6' - 8"	EXIST	-	EXIST	-	-	-	-	-	-	15	
107-2	GREAT HALL	2	4' - 0"	6' - 8"	EXIST	-	EXIST	-	-	-	-	-	-	15	
108-1	SCREEN PORCH	1	3' - 0"	6' - 8"	EXIST	-	EXIST	-	-	-	-	-	-	04	REUSE SALVAGED DOOR
108-2	SCREEN PORCH	1	3' - 0"	6' - 8"	EXIST	-	EXIST	-	-	-	-	-	-	04	REUSE SALVAGED DOOR
108A	CLOSET	1	3' - 0"	6' - 8"	EXIST	-	EXIST	-	-	-	-	-	-	-	
108E	SCREEN PORCH	1	3' - 0"	6' - 8"	FG	D12	MANUF	SIM F10	7/A7.00	8/A7.00	6/A7.00	G-2	-	12	CARD READER, SEE SPECS FOR GLAZING TYPES, REMOVE EXISTING DEADBOLT
110-1	MECHANICAL	1	3' - 0"	6' - 8"	WD	D11	WD	F10	5/A7.00	5/A7.00	-	-	20 MIN	07	24"x8" LOUVER
110-2	MECHANICAL	1	3' - 0"	6' - 8"	WD	D11	WD	F10	3/A7.00	3/A7.00	-	-	20 MIN	07	24"x8" LOUVER
111E	REAR VESTIBULE	1	3' - 0"	6' - 8"	FG	D12	MANUF	SIM F10	7/A7.00	8/A7.00	9/A7.00	G-2	-	11	CARD READER, SEE SPECS FOR GLAZING TYPES
112	MEDS	1	3' - 0"	6' - 8"	WD	D11	WD	F10	5/A7.00	5/A7.00	-	-	-	13	CARD READER
114	MECH H20	1	3' - 0"	6' - 8"	WD	D10	EXIST	-	5/A7.00	5/A7.00	-	-	20 MIN	19	
2ND FLOOR															
211	JAN	1	3' - 0"	6' - 8"	EXIST	-	EXIST	-	-	-	-	-	-	18	
214	NURSING	1	3' - 0"	7' - 0"	WD	D11	WD	F20	5/A7.00	5/A7.00	-	G-1	-	12A	CARD READER, SEE SPEC FOR GLAZING TYPES
SS2	SOUTH STAIR	1	3' - 0"	6' - 8"	EXIST	-	EXIST	-	-	-	-	-	-	17	
ATTIC															
301	ELEC/DATA	1	3' - 0"	6' - 8"	WD	D10	EXIST	-	5/A7.00	5/A7.00	4/A7.00	-	20 MIN	19	CARD READER
301A	MECHANICAL	1	3' - 0"	6' - 8"	WD	D11	WD	F10	5/A7.00	5/A7.00	4/A7.00	-	20 MIN	07	
302	ELEVATOR EQUIPMENT	1	3' - 0"	6' - 8"	EXIST	-	EXIST	-	-	-	-	-	EXIST	07	
303-1	ATTIC	1	1' - 9"	2' - 10"	MTL	-	MTL	F10	-	-	-	-	-	21	REPLACE ATTIC ACCESS HATCH, MATCH EXIST SIZE, GASKET
303-2	ATTIC	1	1' - 9"	2' - 10"	MTL	-	MTL	F10	-	-	-	-	-	21	REPLACE ATTIC ACCESS HATCH, MATCH EXIST SIZE, GASKET

DOOR AND FRAME SCHEDULE - SLEEPING ROOMS

Type Mark	ROOM NAME	DOOR LEAF QTY	DOOR WIDTH	DOOR HEIGHT	DOOR MATL	DOOR TYPE	FRAME MATL	FRAME TYPE	DETAIL HEAD	DETAIL JAMB	DETAIL SILL	FIRE RATING	HDWR GROUP	COMMENTS
U10	BEDROOM	1	3' - 0"	6' - 8"	WD	D10	WD	F10				20 MIN	SEE NOTES	HDWR: 09 INSWING, 08 OUTSWING, 06 WALL STOP
U11	BEDROOM	1	3' - 0"	6' - 8"	WD	D10	EXIST	-				20 MIN	19	
U12	BEDROOM	1	3' - 0"	6' - 8"	EXIST	-	EXIST	-				EXIST	16	
U20	BATHROOM	1	3' - 0"	6' - 8"	WD	D11	WD	F10				-	SEE NOTES	HDWR: 04 UNIT 1D/1C, 05 UNIT 2B
U30	BATHROOM	2	3' - 0"	6' - 8"	WD	D30	WD	F10				-	-	BIFOLD, TRACK BY DOOR SUPPLIER
U31	BEDROOM	1	3' - 0"	6' - 8"	WD		WD	F10	5/A7.00	5/A7.00	-	20 MIN	19	



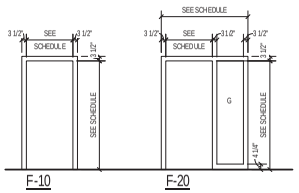
5 PREHUNG JAMB (HEAD SIM)
3" = 1'-0"



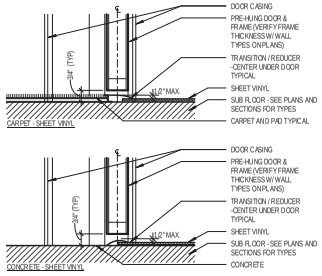
3 PRE-HUNG JAMB (HEAD SIM) @ WALL WITH RESILIENT CHANNELS
3" = 1'-0"

GENERAL DOOR SCHEDULE ABBREVIATIONS:

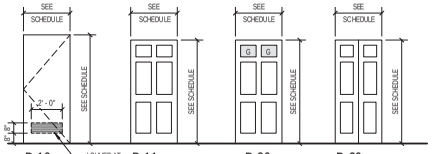
MHO	Magnetic Hold Open
VP	View Panel
WD	Wood
AL	Aluminum
G	Glass, see spec for type
HM	Hollow Metal
OH-INS	Overhead Insulated Door
F	FOB Access
DO	Door Operator
NO-DO	No Door Operator
AWT	Applied Wood Trim



1 FRAME TYPES
1/4" = 1'-0"

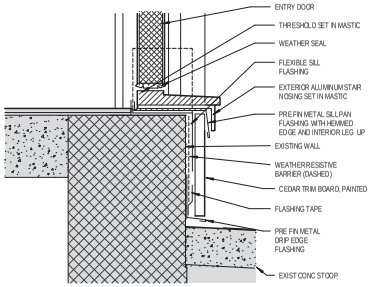


4 FLOOR TRANSITIONS AT INTERIOR DOORS
3" = 1'-0"



D-10 PRE-HUNG SOLID CORE FLUSH LOUVER PER SCHEDULE
D-11 PRE-HUNG, MOLDED PANEL, SOLID CORE
D-20 PRE-ASSEMBLED, PRE-HUNG, 6-PANEL, INSULATED, ENTRY DOOR WITH 2 LOW-E, CLEAR, TEMPERED GLASS LITES (SHADED) AT TOP
D-30 PRE-HUNG, MOLDED PANEL, BIFOLD DOOR, MATCH EXISTING

2 DOOR TYPES
1/4" = 1'-0"



6 EXTERIOR DOOR SILL @ EXISTING SCREEN PORCH
3" = 1'-0"

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DOOR TYPES & DETAILS

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PROJ. NO: 150429
DRAWING NO: A7.00

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GENERAL FINISH ABBREVIATIONS:

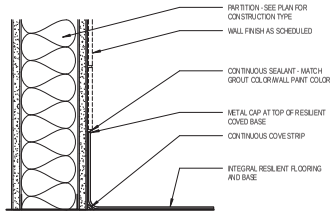
ACT	Lay-in Acoustic Ceiling Tile & Grid System
BLND-H	Horizontal Blind
BLND-V	Vertical Blind
CPT #	Carpet & Type
CT #	Ceramic Tile & Type
FRP	Fiber Reinforced Panel
GB	Gypsum Board (Fire-Taped)
GB-PT	Gypsum board - Painted
PLAM#	Plastic Laminate & Type
PT-#	Paint & Type
PLY	Plywood
QR	Quarter Round
RB#	Resilient Base & Type
SMOOTH	Smooth Finish
SV #	Sheet Vinyl & Type
SEALED	Sealed Concrete
SSURF	Solid Surface
TXT	Textured Finish
VCT #	Vinyl Composition Tile & Type
VB #	Vinyl Base & Type
WD 1	Wood Trim
WD 2	Embossed Wood Trim
WS	Window Shade

ROOM FINISH SCHEDULE - COMMON AREAS

ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALL FINISH	CEILING	WINDOW TREATMENT	COMMENTS
ATTIC							
300	CORRIDOR	EX	EX/ PT.5	PT.4	EX/ PT.6	-	FLOOR/BASE FINISHES AT ALTERED AREAS
301	ELEC/DATA	EX	EX/RB.1	PT.1	EX/ PT.6	-	WALL AND BASE FINISHES AT ADDED/ALTERED WALLS
301A	MECHANICAL	SV.1	EX/RB.1	PT.1	EX/ PT.6	-	WALL AND BASE FINISHES AT ADDED/ALTERED WALLS
302	ELEVATOR EQUIPMENT	EX	EX	EX	EX	-	NO INTERIOR FINISH WORK IN THIS ROOM
303	ATTIC	EX	EX	EX	EX	-	NO INTERIOR FINISH WORK IN THIS ROOM
NS.3	NORTH STAIR	CPT.1	EX/ PT.5	PT.4	EX/ PT.6	-	
FIRST FLOOR							
101	FRONT VESTIBULE	LVT.3	EX/QR/ PT.5	PT.3	EX/ PT.6	-	
101A	JAN	LVT.3	EX/QR/ PT.5	PT.1	EX	-	
102	GREAT HALL	LVT.1	EX/QR/ PT.5	PT.4	EX/ PT.6	WS.1	
103	STAFF	LVT.1	EX/QR/ PT.5	PT.1	EX/ PT.6	WS.1	
104	STAFF TOILET	SV.1	RB.1	PT.1	EX/ PT.6	-	
105	KITCHEN	SV.2	SV.2	PTE.1/ FRP.1	EX/ PTE.6	WS.1	FLASH COVE SHEET FLOORING TO 4" HIGH WALL BASE; REFER TO DETAIL 3/A9.0.1; FRP.1 ON WALLS WHERE NOTED ON FLOOR PLAN
107	LIVING ROOM	LVT.1	EX/QR/ PT.5	PT.3	EX/ PT.6	WS.1	
108	SCREEN PORCH	LVT.2	EX/QR/ PT.5	PT.1	EX/ PT.6	WS.1	
108A	CLOSET	LVT.1	EX/QR/ PT.5	PT.1	EX/ PT.6	-	
109	CORRIDOR	LVT.1	EX/QR/ PT.5	PT.4	EX/ PT.6	-	
110	MECHANICAL	SEALED	-	GB	GB	-	
111	REAR VESTIBULE	LVT.3	EX/QR/ PT.5	PT.1	EX/ PT.6	-	
112	MEDS	LVT.1	EX/QR/ PT.5	PT.1	EX/ PT.6	-	
114	MECH H20	LVT.1	EX/QR/ PT.5	PT.1	EX/ PT.6	-	
123	BEDROOM 1C (TYPE B)	LVT.1/ SV.1	EX/ PT.5/ RB.1	PT.2	EX/ PT.6	WS.1	RB.1 WALL BASE IN TOILET ROOMS ONLY
E1	ELEVATOR	EX	EX	PT.1	EX	-	
NS.1	NORTH STAIR	CPT.1	EX/ PT.5	PT.4	EX/ PT.6	-	
SS1	SOUTH STAIR	EX	EX/ PT.5	PT.4	EX/ PT.6	WS.1	
SECOND FLOOR							
200	CORRIDOR	LVT.1	EX/ PT.5/ RB.1	PT.4	EX/ PT.6	WS.1	
211	JAN	SV.1	EX/ PT.5	PT.1	EX/ PT.6	-	
213	LAUNDRY	LVT.1/ SV.1	EX/ PT.5	PT.4	EX/ PT.6	-	
214	NURSING	LVT.1	EX/ PT.5	PT.1	EX/ PT.6	WS.1	
E2	ELEVATOR	EX	EX	PT.1	EX	-	
NS.2	NORTH STAIR	CPT.1	EX/ PT.5	PT.4	EX/ PT.6	-	
SS2	SOUTH STAIR	CPT.1	EX/ PT.5	PT.4	EX/ PT.6	-	

UNIT FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALL FINISH	CEILING	WINDOW TREATMENT	COMMENTS
U10	BEDROOM	LVT.1	EX/QR/ PT.5	PT.2	EX/ PT.6	WS.1	
U20	BATHROOM	SV.1	RB.1	PT.2	EX/ PT.6	WS.1	RB.1 WALL BASE IN TOILET ROOMS ONLY
U30	CLOSET	LVT.1	EX/QR/ PT.5	PT.2	EX/ PT.6	-	CLOSET WHERE PRESENT



UNLESS NOTED OTHERWISE:
4" INTEGRAL COVED BASE AT KITCHEN

1 RESILIENT COVED BASE DETAIL
3" = 1'-0"

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ROOM FINISH SCHEDULE

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EQUIPMENT ABBREVIATIONS

ACC	AIR COOLED CONDENSER	FUR	FURNACE
ACCU	AIR COOLING CONDENSING UNIT	GEN	GENERATOR
ACP	AIR COMPRESSOR	HUM	HUMIDIFIER
AF	AIR FILTER	HC	HEATING COIL
AFMS	AIR FLOW MEASURING STATION	HRU	HEAT RECOVERY UNIT
AHU	AIR HANDLING UNIT	HTR	HEATER
AS	AIR SEPARATOR	HX	HEAT EXCHANGE
B	BOILER	HPU	HEAT PUMP UNIT
CC	COOLING COIL	MAU	MAKE-UP AIR UNIT
CF	CABINET FAN	OBD	OPPOSED BLADE DAMPER
CF	CHEMICAL FEEDER	P	PUMP
CFP	CHEMICAL FEED PUMP	PRV	POWER ROOF VENTILATOR
CH	CHILLER	RF	RETURN FAN
CP	CONDENSATE PUMP	RHC	REHEAT COIL
CRAC	COMPUTER ROOM AIR CONDITIONER	RMB	RADIANT MIXING BLOCK
CRU	CONDENSATE RETURN UNIT	RTU	ROOF TOP UNIT
CSG	CLEAN STEAM GENERATOR	SAT	SOUND ATTENUATOR
CT	COOLING TOWER	SEP	SEWAGE EJECTOR PUMP
CUH	CABINET UNIT HEATER	SF	SUPPLY FAN
CWP	CONDENSER WATER PUMP	SP	SUMP PUMP
DBP	DOMESTIC WATER BOOSTER PUMP	UH	UNIT HEATER
EAV	EXHAUST AIR VALVE	US	UTILITY SET
EF	EXHAUST FAN	UV	UNIT VENTILATOR
ERU	ENERGY RECOVERY UNIT	VAV	VARIABLE AIR VOLUME BOX
ET	EXPANSION TANK	WF	WATER FILTER
FCU	FAN COIL UNIT	WFMS	WATER FLOW MEASURING STATION
FP	FIRE PUMP	WH	WATER HEATER
		WHD	WALL HYDRANT

FIXTURE ABBREVIATIONS

BT	BATH TUB	LV	LAVATORY
CO	CLEAN OUT	MB	MOP BASIN
DF	DRINKING FOUNTAIN	OB	WASHING MACHINE OUTLET BOX
DISP	GARBAGE DISPOSAL	SH	SHOWER
EC	ELECTRIC WATER COOLER	SK	SINK
ES	EMERGENCY SHOWER	SS	SERVICE SINK
EW	EYE WASH	TD	TRENCH DRAIN
FD	FLOOR DRAIN	UR	URINAL
FS	FLOOR SINK	WB	WASH BASIN
HB	HOSE BIB	WC	WATER CLOSET
HY	HYDRANT	WCO	WALL CLEAN OUT
LT	LAUNDRY TUB	WHD	WALL HYDRANT

PLUMBING AND PIPING SYMBOLS

A	AIR		CHECK VALVE
AV	ACID VENT	OR	SHUT-OFF VALVE
AW	ACID WASTE		THROTTLING VALVE
AWBS	ACID WASTE, BELOW SLAB		CIRCUIT BALANCING VALVE
BBD	BOILER BLOW DOWN		TWO-WAY CONTROL VALVE
BFW	BOILER FEED WATER		THREE-WAY CONTROL VALVE
CHW	DOMESTIC CIRCULATING HOT WATER		PRESSURE REDUCING VALVE
CHWR	CHILLED WATER RETURN		STRAINER
CHWS	CHILLED WATER SUPPLY		TRIPLE DUTY VALVE
CLPS	CLEAN LOW PRESSURE STEAM		UNION
CMPS	CLEAN MEDIUM PRESSURE STEAM		PRESSURE GAUGE
CO2	CARBON DIOXIDE		STEAM TRAP
COND	CONDENSATE RETURN		THERMOMETER
CW	DOMESTIC COLD WATER		FLOW DIRECTION ARROW
CWR	CONDENSER WATER RETURN	FC	FLOW CONTROL VALVE
CWS	CONDENSER WATER SUPPLY	FM	WATER FLOW MEASURING STATION
D	INDIRECT DRAIN	M	METER
DI	DEIONIZED WATER		PUMP
DW	DISTILLED WATER		DROP IN PIPE
FOR	FUEL OIL RETURN		RISE IN PIPE
FOS	FUEL OIL SUPPLY		PIPE CONNECTION
FOV	FUEL OIL VENT		EXPANSION JOINT
FP	FIRE PROTECTION MAIN		RPZ BACK FLOW PREVENTER
FPD	FIRE PROTECTION DRY SYSTEM	A	AUTO AIR VENT
FPPA	FIRE PROTECTION PRE-ACTION SYSTEM		MANUAL AIR VENT
FPW	FIRE PROTECTION WET SYSTEM		RELIEF VALVE
GAS	GAS		FIN-TUBE RADIATION ELEMENT
GR	GLYCOL RETURN	3" FD	FLOOR DRAIN (SIZE AS INDICATED)
GS	GLYCOL SUPPLY		HOSE BIB OR WALL HYDRANT
GW	GREASE WASTE		PIPING, HEAT TRACED
HPC	HIGH PRESSURE STEAM CONDENSATE		PIPING PITCH, DOWN
HPS	HIGH PRESSURE STEAM		
HPWR	HEAT PUMP WATER RETURN		
HPWS	HEAT PUMP WATER SUPPLY		
HRR	HEAT RECOVERY WATER RETURN		
HRS	HEAT RECOVERY WATER SUPPLY		
HW	DOMESTIC HOT WATER		
HWR	HEATING WATER RETURN		
HWS	HEATING WATER SUPPLY		
LPC	LOW PRESSURE STEAM CONDENSATE		
LPG	LIQUID PETROLEUM GAS		
LPS	LOW PRESSURE STEAM		
MED AIR	MEDICAL AIR		
MED VAC	MEDICAL VACUUM		
MPC	MEDIUM PRESSURE STEAM CONDENSATE		
MPS	MEDIUM PRESSURE STEAM		
N2	NITROGEN		
N2O	NITROUS OXIDE		
NG	NATURAL GAS		
NP	NON-POTABLE WATER		
O2	OXYGEN		
OVFL	OVERFLOW STORM DRAIN		
PC	PUMPED CONDENSATE		
RD	REFRIGERANT DISCHARGE (HOT GAS)		
RL	REFRIGERANT LIQUID		
RS	REFRIGERANT SUCTION		
SD	STORM DRAIN		
SDBS	STORM DRAIN, BELOW SLAB		
SW	SOFTENED WATER		
TWR	TEMPERED WATER RETURN		
TWS	TEMPERED WATER SUPPLY		
V	VENT		
W	WASTE/SANITARY		
WAGD	WASTE ANESTHETIC GAS DISPOSAL		
WBS	WASTE/SANITARY, BELOW SLAB		
WC	WASTE CONDENSATE (COLD COND.)		

GENERAL SYMBOLS

△	REVISION NUMBER, SHOWN ON PLAN
⊕	TIE IN POINT
#	KEYED NOTE
X / Y.Z	NO. OF DETAIL; NUMBER OF SHEET WHERE DETAIL APPEARS.

CONTROL SYMBS

T	THERMOSTAT
T RA	THERMOSTAT REVERSE ACTING
T S	THERMOSTAT WITH LOCKING SECURITY COVER
H	HUMIDSTAT
T	TEMPERATURE SENSOR
H	HUMIDITY SENSOR
S XXX	SENSOR (OTHER) (REFER TO GEN ABBREV FOR SENSOR TYPE)

GENERAL ABBREVIATIONS

Ø	DIAMETER	FA	FRESH AIR	OXY	OXYGEN
A	AIR	FD	FLOOD DRAIN	OA	OUTSIDE AIR
AC	AIR CONDITIONING	FLEX	FLEXIBLE	OAD	OUTSIDE AIR DAMPER
AD	ACCESS DOOR	FLG	FLANGE	OAT	OUTSIDE AIR TEMPERATURE
AFF	ABOVE FINISHED FLOOR	FOB	FLAT ON BOTTOM	OC	ON CENTER
AG	ABOVE GROUND	FOF	FUEL OIL FILL	OF	OVERFLOW
ALT	ALTERNATE	FOV	FUEL OIL VENT	ORD	OVERFLOW ROOF DRAIN
ALUM	ALUMINUM	FOR	FUEL OIL RETURN	PD	PRESSURE DROP
AP	ACCESS PANEL	FOS	FUEL OIL SUPPLY	PG	PROPYLENE GLYCOL
APD	AIR PRESSURE DROP	FOT	FLAT ON TOP	PIV	POST INDICATOR VALVE
APPROX	APPROXIMATE	FPM	FEET PER MINUTE	PLBG	PLUMBING
ARCH	ARCHITECT/ARCHITECTURAL	FRP	FIBERGLASS REINFORCED PIPE	PR	PAIR
AV	ACID VENT	FT	FOOT (FEET)	PREL	PRELIMINARY
AW	ACID WASTE	FTG	FOOTING	PRESS	PRESSURE
AUTO	AUTOMATIC	FTR	FIN TUBE RADIATION	PRS	PRESSURE REDUCING STATION
BLDG	BUILDING	FU	FIXTURE UNIT	PRV	PRESSURE REDUCING VALVE
BOD	BOTTOM OF DUCT	GAL	GALLON	PSI	POUNDS PER SQUARE INCH
BOT	BOTTOM	GALV	GALVANIZED	PSIG	POUNDS PER SQUARE INCH GAUGE
BSMT	BASEMENT	GC	GENERAL CONTRACTOR	PW	POTABLE WATER
BTU	BRITISH THERMAL UNITS	GPH	GALLONS PER HOUR	PWR	POWER
BTUH	BRITISH THERMAL UNITS PER HOUR	GR	GRADE	RA	RETURN AIR
CAP	CAPACITY	GPM	GALLONS PER MINUTE	RAD	RETURN AIR DAMPER
CAV	CONSTANT AIR VOLUME	HD	HEAD	RAT	RETURN AIR TEMPERATURE
CB	CATCH BASIN	HHW	HEATING HOT WATER	RCP	RADIANT CEILING PANEL
CFCV	CONSTANT FLOW CONTROL VALVE	HORZ	HORIZONTAL	RD	ROOF DRAIN
CFM	CUBIC FEET PER MINUTE	HP	HORSE POWER	REC	RECESSED
CHW	DOMESTIC CIRCULATING HOT WATER	HP	HIGH PRESSURE	RECT	RECTANGULAR
CI	CAST IRON	HPC	HIGH PRESSURE CONDENSATE	RED	REDUCER
CLG	CEILING	HTG	HEATING	REFR	REFRIGERATION
CLG	COOLING	HVAC	HEATING, VENTILATION, AIR CONDITIONING	RH	RELATIVE HUMIDITY
CO	CARBON MONOXIDE	HW	DOMESTIC HOT WATER	REQD	REQUIRED
CO	CLEAN OUT	IN	INCH/INCHES	RLA	RELIEF AIR
CO2	CARBON DIOXIDE	INL	INLET	RLD	RELIEF AIR DAMPER
COL	COLUMN	INSUL	INSULATION	RM	ROOM
COMB	COMBINATION	INT	INTERIOR	RND	ROUND
CONC	CONCRETE	INV	INVERT	RPM	REVOLUTIONS PER MINUTE
COND	CONDENSATE	INWG	INCHES WATER GAUGE	RPZ	REDUCED PRESSURE ZONE
CONN	CONNECT	IPLV	INTEGRATED PART LOAD VALUE	SA	SUPPLY AIR
CONST	CONSTRUCT	KBTU	ONE THOUSAND BTU PER HOUR	SAN	SANITARY
CONT	CONTINUE, CONTINUATION	LAB	LABORATORY	SCHED	SCHEDULE
CONTR	CONTRACTOR	LB	POUND	SECT	SECTION
COORD	COORDINATE	LBHR	POUNDS PER HOUR	SF	SQUARE FEET
CTR	CENTER	LAT	LEAVING AIR TEMPERATURE	SD	SMOKE DAMPER
CUFT	CUBIC FEET	LF	LINEAL FEET	SHT	SHEET
CV	CHECK VALVE	LOC	LOCATION	SIM	SIMILAR
CW	DOMESTIC COLD WATER	LP	LOW PRESSURE	SLV	SLEEVE
°	DEGREE	LPG	LIQUIFIED PETROLEUM GAS	SP	STATIC PRESSURE
DA	DISCHARGE AIR	LVR	LOUVER	SPEC	SPECIFICATION
DAT	DISCHARGE AIR TEMPERATURE	LWT	LEAVING WATER TEMPERATURE	SPS	STATIC PRESSURE STATION
DB	DRY BULB	M/A	MIXED AIR	SQ	SQUARE
DI	DEIONIZED WATER	MAD	MIXED AIR DAMPER	SRV	SAFETY RELIEF VALVE
DIA	DIAMETER	MAN	MANUAL	SS	STAINLESS STEEL
DIAG	DIAGONAL	MAT	MIXED AIR TEMPERATURE	STD	STANDARD
DIM	DIMENSION	MATL	MATERIAL	STM	STEAM
DISCH	DISCHARGE	MAV	MANUAL AIR VENT	STRUCT	STRUCTURAL
DIR	DEIONIZED WATER RETURN	MAX	MAXIMUM	SUCT	SUCTION
DIS	DEIONIZED WATER SUPPLY	MBD	MOTORIZED BYPASS DAMPER	SUSP	SUSPENDED
DIV	DIVISION	MBH	ONE THOUSAND BTU PER HOUR	TCP	TEMPERATURE CONTROL PANEL
DN	DOWN	MCF	ONE THOUSAND CUBIC FEET	TEFC	TOTALLY ENCLOSED FAN COOLED
DW	DISTILLED WATER	MD	MOTORIZED DAMPER	TEMP	TEMPERATURE
DWG	DRAWING	MECH	MECHANICAL	TSP	TOTAL STATIC PRESSURE
EA	EACH	MFR	MANUFACTURER	TYP	TYPICAL
EAT	ENTERING AIR TEMPERATURE	MH	MANHOLE	UG	UNDERGROUND
EL	ELBOW	MIN	MINIMUM	VAC	VACUUM
ELEC	ELECTRICAL	MISC	MISCELLANEOUS	V	VENT
ELEV	ELEVATION	MMBH	ONE MILLION BTU PER HOUR	VEL	VELOCITY
EQ	EQUAL	MTR	MOTOR	VENT	VENTILATION
EQUIP	EQUIPMENT	MUA	MAKE-UP AIR	VERT	VERTICAL
ESP	EXTERNAL STATIC PRESSURE	N/C	NOISE CRITERIA	VFD	VARIABLE FREQUENCY DRIVE
EWT	ENTERING WATER TEMPERATURE	N.C.	NORMALLY CLOSED	VOL	VOLUME
EXH	EXHAUST AIR	N/C	NOT IN CONTRACT	VTR	VENT THROUGH ROOF
EX	EXISTING	NO	NUMBER	W	WASTE
EXP	EXPANSION	N.O.	NORMALLY OPEN	WB	WET BULB
EXT	EXTERIOR	NOM	NOMINAL	WC	WATER COLUMN
F or °F	DEGREES FAHRENHEIT	NPLV	NOMINAL PART LOAD VALUE	WCO	WALL CLEAN OUT
		NTS	NOT TO SCALE	WPD	WATER PRESSURE DROP

AIRSIDE SYMBOLS

	HORIZONTAL FIRE DAMPER	12x10	RECTANGULAR DUCT (WIDTH-HEIGHT IN INCHES)
	VERTICAL FIRE DAMPER	12Ø	ROUND SPIRAL DUCT (DIAMETER IN INCHES)
F/S	FIRE/SMOKE DAMPER	12/10	OVAL SPIRAL DUCT (WIDTH-HEIGHT IN INCHES)
S	SMOKE DAMPER		SUPPLY DUCT TOWARD VIEWER
	MANUAL VOLUME DAMPER		SUPPLY DUCT AWAY FROM VIEWER
AFMS	AIRFLOW MEASURING STATION		RETURN DUCT TOWARD VIEWER
M	MOTORIZED DAMPER		RETURN DUCT AWAY FROM VIEWER
BDD	BACK DRAFT DAMPER		EXHAUST DUCT TOWARD VIEWER
	VARIABLE AIR VOLUME VALVE		EXHAUST DUCT AWAY FROM VIEWER
	VARIABLE AIR VOLUME VALVE WITH REHEAT COIL	R	CHANGE IN DUCT ELEVATION - RISE INDICATED BY "R"
	SOUND ATTENUATOR	D	CHANGE IN DUCT ELEVATION - DROP INDICATED BY "D"
	SUPPLY AIR OUTLET	AD	SIDE ACCESS DOOR (VERTICAL)
	RETURN AIR INLET	AD	TOP ACCESS DOOR (HORIZONTAL)
	EXHAUST AIR INLET	AD	BOTTOM ACCESS DOOR (HORIZONTAL)
	RECTANGLE TO ROUND TRANSITION	FC	FLEXIBLE CONNECTION
	STRAIGHT TAP		DUCT LINING
	45° ENTRY TAP		SIDEWALL DIFFUSER
			SIDEWALL GRILLE
			TRANSFER GRILLES
	HIGH EFFICIENCY TAP, RECTANGLE TO ROUND	UC, H	UNDERCUT DOOR (H=CLEARANCE)

AIR INLET AND OUTLET TAG: XXX-X (CFM-DIFFUSER TYPE)

GENERAL MECHANICAL NOTES

1. REFER TO "DIVISION 1 - GENERAL REQUIREMENTS" IN THE PROJECT MANUAL FOR WORK THAT IS THE RESPONSIBILITY OF ALL CONTRACTORS.
2. IT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTORS TO COORDINATE THE WORK OF THEIR TRADE WITH ALL OTHER TRADES PRIOR TO PROCEEDING WITH THEIR WORK. ANY WORK REQUIRING REMOVAL AND REINSTALLATION DUE TO LACK OF COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS.
3. PRIOR TO PERFORMING WORK REQUIRED, INSPECT ALL EXISTING CONDITIONS AND INSTALLED WORK OF OTHER TRADES AND VERIFY THAT ALL CONDITIONS AND ALL SUCH WORK IS COMPLETE TO THE POINT WHERE MECHANICAL WORK CAN PROPERLY COMMENCE.
4. PERFORM CUTTING, FITTING, AND PATCHING OF MECHANICAL EQUIPMENT AND MATERIALS REQUIRED TO REMOVE EXISTING WORK AND TO INSTALL EQUIPMENT AND MATERIALS IN EXISTING STRUCTURES.
5. PROTECT NEW WORK AND EXISTING WORK TO REMAIN.
6. THE CONTRACTOR IS REQUIRED TO FIELD VERIFY LOCATIONS OF EXISTING WORK TO REMAIN.
7. ALL EQUIPMENT SHALL BE INSTALLED TRUE, LEVEL, AND IN THE LOCATION SHOWN ON THE DRAWINGS.
8. ALL EQUIPMENT SHALL BE INSTALLED IN A MANNER THAT PROVIDES ADEQUATE MAINTENANCE ACCESS.
9. PROTECT EQUIPMENT AND MATERIALS FROM THE WEATHER AND CONSTRUCTION DUST DURING CONSTRUCTION AND LEAVE ALL EQUIPMENT AND DUCT INTERIORS CLEAN.

MECHANICAL SHEET INDEX

M0.01	MECHANICAL COVER SHEET
M1.01	1ST FLOOR MECHANICAL DEMOLITION PLAN
M1.02	2ND FLOOR MECHANICAL DEMOLITION PLAN
M1.03	ATTIC MECHANICAL DEMOLITION PLAN
M2.00	1ST FLOOR UNDERSLAB SANITARY AND DOMESTIC PLAN
M2.01	1ST FLOOR SANITARY PLAN
M3.01	1ST FLOOR DOMESTIC WATER PLAN
M5.01	1ST FLOOR VENTILATION PLAN
M5.02	2ND FLOOR MECHANICAL PLAN
M5.03	ATTIC MECHANICAL PLAN
M6.01	MECHANICAL DETAILS
M6.02	MECHANICAL SCHEDULES
M6.03	DOMESTIC WATER AND SANITARY RISER DIAGRAM

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MECHANICAL COVER SHEET

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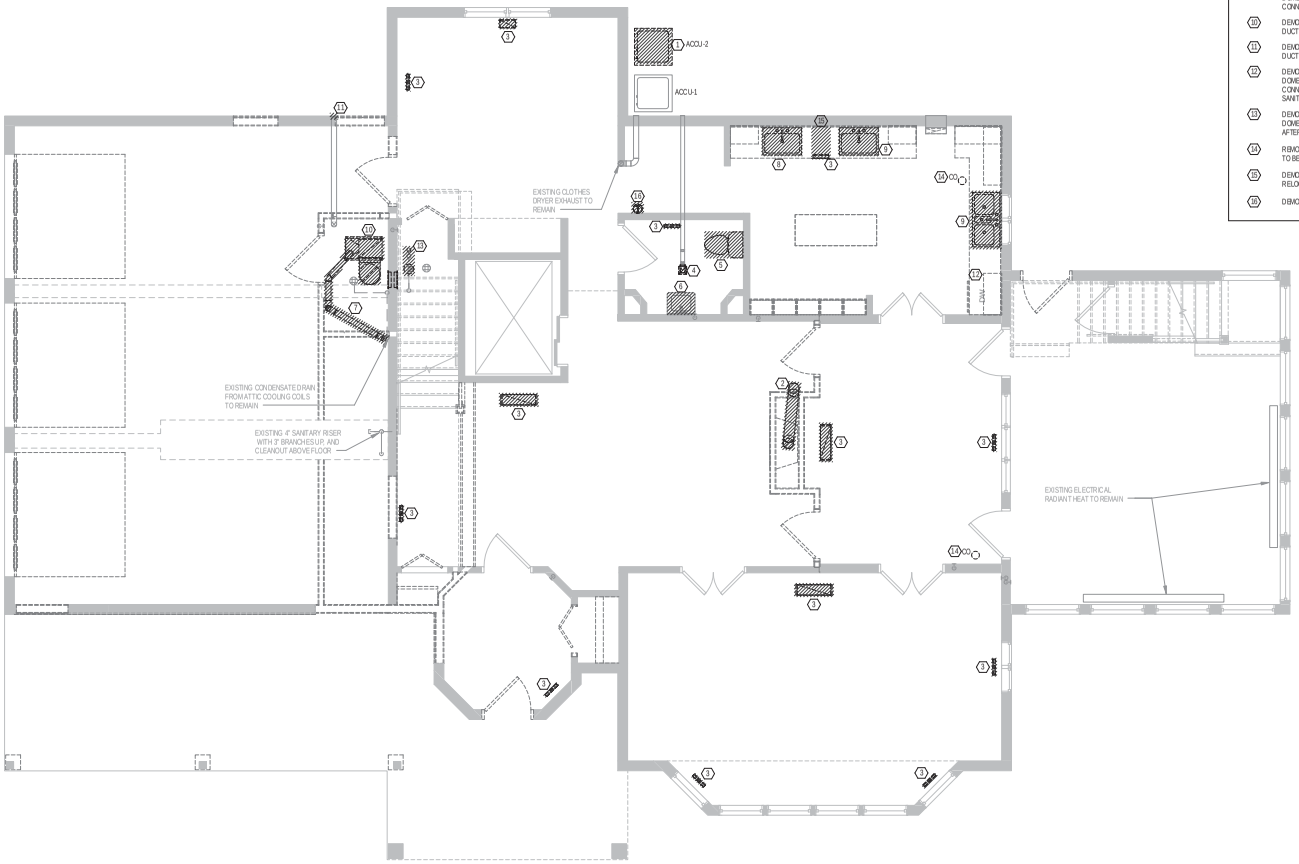

1 1ST FLOOR MECHANICAL DEMOLITION PLAN

1/4" = 1'-0"

KEYED SHEET NOTES

1. DEMOLISH EXISTING TEMPSTAR CONDENSING UNIT, CURB, DUCT COIL AND ASSOCIATED PIPING, ELECTRICAL CONNECTIONS AND CONTROLS. PREPARE DUCTWORK FOR NEW CONNECTIONS
2. DEMOLISH EXISTING FLUE UP TO ATTIC, SEE NOTE ON ATTIC DEMO SHEET. DEMO GAS LINES UP TO ABOVE CEILING AND PREPARE FOR NEW CONNECTIONS.
3. REMOVE EXISTING FLOOR REGISTERS/GRILLES AS SHOWN.
4. DEMOLISH EXISTING CEILING EXHAUST FAN. PREPARE DUCTWORK, ELECTRICAL, AND CONTROLS FOR NEW CONNECTIONS.
5. DEMOLISH EXISTING TOILET FIXTURE AND PREPARE DOMESTIC AND SANITARY LINES FOR NEW CONNECTIONS.
6. REMOVE EXISTING FAUCET, LAVSINK FIXTURE TO REMAIN.
7. DEMOLISH EXISTING EXHAUST DUCT TO ATTIC.
8. DEMOLISH EXISTING SINK AND FAUCET. CAP DOMESTIC HOT WATER AND WASTE LINES AT WALLS. PREPARE DOMESTIC COLD WATER LINE FOR NEW CONNECTION.
9. DEMOLISH EXISTING SINK AND FAUCET. PREPARE DOMESTIC WATER AND WASTE LINES FOR NEW CONNECTIONS.
10. DEMOLISH EXISTING FURNACE AND PREPARE DUCTWORK AND PIPING FOR NEW CONNECTIONS.
11. DEMOLISH EXISTING OUTSIDE AIR INTAKE AND PREPARE DUCT FOR NEW CONNECTIONS.
12. DEMOLISH EXISTING DISH WASHER. PREPARE DOMESTIC COLD LINE FOR FUTURE REFRIGERATOR CONNECTION. CAP DOMESTIC HOT WATER AND SANITARY AT WALL.
13. DEMOLISH EXISTING WATER METER. CAP EXISTING DOMESTIC COLD INLET AT FLOOR. PREPARE PIPING AFTER FILTER FOR NEW CONNECTIONS.
14. REMOVE EXISTING CLEAN OUT CAPS. CLEANOUT ACCESS TO BE MAINTAINED WITH NEW FLOORING
15. DEMOLISH FLOOR TO ACCESS DUCTWORK FOR RELOCATION OF FLOOR REGISTERS.
16. DEMOLISH EXISTING THERMOSTAT.

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1ST FLOOR MECHANICAL DEMOLITION PLAN

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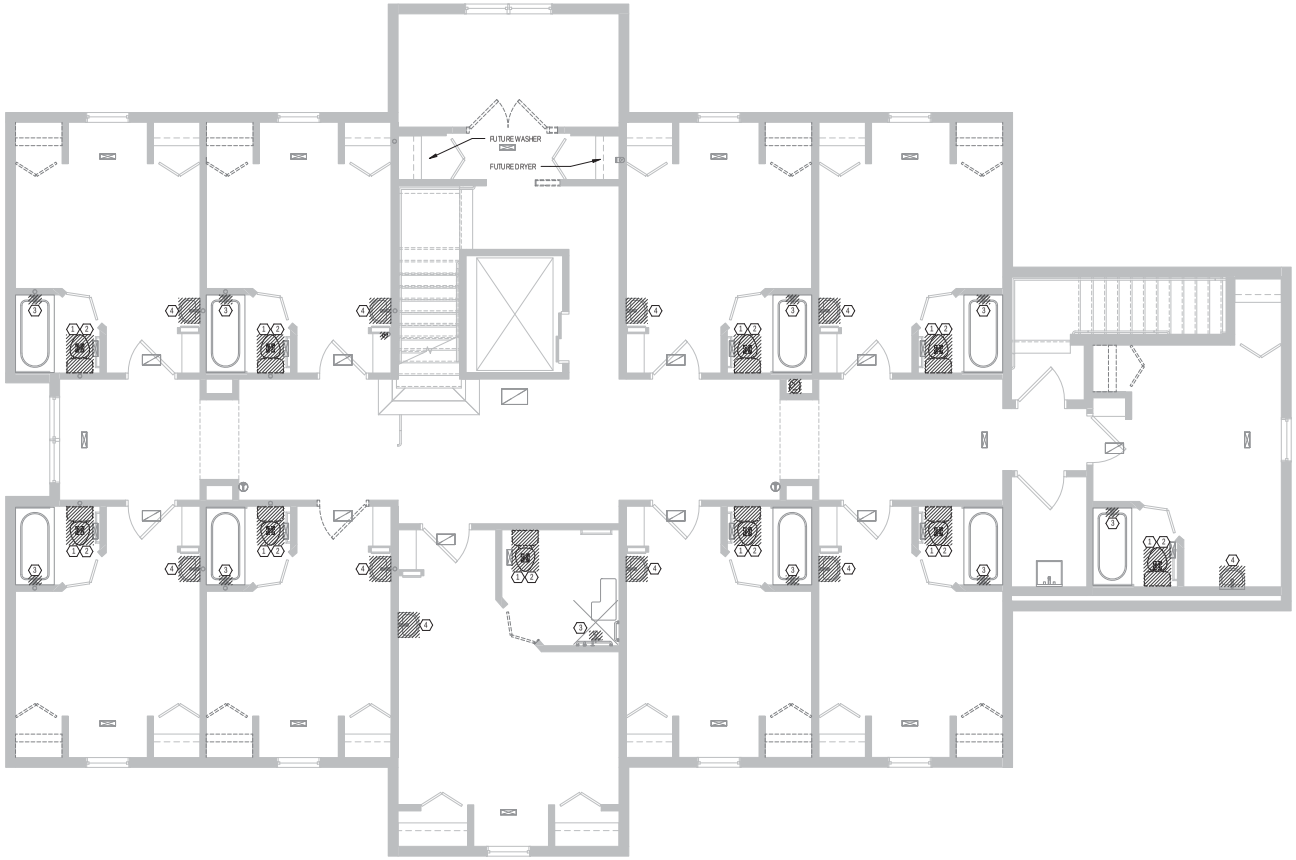
KEYED SHEET NOTES

1. DEMOLISH EXISTING CEILING EXHAUST FAN AND DUCTWORK TO EXISTING ROOF VENT. PREPARE ELECTRICAL CONTROLS FOR NEW CONNECTIONS.
2. DEMOLISH EXISTING TOILET FIXTURE AND PREPARE PLUMBING FOR NEW CONNECTIONS.
3. REMOVE EXISTING SHOWER HEAD.
4. REMOVE EXISTING FAUCET, LAVSINK FIXTURE TO REMAIN. BRACE LAVATORY AND REMOVE PEDESTAL DURING FLOOR RENOVATION. STORE PEDESTALS FOR REINSTALLATION.



1 2ND FLOOR MECHANICAL DEMOLITION PLAN
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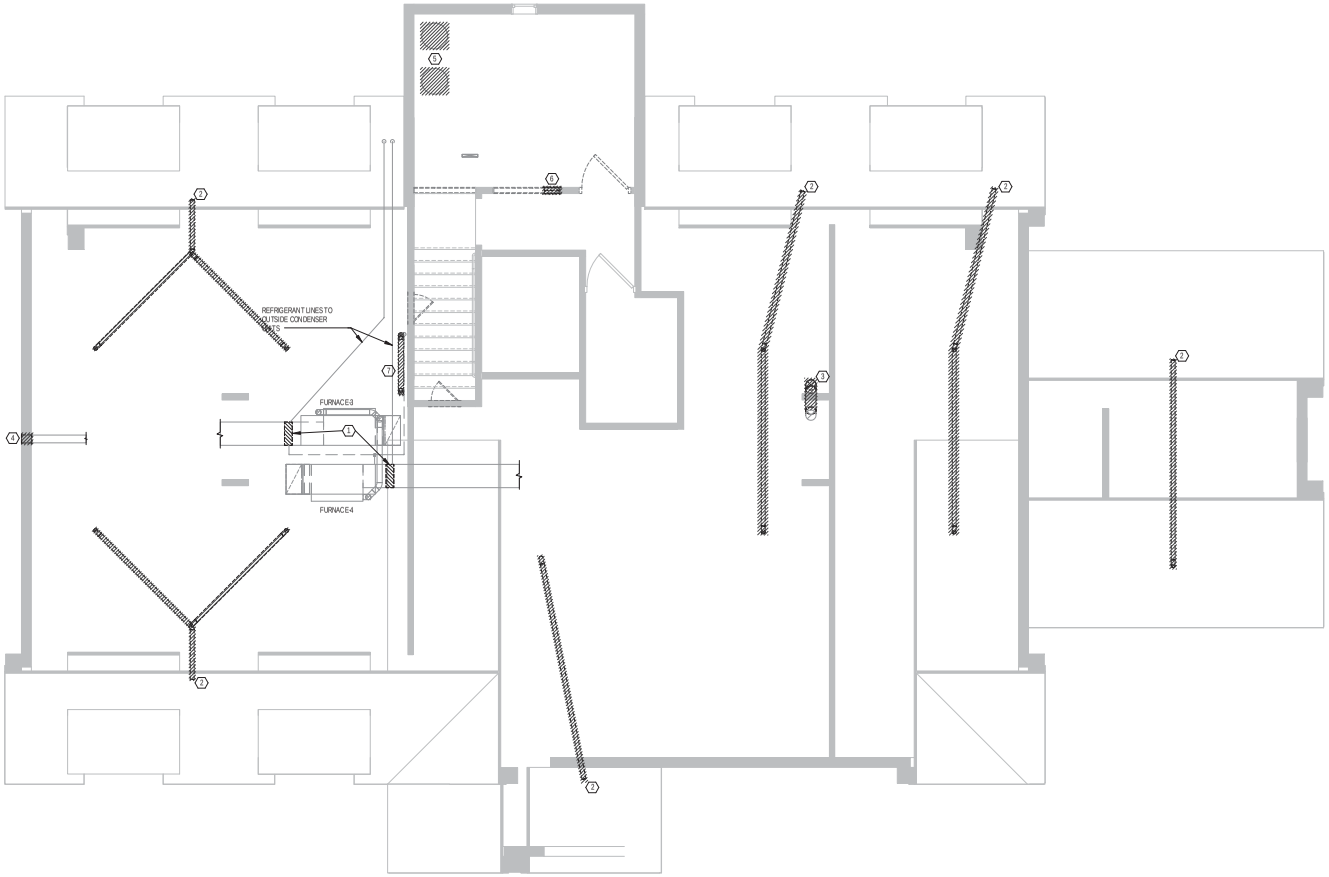
KEYED SHEET NOTES

1. CONTRACTOR TO DETERMINE WHICH COIL ATTACHES TO THE DEMOLISHED TEMPSTAR CONDENSING UNIT. DEMOLISH DUCT MOUNTED COOLING COIL AND ASSOCIATED REFRIGERANT PIPING. PREPARE DUCT FOR NEW COIL. PREPARE CONDENSATE DRAIN LINE FOR NEW CONNECTION.
2. DEMOLISH EXISTING EXHAUST FAN DUCTWORK. ROOF VENTS TO REMAIN IN PLACE.
3. DEMOLISH EXISTING FLUE UP TO VERTICAL AND PREPARE DUCT FOR NEW CONNECTION.
4. DEMOLISH EXISTING OUTSIDE AIR INTAKE AND PREPARE DUCT FOR NEW CONNECTIONS.
5. DEMOLISH EXISTING HOT WATER HEATERS. PREPARE NATURAL GAS LINES, HOT AND COLD WATER LINES, AND VENT DUCTWORK FOR NEW CONNECTIONS.
6. DEMOLISH EXISTING TRANSFER GRILLES THROUGH WALL.
7. DEMOLISH EXISTING FURNACE EXHAUST VTR.



1 ATTIC MECHANICAL DEMOLITION PLAN
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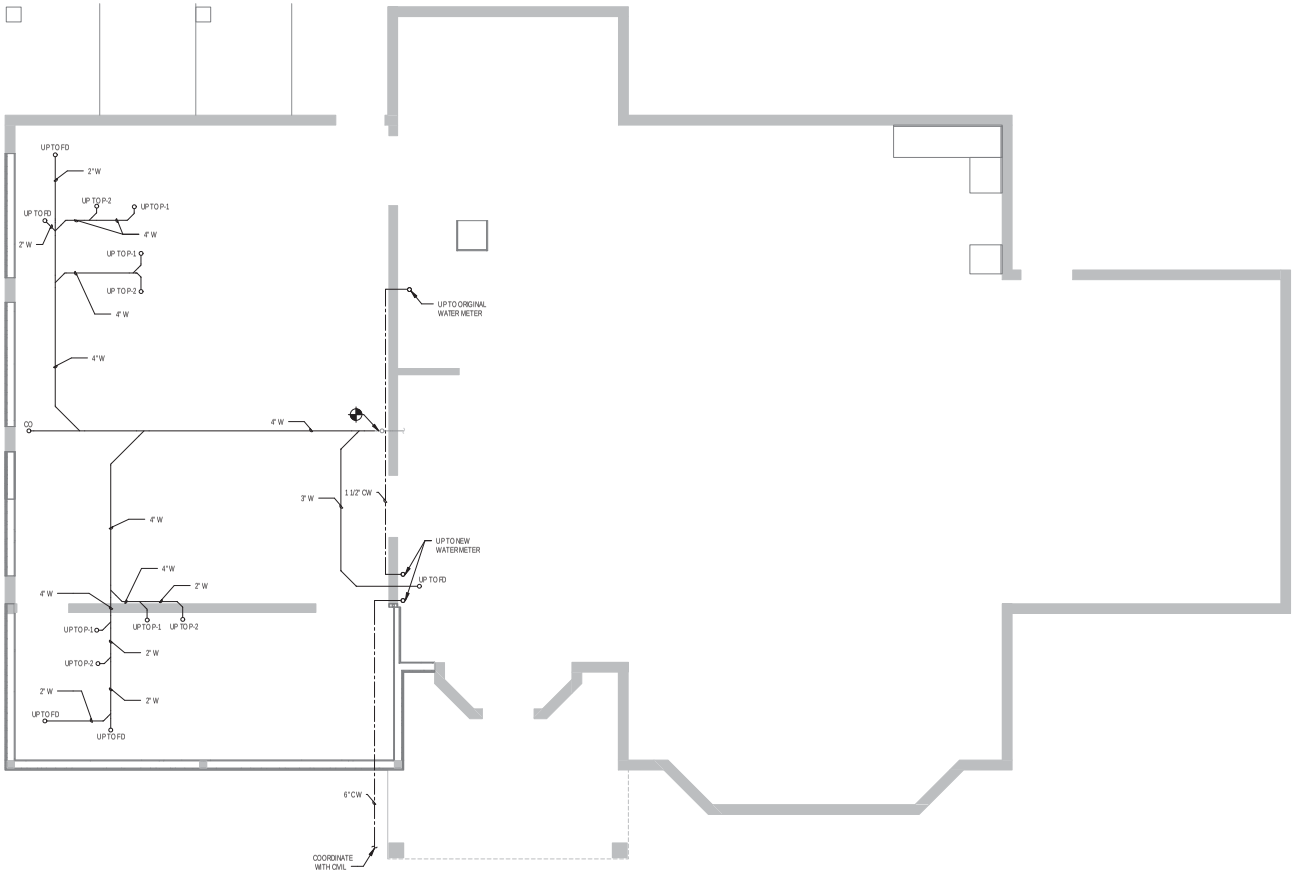

1 **1ST FLOOR UNDERSLAB SANITARY AND DOMESTIC PLAN**
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PROJ. NO: 150426
DRAWING NO: M2.00

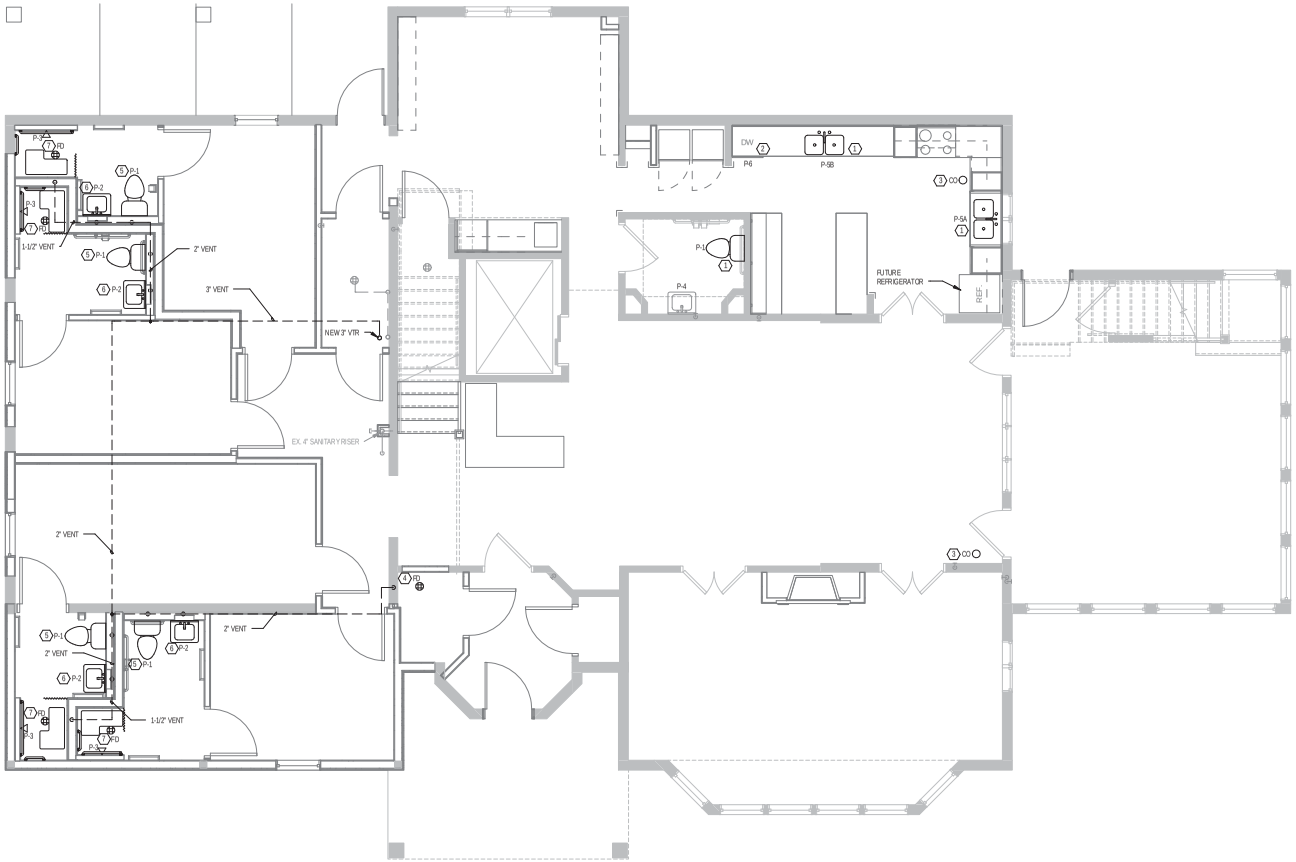
GENERAL SHEET NOTES

A. MAINTAIN ACCESS TO ALL FLOOR AND WALL PLUMBING CLEANOUTS.

B. SANITARY VENT LINES ARE TO BE ROUTED ABOVE CEILING, BETWEEN AND THROUGH JOISTS.

KEYED SHEET NOTES

1. TIE NEW FIXTURES INTO EXISTING WASTE AND VENT LINES.
2. ROUTE NEW DISHWASHER WASTE LINE TO P-5 WASTE PER MN STATE PLUMBING CODE AND MANUFACTURER'S INSTRUCTIONS. CONNECT WASTE TO P-5 WASTE ABOVE TRAP, VIA WYE CONNECTION.
3. INSTALL NEW CLEANOUT COVERS FLUSH WITH NEW FLOORING.
4. INSTALL NEW FLOOR DRAIN WITH 3" WASTE CONNECTION.
5. INSTALL NEW TOILET FIXTURE WITH 4" WASTE CONNECTION.
6. INSTALL NEW LAV FIXTURE WITH 1-1/4" WASTE CONNECTION.
7. INSTALL NEW SHOWER FLOOR DRAIN WITH 2" WASTE CONNECTION.



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DRAWING TITLE:

1ST FLOOR SANITARY PLAN

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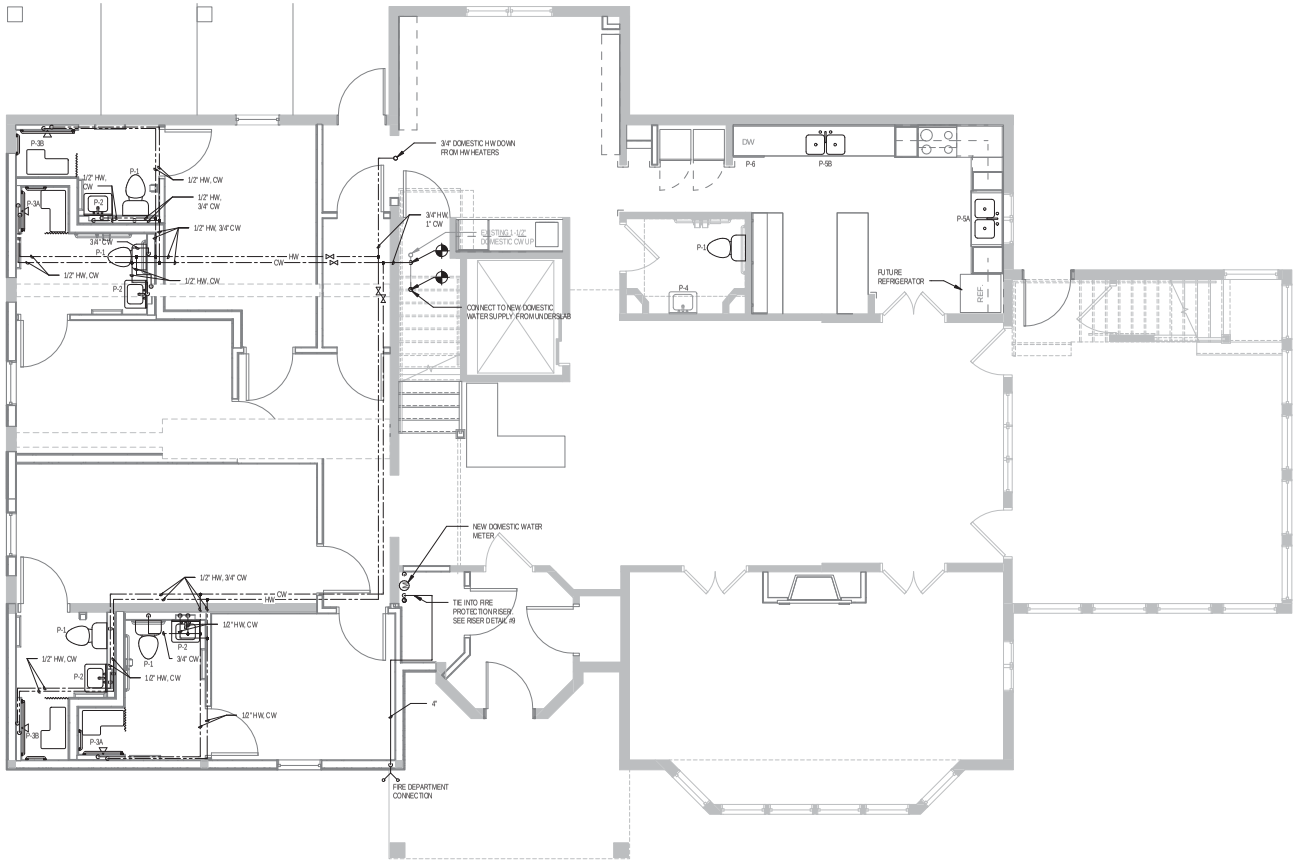
GENERAL SHEET NOTES

A. DOMESTIC WATER LINES ARE TO BE ROUTED ABOVE CEILING, BETWEEN AND THROUGH JOISTS.



1 1ST FLOOR DOMESTIC WATER PLAN
1/4" = 1'-0"

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1ST FLOOR DOMESTIC WATER PLAN

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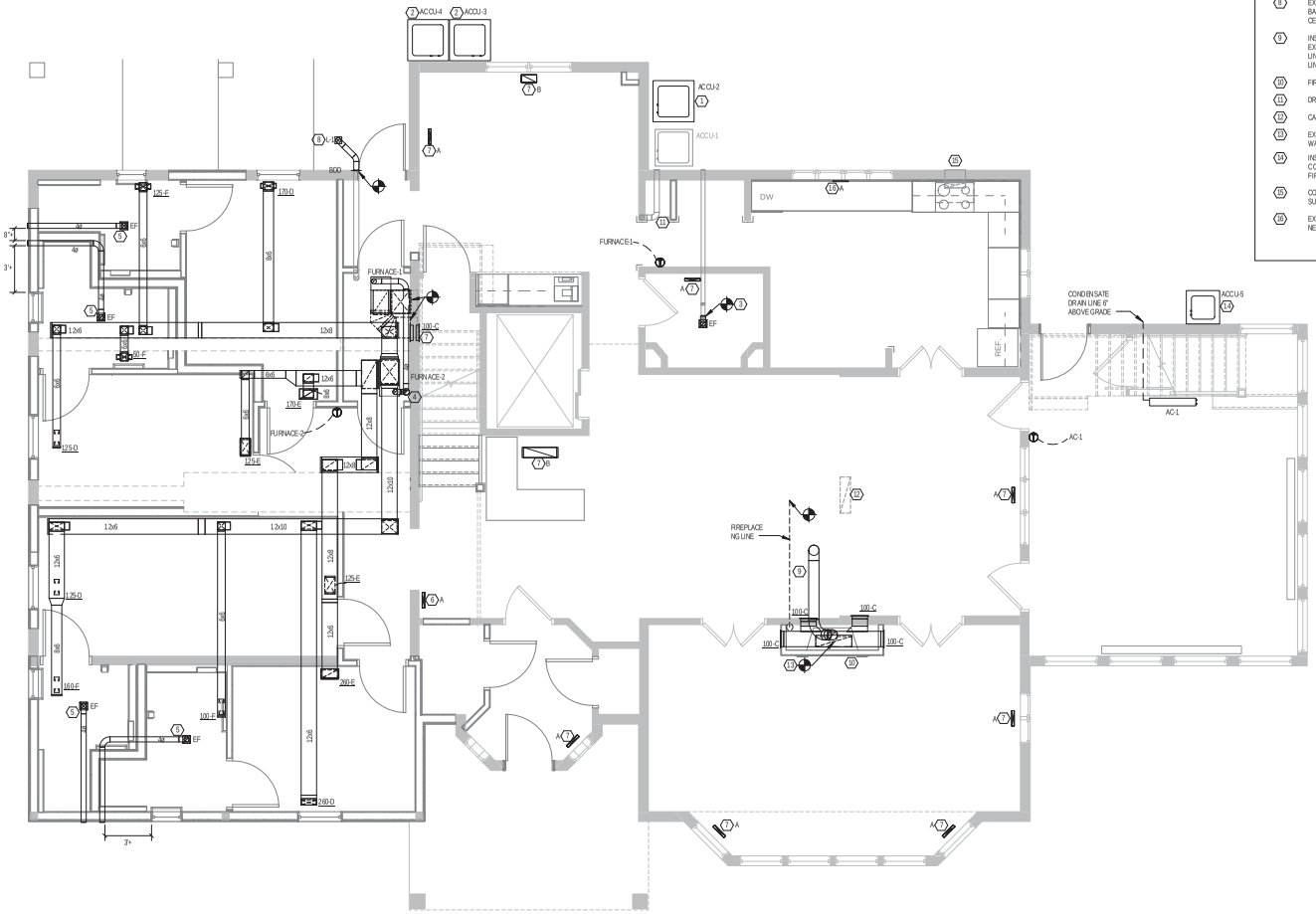
GENERAL SHEET NOTES

A. CLEAN OUT EXISTING BELOW SLAB DUCTWORK PRIOR TO INSTALLING NEW GRILLES / REGISTERS.

KEYED SHEET NOTES

1. INSTALL NEW CONDENSING UNIT WITH CONCRETE CURB, AND CONNECT TO NEW COOLING COIL IN ATTIC.
2. INSTALL NEW CONDENSING UNIT WITH CONCRETE CURB, AND CONNECT TO NEW COOLING COIL ON FIRST FLOOR.
3. INSTALL NEW CEILING EXHAUST FAN. CONNECT TO EXISTING DUCTWORK, ELECTRICAL AND CONTROLS
4. ROUTE NEW FURNACE EXHAUST LINES AS SHOWN AND CONNECT TO NEW 5" VENT TO ROOF.
5. INSTALL NEW CEILING EXHAUST FAN AND DUCTWORK TO OUTER WALL WITH EXHAUST CAP, BACKDRAFT DAMPER AND SCREEN.
6. MODIFY EXISTING DUCTWORK TO COORDINATE WITH LOWERED FLOOR AND INSTALL NEW FLOOR REGISTER.
7. INSTALL NEW FLOOR WALL REGISTERS AND GRILLES.
8. EXTEND DUCTWORK AND INSTALL NEW AIR INTAKE WITH BACKDRAFT DAMPER AND SCREEN ON PATIO OVERHANG CEILING.
9. INSTALL NEW FLUE UP BETWEEN FLOOR JOISTS TO EXISTING CHASE ON SECOND FLOOR. ROUTE NEW GAS LINE ABOVE CEILING AND CONNECT TO EXISTING GAS LINE.
10. FIREPLACE AND FLUE TO BE CERTIFIED.
11. DRYER VENT TO BE CLEANED.
12. CAP DUCT AND PATCH SLAB BELOW NEW FLOORING.
13. EXTEND DUCT BENEATH FIREPLACE AND ROUTE TO 4 NEW WALL RETURN GRILLES.
14. INSTALL NEW MINI SPLIT COOLING SYSTEM WITH CONCRETE CURB, AND CONNECT TO NEW INSIDE UNIT ON FIRST FLOOR THROUGH SPACE UNDER STAIRS.
15. CONNECT EXISTING EXHAUST DUCT TO NEW OWNER SUPPLIED KITCHEN EXHAUST HOOD.
16. EXTEND EXISTING UNDER FLOOR DUCTWORK TO PLACE NEW REGISTER ON WALL.



1 1ST FLOOR VENTILATION PLAN
1/4" = 1'-0"

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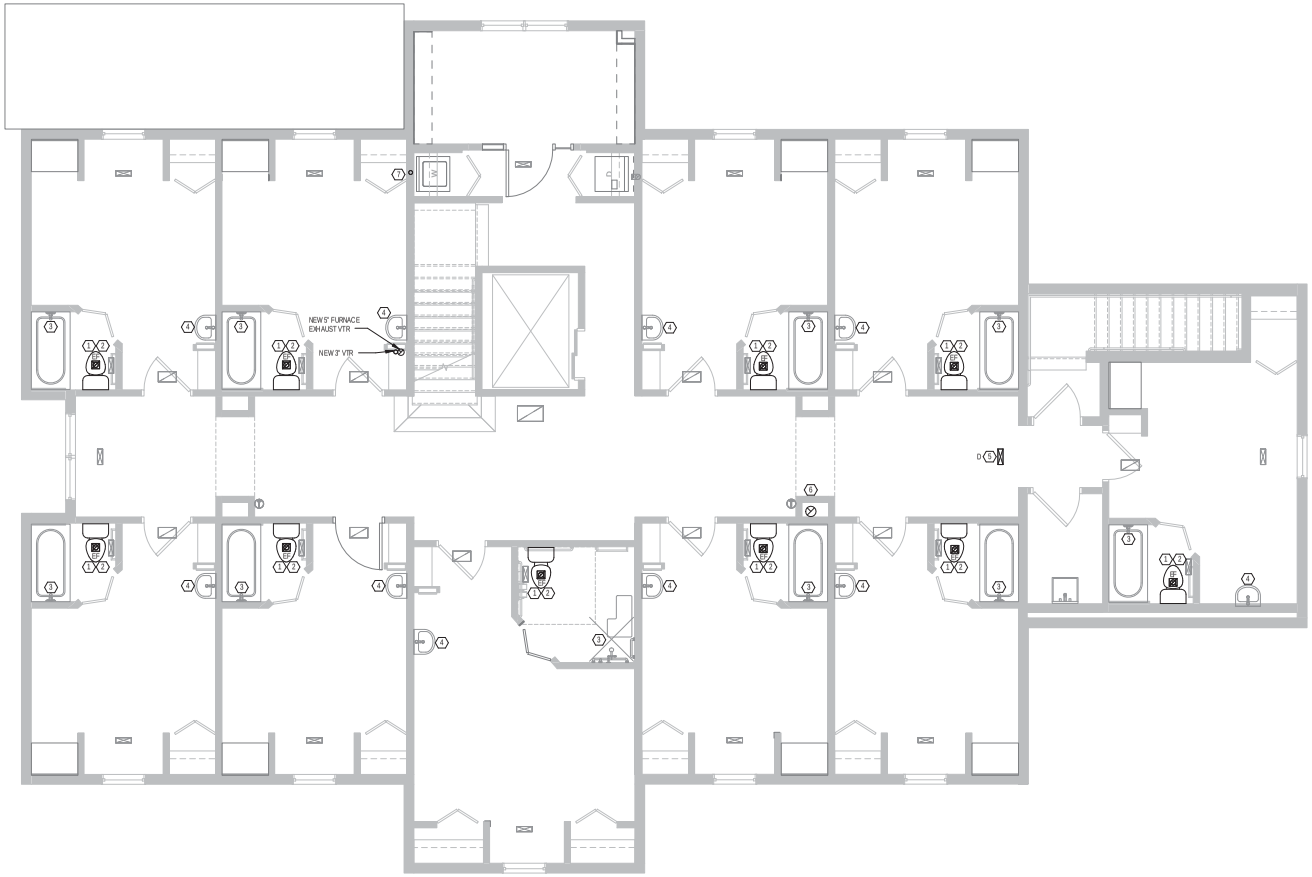
KEYED SHEET NOTES

1. INSTALL NEW CEILING EXHAUST FAN. CONNECT TO EXISTING ELECTRICAL AND CONTROLS. SEE ATTIC MECHANICAL PLAN FOR DUCT ROUTING. BALANCE TO 50 CFM.
2. INSTALL NEW TOILET FIXTURE P-1. TIE IN COLD WATER AND WASTE. SEAL FLOOR SEAM AROUND TOILET BASE.
3. INSTALL NEW SHOWER HEAD P-7.
4. INSTALL NEW FAUCET P-4. TIE IN COLD AND HOT WATER. REINSTALL DECORATIVE PEDESTALS AND PLUMBING COVERS.
5. REPLACE MISSING CEILING DIFFUSER.
6. ROUTE NEW FLUE UP THROUGH EXISTING CHASE TO ATTIC.
7. ROUTE NEW DOMESTIC HOT WATER PIPE UP THROUGH WALL IN WASHING MACHINE CLOSET.



1 **2ND FLOOR MECHANICAL PLAN**
1/4" = 1'-0"

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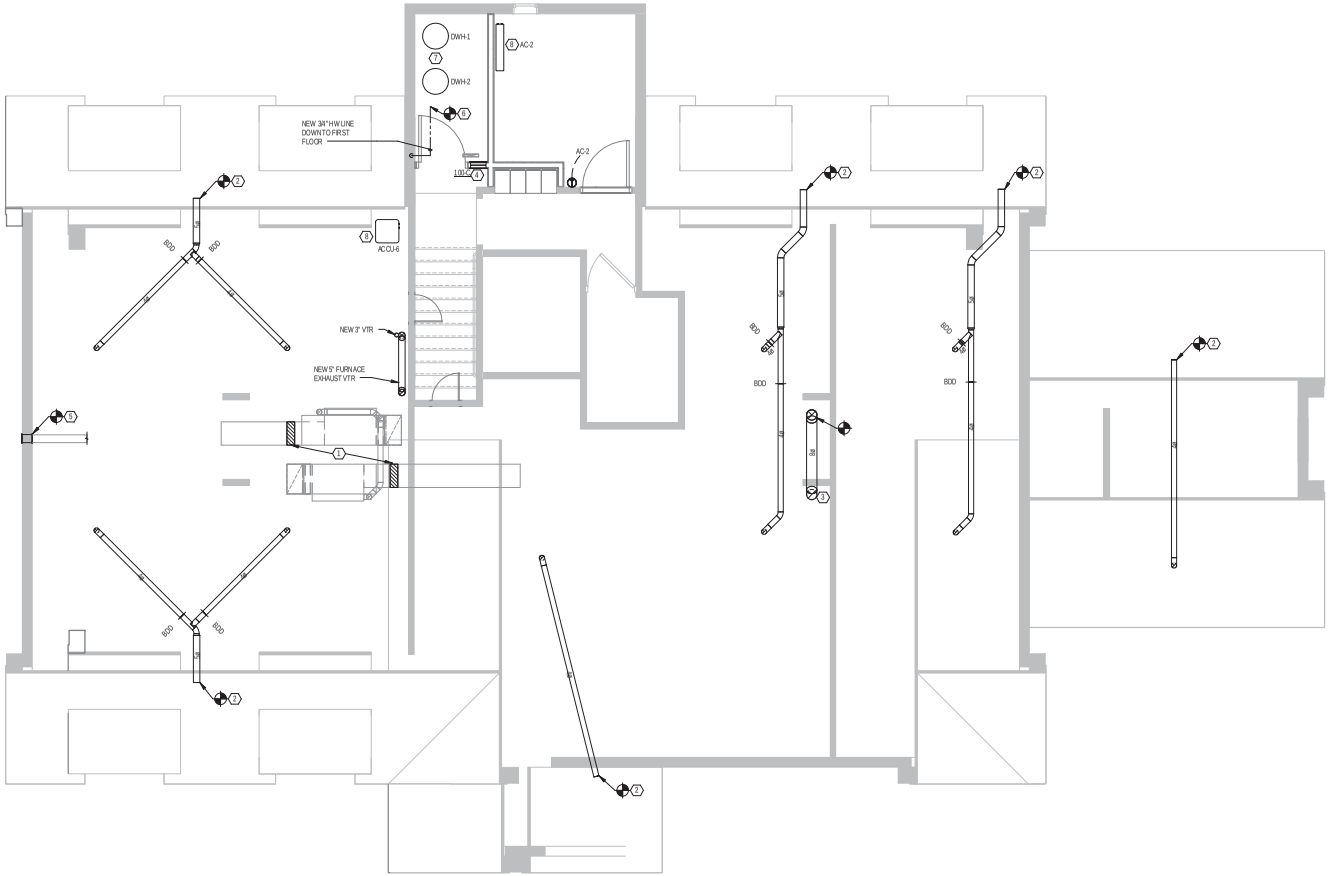
KEYED SHEET NOTES

1. INSTALL NEW COOLING COIL IN DUCTWORK AND CONNECT TO NEW COOLANT LINES AND CONDENSATE DRAIN.
2. INSTALL NEW EXHAUST DUCTWORK AS SHOWN AND ATTACH TO EXISTING ROOF VENTS.
3. INSTALL NEW FLUE DUCTWORK AND ATTACH TO EXISTING VENT THROUGH ROOF.
4. INSTALL NEW WALL TRANSFER GRILLES.
5. INSTALL NEW RELIEF VENT WITH BACK DRAFT DAMPER AND SCREEN.
6. TIE NEW HW LINE INTO HW MAIN BELOW FLOOR.
7. INSTALL NEW HW HEATERS. TIE INTO EXISTING HOT AND COLD WATER, NATURAL GAS, AND VENT LINES.
8. INSTALL NEW MINI SPLIT COOLING SYSTEM CONDENSER, AND CONNECT TO NEW INSIDE AC UNIT IN ELEC/DATA ROOM.



1 ATTIC MECHANICAL PLAN
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ATTIC MECHANICAL PLAN

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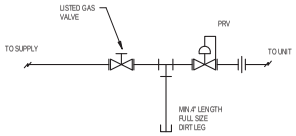
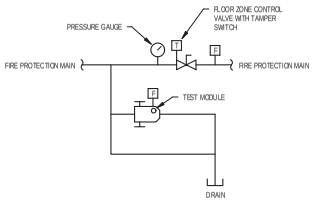
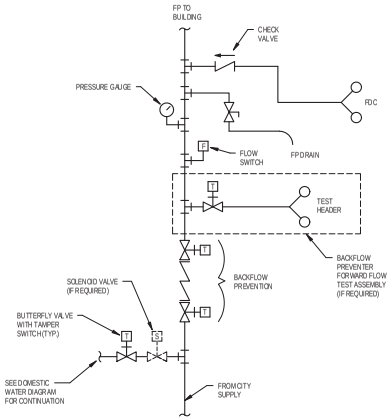


10 GAS EQUIPMENT PIPING DETAIL1
NO SCALE

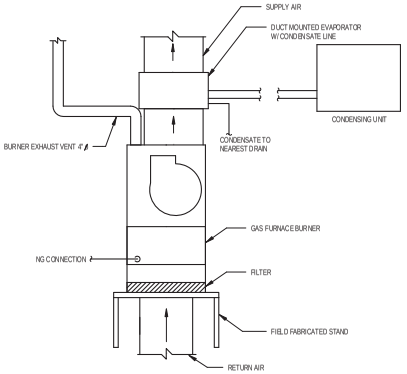


9 FP ZONE CONTROL VALVE DETAIL
NO SCALE

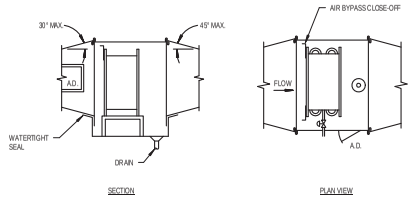


8 FP RISER ASSEMBLY DETAIL
NO SCALE

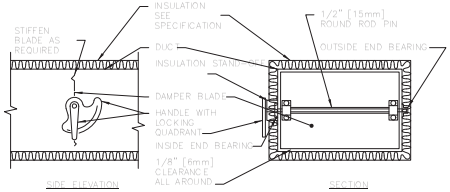
7 EXHAUST FAN ON/OFF SCHEMATIC
NO SCALE



6 FURNACE DETAIL
1/2" = 1'-0"



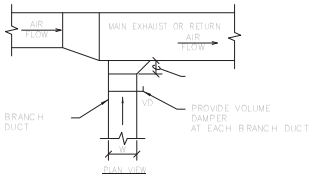
5 COOLING COIL DETAIL
NO SCALE



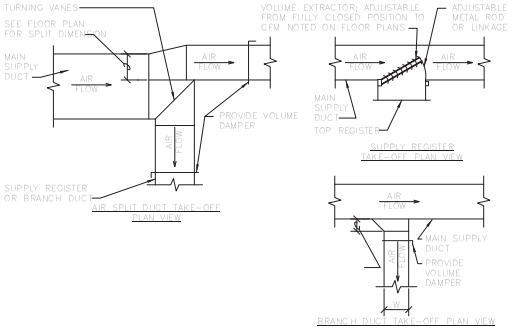
NOTE:

1. DELETE INSULATION STAND-OFF ON DUCTWORK WITHOUT EXTERIOR INSULATION.
2. DETAIL SHOWS SINGLE BLADE DAMPER. DAMPER INSTALLATION SHALL BE SIMILAR FOR MULTI-BLADE DAMPERS & ROUND DAMPERS.

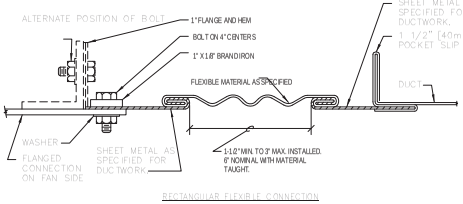
4 Detail View - VOLUME DAMPER DETAIL
1/2" = 1'-0"

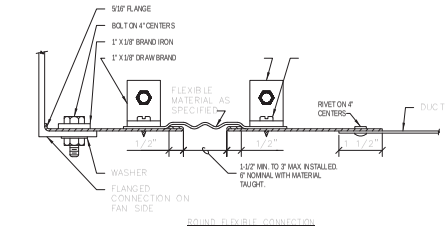


3 Detail View - EXHAUST OR RETURN BRANCH DUCTWORK
1/2" = 1'-0"



2 Detail View - SUPPLY DUCTWORK TAKEOFFS
1/2" = 1'-0"





1 Detail View - FLEX DUCT CONNECTORS
1/2" = 1'-0"

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FURNACE

UNIT No.	MANUFACTURER/ MODEL	DESIGN SUPPLY CFM	BLOWER: EXTERNAL SP (IN WC)	BLOWER: FAN SPEEDS	BLOWER: MOTOR HP	INPUT (MBH)	HTG. CAP (MBH)	GAS PIPE SIZE	VENT SIZE	AFLU %	EVAPORATOR COIL: CAP. (TONS)	EVAPORATOR COIL: COIL MATERIAL	EVAPORATOR COIL: AIRFLOW DIRECTION	REFRIG.	CONDENSING UNIT: MODEL	CONDENSING UNIT: LOCATION, UNIT NO	CONDENSING UNIT: SEER
	MECHANICAL REQUIREMENTS																
FURNACE	TEMPSTAR / NDN6075FB	500	0.6	4	1/3	75	61	1/2 INCH	4 INCH	80	3	ALUMINUM	SEE PLANS	R-410A	N4A3	GRADE / SEE CONDENSER SCHEDULE	13

EVAPORATOR COILS SHALL INCLUDE CORROSION-FREE SLOPED DRAIN PAN AND AN INSULATED CABINET

AIR - CONDITIONING UNIT SCHEDULE

UNIT No.	MANUFACTURER'S DESIGNATION	ARRANGEMENT	EVAPORATOR COIL CAPACITY: TOTAL BTUH	EVAPORATOR COIL CAPACITY: SENSIBLE BTUH	EER	ELECTRICAL REQUIREMENTS: COOLING WATTS	ELECTRICAL REQUIREMENTS: UNIT AMPS	ELECTRICAL REQUIREMENTS: VOLTAGE	ELECTRICAL REQUIREMENTS: PHASE	ASSOCIATED CONDENSING UNIT	REMARKS / ACCESSORIES
MECHANICAL REQUIREMENTS						ELECTRICAL REQUIREMENTS					
AC-1	DAIKIN / FTKN24	WALL MOUNT	24,000	21,000	15	2400	18.3	208	1	ACCU-5	CONDENSATE PUMP
AC-2	DAIKIN / FTKN09	WALL MOUNT	9,000	9,000	15	900	7.9	208	1	ACCU-6	CONDENSATE PUMP

NEW FAN SCHEDULE

UNIT No.	LOCATION	MANUFACTURER'S DESIGNATION	MAX. AIRFLOW CFM	SERVES	TOTAL STATIC	ELECTRICAL REQUIREMENTS: AMPS	ELECTRICAL REQUIREMENTS: VOLTAGE	ELECTRICAL REQUIREMENTS: PHASE	REMARKS / ACCESSORIES
MECHANICAL REQUIREMENTS						ELECTRICAL REQUIREMENTS			
EF	CEILING	NUTONE AEN80	50	SINGLE TOILET ROOMS	0.25	0.3	120	1	1

NOTES:
1. NON-METALLIC DAMPER

DIFFUSER, REGISTER AND GRILLE SCHEDULE

UNIT No.	MANUFACTUERER DESIGNATION	DUTY	MATERIAL	FINISH	REMARKS / ACCESSORIES
A	TRUAIRE 150TSB	SUPPLY	STEEL	BROWN	CONTRACTOR TO MATCH EXISTING SIZES
B	TRUAIRE 154-R	RETURN	STEEL	BROWN	CONTRACTOR TO MATCH EXISTING SIZES
C	TRUAIRE 154-R	RETURN	STEEL	WHITE	WALL MOUNT
D	TRUAIRE 103M	SUPPLY	STEEL	WHITE	
E	TRUAIRE 270	RETURN	STEEL	WHITE	
F	TRUAIRE A230H	SUPPLY	ALUMINUM	WHITE	

AIR COOLED CONDENSING UNIT SCHEDULE

ID	MANUFACTURER AND MODEL NUMBER	LOCATION	LOAD (MBH)	TYPE	REFRIG.	AIR AMBIENT TEMP. DBWB (°F)	VOLTAGE	PHASE	NOTES
ACCU-2	TEMPSTAR / N4A3	GRADE	18	AIR COOLED	R-410A	95 / -	208	1	
ACCU-3	TEMPSTAR / N4A3	GRADE	36	AIR COOLED	R-410A	95 / -	208	1	
ACCU-4	TEMPSTAR / N4A3	GRADE	36	AIR COOLED	R-410A	95 / -	208	1	
ACCU-5	DAIKIN / RKN24	GRADE	24	AIR COOLED	R-410A	95 / -	208	1	
ACCU-6	DAIKIN / RKN09	THRID LEVEL	9	AIR COOLED	R-410A	95 / -	208	1	

WATER HEATER SCHEDULE (GAS)

UNIT No.	MANUFACTURER'S DESIGNATION	STORAGE CAPACITY	SERVES	LEAVING WATER TEMP (°F)	RECOVERY RATE	INPUT MBH	TEMP RISE (°F)	ENERGY FACTOR	VOLTAGE	PHASE	NOTES
MECHANICAL REQUIREMENTS											
DWH-1	AMERICAN WATER HEATER/ FDG62 50540 3NOV	50 GALLONS	DOM. HW.	140	88	40	42	0.67	115	1	
DWH-2	AMERICAN WATER HEATER/ FDG62 50540 3NOV	50 GALLONS	DOM. HW.	140	88	40	42	0.67	115	1	

PLUMBING FIXTURE SCHEDULE

FIXTURE TAG	FIXTURE (ABBREVIATION)	DESCRIPTION	MOUNTING TYPE	SFU	DFU	WASTE	SUPPLY CW	SUPPLY HW
P-1	WATER CLOSET (WC)	FIXTURE: AMERICAN STANDARD CADET PRO 215AA.104 , ROUND FRONT BOWL, TANK, ADA COMPLIANT, VITREOUS CHINA TANK: 1.28 GPF, TANK COVER LOCKING DEVICE, 3" FLUSH VALVE SEAT: 5321.110 EVERCLEAN ELONGATED SEAT WITH SLOW CLOSE SNAP-OFF HINGES ACCESSORIES: COLOR MATCH BOWL CAPS, SUPPLY WITH STOP	FLOOR	5	5	3"	3/4"	-
P-2	LAVATORY (LV)	FIXTURE: AMERICAN STANDARD MURRO WALL-HUNG LAV 0954.004EC, 4" CENTERSET, VITREOUS-CHINA, ADA COMPLIANT VALVE: AMERICAN STANDARD MONTERREY TWO-HANDLE CENTERSET LAVATORY FAUCET 5502.170, VANDAL RESISTANT, GRID STRAINER DRAIN. ADA COMPLIANT, 1.5 GPM ACCESSORIES: CHROME PLATED P-TRAP WITH CLEAN-OUT PLUG AND ARM WITH ESCUTCHEON, AMERICAN STANDARD 0069.020 UNDER SINK PROTECTIVE ENCLOSURE, OFFSET WASTE.	WALL	2	1	1 1/2"	1/2"	1/2"
P-3A	SHOWER (SH)	MANUFACTURER/MODEL: AQUATIC / 1363BFSMA-521CMR ADA COMPLIANT, FOLD-UP SEAT, THERMOSTATIC MIXING VALVE, HAND-HELD SHOWER ASSEMBLY WITH 30" SLIDE BAR AND 60" HOSE, ETCHED GRAB BARS, BRASS DRAIN, SIZE: 36X36	-	4	2	2"	1/2"	1/2"
P-3B	SHOWER (SH)	MANUFACTURER/MODEL: AQUATIC / 1483BFSD-521CMR ADA COMPLIANT, FOLD-UP SEAT, THERMOSTATIC MIXING VALVE, HAND-HELD SHOWER ASSEMBLY WITH 30" SLIDE BAR AND 60" HOSE, ETCHED GRAB BARS, BRASS DRAIN. SIZE: 46X36	-	4	2	2"	1/2"	1/2"
P-4	LAVATORY (LV)	FIXTURE: EXISTING LAVATORY, PIPING AND DRAIN TO REMAIN. VALVE: AMERICAN STANDARD MONTERREY TWO-HANDLE CENTERSET LAVATORY FAUCET 5502.170, VANDAL RESISTANT, GRID STRAINER DRAIN. ADA COMPLIANT, 1.5 GPM	WALL	2	1	1 1/2"	1/2"	1/2"
P-5A	RESIDENTIAL SINK (SK)	FIXTURE: AMERICAN STANDARD UNDERMOUNT STAINLESS STEEL KITCHEN SINK 20DB.331900.290 VALVE: AMERICAN STANDARD HERITAGE TWO HANDLE CENTERSET BAR SINK FAUCET WITH BRASS GOOSENECK SWIVEL SPOUT, 6405.170H, 8" CENTERSET, 1.5 GPM, LEAD FREE. ACCESSORIES: STAINLESS STEEL WASTE FITTING 791566-0/50A	UNDERMOUNT	2	2	1 1/2"	1/2"	1/2"
P-5B	COMMERCIAL SINK (SK)	FIXTURE: OWNER PURCHASED AND INSTALLED VALVE: AMERICAN STANDARD HERITAGE TWO HANDLE CENTERSET BAR SINK FAUCET WITH BRASS GOOSENECK SWIVEL SPOUT, 6405.170H, 8" CENTERSET, 1.5 GPM, LEAD FREE.	-	2	2	1 1/2"	1/2"	1/2"
P-6	DISHWASHER	FIXTURE: OWNER PURCHASED AND INSTALLED	-	2	2	1 1/2"	1/2"	-
P-7	SHOWER (SH)	SHOWER HEAD: AMERICAN STANDARD FLOWISE 3660.718, 1.5 GPM, VANDAL RESISTANT TUB, DRAIN, TRIM AND SPOUT TO REMAIN.	-	4	2	2"	1/2"	1/2"
3" FD	3 INCH FLOOR DRAIN	FIXTURE: JOSAM # 3000-A, ROUND, CAST IRON, BOTTOM OUTLET TRAP: CAST-IRON SEAL 'P' TRAP, FLOOR CLEAN OUT OR REMOVABLE BACKWATER VALVE	-	-	3	3"	-	-

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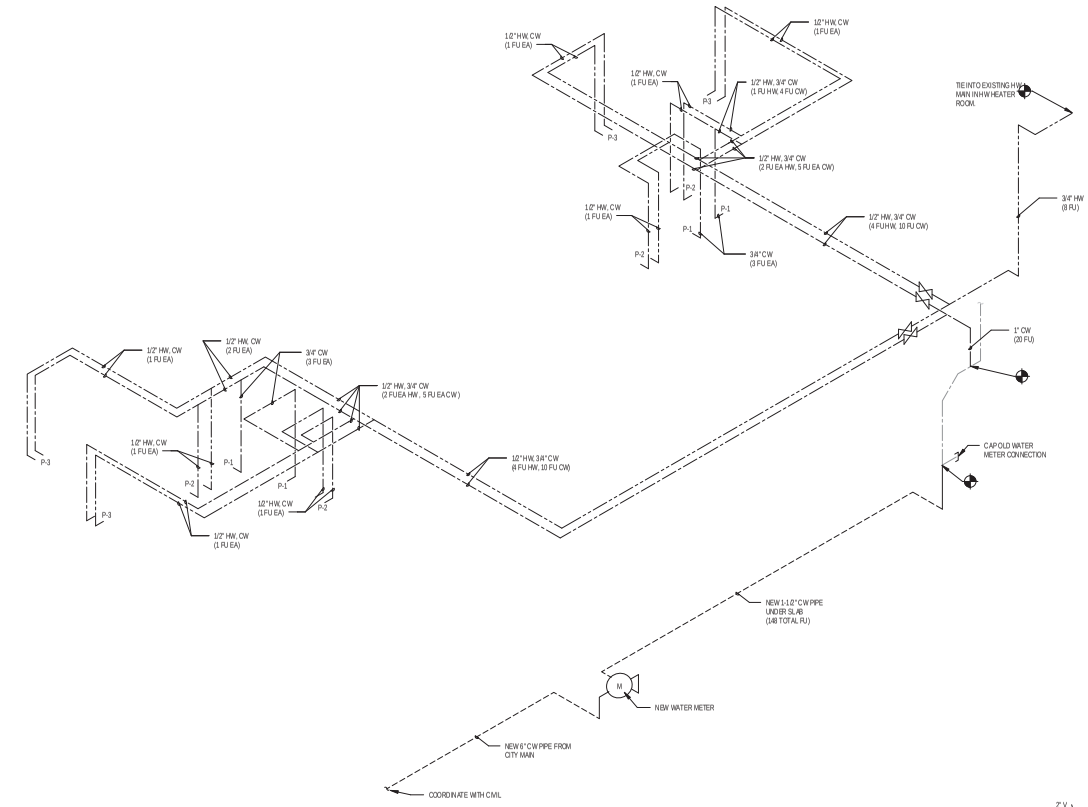
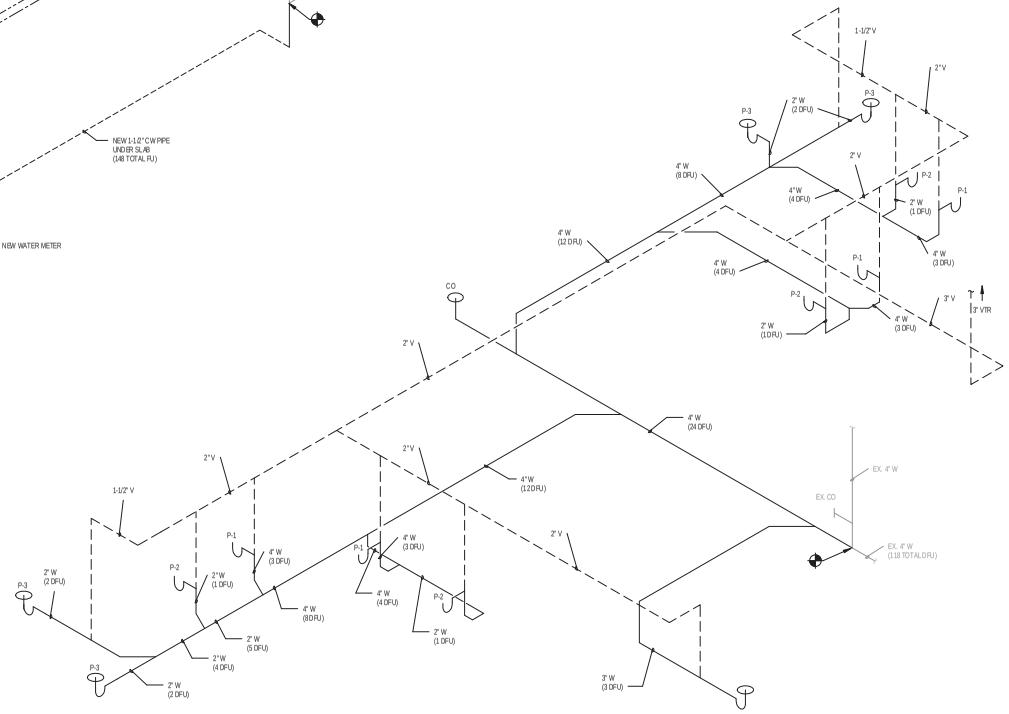


2 **DOMESTIC RISER DIAGRAM**
1/8" = 1'-0"



1 **SANITARY RISER DIAGRAM**
1/4" = 1'-0"

PERFORMANCE DRIVEN DESIGN.
LHBcorp.com
701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:

Hennepin County Medical Center

701 Park Avenue
Minneapolis, MN 55415

THIS SQUARE APPEARS 1.0"x1.0" ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR
1	05/06/2016	OWNER REVIEW

NO	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
06/01/2016

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PROJECT NAME:
HCMC
CRISIS RESIDENTIAL / IRTS

3633 Chicago Avenue South
Minneapolis, MN 55407

DRAWING TITLE:
DOMESTIC WATER AND SANITARY RISER DIAGRAM

FILE: Projects(M)/15Proj/150426/DrawingsM
DRAWN BY: BMK
CHECKED BY: EKT
PROJ. NO: 150426
DRAWING NO: M6.03

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ELECTRICAL SYMBOL LEGEND

HT AFF	SYMBOL	DESCRIPTION
AS NOTED		SURFACE LIGHT (TYPE DENOTED)
AS NOTED		WALL MOUNTED FLOODLIGHT (TYPE DENOTED)
		RECESSED LIGHT (TYPE DENOTED)
PER SCHED		POLE MOUNTED LIGHT (TYPE DENOTED)
PER SCHED		POLE MOUNTED FLOODLIGHT (TYPE DENOTED)
		SURFACE LINEAR LIGHT (TYPE DENOTED)
		SUSPENDED OR PENDANT LIGHT (TYPE DENOTED)
		RECESSED LINEAR LIGHT (TYPE DENOTED)
		STRIP LIGHT (TYPE DENOTED)
AS NOTED		TRACK AND TRACK LIGHT (TYPES DENOTED)
96"		EMERGENCY BATTERY LIGHT (TYPE DENOTED)
12"*		EXIT SIGN (TYPE DENOTED)
AS NOTED		LIGHT FIXTURE ON (EM) LIFE SAFETY BRANCH
AS NOTED		LIGHT FIXTURE ON (EM) CRITICAL BRANCH
AS NOTED		LIGHT FIXTURE ON EMERGENCY CIRCUIT
AS NOTED		LIGHT FIXTURE WITH EMERGENCY BALLAST
		LIGHT ON CORD REEL (TYPE DENOTED)
AS NOTED		LIGHTING CHANNEL WIRE (TYPE DENOTED)
48"		SINGLE POLE SW.
48"		2 POLE SINGLE THROW SW.
48"		3-WAY SW.
48"		4-WAY SW.
48"		KEYED SW.
48"		SW. W/PILOT
48"		SEPARATE PILOT LIGHT
48"		DIMMER SWITCH
48"		OCCUPANCY SENSOR SWITCH
48"		MOMENTARY CONTACT SWITCH
48"		TIMER SWITCH
48"		TIME DELAY SWITCH
48"		FAN SPEED CONTROL
48"		MOTOR HORSEPOWER RATED SWITCH
48"		PUSH BUTTON
18"		SINGLE RECEPT.
18"		DUPLEX RECEPT.
18"		SPLIT DUPLEX RECEPT.
18"		ISOLATED GROUND RECEPT (DUPLEX SHOWN)
18"		RECEPT ON EMERGENCY CKT (DUPLEX SHOWN)
18"		FOURPLEX RECEPT.
18"		FOURPLEX RECEPTACLE ON EMERGENCY CIRCUIT
18"		240 VOLT RECEPT.
		FLOOR RECEPT. (DUPLEX SHOWN)
AS NOTED		RECEPT ON DROP CORD (DUPLEX SHOWN)
		RECEPT ON CORD REEL (DUPLEX SHOWN)
		EQUIPMENT PLUG

HT AFF	SYMBOL	DESCRIPTION
18"		MULTIOUTLET ASSEMBLY (TYPE DENOTED)
18"		MULTIOUTLET ASSEMBLY (TYPE DENOTED)
84"		CLOCK (TYPE DENOTED)
		POWER POLE (OPEN OFFICE STYLE)
		SURGERY SERVICE COLUMN
		STATIC GROUND RECEPTACLE (TYPE DENOTED)
		LIGHTNING PROTECTION AIR TERMINAL
		LIGHTNING PROTECTION CONDUCTOR SPLICE
		GROUND ROD (PLAN VIEW)
		GROUND CONNECTION TO STEEL OR STRUCTURE
		GROUND CONNECTION - EXOTHERMIC WELD
		UTILITY SERVICE POWER POLE (SITE)
AS NOTED		SPECIAL RECEPT. OR CONN. (SEE SCHEDULE)
		SPECIAL CONNECTION (SEE SCHEDULE)
AS NOTED		JUNCTION BOX
		PULL BOX
72"**		CIRCUIT BREAKER PANEL
72"**		POWER OR DISTRIBUTION PANEL
72"**		SPECIAL CABINET (TYPE DENOTED)
		TRANSFORMER (TYPE DENOTED)
		MOTOR (SEE SCHEDULE)
72"**		MAG. MOTOR STARTER OR CONTACTOR
72"**		COMB. MOTOR STARTER (NON-FUSED)
72"**		COMB. MOTOR STARTER (FUSED)
72"**		SAFETY DISC. SW. (NON-FUSED)
72"**		SAFETY DISC. SW. (FUSED)
AS NOTED		BUS DUCT WITH PLUG IN DISCONNECT (FUSED)
		VARIABLE FREQUENCY DRIVE
72"**		RELAY
72"**		ENCLOSED CIRCUIT BREAKER
		PRESSURE SWITCH
		FLOAT SWITCH
		OCCUPANCY SENSOR - TYPE DENOTED
		LIGHT LEVEL SENSOR - TYPE DENOTED
AS NOTED		PHOTOCELL
48"		TIME CONTROL SWITCH (TIME SWITCH)
48"		HUMIDISTAT
48"		THERMOSTAT
PER SCHED		BASEBOARD HEATER (TYPE DENOTED)
PER SCHED		WALL HEATER (TYPE DENOTED)
PER SCHED		HAND OR HAIR DRYER (TYPE DENOTED)
		SOLENOID VALVE
		HALFTONE SYMBOL INDICATES EXISTING
		DASHED SYMBOL INDICATES REMOVED

HT AFF	SYMBOL	DESCRIPTION
		CONDUIT CONCEALED IN WALL OR OVERHEAD
		CONDUIT CONCEALED BELOW FLOOR
		CONDUIT EXPOSED
	SR	SURFACE RACEWAY
		CONDUIT TRANSITION UP
		CONDUIT TRANSITION DOWN
		CONDUIT STUBBED OUT
	LV	LOW VOLTAGE POWER WIRING
	EX	EXISTING CONDUIT
	UE	UNDERGROUND ELECTRICAL
	UHVE	UNDERGROUND HIGH VOLTAGE ELECTRICAL
	UT	UNDERGROUND TELEPHONE
	UCOM	UNDERGROUND COMMUNICATIONS
	UTV	UNDERGROUND CABLE TELEVISION (CATV OR CCTV)
	UFBR	UNDERGROUND FIBER OPTIC
	OHE	OVERHEAD ELECTRIC
	OHT	OVERHEAD TELEPHONE
		BRANCH CIRCUIT HOME RUN
		FLEXIBLE CONDUIT OR FIXTURE WHIP
		UNDERFLOOR RACEWAY SYSTEM
		CABLE TRAY (TYPE DENOTED)
		CONDUIT SLEEVE (SIZE DENOTED)
18"		TELEPHONE OUTLET (TYPE DENOTED)
48"****		WALL TELEPHONE OUTLET (TYPE DENOTED)
18"		INFORMATION OUTLET (TYPE DENOTED)
		WIRELESS ACCESS POINT
48"		INTERCOM OUTLET LOCATION
18"		TELEVISION OUTLET
18"		MULTIPLE SERVICE OUTLET (TYPE DENOTED)
		OUTLET IN FLOOR (MICROPHONE SHOWN)
		MULTIPLE SERVICE FLR OUTLET (TYPE DENOTED)
	WAP	WIRELESS ACCESS POINT
84"		BELL
84"		BUZZER
		CHIME
48"****		DOOR SIGNAL - APT. UNIT
84"		SPEAKER (WALL OR CEILING MT.)
84"		HORN TYPE SPEAKER
48"		VOLUME CONTROL
18"		MICROPHONE OUTLET
18"		PROJECTOR CONTROL OUTLET
		ANTENNA
		WEATHERHEAD
		KEYED NOTE (SEE SCHEDULE)

HT AFF	SYMBOL	DESCRIPTION
96"***		FIRE ALARM HORN
96"***		FIRE ALARM HORN W/STROBE (CANDELAS)
96"***		FIRE ALARM BELL
96"***		FIRE ALARM BELL W/STROBE (CANDELAS)
96"***		FIRE ALARM CHIME
96"***		FIRE ALARM CHIME W/STROBE (CANDELAS)
96"***		FIRE ALARM STROBE (CANDELAS)
96"***		FIRE ALARM SPEAKER W/STROBE (CANDELAS)
72"**	F.A. ANNUN	FIRE ALARM REMOTE ANNUNCIATOR
8"*****		SMOKE DETECTOR (TYPE DENOTED)
		HEAT DETECTOR (TYPE & TEMP DENOTED)
		LINEAR HEAT DETECTOR
		DUCT SMOKE DETECTOR (TYPE DENOTED)
48"		REMOTE TEST/STATUS STATION
		FLAME DETECTOR (TYPE DENOTED)
		GAS DETECTOR (TYPE DENOTED)
48"****		F.A. PULLSTATION (TYPE DENOTED)
		F.A. ZONE ADDRESSABLE MODULE
		F.A. INDIVIDUAL ADDRESSABLE MODULE
		F.A. DOOR HOLDER
		F.A. DOOR CLOSER
		FIRE ALARM SHUT DOWN RELAY
		SPRINKLER FLOW SWITCH
		SPRINKLER VALVE TAMPER SWITCH
		SPRINKLER LEVEL SWITCH
		SPRINKLER PRESSURE SWITCH
		SPRINKLER TEMPERATURE SWITCH
	ELR	END OF LINE RESISTOR
		ELECTRIC STRIKE
		MAGNETIC LOCK
		COMBINATION LOCK
		DOOR CONTACTS
48"****		CARD READER
48"****		KEYPAD
144"*		MOTION DETECTOR (TYPE DENOTED)
48"		NURSE CALL EMERG. STATION
48"		NURSE CALL CODE BLUE EMERG. STATION
48"****		NURSE CALL DUTY STATION
48"****		NURSE CALL STAFF STATION
48"		NURSE CALL SINGLE PATIENT STATION
48"		NURSE CALL DUAL PATIENT STATION
12"*		NURSE CALL DOME LIGHT (2 LAMP)
48"****	NCM	NURSE CALL MASTER STATION
48"****	NCC	NURSE CALL EQUIPMENT CABINET
72"**	NC ANNUN	NURSE CALL ANNUNCIATOR PANEL
AS NOTED		CCTV CAMERA
AS NOTED		CCTV CAMERA WITH PAN/TILT DRIVE

ALL DISTANCES ARE TO CENTER OF DEVICE OR EQUIPMENT UNLESS OTHERWISE NOTED. DEVICES INDICATED AT 48" MAY NOT BE INSTALLED WITH ANY OPERABLE PART HIGHER THAN 48". DEVICES MAY BE INSTALLED IN CONCRETE MASONRY UNITS WITH THE TOP OF THE DEVICE AT 48".

* DISTANCE ABOVE TOP OF DOOR FRAME — ** DISTANCE TO TOP OF EQUIPMENT OR DEVICE — *** DISTANCE TO HIGHEST OPERABLE PART OF EQUIPMENT — **** DISTANCE BELOW CEILING — ***** DISTANCE TO BOTTOM OF DEVICE

ELECTRICAL SYMBOL NOTES

THE LIGHTING FIXTURE TYPE IS INDICATED BY AN UPPER CASE LETTER. THE CIRCUIT DESIGNATION IS INDICATED BY A NUMBER. THE SWITCH DESIGNATION IS INDICATED BY A LOWER CASE LETTER.

A2 / 12b — EXAMPLE 1: LIGHTING FIXTURE TYPE "A" IS CONNECTED TO CIRCUIT 12 AND CONTROLLED BY SWITCH "b".

* P2D1* / 2aba — EXAMPLE 2: THE FIXTURE TYPE SHOWN AS A NUMERATOR INDICATES ALL LIGHTING FIXTURES IN THE ROOM OR SPACE ARE THE SAME TYPE. THE CIRCUIT NUMBER AND SWITCH DESIGNATION SHOWN AS A DENOMINATOR INDICATES ALL LIGHTING FIXTURES IN THE ROOM OR SPACE ARE CONNECTED TO THE SAME CIRCUIT, CONTROLLED BY THE SAME SWITCHES, CENTER/OUTBOARD MULTILEVEL SWITCHING.

E / 14 — EXIT LIGHTS. STEM INDICATES WALL MOUNTING. NO STEM INDICATES CEILING MOUNTING. SHADED AREA INDICATES ILLUMINATED FACE(S). ARROW INDICATES DIRECTIONAL ARROW ON ILLUMINATED FACE(S). THE CIRCUIT DESIGNATION IS INDICATED BY A NUMBER. EXAMPLE: THE WALL MOUNTED EXIT LIGHT TYPE "E" WITH SINGLE FACE AND DIRECTIONAL ARROW IS CONNECTED TO CIRCUIT 14.

16c — DEVICES. THE CIRCUIT DESIGNATION IS INDICATED BY A NUMBER. THE SWITCH DESIGNATION IS INDICATED BY A LOWER CASE LETTER. EXAMPLE: SPLIT DUPLEX RECEPTACLE IS CONNECTED TO CIRCUIT 16 AND ONE RECEPTACLE OUTLET IS CONTROLLED BY SWITCH "c".

d — THE CONTROL DEVICE DESIGNATION IS INDICATED BY A LOWER CASE LETTER. EXAMPLE: SINGLE POLE SWITCH "d" TO CONTROL LIGHTING FIXTURES INDICATED BY "d".

D600 / e — WALL BOX DIMMER WITH SIZE AS INDICATED AT DEVICE. EXAMPLE: 600 WATT WALL BOX DIMMER TO CONTROL LIGHTING FIXTURES INDICATED BY "e". SEE SPECIFICATIONS FOR WATTAGE IF NOT INDICATED.

1 / 1,3,5 — SPECIAL CONNECTIONS. THE EQUIPMENT IS INDICATED BY A NUMBER IN A CIRCLE. SEE THE MOTOR AND EQUIPMENT SCHEDULE FOR THE LOAD DESCRIPTION AND TYPE OF CONNECTION. THE CIRCUIT DESIGNATION IS INDICATED BY A NUMBER(S) ADJACENT TO THE SYMBOL. EXAMPLE: EQUIPMENT NO. 1; 3 PHASE CONNECTION TO CIRCUITS 1, 3, 5.

SF-1 / 2,4,6 — MOTOR CONNECTIONS. THE MOTOR IS INDICATED BY A NUMBER WITHIN OR CHARACTERS ADJACENT TO THE MOTOR SYMBOL. SEE THE MOTOR AND EQUIPMENT SCHEDULE FOR THE MOTOR DESCRIPTION AND ELECTRICAL REQUIREMENTS. THE CIRCUIT DESIGNATION IS INDICATED BY A NUMBER(S) ADJACENT TO THE SYMBOL. EXAMPLE: MOTOR SF-1; 3 PHASE CONNECTION TO CIRCUITS 2, 4, 6.

7,9 / H1 — ELECTRIC HEATER CONNECTIONS. THE HEATER TYPE IS INDICATED BY A NUMBER FOLLOWING THE UPPER CASE LETTER "H". SEE THE HEATER SCHEDULE FOR ELECTRICAL REQUIREMENTS. THE CIRCUIT DESIGNATION IS INDICATED BY A NUMBER(S) ADJACENT TO THE HEATER. EXAMPLE: ELECTRIC BASEBOARD HEATER TYPE "H1" CONNECTED TO CIRCUITS 7, 9.

T1 — TRANSFORMERS. THE TRANSFORMER TYPE IS INDICATED BY A NUMBER FOLLOWING THE UPPER CASE LETTER "T". SEE THE TRANSFORMER SCHEDULE OR THE SINGLE LINE DIAGRAM FOR THE TRANSFORMER DESCRIPTION AND REQUIREMENTS. EXAMPLE: TRANSFORMER TYPE "T1".

LPN-102 — PANELBOARDS. PANELBOARD DOORS MAY BE SHOWN TO INDICATE OPENING SIDE OF RECESSED PANELBOARDS. SEE PANELBOARD IDENTIFICATION FOR DESIGNATION CODES.

CONDUIT SHOWN WITHOUT SLASH MARKS SHALL CONTAIN 2 # 12 CONDUCTORS WITH 1 #12 GROUND IN 3/4" CONDUIT UNLESS SPECIFIC EQUIPMENT REQUIRES A DIFFERENT SIZE. INTERIOR WIRING (TYPICALLY NOT IN CONDUIT) SHALL BE MULTI-CONDUCTOR CABLE WITH 2#12 CONDUCTOR AND #12 GROUND IN THE CABLE. FOR LIGHTING WIRING, PROVIDE THE PROPER NUMBER OF CONDUCTORS TO ACCOMPLISH THE SWITCHING REQUIRED.

#10 — WIRING OR CONDUIT SHOWN WITH SLASH MARKS SHALL CONTAIN 1 # 12 CONDUCTOR PER SLASH MARK IN 3/4" CONDUIT UNLESS A CONDUCTOR AND CONDUIT SIZE IS SHOWN ADJACENT TO THE SLASH MARKS. INTERIOR WIRING (TYPICALLY NOT IN CONDUIT) SHALL BE MULTI-CONDUCTOR CABLE WITH 1#12 CONDUCTOR PER SLASH MARK, INCLUDING AN EQUIPMENT GROUNDING CONDUCTOR IN THE CABLE. SLASH MARK INDICATORS ARE: SHORT STRAIGHT= PHASE CONDUCTOR, LONG STRAIGHT=NEUTRAL CONDUCTOR, SHORT BENT ENDED=SWITCH LEGS, LONG STRAIGHT WITH A DOT=GROUND CONDUCTOR, CHEVRON=CATEGORY 6, TWIST=SHIELDED TWISTED PAIR, CONCENTRIC CIRCLE AND DOT=COAX CABLE.

LPN-102 / 1,3,5 — HOME RUN TO BRANCH CIRCUIT PANELBOARD. THE PANELBOARD DESIGNATION IS SHOWN ADJACENT TO THE HOME RUN ARROW AS A NUMERATOR AND THE CIRCUIT DESIGNATION IS SHOWN AS THE DENOMINATOR. CIRCUIT BREAKER SIZES (AMPS/NUMBER OF POLES) ARE SHOWN IN THE PANELBOARD SCHEDULE WITH THE CORRESPONDING PANELBOARD AND CIRCUIT DESIGNATION. EXAMPLE: HOME RUN TO PANELBOARD LPN-102; CIRCUITS 1, 3, 5.

SYMBOL NOTATIONS: UPPER CASE LETTERS ADJACENT TO SYMBOLS INDICATE A UNIT TYPE. SEE APPROPRIATE SCHEDULE OR SPECIFICATIONS.

SPECIFIC CODE NOTES

FIRE PROTECTION REQUIREMENTS

A. PENETRATIONS IN WALLS REQUIRING PROTECTED OPENINGS MUST BE FIRESTOPPED WITH AN APPROVED MATERIAL.

1. CONDUITS MAY PENETRATE WALLS OR PARTITIONS, PROVIDED THEY ARE FIRE-STOPPED.
2. OPENINGS FOR STEEL ELECTRICAL BOXES NOT EXCEEDING 16 SQUARE INCHES ARE PERMITTED PROVIDED OPENINGS DO NOT AGGREGATE MORE THAN 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF WALL OR PARTITION.
3. OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES.

B. LIGHT FIXTURES AND OTHER APPARATUS SUPPORTED BY THE ACOUSTICAL CEILING GRID MUST MEET THE REQUIREMENTS OF NEC SECTION 410.16, MEANS OF SUPPORT.

C. RECESSED LIGHTING FIXTURES INSTALLED IN FIRE RATED CEILING ASSEMBLIES SHALL BE FIRE RATED FIXTURES BEARING THE UL FIRE RATED LABEL. FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE UL FIRE RESISTANCE DIRECTORY, AND SHALL INCLUDE A FIRE RATED ENCLOSURE INSTALLED OVER THE FIXTURE THAT MEETS THE REQUIREMENTS OF THE UL FIRE RESISTANCE DIRECTORY.

ELECTRICAL ABBREVIATIONS LIST

1P	1 POLE (2P, 3P, 4P, ETC.)
A	AMPERE
AC	ABOVE COUNTER OR AIR CONDITIONER
ACLG	ABOVE CEILING
ADO	AUTOMATIC DOOR OPENER
AF	AMP FRAME
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFI	ARC FAULT CIRCUIT INTERRUPTER
AHU	AIR HANDLING UNIT
AL	ALUMINUM
ALT	ALTERNATE
AMP	AMPERE
AMPL	AMPLIFIER
ANNUN	ANNUNCIATOR
APPROX	APPROXIMATELY
AQ-STAT	AQUASTAT
ARCH	ARCHITECT, ARCHITECTURAL
AS	AMP SWITCH
AT	AMP TRIP
ATS	AUTOMATIC TRANSFER SWITCH
AUTO	AUTOMATIC
AUX	AUXILIARY
AV	AUDIO VISUAL
AWG	AMERICAN WIRE GAUGE
BATT	BATTERY
BD	BOARD
BLDG	BUILDING
BMS	BUILDING MANAGEMENT SYSTEM
C	CONDUIT
CAB	CABINET
CAT	CATALOG
CATV	CABLE TELEVISION
CB	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION
CKT	CIRCUIT
CLG	CEILING
COMB	COMBINATION
CMPR	COMPRESSOR
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUATION OR CONTINUOUS
CONTR	CONTRACTOR
CONV	CONVECTOR
CP	CIRCULATING PUMP
CRT	CATHODE-RAY TUBE
CT	CURRENT TRANSFORMER
CTR	CENTER
CU	COPPER
DCP	DOMESTIC WATER CIRCULATING PUMP
DEPT	DEPARTMENT
DET	DETAIL
DIA	DIAMETER
DISC	DISCONNECT
DIST	DISTRIBUTION
DN	DOWN
DPR	DAMPER
DS	SAFETY DISCONNECT SWITCH
DT	DOUBLE THROW
DWG	DRAWING
EC	ELECTRICAL CONTRACTOR
ELEC	ELECTRIC, ELECTRICAL
ELEV	ELEVATOR
EM	EMERGENCY
EMS	ENERGY MANAGEMENT SYSTEM
EMT	ELECTRICAL METALLIC TUBING
EP	ELECTRIC PNEUMATIC
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXH	EXHAUST
EXP	EXPLOSION PROOF
FA	FIRE ALARM
FABP	FIRE ALARM BOOSTER POWER SUPPLY PANEL
FACP	FIRE ALARM CONTROL PANEL
FCU	FAN COIL UNIT
FIXT	FIXTURE
FLR	FLOOR
FLUOR	FLUORESCENT
FU	FUSE
FUDS	FUSED SAFETY DISCONNECT SWITCH
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERATOR
GFI	GROUND FAULT CIRCUIT INTERRUPTER
GFP	GROUND FAULT PROTECTOR
GND	GROUND
GRS	GALVANIZED RIGID STEEL (CONDUIT)
GYP BD	GYPSUM BOARD
HOA	HANDS-OFF-AUTOMATIC SWITCH
HORIZ	HORIZONTAL
HP	HORSEPOWER
HPF	HIGH POWER FACTOR
HT	HEIGHT
HTG	HEATING
HTR	HEATER
HV	HIGH VOLTAGE
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
HWP	HYDRONIC WATER PUMP
IC	INTERRUPTING CAPACITY
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
INCAND	INCANDESCENT
IR	INFRARED
I/W	INTERLOCK WITH
J-BOX	JUNCTION BOX
KV	KILOVOLT
KVA	KILOVOLT-AMPERE
KVAR	KILOVOLT-AMPERE REACTIVE
KW	KILOWATT
KWH	KILOWATT HOUR
LOC	LOCATE OR LOCATION
LT	LIGHT
LTG	LIGHTING
LTNG	LIGHTNING
LV	LOW VOLTAGE
MAX	MAXIMUM
MAG.S	MAGNETIC STARTER
MC	MOMENTARY CONTACT
MC	MECHANICAL CONTRACTOR
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MDC	MAIN DISTRIBUTION CENTER
MDP	MAIN DISTRIBUTION PANEL
MFR	MANUFACTURER
MFS	MAIN FUSED DISCONNECT SWITCH
MH	MANHOLE
MIC	MICROPHONE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUGS ONLY
MMS	MANUAL MOTOR STARTER
MOA	MULTIOUTLET ASSEMBLY
MSP	MOTOR STARTER PANELBOARD
MSBD	MAIN SWITCHBOARD
MT	MOUNT
MT.C	EMPTY CONDUIT
MTS	MANUAL TRANSFER SWITCH
MTR	MOTOR, MOTORIZED
N.C.	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
NFDS	NON-FUSED SAFETY DISCONNECT SWITCH
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
N.O.	NORMALLY OPEN
NPF	NORMAL POWER FACTOR
NTS	NOT TO SCALE
OH	OVERHEAD
OL	OVERLOADS
PA	PUBLIC ADDRESS
PB	PULL BOX OR PUSHBUTTON
PE	PNEUMATIC ELECTRIC
PED	PEDESTAL
PF	POWER FACTOR
PH	PHASE
PIV	POST INDICATING VALVE
PNL	PANEL
PP	POWER POLE
PR	PAIR
PRI	PRIMARY
PROJ	PROJECTION
PRV	POWER ROOF VENTILATOR
PT	POTENTIAL TRANSFORMER
PVC	POLYVINYL CHLORIDE (CONDUIT)
PWR	POWER
QUAN	QUANTITY
RCPT	RECEPTACLE
REQD	REQUIRED
RM	ROOM
RSC	RIGID STEEL CONDUIT
RTU	ROOF TOP UNIT
SC	SURFACE CONDUIT
SEC	SECONDARY
SHT	SHEET
SIM	SIMILAR
S/N	SOLID NEUTRAL
SPEC	SPECIFICATION
SPKR	SPEAKER
SP	SPARE
SR	SURFACE RACEWAY
SS	STAINLESS STEEL
SSW	SELECTOR SWITCH
S/S	STOP/START PUSHBUTTONS
STA	STATION
STD	STANDARD
SURF	SURFACE MOUNTED
SW	SWITCH
SWBD	SWITCHBOARD
SYM	SYMMETRICAL
SYS	SYSTEM
TEL	TELEPHONE
TEL/DATA	TELEPHONE/DATA
TERM	TERMINAL
TL	TWIST LOCK
TR	TAMPER RESISTANT
T-STAT	THERMOSTAT
TTC	TELEPHONE TERMINAL CABINET
TV	TELEVISION
TVTC	TELEVISION TERMINAL CABINET
TYP	TYPICAL
UC	UNDER COUNTER
UE	UNDERGROUND ELECTRICAL
UG	UNDERGROUND
UH	UNIT HEATER
UT	UNDERGROUND TELEPHONE
UTIL	UTILITY
UV	UNIT VENTILATOR OR ULTRAVIOLET
V	VOLT
VA	VOLT-AMPERES
VDT	VIDEO DISPLAY TERMINAL
VERT	VERTICAL
VFD	VARIABLE FREQUENCY DRIVE
VOL	VOLUME
W	WATT
W/	WITH
WG	WIRE GUARD
WH	WATER HEATER
W/O	WITHOUT
WP	WEATHERPROOF
XFMR	TRANSFORMER
XFR	TRANSFER
∠	ANGLE
@	AT
Δ	DELTA
'	FEET
"	INCHES
#	NUMBER
Ø	PHASE
℄	CENTER LINE
PL	PLATE

GENERAL ELECTRICAL NOTES

A. COORDINATE LOCATIONS OF DEVICES WITH ARCHITECTURAL ELEVATIONS AND DETAILS. ARCHITECTURAL ELEVATIONS AND DETAILS TAKE PRECEDENCE OVER LOCATIONS SHOWN ON ELECTRICAL DRAWINGS.

B. VERIFY LOCATIONS AND ROUGH-IN REQUIREMENTS OF ALL OWNER FURNISHED EQUIPMENT PRIOR TO ROUGH-IN.

C. FOR CABLING INSTALLED AT BUILDING EXTERIOR, INSTALL IN RIGID STEEL CONDUIT, INTERMEDIATE METAL CONDUIT, OR SCHEDULE 80 PVC.

D. CONTRACTOR SHALL BE RESPONSIBLE FOR WIRING ALL ELECTRICAL ITEMS SHOWN ON DRAWINGS.

E. FOR ELECTRICAL DEVICE BOXES INSTALLED IN EXTERIOR WALLS SHALL BE SEALED TO PREVENT INFILTRATION.

ELECTRICAL DRAWINGS

E0.01 ELECTRICAL SYMBOLS AND ABBREVIATIONS
E2.01 LEVEL 1 - ELECTRICAL DEMOLITION PLAN
E2.02 2ND FLOOR AND ATTIC - ELECTRICAL DEMOLITION PLAN

E2.11 1ST FLOOR - ELECTRICAL LIGHTING PLAN
E2.12 2ND FLOOR AND ATTIC - ELECTRICAL LIGHTING PLANS

E2.21 1ST FLOOR - ELECTRICAL POWER PLAN
E2.22 2ND FLOOR AND ATTIC - ELECTRICAL POWER PLAN

E2.31 1ST FLOOR - ELECTRICAL SYSTEMS PLAN
E2.32 2ND FLOOR AND ATTIC - ELECTRICAL SYSTEMS PLAN

E7.01 ELECTRICAL DETAILS
E8.01 ELECTRICAL SCHEDULES
E8.02 ELECTRICAL SCHEDULES
E9.01 ELECTRICAL DIAGRAMS

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DRAWING TITLE:
ELECTRICAL SYMBOLS AND ABBREVIATIONS

FILE: XXX
DRAWN BY: ZTW
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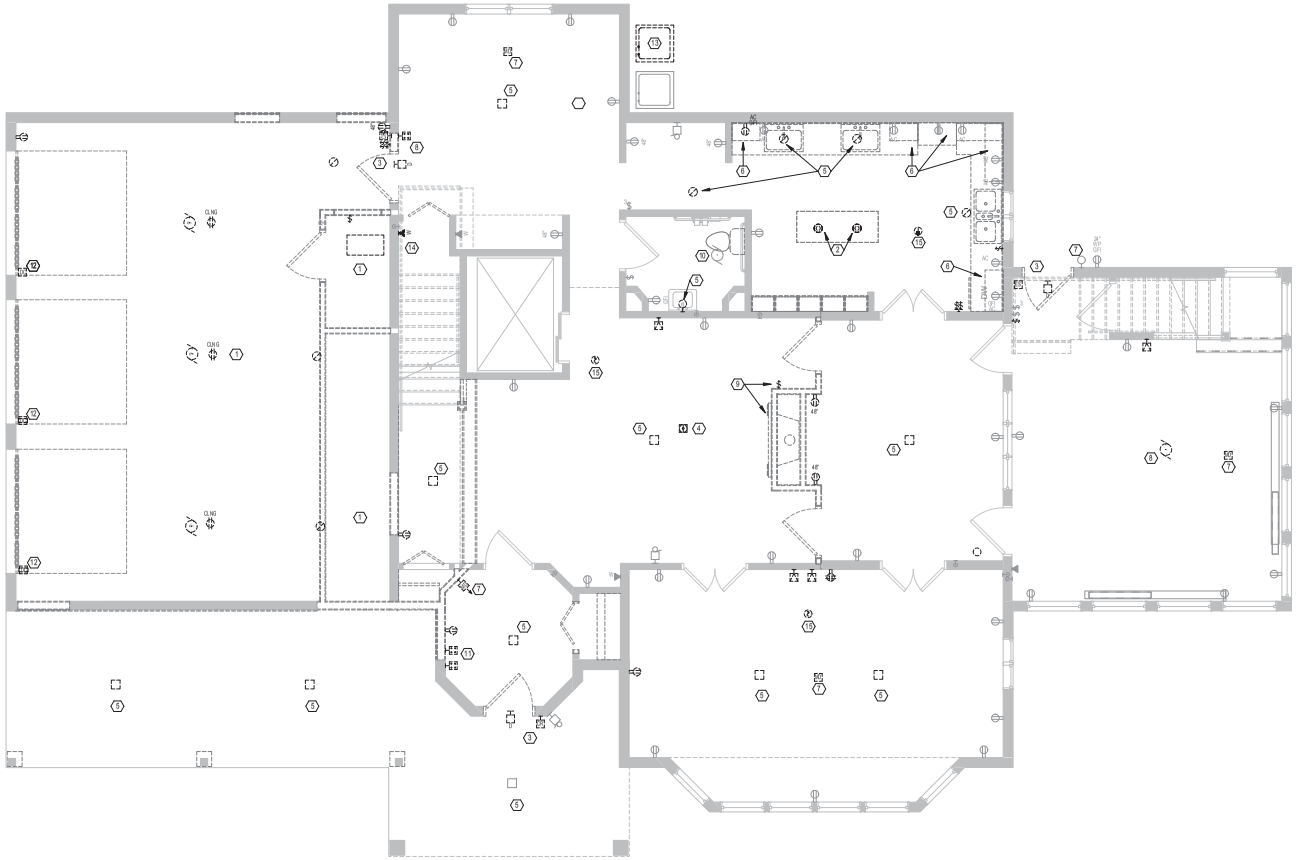
PROJ. NO: 150426
DRAWING NO:

E0.01



1 **1ST FLOOR- ELECTRICAL DEMOLITION PLAN**
1/4" = 1'-0"

KEYED SHEET NOTES

1. DISCONNECT AND REMOVE EXISTING ELECTRICAL DEVICES AND WIRING IN THIS ROOM.
2. DISCONNECT AND REMOVE EXISTING PENDANT LIGHTS AND RELATED WIRING.
3. DISCONNECT AND REMOVE EXISTING SECURITY DEVICES AND WIRING (CARD READER, ELECTRIC STRIKE, SECURITY DOOR CONTACT) AT THIS DOOR.
4. DISCONNECT AND REMOVE EXISTING RECEPTACLE, FLOOR BOX, INCLUDING WIRING.
5. DISCONNECT AND REMOVE EXISTING LIGHT FIXTURE. SEE LIGHTING PLAN FOR NEW LIGHTS.
6. DISCONNECT AND REMOVE EXISTING UNDER CABINET LIGHTING ON THIS WALL, INCLUDING WIRING.
7. DISCONNECT AND REMOVE SECURITY MOTION DETECTOR DEVICES AND RELATED WIRING. EXISTING SECURITY DEVICE WIRING ORIGINATES IN 3RD FLOOR ELEC/DATA ROOM 301.
8. DISCONNECT AND REMOVE EXISTING CEILING FAN.
9. DISCONNECT AND REMOVE EXISTING FIREPLACE SWITCH AND ELECTRICAL CONNECTION. SEE POWER PLAN FOR LOCATION OF RELOCATED FIREPLACE.
10. DISCONNECT EXISTING EXHAUST FAN. PREPARE EXISTING CIRCUIT FOR CONNECTION TO NEW FAN.
11. DISCONNECT AND REMOVE EXISTING SECURITY KEYPADS AND RELATED WIRING.
12. DISCONNECT AND REMOVE EXISTING SECURITY DEVICES AND RELATED WIRING. EXISTING SECURITY DEVICE WIRING ORIGINATES IN 3RD FLOOR ELEC/DATA ROOM 301.
13. DISCONNECT EXISTING CONDENSING UNIT. SEE POWER PLAN FOR NEW CONDENSING UNIT IN SAME LOCATION.
14. DISCONNECT AND REMOVE EXISTING ELECTRIC SERVICE GROUNDING ELECTRODE CONDUCTOR AND JUMPER AT WATER METER. SEE POWER PLAN FOR NEW WATER METER LOCATION.

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LEVEL 1 - ELECTRICAL DEMOLITION PLAN

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DRAWING NO: **E2.01**

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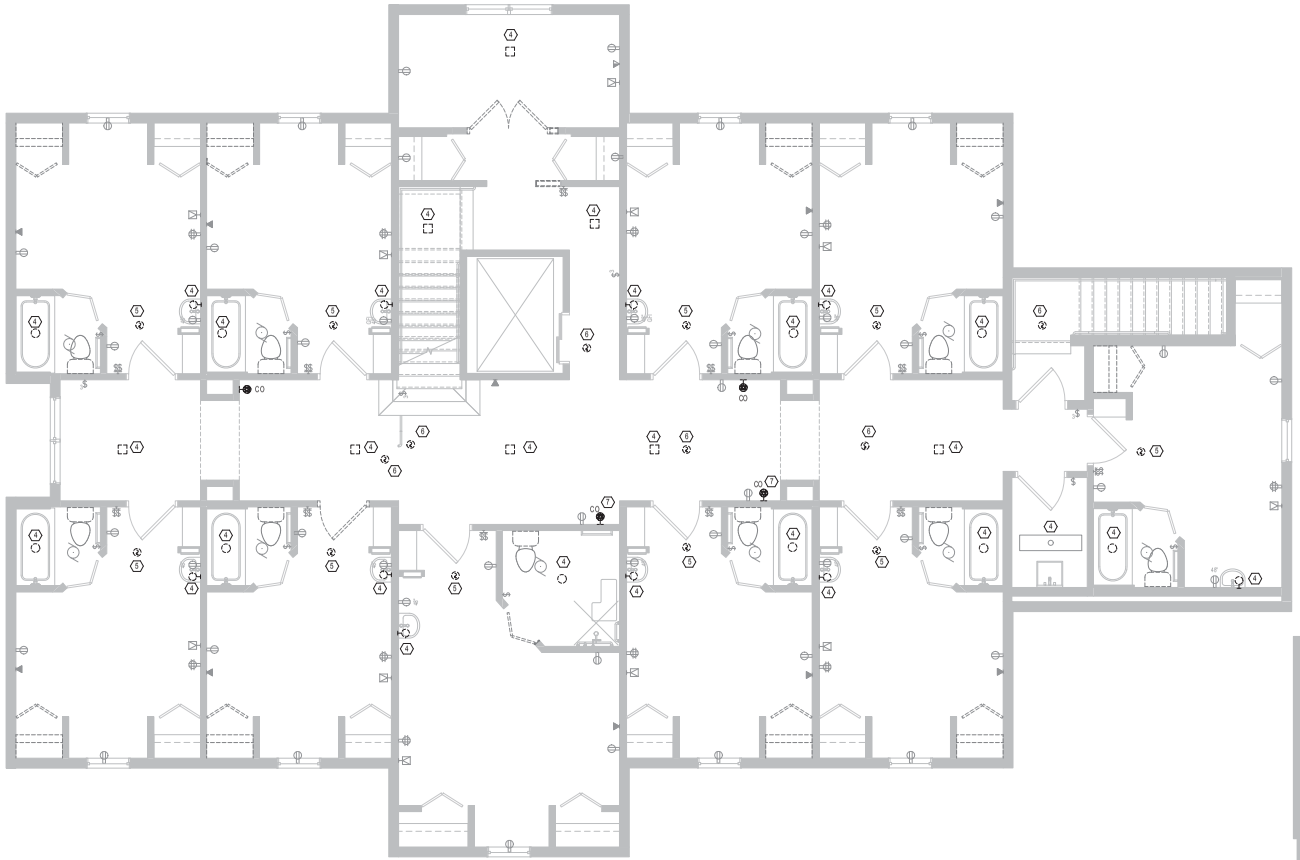
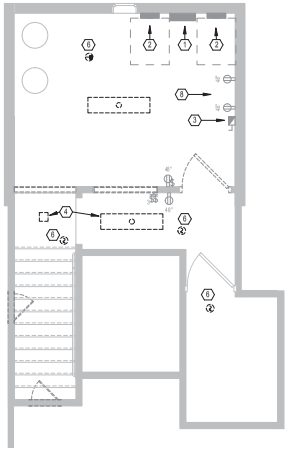
KEYED SHEET NOTES

1. EXISTING METERING TRANSFORMER TO REMAIN.
2. EXISTING LOADCENTER PANEL TO REMAIN.
3. EXISTING ELEVATOR SERVICE DISCONNECT TO REMAIN.
4. DISCONNECT AND REMOVE EXISTING LIGHT FIXTURE. SEE LIGHTING PLAN FOR NEW LIGHTS.
5. DISCONNECT AND REMOVE EXISTING 115V SMOKE DETECTOR. SEE SYSTEMS PLAN FOR NEW DEVICE.
6. DISCONNECT AND REMOVE EXISTING SMOKE OR HEAT DETECTOR AND LOW-VOLTAGE WIRING TO EXISTING FIRE ALARM PANEL / SEE SYSTEMS PLANS FOR NEW DEVICES.
7. DISCONNECT AND REMOVE EXISTING CARBON MONOXIDE DETECTOR. SEE SYSTEMS PLANS FOR NEW DEVICE.
8. DISCONNECT AND REMOVE EXISTING TRANSALARM FIRE AND SECURITY EQUIPMENT. MAINTAIN (2) DEDICATED TELEPHONE LINES AND PREPARE FOR CONNECTION TO NEW FIRE ALARM PANEL.



1 **2ND FLOOR - ELECTRICAL DEMOLITION PLAN**
1/4" = 1'-0"



2 **ATTIC - ELECTRICAL DEMOLITION PLAN**
1/4" = 1'-0"

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GENERAL SHEET NOTES

A. ALL MOUNTING HEIGHTS FOR LIGHTING FIXTURES ARE TO THE BOTTOM OF THE FIXTURES UNLESS INDICATED OTHERWISE.

B. SEE ARCHITECTURAL EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS OF EXTERIOR LIGHTING FIXTURES.

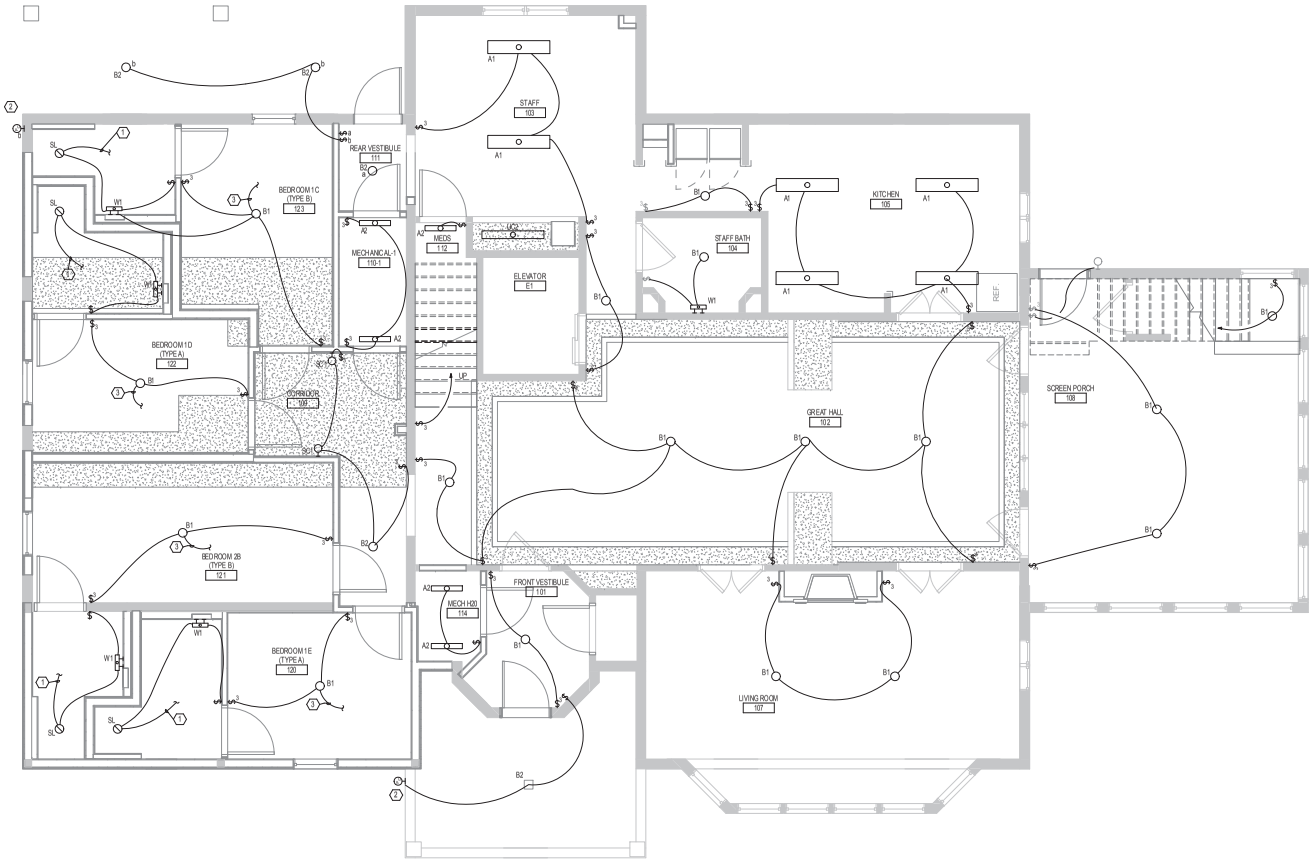
C. REFER TO SECTION 26 0519 FOR MINIMUM CONDUCTOR SIZE ADJUSTMENTS FOR VOLTAGE DROP.

D. WIRE COUNTS FOR CIRCUIT CONDUCTORS ARE NOT SHOWN. PROVIDE PROPER NUMBER OF CONDUCTORS TO ACHIEVE CIRCUIT AND SWITCHING CONNECTIONS SHOWN.

E. CIRCUIT NUMBERS AT DEVICES CORRESPOND TO PANELBOARD BREAKERS (SEE PANELBOARD SCHEDULE). BRANCH CIRCUITS SHALL BE SIZED ACCORDING TO THE CIRCUIT BREAKER RATING, UNLESS INDICATED OTHERWISE ON THE ELECTRICAL EQUIPMENT SCHEDULE.

KEYED SHEET NOTES

1. CONNECT TO EXHAUST FAN. SEE MECHANICAL AND POWER PLAN FOR LOCATION.
2. PROVIDE WALL MOUNT PHOTOCELL. CONNECT TO ENABLE EXTERIOR LIGHT(S) DUSK-DAWN OPERATION, OVERRIDEN "OFF" BY WALL SWITCH.
3. CONNECT TO RECEPTACLE CIRCUIT. SEE POWER PLAN.



1 **1ST FLOOR - LIGHTING PLAN**
1/4" = 1'-0"

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1ST FLOOR - ELECTRICAL LIGHTING PLAN

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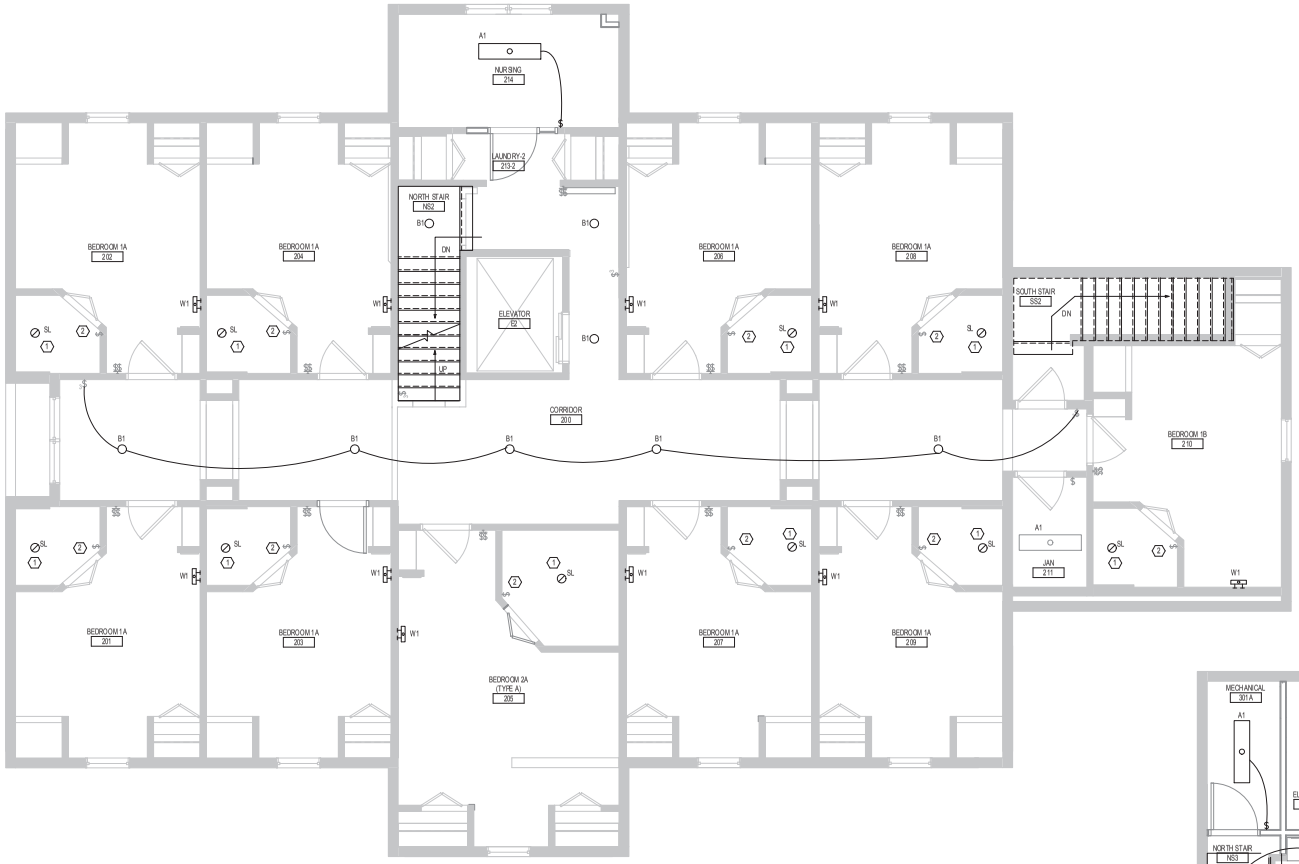
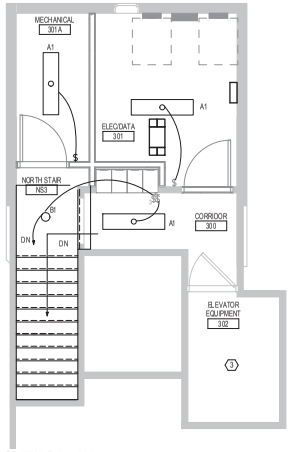


1 **2ND FLOOR - LIGHTING PLAN**
1/4" = 1'-0"



2 **ATTIC - LIGHTING PLAN**
1/4" = 1'-0"

GENERAL SHEET NOTES

A. ALL MOUNTING HEIGHTS FOR LIGHTING FIXTURES ARE TO THE BOTTOM OF THE FIXTURES UNLESS INDICATED OTHERWISE.

B. SEE ARCHITECTURAL EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS OF EXTERIOR LIGHTING FIXTURES.

C. REFER TO SECTION 26 05 19 FOR MINIMUM CONDUCTOR SIZE ADJUSTMENTS FOR VOLTAGE DROP.

D. WIRE COUNTS FOR CIRCUIT CONDUCTORS ARE NOT SHOWN. PROVIDE PROPER NUMBER OF CONDUCTORS TO ACHIEVE CIRCUIT AND SWITCHING CONNECTIONS SHOWN.

E. CIRCUIT NUMBERS AT DEVICES CORRESPOND TO PANELBOARD BREAKERS (SEE PANELBOARD SCHEDULE). BRANCH CIRCUITS SHALL BE SIZED ACCORDING TO THE CIRCUIT BREAKER RATING, UNLESS INDICATED OTHERWISE ON THE ELECTRICAL EQUIPMENT SCHEDULE.

KEYED SHEET NOTES

1. REPLACE EXISTING LIGHT FIXTURE. CUT AND PATCH EXISTING CEILING AS REQUIRED.
2. LIGHT SWITCH CONTROLS LIGHT AND EXHAUST FAN.
3. EXISTING LIGHTING TO REMAIN

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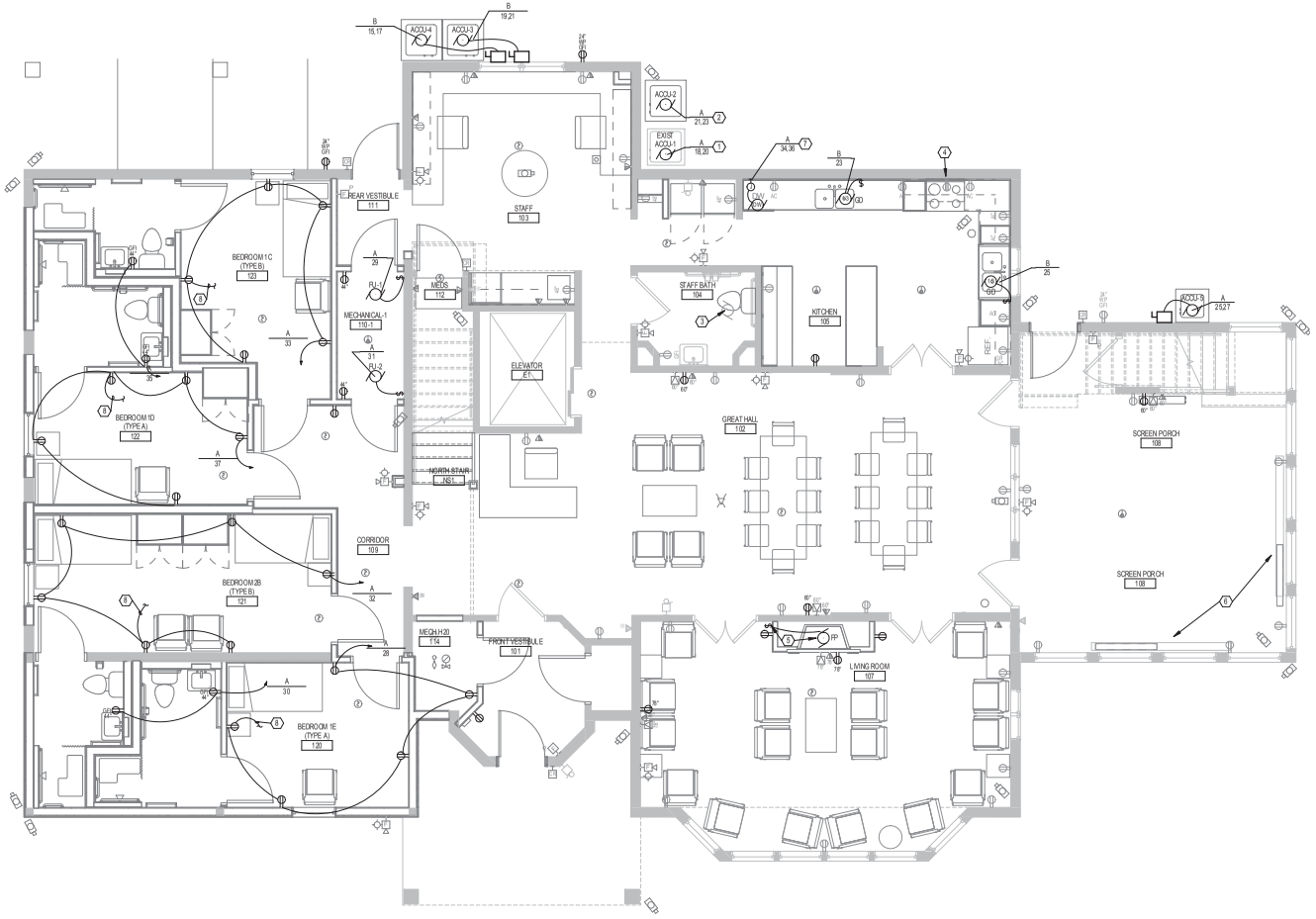

1 **1ST FLOOR - POWER PLAN**
1/4" = 1'-0"

GENERAL SHEET NOTES

A. WHERE CONNECTED TO A 20A. BRANCH CIRCUIT SUPPLYING AN INDIVIDUAL RECEPTACLE (SIMPLEX OR DUPLEX), THE RECEPTACLE SHALL BE RATED AT 20A.

B. REFER TO SECTION 26 0519 FOR MINIMUM CONDUCTOR SIZE ADJUSTMENTS FOR VOLTAGE DROP.

C. WIRE COUNTS FOR CIRCUIT CONDUCTORS ARE NOT SHOWN. PROVIDE PROPER NUMBER OF CONDUCTORS TO ACHIEVE CIRCUIT AND SWITCHING CONNECTIONS SHOWN.

D. PROVIDE NEUTRAL CONDUCTOR FOR EACH PHASE CONDUCTOR FOR ALL 120V CIRCUITS. NO MULTIWIRE BRANCH CIRCUITS ARE ALLOWED.

E. PROVIDE PROPER NUMBER OF CONDUCTORS TO ACHIEVE CIRCUITING AND SWITCHING SHOWN.

F. CIRCUIT NUMBERS AT DEVICES CORRESPOND TO PANELBOARD LOADCENTER BREAKERS (SEE PANELBOARD SCHEDULES). BRANCH CIRCUITS SHALL BE SIZED ACCORDING TO THE CIRCUIT BREAKER RATING, UNLESS INDICATED OTHERWISE ON THE ELECTRICAL EQUIPMENT SCHEDULE OR ON DRAWINGS.

KEYED SHEET NOTES

1. EXISTING CONDENSING UNIT TO REMAIN.
2. RE-USE EXISTING 208V, 1 PH CIRCUIT AND DISCONNECT. CONNECT TO NEW ACCU-2.
3. CONNECT EXISTING CIRCUIT FORMERLY SERVING TOILET EXHAUST FAN TO NEW EXHAUST FAN. COORDINATE WITH MECHANICAL.
4. RE-USE EXISTING 40A/208V CIRCUIT, A/22,24 FOR NEW ELECTRIC RANGE.
5. CONNECT RELOCATED FIREPLACE TO EXISTING 120V CIRCUIT MADE AVAILABLE FROM DEMOLITION OF EXISTING FIREPLACE. ALSO PROVIDE SNAP SWITCH FOR ON-OFF CONTROL.
6. EXISTING ELECTRIC BASEBOARD HEATER TO REMAIN.
7. REVIEW DISHWASHER ELECTRICAL AND ROUGH-IN REQUIREMENTS PRIOR TO PROVIDING NEW ELECTRICAL CIRCUIT.
8. CONNECT TO LIGHTS IN THIS AND TOILET ROOM. SEE LIGHTING PLAN.

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1ST FLOOR - ELECTRICAL POWER PLAN

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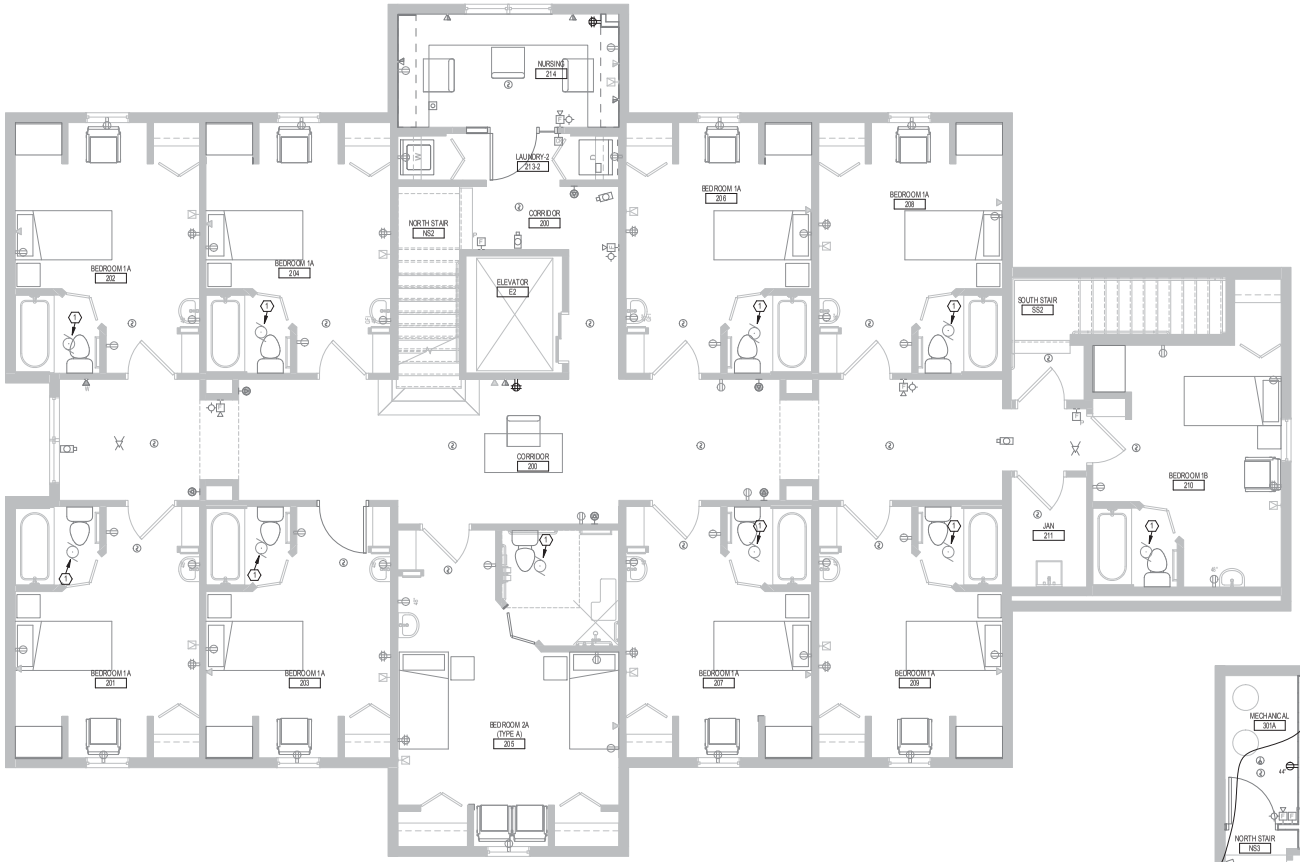
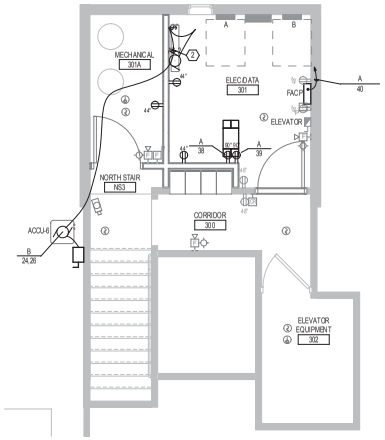


1 **2ND FLOOR - POWER PLAN**
1/4" = 1'-0"



2 **ATTIC - POWER PLAN**
1/4" = 1'-0"

GENERAL SHEET NOTES

A. WHERE CONNECTED TO A 20A. BRANCH CIRCUIT SUPPLYING AN INDIVIDUAL RECEPTACLE (SIMPLEX OR DUPLEX), THE RECEPTACLE SHALL BE RATED AT 20A.

B. REFER TO SECTION 26 0519 FOR MINIMUM CONDUCTOR SIZE ADJUSTMENTS FOR VOLTAGE DROP.

C. WIRE COUNTS FOR CIRCUIT CONDUCTORS ARE NOT SHOWN. PROVIDE PROPER NUMBER OF CONDUCTORS TO ACHIEVE CIRCUIT AND SWITCHING CONNECTIONS SHOWN.

D. PROVIDE NEUTRAL CONDUCTOR FOR EACH PHASE CONDUCTOR FOR ALL 120V CIRCUITS. NO MULTIWIRE BRANCH CIRCUITS ARE ALLOWED.

E. PROVIDE PROPER NUMBER OF CONDUCTORS TO ACHIEVE CIRCUITING AND SWITCHING SHOWN.

F. CIRCUIT NUMBERS AT DEVICES CORRESPOND TO PANELBOARD/LOADCENTER BREAKERS (SEE PANELBOARD SCHEDULES). BRANCH CIRCUITS SHALL BE SIZED ACCORDING TO THE CIRCUIT BREAKER RATING, UNLESS INDICATED OTHERWISE ON THE ELECTRICAL EQUIPMENT SCHEDULE OR ON DRAWINGS.

KEYED SHEET NOTES

1. CONNECT EXISTING CIRCUIT FORMERLY SERVING TOILET EXHAUST FAN TO NEW EXHAUST FAN. COORDINATE WITH MECHANICAL.
2. PROVIDE WIRING FROM ACCU-6 AC-2. REVIEW SPLIT SYSTEM INSTALLATION REQUIREMENTS PRIOR TO ROUGH-IN.

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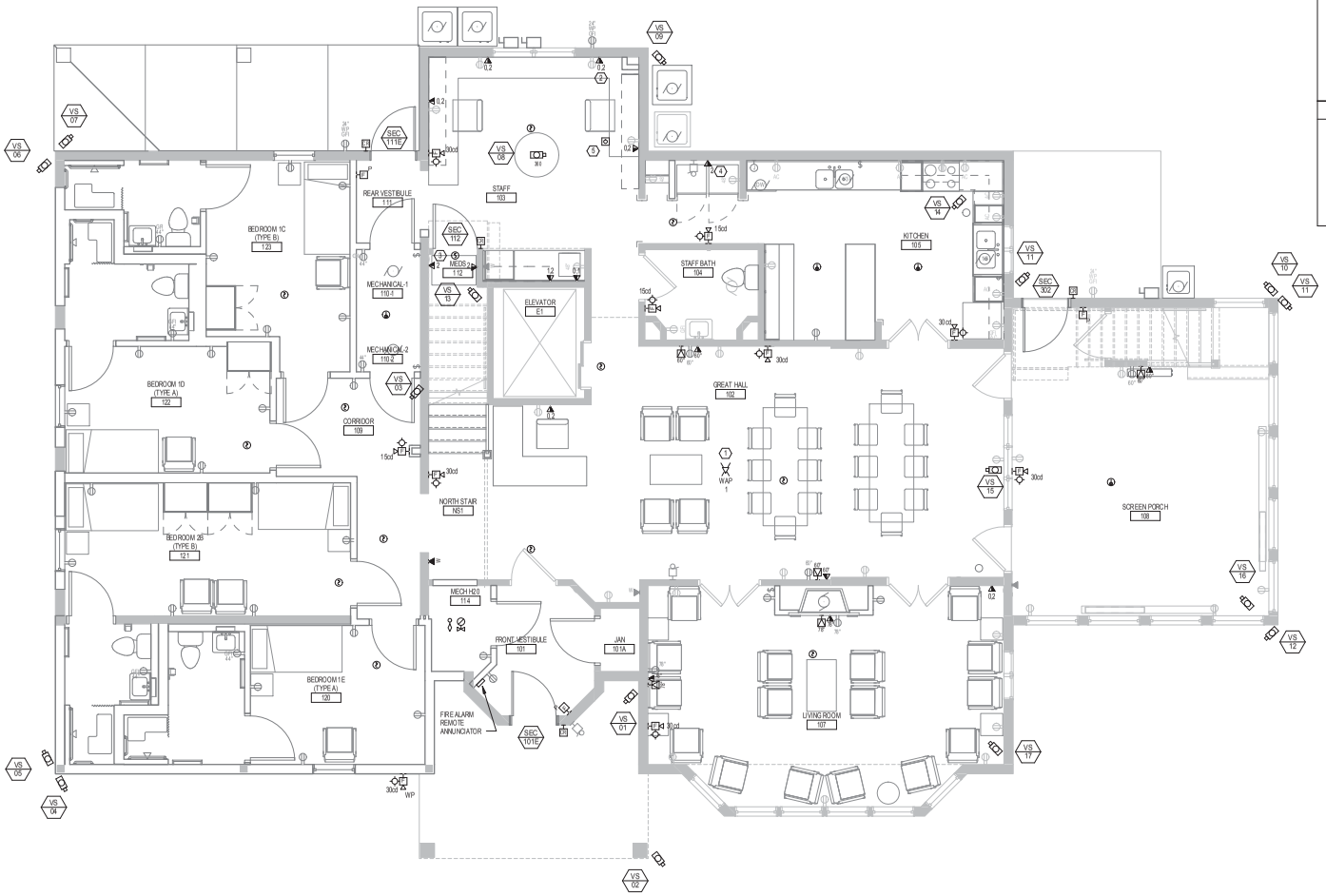

1 1ST FLOOR - ELECTRICAL SYSTEMS PLAN

1/4" = 1'-0"

GENERAL SHEET NOTES

A. VERIFY MOUNTING HEIGHTS AND LOCATIONS OF WALL OUTLETS WITH ARCHITECTURAL ELEVATIONS.

B. CONTRACTOR SHALL COORDINATE RECEPTACLE DEVICES NEXT TO COMMUNICATION DEVICES SUCH THAT DEVICES SHALL BE MOUNTED NEXT TO EACH OTHER.

C. CONTRACTOR(S) SHALL REFER TO SPECIFICATIONS AND DEVICE MOUNTING INFORMATION ON SHEET E0.01.

D. THE FOLLOWING SYSTEMS SHALL BE PROVIDED BE DIVISION 27 CONTRACTOR(S) (ROUGH-IN PROVIDED BY DIV. 26 CONTRACTOR):
1. COMMUNICATIONS CABLING
2. COMMUNICATIONS EQUIPMENT ROOM COMPONENTS
3. MATV

E. THE FOLLOWING SPECIAL SYSTEMS SHALL BE PROVIDED BY THE DIV. 28 CONTRACTOR(S) (ROUGH-IN PROVIDED BY DIV. 26 CONTRACTOR)
1. FIRE ALARM SYSTEM
2. SECURITY SYSTEMS

F. CONTRACTOR(S) SHALL REFER TO FIRE ALARM RISER DIAGRAM AND TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION ON THE FIREALARM SYSTEMS.

KEYED SHEET NOTES

1. DIVISION 27 CONTRACTOR SHALL MOUNT OWNER FURNISHED WAP. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. SECURITY MANAGEMENT SYSTEM THIN CLIENT (OWNER PROVIDED).
3. PROVIDE APPROPRIATE CONNECTIONS FOR OMNICELL AND MEDICATION REFRIGERATOR.
4. PROVIDE MONITORING CONNECTIONS.
5. PROVIDE UNDERCOUNTER DURESS BUTTON.

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1ST FLOOR - ELECTRICAL SYSTEMS PLAN

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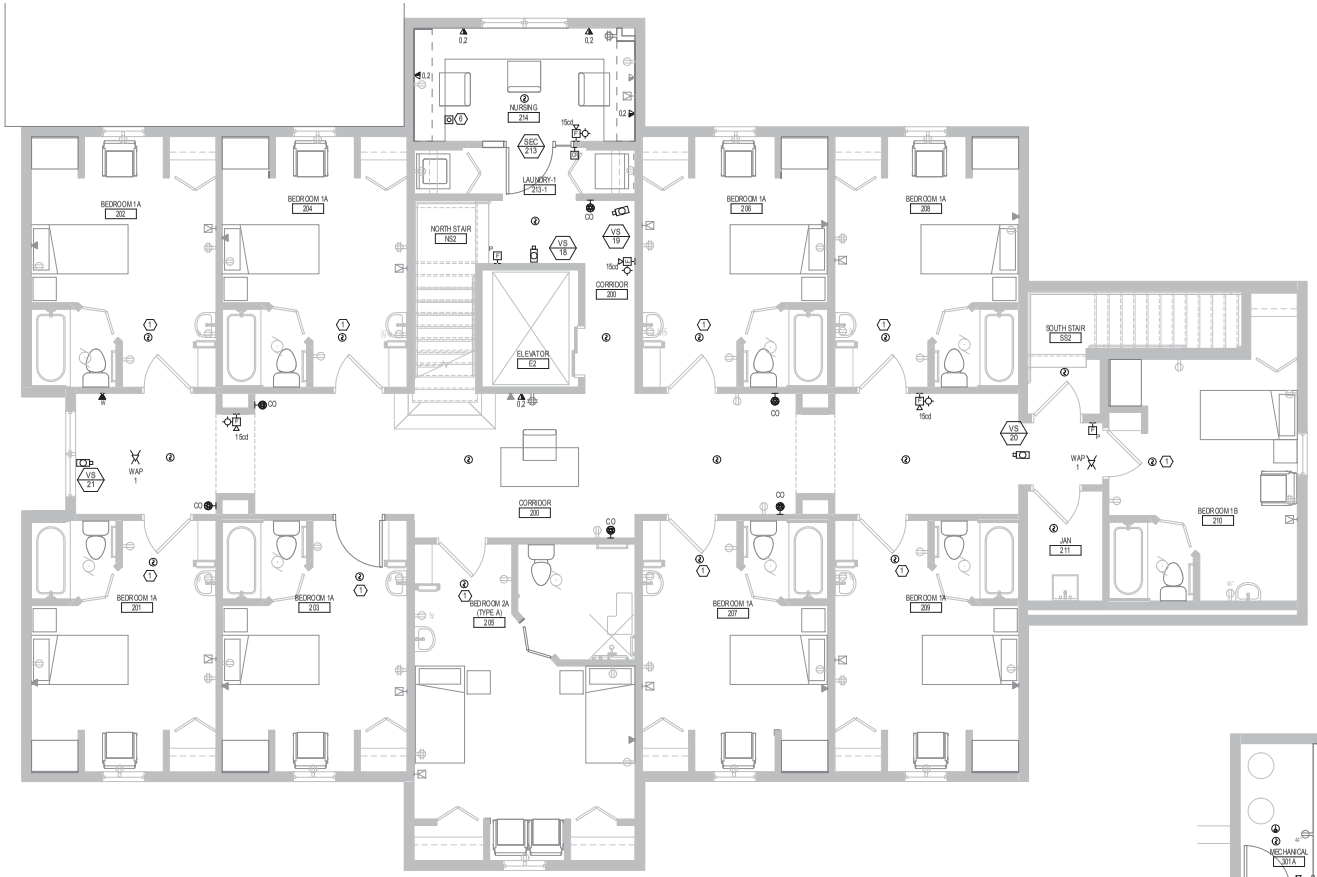
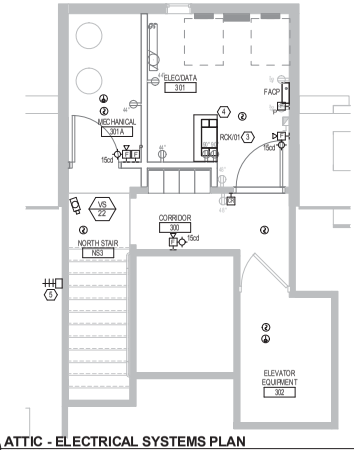


1 **2ND FLOOR - ELECTRICAL SYSTEMS PLAN**
1/4" = 1'-0"



2 **ATTIC - ELECTRICAL SYSTEMS PLAN**
1/4" = 1'-0"

GENERAL SHEET NOTES

A. VERIFY MOUNTING HEIGHTS AND LOCATIONS OF WALL OUTLETS WITH ARCHITECTURAL ELEVATIONS.

B. CONTRACTOR SHALL COORDINATE RECEPTACLE DEVICES NEXT TO COMMUNICATION DEVICES SUCH THAT DEVICES SHALL BE MOUNTED NEXT TO EACH OTHER.

C. CONTRACTOR(S) SHALL REFER TO SPECIFICATIONS AND DEVICE MOUNTING INFORMATION ON SHEET E0.01.

D. THE FOLLOWING SYSTEMS SHALL BE PROVIDED BE DIVISION 27 CONTRACTOR(S) (ROUGH-IN PROVIDED BY DIV. 26 CONTRACTOR):
1. COMMUNICATIONS CABLING
2. COMMUNICATIONS EQUIPMENT ROOM COMPONENTS
3. MATV.

E. THE FOLLOWING SPECIAL SYSTEMS SHALL BE PROVIDED BY THE DIV. 28 CONTRACTOR(S) (ROUGH-IN PROVIDED BY DIV. 26 CONTRACTOR)
1. FIRE ALARM SYSTEM
2. SECURITY SYSTEMS

F. CONTRACTOR(S) SHALL REFER TO FIRE ALARM RISER DIAGRAM AND TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION ON THE FIREALARM SYSTEMS.

KEYED SHEET NOTES

1. PROVIDE 115V SMOKE DETECTORS IN BEDROOMS. CONNECT TO EXISTING CIRCUIT.
2. PROVIDE ONE CAT6 CABLE FROM EACH WIRELESS ACCESS DEVICE TO DATA RACK PATCH PANEL.
3. PROVIDE FLOOR MOUNTED 2-POST RACK THAT WILL CONTAIN THE FOLLOWING EQUIPMENT:

   A. PATCH PANELS
   B. HORIZONTAL MANAGERS
   C. NETWORK SWITCHES (OWNER PROVIDED)
   D. MID-SPAN INJECTORS (OWNER PROVIDED)
   E. UPS
4. PROVIDE LADDER TRAY (18" WIDE BY 3'-0" LONG) ABOVE RACK FOR CABLING. PROVIDE RACK BRACING KITS FOR LADDER TRAY.
5. PROVIDE MATV ANTENNA, MOUNTED AS REQUIRED TO MAXIMIZE SIGNAL. REFER TO SPECIFICATIONS FOR MOUNTING REQUIREMENTS.
6. PROVIDE UNDERCOUNTER DURESS BUTTON.

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CLIENT:

Hennepin County
Medical Center

701 Park Avenue
Minneapolis, MN 55415

THIS SQUARE APPEARS 1/2"x1/2" ON
FULL SIZE SHEETS

NO	DATE	ISSUED FOR

NO	DATE	REVISION
1	5/6/2016	OWNER REVIEW

PRELIMINARY
NOT FOR CONSTRUCTION
06/01/2016

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PROJECT NAME:
HCMC
CRISIS RESIDENTIAL/IRTS

3633 Chicago Avenue South
Minneapolis, MN 55407

DRAWING TITLE:
ELECTRICAL DETAILS

FILE: XXX
DRAWN BY: ZTW
CHECKED BY: MSB
PROJ. NO: 150428
DRAWING NO: **E7.01**

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LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	LENS-LOUVER	MOUNTING	LAMP	BALLAST/DRIVER	VOLT	WATT	MFR	CATALOG SERIES	NOTE
A1	8' WIDE X 4' LONG X 3' DEEP SURFACE MOUNT LED WRAPAROUND FIXTURE, ENERGY STAR RATED, ACRYLIC LENS, 5-YR WARRANTY	PRISMATIC ACRYLIC .156" NOMINAL	SURFACE	LED 3600lm 80+CRI 4000K 50,000HR L70	LED DRIVER	120 V	50 W	E T I LIGHTING	54654 143	
A2	2' LONG X 4' DEEP SURFACE MOUNT LED STRIP FIXTURE, ENERGY STAR RATED, ACRYLIC LENS, 5-YR WARRANTY	WHITE ACRYLIC	SURFACE	LED 900lm 80+CRI 4000K 50,000HR L70	LED DRIVER	120 V	10 W	E T I LIGHTING	54654 143	
B1	16" ROUND X 3.78" DEEP SURFACE LED WITH DIE-CAST ALUMINUM FRAME AND POLYCARBONATE DIFFUSER, BLACK POWDERCOAT HOUSING FINISH, WET LOCATION RATED, ENERGY STAR RATED.	WHITE ACRYLIC	SURFACE	LED 1640lm 80+CRI 4000K 50,000HR L70	LED DRIVER	120 V	22 W	E T I LIGHTING	54075343	
B2	6.5"X 10.5"X 4 3/8" DEEP SURFACE LED WITH DIE-CAST ALUMINUM FRAME AND POLYCARBONATE DIFFUSER, BLACK POWDERCOAT HOUSING FINISH, WET LOCATION RATED, ENERGY STAR RATED.	WHITE POLYCARBONATE	SURFACE	LED 623lm 90+CRI 3000K 60,000HR LM79	LED DRIVER	120 V	9 W	PROGRESS LIGHTING	P3647-31 30K9	
SC1	LED WALL SCONCE STEEL HOUSING, BRUSHED NICKEL FINISH, AND ACRYLIC LENS.	SATIN WHITE ACRYLIC DIFFUSER	WALL	LED 1000lm 90+CRI 2700K 50,000HR	LED DRIVER	120 V	14 W	SEA GULL LIGHTING	49331915-962	
SL	8' DIAMETER (6 1/2" CEILING CUTOUT) LED SHOWER LIGHT FEATURING THERMAL MANAGEMENT SYSTEM, ACRYLIC ENAMELED ALUMINUM RUST-PROOF CORROSION-RESISTANT HOUSING, 5 5/8" DEPTH, TRIM ASSEMBLY - ELECTRICALLY NON-CONDUCTING DEAD-FRONT GASKETED RUST-PROOF WHITE POLYCARBONATE TRIM WITH CLEAR RADIAL POLYCARBONATE LENS, 3,000k COLOR TEMPERATURE OPTION, RESIDENTIAL MOUNTING HARDWARE FOR WOOD JOIST CONSTRUCTION, FUSING, 5-YR WARRANTY	DEADFRONT GASKETED TRIM / RADIAL CLEAR POLYCARBONATE LENS	RECESSED	LED 1300lm 3000K 90,000 HR	LED DRIVER	120 V	20 W	KENALL	LRR-0501 0-30K-FS-RH	
UC2	1220mm (4') LONG UNDERCABINET FLUORESCENT WITH WHITE STEEL HOUSING.	WHITE ACRYLIC	UNDERCABINET	LED	LED DRIVER	120 V	28 W	LITHONIA		
W1	LED VANITY LIGHT.	ETCHED GLASS SHADES	SURFACE WALL	LED 1228lm 3000K 90,000 HR	LED DRIVER	120 V	18 W	PROGRESS LIGHTING	P2143-15 30K9	

GENERAL NOTES:

A CONTRACTOR SHALL REFER TO SPECIFICATIONS REGARDING PROVIDING ADDITIONAL SPARE LAMPS, LENSES, AND GLOBES.

B WHERE "APPROVED EQUAL" IS LISTED IN THE MANUFACTURER COLUMN, FIXTURES MUST BE SUBMITTED AS A SUBSTITUTION FOR APPROVAL PRIOR TO BID SUBMISSION.

SCHEDULE NOTES:

1. NOT USED

ELECTRICAL EQUIPMENT SCHEDULE

NO.	DESCRIPTION	ROOM	LOAD HP	LOAD A	LOAD W	VOLT	PHASE	CONDUIT & WIRE SIZE	STARTER COMPONENT	CONTROL DEVICE COMPONENT	DISCONNECT COMPONENT	NOTES
		301		4 A		120 V	1					
AC-2	MINI-SPLIT SYSTEM INDOOR UNIT	301				24 V	1	3 COND #14 W/GRD		W/UNIT	SNAP SW	
ACCU-2	AIR COOLED CONDENSING UNIT	EXTERIOR		10.3 A		208 V	1	3/4"C-2#12, #12 GND	W/UNIT	W/FURNACE	30A-2P NF NEMA 3R	
ACCU-3	AIR COOLED CONDENSING UNIT	EXTERIOR		10.3 A		208 V	1	3/4"C-2#12, #12 GND	W/UNIT	W/FURNACE	30A-2P NF NEMA 3R	
ACCU-4	AIR COOLED CONDENSING UNIT	EXTERIOR		10.3 A		208 V	1	3/4"C-2#12, #12 GND	W/UNIT	W/FURNACE	30A-2P NF NEMA 3R	
ACCU-5	AIR COOLED CONDENSING UNIT	EXTERIOR		10.3 A		208 V	1	3/4"C-2#12, #12 GND	W/UNIT	W/FURNACE	30A-2P NF NEMA 3R	
ACCU-6	MINI-SPLT SYSTEM CONDENSING UNIT	ATTIC		8 A		208 V	1	2 COND #12 W/GRD	W/UNIT	T-STAT	30A-2P NF	
DW	COMMERCIAL DISHWASHER	105		32.5 A		208 V	1	3C #8 W/ #10 GND	W/UNIT	W/UNIT	- - -	
EXST ACCU-1	AIR COOLED CONDENSING UNIT	EXTERIOR		10.3 A		208 V	1	3/4"C-2#12, #12 GND	W/UNIT	W/FURNACE	30A-2P NF NEMA 3R	
FP	FIREPLACE - RELOCATED					115 V	1	1/6(1/2"X2-)#12, #12 GND		DIGITAL CONTROL		
FU-1	FURNACE	110-1		5.3 A		120 V	1	2 COND #12 W/GRD	W/UNIT	THERMOSTAT	SNAP SW	
FU-2	FURNACE	110-1		5.3 A		120 V	1	2 COND #12 W/GRD	W/UNIT	THERMOSTAT	SNAP SW	
GD	KITCHEN GARBAGE DISPOSAL	105	1/3			120 V	1	2C #12 & #12 GND	INTEGRAL	DIGITAL CONTROL	PLUG/SNAP SWITCH	

STARTER TYPES:
FVNR FULL VOLTAGE NON-REVERSING
FVR FULL VOLTAGE REVERSING
2-SPD TWO SPEED
VFD VARIABLE FREQUENCY DRIVE
RVS REDUCED VOLTAGE

COMBINATION DISCONNECT TYPES:
FS FUSED SWITCH
NFS NON-FUSED SWITCH
MCP MOTOR CIRCUIT PROTECTOR
CB CIRCUIT BREAKER

CONTROL DEVICES:
HOA HAND-OFF-AUTO SWITCH
RP RED (RUN) PILOT LIGHT
GP GREEN (POWER) PILOT LIGHT
0/0 ON-OFF SELECTOR SWITCH
S/S STOP-START PUSHBUTTONS

ABBREVIATIONS:
EC ELECTRICAL CONTRACTOR
MC MECHANICAL CONTRACTOR
GC GENERAL CONTRACTOR
TC TEMPERATURE CONTROL
OWN OWNER

NOTES:

1. INPUT AND OUTPUT CONDUCTORS TO AND FROM VFD'S SHALL BE INSTALLED IN SEPARATE RACEWAYS, INDEPENDENT FROM ANY OTHER CONDUCTORS, AND SHALL NOT PASS THRU ANY COMMON WIREWAY OR RACEWAY.

KEYED SHEET NOTES

1. REPLACE EXISTING 15A OR 20A CIRCUIT BREAKER WITH COMBINATION TYPE AFCI CIRCUIT BREAKER FOR ALL BRANCH CIRCUITS SERVING AREAS LISTED IN NEC 210.12(A). PROVIDE BREAKERS WITH 22K AIC RATING. WHERE GFCI IS ALSO REQUIRED, PROVIDE DUAL-FUNCTION GFCI AFCI GROUND FAULT AND COMBINATION ARC FAULT CIRCUIT BREAKER.
2. PROVIDE NEW CIRCUIT BREAKER
3. PROVIDE NEW GFCI CIRCUIT BREAKER TO REPLACE EXISTING.

PANELBOARD: A

LOCATION: ELEC/DATA 301
MOUNTING: SURFACE NEMA 1
MAIN DEVICE: 200 A MCB
BUS AMPS: 200 AMPS
VOLTAGE: 208Y/120 V. 3 ø 4 W.
A.I.C. RATING: 22,000 AMPS SYMMETRICAL
SPECIAL: 1

LOAD DESCRIPTION	BKR	P	CKT	A		B		C		CKT	P	BKR	LOAD DESCRIPTION
FURNACE #2	15 A	1	1	0.0	0.0					2	1	15 A	THIRD FLOOR LIGHTS
FURNACE #2	15 A	1	3			0.0	0.0			4	1	20 A	LAUNDRY
GFI EAST BATHROOM	20 A	1	5					0.0	0.0	6	1	20 A	FREEZER
FURNACE #1	20 A	1	7	0.0	0.0					8	1	20 A	GROUND FAULT INTERUPT
GROUND FAULT INTERUPT	20 A	1	9			0.0	0.0			10	1	20 A	REFRIGERATOR
LIGHTS	15 A	1	11					0.0	0.0	12	1	15 A	SMOKE ALARMS
LIGHTS	15 A	1	13	0.0	0.0					14	1	15 A	FIRST FLOOR LIGHTS
LIGHTS	15 A	1	15			0.0	0.0			16	1	15 A	FIRST FLOOR LIGHTS
LIGHTS	15 A	1	17					0.0	1.1	18	2	30 A	AIR CONDITIONING UNIT ACCU-1 (EXIST)
LOWER EAST LTG	15 A	1	19	0.0	1.1					20			
AIR CONDITIONING UNIT ACCU-2	30 A	2	21			1.1	0.0			22	2	40 A	RANGE
			23					1.1	0.0	24			
AIR CONDITIONING UNIT ACCU-5	20 A	2	25	1.1	0.0					26	1	20 A	APPLIANCE (KITCHEN)
			27			1.1	0.9			28	1	15 A	RCPT SINGLE - TYPE A 122
FURNACE FU-1 RM 110-1	15 A	1	29					0.6	0.4	30	1	20 A	RCPT SINGLE - TYPE A 120
FURNACE FU-2 RM. 110-1	15 A	1	31	0.6	1.1					32	1	15 A	RCPT DOUBLE - TYPE B 121
RCPT SINGLE - TYPE B 123	15 A	1	33			0.9	3.6			34	2	50 A	DISHWASHER KITCHEN 105
RCPT SINGLE - TYPE A 122	20 A	1	35					0.4	3.6	36			
RCPT SINGLE - TYPE A 122	15 A	1	37	0.9	0.7					38	1	20 A	RCPT ELEC/DATA 301
RCPT ELEC/DATA 301	20 A	1	39			0.7	0.5			40	1	15 A	FIRE ALARM PANEL RM 301
SPARE	20 A	1	41					0.0	0.0	42	1	15 A	SPARE
			TOTAL LOAD:	5 kVA		9 kVA		7 kVA					
			TOTAL AMPS:	46 A		75 A		61 A					

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS	
RCPT	5940 VA	100.00%	5940 VA		
MTR	7699 VA	106.96%	8235 VA	CONNECTED LOAD:	21295 VA
SPEC	480 VA	100.00%	480 VA	ESTIMATED DEMAND:	21831 VA
KTCH	7176 VA	100.00%	7176 VA	CONNECTED CURRENT:	59 A
				EST. DEMAND CURRENT:	61 A

NOTES:

PANELBOARD: B

LOCATION: ELEC/DATA 301
MOUNTING: SURFACE NEMA 1
MAIN DEVICE: 200 A MCB
BUS AMPS: 200 AMPS
VOLTAGE: 208Y/120 V. 3 ø 4 W.
A.I.C. RATING: 22,000 AMPS SYMMETRICAL
SPECIAL: 1

LOAD DESCRIPTION	BKR	P	CKT	PHASE A kVA		PHASE B kVA		CKT	P	BKR	LOAD DESCRIPTION
LAUNDRY	20 A	1	1	0.0	0.0			2	1	20 A	GROUND FAULT INTERUPT
PORCH	15 A	1	3			0.0	0.0	4	1	15 A	ELEVATOR
SPARE	20 A	1	5	0.0	0.0			6	1	15 A	2ND FLOOR S. SIDE LTS
LIGHTS	15 A	1	7			0.0	0.0	8	1	15 A	2ND FLOOR S. SIDE LTS
LIGHTS	15 A	1	9	0.0	0.0			10	1	15 A	2ND FLOOR N. SIDE LTS
MAIN FLOOR FURNACE	20 A	1	11			0.0	0.0	12	1	15 A	2ND FLOOR N. SIDE LTS
A.P. APPLIANCE	20 A	1	13	0.0	0.0			14	1	15 A	GARBAGE DISPOSAL (3)
(2) AIR CONDITIONING UNIT ACCU-4	20 A	2	15			1.1	0.0	16	1	15 A	FIRST FLOOR LIGHTS
			17	0.0	0.0			18	2	20 A	BASEBOARD HTR SUN PORCH
(2) AIR CONDITIONING UNIT ACCU-3	20 A	2	19			1.1	0.0	20			
			21	1.1	0.0			22	1	15 A	SECURITY SYSTEM
DISPOSAL KITCHEN 105	15 A	1	23			0.0	0.0	24	2	15 A	MINI-SPLIT) CONDENSING UNIT ACCU-6 IN ATTIC
DISPOSAL KITCHEN 105	15 A	1	25	0.9	0.8			26			
			27					28			
			29					30			
			31					32			
			33					34			
			35					36			
			37					38			
			39					40			
			41					42			
			TOTAL LOAD:	3 kVA		2 kVA					
			TOTAL AMPS:	24 A		18 A					

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS	
MTR	7677 VA	106.98%	8212 VA		
				CONNECTED LOAD:	7677 VA
				ESTIMATED DEMAND:	8212 VA
				CONNECTED CURRENT:	21 A
				EST. DEMAND CURRENT:	23 A

NOTES:

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CLIENT:

Hennepin County Medical Center

701 Park Avenue
Minneapolis, MN 55415

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PROJECT NAME:
HCMC
CRISIS RESIDENTIAL/IRTS

3633 Chicago Avenue South
Minneapolis, MN 55407

DRAWING TITLE:
ELECTRICAL SCHEDULES

FILE: XXX
DRAWN BY: ZTW
CHECKED BY: MSB
PROJ. NO: 150428
DRAWING NO: E8.01

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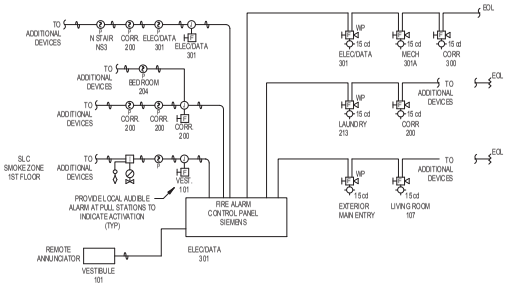
3633 Chicago Avenue South
Minneapolis, MN 55407

DRAWING TITLE:

ELECTRICAL SCHEDULES

FILE: XXX
DRAWN BY: ZTW
CHECKED BY: MSB
PROJ. NO: 150428
DRAWING NO:

E8.02



1 **FIRE ALARM RISER**
1/8" = 1'-0"

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CLIENT:

Hennepin County Medical Center

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PROJECT NAME:
HCMC
CRISIS RESIDENTIAL/IRTS

3633 Chicago Avenue South
Minneapolis, MN 55407

DRAWING TITLE:
ELECTRICAL DIAGRAMS

FILE: XXX
DRAWN BY: ZTW
CHECKED BY: MSB
PROJ. NO: 150426
DRAWING NO: **E9.01**

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10-26-15

Minneapolis City Council
350 South 5th Street
Minneapolis, MN 55415

Re: Proposed Hennepin County Medical Center Crisis Stabilization Services Facility

Dear Council Members:

Hennepin County Medical Center (HCMC) has engaged the Powderhorn Park Neighborhood Association (PPNA) to foster community support for a proposed Crisis Stabilization Services Facility to be located at 3633 Chicago Avenue South in Minneapolis.

Representatives from HCMC have demonstrated a commitment over the last several months to engage with community members in understanding the need for additional Crisis Stabilization Services in Minneapolis. These representatives are working with neighborhood members to help them understand the patient population that will be served by the Facility, and the types of services that would be delivered to these patients under a health care program that will be licensed by the Minnesota Department of Human Services.

Based upon our community's positive interactions with HCMC during this community engagement process, and our understanding of the facility and services that will be provided by HCMC in this location, the PPNA offers it support for HCMC's proposed Crisis Stabilization Services Facility.

Sincerely,

Tabitha Montgomery
PPNA Executive Director

Hennepin County
Land Management - Real Estate

Kevin Dockry, Director
J. Michael Noonan, Senior Department Administrator
701 Fourth Avenue South, Suite 400
Minneapolis, Minnesota 55415-1843
612-348-9260, Phone 612-348-9710, Fax
www.hennepin.us

June 1, 2016

Councilor Alondra Cano,
Ward 9,
350 S 5th Street,
Room 307,
Minneapolis, MN
55415

Dear Councilor Cano,

RE: Application for Municipal Approval – Conditional Use Permit (community residential facility)
HCMC – 3633 Chicago Avenue South

On June1, 2016, HCMC submitted applications for municipal approval for the property noted above. A copy of the application letter to the City is attached.

HCMC's proposal is for the establishment of a community residential facility that will permit use of the property for an Intermediate Residential Treatment Service. This residence will provide short term accommodation (typically 3 -10 days) for individuals needing mental health care and stabilization. The facility will be staffed by HCMC 24/7 and will be licensed by the state of Minnesota Department of Human Services.

The applicant on the applications is Hennepin Healthcare System, the legal name of HCMC. The undersigned is acting as agent on behalf of HCMC and any questions can be directed to that individual (612 348-8537 or j.michael.noonan@hennepin.us).

We appreciate your consideration.

Yours very truly,

J.Michael Noonan, AICP MCIP
Senior Department Administrator
Land Management Division

JMN/jmn

Hennepin County
Planning, Policy and Land Management - Real Estate

Alene Tchourumoff, Director
J. Michael Noonan, Senior Department Administrator
701 Fourth Avenue South, Suite 400
Minneapolis, Minnesota 55415-1843
612-348-9260, Phone 612-348-9710, Fax
www.hennepin.us

June 1, 2016

Ms. Shanna Sether,
Senior Planner,
City of Minneapolis – Community Planning and Economic Development,
250 4th Street South,
Room 300,
Minneapolis, MN
55415

Dear Ms. Sether,

RE- Application for Municipal Approval – Conditional Use Permit
Hennepin Healthcare System
3633 Chicago Avenue South

On behalf of Hennepin Healthcare System (HCMC), please find attached application material supporting HCMC's application for municipal approval. We are applying for the following approval:

- Conditional use permit to allow for the establishment of a "community residential facility".

HCMC is seeking to establish an Intensive Residential Treatment Services (IRTS) facility at 3633 Chicago Avenue South. This facility will provide a crisis residence housing (3 to 10 days) for up to 16 individuals who are clinically and physically stable, but require further assistance before returning to the community after receiving the appropriate care, treatment and screening. This facility have HCMC clinical staff on site 24/7 and residents are appropriately supervised during the length of their stay at the IRTS. Licensing of the facility is administered by the Minnesota Department of Human Services and will operated under Minnesota Rules 9520.0500.0690. Copies of a project overview and questions and answers are attached.

In previous discussions we have been advised that this use is characterized as:

> *Community residential facility.* A facility where one or more persons reside on a twenty-four hour basis under the care and supervision of a program licensed by the Minnesota Department of Human Services.

The property is zoned R4 and the provisions of this land use district permit a community residential facility by way a conditional use permit.

In support of our application, we provide the following information to address the requirements of the General Land Use Application:

- Pre-application discussions have taken place with CPED or the past several weeks. We will defer to CPED as to whether there is a need to have a formal meeting to discuss our application.

- Application materials as required by the City of Minneapolis zoning code.

- A list of all property owners with 350 feet of the subject property and mailing labels for those individuals;

- Fees in the amount of $889.48 being:
  - CUP – establishment of community residential facility $825.00
  - Publication fee $ 25.00
  - Postage (84 names @ $0.47) $ 39.48

- Copies of notification of applications that have been sent to Councilor Alondra Cano and the Powderhorn Park Neighborhood Association are attached. I understand the community meetings were held by HCMC in the fall of 2015

The application checklist list requires a written statement providing certain findings related to the conditional use permit being requested. The following provides those findings.

- Conditional Use Permit permitting establishment of a community residential facility – The City's zoning ordinance permits community residential facilities within the R4 zoning district. As noted above, the proposal of HCMC is seeking to establish an IRTS for individuals requiring mental health treatment and stabilization before being reintegrated back into the community. This will facility will provide much needed and appropriate services to individuals and the broader community.

  We would comment on the specific conditions of the City in considering a conditional use permit:

  - **Will not be determinant to or endanger the public health, safety, comfort and general welfare** – The proposal of HCMC has been carefully planned and designed by a diverse set of professionals. Plans have been prepared with the feedback of the community. In all instances, we are of the opinion that the HCMC proposal will be a fitting development and a positive addition to the City and the neighborhood and will not be detrimental to or endanger the public health, safety, comfort and general welfare. In fact, HCMC is of the opinion that the establishment of this use will positively address public health and general welfare considerations. We have provided an overview of the operation and maintenance of the residence to ensure the safety, comfort and care of residents and those utilizing the facility. The use of this property as an IRTS will require licenses to be issued by the Minnesota Department of Human Services and compliance with state regulations and requirements.
  - **Will not be injurious to the … normal and orderly development of the surrounding area** – Development and operational considerations proposed HCMC will not be injurious to the use and enjoyment of other property. Care has been taken in the design of this facility to blend and be compatible with other uses in the community.
  - **Adequate services provided** – The design of the development will ensure that all utilities etc… are provided. The application material describes how these requirements are met.

- **Adequate measures will be provided to minimize the congestion in the public streets** – Given the nature and intensity of the use and its operations we are of the opinion that adequate measures have been taken.
- **Consistent with the policies of the "Comprehensive Plan"** – through a review of the plan and discussions with CPED staff we have not identified nor have been advised of any incompatibilities with the policies of the "Comprehensive Plan".
- **Conforming to zoning district regulations** – Other than what is specifically requested in this application, the development proposal meets all requirements of the City.

We appreciate your consideration and believe that we have provided the City a complete application that will permit the application to be advanced for Planning Commission consideration in the not too distant future. As you review this material, we would ask that you contact us with any questions or concerns or further request.

Thanking you in advance.

Yours very truly,

J. Michael Noonan, AICP MCIP
Senior Department Administrator
Land Management Division

JMN/jmn

c.c. HCMC – Megen Cullen, Jed Brueske and Kelsey Brodsho

Encls.

Crisis Residential Overview

HCMC's Intended Use of 3633 Chicago Avenue South, Minneapolis

- HCMC will operate the facility as an Intensive Residential Treatment Services (IRTS), which will be licensed by the Minnesota Department of Human Services (DHS) and operated under Minnesota Rules 9520.0500-.0690. In addition to the IRTS license, HCMC will obtain a Crisis Residential variance to the IRTS license to provide Crisis Residential services.

- The beds that HCMC will operate in this facility will also be considered supervised living beds and included in HCMC's hospital license per Minnesota Department of Health Regulations.

- The facility will be subject to all admissions, health services, and staffing criteria determined by DHS. As such, all patients who reside at the facility, will be subject to clinical admission criteria.

- The facility will also be subject to all life & safety code requirements for supervised living facility beds from MDH.

- The relationship between HCMC and "residents" will be that of health care provider and patient, not landlord/tenant. As such, there will be patient admission documentation that is collected based upon the patient's clinical needs (financial information will be collected to determine whether the patient qualifies for Medical Assistance, other health care programs, and county funded group residential housing). There will not be a "lease" document because the beds will be part of a licensed DHS health care provider program.

- Patient stays may range from 3 days to 90+ days.

- The facility will have 24/7 clinical staffing (mental health professionals, registered nurses, mental health workers).

- Subject to final building plans, HCMC expects to operate 16 supervised living beds at this property.

- HCMC anticipates that many of the individuals who will receive Crisis Residential services at this facility will be at or below 100% FPL and will qualify for Medical Assistance benefits.

- HCMC has undertaken several steps to engage the local neighborhood in its proposed plan, including discussion with the neighborhood association and businesses, walking door-to-door to explain its proposal to residents, and working with neighborhood leadership to develop flyers and webpage messaging.

Hennepin County
Medical Center

Crisis Residence Questions and Answers

What is a crisis residence?
A crisis residence provides short-term (3 – 10 days) housing and treatment for people who are clinically and physically stable, but need further assistance before returning to their home after receiving mental health care at the hospital or after being screened by Hennepin County Community Outreach for Psychiatric Emergencies (COPE). It can be an alternative to hospitalization, a place to go for more care after leaving a hospital, or a place someone can go for support that will also provide needed relief for his or her family.

Where do people who stay in the residence come from?
People who stay in the residence will have been discharged from the hospital because they no longer need inpatient care, or will be referred to the program after being screened by COPE or Acute Psychiatric Services (APS). People cannot walk up to the crisis residence and be admitted.

Why is this facility needed?
A lack of available crisis residence facilities is one reason it is hard for people to get emergency and inpatient psychiatric help in our community. Providing the right level of care to people is very important. People sometimes need an alternative to hospitalization or an option to "step-down" to this level of care before going to their home. More people will seek help earlier if they know there is another option besides going to the hospital.

Where is this facility located?
3633 Chicago Ave. S., Minneapolis, MN.

Why did you choose this location?
We were looking for a location close to HCMC so clients and staff would be able to get to it easily. It is rare that a facility is available that has been built for, and is currently used as, a group residence. It was important that the home have an elevator to be accessible and have individual rooms with bathrooms. This location will help with the continuity of care for patients in the community and provide better access to the services that people need.

What kind of staff will be in the home and when will they be there?
Staff will be in the home 24/7 every day that there are patients in the home. Typical staffing would include a Registered Nurse, mental health worker, mental health professionals (like social workers), and peer specialists.

How will people be screened before coming to the residence?
Before placement in the residence a mental health professional will determine that the patient does not pose an immediate risk to themselves or others. The assessment screening is conducted before the patient is referred from a hospital or by a mental health professional at COPE.

Will residents be able to come and go as they please?
The program is voluntary and we will expect residents to actively participate in their treatment in the residence. They will understand that they need to participate in groups and care planning while they are there; however, they can leave the program if they choose to. This is why screening is important and people will not pass the screening to get into the program if they pose a risk to themselves or others. There will be a process for clients to sign in and out between groups and therapy.

What services will be provided in the home?
Services include physical and psychiatric assessment/treatment, daily living skills training, social activities, individual and group counseling, and treatment planning. We also connect residents to additional community services to help with individualized plans. These include things like job training, internships, and GED classes. Community engagement can help enhance an individual's self-worth and mental health and will be an integral part of their individual plan.

When they are done with their stay in the residence they return to their community with enhanced skills, a decrease in symptoms and the right supports in place to improve their quality of life and contributions to the community going forward. When they leave the home, just like in a family, they'll have a support structure and will be welcome to come back to support our current clients are part of their community engagement.

Can community members get services there?
This residence will be available to anybody who needs the services offered there. The intake and screening will be through HCMC, other area hospitals, or COPE.

How will neighbors know what is happening?
Staff from the residence will actively engage with the neighborhood and neighbors will be invited to reach out to staff onsite or connect with leadership at HCMC, if they have questions or concerns. We will host events when the home opens so neighbors can learn about our program and meet the staff. We also will require new staff to introduce themselves to neighbors and acquaint themselves with the neighborhood. The residence manager will partner with community leaders and neighbors so there will be ongoing communication and cooperation.

Do other neighborhoods have homes like this?
Here are several similar facilities in the metropolitan area if you would like to learn more about Transitional Psychiatric Housing.

Nancy Page I 245 South Clifton Avenue I Minneapolis, MN 55403
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https://www.regionshospital.com/rh/specialties/mental-health/mental-health-services.html

This website refers to other residential services run by People, Inc.
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How can I get more information about the proposed crisis residence?
Contact Megen Cullen, Sr. Director, Psychiatry Services at 612-873-6537, megen.cullen@hcmed.org

Hennepin County
Land Management - Real Estate

Kevin Dockry, Director
J. Michael Noonan, Senior Department Administrator
701 Fourth Avenue South, Suite 400
Minneapolis, Minnesota 55415-1843
612-348-9260, Phone 612-348-9710, Fax
www.hennepin.us

June 1, 2016

Executive Director,
Powderhorn Park Neighborhood Association,
821 E 35th Street,
Minneapolis, MN
55407

Dear Powderhorn Park,

RE: Application for Municipal Approval – Conditional Use Permit (community residential facility)
HCMC – 3633 Chicago Avenue South

On June 1, 2016, HCMC submitted applications for municipal approval for the property noted above. A copy of the application letter to the City is attached.

HCMC's proposal is for the establishment of a community residential facility that will permit use of the property for an Intermediate Residential Treatment Service. This residence will provide short term accommodation (typically 3 -10 days) for individuals needing mental health care and stabilization. The facility will be staffed by HCMC 24/7 and will be licensed by the state of Minnesota Department of Human Services.

The applicant on the applications is Hennepin Healthcare System, the legal name of HCMC. The undersigned is acting as agent on behalf of HCMC and any questions can be directed to that individual (612 348-8537 or j.michael.noonan@hennepin.us).

We appreciate your consideration.

Yours very truly,

J.Michael Noonan, AICP MCIP
Senior Department Administrator
Land Management Division

JMN/jmn

Hennepin County
Planning, Policy and Land Management - Real Estate

Alene Tchourumoff, Director
J. Michael Noonan, Senior Department Administrator
701 Fourth Avenue South, Suite 400
Minneapolis, Minnesota 55415-1843
612-348-9260, Phone 612-348-9710, Fax
www.hennepin.us

June 1, 2016

Ms. Shanna Sether,
Senior Planner,
City of Minneapolis – Community Planning and Economic Development,
250 4th Street South,
Room 300,
Minneapolis, MN
55415

Dear Ms. Sether,

RE- Application for Municipal Approval – Conditional Use Permit
Hennepin Healthcare System
3633 Chicago Avenue South

On behalf of Hennepin Healthcare System (HCMC), please find attached application material supporting HCMC's application for municipal approval. We are applying for the following approval:

- Conditional use permit to allow for the establishment of a "community residential facility".

HCMC is seeking to establish an Intensive Residential Treatment Services (IRTS) facility at 3633 Chicago Avenue South. This facility will provide a crisis residence housing (3 to 10 days) for up to 16 individuals who are clinically and physically stable, but require further assistance before returning to the community after receiving the appropriate care, treatment and screening. This facility have HCMC clinical staff on site 24/7 and residents are appropriately supervised during the length of their stay at the IRTS. Licensing of the facility is administered by the Minnesota Department of Human Services and will operated under Minnesota Rules 9520.0500.0690. Copies of a project overview and questions and answers are attached.

In previous discussions we have been advised that this use is characterized as:

> *Community residential facility.* A facility where one or more persons reside on a twenty-four hour basis under the care and supervision of a program licensed by the Minnesota Department of Human Services.

The property is zoned R4 and the provisions of this land use district permit a community residential facility by way a conditional use permit.

In support of our application, we provide the following information to address the requirements of the General Land Use Application:

- Pre-application discussions have taken place with CPED or the past several weeks. We will defer to CPED as to whether there is a need to have a formal meeting to discuss our application.

- Application materials as required by the City of Minneapolis zoning code.

- A list of all property owners with 350 feet of the subject property and mailing labels for those individuals;

- Fees in the amount of $889.48 being:
  - CUP – establishment of community residential facility $825.00
  - Publication fee $ 25.00
  - Postage (84 names @ $0.47) $ 39.48

- Copies of notification of applications that have been sent to Councilor Alondra Cano and the Powderhorn Park Neighborhood Association are attached. I understand the community meetings were held by HCMC in the fall of 2015

The application checklist list requires a written statement providing certain findings related to the conditional use permit being requested. The following provides those findings.

- Conditional Use Permit permitting establishment of a community residential facility – The City's zoning ordinance permits community residential facilities within the R4 zoning district. As noted above, the proposal of HCMC is seeking to establish an IRTS for individuals requiring mental health treatment and stabilization before being reintegrated back into the community. This will facility will provide much needed and appropriate services to individuals and the broader community.

  We would comment on the specific conditions of the City in considering a conditional use permit:

  - **Will not be determinant to or endanger the public health, safety, comfort and general welfare** – The proposal of HCMC has been carefully planned and designed by a diverse set of professionals. Plans have been prepared with the feedback of the community. In all instances, we are of the opinion that the HCMC proposal will be a fitting development and a positive addition to the City and the neighborhood and will not be detrimental to or endanger the public health, safety, comfort and general welfare. In fact, HCMC is of the opinion that the establishment of this use will positively address public health and general welfare considerations. We have provided an overview of the operation and maintenance of the residence to ensure the safety, comfort and care of residents and those utilizing the facility. The use of this property as an IRTS will require licenses to be issued by the Minnesota Department of Human Services and compliance with state regulations and requirements.
  - **Will not be injurious to the ... normal and orderly development of the surrounding area** – Development and operational considerations proposed HCMC will not be injurious to the use and enjoyment of other property. Care has been taken in the design of this facility to blend and be compatible with other uses in the community.
  - **Adequate services provided** – The design of the development will ensure that all utilities etc... are provided. The application material describes how these requirements are met.

- **Adequate measures will be provided to minimize the congestion in the public streets** – Given the nature and intensity of the use and its operations we are of the opinion that adequate measures have been taken.
- **Consistent with the policies of the "Comprehensive Plan"** – through a review of the plan and discussions with CPED staff we have not identified nor have been advised of any incompatibilities with the policies of the "Comprehensive Plan".
- **Conforming to zoning district regulations** – Other than what is specifically requested in this application, the development proposal meets all requirements of the City.

We appreciate your consideration and believe that we have provided the City a complete application that will permit the application to be advanced for Planning Commission consideration in the not too distant future. As you review this material, we would ask that you contact us with any questions or concerns or further request.

Thanking you in advance.

Yours very truly,

J. Michael Noonan, AICP MCIP
Senior Department Administrator
Land Management Division

JMN/jmn

c.c. HCMC – Megen Cullen, Jed Brueske and Kelsey Brodsho

Encls.

Crisis Residential Overview

HCMC's Intended Use of 3633 Chicago Avenue South, Minneapolis

- HCMC will operate the facility as an Intensive Residential Treatment Services (IRTS), which will be licensed by the Minnesota Department of Human Services (DHS) and operated under Minnesota Rules 9520.0500-.0690. In addition to the IRTS license, HCMC will obtain a Crisis Residential variance to the IRTS license to provide Crisis Residential services.

- The beds that HCMC will operate in this facility will also be considered supervised living beds and included in HCMC's hospital license per Minnesota Department of Health Regulations.

- The facility will be subject to all admissions, health services, and staffing criteria determined by DHS. As such, all patients who reside at the facility, will be subject to clinical admission criteria.

- The facility will also be subject to all life & safety code requirements for supervised living facility beds from MDH.

- The relationship between HCMC and "residents" will be that of health care provider and patient, not landlord/tenant. As such, there will be patient admission documentation that is collected based upon the patient's clinical needs (financial information will be collected to determine whether the patient qualifies for Medical Assistance, other health care programs, and county funded group residential housing). There will not be a "lease" document because the beds will be part of a licensed DHS health care provider program.

- Patient stays may range from 3 days to 90+ days.

- The facility will have 24/7 clinical staffing (mental health professionals, registered nurses, mental health workers).

- Subject to final building plans, HCMC expects to operate 16 supervised living beds at this property.

- HCMC anticipates that many of the individuals who will receive Crisis Residential services at this facility will be at or below 100% FPL and will qualify for Medical Assistance benefits.

- HCMC has undertaken several steps to engage the local neighborhood in its proposed plan, including discussion with the neighborhood association and businesses, walking door-to-door to explain its proposal to residents, and working with neighborhood leadership to develop flyers and webpage messaging.

Hennepin County
Medical Center

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3625

3633

10-26-15

Minneapolis City Council
350 South 5th Street
Minneapolis, MN 55415

Re: Proposed Hennepin County Medical Center Crisis Stabilization Services Facility

Dear Council Members:

Hennepin County Medical Center (HCMC) has engaged the Powderhorn Park Neighborhood Association (PPNA) to foster community support for a proposed Crisis Stabilization Services Facility to be located at 3633 Chicago Avenue South in Minneapolis.

Representatives from HCMC have demonstrated a commitment over the last several months to engage with community members in understanding the need for additional Crisis Stabilization Services in Minneapolis. These representatives are working with neighborhood members to help them understand the patient population that will be served by the Facility, and the types of services that would be delivered to these patients under a health care program that will be licensed by the Minnesota Department of Human Services.

Based upon our community's positive interactions with HCMC during this community engagement process, and our understanding of the facility and services that will be provided by HCMC in this location, the PPNA offers it support for HCMC's proposed Crisis Stabilization Services Facility.

Sincerely,

Tabitha Montgomery
PPNA Executive Director