

COVERT PARK RESTROOM/SHOWER FACILITY

80559 32nd Avenue, Covert, Michigan

Drawings Prepared For:
Covert Township

SHEET INDEX:

T	TITLE
1	SITE
2	FOUND/DETAILS/NOTES
3	FLOORPLAN/SCHED/DETAILS
4	ELEVATIONS/DETAILS
5	PLUMBING/NOTES
6	ELECTRICAL 1
7	NOTES/SPECS

CONSTRUCTION NOTES:

LOCATION:	VAN BUREN CTY
TYPE:	IIIB
OCCUPANCY:	B
EXPOSURE:	B
WIND:	95/110
SNOW:	50# GROUND

APPLICABLE CODES

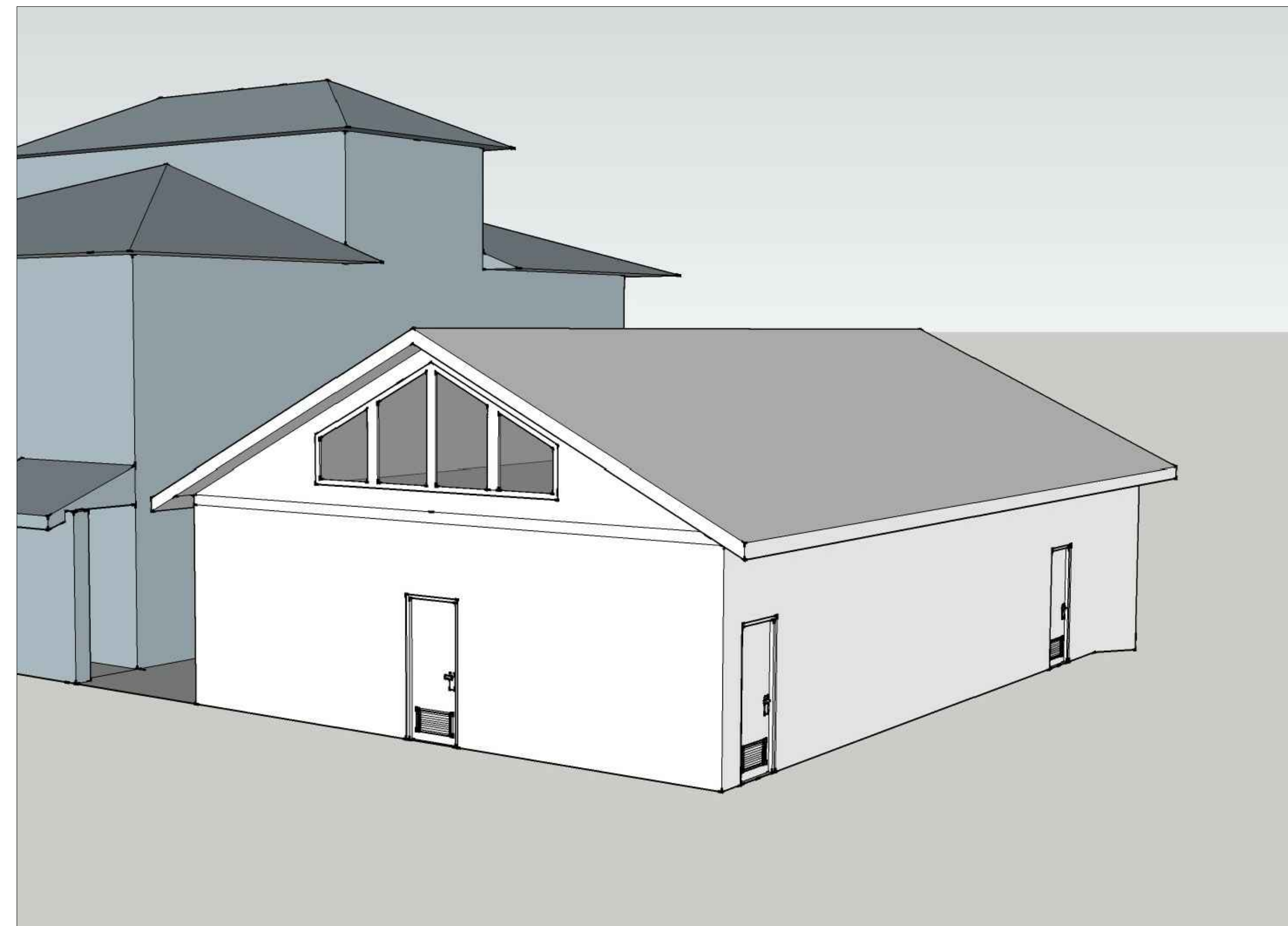
BUILDING CODE:	MICHIGAN BUILDING CODE 2015
PLUMBING CODE:	MICHIGAN PLUMBING CODE 2006
MECHANICAL CODE:	MICHIGAN MECHANICAL CODE 2009
ELECTRICAL CODE:	INCORPORATING 2011 NEC EDITION OF THE NATIONAL ELECTRIC CODE

NOTES

SHOULD A CONTRACTOR FIND DISCREPANCIES OR AMBIGUITIES IN OR OMISSIONS FROM THE DRAWINGS OR SPECIFICATIONS, OR BE IN DOUBT ABOUT THEIR MEANING, HE SHALL NOTIFY THE DESIGNER IMMEDIATELY.

CONTRACTORS SHALL VERIFY AND CHECK ALL DIMENSIONS ON THE JOB DURING CONSTRUCTION AND ADVISE THE DESIGNER OF ANY DISCREPANCIES.

DO NOT SCALE DRAWINGS. USE INDICATED DIMENSIONS ONLY.



General Notes

COVERT TOWNSHIP PARK
80559 32ND AVENUE, COVERT, MICHIGAN

Drawn

Check

Revised/Issue

No.

Architect

BRIAN PETERSON

269.767.1811

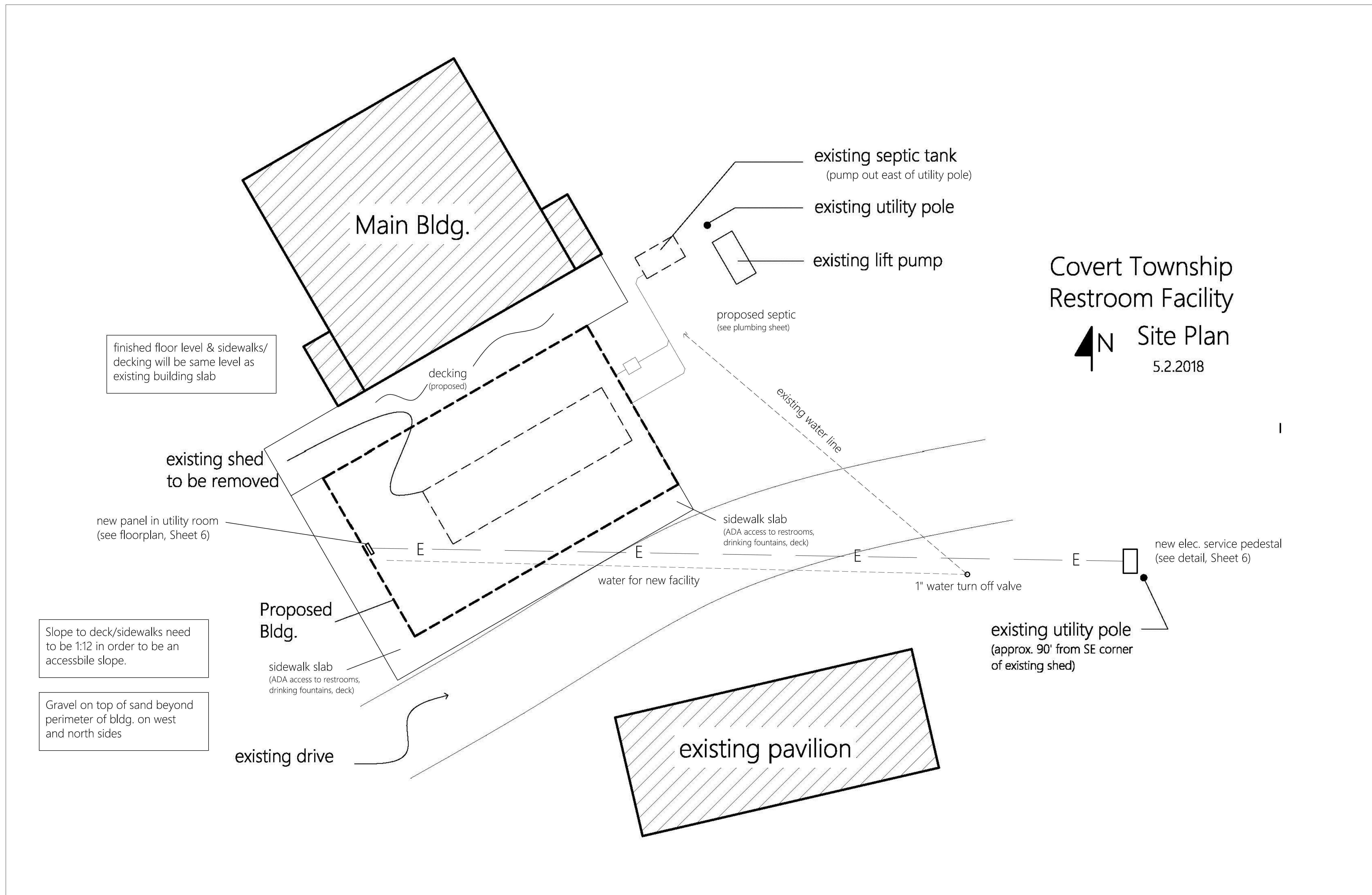
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Project

Date

8.17.2018

Scale



Covert Township
Restroom Facility
Site Plan
5.2.2018



GENERAL SITE NOTES:

1. CONTRACTOR MUST BE LICENSED AND BONDED BY THE CITY.
2. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE.
3. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH ALL REGULATIONS GOVERNING THE DEMOLITION, REMOVAL, TRANSPORTATION AND DISPOSAL OF ALL DEMOLITION DEBRIS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING DISCONNECTION OF ALL UTILITIES SERVING THE EXISTING SITE WITH THE APPROPRIATE UTILITY COMPANY, AND SHALL OBTAIN APPROVAL FROM SAME TO COMMENCE DEMOLITION ACTIVITIES.
5. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
6. ALL SIDEWALKS SHALL HAVE A MINIMUM SLOPE OF 1/4" PER FOOT.
7. EXPANSION JOINTS TO BE PLACED WHERE BUILDING FOUNDATION MEETS CONCRETE SIDEWALK.
8. ALL WATER SERVICE LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING REGULATIONS.
9. IN THE EVENT PLANS OR STANDARD DETAILS CONFLICT WITH THE CITY PLUMBING ORDINANCES, CITY ORDINANCES SHALL CONTROL AND BE ADHERED TO IN ALL CASES.
10. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES
11. CONTRACTOR SHALL MAKE EVERY EFFORT POSSIBLE TO MINIMIZE THE DISTURBANCE OF ALL EXISTING SHRUBS, LAWNS, AND OTHER LANDSCAPING FEATURES AND SHALL COORDINATE REMOVAL OF TREES WITH OWNERS
12. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE CITY UTILITY DEPARTMENT AS TO LOCATION AND SCHEDULING OF TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES.
13. DRAWINGS TO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
14. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
15. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
16. CONTRACTOR SHALL VISIT EXISTING CONDITIONS OF THE SITE.
17. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, FEDERAL AND OSHA REGULATIONS.
18. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST FILED LOCATION OF UTILITIES.

General Notes

COVERT TOWNSHIP PARK

80559 32ND AVENUE, COVERT, MICHIGAN

No.	Revised / Issue	Date
1	additional notes	6.2.2018
2	additional notes / revisions	7.2.2018
3	sidewalk / ramp revisions	7.15.2018
4	ramps / revised, iron pedestals	7.25.2018

ARCHITECT:

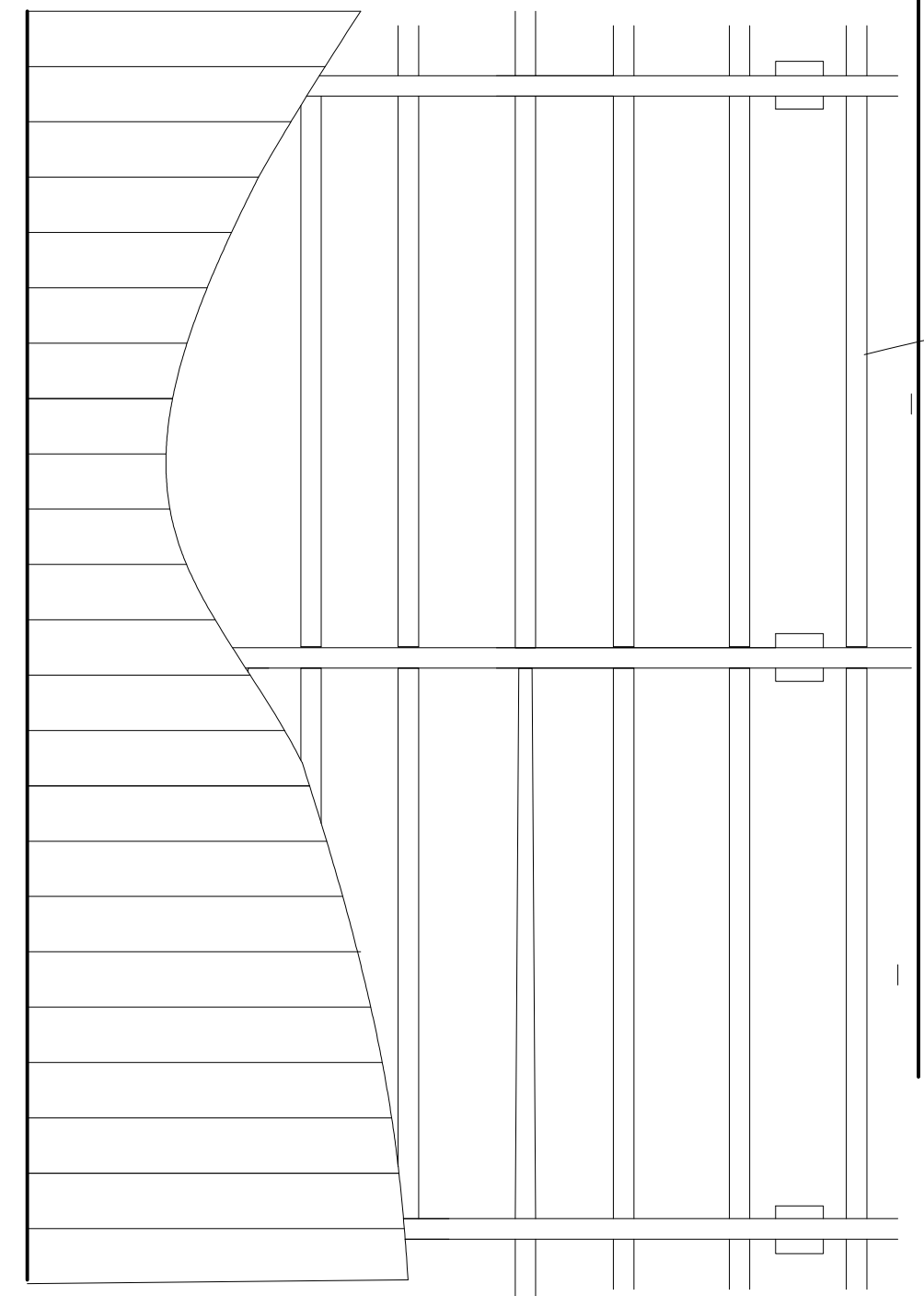
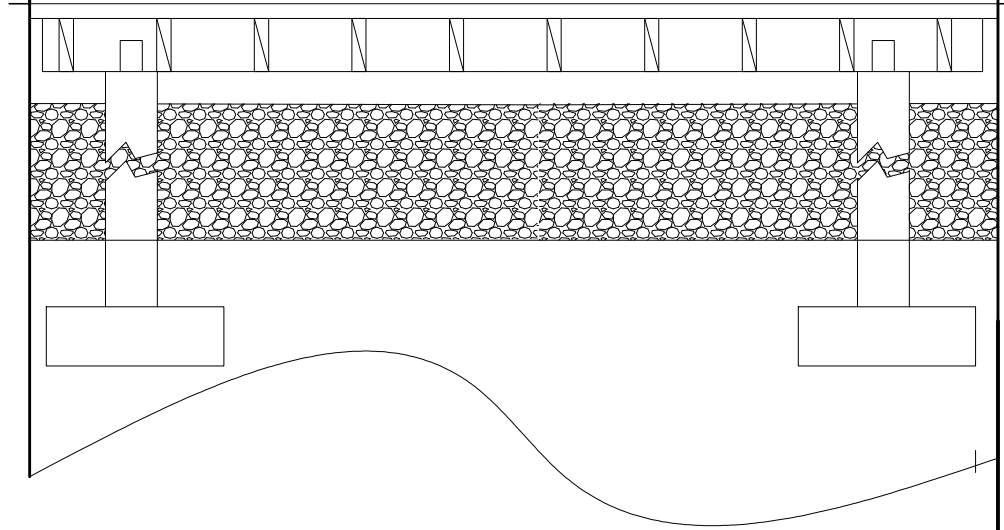
BRIAN PETERSON

269.767.1811

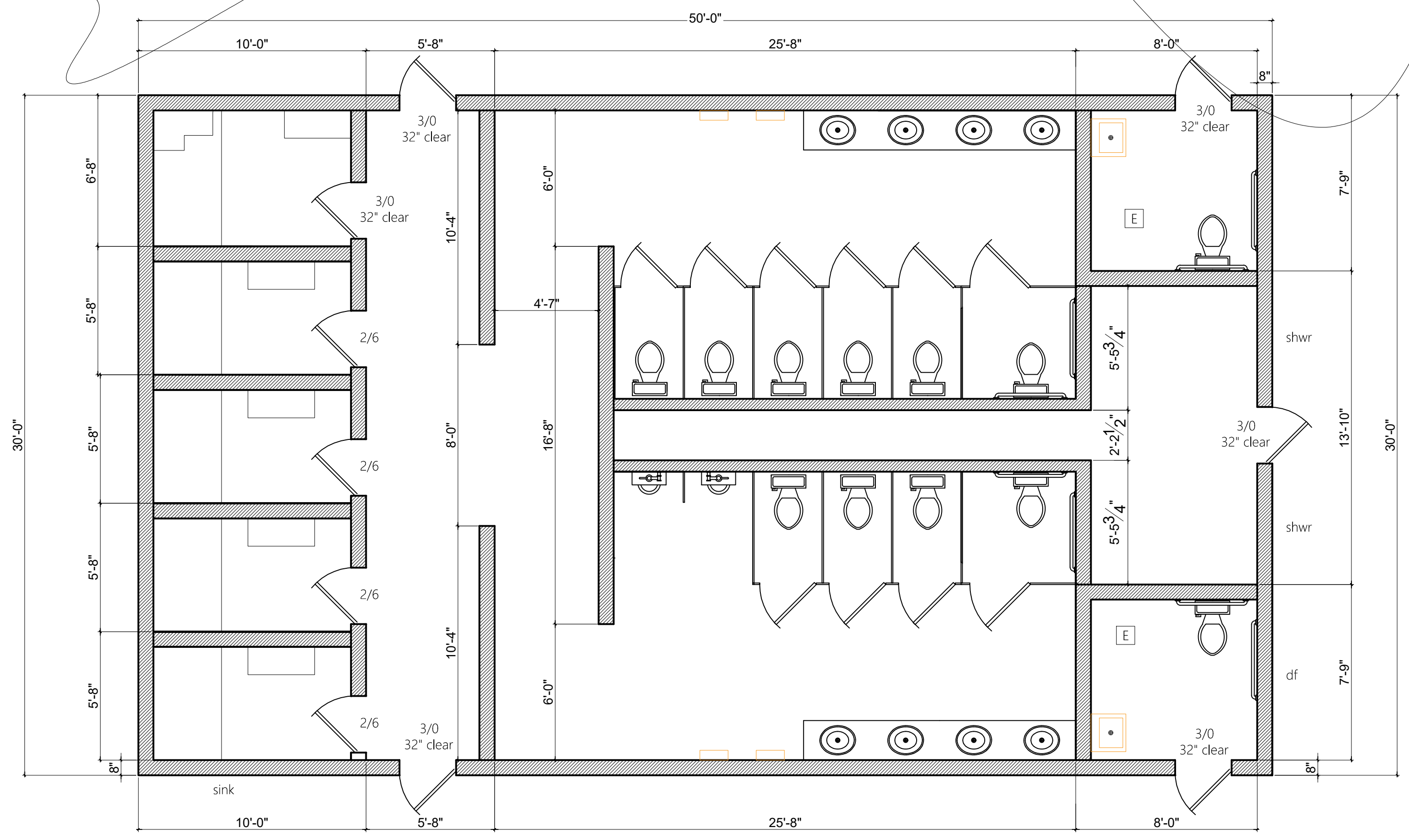
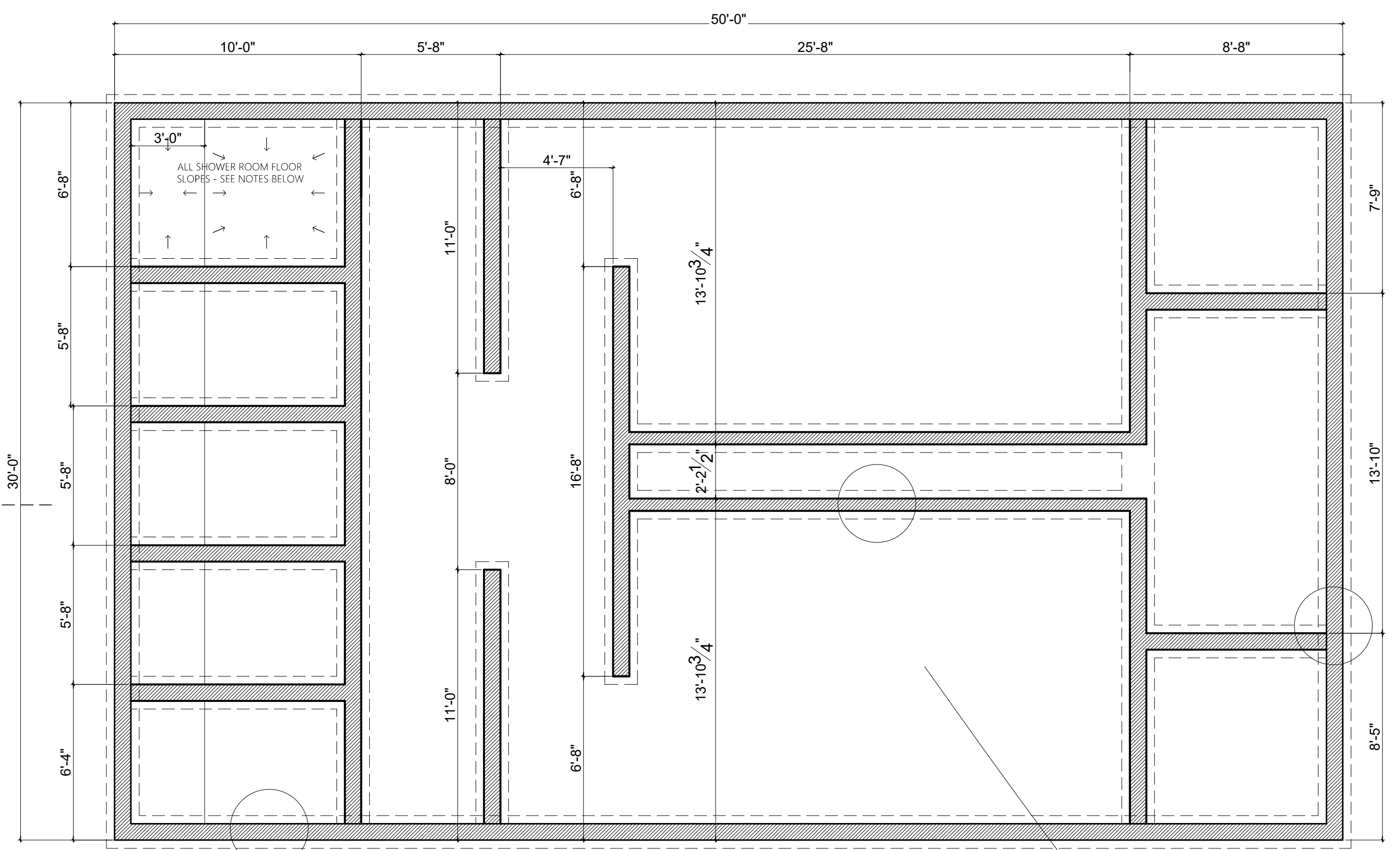
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Project	Date	Scale
	8.17.2018	

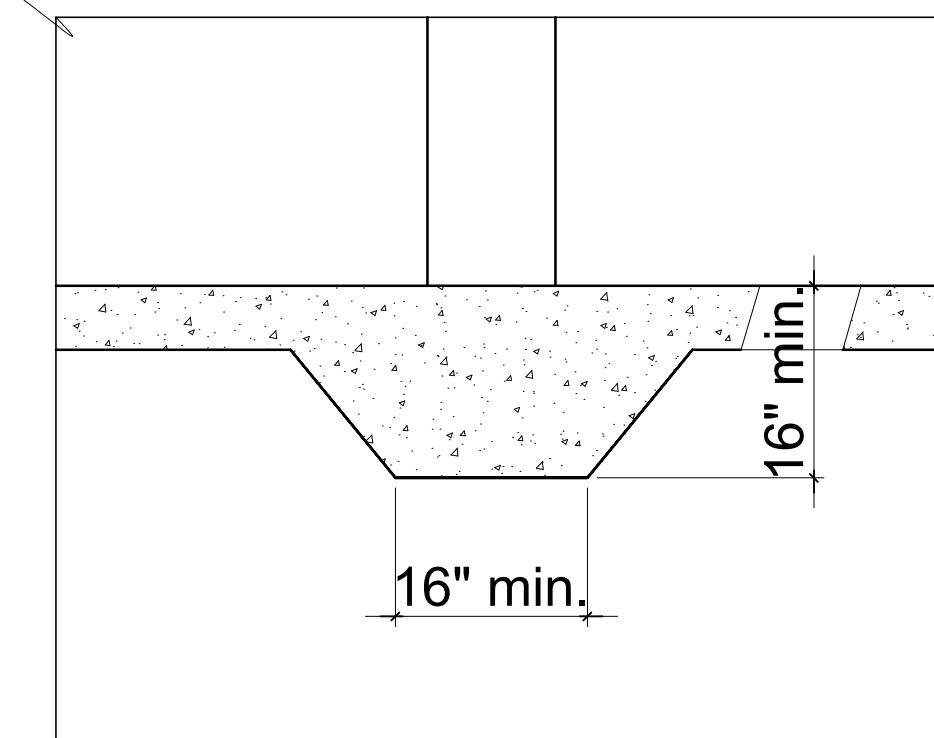
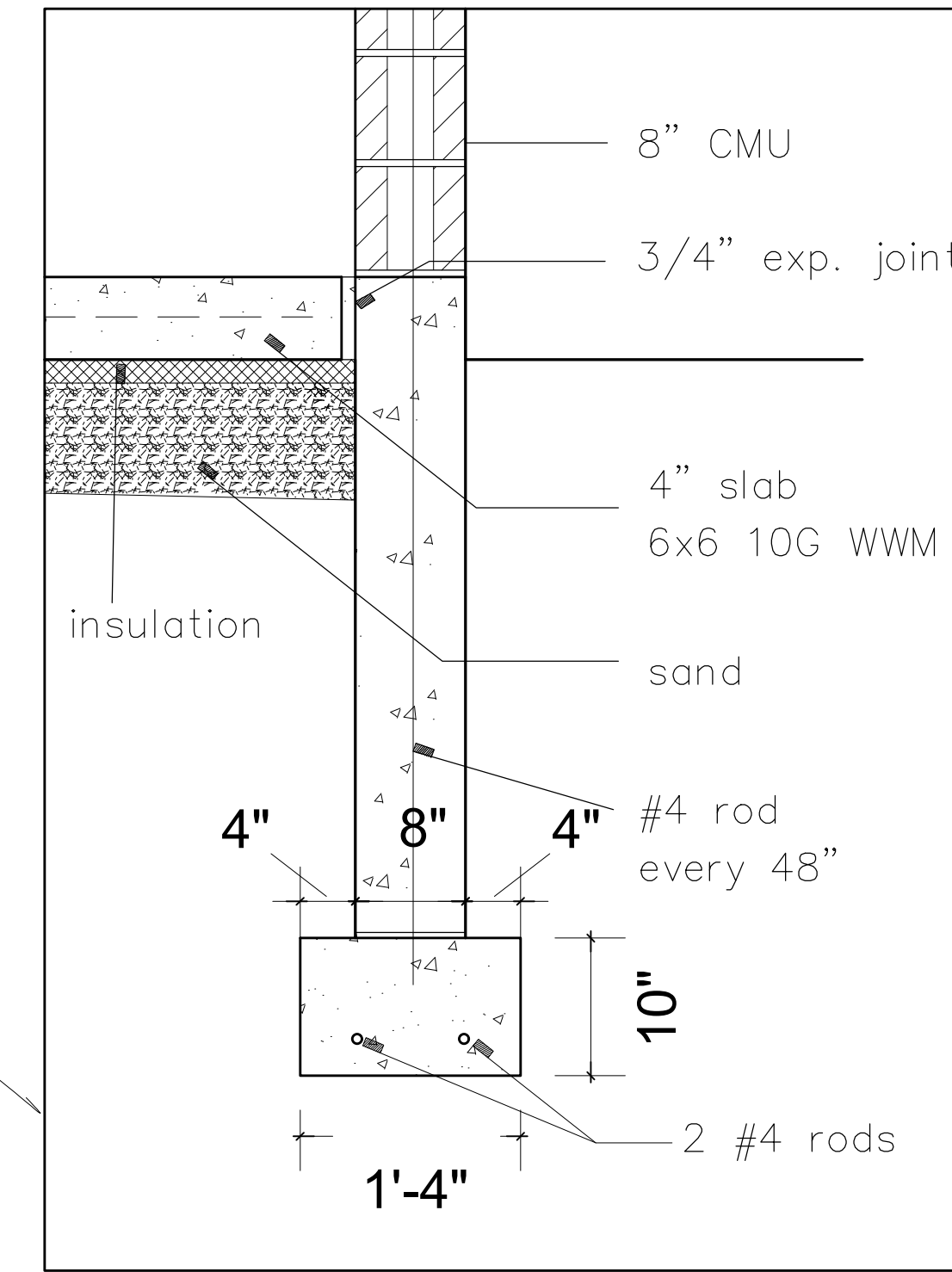


Decking Notes:
 -Treated wood decking
 -Approximately 1/8" gap (or size of 8d nail) between decking boards
 -Footings for 4x4 posts to be 12" in diameter min. & 4 inches in depth or greater
 -Footings to be at or below frost depth
 -2x6 joists hung (16"o.c.) from 2x10 beams anchored on top of posts
 -posts 8' apart
 -Ground beneath deck to be sloped east and from the center to direct water away from both adjacent buildings.
 -Slopes to be no greater than 1 inch per foot of run



INDIVIDUAL RESTROOMS TO HAVE CEILINGS SO AIR FROM THESE SPACES WILL NOT TRANSFER TO OTHER SPACES. INDIVIDUAL RESTROOMS TO HAVE THEIR OWN EXHAUST FANS AS WELL.

ALL WALLS, INCLUDING SHOWER ROOM WALLS, TO BE 10' IN HEIGHT



- FLOOR SLAB TO BE 4" THICK WITH 6X6 10G WWM
- FLOOR SLAB TO SLOPE TOWARDS FLOOR DRAINS
- SHOWER ROOMS FLOORS TO BE SLOPED TO SEPARATE DRAINS, ONE IN THE SHOWER ITSELF AND THE OTHER IN THE CHANGING AREA
- COMPLETE THE INSTALLATION OF SEWER AND WATER LINES BEFORE THE SLAB IS PLACED
- APPLY A LAYER OF 6 MIL POLYETHYLENE TO DAMPROOF THE FLOOR. VAPOR BARRIER TO OVERLAP MIN. 4" AT JOINTS.
- FLOOR SLAB SHOULD NOT BEAR DIRECTLY ON WALL OR COLUMN FOOTINGS BUT SHOULD BE ISOLATED FROM THEM BY A 1" SAND CUSHION OR OTHER MEANS
- A PREMOULDED JOINT FILLER OR DOUBLE LAYER OF SHEATHING PAPER BETWEEN FLOOR SLAB AND WALL OR COLUMN SHOULD BE PROVIDED TO ALLOW FOR SLIGHT MOVEMENT OF FLOOR SLAB DUE TO SHRINKAGE OF THE SLAB DUE TO DRYING AND SETTLING OF THE SUBBASE
- AFTER THE CONCRETE HAS BEEN PLACED AND CONSOLIDATED, IT SHOULD BE STRUCK OFF WITH A STRAIGHT EDGE TO THE PROPER ELEVATION
- AFTER THE WATER SHEEN HAS DISAPPEARED AND THE CONCRETE HAS STIFFENED SLIGHTLY EDGING, JOINTING AND FLOATING OPERATIONS CAN BEGIN
- CONTROL JOINTING AND GROOVING MAY BE NECESSARY TO AVOID RANDOM CRACKING IN THE SLAB. CONTROL JOINTS SHOULD 1/4 OF THE SLAB THICKNESS

General Notes

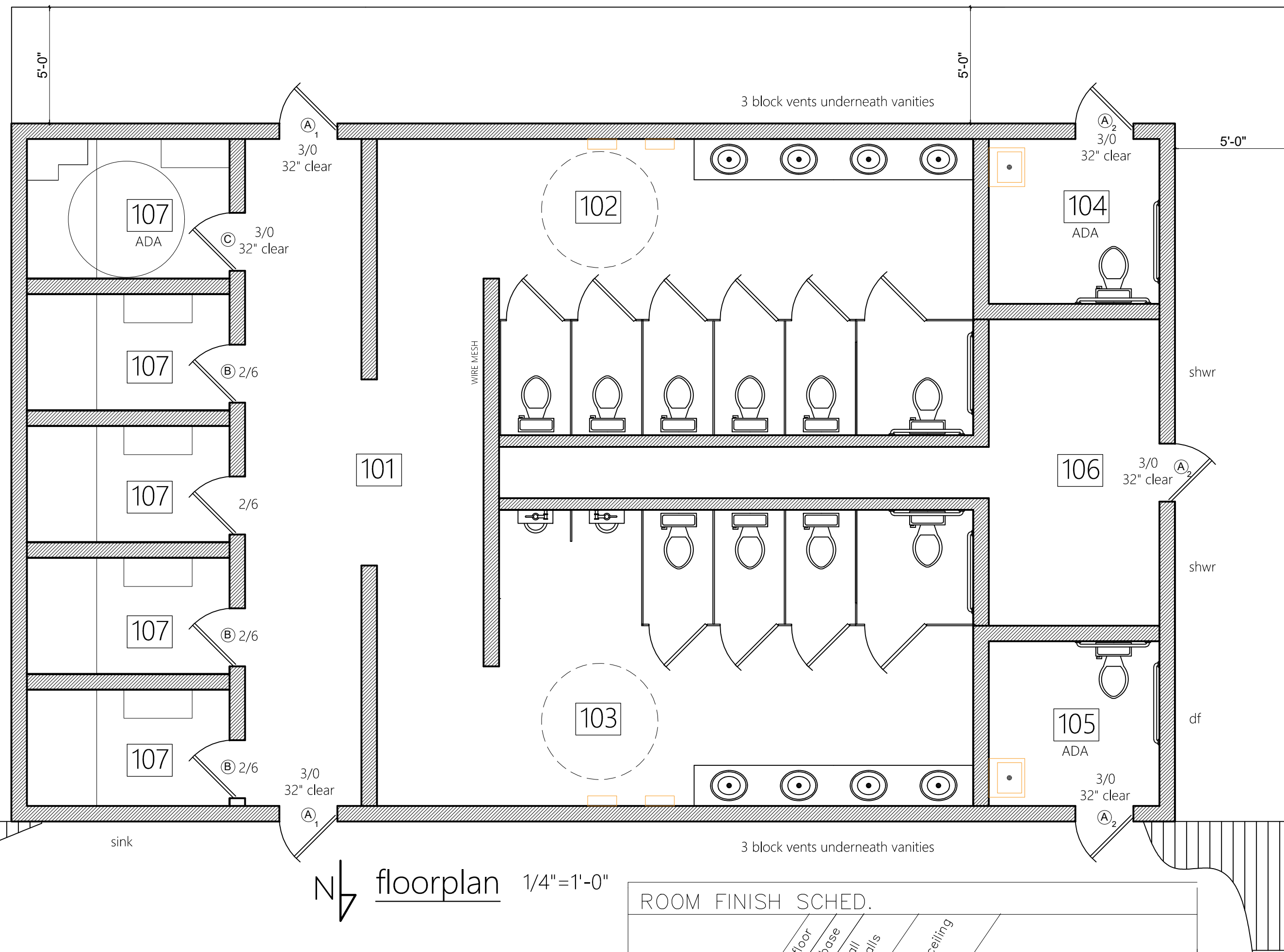
COVERT TOWNSHIP PARK
 80559 32ND AVENUE, COVERT, MICHIGAN

Drawn	6.6.2018	slab and wall note additions	6.6.2018
Revised	7.29.2018	note revisions	7.29.2018
Revised	7.2.2018	note revisions	7.2.2018
Revised	6.2.2018	elec. revisions, insulation revision	6.2.2018
No.	1	Revised/Issue	Issue

ARCHITECT:
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Sheet
 2

Printed
 Date 8.17.2018
 Scale



floorplan 1/4"=1'-0"

ROOM FINISH SCHED.						
		floor	base	ceil	ceiling	remarks
		finish	mat.	mat.	finish	
		finish	mat.	mat.	color	
101	hallways	conc	CMU	PT	open	
102	women's restroom	conc	CMU	PT	open	water based acrylic primer sealer then epoxy paint on walls throughout
103	men's restroom	conc	CMU	PT	open	brushed concrete floors throughout
104	family restroom	conc	CMU	PT	DensArmor	*as an alternate please add the costs of adding color to the concrete
105	family restroom	conc	CMU	PT	DensArmor	
106	utility	conc	CMU	PT	open	DensArmor attached to ceiling joists at above block/below truss
107	shower	conc	CMU	PT	open	

PLUMBING & ANCILLARY FIXTURES (see spec sheets)

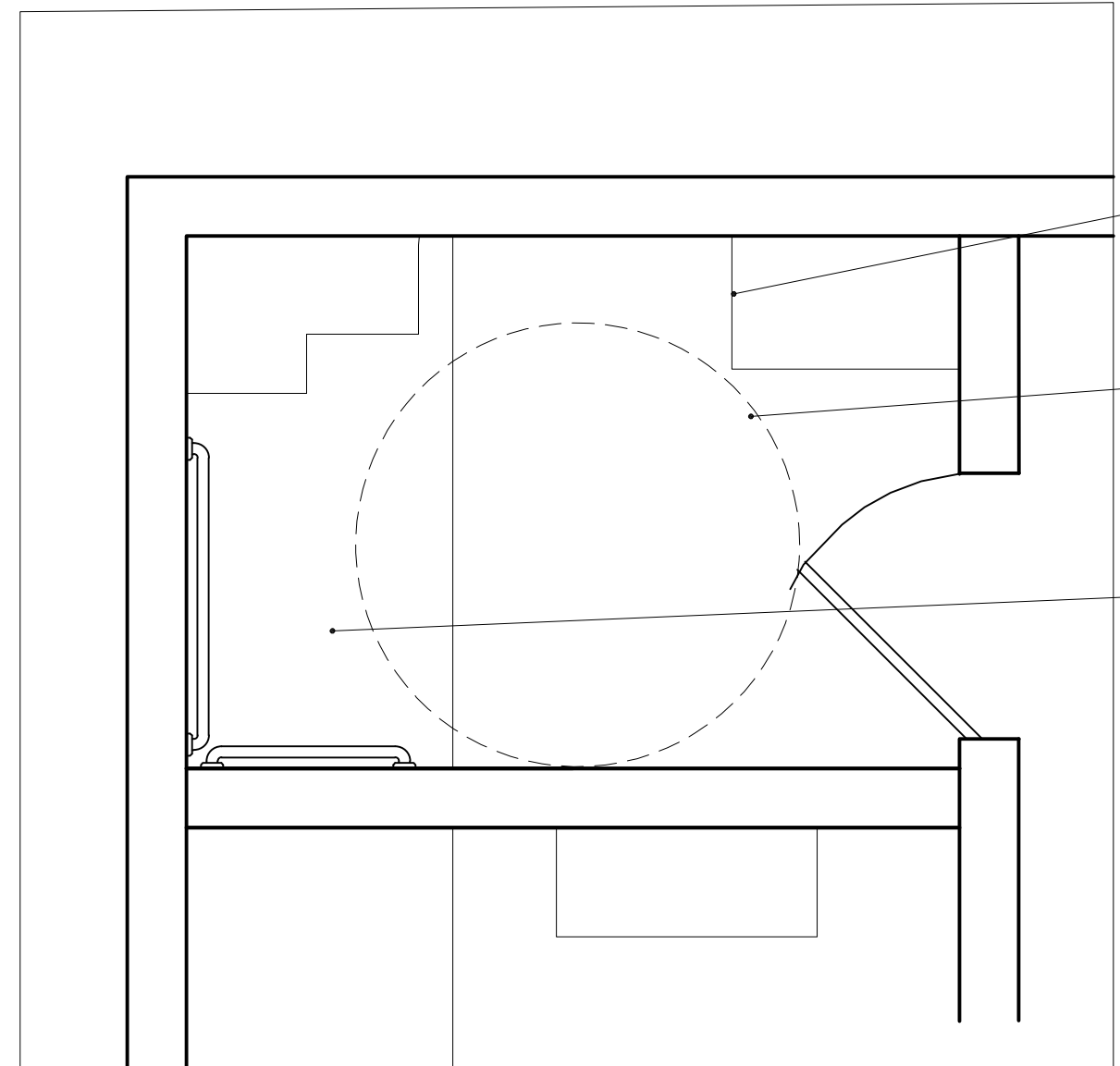
Item	Manufacturer & Item Number	Notes
1 Toilet	American Stan. Madera ADA compliant, manual flush valve	2854.016 *
2 Lavatory (day use)	Amer. Standard Comrade wall-mount w/ ADA compliant metered faucet	sink: 0124.024 faucet: Chicago Faucet 802-665CP
Lavatory (camp users)	Zurn Z5114 countertop lavatory faucet: Chicago Faucet 802-665CP	custom counter of solid phenolic resin w/backsplash resting on block
3 Changing Station	Bobrick Koala Kare KB200-01	Install at 30" above floor *
4 Hand Dryer	Xlerator Hand Dryer XL-BWV	Install at 40" above floor *
5 Drinking Fountain	Bubbler Type (Man. TBD)	27" min. knee clearance * 36" max spout height
6 Grab Bars	Bradley 817 Series 1.5"	Installed as drawn on this sheet *
7 Toilet Paper Dispenser	to be provided by owner	Installed as drawn on this sheet in both individual and main bathrooms
8 Mirror	Bobrick B165 2430	Installed as drawn on this sheet and above main restroom sinks *
9 Soap Dispenser	to be provided by owner	Installed as drawn on this sheet in both individual and main bathrooms
10 Shower Valve	Exposed, Adjustable Self-Closing Shower Valve #SLSHVE-ADJ	*(see shower head info below)
11 Bathroom Stall Partitions	Bradley Solid Phenolic Alt: Stainless Steel	Installed as drawn on this sheet w/ stainless steel brackets
12 Outdoor Shower	Outdoor Shower Co., WM-442-ADA-FS. Wallmount metered push valve	including footwash spigot
13 Urinal	American Standard Washbrook .5 gpf washout	manual flush valve
14 Outdoor Sink	BKS-1-18-12-18T SSt	faucet: TABCO K-160 splash mount
15 Utility Rm Mop Sink	Mustee 63-M	faucet: Mustee 63.600A installed 24" above sink
16 ADA shwr rm seat	Bobrick B-5181 (in shower itself) custom cmu block seat (in shower room)	Shower seat foldable
17 other shwr rm seats	Custom cmu block permanent seating	Alt: Bradley 9562 (foldable)
18 ADA shwr room shwr head	shower head: Kohler Awaken G-90 K-9863-1 *	
19 other shwr rooms shwr heads	FloWise Vandal-Resistant Water-Saving 1-Spray 1.875 in Showerhead in Polished Chrome *	
20 Shwr Curtain Rods	AST 1204 Extra Heavy Duty Stainless Steel Curtain Rod with End Flanges	72" ADA shwr room, 60" for others, curtain provided by owner
21 Shwr Soap Shelf	Bobrick B-6807 Stainless Steel Surface-Mounted Soap Dish	Use rawl plugs, mount at ADA height in ADA shwr
22 Shwr Room Hooks	Bobrick B-2116 Heavy-Duty Clothes Hook with Concealed Mounting	Use rawl plugs, Mount on wall opposite benches

INDIVIDUAL RESTROOMS TO HAVE CEILINGS SO AIR FROM THESE SPACES WILL NOT TRANSFER TO OTHER SPACES. INDIVIDUAL RESTROOMS TO HAVE THEIR OWN EXHAUST FANS AS WELL VENTING DIRECTLY TO THE EXTERIOR.

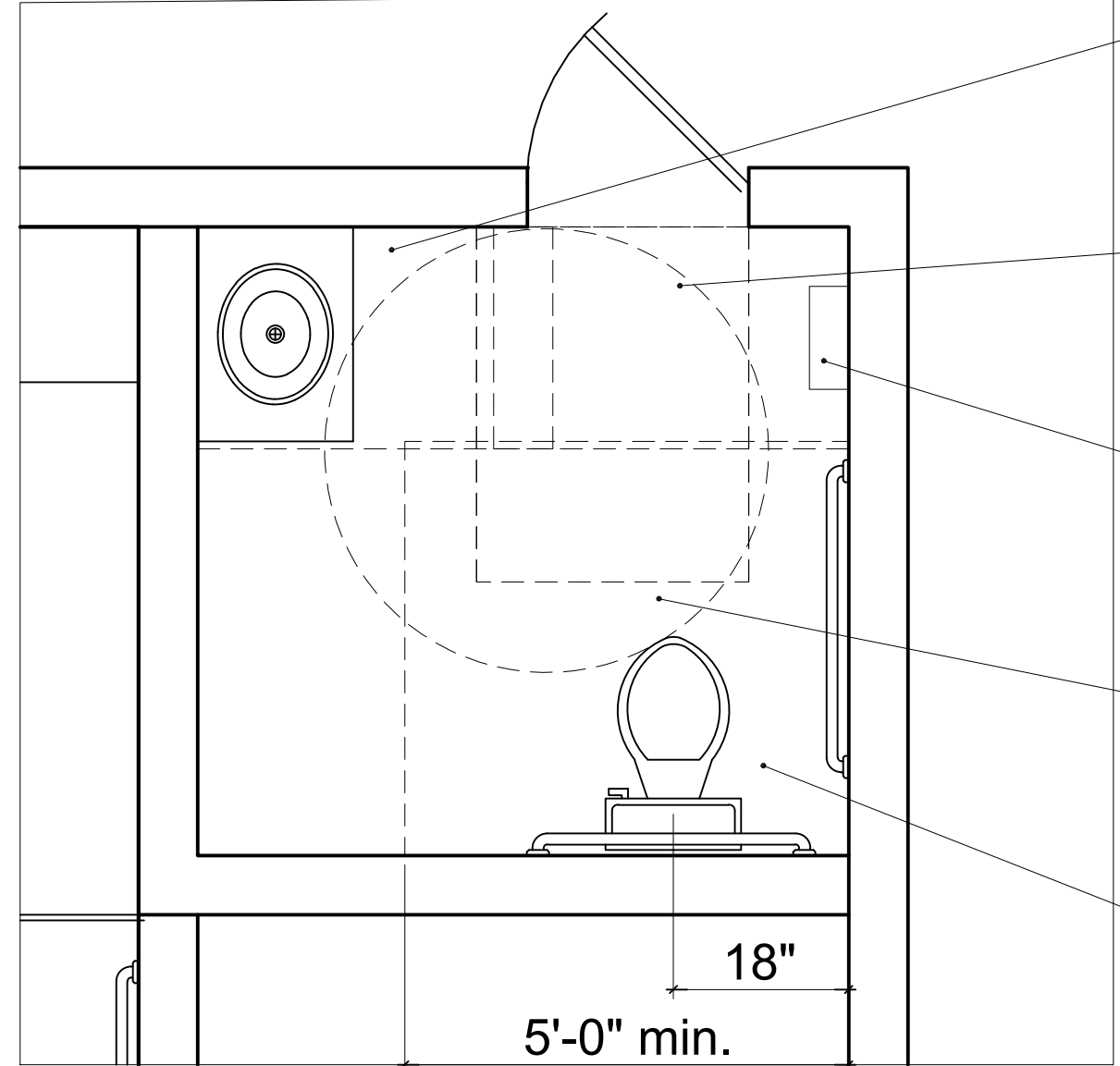
SEE SHEET 4 FOR ADDITIONAL VENTING NOTES.

STAINLESS STEEL WIRE MESH TO BE INSTALLED HORIZONTALLY OVER COMMON CORRIDOR AND SHOWERS.

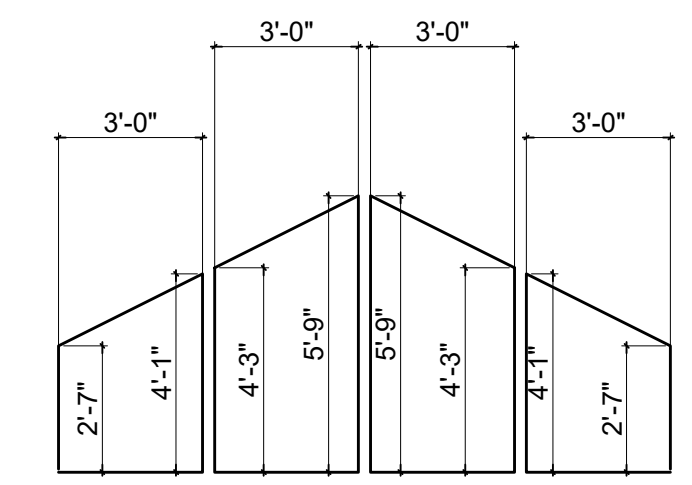
ADA Shower Stall shall comply with 4.21-1 through 4.21-8 of ADA Accessibility Guidelines



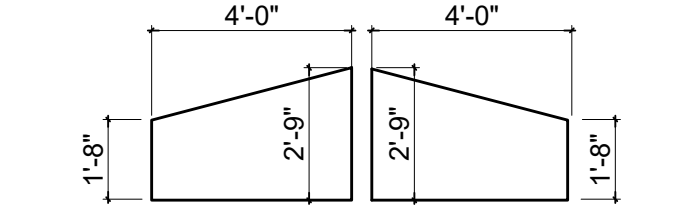
ADA Requirements 1/2"=1'-0"



ADA Requirements 1/2"=1'-0"

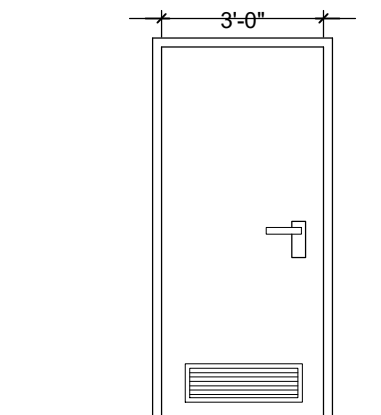


west gable end windows



east gable end windows

Custom windows as per dimensions above. Marvin Integrity Polygon, or similar. Mottled, or frosted, glass for privacy



- 3 HINGES
- 1 LEVER LOCK SET
- 1 VENT
- 10"x35" US 32 D
- 1 CLOSER
- 1 WEATHER STRIP
- ZERO THRESHOLD

A FLUSH PAINTED STEEL (P2)

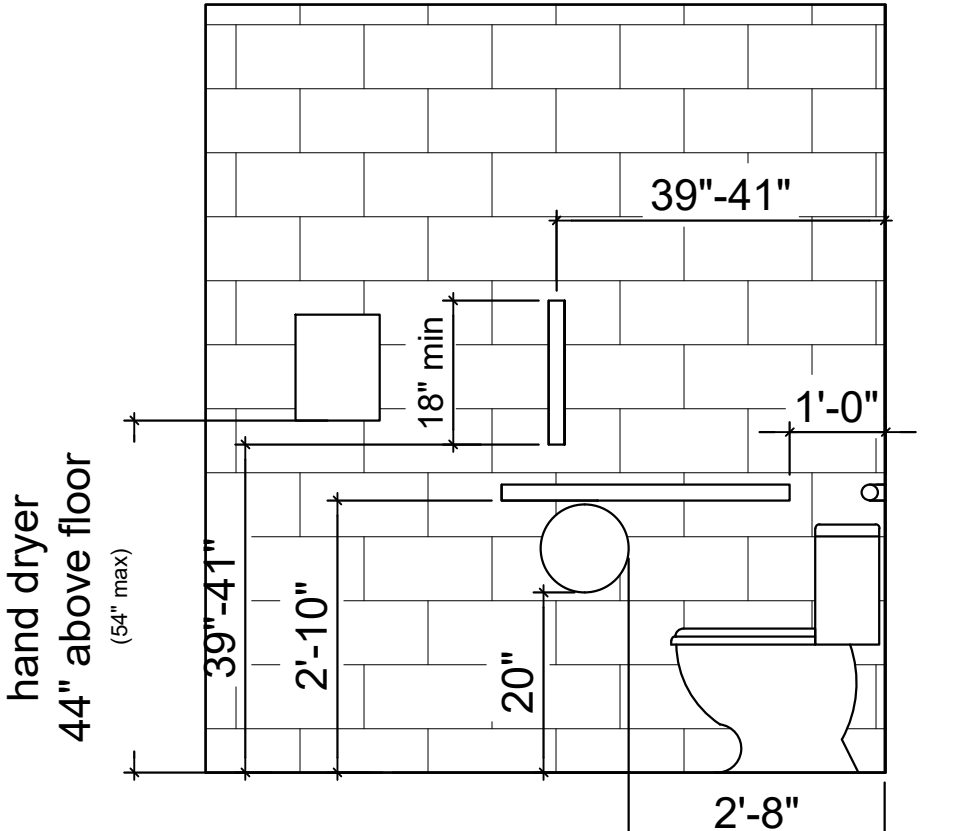
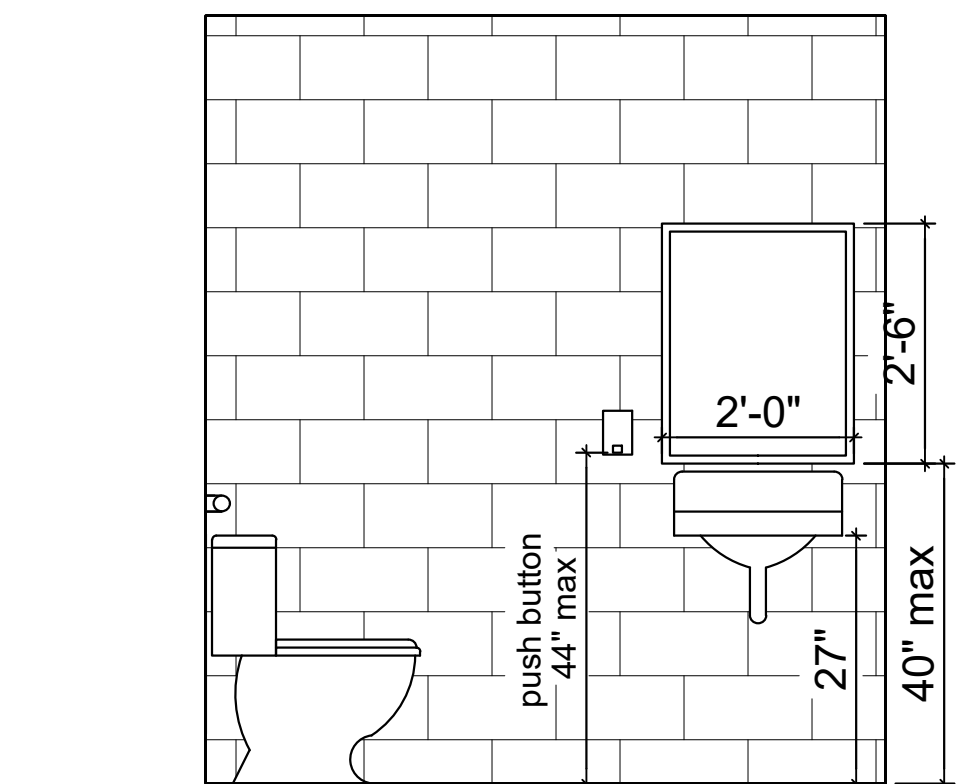
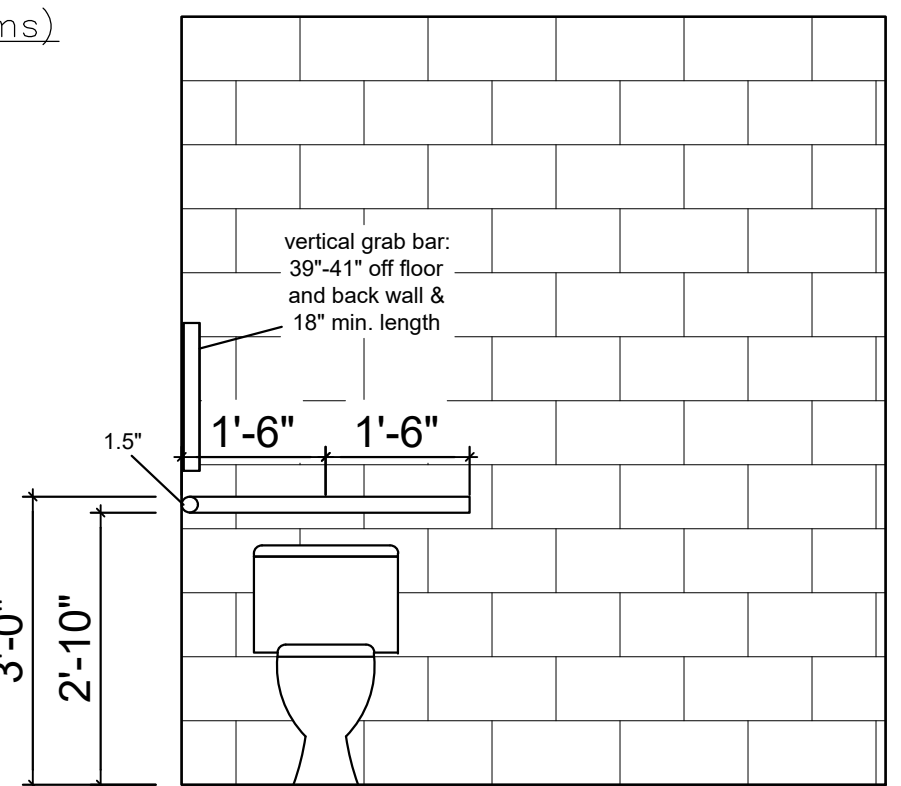
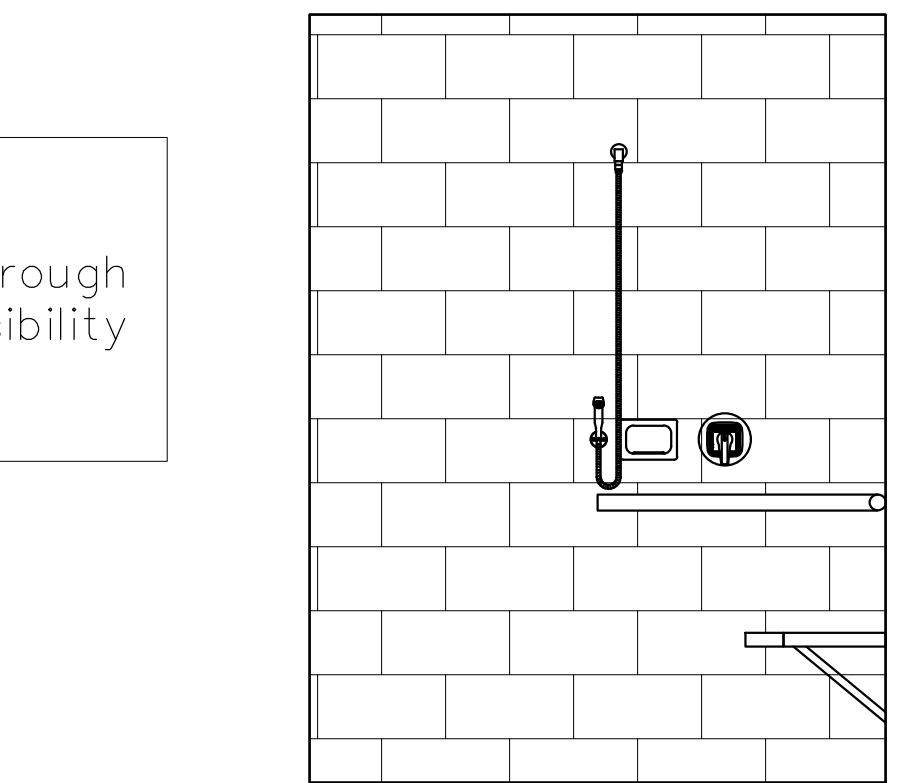
DOORS						
	door	mat.	finish	frame	color	remarks
		mat.	color	mat.	color	
A	exterior doors	STL	PT	PT	*	-Vent in door -Lever type handle -Must allow for 32" min. clear width with door open. Doors 1: vandal-proof keypad locks Kaba #5021-B-WL-26D-41, or similar Doors 2: deadbolt lock only -brush strip, no thresholds *TBD
B,C	shower doors	STL	PT	PT	*	-latch or slide lock -ADA shower to have door with 32" clearance when door fully opened

shower doors: standard steel for masonry opening, vent in door, push-plate ext., handle int., no threshold

Custom block bench in both ADA room and non-ADA rooms) 32Wx16D

60" min. wheelchair turning space (door swing may extend into turning radius)

ADA Shower Unit folding or static seat



General Notes

COVERT TOWNSHIP PARK
80559 32ND AVENUE, COVERT, MICHIGAN

Architect: **BRIAN PETERSON**
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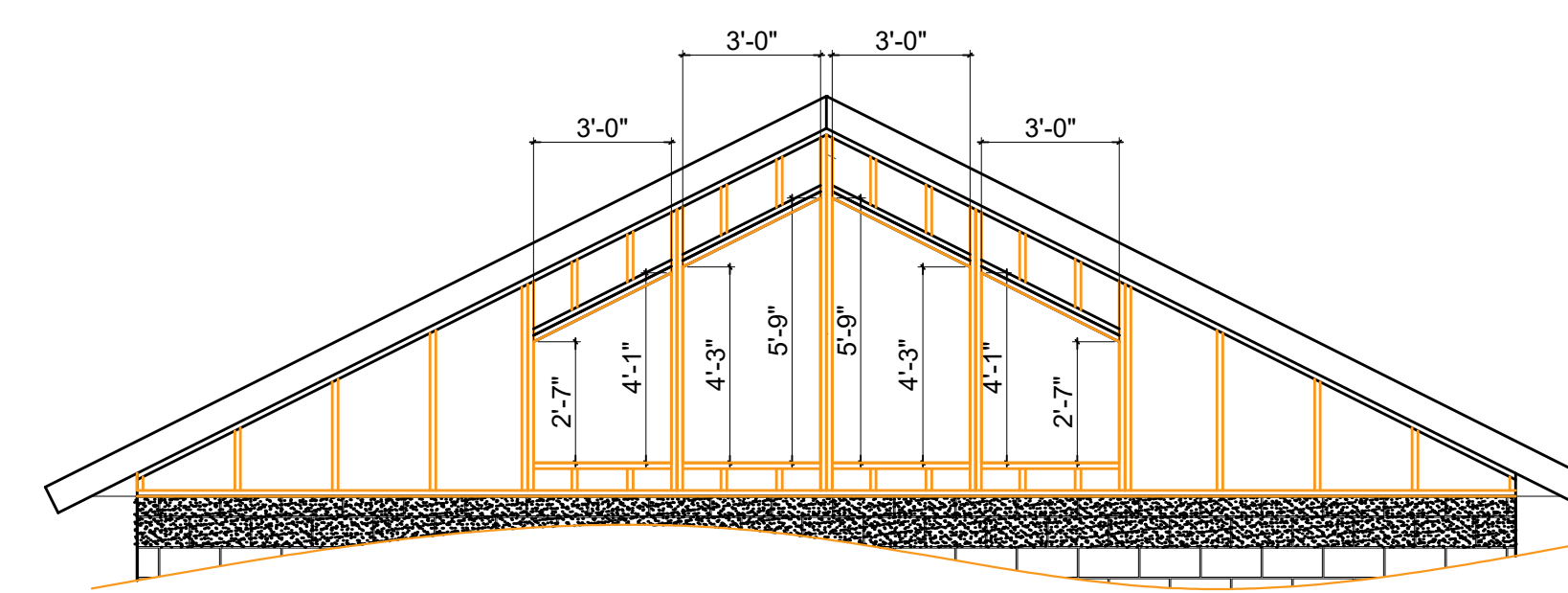
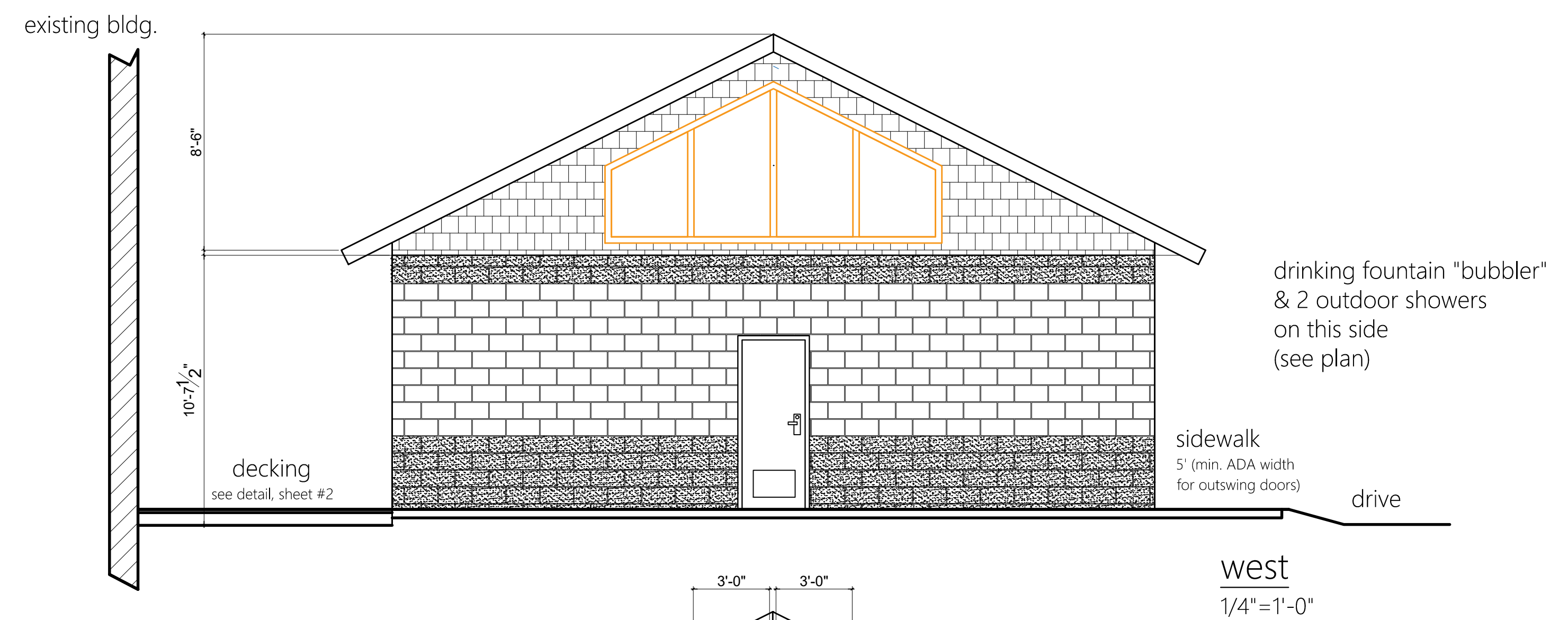
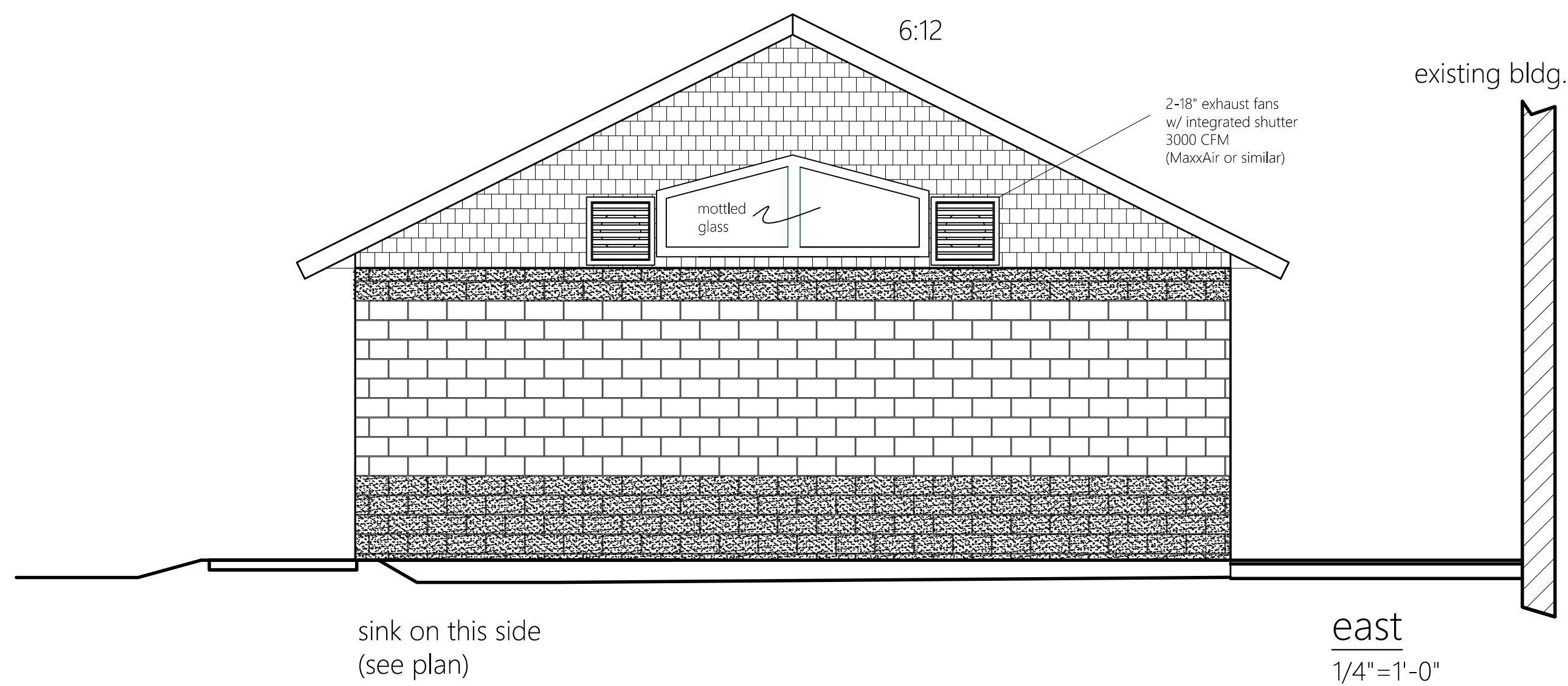
Project No: **3**

Date: 8.17.2018

Scale:

Revision Log:

No.	Description	Date
1	Issue for review	7.25.2018
2	Issue for review	7.15.2018
3	Issue for review	7.2.2018
4	Issue for review	6.2.2018



SMOOTH AND SPLIT-FACED CMU BLOCKS. GABLE END MAINTENANCE-FREE SHAKES TO REFLECT EXISTING RESTROOM STRUCTURE (CERTAINTED CEDAR IMPRESSIONS POLYMER SIDING, OR SIMILAR, IN COLOR SIMILAR TO EXISTING RESTROOM STRUCTURE).

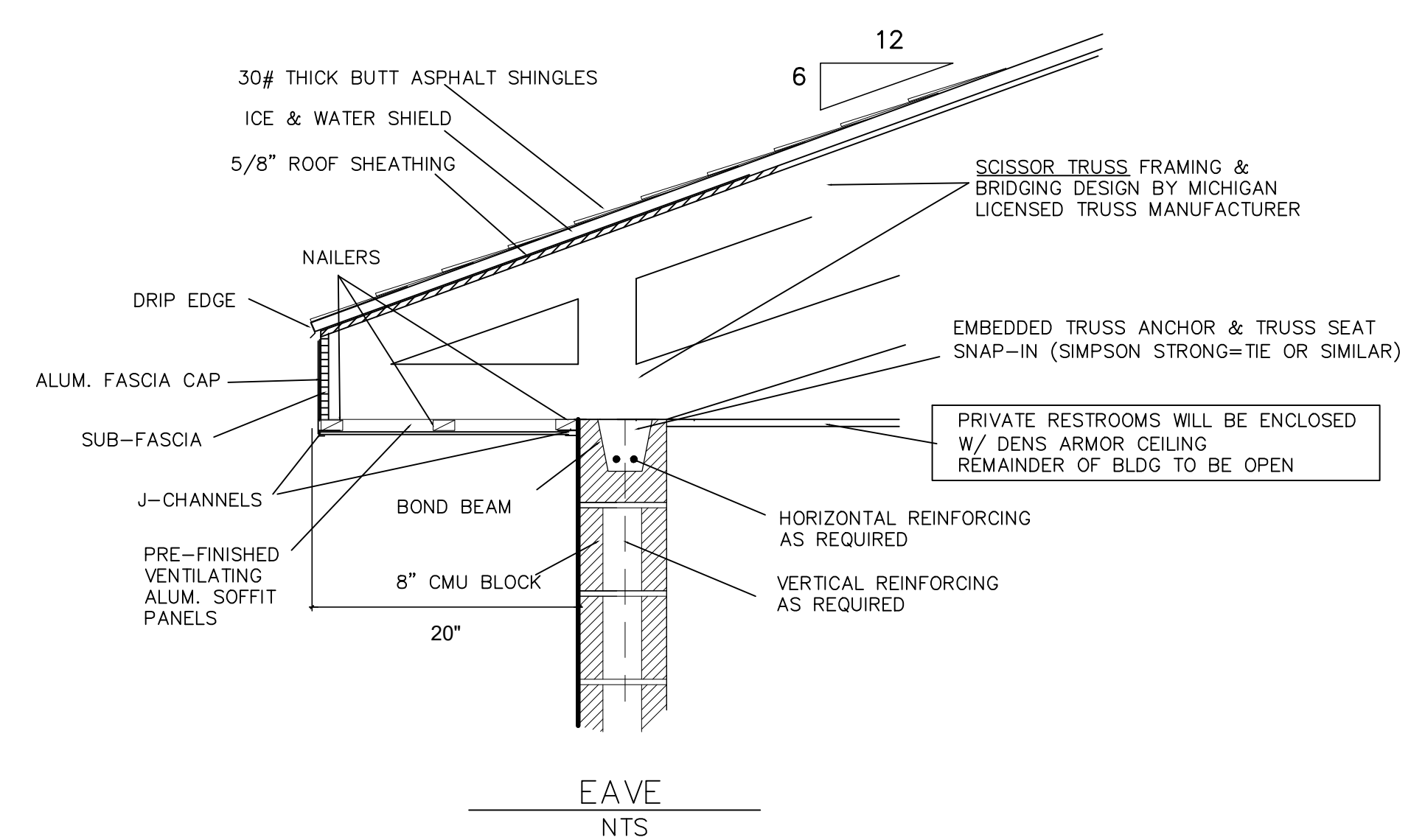
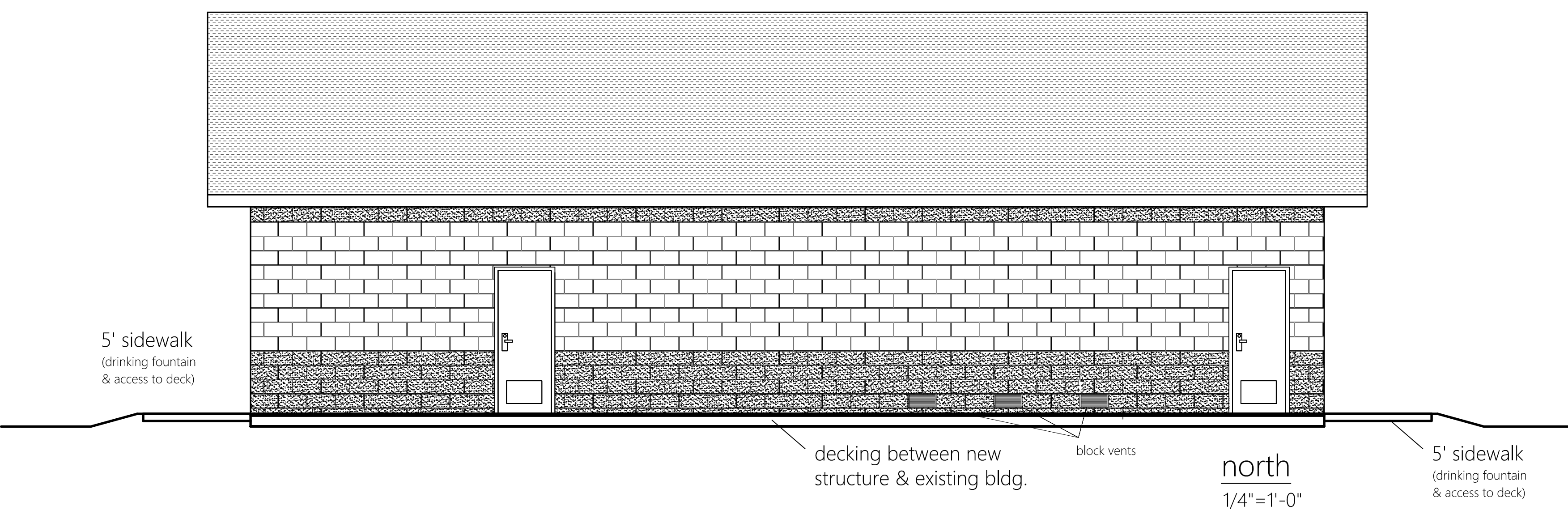
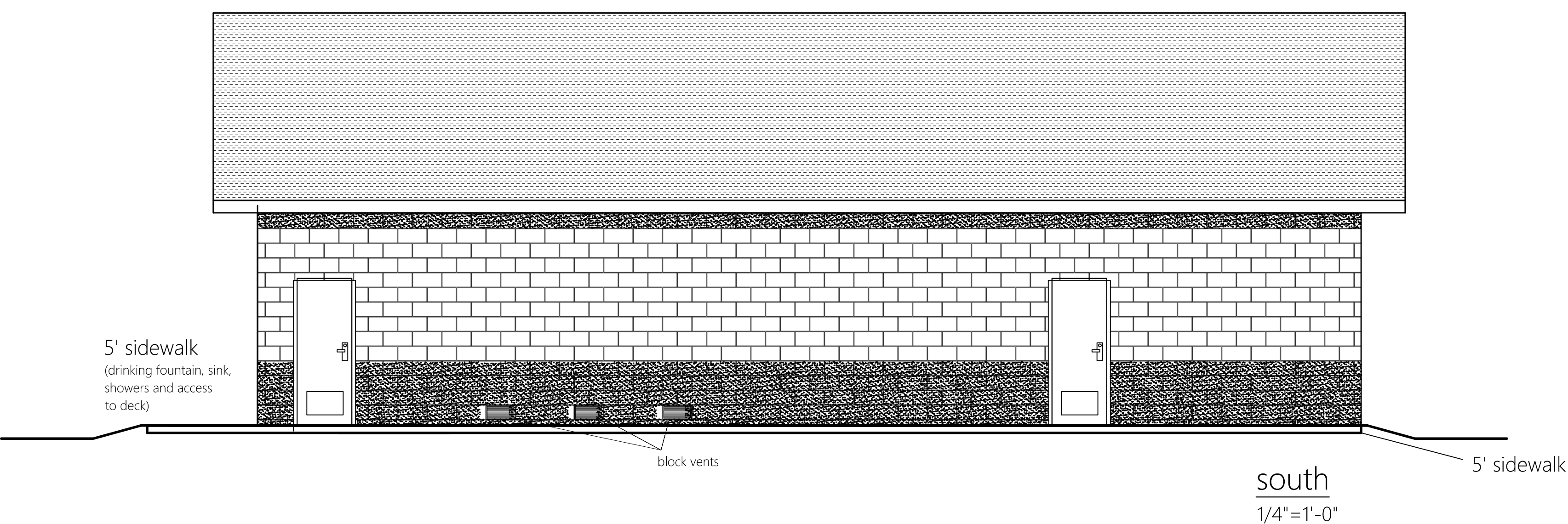
TYPICAL FRAMING EACH GABLE END (2X4 FRAMING, OSB SHEATHING, TYVEK, AND SIDING INSTALLED PER MANUFACTURERS INSTRUCTIONS)

SCISSOR TRUSS CALCULATION AND DESIGN BY TRUSS MANUFACTURER

20" OVERHANGS

INDIVIDUAL RESTROOMS AND TO HAVE CEILINGS SO AIR FROM THESE SPACES WILL NOT TRANSFER TO OTHER SPACES. INDIVIDUAL RESTROOMS TO HAVE THEIR OWN EXHAUST FANS AS WELL (SEE ELEC. FIXTURE SCHEDULE) VENTING THROUGH THE ROOF.

VENTING THE REMAINDER OF THE SPACES SHALL BE ACCOMPLISHED WITH 2 18" 3000 CFM EXHAUST FANS PLACED IN THE EAST END GABLE IN CONJUNCTION WITH BLOCK VENTS BENEATH EAST CAMPGROUND RESTROOMS VANITIES (SEE NORTH/SOUTH ELEVATIONS).



General Notes

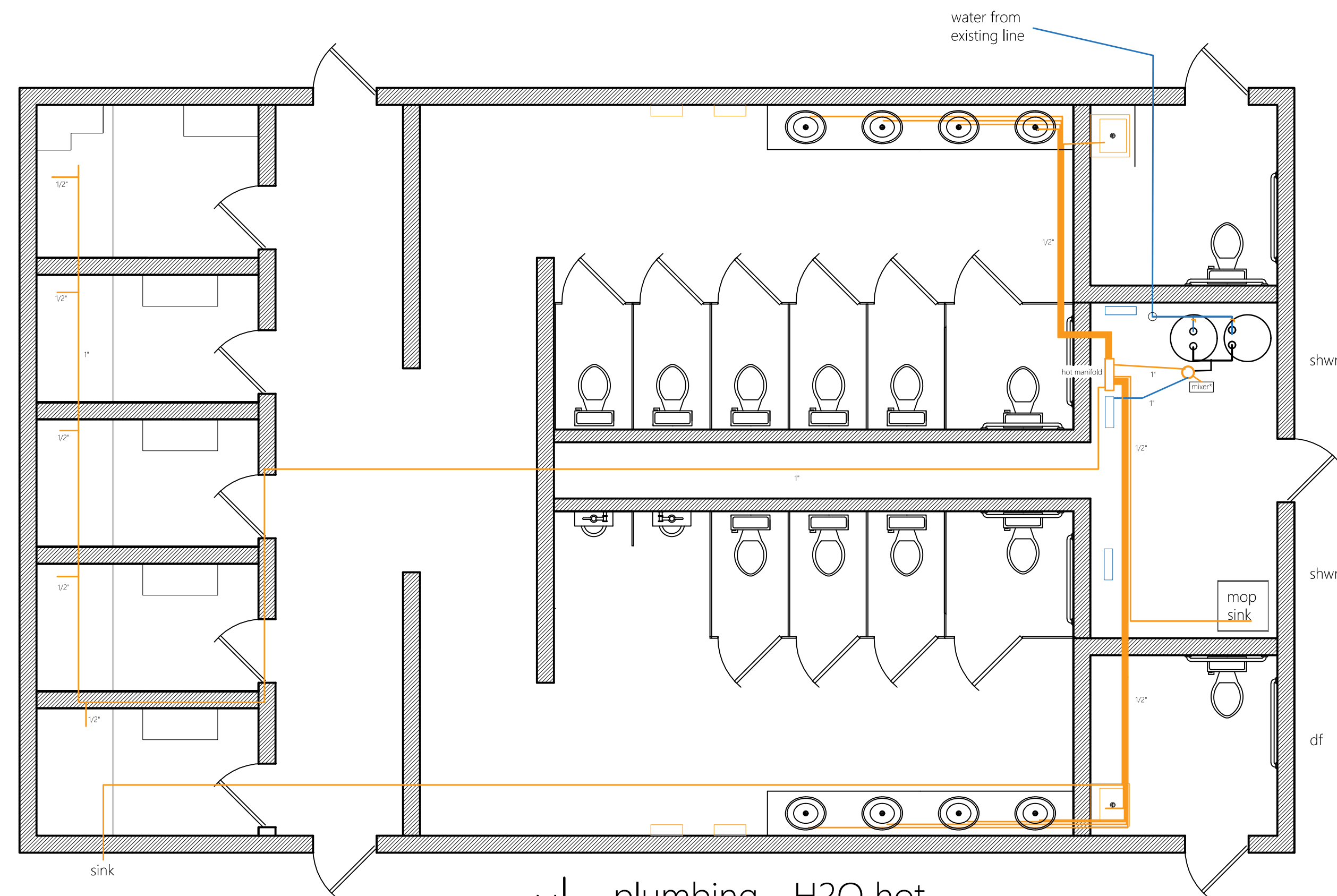
COVERT TOWNSHIP PARK
80559 32ND AVENUE, COVERT, MICHIGAN

Item	Description	Date	By
4	public restrooms	7.29.2018	BP
5	public restrooms detail / notes clarifications	7.15.2018	BP
2	public restrooms	7.2.2018	BP
1	public restrooms	6.2.2018	BP

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Project	8.17.2018
Date	
Scale	

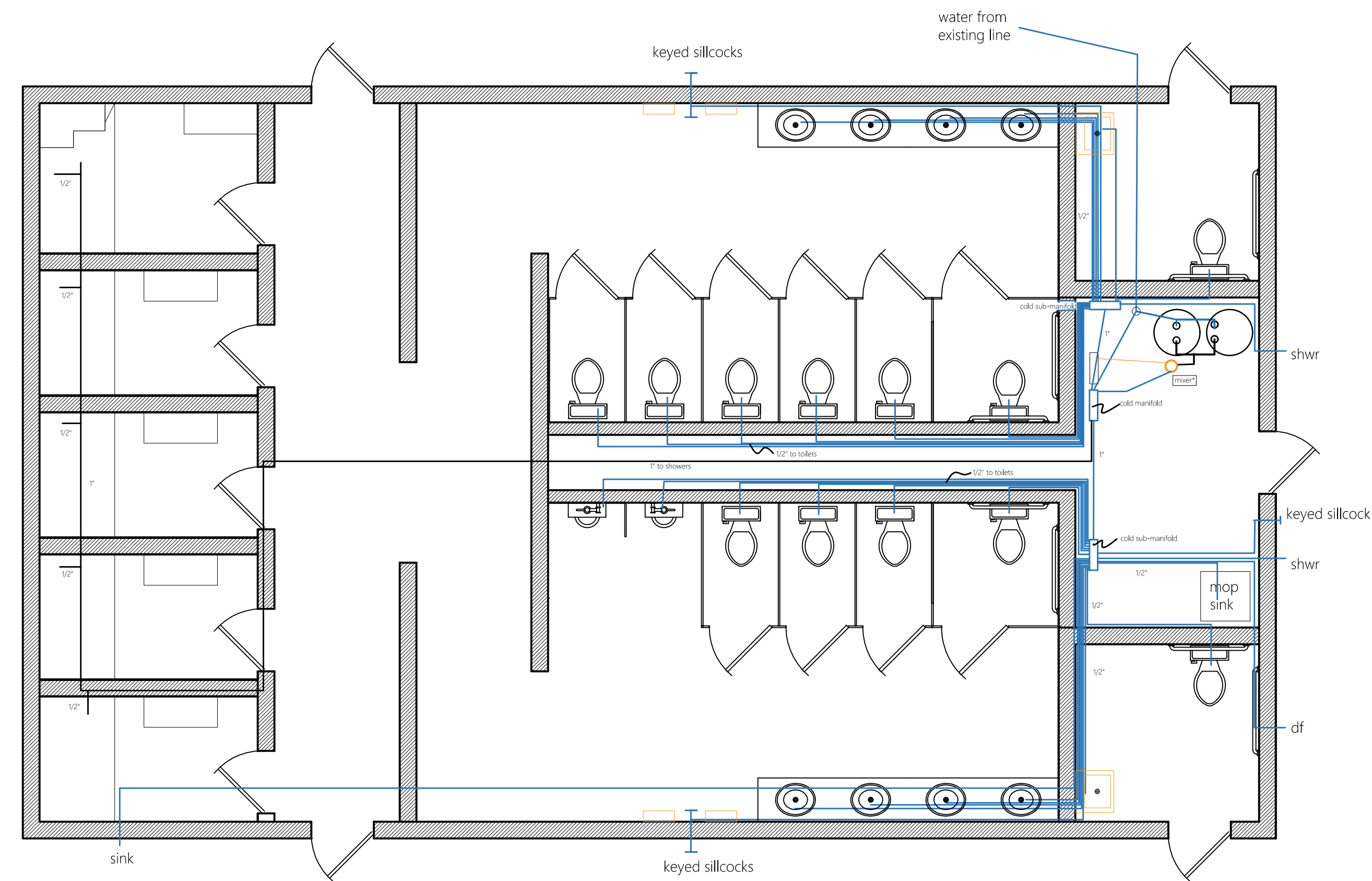


2 80 gal water heaters installed in parallel (American Water Htrs #E62-80H-045DV, one will be reused from old facility)

stainless steel ball valve shut offs shall be installed for each water heater and between each heater to allow for servicing one while the other is still in use

if it's determined that hot water wouldn't reach the showers in the time it needs to according to code, a recirculating line and pump will need to be installed.

plumbing - H2O hot
1/4"=1'-0"



plumbing - H2O cold
1/4"=1'-0"

This sheet displays "warm" water, more so than "hot", as all fixtures that are to receive hot water are to receive a mixture of hot and cold through the mixing valve at the hot water heater.

*Mixing valve w/ temp guage (1" NPT Mixcal 3-way, adjustable mixing valve -Caleffi SKU-521610A-or similar)

Shut-off valve to be installed in each main run and each individual fixture. All shut-off valves to be stainless steel ball valves

Plumbing lines will be exposed and gravity drained for the winter. Valves should be placed at low points to accommodate this off-season draining.

PEX

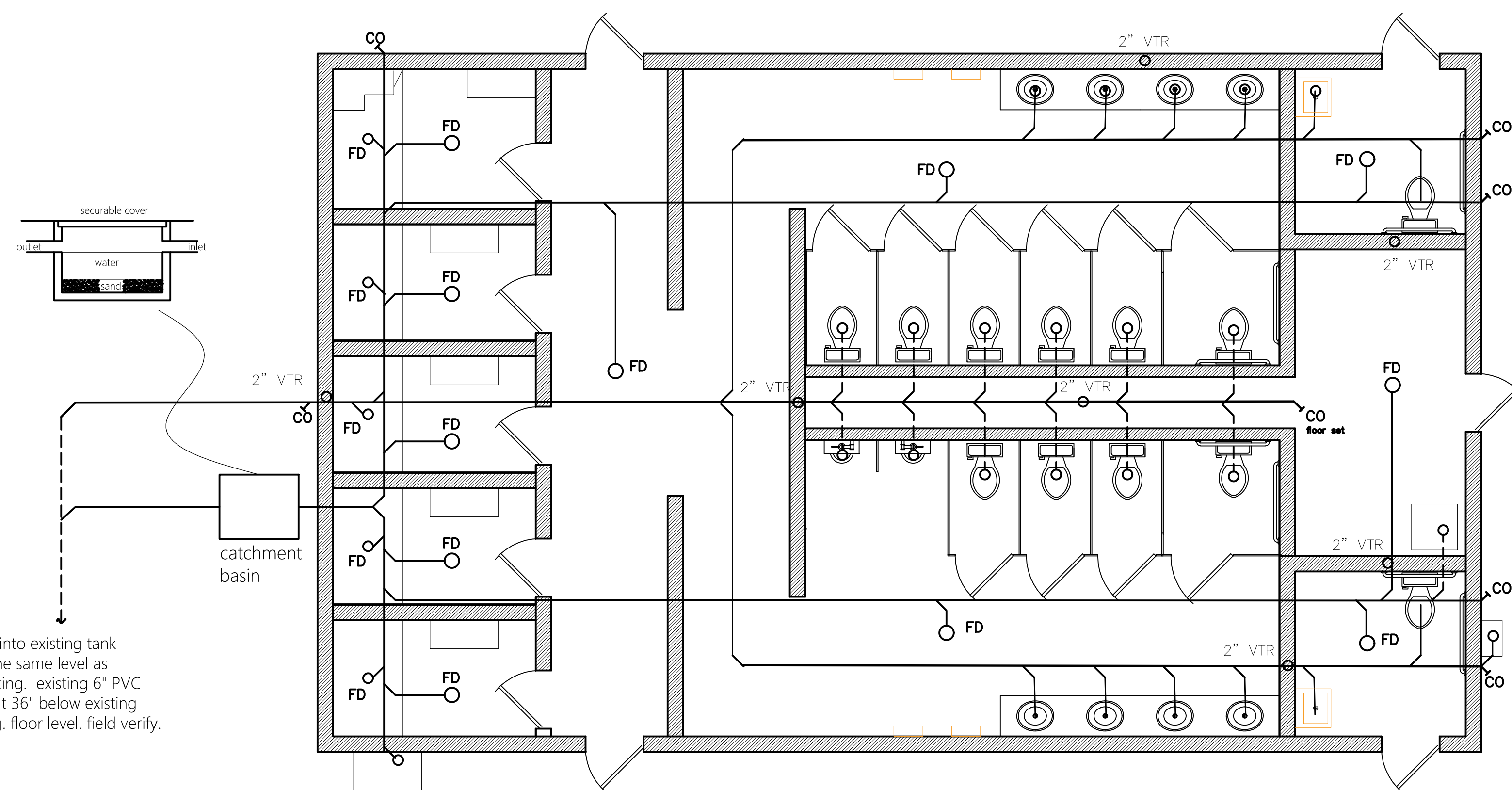
Hot and cold water plumbing system, where shown on the Drawings and Schedules, shall be crosslinked polyethylene pipe, and shall include the following:

1. Crosslinked polyethylene (PEX) piping.
2. Cold-expansion and compression-sleeve fittings.
3. Pipe fasteners as approved by the manufacturer of the PEX piping.
4. Supervision and field engineering required for the complete and proper function of the system. Coordinate with related trades and manufacturer's recommendations with regard to installation in conjunction with:

Install in accordance with manufacturer's published installation manual and/or published guidelines.

- Manifolds shall be mounted for proper draining.
- Route piping in an orderly manner, according to layout on drawings
- At connections and fittings, use a plastic pipe cutter to ensure square (90°) and clean cuts, and join pipes immediately or cap ends of pipe to seal from contaminants.
- Pipe shall be dispensed using a suitable uncoiling device. Remove twists prior to securing pipe..
- Piping that passes through expansion joints or walls shall be covered in protective polyethylene convoluted sleeving (flexible conduit) extending 15 inches (38 cm) on each side of the joint.
- Sleeving shall be secured on pipe to prevent movement during installation.
- Where piping enters or exits a wall or runs beneath a wall a protective conduit shall be placed around the pipe, with the conduit extending a minimum of 6 inches (15 cm) into the floor and exiting by a minimum of 6 inches (15 cm). For penetrations at manifolds, use rigid PVC bend guides secured in place to prevent movement.

Draining
-All fixtures and lines must be installed in a way to take advantage of draining each fixture line by gravity.
-Fixtures along the chase will be fed by PEX lines secured to the walls and at an angle where they are easily drained by gravity back to the utility room.
-Water line feeding the building must be drainable back to the pit where it connects.



plumbing - san
1/4"=1'-0"

shower/shower room floor drain grates: MIFAB Series F-1000 S (4" pipe size)

all drain lines 4" min., schedule 80 PVC

7	shower lines revised, ant. sink moved, recirculating line now added	8/17/2018
6	water line, floor drain revision, clarifications	6/15/2018
5	ant. sink, floor drain, & water revision	6/15/2018
4	line revisions	7/29/2018
3	plumbing layout revision	7/15/2018
2	notes/ revisions	7/2/2018
1	plumbing notes/ revisions	6/21/2018
No.	Revision/ Issue	Date

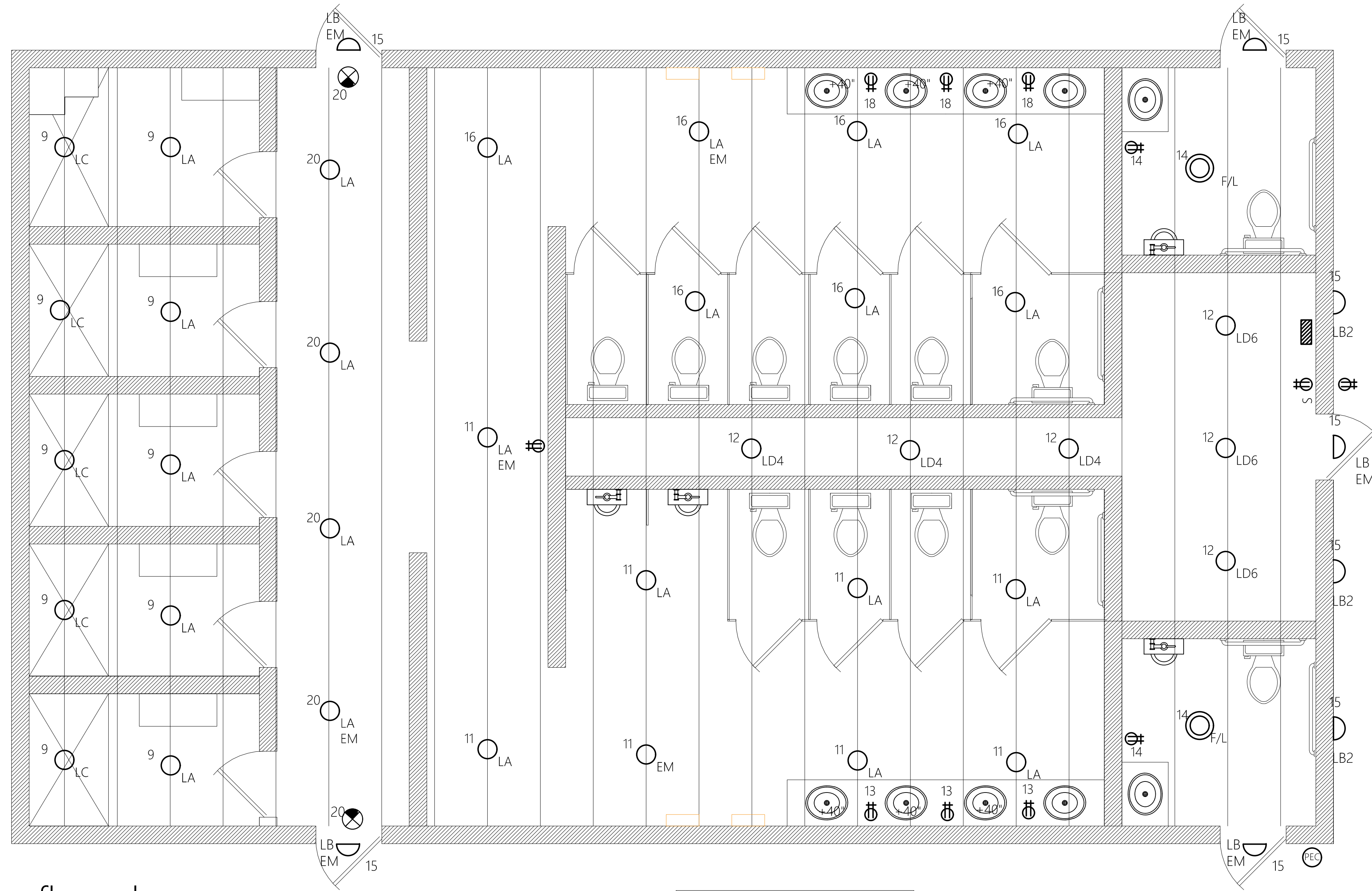
ARCHITECT:
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5

8/17/2018

COVERT TOWNSHIP PARK
80559 32ND AVENUE, COVERT, MICHIGAN

General Notes



Fixture Schedule: Covert Township Park

Base Bid: All Tamperproof Fixtures

TYPE	Manufacturer	Cat. Number	Mounting	Lamp LED
LA	Fail-Safe	G12-LD4 20-40	CL120 EDC1	20W
LA/EM	Fail-Safe	G12-LD4 20-40	CL120 EDC1 ELSW/CSTG/WH	20W
LB	Fail-Safe	TR-E-11-LD4-20-OPL-WH	120-ED-C1	20W
LB/EM	Fail Safe	TR-E-11-LD4-20-OPL-WH	120-ED-C1 ELSW/CSTG/WH	20W
LC	Fail Safe	VT1730	120V	17W
LD4	Halo	SLD4058		12W
LD6	Halo	SLD606840	WH	12W
LE	Broan	791LEDM		12W
LX	Sure-Lites	LPX76		6W

Fixture Schedule: Covert Township Park

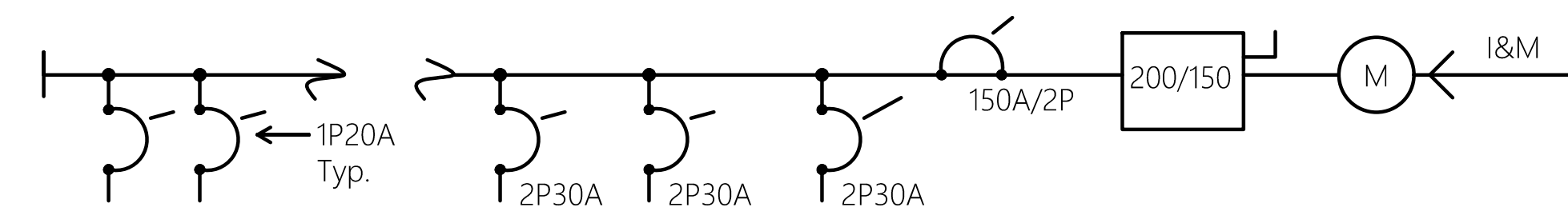
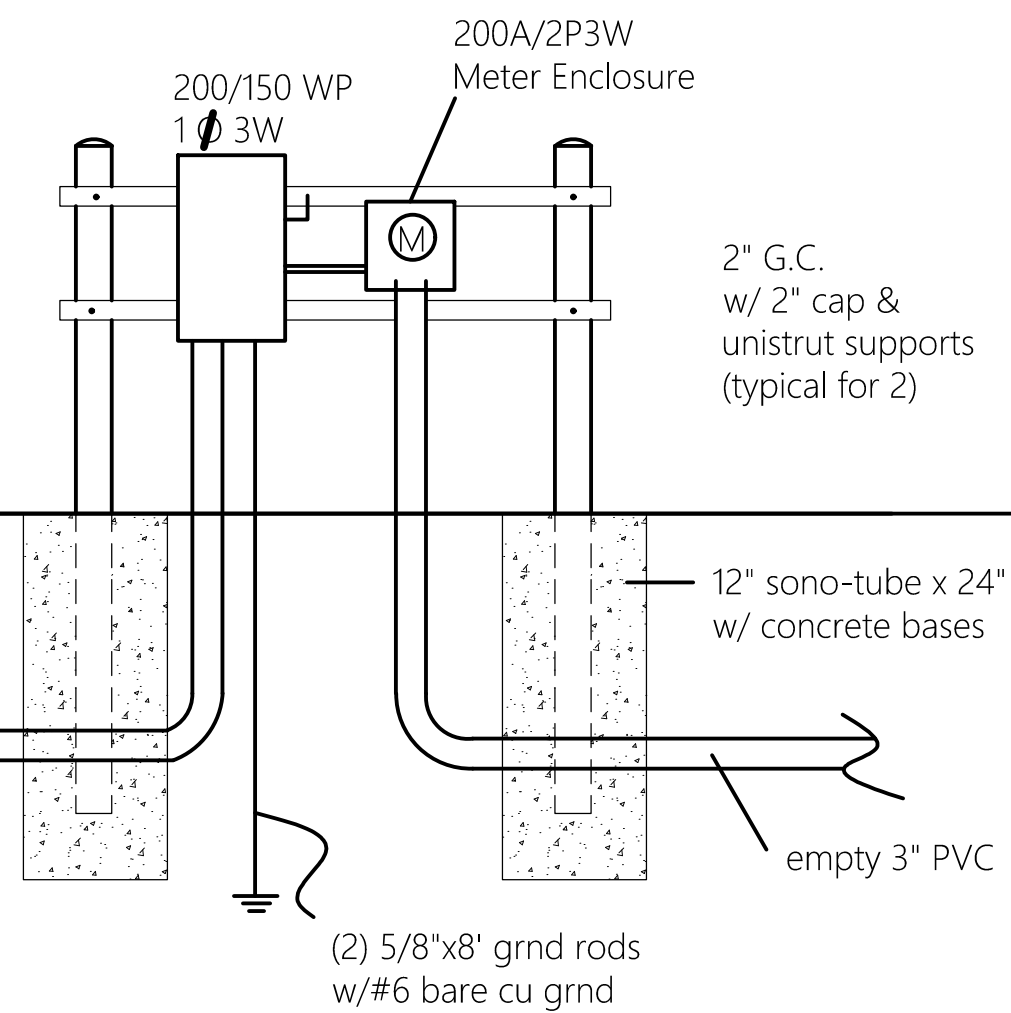
Alternate Bid: Combination Tamperproof & Wet location

TYPE	Manufacturer	Cat. Number	Lamp	
LA	Halo	SLD606840WH	12W	
LA/EM	Fail-Safe	G12-LD4 20-40	CL120 EDC1 ELSW/CSTG/WH	20W
LB	Fail-Safe	TR-E-11-LD4-20-OPL-WH	120-ED-C1	20W
LB/EM	Fail-Safe	TR-E-11-LD4-20-OPL-WH	120-ED-C1 ELSW/CSTG/WH	20W
LC	WAC	FM-306-930JBWT	15.5W	
LD-4	Halo	SLD405-8-40-WH	12W	
LE	Broan	791LEDM	12W	
LX	Sure-Lites	LPX76	6W	

floorplan 1/4" = 1'-0"

fixtures attached to trusses

Electric Service Low Profile Pedestal Detail
*Install 8' from AEP Pole



One Line Power Diagram Detail

PANEL: RR-RLP-1				LOCATION: MECH/ELECTRIC ROOM			
WIRE SIZE BRANCH CIRCUIT	NOTES	CIRCUIT BREAKER	LOAD (VA)	WIRE SIZE BRANCH CIRCUIT	NOTES	CIRCUIT BREAKER	LOAD (VA)
			1 2 3 4 4500			30A 2P	WATER HEATER 80 GALLON
		25ASP	2250	5 6 7 8 4500		30A 2P	WATER HEATER 80 GALLON
		25ASP	2250				
		20ASP	85	9 10 180		20ASP	MECH ROOM OUTLETS
		20ASP	150	11 12 102		20ASP	MECH ROOM LTG
		20ASP	180	13 14 500		20ASP	PRIVATE RR LTG/EXF/GFI
		20ASP	200	15 16 150		20ASP	WOMEN'S ROOM LTG
		20ASP		17 18 180		20ASP	WOMEN'S ROOM GFI
		20ASP		19 20 72		20ASP	CORRIDOR LTG & EXITS
			5115	VA		17684	
MOUNTING		SURFACE		TOTAL CONNECTED (VA)		254-79	
LUGS OR CIRCUIT BREAKER		M.C.B.		TOTAL CONNECTED (AMPS)		106	
BUS RATING (AMPERES) & TYPE		150A		FEEDER: 3 #2/0 THWN 1-#4EG			
VOLTAGE		120/240V 1Ø		OPTIONS:			

SQD CAT. NO Q0124M150; Q0C30US, PK15GT4

- 1-60A2P
- 2-30A2P
- 2-25A1P
- 16-20A1P

Covert Township Park Electrical Plan Notes

Temporary construction power can be obtained by running a drop into the old existing shower room and connect to the 220V/30A circuit where the water heater currently is. Or, if the new electric service pedestal is already installed, a temporary lead could come from it. E.C shall supply necessary WP electrical equipment to accomplish these temporaries.

New Electrical Service:

- Electrical contractor (EC) shall call I&M Power (1-800-311-6424) and request a new Electrical Service at Covert Township Park. Existing AEP pole number is V-329-35 and it has an existing 15KV single phase, 120/240V secondary.
- Electrical Contractor (EC) shall furnish and install a new 200A/150A , 1-phase, 120/240V, 3-wire +G underground service from the new Electrical Service Low Profile Pedestal (see detail). (EC) to use Directional Boring from Service Disconnect to new Panel.
- The (EC) shall install a 3/4" PVC conduit under the new concrete floor slab from the Existing WP junction box on the East end of the new Pavilion to the Panel in the Mechanical room. This will provide for the raceway for a 20A, 120V for the existing control circuit. Both existing circuits are in the Existing WP junction box.
- The (EC) shall provide a Base Bid using the fixture schedule with Fail Safe tamper proof fixtures. The (EC) may offer an Alternate price for substituting for Types LA, LC, using Halo LED 6" . Do not substitute for any type LA/EM or LB and LB/EM fixtures.
- (EC) to use deep Octagon boxes or Deep 4" Square boxes with a flat cover and raised oct. opening for all ceiling joist mounted LED fixtures.
- (EC) shall install a 120V 1800W rated Photo-Electric Cell under the North eave overhang for control of all type LB fixtures.
- (EC) shall 2-pole contactor with 120v coil for control of the (2) wall fans, circuits #5 & #7
- The (EC) shall use only PVC conduit and type MC cable for wiring. No ROMEX allowed.

General Notes

COVERT TOWNSHIP PARK

80559 32ND AVENUE, COVERT, MICHIGAN

Rev	Description	Date	By
1	misc. outlet revisions	6.6.2018	PEC
2	schedule clarification, outlets	7.25.2018	PEC
3	18 items in health bathroom not in schedule, water heaters identified	7.15.2018	PEC

ARCHITECT:
BRIAN PETERSON
269.767.1811

Project	Date	Scale
Covert Township Park	8.17.2018	As Shown

GENERAL NOTES:

Construction shall comply with all applicable national, state and local building codes.

The Contractor shall check and verify all dimensions and conditions before proceeding with construction. Do not scale drawings. Noted dimensions take precedence.

Workmanship shall conform to the best and highest standards of quality in each trade and shall include all items of fabrication, construction and installation. All work shall be completed by skilled tradesmen and mechanics. Installation of all equipment and materials shall be in strict accordance with manufacturer's recommendations.

Builders Risk Insurance shall be maintained by the contractor during the course of construction until final acceptance by the owner. All bonding and insurance requirements shall be coordinated with the Owner prior to beginning construction. All contractors shall provide and be solely responsible for necessary barricades and safety precautions, and strictly adhere to all governing codes on safety, including the OSHA Act.

THE CONTRACTOR SHALL COORDINATE THE WORK WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ALL NECESSARY OPENINGS AND PENETRATIONS THROUGH WALLS, CEILING AND FLOORS.

ALL PLUMBING, ELECTRICAL AND MECHANICAL WORK WHICH WILL BE ABANDONED FOR PROPOSED CONSTRUCTION WORK SHALL BE CUT BACK, REROUTED, CAPPED AND SAFED-OFF.

ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS APPLICABLE AND SHALL CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES (A.C.I., A.I.S.C., ETC.) WHERE APPLICABLE.

LOCATION OF ACCESS DOORS SUPPLIED BY MECHANICAL TRADES AND INSTALLED BY OTHERS SHALL BE DETERMINED IN THE FIELD THROUGH COORDINATION OF TRADES, LOCATION OF LIGHT FIXTURES SHALL GOVERN POSITION OF DUCTS AND PIPES FOR WHICH ACCESS DOORS ARE REQUIRED. ACCESS DOORS SHALL NOT BE PLACED IN INACCESSIBLE POSITIONS OR IN THE WAY OF LIGHTS, GRILLS, REGISTERS, CONCEALED BY CASEWORK, ETC.

ALL WORK SHALL BE CONSIDERED NEW UNLESS OTHERWISE INDICATED

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS ON SITE BEFORE ANY CONSTRUCTION WORK IS STARTED. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT. NO WORK OR ORDERING OF MATERIAL MAY BE STARTED UNTIL ALL DIMENSIONED ITEMS HAVE BEEN RESOLVED. NO EXTRA CHARGE OF COMPENSATION WILL BE ALLOWED ON ACCOUNT OF ANY DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND THE MEASUREMENTS WHICH MAY BE FOUND AS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL ASSUME FULL AND UNDIVIDED RESPONSIBILITY FOR THE ACCURACY, FIT, AND STABILITY OF ALL PARTS OF THE WORK.

ALL LABOR, MATERIALS AND INSTALLATIONS MUST COMPLY WITH THE CODES, RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCY WHICH EXISTS BETWEEN THE REQUIREMENTS BY THE PLANS, SPECIFICATIONS, SAID CODES, RULES AND REGULATIONS, SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT, IN WRITING FOR RESOLUTION. IF ANY CHANGE IN THE PLANS AND / OR SPECIFICATIONS OCCURS AS A RESULT OF THE REQUIREMENTS OF THE LIFE SAFETY CODE (NFPA 101) OR ANY OTHER AUTHORITIES HAVING JURISDICTION AFTER THE SUBMISSIONS OF BIDS, THEN THE BIDDERS WILL BE GIVEN THE OPPORTUNITY TO ADJUST THEIR BIDS, IF NECESSARY, ONLY FOR THE CHANGE.

THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION OF EXISTING WORK AND NEWLY ADDED WORK.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT ACCORDING TO APPLICABLE CODES AND STANDARDS.

THE CONTRACTOR SHALL REPAIR AND RESTORE TO ITS ORIGINAL CONDITION ALL WORK AND ITEMS DAMAGED AS A RESULT OF BUILDING OPERATIONS AND SHALL LEAVE THE WORK COMPLETED TO THE TRUE INTENT OF THE DRAWINGS AND SPECIFICATIONS AND TO THE SATISFACTION OF THE ARCHITECT AND OWNER.

ANY DISTURBANCE OR DAMAGE TO THE EXISTING BUILDINGS OR UTILITIES RESULTING EITHER DIRECTLY OR INDIRECTLY FROM THE OPERATION OF THIS CONTRACT SHALL BE PROMPTLY REPAIRED, RESTORED OR REPLACED TO THE SATISFACTION OF THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

Construction site to be in a clean and orderly condition throughout the construction process. Clean interior spaces prior to the start of finish painting and the application of other finishes. At the conclusion of construction, the project shall be properly cleaned

02 00 00 - Existing Conditions

Contractor shall review construction documents and provide necessary site work, excavation and grading as required to construct said project.

02 41 00 - Demolition

Provide all labor, materials and equipment to perform the required demolition of existing pavement no longer needed for access or parking, abandoned utilities and structures which interfere with the proposed construction. When required install chain link fencing around the area of demolition work. Protect all adjacent areas not to be demolished. Remove all debris from job site before construction begins.

03 00 00 - Concrete

Contractor shall review construction documents and provide labor and materials pertaining to concrete and foundations as required in said documents and as specified herein, while complying with all applicable building codes.

03 05 00 - Common Work Results for Concrete

All concrete work shall be designed on the basis of "Strength Design" in accordance with ACI 318 "Building Code Requirements for Reinforced Concrete." Concrete work shall be proportioned in accordance with ACI 301 "Specifications for Structural Concrete" and ACI 211.1 "Recommended Practice for Selecting Proportions for Normal Weight Concrete". Concrete patios, driveways, walls and foundations shall be constructed of a minimum 4000 psi concrete, 28 day test, with a 4" minimum to 6" maximum slump maximum, air-entrained to 5 - 8%. No additional water shall be added to concrete after slump test is recorded. Concrete should be a mix of high grade Portland cement, clean sand or granular fill and washed gravel or crushed stone as coarse aggregate per ACI 530. Maximum aggregate size shall be 3/4". All aggregates shall conform to ASTM C33. Gravel should be well graded and not exceed 1 1/2" in size. Water shall not exceed 5 1/2 gallons for each bag, unless sand is very dry. Concrete shall be mixed using an approved batch machine or mobile mixer until uniform in color and providing a 4" minimum to 6" maximum slump.

03 10 00 - Concrete Forming and Accessories

Provide all labor, materials and equipment necessary for the completion of the plain and reinforced concrete called for on the plans. Concrete when deposited shall have a temperature ranging between a minimum of 50 degrees Fahrenheit and a maximum of 90 degrees Fahrenheit.

Construction of Forms - Construct wood forms of sound material, and of the correct shape and dimensions, constructed tightly and of sufficient strength. Brace and tie the forms together. Make joints and seams mortar tight. Install leakage control materials in accordance with manufacturer's installation instructions.

Embedded Items - make provisions for sleeves, anchors, inserts, water-stops and other features.

Form Ties - Use form ties of sufficient strength and in sufficient quantities to prevent spreading of the forms. Place ties at least 1 inch away from the finished surface of the concrete. Do not use ties consisting of twisted wire loops. Leave inner rods in concrete when forms are stripped. Space all form ties equidistant and symmetrical and line up both vertically and horizontally.

Cleanouts and Access Panels - Provide removable cleanout sections or access panels at the bottom of all forms to permit inspection and effective cleaning of loose dirt, debris and water material. Clean all forms and surfaces to receive concrete of all chips, sawdust, and other debris and thoroughly blow out with compressed air just before concrete is placed.

03 15 13 - Concrete Accessories

Provide 1/2" thick by 4" wide bituminous expansion joint material at all surfaces where slabs adjoin raised slab, crawlspace or basement stem-wall CMU or poured foundations.

03 21 00 - Reinforcing Steel

Reinforcing steel (rebar) shall be minimum ASTM A615, grade 40. All reinforcement splices shall be as follows: #5 bars 25" minimum, #7 bars 35" minimum. All rebar (reinforcing steel) shall be located 3" clear from bottom and side of footing and 2" clear from top. Locate vertical rebar (reinforcing steel) 4'-0" on center (OC). All reinforcement splices shall be in accordance with ACI 318 for "Strength Design." All reinforcement steel shall be accurately placed, rigidly supported, and firmly tied in place with bar supports and spacers in accordance with ACI 301 and ACI 318.

03 22 00 - Welded Wire Fabric Reinforcing

Welded wire fabric shall conform to ASTM A105 and be located in the center of the depth. Install at slab on grade conditions.

03 30 00 - Footings

Center all footings on walls, piers, or columns above unless otherwise noted. All footings shall rest on undisturbed virgin soil with minimum soil bearing allowable of 2500 psf, tested for 95 percent compaction, or 3/4" stone compacted in 12" lifts to 95 percent density if fill is required. Footings at building perimeter shall be a minimum of 12" below frost line and 20" wide, (check with local building officials for frost line level) constructed of 3000 psi concrete. Provide 3 - #5 rebar (reinforcing steel) continuous through footers. Provide #5 rebar (reinforcing steel) corner bars at all corners and intersections of footers, beams and walls. Each side should overlap 2'-0", with a 90 degree bend. Footers shall bear on undisturbed soil and kept free from ground water. Underneath load-bearing walls and interior or exterior column footings, thicken slabs within a 1' radius to 12" thick.

03 30 01 - Slab Foundations

Concrete floor slabs shall be constructed of 4000 psi concrete, 4" thick reinforced with 10 gauge 6" x 6" welded-wire mesh continuous and rebar (reinforcing steel) as per plans. Place slabs over well-compacted granular fill compacted in 12 inch lifts to 95 percent density per AASHTO T-180 Proctor, and a 4 or 6 mil vapor barrier. Provide broom finish for all interior slab areas. Provide broom finish texture for all exterior slabs. Slope exterior patio or porch slabs away from building at 1/4" of drop in elevation for every 1'-0" in distance. Exterior slabs shall be constructed of 4000 psi concrete.

03 35 00 - Concrete Finishing

Repair of surface defects shall begin immediately after removal of form or pouring of slab foundation. Provide smooth steel trowel finish for all interior slab areas and garage surfaces. Provide broom finish texture for all exterior slabs. Slope exterior patio or porch slabs away from building at 1/4" of drop in elevation for every 1'-0" in distance. At garage slab, provide positive drainage and taper lip at garage/overhead door. Patch all voids and depressions exceeding 3/8 inch in any direction.

04 22 00 - Concrete Unit Masonry

Shall be in accordance with ASTM C90 or C145, 1500 psi compressive strength, grade N, Type 1, hollow core load bearing CMU and shall have minimum net compression strength of 1900 psi. Use Grade N, type 1, specialty shapes load bearing concrete masonry units as specified. Standard width of mortar joints for both horizontal and vertical joints shall be 3/8 inch Joints shall have a full mortar coverage. Lay CMU plumb with all courses level using appropriate corner blocks at corners, window and door jambs. Reinforcing mesh shall be installed in the three courses above all openings and shall extend 3 feet 9 inches beyond each side of opening. Mesh shall be installed in every third course of all masonry unit walls. Cut block with a carborundum saw. Use solid load-bearing block when required for structural purpose.

05 50 00 - Metal Fabrications

Install metal detailing as specified on construction documents. Install metal gates, grilles, iron work, etc. to meet all applicable building codes, with appropriate detailing and patterns as shown in construction documents. Metal shall be shop built, welded together, cleaned thoroughly and painted with two coats of an anti-rust primer. After installation, apply an additional coat and anti-rust primer in preparation for finish coats.

06 00 00 - Wood, Plastics, and Composites

Contractor shall review construction documents and provide labor and materials pertaining to carpentry work as required in said documents and as specified herein, while complying with all applicable building codes.

06 11 00 - Wood Framing

Information below pertains to conventional stick framing, if pre-engineered trusses are used follow manufactures guidelines for installation. Pressure treated lumber shall be used where any lumber shall come into contact with concrete, masonry block, roof curbing or roof blocking.

Roof Decking - Provide and install exterior sheathing of APA rated and code certified CDX plywood panels or OSB. Sheathing shall be installed with the face grain running across the rafters, vertical joints staggered. Nails shall be 6d or 8d common smooth, ring-shank or spiral thread nails spaced 6" apart on the ends and 12" apart inside. Install with plywood "H" clips between each piece of decking, every 48". Install one layer of moisture barrier 15# or 30# felt, overlapped a minimum of 6".

Decks, Porches, Balconies - Exterior grade lumber and Azek composites shall be used for exterior deck. Provide and install galvanized joist hangers to connect 2"x 10" floor joists to the main structure every 12"-16" on center (OC).

07 13 13 - Felt

On all roof surfaces install a minimum 15, 30 # asphalt impregnated roofing felt. For roofs that are steeper than a 6:12 pitch use a single layer of felt. For roofs with less than a 6:12 pitch install a double layer of felt and overlap a minimum of 18". Overlap felt a minimum of 4" vertically and 12" horizontally. Continue felt 6" up all vertical surfaces and 4" over gutter and valley metal. Fasten all edges with large headed galvanized nails on 6" centers. Lay courses parallel with eaves. Do not stretch courses.

08 50 00 - Windows

Confirm that openings are compliant with all applicable building codes concerning egress, lighting and ventilation requirements. Temper all glass located within 2'-0" from exterior doors, all glass in doors and above tub enclosures. Provide and install necessary windows and appropriate hardware to operate and lock windows. Hardware Finish shall be: TBD by owner.

08 71 00 - Door Hardware

Finish hardware shall include keyed deadbolt locksets at all exterior doors. Interior doors shall be a combination of privacy and passage locks. Hardware shall be as per allowance. Specify in chart below the type of hardware for each door. All exterior locksets shall be keyed the same.

09 29 00 - Gypsum Board

Gypsum board must be held firmly against the framing while fastening to avoid later movement of gypsum board on the shank of the nails or screws.

Nails or Screws: Nails and screws shall be a minimum 3/8" and a maximum of 1/2" from edges and ends of wallboard and the heads shall be seated slightly below the surface without breaking the paper. Nails shall be spaced not to exceed 7" on ceilings or 8" on sidewalls. Head diameter shall be a nominal 1/4" with the length 1 1/2" to penetrate a minimum of 7/8" into nailing member. Nails shall meet the minimum requirements of ASTM C514 and may include coated, etched treated or annular ring shanks to improve withdrawal resistance. Drywall screws shall meet the minimum requirements of ASTM C1002. Bugle-shaped heads shall be 0.315" in nominal diameter and contain a No. 2 Phillips driving recess. Type "W" screws are designed for easier fastening in wood.

Joints: At gypsum wallboard joints install a 2" strong, cross threaded tape with a cross tensile strength of 45 lbs per lineal inch. Press a strong, good quality tape firmly onto sheathing joints and around openings, imbedded in joint cement. At corners and angles, install metal corner beads as specified by manufacturer. If corners are rounded, install corner reinforcement as required. Spread gypsum wallboard mud at all tape joints, corner beads, nails and screw penetrations and where a smooth surface is needed. Apply second coat of wallboard mud after a minimum 24 hours. After drying (minimum 48 hours), sand all joints and other areas to a smooth consistent surface.

Ceilings: Apply a single layer of 1/2" gypsum wallboard across the supports and fasten with nails or screws. Offset joints between layers at least 10". Nails are spaced 6" on center (OC) with 1 1/4" heads. Screws are spaced 12" on center (OC). Ceiling finish shall be smooth.

Water Resistant Gypsum Wallboard: Around showers, tubs, whirlpools, or as required by applicable building codes, install 1/2" water resistant drywall.

09 91 23 - Interior Painting

See Room Schedules for information

Specify Wall Paint: TBD by owner

15 00 00 - Mechanical

Contractor shall review construction documents and provide labor and materials pertaining to the mechanical systems, as required, while complying with all applicable building codes.

22 00 00 - Plumbing

Plumbing shall be a fully operational system of hot and cold water. Provide and install all piping, soil, vents, drains, sewage removal and water supply systems to connect with appropriate water and sewage systems. Provide and install appropriate insulation around piping. All permits and inspections are to be obtained by contractor as required by local building codes and the Uniform Plumbing Code.

Provide shut-off valves at sinks, toilets, water heater and other fixtures (stainless steel ball valves). Test all pipes under 100 lbs pressure per building code requirements.

Waste Drainage - Drain size to be 4" minimum, schedule 80. Install sewage clean-out at the end of each horizontal drainage run and every 100 feet per building code requirements. Vents shall be installed throughout plumbing connections and connected with the vertical stacks and vented through the roof. Check with local building code officials for specific venting requirements.

General Notes

COVERT TOWNSHIP PARK
80559 32ND AVENUE, COVERT, MICHIGAN

Drawn

2	sketches/fitwork note clarifications	8/6/2018	1	additional notes	6/27/2018
No.	Revisions/Issues	Date	No.	Revisions/Issues	Date

ARCHITECT:
BRIAN PETERSON
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Sheet

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Project	Date	Scale
	8.17.2018	