



REPRESENTATIVE  
OPERATIONS AND  
MAINTENANCE  
BUILDING

**GENERAL SITE NOTES**

- A. REFERENCE CONSTRUCTION DOCUMENTS FOR SCOPE OF WORK. FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY DESIGN BUILDER OF ANY DISCREPANCIES BEFORE WORK BEGINS.
- B. CONTRACTOR IS TO PROTECT ALL ADJACENT AREAS FROM CONSTRUCTION RELATED DAMAGE.
- C. ALL WORK SHALL BE ERECTED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND MAINTAIN STANDARD INSTALLATION/CONSTRUCTION PRACTICES OF THE TRADE AND MANUFACTURER'S RECOMMENDATIONS FOR THAT PARTICULAR ITEM.
- D. REFER TO GEOTECHNICAL REPORT AND PROJECT SPECIFICATION FOR REQUIREMENTS RELATED TO SITE PREPARATION, PLACEMENT OF FILL AND TREATMENT OF SUB-GRADE.
- E. ANY FINISH CHANGES TO FINISH PAVEMENT ELEVATIONS ARE TO MAINTAIN A 0.25% MINIMUM GRADE.
- F. REFER TO ENLARGED SITE PLANS FOR SPECIFIC LOCATIONS OF EXPANSION JOINTS. ALL OTHER EXPANSION JOINTS LAYOUT IN REINFORCED CONCRETE TO BE FURNISHED BY CONTRACTOR FOR REVIEW BY ARCHITECT AND TO COMPLY WITH THE FOLLOWING:
  - 1. EXPANSION JOINT TO TERMINATE PERPENDICULAR TO PAVEMENT EDGE.
  - 2. CURVED WALKWAY EXPANSION JOINTS TO TERMINATE PERPENDICULAR TO PAVEMENT EDGE AND JOINT TO BE IN LINE WITH RADIUS ORIGIN.
  - 3. SURFACE AREAS BORDERED BY CONTROL JOINTS AND/OR PAVEMENT EDGES NOT TO EXCEED 500 SQ FT.
  - 4. MAXIMUM SURFACE AREA FOR EXPANSION JOINTS NOT TO EXCEED 1500 SQ FT.
- H. REFER TO MEP FOR ADDITIONAL LIGHTING LOCATIONS AND PLUMBING CLEAN-OUTS.
- I. REFER TO TOPOGRAPHIC SURVEY FOR PROPERTY LINES BEARINGS AND DISTANCES. PROVIDED BY OTHERS.
- K. TREES ARE NOT SHOWN FOR CLARITY.
- L.
  - 1. ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
  - 2. ENSURE ADA ACCEPTABLE ROUTES ARE PROVIDED, MAX 2% CROSS SLOPE
- M. SIDEWALKS AND PAVING SHOWN FOR COORDINATION WITH CIVIL
- N. ENSURE FINAL LOCATION OF WATER WELL TO BE A MINIMUM 60 FT FROM SEPTIC TANK AND 150 FT FROM LEACH FIELD
- O. GEOTECH REPORT, FOUNDATION DESIGN, AND CIVIL DESIGN BY CONTRACTOR

**SYMBOL LEGEND**

- NEW BUILDING
- NEW GRAVEL, BY OTHERS
- NEW LANDSCAPE AREA
- EXISTING LANDSCAPE AREA
- NEW HEAVY DUTY CONCRETE
- NEW SIDEWALK PAVING

**KEY NOTE: SITE PLAN**

SITE PLAN GENERAL NOTE: NOT ALL KEYNOTES ARE PRESENT ON THIS SHEET

KEY	KEYNOTE
1	CONCRETE DRIVE
2	ADA RAMP
3	FUTURE MONUMENT SIGN W/ CONDUIT FOR FUTURE LIGHTING
4	SEPTIC FIELD AND SYSTEM. WILL BE COORDINATED BY GC AND SUB-CONTRACTOR. SYSTEM TO BE DESIGNED, ENGINEERED, LOCATED AND PERMITTED BY INSTALLING SUB. ENSURE SYSTEM IS DESIGNED TO CURRENT COUNTY & STATE HEALTH CODE REGULATIONS
5	7' HIGH CHAINLINK FENCE WITH 3 WIRE CLIMB BARRIER (7' TOTAL), 2" DIAMOND MESH
6	25' WIDE BY 7' HIGH CHAINLINK ROLLING GATE WITH 3 WIRE CLIMB BARRIER (7' TOTAL), 2" DIAMOND MESH HIGH KEY PAD ACCESS, MOTORIZED ROLLING, LOCKING ENTRANCE GATE
7	3' MAN GATE WITH LOCK
8	SITE LIGHTING BY OTHERS, N.I.C
9	POLE MOUNTED VAN ACCESSIBLE SIGN TO MEET ADA REQUIREMENTS
10	POLE MOUNTED ACCESSIBLE PARKING SIGN TO MEET ADA REQUIREMENTS
11	"NO PARKING" LETTERS AND INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED TO MEET ADA REQUIREMENTS
18	CONCRETE SPLASH BLOCK AT METAL DOWNSPOUT
19	PROPANE TANK, COORDINATE WITH GC FOR FINAL LOCATION
20	EMERGENCY BACKUP GENERATOR - 48 HR OPERATIONAL TIME. COORDINATE WITH CONTRACTOR
21	5' X 5' CONCRETE STOOP PAVEMENT
22	NEW SEPTIC TANK, WILL BE COORDINATED BY GC AND SUB-CONTRACTOR
23	EQUIPMENT PAD - EXTEND 6" BEYOND UNIT ALL AROUND, RE: STRUCTURAL
24	CONDENSING UNIT, RE: MECHANICAL
26	NEW WATER WELL, WILL BE COORDINATED BY GC AND SUB-CONTRACTOR

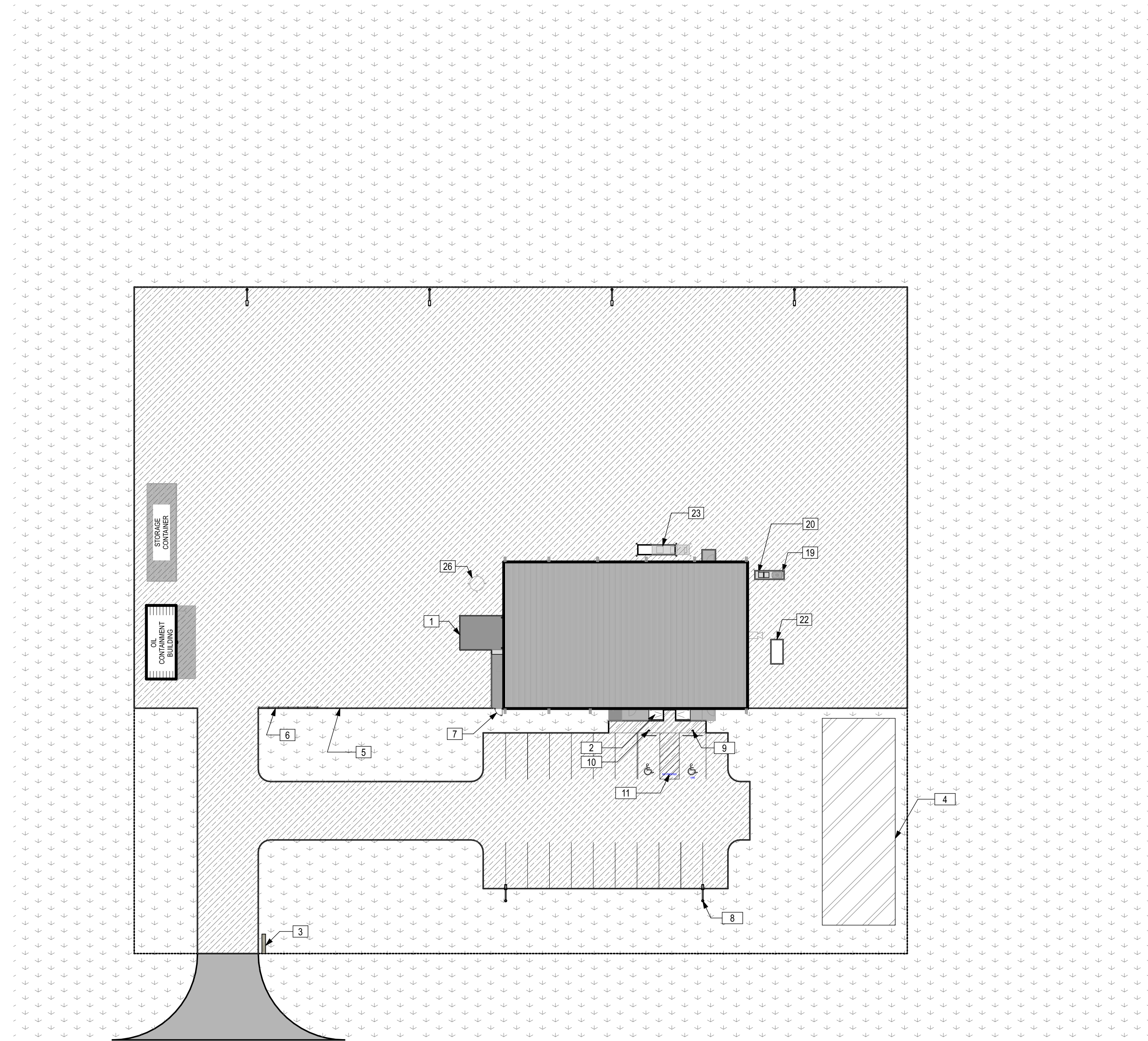
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REFER TO OWNER'S SCOPE OF REQUIREMENTS FOR ADDITIONAL INFORMATION/ REQUIREMENTS

THE AREA SHOWN TO BE GRADED FOR BUILDING AND PARKING IS FOR A TYPICAL GENERIC O&M SITE. A GRADING, DIMENSION, AND SITE PLAN SPECIFIC TO EACH O&M SITE WILL BE REQUIRED TO DETERMINE ACTUAL SIZE, ORIENTATION, DIMENSIONS, SETBACKS, SLOPES, ELEVATIONS AND DRAINAGE. ALL BUILDING SETBACKS, PARKING AREAS, DRIVEWAYS, EXTERIOR FACILITIES AND EQUIPMENT, MATERIALS, AND SPECIFICATIONS, SHALL BE IN COMPLIANCE WITH ADA, STATE AND LOCAL CODES AND ORDINANCES.














### GENERAL NOTES - FLOOR PLAN

- A. ALL DIMENSIONS ARE TAKEN FROM OUTSIDE FACE TO OUTSIDE FACE OF GYPSUM BOARD, UNLESS NOTED OTHERWISE.
- B. REFERENCE SHEET A-001 & A-002 FOR PARTITION ASSEMBLIES. REFERENCE SHEET A-601 FOR DOOR TYPES. REFERENCE SHEET A-602 FOR FINISHES. REFERENCE SHEET A-109 FOR FF&E INFORMATION.
- C. ALL PARTITIONS ARE TYPE B3 UNLESS NOTED OTHERWISE.
- D. REFER TO MEP FOR A/C UNITS EQUIPMENT LOCATIONS.
- E. PROVIDE SOUND ATTENUATION AT RESTROOMS AND SHOP/OFFICE DEMISING WALL.
- F. SIDEWALKS AND PAVING SHOWN FOR GENERAL BASIS. GRADING AND PAVING BY OTHER AND TO BE DESIGNED TO MEET ALL BUILDING, ADA, AND LOCAL MUNICIPAL CODES.
- G. BUILDING FOUNDATION AND STRUCTURAL FRAMING DEPTH, SPAN, SIZING AND TYPE TO BE DESIGNED BY LICENSED STRUCTURAL ENGINEER. COORDINATE WITH PEMB MANUF.
- H. PROVIDE A MINIMUM OF (6) 1/2 IN. DIAMETER SCHEDULE 80 PVC CONDUITS (FOR FIBER OPTIC COMMUNICATION LINES BY OTHERS), ROUTED FROM IT/SCADA ROOM TO LOCATION 5 FEET OUTSIDE BUILDING AND 3 FT BELOW GRADE.

### SYMBOL LEGEND

-  MILLWORK HATCH. REFER TO MILLWORK DRAWINGS.
-  CONCRETE STOOP/APRON FOR EXTERIOR DOORS AND OVERHEAD SERVICE DOORS. REFER TO STRUCTURAL DRAWINGS.
-  RECESSED SLAB. REFER TO STRUCTURAL DRAWINGS.
-  FE FIRE EXTINGUISHER AND BRACKET.
-  FD FLOOR DRAIN, RE: PLUMBING.
-  WA- REFER TO EXTERIOR WALL ASSEMBLIES SHEET.
-  RA- REFER TO ROOF ASSEMBLIES SHEET.
-  A DESIGNATES INTERIOR & EXTERIOR WINDOW.
-  D.S. DENOTES DOWNSPOUT LOCATION.

### KEYED NOTES - FLOOR PLAN

FLOOR PLAN GENERAL NOTE: NOT ALL KEYNOTES ARE PRESENT ON THIS SHEET

KEY	KEYNOTE
1	FURR-OUTS TO BE K-2 PARTITIONS TIGHT TO STRUCTURE, 10'-6" HIGH, TYP IN OFFICE SPACE.
1	FURR-OUTS TO BE K-3 PARTITIONS TIGHT TO STRUCTURE, 10'-0" HIGH, TYP IN OFFICE SPACE.
2	RECESSED FLOOR BOX, REFER TO FF&E PLAN AND ELEC.
3	EMERGENCY EYEWASH SHOWER STATION WITH 5X5' CLEAR FLOOR SPACE.
4	BOLLARD. TYP RE: C2/A-102.
5	FLOOR DRAIN, RE: PLUMBING.
6	ICE MAKER.
7	GALVANIZED WELDED BAR GRATING OF SUFFICIENT STRENGTH TO SUPPORT OIL DRUMS OVER SUMP PIT.
8	SLOPE FLOOR TO A 2' WIDE X 2' LONG X 2' DEEP CONTAINMENT PIT, ENSURE POSITIVE DRAINAGE TO PIT.
9	1 1/2" CONCRETE CONTAINMENT CURBS AT PERIMETER OF ENCLOSURE.
10	1-1/2 RAMP.
11	PEMB METAL PANEL WALL ON 8" WALL GIRTS, TYPICAL.
12	HOSE BIBB, FREEZE LESS. RE: PLUMBING.
15	PROVIDE TRAFFIC GRADE INDUSTRIAL SHOP RECESSED TRENCH DRAIN. OIL TO BE CONTAINED AND PROPERLY DISPOSED, NOT TO BE DRAINED OFF INTO SURROUNDING ENVIRONMENT.
17	DEPRESS CONCRETE FLOOR TO ACCOMMODATE FOR PORCELAIN TILE FLOORING. PROVIDE TRANSITION STRIP AT FINISH FLOOR CHANGE.
18	CONCRETE SPLASH BLOCK AT METAL DOWNSPOUT.
19	PROPANE TANK, COORDINATE WITH GC FOR FINAL LOCATION.
20	EMERGENCY BACKUP GENERATOR - 48 HR OPERATIONAL TIME. COORDINATE WITH CONTRACTOR.
22	NEW SEPTIC TANK, WILL BE COORDINATED BY GC AND SUB-CONTRACTOR.
23	EQUIPMENT PAD - EXTEND 6" BEYOND UNIT ALL AROUND, RE: STRUCTURAL.
24	CONDENSING UNIT, RE: MECHANICAL.
26	NEW WATER WELL, WILL BE COORDINATED BY GC AND SUB-CONTRACTOR.

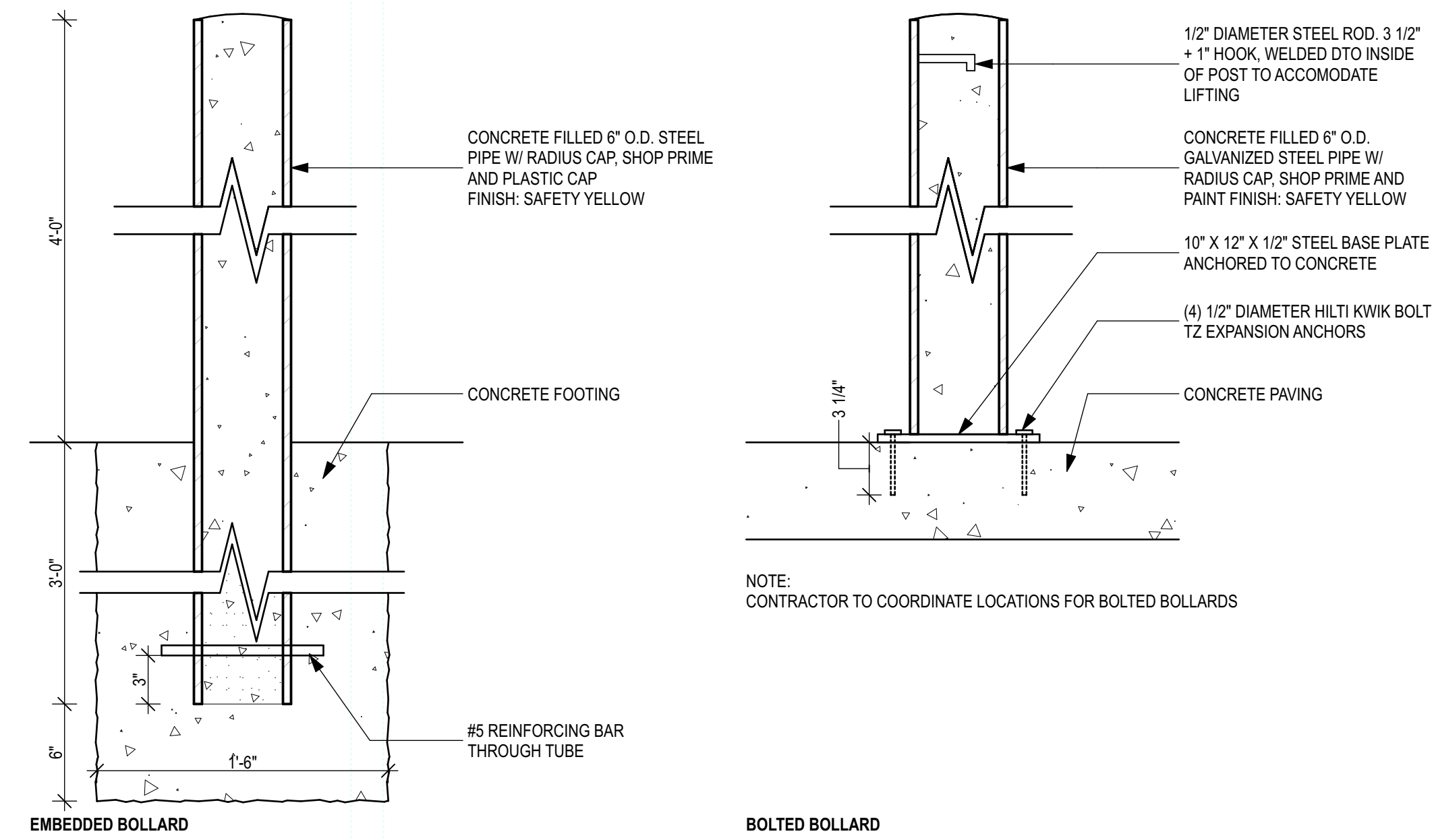
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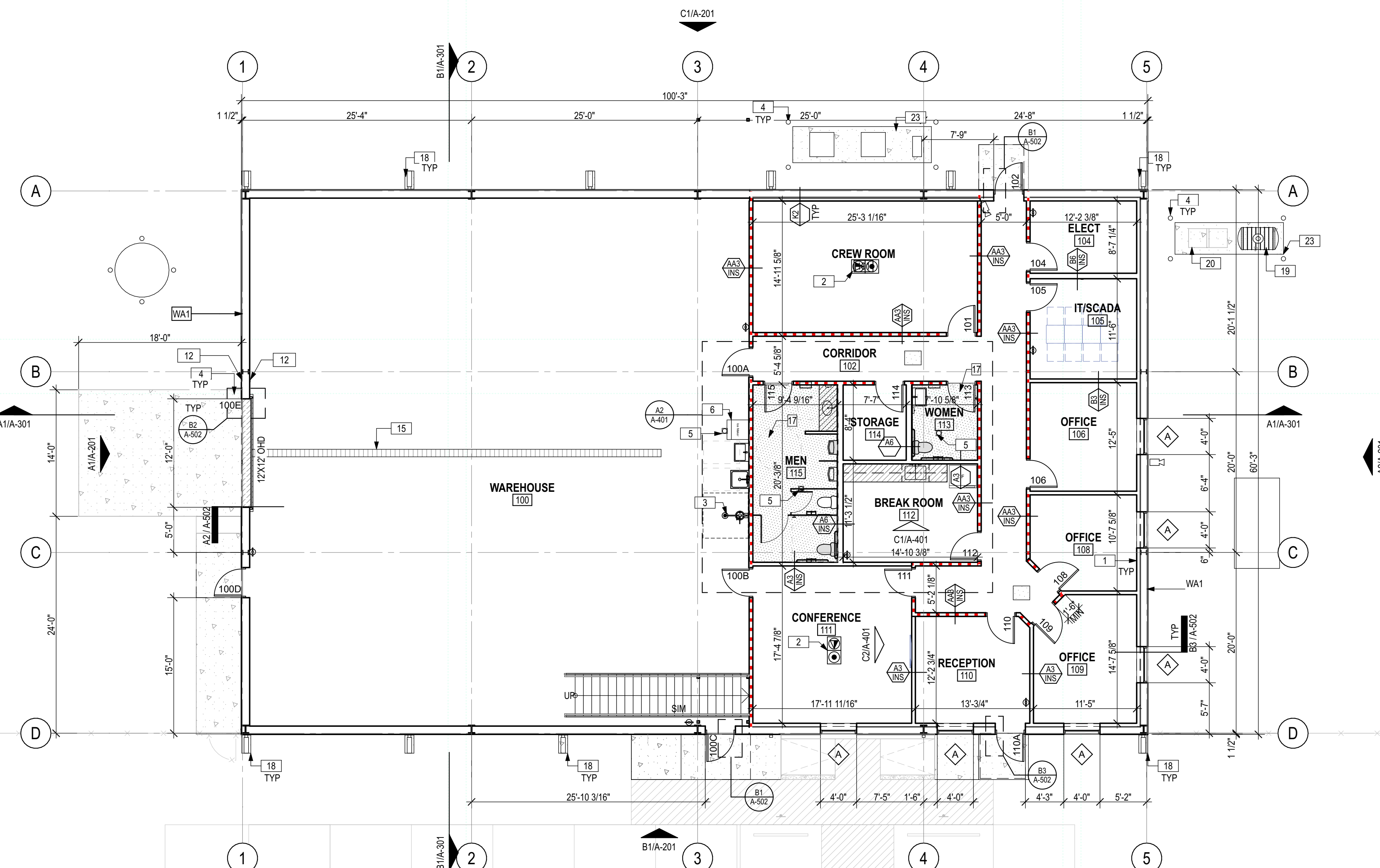
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FIRST FLOOR PLAN  
**A-102**



**C2 BOLLARD DETAIL**  
SCALE: 1 1/2" = 1'-0"



**A1 1ST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

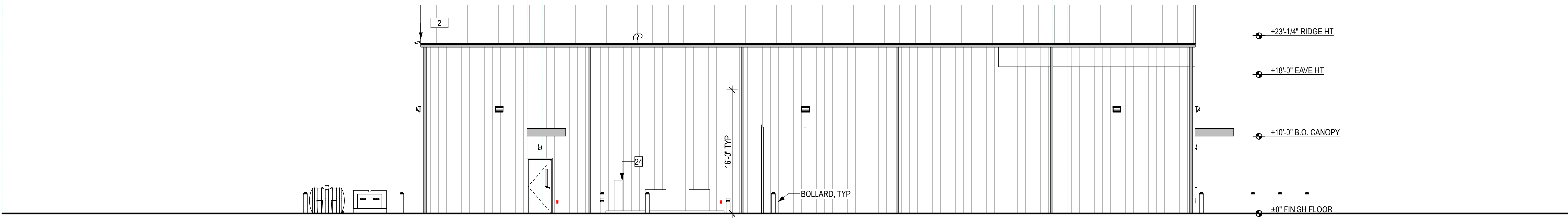
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**ELEVATION NOTES**

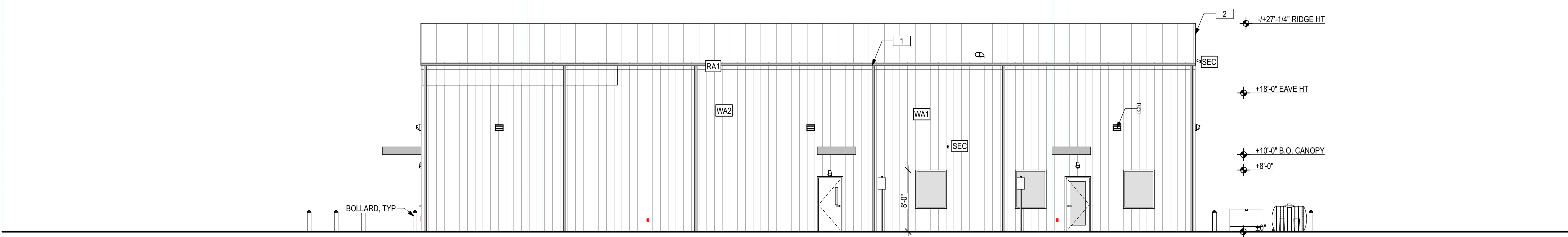
- A. REFER TO A-602 FOR COLOR SELECTIONS TYP.
- B. REFER TO A-601 FOR WINDOW TYPES.
- C. REFER TO A-001 FOR EXTERIOR WALL ASSEMBLY.
- D. CONTRACTOR TO COORDINATE WITH PEMB MANUF TO ENSURE FIELD LOCATIONS OF OPENINGS MATCH ARCH DRAWINGS. LOUVER LOCATIONS TO BE COORDINATED WITH MECHANICAL.
- E. ALL STRUCTURAL STEEL PERMANENTLY EXPOSED TO THE ELEMENTS SHALL RECEIVE ONE COAT OF APPROVED SHOP PAINT, IN ACCORDANCE WITH AISC 360, PART 9.

**ELEVATION/ BLDG SECTION GENERAL NOTE: NOT ALL KEYNOTES ARE PRESENT ON THIS SHEET**

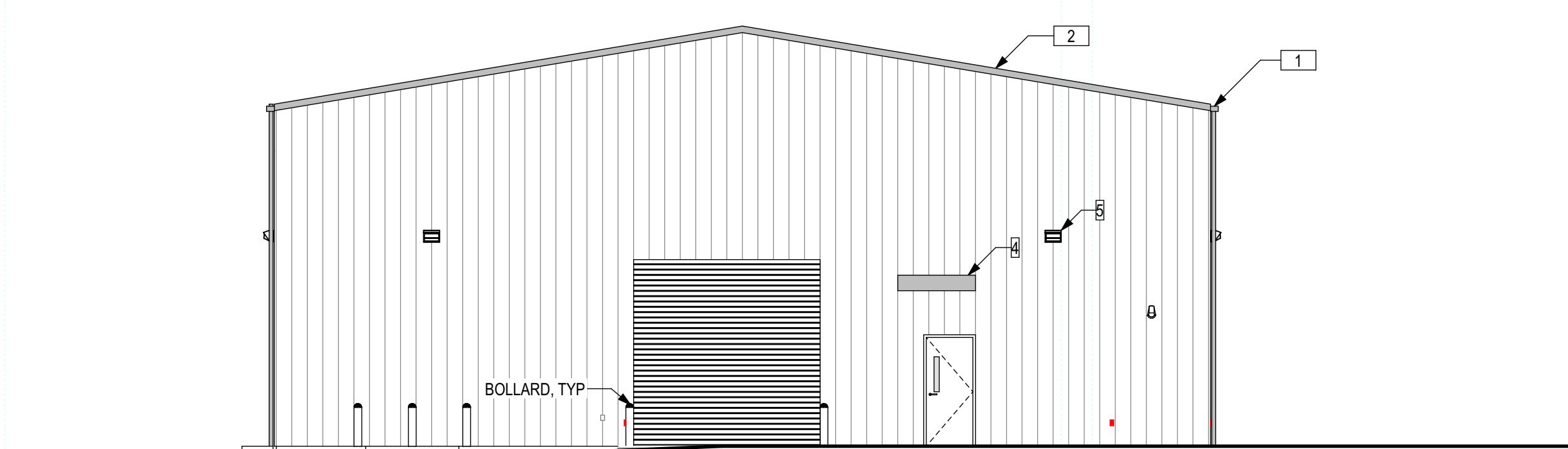
KEY	KEYNOTE
1	GUTTER & DOWNSPOUT, TYP REFER TO FINISH SCHEDULE FOR FINISH
2	RAKE TRIM, TYP
4	CANOPIES BY PEMB MANUFACTURER, TYP
5	SCHEDULED LIGHT FIXTURE, TYP
6	4'-0" TALL WALL LITE PANEL BY PEMB MANUF.
24	CONDENSING UNIT, RE: MECHANICAL



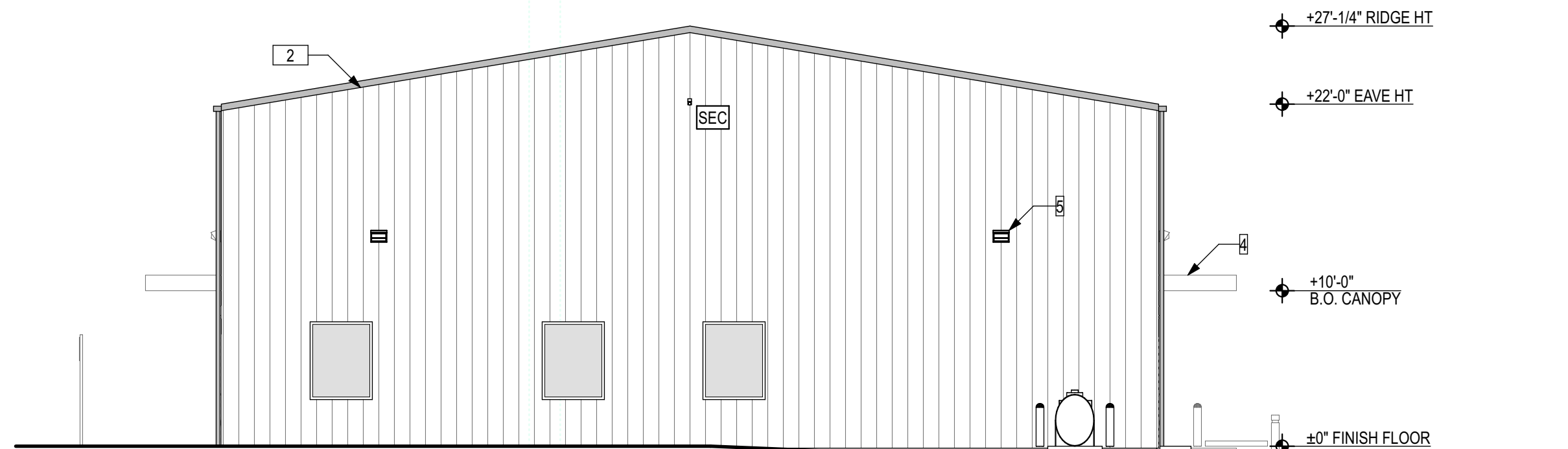
**C1** NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



**B1** SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



**A1** WEST ELEVATION  
SCALE: 1/8" = 1'-0"



**A2** EAST ELEVATION  
SCALE: 1/8" = 1'-0"

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