

Addendum 03

DOCUMENT 00 91 00

DATE: February 20, 2026

PROJECT: Fairfield Elementary School Office and Support Area Improvements
2825 Fairfield Avenue
Fort Wayne, Indiana 46807

PROJECT #: 25066.02

OWNER: Fort Wayne Community Schools
1200 South Clinton Street
Fort Wayne, Indiana 46802

ARCHITECT: Garmann Miller
38 South Lincoln Drive
P.O. Box 71
Minster, Ohio 45865

TO: Prospective Bidders

This addendum form is a part of the Contract Documents and modifies the Construction Documents dated January 20, 2026, with amendments and additions noted below.

Acknowledge receipt of this Addendum on the Bid Form. Failure to do so may disqualify the Bidder.

This addendum consists of 2 pages, 1 specification section, and 8 re-issued drawings.

FOR INFORMATION ONLY

1. Pre-bid meeting notes are attached.

CHANGES TO THE PROJECT MANUAL

1. Specification 01 10 00 Summary of Work
 - a. REVISE section 1.5-A room numbers associated with phasing plan.

CHANGES TO THE DRAWINGS

1. DRAWING SHEET G1.2 PHASING PLANS
 - a. REVISE rooms 055, 058, 064 and 150 to be Phase 2b.



2. DRAWING SHEET A2.0a Ground Level Floor Plan – Unit A
 - a. REVISE wall dimension on drawing 2/A2.0a.

3. DRAWING SHEET P2.1 Ground Floor Plumbing Plan – Unit A
 - a. REVISE sanitary clean outs located inside the restroom chases 055b and 052 to be clean out plugs. A typical clean out is not required for this instance. Clean out plugs to be installed above the flood rim.
 - b. REVISE floor drain location and reduce size to 3" in 053.

4. DRAWING SHEET P2.2 Ground Floor Plumbing Plan – Unit B
 - a. REVISE existing plumbing piping and tags near room 060.
 - b. Add keynote #3 for clarification.

5. DRAWING SHEET P2.3 First Floor Plumbing Plan – Unit A
 - a. REVISE sanitary clean outs located inside the restroom chases 107 and 108 to be clean out plugs. Typical clean out is not required for this instance. Clean out plugs to be installed above the flood rim.

6. DRAWING SHEET P5.1 Plumbing Schedules, Details, and Isometrics
 - a. REVISE cleanout schedule quantities.
 - b. REVISE floor drain waste pipe size on the schedule.
 - c. REVISE sanitary isometrics to include the clean out plugs and new FD-1 location.
 - d. REVISE mounting height to 27" to rim for L-2.

7. DRAWING SHEET M2.1 Ground Level Mechanical Plan – Unit A
 - a. REVISE Corridor 040 to show the removed door.
 - b. REVISE Keynote #13 verbiage.
 - c. ADD fire damper to 8" branch duct on VUV-A103 in Breakout Room 013.
 - d. Revise condensate drainage piping layout in 053 Mech.
 - e. Revise keynote #16 verbiage for condensate drainage piping.

8. DRAWING SHEET M5.1 Mechanical Schedules and Details
 - a. REVISE Vertical Unit Ventilator schedule coil selections.

ATTACHMENTS

The following attachments are included and are part of this addendum:

Pre-bid meeting notes

Specifications: 01 10 00

Drawing Sheets: G1.2, A2.0a, P2.1, P2.2, P2.3, P5.1, M2.1, M5.1

END OF ADDENDUM





Pre-bid meeting

Project name	FORT WAYNE COMMUNITY SCHOOLS FAIRFIELD ELEMENTARY RENOVATION	GM project no.	25066.02
Meeting date	02/12/2026	Meeting location	Ft. Wayne, Indiana

Outline – Notes in RED

- Attendees: Sign-in sheet
- Introductions
- Project overview
 - Renovation to existing administration suite, renovation to the existing locker rooms to convert to classroom space, and minor renovation work to select classrooms.
- Bidding
 - Bid Opening Date: **Wednesday, February 25th, at 2:00 pm.**
 - Location:
FWCS Facilities Training Room
1519 Catalpa Street, Fort Wayne, Indiana 46802
 - Use the bid form provided and write the company's name at the bottom. Plans, specifications, instructions to bidders and bid forms on file at Eastern Engineering's Virtual Planroom: <http://www.easternengineering.com>
 - Sealed bids must be received by Fort Wayne Community Schools in person at the address above by the time specified above.
 - Plans have been submitted to State of Indiana Department of Homeland Security for review, costs to be paid by owner.
 - Tentative Addenda dates:
 - Addendum #1: February 2nd, 2026
 - Addendum #2: February 9th, 2026
 - Addendum #3: February 20th, 2026
- Bid categories
 - Contract A – General Construction (single prime bid)
 - General Contractor is responsible for securing necessary subcontractors
 - Tax Exempt
 - Indiana Public Bid Project – Pre-registered with the State of Indiana
- Alternates
 - Alternate No. 1: Renovate Rooms 040, 041, 042 and 045
 - ADD all work outlined in the southwest corner of the lower level as indicated on the drawings.
 - Alternate No. 2: Renovate Rooms 055 and 055B
 - ADD all work outlined in classroom 055 as indicated on the drawings.
 - Alternate No. 3: Carpet in Classroom 058
 - ADD carpet tile in classroom 058 as indicated on the drawings

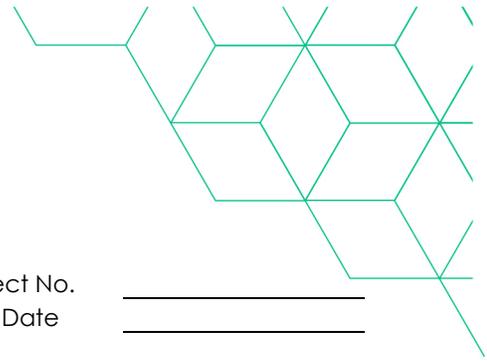
7. Contingency amounts to be included in the bid
 - a. Contingency Allowance: Single Prime Contract - A; Include the stipulated sum/price of \$50,000.00 for use upon Owner's instructions.
8. Contracts will be administered by FWCS
 - a. All questions and correspondence to go through Procore
 - b. All RFIs to go to Garmann Miller through Procore
 - c. Pay applications to go to Garmann Miller through Procore
 - d. Garmann Miller will schedule a preconstruction meeting with the contractors after the notice of award
 - i. Construction may not begin without receipt of an approved Declaration of Insurance from each contractor
 - ii. Progress Meetings during construction: weekly
 - e. Garmann Miller responsible for scheduling and administering job meetings; preparing the agenda, responsible for meeting minutes, and distributing copies through Procore.
9. Schedule
 - a. Tentative award date / Notice to Proceed – March 2026
 - b. Start of construction – **March 30, 2026**
 - i. Completion date – **July 22, 2026**
 - ii. Liquidated Damages
 1. Contract A: \$1,500.00 per calendar day
 - c. **There is a site project occurring simultaneously with this renovation project. Coordination will occur between the two projects [Kevin Thomas FWCS]**
10. Phased Construction [sheet G1.2]
 - a. **Phase 1: March 30, 2026 – July 22, 2026**
 - i. **Areas of work to include lower level rooms 040, 041, 042, 045, 014, 049, 050, 051, 052, 053, 054, 056.**
 - b. **Phase 2a: May 25, 2026 – July 17, 2025**
 - i. **Areas of work to include first floor rooms 101, 102, 103, 104, 105, 106, and 110.**
 - c. **Phase 2b: May 25, 2026 – July 22, 2025**
 - i. **Areas of work to include first floor rooms 055, 055b, 058, 064, 066, 107, 108, 109, 150.**
11. General conditions
 - a. General Contractor
 - i. Responsible for the construction schedule and general supervision
 - ii. Submit preliminary schedule 10 days after notice to proceed
 - iii. Provide a 3 week look-ahead schedule during the entirety of the project
 - iv. Secure permit with the State of Indiana Department of Homeland Security
 - v. Temporary telecommunications services.
 - vi. Temporary Controls: Barriers and enclosures.
 - vii. Security requirements.
 - viii. Vehicular access and parking.
 1. **Will need to supply temporary fencing during the school year**
 - ix. Waste removal facilities and services.
 - x. Field offices.
 - xi. Removal of utilities, facilities, and controls



12. Substitution request by 10 days prior to bid.
 - a. Requests due to Garmann Miller by the end of the day Friday, February 13th, 2026.

13. Correspondence
 - a. Correspondence to run through the Garmann Miller
 - i. Taylor Luth – tluth@creategm.com
 - ii. Tim Hines – thines@creategm.com

14. Questions
 - a. What are existing locker bases made of (to be demolished)
 - i. Concrete bases all to be demolished per demolition sheets. All existing lockers have already been removed in previous phases of work, the base is the only thing to demolish.
 - b. Where is the piping located (note #2 sheet P2.1)?
 - i. This line references the sanitary riser for existing restroom located on the first floor office suite (room 107)
 - c. To walk the site, contact Taylor Luth to coordinate a date/time.



Sign-in Sheet

Project Name _____ GM Project No. _____
Meeting Location _____ Meeting Date _____

Purpose _____

Attendees

Name _____	Phone _____
Business/Title _____	
Email _____	
Name _____	Phone _____
Business/Title _____	
Email _____	
Name _____	Phone _____
Business/Title _____	
Email _____	
Name _____	Phone _____
Business/Title _____	
Email _____	
Name _____	Phone _____
Business/Title _____	
Email _____	
Name _____	Phone _____
Business/Title _____	
Email _____	
Name _____	Phone _____
Business/Title _____	
Email _____	



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SECTION 011000 – SUMMARY OF WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and General Provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to Work of this Section.

1.2 SUMMARY

A. Section Includes:

1. Project information.
2. Work covered by Contract Documents.
3. Phased construction.
4. Work by Owner.
5. Work under separate contracts.
6. Future work.
7. Owner-furnished products.
8. Contractor-furnished, Owner-installed products.
9. Access to site.
10. Coordination with occupants.
11. Work restrictions.
12. Specification and drawings conventions.
13. Miscellaneous provisions.

B. Related Requirements:

1. Section 015000 “Temporary Facilities and Controls” for limitations and procedures governing temporary use of Owner’s facilities.

1.3 PROJECT SUMMARY

A. Project Identification: Fairfield Elementary School.

1. Project Location: 2825 Fairfield Avenue, Fort Wayne, IN 46807.



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- B. Owner: Fort Wayne Community Schools
 - 1. Owner's Representative: Kevin Thomas.
- C. Lead Design Consultant: Garmann/Miller & Associates.
- D. Consultants: Garmann/Miller & Associates has retained the following design professionals who have prepared designated portions of the contract documents:
 - 1. Structural Engineer: Structural Engineering Services
- E. The Owner maintains tax exempt status and all work shall be tax free. Owner shall provide tax exempt documentation to Contractor.
- F. All permits and fees associated with the construction are the responsibility of the Contractor to pay.
- G. All work performed by the Contractor shall comply with local and state codes/regulations.
- H. Web-Based Project Software: Project software administered by Owner will be used for purposes of managing communication and documents during the construction phase.
 - 1. See Section 0113100 "Project Management and Coordination" for requirements for using web-based Project software.

1.4 WORK COVERED BY CONTRACT DOCUMENTS

- A. The work of the Project is defined by the Contract Documents and consists of the following:
 - 1. Base Bid: The Project Base Bid consists of The Project Base Bid consists of renovation work to the existing elementary administration suite, and selective renovation to elementary classrooms and single-user restrooms. The Project also entails demolition of existing locker rooms and showers to add additional classroom space.
 - 2. Alternate Bids: See section 012300 Alternates.
- B. Type of Contract:
 - 1. Project will be constructed under a single prime contract.
 - a. Temperature controls work and any required asbestos abatement shall be separate contracts direct to Owner.

1.5 PHASED CONSTRUCTION

- A. The work shall be conducted in two phases.
 - 1. Phase 1: March 30, 2026 – May 22, 2026 which includes renovation work to lower level rooms 040, 041, 042, 045, 014, 049, 050, 051, 052, 053, 054, 056.
 - 2. Phase 2a: May 22, 2026 – July 17, 2026 which includes rooms 102, 103, 104, 105, 106, 110



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3. Phase 2b: May 22, 2026 – July 22, 2026 which includes rooms 055, 055b, 058, 064, 066, 107, 108, 109, and 150. Additional information can be found on the phasing plans indicated in the drawings. Reference section 00 01 33 Liquidated Damages for information on substantial completion dates for each phase.
 - B. Construction barriers shall be supplied as shown on phasing plans and must be maintained air/dirt tight during the entire phase of work.
 - C. The Owner requires one (1) week at the start of each phase for furniture moving and asbestos abatement required. Contractor shall include this week in the master project schedule for each phase.
 - D. The Owner requires five (5) calendar days at the completion of each phase to clean and wax floors prior to occupancy. Contractor shall include this time in the master project schedule for each phase.
 - E. Owner's ability to provide paging to the building must remain intact at all times. Existing PA system shall be back-fed from new PA system and maintain an "all call" function at a minimum. Contractor shall be responsible to maintain the existing PA system to all spaces upon commencement of the work until completion.
 - F. The existing fire alarm system shall be maintained until the new fire alarm system is able to fully replace it in its entirety. The fire alarm installer shall be solely responsible for all phasing, programming changes, troubleshooting, etc.
 - G. Substantial completion must be achieved prior to starting the next phase of work.
 - H. Before commencing Work of each phase, submit an updated copy of Contractor's construction schedule showing the sequence, commencement and completion dates and move-out and -in dates of Owner's personnel for all phases of the Work, showing dates needed for Owner to move furniture, wax floors and prepare spaces for occupancy.

1.6 WORK BY OWNER

- A. General: Cooperate fully with Owner so work may be carried out smoothly, without interfering with or delaying work under this Contract or by Owner. Coordinate the Work of this Contract with work performed by Owner.

1.7 WORK UNDER SEPARATE CONTRACTS

- A. General: Cooperate fully with separate contractors so work on those contracts may be carried out smoothly, without interfering with or delaying Work under this Contract or other contracts. Coordinate the Work of this Contract with work performed under separate contracts.
 1. Asbestos abatement shall be provided under separate contract. All contractors must coordinate schedules and it is the responsibility of the General Contractor to incorporate



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the work schedule of the abatement contractors into the master project schedule with allocated time for removal and air testing.

2. Temperature controls work shall be provided under separate contract with Automated Logic Controls. All contractors must coordinate schedules and it is the responsibility of the General Contractor to incorporate the work schedule of the controls contractor into the master project schedule with allocated time for installation of controls following mechanical/electrical equipment with adequate time at the completion of each phase for check-out and verification.

1.8 ACCESS TO SITE

- A. Bidding: Each contractor and sub-contractor shall be responsible to visit the project site to verify existing conditions prior to the bidding date and be aware of the conditions of the existing building. The Owner will make the building available for inspection as follows:
 1. 2/6/2026 from 8:00 AM – 4:30 PM (No Students)
 2. 2/16/2026 from 8:00 AM – 4:30 PM (District Closed)
 3. Any dates Monday through Friday, before or after school hours (check-in by 4:00 PM)
- B. General: Each Contractor shall have limited use of Project site for construction operations as indicated on Drawings by the Contract limits and as indicate by requirements of this section.
- C. Use of Site: Limit use of Project site to Work in areas indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.
 1. Driveways, Walkways and Entrances: Keep driveways, loading areas and entrances serving premises clear and available to Owner, Owner’s employees and emergency vehicles at all times. Do not use these areas for parking or for storage of materials.
 - a. Schedule deliveries to minimize use of driveways and entrance by construction operations.
 - b. Schedule deliveries to minimize space and time requirements for storage of material and equipment on site.
- D. Condition of Existing Building: Maintain portions of existing building affected by construction operations in a weathertight condition throughout construction period. Repair damage caused by construction operations.
 1. Protect staff and students from dangerous conditions that might result from construction activities.
- E. Condition of Existing Grounds: Maintain portions of existing grounds, landscaping and hardscaping affected by construction operations throughout construction period. Repair damage caused by construction operations.
- F. Each Contractor shall limit the use of the premises for work and storage to allow work by other Contractors and Owner occupancy. Storage of materials for construction activities in



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existing buildings is permissible only upon approval by the assigned Owner Project Coordinator.

1. Each Contractor shall assume complete responsibility for the protection and safekeeping of products under his contract, stored at the site.
2. Each Contractor shall move his stored products that interfere with the operation of the Owner or other Contractors.

1.9 COORDINATION WITH OCCUPANTS

A. Full Owner Occupancy: Owner will occupy site and existing building(s) during entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the work so as not to interfere with Owner's day-to-day operations. Maintain existing exits unless otherwise indicated.

1. Maintain access to existing walkways, corridors and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors or other occupied or used facilities without written permission from Owner and approval of authorities having jurisdiction.
2. Notify Owner not less than 72 hours in advance of activities that will affect Owner's operations.
3. Note that the primary functions of this school facility must continue and can not be interrupted by the construction activities. Special considerations for noise/dust/odor control must be provided to prevent disruption of the academic environment.
4. Contractors shall maintain an atmosphere of professionalism while on school grounds.
 - a. Use of profane or lewd language by workers will not be tolerated.
 - b. Any worker wearing clothing containing vulgar or inappropriate content will be asked to leave the premises immediately.
 - c. Use of radios/cell phones to play loud music will not be permitted.

1.10 WORK RESTRICTIONS

A. Work Restrictions, General: Comply with restrictions on construction operations.

1. Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction.

B. On-Site Work Hours: Limit work in the existing building to normal business working hours of 6:00 a.m. to 10:00 p.m., Monday through Friday, unless otherwise indicated.

1. School Year Hours: NONE of the phased work occurring during the school year will take place while school is in session. Typical shift work during the school year will be 3:30 p.m. to 11:00 p.m. Shiftwork after 11:00 p.m. will be on an as needed basis and coordinated with the Owner.



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2. Weekend Hours: With Owner's prior approval, weekend hours may be permitted. Notification of need for weekend hours must be submitted no later than the Monday preceding weekend needed for work.
 3. Hours for Utility Shutdowns: Power shutdowns must occur when the building is not occupied and must be scheduled with the Owner in advance. Extended shutdowns lasting more than 4 hours must occur on a weekend and utilize overnight periods to be scheduled with the Owner.
- C. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after providing temporary utility services according to the requirements indicated:
1. Notify Owner not less than seven (7) days in advance of proposed utility interruptions.
 2. Obtain Owner's written permission before proceeding with utility interruptions.
- D. Noise, Vibration and Odors: Coordinate operations that may result in high levels of noise and vibration, odors or other disruption to Owner occupancy with Owner.
1. Notify Owner not less than seven (7) days in advance of proposed disruptive operations.
 2. Obtain Owner's written permission before proceeding with disruptive operations.
 3. Each Contractor and Sub-contractor shall take reasonable measures to limit activities which cause undue noise during 2nd shift work which may affect neighboring residents.
 - a. Refrain from using telescoping forklifts to dump trash after 9:00 pm.
 - b. Take special care in closing storage containers at the end of the work shift (do not slam container doors).
 - c. Schedule material and equipment deliveries during late afternoon hours only.
- E. I-LEARN/Achievement Testing: Testing will occur in the spring and fall of each school year. Contractor shall verify exact dates with Owner. NO work shall be permitted in the building during the school day during testing without prior written approval. The Owner reserves the right to allow specific trades and activities in limited areas depending on the potential for noise and disturbance during these times.
1. Any inspection work occurring during testing periods must be completed either before or after school is in session.
- F. Restricted Substances: Use of tobacco products, e-cigarettes (vaping) and other controlled substances on Project site is not permitted on Fort Wayne Community Schools property.
- G. Employee Identification: Provide identification in the form of clothing or hard hats with company logos for all Contractor and Sub-contractor personnel working on Project site. Require personnel to wear identification at all times.

1.11 SPECIFICATION AND DRAWING CONVENTIONS



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- A. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words and phrases when used in particular situations. These conventions are as follows:
 - 1. Imperative mood and streamlined language are generally used in the Specifications. The words “shall”, “shall be” or “shall comply with”, depending on the context, are implied where a colon (;) is used within a sentence or phrase.
 - 2. Specification requirements are to be performed by Contractor unless specifically stated otherwise.
- B. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.
- C. Drawing Coordination: Requirements for materials and products identified on Drawings are described in detail in the Specifications. One or more of the following are used on Drawings to identify materials and products:
 - 1. Terminology: materials and products are identified by the typical generic terms used in the individual Specifications Sections.
 - 2. Abbreviations: Materials and products are identified by the typical generic terms as part of the U.S. National CAD Standard and scheduled on Drawings.
 - 3. Keynoting: Materials and products are identified by reference keynotes referencing Specification Section numbers found in this Project Manual.

1.12 MISCELLANEOUS PROVISIONS

- A. Asbestos Containing Materials (ACM)
 - 1. Any ACM shall be removed by the Owner prior to the start of work schedule by the Contractor.
 - 2. If any other suspect ACM is discovered during the course of work, Contractor shall promptly notify the Owner. Owner shall perform testing and, if determined to be regulated asbestos containing building materials, Category I or Category II non-friable asbestos containing materials, the Owner will be responsible to remove materials in compliance with regulatory standards.
 - 3. Contact FWCS designated Project Manager at (260) 467-2075.
- B. Existing Conditions
 - 1. Each Contractor is responsible to field verify existing conditions and dimensions. The Contractor requiring said verification for the construction or fabrication of his material shall be the Contractor responsible for procurement of the field information.
 - 2. Notify the design architect/engineer promptly if existing field conditions differ from those indicated on the bid documents. Do not remove or alter structural components without prior written approval.



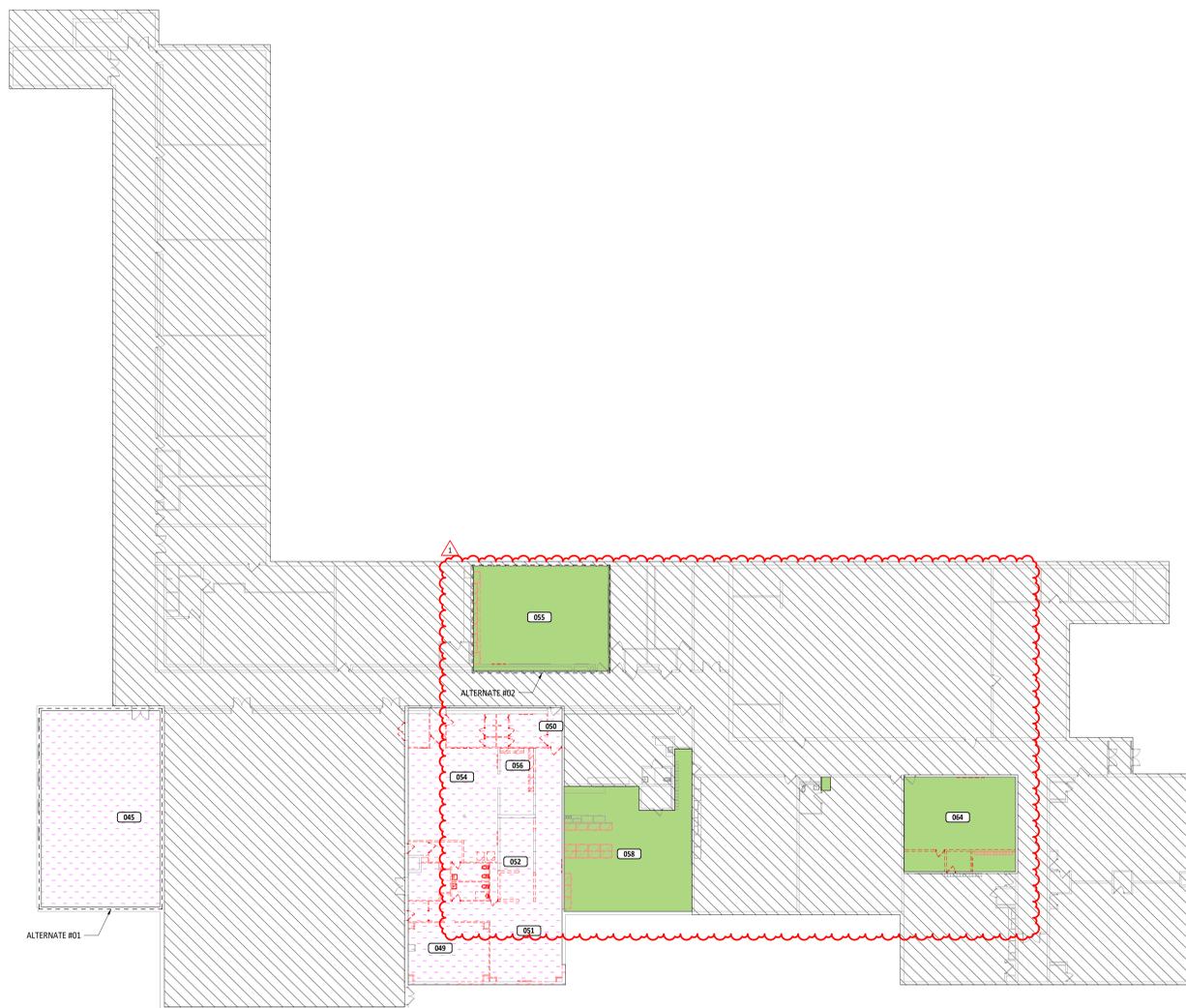
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- C. Each Contractor shall be responsible for securing his work and equipment at the close of each work day.
- D. Fire alarms: If the work requires repair, modifications or replacement of fire alarm systems or components, the Contractors shall provide notification to the Owner a minimum of 72 hours before a fire alarm is rendered inactive.
 - 1. If a fire alarm device is fouled with construction debris/duct/dirt and activates the alarm system, the Contractor shall be solely responsible for all costs associated with false fire truck dispatch and shall replace the soiled device with a new device matching the device that initiated the alarm. Cleaning a triggering device is not acceptable.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION (Not Applicable)

END OF SECTION



3 GROUND FLOOR PHASING PLAN
G1.2 1" = 20'-0"

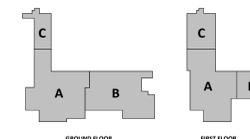


4 FIRST FLOOR PHASING PLAN
G1.2 1" = 20'-0"



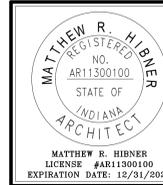
PHASING LEGEND:

- PHASE 1 - MARCH 30, 2026 - JULY 22, 2026
- PHASE 2a - MAY 25, 2026 - JULY 17, 2026
- PHASE 2b - MAY 25, 2026 - JULY 22, 2026
- NOT IN SCOPE



KEY PLANS

PHASING GENERAL NOTES



**FORT WAYNE COMMUNITY SCHOOLS FAIRFIELD
ELEMENTARY SCHOOL OFFICE AND SUPPORT AREA
RENOVATION**

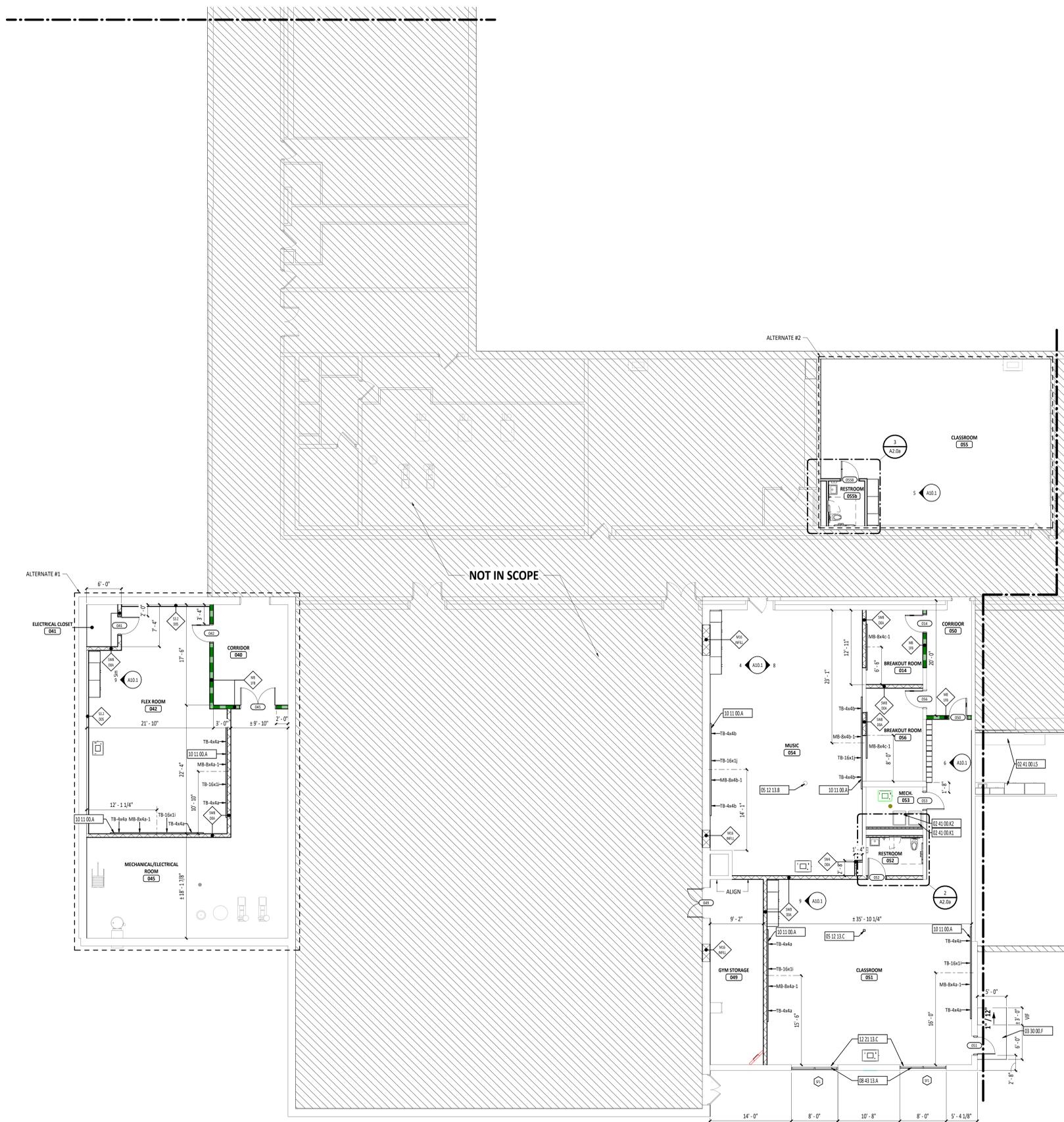
2301 FAIRFIELD AVENUE, FORT WAYNE, IN 46807

ISSUANCES/REVISIONS	
CONSTRUCTION DOCUMENTS	01/20/2025
1 ADDENDUM #15	02/20/2025

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
25066-02	SRS	TAL

SHEET TITLE:
PHASING PLANS

SHEET NUMBER:
G1.2



NOT IN SCOPE

1
A2.0a
GROUND LEVEL FLOOR PLAN
1/8" = 1'-0"

2
A2.0a
ENLARGED RESTROOM PLAN
1/4" = 1'-0"

3
A2.0a
ENLARGED RESTROOM PLAN
1/4" = 1'-0"

GROUND FLOOR PLAN INDEX

ROOM NUMBER	ROOM NAME	AREA
014	BREAKOUT ROOM	126 SF
040	CORRIDOR	225 SF
041	ELECTRICAL CLOSET	39 SF
042	FLEX ROOM	845 SF
045	MECHANICAL/ELECTRICAL ROOM	827 SF
049	GYM STORAGE	295 SF
050	CORRIDOR	149 SF
051	CLASSROOM	1,350 SF
052	RESTROOM	65 SF
053	MECH.	68 SF
054	MUSIC	1,197 SF
055	CLASSROOM	1,091 SF
055b	RESTROOM	49 SF
056	BREAKOUT ROOM	158 SF
058	CLASSROOM	1,358 SF

FLOOR PLAN GENERAL NOTES

- A ALL DIMENSIONS ARE MEASURED TO THE FACE OF MASONRY OR THE FACE OF METAL STUD UNLESS NOTED OTHERWISE.
- B ALL CMU CORNERS, HORIZONTAL OR VERTICAL, SHALL BE BULLNOSE UNLESS NOTED OR DETAILED OTHERWISE.
- C INSTALL TREATED WOOD BLOCKING IN WALLS AS REQUIRED TO SECURE ALL EQUIPMENT, ACCESSORIES, HANDRAILS, CASEWORK, ETC. COORDINATE THIS WORK WITH ALL APPROPRIATE CONTRACTORS, SUPPLIERS AND MANUFACTURERS RECOMMENDATIONS.
- D CAULK AT ALL CMU TO GYPSUM WALLBOARD WALLS.
- E HINGE SIDE OF DOOR JAMB AT INTERSECTING WALLS TO BE LOCATED 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE - REFERENCE FLOOR PLANS.
- F IF WALL TYPE IS NOT IDENTIFIED, WALL IS TO RUN FULL HEIGHT TO DECK.

RESTROOM ENLARGEMENT GENERAL NOTES

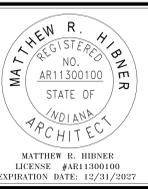
- A TA = TOILET ACCESSORIES.
- B REFERENCE SPECIFICATION SECTION 10 28 00 FOR TOILET ACCESSORIES.
- C ALL TOILET ACCESSORIES SHALL BE SURFACE MOUNTED UNLESS NOTED OTHERWISE.
- D FOR TYPICAL MOUNTING HEIGHTS REFERENCE MOUNTING HEIGHT DETAILS ON SHEET A0.2.
- E CONTRACTOR TO COORDINATE THE SIZE(S) OF THE ACCESSORIES SUPPLIED BY THE OWNER PRIOR TO INSTALLATION FOR ACCURATE PLACEMENT LOCATIONS.

FLOOR PLAN SYMBOLS LEGEND

- AED AUTOMATED EXTERNAL DEFIBRILLATOR DESIGNATION
- DOOR DOOR DESIGNATION - REFERENCE DOOR/OPENING SCHEDULE.
- FE... FIRE EXTINGUISHER DESIGNATION - REFERENCE SPECIFICATIONS
- FE... FIRE EXTINGUISHER CABINET DESIGNATION - REFERENCE SPECIFICATIONS
- ASBT ROOM DESIGNATION - REFERENCE ROOM INDEX.
- CT CURTAIN WALL/STOREFRONT/WINDOW TYPE DESIGNATION
- W WALL TYPE DESIGNATION - REFERENCE WALL TYPES.
- S STRUCTURAL GRID - REFERENCE STRUCTURAL DRAWINGS.
- KEYNOTE KEYNOTE DESIGNATION - REFERENCE KEYNOTE SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- KEYNOTE KEYNOTE DESIGNATION - REFERENCE KEYNOTE SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- CALLOUT CALLOUT - REFERENCE DETAIL NUMBER AND SHEET NUMBER.
- EX EXTERIOR ELEVATION - REFERENCE DETAIL NUMBER AND SHEET NUMBER.
- IN INTERIOR ELEVATION - REFERENCE DETAIL NUMBER AND SHEET NUMBER.
- SECTION SECTION - REFERENCE DETAIL NUMBER AND SHEET NUMBER.

#	KEYNOTE DESCRIPTION
02 41 00 K1	EXISTING WASHER. SALVAGE FOR RE-INSTALLATION
02 41 00 K2	EXISTING DRYER. SALVAGE FOR RE-INSTALLATION
02 41 00 L5	EXISTING CASEWORK TO REMAIN. PROTECT DURING CONSTRUCTION.
03 30 00 F	ANTI-HEAVE CONCRETE STOOP AND RAMP - REFERENCE STRUCTURAL DRAWINGS.
05 12 13 B	EXISTING STEEL COLUMN TO REMAIN. PAINT TO MATCH ADJACENT WALLS
05 12 13 C	NEW STEEL COLUMN - REFERENCE STRUCTURAL PAINT TO MATCH ADJACENT WALLS.
08 31 00 A	ACCESS DOOR - MOUNT BOTTOM AT 40" AFF
08 43 13 A	ALUMINUM STOREFRONT WINDOW SYSTEM - DARK BRONZE
10 11 00 A	TYPICAL CLASSROOM MARKER/TACKBOARD ASSEMBLY INSTALLED AT FRONT AND BACK OF ROOM. REFER TO TYPICAL INTERIOR ELEVATION ON SHEET A10.1 FOR MORE INFORMATION.
12 21 13 C	HORIZONTAL LOUVER BLINDS, (LB2), REFERENCE FINISH MATERIAL SCHEDULE.

MARK	DESCRIPTION	NOTES
TA1.1	GRAB BAR - SURFACE MOUNT - HORIZONTAL - 42" LENGTH	SUPPLIED AND INSTALLED BY G.C.
TA1.2	GRAB BAR - SURFACE MOUNT - VERTICAL - 18" LENGTH	SUPPLIED AND INSTALLED BY G.C.
TA1.3	GRAB BAR - SURFACE MOUNT - HORIZONTAL - 36" LENGTH	SUPPLIED AND INSTALLED BY G.C.
TA2.2	MIRROR - SURFACE MOUNT - 18" X 30"	SUPPLIED AND INSTALLED BY G.C.
TA3.2	TOILET PAPER DISPENSER - SURFACE MOUNT	SUPPLIED AND INSTALLED BY G.C.
TA4.1	SOAP DISPENSER - SURFACE MOUNT	SUPPLIED BY OWNER, INSTALLED BY G.C.
TA5.1	PAPER TOWEL DISPENSER UNIT - SURFACE MOUNT - FOLDED TOWELS	SUPPLIED AND INSTALLED BY G.C.
TA7.1	HEAVY DUTY CLOTHES HOOK WITH BUMPER	SUPPLIED AND INSTALLED BY G.C.



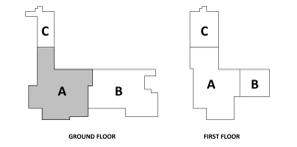
**FORT WAYNE COMMUNITY SCHOOLS FAIRFIELD
ELEMENTARY SCHOOL OFFICE AND SUPPORT AREA
RENOVATION**

ISSUANCES/REVISIONS		
CONSTRUCTION DOCUMENTS	01/20/2025	
1 ADDENDUM #15	02/20/2025	

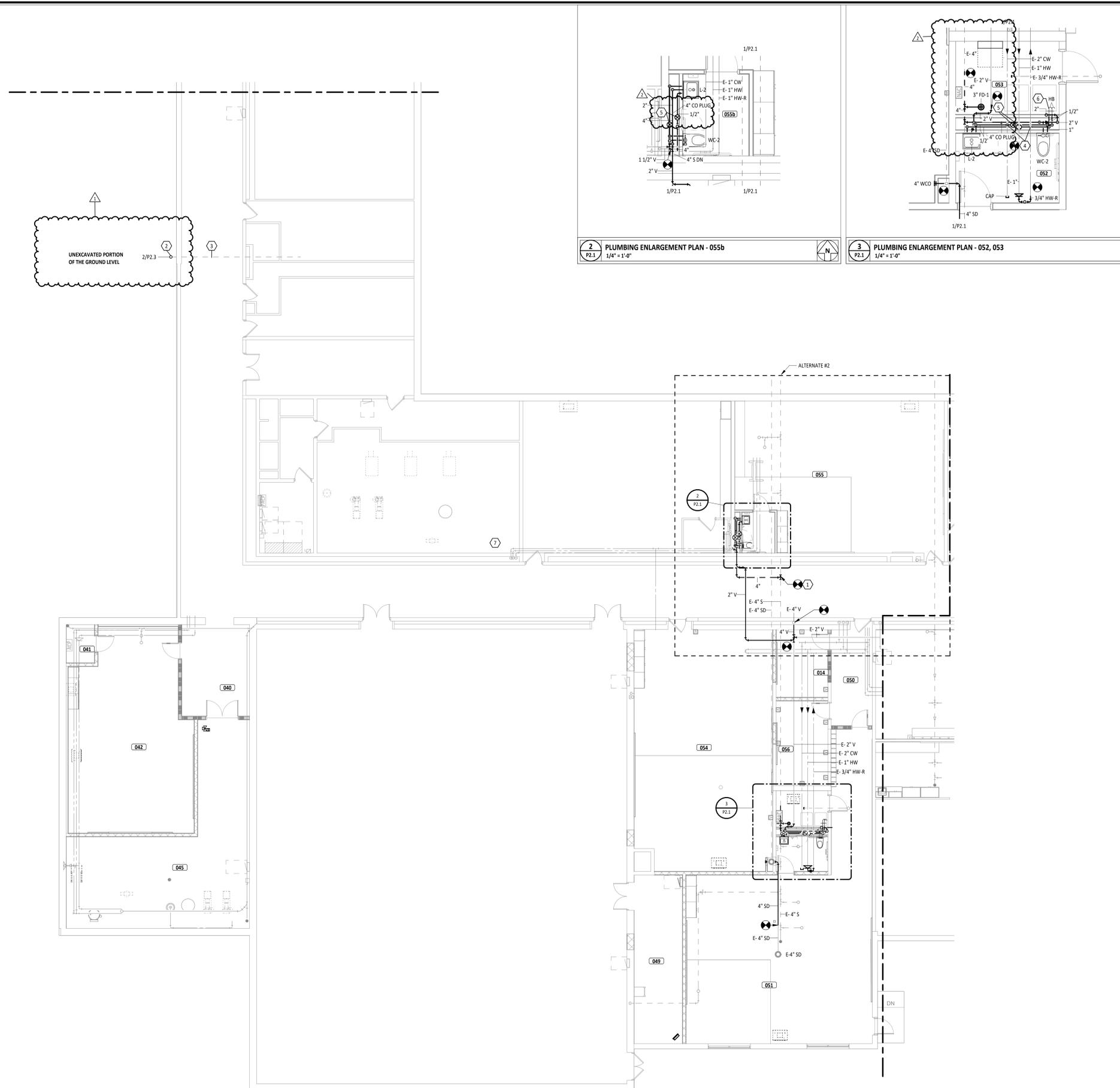
PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
25066-02	SRS	TAL

SHEET TITLE:
GROUND LEVEL FLOOR PLAN - UNIT A

SHEET NUMBER:
A2.0a



KEY PLANS



2 PLUMBING ENLARGEMENT PLAN - 055b
1/4" = 1'-0"

3 PLUMBING ENLARGEMENT PLAN - 052, 053
1/4" = 1'-0"

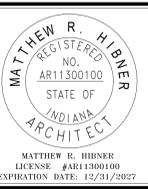
GROUND FLOOR PLAN ROOM INDEX

ROOM NUMBER	ROOM NAME	AREA
014	BREAKOUT ROOM	126 SF
040	CORRIDOR	225 SF
041	ELECTRICAL CLOSET	39 SF
042	FLEX ROOM	845 SF
045	MECHANICAL/ELECTRICAL ROOM	827 SF
049	GYM STORAGE	295 SF
050	CORRIDOR	149 SF
051	CLASSROOM	1,350 SF
052	RESTROOM	65 SF
053	MECH.	68 SF
054	MUSIC	1,197 SF
055	CLASSROOM	1,091 SF
055b	RESTROOM	49 SF
056	BREAKOUT ROOM	158 SF
058	CLASSROOM	1,358 SF
064	ART/MUSIC ROOM	914 SF
066	CLASSROOM	974 SF

PLUMBING GENERAL NOTES

- A PROVIDE TRAP PRIMERS FOR FLOOR DRAINS SERVING MECHANICAL ROOMS, MECHANICAL DECKS, EMERGENCY SHOWERS, KITCHEN FLOOR DRAINS, AND AS REQUIRED BY CODE. SUPPLY NEAREST COLD WATER PIPING CONNECTED TO A FLUSH VALVE OR SOLENOID VALVE. SUPPLY PIPING SHALL BE 1/2" VALVED COLD WATER LINE. REFERENCE DETAIL FOR ADDITIONAL INFORMATION.
- B VERIFY INVERT ELEVATIONS ON UNDERGROUND SANITARY, STORM AND OTHER UTILITIES. COORDINATE DEPTHS WITH THE BUILDING CONSTRUCTION AND ALL OTHER UTILITIES INSIDE AND OUTSIDE OF THE BUILDING.
- C ALL STORM, SANITARY AND VENT PIPING IN CHASE EXPOSED TO THE PLENUM AND ABOVE CEILING WHERE PLENUM IS USED FOR RETURN AIR SHALL BE CAST IRON. REFERENCE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- D ALL FINAL GAS CONNECTIONS SHALL BE MADE WITH FLEXIBLE STAINLESS STEEL PIPE OR RIDGED PIPE WITH UNION, SHUT-OFF VALVE AND DIRT LEG. REFERENCE DETAIL FOR ADDITIONAL INFORMATION.
- E PITCH UNDER FLOOR SANITARY WASTE AND STORM PIPING 3" AND GREATER AT 1/8" PER FOOT, UNLESS NOTED OTHERWISE. FITCH ALL OTHER WASTE PIPING AT 1/4" PER FOOT UNLESS OTHERWISE NOTED.
- F WASTE AND VENT PIPING BELOW FLOOR AND THROUGH FLOOR SHALL BE 2" MINIMUM.
- G ROUTE DOMESTIC WATER, FIRE PROTECTION, SANITARY SEWER, AND STORM SEWER SERVICES TO SITE UTILITIES 5'-0" FROM BUILDING UNLESS NOTED OTHERWISE. REFERENCE CIVIL PLANS.
- H PROVIDE CLEANOUT IN ACCESSIBLE LOCATION AT THE BASE OF ALL PLUMBING SANITARY AND STORM RISERS.
- I WHERE FLOOR DRAINS OCCUR WITHIN THE LIMITS OF CONSTRUCTION, PREVENT CONSTRUCTION DEBRIS FROM ENTERING DRAIN BODY BY SEALING DRAIN OPENING PRIOR TO START OF WORK.
- J FIRE SEAL AROUND PIPING PENETRATIONS OF FIRE RATED WALLS. REFERENCE SPECIFICATION.
- K PROVIDE SLEEVES AND/OR OPENINGS TO RUN PIPES THROUGH FOUNDATIONS, FLOORS, WALLS, AND ROOF.
- L FIELD VERIFY ALL NEW WATER, WASTE, AND VENT PIPING CONNECTIONS AND PROVIDE NEW CONNECTIONS AS REQUIRED FOR PROPERLY OPERATING SYSTEMS.

#	KEYNOTE DESCRIPTION
1	CONNECT NEW SANITARY WASTE PIPING TO EXISTING 4" MAIN IN MECHANICAL ROOM.
2	EXISTING 4" SANITARY RISER UP TO THE LEVEL ABOVE. RISER IS LOCATED IN THE UNEXCAVATED PORTION OF THE GROUND LEVEL. SEE 2/P2.3 FOR MORE INFORMATION.
3	INSTALL SHUTOFF VALVES ACROSS THE TOP OF THE MECHANICAL TUNNEL IN THIS APPROXIMATE LOCATION.
4	INSTALL SHUTOFF VALVES ON DOMESTIC CW/HW RISERS.
5	INSTALL THE SANITARY CLEAN OUT AND THE DOMESTIC COLD/HOT WATER SHOCK ABSORBER ACCESSIBLE FROM THE ACCESS PANEL. SANITARY SEWER CLEAN OUT WITHIN THE PLUMBING CHASE TO BE INSTALLED ABOVE THE FLOOD RIM. COORDINATE WORK WITH THE GENERAL CONTRACTOR.
6	INSTALL DOMESTIC HOT AND COLD WATER HOSE BIBS FOR THE WASHER IN THIS LOCATION. INSTALL THE SANITARY STANDPIPE EXPOSED ALONG THE WALL. REFER TO 3/P2.0 FOR MORE INFORMATION.
7	ACCESS TO THE MECHANICAL TUNNEL IS LOCATED IN THE EXISTING BOILER ROOM.



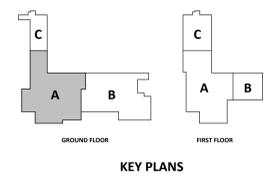
FWCS FAIRFIELD ELEMENTARY SCHOOL OFFICE AND SUPPORT AREA IMPROVEMENTS

ISSUANCES/REVISIONS		
1	CONSTRUCTION DOCUMENTS	01/20/2026
	CONSTRUCTION DOCUMENTS - ADDENDUM #02	02/09/2026
2	CONSTRUCTION DOCUMENTS - ADDENDUM #03	02/20/2026

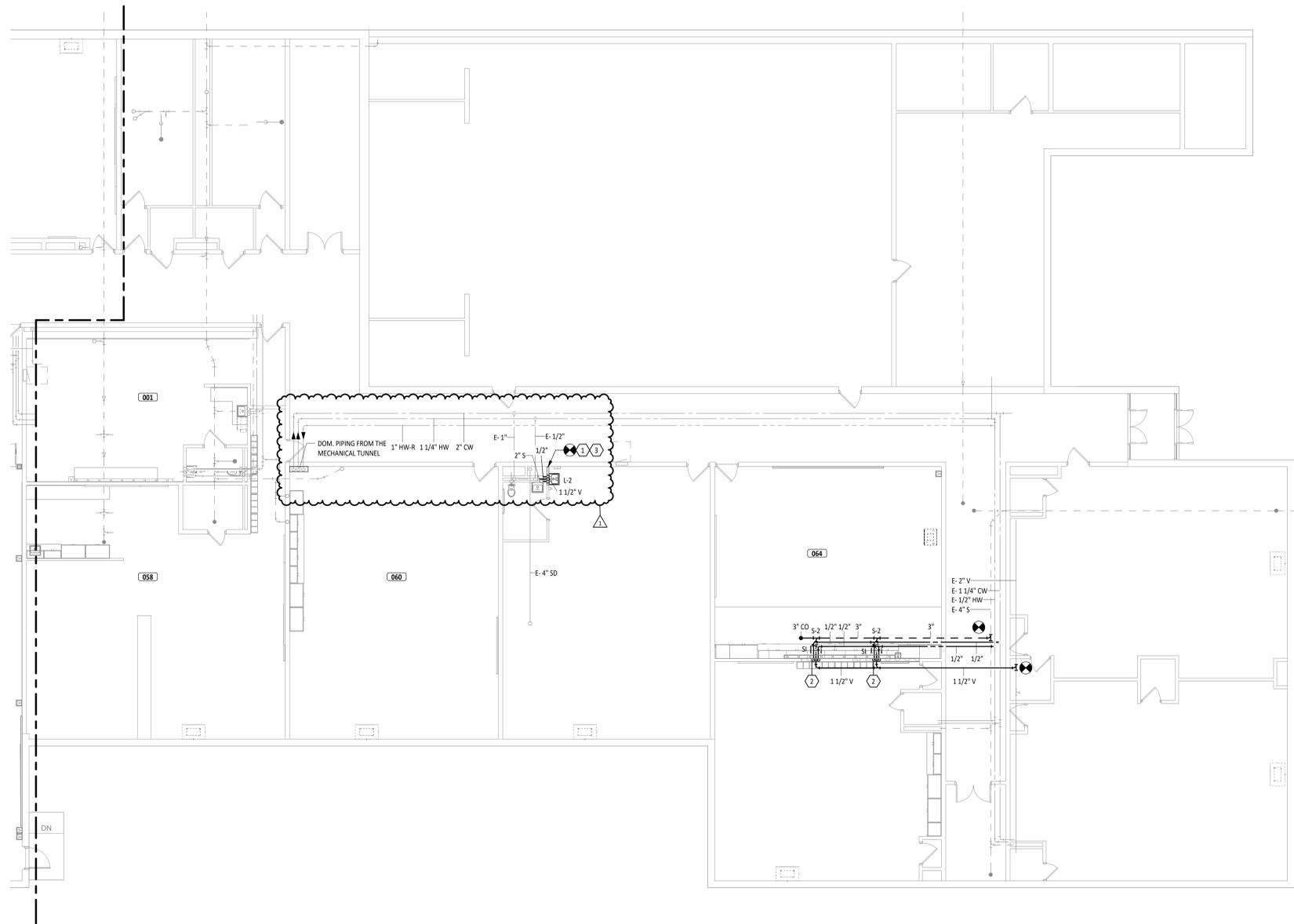
PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
25066.02	DMB	LGW

SHEET TITLE:
GROUND FLOOR PLUMBING PLAN - UNIT A

SHEET NUMBER:
P2.1



1 GROUND FLOOR PLUMBING PLAN - UNIT A
1/8" = 1'-0"



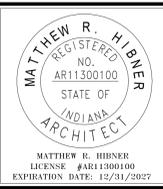
GROUND FLOOR PLAN ROOM INDEX

ROOM NUMBER	ROOM NAME	AREA
014	BREAKOUT ROOM	126 SF
040	CORRIDOR	225 SF
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PLUMBING GENERAL NOTES

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- B VERIFY INVERT ELEVATIONS ON UNDERGROUND SANITARY, STORM AND OTHER UTILITIES. COORDINATE DEPTHS WITH THE BUILDING CONSTRUCTION AND ALL OTHER UTILITIES INSIDE AND OUTSIDE OF THE BUILDING.
- C ALL STORM, SANITARY AND VENT PIPING IN CHASE EXPOSED TO THE PLENUM AND ABOVE CEILING WHERE PLENUM IS USED FOR RETURN AIR SHALL BE CAST IRON. REFERENCE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- D ALL FINAL GAS CONNECTIONS SHALL BE MADE WITH FLEXIBLE STAINLESS STEEL PIPE OR RIDGED PIPE WITH UNION, SHUT-OFF VALVE AND DIRT LEG. REFERENCE DETAIL FOR ADDITIONAL INFORMATION.
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- F WASTE AND VENT PIPING BELOW FLOOR AND THROUGH FLOOR SHALL BE 2" MINIMUM.
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- L FIELD VERIFY ALL NEW WATER, WASTE, AND VENT PIPING CONNECTIONS AND PROVIDE NEW CONNECTIONS AS REQUIRED FOR PROPERLY OPERATING SYSTEMS.

#	KEYNOTE DESCRIPTION
1	CONNECT NEW SANITARY WASTE, SANITARY VENT, AND DOMESTIC WATER PIPING TO EXISTING PIPING WITHIN EXISTING CHASE. MODIFY PIPING AS REQUIRED. VERIFY SIZE, TYPE, AND LOCATION ON-SITE. COORDINATE WORK WITH GENERAL CONTRACTOR.
2	NEW DOMESTIC WATER AND VENT PIPING FROM THE NEW SINK TO BE ROUTED CONCEALED IN THE NEW WALL.
3	MODIFY EXISTING CMU WALL IN ORDER TO ACCESS THE EXISTING CHASE. COORDINATE PATCH AND REPAIR OF CMU WALL WITH THE GENERAL CONTRACTOR.



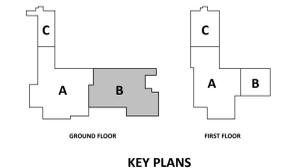
FWCS FAIRFIELD ELEMENTARY SCHOOL OFFICE AND SUPPORT AREA IMPROVEMENTS

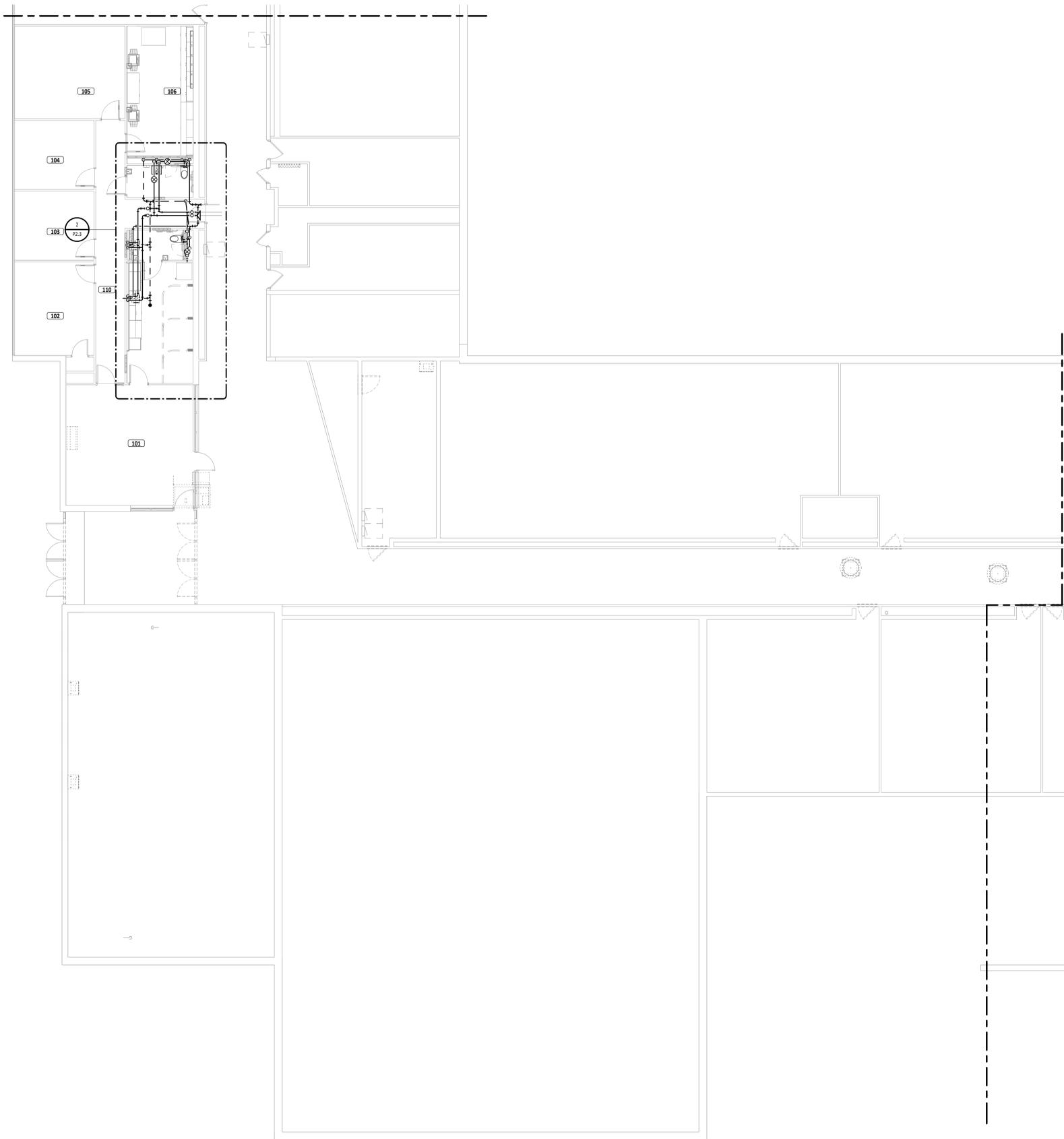
ISSUANCES/REVISIONS	
CONSTRUCTION DOCUMENTS	01/20/2025
1 CONSTRUCTION DOCUMENTS - ADDENDUM #03	02/20/2025

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
25066.02	DMB	LGW

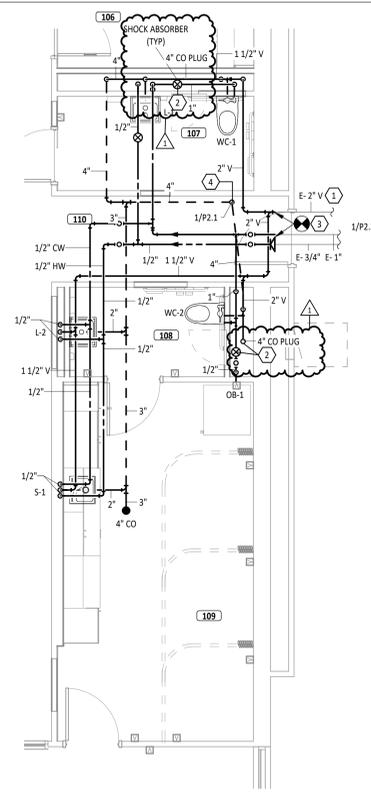
SHEET TITLE:
GROUND FLOOR PLUMBING PLAN - UNIT B

SHEET NUMBER:
P2.2





2
P2.3
FIRST FLOOR PLUMBING ENLARGEMENT
1/4" = 1'-0"

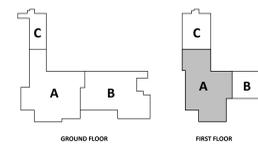


FIRST FLOOR PLAN ROOM INDEX		
ROOM NUMBER	ROOM NAME	AREA
101	RECEPTION	437 SF
102	OFFICE	214 SF
103	OFFICE	158 SF
104	OFFICE	158 SF
105	OFFICE	293 SF
106	WORKROOM	246 SF
107	RR	60 SF
108	CLINIC RR	45 SF
109	CLINIC	223 SF
110	CIRCULATION	285 SF
150	STORAGE / TECH	382 SF

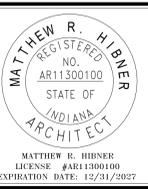
PLUMBING GENERAL NOTES

- A PROVIDE TRAP PRIMERS FOR FLOOR DRAINS SERVING MECHANICAL ROOMS, MECHANICAL DECKS, EMERGENCY SHOWERS, KITCHEN FLOOR DRAINS, AND AS REQUIRED BY CODE. SUPPLY PIPING SHALL BE 1/2" VALVED COLD WATER LINE. REFERENCE DETAIL FOR ADDITIONAL INFORMATION.
- B VERIFY INVERT ELEVATIONS ON UNDERGROUND SANITARY, STORM AND OTHER UTILITIES. COORDINATE DEPTHS WITH THE BUILDING CONSTRUCTION AND ALL OTHER UTILITIES INSIDE AND OUTSIDE OF THE BUILDING.
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- D ALL FINAL GAS CONNECTIONS SHALL BE MADE WITH FLEXIBLE STAINLESS STEEL PIPE OR RIDGED PIPE WITH UNION, SHUT-OFF VALVE AND DIRT LEG. REFERENCE DETAIL FOR ADDITIONAL INFORMATION.
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- F WASTE AND VENT PIPING BELOW FLOOR AND THROUGH FLOOR SHALL BE 2" MINIMUM.
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- H PROVIDE CLEANOUT IN ACCESSIBLE LOCATION AT THE BASE OF ALL PLUMBING SANITARY AND STORM RISERS.
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- J FIRE SEAL AROUND PIPING PENETRATIONS OF FIRE RATED WALLS. REFERENCE SPECIFICATION.
- K PROVIDE SLEEVES AND/OR OPENINGS TO RUN PIPES THROUGH FOUNDATIONS, FLOORS, WALLS, AND ROOF.
- L FIELD VERIFY ALL NEW WATER, WASTE, AND VENT PIPING CONNECTIONS AND PROVIDE NEW CONNECTIONS AS REQUIRED FOR PROPERLY OPERATING SYSTEMS.

#	KEYNOTE DESCRIPTION
1	CONNECT NEW SANITARY VENT PIPING TO EXISTING MAIN ABOVE CEILING IN APPROXIMATE LOCATION. VERIFY SIZE, TYPE, AND LOCATION ON-SITE.
2	INSTALL THE SANITARY CLEAN OUT AND THE DOMESTIC COLD/HOT WATER SHOCK ABSORBER ACCESSIBLE FROM THE ACCESS PANEL. SANITARY SEWER CLEAN OUT WITHIN THE PLUMBING CHASE TO BE INSTALLED ABOVE THE FLOOD RIM. COORDINATE WORK WITH THE GENERAL CONTRACTOR.
3	CONNECT NEW DOMESTIC WATER PIPING TO EXISTING MAINS ABOVE CEILING IN APPROXIMATE LOCATION. VERIFY SIZE, TYPE, AND LOCATION ON-SITE.
4	THE NEW SANITARY LINES TO THE EXISTING 4" RISER. VERIFY THE EXACT LOCATION ON SITE. SEE 1/P2.1 FOR MORE INFORMATION.



KEY PLANS



FWCS FAIRFIELD ELEMENTARY SCHOOL OFFICE AND SUPPORT AREA IMPROVEMENTS

ISSUANCES/REVISIONS		
CONSTRUCTION DOCUMENTS	01/20/2025	
1 CONSTRUCTION DOCUMENTS	02/20/2025	
ADDENDUM #03		

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
25066.02	DMB	LGW

SHEET TITLE:
FIRST FLOOR PLUMBING PLAN - UNIT A

SHEET NUMBER:
P2.3

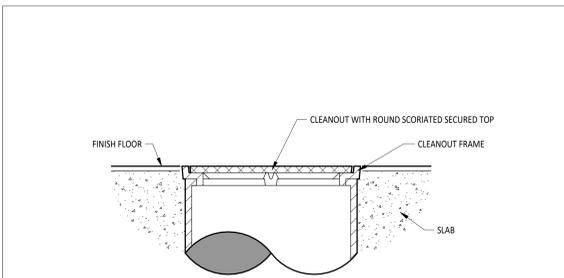


DOMESTIC FIXTURE SCHEDULE																										
ID	DESCRIPTION	MANUFACTURER	MODEL	QTY	MATERIAL DESCRIPTION	FINISH	MOUNTING HEIGHT	DEPTH	ADA	TRIM				FLOW FIXTURE			FLUSH FIXTURE			WASTE ROUGH-IN PIPE SIZE	INDIRECT WASTE PIPE SIZE	VENT PIPE SIZE	COLD WATER ROUGH-IN PIPE SIZE	HOT WATER ROUGH-IN PIPE SIZE	SPECIFICATION	REMARKS
										MANUFACTURER	MODEL	TYPE	MOTION SENSOR CONTROL	WATER FLOW	COLD WATER TEMP.	HOT WATER TEMP.	MAX. MIXED WATER TEMP.	VOL. PER FLUSH	MIN. VOL. PER FLUSH							
HB	HOSE BIBB			2	BRONZE	POLISHED BRONZE	4'-0" AFF																		INTERIOR HOSE BIBB WITH VACUUM BREAKER, 3/4" HOSE THREAD OUTLET, LOCK SHIELD CAP, AND REMOVABLE "TEE" HANDLE. PROVIDE SHUTOFF VALVE IN COLD WATER SUPPLY AHEAD OF HOSE BIBB.	
L-1	LAVATORY - WALL HUNG - ADA	AMERICAN STANDARD	0355.012	1	WHITE VITREOUS CHINA	WHITE	34" TO RIM	0' - 6 1/2"	Yes	MOEN	Z1341-XL	MANUAL	No	0.50 GPM	40 °F	120 °F	105 °F				2"		1/2"	1/2"	LAVATORY: WALL HUNG LAVATORY, CONCEALED ARM SUPPORTS, REAR OVERFLOW, FAUCET LEDGE, 4" CENTERS, GRID STRAINER, FAUCET: DECK-MOUNTED MANUAL, EXTERNAL ASSE 1070 COMPLIANT THERMOSTATIC MIXING VALVE, GRID DRAIN, ANGLE STOPS AND SUPPLIES, INSULATE WATER AND WASTE WITH ADA INSULATION KIT. MOUNT AT ADA COMPLIANT HEIGHT.	
L-2	LAVATORY - WALL HUNG - ADA	AMERICAN STANDARD	0355.012	4	WHITE VITREOUS CHINA	WHITE	27" TO RIM	0' - 6 1/2"	Yes	MOEN	Z1341-XL	MANUAL	No	0.50 GPM	40 °F	120 °F	105 °F				2"		1/2"	1/2"	LAVATORY: WALL HUNG LAVATORY, CONCEALED ARM SUPPORTS, REAR OVERFLOW, FAUCET LEDGE, 4" CENTERS, GRID STRAINER, FAUCET: DECK-MOUNTED MANUAL, EXTERNAL ASSE 1070 COMPLIANT THERMOSTATIC MIXING VALVE, GRID DRAIN, ANGLE STOPS AND SUPPLIES, INSULATE WATER AND WASTE WITH ADA INSULATION KIT. MOUNT AT ADA COMPLIANT HEIGHT.	
OB-1	ICE MAKER OUTLET BOX	IPS CORPORATION	FRM120S	1	COLD ROLLED STEEL	WHITE	1'-6" AFF		Yes	ZURN	Z87181-XL	MANUAL	No	0.10 GPM	40 °F		40 °F						1/2"	1/2"	FULLY RECESSED ICE MAKER SUPPLY BOX WITH COVER. RATED TO BE INSTALLED TO NEAREST DRAIN.	
S-1	SINGLE BOWL SINK - CONNECTIONS ONLY	ELKAY	LRAD21965-3	1	STAINLESS STEEL	STAINLESS STEEL	COUNTERTOP		Yes			MANUAL	No	1.00 GPM	40 °F	120 °F	105 °F				2"		1/2"	1/2"	SINK: SINGLE BOWL, LAY-IN, CENTER REAR DRAIN CONNECTION, STRAINER BASKET, 8" REAR FAUCET CENTERS. FAUCET: 8" CENTER SET FAUCET, 5-3/8" GOOSENECK SWING SPOUT WITH VANDAL RESISTANT FEMALE LAMINAR AERATOR, ADA LEVER HANDLES, QUARTER TURN CERAMIC DISC CARTRIDGES, COVERPLATE.	
S-2	SINK AND TRIM PROVIDED BY CASEWORK PROVIDER.			2	EPOXY			0' - 10"	Yes			MANUAL	No	1.00 GPM	40 °F	120 °F	105 °F				2"		1/2"	1/2"	SINK AND TRIM PROVIDED BY CASEWORK PROVIDER. CONNECTIONS, PIPING AND VALVES SHALL BE PROVIDED FOR SANITARY, HOT AND COLD WATER PIPING.	
WC-1	WATER CLOSET - WALL HUNG - ADA - 17"	AMERICAN STANDARD	2257.101	1	WHITE VITREOUS CHINA	WHITE	17" TO RIM		Yes	ZURN	Z6000	MANUAL	No		40 °F		40 °F	1.28 gal	1.28 gal	4"		2"	1"	1"	WATER CLOSET: ELONGATED WALL HUNG WATER CLOSET, 1-1/2" TOP SPUD, CARRIER, ULTRA LOW CONSUMPTION, ELONGATED SIPHON ACTION JETTED BOWL. FLUSH VALVE: EXPOSED, QUIET CLOG RESISTANT DIAPHRAGM-TYPE, ULTRA LOW CONSUMPTION, MANUAL FLUSH	
WC-2	WATER CLOSET - WALL HUNG - ADA - 15"	AMERICAN STANDARD	2257.101	3	WHITE VITREOUS CHINA	WHITE	15" TO RIM		Yes	ZURN	Z6000	MANUAL	No		40 °F		40 °F	1.28 gal	1.28 gal	4"		2"	1"	1"	WATER CLOSET: ELONGATED WALL HUNG WATER CLOSET, 1-1/2" TOP SPUD, CARRIER, ULTRA LOW CONSUMPTION, ELONGATED SIPHON ACTION JETTED BOWL. FLUSH VALVE: EXPOSED, QUIET CLOG RESISTANT DIAPHRAGM-TYPE, ULTRA LOW CONSUMPTION, MANUAL FLUSH	

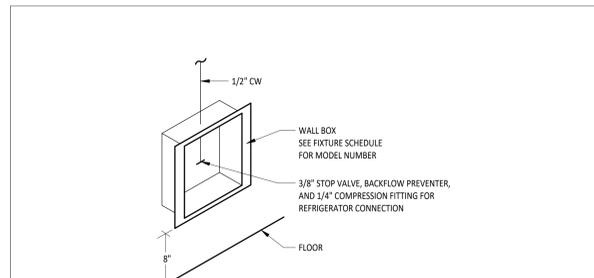
CLEAN OUT SCHEDULE										
ID	DESCRIPTION	MANUFACTURER	MODEL	QTY	MATERIAL	FINISH DESCRIPTION	PIPE ACCESSORY DIAMETER	SPECIFICATION		REMARKS
CO	FLOOR CLEANOUT	ZURN	ZN1400-BZ1	1	DURA-COATED CAST IRON	POLISHED NICKEL BRONZE	3"	ROUND FLOOR CLEAN OUT WITH ADJUSTABLE COVER, THREADED CONNECTION, GAS AND WATER TIGHT SEAL. COVER TO BE FLUSH WITH FINISHED FLOOR.		
CO	FLOOR CLEANOUT	ZURN	ZN1400-BZ1	1	DURA-COATED CAST IRON	POLISHED NICKEL BRONZE	4"	ROUND FLOOR CLEAN OUT WITH ADJUSTABLE COVER, THREADED CONNECTION, GAS AND WATER TIGHT SEAL. COVER TO BE FLUSH WITH FINISHED FLOOR.		
WCO	WALL CLEANOUT	ZURN	Z1446	1	DURA COATED CAST IRON		4"	9" ROUND WALL CLEAN OUT WITH SMOOTH STAINLESS STEEL WALL COVER, THREADED CONNECTION, GAS AND WATER TIGHT SEAL		

FLOOR DRAIN SCHEDULE											
ID	DESCRIPTION	MANUFACTURER	MODEL	QTY	MATERIAL DESCRIPTION		WASTE PIPE SIZE	VENT PIPE SIZE	PRIMER PIPE SIZE	SPECIFICATION	REMARKS
					DRAIN BODY	STRAINER					
FD-1	FLOOR DRAIN	ZURN	ZN4151	1	EPOXY COATED CAST IRON	NICKEL BRONZE	3"	2"		EPOXY COATED CAST IRON FLOOR DRAIN WITH ANCHOR FLANGE, REVERSIBLE CLAMPING COLLAR WITH PRIMARY & SECONDARY WEEPHOLES, ADJUSTABLE ROUND NICKEL BRONZE EXTENDED RIM STRAINER, AND NO HUB OUTLET.	

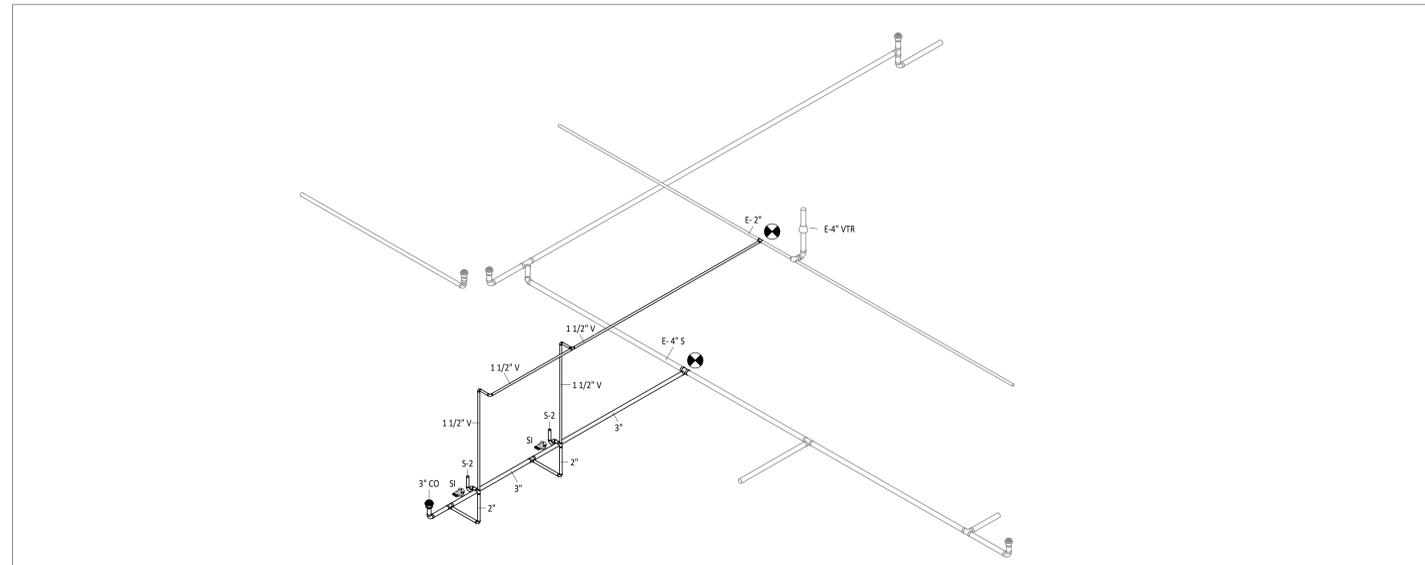
SOLID INTERCEPTOR SCHEDULE												
ID	MANUFACTURER	MODEL	QTY	TYPE	MATERIAL DESCRIPTION	PIPE CONNECTIONS			DIMENSIONS			REMARKS
						INLET DIAMETER	OUTLET DIAMETER	LENGTH	WIDTH	HEIGHT		
SI	STRIEM	SIDEKICK	2	SIDE ACCESS SOLIDS INTERCEPTOR	PVC	2"	2"	0' - 11 1/8"	0' - 7 1/2"	0' - 7 1/2"		SIDE ACCESS SOLIDS INTERCEPTOR FOR POINT OF USE APPLICATIONS.



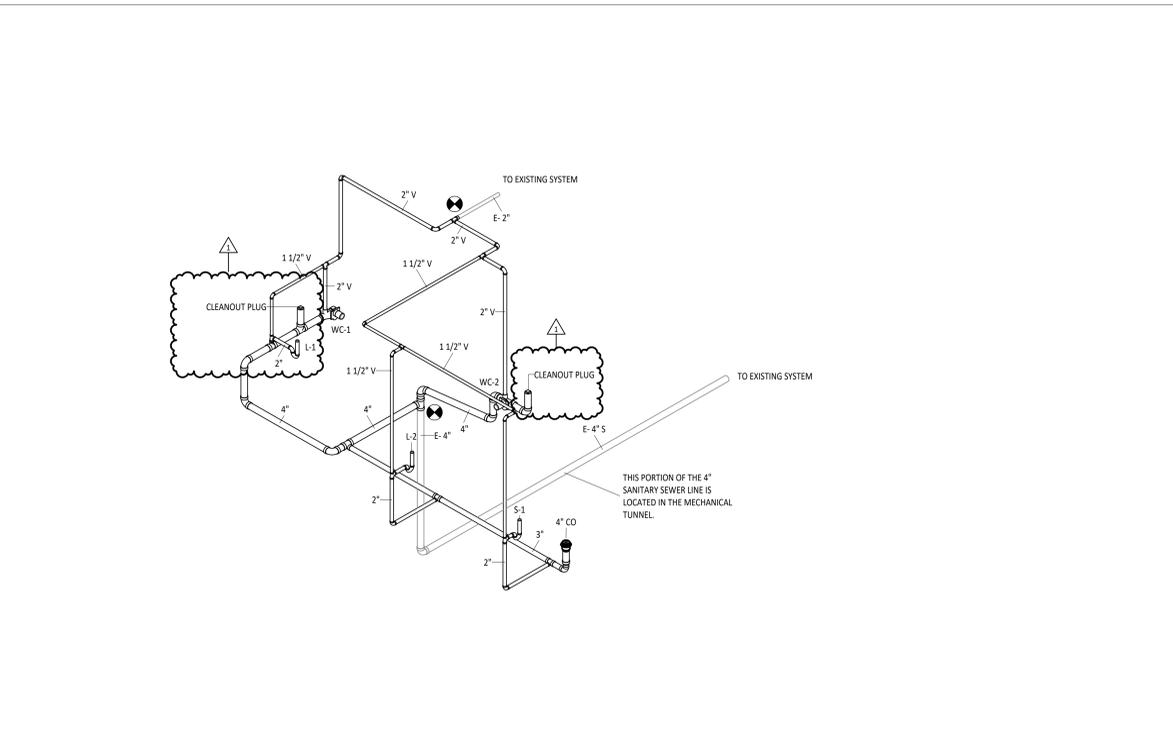
1 PS.1 NTS
CLEANOUT - FLUSH WITH FINISH FLOOR



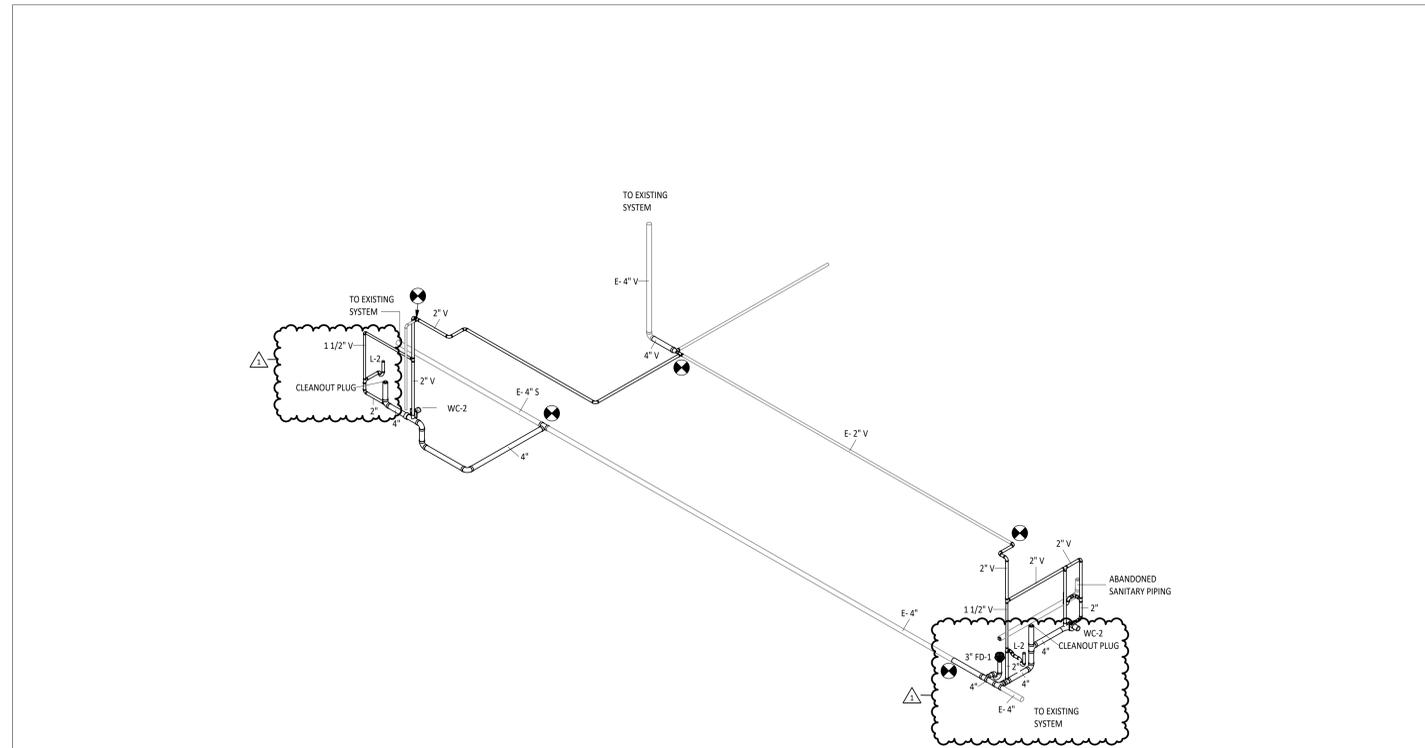
2 PS.1 NTS
REFRIGERATOR ICE MAKER CONNECTION DETAIL



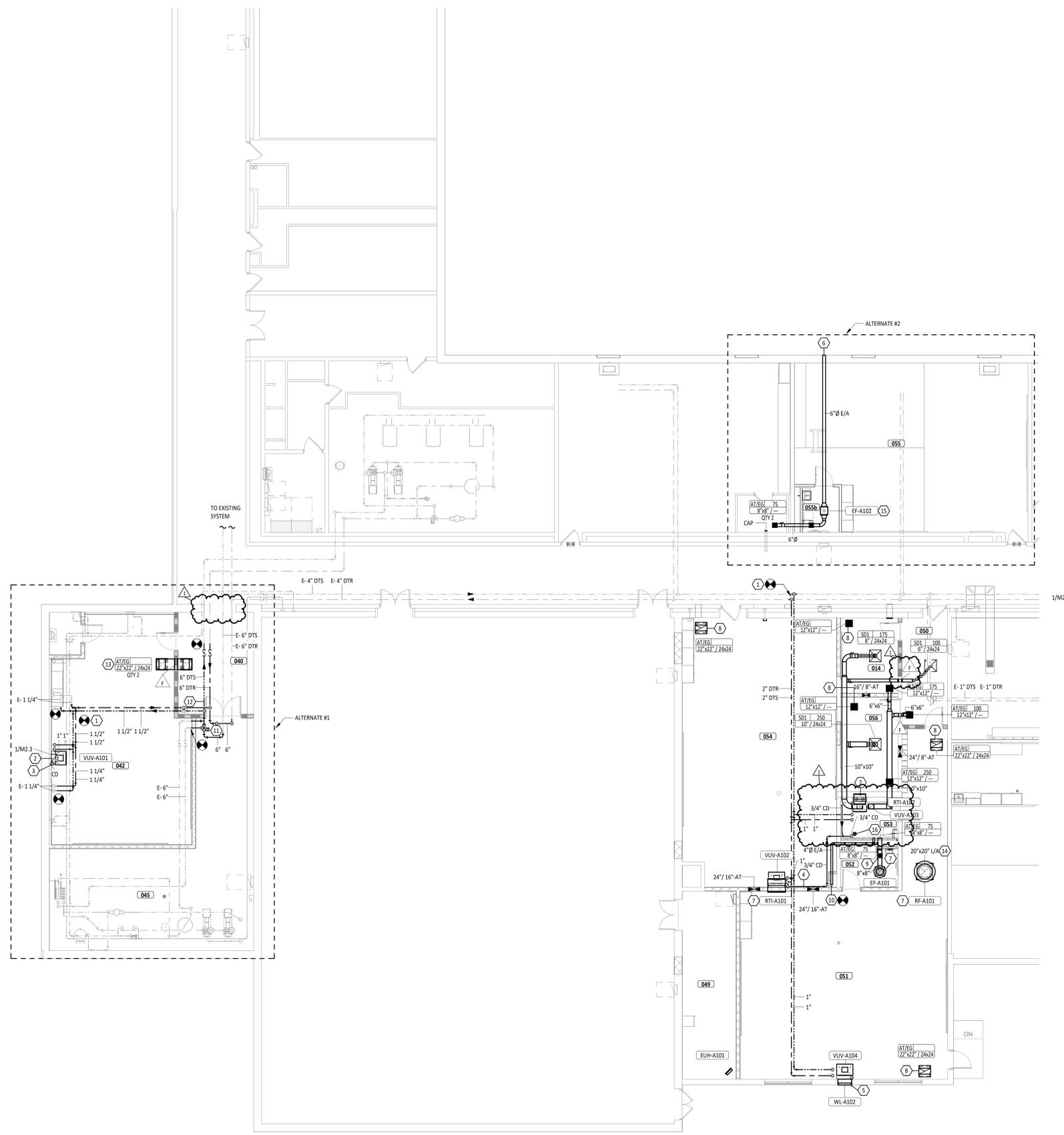
3 PS.1 NTS
SANITARY ISOMETRIC - UNIT B LOWER LEVEL



4 PS.1 NTS
SANITARY ISOMETRIC - UNIT A OFFICE



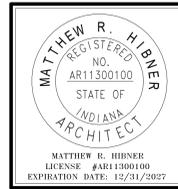
5 PS.1 NTS
SANITARY ISOMETRIC - UNIT A LOWER LEVEL



GROUND FLOOR PLAN ROOM INDEX		
ROOM NUMBER	ROOM NAME	AREA
014	BREAKOUT ROOM	126 SF
040	CORRIDOR	225 SF
041	ELECTRICAL CLOSET	39 SF
042	FLEX ROOM	845 SF
045	MECHANICAL/ELECTRICAL ROOM	827 SF
049	GYM STORAGE	295 SF
050	CORRIDOR	149 SF
051	CLASSROOM	1,350 SF
052	RESTROOM	65 SF
053	MECH.	68 SF
054	MUSIC	1,197 SF
055	CLASSROOM	1,091 SF
055b	RESTROOM	49 SF
056	BREAKOUT ROOM	158 SF
058	CLASSROOM	1,358 SF
064	ART/MUSIC ROOM	914 SF
066	CLASSROOM	974 SF

- HVAC GENERAL NOTES**
- REMOVE ALL UNUSED PIPING, DUCTWORK AND ACCESSORIES. DISPOSE OF THESE ITEMS OFF SITE.
 - THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING, PRIOR TO FINAL BID, ALL EXISTING CONDITIONS FOR PLUMBING AND MECHANICAL SYSTEMS WITHIN SCOPE AREA AND WITHIN CLOSE PROXIMITY OF THE SCOPE AREA.
 - DIVISION 23 MECHANICAL CONTRACTOR IS REQUIRED TO COORDINATE DIFFUSER AND GRILLE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS.
 - ALL EQUIPMENT LOCATED ABOVE CEILING REQUIRING MAINTENANCE SHALL BE INSTALLED WITHIN (2) FEET OF THE CEILING FOR MAINTENANCE PURPOSES. DO NOT INSTALL UNITS ABOVE LIGHTS AND CEILING SPEAKERS. COORDINATE LOCATION WITH ARCHITECTURAL REFLECTED CEILING PLAN AND GENERAL CONTRACTOR.
 - ANY BALANCING DAMPERS OR OTHER DEVICES IN DUCTS ABOVE HARD CEILINGS SHALL BE LOCATED ABOVE NEAREST ACCESSIBLE CEILING.
 - THIS CONTRACTOR SHALL BE REQUIRED TO REPLACE FILTERS ON HVAC EQUIPMENT AFTER ALL DUST PRODUCING CONSTRUCTION HAS BEEN COMPLETED AND PRIOR TO THE FINAL PUNCH.
 - ALL ROOF MOUNTED EQUIPMENT SHALL BE A MINIMUM 10'-0" FROM EDGE OF ROOF.
 - H ABOVE DUCTWORK AND MECHANICAL EQUIPMENT AWAY FROM THE SPACE ABOVE ELECTRICAL PANELS, TRANSFORMERS AND OTHER ELECTRICAL EQUIPMENT.
 - FIRE SEAL AROUND DUCT PENETRATIONS OF FIRE RATED WALLS. REFER TO SPECIFICATION.
 - PROVIDE SLEEVES AND/OR OPENINGS TO RUN DUCTS THROUGH FOUNDATIONS, FLOORS, WALLS, AND ROOF.
 - CONTRACTOR SHALL LOCATE THERMOSTATS AND TEMPERATURE SENSORS AT 3'-8" AFF, A MINIMUM OF 4" FROM LIGHT SWITCH.
 - CONDENSATE DRAINS SHALL BE SUPPLIED FOR ALL COOLING EQUIPMENT. CONTRACTOR SHALL ENSURE PROPER INSTALLATION AND DRAINAGE AS REQUIRED BY FEDERAL, STATE, AND LOCAL CODES. CONDENSATE PIPING SHALL BE TYPE "L" COPPER.
 - ALL SUPPLY, RETURN, AND EXHAUST DUCTWORK SHALL BE RATED FOR PRESSURE CLASS OF 2" W.G. UNLESS NOTED OTHERWISE.
 - WHERE FLOOR DRAINS OCCUR WITHIN THE LIMITS OF CONSTRUCTION, PREVENT CONSTRUCTION DEBRIS FROM ENTERING DRAIN BODY BY SEALING DRAIN OPENING PRIOR TO START OF WORK. LINEAL DRAINS AT COMPLETION OF CONSTRUCTION.
 - COORDINATE INSTALLATION OF PIPING, DUCTWORK, CONDUIT, LIGHTS, CABLE TRAY, STRUCTURE, AND EQUIPMENT TO PREVENT CONFLICTS.
 - THE CONTRACTOR SHALL BE FAMILIAR WITH ALL THE CONDITIONS BOTH EXISTING AND THOSE ILLUSTRATED BY THESE DOCUMENTS AS WELL AS THOSE WHICH CAN BE REASONABLY ANTICIPATED INCLUDING, BUT NOT LIMITED TO ARCHITECTURAL, ELECTRICAL, VENTILATION, PLUMBING, AND OTHER SYSTEMS INVOLVED ON THIS PROJECT.
 - FINAL PRODUCT SHALL BE A COMPLETE AND FUNCTIONING SYSTEM, AND SHALL CONFORM TO ALL REQUIREMENTS OF APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL MECHANICAL CODE.
 - ADJUST PIPING AND DUCTWORK SIZES TO PROPERLY CONNECT TO MECHANICAL EQUIPMENT.
 - PIPE SIZES SHOWN SHALL BE CONTINUED IN THE DIRECTION OF FLOW UNTIL ANOTHER SIZE IS SHOWN.
 - INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS, AT A LEVEL OF QUALITY AND WORKMANSHIP CONSISTENT WITH THE SPECIFICATIONS.
 - LOCATIONS OF PIPING, DUCTWORK AND EQUIPMENT AS INDICATED ON THE DRAWING, ARE APPROXIMATE AND SUBJECT TO MINOR ADJUSTMENTS IN THE FIELD. WORK SHALL BE COORDINATED WITH ALL OTHER TRADES TO AVOID INTERFERENCE IN THE FIELD. CONSULT ENGINEER IF MANUFACTURER'S MINIMUM CLEARANCE REQUIRED CAN'T BE MAINTAINED.
 - INSTALL EXPOSED PIPING AND DUCTWORK AS HIGH AS PRACTICAL IN ROOMS WITHOUT CEILINGS, WHERE NOT OTHERWISE NOTED ON DRAWINGS.

#	KEYNOTE DESCRIPTION
1	UNDER ALTERNATE 1: CONNECT NEW DUAL TEMP WATER SUPPLY AND RETURN TO EXISTING MAINS IN APPROXIMATE LOCATION SHOWN. VERIFY SIZE, TYPE, AND LOCATION ON-SITE. COORDINATE WORK WITHIN EXISTING SCHOOL WITH GENERAL CONTRACTOR.
2	UNDER ALTERNATE 1: VUV-A101 OUTSIDE AIR DUCT TO BE ROUTED IN BETWEEN THE FLOOR JOISTS. COORDINATE EXACT LOCATION OF DUCTWORK AND VUV.
3	UNDER ALTERNATE 1: PROVIDE VUV WITH AN INTEGRAL CONDENSATE PUMP. ROUTE CONDENSATE PIPING VERTICAL TO THE FLOOR ABOVE. CONDENSATE PIPING TO BE REINFORCED. REFER TO M2.3 FOR MORE INFORMATION.
4	PROVIDE VUV WITH AN INTEGRAL CONDENSATE PUMP. ROUTE CONDENSATE PIPING ABOVE CEILING. CONDENSATE PIPING TO BE REINFORCED.
5	ROUTE CONDENSATE DRAIN OUT OF THE BUILDING AT 8" AFF. TERMINATE WITH 90 DEGREE ELBOW, CUT AT 45 DEGREE ANGLE, WITH INSECT SCREEN. CONDENSATE PIPING TO BE REINFORCED.
6	UNDER ALTERNATE 2: TERMINATE END OF EXHAUST DUCT THROUGH THE EXTERIOR WALL IN THIS APPROXIMATE LOCATION. PROVIDE A WALL VENT CAP WITH A BACKDRAFT DAMPER WITH A BIRDSCREEN. COORDINATE EXACT LOCATION ON-SITE.
7	INSTALL NEW MECHANICAL EQUIPMENT ON EXISTING ROOF. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, PATCHING, STRUCTURAL REINFORCEMENT, FLASHING, ETC OF ROOF. DIVISION 23 CONTRACTOR SHALL BE RESPONSIBLE TO SET CURB PROVIDED WITH THE MECHANICAL EQUIPMENT. COORDINATE WORK WITH GENERAL CONTRACTOR. ALL WORK SHALL BE DONE SUCH THAT IT DOES NOT COMPROMISE THE ROOF WARRANTY.
8	PROVIDE A LINED RETURN AIR SOUND TRAP ON RETURN AIR TRANSFER GRILLE. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
9	PROVIDE MANUAL VOLUME DAMPER ON VERTICAL DUCT OFF OF EXHAUST GRILLE.
10	PROVIDE A 4" DIAMETER DRYER VENT WITH LINT TRAP, AND 4" HARD CONNECTION TO DRYER. ROUTE DUCT ABOVE CEILING AS SHOWN. CONNECT TO EXISTING 4" DRYER ROOF VENT. TERMINATE DRYER VENT THROUGH THE ROOF AS SHOWN.
11	UNDER ALTERNATE 1: MECHANICAL CONTRACTOR TO RE-INSTALL EXISTING 6" 3-WAY AUTOMATIC CHANGEOVER CONTROL VALVE. THE OWNER'S TEMPERATURE CONTROLS CONTRACTORS TO ADJUST CONTROLS WIRING TO THE VALVE AS NECESSARY.
12	UNDER ALTERNATE 1: VERIFY EXACT LOCATIONS AND ELEVATIONS OF 6" HYDRONIC DUAL TEMP PIPING IN THIS AREA. COORDINATE LOCATIONS WITH THE GENERAL CONTRACTOR. VERIFY BRANDS AND TYPES AS NOTED.
13	UNDER ALTERNATE 1: PROVIDE A LINED RETURN AIR SOUND CANOPY FOR RETURN AIR TRANSFER GRILLES. DUCTWORK TO BE ROUTED IN BETWEEN THE FLOOR JOISTS.
14	UNDER ALTERNATE 1: PROVIDE A LINED RETURN AIR SOUND CANOPY FOR RETURN AIR TRANSFER GRILLES. DUCTWORK TO BE ROUTED IN BETWEEN THE FLOOR JOISTS. COORDINATE EXACT LOCATION ON-SITE.
15	UNDER ALTERNATE 2: INLINE EXHAUST FAN TO BE MOUNTED TIGHT TO THE ROOF STRUCTURE. FAN TO BE MOUNTED IN BETWEEN THE ROOF JOISTS.
16	ROUTE CONDENSATE PIPE FROM VUV-A102 AND VUV-A103 TO THE FLOOR DRAIN LOCATED IN THE MECHANICAL ROOM. ROUTE PIPING TIGHT TO THE WALLS WHERE POSSIBLE. TERMINATE PIPING AT THE FLOOR DRAIN, CUT AT 45 DEGREE ANGLE. REFER TO PLUMBING SHEETS FOR MORE INFORMATION.



FWCS FAIRFIELD ELEMENTARY SCHOOL OFFICE AND SUPPORT AREA IMPROVEMENTS

ISSUANCES/REVISIONS		
CONSTRUCTION DOCUMENTS	01/20/2025	
CONSTRUCTION DOCUMENTS	02/20/2025	
ADDENDUM #03		

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
25066.02	DMB	MAX

SHEET TITLE:
GROUND LEVEL MECHANICAL PLAN - UNIT A

SHEET NUMBER:
M2.1

1 GROUND LEVEL MECHANICAL PLAN - UNIT A
1/8" = 1'-0"

