

ADDENDUM #1

October 10, 2025

Project: **Virginia Polytechnic Institute & State University
Cassell Softball Offices Rework
IFB# 306852606
Blacksburg, Virginia 24061**

TO ALL BIDDERS:

GENERAL: Addenda are part of the Contract Documents and are issued to amend or interpret the Drawings and Specifications. The Addenda shall be acknowledged in the Bid Form in the space provided for addenda acknowledgement.

CHANGES AND CLARIFICATIONS - GENERAL

1. The pre-bid meeting notes and attendance sheet are included below.
2. Revised drawings are noted below.

DRAWINGS:

1. T1 – Fire Alarm notes 19 and 20 removed
2. LS1 – Fire Alarm note changed to reflect no fire alarm system

RFI:

1. Contractor requested existing sprinkler drawings

All other terms, conditions and descriptions remain the same. The bid closing date remains October 27, 2025 at 2:00 pm.

END OF ADDENDUM #1

PRE-BID MEETING



Project Name:	Cassell Softball Office Rework	Work Order #:	24-623876
VTR Project Manager:	Nicole Obenchain	Meeting Date:	10/1/2025
Architect:	TKA Architects	Meeting Time:	9 AM
VT Building #:	0187	Meeting Location:	Cassell Coliseum

1. PROJECT OVERVIEW

1. **Scope of Work.** The project's scope can generally be summarized as follows:
 - a. Demolition: Selective removal of interior walls, finishes, ceilings, and MEP components with protection of adjacent areas and proper off-site disposal of debris
 - b. Architectural: New partitions, doors, ceilings, and finishes
 - c. Mechanical: Removal of existing HVAC elements; installation of new ductwork, piping, diffusers, and equipment; testing, balancing, and commissioning of systems
 - d. Electrical: Demolition of designated electrical systems; installation of new lighting, power, devices and panels
 - e. Windows: Owner provided
2. **Key Dates.**
 - a. Pre-bid RFI due date: **October 6, 2025 @ 2PM**
 - b. Bid due date: **October 27, 2025 @2PM**
3. **Documents.** The Contractor will receive permitted drawings and UBO issued permits electronically at the Preconstruction meeting. A set of permitted drawings, permits, and project revisions/RFIs, submittal are to be kept in a project binder on-site.
4. **Work Hours.** All work is to be performed between the hours of **7 AM – 5PM**. Off Hours/Weekend work is allowed, but must be coordinated in advance with the VTR Project Manager.
5. **Parking.** Parking passes are the responsibility of the contractors. Parking on the Blacksburg campus is extremely limited. Contractor personnel are to park in designated areas only. Park on paved or gravel areas only, do not park in the grass. Blocking accessible routes/sidewalks/ramps is not acceptable at any time; violators will be towed without warning.
6. **Utilities Shutdowns.** Coordinate with VTR Project Manager for utility shutdowns. Please allow 1 week notice for local shutdown and 1 month notice if a full building shutdown is required. Failure to give proper notification to Virginia Tech can result in delay of your shutdown and will be the responsibility of the contractor to make up any time lost due to the postponement.
7. **Dumpster(s)/Connex(s).** Identify dumpster locations and verify that all necessary coordination has taken place prior to dumpster(s') arrival. If parking spaces are used for placement of dumpster/connex, parking services will charge per day/per space or per month/per space, which will be the contractor's responsibility to pay for. Contractor to check with Parking Services for rates.
8. **Road/Sidewalk Closures.** Contractor to provide at least 2 weeks' notice for single lane closures and 1 month for full road closure.

9. **N&IS.** NI&S provides demo and wiring of data. Coordination between contractor and NI&S for this scope of work. Please allow 2 weeks notice for coordination with NI&S prior to demo or installation of new devices.
10. **Key Shop.** The Key Shop operating hours are 6:00 am to 4:30 pm. Please limit the number of keys checked out for each job. The GC should check out the keys for its subcontractors to share. All contractors must provide a name for the person(s) that will be checking out keys to be added to the key shop list. All Keys must be returned at the end of each shift. Key pick up for off hours/weekend work must be coordinated through the VTR project manager.
11. **Restrooms.** Assume the restrooms within the building area are not available for use. The contractor will be responsible to place/maintain within 24 hours a portable toilet outside of the building (location TBD).

2. SAFETY

1. Personal Protective Equipment (PPE).

- a. Job site safety is the contractor's responsibility.
- b. Proper hand protection, hard-soled shoes, hard hats and safety glasses will be required for all workers on the project. Signage shall be posted at the jobsite notifying all personnel of PPE requirements (per VT EHS standards).

2. Virginia Tech Environmental Health & Safety (EHS)

- a. Any work that can create a spark, welding or an open flame requires a Hot Work Permit program and shared with the VT Project Manager. Hot work program should be kept onsite at all times.
- b. Safety Data Sheets (SDSs) for any hazardous chemicals will need to be submitted to Robin McCall-Miller and copied to the VTR Project Manager. In addition, the SDS sheets must be available on-site at all times throughout the duration of the project.
- c. Visit the link below for EHS standards for construction on the Virginia Tech campus
http://www.ehss.vt.edu/programs/contractor_safety.php
- d. All contractor personnel are to wear an item that identifies the worker as an employee of the Contractor.
- e. Daily Reports. Each General Contractor is to submit a Daily Report for every project. The Daily Report is to include the name of EVERY individual working that day and where they were working. "Where they are working" includes the floor of the building.
- f. *Any Other Project Specific Hazards – Roof, confined space, etc.*
- g. *In the event of a health and safety concern adhere to state, local, university and CDC guidelines at all times.*

3. ADMINISTRATION

1. **VTR Project Manager.** Below is the contact information for the VTR Project Manager.

Name	Mobile Phone	E-mail Address
Nicole Obenchain	540-267-6852	nobe22@vt.edu

2. Submittals

- a. Submittals are to be as specified in the Project Manual, as specified in notes on the Drawings or if not listed coordinated with the VTR Project Manager after award/prior to construction.
- b. All submittals are to be sent to the VTR Project Manager, who will review and forward them on to the project's Architect/Engineer; reviewed submittals will be returned by the Architect/Engineer to the VTR Project Manager, who will review and forward them to the Contractor.

3. Requests for Information (RFIs)

- a. Any questions/clarifications that arise during construction should be submitted in writing as an official RFI to the VTR Project Manager, who will coordinate with the client and Project Architect/Engineer, as required. E-mails will not suffice, although an RFI form can be e-mailed. Answered RFIs will be transmitted to the Contractor through the VTR Project Manager.
- b. Issues may be verbally discussed with the VTR Project Manager prior to submission, but doing so will not negate the requirement of a written submission.
- c. Answered/Approved RFI's are to be kept on-site for reference during UBO inspections.

4. Change Orders

- a. No additional work is to be performed without receipt of a fully executed VT (Change Order) Purchase Order.
- b. Any proposed changes should be submitted to the VTR Project Manager.
- c. All change orders must be submitted using a GCI, SCI, SSI Form or DGS-30-092 CO-11 form (for IFB projects only).

5. Invoices

- a. Invoices should be submitted electronically to the VTR Project Manager.
- b. Retainage will be released at the end of the project after all as-builts and close-out documents have been submitted and approved.
- c. The VTR PM will review, approve or reject the invoice in 48 hours from receipt. The invoice will be processed and release payment within 30 days.
- d. Include an updated schedule with each submitted invoice.

6. **Conflicts.** The Contractor shall contact the VTR Project Manager should any conflicts arise during the project. The VTR Project Manager will engage the necessary resources to resolve such conflicts.

4. SCHEDULE

Project Start Date	Construction Start Date	Substantial Completion Date	Final Completion Date
NTP	12/15/2025	03/13/2026	30 days after substantial

5. INSPECTION(S)

1. The Contractor will be responsible for notifying the VTR Project Manager when an inspection needs to be scheduled. Please allow 48-72 hours to schedule inspections. The VTR Project Manager will coordinate with the UBO office to arrange for the required inspections.

6. ROUNDTABLE

Pre-Bid Meeting Attendance Roster



Pre-Bid Meeting Date: 10/1/2025
 Pre-Bid Meeting Time: 9:00 AM
 Pre-Bid Meeting Location: Cassell Coliseum

Work Order No.: 24-623876
 Project Name: Cassell Softball Office Rework
 Project Manager: Nicole Obenchain

PRE-BID MEETING SIGN-IN SHEET

NAME	COMPANY	PHONE	E-MAIL ADDRESS
Jeremy Hurt	SRC-Inc.	(304) 809-2779	Jeremyhurt@src-inc.net
Chris Greenway	Lilly Const.	540 320-2782	C.greenway30@gmail.com
Kassidie Funk	Jamerson Lewis	434-948-0752	kfunk@jamersonlewis.com
William Cook	Jamerson Lewis		wcook@jamersonlewis.com
KEVIN DANCE	WACO INC	540-309-4594	KDANCE@WACOINC.NET
BRIAN BOWER	THUR CONSTRUCTION	540 680 6887	bbower@thurconstruction.com
Charlie Windle	Branch Builds	540-687-9888	charlie.windle@branchbuilds.com
James Radford	Shively Electric	540-357-3847	jradford@shivelyelectric.com
Chris Harrison	GJ Hopkins	276-971-0940	chris.harrison@gjhopkins.com
Andrew Bridges	GJ Hopkins		Andrew.bridges@gjhopkins.com
STEPHEN REEVES	GJ HOPKINS	540-589-7250	STEPHEN.REEVES@GJHOPKINS.COM

Pre-Bid Meeting Attendance Roster



Pre-Bid Meeting Date: 10/1/2025
 Pre-Bid Meeting Time: 9:00 AM
 Pre-Bid Meeting Location: Cassell Coliseum

Work Order No.: 24-623876
 Project Name: Cassell Softball Office Rework
 Project Manager: Nicole Obenchain

NAME	COMPANY	PHONE	E-MAIL ADDRESS
Robert Woodhall	MB Contractors	540-718-5158	bid@mbcontractors.com
Sofia Recart	Cornerstone GC	540 299 7504	sopia.recart@csacva.com
Shannon Lucas	LHB	540-599-1056	shannon@lucashomebuilders.com
Jason Bartley	Kesler Contracting	540.392.7990	JBartley@Keslercontracting.com
Tyler Atkins	AVIS	540-759-0188	atkins@avisconstruction.com
Tom Kantz	TKA	540-951-4925	tom@tkape.com
Eric Kist	GJ Hopkins	540-400-5739	Eric.Kist@GJHopkins.com
Brittany Lee	Athletics	540-392-8436	bntlee@vt.edu
Casey W. Underwood	Athletics	540-315-5007	
Charlie Butera	F&S Building	540-855-8583	cbutera@fsbuildinginc.com
Aaron Elliott	VT	540-835-9732	aelliott@vt.edu
Tyesha Turner	River City Enterprises	804-325-4010	tyesha@rivercityenterprises.net



OFFICE RENOVATIONS AT CASSELL COLISEUM

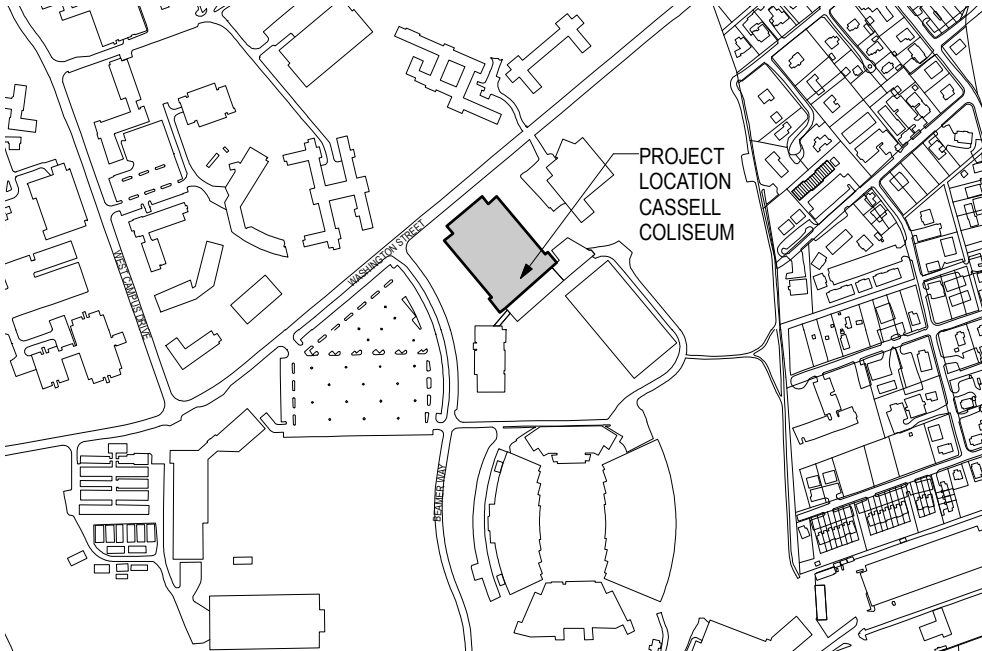
675 WASHINGTON ST.
BLACKSBURG, VIRGINIA

OWNER:
VIRGINIA TECH RENOVATIONS
230 STERRETT DRIVE
BLACKSBURG, VA 24060
PHONE (540) 231-7711

ARCHITECT:
TKA ARCHITECTS
300 CHURCH STREET
BLACKSBURG, VA 24060
PHONE (540) 951-4925

MECHANICAL ENGINEER:
MANN & ASSOCIATES, INC
306 MARKET STREET
ROANOKE, VA 24011
PHONE (540) 344-5513

ELECTRICAL ENGINEER:
CARBO, INC
P.O. BOX 186
ROCKY MOUNT, VA 24151
(540) 493-0313



MATERIAL SYMBOLS:

	CONCRETE (PLAN & SECTION)		STEEL (SECTION)
	BRICK (PLAN & SECTION)		BATT INSULATION (PLAN & SECTION)
	CONCRETE BLOCK (PLAN & SECTION)		RIGID INSULATION (PLAN & SECTION)
	WOOD (PLAN)		GRAVEL
	FRAMING LUMBER (SECTION)		SOIL
	FINISH WOOD (SECTION)		GYPSUM BOARD
	PLYWOOD (SECTION)		LINTEL OR BEAM (PLAN)

INDEX TO DRAWINGS:

T1 TITLE SHEET

LS1 LIFE SAFETY PLAN
D1 DEMOLITION PLAN
A1 COURT FLOOR PLAN
A2 PARTIAL FLOOR PLAN
A3 PARTIAL FLOOR PLANS AND INTERIOR ELEVATIONS
A4 SCHEDULES & DETAILS
A5 COURT FLOOR REFLECTED CEILING PLAN
A6 SPECIFICATIONS
A7 SPECIFICATIONS

MD1 FLOOR PLAN – MECHANICAL DEMOLITION
M1 FLOOR PLAN – MECHANICAL
M2 SPECIFICATIONS AND LEGEND – MECHANICAL

ED1 ELECTRICAL DEMOLITION PLANS
E1 ELECTRICAL GROUND FLOOR NEW WORK PLAN & SPECIFICATION
E2 ELECTRICAL GROUND FLOOR NEW WORK PLAN

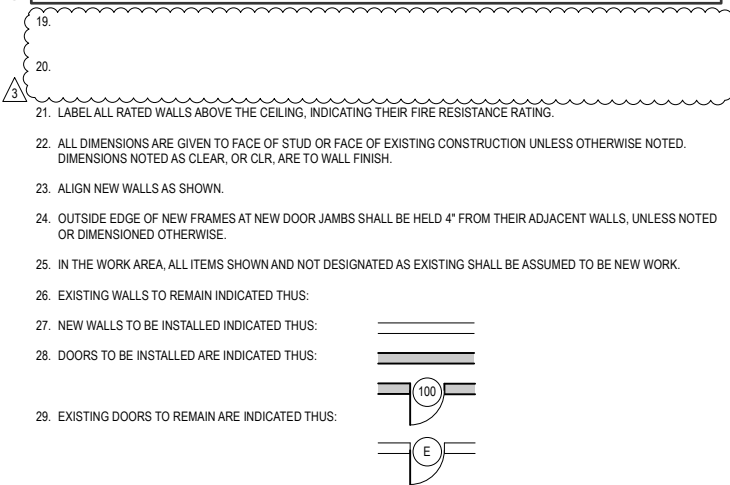
ABBREVIATIONS:

AFF ABOVE FINISH FLOOR	EQ. EQUAL	O/ OVER
ALUM. ALUMINUM	EXIST. EXISTING	OC ON CENTER
APA AMERICAN PLYWOOD ASSOCIATION	EXT. EXTERIOR	OFCI OWNER FURNISHED
APPROX. APPROXIMATE	FD FLOOR DRAIN	CONTRACTOR INSTALLED
ASC ACOUSTICAL SUSPENDED CEILING	FFE FINISH FLOOR ELEVATION	OA. OVERALL
ARCH. ARCHITECTURAL	FIN. FINISH	OPNG. OPENING
BD. BOARD	FL. FLOOR	OZ. OUNCE
BLDG. BUILDING	FO FACE OF	PL. PLATE
BM BEAM or BENCH MARK	FRT FIRE RETARDANT PLYWOOD	P/L PROPERTY LINE
BOT. BOTTOM	FT. FOOT or FEET	PLYWD. PLYWOOD
BRG. BEARING	FTG. FOOTING	PNL. PANEL
BTWN. BETWEEN	GA. GAGE	PLAM PLASTIC LAMINATE
CAB. CABINET	GR. GRADE	PT PRESSURE TREATED
CJ CONTROL JOINT	GWB GYPSUM WALLBOARD	RAD. RADIUS
CLG. CEILING	GYP. GYPSUM	REF. REFRIGERATOR
CT CERAMIC TILE	HM. HOLLOW METAL	REINF. REINFORCE
CLO. CLOSET	HORIZ. HORIZONTAL	REQD. REQUIRED
CO CLEAN OUT	HT. HEIGHT	REV. REVERSED
CMU CONCRETE MASONRY UNIT	HTR. HEATER	RM. ROOM
COL. COLUMN	IN. INCH	R/W RIGHT OF WAY
CONC. CONCRETE	INSUL. INSULATION	S. SOUTH
CONST. CONSTRUCTION	INT. INTERIOR	SIM. SIMILAR
CONT. CONTINUOUS	JCT. JUNCTION	SPEC. SPECIFICATION
CONTR. CONTRACTOR	JT. JOINT	SQ. SQUARE
CPT. CARPET	LB. POUND	STD. STANDARD
CTR. CENTER	LG. LENGTH or LONG	STRUCT. STRUCTURAL
Ø, DIA. DIAMETER	LL LIVE LOAD	STL. STEEL
DIM. DIMENSION	LLV LONG LEG VERTICAL	T&G TONGUE & GROOVE
DL DEAD LOAD	LVT LUXURY VINYL TILE	TO TOP OF
DN. DOWN	MATL. MATERIAL	TS TUBULAR STEEL
DS. DOWNSPOUT	MAX. MAXIMUM	TYP. TYPICAL
DTL. DETAIL	MECH. MECHANICAL	UL UNDERWRITERS LABORATORY
DW. DISHWASHER	MFR. MANUFACTURER	VB VAPOR BARRIER
DWG. DRAWING	MR. MOISTURE RESISTANT	VERT. VERTICAL
E. EAST	MW. MICROWAVE	VCT VINYL COMPOSITION TILE
EA. EACH	MIN. MINIMUM	W. WEST
EIFS EXTERIOR INSULATION AND FINISH SYSTEM	MISC. MISCELLANEOUS	W/ WITH
EJ EXPANSION JOINT	MNTG. MOUNTING	WH WATER HEATER
ELEC. ELECTRICAL	N. NORTH	WD. WOOD
ELEV. ELEVATION, ELEVATOR	NIC NOT IN CONTRACT	WT. WEIGHT
	NO. NUMBER	WWF WELDED WIRE FABRIC
	NTS NOT TO SCALE	

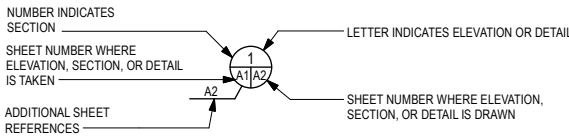
GENERAL NOTES:

1. THE GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL INSPECT PREMISES PRIOR TO BID SUBMITTAL AND WORK COMMENCEMENT TO VERIFY EXISTING CONDITIONS. SHOULD A CONTRACTOR FIND CONDITIONS WHICH HE BELIEVES WOULD IMPEDE HIS WORK, HE SHALL REPORT SUCH CONDITIONS TO THE ARCHITECT. FAILURE TO SO ADVISE WILL CONSTITUTE NOTICE THAT THE CONTRACTOR ACCEPTS THE EXISTING CONDITIONS AND THAT HE INTENDS TO PERFORM HIS OBLIGATIONS WITH NO ALLOWANCE EITHER IN TIME OR MONEY FOR ANY IMPEDIMENTS TO HIS WORK.
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD. IF DIMENSIONAL ERRORS OCCUR OR CONDITIONS NOT COVERED IN THE DRAWINGS ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE COMMENCING THAT PORTION OF THE WORK.
3. ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES.
4. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURERS' WRITTEN SPECIFICATIONS OR INSTRUCTIONS.
5. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING HIS BEST SKILL AND ATTENTION. HE SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION AND/OR INSTALLATION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
6. DIMENSIONS TAKE PRECEDENCE OVER SCALE ON CONSTRUCTION DOCUMENTS. DRAWINGS MAY BE ROUGH SCALED FOR GENERAL REFERENCE. FIELD VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION AND/OR FABRICATION.
7. ALL WORK SHALL BE EXECUTED IN A NEAT AND WORKMANLIKE MANNER. CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE FREE AND CLEAR OF ALL DEBRIS AND KEEP OUT ALL UNAUTHORIZED PERSONS. UPON COMPLETION OF WORK, THE ENTIRE CONSTRUCTION AREA SHALL BE COMPLETELY CLEANED TO OWNER'S SATISFACTION.
8. WHEN WORK NOT SPECIFICALLY CALLED OUT IS REQUIRED TO COMPLETE THE PROJECT, THE APPROPRIATE CONTRACTOR SHALL PROVIDE SAME AND IT SHALL BE OF THE BEST MATERIALS AND WORKMANSHIP. IF ADDITIONAL COSTS ARE REQUIRED TO COMPLETE THE WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO BID SUBMITTAL AND PRIOR TO STARTING THE WORK, ALLOWING A REASONABLE PERIOD OF TIME FOR RESPONSE AND APPROVAL. NO CLAIMS FOR EXTRA COMPENSATION BASED ON IGNORANCE OF VISIBLE OR IMPLIED CONDITIONS OR ASSUMPTIONS OR DISCLAIMERS AFTER THE FACT SHALL BE CONSIDERED.
9. THE GENERAL CONTRACTOR SHALL GUARANTEE IN WRITING ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AND APPROVAL. MATERIALS AND/OR EQUIPMENT CARRYING A MANUFACTURER'S GUARANTEE SHALL BE COVERED BY THE MAXIMUM TERM OFFERED BY THE MANUFACTURER BUT IN NO CASE LESS THAN ONE YEAR. ALL DEFECTS DISCOVERED DURING CONSTRUCTION SHALL BE REPAIRED TO THE OWNER'S SATISFACTION, AT THE CONTRACTOR'S EXPENSE, AT NO COST TO THE OWNER.
10. UNLESS OTHERWISE SPECIFICALLY NOTED, THE GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, NOTES, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, TRANSPORTATION AND OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK.
11. THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FEES FOR ALL REQUIRED PERMITS, SCHEDULE ALL REQUIRED INSPECTIONS, OBTAIN ALL CODE APPROVALS, ETC. NECESSARY FOR PROPER COMPLETION OF THE WORK.
12. THE GENERAL CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH LOCAL AUTHORITIES.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING AND NEW CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. ANY DAMAGE CAUSED BY OR DURING THE EXECUTION OF THE WORK IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
14. ALL PENETRATIONS THROUGH FLOOR SLABS, SUCH AS PIPING, CONDUIT, DUCTS, PNEUMATIC TUBES, ETC., SHALL BE PACKED AND SEALED OFF WITH FIRE-RATED MATERIAL AND SEALED AGAINST WATER PENETRATION.
15. CONSTRUCTION SHALL BE PERFORMED DURING NORMAL WORKING HOURS. BUILDING ACCESS AND SECURE STAGING/STORAGE OF MATERIALS SHALL BE COORDINATED WITH THE BUILDING OWNER.
16. ALL PIPING SHALL BE TESTED AND LABELED AS TO USE.
17. A TESTING & BALANCING REPORT SHALL BE SUBMITTED TO THE UNIVERSITY BUILDING OFFICIAL'S OFFICE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
18. CONTRACTOR SHALL PROVIDE THIRD PARTY CERTIFIED TESTING OF WINDOWS. THE TESTING AGENCY SHALL SUBMIT QUALIFICATIONS AS A SUBMITTAL. THE TESTING AGENCY WILL CONFIRM THAT THE NEW WINDOWS MEET THE SPECIFIED PERFORMANCE REQUIREMENTS.

BY OWNER
NIC



ELEVATION, SECTION, & DETAIL SYMBOL



SAFETY STATEMENT:

ALL WORK SHALL COMPLY WITH VIRGINIA TECH'S SAFETY REQUIREMENTS FOR CONTRACTORS AND SUBCONTRACTORS PROGRAM. COPIES OF THIS PROGRAM ARE AVAILABLE FROM THE OWNER OR MAY BE DOWNLOADED FROM WWW.EHSS.VT.EDU.

OFFICE RENOVATIONS AT
CASSELL COLISEUM
675 WASHINGTON ST.
BLACKSBURG, VIRGINIA

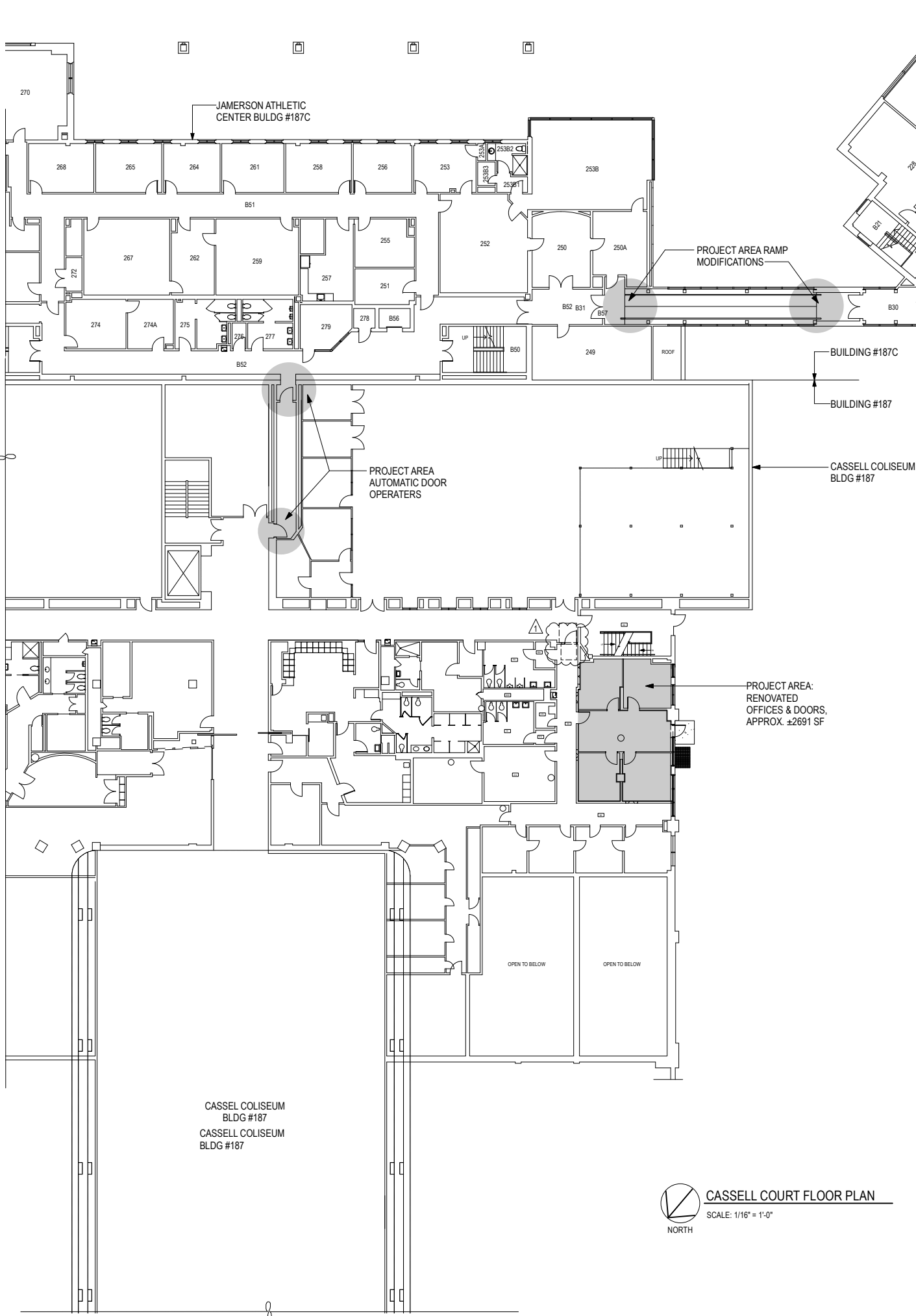


300 Church Street P: (540) 951-4925
Blacksburg, VA F: (540) 951-4950
24060 E: info@tkapc.com

Revisions
OWNER'S COMMENTS 09/12/25
OWNER'S COMMENTS 10/09/25

Drawn XH
Checked DJJ
Date 07/25/25
Project No. 2305-3

TITLE SHEET



BUILDING CODE INFORMATION

APPLICABLE CODES AND STANDARDS
2021 VIRGINIA EXISTING BUILDING CODE (VEBC)
2021 VIRGINIA CONSTRUCTION CODE (VCC)
NATIONAL ELECTRICAL CODE/NFPA 70: NEC 2020
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, SEPTEMBER 15, 2010
ICC A117.1-2017 ACCESSIBLE AND USABLE BUILDING FACILITIES
VIRGINIA TECH 2023 DESIGN AND CONSTRUCTION STANDARDS MANUAL

PROJECT AREA CODE NOTES

GROSS AREA OF BUILDING: 152,876 SF
CONSTRUCTION CLASSIFICATION: IIIB PER 06/20/2011 MEMORANDUM ON CASSELL COLISEUM & ATTACHED FACILITIES
OCCUPANCY CLASSIFICATION: ASSEMBLY (A3 & A4)
THERE IS NO CHANGE OF OCCUPANCY IN THIS PROJECT
OCCUPANCY LOAD: OCCUPANCY LOAD IS NOT INCREASED BY THIS PROJECT

	A3 EXERCISE USE	A3 OFFICE USE	A4 ARENA USE	BUILDING TOTAL
PROJECT AREA		2,691 SF		
GROUND FLOOR		32,992 SF		
COURT FLOOR	14,945 SF	18,439 SF	10,110 SF	
MEZZANINE		1,810 SF		
THIRD FLOOR		16,731 SF		
ENTRANCE FLOOR			52,547 SF	
UPPER LOBBY		2,611 SF		
TOTAL BY OCCUPANCY USE	14,945 SF	75,274 SF	62,657 SF	152,876 SF
OCCUPANCY FACTOR	50 SF/P	150 SF/P	ACTUAL SEATS	
OCCUPANCY	299	502	9,275	10,076
		75274		

AUTOMATIC SPRINKLER SYSTEM: PROJECT AREA IS NOT PRESENTLY EQUIPPED WITH A FIRE SUPPRESSION SYSTEM. THE EXISTING FIRE SUPPRESSION SYSTEM SHALL BE EXTENDED INTO OFFICE RENOVATION PROJECT AREA TO MEET NFPA 13.

FIRE ALARMS: THERE IS NO FIRE ALARM SYSTEM IN CASSELL COLISEUM

AUTHORITIES HAVING JURISDICTION

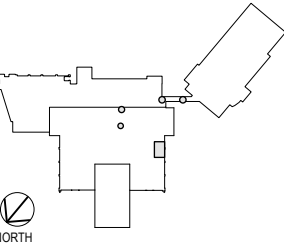
UNIVERSITY BUILDING OFFICIAL
71 STERRETT CENTER
BLACKSBURG, VA 24061
(540)-231-4678

STATE FIRE MARSHAL
VIRGINIA DEPARTMENT OF FIRE PROGRAMS
1005 TECHNOLOGY PARK DRIVE
RICHMOND, VA 23069
(804)371-0220

2021 VEBC COMPLIANCE ANALYSIS

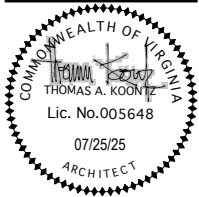
- SECTION 400 ACCESSIBILITY
- 404.3 ALTERATION AFFECTING AN AREA CONTAINING A PRIMARY FUNCTION. ALTERATIONS IN THE AREA CONTAINING THE PRIMARY FUNCTION SHALL PROVIDE AN ACCESSIBLE ROUTE NOT TO EXCEED 20 PERCENT OF THE COSTS OF THE ALTERATIONS AFFECTING THE AREA OF PRIMARY FUNCTION.
- INSTALLATION OF ADA/ANSI COMPLIANT DOOR HARDWARE, AUTOMATIC DOOR OPERATORS WITH BATTERY BACKUPS, AND RENOVATION OF RAMP HANDRAILS WILL COST APPROXIMATELY 16 PERCENT OF THE EXPECTED CONSTRUCTION COSTS AFFECTING THE AREA OF PRIMARY FUNCTION.
- SECTION 600: ALTERATIONS
- 602 LEVEL 1 ALTERATIONS
- 602.2 CONFORMANCE
LEVEL 1 ALTERATIONS MAINTAIN THE EXISTING LEVEL OF FIRE PROTECTION AND MEANS OF EGRESS.
- 602.3 BUILDING ELEMENTS AND MATERIALS
LEVEL 1 INTERIOR FINISHES, FLOOR FINISHES, AND TRIM SHALL COMPLY WITH CHAPTER 8 OF THE VCC.
- 603 LEVEL 2 ALTERATIONS
LEVEL 2 ALTERATIONS COMPLY WITH THE REQUIREMENTS OF SECTION 603 AS WELL AS THE REQUIREMENTS OF LEVEL 1 ALTERATIONS. ALL NEW CONSTRUCTION ELEMENTS, COMPONENTS, AND SPACES COMPLY WITH THE REQUIREMENTS OF THE VCC.
- 603.3 THE GENERAL CONTRACTOR SHALL EXTEND THE EXISTING FIRE ALARM SYSTEM AND DETECTION DEVICES TO OFFICES 210, 210A - 210E.
- DELEGATED FIRE ALARM PLANS SHALL BE PROVIDED TO THE A/E, AND THE UBO'S OFFICE FOR REVIEW AND APPROVAL PRIOR TO START OF WORK. PLANS SHALL BE COMPLETED IN ACCORDANCE WITH THE 2023 VT DCSM, THE 2021 VCC, NATIONAL ELECTRICAL CODE 2020, AND NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE STANDARD.
- 603.4 AUTOMATIC SPRINKLER SYSTEM
GENERAL CONTRACTOR SHALL EXTEND THE EXISTING SUPPRESSION SYSTEM INTO PROJECT AREA PER NFPA 13.
- DELEGATED FIRE SPRINKLER SYSTEM PLANS SHALL BE PROVIDED TO THE A/E, AND THE UBO'S OFFICE FOR REVIEW AND APPROVAL PRIOR TO THE START OF WORK. PLANS SHALL BE COMPLETED IN ACCORDANCE WITH 2023 VT DCSM, THE 2021 VCC, AND NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2019.
- 603.6 PLUMBING
THIS PROJECT DOES NOT INCREASE THE NUMBER OF OCCUPANTS IN THE BUILDING. TOTAL NUMBER OF BUILDING OCCUPANTS = 10,076. SEE OCCUPANCY TABLE ABOVE.
- 603.7 STRUCTURAL
THERE ARE NO NEW STRUCTURAL ELEMENTS IN THE WORK AREA. NO NEW LOADS ARE BEING IMPOSED ON THE EXISTING BUILDING.

GRAPHIC SCALE:



KEY PLAN - COURT FLOOR

OFFICE RENOVATIONS AT
CASSELL COLISEUM
675 WASHINGTON ST.
BLACKSBURG, VIRGINIA



300 Church Street P: (540) 951-4925
Blacksburg, VA F: (540) 951-4950
24060 E: info@tkaac.com

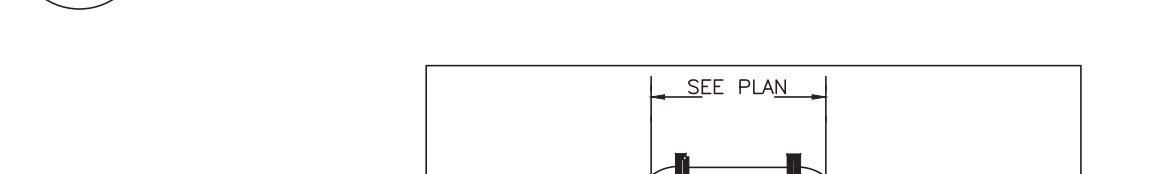
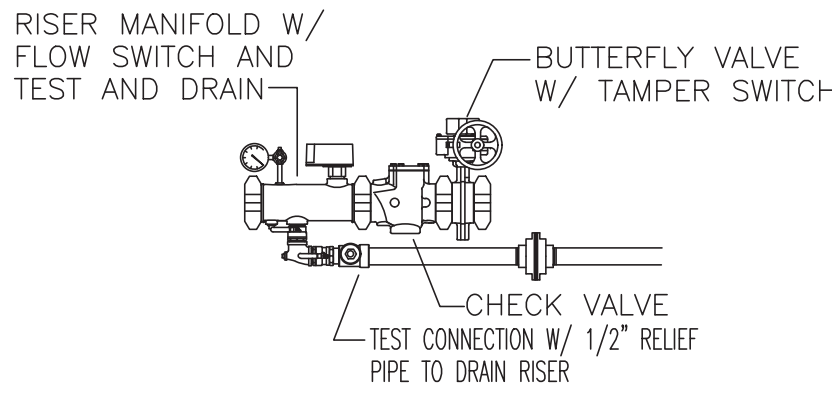
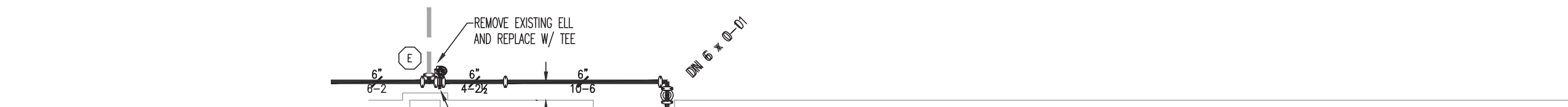
Revisions	
UBO COMMENTS	09/12/25
OWNER'S COMMENTS	10/09/25
Drawn	XH
Checked	DJJ
Date	07/25/25
Project No.	2305-3

LIFE SAFETY
PLAN

THE UNSUPPORTED LENGTH BETWEEN THE END SPRINKLER AND THE LAST HANGER ON THE LINE SHALL NOT EXCEED 36" FOR 1" PIPE, 48" FOR 1 1/4" PIPE AND 60" FOR 1 1/2" PIPE OR LARGER

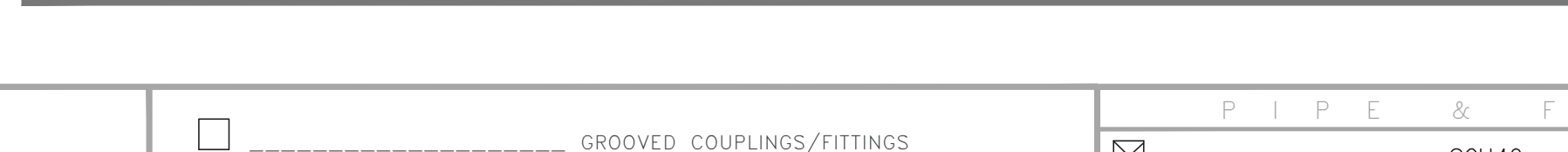
THE CUMULATIVE HORIZONTAL LENGTH OF AN UNSUPPORTED ARMOR TO A SPRINKLER, SPRINKLER DROP, OR SPRIG-UP SHALL NOT EXCEED 12"

ALL HANGERS TO BE INSTALLED IN ACCORDANCE OF THE SPACING REQUIREMENTS C REFER TO THIS CHART DURING INSTALLATION. HANGERS SHOWN ON PLANS FOR REF FIELD CONDITIONS WILL DICTATE THE ACTUAL HANGER LOCATION. SPACING NOT TO PER NFPA 13.



The first floor plan shows a large rectangular hall with a central aisle. On the left side, there are several smaller rooms or offices. On the right side, there is a long, narrow room, possibly a corridor or a storage area. The entrance is located at the bottom center of the plan.

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AREA OF REMOTE AREA USED FOR SIZING THE NEW SPRINKLER MAIN FOR FUTURE AREAS OF THE BUILDING BEING PROTECTED FROM THE NEW SYSTEM BEING INSTALLED. THIS AREA IS NOT PART OF THIS CONTRACT. SPRINKLERS AND PIPING SHOWN FOR REFERENCE ONLY

DESIGN CRITERIA:

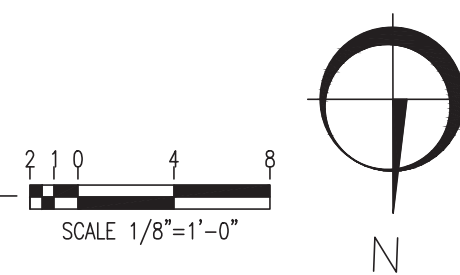
1. WET PIPE SPRINKLER SYSTEM HYDRAULICALLY CALCULATED USING THE FOLLOWING CRITERIA:
 - ORDINARY HAZARD GROUP 1:
 - .15/1500 SQFT / W 250 GPM HOSE ALLOWANCE
 - LIGHT HAZARD, NFPA 13
 - 1 / 1500 SQFT AREA / W 100 GPM HOSE ALLOWANCE, SPRINKLERS TO BE 155 DEGREE (AREA REDUCTION PER NFPA 13 FOR USING QUICK RESPONSE SPRINKLERS APPLIED).
2. ALL SPRINKLERS IN ORDINARY HAZARD AREAS TO BE SPACED AT A MAXIMUM OF 130 SQFT.
3. ALL SPRINKLERS IN LIGHT HAZARD AREAS TO BE SPACED AT A MAXIMUM OF 225 SQFT.
3. ALL PIPE SIZES ARE BASED ON HYDRAULIC CALCULATIONS.
4. SPRINKLER RESPONSE TIME TO BE 155 DEGREE QUICK RESPONSE.
5. SPRINKLER INSTALLED AT A MAXIMUM OF 12" DOWN FROM THE CEILING OR ROOF DECK UNLESS NOTED OTHERWISE.
6. SYSTEM TO BE DESIGNED AND INSTALLED PER NFPA 13, 2010 EDITION, AND LOCAL REQUIREMENTS.
7. INTERIOR AREAS TO BE PROTECTED USING A WET PIPE SPRINKLER SYSTEM.
8. SPRINKLERS TO BE INSTALLED IN CENTER OF CEILING TILES.

GENERAL NOTES:

1. PROVIDE FIRE SEALS OF A MINIMUM RATING OF WALL OR FLOOR/CEILING ASSEMBLY PENETRATED.
2. PROVIDE LOW POINT DRAINS THROUGHOUT BUILDING AS NECESSARY IN ACCORDANCE WITH NFPA 13.
3. PROVIDE GUARDS FOR ANY SPRINKLER UNDER LOW CEILINGS AND THOSE SUSCEPTIBLE TO DAMAGE.
4. INSTALL HANGERS IN ACCORDANCE WITH NFPA 13.
5. SPRINKLERS IN SUSPENDED CEILINGS TO BE LOCATED IN CENTER OF TILE.
6. SPRINKLERS TO BE QUICK RESPONSE TYPE.
7. SPRINKLER SYSTEM TO BE ELECTRICALLY SUPERVISED AND MONITORED USING TAMPER SWITCHES AND FLOW SWITCHES
8. ALL ELECTRICAL AND MONITORING TO BE PROVIDED BY OTHERS.
9. PIPING 2" AND LARGER TO BE SCH40 BLACK WITH GROOVED FITTINGS
- 1" THRU 1-1/2" PIPING TO BE SCH40 BLACK WITH THREADED FITTINGS.

TOTAL SQ.FT. = 3,620 SQ.FT.

COLOR CODE: RED



☐ ----- GROOVED COUPLINGS/FITTINGS ☒ VICTAULC "FIRELOCK" GROOVED COUPLINGS/FITTINGS ☒ SPRINKLER HEADS ARE CENTER OF TILE	PIPE & F I T T I N G N O T E S ☒ ALL LINE PIPING TO BE SCH40 W/ STANDARD 125# THREADED FITTINGS ☐ ALL LINE PIPING TO BE W/ OUTLETS & ----- ENDS ☒ ALL MAIN PIPING TO BE SCH10 W/ WELDED OUTLETS & GROOVED ENDS ☐ ALL MAIN PIPING TO BE ----- W/ STANDARD 125# THREADED FITTINGS H A N G E R N O T E S  DENOTES HANGER LOCATION ☐ STEEL BEAM CLAMP, PIPE RING, & ATR  DENOTES TRAPEZE HANGER LOCATION ☒ CONCRETE ANCHOR, PIPE RING, & ATR ☐ WOOD HANGER ASSEMBLY, SEE DETAIL	DESIGN CRITERIA TYPE: SYSTEM: ☒ WET ☐ DRY NFPA STANDARD: #13 ☒ #14 ☐ #20 ☐ #24 ☐ #231 ☐ #231C OCCUPANCY: SEE NOTES HAZARD: SEE NOTES DENSITY: SEE NOTES REMOTE AREA: SEE NOTES S.F. MAX. S.F./HD. SEE NOTES HOSE REQ MT.: ☐ 100 ☐ 250 ☐ 500 ☐ 3/8" ATR 1"-4" PIPE ☐ 1/2" ATR 5"-8" PIPE ☐ WOOD HANGER ASSEMBLY, SEE DETAIL APPROVING AUTHORITY: UNDERWRITER: LOCAL HOSE THREADS: REMOTE AREA: DENSITY: HOSE INSIDE: HOSE OUTSIDE: REO. Ø BASE OF RISER: SEE NOTES S P R I N K L E R S U M M A R Y <table><tr><th>SYM</th><th>TYPE</th><th>FINISH</th><th>TEMP</th><th>ORIF.</th><th>"K"</th><th>NPT</th><th>MANUFACTURER</th><th>MODEL#</th><th>ESCUTCHEON</th><th>QTY</th></tr><tr><td>⊙</td><td>RECESSED</td><td>CHROME</td><td>155</td><td>1/2</td><td>5.6</td><td>1/2</td><td>VICTAULC</td><td>V2708</td><td>CHROME</td><td>41</td></tr><tr><td>◀</td><td>HSW RECESSED</td><td>CHROME</td><td>155</td><td>1/2</td><td>5.6</td><td>1/2</td><td>VICTAULC</td><td>V2710</td><td>CHROME</td><td>1</td></tr><tr><td>⊙</td><td>UPRIGHT</td><td>BRASS</td><td>155</td><td>1/2</td><td>5.6</td><td>1/2</td><td>VICTAULC</td><td>V2704</td><td></td><td>2</td></tr></table> R E V I S I O N S <table><tr><th>BY</th><th>DESCRIPTION</th><th>DATE</th><th>#</th></tr><tr><td>JSB</td><td>SUBMITTAL 95%</td><td>4-25-16</td><td>1</td></tr><tr><td>JSB</td><td>AS-BUILT</td><td>8-31-16</td><td>2</td></tr></table>	SYM	TYPE	FINISH	TEMP	ORIF.	"K"	NPT	MANUFACTURER	MODEL#	ESCUTCHEON	QTY	⊙	RECESSED	CHROME	155	1/2	5.6	1/2	VICTAULC	V2708	CHROME	41	◀	HSW RECESSED	CHROME	155	1/2	5.6	1/2	VICTAULC	V2710	CHROME	1	⊙	UPRIGHT	BRASS	155	1/2	5.6	1/2	VICTAULC	V2704		2	BY	DESCRIPTION	DATE	#	JSB	SUBMITTAL 95%	4-25-16	1	JSB	AS-BUILT	8-31-16	2	8420 MEADOWBRIDGE RD. - SUITE I MECHANICSVILLE, VIRGINIA 23116 PHONE (804) 730-5301 FAX (804) 730-5304
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WES WOSHAM FIRE PROTECTION, LLC, EXPRESSLY RESERVES ITS RIGHTS UNDER COMMON LAW COPYRIGHT LAWS AND ALSO RESERVES ALL OTHER PROPERTY RIGHTS IN CONNECTION WITH THE OWNERSHIP OF THESE DRAWINGS AND/OR DOCUMENTS. THESE DRAWINGS AND/OR DOCUMENTS MAY NOT BE USED, REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR SHALL THEY BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF WES WOSHAM FIRE PROTECTION, LLC, WHOSE CONSENT SHALL NOT BE OBLIGATED TO GRANT. ALL RIGHTS RESERVED.				JOB No. 527 DATE 4-20-16 DESIGNER J BOGGESS SCALE AS NOTED	GROUND LEVEL CASSELL HALL SPRING ROAD BLACKSBURG, VIRGINIA	SHEET No. 1 OF 3																																																					

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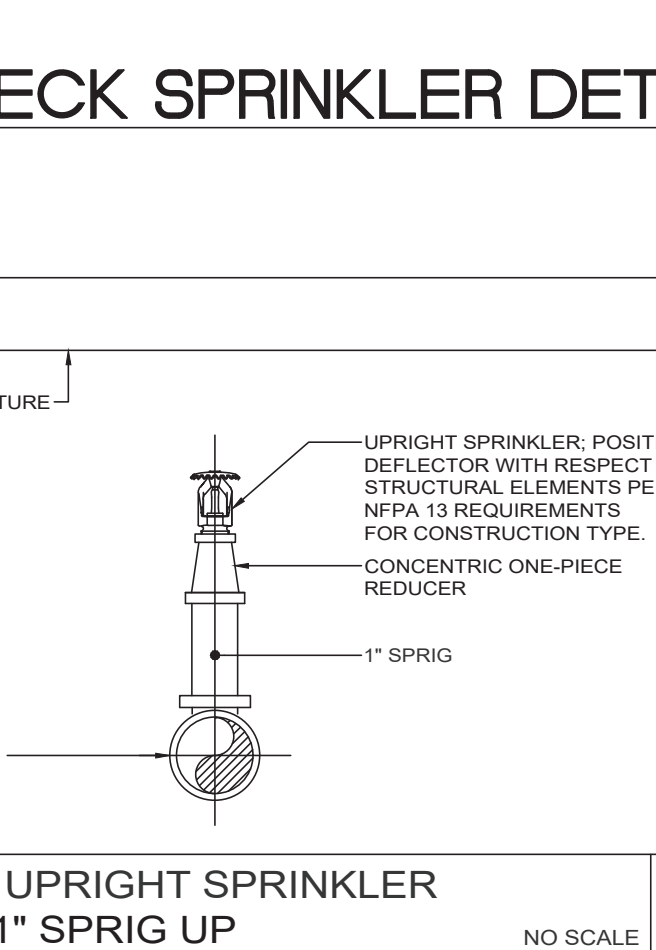
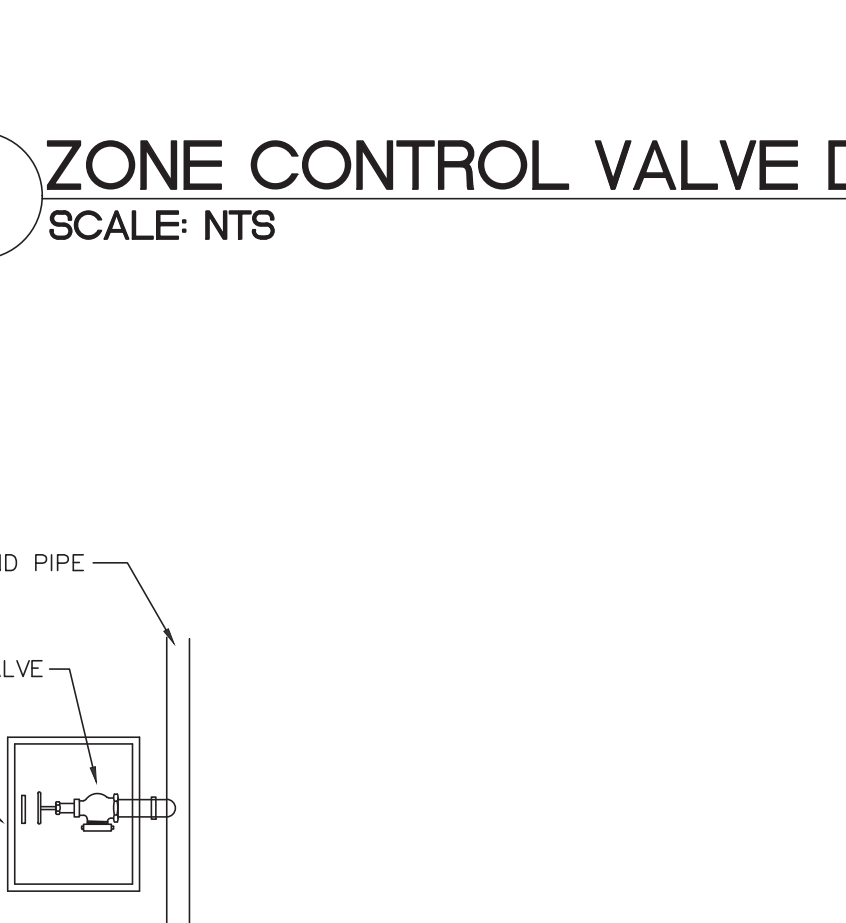


Diagram illustrating the installation of a mounted hose cabinet. A 1/2" STAND PIPE is shown connected to the cabinet. The cabinet contains a HOSE VALVE with a SHUT OFF handle.

UNDERSIDE OF STRUCTURE

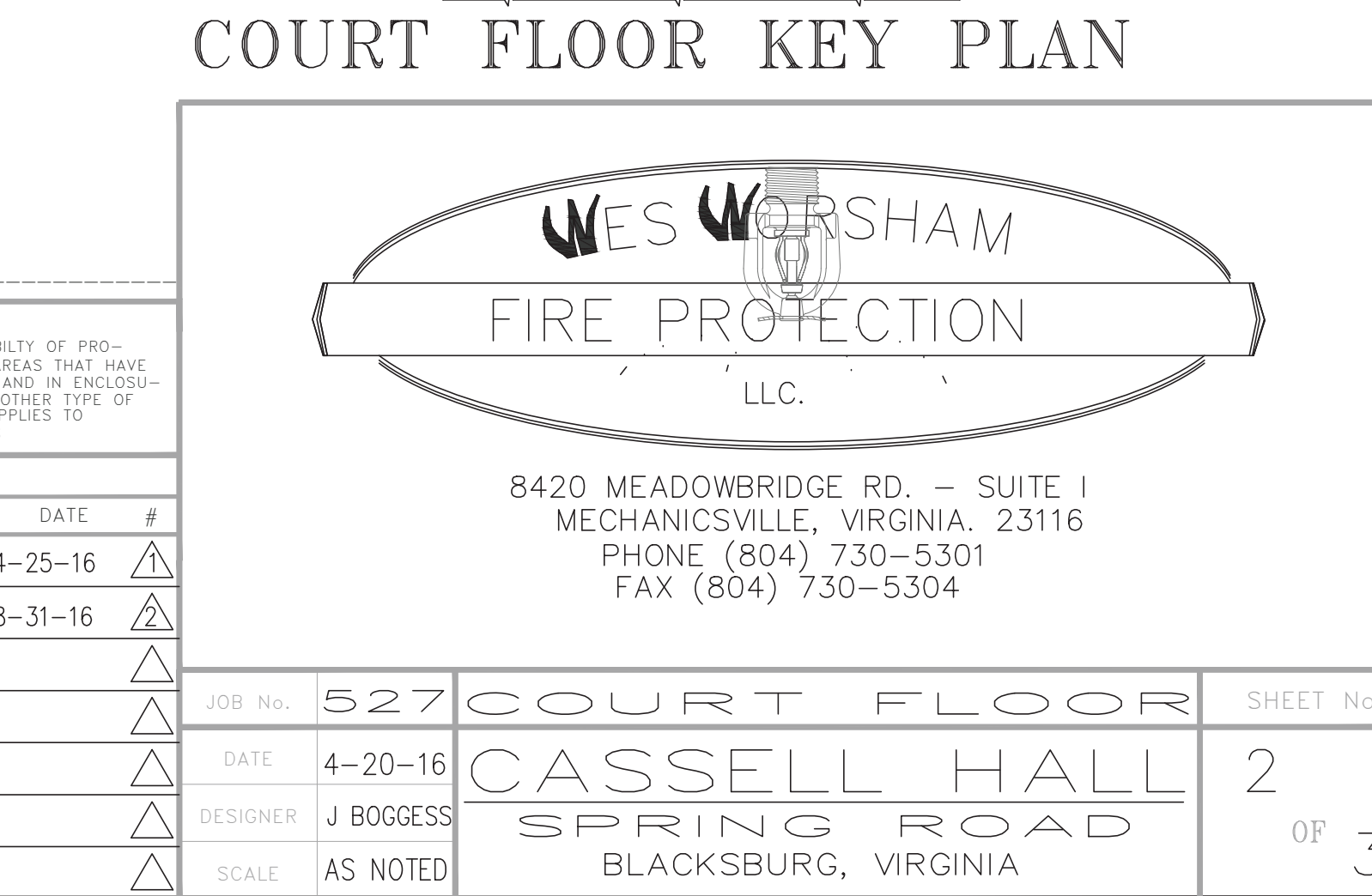
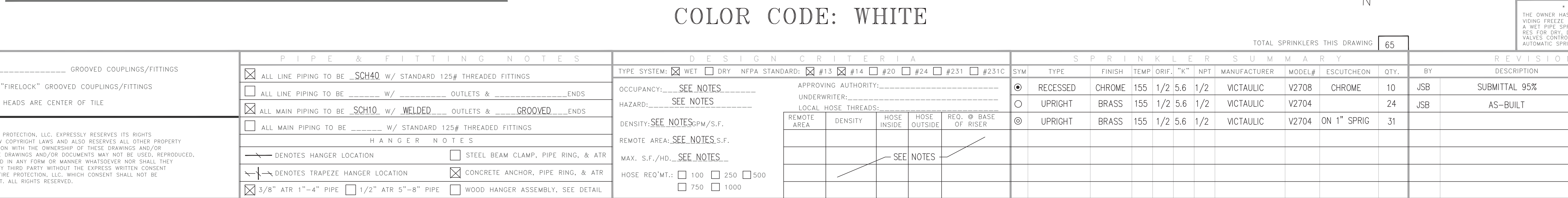
UPRIGHT SPRINKLER, POSITION DEFLECTOR WITH RESPECT TO STRUCTURAL ELEMENTS PER NFPA 13 REQUIREMENTS FOR CONSTRUCTION TYPE.

CONCENTRIC ONE-PIECE REDUCER

1" SPRIG

SPRINKLER BRANCH PIPING

NEW UPRIGHT SPRINKLER ON 1" SPRIG UP	NO SCALE
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[illegible]

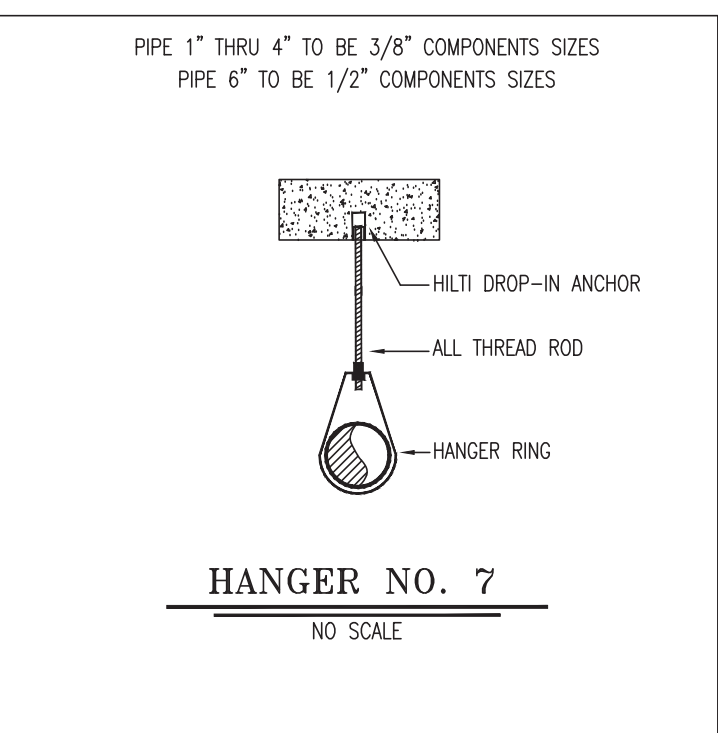
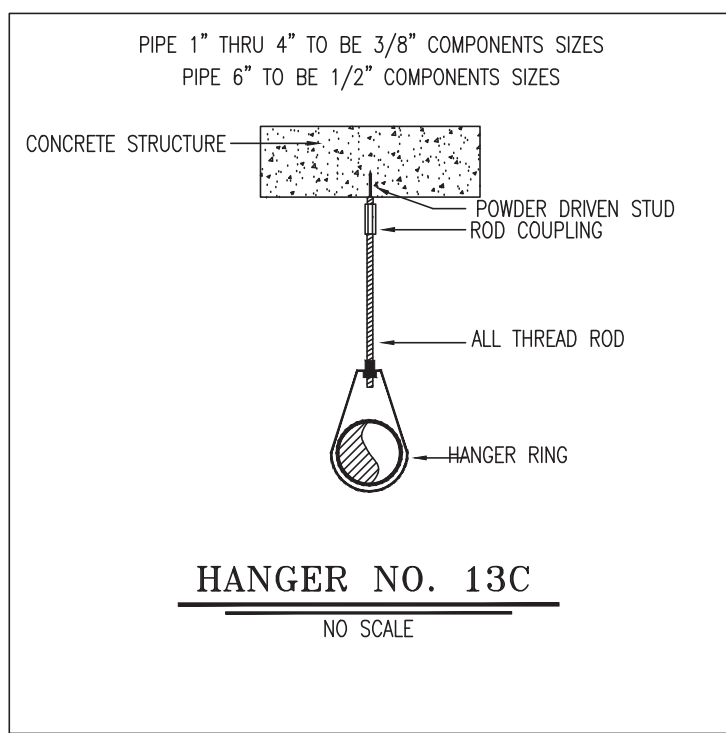
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527	4-20-16	J BOGGESS																																																																							

HANGER INSTALLATION REQUIREMENTS								
		MAXIMUM DISTANCE BETWEEN HANGERS						
NOMINAL PIPE SIZE		3/4"	1"	1-1/4"	1-1/2"	2"	2-1/2"	3"
STEEL PIPE (10/40)	N/A	12' 0"	12' 0"	12' 0"	15' 0"	15' 0"	15' 0"	15' 0"
		12' 0"	12' 0"	15' 0"	15' 0"	15' 0"	15' 0"	15' 0"

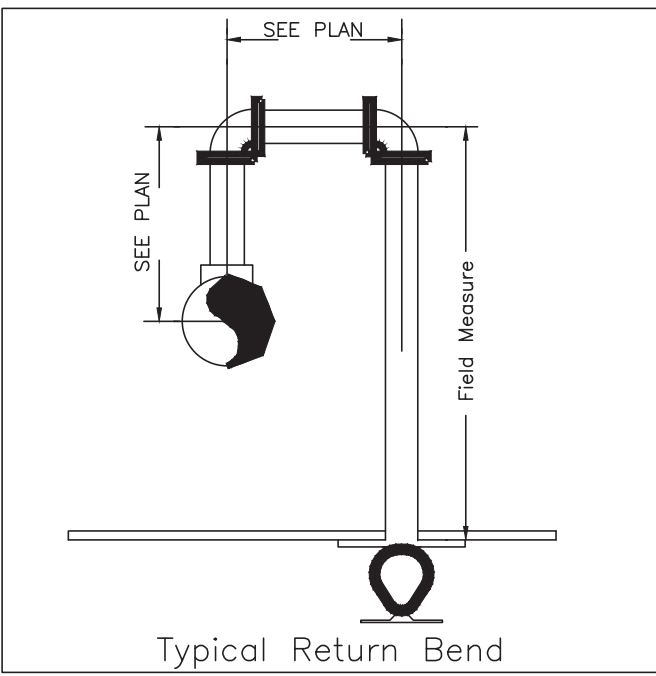
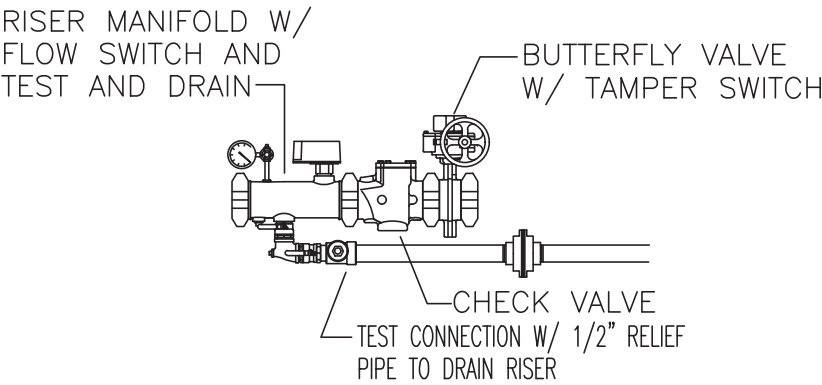
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- DESIGN CRITERIA:
- WET PIPE SPRINKLER SYSTEM HYDRAULICALLY CALCULATED USING THE FOLLOWING CRITERIA:
 - ORDINARY HAZARD GROUP 1;
 - 15/1500 SQ.FT. W/ 250 GPM HOSE ALLOWANCE
 - LIGHT HAZARD, NFPA 13
 - 1/ 1500 SQ.FT. AREA W/ 100 GPM HOSE ALLOWANCE, SPRINKLERS TO BE 155 DEGREE (AREA REDUCTION PER NFPA 13 FOR USING QUICK RESPONSE SPRINKLERS APPLIED).
 - ALL SPRINKLERS IN ORDINARY HAZARD AREAS TO BE SPACED AT A MAXIMUM OF 225 SQ.FT.
 - ALL SPRINKLERS IN LIGHT HAZARD AREAS TO BE SPACED AT A MAXIMUM OF 225 SQ.FT.
 - ALL PIPE SIZING ARE BASED ON HYDRAULIC CALCULATIONS.
 - ALL SPRINKLER HEADS TO BE 155 DEGREE QUICK RESPONSE.
 - SPRINKLER INSTALLED AT A MAXIMUM OF 12" DOWN FROM THE CEILING OR ROOF DECK UNLESS NOTED OTHERWISE.
 - SYSTEM TO BE DESIGNED AND INSTALLED PER NFPA 13, 2010 EDITION, AND LOCAL REQUIREMENTS.
 - ALL INTERIOR AREAS OF THE BUILDING TO BE PROTECTED USING A WET PIPE SPRINKLER SYSTEM.
 - SPRINKLERS TO BE INSTALLED IN CENTER OF CEILING TILES.

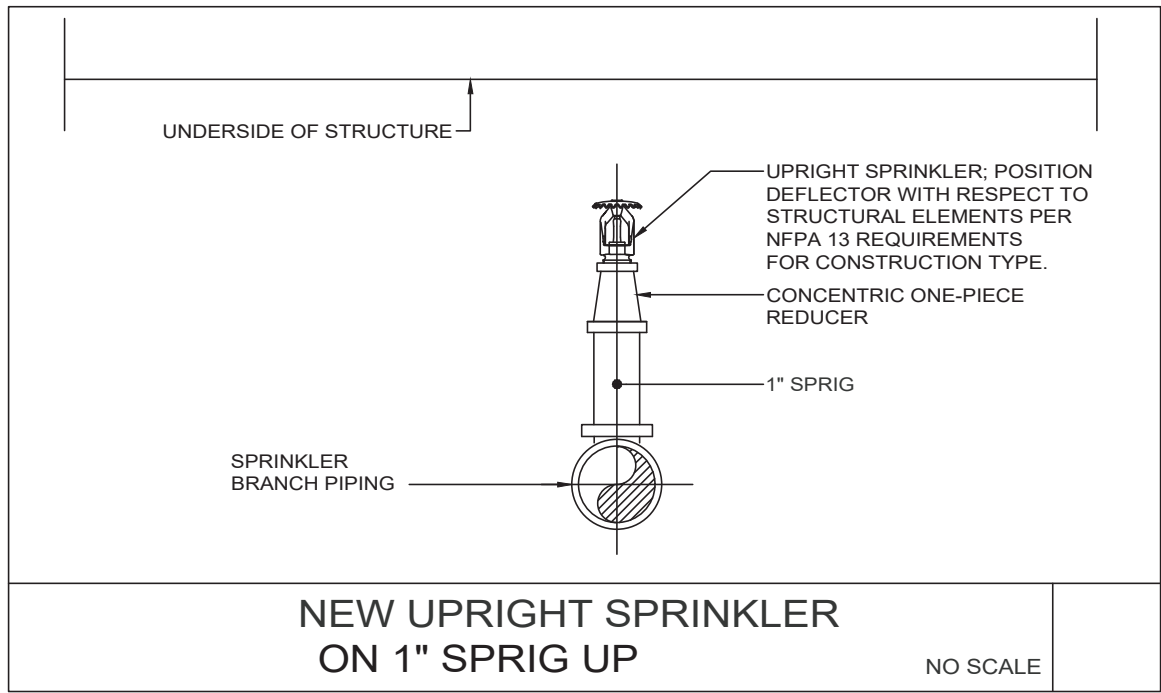


4 HANGER DETAILS AND NOTES

SCALE: NTS

2 GOOSENECK SPRINKLER DETAIL

SCALE: NTS

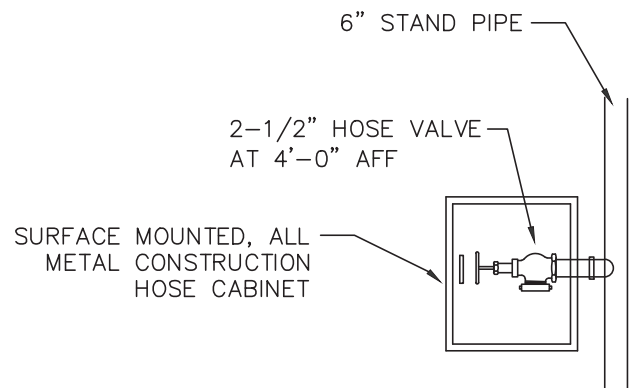


1 UPRIGHT SPRINKLER ON 1 inch SPRIG

SCALE: NTS

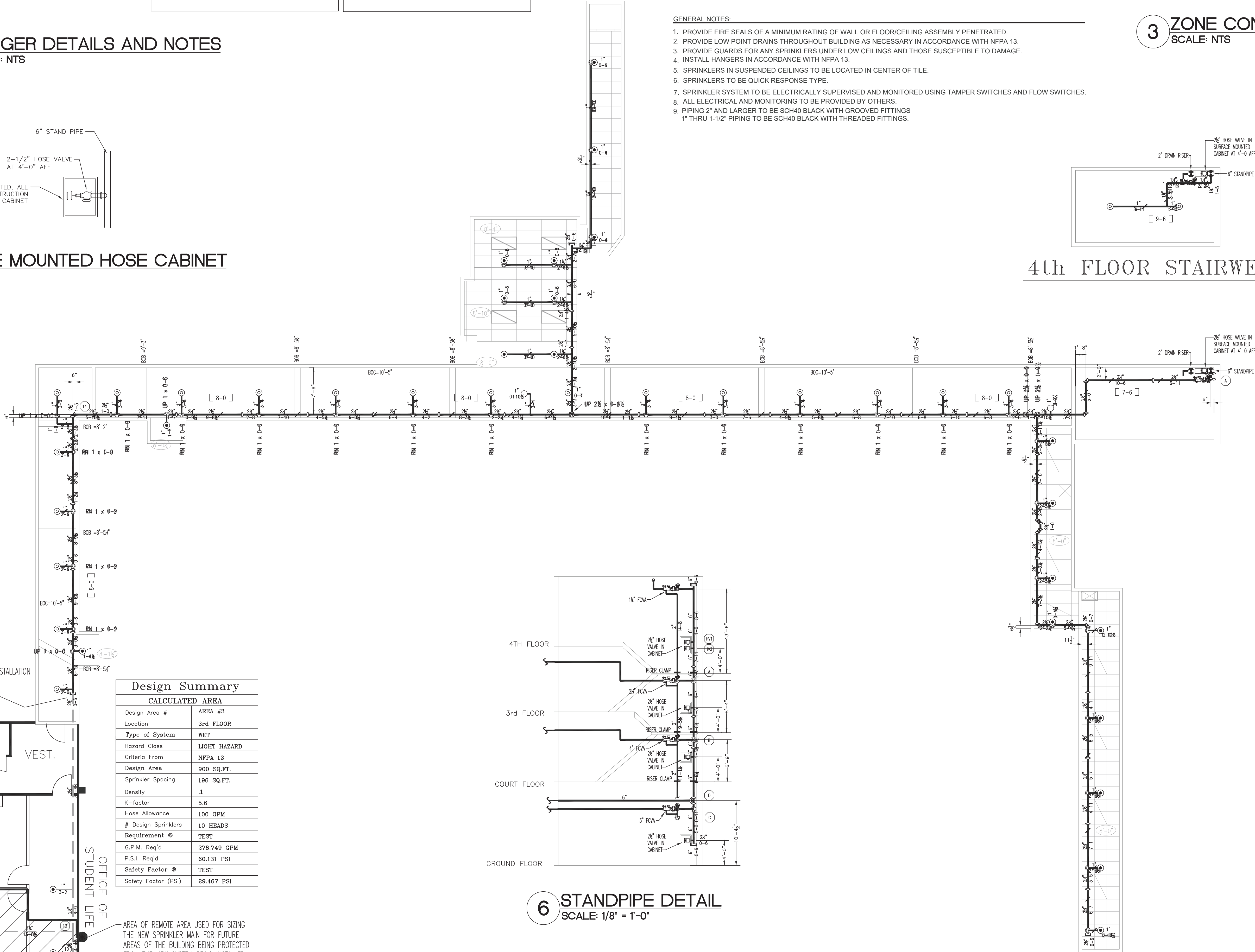
5 SURFACE MOUNTED HOSE CABINET

SCALE: NTS



4th FLOOR STAIRWELL

SCALE 1/8"=1'-0"



6 STANDPIPE DETAIL

SCALE: 1/8" = 1'-0"

Design Summary	
CALCULATED AREA	
Design Area #	AREA #3
Location	3rd FLOOR
Type of System	WET
Hazard Class	LIGHT HAZARD
Criteria From	NFPA 13
Design Area	900 SQ.FT.
Sprinkler Spacing	196 SQ.FT.
Density	.1
K-factor	5.6
Hose Allowance	100 GPM
# Design Sprinklers	10 HEADS
Requirement	TRST
G.P.M. Req'd	276.749 GPM
P.S.I. Req'd	60.131 PSI
Safety Factor	TRST
Safety Factor (PSI)	29.487 PSI

AREA OF REMOTE AREA USED FOR SIZING THE NEW SPRINKLER MAIN FOR FUTURE AREAS OF THE BUILDING BEING PROTECTED FROM THE NEW SYSTEM BEING INSTALLED. THIS AREA IS NOT PART OF THIS CONTRACT, SPRINKLERS AND PIPING SHOWN FOR REFERENCE ONLY

3rd FLOOR PARTIAL SPRINKLER PLAN

TOTAL SQ.FT. = 3,620 SQ.FT.

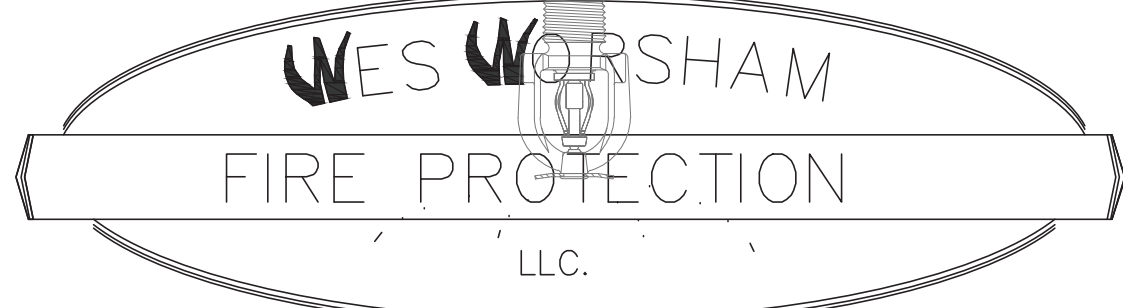
COLOR CODE: BLUE

SCALE 1/8"=1'-0"

AREA OF WORK THIS FLOOR IS HATCHED

AREA OF REMOTE AREA USED FOR SIZING MAIN FOR FUTURE AREAS BEING PROTECTED

3rd FLOOR KEY PLAN



8420 MEADOWBRIDGE RD. - SUITE 1
MECHANICSVILLE, VIRGINIA, 23116
PHONE (804) 730-5301
FAX (804) 730-5304

☐	GROOVED COUPLINGS/FITTINGS
☒	VICTAULIC "FIRELOCK" GROOVED COUPLINGS/FITTINGS
☒	SPRINKLER HEADS ARE CENTER OF TILE

PIPE & FITTING NOTES	
☒	ALL LINE PIPING TO BE SCH40 W/ STANDARD 125# THREADED FITTINGS
☐	ALL LINE PIPING TO BE W/ OUTLETS & ENDS
☒	ALL MAIN PIPING TO BE SCH10 W/ WELDED OUTLETS & GROOVED ENDS
☐	ALL MAIN PIPING TO BE W/ STANDARD 125# THREADED FITTINGS
HANGER NOTES	
	DENOTES HANGER LOCATION
	DENOTES TRAPEZE HANGER LOCATION
☒	3/8" ATR 1"-4" PIPE
☐	1/2" ATR 5"-8" PIPE
☐	WOOD HANGER ASSEMBLY, SEE DETAIL

DESIGN CRITERIA	
TYPE SYSTEM: ☒ WET ☐ DRY	NFPA STANDARD: ☒ #13 ☐ #14 ☐ #20 ☐ #24 ☐ #231 ☐ #231C
OCCUPANCY: <u>SEE NOTES</u>	APPROVING AUTHORITY: _____
HAZARD: <u>SEE NOTES</u>	UNDERWRITER: _____
DENSITY: <u>SEE NOTES</u> GPM/S.F.	LOCAL HOSE THREADS: _____
REMOTE AREA: <u>SEE NOTES</u> S.F.	REMOTE AREA: _____
MAX. S.F./HD. <u>SEE NOTES</u>	HOSE INSIDE _____
HOSE REQ'D WT.: ☐ 100 ☐ 250 ☐ 500 ☐ 750 ☐ 1000	HOSE OUTSIDE _____
	REQ. Ø BASE OF RISER _____

SPRINKLER SUMMARY	
SYM	TYPE
⊙	RECESSED
○	UPRIGHT
⊙	UPRIGHT

REVISIONS	
BY	DATE
JSB	4-25-16
JSB	8-31-16

JOB No.	527	3rd FLOOR	SHEET No.
DATE	4-20-16	CASSELL HALL	3
DESIGNER	J BOGGESS	SPRING ROAD	OF 3
SCALE	AS NOTED	BLACKSBURG, VIRGINIA	

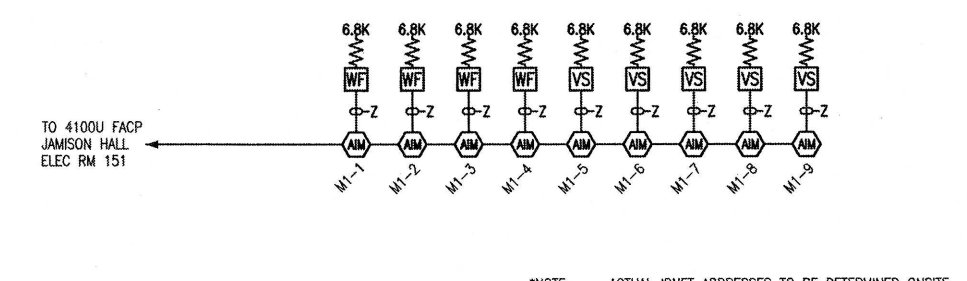
GENERAL NOTES

- THESE DRAWINGS DEPICT GENERAL LOCATIONS OF LIFE SAFETY EQUIPMENT & FIELD DEVICES. EXACT ROUTING OF CONDUITS TO BE DETERMINED IN THE FIELD BY THE INSTALLING CONTRACTOR TO SUIT CONDITIONS. ALL CHANGES SHALL BE CLEARLY INDICATED ON THE RECORD DRAWINGS.
- SHOULD ANY CONDITIONS EXIST THAT DIFFER FROM WHAT IS INDICATED ON THESE DRAWINGS WHICH CAUSE MAJOR DEVIATIONS IN THE WORK SHOWN, THE CONTRACTOR SHALL CONTACT SIMPLEXGRINNELL IN A TIMELY MANNER SO AS NOT TO IMPAIR THE CONSTRUCTION SCHEDULE.
- CONTRACTOR IS RESPONSIBLE FOR MAKING AND OBTAINING APPROVAL FOR ALL NECESSARY ADJUSTMENTS IN CIRCUITING AS REQUIRED TO ACCOMMODATE THE RELOCATION OF EQUIPMENT AND/OR DEVICES WHICH ARE AFFECTED BY ANY AUTHORIZED CHANGE. ALL CHANGES SHALL BE CLEARLY INDICATED ON THE RECORD DRAWINGS.
- A STAMPED SET OF APPROVED FIRE ALARM DRAWINGS SHALL BE AT THE JOB SITE AND SHALL BE USED FOR INSTALLATION.
- THE POWER CIRCUIT TO THE FACP AND TO THE FIRE ALARM POWER SUPPLIES SHALL BE ON A DEDICATED 120V, 20A BRANCH CIRCUIT BREAKER, AND SHALL HAVE A RED MARKING, LOCK-ON PROVISION AND SHALL BE IDENTIFIED AS "FIRE ALARM CIRCUIT CONTROL." THE LOCATION OF THE CIRCUIT DISCONNECT MEANS (CIRCUIT BREAKER) SHALL BE PERMANENTLY IDENTIFIED AT THE FIRE ALARM CONTROL UNIT.
- UPDATE THE AS-BUILT DRAWING SET DAILY WITH JOB PROGRESS. RETURN THE AS-BUILT DRAWING SET TO SIMPLEXGRINNELL NO LATER THAN 7 DAYS AFTER FINAL TEST.
- THE CONTRACTOR WILL MAINTAIN ALL AREAS OF THE BUILDING IN A NEAT AND WORKMAN LIKE MANNER.
- DO NOT APPLY POWER EXCEPT IN THE PRESENCE OF A FACTORY TRAINED SIMPLEXGRINNELL TECHNICAL REPRESENTATIVE.
- ANY SMOKE DETECTOR HEAD INSTALLED BEFORE THE BUILDING IS CLEANED AND ACCEPTED SHALL BE COVERED TO PROTECT FROM DUST. ANY FALSE ALARMS DUE TO DIRT CONTAMINATED HEADS SHALL BE THE RESPONSIBILITY OF THE FIRE ALARM INSTALLER.
- THE FIRE ALARM INSTALLER WILL MAINTAIN THE FIRE RESISTANCE INTEGRITY OF ALL WALL, CEILING, AND ROOF ASSEMBLIES ANY TIME THAT WORK IS NOT ACTIVELY BEING PERFORMED.
- INSTALLATION OF DEVICES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. POWER LIMITED AND NON-POWER LIMITED FIELD WIRING MUST BE INSTALLED WITHIN THE FACP ENCLOSURE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND NEC.
- ALL WIRING SHALL BE INSTALLED ACCORDING TO NFPA 70 (NEC).
- FIRE ALARM CIRCUITS SHALL BE IDENTIFIED WITH APPROPRIATE SECTION OF NEC 760. MARK ALL FIRE ALARM WIRES IN ACCORDANCE WITH NEC 760 SECTIONS FOR POWER LIMITED AND NON-POWER LIMITED WIRE.
- FIRE ALARM CABLE INSTALLED IN DUCTS, PLENUM, AND OTHER SPACES USED FOR ENVIRONMENTAL AIR SHALL BE TYPE FPLP.
- FIRE ALARM CABLE INSTALLED IN THE VERTICAL RUNS AND PENETRATING MORE THAN ONE FLOOR OR CABLES INSTALLED IN VERTICAL RUNS IN SHAFTS SHALL BE TYPE FPLP.
- FIRE ALARM CABLE INSTALLED IN UNDERGROUND CONDUIT OR OTHER WET LOCATIONS SHALL BE UL LISTED FOR WET LOCATIONS.
- FIRE ALARM CIRCUITS EXTENDING BEYOND ONE BUILDING AND RUN OUTDOORS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 70 ARTICLES 760, 770, 725 AND 800 WHERE APPLICABLE.
- ALL WIRING INCLUDING SHIELDS MUST BE DRY AND FREE OF SHORTS AND GROUNDS.
- ALL SHIELDED WIRE MUST HAVE SHIELD CONTINUITY AT FULL LENGTH OF THE WIRE.
- 120VAC IS NOT PERMITTED IN THE SAME CONDUIT WITH LOW VOLTAGE WIRING.
- MAINTAIN 40 PERCENT MAXIMUM CONDUIT FILL RATIO AS PER NEC REQUIREMENTS.
- EXISTING CONDUITS MAY BE USED BY THE INSTALLATION CONTRACTOR AS DEEMED NECESSARY, HOWEVER, ANY EXISTING CONDUIT WILL BE USED ONLY IF CONDUITS MEET CURRENT STANDARDS AND CODES. SIMPLEXGRINNELL MAKES NO STATEMENTS WRITTEN OR VERBAL AS TO THE CONDITION OF EXISTING CONDUITS.

WIRE SCHEDULE

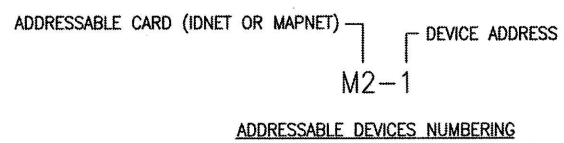
FIRE ALARM WIRE LIST			
CIRCUIT DESCRIPTION	RISER RATED: FPLP	SINGLE CONDUCTOR(THHN,1FFN)	PLENUM RATED: FPLP
M MAINPNET/NET CIRCUIT 1 PAR 18 AWG TWISTED OVERALL SHIELD	SG ANIX/PAGE 740215 AREA=0.0196 SQ. INCH ANIXTER PART NUMBER 740215	SG ANIX/PAGE 740214L AREA=0.0196 SQ. INCH ANIXTER PART NUMBER 740215	SG ANIX/PAGE 740214L AREA=0.0196 SQ. INCH ANIXTER PART NUMBER FAMC-1802C-1-25-03B5
Z ZONE CIRCUIT 2 CONDUCTOR 18 AWG SOLID	SG ANIX/PAGE 4547034RE AREA=0.0204 SQ. INCH ANIXTER PART NUMBER FA-1802C-1-1N-03-BX	(2) #18 AWG AREA=0.0055 SQ. INCH (EACH)	SG ANIX/PAGE 740132R AREA=0.0141 SQ. INCH ANIXTER PART NUMBER FA-1802C-1-2N-03
CONDUIT SIZE	CONDUCTOR AREA	CONDUIT SIZE	CONDUCTOR AREA
3/4"	0.12 SQ INCH *	1-1/4"	0.80 SQ INCH *
1"	0.21 SQ INCH *	1-1/2"	0.82 SQ INCH *
	0.34 SQ INCH *	2"	1.34 SQ INCH *
* 40% FILL PER N.E.C.			
THE CABLES SPECIFIED HERE ARE FOR REFERENCE OF REQUIRED ELECTRICAL CHARACTERISTICS AS WELL AS CODE REQUIREMENTS. ALTERNATE SUPPLIERS MAY BE SUBSTITUTED PROVIDING EQUIVALENT CHARACTERISTICS ARE MAINTAINED. ITEMS SUCH AS CAPACITANCE BETWEEN CONDUCTORS AND WIRE GAUGE CAN BE CRUCIAL TO THE CIRCUIT DESIGN OF THIS SYSTEM INSTALLATION.			
REFERENCE https://www.anixter.com/customer/ycsdfs FOR SG ANIXTER CABLE DATA			

RISER



NOTE: ACTUAL IDNET ADDRESSES TO BE DETERMINED ON-SITE.

DEVICE ADDRESSING LEGEND



SYSTEM DESCRIPTION / SCOPE OF WORK

OCCUPANCY TYPE: A-5 ASSEMBLY GROUP

SPRINKLER PROTECTION: BUILDING IS FULLY SPRINKLED

MODIFY EXISTING FIRE ALARM SYSTEM: PROVIDE NEW DEVICES, RELOCATE AND DEMO EXISTING DEVICES AS SHOWN ON DRAWINGS.

ALL NEW WIRING TO BE CLASS B.

THE EXISTING FIRE ALARM SYSTEM SHALL NOT BE DISCONNECTED OR TAKEN OUT OF SERVICE WITHOUT WRITTEN PERMISSION FROM THE OWNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER THE TIMING OF ANY EXISTING FIRE ALARM SYSTEM DEMOLITION WORK.

FIRE ALARM APPLICABLE CODES & STANDARDS

VIRGINIA CONSTRUCTION CODE (2012)

VIRGINIA STATEWIDE FIRE PREVENTION CODE (2012)

NATIONAL FIRE ALARM CODE (NFPA 72, 2010)

NATIONAL ELECTRIC CODE (NFPA 70, 2011)

JURISDICTIONS WITHIN THE STATE MAY HAVE AMENDMENTS TO THE STATE ADOPTED CODE. CHECK WITH THE LOCAL JURISDICTION AUTHORITY FOR MORE DETAILS.

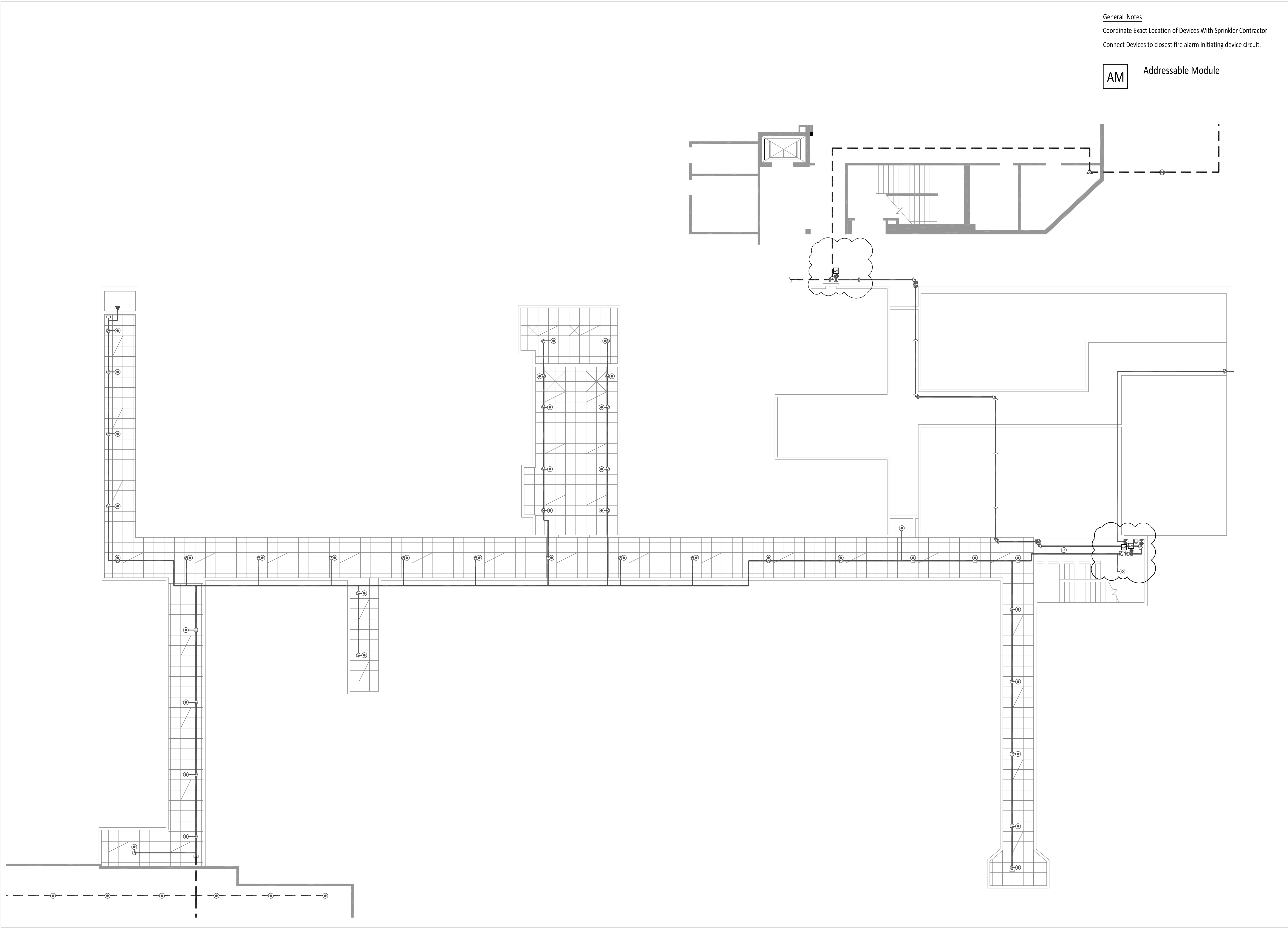
ABBREVIATIONS LEGEND

AC = ABOVE CEILING
C = CEILING MOUNTED
E = EXISTING TO REMAIN
RC = EXISTING TO REMOVE AND COVER
RD = EXISTING DEVICE TO BE RELOCATED
RL = RELOCATED DEVICE
RR = REMOVE EXISTING AND REPLACE W/NEW
WP = WEATHERPROOF
XP = EXPLOSION PROOF
H = HIGH HUMIDITY
AFF = ABOVE FINISHED FLOOR
AHJ = AUTHORITY HAVING JURISDICTION
ALM = ALARM
ANN = ANNUNCIATOR
BMS = BUILDING MANAGEMENT SYSTEM
CBC = CALIFORNIA BUILDING CODE
CD = (eq. 150C) CANDELA
CSPM = CALIFORNIA STATE FIRE MARSHAL
DET = DETECTOR
DGP = DATA GATHERING PANEL
EOL = END OF LINE
EPO = EMERGENCY POWER OFF
FACP = FIRE ALARM CONTROL PANEL
FATO = FIRE ALARM TERMINAL CABINET
FBO = FURNISHED BY OTHERS
FCC = FIRE COMMAND CENTER
FAA = FIRE ALARM ANNUNCIATOR
FTR = FIRE ALARM TRANSDUCER
FSD = FIRE SMOKE DAMPER

HT = HEIGHT
HVAC = HEATING, VENTILATION, & AIR CONDITIONING
IMS = INFORMATION MANAGEMENT SYSTEM
MAX = MAXIMUM
MIN = MINIMUM
N/A = NOT APPLICABLE
NIC = NOTIFICATION APPLIANCE CIRCUIT EXTENDER
NDU = NETWORK DISPLAY UNIT
NEC = NATIONAL ELECTRICAL CODE
NFPA = NATIONAL FIRE PROTECTION ASSOCIATION
NIC = NOT IN CONTRACT
NFP = NETWORK PROCESSING UNIT
NTS = NOT TO SCALE
PAP = PRE-ACTION PANEL
SCC = STATUS COMMAND CENTER
SLC = SIGNALING LINE CIRCUIT
SMK = SMOKE
SUPV = SUPERVISORY
TAG = TRILEAKT ADDRESSABLE CONTROLLER
TRBL = TROUBLE
TS = TAMPER SWITCH
TYP = TYPICAL
UON = UNLESS OTHERWISE NOTED
VCC = VOICE COMMAND CENTER
VF = VALVE, TAMPER
W = WATER FLOW
W = (eq. 1/2W) WATT
W/O = WITH
W/O = WITHOUT

BATTERY CALCULATIONS

VT Jonsson Hall /Football Stadium								
Module	Qty	Description	Steady Current	Total Steady	Alarm Current	Total Alarm	Battery Pk #	
Panel Equipment								
4100-9114	1	14000 WATTEN CONTROLLER, WFO-HALF DEWAY	0.041000	0.041000	0.042000	0.042000	1	
4100-1211	1	WIRELESS CARRIER	0.002000	0.002000	0.017000	0.017000	1	
4100-1252	1	1 CHANNEL AUDIO REPEATER	0.000000	0.000000	0.024000	0.024000	1	
4100-1284	1	8 SW. 18 REPEATER/18W MIDDLE	0.000000	0.000000	0.024000	0.024000	1	
4100-1285	1	10W MIDDLE WITH 2X SWITCHING AND 24 RED LEDS	0.024000	0.024000	0.024000	0.024000	1	
4100-1286	1	16W/40 LED/STATION CONTROLLER	0.020000	0.020000	0.020000	0.020000	1	
4100-1287	1	BASIC AUDIO WITH MICROPHONE - 100W	0.070000	0.070000	0.080000	0.080000	1	
4100-1288	1	100W MIDDLE WITH 2X SWITCHING AND 24 RED LEDS	0.080000	0.080000	0.080000	0.080000	1	
4100-1303	1	WIRENET LOGIC BOARD	0.000000	0.000000	0.060000	0.060000	1	
4100-3206	1	8 RELAY - 2 AMP	0.010000	0.010000	0.010000	0.010000	1	
4100-3114	1	100WATT POWER SUPPLY, 3 CHANNELS, 120V	0.080000	0.080000	0.100000	0.100000	1	
4100-6014	2	1 NETWORK FIB CARD, WIRE	0.040000	0.040000	0.040000	0.040000	1	
4100-6016	2	2 NETWORK FIB CARD WIRE	0.040000	0.040000	0.020000	0.020000	2	
4100-8601	1	100WATT ANTEENNA & MULTIPLE TRANSFORMERS	0.020000	0.020000	0.020000	0.020000	1	
			Total Panel Steady	0.965000	Total Panel Alarm	0.930000		
Peripheral Devices								
4000-9001	12	12NET SINGLE ACTION & SINGLE SENSOR	0.000000	0.000000	0.000000	0.000000	12	
4000-9114	1	100WATT SINGLE ACTION & SINGLE SENSOR	0.000000	0.000000	0.000000	0.000000	19	
4000-9153	6	100WATT NET PROTOR	0.000000	0.000000	0.000000	0.000000	6	
4000-9274	1	100WATT SINGLE ACTION & SINGLE SENSOR	0.000000	0.000000	0.000000	0.000000	1	
4000-9756	6	100WATT SINGLE ACTION & SINGLE SENSOR W/ RELAY OUTPUT	0.000000	0.000000	0.010000	0.000000	6	
4000-9801	6	100WATT SINGLE ACTION & SINGLE SENSOR	0.000000	0.000000	0.010000	0.000000	6	
3000-9808	6	100WATT ALARM INDICATOR	0.000000	0.000000	0.000000	0.000000	6	
4000-9001	23	12NET SUPERVISOR IAN	0.000000	0.000000	0.000000	0.000000	23	
4000-9001	1	12NET RELAY IAN	0.000000	0.000000	0.000000	0.000000	1	
Multi-Console Station (Select Console Rating)					ALERT STRONGS OUT			
4000-9253	5	3 ADDRESSABLE WALL MNT MC 5V, MT	150d	0.000000	0.000000	0.000000	5	
4000-9253	3	3 ADDRESSABLE WALL MNT MC 5V, MT	75d	0.000000	0.000000	0.000000	3	
4000-9253	7	3 ADDRESSABLE WALL MNT MC 5V, MT	350d	0.000000	0.014000	0.014000	130000	7
4000-9253	1	1 ADDRESSABLE WALL MNT MC 5V, MT	1100d	0.000000	0.025000	0.025000	110000	1
4000-9253	3	3 ADDRESSABLE WALL MNT MC 5V, MT	150d	0.000000	0.000000	0.000000	0	3
4000-9253	3	3 ADDRESSABLE WALL MNT MC 5V, MT	300d	0.000000	0.000000	0.000000	0	3
4000-9253	3	3 ADDRESSABLE WALL MNT MC 5V, MT	750d	0.000000	0.018000	0.018000	0	3
4000-9253	0	0 ADDRESSABLE WALL MNT MC 5V, MT	1100d	0.000000	0.000000	0.025000	0	0
			Total Periph Steady	0.0032	Total Periph Alarm	3.899		
			Total Steady Perms	0.9682	Total Alarm Perms	0.9339		

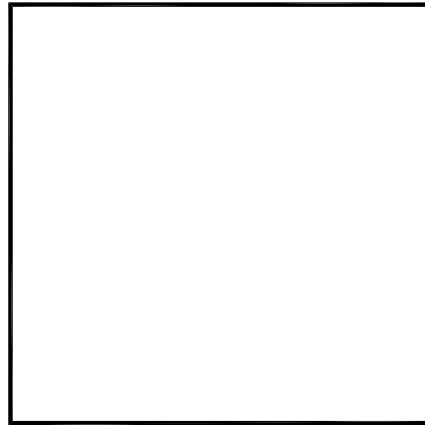
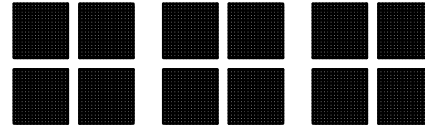


General Notes
Coordinate Exact Location of Devices With Sprinkler Contractor
Connect Devices to closest fire alarm initiating device circuit.

AM

Addressable Module

Jamison Electric
JAMISON ELECTRIC
ELECTRICAL CONTRACTORS
1345 ALBOMA ROAD
DALLAWAY, VIRGINIA 24067
TELEPHONE (540)483-1940
FAX (540)489-3260

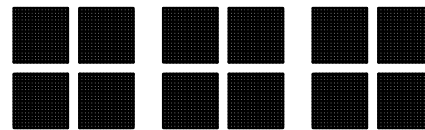


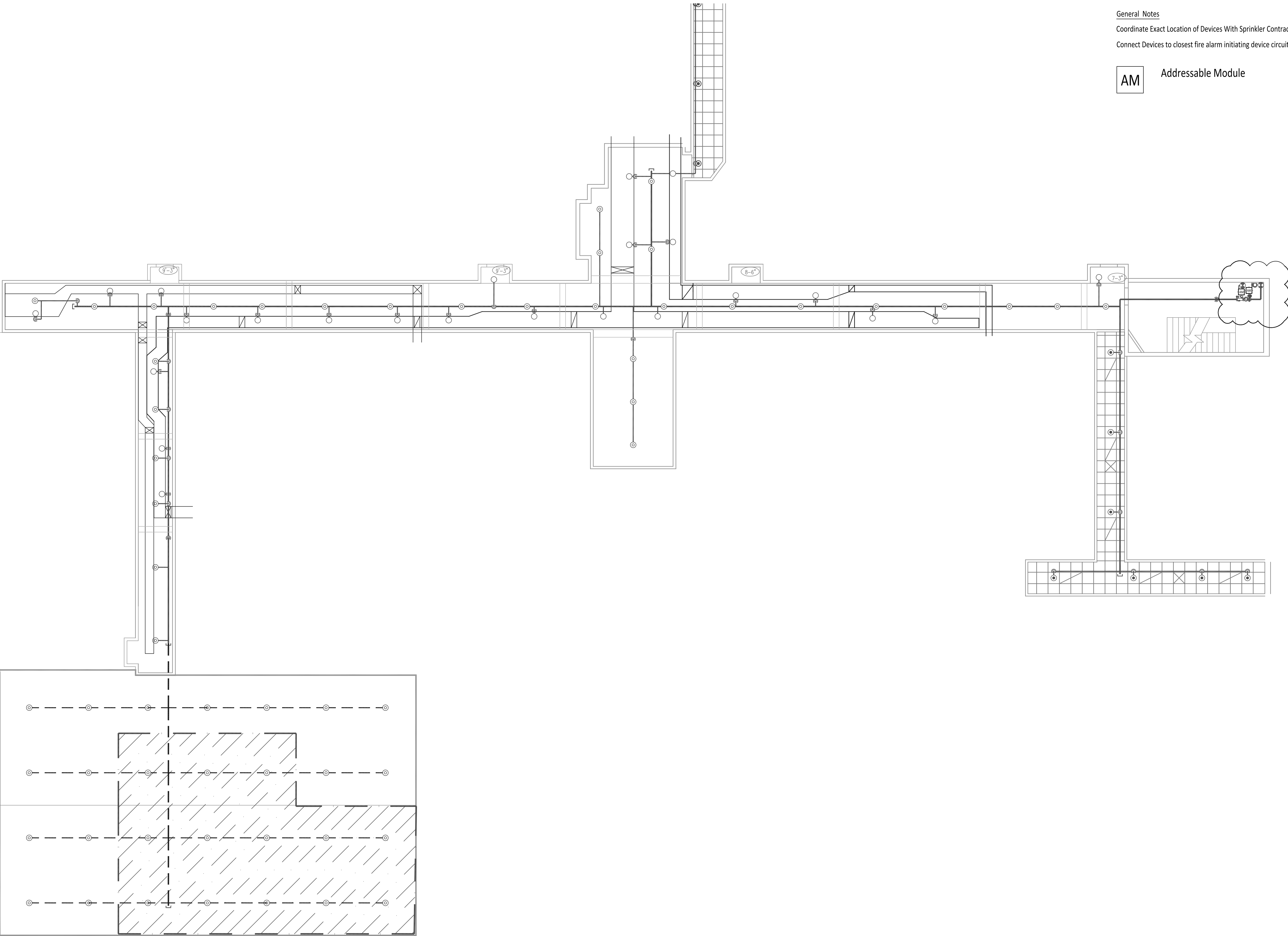
CASSELL HALL
SPRING ROAD
BLACKSBURG, VIRGINIA

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Date:	
Drawn By:	SRJ
Revisions:	6-24-2016
	Revision:

GROUND



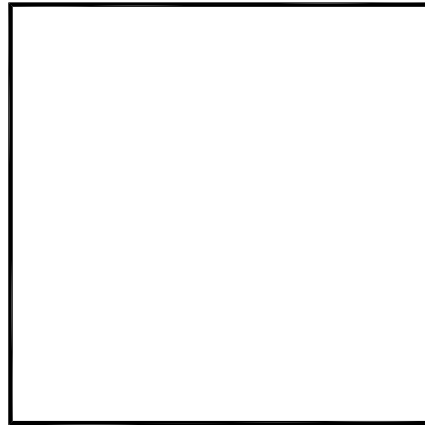
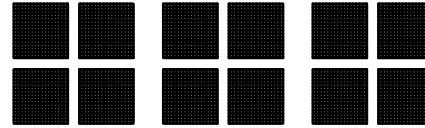


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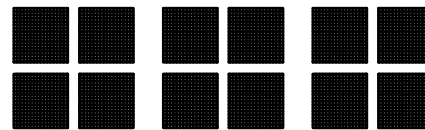


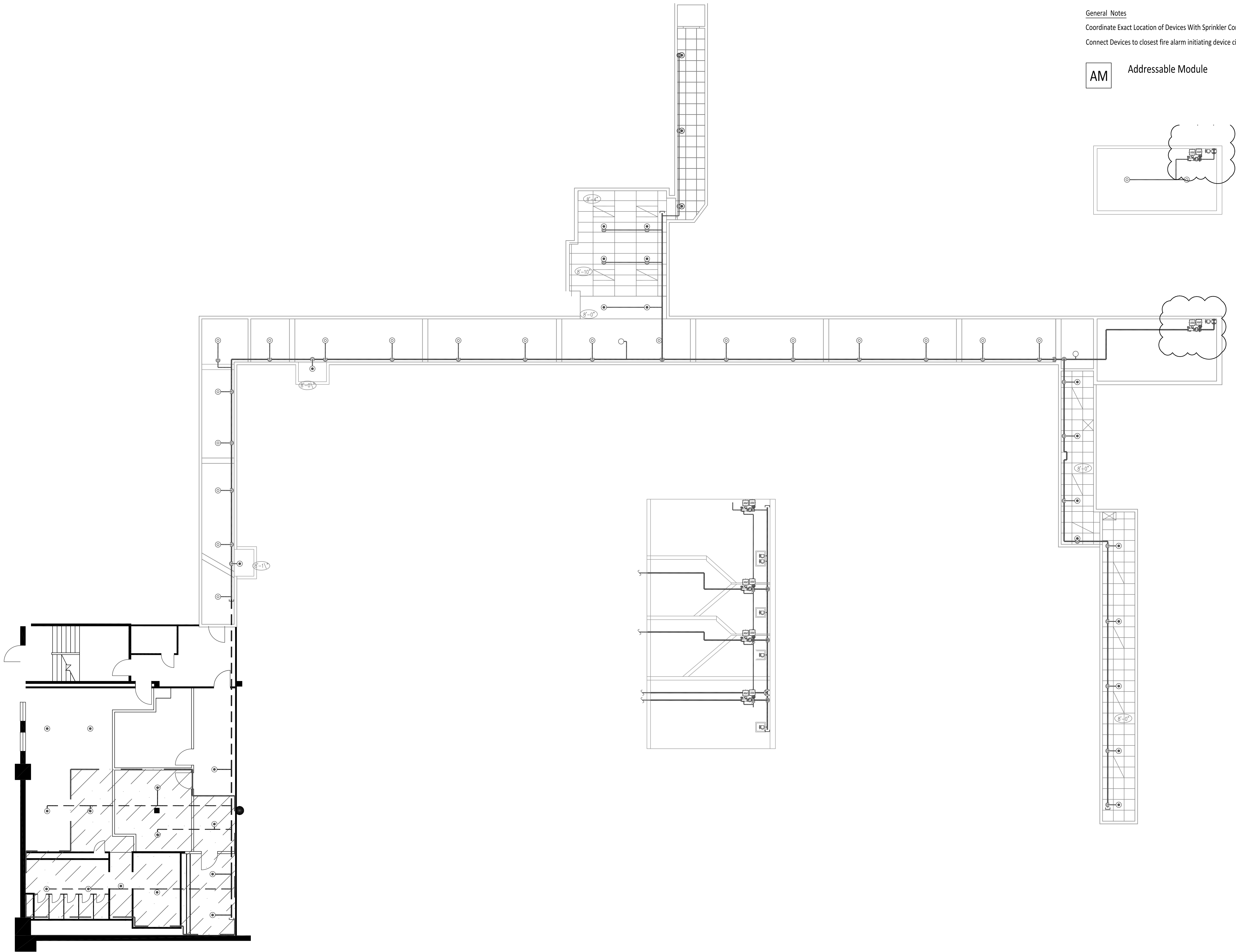
CASSELL HALL
SPRING ROAD
BLACKSBURG, VIRGINIA

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Date:	
Drawn By:	SRJ
Revisions:	6-24-2016
	Revision:

COURT FLOOR



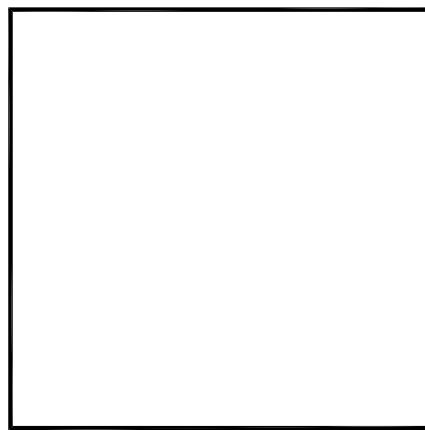
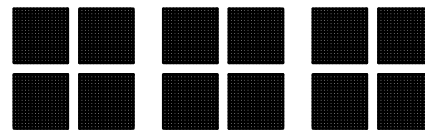
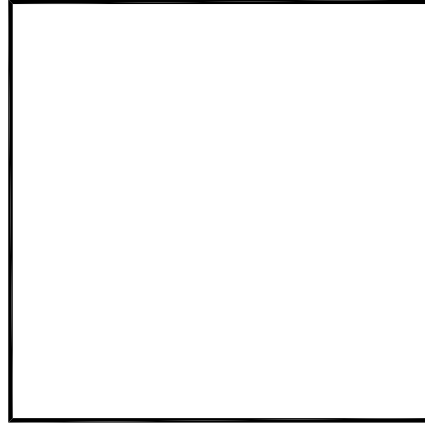


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Date:	SRJ
Drawn By:	6-24-2016
Revisions:	Revision:

THRID FLOOR

