

A RENOVATION OF:  
SUNWATCHER VILLAGE CLUBHOUSE



MIDWESTERN  
STATE UNIVERSITY



BYSP architects

1005 Ninth Street - Suite 200 Wichita Falls, Texas 76301 (940) 761-2404

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INDEX OF DRAWINGS

ARCHITECTURAL

- AD101 DEMOLITION PLAN
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- A102 REFLECTED CEILING PLAN
- A201 DOOR & WINDOW SCHEDULES
- A401 WALL SECTIONS
- A601 INTERIOR ELEVATIONS & SECTIONS

MECHANICAL

- M101 FLOOR PLAN,
- M201 DETAILS & SCHEDULES HVAC

ELECTRICAL

- E101 FLOOR PLAN ELECTRICAL

BID ALTERNATES

ALTERNATE NO. 1 - PROVIDE AND INSTALL ALUMINUM STOREFRONT ENTRIES AS SCHEDULED (INCLUDING ALUMINUM DOORS AND HARDWARE) LABELED 101A & 101B. INCLUDE REMOVAL OF EXISTING ENTRIES COMPLETE (DOORS, SIDELIGHTS & TRANSOMS).

CODE SUMMARY

OFFICE BUILDING

|                   |  |
|-------------------|--|
| OCCUPANCY TYPE    | 2015 IBC GROUP B   |
| CONSTRUCTION TYPE | TYPE V-A (UNPROTECTED)   |
| SPRINKLER         | NOT SPRINKLED  |
| BUILDING AREA     | 6,263 SQ. FT. - EXISTING BUILDING<br>2,299 SQ. FT. - RENOVATION AREA |
| OCCUPANT LOAD     | 63 OCCUPANTS   |

PROJECT ADDRESS

SUNWATCHER VILLAGE  
3704 LOUIS J. RODRIGUEZ DRIVE  
WICHITA FALLS, TEXAS 76308

PROJECT / OWNER

MIDWESTERN STATE UNIVERSITY  
3410 TAFT BLVD.  
WICHITA FALLS, TEXAS 76308

ARCHITECT

BYSP ARCHITECTS  
1005 9th STREET, STE 200  
WICHITA FALLS, TEXAS 76301  
940-761-2404

A RENOVATION OF:  
SUNWATCHER VILLAGE CLUBHOUSE



MIDWESTERN  
STATE UNIVERSITY

BYSP PROJECT # 17032      ISSUE DATE: OCTOBER 13, 2017

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
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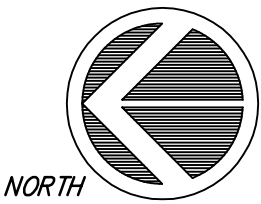
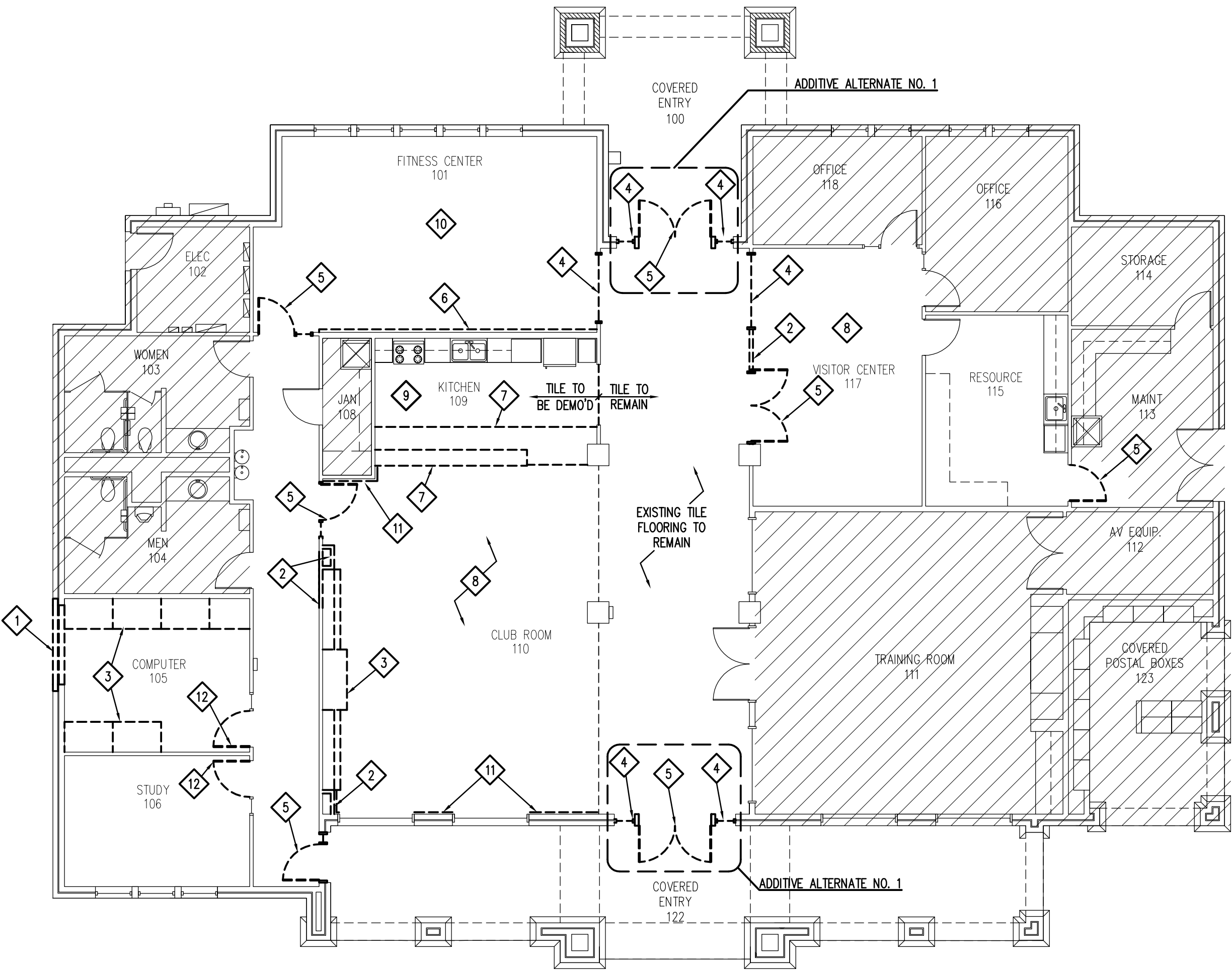
SET NO:

GENERAL NOTES – DEMOLITION

- 1. DEMOLITION DRAWINGS INDICATE APPROXIMATE LOCATION, QUANTITY, & SIZE OF AREAS & ITEMS TO BE REMOVED. THE CONTRACTOR SHALL VERIFY LOCATION, QUANTITY, & SIZE OF ALL ITEMS. COORDINATE WITH THE ARCHITECTURAL PLANS FOR LIMITS OF DEMOLITION.
- 2. COORDINATE MECHANICAL & ELECTRICAL DEMOLITION WITH MECHANICAL & ELECTRICAL CONTRACTORS. REFER TO MECHANICAL DEMOLITION PLAN FOR DEMOLITION REQUIRED FOR NEW MECHANICAL SYSTEM.
- 3. FOR ITEMS INDICATED FOR DEMOLITION, IT IS INTENDED THAT DEMOLITION IS TO INCLUDE THE ITEM & IT'S RELATED SYSTEMS & ACCESSORIES.
- 4. INTERIOR DEMOLITION SHALL INCLUDE ALL DOORS AND WINDOWS AND THEIR FRAMES, INTERIOR FINISHES TO INCLUDE FLOORING, MILLWORK. SOME INTERIOR PARTITIONS ARE TO BE DEMOLISHED, BUT ANY PORTION OF LOAD BEARING WALLS REQUIRED TO SUPPORT ROOF STRUCTURE SHALL REMAIN UNTIL NEW INTERIOR PARTITIONS AND STRUCTURAL BEAMS ARE INSTALLED REFER TO THE STRUCTURAL DRAWINGS.
- 5. EXTERIOR DEMOLITION SHALL INCLUDE REMOVAL OF EXISTING FACE BRICK, DOORS, STOREFRONTS AND WINDOWS AS SHOWN.

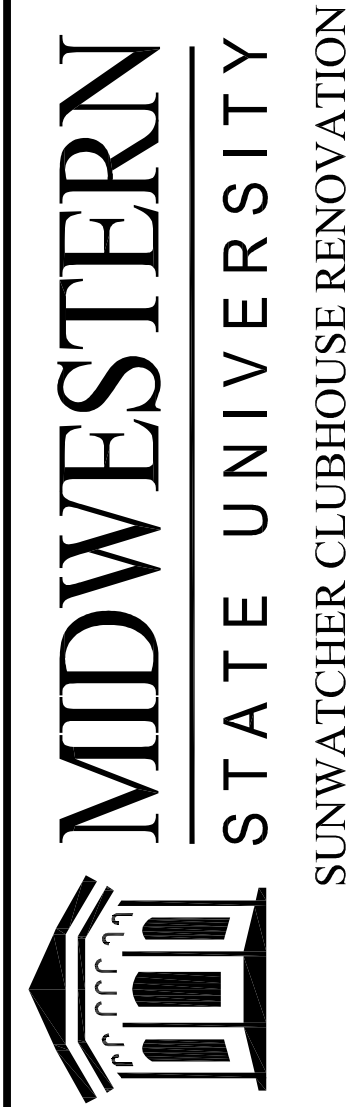
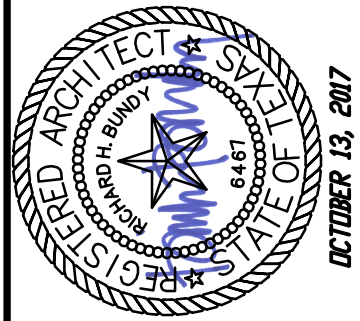
KEY NOTES – DEMOLITION

- 1 DEMO A PORTION OF EXTERIOR WALL AS SHOWN FOR NEW OPENINGS. COORDINATE WITH FLOOR PLAN. SALVAGE EXISTING BRICKS FOR RE-USE.
- 2 REMOVE PORTION OF EXISTING INTERIOR PARTITION AS SHOWN
- 3 REMOVE EXISTING MILLWORK COMPLETE
- 4 REMOVE EXISTING WINDOWS COMPLETE
- 5 REMOVE EXISTING DOOR AND FRAME COMPLETE
- 6 REMOVE MIRROR WALL COMPLETE
- 7 REMOVE EXISTING HIGH COUNTER TOP, LOWER COUNTER AND PORTION OF LOW WALL. EXISTING BASE CABINETS TO REMAIN. COORDINATE WITH PLAN AND INTERIOR ELEVATION.
- 8 REMOVE EXISTING CARPET COMPLETE
- 9 REMOVE EXISTING TILE FLOORING COMPLETE
- 10 REMOVE EXISTING RUBBER SPORTS FLOOR COMPLETE
- 11 REMOVE EXISTING CHAIRRAIL AS SHOWN, PATCH AND REPAIR WALL AS NEEDED TO MAKE SCHEDULED FINISH.
- 12 REMOVE EXISTING DOOR, FRAME AND SIDELIGHT TO REMAIN

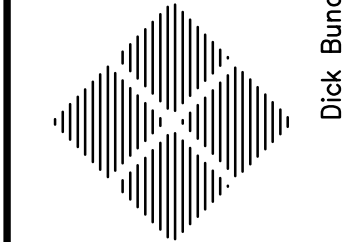


1 DEMOLITION PLAN

SCALE: 1/8" = 1'-0" (1/16" on 11x17)



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DEMOLITION PLAN

AD101

OF 1 SHEETS



1. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR UNFORESEEN CONDITIONS AS SOON AS THEY ARE DISCOVERED.
2. ALL WALL DIMENSIONS ARE TO FACE OF EXISTING OR NEW FRAMING MEMBERS OR FACE OF MASONRY, CENTER LINE OF WINDOW, AND CENTER LINE OF COLUMNS. DOOR OPENING DIMENSIONS ARE TO EDGE OF OPENING. NOTIFY ARCHITECT IMMEDIATELY IF ANY DIMENSIONAL DISCREPANCIES OCCUR.
3. FINISH FLOOR ELEVATION 100'-0" IS REFERENCE ONLY.

- ① EXISTING FIRE EXTINGUISHER CABINET TO REMAIN
- ② IN-FILL EXISTING OPENING WITH WOOD FRAMING AND 5/8" GYP. EA. SIDE.
- ③ PATCH/REPAIR EXISTING WALL TEXTURE TO MATCH AND PAINT.
- ④ PAINT EXISTING WALL AS SCHEDULED IN ALL SPACES OF AREA OF WORK, U.N.O. TYP.
- ⑤ WALL MOUNTED MONITOR, ON MOUNTING SYSTEM, OWNER FURNISHED, CONTRACTOR INSTALLED.

## LEGEND

**OCTOBER 13, 2017**



**MIDWESTERN**  
**STATE UNIVERSITY**  
SUNWATCHER CLUBHOUSE RENOVATION

**BUNDY, YOUNG, SIMS & POTTER, INC.**  
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Tom Young, AIA(1949-1993)

|                  |                           |                |                   |
|------------------|---------------------------|----------------|-------------------|
| Dick Bundy, FAIA | Tom Young, AIA(1949–1993) | Rick Sims, AIA | David Potter, AIA |
|------------------|---------------------------|----------------|-------------------|

|            |            |
|------------|------------|
| DRAWN BY   | SWW        |
| CHECKED BY | RHB        |
| DATE       | 10/13/2017 |
| JOB NO.    | 17032      |

FLOOR PLAN

A101

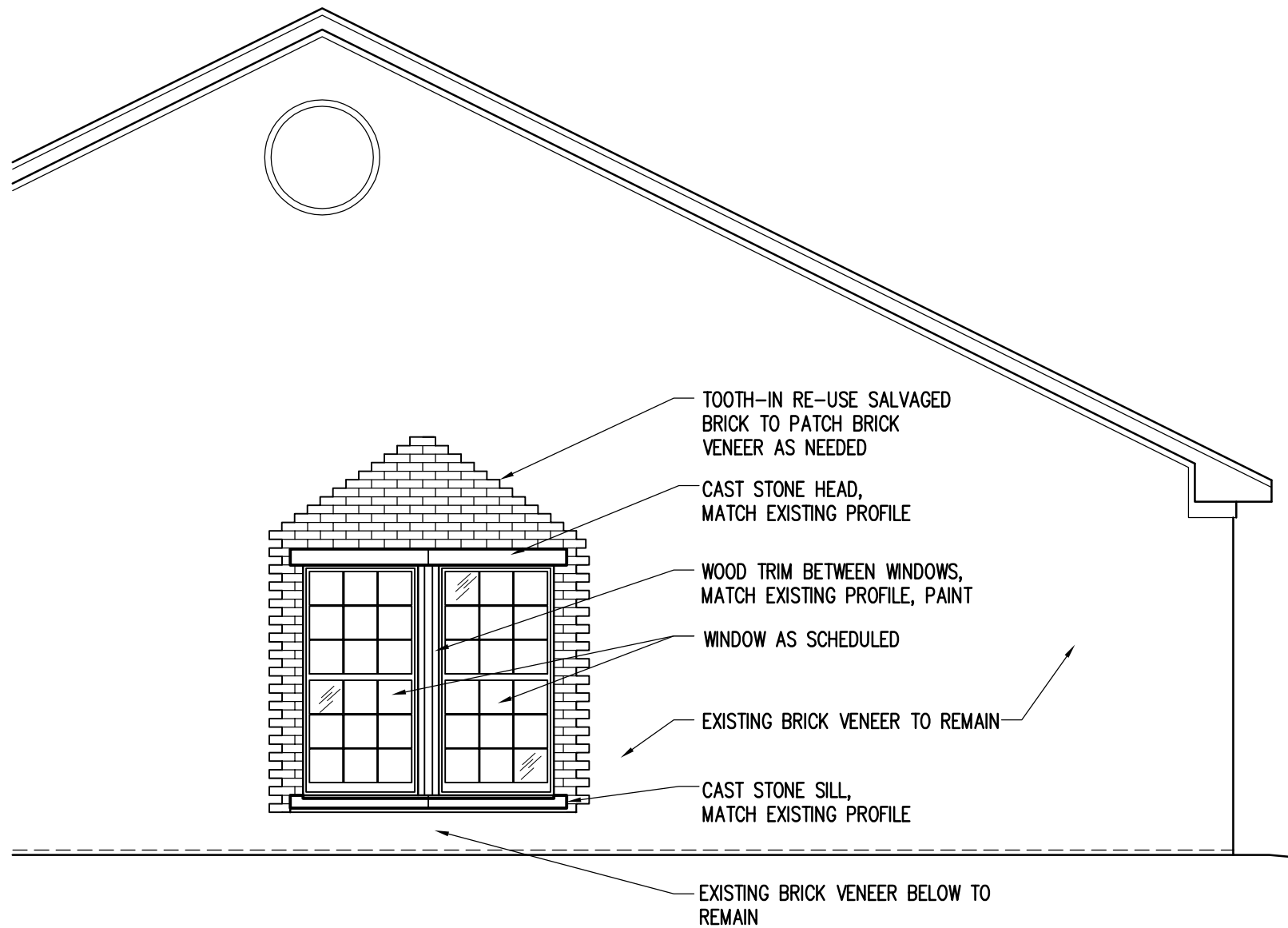
OF X SHEETS

RCP LEGEND

- EXISTING CEILING TO REMAIN - NO WORK IN THIS AREA
- LAY-IN ACOUSTICAL CEILING
- GYP. BOARD CEILING (RE-PAINT)
- EXISTING FIXTURE TO REMAIN
- 2x4 LAY-IN LIGHT FIXTURE
- RECESSED CAN LIGHT FIXTURE
- EXIT LIGHT
- SUPPLY AIR REGISTER - REF. MECHANICAL FOR ADDTL. INFORMATION
- RETURN AIR REGISTER - REF. MECHANICAL FOR ADDTL. INFORMATION
- RETURN AIR REGISTER - REF. MECHANICAL FOR ADDTL. INFORMATION
- GYP. BRD. CEILING - TEXTURE & PAINT

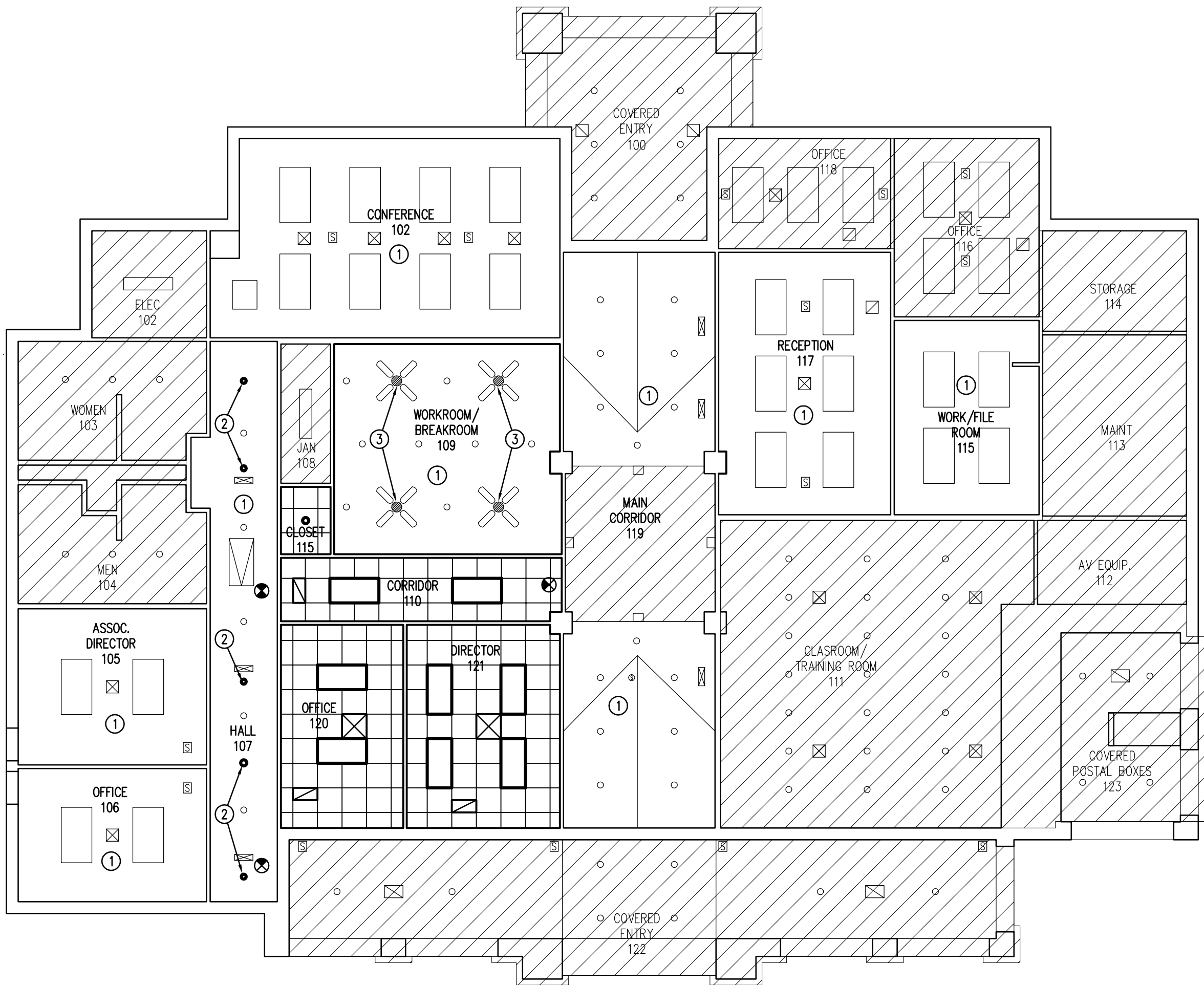
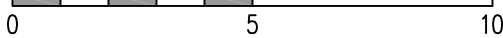
KEYNOTES

- 1 EXISTING GYP. BD. CEILING TO BE PAINTED
- 2 NEW RECESSED FIXTURE, REF. ELEC.
- 3 EXISTING CEILING FANS TO REMAIN, REF. ELEC.



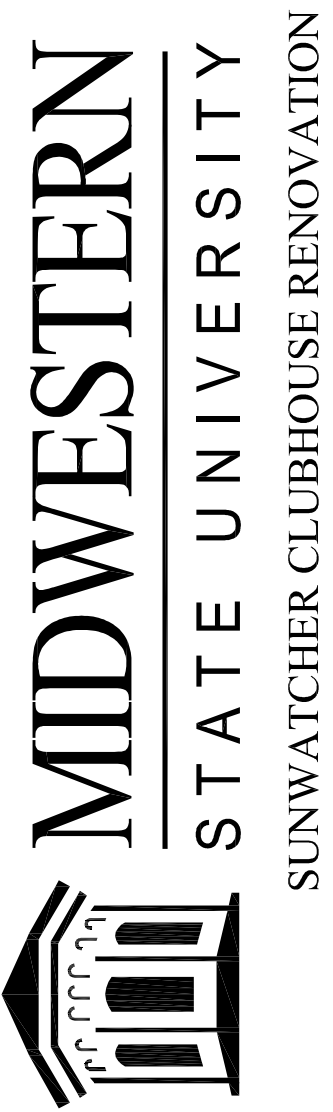
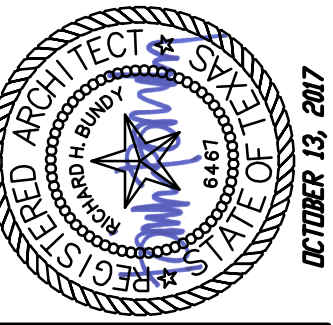
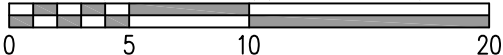
2 PARTIAL ELEVATION

SCALE: 1/4" = 1'-0" (1/8" on 11x17)

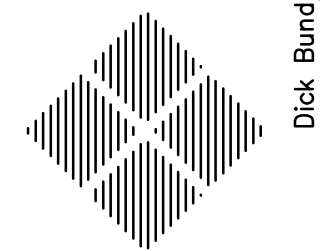


1 REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0" (1/16" on 11x17)



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REFLECTED  
CEILING PLAN

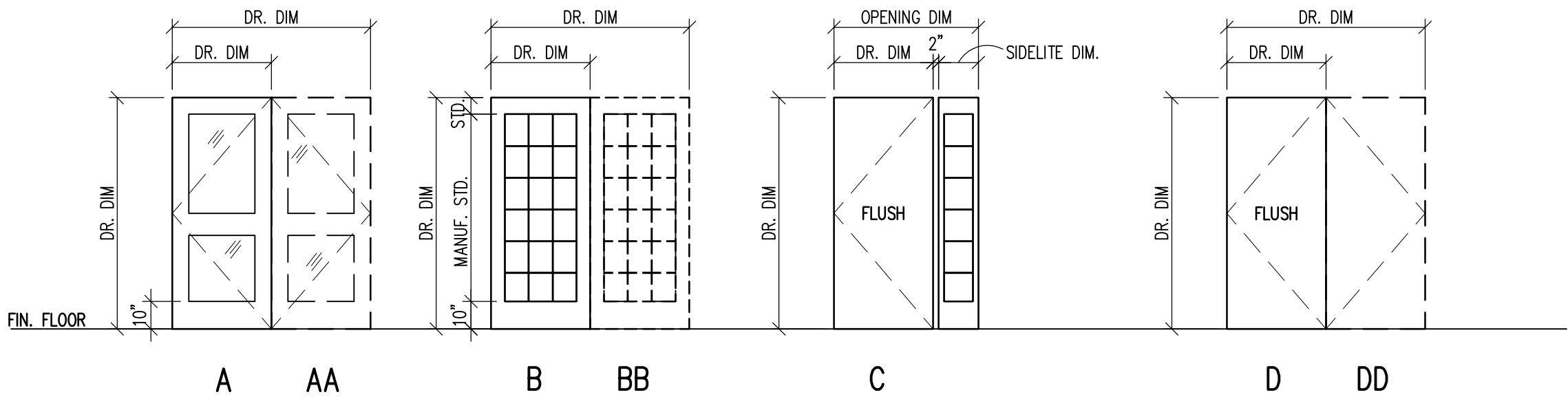
A102

OF 2 SHEETS



DOOR NOTES

NOTE 1: DOOR TYPES



NOTE 2: DOOR CONSTRUCTION TYPES

- AL - ALUMINUM, FULL GLASS
- WD - SOLID CORE WOOD

NOTE 3: GLASS TYPES

- TNI - 1" TINTED TEMPERED INSULATED
- TP - 1/4" CLEAR TEMPERED

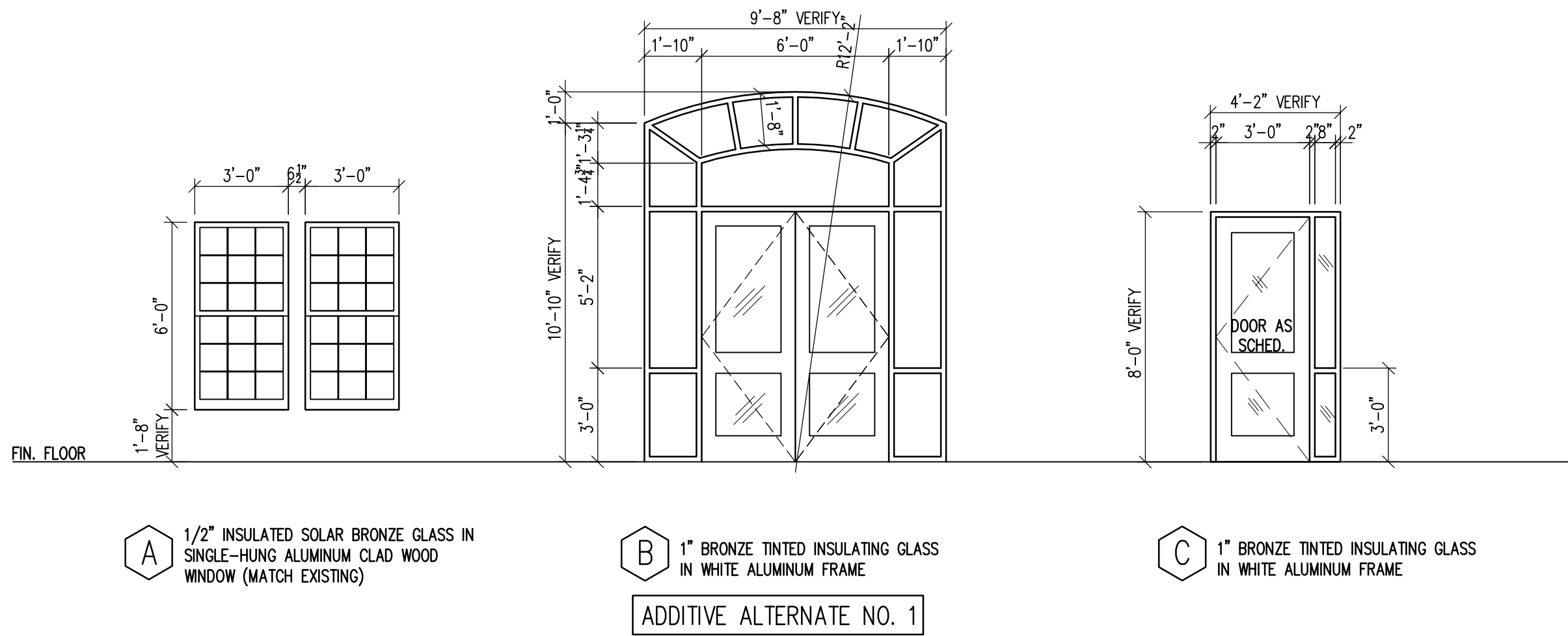
NOTE 4: DOOR FRAME TYPES

- AL - ALUMINUM (WHITE)
- WD - WOOD

DOOR SCHEDULE

| DOOR MARK           | OPENING SIZE       | TYPE (NOTE 1) | THICKNESS IN INCHES | CONSTRUCTION (2) | GLASS (NOTE 3) | RATING  | FRAME TYPE (4) | HEAD | JAMB | SILL | REMARKS (5)  |
|---------------------|--------------------|---------------|---------------------|------------------|----------------|---------|----------------|------|------|------|--|
| PD BLDG -- BASE BID |                    |               |                     |                  |                |         |                |      |      |      |  |
| 101A                | 3'-0" x 8'-0"      | AA            | 1 3/4"              | AL               | TNI            | -       | AL             |      |      |      | PREP DOOR & FRAME FOR FUTURE ACCESS CONTROL SYSTEM |
| 101B                | 3'-0" x 8'-0"      | AA            | 1 3/4"              | AL               | TNI            | -       | AL             |      |      |      | PREP DOOR & FRAME FOR FUTURE ACCESS CONTROL SYSTEM |
| 102                 | 3'-0" x 8'-0"      | C             | 1 3/4"              | WD               | TP             | 20 MIN. | WD             |      |      |      |  |
| 103                 | NOT USED           |               |                     |                  |                |         |                |      |      |      |  |
| 104                 | EXISTING TO REMAIN |               |                     |                  |                |         |                |      |      |      |  |
| 105                 | EXISTING TO REMAIN |               |                     |                  |                |         |                |      |      |      |  |
| 106                 | EXISTING TO REMAIN |               |                     |                  |                |         |                |      |      |      |  |
| 107                 | EXISTING TO REMAIN |               |                     |                  |                |         |                |      |      |      |  |
| 108                 | EXISTING TO REMAIN |               |                     |                  |                |         |                |      |      |      |  |
| 109                 | EXISTING TO REMAIN |               |                     |                  |                |         |                |      |      |      |  |
| 110                 | EXISTING TO REMAIN |               |                     |                  |                |         |                |      |      |      |  |
| 111                 | 3'-0" x 8'-0"      | B             | 1 3/4"              | WD               | TP             | 20 MIN. | WD             |      |      |      |  |
| 112                 | 3'-0" x 8'-0"      | C             | 1 3/4"              | WD               | TP             |         | WD             |      |      |      |  |
| 113                 | 3'-0" x 8'-0"      | C             | 1 3/4"              | WD               | TP             |         | WD             |      |      |      |  |
| 114                 | 3'-0" x 8'-0"      | C             | 1 3/4"              | WD               | TP             |         | WD             |      |      |      |  |
| 115                 | 3'-0" x 8'-0"      | D             | 1 3/4"              | WD               | TP             |         | WD             |      |      |      |  |
| 116A                | 3'-0" x 8'-0" C.O. |               |                     |                  |                |         |                |      |      |      |  |
| 116B                | 3'-0" x 7'-0"      | A             | 1 3/4"              | AL               | TNI            |         | AL             |      |      |      | CASED OPENING                                      |
| 117                 | EXISTING TO REMAIN |               |                     |                  |                |         |                |      |      |      |  |
| 118                 | EXISTING TO REMAIN |               |                     |                  |                |         |                |      |      |      |  |
| 119                 | EXISTING TO REMAIN |               |                     |                  |                |         |                |      |      |      |  |
| 120                 | 3'-0" x 7'-0"      | C             | 1 3/4"              | WD               |                |         |                |      |      |      |  |
| 121                 | 3'-0" x 7'-0"      | C             | 1 3/4"              | WD               |                |         |                |      |      |      |  |
| 122                 | EXISTING TO REMAIN |               |                     |                  |                |         |                |      |      |      |  |

WINDOW SCHEDULE

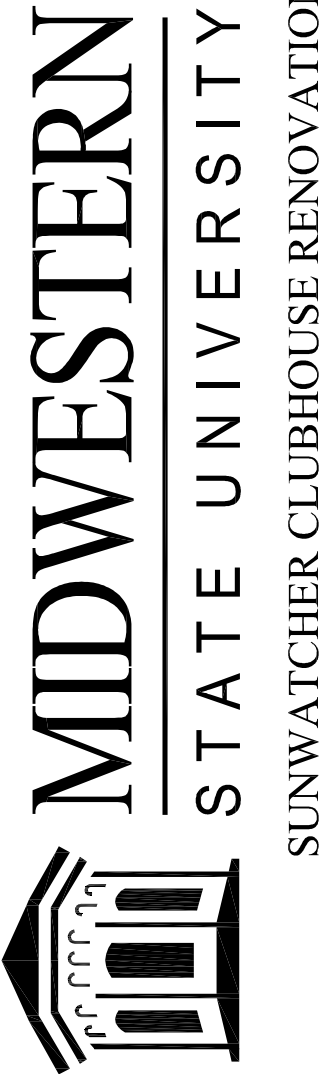
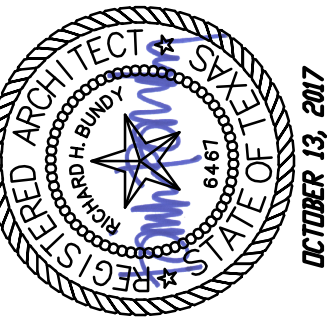


1/2" INSULATED SOLAR BRONZE GLASS IN SINGLE-HUNG ALUMINUM CLAD WOOD WINDOW (MATCH EXISTING)

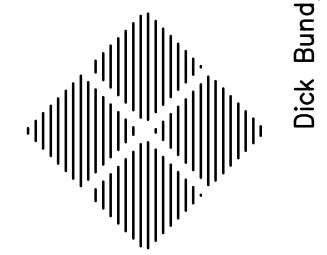
1" BRONZE TINTED INSULATING GLASS IN WHITE ALUMINUM FRAME

ADDITIVE ALTERNATE NO. 1

1" BRONZE TINTED INSULATING GLASS IN WHITE ALUMINUM FRAME



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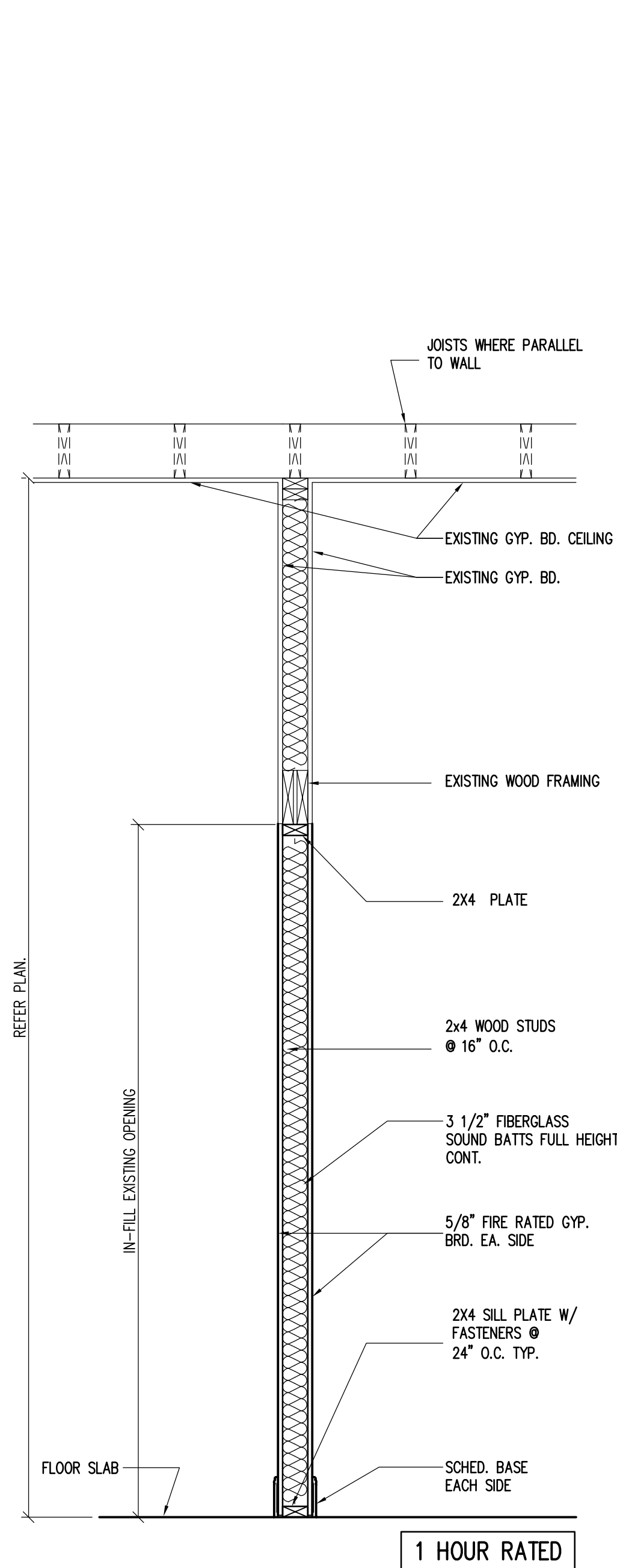


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DOOR & WINDOW SCHEDULE

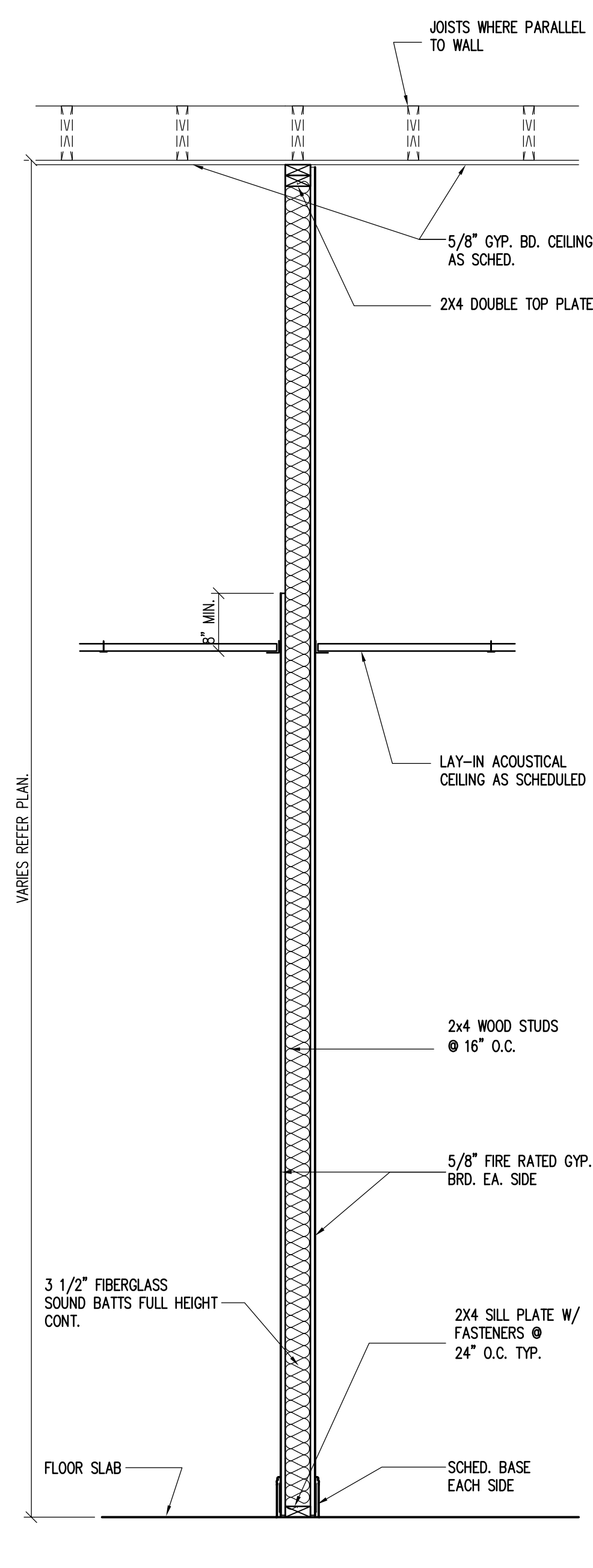
A201

OF X SHEETS



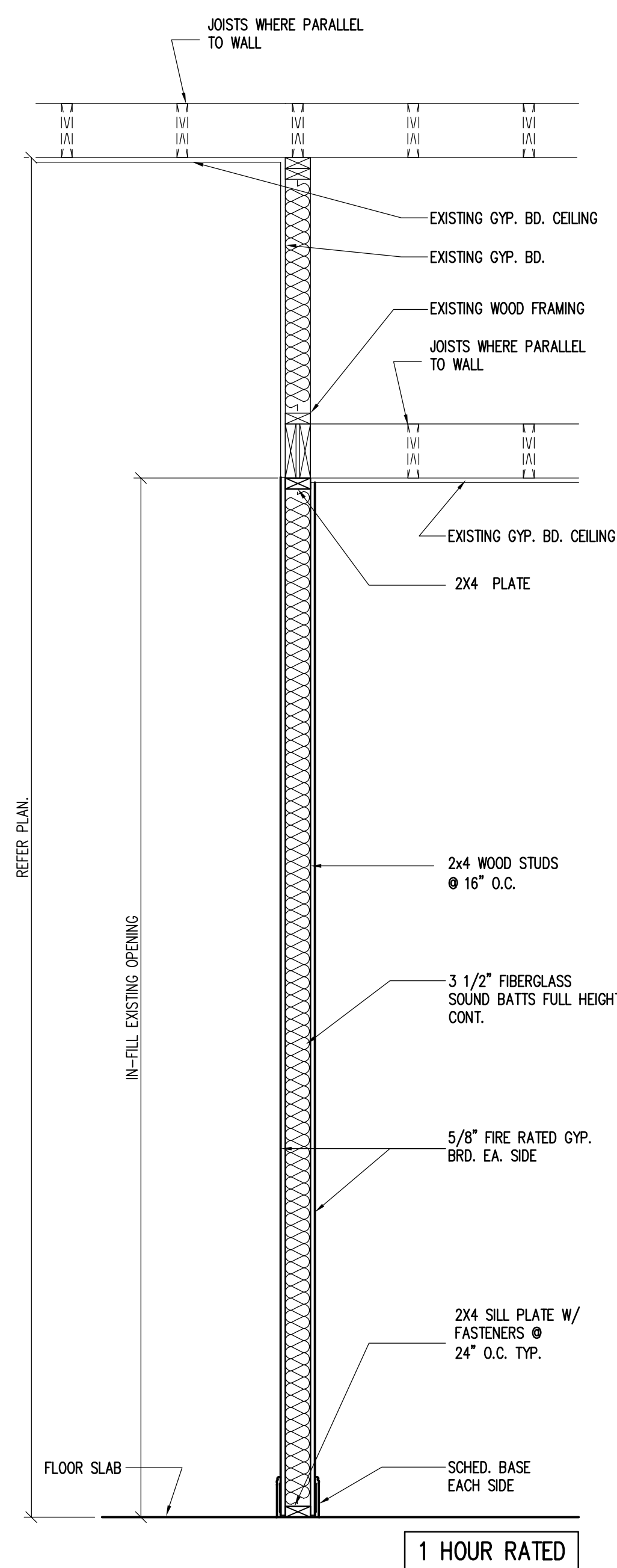
# 1 SECTION

SCALE: 3/4" = 1'-0"



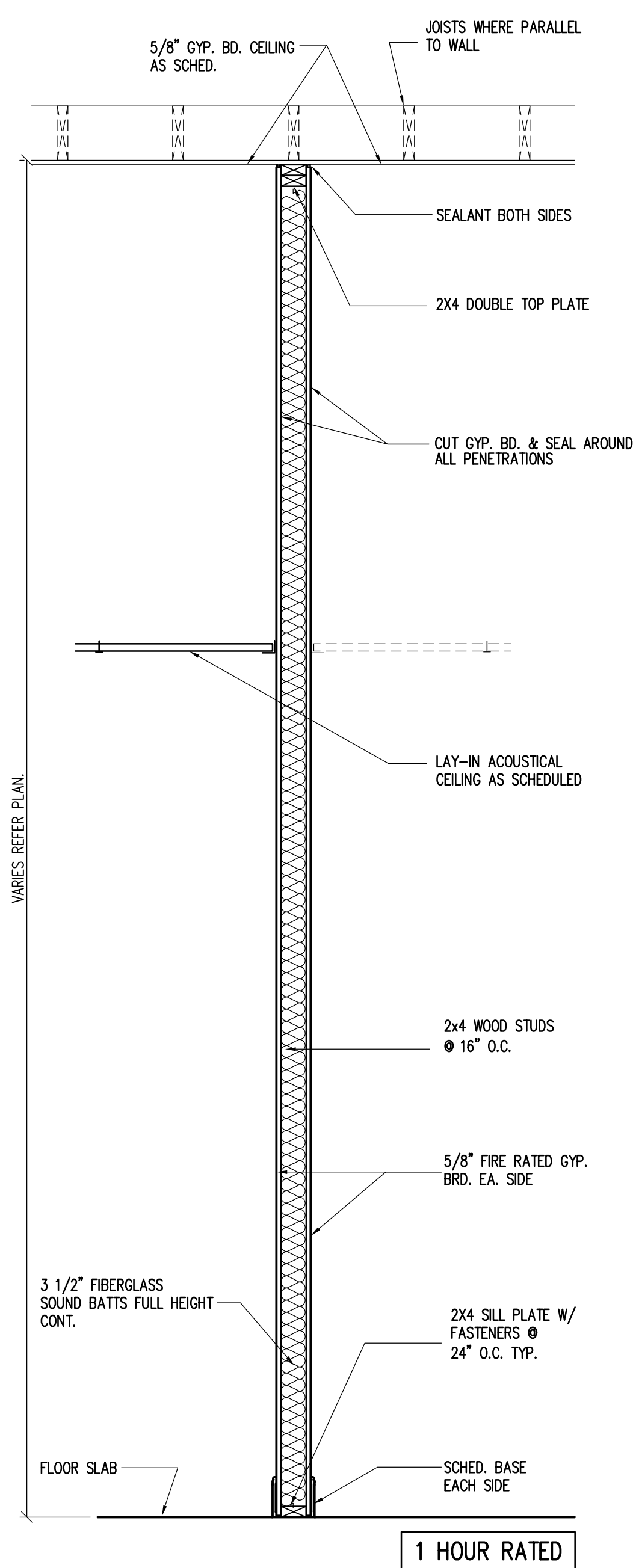
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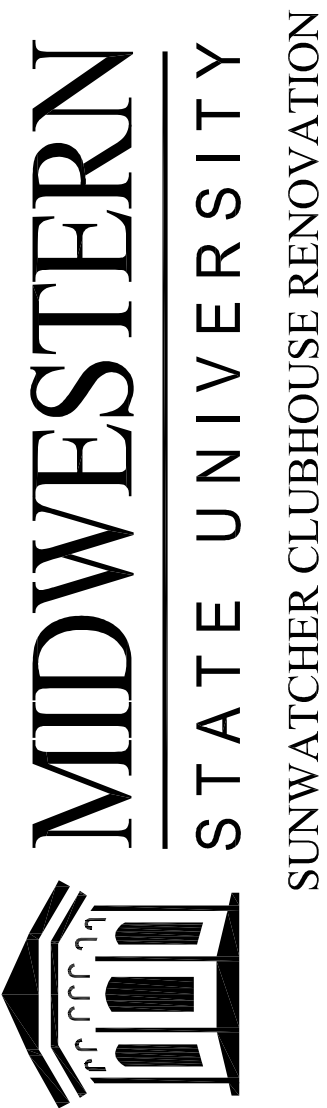
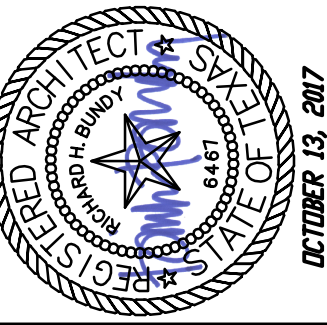
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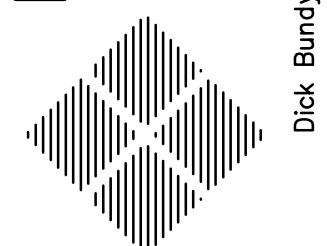


# 4 SECTION

SCALE: 3/4" = 1'-0"



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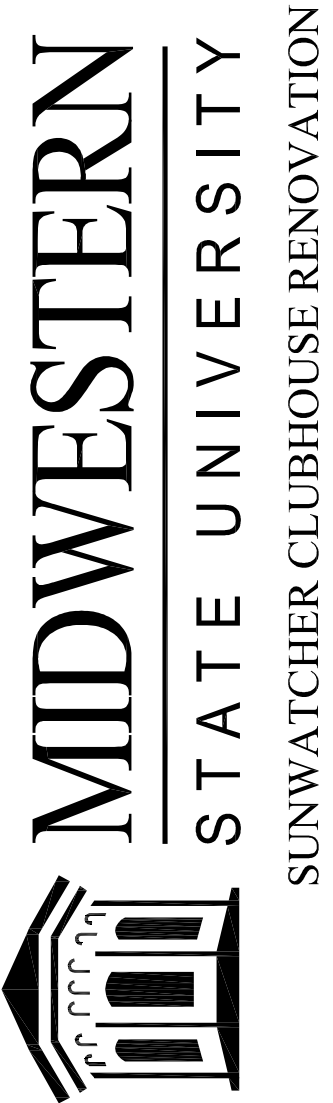
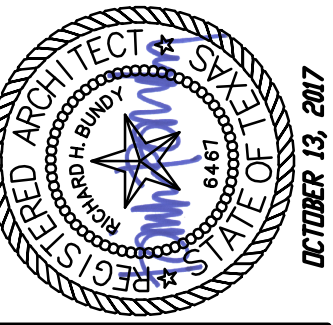
WALL SECTIONS

A401

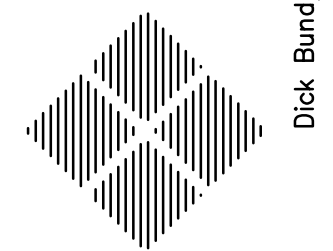
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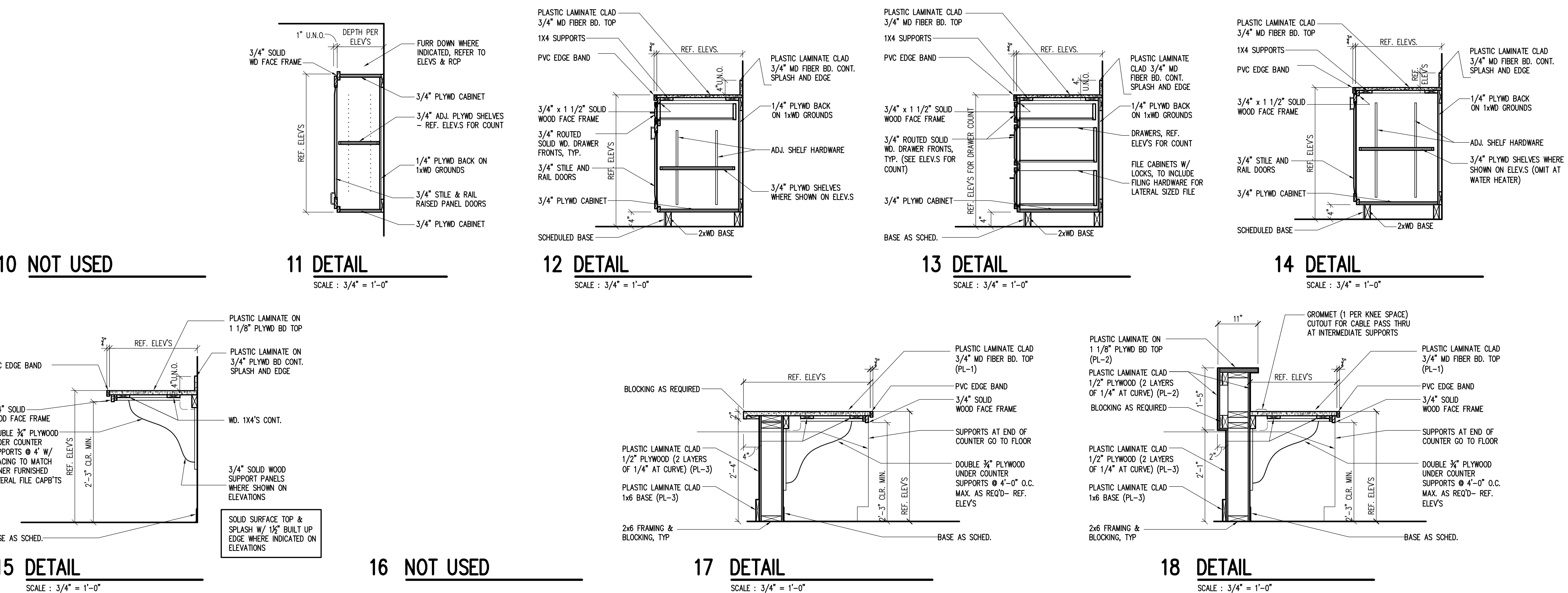
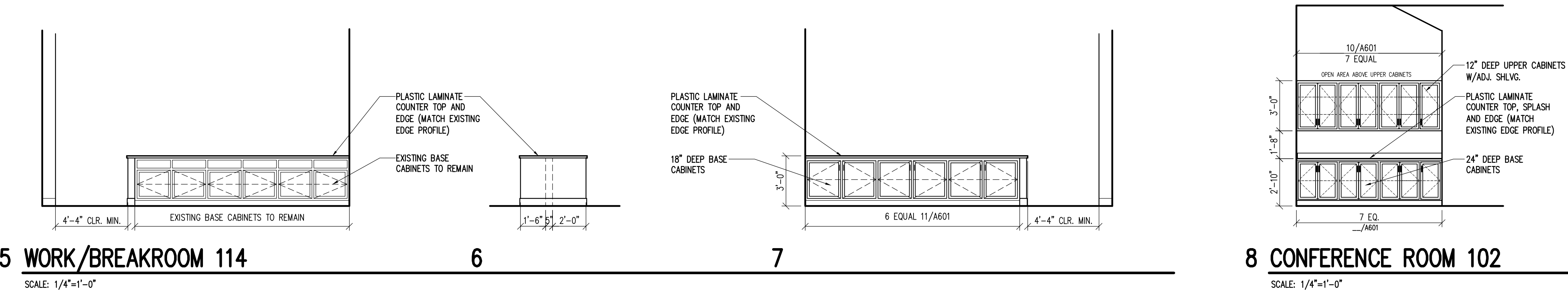
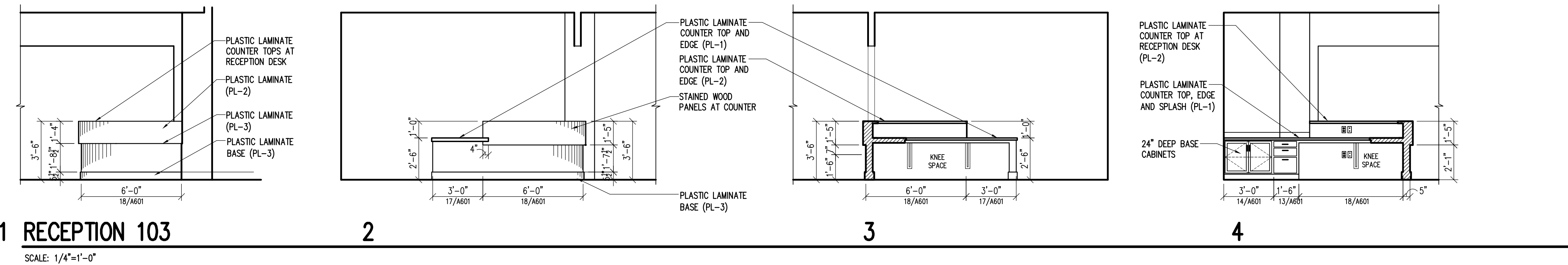
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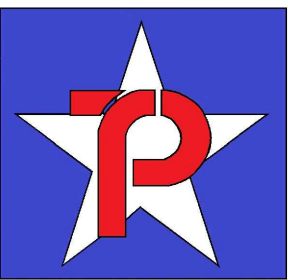
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INTERIOR ELEVATIONS & MILLWORK SECTIONS

**A601**

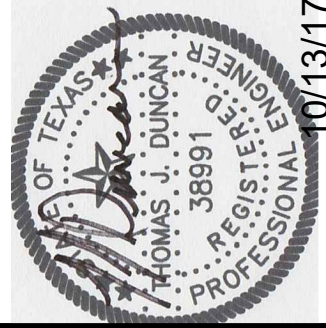
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TPG File #17023

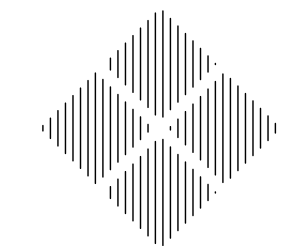


**MIDWESTERN**  
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SUNWATCHER CLUBHOUSE RENOVATION

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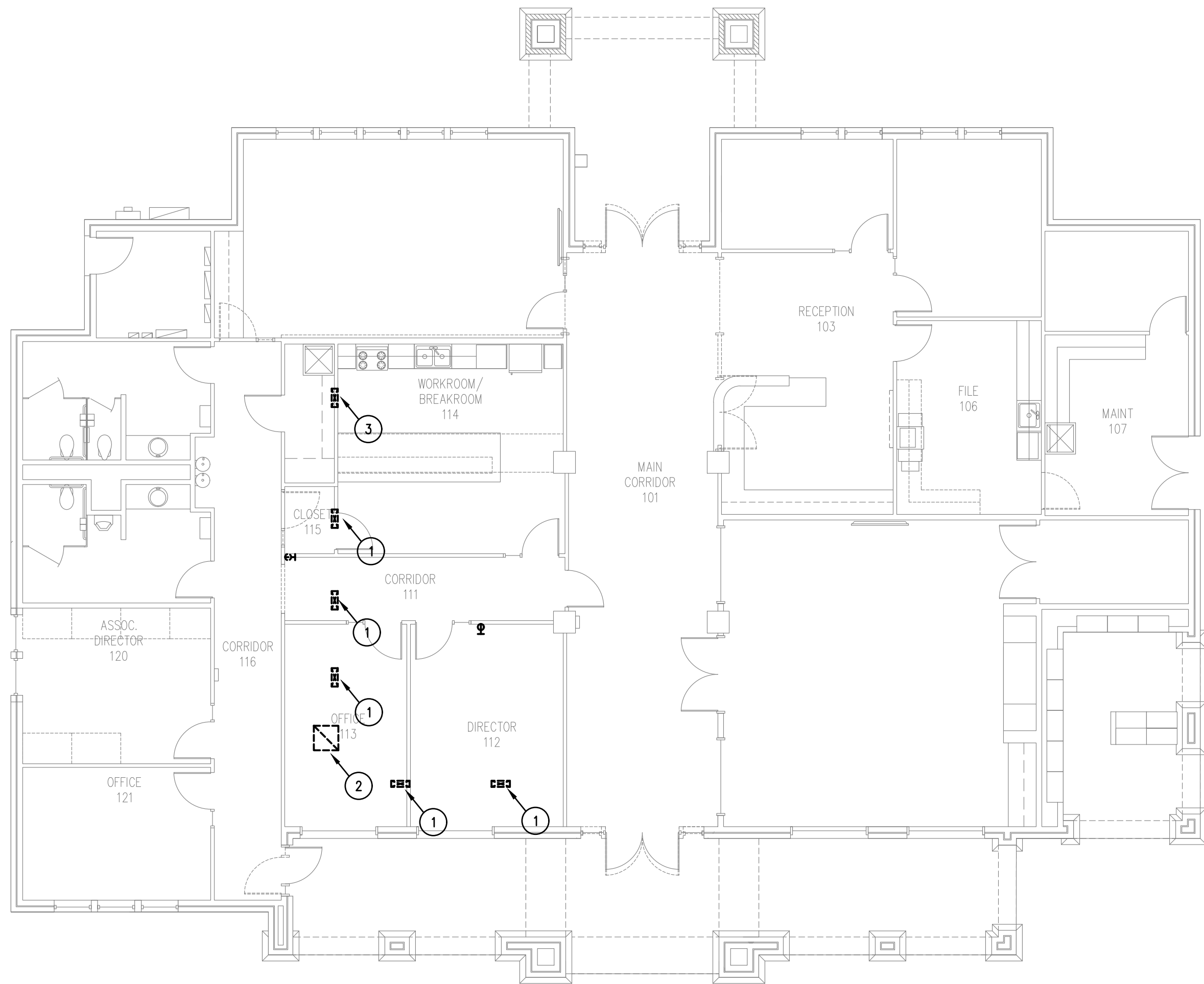
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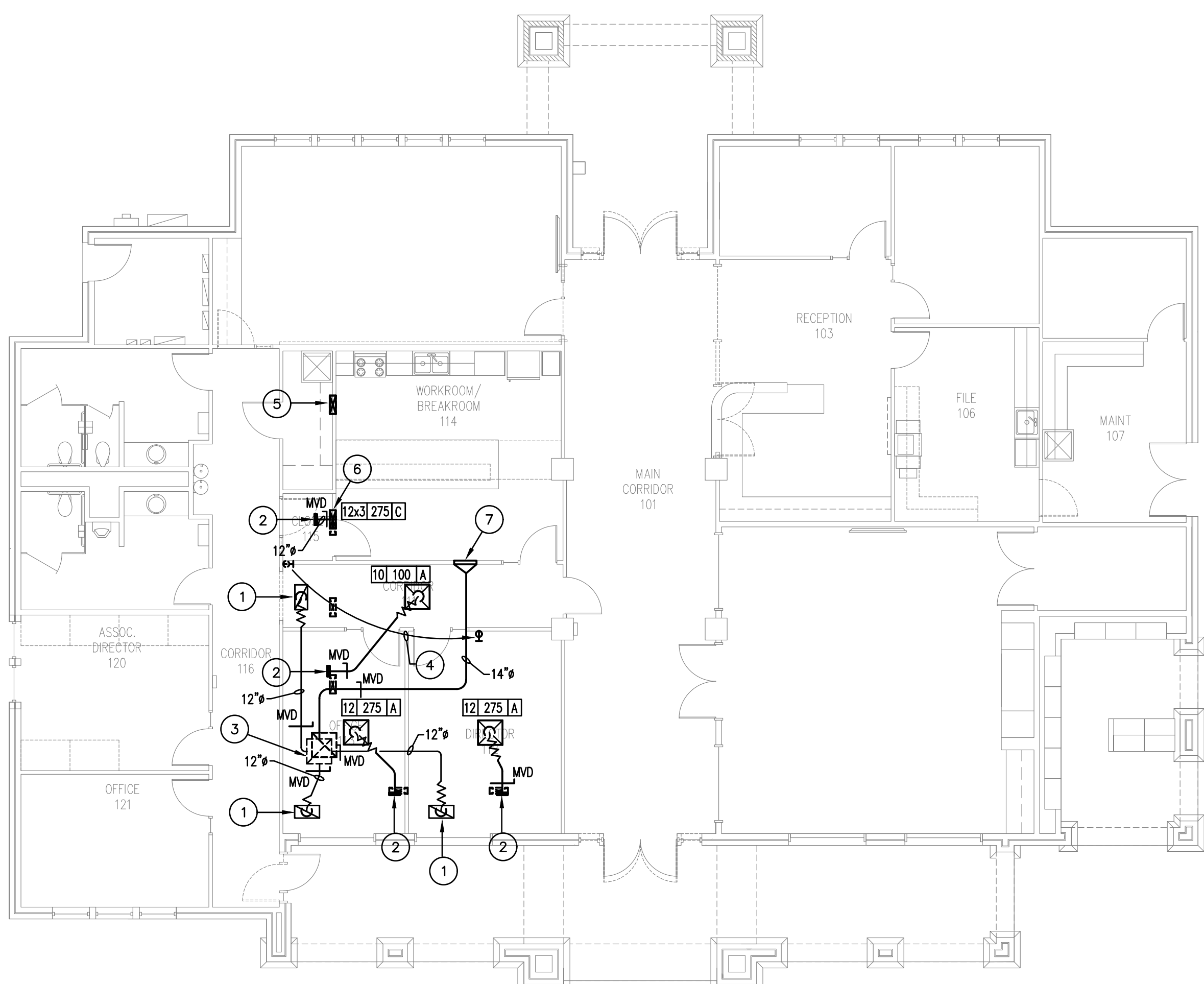
FLOOR PLAN  
HVAC  
**M101**  
OF X SHEETS



**1 FLOOR PLAN -HVAC DEMO**  
SCALE: 1/8" = 1'-0"

**KEYED NOTES:**

- 1 REMOVE EXISTING SUPPLY AIR DIFFUSER.
- 2 REMOVE EXISTING RETURN AIR GRILLE.
- 3 SIDEWALL GRILLE TO REMAIN.



**2 FLOOR PLAN - HVAC**  
SCALE: 1/8" = 1'-0"

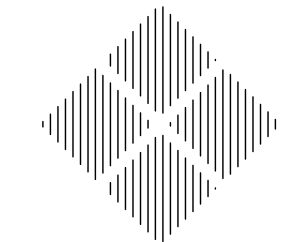
**KEYED NOTES:**

- 1 24"x12" RETURN AIR GRILLE TYPE 'B'
- 2 CONNECT NEW SUPPLY AIR DUCT TO EXISTING DUCT. MODIFY EXISTING DUCT AS REQUIRED.
- 3 CONNECT NEW RETURN AIR DUCTS TO EXISTING DUCT. MODIFY EXISTING DUCT AS REQUIRED.
- 4 RELOCATE EXISTING THERMOSTAT AND RECONNECT.
- 5 EXISTING SIDEWALL SUPPLY GRILLE TO REMAIN (275 CFM).
- 6 NEW SIDEWALL SUPPLY GRILLE TYPE 'C'.
- 7 NEW 24"x12" RETURN GRILLE TYPE 'D'.





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TPG File #17023

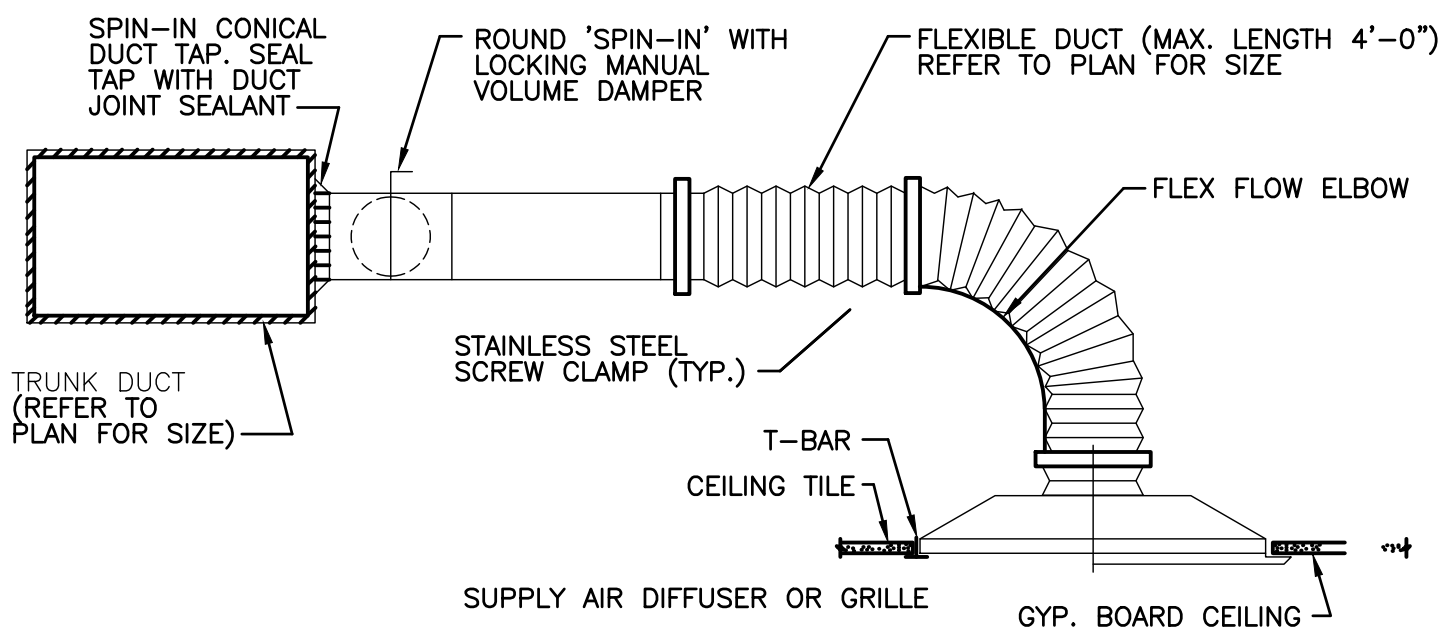


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DATE 10/13/2017  
JOB NO. 17032

DETAILS/SCHEDULE  
HVAC

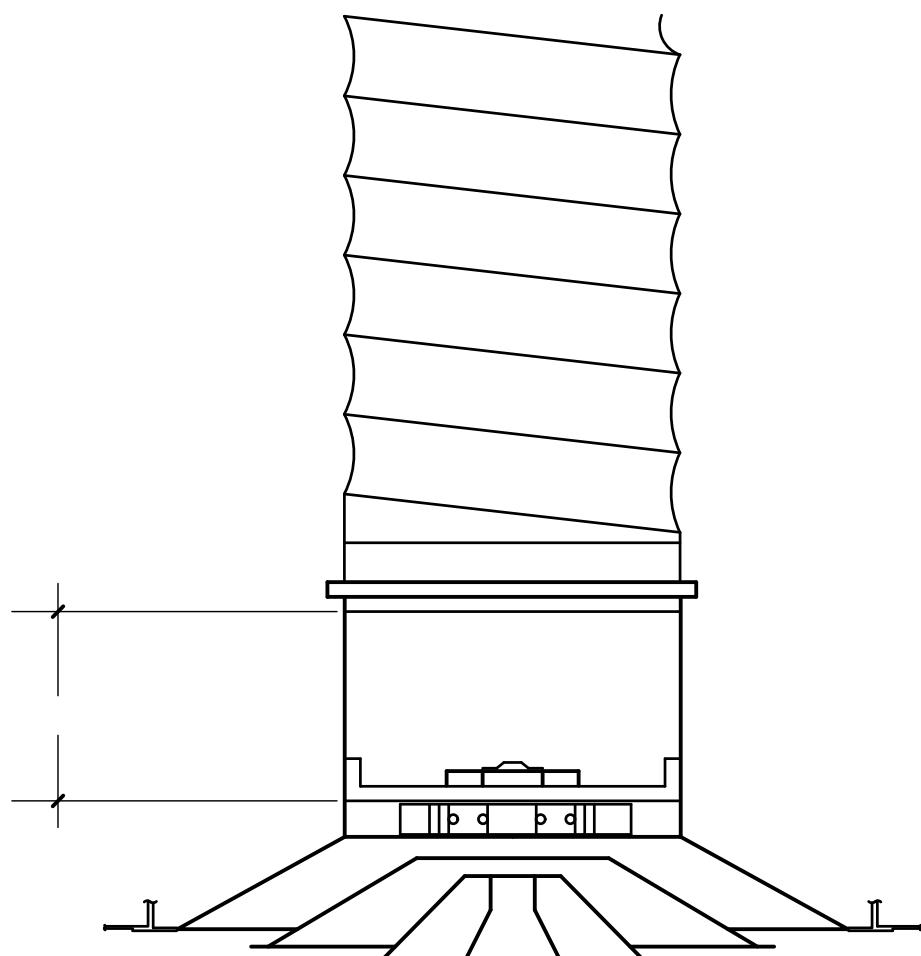
M201

OF X SHEETS

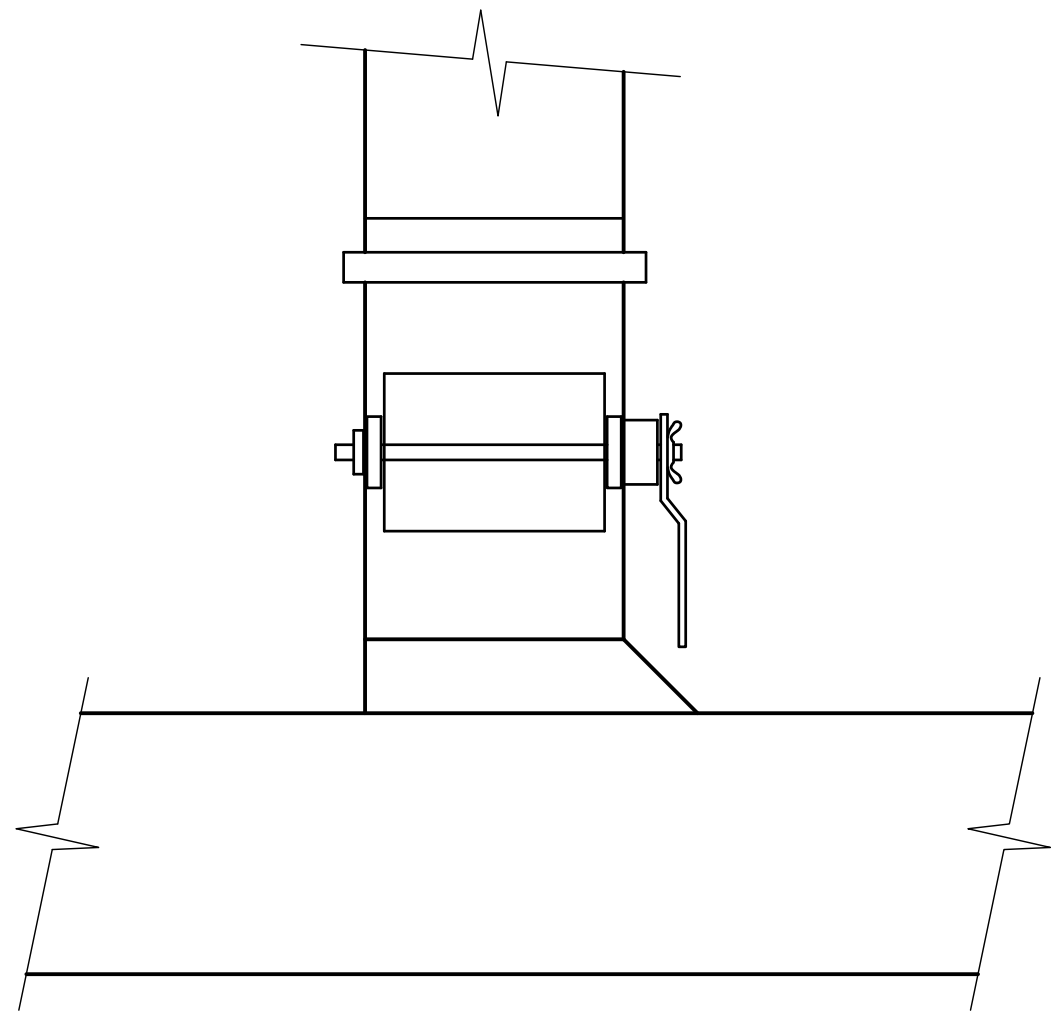


NOTE: NO FLEX DUCT ALLOWED ON EXPOSED DIFFUSER CONNECTIONS.

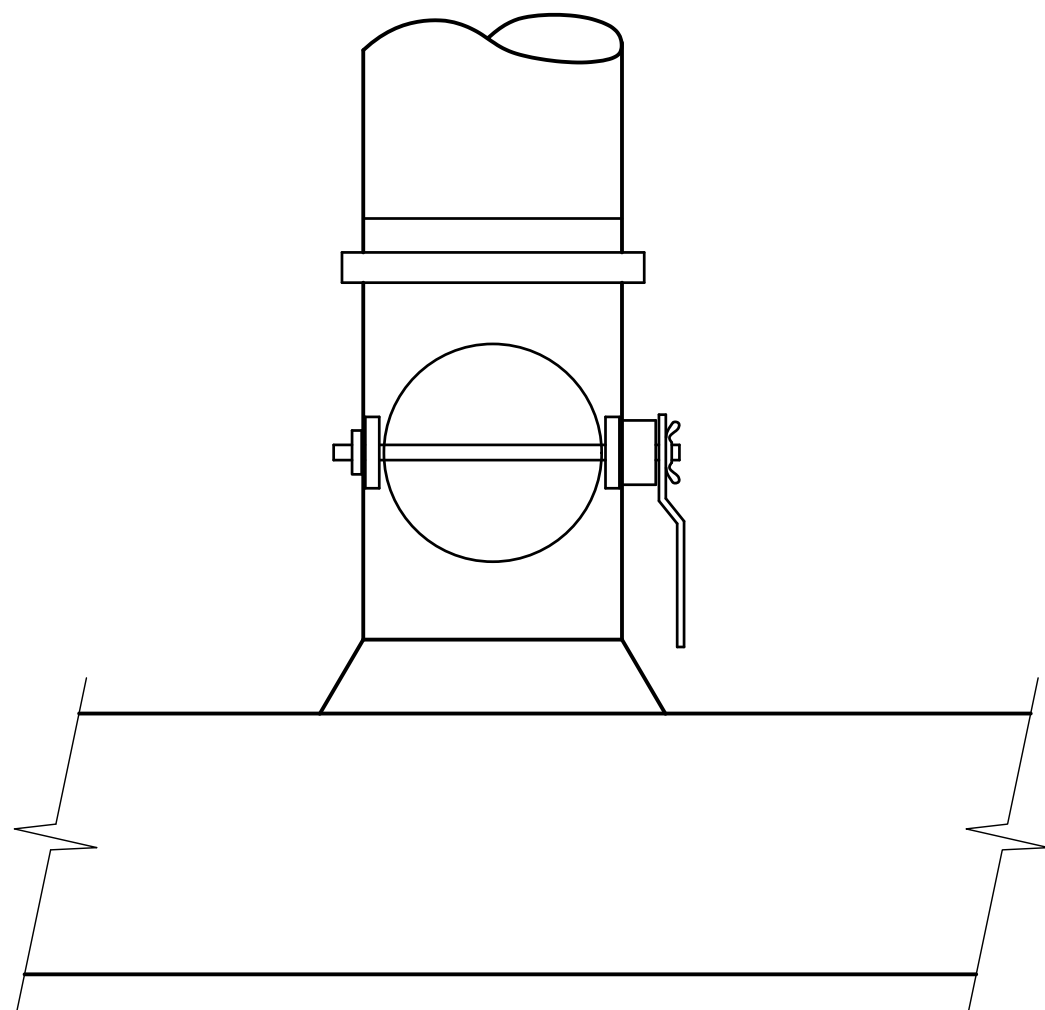
**1** Diffuser Detail  
NO SCALE



**2** Typical Diffuser Detail  
NO SCALE



**3** Branch Take-Off Detail  
NO SCALE

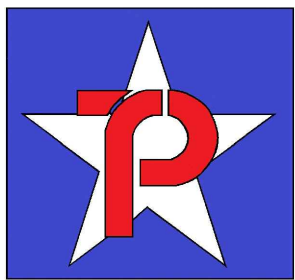


**4** Conical Spin-In Fitting Detail  
NO SCALE

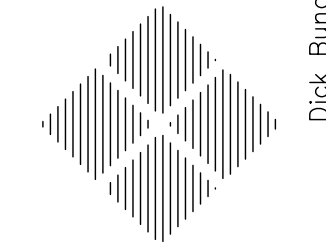
## GRILLES, REGISTERS, AND DIFFUSERS

| DESIG. | DESCRIPTION     | TYPE           | MATERIAL | FINISH | OPPOSED<br>BLADE<br>DAMPER | EQUALIZING GRID | MFG./MODEL   | REMARKS                        |
|--------|-----------------|----------------|----------|--------|----------------------------|-----------------|--------------|--------------------------------|
| 'A'    | CEILING SUPPLY  | LAY-IN/SURFACE | ALUMINUM | WHITE  | NO                         | NO              | TITUS/TMS-AA | 24x24 LOUVER FACE, TYPE 3 FRAM |
| 'B'    | CEILING RETURN  | LAY-IN/SURFACE | ALUMINUM | WHITE  | NO                         | NO              | TITUS/50F    | 1/2"x1/2"x1" EGGCRATE          |
| 'C'    | SIDEWALL SUPPLY | SURFACE        | ALUMINUM | WHITE  | NO                         | NO              | TITUS/272-FL | 4 WAY - ADJUSTABLE             |
| 'D'    | SIDEWALL RETURN | SURFACE        | ALUMINUM | WHITE  | NO                         | NO              | TITUS/3-FL   | 45 DEGREE BLADE ANGLE          |

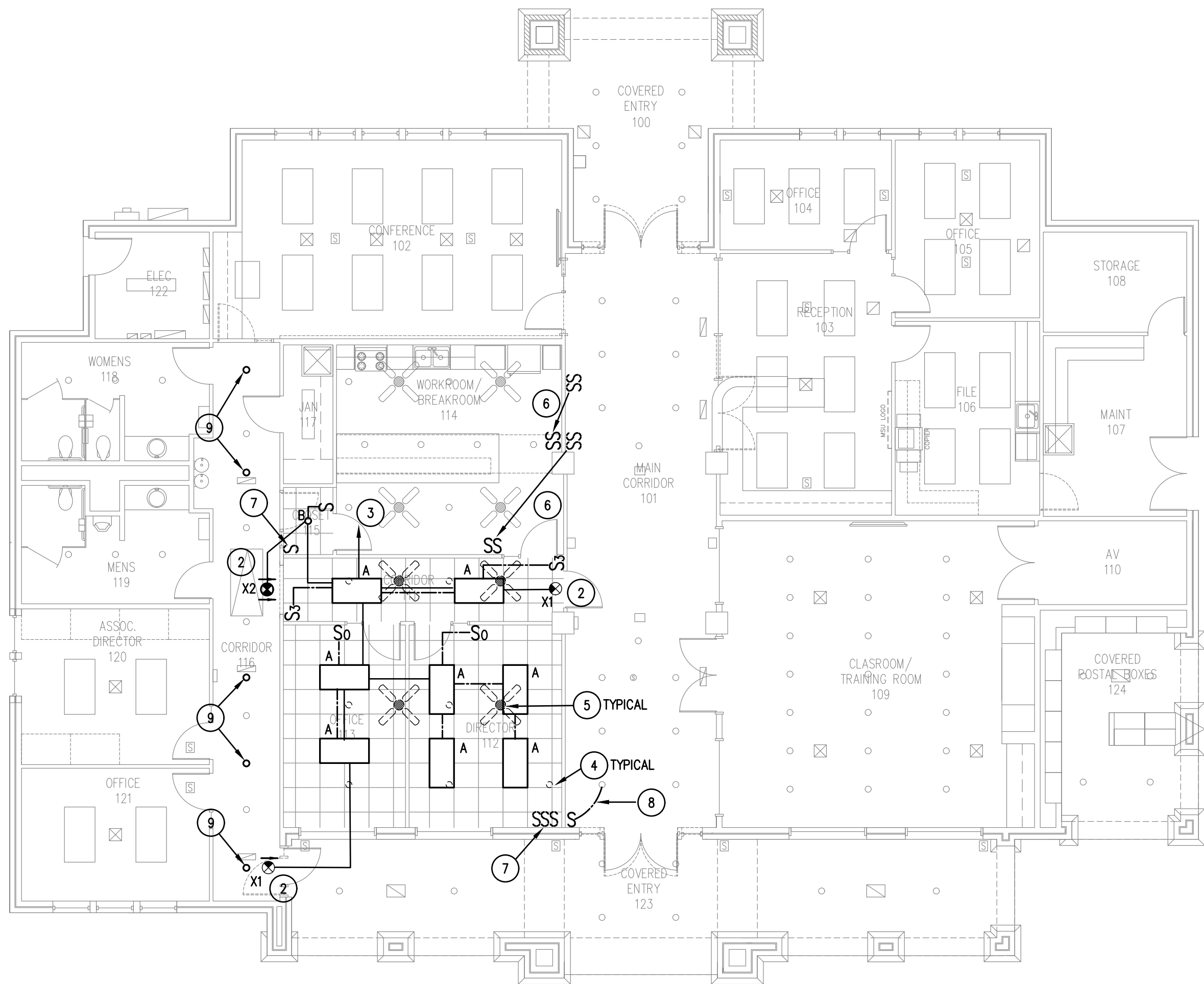
1. MOUNTING FRAMES SHALL BE COMPATIBLE WITH CEILING TYPES. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING TYPES.
2. PROVIDE AIR EXTRACTORS AND STRAIGHTENING VANES WHERE REQUIRED FOR UNIFORM FLOW OVER FACE OF OUTLET.
3. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
4. ALL CEILING DIFFUSERS ARE 4-WAY THROW UNLESS OTHERWISE NOTED.



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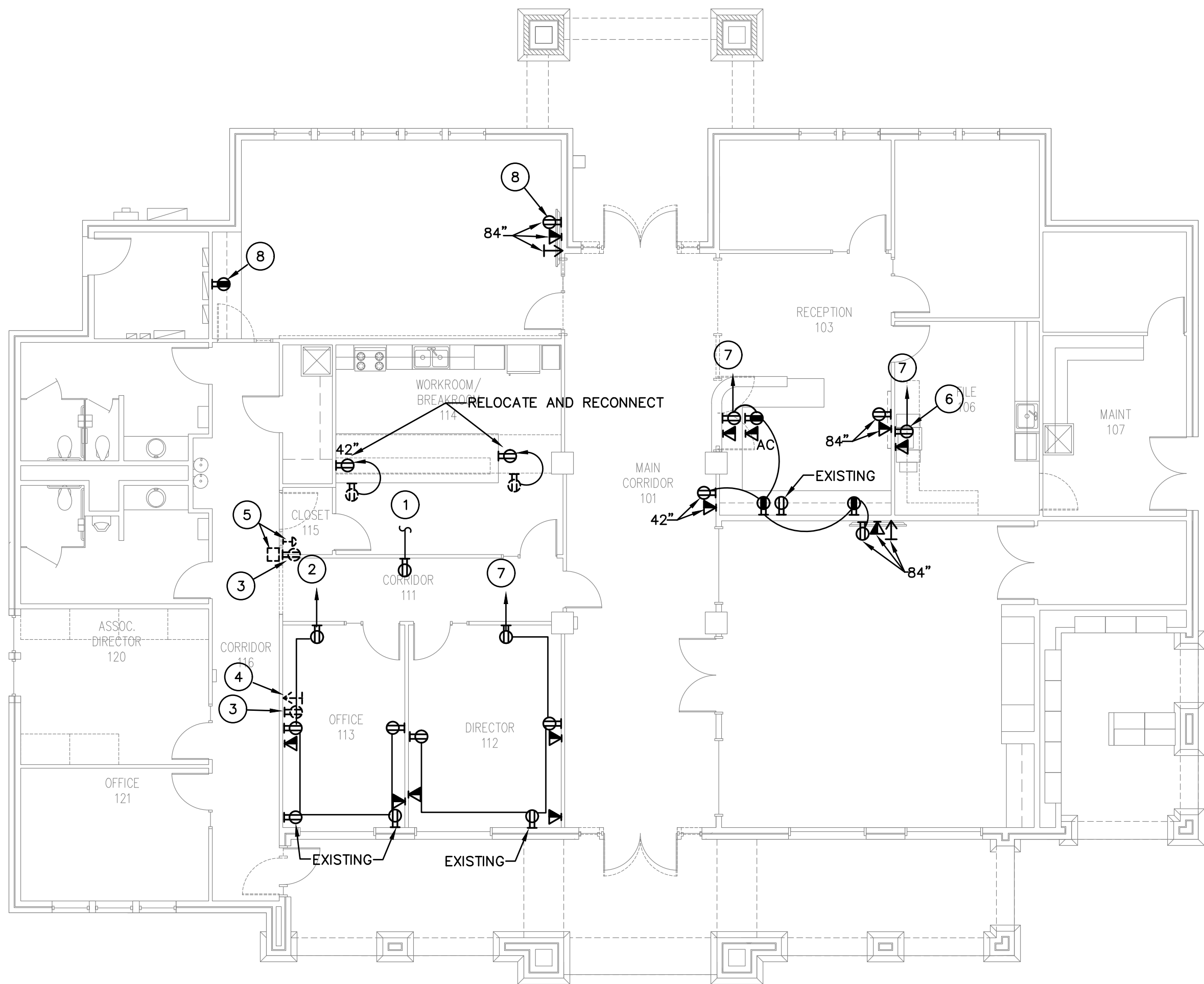
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**1 FLOOR PLAN - LIGHTING**  
SCALE: 1/8" = 1'-0"

**KEYED NOTES:**

- 1 REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT FIXTURE LOCATIONS.
- 2 CONNECT TO UNSWITCHED PHASE WIRE.
- 3 CONNECT TO EXISTING CIRCUIT PREVIOUSLY SERVING AREA.
- 4 REMOVE EXISTING DOWNLIGHT, SAVE FOR REUSE
- 5 REMOVE EXISTING CEILING FAN.
- 6 RELOCATE EXISTING SWITCHES AND RECONNECT EXISTING LIGHTS
- 7 REMOVE EXISTING SWITCH/DIMMER.
- 8 RECONNECT EXISTING CORRIDOR LIGHTS TO NEW SWITCH.
- 9 RELOCATE REMOVED OFFICE AREA DOWNLIGHTS TO CORRIDOR AND CONNECT TO CORRIDOR LIGHTING CIRCUIT.



**2 FLOOR PLAN - POWER & SIGNAL**  
SCALE: 1/8" = 1'-0"

**KEYED NOTES:**

- 1 CONNECT TO EXISTING BREAKROOM RECEPTACLE CIRCUIT.
- 2 CONNECT TO EXISTING RECEPTACLE CIRCUIT PREVIOUSLY SERVING AREA.
- 3 REMOVE EXISTING RECEPTACLE.
- 4 REMOVE EXISTING TV OUTLET.
- 5 REMOVE EXISTING DOOR CONTROL DEVICE.
- 6 NEW SIGNAL OUTLET AND RECEPTACLE ON DEDICATED CIRCUIT TO EXISTING PANEL FOR COPIER.
- 7 TO NEW 20/1 BREAKER IN SPACE OF EXISTING PANEL.
- 8 CONNECT TO EXISTING RECEPTACLE CIRCUIT SERVING AREA.