



April 27, 2022

Laura Marlane, Executive Director
Omaha Public Library
Administration Office
215 S. 15th Street
Omaha, NE 68102

Re: *Downtown Branch Library at 1401 Jones St, Omaha Public Library*
Schematic Design Completion

Dear Ms. Marlane:

HDR Architecture is pleased to present this completion of the Schematic Design Package for the *Downtown Branch Library at 1401 Jones St.* for the Omaha Public Library. Attached is a digital copy of the package for your review and reference of this critical milestone in the project development. We have been pleased with your assistance and the level of input provided by the various Omaha Public Library representatives.

At this stage of the project, the Omaha Public Library has approved the facility program, and schematic design floor plans have been prepared based upon this program and additional input gathered at our design meetings.

It is critical for you to review the content of this package, as it will continue into the next phases of the project. Of critical importance is to confirm the following:

1. The layout and arrangement of submitted floor plans are acceptable and include all desired spaces.
2. The materials, construction methods, and systems described in the Schematic Design Narrative are acceptable.

Consider this information as the project's basis upon which future information is added. Should you desire a discussion of the Program in a formal review meeting we would be more than willing to add this to the 5/5/22 agenda to confirm your input. Please sign and return the attached document.

Thanks so much for your participation at this stage of the project. We look forward to your approval of this package so that we might continue into the Design Development Phase. Should you have any questions please feel free to call.

Sincerely,

HDR Architecture Inc.

A handwritten signature in black ink, appearing to read 'John P. Dineen Jr.', written over a horizontal line.

John P. Dineen Jr, AIA, LEED AP BD+C
Project Manager

OWNER EXHIBIT SCHEMATIC DESIGN APPROVAL

At the completion of each Design Phase, the Owner will provide written acceptance to the Architect for the services provided on the project: Omaha Public Relocation, W. Dale Clark Library, Downtown Branch Library at 1401 Jones St; and permission to proceed with the next phase.

Pre-Design Phase: SCHEMATIC DESIGN

Date of Completion: April 27, 2022

Description and Date for Deliverables in this phase:

PRE-DESIGN SERVICES

.23 Architectural Design/Documentation:

- .01 During the Schematic Design Phase, responding to program requirements and preparing:
 - .01 Review of Owner's Program and Budget
 - .02 Conceptual site and building plans
 - .03 Preliminary sections and elevations
 - .04 Preliminary selection of building systems and materials
 - .05 Development of approximate dimensions, areas, and volumes
 - .06 Perspective sketch(es)
 - .07 Study model(s).

The above design efforts are included in the submitted deliverables:

- .01 Schematic Design Drawings.
- .02 Schematic Design Narrative.
 - .a Specification Table of Contents.

The Owner, The City of Omaha/Omaha Public Library, hereby acknowledges that all design services have been satisfactorily completed for the Schematic Design Phase listed above on the *Downtown Branch Library at 1401 Jones St* and accepts this Phase as completed in full. The Owner authorizes the Architect to proceed with the subsequent Design Development Phase as outlined in ARTICLE 3 SCOPE OF ARCHITECT'S BASIC SERVICES, Par 3.2

Owner's Signature:

Laura Marlane

Printed Name and Title:

Laura Marlane, Executive Director

Date:

4-28-2022



City of Omaha

City of Omaha OPL Relocation - 1401 Jones St.

Schematic Design Project Manual

Narrative

April 27, 2022

HDR Project No. 3105/10338138



Table of Contents

PART I - Narratives

- I. Base Building Description
- II. Basis of Design Narratives
 - A. Architectural/Interiors
 - B. Electrical
 - C. Lighting
 - D. Life Safety and Fire Protection

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PART 1 - BASE BUILDING DESCRIPTION

The proposed building is a public library building with approximately 31,500 gross square feet located in the Old Market, in Omaha, NE. The building address is 1401 Jones Street.

The building design is based on Type IVB IBC Construction Classification, with library reading room, stacks, and accessory office areas in mixed Type B and A-3 Occupancy Classifications.

1.1 SUSTAINABILITY

- A. This tenant fit-out will be designed using sustainable building practices whenever feasible and economically viable, including environmentally friendly material selections and efficient reuse of an existing facility/structure.
- B. The building design and construction do not anticipate third-party sustainability certification.

1.2 SITE IMPROVEMENTS

- A. Site improvements are not included within the project scope. Existing site elements such as parking and accessibility will be reviewed with the AHJ for confirmation that applicable codes and standards are met.

1.3 SITE UTILITIES

- A. STORM WATER MANAGEMENT
 - 1. Existing to remain unchanged.
- B. DOMESTIC WATER SERVICE
 - 1. Existing to remain unchanged.
- C. FIRE SERVICE WATER
 - 1. Existing to remain unchanged.
- D. SANITARY SEWER
 - 1. Existing to remain unchanged.
- E. NATURAL GAS SERVICE
 - 1. Existing to remain unchanged.
- F. ELECTRICAL SERVICE
 - 1. See Electrical Narrative.
- G. COMMUNICATIONS/DATA SERVICE
 - 1. See Electrical Narrative

1.4 BUILDING STRUCTURE

- A. The building structure is existing and all Core and Shell modifications are included in a separate design and construction contract.

1.5 BUILDING ENCLOSURE

- A. The building enclosure is existing and all Core and Shell modifications are included in a separate design and construction contract.

1.6 CONVEYING SYSTEMS

- A. The building conveying systems are included in a separate design and construction contract and are not included within the scope of this project.

1.7 FIRE PROTECTION SYSTEMS

- A. Existing fire protection systems will be expanded in the existing spaces to provide extensions of fire protection systems for compliance with code requirements.

1.8 PLUMBING SYSTEMS

- A. The building plumbing systems are provided outside of the project scope through the Waldinger Corporation.

1.9 MECHANICAL SYSTEMS

- A. The building mechanical systems are provided outside of the project scope through the Waldinger Corporation.

1.10 ELECTRICAL SYSTEMS

- 1. See Electrical Narrative.

1.11 LIFE SAFETY

- 1. See Architectural Narrative.

END OF SECTION

A. ARCHITECTURAL & INTERIOR

1.1 ALTERNATES

- A. Alternate #1: Provide roof deck, associated accessories, and cover.

1.2 OVERVIEW

- A. The building is existing and is located at 1401 Jones Street. Site configuration and access are also existing and have been configured in a similar manner to other historical structures within the Old Market. HDR worked closely with the client to develop the building program and schematic design plan which will provide a safe and easily maintainable workplace for the public, staff, and collections. This facility will serve the Omaha Public Library system as the downtown branch. For detailed information on finishes see section 1.6 below.

1.3 APPLICABLE BUILDING CODES AND STANDARDS

BUILDING: 2018 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS

STRUCTURAL 2018 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS

ENERGY: 2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH LOCAL AMENDMENTS

MECHANICAL: 2012 INTERNATIONAL MECHANICAL CODE AND CHAPTER 40 OMAHA MUNICIPAL CODE

PLUMBING: 2018 OMAHA PLUMBING CODE AND CHAPTER 49 OMAHA MUNICIPAL CODE

ELECTRICAL: 2017 NATIONAL ELECTRIC CODE

FIRE PREVENTION: 2012 LIFE SAFETY CODE AND 2012 INTERNATIONAL FIRE CODE

ACCESSIBILITY: Americans with Disabilities Act (ADA) :
o 2010 ADA Standards for Accessible Design

1.4 BUILDING CODE ANALYSIS

ADDRESS:	2954 SOUTH 84 STREET OMAHA, NE 68124		
ZONING DISTRICT:	CC-FF: EXISTING - UNCHANGED		
OCCUPANCY:	Group B:	Business	Office
	Group A-3	Assembly	Reading Rooms and Stacks
CONSTRUCTION TYPE:	Type 4B (Table 601)		

SPRINKLERED:	Building 100% Equipped with Automatic Sprinkler		
FIRE-RESISTANCE-RATING OF STRUCTURE:			
			<u>RATING</u>
	PRIMARY STRUCTURAL FRAME		0-HOUR
	BEARING WALLS	EXTERIOR	0-HOUR
		INTERIOR	0-HOUR
	NONBEARING WALLS	EXTERIOR	0-HOUR
		INTERIOR	0-HOUR
	FLOOR ASSEMBLY		0-HOUR
	ROOF ASSEMBLY		0-HOUR
NUMBER OF STORIES:	2		
ALLOWABLE STORIES:	4		
	Level 01 Elevation		100'
BUILDING AREAS:	Total Parcel Area:		NA Existing
	FAR:		NA Existing
	Allowable Building Area (Parcel)		NA Existing
	Total Site Area		NA Existing
	Allowable Building Area		90,000 GSF
SPRINKLER INCREASES	PROVIDED, TAKEN		
FRONTAGE INCREASE	NOT TAKEN		
MIXED-OCCUPANCY CLASSIFICATION	UNSEPARATED MIXED OCCUPANCY		
Building Areas by Level:	Level 01:		15,956 GSF
	Level 02:		16,458 GSF
	Basement:		15,956 GSF
	Total:		48,370 GSF
PARKING:	EXISTING - UNCHANGED		

1.5 SUSTAINABILITY

- A. New materials, where planned shall be selected to be durable with recycled content where possible without increasing the project cost. Low volatile organic compound adhesives, sealants and paint will be used throughout. New casework will be locally fabricated and regionally sourced to the extent possible.

1.6 INTERIOR FINISHES

- A. Existing historic wall tile will remain as specified in the Historical Amendment. Existing metal deck ceiling to remain in south central corridor on the first floor as specified in the Historical Amendment. Existing wood ceiling beams to remain and be cleaned and sealed as specified by architect.
- B. Flooring
 - 1. First Floor: New concrete floor slab to be poured and leveled throughout. Concrete to be sealed suitable to final floor finish in the northern half of the first floor. Five-six area rugs will be placed in this area – ideally locally-sourced vintage. Walk-off carpet tile Interface SR999 or similar, to be installed in the vestibule and extending through main circulation path to the circulation desk. Children’s areas to receive carpet tile Interface Circuit Board with CushionBac Renew backing or similar. First-floor meeting rooms to be Forbo Marmoleum sheet or similar.
 - 2. Second Floor: Open areas and small meeting rooms to be carpet tile Mohawk GrouprestD 12BY36 with EcoFlex AIR backing or similar. Reading Room to be specialty carpet tile Moooi Fools Paradise with felt backing or similar. The Medium Conference room to be Forbo Marmoleum sheet or similar.
 - 3. All staff and back-of-house areas to be Forbo Marmoleum sheet or similar. All restrooms to be porcelain tile. All stair landings, stairs treads, and elevator floors to be Forbo Marmoleum sheet or similar.
- C. Walls
 - 1. All gypsum walls to receive new a minimum of one coat of primer and two coats of paint. No concrete, brick/masonry, metal, or historic tile to be painted unless otherwise noted. All existing plaster walls and newly constructed walls to receive new gypsum finish. All columns are to be painted. All gypsum walls to receive rubber wall base.
 - 2. Blocking is required at all wall shelving locations. Where historic wall tile is located, blocking to be braced from the wall so as not to damage the tile.
 - 3. Interior walls of Children’s Area Story House and Sensory Room to be wall carpet. Teens stairwell at the first floor north façade is to be carpeted with wall carpet at walls, treads, risers, and landing. All walls in small second-floor meeting rooms are not glazed to be wall carpet. At the second-floor Medium Conference room, two perpendicular walls to receive wall carpet. Wall carpet throughout the project to be Momentum Acousticord or similar.
 - 4. Outside walls and soffits of first-floor meeting rooms to be wrapped in a specialty material such as wood, perforated metal, or wallcovering. Interior of meeting rooms to have two perpendicular walls with fabric-wrapped panels. Children’s Area perimeter walls to receive full-height fabric-wrapped panels at 50% of wall surfaces. All fabric wrapped panels in the project are to be 2” panels with batt insulation and face fabric of Carnegie Xorel Braid or similar. Where historic wall tile is located, fabric-wrapped panels are to be attached to rail or ceiling so as not to damage the tile.
 - 5. East Wall at the second floor to be wallcovering Designtex Fragments or similar.
- D. Ceilings
 - 1. Existing wood ceiling beams to remain and be cleaned and sealed as specified by the architect. Two-inch black-face duct liner to be pinned to the underside of the deck between wood beams throughout except in areas with gyp. lids.

2. ACT ceiling tile, such as Armstrong Callas or similar, shall be installed in all meeting rooms, branch manager office, and staff workrooms. ACT ceiling tile allowance should accommodate colored ceiling tile. Restroom ceilings to be painted gyp.
 3. Specialty acoustic “clouds” to be designated throughout the space to mitigate noise transmission. Gift Shop/Café space to receive suspended 3Form Clario baffle system or similar. Children’s Area Story House and Sensory Room to receive Autex Frontier baffle clouds or similar.
- E. Millwork
1. All millwork cabinets to be high-pressure plastic laminate Formica ColorCore or similar. All countertops throughout the project to be Quartz. Toilet partitions to be Scranton Products custom finish: Yemm & Hart recycled plastic or similar.

1.7 CONCRETE

- A. Polished Concrete Finishing
1. Work is outside of project scope and is part of Core and Shell project.

1.8 WOOD, PLASTICS AND COMPOSITES

- A. 06 10 00 – Rough Carpentry

1.9 BUILDING ENCLOSURE

- A. 07 84 00 - Firestopping
- B. 07 92 13 - Interior Joint Sealants
- C. 07 92 16 - Exterior Joint Sealants

1.10 OPENINGS

- A. 08 06 71 – Door Hardware Schedule
- B. 08 11 13 - Hollow Metal (HM) Doors and Frames
- C. 08 14 16 - Flush Wood Doors
- D. 08 31 16 - Access Panels and Frames
- E. 08 33 23 – Overhead Coiling Doors (CD)
- F. 08 41 14 - Aluminum Storefront (ASF)
1. Aluminum Framed Exterior Glazing System
 2. BOD: XThermal Series 403X by EFCO for systems under 10’-0” Height; 406X for 10’-0” to 12’-0” Heights.
 - a. Framing Size: 2 ½ IN x 4 ½ IN – 403X, 2 ½ IN x 6 ½ IN – 406X
 - b. Front Plane Positioned for 1 IN Insulated Glass
 - c. Finish: 70% PVDF coating
 - 1) Color: Selected from manufacturer’s standard range of colors.
 - d. Insulated Glazing
 - 1) ¼” Low-iron Glass on Exterior Pane, ¼” clear glass at Interior Pane
 - 2) Low-E Coating at #2 Surface
 - a) BOD: Stopray Vision 50t by AGC
 3. Aluminum framed doors.
 - a. BOD: Thermal Block, Medium Stile by Wausau
- G. 08 41 29 All-Glass Entrances and Storefronts
1. All Glass Doors and Partitions:
 - a. Base: CR Laurence Company, Inc.
 - b. Tempered Glass: ASTM C1048, Kind FT, Condition A. Type I. Class 1 or Class 2, Quality q3.
 - 1) Clear, 1/2 IN thickness.

- c. Door Rails:
 - 1) 10 IN dry glaze bottom rail
 - a) 4 IN dry glaze top rail
 - d. Fixed Glass Glazing Channels:
 - 1) Floor and ceiling/soffit for 1/2 IN glass: CRL Series EB500.
 - 2) Countertop and ceiling/soffit for 1/4 IN glass: CRL Glass Channel. No. D631.
 - e. Glazing Sealant:
 - 1) EPDM dry seal gaskets supplied with glazing rails.
 - 2) Color: Black.
- H. 08 71 00 – Door Hardware
- I. 08 71 13 – Automatic Door Operators
- J. 08 81 26 - Interior Glass and Glazing

1.11 FINISHES

- A. 09 22 16 - Non-Structural Metal Framing
- B. 09 29 00 - Gypsum Wall Board (GWB)
 - 1. Level 4 Finish
- C. 09 30 00 - Tile (PT)
 - 1. Porcelain Wall Tile – Large Format
 - a. Location: Restrooms Wet Wall All Levels
 - b. Tile Size: 24 IN x 48 IN
 - c. Finish: Matte Rectified Tile, Color-through Body
 - d. BOD: TBD
 - 2. Porcelain Floor Tile with Urethane Grout – Large Format
 - a. Location: Restrooms Levels 2-4
 - b. Tile Size: 24 IN x 48 IN
 - c. Finish: Matte Rectified Tile, Color-through Body
 - d. BOD: TBD
- D. 09 51 00 - Acoustic Ceiling Material (AM)
 - 1. Mineral Fiber Ceiling Tile
 - a. Tile Size: 24 IN x 60 IN
 - b. BOD: USG Frost Clima Plus
 - c. Location: Where ACT indicated.
 - 2. Ceiling Trim
 - a. Location: Perimeter bulkheads along exterior façade.
 - b. BOD: Axiom Classic by Armstrong
 - 1) Height: 16 IN
 - 2) Color: Basalt
- E. 09 65 13 - Resilient Base (RB)
 - 1. BOD: Tarkett Vinyl Base, coved for hard surfaces and straight for carpeted surfaces
 - a. Location: Typical base
- F. 09 67 81 - Concrete Floor Sealer (CFS)
 - 1. Location: Back-of-House Areas, Mechanical Support Spaces
- G. 09 68 13 - Carpet Tile (CPT)
 - 1. Carpet Tile
 - a. BOD: Milliken
 - b. Installation Pattern: Various, including accent tiles and cuts
 - c. Location: As indicated.
 - 2. Walk-off Carpet Tile
 - a. BOD: Milliken Walk-Off systems
 - b. Location: Vestibules

- H. 09 91 13 - Exterior Painting
- I. 09 91 23 - Interior Painting
 - 1. Epoxy Wall Paint
 - a. BOD: Diamond Vogel Eas-E-Poxy
 - b. Location: Typical Wall Paint
 - 2. High Performance Wall Paint System
 - a. BOD: Scuffmaster, Scrubtough
 - b. Location: High Traffic areas

1.12 SPECIALTIES

- A. 10 14 00 – Signage: Regulatory Signs Only
- B. 10 21 12 – Metal Toilet Partitions
 - 1. BOD: Stainless Steel Accurate Partitions by American Specialties Inc.
 - a. Floor Mounted – Overhead Braced
 - b. Integrated Privacy Strip by Manufacturer.
 - c. Finish: #4 Satin Stainless Steel
 - d. Door, Panels, and Urinal Screens to be 1 IN thick with 22 GA steel bonded to sound deadening honeycomb core.
 - e. Pilasters to be 1-1/4 IN thick, 82 IN high, and 20 GA steel bonded to sound deadening honeycomb core.
- C. 10 26 00 - Wall and Door Protection
 - 1. Wall Guards
 - a. BOD: Acrovyn 4000 Rigid Sheet Wallcoverings by Construction Specialties.
 - b. Location: Loading Dock
- D. 10 28 13 – Toilet Accessories
 - 1. BOD: Stainless Steel Finish by ASI
- E. 10 44 00 - Fire Protection Specialties

1.13 FURNISHINGS

- A. 12 32 00 - Architectural Casework
 - 1. Location: Restrooms
- B. 12 36 63 - Solid Surface Fabrications (SSF)
 - 1. Countertops - Restrooms
 - a. BOD: Corian and Hi-Macs
 - 2. Integral Sinks
 - a. BOD: Hi-Macs
- C. Library Furniture and Shelving.

END OF SECTION

B. ELECTRICAL

1.1 CODES, REGULATIONS, AND DESIGN STANDARDS

- A. International Building Code (IBC) 2018.
- B. International Fire Code (IFC) 2012.
- C. International Energy Conservation Code (IECC) 2018.
- D. NFPA 70 National Electrical Code (NEC) - 2017.
- E. NFPA 72 Installations, Maintenance and Use of Protective Signaling Systems.
- F. NFPA 75 Protection of Information Technology Equipment.
- G. NFPA 101 Life Safety Code 2012.
- H. American National Standards Institute (ANSI).
- I. Institute of Electrical and Electronics Engineers (IEEE).
- J. National Electrical Manufacturers Association (NEMA).
- K. Underwriters Laboratory, Inc. (UL).
- L. Factory Mutual Systems (FM).

1.2 DESIGN CRITERIA

- A. Seismic:
 - 1. The project is classified as IBC Seismic Design Category A; no seismic supporting of equipment will be required.
 - 2. The typical standard practices of vibration isolation of electrical equipment will still be implemented.
- B. Environments:
 - 1. Wet locations: NEMA 3R and/or equipment UL listed and labeled for use in wet locations.
 - a. Exterior locations.
 - 2. Interior mechanical rooms will be considered indoor dry locations.
- C. Reliability/availability:
 - 1. Normal system and emergency system distribution equipment will be arranged to minimize simultaneous outages.
 - 2. Normal power distribution will be selectively coordinated as much as possible to limit the extent of power interruptions due to fault currents.
 - 3. Emergency power distribution will be selectively coordinated to comply with NEC Article 700.
- D. Emergency/backup systems:
 - 1. Emergency/Standby Generator:
 - a. An emergency/standby generator is not code-required for the project, and will therefore, not be provided.
 - 2. Emergency Lighting Inverter:
 - a. Emergency lighting inverters will be used to power the following loads:
 - 1) Egress path illumination.
 - 2) Exit lighting.
 - 3. Uninterruptable Power Supply (UPS):
 - a. No centralized UPS equipment will be provided. Where required for specific equipment, point-of-use UPS units will be utilized.
 - b. Equipment served:
 - 1) Telecommunication system.

- E. Equipment sizing criteria:
 - 1. Final loads will be based on specified equipment
 - a. Lighting: Based on actual luminaire wattage.
 - b. Receptacles: Based on 180 VA per receptacle.
 - c. Equipment: Based on requirements of specified equipment.
 - d. Mechanical: Based on specified mechanical equipment ratings.
 - 2. Branch circuit loading:
 - a. 120-volt lighting circuits will be limited to 1600 VA.
 - b. Receptacle circuits will be limited to:
 - 1) 8 receptacles in corridors and support areas.
 - 2) 3 receptacles in exterior areas.
 - 3) 6 receptacles in office areas.
 - 4) 3 workstations.
- F. Continuous/non-continuous:
 - 1. Continuous loads:
 - a. All lighting.
 - 2. Non-continuous loads:
 - a. Assigned demand factors as described in paragraph below.
- G. Demand factors:
 - 1. Lighting: 1.0.
 - 2. Receptacles: 1.0 for the first 10kVA plus 0.5 for the remaining.
 - 3. Telecommunication rooms: 1.0.
 - 4. Mechanical equipment: 1.0 of the larger of either the heating or cooling load.
- H. Spare capacity:
 - 1. Branch circuit panels: 50 percent.
 - 2. Distribution panels: 30 percent.
- I. Voltage drop:
 - 1. Feeders: 2 percent maximum.
 - 2. Branch circuits: 3 percent maximum.
 - 3. Total: 5 percent maximum.
- J. Vibration:
 - 1. As defined in the Vibration Section of this narrative.
- K. Lighting:
 - 1. As defined in the Lighting Design Narrative.

1.3 SYSTEM DESCRIPTION

- A. General:
 - 1. The electrical systems will be designed to ensure the proper balance between performance, reliability, flexibility, accessibility, durability, maintainability, efficiency, and economy.
 - 2. At a minimum, all systems layouts, components, and configurations will be in accordance with all documents listed in Codes, Regulations and Design Standards Paragraph above.
 - 3. Much of the design will be above code minimum and based on accepted industry standards and HDR best practices.
- B. Site Utilities:
 - 1. Utility Power:
 - a. The electrical service will be provided by OPPD as part of the Core and Shell package.
 - 2. Voice/Data:
 - a. Service entrance will be provided as part of the Core and Shell Package.

- C. Interior Power Distribution:
 - 1. Normal Power Distribution:
 - a. Refer to Riser Diagram for primary infrastructure.
 - b. 208/120V System:
 - 1) A 1200A distribution panelboard will be located in the electrical room on level 1.
 - 2) A 1-section, 60-pole panelboard sized at 250A will be located in the electrical room on level 1 to serve nearby mechanical equipment.
 - 3) A 2-section, 84-pole panelboard sized at 400A will be located in the electrical room on level 2 to serve nearby mechanical equipment.
 - 4) A 2-section, 84-pole panelboard sized at 300A will be located in the electrical rooms on levels 1 and 2 to serve nearby lighting and receptacle loads.
 - 2. Emergency and Standby Power Distribution:
 - a. Emergency Lighting Inverters:
 - 1) One 3700VA central lighting inverter will be installed in the electrical room on level 1 to serve egress and exit lighting on levels 1 and 2.
- D. Grounding Systems:
 - 1. General:
 - a. The purpose of the grounding system is to limit voltages during abnormal conditions, to stabilize system voltages during normal operations, to provide a low impedance path for fault current to return to its source, to provide equal potential between pieces of equipment, and to limit buildup of static electricity.
 - 2. Earth Grounding Electrode System:
 - a. The building's existing earth grounding electrode system provided under the Core and Shell Package will be utilized.
 - 3. Power System Grounding:
 - a. All power system grounding will be in accordance with Article 250 of the NEC and IEEE 142 Grounding of Industrial and Commercial Power Systems.
 - b. A local grounding busbar will be located in every electrical closet and communications closet. Each busbar will be connected to a grounding riser that connects back to the existing main ground bus within the building.
 - c. A separate green insulated equipment grounding conductor will be provided in all feeders and branch circuits.
 - d. Electrical raceways shall serve as a secondary equipment grounding conductor.
 - 4. Telecommunication Grounding:
 - a. Telecommunication grounding will be provided in accordance with EIA/TIA 607.
- E. Power Monitoring System
 - 1. No power monitoring system will be provided.
- F. Vibration Mitigation:
 - 1. Flexible conduit will be provided for final electrical connections to mechanical equipment and other equipment subject to vibration.
- G. Power System Studies:
 - 1. The following power system studies will be required for the project:
 - a. Short-Circuit Study.
 - 1) Study shall include all new electrical equipment, and all existing electrical equipment that feeds any of the new equipment.
 - b. Protective Device Coordination Study.
 - 1) Study shall include all new electrical equipment, and all existing electrical equipment that feeds any of the new equipment.
 - c. Arc-Flash Hazard Analysis.
 - 1) Study shall include all new electrical equipment.

- H. Fire Alarm System:
 - 1. The existing fire alarm system provided as part of the Core and Shell Package will be added onto as part of this project. Alarm activation will be initiated by manual pull stations, smoke detection, and fire sprinkler water flow devices. Alarm indication will consist of visual and combination visual/audible devices located and installed in accordance with NFPA 72 and the ADA.
- I. Voice/Data System Infrastructure:
 - 1. A complete pathway system shall be provided to service voice and data system cabling needs for the building.
 - a. All in-wall rough-in will be required to have a back box and conduit routed to above accessible ceiling. When routing cabling above accessible ceilings and in open/exposed ceilings, cable tray will be used. Cable tray routed in exposed ceilings shall have a solid bottom.
- J. Security System Infrastructure:
 - 1. A complete pathway system shall be provided to service the Owner's security system needs for the building.
 - a. All in-wall rough-in will be required to have a back box and conduit routed to above accessible ceiling. When routing cabling above accessible ceilings and in open/exposed ceilings, cable tray will be used. Cable tray routed in exposed ceilings shall have a solid bottom.
- K. Public Address System Infrastructure:
 - 1. A complete pathway system shall be provided to service intercommunication system cabling needs for the building.
 - a. All rough-in locations will be required to have a back box and conduit routed to above accessible ceiling. When routing cabling above accessible ceilings and in open/exposed ceilings, cable tray will be used. Cable tray routed in exposed ceilings shall have a solid bottom.

1.4 SYSTEM COMPONENTS

- A. Panelboards:
 - 1. Provide piano hinge construction for lighting and appliance panelboards.
 - 2. Provide 4-piece front construction for distribution-style panelboards.
 - 3. Bus bars will be copper or aluminum.
 - 4. Panelboard will be fully rated for specified interrupting rating.
 - 5. Circuit breakers will be bolt-on type, heavy-duty, quick-make, quick-break.
 - 6. Main breakers 400A and greater will be provided with electronic trip units with adjustable long time, short time and instantaneous settings.
 - 7. Branch circuit breakers will be thermal-magnetic type.
 - 8. Surge protection devices will be provided for panels that serve roof-mounted mechanical equipment.
 - 9. Provide engraved plastic nameplates for all panelboards.
- B. Safety switches:
 - 1. Safety switches will be fusible and non-fusible type, heavy duty construction, horsepower rated, quick-make and quick-break with visible blades in OFF position, padlockable in OFF position.
 - 2. Fuses will be Class RK1-, RK5-, J-, or L- style.
 - 3. Provide engraved plastic nameplates for all safety switches.
- C. Surge Protection Devices (SPD):
 - 1. SPD's shall be UL-1449 and UL-1283 component recognized, and designed to clamp transient voltage, divert surge current, and attenuate high-frequency electrical line noise.
 - a. Maximum UL assigned Suppression Voltage Rating (SVR) will be 400 volt for 208Y/120 volt systems.

- b. Forequipment serving roof mounted equipment, the maximum surge current rating will be 160,000A per phase and 80,000A per mode.
 - c. EMI/RFI filter will provide minimum 50 dB noise attenuation at 100 kHz using MIL-STD-220A insertion loss test method.
 - 2. Diagnostic and monitoring will include LED indicator lights, output contacts and a surge counter.
- D. Conductors:
 - 1. All conductors will be copper installed in conduit.
 - a. Conductors #10 and smaller will be solid. Conductors #8 and larger will be stranded.
 - 2. Minimum size conductors will be #12 for branch circuits, #14 for control wiring, and #18 for signal cable.
 - 3. Interior conductors will be 600 volt THHN/THWN or XHHW insulated.
 - 4. Exterior conductors will be 600 volt XHHW insulated.
 - 5. A separate neutral conductor will be provided with all line to neutral circuits. Multi-wire branch circuits with common neutral will not be used.
 - 6. A green insulated equipment grounding conductor will be provided with all feeders and all branch circuits.
 - 7. Where conductors are upsized and derated to allow for more current-carrying conductors in a conduit, a conductor's ampacity shall not be derated to less than 80 percent of its typical current-carrying ampacity.
- E. Conduit:
 - 1. Conduit will be rigid metal conduit (RMC), electrical metallic tubing (EMT), flexible metal conduit (FMC), liquid-tight flexible metal conduit (LFMC).
 - 2. Minimum size conduit will be 3/4 IN for lighting and power circuits.
 - 3. Conduit applications:
 - a. RMC and IMC may be used in all locations.
 - b. EMT may be used in indoor dry locations.
 - c. LFMC in lengths less than 60 IN will be used at transformer and indoor motor and equipment connections.
 - d. LFMC in lengths less than 60 IN will be used for outdoor motor and equipment connections.
 - e. EMT fittings will be steel set screw type.
 - 4. All conduit will be concealed within furred out walls and above finished ceilings within architecturally-finished spaces. Exposed conduit may be provided in mechanical, electrical, and telecommunications rooms.
- F. Cable tray:
 - 1. Cable tray within comm rooms shall be ladder rack type.
 - 2. Cable tray outside of comm rooms shall be welded wire mesh basket type.
 - 3. Load width and depth will be as indicated in specifications.
 - 4. Minimum 12 inch inside radius fitting will be provided. 2 inch radius dropouts will be provided at equipment racks.
 - 5. Tray will be in accordance with NEMA VE-1.
- G. Surface metal raceway:
 - 1. Surface metal raceway will be 2.25 x 6.0 inch two compartment aluminum with two 2.25 x 3 inch compartments.
 - 2. Each compartment will be provided with separate 3 x 12 inch covers.
 - 3. Aluminum covers will be fitted with receptacles and/or communication devices.
- H. Boxes:
 - 1. Outlet boxes and junction boxes will be galvanized steel.
 - 2. Surface-mounted boxes may be galvanized utility boxes.

3. Surface-mounted boxes in damp or wet locations will be corrosion resistant cast malleable iron or cast aluminum with threaded hubs.
 4. Poke-thru devices will be flush mounted with one duplex receptacle and two Cat 6A voice/data jacks. Poke-thru devices will be 2-hour rated.
- I. Wiring Devices:
1. Receptacles will be specification grade 20 amp, 125 volt, 2-pole, 3-wire, duplex, grounding type with back and side wiring.
 2. Tamperproof receptacles will be provided in all public areas.
 3. GFCI receptacles will be provided in bathrooms, kitchens, within 6 feet of any sink, electrical rooms, mechanical rooms, and all outdoor locations.
 4. Device covers will be brushed stainless steel single or ganged with beveled edges.
 5. Damp and wet location device covers will be gasketed with spring hinged cover.
 6. Outdoor device covers will be cast-metal, padlockable, and suitable for in-use applications.
 7. All devices will be permanently labeled with serving panel and circuit number.
- J. Mechanical Equipment Connections
1. Electrical connections for new mechanical equipment serving levels 1 and 2 will be provided.
 2. Connections for basement level will not be provided.
 3. Disconnect switches will be provided for all equipment.
- K. Testing:
1. Electrical distribution equipment: Manufacturer standard factory testing and manufacturer standard start-up testing.
 2. Documentation shall be provided after testing is completed that confirms that the system is operating correctly and that accurate data is being recorded and transmitted.
- L. Fire Alarm System:
1. Existing main fire alarm panel provided under the Core and Shell Package will be utilized.
 2. Pull stations shall be provided at all exit doors and entrances to exit stairs as required, if not provided under Core and Shell Package.
 3. ADA compliant flashing lights shall be provided at all corridors, public spaces, toilets and common use spaces.
 4. Self-correcting analog smoke sensors shall be provided in electrical rooms, telecom rooms, NAC panel locations, on one side of corridor smoke doors and both sides where required by NFPA 72, and in air systems per NFPA 90A.
 5. LED type indicators shall be provided for remote indication that a heat and/or smoke sensor has been activated in a lockable room (located outside room adjacent to door), or duct sensors that are not readily visible (located on ceiling or at visible location nearest to sensor installation).
 6. HVAC interface for fan shutdown with zone control shall be provided, as well as all connections required for smoke and fire/smoke dampers.
 7. All wiring shall be in conduit.
- M. Voice/Data System Infrastructure:
1. Telecom Rooms:
 - a. Required telecom equipment and wired infrastructure will be determined by Owner.
 - b. Each room shall have all walls covered with 4' x 8' x 3/4" fire retardant plywood backboard starting at 6" AFF to a height of 8'-6" AFF.
 - c. A cable tray system shall be installed overhead around the perimeter of each room and across the area where equipment racks will go.
 - d. Each room shall have four (4) 4" conduit riser sleeves and a associated vertical runway cable tray to provide connectivity between floors.
 - e. Each room shall have a grounding busbar, connected to the overall grounding electrode system. All cable tray and telecom equipment shall be bonded to the busbar with #6 AWG wire.

- f. At first floor room, provide (2) 4" conduits from room back to main electrical/comm room on lower level.
 - 2. Voice and data outlets shall consist of a 2-gang junction box with 1 inch conduit stubbed above to the nearest accessible ceiling and terminated with a plastic bushing.
- N. Security System Infrastructure:
- 1. Provide complete rough-in and pathways for security access control stations and door position switches at all electrical rooms, all telecom rooms, service entry, and doors leading to staff work areas. Include junction box for access control station and 3/4" conduit stub-out from each door position switch, electric strike and access control station. Additional access control stations to be determined by Owner.
 - a. It's assumed that all exterior doors, stairwell doors, and items relating to the elevator cab are covered under the Core and Shell Package.
 - 2. Provide complete rough-in and pathways for surveillance cameras at main entry vestibule and service entry, elevator lobbies, entrances to stairwells, and all open public areas, at a minimum. Include junction box and 3/4" conduit stub-out to cable management system. Additional security camera locations to be determined by Owner.
 - a. It's assumed that all exterior doors and exterior building perimeter are covered under the Core and Shell Package.

END OF SECTION

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C. LIGHTING

1.1 GENERAL LIGHTING CONCEPT SUMMARY

A. Lighting Design Considerations

1. Lighting design is the skillful balance of four key concepts: human needs, architecture, economics, and energy efficiency. During the lighting design process, these factors will be evaluated along with the unique needs of the project to make judgments regarding luminaire type selections and placement. The result is a design that creates a pleasant environment for the occupants, facilitates exploration and tasks, enhances the architecture, while also resulting in the selection of lighting equipment that is economically and environmentally responsible and easily maintainable. Considering these factors during design is vital to the long-term success of the lighting system.

B. Design Requirements.

1. General Area Light Levels

- a. The lighting design of these facilities shall generally adhere to The IESNA Lighting Handbook Reference & Application, Tenth Edition, published by the Illuminating Engineering Society of North America in 2011. The criteria contained within the *Lighting Handbook* may, however, be superseded by other Local Building Codes. Recommended light levels specific to the room types in this project are outlined at the end of this section.

2. Energy Codes

- a. The project will be designed to meet IECC-2018. Some of the highlights of the 2018 requirements are as follows:
 - 1) Automatic lighting shutoff of some type in all spaces (except in areas where automatic shutoff might endanger occupants).
 - 2) Every space must have at least one control device to switch the lighting on/off.
 - 3) Each area that is required to have a manual control shall also allow occupants to reduce lighting load by at least 50%.
 - 4) Daylight zones shall be designed such that lights in the daylight zone are controlled independently of general area lighting.
 - 5) Automatic Lighting Shutoff is required in nearly all space types. Most areas will require a fully automatic off and in areas where automatic shutoff might endanger occupants, automatic partial off to 20% or less is required. Each control zone must be less than 600 sqft.
 - 6) Every space must have at least one control device to switch the lighting on/off and allow occupants to reduce lighting load which will be accomplished with continuous dimming.
 - 7) Daylight zones are required to have automatic responsive control. Continuous dimming will control each zone. Zones shall be broken into primary and secondary daylight zones and side and top lit areas shall be controlled separately.
 - 8) Display, accent and task lighting must be controlled separately from the general lighting.
 - 9) Functional testing of the lighting controls is required and must be performed by a registered design professional not involved in the project design or construction. A certifying document must be provided stating that the lighting controls have been tested, calibrated, adjusted, programmed, and are in working condition.
 - 10) Contractor shall provide owner documents certifying lighting controls meet performance criteria within 90 days after certificate of occupancy.

3. Egress Lighting
 - a. All emergency lighting in the facility will be circuited to an emergency source of power and will operate during a power failure.
 - 1) Emergency luminaires will be connected to a UL 924 or UL1008 rated relay and will be controlled with other area lighting to maintain uniformity of appearance during normal conditions but will override to full brightness upon loss of normal power.
 - b. Minimum emergency egress illumination levels will be in accordance with IBC and the Life Safety Code, NFPA 101, Section 7.9, requires not less than an average of 1 fc and not less than 0.1 fc along any point along the path of egress; this level shall be maintained for one and a half hours after the loss of normal power. Maximum to minimum uniformity ratios shall not exceed 40:1.
 - c. Exit signs shall be edge lit when located in public areas and die-cast aluminum when located in back of house areas. Weatherproof exit signs will be utilized where water ingress is possible.

1.2 LIGHTING SYSTEMS CRITERIA

- A. A base luminaire and manufacturer will be listed for every luminaire type, and two optional manufacturers will be included wherever possible. This will ensure that only proven, commercially available luminaires are selected for this project. Lower quality, commodity-grade luminaires will not be used.
- B. The luminaires selected for the project will create a lighting system made up of three distinct layers of architectural light consisting of general ambient light, task light, and accent light. This layered approach to lighting provides the potential to create a visually comfortable environment and simultaneously reduce energy usage. For the majority of the spaces, the system will provide a minimal amount of ambient light, an increased amount of task lighting at point of use when required, and a level of accent lighting to provide visual relief.
- C. Lighting design software will be used to perform illuminance calculations to verify that the IESNA recommended illuminance criteria are being met and to refine the lighting design.
- D. Light Sources:
 1. To maximize energy savings and reduce maintenance costs, LED lighting will be used for all project luminaires. This will include all interior and exterior luminaires for both normal and specialty luminaire types. LED light sources shall meet the following requirements at a minimum:
 2. Long life
 - a. Exceed L70 @ 50,000 hours.
 3. Excellent color rendering
 - a. CRI Metric:
 - 1) CRI > 90, R9 > 7.
 4. TM-30 Metric:
 - a. Fidelity index (Rf) > 80, skin fidelity index (Rf,skin) > 80, gamut index (Rg) between 90 and 120, and limit red chroma shift (Rcs, h16) to -15% to +10%.
 5. Stability of source color.
 - a. 3500° K (crisp warm white) for general lighting.
 6. One of the many benefits to LED lighting is that it is instant on and in most cases the ability to dim is standard as part of the LED driver. It should be assumed that all normally occupied areas of the building should be capable of continuous dimming.
 7. Instant on/off (suitable for emergency/egress lighting).

E. Drivers:

1. Drivers regulate and monitor current and voltage to LEDs. These are available in varying degrees of performance and affect quality of light. The following operational characteristics are recommended:
 - a. LED dimming shall be equal in range and quality to a commercial grade incandescent dimmer. Quality of dimming is to be defined by dimming range, freedom from perceived flicker or visible stroboscopic flicker, smooth and continuous change in level (no visible steps in transitions).
 - 1) In areas where dimming is used for daylight harvesting, the natural square wave shall be used for the response to control input from 100 percent to 0.1 percent and back to 100 percent. The dimming shall be stable when input voltage conditions fluctuate over what is typically experienced in a commercial environment.

F. Controls:

1. A digital-network lighting control system with the ability to accept control inputs from an astronomical timeclock, photocells, and occupancy sensors will be utilized. Automated controls shall be used throughout the project to minimize energy consumption, balance electric lighting use with daylight availability, and to provide flexibility with a minimum of two settings in most spaces.
2. Distributed digital lighting controls will be considered in enclosed areas with accessible tile ceilings.
3. The lighting in large volume and open ceiling spaces will be controlled through lighting relay dimming panels to reduce visible equipment in exposed ceiling areas.
4. Touch screens displaying building zones and that allow control of each area by zone and scene shall be provided in at least two locations in the building. Timeclock and other functionality shall be adjustable from this control interface.
5. Features of automated controls:
 - a. Time Clock Control of multiple preset scenes.
 - 1) Entry Lobby
 - 2) Public spaces including elevator lobbies, corridors, and open lounge/collections areas.
 - b. Daylight harvesting.
 - 1) All interior luminaires within sidelit or skylit spaces as defined by IECC 2018.
 - c. Site Lighting Schedule.
 - 1) Site and exterior lighting will not be included as a part of this package.
6. In order to take full advantage of the potential energy savings and productivity improvements of modern lighting equipment and lighting controls, the following system integration opportunities will be explored for project feasibility:
 - a. Integrating lighting control with mechanical HVAC controls, A/V, Security, and/or scheduling software.

G. Daylight Harvesting: Daylight harvesting will be implemented to meet energy code, provide energy savings, extend service-life of light sources, and enhance the user experience by tailoring the light to the most appropriate level. Daylight harvesting opportunities will be present in all spaces with exterior glazing. In areas where daylight harvesting can be implemented the resulting energy savings have the potential to reduce lighting energy use by 30 to 80 percent. When daylight harvesting is implemented, it is recommended that dimmable electric lighting be provided, and color tuning is considered.

1. Shades
 - a. Shades will be considered in spaces where direct glare could disrupt basic tasks within the space.
 - b. If shades are used in any areas, automated shades are recommended. Several studies have shown manual shades to be ineffective – with the majority of these set to and forgot at a position that eliminates the worst glare, but which also eliminates most daylight and views for most of the day, regardless of glare and sky conditions.
 - c. Density of shade weave depends on VLT of glazing.

1.3 LIGHTING DESIGN

- A. Introduction:
 - 1. Lighting design ideas and techniques for specific areas or spaces are outlined in the following sections for initial discussion but are subject to the interior design and architectural schemes as well as Owner approval.
- B. Exterior Lighting:
 - 1. Façade Lighting
 - a. Decorative façade lighting will not be included as a part of this package.
 - b. General egress exterior lighting was provided by wall-mounted luminaires as a part of the core and shell package. This lighting will be evaluated with updated egress plans, and additional luminaires may be added as required.
 - c. Building signage will be illuminated internally or by exterior-mounted luminaires.
- C. Interior Lighting
 - 1. Introduction:
 - a. Lighting design ideas and techniques for specific areas or spaces are outlined in the following sections for initial discussion but are subject to the interior design and architectural schemes as well as Owner approval.
 - 2. Entry and General Open Area
 - a. Light will be used to highlight architectural elements and feature materials in the space to create a visual hierarchy with clear focal points.
 - 1) Conduit will be routed in a manner that it is concealed from view.
 - 2) A combination of direct and indirect lighting will provide the general illumination in the space and provide a highlight on the exposed structure materials across the ceiling and columns.
 - a) Lighting solutions to be considered will include linear or point based luminaires.
 - (1) Prudential BoltPro or similar (or)
 - (2) Delray IL793 or similar
 - 3) Decorative accent lights will be used to highlight and provide wayfinding to the main Service Desk.
 - a) Lighting integrated into the feature wall behind the Service Desk will be explored.
 - 4) Decorative pendants may be used in tandem with general illumination luminaires to call attention to specific areas.
 - a) Prudential P4000 Sky or similar
 - 5) Decorative floor lamps and table lamps will be provided in designated waiting and lounge areas within the lobby space.
 - 6) Track lighting systems will be provided strategically to illuminate features and exhibits with flexible locations.
 - 3. Elevator Lobbies
 - a. Surface or pendant lights will be used to provide general illumination.
 - b. Linear accent lighting will be provided to enhance material selections around elevator lobby feature walls.
 - 4. Corridors
 - a. Suspended or surface mount downlights will be used to delineate corridors from Collections and Lounge spaces.
 - 1) Gotham Evo 4 Pendant or similar
 - b. Graphics, signage, and art will be accented with wall wash downlights or linear slots along perimeter walls.

5. Lounge/ Collections/ Computers/ Children's areas
 - a. In addition to the general area lighting, the following will be provided in these locations:
 - 1) Integrated table lighting will be considered.
 - a) Vode Table Arm System 107 or similar
 - 2) Integrated shelf lighting will be considered.
 - a) Vode Stack System 117 or similar
 - 3) Recessed perimeter lighting will be used in Copy Area soffit for functional illumination.
 6. Lounges, Phone Booths, Small Conference Rooms
 - a. Perimeter lighting will be provided on the wall opposite the door.
 - b. Decorative pendants over tables will be considered where appropriate.
 7. Medium and Large Conference rooms
 - a. Linear Pendant lighting will be provided over permanent tables.
 - b. Surface, pendant, or recessed downlights will be used for supplemental illumination.
 - c. Flexibility needs of spaces will be evaluated before determining location and layout of lighting.
 8. Staff Spaces
 - a. Linear pendant lighting will be used for general illumination in areas with exposed ceilings.
 - 1) Prudential BoltPro or similar
 - b. LED Luminous Panel luminaires will be provided in spaces with lay-in or hard ceilings.
 - 1) Lithonia SPX or similar
 9. Restrooms
 - a. General illumination will be provided by recessed downlights above each fixture and as required to achieve target light levels.
 - b. Wall mounted luminaires will be located between the vanity mirrors for facial rendering in the mirrors.
 - c. Mirrors with integral lighting components will be considered.
 - d. Feature walls will be illuminated by wall washing downlights or linear slots located along wall perimeters.
 - e. Additional recessed downlights will be utilized as required to achieve target light levels.
 10. Elec/ Comm/ Mechanical/ Fire/ Janitor Rooms
 - a. Suspended lensed LED strip-lights or recessed troffers will be provided based on provided ceiling type.
- D. Interior illumination and controls considerations are documented in the following table per IESNA recommendations and IECC 2018 commercial lighting requirements.

Illumination and Controls Considerations													
Illuminance Criteria ¹		Color Criteria		Allowed Power	Controls Considerations								
Avg. Maint'd (except as noted)	Notes	CCT	CRI	LPD ²	Toggle Switch	Low Voltage Switch	Timeclock	Occupancy Sensing	Daylight Harvesting	Dimming	Automatic Shading	Centralized Control and Monitoring	BMS Integration
Lighting for Exteriors													
Building Façade													
High Activity - High Ambient Lighting E _a @ Façade = N/A E _a @ Façade = 200 lux	Apply strategically to ≤25% of area of building façade	3000K	80+	0.15 W/sf			*			*			
Exterior Plazas													
High Activity - High Ambient Lighting E _a @ Ground = 10 lux E _a @ 5' AFF = 5 lux	5:1 Avg:Min	3000K	80+	0.14 W/sf			*			*			
Sidewalks													
High Activity - High Ambient Lighting E _a @ Ground = 10 lux E _a @ 5' AFF = 5 lux	5:1 Avg:Min	3000K	80+	0.14 W/sf			*			*			
Lighting for Interiors													
Building Entries (Indoor) High Activity - Day E _a @ floor = 150 lux E _a @ 5' AFF = 75 lux High Activity - Night E _a @ floor = 100 lux E _a @ 5' AFF = 50 lux	2:1 Avg:Min 2:1 Avg:Min	3500K	85+	1.0 W/sf		*	*		*	*			
Back of House / Corridors													
Back of House E _a @ floor = 50 lux E _a @ 5' AFF = 30 lux Support Spaces / Service Rooms E _a @ 2.5' AFF = 300 lux E _a @ 5' AFF = 100 lux	2:1 Avg:Min												
Toilets													
Fixtures E _a @ top surface = 150 lux E _a @ 3.5' AFF = 50 lux General E _a @ floor = 50 lux E _a @ 3.5' AFF = 30 lux Vanities E _a @ counter = 150 lux E _a @ 3.5' AFF = 200 lux	2:1 Avg:Min 2:1 Avg:Min 2:1 Avg:Min	3500K	85+	0.85 W/sf		*	*	*		*			
Work Spaces													
Private Offices E _a @ 2.5' AFF = 150 lux E _a @ 5' AFF = 50 lux Open Work Space E _a @ 2.5' AFF = 150 lux E _a @ 5' AFF = 50 lux Conference Rooms E _a @ 2.5' AFF = 150 lux E _a @ 5' AFF = 50 lux	4:1 Avg:Min 4:1 Avg:Min 4:1 Avg:Min												
Library Public Spaces													
Open / Flexible Space E _a @ 2.5' AFF = 150 lux E _a @ 5' AFF = 50 lux Vertical Shelving E _a @ 2.5' AFF = 150 lux E _a @ 5' AFF = 50 lux	4:1 Avg:Min 4:1 Avg:Min	3500K	85+	1.0 W/sf		*	*	*	*	*	*		
Transition Spaces													
Lobbies - General Day E _a @ 2.5' AFF = 150 lux E _a @ 5' AFF = 50 lux Lobbies - General Night E _a @ 2.5' AFF = 100 lux E _a @ 5' AFF = 50 lux Public Corridors E _a @ floor = 100 lux E _a @ 5' AFF = 30 lux Stairs E _a @ treads = 100 lux E _a @ 5' AFF = 50 lux	4:1 Avg:Min 4:1 Avg:Min 2:1 Avg:Min 2:1 Avg:Min												
References 1. IESNA Handbook 10th Edition 2. IECC 2018													

END OF SECTION

D. LIFE SAFETY AND FIRE PROTECTION

1.1 OWNER'S REQUIREMENTS

- A. The existing fire department access and hydrant configuration will be reviewed by the Omaha Fire Prevention Bureau prior to issuing DD.

1.2 CODES, STANDARDS AND GUIDELINES

- A. Authority Having Jurisdiction (AHJ), includes but not limited to:
 - 1. Omaha Planning Department | Permits and Inspections,
 - 2. Omaha Fire Prevention Bureau,
 - 3. Nebraska Department of Labor - elevator inspections
- B. General
 - 1. The following is a list of the applicable codes, standards and regulations related to the codes and references on the project. City of Omaha has adopted the 2018 IBC and IECC effectively.
 - a. Omaha Municipal Code;
 - b. IBC, International Building Code – 2018
 - c. IMC, International Mechanical Code – 2012
 - d. OPC, Omaha Plumbing Code - 2018
 - e. IFC, International Fire Code – 2012
 - f. IECC, 2018
 - g. Accessibility
 - 1) 2018 IBC
 - 2) ICC A117.1 - Accessible and Usable Buildings and Facilities, 2009 Edition.
 - h. ASME Standard A17.1/ CSA B44 Safety Code for Elevators and Escalators, 2007 Edition
 - i. NFPA 70 National Electrical Code – 2017
 - j. NFPA 101 Life Safety Code (LSC) – 2012

1.3 SITE – FIRE SERVICE FEATURES

- A. General
 - 1. Reserved
- B. Fire Service Features (IFC Chapter 5)
 - 1. At minimum existing fire service is as follows: three sides, including two long sides of the building will be accessible for fire department access. The fire department access will be provided so that no portion of the building is more than 300 feet from the fire department access road, as the building will be provided with a fire sprinkler system installed in accordance with NFPA 13.
 - 2. Fire department access will not be less than 20 feet wide and have vertical clearances of not less than 13 feet 6 inches.
- C. Fire Hydrants
 - 1. Existing to remain.

1.4 OCCUPANCY AND CONSTRUCTION CLASSIFICATION

- A. 1401 Jones Street = Type IVB (Group B & A-3)
 - 1. 2 stories + basement
 - 2. 52 FT building height
 - 3. Approximately 15,000 SF on 1st floor, see code analysis in Architectural section.

4. Uses
 - a. B: Open office, private office, conference rooms with less than 50 occupants
 - b. A-3: Library Reading Rooms, Conference Rooms over 50 occupants, Library stacks
 - c. Incidental- Mechanical, electrical, storage, etc.

1.5 FIRE-RESISTIVE CONSTRUCTION AND INTERIOR FINISHES

- A. Exterior Walls – existing to remain
- B. Structural Frame and Building Elements – existing to remain
- C. Combustible Materials
 1. Type IVB construction shall include limited combustible materials.
- D. Fire-rated barriers
 1. 2-hour Fire Barriers – Required at Egress Stairs and Shafts
 2. 1-hour fire barriers – None required
 3. Smoke Partitions/Barriers (0-hour fire-rated) – None required
 4. Perimeter fire-stopping – Existing/Within Core and shell scope
 5. Penetrations and opening will be protected per IBC Chapter 7 and LSC Chapter 8
- E. Interior Finishes
 1. Interior Floor Finish;
 - a. Materials complying with DOC FF-1 “pill test” (CPSC 16 CFR, Part 1630) or ASTM 2859; Class II minimum (non-sprinklered); minimum critical radiant flux of 0.22 W/cm² or greater
 2. Interior Wall and Ceiling Finish – see IBC Table 803.9 for any exceptions

Occupancy Classification	Material Classification and Location		
	Exit Enclosures and Exit Passageways	Corridors and Exit Access Stairs/Ramps	Rooms and Enclosed Spaces
Group B/A-3	Class B	Class C	Class C

1.6 FIRE PROTECTION AND EMERGENCY SYSTEMS

- A. Summary of scoped systems
 1. Existing automatic sprinkler system provided throughout, NFPA 13; modifications to be completed as needed to accommodate ceiling design.
 2. Existing automatic, wet standpipes provided, NFPA 14
 3. Fire extinguishers throughout building, NFPA 10
 4. Fire alarm systems, NFPA 72

1.7 MEANS OF EGRESS AND ACCESSIBILITY

- A. General
 1. See Preliminary Code Analysis for occupant loading and egress capacity
- B. Accessibility shall be provided in accordance with IBC Chapter 11, ANSI/ICC A117.1 and the 2010 ADA standards, with the most restrictive being applied. Where accessibility is not provided, appropriate exemptions shall be indicated on the life safety plan.

END OF SECTION

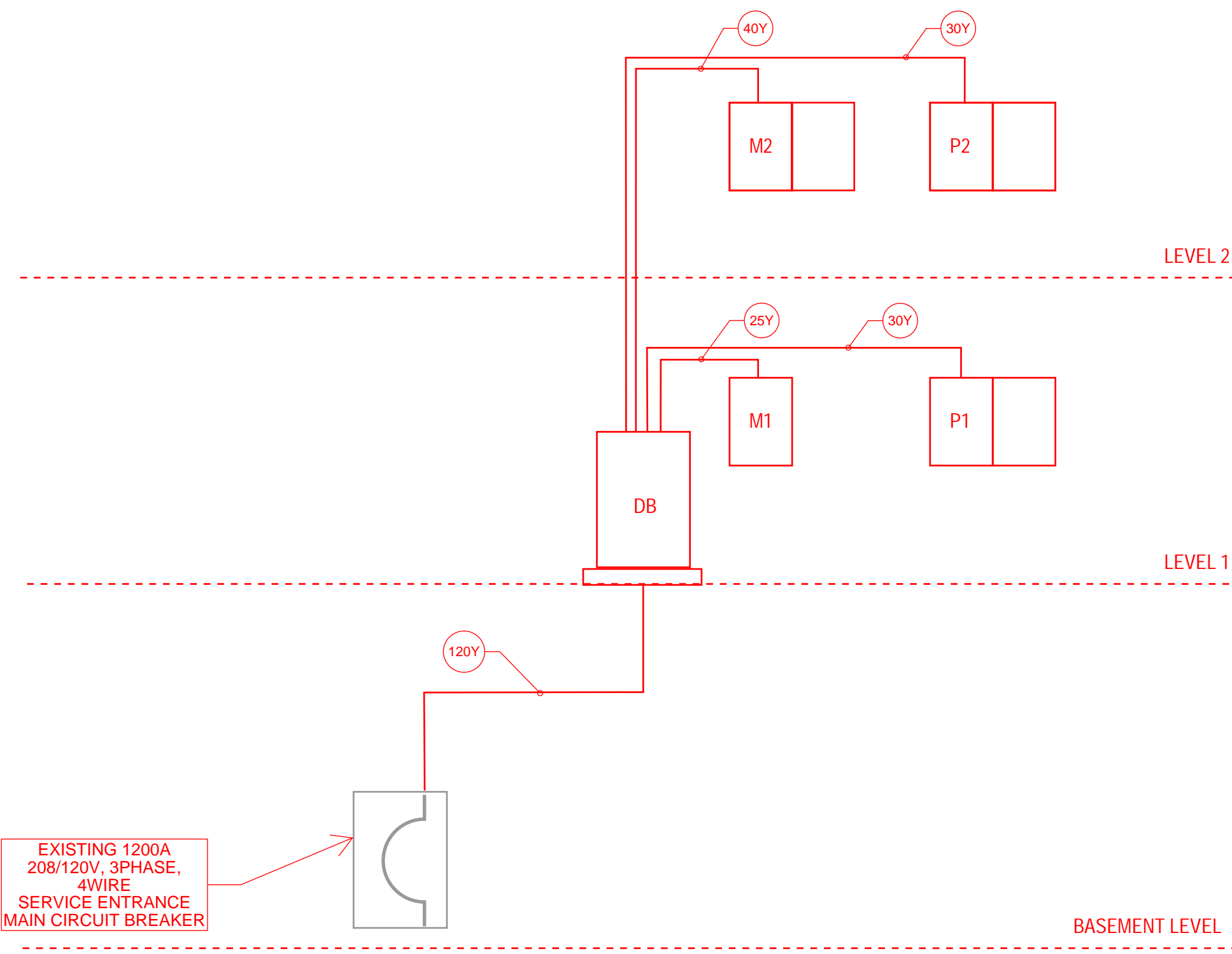


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08 14 33 - STILE AND RAIL WOOD DOORS
08 31 16 - ACCESS PANELS AND FRAMES
08 41 18 - INTERIOR ALUMINUM STOREFRONT
08 41 26 - ALL-GLASS ENTRANCES AND STOREFRONTS
08 71 00 - DOOR HARDWARE
08 71 13 - AUTOMATIC DOOR OPERATORS
08 81 26 - INTERIOR GLASS GLAZING
08 87 33 - DECORATIVE FILMS

DIVISION 09 — FINISHES

09 22 16 - NON-STRUCTURAL METAL FRAMING
09 29 00 - GYPSUM BOARD
09 30 00 - TILING
09 51 00 - ACOUSTICAL CEILINGS (ACT)
09 51 34 - ACOUSTICAL SNAP-IN METAL PAN CEILINGS (MSC)
09 54 27 - WOOD CEILING SYSTEM
09 65 13 - RESILIENT BASE (RB)
09 65 19 - RESILIENT TILE FLOORING (RT)
09 68 13 - TILE CARPETING (CPT)
09 77 43 - TACKABLE WALL COVERING
09 91 23 - INTERIOR PAINTING
09 96 23 - GRAFFITI-RESISTANT COATINGS

DIVISION 10 — SPECIALTIES

10 11 00 - MARKERBOARDS AND TACKBOARDS
10 14 00 - SIGNAGE
10 21 12 - METAL TOILET PARTITIONS
10 26 00 - WALL AND DOOR PROTECTION
10 28 13 - TOILET ACCESSORIES
10 44 00 - FIRE PROTECTION SPECIALTIES

DIVISION 12 — FURNISHINGS

12 24 13 - ROLLER WINDOW SHADES
12 36 63 - SOLID SURFACE FABRICATIONS (SSF)
12 48 13 - ENTRANCE FLOOR MATS AND FRAMES (EM)

DIVISION 26 — ELECTRICAL

26 00 10 - ELECTRICAL GENERAL REQUIREMENTS
26 00 11 - WIRING EQUIPMENT FURNISHED BY OTHERS
26 05 19 - LOW VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES
26 05 20 - IN-CARPET ELECTRICAL WIREWAY
26 05 26 - GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS
26 05 33 - CONDUITS
26 05 34 - BOXES
26 05 35 - SURFACE METAL RACEWAYS AND WIREWAYS
26 05 36 - CABLE TRAY
26 05 53 - IDENTIFICATION FOR ELECTRICAL SYSTEMS
26 09 23 - LIGHTING CONTROL DEVICES
26 09 43 - NETWORKED LIGHTING CONTROL SYSTEM
26 24 16 - PANELBOARDS
26 24 19 - MOTOR CONTROL EQUIPMENT
26 27 26 - WIRING DEVICES
26 28 00 - OVERCURRENT PROTECTIVE DEVICES
26 28 16 - ENCLOSED SAFETY SWITCHES
26 33 23 - EMERGENCY LIGHTING INVERTER SYSTEM
26 43 13 - SURGE PROTECTIVE DEVICES (SPD)
26 51 13 - BUILDING LIGHTING
26 56 00 - SITE LIGHTING

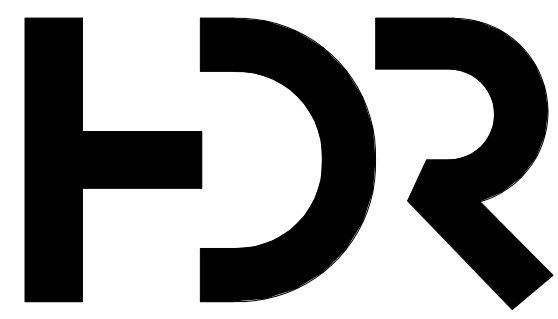
DIVISION 27 — COMMUNICATIONS

27 05 28 - PATHWAYS FOR COMMUNICATION SYSTEMS

DIVISION 28 — ELECTRONIC SAFETY AND SECURITY

28 31 00 - FIRE ALARM SYSTEM

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City of Omaha - Omaha Public Library

215 S 15th St
Omaha, NE 68102

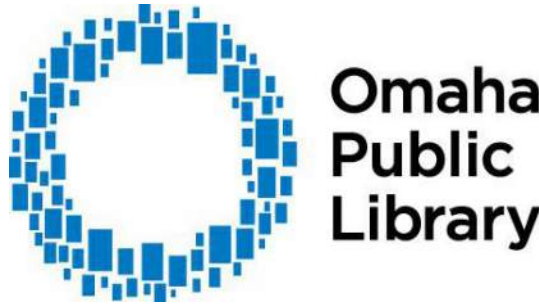
Library Consultant

Margaret Sullivan Studios

307 7th Ave,
New York, NY 10001
t (646)-687-7923



1



Project Manager	John Dineen/ Andrew Wilson
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Plumbing Engineer	Plumbing Engineer
Interior Designer	Corie DeChant
Equipment Planner	-
Wayfinding	

Schematic & Design Development

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Sheet Number



D

C

B

A

LIFE SAFETY LEGEND

<div>Area Name</div> <div>Group B</div> <div>150 SF</div> <div>Load Factor: 300</div> <div>Calc Occ: 100</div>	<div>NAME OF AREA/SPACE</div> <div>USE DESIGNATION OF AREA/SPACE (IBC 302.1)</div> <div>SQUARE FOOTAGE OF AREA/SPACE</div> <div>LOAD FACTOR (IBC TABLE 1004.1.2)</div> <div>CALCULATED OCCUPANT LOAD PER AREA/SPACE (IBC 1004)</div>
<div>DOOR</div> <div>Clear Width: 34"</div> <div>Max Occ: 226</div> <div>Req Width: 28"</div> <div>Calc Occ: 150</div>	<div>EGRESS COMPONENT - OCCUPANT LOAD AND WIDTH (IN INCHES)</div> <div>ACTUAL CLEAR WIDTH PROVIDED</div> <div>MAXIMUM ALLOWED OCCUPANT LOAD PER EXIT (IBC 1005.3)</div> <div>REQUIRED MINIMUM WIDTH PER OCCUPANCY (IBC 1005.3)</div> <div>CALCULATED OCCUPANT LOAD PER EXIT (IBC 1004)</div>
<div>STAIR</div> <div>Clear Width: 44"</div> <div>Max Occ: 226</div> <div>Req Width: 28"</div> <div>Calc Occ: 150</div>	<div>EGRESS STAIR - OCCUPANT LOAD AND WIDTH (IN INCHES)</div> <div>ACTUAL CLEAR WIDTH PROVIDED</div> <div>MAXIMUM ALLOWED OCCUPANT LOAD PER STAIR (IBC 1005.3)</div> <div>REQUIRED MINIMUM WIDTH PER OCCUPANCY (IBC 1005.3)</div> <div>CALCULATED OCCUPANT LOAD PER STAIR (IBC 1004)</div>
<div>999-11'</div> <div>TRAVEL DISTANCE</div>	<div>TRAVEL DISTANCE: LONGEST ROUTE TO AN EXIT (MAXIMUM PER SPACE/AREA SHOWN) (IBC 1017.2)</div>
<div>999-11'</div> <div>COMMON PATH</div>	<div>COMMON PATH: DISTANCE TRAVELED BEFORE AN EXIT PATH IS CHOSEN (MAXIMUM PER SPACE/ AREA SHOWN) (IBC 1006.2)</div>
<div>45</div>	<div>DOOR FIRE RATING</div>
<div>ILL</div>	<div>ILLUMINATED EXIT SIGN</div>
<div>FEC</div>	<div>FIRE EXTINGUISHER & CABINET RECESSED (SCREENED IF EXISTING)</div> <div>MAX TRAVEL DISTANCE: 75' - (IBC TABLE 906.3(1))</div>
<div>FEC</div>	<div>FIRE EXTINGUISHER & CABINET SURFACE MOUNTED (SCREENED IF EXISTING)</div> <div>MAX TRAVEL DISTANCE: 75' - (IBC TABLE 906.3(1))</div>
<div>FE</div>	<div>FIRE EXTINGUISHER SURFACE MOUNTED (SCREENED IF EXISTING)</div> <div>MAX TRAVEL DISTANCE: 75' - (IBC TABLE 906.3(1))</div>
<div>FHC</div>	<div>FIRE HOSE CABINET RECESSED (SCREENED IF EXISTING)</div>
<div>CD</div>	<div>FIRE DEPARTMENT CONNECTION</div>
<div>STAND PIPE</div>	<div>STAND PIPE</div>
<div>SUITE</div>	<div>SUITE</div>
<div>NOT IN CONTRACT</div>	<div>NOT IN CONTRACT</div>
<div>CONTROL AREA BOUNDARY</div>	<div>CONTROL AREA BOUNDARY</div>

PARTITION RATING GRAPHICS

PARTITIONS REQUIRED TO BE SMOKE RESISTANT, FIRE RESISTANT, OR BOTH FIRE AND SMOKE RESISTANT ARE SHOWN GRAPHICALLY ON PLANS WITH HATCH PATTERNS.		
PARTITION RATING GRAPHIC DESIGNATION		PRIORITY
<div>4 HR FIRE RATING</div>		1 HIGHEST
<div>3 HR FIRE RATING</div>		2
<div>2 HR FIRE RATING & SMOKE BARRIER</div>		
<div>2 HR FIRE RATING</div>		3
<div>1 HR FIRE RATING & SMOKE BARRIER</div>		
<div>1 HR FIRE RATING</div>		4
<div>SMOKE PARTITION (NON-RATED)</div>		
<div>NON-RATED PARTITION</div>		5 LOWEST

PARTITION RATING GRAPHICS

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<div>3 HR FIRE RATING</div>		2
<div>2 HR FIRE RATING & SMOKE BARRIER</div>		
<div>2 HR FIRE RATING</div>		3
<div>1 HR FIRE RATING & SMOKE BARRIER</div>		
<div>1 HR FIRE RATING</div>		4
<div>SMOKE PARTITION (NON-RATED)</div>		
<div>NON-RATED PARTITION</div>		5 LOWEST

BUILDING INFORMATION

1.	ADDRESS: 1401 Jones Street...		
2.	ZONING DISTRICT: CC-FF: EXISTING - UNCHANGED		
3.	OCCUPANCY: Group B: Business Group S-1: Moderate Hazard Storage (Primary Occupancy)	Office Books and paper in rolls or packs	
4.	CONSTRUCTION TYPE: Type 2B (Table 601)		
5.	SPRINKLERED: Building 100% Equipped with Automatic Sprinkler		
FIRE-RESISTANCE-RATING OF STRUCTURE:		RATING	
	PRIMARY STRUCTURAL FRAME	0-HOUR	
	BEARING EXTERIOR WALLS	0-HOUR	
	NONBEARING EXTERIOR WALLS	0-HOUR	
	INTERIOR WALLS	0-HOUR	
6.	FLOOR...	0-HOUR	
	ROOF...	0-HOUR	
NUMBER OF STORIES: 2			
ALLOWABLE STORIES: 3			
7.	BUILDING AREAS: Level 01 Elevation	100'	
	Total Parcel Area:	SF	
	FAR:	1.0 MAXIMUM	
	Allowable Building Area (Parcel)	SF	
	Total Site Area	SF	
	Total Building Area	GSF	
	Allowable Building Area	GSF	
	Maximum Allowable Mezzanine	GSF	
	Total Building Area (w/ Mezzanine)	GSF	
SPRINKLER INCREASES PROVIDED, TAKEN			
FRONTAGE INCREASE TAKEN (58.5%)			
MIXED-OCCUPANCY SEPARATED MIXED OCCUPANCY CLASSIFICATION			
8.	Building Areas by Level: Level 00:	GSF	
	Level 01:	GSF	
	Level 02	GSF	
9.	PARKING: EXISTING - UNCHANGED		

APPLICABLE BUILDING CODES

THIS PROJECT HAS BEEN DESIGNED UNDER THE REQUIREMENTS OF THE APPLICABLE CODES BELOW

- BUILDING:** 2018 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
- STRUCTURAL:** 2018 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
- ENERGY:** 2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH LOCAL AMENDMENTS
- MECHANICAL:** 2012 INTERNATIONAL MECHANICAL CODE AND CHAPTER 40 OMAHA MUNICIPAL CODE
- PLUMBING:** 2018 OMAHA PLUMBING CODE AND CHAPTER 49 OMAHA MUNICIPAL CODE
- ELECTRICAL:** 2017 NATIONAL ELECTRIC CODE
- FIRE PREVENTION:** 2012 LIFE SAFETY CODE AND 2012 INTERNATIONAL FIRE CODE
- ACCESSIBILITY:** Americans with Disabilities Act (ADA) ; c 2010 ADA Standards for Accessible Design

APPLICABLE EGRESS REQUIREMENTS

BASED ON: Type 2B (Table 601) - Group B - Building 100% Equipped with Automatic Sprinkler

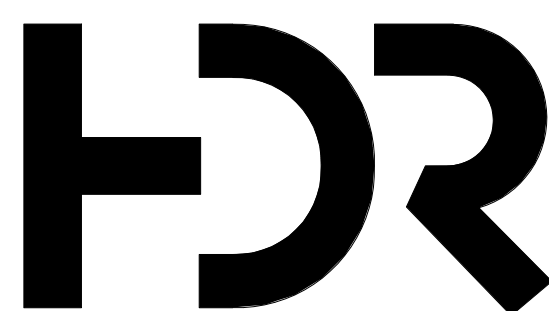
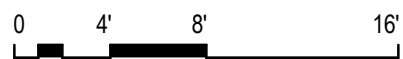
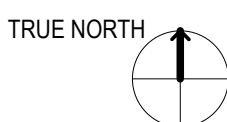
- MAXIMUM ALLOWABLE TRAVEL DISTANCE:** 250 FEET
Per IBC Table 1016.1
- COMMON PATH OF EGRESS TRAVEL:** 100 FEET
Per IBC Table 1006.2.1
- MAXIMUM ALLOWABLE DEAD-END DISTANCE:** 50 FEET
Per IBC 1020.4 DEAD ENDS
- ALLOWABLE EGRESS COMPONENT CAPACITY:** 220 @ 33 INCH DOOR
Per IBC Table 1005.3 0.15 Inches/Occupant 440 @ 66 INCH DOOR
- ALLOWABLE EGRESS STAIR CAPACITY:** 220 @ 44 INCH STAIR
Per IBC Table 1005.3 0.2 Inches/Occupant

BUILDING OCCUPANT LOAD

Occupancy Classification	Use Designation	Occupancy Load Factor	Occupant Load
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GENERAL LIFE SAFETY NOTES

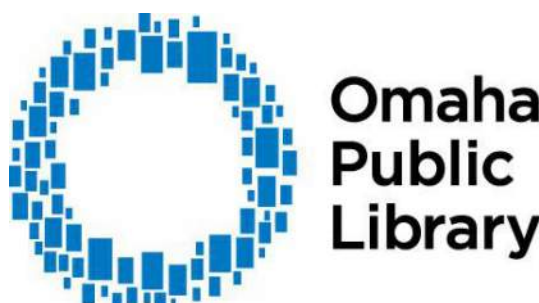
- Add General Life Safety Notes as needed.
-
-
-



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OPL Relocation -
Downtown Branch
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Project Manager	John Dineen/ Andrew Wilson
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Landscape Architect	-
Civil Engineer	Civil Engineer
Structural Engineer	Structural Engineer
Mechanical Engineer	Mechanical Engineer
Electrical Engineer	Electrical Engineer
Plumbing Engineer	Plumbing Engineer
Interior Designer	Corie DeChant
Equipment Planner	-
Wayfinding	-

Sheet Reviewer | Author

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Project Number 10338138
Original Issue 10/3/2018

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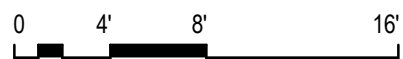
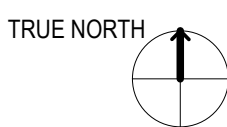
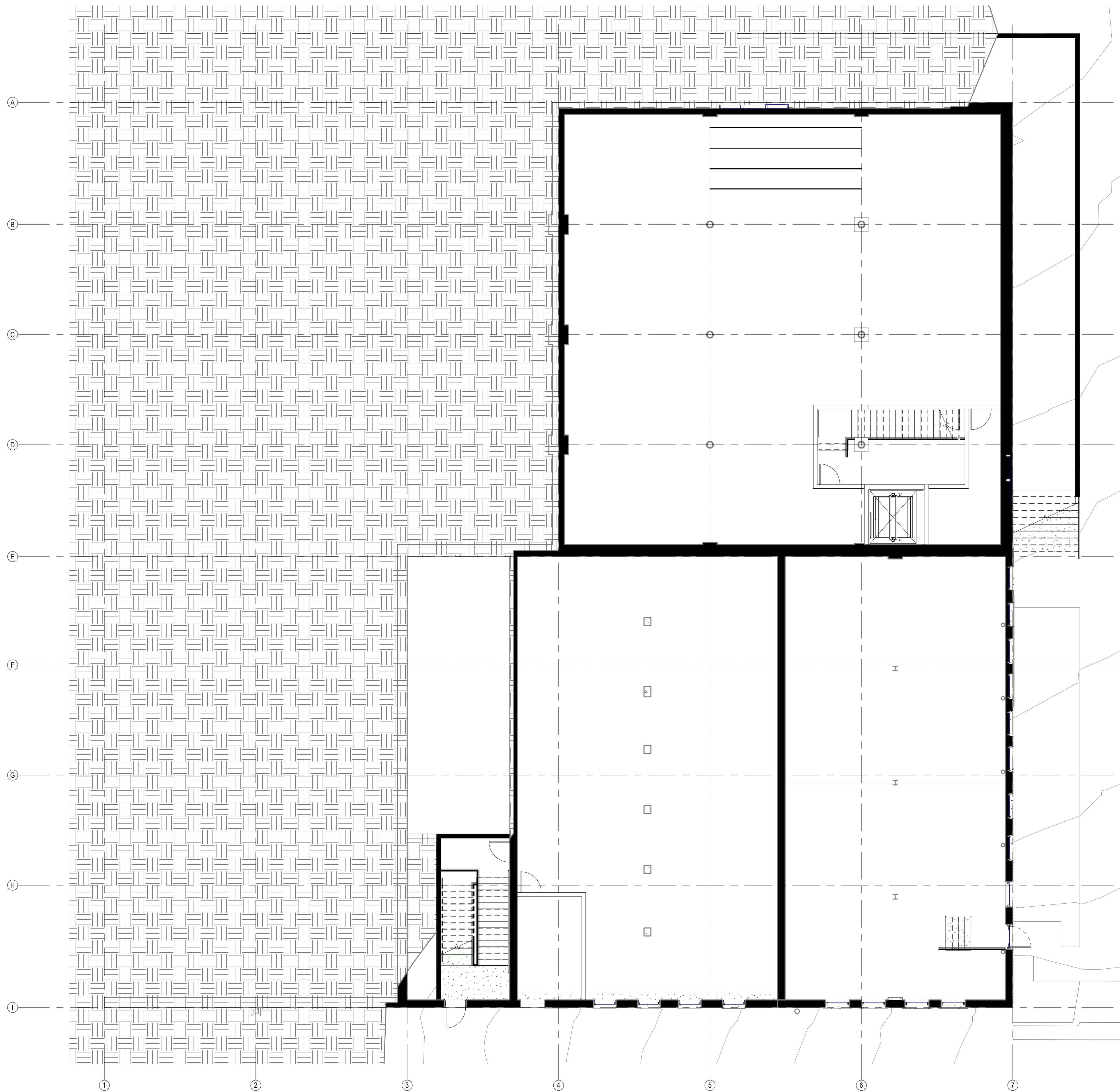
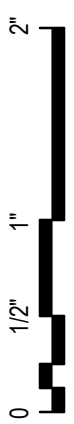
LIFE SAFETY

Sheet Number

G-009

Project Status
1401 Jones St - Schematic Design

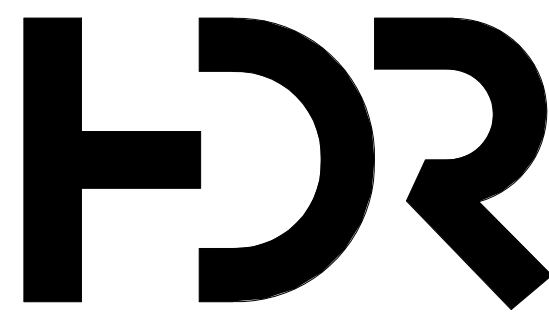
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1

LIFE SAFETY PLAN - BASEMENT

1/8" = 1'-0"



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Plumbing Engineer	Plumbing Engineer
Interior Designer	Corie DeChant
Equipment Planner	-
Wayfinding	-

Sheet Reviewer

Author

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Project Number 10338138

Original Issue 03/08/22

Sheet Name

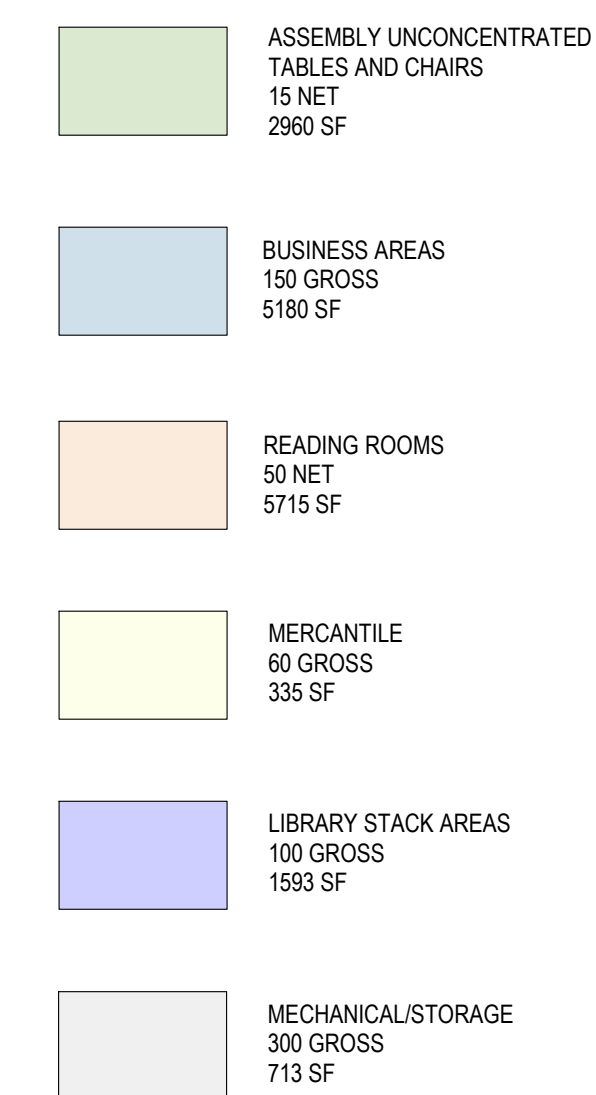
LIFE SAFETY PLAN -
BASEMENT

Sheet Number

G-100

Project Status

1401 Jones St - Schematic Design



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Project Manager	John Dineen/ Andrew Wilson
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Equipment Planner	-
Wayfinding	

B	Sheet Reviewer	Author
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Project Number	10338138
Original Issue	03/08/22

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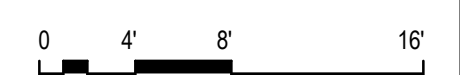
LIFE SAFETY PLAN -
LEVEL 1

Sheet Number

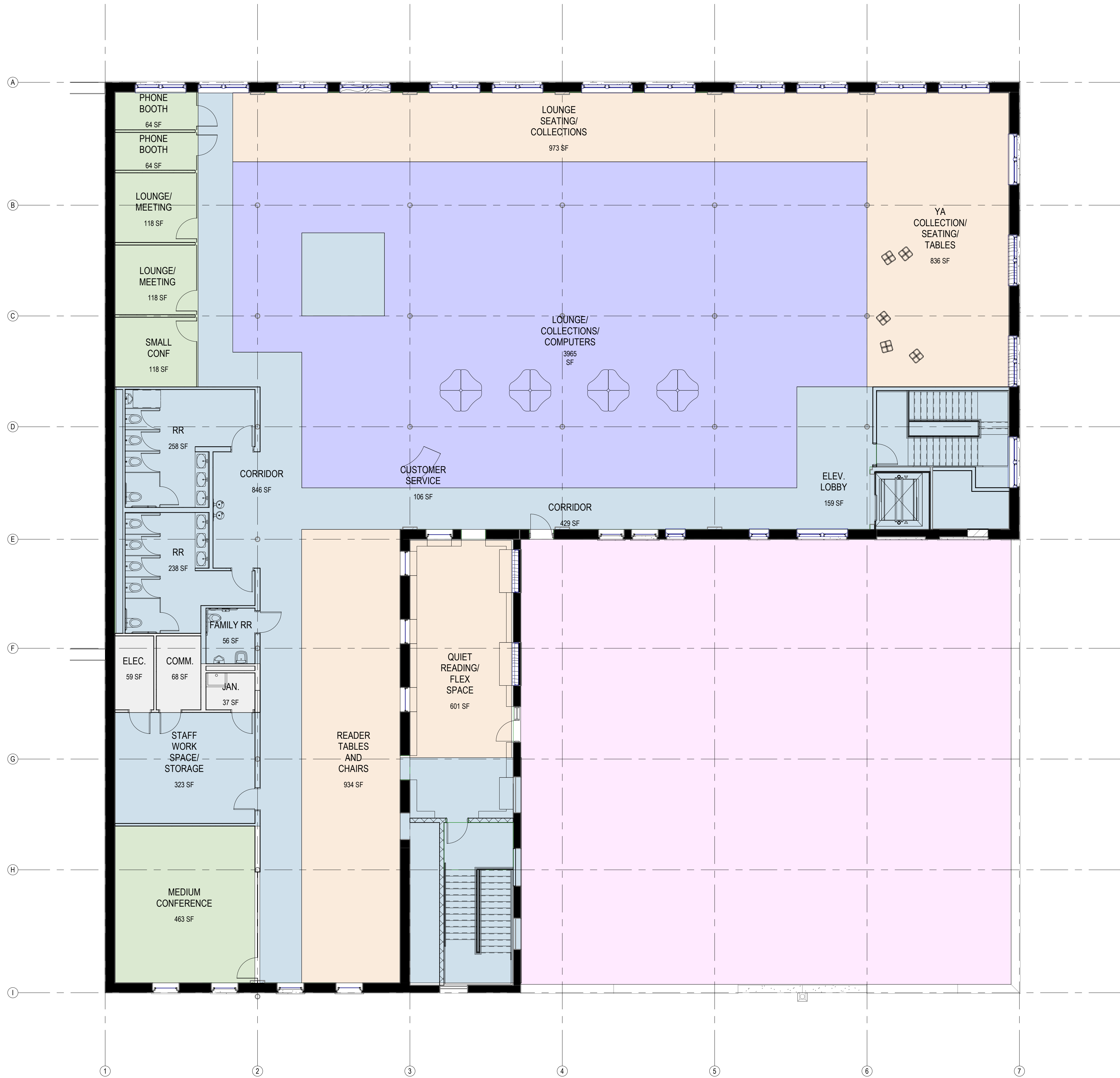
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Project Status

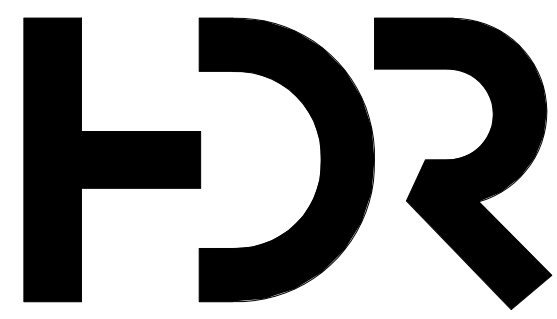
1401 Jones St - Schematic Design



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- ASSEMBLY UNCONCENTRATED
TABLES AND CHAIRS
15 NET
1647 SF
- BUSINESS AREAS
150 GROSS
3612 SF
- READING ROOMS
50 NET
2760 SF
- LIBRARY STACK AREAS
100 GROSS
3747 SF
- OUTDOOR DECK
15 GROSS
4552 SF
- MECHANICAL/STORAGE
300 GROSS
140 SF



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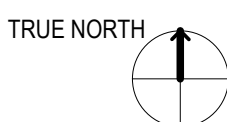
B	Sheet Reviewer	Author
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Project Number	10338138
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1 LEVEL 2 LIFE SAFETY PLAN
1/8" = 1'-0"

Sheet Name
LIFE SAFETY PLAN -
LEVEL 2

Sheet Number
G-102

Project Status
1401 Jones St - Schematic Design



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Equipment Planner	-
Wayfinding	

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Project Number	10338138
Original Issue	03/08/22

Sheet Name

FLOOR PLAN - BASEMENT

Sheet Number

A-100

Project Status
1401 Jones St - Schematic Design

1. DRAWINGS & SPECIFICATIONS ARE COMPLEMENTARY COMPONENTS OF THE CONTRACT DOCUMENTS. REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR THE PROJECT SCOPE OF WORK. NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION IF INCONSISTENCIES, CONTRADICTIONS OR OMISSIONS ARE DISCOVERED.
2. DO NOT SCALE DRAWINGS. IF DIMENSIONAL INFORMATION IS REQUIRED & NOT FOUND, NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION.
3. ALL DIMENSIONS ARE TO COLUMN CENTERLINES OR FACE OF FINISHED WALLS UNLESS OTHERWISE NOTED OTHERWISE.
4. REFER TO DEMOLITION DRAWINGS, IF ANY. FOR WORK REQUIRED IN EXISTING CONSTRUCTION AND COORDINATE ACCORDINGLY.
5. ALL DOOR FRAMES ARE TO BE INSTALLED 4" AWAY OF ADJACENT PERPENDICULAR WALLS UNLESS NOTED OTHERWISE.
6. REFER TO LIFE SAFETY DRAWINGS FOR ADDITIONAL FIRE / SMOKE RATING REQUIREMENTS.
7. REFER TO EQUIPMENT DRAWINGS FOR ADDITIONAL EQUIPMENT SPECIFIC INFORMATION.
8. REFER TO INTERIOR FINISH DRAWINGS FOR ADDITIONAL INTERIOR FINISH SPECIFIC INFORMATION.
9. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL STRUCTURAL SPECIFIC INFORMATION.
10. REFER TO MEP DRAWINGS FOR ADDITIONAL MEP SPECIFIC INFORMATION.
11. ALL NON-LOAD BEARING INTERIOR WALLS ARE TYPE 'A' UNLESS NOTED OTHERWISE.
12. HIGHER RATED FIRE WALLS TAKE PRECEDENCE OVER LOWER RATED WALLS & ARE TO CONTINUE THROUGH ALL SUCH INTERSECTIONS.
13. ALL SMOKE BARRIER WALLS ARE TO BE EXTENDED FROM BACK SIDE OF EXTERIOR WALL SHEATHING TO BACK SIDE OF EXTERIOR WALL SHEATHING OR ANOTHER SMOKE BARRIER WALL.



A5 BASEMENT FLOOR PLAN
1/8" = 1'-0"

$$1/8" = 1'-0"$$

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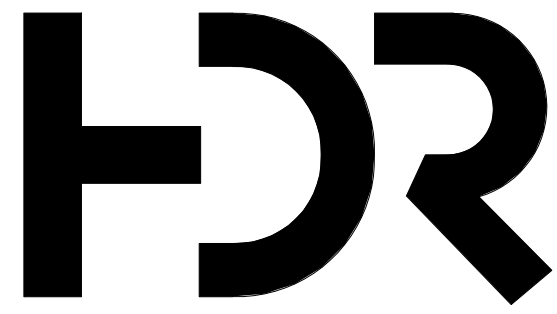
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A5 LEVEL 1 FLOOR PLAN

1/8" = 1'-0"



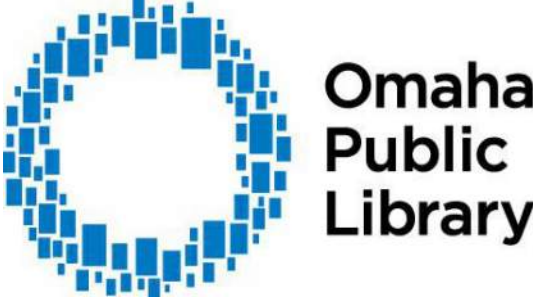
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Equipment Planner	-
Wayfinding	-

Sheet Reviewer	Author
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Schematic & Design
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Project Number	10338138
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FLOOR PLAN - LEVEL 1

Sheet Number

A-101

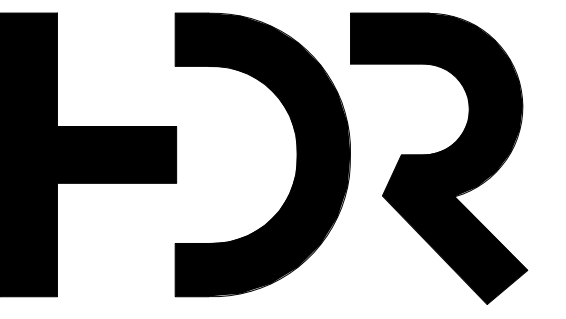
Project Status

1401 Jones St - Schematic Design





1. DRAWINGS & SPECIFICATIONS ARE COMPLEMENTARY COMPONENTS OF THE CONTRACT DOCUMENTS. REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR THE COMPLETE SCOPE OF WORK. INTERPRET DRAWINGS IMMEDIATELY FOR CLARIFICATION IF INCONSISTENT. CONTRADICTIONS OR OMISSIONS ARE DISCOVERED.
2. DO NOT SCALE DRAWINGS. IF DIMENSIONAL INFORMATION IS REQUIRED & NOT FOUND, NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION.
3. ALL DIMENSIONS ARE TO COLUMN CENTERLINES OR FACE OF FINISHED WALLS OR SURFACES UNLESS NOTED OTHERWISE.
4. REFER TO DEMOLITION DRAWINGS, IF ANY, FOR WORK REQUIRED IN REMOVAL OF CONSTRUCTION AND COORDINATE ACCORDINGLY.
5. ALL DOOR FRAMES ARE TO BE INSTALLED 4' AWAY OF ADJACENT PERPENDICULAR WALLS UNLESS NOTED OTHERWISE.
6. REFER TO LIFE SAFETY DRAWINGS FOR ADDITIONAL FIRE / SMOKE RATING REQUIREMENTS.
7. REFER TO EQUIPMENT DRAWINGS FOR ADDITIONAL EQUIPMENT SPECIFIC INFORMATION.
8. REFER TO INTERIOR FINISH DRAWINGS FOR ADDITIONAL INTERIOR FINISH SPECIFIC INFORMATION.
9. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL STRUCTURAL SPECIFIC INFORMATION.
10. REFER TO MEP DRAWINGS FOR ADDITIONAL MEP SPECIFIC INFORMATION.
11. ALL NON-LOAD BEARING INTERIOR WALLS ARE TYPE "A" UNLESS NOTED OTHERWISE.
12. HIGHER RATED FIRE WALLS TAKE PRECEDENCE OVER LOWER RATED WALLS TO CONTINUE THROUGH ALL SUCH INTERIORS.
13. ALL SMOKE BARRIER WALLS ARE TO BE EXTENDED FROM BACK SIDE OF EXTERIOR WALL SHEATHING TO BACK SIDE OF EXTERIOR WALL SHEATHING OR ANOTHER SMOKE BARRIER WALL.



HDR Architecture
HDR Headquarters -
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City of Omaha - Omaha
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OPL Relocation -
Downtown Branch
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Project Manager	John Dineen/ Andrew Wilson
Project Designer	Kevin Augustyn
Project Architect	Dana Blaschko
Landscape Architect	-
Civil Engineer	Civil Engineer
Structural Engineer	Structural Engineer
Mechanical Engineer	Mechanical Engineer
Electrical Engineer	Electrical Engineer
Plumbing Engineer	Plumbing Engineer
Interior Designer	Corie DeChant
Equipment Planner	-
Wayfinding	

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Project Number	10338138
Original Issue	03/08/22

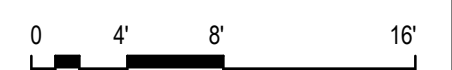
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FLOOR PLAN - LEVEL 2

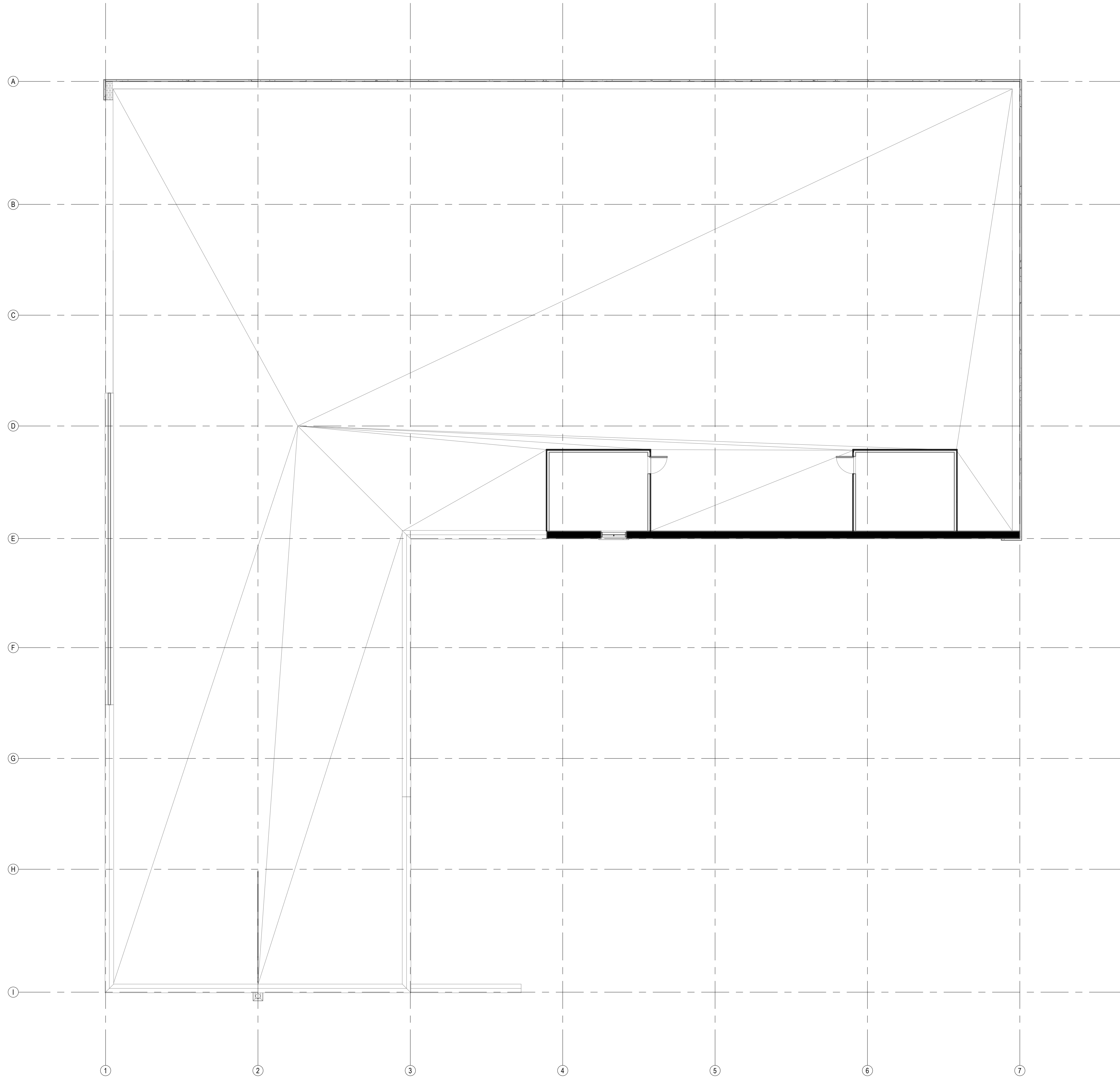
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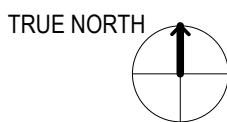
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1401 Jones St - Schematic Design



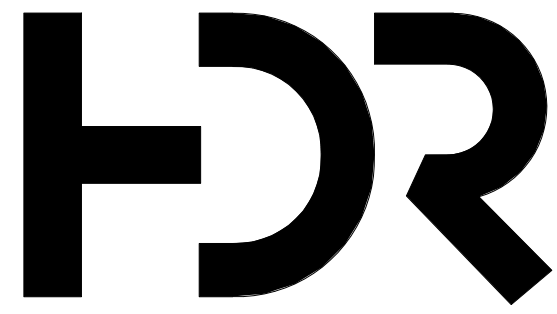
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A5 ROOF PLAN
1/8" = 1'-0"



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Plumbing Engineer	Plumbing Engineer
Interior Designer	Corie DeChant
Equipment Planner	-
Wayfinding	-

B Sheet Reviewer Author

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ROOF PLAN

Sheet Number

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0 1/2" 1" 2"

D

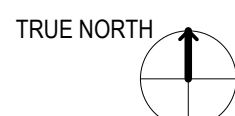
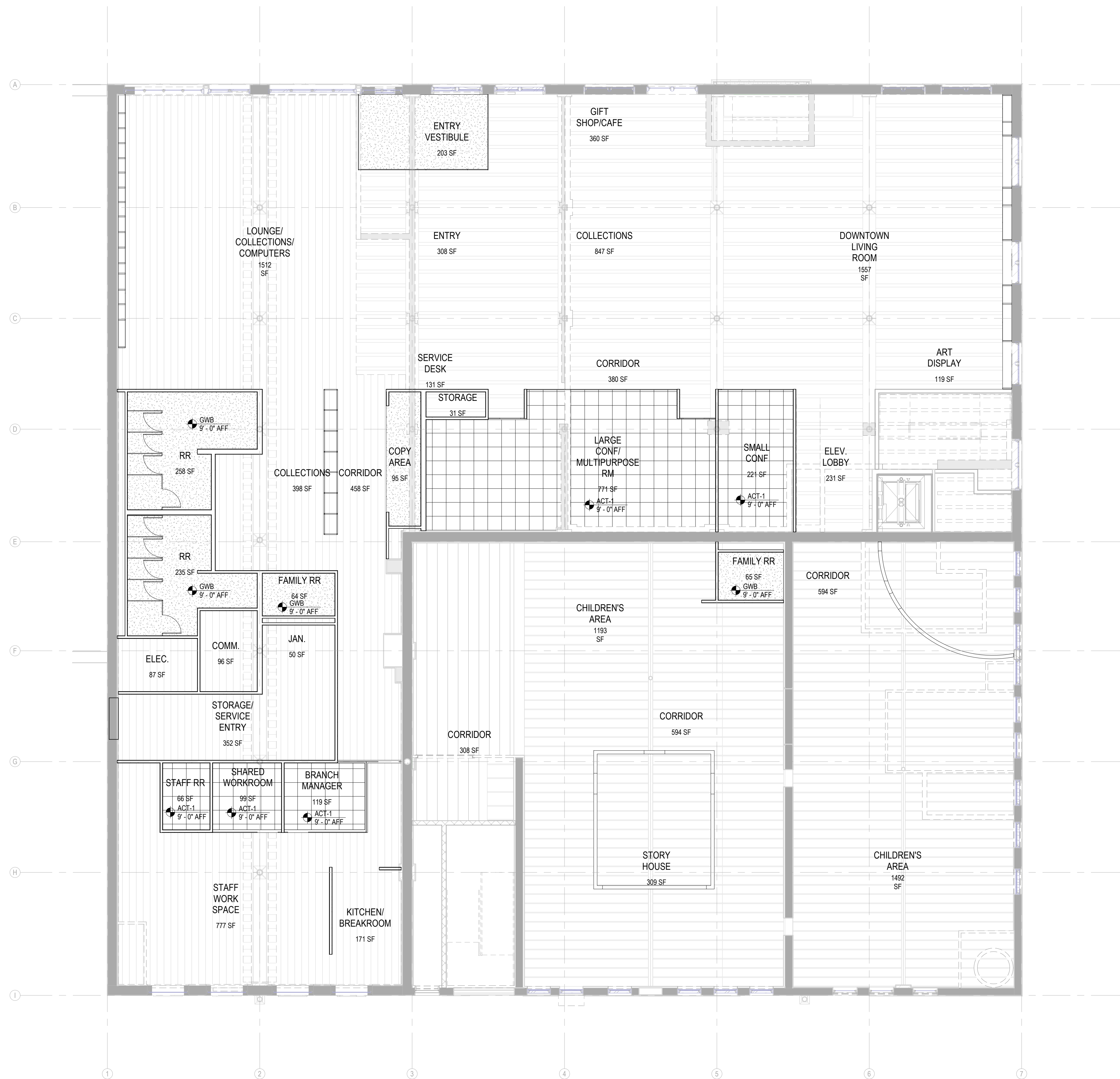
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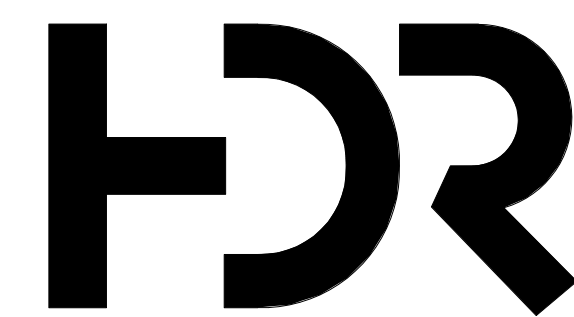
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1 LEVEL 1 CEILING PLAN

1/8" = 1'-0"



0 4' 8' 16'



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Plumbing Engineer	Plumbing Engineer
Interior Designer	Corie DeChant
Equipment Planner	-
Wayfinding	-

Sheet Reviewer	Author
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Project Number	10338138
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REFLECTED CEILING
PLAN - LEVEL 1

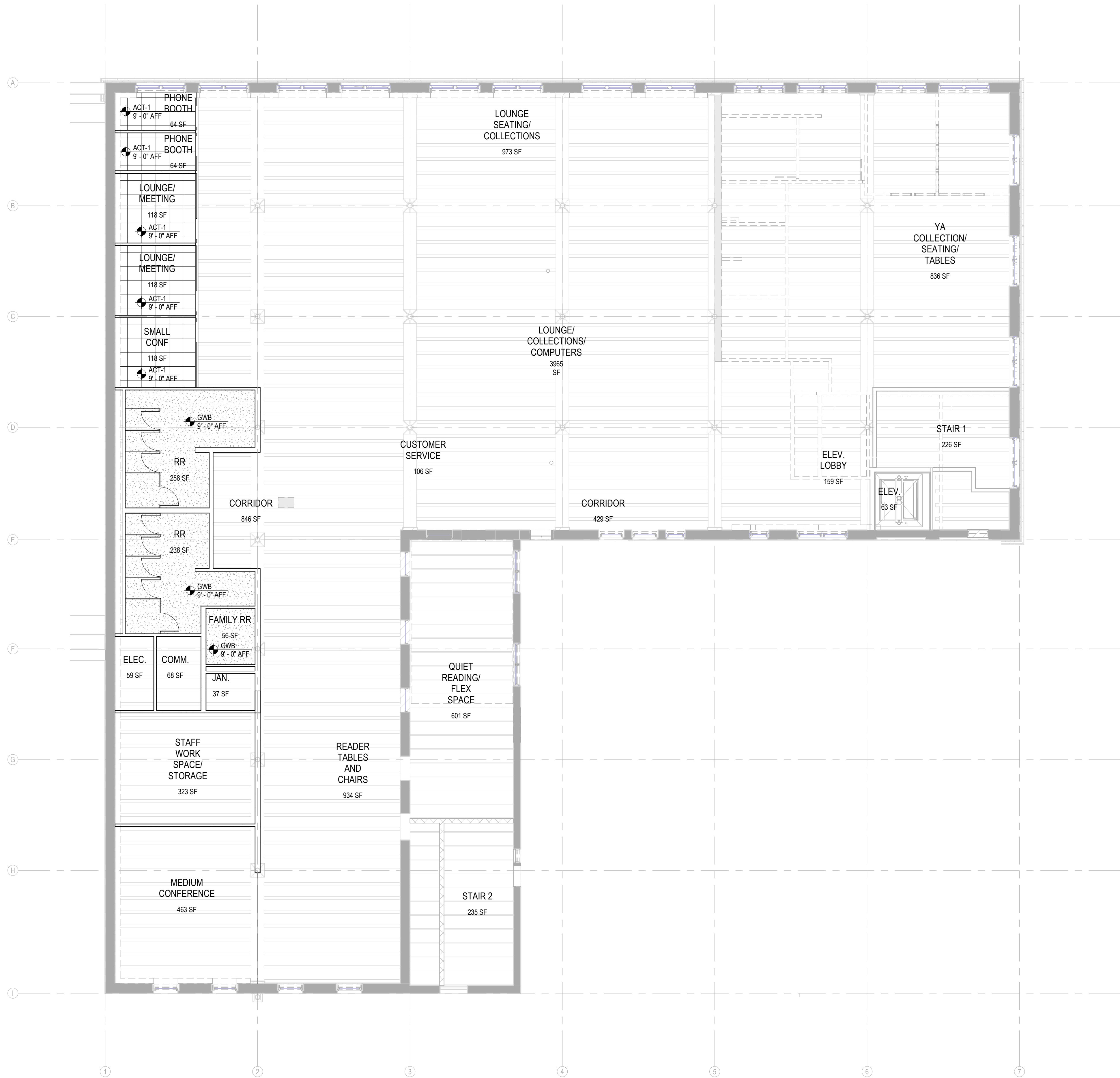
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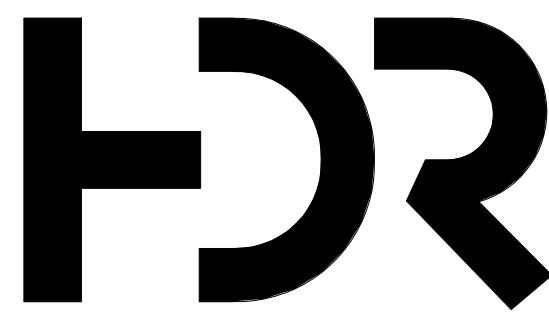
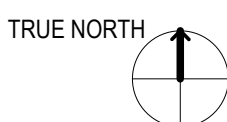
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1 LEVEL 2 CEILING PLAN
1/8" = 1'-0"



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Equipment Planner	-
Wayfinding	-

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REFLECTED CEILING
PLAN - LEVEL 2

Sheet Number

AC-102

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1401 Jones St - Schematic Design