

MANLEY SPANGLER SMITH ARCHITECTS, PC., P.O. BOX 880, GRIFFIN, GA 30223

**ADDENDUM NUMBER ONE:        DATED: April 2, 2020**

**To:    All prime contract bidders of record.**

This addendum forms a part of the Contract Documents and modifies the original Specifications and Drawings dated March 12, 2020, as noted below. **Acknowledge receipt of this Addendum in the space provided on the Bid Form;** failure to do so may subject bidder to disqualification.

**BID DATE:    April 30, 2020**

### **SPECIFICATIONS**

1. Section 001113 – Invitation to Bid:

A. Page 001113-1, Lines 10 & 11: Delete these lines in their entirety and replace with the following:

“A virtual non-mandatory Pre-Bid Conference will be held April 16, 2020, at 10:00 A.M. If you are a contractor and would like to join the non-mandatory conference contact Jan Selz at [jsselz@mssarchitects.com](mailto:jsselz@mssarchitects.com) and provide an e-mail address on or before 9:00 A.M. April 16, 2020.”

2. Section 011000 – Summary:

A. Page 011000-2, Lines 32 & 33: Delete these lines in their entirety.

3. Section 230514 - Closeout Document Requirements for HVAC

A. On page 230514-3, paragraph 1.7.A., line 8, add the following:

“For semi-custom rooftop air conditioning units, the manufacturer authorized service provider (not the contractor or mechanical contractor) shall instruct the Owner’s personnel for up to 4 hours on the operation of semi-custom rooftop air conditioning units. This training shall include, but is not limited to maintenance procedures, major component operation, equipment safeties, etc. Training shall include operation of factory mounted controls (this is separate from training on field mounted controls furnished by Owner’s control company CCI).”

4. Section 238418 - Semi-Custom Rooftop Air Conditioning Units

A. On page 238418-1, paragraph 1.1.A, line 4, change the words “100% outdoor air units” to “semi-custom rooftop air conditioning units.”

B. On page 238418-2, paragraph 2.1.A.2, line 30, add the following:

“Manufacturer authorized and trained service provider shall perform start up. Start up shall not be by the contractor or mechanical contractor.”

C. On page 238418-5, paragraph 2.1.K., line 15, change “35°F” to “0°F.”

D. On page 238418-6, paragraph 2.1.P., line 35, delete the sentence “Field installed control package by the controls contractor will not be acceptable.” and replace with “Controls shall be installed by Owner’s control company (CCI), including but not limited to field mounted DDC controller, space temperature sensor, space humidity sensor, and field mounted temperature sensors in the semi-custom rooftop units.”

E. On page 238418-7, paragraph 3.3, add the following as paragraph 3.3.C:

“C. For semi-custom rooftop air conditioning units, the manufacturer authorized service provider (not the contractor or mechanical contractor) shall instruct the Owner’s personnel for up to 4 hours on the operation of semi-custom rooftop air conditioning units. This training shall include, but is not limited to maintenance procedures, major component operation, equipment safeties, etc. Training shall include operation of factory mounted controls (this is separate from training on field mounted controls furnished by Owner’s control company CCI).”

**DRAWINGS**

1. Sheet C1.1 – OVERALL SITE PLAN ASPHALT RECLAMATION:

A. Delete this sheet in its entirety and replace with the revised sheet entitled C1.1 - OVERALL SITE PLAN.

2. Sheet C2.1 – SITE DEMOLITION PLAN:

A. Delete this sheet in its entirety and replace with the revised sheet of the same name and number.

3. Sheet C3.1 – SITE DEVELOPMENT PLAN:

A. Delete this sheet in its entirety and replace with the revised sheet of the same name and number.

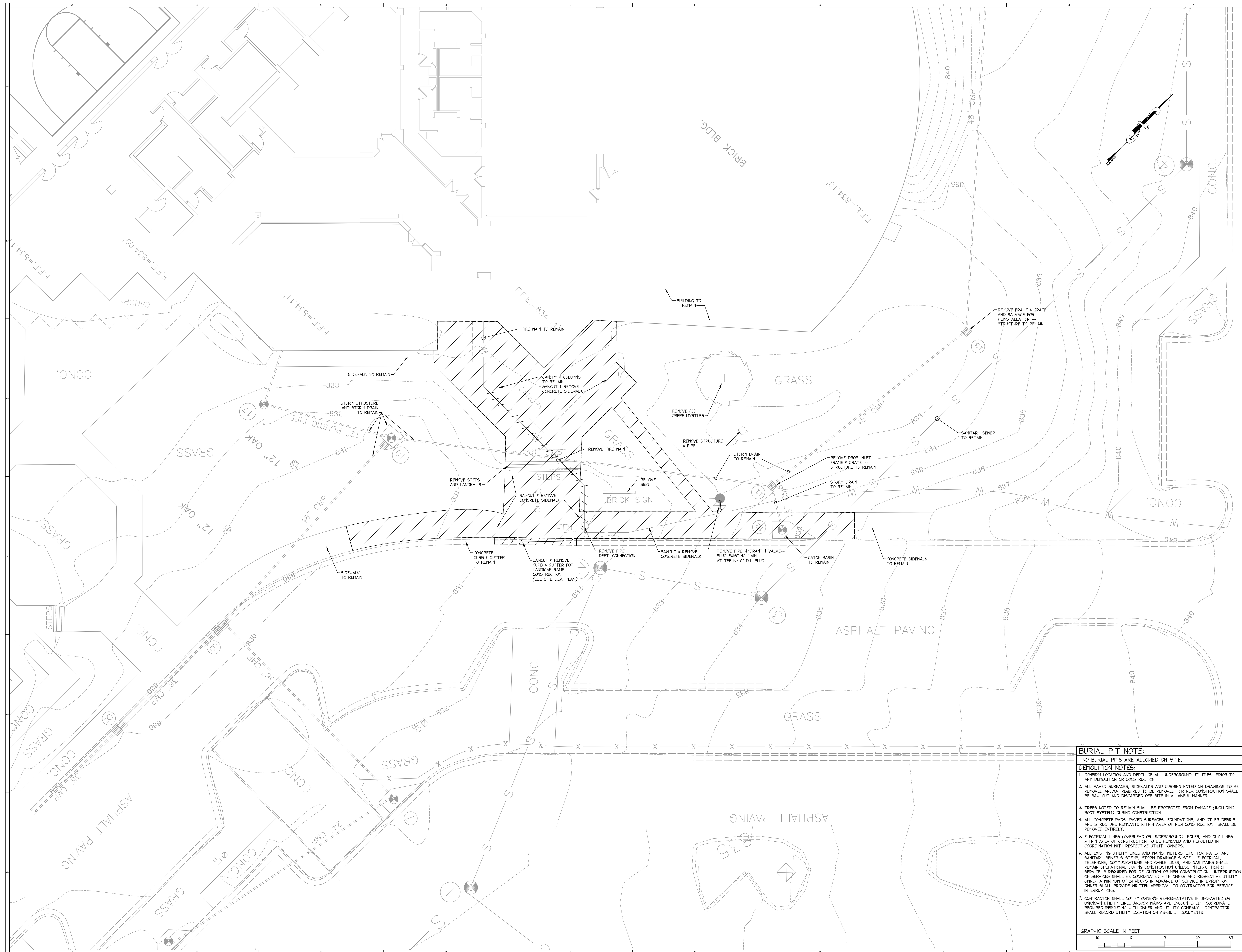
4. Sheet C4.1 – SOIL EROSION AND SEDIMENT CONTROL PLAN:
  - A. Delete this sheet in its entirety and replace with the revised sheet of the same name and number.
5. Sheet C3.1 – SITE LAYOUT AND PAVING PLAN SECTOR 1:
  - A. Delete this sheet in its entirety and replace with the revised sheet of the same name and number.
6. Sheet C5.1 – MISCELLANEOUS SITE DETAILS:
  - A. Delete this sheet in its entirety and replace with the revised sheet of the same name and number.
7. Sheet L1.1 – LANDSCAPE PLAN:
  - A. Delete this sheet in its entirety and replace with the revised sheet of the same name and number.
8. Sheet AS1.11 – Architectural Site Plan and Overall Floor Plan:
  - A. Replace this sheet with new sheet of same name and number with revision date 04.02.20. Steps were added at the plaza, the ramp length at the plaza was increased and the Alternate No. 1 work will not be required to be completed in the first summer. This work will be coordinated between the Owner and Contractor.
9. Sheet M5.12 - Mechanical Details
  - A. Add “RTAC-SC-1 thru RTAC-SC-3 Control Flow Diagram” as shown on supplemental drawing SD-M5.12, included herein.
10. Sheet M6.11 - Mechanical Legend, General Notes and Schedules
  - A. In the “Semi-Custom Rooftop Air Conditioning Units” schedule delete Note 8 in its entirety and replace with the following:

“8. PROVIDE FACTORY WIRED STARTERS AND CONTACTORS AND FIELD WIRED AND FIELD INSTALLED DDC CONTROLLER. PROVIDE FACTORY MOUNTED NON-FUSED DISCONNECT SWITCH FOR SINGLE POINT POWER CONNECTION TO THE ENTIRE UNIT. PROVIDE FACTORY PROVIDED TEMPERATURE AND HUMIDITY SENSORS AS REQUIRED FOR OPERATION BASED ON CONTROL SEQUENCE SPECIFIED. SPACE TEMPERATURE AND HUMIDITY SENSORS AND DDC CONTROLLER SHALL BE PROVIDED BY OWNER’S CONTROL COMPANY (CCI) FOR FIELD INSTALLATION AND CONNECTION TO FACTORY TERMINAL STRIP. UNIT SHALL BE FIELD PROGRAMMED BY OWNER’S CONTROL COMPANY (CCI) FOR COOLING, DEHUMIDIFICATION AND HEATING FUNCTIONS. PROVIDE DDC INTERFACE CARD (GATEWAY) TO COMMUNICATE WITH OWNER’S CONTROL SYSTEM.”

11. Sheet E0.01 – Electrical Site Plan

- A. Revise exterior lighting layout in the new Plaza area as shown on the revised sheet E0.01, included herewith.

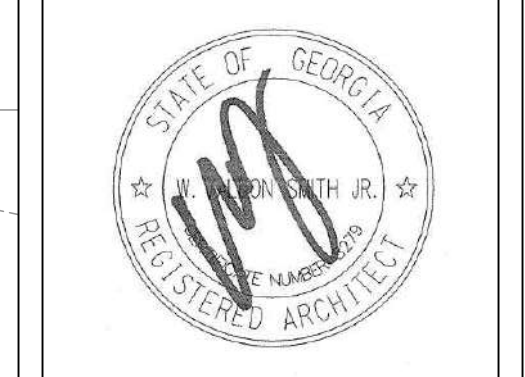




REVISIONS/ISSUANCES		
NO.	DATE	DESCRIPTION
1	04.02.20	ADDENDUM NO. 1



KEYPLAN



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PROJECT:  
**RENOVATIONS, MODIFICATIONS AND ADDITIONS TO HENRY COUNTY SCHOOLS - PERFORMING ARTS CENTER**

CLIENT:  
**HENRY COUNTY BOARD OF EDUCATION**

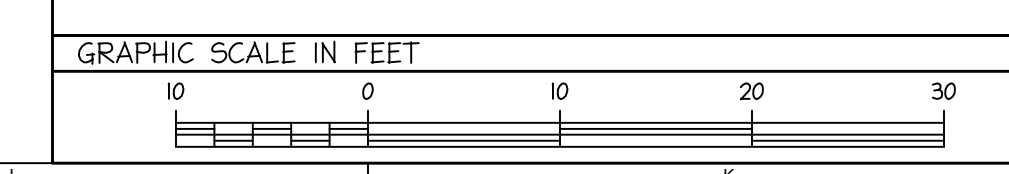
SHEET TITLE:  
**SITE DEMOLITION PLAN**

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PROJECT NUMBER: 201920  
DATE: 03.12.20  
SCALE: 1" = 10'  
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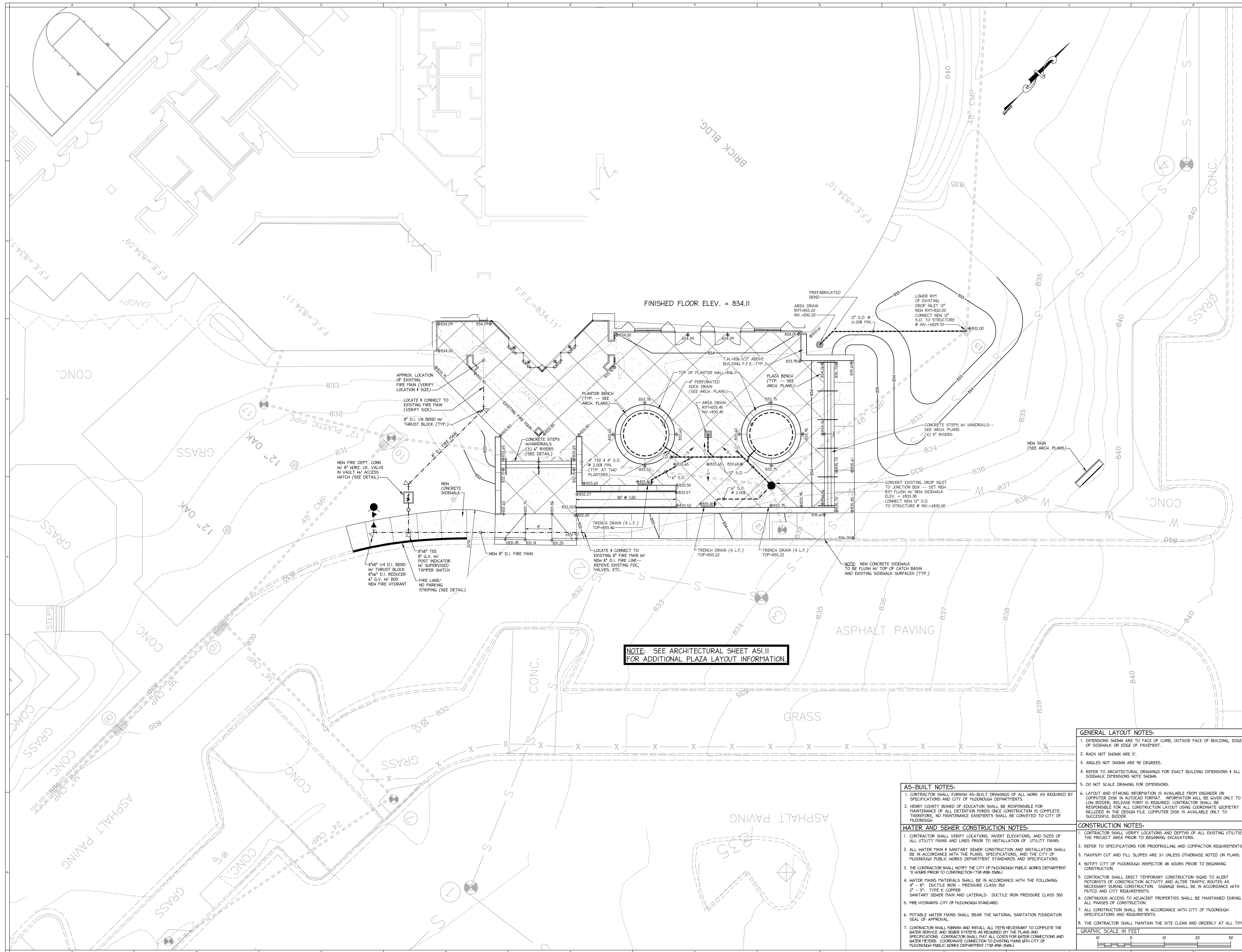
SHEET NO. **C2.1**

**BURIAL PIT NOTE:**  
NO BURIAL PITS ARE ALLOWED ON-SITE.

- DEMOLITION NOTES:**
- CONFIRM LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
  - ALL PAVED SURFACES, SIDEWALKS AND CURBING NOTED ON DRAWINGS TO BE REMOVED AND/OR REQUIRED TO BE REMOVED FOR NEW CONSTRUCTION SHALL BE SAWN-CUT AND DISCARDED OFF-SITE IN A LAWFUL MANNER.
  - TREES NOTED TO REMAIN SHALL BE PROTECTED FROM DAMAGE (INCLUDING ROOT SYSTEM) DURING CONSTRUCTION.
  - ALL CONCRETE PADS, PAVED SURFACES, FOUNDATIONS, AND OTHER DEBRIS AND STRUCTURE REMNANTS WITHIN AREA OF NEW CONSTRUCTION SHALL BE REMOVED ENTIRELY.
  - ELECTRICAL LINES (OVERHEAD OR UNDERGROUND), POLES, AND GUY LINES WITHIN AREA OF CONSTRUCTION TO BE REMOVED AND REROUTED IN COORDINATION WITH RESPECTIVE UTILITY OWNERS.
  - ALL EXISTING UTILITY LINES AND MAINS, METERS, ETC. FOR WATER AND SANITARY SEWER SYSTEMS, STORM DRAINAGE SYSTEM, ELECTRICAL, TELEPHONE, COMMUNICATIONS AND CABLE LINES, AND GAS MAINS SHALL REMAIN OPERATIONAL DURING CONSTRUCTION UNLESS INTERRUPTION OF SERVICES SHALL BE COORDINATED WITH OWNER AND RESPECTIVE UTILITY OWNER A MINIMUM OF 24 HOURS IN ADVANCE OF SERVICE INTERRUPTION. OWNER SHALL PROVIDE WRITTEN APPROVAL TO CONTRACTOR FOR SERVICE INTERRUPTIONS.
  - CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IF UNCHARTED OR UNKNOWN UTILITY LINES AND/OR MAINS ARE ENCOUNTERED. COORDINATE REQUIRED REROUTING WITH OWNER AND UTILITY COMPANY. CONTRACTOR SHALL RECORD UTILITY LOCATION ON AS-BUILT DOCUMENTS.



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SHEET TITLE:  
SITE DEVELOPMENT PLAN

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PROJECT NUMBER: 201920  
DATE: 03.12.20  
SCALE: 1" = 10'  
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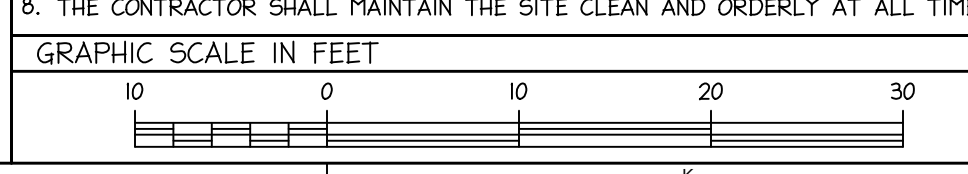
SHEET NO. **C3.1**

- GENERAL LAYOUT NOTES:**
1. DIMENSIONS SHOWN ARE TO FACE OF CURB, OUTSIDE FACE OF BUILDING, EDGE OF SIDEWALK OR EDGE OF PAVEMENT.
  2. RADII NOT SHOWN ARE 5'.
  3. ANGLES NOT SHOWN ARE 90 DEGREES.
  4. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS & ALL SIDEWALK DIMENSIONS NOTE SHOWN.
  5. DO NOT SCALE DRAWING FOR DIMENSIONS.

- AS-BUILT NOTES:**
1. CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS OF ALL WORK AS REQUIRED BY SPECIFICATIONS AND CITY OF MCDONOUGH DEPARTMENTS.
  2. HENRY COUNTY BOARD OF EDUCATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DETENTION PONDS ONCE CONSTRUCTION IS COMPLETE. THEREFORE, NO MAINTENANCE EASEMENTS SHALL BE CONVEYED TO CITY OF MCDONOUGH.

- WATER AND SEWER CONSTRUCTION NOTES:**
1. CONTRACTOR SHALL VERIFY LOCATIONS, INVERT ELEVATIONS, AND SIZES OF ALL UTILITY MAINS AND LINES PRIOR TO INSTALLATION OF UTILITY MAINS.
  2. ALL WATER MAIN & SANITARY SEWER CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS, AND THE CITY OF MCDONOUGH PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS.
  3. THE CONTRACTOR SHALL NOTIFY THE CITY OF MCDONOUGH PUBLIC WORKS DEPARTMENT 72 HOURS PRIOR TO CONSTRUCTION (110-898-3506).
  4. WATER MAINS MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:  
4" - 8" DUCTILE IRON - PRESSURE CLASS 350  
2" - 3" TYPE K COPPER  
SANITARY SEWER MAIN AND LATERALS: DUCTILE IRON PRESSURE CLASS 350
  5. FIRE HYDRANTS: CITY OF MCDONOUGH STANDARD.
  6. POTABLE WATER MAINS SHALL BEAR THE NATIONAL SANITATION FOUNDATION SEAL OF APPROVAL.
  7. CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS NECESSARY TO COMPLETE THE WATER SERVICE AND SEWER SYSTEMS AS REQUIRED BY THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL PAY ALL COSTS FOR WATER CONNECTIONS AND WATER METERS. COORDINATE CONNECTION TO EXISTING MAINS WITH CITY OF MCDONOUGH PUBLIC WORKS DEPARTMENT (110-898-3506).

- CONSTRUCTION NOTES:**
1. CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES IN THE PROJECT AREA PRIOR TO BEGINNING EXCAVATIONS.
  2. REFER TO SPECIFICATIONS FOR PROOFROLLING AND COMPACTION REQUIREMENTS.
  3. MAXIMUM CUT AND FILL SLOPES ARE 3:1 UNLESS OTHERWISE NOTED ON PLANS.
  4. NOTIFY CITY OF MCDONOUGH INSPECTOR 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
  5. CONTRACTOR SHALL ERECT TEMPORARY CONSTRUCTION SIGNS TO ALERT MOTORISTS OF CONSTRUCTION ACTIVITY AND ALTER TRAFFIC ROUTES AS NECESSARY DURING CONSTRUCTION. SIGNAGE SHALL BE IN ACCORDANCE WITH MUTCD AND CITY REQUIREMENTS.
  6. CONTINUOUS ACCESS TO ADJACENT PROPERTIES SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
  7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF MCDONOUGH SPECIFICATIONS AND REQUIREMENTS.
  8. THE CONTRACTOR SHALL MAINTAIN THE SITE CLEAN AND ORDERLY AT ALL TIMES.



NOTE: SEE ARCHITECTURAL SHEET ASI.11 FOR ADDITIONAL PLAZA LAYOUT INFORMATION.

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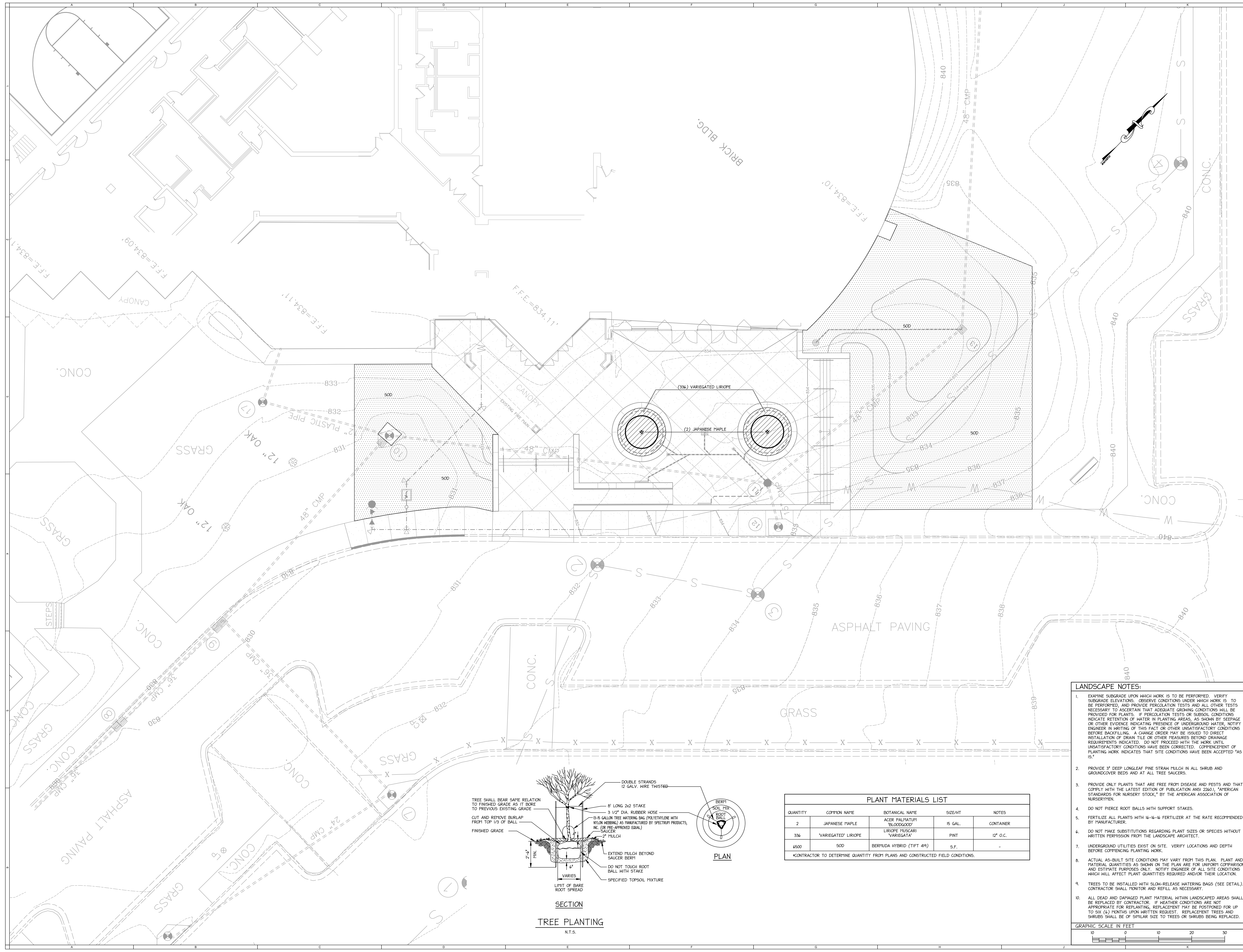
PROJECT:  
**RENOVATIONS, MODIFICATIONS AND ADDITIONS TO HENRY COUNTY SCHOOLS - PERFORMING ARTS CENTER**

CLIENT:  
HENRY COUNTY BOARD OF EDUCATION

SHEET TITLE:  
**LANDSCAPE PLAN**

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PROJECT NUMBER: 201920  
DATE: 03.12.20  
SCALE: 1" = 10'  
DRAWN BY:  
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SHEET NO. **L1.1**

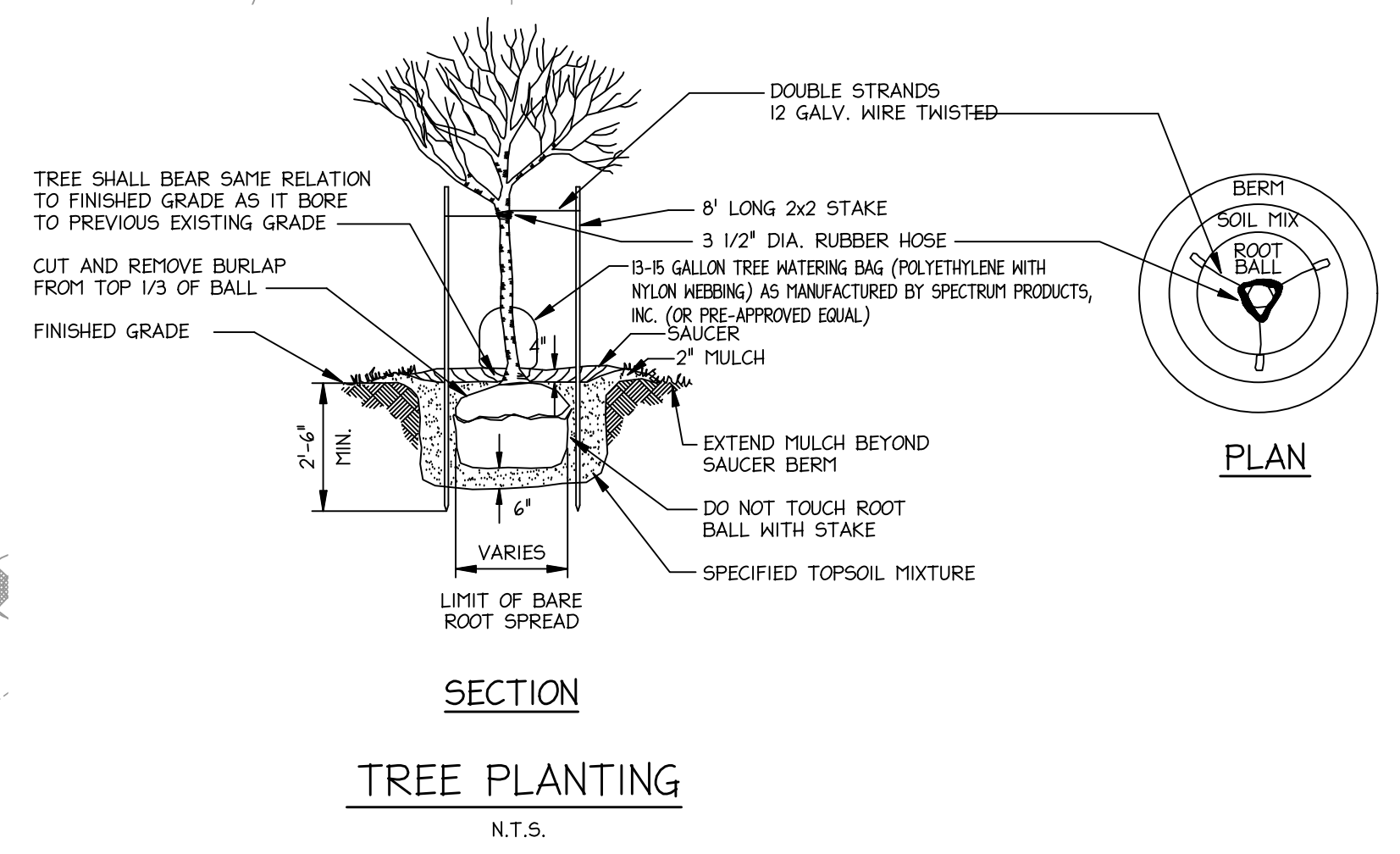


**LANDSCAPE NOTES:**

- EXAMINE SUBGRADE UPON WHICH WORK IS TO BE PERFORMED. VERIFY SUBGRADE ELEVATIONS. OBSERVE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED, AND PROVIDE PERCOLATION TESTS AND ALL OTHER TESTS NECESSARY TO ASCERTAIN THAT ADEQUATE GROWING CONDITIONS WILL BE PROVIDED FOR PLANTS. IF PERCOLATION TESTS OR SUBSOIL CONDITIONS INDICATE RETENTION OF WATER IN PLANTING AREAS, AS SHOWN BY SEEPAGE OR OTHER EVIDENCE INDICATING PRESENCE OF UNDERGROUND WATER, NOTIFY ENGINEER IN WRITING OF THIS FACT OR OTHER UNSATISFACTORY CONDITIONS BEFORE BACKFILLING. A CHANGE ORDER MAY BE ISSUED TO DIRECT INSTALLATION OF DRAIN TILE OR OTHER MEASURES BEYOND DRAINAGE REQUIREMENTS INDICATED. DO NOT PROCEED WITH THE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMPLETION OF PLANTING WORK INDICATED THAT SITE CONDITIONS HAVE BEEN ACCEPTED "AS IS."
- PROVIDE 3" DEEP LONGLEAF PINE STRAW MULCH IN ALL SHRUB AND GROUNDCOVER BEDS AND AT ALL TREE SAUCERS.
- PROVIDE ONLY PLANTS THAT ARE FREE FROM DISEASE AND PESTS AND THAT COMPLY WITH THE LATEST EDITION OF PUBLICATION ANSI Z260.1, "AMERICAN STANDARDS FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- DO NOT PIERCE ROOT BALLS WITH SUPPORT STAKES.
- FERTILIZE ALL PLANTS WITH 16-16-16 FERTILIZER AT THE RATE RECOMMENDED BY MANUFACTURER.
- DO NOT MAKE SUBSTITUTIONS REGARDING PLANT SIZES OR SPECIES WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.
- UNDERGROUND UTILITIES EXIST ON SITE. VERIFY LOCATIONS AND DEPTH BEFORE COMMENCING PLANTING WORK.
- ACTUAL AS-BUILT SITE CONDITIONS MAY VARY FROM THIS PLAN. PLANT AND MATERIAL QUANTITIES AS SHOWN ON THE PLAN ARE FOR UNIFORM COMPARISON AND ESTIMATE PURPOSES ONLY. NOTIFY ENGINEER OF ALL SITE CONDITIONS WHICH WILL AFFECT PLANT QUANTITIES REQUIRED AND/OR THEIR LOCATION.
- TREES TO BE INSTALLED WITH SLOW-RELEASE WATERING BAGS (SEE DETAIL). CONTRACTOR SHALL MONITOR AND REFILL AS NECESSARY.
- ALL DEAD AND DAMAGED PLANT MATERIAL WITHIN LANDSCAPED AREAS SHALL BE REPLACED BY CONTRACTOR. IF WEATHER CONDITIONS ARE NOT APPROPRIATE FOR REPLANTING, REPLACEMENT MAY BE POSTPONED FOR UP TO SIX (6) MONTHS UPON WRITTEN REQUEST. REPLACEMENT TREES AND SHRUBS SHALL BE OF SIMILAR SIZE TO TREES OR SHRUBS BEING REPLACED.

PLANT MATERIALS LIST				
QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE/HT	NOTES
2	JAPANESE MAPLE	ACER PALMATUM 'BLOODGOOD'	15 GAL.	CONTAINER
336	VARIEGATED LIRIOPE	LIRIOPE FLASCARI 'VARIEGATA'	PINT	12" O.C.
6500	SOD	BERMUDA HYBRID (TIFT 419)	S.F.	-

\*CONTRACTOR TO DETERMINE QUANTITY FROM PLANS AND CONSTRUCTED FIELD CONDITIONS.



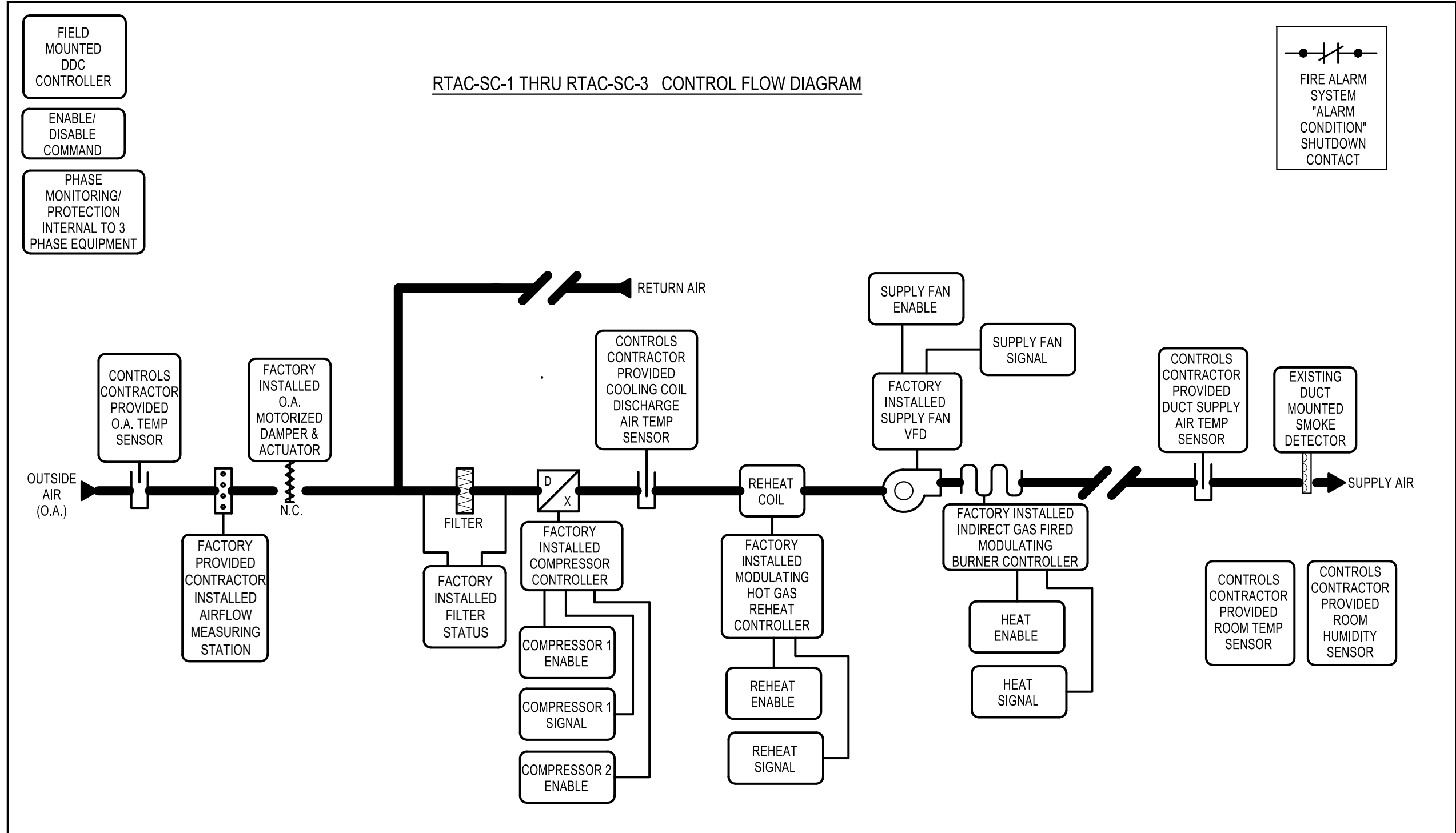
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\*CONTRACTOR TO DETERMINE QUANTITY FROM PLANS AND CONSTRUCTED FIELD CONDITIONS.

PROJECT: HENRY COUNTY BOARD OF EDUCATION, PERFORMING ARTS CENTER, 1111 S. W. 10TH ST., GRIFIN, GA 30224  
 DATE: 03/12/20  
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 CHECKED BY: [Signature]



RTAC-SC-1 THRU RTAC-SC-3 CONTROL FLOW DIAGRAM



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RENOVATIONS,  
 MODIFICATIONS &  
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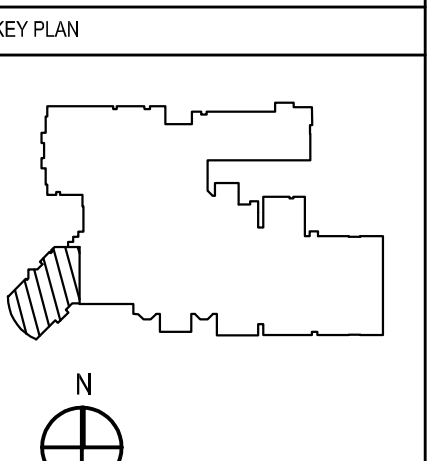
HENRY COUNTY  
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SHEET TITLE:  
 MECHANICAL DETAILS

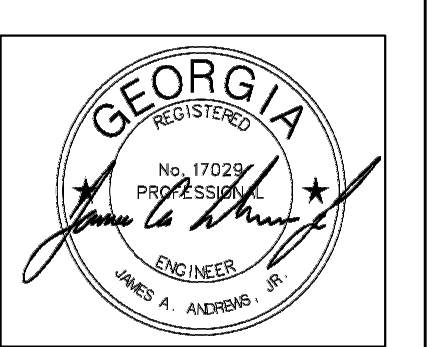
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 PROJECT NUMBER: 201917  
 DATE: 04/02/20  
 SCALE: NONE

SHEET NO:  
 SDM-5.12

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1	04.02.20	ADDENDUM NO. 1



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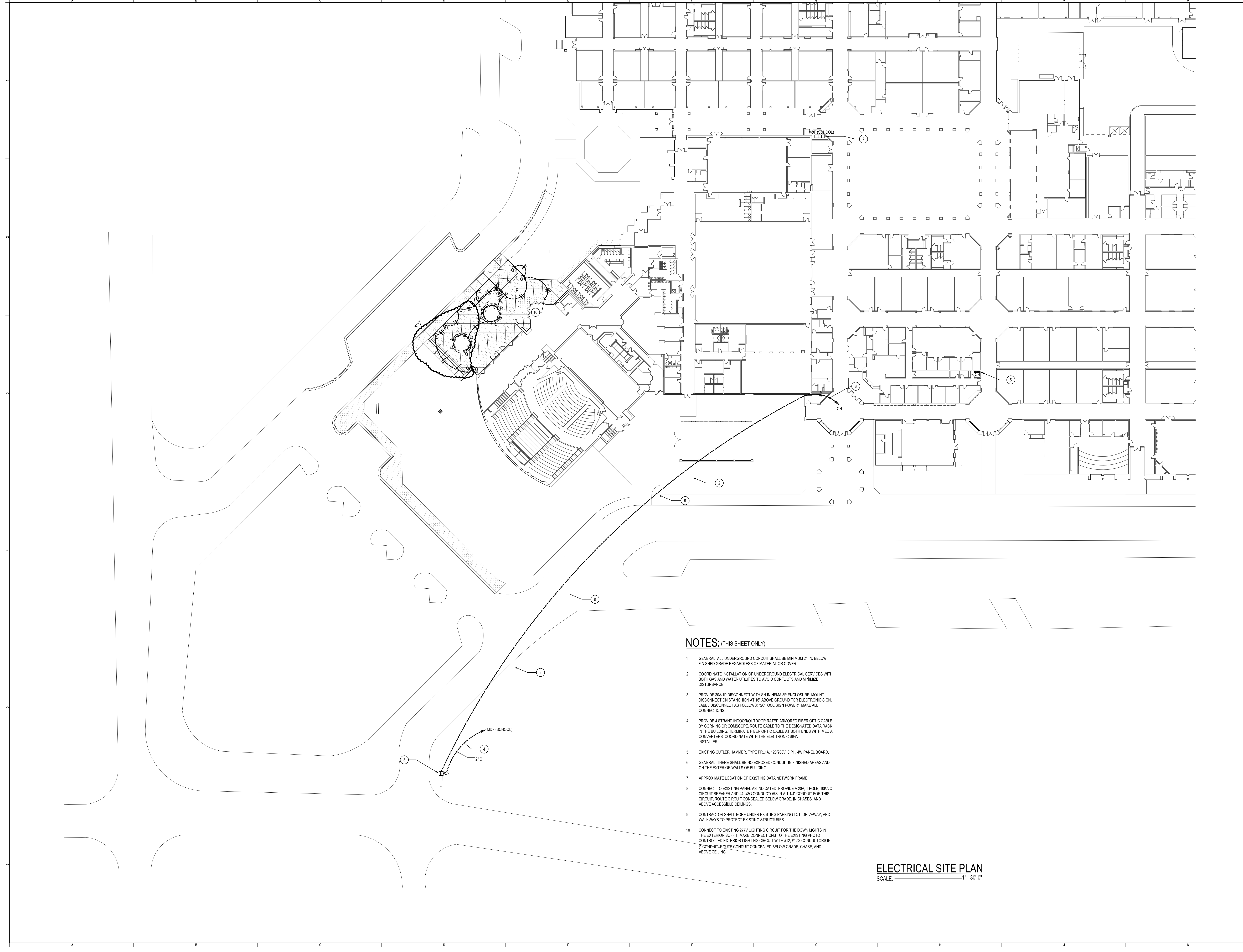
PROJECT:  
**RENOVATIONS, MODIFICATIONS & ADDITIONS FOR HENRY COUNTY SCHOOLS PERFORMING ARTS CENTER**

CLIENT:  
**HENRY COUNTY BOARD OF EDUCATION**

SHEET TITLE:  
**ELECTRICAL SITE PLAN**

ALL: F.T.E.  
FACILITY CODE:  
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PROJECT NUMBER: 201917  
DATE: 03.12.2020  
SCALE: AS SHOWN  
DRAWN BY: CTS  
CHECKED BY: NHO

SHEET NO.: **E0.01**



**NOTES: (THIS SHEET ONLY)**

- 1 GENERAL: ALL UNDERGROUND CONDUIT SHALL BE MINIMUM 24 IN. BELOW FINISHED GRADE REGARDLESS OF MATERIAL OR COVER.
- 2 COORDINATE INSTALLATION OF UNDERGROUND ELECTRICAL SERVICES WITH BOTH GAS AND WATER UTILITIES TO AVOID CONFLICTS AND MINIMIZE DISTURBANCE.
- 3 PROVIDE 3/4" DISCONNECT WITH SN IN NEMA 3R ENCLOSURE. MOUNT DISCONNECT ON STANCHION AT 18" ABOVE GROUND FOR ELECTRONIC SIGN. LABEL DISCONNECT AS FOLLOWS: "SCHOOL SIGN POWER". MAKE ALL CONNECTIONS.
- 4 PROVIDE 4 STRAND INDOOR/OUTDOOR RATED ARMORED FIBER OPTIC CABLE BY CORNING OR CONSCOPE. ROUTE CABLE TO THE DESIGNATED DATA RACK IN THE BUILDING. TERMINATE FIBER OPTIC CABLE AT BOTH ENDS WITH MEDIA CONVERTERS. COORDINATE WITH THE ELECTRONIC SIGN INSTALLER.
- 5 EXISTING CUTLER HAMMER, TYPE PRL1A, 120/208V, 3 PH, 4W PANEL BOARD.
- 6 GENERAL: THERE SHALL BE NO EXPOSED CONDUIT IN FINISHED AREAS AND ON THE EXTERIOR WALLS OF BUILDING.
- 7 APPROXIMATE LOCATION OF EXISTING DATA NETWORK FRAME.
- 8 CONNECT TO EXISTING PANEL AS INDICATED. PROVIDE A 20A, 1 POLE, 10KALC CIRCUIT BREAKER AND #4, #6G CONDUCTORS IN A 1-1/4" CONDUIT FOR THIS CIRCUIT. ROUTE CIRCUIT CONCEALED BELOW GRADE, IN CHASES, AND ABOVE ACCESSIBLE CEILINGS.
- 9 CONTRACTOR SHALL BORE UNDER EXISTING PARKING LOT, DRIVEWAY, AND WALKWAYS TO PROTECT EXISTING STRUCTURES.
- 10 CONNECT TO EXISTING 277V LIGHTING CIRCUIT FOR THE DOWN LIGHTS IN THE EXTERIOR SOFFIT. MAKE CONNECTIONS TO THE EXISTING PHOTO CONTROLLED EXTERIOR LIGHTING CIRCUIT WITH #12, #12G CONDUCTORS IN 2" CONDUIT. ROUTE CONDUIT CONCEALED BELOW GRADE, CHASE, AND ABOVE CEILING.

**ELECTRICAL SITE PLAN**  
SCALE: 1"= 30'-0"