



B-02A - REQUIREMENTS FOR NON-RESIDENTIAL TENANT IMPROVEMENTS

PLOT PLAN, SITE PLAN:

Show the general layout of the existing building site and indicate the location of the tenant improvement. Label proposed improvement by using Suites #1, 2, 3... or A, B, C.... Indicate uses of adjoining suites or tenant spaces.

FLOOR PLAN:

Show interior dimensions of the space and the use of all rooms. Provide life safety analysis to justify floor area, occupant load, occupancy, number of required exits, type of construction, and exit signs. Show existing walls, the walls to be removed, new walls, and hallways per Chapter 11-B. one-hour corridors, etc. Show windows and doors, door hardware, the location of plumbing fixtures, and the location and type of all electrical work.

The floor plan shall also show disabled accessibility.

REFLECTED CEILING PLAN:

Show the layout of lighting and type of ceiling. Clarify existing and new.

FRAMING PLAN AND CONSTRUCTION DETAILS:

Show framing layout for supporting ceiling including T-Bars, ceiling panels, lighting, construction details of walls and proposed ceiling.

SINGLE LINE DIAGRAM:

This plan shows the conduit and wire sizes; specifies aluminum or copper conductors and insulation type; shows service voltage, amperage, and short circuit current available from utility; shows service grounding method, ground wire size and cold-water bond; shows sizes of circuit breakers and ampere interrupting capacities (AIC) of equipment.

ELECTRICAL LOAD CALCULATIONS/PANEL SCHEDULES:

Electrical load calculations need to be provided on the blueprints to justify the size and type of equipment and conductors to be installed. Include panel rated ampacity, AIC rating, voltage, main lugs only or with main protection, panel locations, and the total load and per phase load in watts and amperes.

LIGHTING PLAN:

Show layout of lighting fixtures, wiring, and switching. Identify luminaire type and wattage with supporting Title 24 energy compliance documentation. (Historical Buildings may be exempt from Title 24.)

MECHANICAL AND PLUMBING PLANS:

These plans contain the type and location of each air conditioning or heating unit and the associated supply and return air for same. They also show the size, type, and location of all rough plumbing as well.

ENERGY REQUIREMENTS:

Applicable forms ENV-1-C through ENV-4-C, MECH-1-C through MECH -4-C, and LTG 1-C through LTG-9-C shall be filled out completely including the required signatures and shall be reproduced on the plans as a page or part of page of the plans. (They may be reduced in size so long as they are legible.)