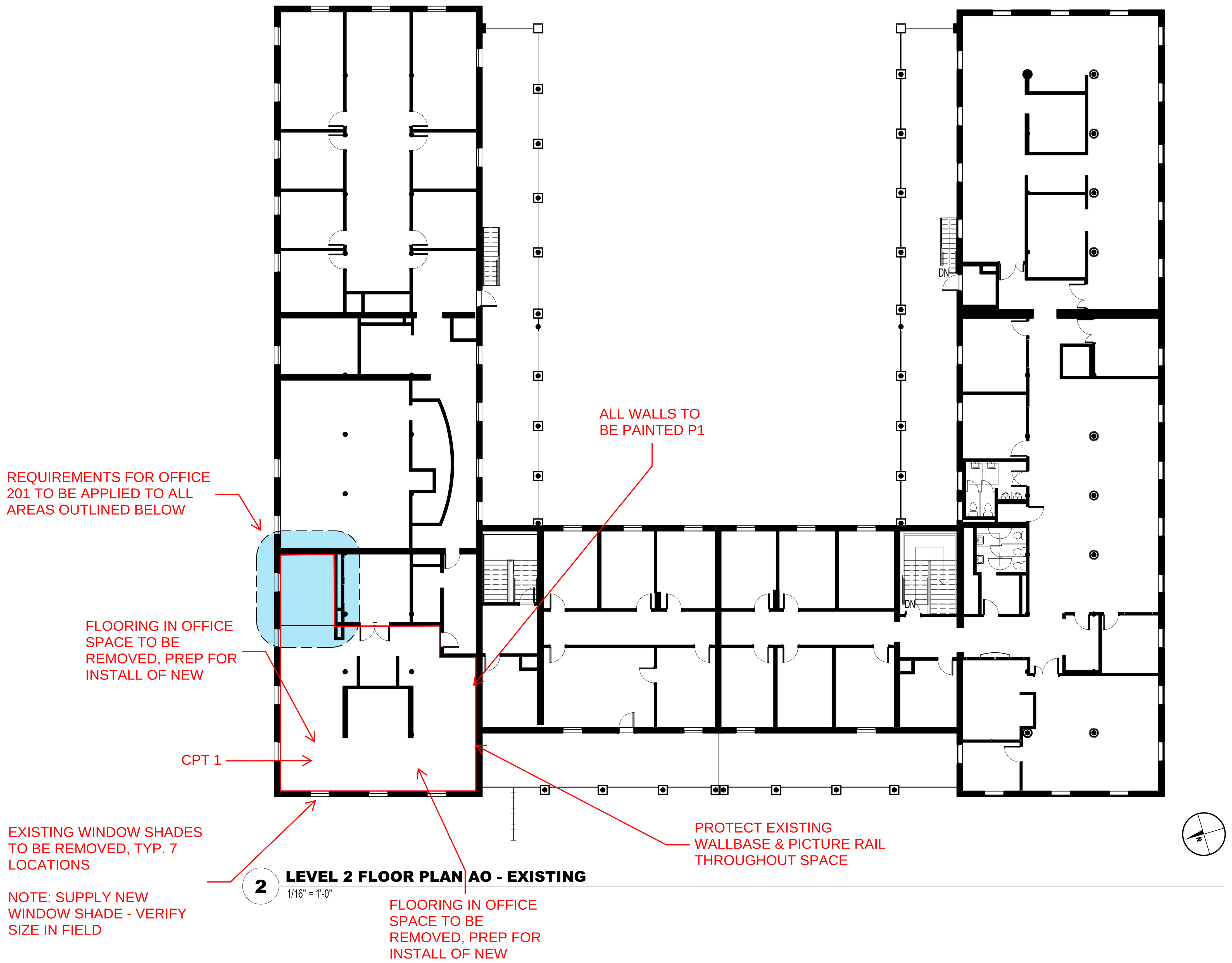


2 LEVEL 2 FLOOR PLAN AO - EXISTING
1/16" = 1'-0"

SUMMARY CODE REVIEW

SEE CODE ANALYSIS PLANS THIS SHEET.

PROJECT DESCRIPTION:	REMODEL EXSISTING OFFICE SPACE FOR UPDATED OFFICE NEEDS
OCCUPANCY GROUPS: (CHAPTER 3)	• **B** - BUSINESS • ACCESSORY OCCUPANCIES PER SEC. 508.2 WHERE OCCUR. • INCIDENTAL USES PER TABLE 509 WHERE OCCUR.
NONSEPARATED OCCUPANCIES: (SEC. 508.3.2)	THIS MIXED OCCUPANCY BUILDING INCORPORATES NONSEPARATED OCCUPANCIES. NO OCCUPANCY SEPARATIONS ARE PROVIDED, AND THE ALLOWABLE AREA AND HEIGHT OF THE BUILDING IS BASED ON THE REQUIREMENTS OF THE MOST RESTRICTIVE OCCUPANCY.
CONSTRUCTION TYPE: (TABLE 601)	TYPE IIIB, NON-SPRINKLERED
ALLOWABLE FLOOR AREA (At): (TABLE 506.2)	B: 19,000 SF
FRONTAGE INCREASE (If): (TABLE 506.3.3)	>30' OPEN SPACE FOR 100% OF BLDG PERIMETER: If = .75
ALLOWABLE FLOOR AREA: SINGLE OCCUPANCY MULTISTORY BLDG: (Aa) (SEC. 506.2.1)	Aa = [At + (NS x If)] x Sa S-1: Aa = 19,000 + [19,000 x .75] x 2 Aa = 66,500 SF
ACTUAL FLOOR AREA:	EXSTING: BASEMENT: 14,240 SF (NEED NOT INCLUDE, SPRINKLED) 1-2 LEVELS: 28,240 SF 28,240 SF < 66,500 ALLOWABLE; OK
ALLOWABLE NO. OF STORIES / HEIGHT: (TABLE 504.4/504.3)	B: 3 STORIES / 55 FT
ACTUAL NO. OF STORIES / HEIGHT:	3 STORY (1 BELOW GRADE) / 43 FT; OK
INTERIOR FINISH REQUIREMENTS: (TABLE 803.13)	INTERIOR EXIT STAIRWAYS, EXIT RAMPS & EXIT PASSAGEWAYS: CLASS A. CORRIDORS & ENCLOSURE FOR EXIT ACCESS STAIRWAYS & EXIT ACCESS RAMPS: CLASS B. ROOMS AND ENCLOSED SPACES: CLASS C
OCCUPANT LOADS FOR EGRESS DESIGN: (SEC. 1004 + TABLE 1004.5)	SEE CODE ANALYSIS PLAN. OCCUPANT LOADS BASED ON MAX. FLOOR AREA IN SQ FT PER OCCUPANT FROM TABLE 1004.5: ASSEMBLY - UNCONCENTRATED 15 NET BUSINESS: 150 GROSS STORAGE/MECHANICAL EQUIPMENT 300 GROSS LOCKER ROOM 50 GROSS
OCCUPANT LOAD BY FLOOR:	AFFECTED AREA: 2 occu TOTAL FLOOR AREA: 95 occu ACCESSORY AREA: 0 occu
EGRESS WIDTH PER OCCUPANT SERVED: (SEC. 1005.3)	STAIRWAYS: 0.3 INCHES / OCCUPANT (NONSPRINKLERED) OTHER EGRESS COMPONENTS: 0.2 INCHES / OCCUPANT (NONSPRINKLERED)
EGRESS WIDTH MINIMUMS BY COMPONENT (USE WHERE EXCEED MINIMUMS BY OCCUPANT LOAD):	**44" AT STAIRWAYS** (36" WHERE OCC LOAD < 50) [IBC §1011.2]; **32" CLEAR AT DOORS** [§1010.1.1], **44" AT CORRIDORS, AISLES & EXIT PASSAGEWAYS (36" for occupant load <50)** [§ 1020.2; 1018.3, 1018.5; 1024.2 RESPECTIVELY], **PROVIDED**.
CORRIDOR FIRE RESISTANCE RATING: (TABLE 1020.2)	B OCCUPANCY, OCC LOAD <30: NOT REQUIRED (NONSPRINKLERED) B OCCUPANCY, OCC LOAD >30: 1-HOUR (NONSPRINKLERED)
OPENING PROTECTIVES: (TABLE 716.1(2))	1-HR FIRE PARTITIONS (CORRIDOR WALLS): 20 MINUTE FIRE DOOR RATING: D-20 DOOR VISION PANEL GLAZING MARKING: DH-OH-20 SIDELIGHT/TRANSOM ASSEMBLY MARKING: 45 MINUTE
(TABLE 716.1(3))	FIRE WINDOW ASSEMBLY RATING: OH-45 OR W-60 WINDOW ASSEMBLY MARKING:

IECC COMPLIANCE FOR COMMERCIAL PROJECTS

CLIMATE ZONE: 6

INSULATION REQUIREMENTS - IECC 2021 TABLE C402.1.3/C402.4 AND MT AMENDMENTS

ROOFS	R-30 CONTINUOUS ABOVE DECK, R-49 AT ATTICS
METAL FRAMED WALLS, ABOVE GRADE	R-13 CAVITY + R-12.5 CONTINUOUS
WOOD FRAMED WALLS, ABOVE GRADE	R-13 CAVITY + R-7.5 CONTINUOUS OR R-20 + R-3.8 CONTINUOUS
MASS WALLS, ABOVE GRADE:	R-15.2 CONTINUOUS
BELOW GRADE WALLS:	R-15 CONTINUOUS
FLOORS - JOIST/FRAMING:	R-38 (R-38 FOR STEEL FLOOR JOISTS)
UN-HEATED SLAB:	R-20 VERTICAL FOR 48" BELOW (FULL HEIGHT OF THICKENED SLAB EDGE)
HEATED SLAB:	R-15 FOR 36" BELOW + R-5 FULL SLAB
OPAQUE SWINGING DOORS:	U-0.37
SKYLIGHT U-FACTOR:	0.50, MAXIMUM
FIXED FENESTRATION U-FACTOR:	0.34, MAXIMUM
OPERABLE FENESTRATION U FACTOR	0.42 MAXIMUM
ENTRANCE DOOR:	0.63, MAXIMUM
SHGC	0.41 WITH ADJUSTMENT FOR PROJECTION FACTOR >.2

INSULATION TO BE PROVIDED - REQUIREMENTS IN OTHER AREAS OF DRAWINGS OR SPECIFICATIONS TAKE PRECEDENCE OVER THE FOLLOWING REQUIREMENTS:

ROOFS	R-30 BLOWN-IN ATTIC INSULATION
WOOD FRAMED WALLS:	R-21 CAVITY + R3.8 CONTINUOUS
UNHEATED SLAB:	R-10 VERTICAL FOR 24" BELOW (FULL HEIGHT OF THICKENED SLAB EDGE)
OPAQUE SWINGING DOORS:	U-0.37
ROLL UP OR SLIDING DOORS	R-4.75
FENESTRATION U-FACTOR (FIXED):	0.34 MAXIMUM
FENESTRATION U-FACTOR (OPERABLE):	0.42, MAXIMUM
ENTRANCE DOOR:	0.63, MAXIMUM
SHGC	0.40 WITH PROJECTION FACTOR <.2

REQUIRED SPECIAL INSPECTIONS:

IN ADDITION TO REGULAR INSPECTIONS, THE FOLLOWING ITEMS WILL ALSO REQUIRE SPECIAL INSPECTIONS AND TESTING IN ACCORDANCE WITH SECTIONS 1704 AND 1705 OF THE 2018 INTERNATIONAL BUILDING CODE. SEE STRUCTURAL FOR SPECIFIC REQUIREMENTS. **COPIES OF 3RD PARTY REPORTS TO BE SENT TO BUILDING DEPARTMENT & COPIES KEPT ON-SITE FOR INSPECTOR REVIEW.**

a) SPECIAL INSPECTIONS:
- INSPECTION OF FABRICATORS (1704.2.5)
- STEEL CONSTRUCTION (1705.2)
- CONCRETE CONSTRUCTION (1705.3)
- MASONRY CONSTRUCTION (1705.4)
- WOOD CONSTRUCTION (1705.5)
- SOILS (1705.6)
- SPECIAL CASES (1705.1.1)
  - EPOXY SET ANCHORS
  - POWDER-ACTUATED FASTENERS
  - CONCRETE EXPANSION ANCHORS

b) SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE (1705.12):
- STRUCTURAL STEEL (1705.12.1)
- STRUCTURAL WOOD (1705.12.2)
- COLD-FORMED STEEL LIGHT-FRAME CONSTRUCTION (1705.12.3)

APPLICABLE BUILDING CODES

THIS PROJECT SHALL COMPLY WITH THE LATEST EDITION OF CODES ADOPTED BY THE STATE OF MONTANA:
- 2021 International Building Code (IBC)
- 2021 International Mechanical Code (IMC)
- 2021 International Fuel Gas Code (IFGC)
- 2021 Uniform Plumbing Code (IAMPO)
- 2020 National Electrical Code (NEC)
- 2012 International Fire Code (IFC)
- 2021 International Energy Conservation Code (IECC)

CODE PLAN LEGEND

OCCUPANCY GROUP **B** AREA

OCCUPANCY GROUP **B** WITH ACCESSORY SMALL ASSEMBLY SPACE WITH OCCUPANT LOAD <50 OR AREA <750 SF, CLASSIFIED AS PART OF GROUP B OCCUPANCY PER 303.1.2

IU — INCIDENTAL USE W/ REQUIRED SEPARATION PER TABLE 509.1. SHALL NOT OCCUPY >10% OF FLOOR AREA OF STORY IN WHICH LOCATED, AND IS CALCULATED AS PART OF OCCUPANCY IN WHICH IT IS LOCATED.

AO — ACCESSORY OCCUPANCY AREA: W/ NO SEPARATION REQUIRED AND CALCULATED AS PART OF MAIN OCCUPANCY IF TOTAL ACCESSORY OCCUPANCIES WITHIN A STORY OCCUPY LESS THAN 10% OF AREA OF THAT STORY, PER SECTION 508.2.3.

ROOM NAME | 500 SF | 100 | 5 — ROOM AREA; OCCUPANT LOAD; MAX. FLOOR AREA PER OCCUPANT FROM TABLE 1004.5

OCCUPANT LOADS FOR FUNCTIONS DESIGNATED **NET FLOOR AREA** IN TABLE 1004.5 ARE IDENTIFIED FOR ACTUAL OCCUPIED AREAS.

OCCUPANT LOADS FOR FUNCTIONS DESIGNATED **GROSS FLOOR AREA** ARE IDENTIFIED FOR ENTIRE AREA OF THE FUNCTION W/ DEDUCTIONS ONLY FOR AREA OF EXTERIOR WALLS, VENT SHAFTS AND INTERIOR COURTS.

2-HOUR FIRE WALL OR FIRE BARRIER: OR COMBINATION OF (WHERE OCCURS) CONFORMING TO THE MOST STRINGENT REQUIREMENTS OF EACH. SEE CODE ANALYSIS PLANS FOR SPECIFIC NAMES OF IBC WALL DESIGNATIONS. ALL WITH FIRE-RESISTIVE OPENING PROTECTION AT DOORS, WINDOWS, DUCTS (WITH EXCEPTIONS), PENETRATIONS, AND PROTECTION AT JOINTS. SEE WALL TYPES, DOOR AND WINDOW SCHEDULES, MECHANICAL DRAWINGS, PENETRATION DETAILS, AND JOINT DETAILS WHERE APPLICABLE.

1-HOUR FIRE WALL, FIRE BARRIER, FIRE PARTITION, OR SMOKE BARRIER WALL: OR COMBINATION OF (WHERE OCCURS) CONFORMING TO THE MOST STRINGENT REQUIREMENTS OF EACH. SEE CODE ANALYSIS PLANS FOR SPECIFIC NAMES OF IBC WALL DESIGNATIONS. ALL WITH FIRE-RESISTIVE OPENING PROTECTION AT DOORS, WINDOWS, DUCTS (WITH EXCEPTIONS), PENETRATIONS, AND PROTECTION AT JOINTS. SEE WALL TYPES, DOOR AND WINDOW SCHEDULES, MECHANICAL DRAWINGS, PENETRATION DETAILS, AND JOINT DETAILS WHERE APPLICABLE.

NONRATED WALL: WITH NO OPENING PROTECTION REQUIRED AT DOORS, WINDOWS, DUCTS, PENETRATIONS, AND JOINTS UON. SEE WALL TYPES.

MOER:2 — MEANS OF EGRESS REQUIRED (QUANTITY). ONLY DESIGNATED WHERE (2) MEANS OF EGRESS ARE REQUIRED, PER §1006.2.1.

EXIT SIGN W/ INTEGRATED DIRECTIONAL ARROW WHERE OCCURS AT ALL EXITS, EVERY 100' IN CORRIDORS, AND IN SPACES WHERE 2 MEANS OF EGRESS ARE REQUIRED PER S §1006. SEE ELECTRICAL DRAWINGS. (W/ POCHE IN QUADRANT INDICATING "EXIT" TEXT SIDE OF SIGN.) SIGNS SHOWN IN CORRIDORS ARE CEILING HUNG. SIGNS SHOWN ON WALL ARE WALL HUNG.

12 — REQUIRED EXIT AND EXIT EGRESS DIRECTION WITH ACCUMULATIVE NUMBER OF OCCUPANTS SERVED. (DESIGNATED WHERE (2) MEANS OF EGRESS ARE REQUIRED PER TABLE §1006.2.1)

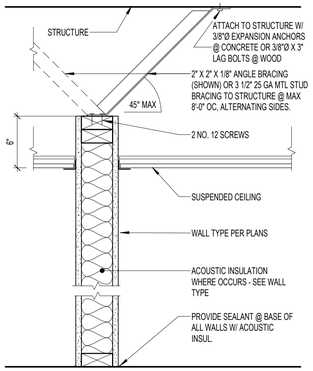
Wmin — MINIMUM EGRESS WIDTH (INCHES) BASED ON ACCUMULATIVE NUMBER OF OCCUPANTS SERVED AT INDICATED EGRESS COMPONENT, PER SECTION 1005.3: .3 INCHES/OCC FOR STAIRWAYS(NONSPRINKLERED BUILDINGS); .2 INCHES/OCC FOR OTHER EGRESS COMPONENTS (NONSPRINKLERED BLDGS).

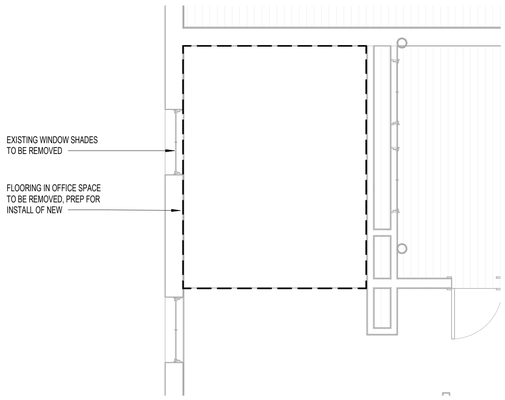
EXIT ACCESS TRAVEL DISTANCE (E.A.T.D.) - MAXIMUM 200' FOR 'B' OCCUPANCY W/OUT SPRINKLER SYSTEM, PER TABLE 1017.2. MAXIMUM DISTANCE FOR EACH STORY SHOWN.

COMMON PATH OF EGRESS TRAVEL (C.P.E.T.) - MAXIMUM 75' FOR 'B' OCCUPANCY W/OUT SPRINKLER SYSTEM, OCC LOAD >30, PER TABLE 1006.2.1.

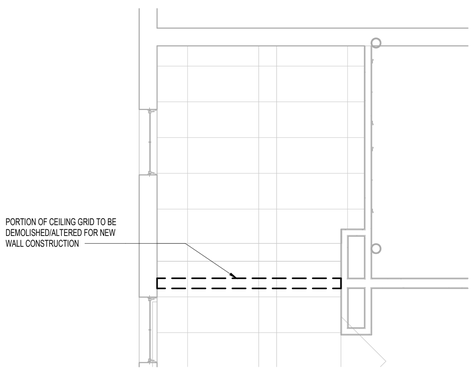
FE — PORTABLE CLASS ABC FIRE EXTINGUISHER IN ADA-COMPLIANT SEMI-RECESSED CABINET

NEW PARTITION WALL BRACING

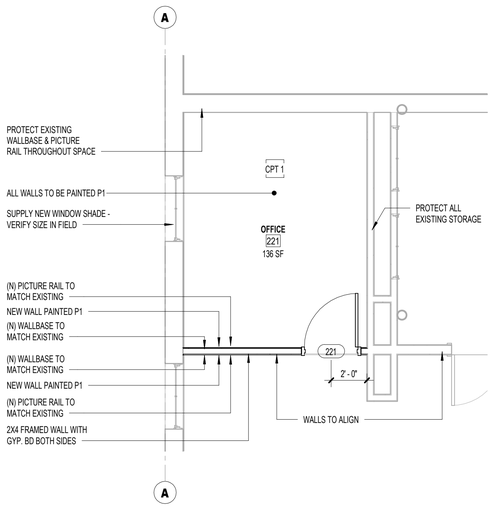




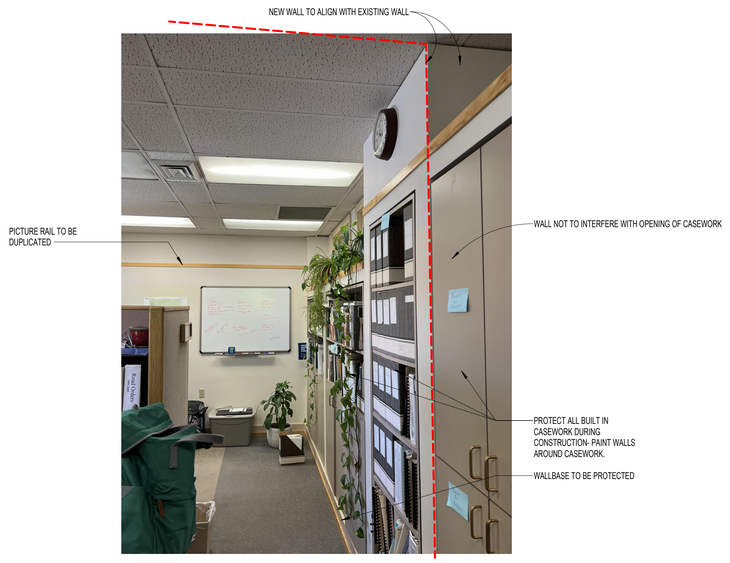
1 LEVEL 2 FLOOR PLAN AO - DEMOLITION
1/4" = 1'-0"



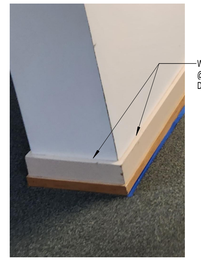
2 2ND FLOOR RCP AO - DEMOLITION
1/4" = 1'-0"



3 AO- OFFICE FLOOR & FINISH PLAN
1/4" = 1'-0"



4 NEW WALL LOCATION
NTS



7 WALL BASE DETAIL
1/4" = 1'-0"

WALL TYPE TAG

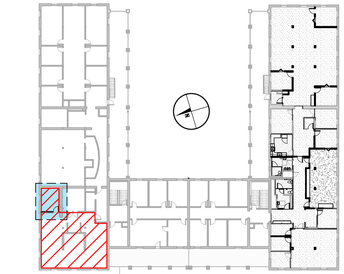
WALL STUD & FINISH HEIGHT
a GWB TO 6" ABOVE CEILING; FRAME OR BRACE TO STRUCTURE
b TO STRUCTURE

GENERAL FLOOR PLAN NOTES

1. DIMENSIONS ARE TO FACE OF STUD, EXISTING WALL FINISH, MASONRY, OR DOOR/WINDOW OPENINGS. DIMENSIONS OF EXISTING CONSTRUCTION ARE NOT SHOWN ON DRAWINGS - VERIFY DIMENSIONS OF ALL EXISTING CONSTRUCTION IN THE FIELD. DIMENSIONS TO OPENINGS ARE NOMINAL. VERIFY ALL OPENINGS WITH ROUGH OPENING REQUIREMENTS.
2. ALL DOOR OPENINGS PERPENDICULAR TO A WALL ARE 4" TO THE WALL FRAMING UNO.
3. EXISTING CONSTRUCTION TO REMAIN SHOWN SHADED, NEW CONSTRUCTION SHOWN SOLID.
4. SEE SHEET A-002 FOR WALL TYPES. IN AREAS WITH SUSPENDED ACOUSTICAL TILE CEILINGS, GYPSUM WALL BOARD MAY BE TERMINATED 6" ABOVE THE CEILING.
5. VERIFY EXISTING WALL CONSTRUCTION.

LINEWORK LEGEND

NEW CONSTRUCTION
EXISTING ELEMENTS TO REMAIN



0 LOCATION FOR AREA OF WORK - LEVEL 2
1" = 40'-0"

ROOM FINISH LEGEND

FLOOR FINISHES

CPT1 CPT2 LVT1 (E)

CPT1: CARPET TILE - INTERFACE, STYLE 'STEP IT UP', COLOR - ALBA
CPT2: CARPET TILE - INTERFACE, STYLE 'STEP IT UP', COLOR - ASH
LVT1: LUXURY VINYL TILE - INTERFACE, 22 MIL, STYLE: 'RIDGE', COLOR: AGATE
(E): EXISTING FINISH - NO WORK

BASE FINISHES

RB1: 6" RUBBER BASE - JOHNSONITE MILLWORK COLLECTION 'MANDALAY' - COLOR: BY CO
WB: MATCH EXISTING - 6" BASE TRIM WITH QUARTER ROUND- PAINT TO MATCH EXISTING

FLOOR AND BASE FINISH NOTES:
1. SEE SPECIFICATIONS FOR FINISH MANUFACTURER.
2. ALL FLOORING TO BE INSTALLED ON MANUFACTURERED APPROVED SUB FLOOR.
3. INSTALL FACTORY-PROVIDED TRANSITION STRIP OR AS DETAILED AT ALL FLOORING CHANGES.
4. CHANGE FLOORING WHERE INDICATED ON PLANS, CHANGE FLOOR CENTERED UNDER DOOR AT ROOM TO ROOM CHANGES, U.N.O
5. AT CASEWORK, CONTINUE BASE AROUND ENDPANELS AND TOE-KICKS, U.N.O.

CEILING FINISHES SEE RCP

WALL FINISHES

PAINT NOTE: MANUF. SHOWN ARE BASIS OF DESIGN ONLY. SUBSTITUTIONS ALLOWED WITH APPROVAL; SEE SPEC SECTION ON SUBSTITUTIONS. VERIFY FINAL PAINT COLORS AND LOCATIONS W/ CO PRIOR TO INSTALLATION.

FRP1: FIBERGLASS REINFORCED PANEL- MANF: MARLITE COLOR: BISCUIT
FRP2: INDURO FRP - MANF: MARLITE - COLOR : FASHION GREY
P1: PAINT - COLOR: WHITE - MAIN WALLS
P2: PAINT - COLOR: BEIGE ACCENT/TRIM COLOR
P3: PAINT - COLOR:

WOOD FRAMES
P2: PAINT - BEIGE/ACCENT

WALL FINISHES NOTES:
1. SEE INTERIOR ELEVATIONS AND/OR DETAILS FOR INTERIOR WINDOWS, SPECIAL WALL FINISHES, TRIM, ETC.
2. FINISH SCHEDULE APPLIES TO GENERAL AREA: THERE MAYBE SPECIFIC FINISH REQUIREMENTS SHOWN ON DETAILS, DRAWINGS OR SPECIFICATIONS.
3. SEE SPECIFICATIONS FOR LEVEL(S) OF FINISH AT GWB SURFACES.
4. ALL WALLS/CEILINGS P1 UNLESS OTHERWISE NOTED ON PLANS &/OR ELEVATIONS.

COUNTERTOPS, CASEWORK SURFACES, TRIM

PL1: PLASTIC LAMINATE 1 - WILSONART PREMIUM LAMINATE - COLOR: HARVEST MAPLE
PL2: PLASTIC LAMINATE 2 - WILSONART PREMIUM LAMINATE - COLOR: CANYON ZEPHYR
SS1: SOLID SURFACE COUNTERTOP - CORIAN - COLOR: PEPPERED TERRAZZO

COUNTERTOP AND CASEWORK FINISHES NOTES:
1. SEE SPECIFICATION FOR MANUFACTURER.
2. PLASTIC LAMINATE COUNTERTOPS TO HAVE LAMINATE EDGES, U.N.O. NOTED IN DETAILS.
3. PROVIDE FINISHED END PANELS WHERE EXPOSED TO VIEW, PROVIDE SCRIBE STRIP AT ALL WALL ABUTMENTS.
4. WHERE NOTED ON ELEVATIONS, PROVIDE 4" BACKSPLASH W/ SQUARE EDGES, MATCH ADJ. COUNTERTOP MATERIAL.
5. FOR BIDDING PURPOSES ASSUME EACH DRAWER AND/OR DOOR HAS A PULL, EVEN IF NOT SHOWN IN ELEVATIONS

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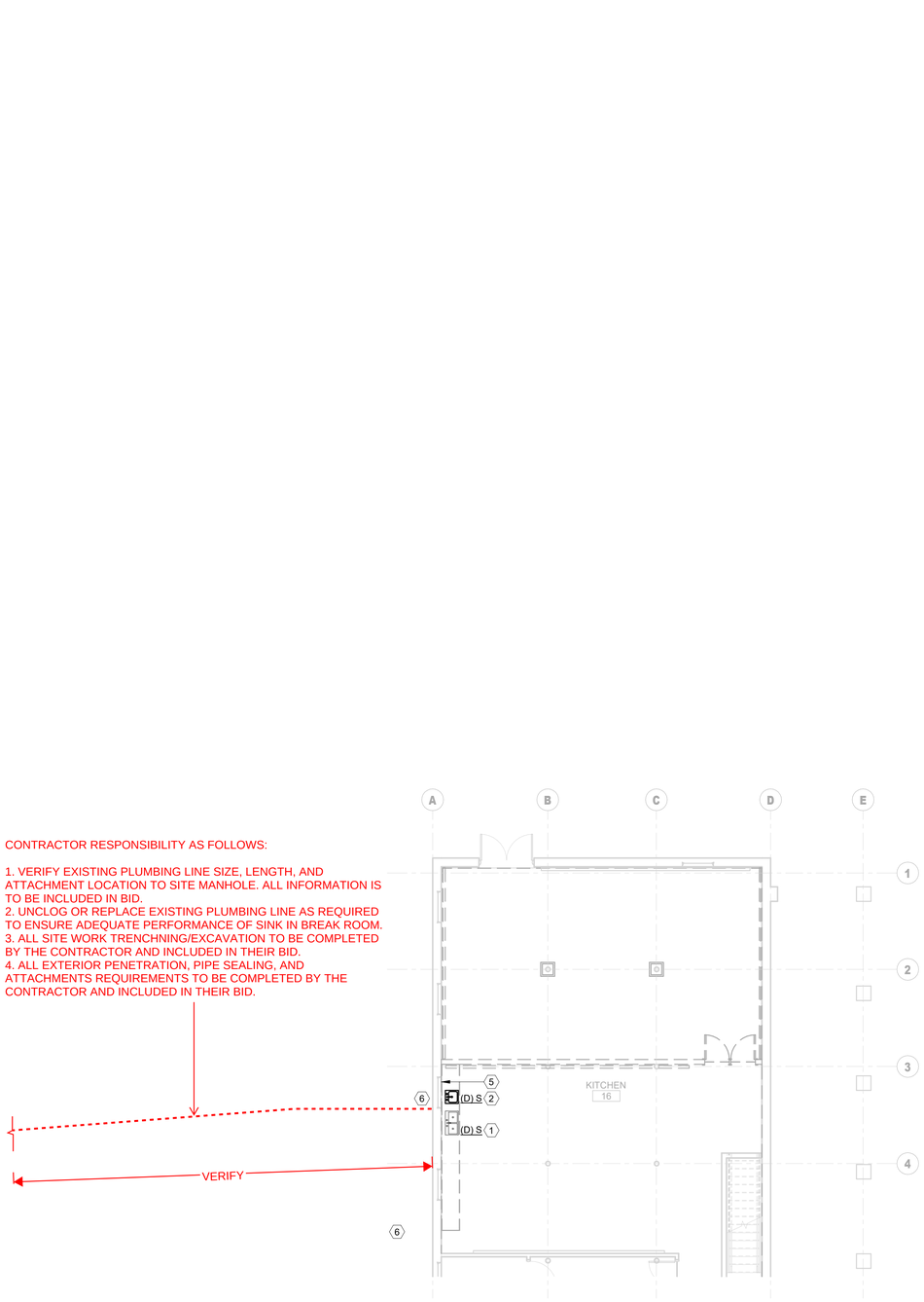
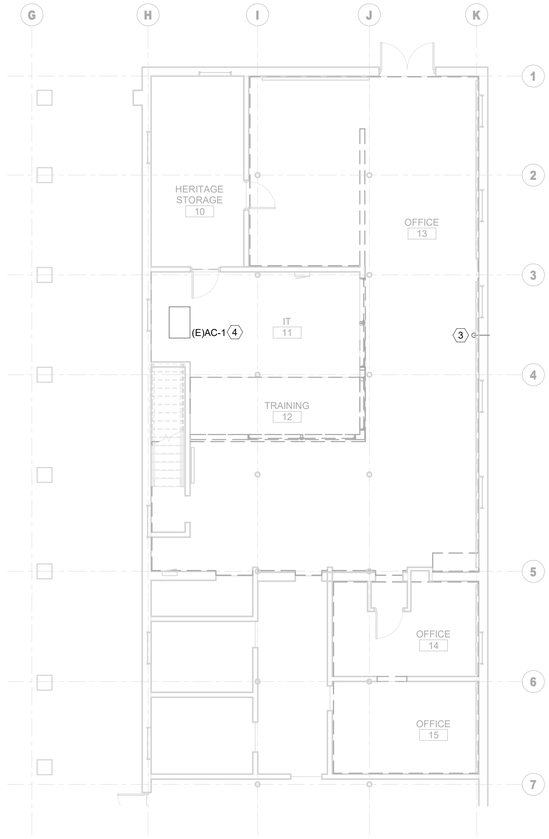
CONTRACTOR RESPONSIBILITY AS FOLLOWS:

1. VERIFY EXISTING PLUMBING LINE SIZE, LENGTH, AND ATTACHMENT LOCATION TO SITE MANHOLE. ALL INFORMATION IS TO BE INCLUDED IN BID.
2. UNCLOG OR REPLACE EXISTING PLUMBING LINE AS REQUIRED TO ENSURE ADEQUATE PERFORMANCE OF SINK IN BREAK ROOM.
3. ALL SITE WORK TRENCHNING/EXCAVATION TO BE COMPLETED BY THE CONTRACTOR AND INCLUDED IN THEIR BID.
4. ALL EXTERIOR PENETRATION, PIPE SEALING, AND ATTACHMENTS REQUIREMENTS TO BE COMPLETED BY THE CONTRACTOR AND INCLUDED IN THEIR BID.



1 PLUMBING DEMO PLAN WEST
N.T.S.



2 PLUMBING DEMO PLAN EAST
N.T.S.

PLUMBING DEMO NOTES

A. LOCATIONS AND DIMENSIONS OF EXISTING FACILITIES IDENTIFIED ON THIS DRAWING ARE APPROXIMATE AND REPRESENT THE BEST AVAILABLE INFORMATION BASED ON A COMBINATION OF FIELD INVESTIGATIONS AND VARIOUS DESIGN AND RECORD DRAWINGS AVAILABLE AT THE TIME OF DESIGN. FIELD VERIFY LOCATIONS AND DIMENSIONS PRIOR TO ORDERING EQUIPMENT AND DURING PERFORMANCE OF THE WORK. PROVIDE DEMOLITION WORK, NECESSARY FITTINGS, TRANSITIONS, AND OTHER COMPONENTS AS REQUIRED FOR A COMPLETE AND FUNCTIONAL INSTALLATION OF NEW SYSTEMS AT NO ADDITIONAL COST TO THE OWNER.
B. EXISTING PLUMBING EQUIPMENT, FIXTURES, AND PIPING SHOWN AS DARK AND DASHED SHALL BE DEMOLISHED. EXISTING PLUMBING EQUIPMENT, FIXTURES, AND PIPING SHOWN LIGHT SHALL REMAIN UNCHANGED.
C. THE PLUMBING CONTRACTOR SHALL COORDINATE SALVAGE OF REMOVED EQUIPMENT IN GOOD CONDITION WITH THE OWNER. THE PLUMBING CONTRACTOR SHALL DISPOSE OF UNWANTED EQUIPMENT.
D. COORDINATE WITH GENERAL CONTRACTOR TO PATCH AND REPAIR ROOF AND WALL ASSEMBLIES ASSOCIATED WITH PLUMBING DEMOLITION.
E. CONCRETE SLAB CUTTING REGIONS SHOWN ON DRAWINGS ARE APPROXIMATE AND MUST BE FIELD COORDINATED PRIOR TO THE CUTTING OF THE SLAB.
F. PROTECT EXISTING BUILDING ELEMENTS DURING DEMOLITION WORK. COORDINATE WITH OTHER TRADES TO ENSURE NO EXISTING EQUIPMENT/PIPING TO REMAIN IS DAMAGED DURING THE DEMOLITION WORK.

(#) KEY NOTES:

1. COMPLETELY DEMOLISH THE EXISTING SINK, INCLUDING ALL TRIM TO THE WALL. FURNISH AND INSTALL A PERMANENT CAP ON DCW, DHW, AND SAN.
2. COMPLETELY DEMOLISH THE EXISTING SINK, INCLUDING ALL TRIM TO THE WALL INCLUDING ANGLE VALVES. PREPARE THE EXISTING DCW, DHW, AND SAN ROUGH-IN SERVICES FOR NEW CONNECTION.
3. EXISTING 4" PVC RADON PIPE RISES FROM BELOW THE BASEMENT FLOOR SLAB-ON-GRADE, AND TERMINATES THROUGH THE WALL AT APPROXIMATELY 4'-6" AFF. NO WORK.
4. EXISTING AC-1 PUMPED CONDENSATE LINE TO REMAIN, NO WORK. EXISTING 3/8" POLY LINE IS ROUTED ABOVE THE LAY-IN CEILING.
5. EXISTING WALL CLEAN OUT TO REMAIN. SEE CONSTRUCTION DRAWINGS FOR NEW WORK.
6. PLUMBING CONTRACTOR SHALL COORDINATE WITH THE SITE CIVIL CONTRACTOR TO RESTORE EXTERIOR SANITARY SEWER SERVICE TO THE EXTERIOR SEWER MANHOLE. NO WORK IS ANTICIPATED FROM THE FIXTURE UP TO AND INCLUDING TO THE BUILDING FOUNDATION WALL.

KEY PLAN

Morrison Maierle
engineers · surveyors · planners · scientists

MONTANA
JASON D. BEAUDETTE
11138 PE
LICENSED PROFESSIONAL ENGINEER

100% CONSTRUCTION DOCUMENTS

#	DATE	REVISION

mosaic
architecture-planning-design
317 N. Cruse Ave. STE. 201
Helena, Montana
59601
406.449.2013
www.mosaicarch.com

BUILDING 24
BASEMENT
REMODEL

26 FORT MISSOULA RD, MISSOULA, MT

PLUMBING DEMO PLAN - BASEMENT

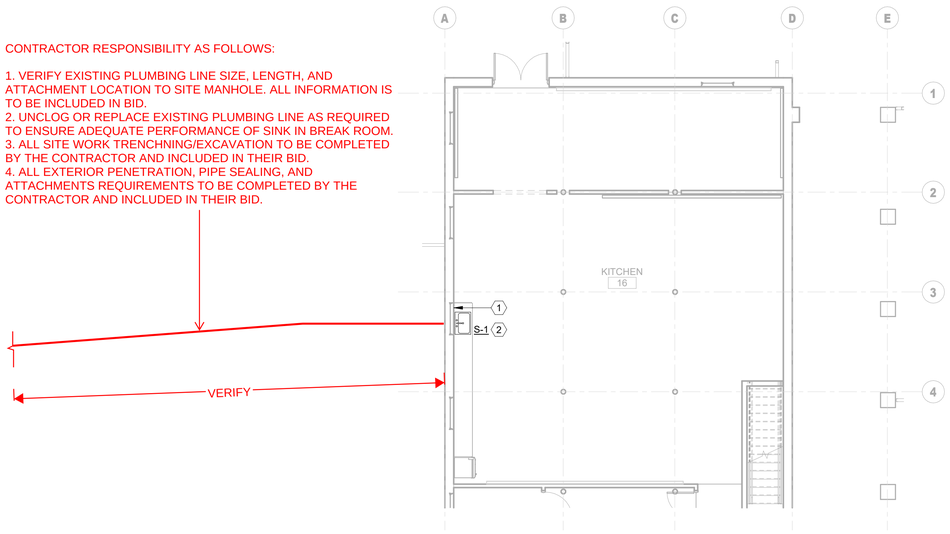
DATE: 07.14.2026

SHEET: **P101**

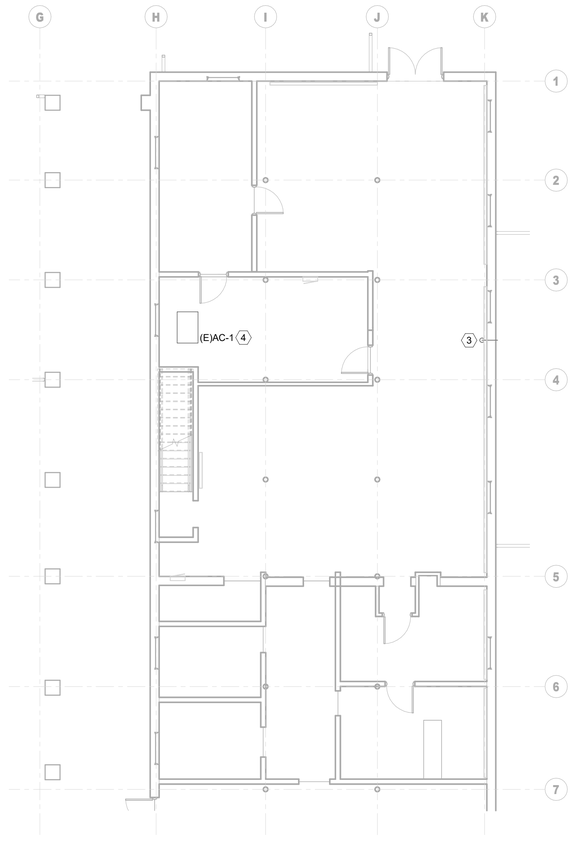
DATE STAMP: 7/13/2026 8:20:24 AM

CONTRACTOR RESPONSIBILITY AS FOLLOWS:

1. VERIFY EXISTING PLUMBING LINE SIZE, LENGTH, AND ATTACHMENT LOCATION TO SITE MANHOLE. ALL INFORMATION IS TO BE INCLUDED IN BID.
2. UNCLOG OR REPLACE EXISTING PLUMBING LINE AS REQUIRED TO ENSURE ADEQUATE PERFORMANCE OF SINK IN BREAK ROOM.
3. ALL SITE WORK TRENCHNING/EXCAVATION TO BE COMPLETED BY THE CONTRACTOR AND INCLUDED IN THEIR BID.
4. ALL EXTERIOR PENETRATION, PIPE SEALING, AND ATTACHMENTS REQUIREMENTS TO BE COMPLETED BY THE CONTRACTOR AND INCLUDED IN THEIR BID.



1 PLUMBING BASEMENT PLAN WEST
1/8" = 1'-0"



2 PLUMBING BASEMENT PLAN EAST
1/8" = 1'-0"

PLUMBING PLAN NOTES

A. PROVIDE ACCESS DOORS TO ALLOW SERVICE AND INSPECTION OF EQUIPMENT, VALVES, AND OTHER DEVICES INSTALLED IN INACCESSIBLE LOCATIONS. COORDINATE SUCH INSTALLATIONS WITH THE ARCHITECT AND ENGINEER.
B. PROVIDE TRAP SEALS AND TRAP PRIMERS FOR FLOOR DRAINS, FLOOR SINKS, AND OTHER FLOOR RECEPTORS.
C. INSTALL ACCESSIBLE PLUMBING FIXTURES IN COMPLIANCE WITH ADA REQUIREMENTS. INSULATE EXPOSED PIPING BELOW ADA ACCESSIBLE FIXTURES.
D. INSTALL FLOOR DRAIN STRAINERS AND CLEANOUT COVERS FLUSH AND LEVEL WITH FINISHED FLOOR.
E. PIPING SHALL BE IDENTIFIED WITH PIPE LABELS MARKED AT A MAXIMUM OF EVERY 25 FT. VALVES SHALL BE IDENTIFIED WITH BRASS OR ALUMINUM VALVE TAGS.
F. PROVIDE AND INSTALL PIPE GUIDES, EXPANSION JOINTS, AND HANGERS PER MANUFACTURER'S RECOMMENDATIONS.
G. PIPING WALL PENETRATIONS SHALL BE FINISHED WITH A CHROME ESCUTCHEON PLATE.
H. MAINTAIN THE INTEGRITY OF DRAFTSTOPPING WHERE PIPES PENETRATE DRAFTSTOPPING MATERIALS.
I. NO FITTINGS OR PIPING CONNECTIONS SHALL BE INSTALLED UNDERSLAB.
J. REFER TO THE PLUMBING FIXTURE SCHEDULE FOR PIPE SIZES TO INDIVIDUAL FIXTURES.
K. COORDINATE CONCRETE PENETRATIONS WITH STRUCTURAL DRAWINGS TO VERIFY HOW AND WHERE CONCRETE CAN BE CUT.
L. EXPOSED PIPING SHALL BE PAINTED PER ARCHITECTURAL OR PROVIDED WITH A PVC COATED JACKET IN THE COLOR OF THE ARCHITECT'S CHOOSING. CONTRACTOR TO CLEAN AND DRY PIPING PRIOR TO PAINTING.
M. SANITARY SEWER, RAINWATER, AND OTHER DRAIN PIPING SHALL BE INSTALLED AT A MINIMUM 1/4" PER FOOT (2%) SLOPE IN DIRECTION OF FLOW. UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
N. COORDINATE UNDERGROUND FIRE RISER STUB UP LOCATION WITH FIRE SUPPRESSION SHOP DRAWINGS.

(#) KEY NOTES:

1. EXISTING WALL CLEAN OUT TO REMAIN. EXTEND EXISTING CLEAN OUT THROUGH NEW CABINET BACK WALL. FURNISH AND INSTALL STAINLESS STEEL COVER AND SCREW. COORDINATE WITH GENERAL CONTRACTOR TO MAINTAIN ACCESS.
2. CONNECT (N) SINK TO EXISTING DCW, DHW, AND SAN SERVICES.
3. EXISTING 4" PVC RADON PIPE RISES FROM BELOW THE BASEMENT FLOOR SLAB-ON-GRADE, AND TERMINATES THROUGH THE WALL AT APPROXIMATELY 4'-6" AFF. NO WORK.
4. EXISTING AC-1 PUMPED CONDENSATE LINE TO REMAIN, NO WORK. EXISTING 3/8" POLY LINE IS ROUTED ABOVE THE LAY-IN CEILING.

KEY PLAN

N

FOREST SERVICE
US
DEPARTMENT OF AGRICULTURE

Morrison Maierle
engineers · surveyors · planners · scientists

MONTANA
JASON D. BEAUDETTE
REG. 11138 PE
LICENSED PROFESSIONAL ENGINEER

100% CONSTRUCTION DOCUMENTS

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BUILDING 24
BASEMENT
REMODEL

26 FORT MISSOULA RD, MISSOULA, MT

PLUMBING FLOOR PLAN - BASEMENT

DATE: 07.14.2026

SHEET: **P201**

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