



## Request for Quotation

Date: 02/06/2026

Quotation Number: HR/Customer Service Area  
Renovations

Specification/Quotation Documents For: HR/Customer Service Area  
Renovations

RFQ Due Date: 02/26/2026 @ 02:00 pm

**MANDATORY PRE-BID MEETING  
02/16/2026 @10:00–11:30 AM EST**

**BrightRidge**

**2600 Boones Creek Road  
Johnson City, TN 37615**

**Ask for Bill Hunt at Front Desk**

**Pre-Bid Meeting must be attended to be considered for the Bid.**

***To avoid any delay, we encourage you to send responses ahead of the deadline. Responses will not be opened until the stated date and time.***

## **Section 1 – Invitation to Bidders**

Sealed bids will be received by BrightRidge until due date and time, then bids will be opened and publicly read. Bidders may participate in the public bid reading by contacting BrightRidge Purchasing at least two hours prior the bid opening time stated on the specific bid. Bidders making this request will receive a conference call number and a participant code. BrightRidge Purchasing contact information: [purchasing@brightridge.com](mailto:purchasing@brightridge.com) or call 423-952-5161.

All bids must be delivered at the vendor's sole risk as shown in this request for quotation as per Section 2 Instructions to Bidders. BrightRidge is not obligated to accept quotations received after the date and time stated.

Exceptions, if any, will be considered in the quotation evaluation in determining the successful vendor. Vendor must provide supporting documentation with its quotation for any exceptions.

BrightRidge reserves the right to reject any or all quotations, to reject any bid that contains prices for individual items or services that are inconsistent or unrealistic when compared to other prices in the same or other bids, to waive any and all informalities and/or irregularities in the quotation, to negotiate and/or renegotiate with any vendor the terms of its quotation, and to accept any quotation which in its opinion may be in the best interest of BrightRidge. This Request does not commit BrightRidge to pay any costs incurred in the preparation of a proposal or to procure or to contract for service. BrightRidge reserves the sole discretion to withdraw this Request in its entirety at any time without prior notice.

Information provided in this Request is intended solely to assist the respondent in preparing a Quotation. To the best of BrightRidge's knowledge, the information provided is accurate, however, there is no warranty expressed or implied.

Quotations may be held by BrightRidge for a period not to exceed sixty (60) days from the due date of the quotations for the purpose of evaluating the quotations or investigating the qualifications of the vendors, prior to awarding of the order. All quotations shall remain effective for at least sixty (60) days after the due date.

Each vendor's quotation shall constitute an offer to sell the goods or services sought by this Request for Quotation. The award shall be made by execution of a contract mutually agreed upon by both parties.

***BrightRidge is a trade name of the Johnson City Energy Authority.***

***Questions about the integrity or fairness of the sealed bid process contact:  
Purchasing at 423-952-5161 or email [purchasing@brightridge.com](mailto:purchasing@brightridge.com)***

***Specification questions contact:  
Bill Hunt (423)952-5070 or email [bhunt@brightridge.com](mailto:bhunt@brightridge.com)***



## **Section 2 – Instructions to Bidders**

Each Bidder shall carefully examine all specifications, drawings, and other contract documents to familiarize themselves with all the requirements, terms and conditions thereof. Any information relating to the work furnished by the Owner or others, or failure to make these examinations shall in no way relieve any Bidder from the responsibility of fulfilling all the terms of the contract, if awarded a contract.

No payment will be made for items not set up in the quotation, unless otherwise provided by contract amendment. All Bidders are cautioned that they should include in the prices quoted for the various bid items all necessary allowances for the performance of all work required for the satisfactory completion of the project.

### **REQUIREMENTS FOR A DIGITAL PROPOSAL/BID SUBMISSION**

- **Bids should be clearly identified as:**

**Bid Enclosed and Your Company Name**

**BrightRidge Quotation Number: HR/Customer Service Area Renovations**

**Name of the Request: HR/Customer Service Area Renovations**

**Due: 02/26/2026 at 2PM EST**

- Send an email with an attached PDF of the digital bid including all required documents listed below to: **SEALEDBIDS@BRIGHTRIDGE.COM**. **BrightRidge quotation number should be listed in the email subject line**. Documents may be combined and sent as one PDF and cannot exceed 50MB in size. An automatic delivery receipt is sent indicating that the bid email has been delivered to **sealedbids@brightridge.com**
- Digital Proposal/Bids (hereafter called bids) received after the stated due date and time will be disqualified. BrightRidge will not open the bid submission email or any attachment until the due date and time stated for this sealed bid, this is to maintain the integrity of the sealed bid process
- Send a **SEPARATE EMAIL**, indicating that you have submitted a digital bid also include quotation number in the subject to: **PURCHASING@BRIGHTRIDGE.COM**. **DO NOT ATTACH A COPY OF YOUR BID TO THIS EMAIL!**
- No fax or physically delivered sealed bids will be accepted. **Bids must be digital**. Bidders from small & minority owned businesses needing to make alternative arrangements for physical delivery may call purchasing at 423-952-5161 or 423-952-5000.

### **REQUIRED PAGES TO INCLUDE FROM BRIGHTRIDGE BID PACKAGE**

1. BrightRidge Request for Quotation Form
2. Section 3-Quotation Information Form
3. Specification Exception Form
4. No Bid Questionnaire – If applicable
5. Business and Taxpayer Identification or W9 form – for NEW vendors
6. **Bid Bond of 5,000.00 must be received by the purchasing department before February 26, 2026 2:00pm. Must be original bond no copies accepted.**

Note:

Any bidder that submits a bid to BrightRidge of at least \$250,000 or more that provides services, supplies, information technology or construction must certify that it is not currently engaged in, and will not for the duration of this Agreement engage in, a boycott of Israel as defined by Tenn. Code Ann. §12-4-119.



## **Contract**

BrightRidge reserves the right to accept or reject any or all bids or portions thereof. Vendors may bid multiple options, unless otherwise stated.

Vendors must complete the BrightRidge Request for Quotation Form, if applicable and included in the request for quotation. As a backup, a vendor may include their company quote form, however, items must be quoted in the same order and in the unit of measure requested on the BrightRidge Request for Quotation form, a no-bid line needs to be included also in the order of our request if not bidding on an item.

## **Delivery**

The price bid will be FOB Johnson City, Tennessee, at the location specified below. The bid price shown will be the full charge, including all applicable taxes, surcharges and other incidental fees, shipping charges included.

### **Delivery Site:**

BrightRidge  
Shipping/Receiving Entrance  
2610 Boones Creek Rd  
Johnson City, TN 37615

## **Invoicing**

Unless otherwise stated, submit invoices upon delivery or pickup to [ap@brightridge.com](mailto:ap@brightridge.com). The invoice must include an itemization of all items, supplies, repairs, or labor furnished, including unit list price, net price, extensions, and total amount due.

## **Payment**

Unless otherwise stated, payment will be made within thirty (30) days of the completion of delivery of all items or services in acceptable condition to BrightRidge and receipt of invoice, whichever is later.

## **Taxes and Fees**

BrightRidge is exempt from all Sales and Federal Excise Taxes please quote less these taxes.

BrightRidge is not responsible for financial or legal obligations of the bidders that may include bond premiums, fees, insurance, licenses, permits, taxes, tariffs, or other costs of compliance, unless agreed to in writing by BrightRidge. Taxes may include federal, state, or local taxes or levies. Particular attention should be given to bids that provide construction, installation, and maintenance services that utilize the materials and supplies purchased by BrightRidge. BrightRidge does not pay Tennessee sales and use tax when materials, supplies, and equipment are purchased. If the Bidder wants information about the value of the items that will be used, contact BrightRidge Purchasing. Make a note of Tennessee Code Annotated 67-6-209 section (b) and (e).

If the Bidder wishes to recoup obligations they owe as a result of work performed for BrightRidge, the Bidder must include them in the quotation price. Otherwise, the Bidder should not expect additional payment from BrightRidge for these obligations.

## **Equal Employment Opportunity Clause**

To the extent not exempt therefrom, the vendor/subcontractor designated herein agrees to in all respects comply with and abide by the provisions of Executive Order 11246, Section 503 of the Rehabilitation Act of 1973, and the Vietnam Era Veterans' Readjustment Assistance Act of 1974, each as amended, and applicable implementing Regulations, including the Equal Employment Opportunity Clause referred to at 41 C.F.R. § 60-1.4, 41 C.F.R. § 60-741.5, and 41 C.F.R. § 60-250.5, as well as those otherwise appearing at 41 C.F.R. § 60-1, et seq., 41 C.F.R. § 60-741.1, et seq., and 41 C.F.R. § 60-250.1, et seq., each as amended.



## **Contractor Bonds**

**Failure to meet bond requirements will disqualify the bidder.**

### **Bid Bond: 5,000.00**

Bonds issued must be from a surety company licensed to do business in the State of Tennessee. The bond is required as guarantee that, if the bid is accepted, the bidder will provide a signed contract and the performance thereof will be secured by an approved performance and payment bond. If the successful bidder fails to execute required contracts, the bid security will be forfeited. Bid bonds submitted by unsuccessful bidders will be returned upon award of the contract. In lieu of a bond, a cashier's check is acceptable. If there are any questions prior to submitting your bid about bond requirements, please contact the purchasing department at 423-952-5161 or [purchasing@brighridge.com](mailto:purchasing@brighridge.com).

### **Performance and Payment Bond: 100% of the Contract Sum**

**The successful bidder is required to furnish a performance bond and a payment bond in the amount of 100% of the bid price.** Bonds issued must be from a surety company licensed to do business in the State of Tennessee. Performance and payment bonds must be delivered to the purchasing department within three (3) days following the date of execution of the Owner-Contractor Agreement. In lieu of a bond, a cash deposit, or an irrevocable standby letter of credit from a financial institution may be accepted. The financial institution must be a State or National bank with its principal office in Tennessee. The terms and conditions of any letter of credit shall be subject to the review and acceptance of the purchasing department. If the successful bidder, fails to furnish the bond or other approved security within the time allowed, there will be a claim filed against the bid bond as liquidated damages rather than a penalty. Performance and payment bonds will be held for the duration of the contract period.



## Insurance

**Worker's Compensation and Employer's Liability** - Contractor shall obtain, worker's compensation and employer's liability insurance to protect the Contractor against all claims under applicable state worker's compensation laws and against claims for injury, disease, or death of its employees which, for any reason, may not fall within the provision of the applicable worker's compensation law. The worker's compensation and employer's liability insurance policy shall include an "all states" endorsement. BrightRidge requires workers' compensation insurance on all construction and installation services regardless of if the bidder/contractor is deemed exempted from workers' compensation insurance. BrightRidge's requirement for workers' compensation insurance may exceed the minimum requirements of the State of Tennessee. The Contractor's liability limits shall not be less than the following:

<b>WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY LIMITS</b>	
<b>WORKERS' COMPENSATION</b>	<b>STATUTORY</b>
<b>EMPLOYER'S LIABILITY</b>	<b>\$ 1,000,000 EACH PERSON</b>

**Comprehensive Automobile Liability** - Contractor's insurance for automotive liability coverage shall be written in comprehensive form and shall protect the Contractor and BrightRidge against all claims or injuries to members of the public and damage to property of others arising from the use of motor vehicles and shall cover operation on or off the site of all motor vehicles licensed for highway use, whether they are owned, non-owned, or hired by Contractor. The Contractor's liability limits shall not be less than the following:

<b>AUTOMOBILE LIABILITY</b>	
<b>COMBINED SINGLE LIMIT</b>	<b>\$1,000,000 COMBINED SINGLE LIMIT EACH ACCIDENT</b>

**Commercial General Liability** – Contractor's General Liability Insurance shall be written in comprehensive form and shall protect the Contractor and BrightRidge against all written claims arising from injuries to members of the public or damage to property of others arising out of any act or omission of the Contractor or their agents, employees, or sub-contractors. Contractor's liability limits shall not be less than the following:

<b>COMPREHENSIVE GENERAL LIABILITY LIMITS</b>	
<b>BODILY INJURY</b>	<b>\$1,000,000 EACH PERSON \$2,000,000 EACH OCCURRENCE</b>
<b>PROPERTY DAMAGE</b>	<b>\$1,000,000 EACH OCCURRENCE</b>



## **Section 3 – Quotation Information**

The successful contractor agrees to indemnify, investigate, protect, defend, and save harmless BrightRidge, its officials, officers, agents, and employees from any and all third-party claims and losses accruing or resulting from bodily injury or damage to property caused by the successful contractor in performance of this contract.

The successful contractor also agrees to indemnify, investigate, protect, defend, and save harmless BrightRidge, its officials, officers, agents, and employees from any and all third-party claims and losses accruing or resulting from bodily injury or damage to property caused by the successful contractor's sub-contractors, suppliers, laborers, and any other person, firm, or corporation furnishing or supplying work, services, materials, or supplies to the successful contractor in connection with the performance of this contact.

If the successful contractor supplies products it manufactures (in whole or in part), the successful contractor agrees to indemnify BrightRidge, its officials, officers, agents, and employees from any and all third-party claims and losses accruing or resulting from bodily injury or damage to property caused by the failure of such products.

If the successful contractor only supplies products manufactured by others, the successful contractor is not obligated to indemnify BrightRidge for a failure of any such products manufactured by others. If the successful contractor only supplies products manufactured by others, the successful contractor agrees to cooperate with BrightRidge and take all reasonable steps to assist BrightRidge in making claims against any such product's manufacturer for any such product's failure.

In any case, the foregoing provisions concerning indemnification shall not be construed to indemnify BrightRidge from damage arising out of bodily injury to persons or damage to property caused by or resulting from the sole negligence of BrightRidge or its employees. This indemnification shall survive the expiration or early termination of this contract.

**The undersigned acknowledges: That he/she is an authorized agent of the vendor submitting this quotation. The receipt of the following addenda (if any). The provision of the indemnification agreement.**

**Company Name:**

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**Company Address:**

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**Taxpayer ID:** \_\_\_\_\_

**Telephone Number:** \_\_\_\_\_ **Mobile Number:** \_\_\_\_\_

**E-mail:** \_\_\_\_\_ **Fax Number:** \_\_\_\_\_

**Primary Point of Contact:** \_\_\_\_\_

**Authorized Signature:** \_\_\_\_\_

**Date of Signature:** \_\_\_\_\_ **Title:** \_\_\_\_\_

**Printed or Typed Name:** \_\_\_\_\_

**FAILURE TO SUBMIT THIS COMPLETED FORM WITH YOUR BID SUBMISSION  
WILL RESULT IN YOUR BID BEING REJECTED AS UNRESPONSIVE.**



## **BrightRidge Specifications Exception Form**

In the interest of fairness and sound business practice, it is mandatory that you state any exceptions taken by you to our specifications.

It should not be the responsibility of BrightRidge to ferret out information concerning the materials which you intend to furnish.

If your bid/quotation does not meet all of our specifications, you must so state in the space provided below.

Bids on equipment, vehicles, supplies, services, and materials not meeting specifications may be considered by BrightRidge, however, all deviations must be listed below.

I do meet specifications.

Signature: \_\_\_\_\_

I do not meet specifications. *Exceptions are in the space provided.*

Signature: \_\_\_\_\_

**FAILURE TO SUBMIT THIS COMPLETED FORM WITH YOUR BID SUBMISSION  
WILL RESULT IN YOUR BID BEING REJECTED AS UNRESPONSIVE.**

**Exceptions (please list below and specify exceptions)**



## No Bid Questionnaire

BrightRidge  
Attn: Purchasing  
2600 Boones Creek Rd  
Johnson City, TN 37615

Quotation Number: HR/Customer Service  
Area Renovations

If you choose not to bid, please complete the questionnaire below and return it with your response by the bid opening date. Your assistance in helping us to analyze no bid rationale is very much appreciated.

For the following reason(s) we are submitting a no bid:

Item not supplied by our company.

Bid specifications (e.g. too restricted, not clear, etc.) Please explain.  
\_\_\_\_\_

Profit margin on municipal bids is too low.

Past experience with BrightRidge (e.g. payment delay, bid process, administrative problems, etc.) Please explain. \_\_\_\_\_

Insufficient time allowed to prepare and respond to bid request.

Bid requirement  Too Large or  Too Small for our company.

Priority of other business opportunities limit time/other resources available to deliver or perform according to bid specifications.

Other reason(s). Please explain. \_\_\_\_\_

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

\_\_\_\_\_ (Signature)

\_\_\_\_\_ (Printed/Typed Name)

Title: \_\_\_\_\_ Date: \_\_\_\_\_



## **BrightRidge** **Business and Taxpayer Identification Information**

This Business is operating as a:

Individual/Sole Proprietor or Single Member LLC    Partnership    Trust/Estate

C Corporation    S Corporation

Limited Liability Company

(Enter the tax classification (C=Corporation, S=S Corporation, P=Partnership) \_\_\_\_\_)

Other (please describe) \_\_\_\_\_

Licensed or otherwise authorize to business by the state of: \_\_\_\_\_

Taxpayer Identification Number: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Or

Social Security Number: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Legal Name: (as shown on your income tax return)

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Doing Business as Name: (DBA)

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Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

**Note:**

*If applicable, your bid may be rejected if you do not complete and submit this page and/or a W-9 with your bid. Checks in payment of obligations by BrightRidge will be made payable to your legally issued name unless you state a DBA. Federal Tax reporting, if required, will also be in your legal name.*



## **REQUEST FOR QUOTE**

This bid is to complete renovations for the HR Department and Customer Service area at **BrightRidge-2600 Boones Creek Rd, Johnson City, TN 37615.**

Requirements for: TWA Project N0.: 025-003 Office Alterations Building # 100 / TWA Project N0.: 024-012 Human Resources. City of Johnson City Permit Application #PRRN202600033 & Permit Application #PRRN202500940.

**This project involves creating (2) new offices within existing work areas. Alterations include new walls, ceilings, doors, sidelite, windows, and limited finishes. Scope includes fire protection, mechanical and electrical. Ceiling grid and tile removal will be required outside of work limits, but this does not impact life safety. Installation of (1) new water source heat pump (WSHP) and associated ductwork. See attached drawings and specifications provided by Thomas Weems Architect.**

### **I. Job Requirements for this Project**

- A. Job may require night and/or weekend work based on coordination and requirements by owner.
- B. Time limit for job completion will be 6 weeks with priority centered on HR completion first after receiving Work Orders and must be completed and billed before June 25<sup>th</sup>, 2026.
- C. Contractor will provide and install dust containment equipment such as zip walls, air scrubbers, tack floor mats, etc.
- D. Winning bidder to supply all documentation of receiving and reviewing all Safety guidelines and company policies of BrightRidge.
- E. Contractor is responsible for daily cleaning of all debris, materials, scrap, dust, dirt, etc. from the parking lot to the work areas.
- F. Contractor will supply dust mats and ram boards for pathways leading to work locations.
- G. Contractor is to check in and out daily at the Automated Kiosk located at the main entrance to Building 100 Monday through Friday. Weekend work must be coordinated with Bill Hunt for facility access.
- H. Contractor provides a Site Supervisor for communications and must always be On-site while work is being conducted. This Supervisor will conduct daily briefings with Bill Hunt before work begins each day.
- I. Contractor is responsible for any cost incurred to dismantle any part of the Fire Alarm System and Fire Sprinkler System.
- J. Contractor will provide protection for flooring, doors, walls, stair railings etc. for all pathways and areas.
- K. Contractor to provide BrightRidge with scheduled timeline for work progression with associated milestones. Nights and weekends may be required to stay on schedule.
- L. Contractor is responsible for purchasing and obtaining all required permits for completion of these projects.
- M. Close-out documents shall be provided at completion of project.
- N. Contractors must attend the Pre-Bid meeting to be eligible for consideration.
- O. Contractor is responsible for any collateral damage to property and furnishings incurred while completing this project.

## **II. Specific Equipment/ Product/ Services**

### **HVAC Unit and Controls**

- A. Acceptable manufacturers for new Water Source Heat Pump (WSHP) unit to be specified by owner.
- B. WSHP shall be integrated with the Building Automation System (BAS)- Johnson Controls Inc. (JCI) - Metasys.
- C. Contractor shall use owner approved Sub-Contractor for installation and controls and is responsible for cost of integration and installation.
- D. Little Giant Condensate pump installed with ridged plumbing such as copper, pvc, or pex and connections (Tygon tubing shall not be used).
- E. New Take-off's from the Geothermal Supply and Return shall be valved. Plumbing to the new WSHP shall be insulated copper piping, Auto Bleeders shall be installed at these connections.
- F. Geothermal plumbing supply transitions shall be valved at the unit with new circuit setter, solenoid valve, and braided Stainless-Steel hoses with swivel connections at each end.
- G. Digital network Zone Sensor shall be installed that is compatible with the JCI Metasys BAS, and to have a schedule override control. Zone Sensor to also include a preset allowable temperature increase and decrease from **BAS** stpt. while occupied.
- H. Discharge Air Temperature Sensor shall be included and integrated to the BAS.
- I. All electrical to be included in bid and will include new electrical supply coming from breaker panel that will be supplying the WSHP and 120v Duplex outlet.
- J. New Zone sensor to be relocated from the Elevator Control Room to new Customer Service office.
- K. Condensate drain piped ridged pipe from pump to drain with detachable trap to allow for cleaning.
- L. Operational start up sheet for unit is required.
- M. BAS Controls service to be included in this quote.
- N. WSHP shall have internal condensate overflow switch.
- O. WSHP shall be installed on stand with sealed drain pan and overflow switch.

### **Hardware and Construction**

- A. All Data, Phone, Camera, Security installations shall be installed by owner approved vendors.
- B. All doors and hardware shall be site specific OEM to match existing.
- C. Flooring to be selected by owner with selected price allowance.
- D. Sound deadening, high density, materials, sheetrock and Rockwool insulation shall be installed within new walls to reduce sound.

### **III. Contract Terms & Conditions**

1. Per BrightRidge Vendor Contract Standard Terms & Conditions.
2. Any damage to the roof, building, and facility grounds (including parking lot) will be the responsibility of the contractor. Repairs to be made only by an approved BrightRidge vendor.

**There will be a Mandatory Pre-Bid Meeting (with walk thru/inspection) 02/16/26 from 10:00- 11:30AM EST. Pre-Bid Meeting must be attended to be considered for the Bid.**

**For any questions regarding this RFQ, call Bill Hunt - 423.952.5070**

# OFFICE ALTERATIONS AT BUILDING #100 FOR: BRIGHTRIDGE

2600 BOONES CREEK ROAD #100  
JOHNSON CITY, TENNESSEE 37615

**PROJECT ISSUE DATE : SEPTEMBER 26, 2025**  
**TWA PROJECT NO. : 025-003**

## OWNER :

BRIGHTRIDGE  
2600 BOONES CREEK ROAD  
JOHNSON CITY, TENNESSEE 37615

## ARCHITECT :

THOMAS WEEMS ARCHITECT  
3203 HANOVER ROAD  
JOHNSON CITY, TENNESSEE 37604  
P: (423) 952-2700  
E: tom@thomasweemsarchitect.com

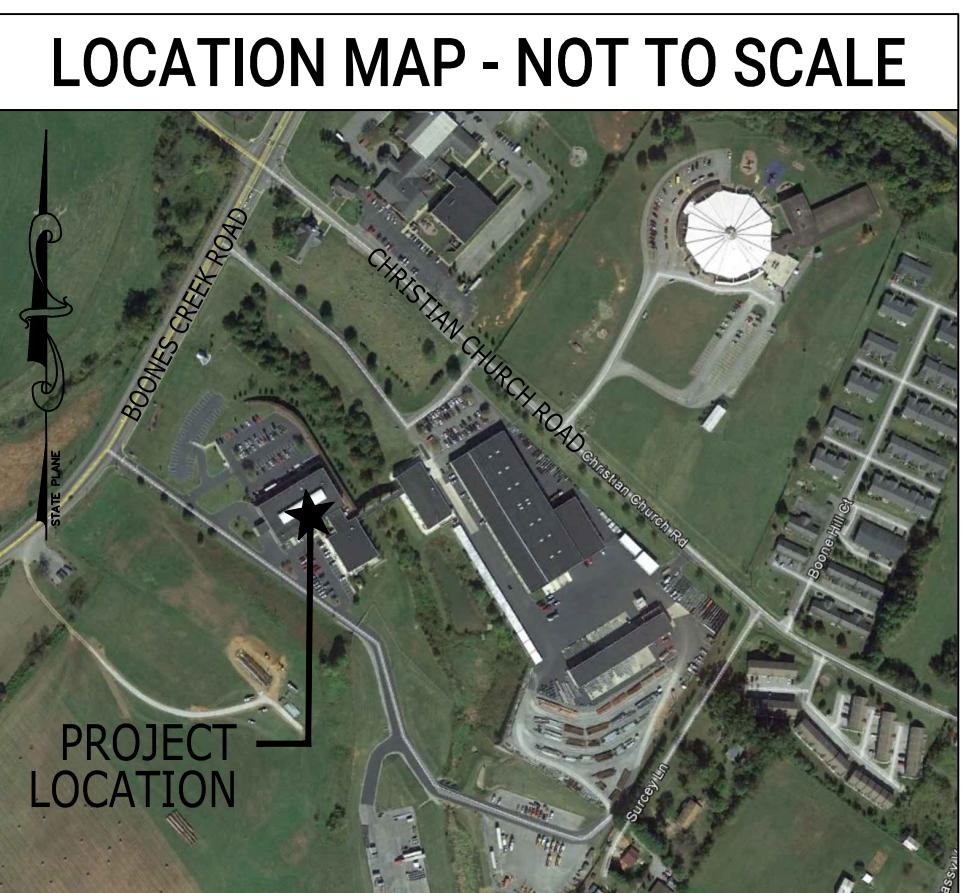
## M, P, & FP:

MECHANICAL DESIGN SERVICES  
P.O. BOX 10025  
KNOXVILLE, TENNESSEE 37919  
P: (865) 617-3181  
E: henrywelch2644@gmail.com

## ELECTRICAL :

VREELAND ENGINEERS, INC.  
3107 SUTHERLAND AVE  
KNOXVILLE, TN 37919  
P: (865) 637-4451  
E: hdamron@vreelandengineers.com

DRAWING INDEX	
SHEET NUMBER	SHEET NAME
GENERAL	
G000	TITLE SHEET, DRAWING INDEX, AND LOCATION MAP
G001	SYMBOL LEGEND & GENERAL INFORMATION
LIFE SAFETY	
LS101	LIFE SAFETY PLAN AND CODE ANALYSIS - BUILDING #100
ARCHITECTURAL	
A100	OVERALL FLOOR PLAN
A101	ENLARGED DEMOLITION AND NEW FLOOR PLANS
A201	ENLARGED DEMOLITION AND NEW CEILING PLANS
A601	DOOR SCHEDULE AND DETAILS
A701	ENLARGED DEMOLITION AND NEW FINISH PLANS
FIRE PROTECTION	
FP101	FLOOR PLANS - FIRE PROTECTION
MECHANICAL	
M001	LEGENDS, SCHEDULES, DETAILS & SPECIFICATIONS
M101	FLOOR PLANS - HVAC
ELECTRICAL	
E101	OPEN WORK AREA PLAN - ELECTRICAL



UTILITY LIST	
UTILITY: WATER	NAME: CITY OF JOHNSON CITY ADDRESS: POST OFFICE BOX 2150, JOHNSON CITY, TN 37605 CONTACT: TOM WITHERSPOON PHONE: (423) 434-6000
UTILITY: SANITARY SEWER	NAME: CITY OF JOHNSON CITY ADDRESS: POST OFFICE BOX 177, JOHNSON CITY, TN 37605 CONTACT: TOM WITHERSPOON PHONE: (423) 434-6000
UTILITY: NATURAL GAS	NAME: ATMOS ENERGY ADDRESS: POST OFFICE BOX 177, JOHNSON CITY, TN 37605 CONTACT: JIM HOIT PHONE: (423) 926-2122 Ext. 235
UTILITY: ELECTRICITY	NAME: BRIGHTRIDGE ADDRESS: 2600 BOONES CREEK ROAD, JOHNSON CITY, TN 37615 CONTACT: MIKE STOWALL PHONE: (423) 434-4000
UTILITY: TELEPHONE	NAME: SPRINT ADDRESS: 101 NORTH ROAN STREET, JOHNSON CITY, TN 37601 CONTACT: RICK GRAY PHONE: (423) 975-3346
UTILITY: CABLE	NAME: COMCAST ADDRESS: 1790 OLD GRAY STATION ROAD, GRAY, TN 37615 CONTACT: ROY OLLIS PHONE: (423) 282-8386

REQUIRED LOCATION REQUEST INFORMATION	
NAME OF CALLER	TELEPHONE NUMBER
INTERIOR TO CALL	EXT. NUMBER
COUNTY	TOWN
INTERIOR ADDRESS	EXT. ADDRESS
START DATE	START TIME
TYPE OF WORK	END DATE
BLASTING	END TIME
WORK BEING DONE BY	WORK BEING DONE FOR

CALL THREE WORKING DAYS BEFORE YOUR WORK  
1-800-551-1111  
IN NASHVILLE 366-1987

12 CALL  
4 TENNESSEE  
401 SYSTEM INCORPORATED

FIRE ALARM SYSTEM WILL  
REQUIRE SEPARATE SHOP  
DRAWINGS AND PERMIT.

SPRINKLER SYSTEM WILL  
REQUIRE SEPARATE SHOP  
DRAWINGS AND PERMIT.

**COPIES SHALL BE  
KEPT AT JOBSITE**  
REVIEWED FOR CODE COMPLIANCE  
Crystal Lewis, Plans Examiner  
01/16/2026  
JOHNSON CITY  
CODE ENFORCEMENT DIVISION

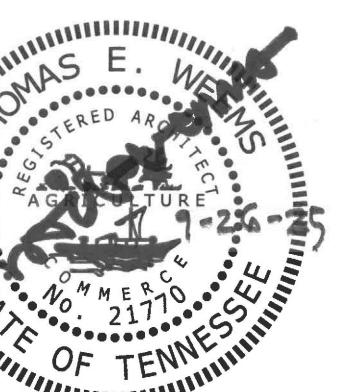
**iWa**  
THOMAS  
WEEMS  
ARCHITECT  
3203 HANOVER ROAD  
JOHNSON CITY, TN 37604  
phone: 423-952-2700  
fax: 423-952-7002  
www.thomasweemsarchitect.com

OFFICE ALTERATIONS  
AT BUILDING #100 FOR:  
**BRIGHTRIDGE**

2600 BOONES CREEK ROAD  
BUILDING #100  
JOHNSON CITY, TENNESSEE 37615

MECHANICAL DESIGN  
SERVICES  
P.O. BOX 10025  
KNOXVILLE, TN 37919

ELECTRICAL  
VREELAND ENGINEERS  
3107 SUTHERLAND AVENUE  
KNOXVILLE, TN 37919



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EXPRESSED WRITTEN CONSENT OF  
THOMAS WEEMS ARCHITECT.

REVISIONS

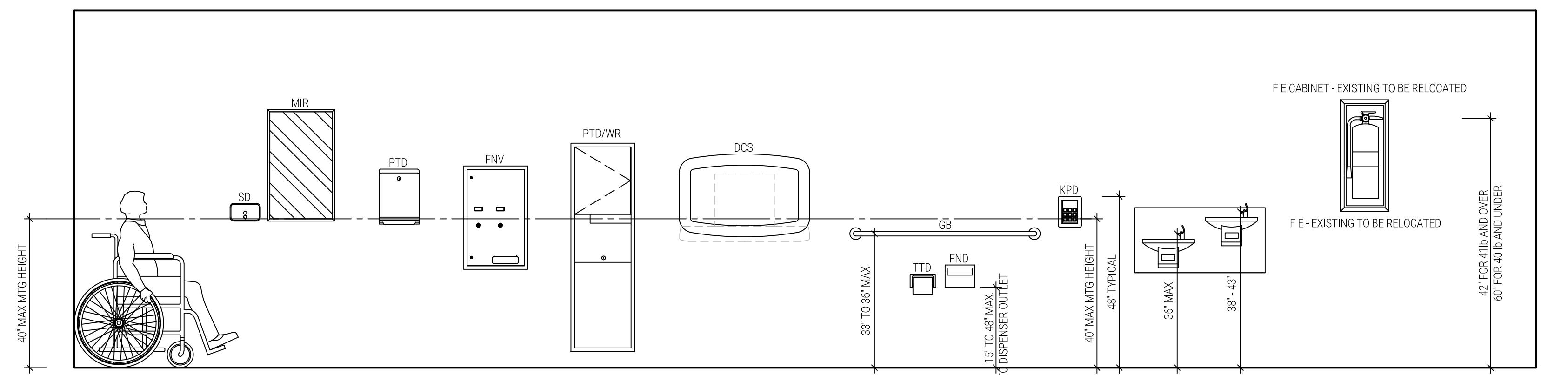
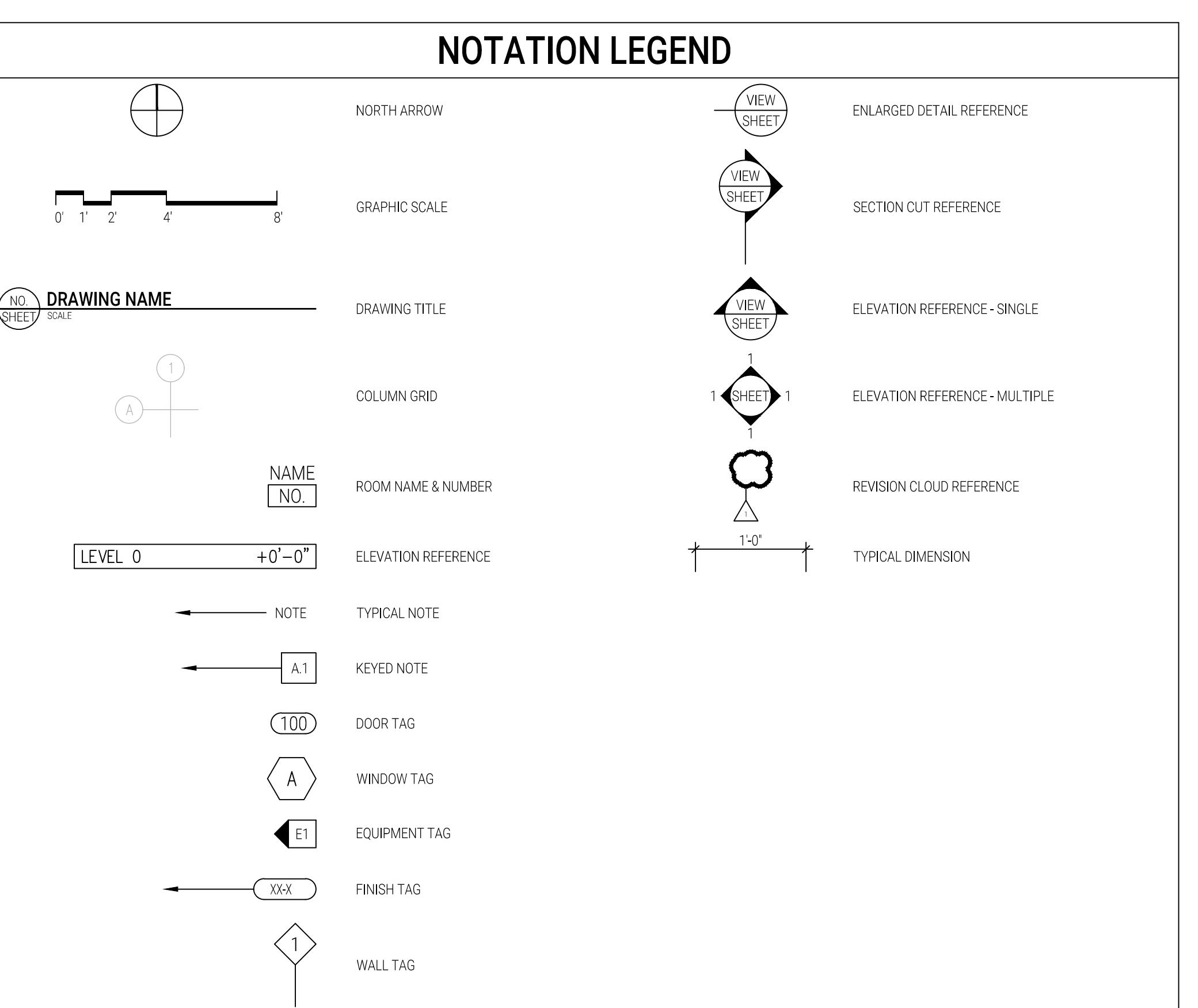
PROJECT NO. 025-003  
ISSUE DATE SEPTEMBER 26, 2025  
TITLE TITLE SHEET,  
DRAWING INDEX, AND  
LOCATION MAP

Sheet

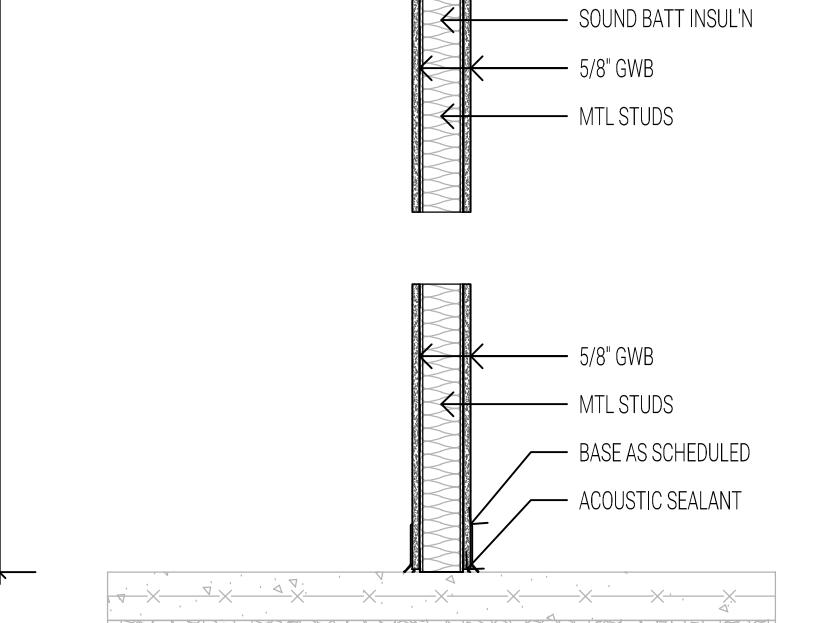
**G000**

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ABBREVIATIONS			
ABV	ABOVE	GA	GUAGE
A/C	AIR CONDITIONING	GALV	GALVANIZED
ACOUS	ACOUSTICAL	GL	GLASS, GLAZING
ACT	ACOUSTICAL CEILING TILE	GP	GUARD POST
ADDL	ADDITIONAL	GWB	GYPSUM WALLBOARD
ADJ	ADJUSTABLE	SPEC	SPECIFICATIONS
AFF	ABOVE FINISHED FLOOR	SS	SOLID SURFACE
ALUM	ALUMINUM	STD	STANDARD
ALT	ALTERNATE	STL	STEEL
AP	ACCESS PANEL	STOR	STORAGE
A/V	AUDIO VISUAL	HR	HOUR, HANDRAIL, HALF ROUND
AWP	ACOUSTICAL WALL PANEL	HRG	HALF ROUND GUTTER
		HT	HEIGHT
BC	BASE CABINET	TB	TOWEL BAR
BD	BOARD	TEL	TELEPHONE
BLDG	BUILDING	TLT	TOILET
BLK	BLOCK/BLOCKING	TOM	TOP OF MASONRY
B/O	BOTTOM OF	TS	TRANSITION STRIP
CAB	CABINET	TTD	TOILET TISSUE DISPENSER
CG	CORNER GUARD	KPD	KEY PAD
CJ	CONTROL JOINT	UNO	UNLESS NOTED OTHERWISE
CL	CENTER LINE	US	UTILITY SHELF
CLG	CEILING	VCT	VINYL COMPOSITION TILE
CLO	CLOSET	LAM	LAMINATE
CLR	CLEAR, CLEARANCE	LAV	LAVATORY
CML	CONCRETE MASONRY UNIT	LB	POUND
COL	COLUMN	LH	LEFT HAND
CONC	CONCRETE	LP	LIGHT POLE
CONF	CONFERENCE	LT	LIGHT FIXTURE
CONT	CONTINUED, CONTINUOUS	LVT	LUXURY VINYL TILE
CORR	CORRIDOR	M	MIRROR
CP	CARPET	MAX	MAXIMUM
CPT	CARPET TILE	MB	MARKER BOARD
CS	CASEWORK	MFR	MANUFACTURER
CT	COUNTERTOP, CERAMIC TILE	WNDW	WINDOW
CTR	CENTER	MECH	MECHANICAL
		W/O	WITHOUT
		MEP	MECH/ELECTRICAL/PLUMBING
		MIN	MINIMUM
DCS	DIAPER CHANGING STATION	MISC	MISCELLANEOUS
DEMO	DEMOLITION	MTL	METAL
DIA	DIAMETER	MG	METAL GUTTER
DIM	DIMENSION		
DN	DOWN	N/A	NOT APPLICABLE
DR	DOOR	NIC	NOT IN CONTRACT
DS	DOWNSPOUT	NO	NUMBER
DTL	DETAIL	NTS	NOT TO SCALE
DWG	DRAWING		
EA	EACH	OC	ON CENTER
EJ	EXPANSION JOINT	OH	OVERHEAD
ELEC	ELECTRICAL	OPNG	OPENING
ELEV	ELEVATION, ELEVATOR	P	PAINT (MATERIAL)
EMER	EMERGENCY	PL	PLASTIC LAMINATE
EP	EPOXY PAINT	PWD	PLYWOOD
EQ	EQUAL	PLUMB	PLUMBING
EQUIP	EQUIPMENT	PNL	PANEL
EXIST	EXISTING	PNT	APPLICATION
EXP	EXPOSED	PTD	PAPER TOWEL DISPENSER
EXT	EXTERIOR	R	RISER
F	FIRE ALARM	RB	RUBBER BASE
FD	FLOOR DRAIN	REF	REFERENCE
FEC	FIRE EXTINGUISHER CABINET	RD	ROOF DRAIN
FEX	FIRE EXTINGUISHER	REQD	REQUIRED
FIN	FINISH(ED)	RH	ROBE HOOK
FP	FIRE PULL	RM	ROOM
FS	FEATURE STRIP	RR	RESILIENT RISER
FT	FOOT, FEET	RS	RESILIENT SHEET, RESILIENT SKIRTING
FURN	FURNITURE	RT	RESILIENT TREAD
FV	FIELD VERIFY	RV	RIDGE VENT



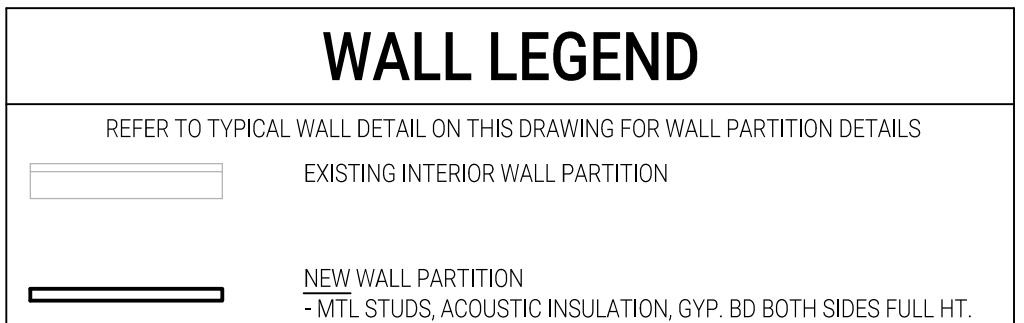
**A**  
TYPICAL ACCESSIBLE MOUNTING HEIGHTS  
G001



**B**  
NEW WALL PARTITION DETAIL  
G001 NTS



INDICATES ALL ITEMS TO BE REMOVED OR DEMOLISHED. SOME ITEMS MAY BE RETURNED TO OWNER OR REUSED FOR NEW WORK.

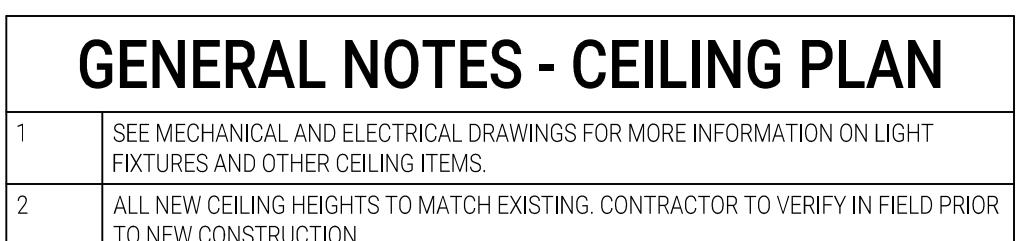
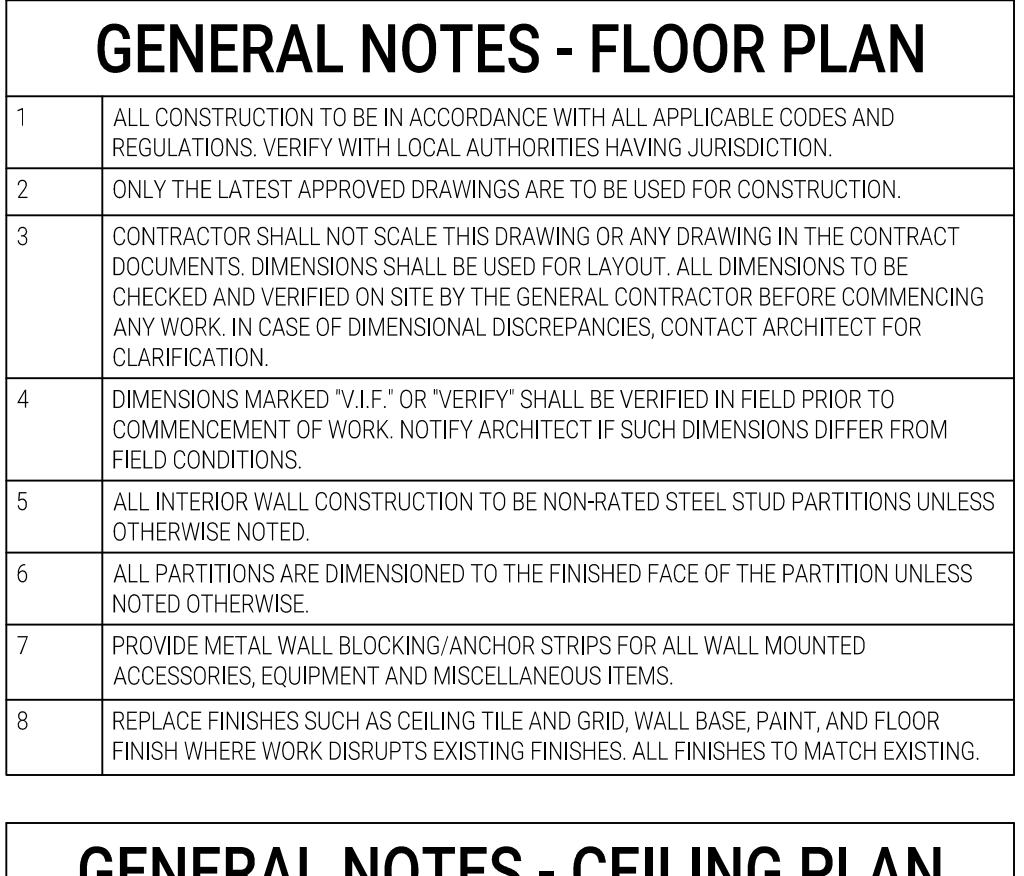
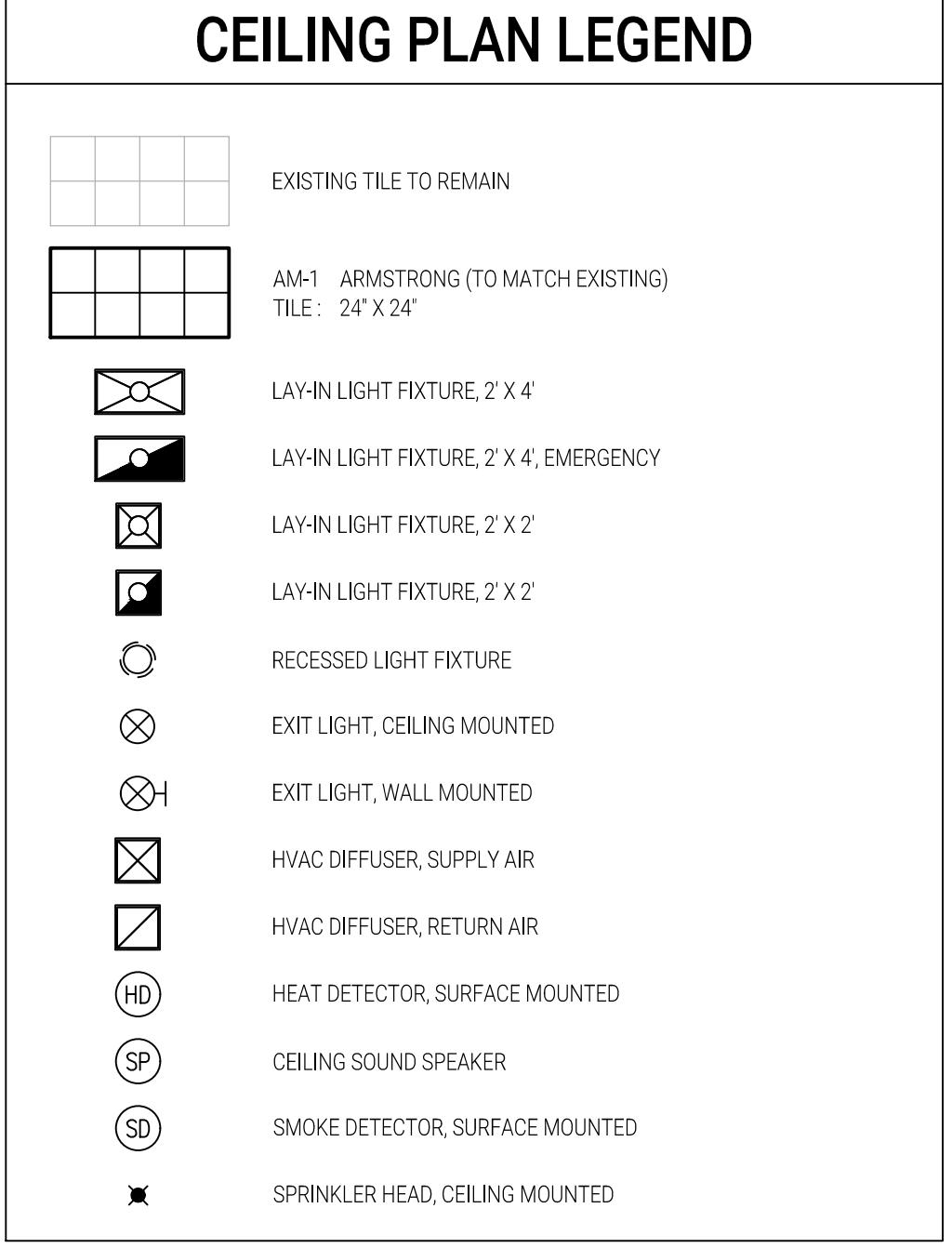


REFER TO TYPICAL WALL DETAIL ON THIS DRAWING FOR WALL PARTITION DETAILS

EXISTING INTERIOR WALL PARTITION

NEW WALL PARTITION

- MTL STUDS, ACOUSTIC INSULATION, GYP, BD BOTH SIDES FULL HT.



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www.thomasweemsarchitect.com

OFFICE ALTERATIONS  
AT BUILDING #100 FOR:  
**BRIGHTRIDGE**

2600 BOONES CREEK ROAD  
BUILDING #100  
JOHNSON CITY, TENNESSEE 37615  
MECHANICAL DESIGN  
SERVICES  
P.O. BOX 10025  
KNOXVILLE, TN 37919

ELECTRICAL  
VREELAND ENGINEERS  
3107 SUTHERLAND AVENUE  
KNOXVILLE, TN 37919

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PROJECT NO. 025-003  
ISSUE DATE SEPTEMBER 26, 2025  
TITLE

SYMBOL LEGEND &  
GENERAL INFORMATION

REVISIONS

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**G001**

## PROJECT SCOPE OF WORK - BLDG #100

## ADOPTED CODES

PROJECT INVOLVES CREATING (1) NEW OFFICE WITHIN EXISTING OPEN WORK AREA. ALTERATIONS INCLUDES NEW WALLS, CEILINGS, DOOR, SHELTER, AND LIMITED FINISHES. SCOPE INCLUDES FIRE PROTECTION, MECHANICAL, AND ELECTRICAL WORK. SOME CEILING GRID AND TILE REMOVAL IS REQUIRED OUTSIDE OF WORK LIMITS BUT THIS DOES NOT IMPACT LIFE SAFETY.

2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2018 INTERNATIONAL FIRE CODE (IFC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2018 NATIONAL ELECTRICAL CODE (NEC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2006 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
2018 SWIMMING POOL & SPA CODE (IRC)
ICC-AN117-1209 ACCESSIBLE AND USABLE BUILDINGS & FACILITIES

## BUILDING CODE DATA

BUILDING OCCUPANCY	
IBC 304.1	B - BUSINESS
BUILDING OCCUPANT LOAD	
IBC 1004	TOTAL BUILDING OCCUPANT LOAD = 398 TOTAL OCCUPANT LOAD WITHIN PROJECT LIMITS = 4
CONSTRUCTION TYPE	
IBC TABLE 504.4	GROUP B, TYPE II-B, NOT PROTECTED, SPRINKLED
IBC 601	
TYPES OF CONSTRUCTION - FIRE RESISTIVE REQUIREMENTS	
PRIMARY STRUCTURAL FRAME	0
BEARING WALLS - EXTERIOR	0
BEARING WALLS - INTERIOR	0
NONBEARING WALLS - EXTERIOR	0
NONBEARING WALLS - INTERIOR	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0
ALLOWABLE BUILDING HEIGHTS AND AREAS	
IBC TABLE 504.3	TYPE II-B, GROUP B
IBC TABLE 504.4	ALLOWABLE
IBC TABLE 506.2	HEIGHT
STORIES	75'-0"
STORIES	4
AREA - LEVEL 1 (PROJECT LIMITS AREA)	30'-0"
AREA - LEVEL 1 (PROJECT LIMITS AREA)	18,036 SF (252 SF + 35 SF = 287 SF)
AREA - LEVEL 2 NO WORK THIS LEVEL	20,790 SF
TOTAL AREA	69,000 SF
TOTAL AREA	39,725 SF
FIRE PROTECTION SYSTEMS	
IBC 906.1	PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN GROUP 'B' OCCUPANCIES.
IBC 907.2.2	A MANUAL FIRE ALARM SYSTEM SHALL BE INSTALLED IN GROUP 'B' OCCUPANCIES HAVING AN OCCUPANT LOAD OF MORE THAN 100 PERSONS ABOVE OR BELOW THE LOWEST LEVEL OF DISCHARGE.
INTERIOR FINISHES	
STAIRS	CLASS B'
CORRIDORS / ASSEMBLY ROOMS	CLASS C'
ALL OTHER SPACES	CLASS C'
SEISMIC REQUIREMENTS	
THE SITE IS IN THE AREA PREVIOUSLY DESIGNATED AS SEISMIC ZONE [2] OF THE TENNESSEE SEISMIC MAP. SEISMIC RESTRAINTS AND CONNECTIONS WILL BE IN ACCORDANCE FOR NFPA.	
MEANS OF EGRESS REQUIREMENTS	
BUILDING OCCUPANCY - B: BUSINESS	
IBC 1006.2.1	COMMON PATH OF EGRESS DISTANCE
IBC 1017.2	300 FT
IBC 1020.4	MAXIMUM DEAD END CORRIDOR
IBC 1020.2	50 FT
IBC 1005.3.2	MINIMUM WIDTH OF CORRIDORS
IBC 1005.3.2	44 IN
IBC 1005.3.2	EGRESS CAPACITY: DOORS & CORRIDORS
IBC 1005.3.2	15 IN / PERSON
IBC 1008.3.5	MINIMUM NUMBER OF EXITS (PER STORY)
IBC 1008.3.5	2
IBC 1008.3.5	EMERGENCY POWER FOR LIGHTING REQUIRED

## FIRE SAFETY LEGEND

REFER TO GO01 FOR WALL PARTITION DETAILS

PLAN SYMBOLS	DESCRIPTION
	FIRE EXTINGUISHER, WALL-MOUNTED
	FIRE EXTINGUISHER CABINET, WALL-MOUNTED
	FIRE ALARM W/ LIGHT AND SOUND INDICATOR
	FIRE PULL
	EMERGENCY LIGHT UNIT
	SMOKE DETECTOR
	EXIT SIGN (EXISTING)
EGRESS SYMBOLS	DESCRIPTION
	ACTUAL BUILDING OCCUPANT EGRESS LOAD
	MAXIMUM EGRESS CAPACITY
	[DOOR WIDTH / EGRESS CAPACITY]
	TRAVEL DISTANCE FROM MOST REMOTE LOCATION TO = 0'-0"
	PROJECT LIMITS
WALL KEY	DESCRIPTION
	EXISTING EXTERIOR WALL PARTITION
	EXISTING INTERIOR WALL PARTITION
	EXISTING 1 HOUR FIRE BARRIER
	INTERIOR WALL PARTITION

REVISIONS  
PROJECT NO. 025-003  
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LIFE SAFETY PLAN AND  
CODE ANALYSIS -  
BUILDING #100

Sheet

LS101



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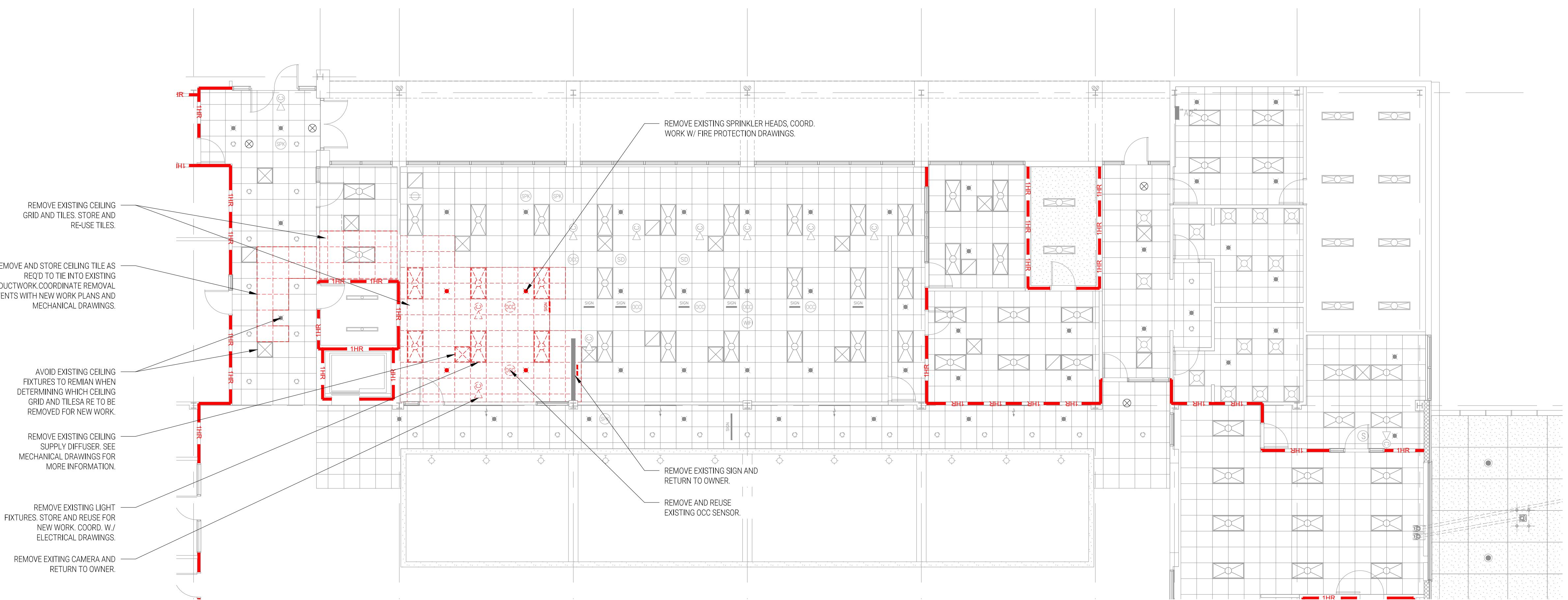


**CEILING PLAN LEGEND**

	EXISTING TILE TO REMAIN
	AM-1 ARMSTRONG (TO MATCH EXISTING) TILE: 24" x 24"
	LAY-IN LIGHT FIXTURE, 2 X 4'
	LAY-IN LIGHT FIXTURE, 2 X 2', EMERGENCY
	LAY-IN LIGHT FIXTURE, 2 X 2'
	RECESSED LIGHT FIXTURE
	EXIT LIGHT, CEILING MOUNTED
	EXIT LIGHT, WALL MOUNTED
	HVAC DIFFUSER, SUPPLY AIR
	HVAC DIFFUSER, RETURN AIR
	HEAT DETECTOR, SURFACE MOUNTED
	CEILING SOUND SPEAKER
	SMOKE DETECTOR, SURFACE MOUNTED
	SPRINKLER HEAD, CEILING MOUNTED

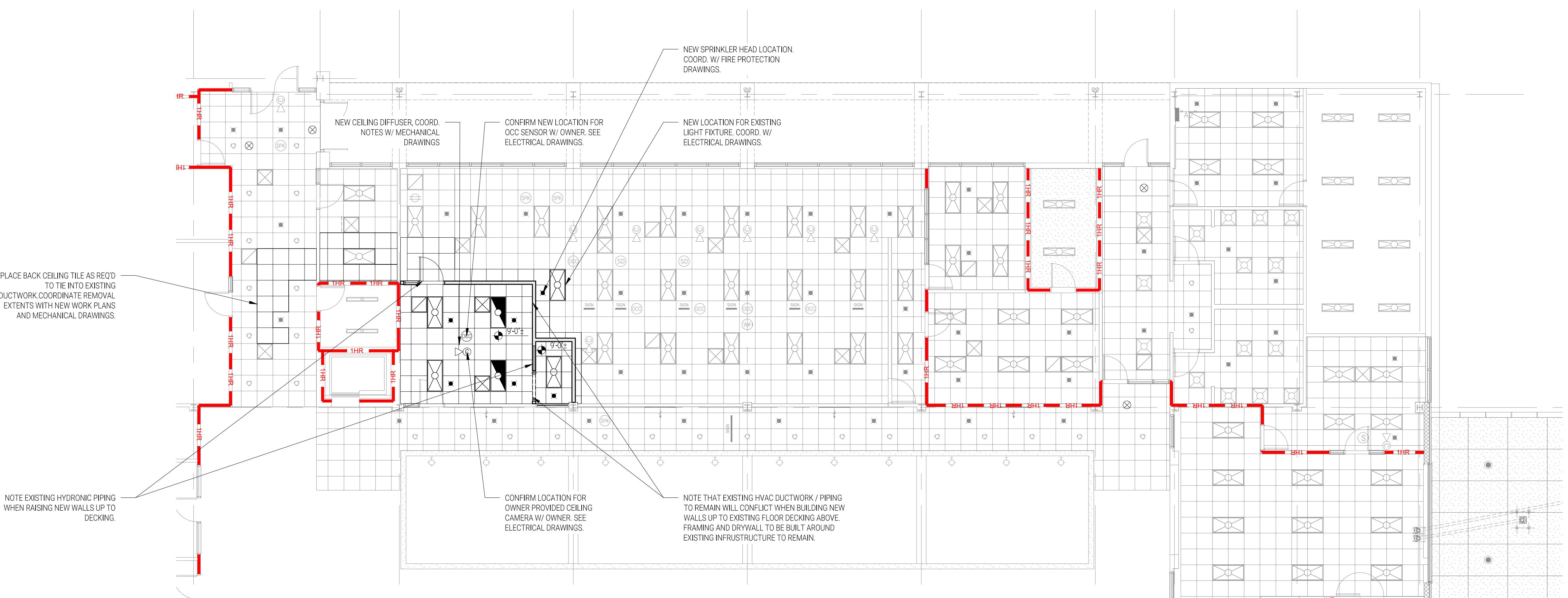
**GENERAL NOTES - CEILING PLAN**

1 SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION ON LIGHT FIXTURES AND OTHER CEILING ITEMS.  
2 ALL NEW CEILING HEIGHTS TO MATCH EXISTING. CONTRACTOR TO VERIFY IN FIELD PRIOR TO NEW CONSTRUCTION.



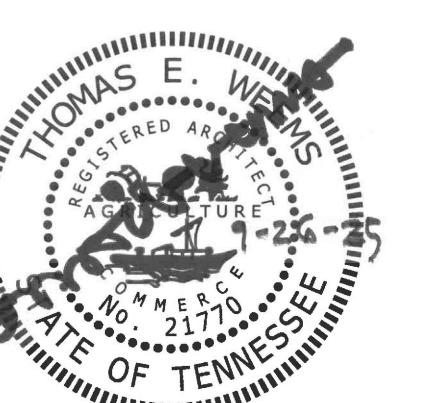
**1 DEMOLITION WORK AT OPEN WORK AREA**

1/8"=1'-0"



**2 NEW WORK AT OPEN WORK AREA**

1/8"=1'-0"

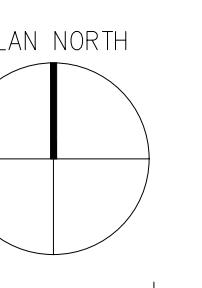


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ENLARGED DEMOLITION  
AND NEW CEILING PLANS

SHEET



**A201**

0' 2' 4' 8' 16'

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## DOOR SCHEDULE

MARK	PANEL QUANTITY	PANEL HEIGHT	PANEL WIDTH	PANEL THICKNESS	PANEL MATERIAL	DOOR TYPE	FRAME TYPE	HEAD DETAIL	SILL DETAIL	JAMB DETAIL	FIRE RATING	HARDWARE	NOTES	MARK
A130A	1	7'-0"	3'-0"	0'-1 3/4"	WD	A	AL-1	4 A601	-	3 A601	-	1	DOOR, FRAME, AND HARDWARE FINISH TO MATCH EXISTING	A130A
A130B	1	SEE FRAME TYPES		0'-1 3/4"	WD	B	HM-1	6 A601	-	5 A601	-	2	DOOR TO MATCH EXISTING PAINT FRAME TO MATCH EXISTING ALUM FRAMES	A130B

## DOOR HARDWARE SCHEDULE

ALL ACCESSORIES TO MATCH EXISTING FINISHES

GROUP NO.	DOOR HINGES	DOOR CLOSER	LEVER - OFFICE	LOCKSET - OFFICE	DOOR STOPS
1	3 EA	-	1 EA	1 EA	1 SET
2	ALL POCKET DOOR HARDWARE TO BE APPROVED BY OWNER				

## DOOR AND FRAME LEGEND

ALUM	ALUMINUM
GWB	GYPSUM WALL BOARD
INSULN	INSULATION
MTL	METAL
WD	WD

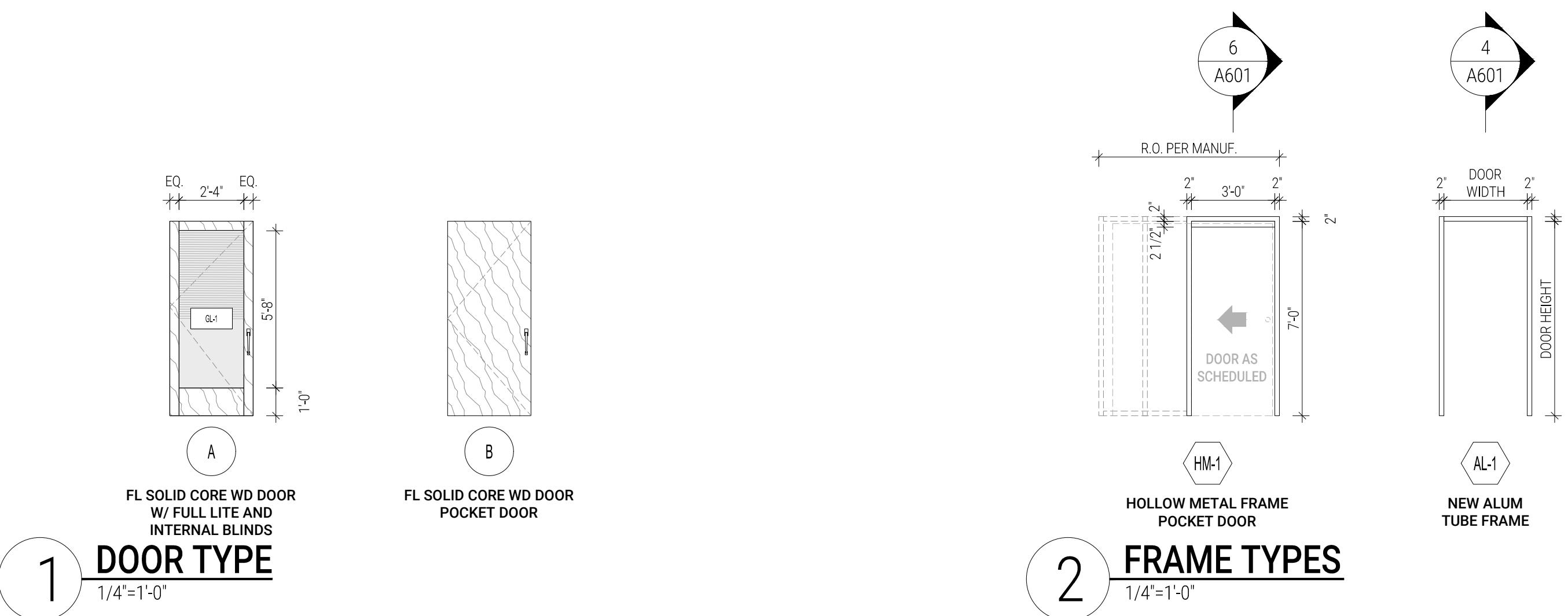
## GLAZING SCHEDULE

COORDINATE ALL GLAZING WITH IBC REQUIREMENTS

GLAZING TYPE	DESCRIPTION
GL-1T	1/4" THICK, TEMPERED GLASS, CLEAR

## GENERAL NOTES - DOOR SCHEDULE

- NOTED DIMENSIONS ARE DOOR CLEAR OPENING, EXCLUSIVE OF STOPS.
- DIMENSIONS INDICATED AS FEET AND INCHES: 3'-0" = 3 FEET, 0 INCHES
- ALL DOORS ARE 1-3/4" THICK UNLESS NOTED OTHERWISE.
- ALL DOOR AND FRAME ASSEMBLIES ARE MINIMUM LABEL NOTED.
- NEW DOOR STAIN, COLOR, CUT/PATTERNS, FRAME, AND GLAZING FINISHES TO MATCH EXISTING GC TO FIELD VERIFY.
- WOOD DOOR W/ INTERNAL BLINDS OPERATION HARDWARE STYLE AND COLORS TO BE SELECTED BY THE OWNER PRIOR TO PURCHASING.



### 1 DOOR TYPE

1/4'=1'-0"

### 2 FRAME TYPES

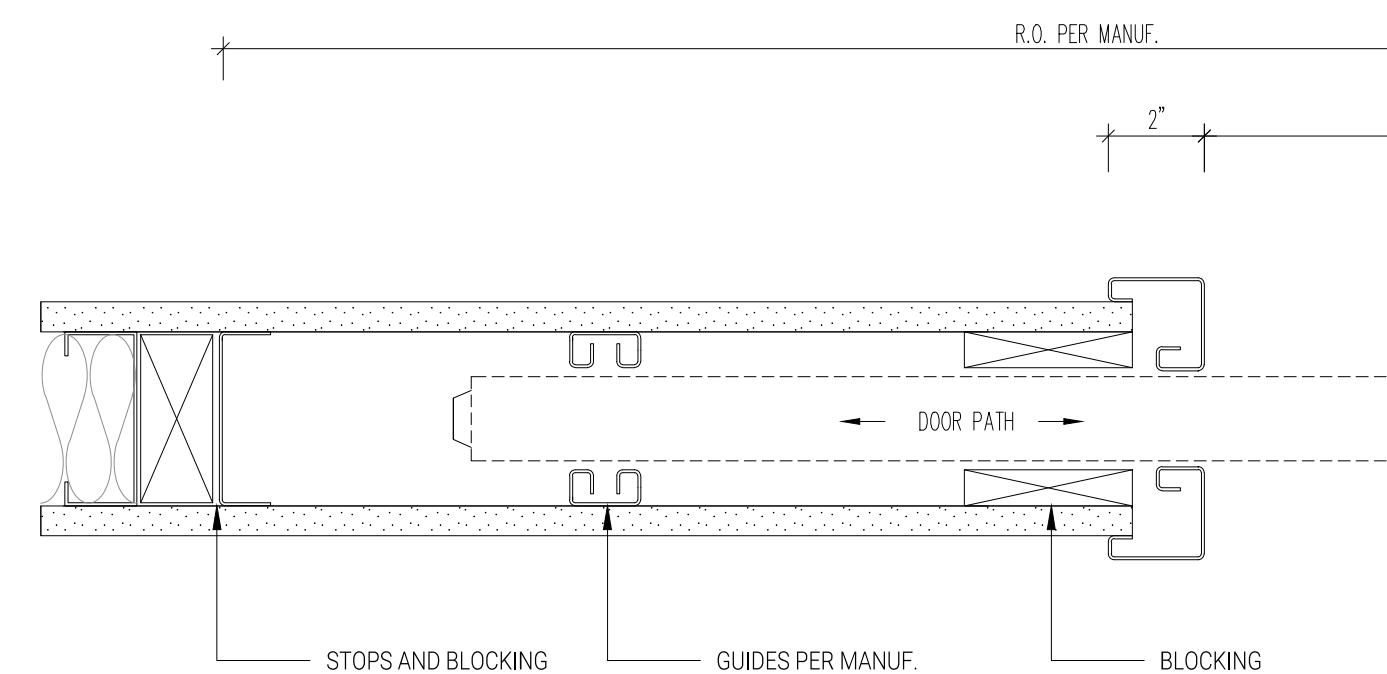
1/4'=1'-0"

### 3 WOOD DOOR JAMB DETAIL

3'=1'-0"

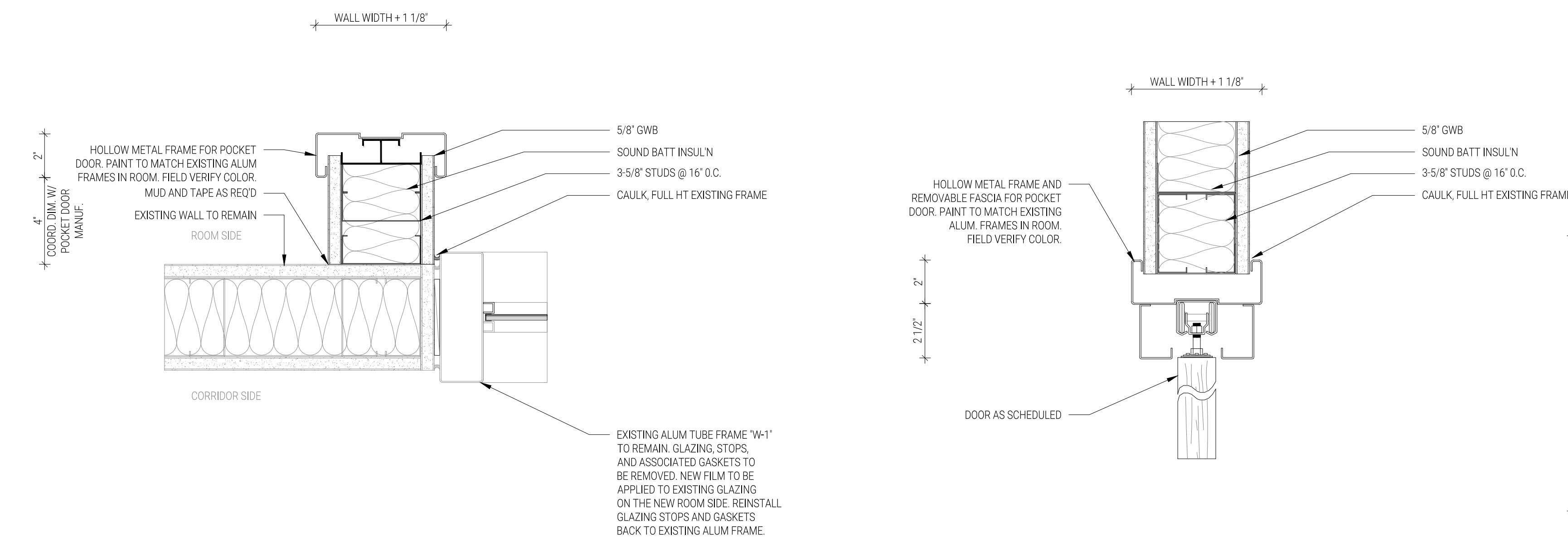
### 4 WOOD DOOR HEAD DETAIL

3'=1'-0"



### 7 POCKET DOOR STANDARD DETAILS

NTS



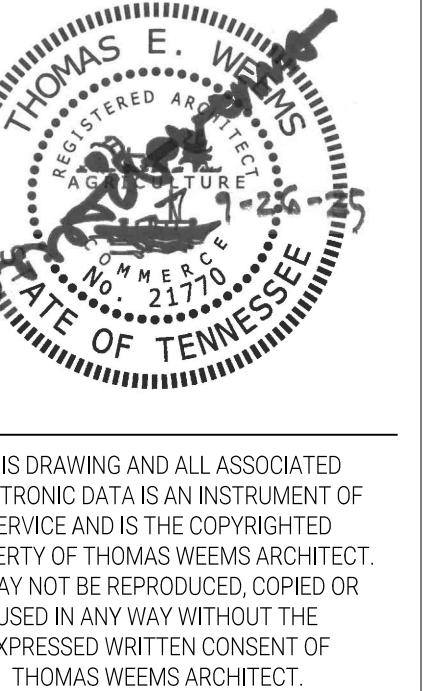
### 5 POCKET DOOR JAMB DETAIL

3'=1'-0"

### 6 POCKET DOOR HEAD DETAIL

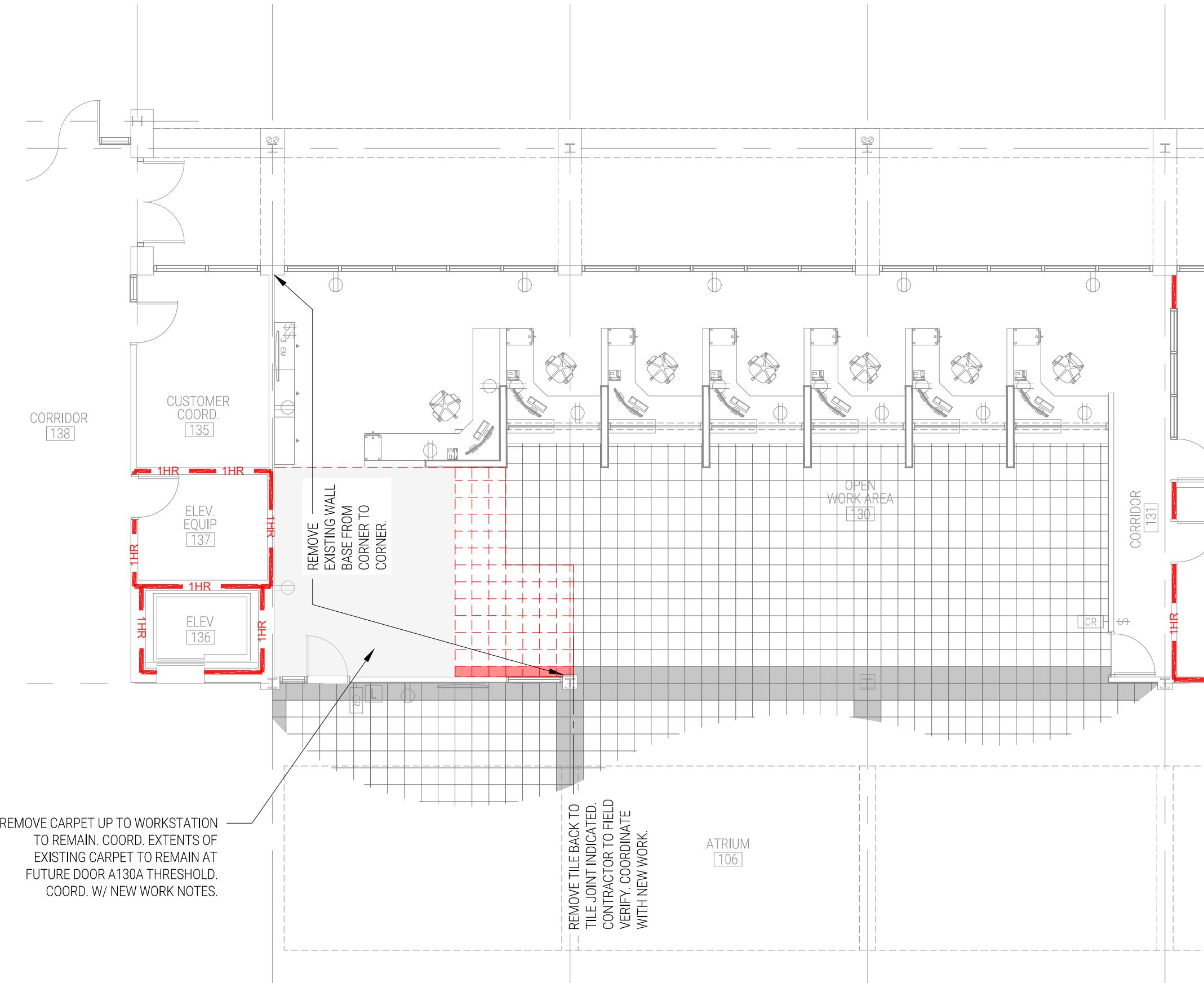
3'=1'-0"

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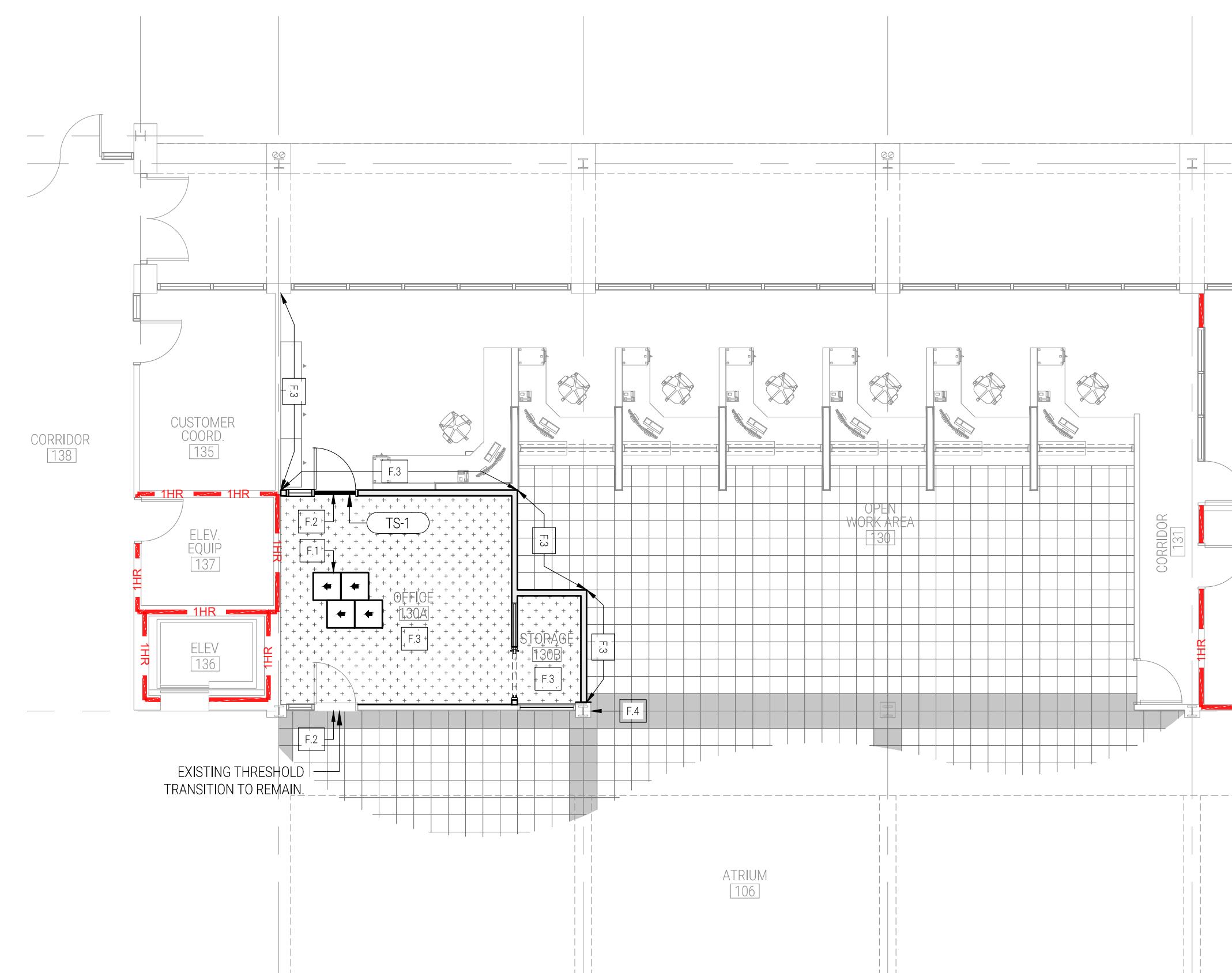


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TITLE DOOR SCHEDULE  
AND DETAILS

Sheet 8 of 8  
A601


**1 DEMOLITION FINISH PLANS**

1/8"=1'-0"


**3 NEW FINISH PLANS**

1/8"=1'-0"

**GENERAL NOTES**
**INTERIOR GENERAL NOTES**

- 1 CONTACT THOMAS WEEEMS ARCHITECT FOR CLARIFICATION IN THE EVENT OF CONTRADICTORY INFORMATION BETWEEN DRAWINGS, LEGENDS, AND/OR SPECIFICATIONS PRIOR TO EXECUTING AFFECTED WORK.
- 2 REFER TO FINISH SCHEDULE FOR GENERAL FINISHES. REFER TO INTERIOR DRAWING SERIES AND SPECIFICATIONS FOR COMPLETE INTERIOR FINISH INFORMATION.
- 3 PROVIDE ALL INTERIOR FINISHES PER SCHEDULE & SPECIFICATIONS. SUBSTITUTIONS REQUIRE APPROVAL.
- 4 GENERAL CONTRACTOR TO INSTALL ALL FINISHES ACCORDING TO FINISH MANUFACTURER'S RECOMMENDATION.
- 5 SUBMIT TWO (2) SAMPLES FOR APPROVAL PER MATERIAL SPECIFIED. LABEL EACH TO MATCH THE FINISH KEY DESIGNATION, INCLUDE PRODUCT DATA, SEAMING DIAGRAMS AND SHOP DRAWINGS PRIOR TO PROCUREMENT OR FABRICATION.
- 6 ALL INTERIOR FINISHES SHALL COMPLY WITH CHAPTER 8 OF THE 2012 INTERNATIONAL BUILDING CODE AND NFPA 101, 2012.
- 7 ALL INTERIOR WALL & CEILING FINISH MATERIAL SHALL BE CLASS 'A' OR CLASS 'B'.
- 8 ALL INTERIOR FLOOR COVERINGS TO BE CLASS 'I' OR CLASS '2'.

**INTERIOR DEMOLITION**

- 1 VERIFY WITH OWNER/ARCHITECT WHICH ITEMS INDICATED TO BE REMOVED ARE TO BE REUSED IN THE PROJECT OR TURNED OVER TO THE OWNER. ITEMS NOT DESIGNATED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF.
- 2 REPLACE ANY ITEM DEMOLISHED OR DAMAGED BY DEMOLITION AND NOT SPECIFIED FOR DEMOLITION WITH A LIKE ITEM AS APPROVED BY OWNER AT NO ADDITIONAL COST.
- 3 PROTECT ALL EXISTING FLOOR, WALL, AND CEILING FINISHES TO REMAIN AND REPAIR ANY DAMAGE AS A RESULT OF DEMOLITION OR CONSTRUCTION.

**PAINTING**

- 1 REFER TO SPECIFICATIONS FOR PAINT FINISH SYSTEMS.
- 2 GYPSUM BOARD FINISH LEVELS.
  - 2.1 PROVIDE LEVEL 5 AT WALLS AND CEILINGS TO RECEIVE SEMI-GLOSS OR GLOSS PAINT FINISH AND OTHER AREAS SPECIFICALLY INDICATED.
  - 2.2 PROVIDE LEVEL 4 AT WALLS AND CEILINGS TO RECEIVE PAINT FINISH OR WALL COVERINGS U.N.O.
  - 2.3 PROVIDE LEVEL 2 IN UTILITY AREAS, BEHIND CABINETS, AND ON BACKING BOARD TO RECEIVE TILE FINISH.
  - 2.4 PROVIDE LEVEL 1 AT WALL AREAS ABOVE FINISHED CEILINGS, WHETHER OR NOT ACCESSIBLE IN THE COMPLETED CONSTRUCTION.
- 3 PAINT SHEENS.
  - 3.1 REFER TO MANUFACTURER'S STANDARD DEFINITION FOR GLOSS RANGE ON PAINT SHEENS.
  - 3.2 PROVIDE FLAT OR SATIN FINISH ON ALL CEILINGS, EXPOSED CEILING STRUCTURE, CEILING CLOUDS, AND EXPOSED CEILING COMPONENTS (STRUCTURAL, MECHANICAL, ELECTRICAL) U.N.O.
  - 3.3 PROVIDE EGGSHELL FINISH AT WALLS U.N.O.
  - 3.4 PROVIDE SEMI-GLOSS FINISH AT HOLLOW METAL FRAMES AND OTHER PAINTED METAL U.N.O.

**FLOOR**

- 1 PREPARE ALL FLOOR SURFACES AS REQUIRED TO RECEIVE FLOORING MATERIAL - PATCH & LEVEL ALL OPENINGS, DEPRESSIONS, ROUGHNESS, ETC.
- 2 REFER TO FINISH FLOOR PLAN FOR FLOOR PATTERNS IN AREAS WITH MULTIPLE FLOORING MATERIALS.
- 3 FLOORING SUBCONTRACTOR TO INSTALL NOTED TRANSITION STRIPS AT ALL OCCURRENCES OF FLOORING MATERIAL CHANGE. ALIGN TRANSITION OF FLOOR MATERIAL WITH CENTER OF HINGE IN DOORWAY U.N.O.
- 4 CENTER LAYOUT OF FLOORING IN ROOM U.N.O. INSTALL FLOORING IN ORIENTATION SHOWN ON FINISH PLAN.

**BASE**

- 1 REFER TO FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR BASE LOCATIONS AND EXTENTS.
- 2 PATCH AND PREP ALL WALLS TO RECEIVE SCHEDULED FINISH.
- 3 USE GENERAL WALL PAINT P-1, U.N.O. REFER TO FINISH SCHEDULE AND FINISH PLAN FOR ACCENT COLOR LOCATION AND EXTENT.
- 4 REFER TO INTERIOR ELEVATIONS FOR EQUIPMENT AND ACOUSTICAL PANEL MOUNTING HEIGHTS. CONFIRM WITH ARCHITECT/OWNER PRIOR TO RE-INSTALLATION OF EXISTING EQUIPMENT.

**DOOR**

- 1 DOORS TO BE FACTORY FINISHED. REFER TO FINISH AND DOOR SCHEDULE.

**CEILING**

- 1 LIGHT FIXTURES, HOISTS, RIGGING, AND OTHER CEILING HARDWARE TO BE FACTORY FINISHED. COLOR TO BE SELECTED FROM MANUFACTURER'S FULL RANGE.

**KEYED NOTES - FINISHES**

- F.1 CENTER FLOOR PATTERN LAYOUT IN EACH ROOM U.N.O. INSTALL DIRECTIONAL FLOORING ORIENTED AS SPECIFIED ON THE FINISH PLAN.
- F.2 WHERE APPLICABLE, CONTRACTOR TO LEVEL SUBFLOOR AND APPLY FEATHER FINISH AT ALL OCCURRENCES OF FLOORING MATERIAL CHANGE. PROVIDE APPROPRIATE TRANSITION FROM EXISTING CARPET TO NEW CARPET. DO NOT DISTURB EXISTING FLOORING OR THRESHOLD AT LOBBY.
- F.3 WALLS TO BE PAINTED P-1. INSTALL RUBBER BASE RB-1. REFER TO FINISH SCHEDULE AND LEGEND.
- F.4 PATCH/REPAIR EXISTING TILE BASE AND FLOOR AFFECTED BY DEMOLITION AS REQUIRED. MATCH EXISTING MATERIAL, PROFILE, AND COLOR.

**DEMOLITION LEGEND**

 C-----C  
 INDICATES ALL ITEMS TO BE REMOVED OR DEMOLISHED. SOME ITEMS MAY BE RETURNED TO OWNER OR REUSED FOR NEW WORK.

**GENERAL NOTES, CONT.**
**BASE**

- 1 PROVIDE RB-1 AS GENERAL WALL BASE THROUGHOUT, U.N.O.

**WALL**

- 1 PATCH AND PREP ALL WALLS TO REMAIN FOLLOWING DEMO.
- 2 USE GENERAL WALL PAINT P-1, U.N.O. REFER TO FINISH SCHEDULE AND FINISH PAINT PLAN FOR ACCENT COLOR LOCATION AND EXTENT.

**DOOR**

- 1 DOORS TO BE FACTORY FINISHED TO MATCH EXISTING. REFER TO DOOR SCHEDULE.

**FINISH KEY**

MATERIAL	ABRV.	DESCRIPTION	NOTES
RESILIENT BASE	RB-1	TARKETT -4" TRADITIONAL BASE -20 CHARCOAL	AS INDICATED

PAINT	PT-1	SHERWIN WILLIAMS - SW 7631 CITY LOFT - EGGSHELL FINISH	GENERAL WALL

SUSPENDED ACOUSTICAL TILE	AM-1	REGULAR FINE FISSURED, 1/8" GRID TO MATCH EXISTING. FIELD VERIFY	FOR USE WHEN EXISTING TO REUSE IS NOT APPLICABLE

CARPET TILE	CPT-1	BY ALLOWANCE	AS INDICATED

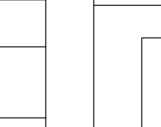
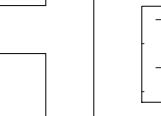
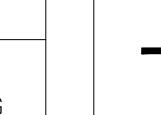
TRANSITION STRIPS	TS-1	TARKETT - T-MOULDING PROFILE TO SUIT CONDITIONS -20 CHARCOAL	NEW TO EXISTING CARPET TRANSITION

**FINISH SCHEDULE**

NO.	ROOM NAME	FLOOR	BASE	WALL				CEILING MATERIAL	CEILING FINISH	CEILING HEIGHT
				NORTH	EAST	SOUTH	WEST			
130	OPEN WORK AREA	-	RB-1	-	-	PT-1	PT-1	ACOUS MTRL <sup>1</sup>	AM-1	REFER TO CLG PLAN
130A	OFFICE	CPT-1	RB-1	PT-1	PT-1	PT-1	PT-1	ACOUS MTRL	AM-1	REFER TO CLG PLAN
130B	STORAGE	CPT-1	RB-1	PT-1	PT-1	PT-1	PT-1	ACOUS MTRL	AM-1	REFER TO CLG PLAN

<sup>1</sup> FINISH IS LIMITED TO A CERTAIN AREA OF ROOM. REFER TO PLANS FOR LOCATIONS AND SCOPE.

**FINISH PLAN LEGEND**

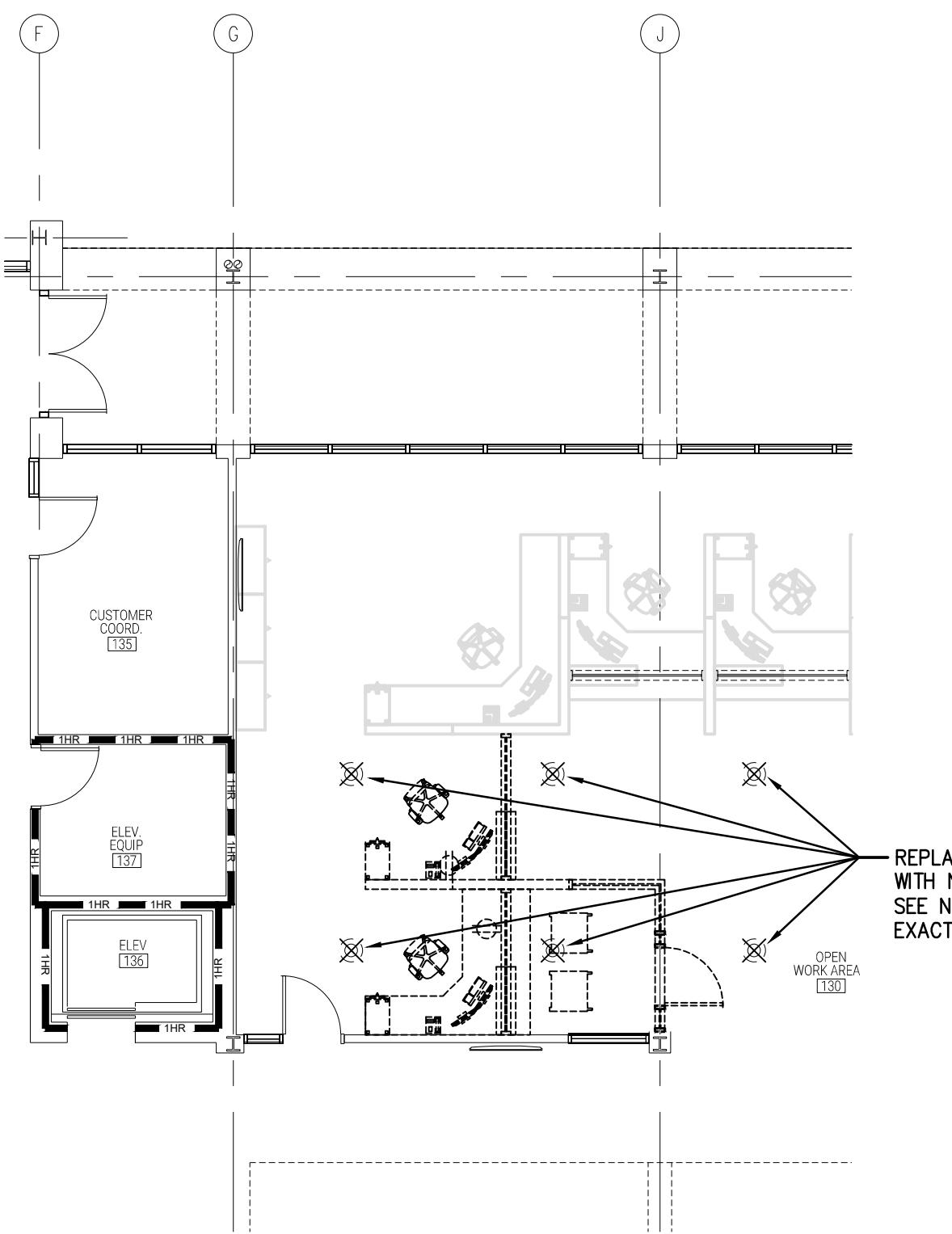
	EXISTING FLOORING
	CPT-1: BY ALLOWANCE
	TS-1: TARKETT - T-MOULDING PROFILE TO SUIT CONDITIONS -20 CHARCOAL

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 REVISIONS  
 PROJECT NO. 025-003  
 ISSUE DATE SEPTEMBER 26, 2025  
 TITLE  
 ENLARGED DEMOLITION AND NEW FINISH PLANS

 PLAN NORTH  
 SHEET  
 A701  
 0' 2' 4' 8' 16'  
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**PARTIAL FLOOR PLAN - FIRE PROTECTION DEMOLITION**

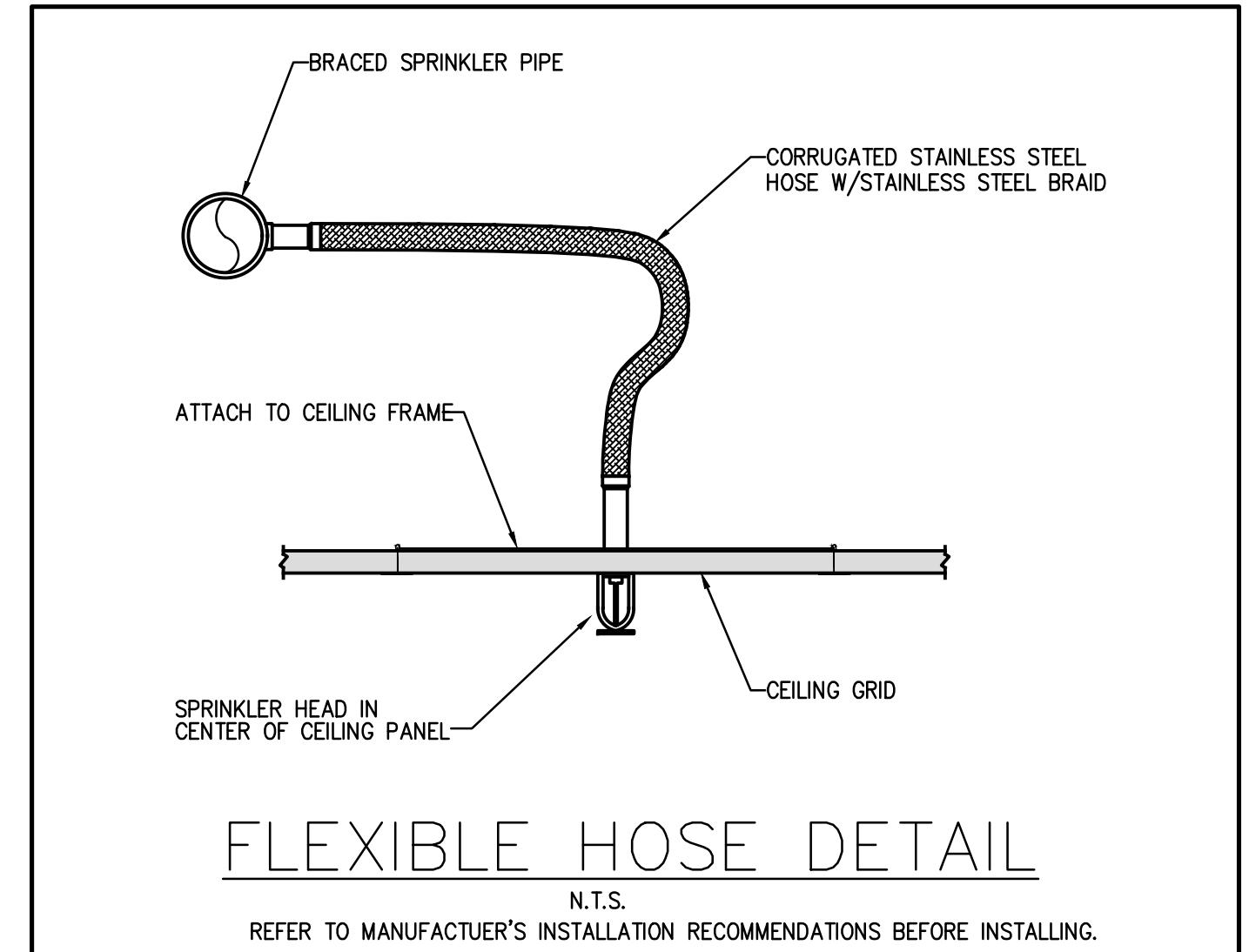
SCALE: 1/8"=1'-0"

GENERAL NOTES:

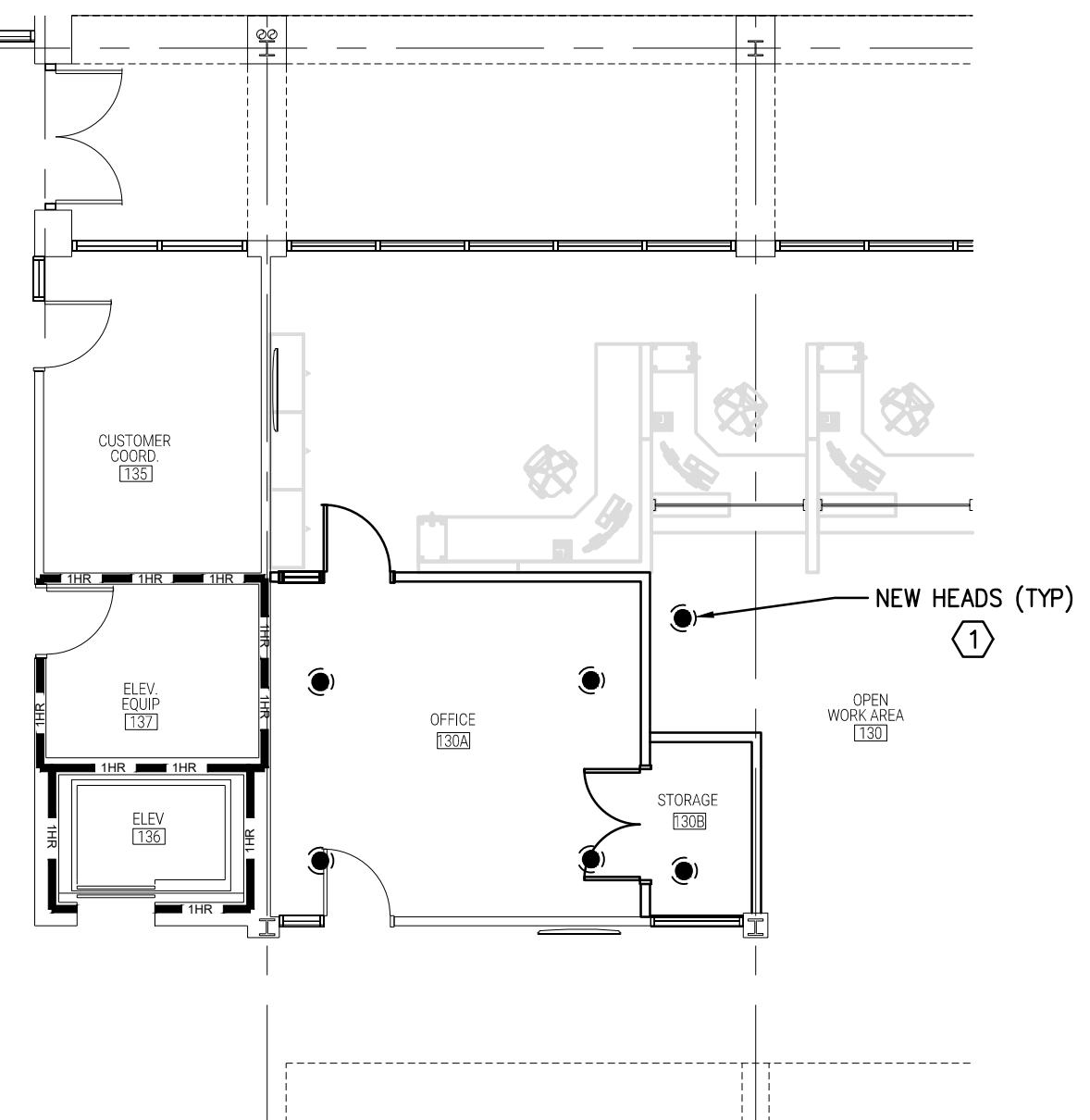
1. THE SPRINKLER HEADS SHOWN ARE GENERAL IN NUMBER AND LOCATION. THE EXACT NUMBER AND LOCATIONS SHALL BE DETERMINED BY THE SUCCESSFUL SPRINKLER INSTALLER AND SHALL BE SHOWN ON HIS SHOP DRAWINGS. THE SPRINKLER SYSTEM SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS, LOCAL CODE REQUIREMENTS AND NFPA 13.
2. COORDINATE LOCATION OF SPRINKLER HEADS WITH ALL OTHER TRADES.
3. COMPLETE SPRINKLER SHOP DRAWINGS AND CALCULATIONS MUST BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. THEY MUST BE SIGNED BY A RESPONSIBLE MANAGING EMPLOYEE, AND SUBMITTED BY A REGISTERED SPRINKLER CONTRACTOR.
4. ALL PIPING USED FOR SPRINKLER SYSTEM MUST BE INSTALLED BY A REGISTERED SPRINKLER CONTRACTOR.
5. ALL PLUMBING PENETRATIONS THROUGH SMOKE RATED WALLS SHALL BE SEALED SMOKE TIGHT.
6. IF ANY EXISTING HEADS ARE REMOVED OR RELOCATED, CONTRACTOR SHALL REPLACE SUCH SPRINKLER HEAD WITH NEW, MATCH NEW HEAD MANUFACTURER WITH EXISTING.
7. SPRINKLER SYSTEM WILL REQUIRE SEPARATE SHOP DRAWINGS AND PERMIT.

DRAWING NOTES: (THIS DWG)

① PROVIDE A FULL COVERAGE TO SPRINKLER SYSTEM. SYSTEM SHALL BE HYDRAULICALLY DESIGNED TO PROVIDE NFPA 13 LIGHT HAZARD, DENSITY OF .10 GPM AT 1500 SQ FT. SPRINKLER HEADS SHALL BE 165°.



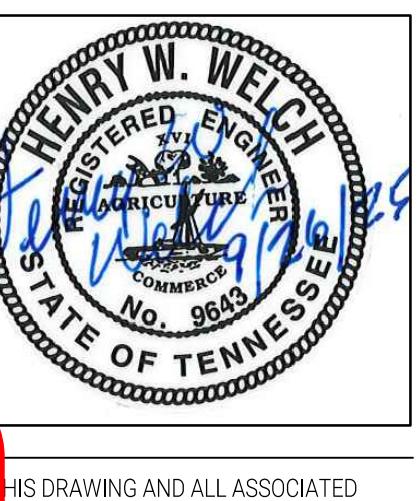
SPRINKLER LEGEND:  
● NEW SPRINKLER HEAD



**PARTIAL FLOOR PLAN - FIRE PROTECTION NEW WORK**

SCALE: 1/8"=1'-0"

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REVISIONS

PROJECT NO. 025-003

ISSUE DATE SEPTEMBER 26, 2025

TITLE FLOOR PLANS - FIRE PROTECTION

Sheet

## HEAT, VENTILATING, AND AIR CONDITIONING SPECIFICATION

## PART 1 - GENERAL

## 1.1 GENERAL PROVISIONS

A. PROVIDE ALL LABOR, TOOLS, AND MATERIAL TO CONSTRUCT A COMPLETE HEATING, VENTILATION, AND AIR CONDITIONING SYSTEM AS HERIN SPECIFIED AND SHOWN ON THE DRAWINGS. PROVIDE EVERYTHING NECESSARY FOR COMPLETE AND SATISFACTORIE CONSTRUCTION WHETHER OR NOT SPECIFICALLY LISTED OR SPECIFIED. THIS INCLUDES ALL MATERIALLY PARTS, DEVICES, CONTROLS, AND APPURTENANCES WHICH ARE REQUIRED TO COMPLETE THE JOB IN A SAFE AND PROPER OPERATING CONDITION. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE LOCAL MECHANICAL CODE, NFPA 90A AND ALL STATE AND LOCAL CODES AND REGULATIONS PAY ALL FEES AND PERMITS. ALL EQUIPMENT SHALL BE UL OR ASME APPROVED AND BEAR SUCH LABEL WHERE APPROVAL IS APPLICABLE.

B. THE CONTRACTOR SHALL EXAMINE THE GENERAL AND SUPPLEMENTARY CONDITIONS, ALL OTHER CONTRACT DOCUMENTS, AND EXAMINE THE EXISTING CONDITIONS AT THE BUILDING SITE TO FAMILIARIZE THEMSELVES WITH THE PROVISIONS THEREIN AFFECTING THE MECHANICAL WORK.

C. THE CONTRACTOR IS REQUIRED TO SUBMIT TO THE ARCHITECT FOR APPROVAL A DIGITAL PDF SET OF MANUFACTURER'S BROCHURES ON ALL MECHANICAL EQUIPMENT.

D. IN ADDITION TO MANUFACTURER'S WARRANTY, THE CONTRACTOR SHALL WARRANT EQUIPMENT AND WORKMANSHIP FOR ONE YEAR AFTER ACCEPTANCE AND SHALL MAKE GOOD ANY DEFECT IN MATERIAL AND WORKMANSHIP DURING THIS PERIOD WITHOUT COST TO THE OWNER.

## 1.2 CERTIFICATION

A. ALL ELECTRICAL COMPONENTS SHALL BE UL LABELED.  
 B. ALL UNITS SHALL BE RATED UNDER ARI CERTIFICATION PROGRAM.

## 1.3 CLEANING

## A. GENERAL:

1. UPON COMPLETION OF THE CONTRACT AND PROGRESSIVELY AS THE WORK PROCEEDS, CLEAN ALL DUCTS, DRAWS, OIL MATERIALS, ETC., AND REMOVE IT FROM THE SITE, KEEPING PREMISES IN A NEAT AND CLEAN CONDITION TO THE SATISFACTION OF THE ARCHITECT. SEE GENERAL CONDITIONS.

2. THOROUGHLY CLEAN ALL DUCTS, AIR DISTRIBUTION DEVICES AND APPARATUS CASINGS BEFORE FANS AND FILTERS ARE OPERATED. CLEAN OR RENEW ALL FILTERS AFTER THE EQUIPMENT HAS BEEN TESTED AND BEFORE TURNING OVER TO OWNER.

3. AT ENDS OF DUCTS WHICH ARE NOT CONNECTED TO EQUIPMENT OF THE AIR DISTRIBUTION DEVICES AT TIME OF DUCTWORK INSTALLATION, PROVIDE TEMPORARY CLOSURE OF POLYETHYLENE FILM OR OTHER COVERING WHICH WILL PREVENT ENTRANCE OF DUST AND DEBRIS UNTIL TIME CONNECTIONS ARE TO BE COMPLETED.

4. ALL FACTORY APPLIED FINISHES, IF NOT TO BE PAINTED, SHALL BE TOUCHED-UP, COVERING ALL BARE PLACES, SCRATCHES, ETC.

5. ANY STOPPAGE, DISCOLORATION, OR OTHER DAMAGE TO PARTS OF THE BUILDING, ITS FINISH, OR FURNISHINGS DUE TO THE CONTRACTOR'S FAILURE TO PROPERLY CLEAN THE PIPING SYSTEM AND DUCT SYSTEMS SHALL BE REPAIRED BY THE CONTRACTOR WITHOUT COST TO THE OWNER.

## PART 2 - PRODUCTS

## 2.1 DUCTWORK

A. ALL DUCTWORK, UNLESS OTHERWISE NOTED, SHALL BE GALVANIZED STEEL, CONSTRUCTED IN ACCORDANCE WITH THE CURRENT SMACNA "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE". SHEET METAL MATERIALS SHALL BE FREE OF PITTING, SEAM MARKS, ROLLER MARKS, STAINS, DISCOLORATIONS, AND OTHER IMPERFECTIONS.

B. ALL SUPPLY AND RETURN DUCTWORK WITHIN 20 FT. OF THE AIR UNIT OR AS SHOWN ON THE DRAWING SHALL BE INTERNALLY LINED WITH 1" DUCT LINER. ALL OTHER SUPPLY, RETURN, AND FRESH AIR DUCT SHALL BE EXTERNALLY INSULATED WITH 2-3/16" DUCT WRAP.

C. DUCT LINER SHALL BE 1.5 POUNDS PER CUBIC FOOT DENSITY MEETING NFPA 90A STANDARDS. LINER SHALL BE 1/4" THICK OWENS-CORNING "QUIET-AcouSTIC" DUCT LINER, MINIMUM R VALUE EQUAL TO 6.0 HR-SQFT-/BTU. DUCT LINER SHALL BE INSTALLED PER THE EFFECTIVE EDITION OF SMACNA "DUCT LINER APPLICATION STANDARD". LINER ADHESIVE SHALL COMPLY WITH NFPA 90A OR NFPA 90B AND WITH ASTM C 916.

D. DUCT WRAP SHALL BE EQUAL TO OWENS-CORNING "SOFTR", ALL SERVICE FIBER GLASS DUCT WRAP, TYPE 75 WITH FOIL REINFORCED VAPOR BARRIER, MINIMUM R VALUE EQUAL TO 6.0 HR-SQFT-/BTU. DUCT WRAP SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

E. DUCTWORK SIZES SHOWN ON DRAWINGS ARE CLEAR INSIDE DIMENSIONS. WHERE SHEET METAL IS INTERNALLY LINED, INCREASE DUCT SIZE BOTH DIRECTIONS TO COMPENSATE FOR LINER.

F. FLEXIBLE DUCTWORK SHALL BE EQUAL TO FLEXMASTER TYPE 3M, INSULATED WITH MINIMUM R VALUE EQUAL TO 6.0 HR-SQFT-/BTU. MAXIMUM INSTALLED LENGTH SHALL BE FIVE FEET.

## 2.2 SEALANT MATERIALS

A. WATER-BASED JOINT AND SEAM SEALANT: FLEXIBLE, ADHESIVE SEALANT, RESISTANT TO UV LIGHT WHEN CURED, UL 723 LISTED, AND COMPLYING WITH NFPA REQUIREMENTS FOR CLASS 1 DUCTS.

B. FLANGE GASKETS: BUTYL RUBBER OR EPDM POLYMER WITH POLYISOBUTYLENE PLASTICIZER.

## PART 3 - EXECUTION

## 3.1 TESTS

A. TEST AND MAKE NECESSARY ADJUSTMENTS ON ALL AIR CONDITIONING EQUIPMENT TO CONFORM TO MANUFACTURER'S INSTRUCTIONS. FURNISH ALL LABOR, FUEL, AND ENERGY FOR TESTING.

B. PLACE EACH BLOWER OR EXHAUST FAN IN OPERATION AND MAKE REQUIRED ADJUSTMENT FOR CORRECT SPEED AND QUIET OPERATION. ADJUST ALL BALANCING DAMPERS SO THAT AIR DELIVERED TO OR EXHAUSTED FROM EACH ROOM COMPLIES WITH AMOUNTS INDICATED WITHIN 10%. TEST TO BE PERFORMED BY AN INDEPENDENT AABC OR NEBB CERTIFIED BALANCING COMPANY. PROVIDE BALANCE REPORT LISTING AIR VOLUME FOR EACH ITEM OF AIR CONDITIONING AND AIR HANDLING EQUIPMENT.

## 3.2 PROJECT CLOSEOUT

A. BEFORE REQUESTING FINAL INSPECTION, THE FOLLOWING ITEMS MUST BE COMPLETED:

1. COMPLETE ALL WORK REQUIRED UNDER THIS DIVISION OF THE SPECIFICATIONS EXCEPT AS MAY BE PERMITTED HEREINAFTER.

2. SUBMIT TEST AND BALANCE REPORT FOR ALL AIR AND WATER SYSTEMS.

3. SUBMIT SPECIFIC WARRANTIES AND ANY MAINTENANCE AGREEMENTS.

4. DELIVER TOOLS, SPARE PARTS, EXTRA STOCK, AND SIMILAR ITEMS.

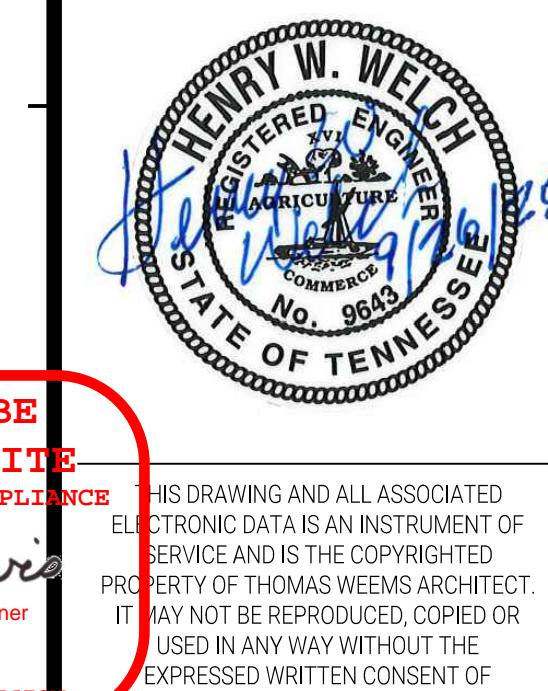
5. INSTALL ALL ITEMS OF IDENTIFICATION ON ALL DUCTWORK, PIPING, AND EQUIPMENT.

B. BEFORE REQUESTING FINAL PAYMENT, THE FOLLOWING ITEMS MUST BE COMPLETED:

1. SUBMIT OPERATING INSTRUCTIONS AND MAINTENANCE MANUALS.

2. DEMONSTRATE TO OWNER'S REPRESENTATIVE THE PROPER OPERATION OF ALL EQUIPMENT AND SYSTEMS.

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REVISIONS: \_\_\_\_\_

PROJECT NO. 025-003

ISSUE DATE SEPTEMBER 26, 2025

TITLE: LEGENDS, SCHEDULE,  
DETAILS &  
SPECIFICATIONS

Sheet: \_\_\_\_\_

M001

## AIR DISTRIBUTION SCHEDULE

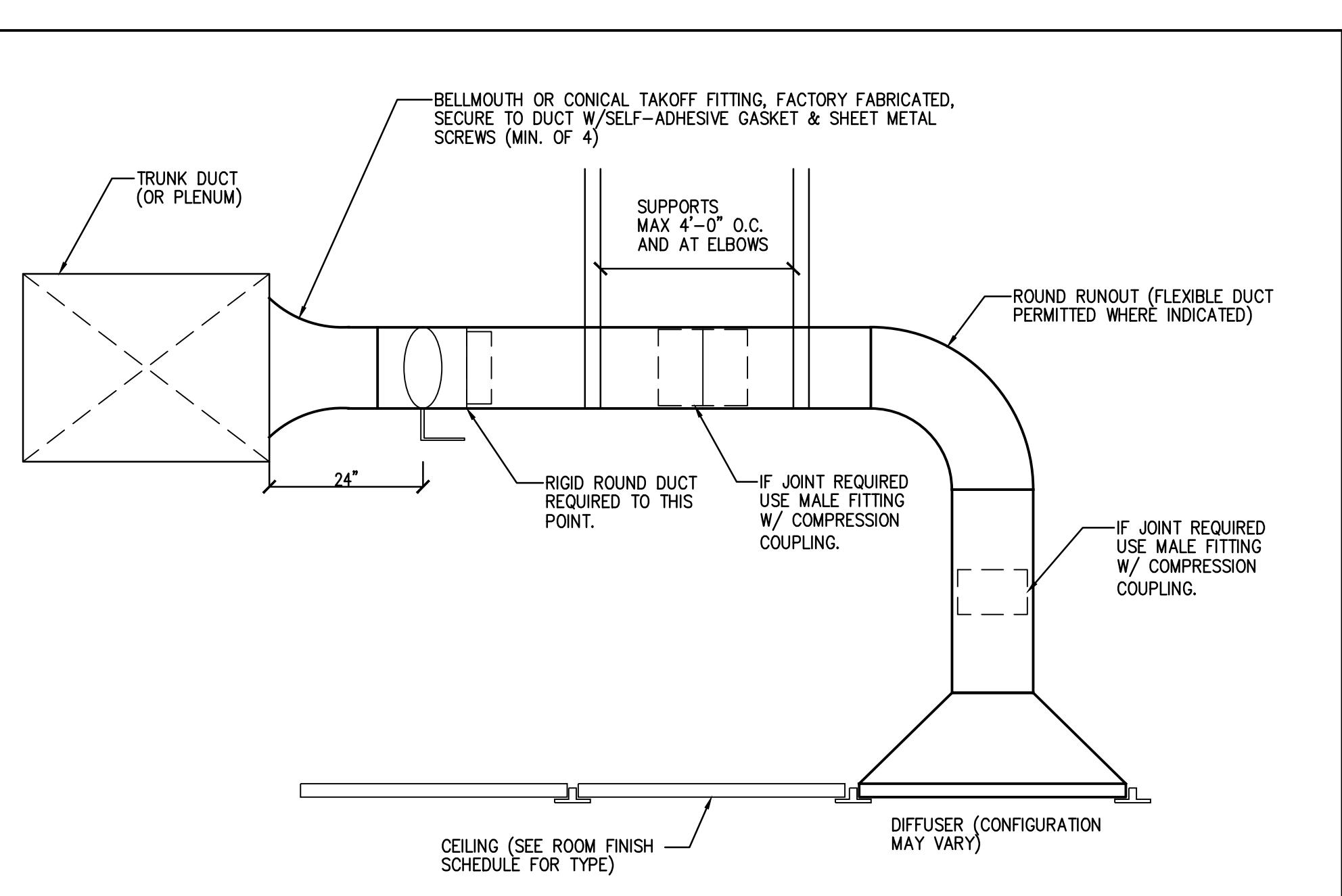
MARK NO.	DESCRIPTION	MATERIAL	MANUFACTURER & MODEL	FINISH	DESCRIPTION
CD	CEILING DIFFUSER	ALUMINUM	PRICE ASCDA KRUEGER TITUS	WHITE (POWDER COATED)	- 4 WAY THROW - CONE FULLY ADJUSTABLE PATTERN - FULL FACE - NC < .35 - ROUND NECK - CEILING MODULE SIZES FOR LAY-IN CEILING SHALL - BE 12X12 FOR NECK SIZES 8" AND LESS, - 20X20 FOR 10", AND 24X24 FOR NECK SIZES - LARGER THAN 10" -- SEE DETAIL DRAWING ON M402.
CR	CEILING RETURN	ALUMINUM	PRICE SERIES 800 KRUEGER TITUS	WHITE (POWDER COATED)	- 1/2" x 1/2" x 1/2" ALUMINUM GRILLE (EGGCRATE) - EXTRUDED ALUMINUM BORDER AND FRAME - SQUARE TO ROUND ADAPTER TO GO TO GRILLE - OPENING TO BRANCH DUCT (WHERE REQUIRED) - SURFACE MOUNTED GRILLES ARE DUCT SIZE - PLUS 11/16" - CONCEALED DUCT FOR LAY-IN GRILLES ARE NOMINAL - FACE SIZE OF 24 x 24 UNLESS NOTED OTHERWISE - NC < .35 - OPPOSED BLADE DAMPER - CEILING MODULE SIZES FOR SURFACE MOUNTING - SHALL BE 12X12 FOR NECK SIZES 8" AND LESS, - 20X20 FOR 10", AND 24X24 FOR NECK SIZES - LARGER THAN 10"

## NOTES:

1. CONTRACTOR TO VERIFY ALL FRAME STYLES WITH ARCHITECTS REFLECTED CEILING PLANS & FINISH SCHEDULE PRIOR TO ORDERING AIR DISTRIBUTION ITEMS.

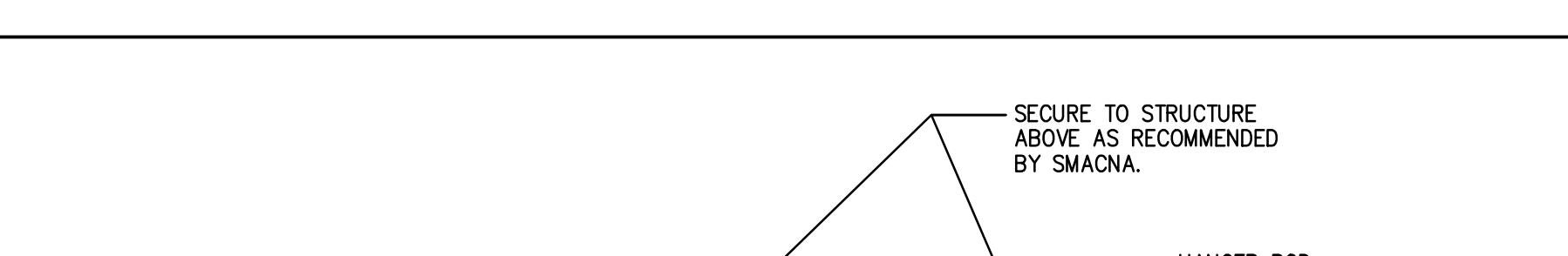
## HVAC LEGEND

	SUPPLY DIFFUSER
	ROUND DUCT RUNOUT TO SUPPLY DIFFUSER WITH HIGH EFFICIENCY TAKE-OFF WITH BALANCING DAMPER
	ROUND FLEX DUCT RUNOUT TO SUPPLY DIFFUSER WITH HIGH EFFICIENCY TAKE-OFF WITH BALANCING DAMPER MAX. FLEX DUCT LENGTH = 6'-0"
	CEILING RETURN OR EXHAUST GRILLE
	ELBOW WITH TURNING VANES
	WALL MOUNTED TEMPERATURE SENSOR
	CONDENSATE DRAIN PIPING
	DUCT TRANSITION
	MANUAL VOLUME DAMPER
	SUPPLY DUCT FROM BELOW
	RETURN DUCT DOWN
	SUPPLY DUCT UP
	RETURN DUCT FROM ABOVE
	POINT OF CONNECTION OF NEW TO EXISTING
	POINT OF DISCONNECT OF EXISTING
	EXISTING DUCT, PIPING, EQUIPMENT TO REMAIN
	EXISTING DUCT, PIPING, EQUIPMENT TO BE REMOVED

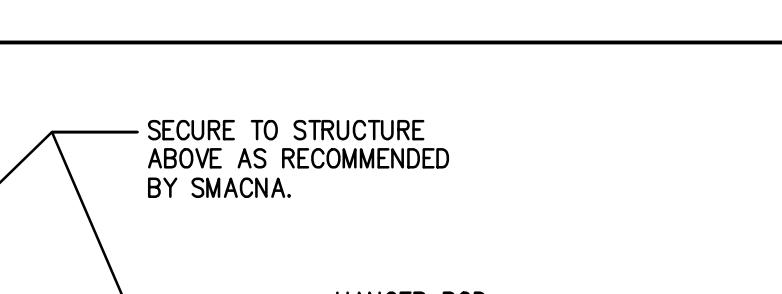


ROUND DUCT TAKE-OFF DETAIL

SCALE: N.T.S.



TYPE A" (8 FT. MAX HANGER SPACING ALSO PROVIDE 3 HANGERS AT EACH TAKE-OFF OR BRANCH.)



TYPE B", "C", "D" (8 FT. MAX HANGER SPACING)

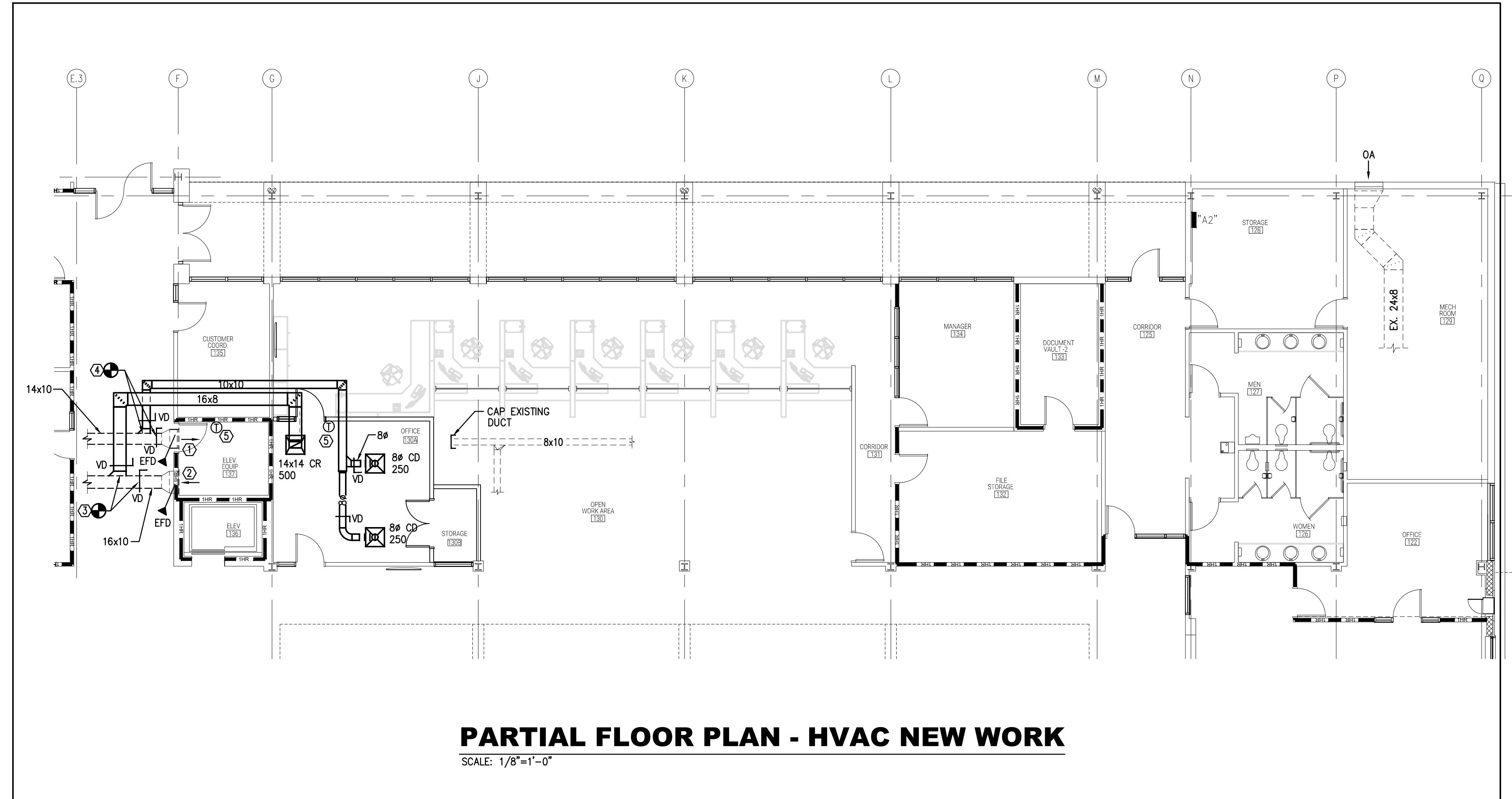
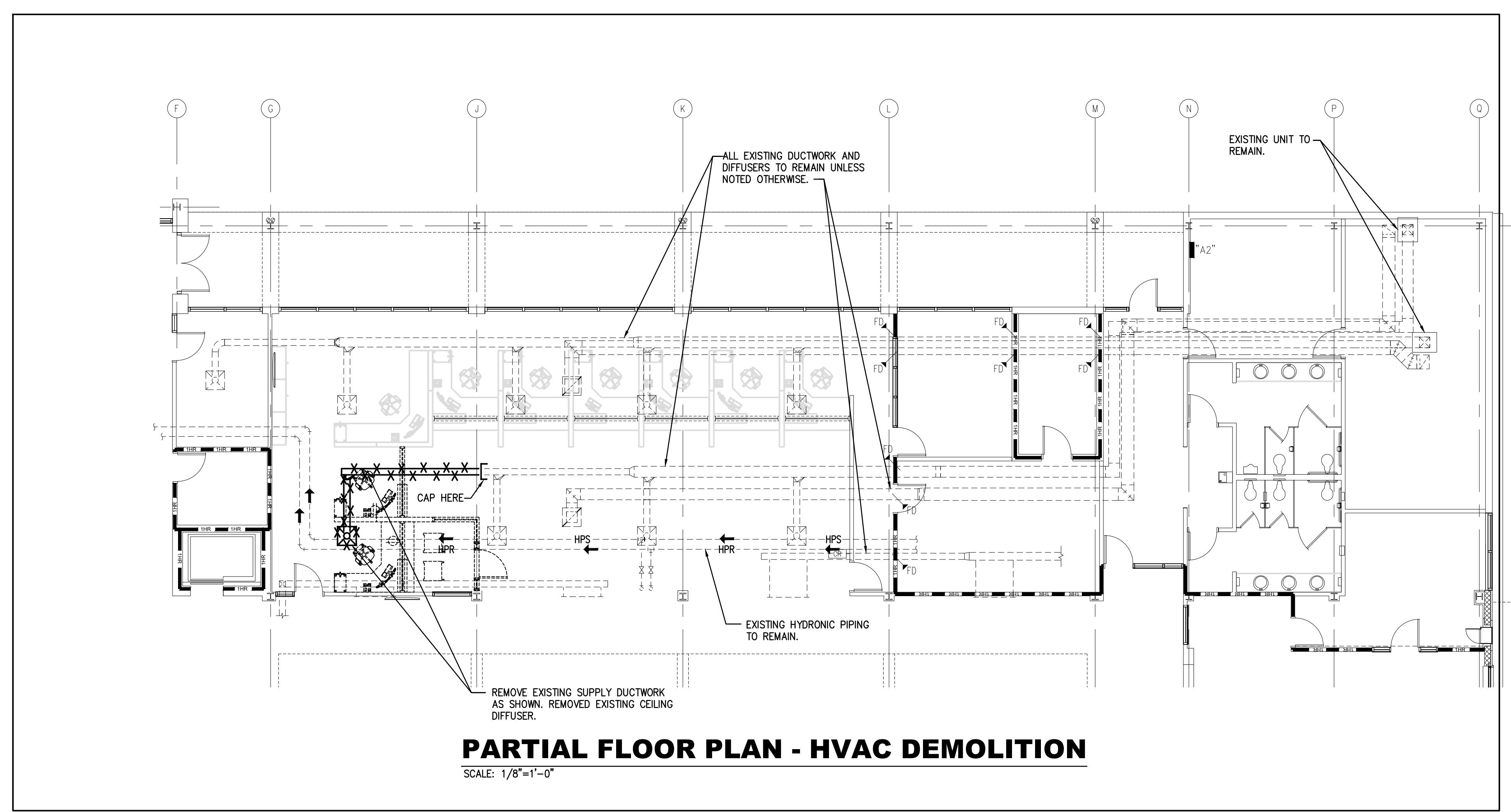
DUCT SCHEDULE	
DUCT DIMENSIONS (INCHES)	TYPE HANGER
UP THRU 12	A
13 THRU 18	A
19 THRU 30	A/B
31 THRU 42	B
43 THRU 54	B
55 THRU 60	B
61 THRU 84	C
85 THRU 96	C
OVER 96	D

DUCT HANGER DETAIL

SCALE: N.T.S.

NOTES:

- ① EXISTING 24x12 SP. REBALANCE AIRFLOW INTO THE ELEVATOR EQUIPMENT ROOM TO 350-CFM
- ② EXISTING 30x12 RS. REBALANCE AIRFLOW FROM THE ELEVATOR EQUIPMENT ROOM TO 350-CFM
- ③ CONNECT A NEW 16x8 RETURN DUCT TO THE EXISTING 16x10 RETURN DUCT. INSTALL A BALANCING DAMPER IN THE EXISTING DUCT TO THE ELEVATOR EQUIPMENT ROOM AND IN THE NEW 16x8 DUCT. BALANCE THE RETURN AIRFLOW FROM THE NEW OFFICE TO 500-CFM.
- ④ OPEN THE 10x10 SP. SUPPLY DUCT. INSTALL A BALANCING DAMPER IN THE EXISTING DUCT TO THE ELEVATOR EQUIPMENT ROOM AND IN THE NEW 10x10 DUCT. BALANCE THE RETURN AIRFLOW FROM THE NEW OFFICE TO 500-CFM.
- ⑤ RELOCATE THE EXISTING WALL THERMOSTAT IN THE ELEVATOR EQUIPMENT ROOM TO THE NEW OFFICE AND REWIRE TO EXISTING UNIT HP-A-17.

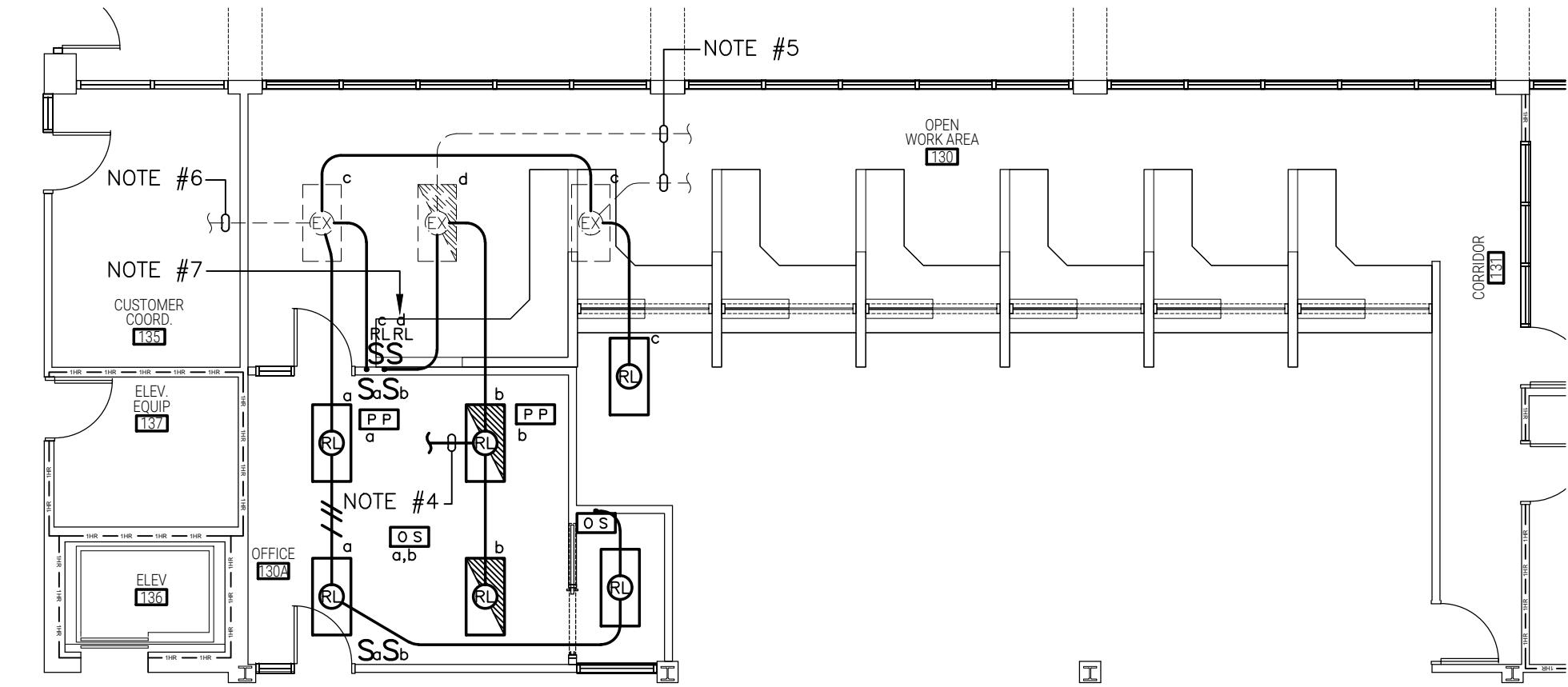


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PROJECT NO. 025-003  
ISSUE DATE SEPTEMBER 26, 2025  
TITLE \_\_\_\_\_  
FLOOR PLANS - HVAC  
SHEET \_\_\_\_\_

**M101**

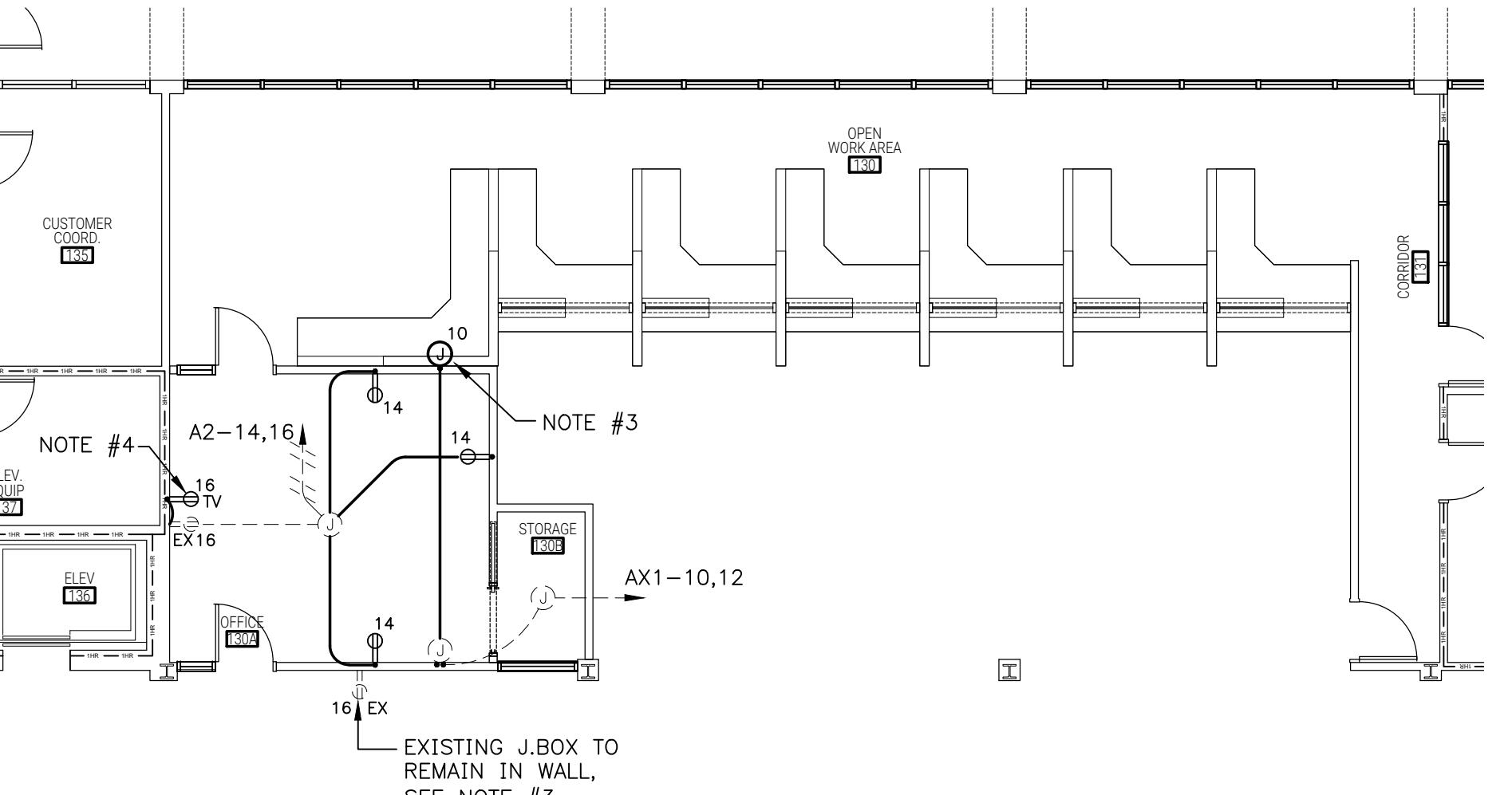


OPEN WORK AREA PLAN - LIGHTING

SCALE:  $\frac{1}{8}'' = 1'-0''$   
0' 4' 8' 16'

**LIGHTING NOTES:**

1. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATIONS OF ALL LIGHTING FIXTURES.
2. LIGHTING FIXTURE TYPE "EX" INDICATES EXISTING LIGHTING FIXTURE TO REMAIN. RECONNECT AS REQUIRED.
3. LIGHTING FIXTURE TYPE "RL" INDICATES EXISTING LIGHTING FIXTURE TO BE RELOCATED AS SHOWN ON DRAWINGS. RECONNECT AS REQUIRED TO MAINTAIN "UPSTREAM" AND/OR "DOWNSTREAM" DEVICES.
4. RECONNECT TO EXISTING INCOMING "EMERGENCY" CIRCUIT AS REQUIRED.
5. MAINTAIN SERVICE TO "DOWNSTREAM" LIGHTING TO REMAIN.
6. IN COMING "NORMAL" CIRCUIT TO REMAIN, EXTEND CIRCUIT TO RELOCATED FIXTURES AS SHOWN.
7. RELOCATED SWITCH  $S_d$  CONTROLS ALL EXISTING EMERGENCY LIGHTING IN OPEN OFFICE AREA.

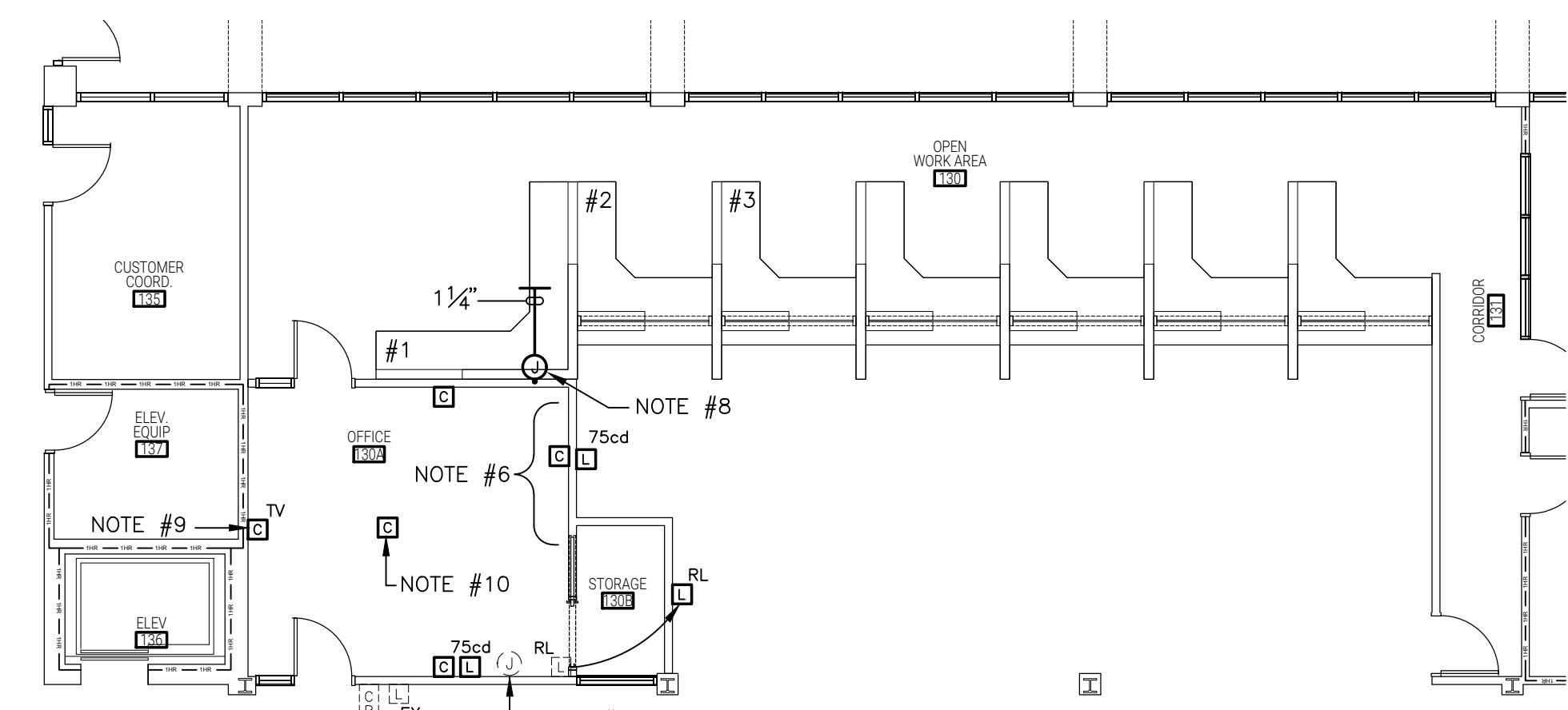


OPEN WORK AREA PLAN - POWER

SCALE:  $\frac{1}{8}'' = 1'-0''$   
0' 4' 8' 16'

**POWER NOTES:**

1. RECESSED OUTLET BOXES ON OPPOSITE SIDES OF FIRE RATED PARTITIONS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF AT LEAST 24 INCHES.
2. "EX" BY DEVICE INDICATES DEVICE IS EXISTING TO REMAIN. RECONNECT AS REQUIRED DUE TO REMOVAL OF DEVICES "UPSTREAM".
3. EXTEND BRANCH WIRING OVERHEAD FROM EXISTING "IN WALL" J-BOX NOTED AND RECONNECT LOW PARTITION FURNITURE SYSTEM AT LOCATION INDICATED. CONFIRM ROUGH-IN AND CONNECTION REQUIREMENTS WITH G.C.
4. PROVIDE DUPLEX RECEPTACLE FOR TELEVISION, VERIFY ROUGH-IN LOCATION WITH OWNER.



OPEN WORK AREA PLAN - COMMUNICATIONS/HVAC WIRING

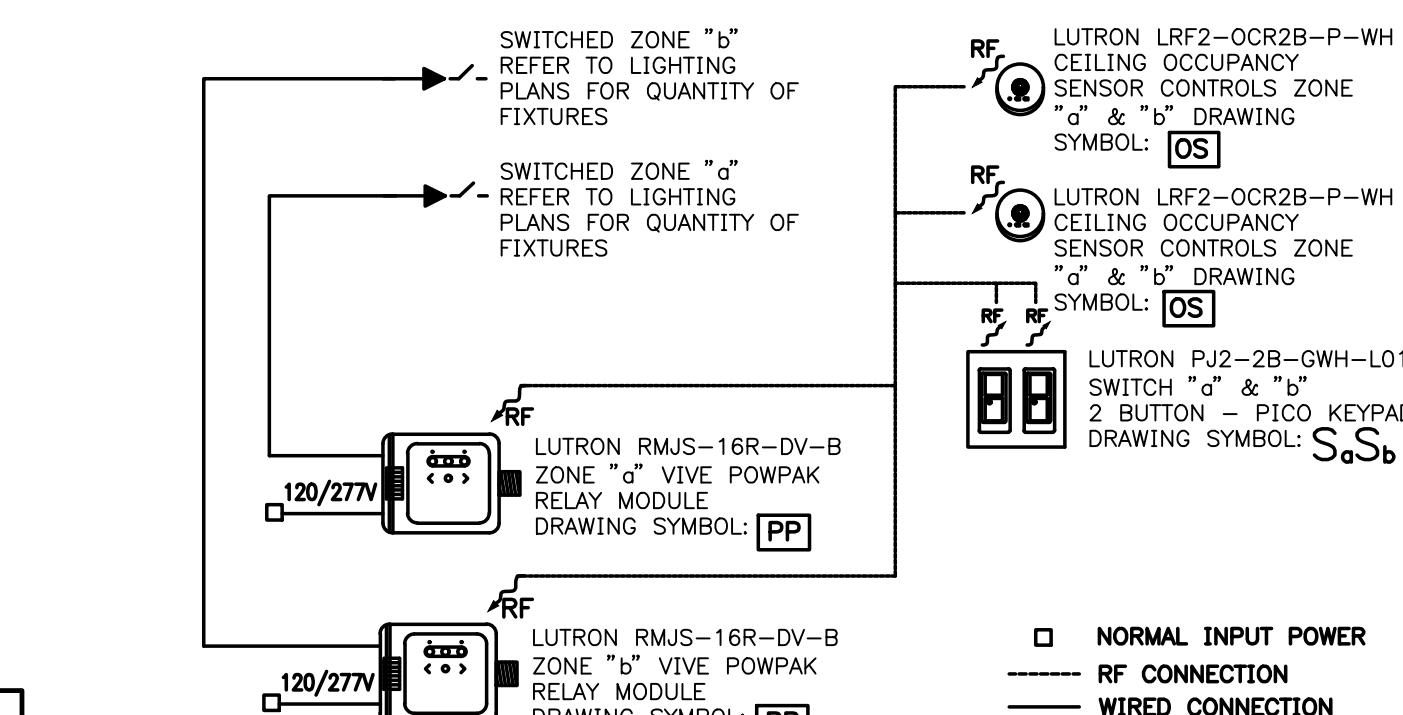
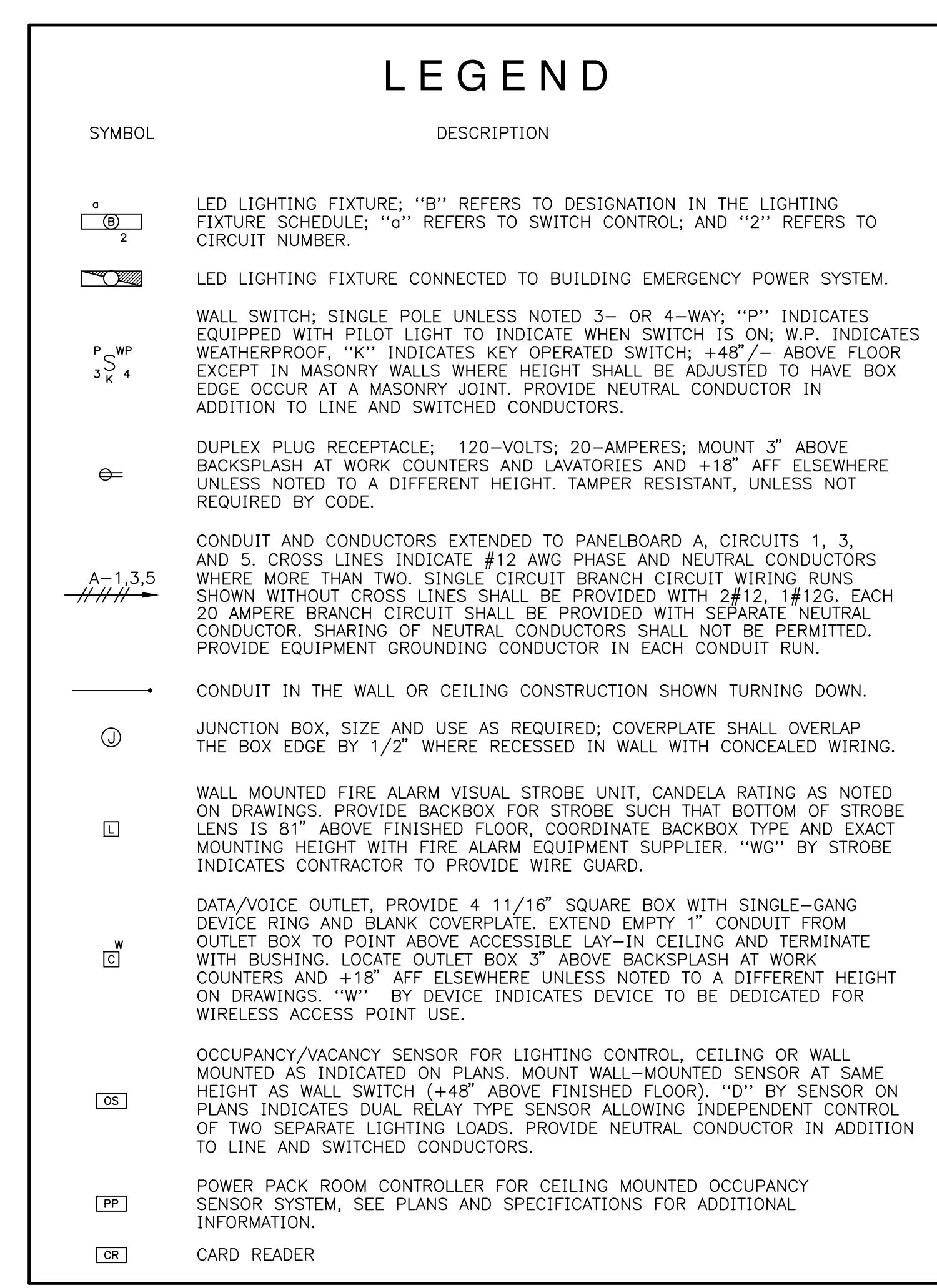
SCALE:  $\frac{1}{8}'' = 1'-0''$   
0' 4' 8' 16'

**COMMUNICATIONS/HVAC WIRING NOTES:**

1. RECESSED OUTLET BOXES ON OPPOSITE SIDES OF FIRE RATED PARTITIONS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF AT LEAST 24 INCHES.
2. PRIOR TO BEGINNING CONDUIT INSTALLATION FOR HVAC/PLUMBING EQUIPMENT, ELECTRICAL CONTRACTOR SHALL CONFIRM WITH MECHANICAL/PLUMBING CONTRACTOR THE VOLTAGE FOR ALL HVAC/PLUMBING EQUIPMENT REQUIRING ELECTRICAL SERVICE. ELECTRICAL CONTRACTOR SHALL CALL ANY DISCREPANCIES BETWEEN ELECTRICAL DRAWINGS AND VOLTAGE INFORMATION PROVIDED BY MECHANICAL/PLUMBING CONTRACTOR TO THE ATTENTION OF ENGINEER PRIOR TO PROCEEDING WITH WORK.
3. CONFIRM EXACT ROUGH-IN LOCATIONS FOR ALL HVAC/PLUMBING EQUIPMENT WITH MECHANICAL/PLUMBING CONTRACTOR PRIOR TO INSTALLATION OF CONDUIT.
4. "EX" BY DEVICE INDICATES DEVICE IS EXISTING TO REMAIN. RECONNECT AS REQUIRED.
5. "RL" BY DEVICE INDICATES DEVICE IS EXISTING TO BE RELOCATED AS SHOWN ON DRAWINGS. RECONNECT AS REQUIRED.
6. REMOVE COMMUNICATIONS WIRING SERVING TWO WORKSTATIONS BEING REMOVED ALONG WALL INDICATED. COORDINATE WITH G.C. AND OWNER'S IT REPRESENTATIVE.
7. EXISTING "IN WALL" COMMUNICATIONS J-BOX SERVING LOW PARTITION FURNITURE. REMOVE ABANDONED COMMUNICATIONS WIRING AND INSTALL BLANK COVER BOX.
8. PROVIDE NEW J-BOX IN WALL WITH CHASE NIPPLE IN COVER TO ALLOW NEW COMMUNICATIONS WIRING TO BE INSTALLED FROM BOX TO WORKSTATIONS #1, #2, AND #3. STUB OUT  $1\frac{1}{4}$ " CONDUIT ABOVE CEILING AS SHOWN TO ALLOW NEW GC AND OWNER'S IT REPRESENTATIVE.
9. PROVIDE TELEVISION OUTLET, VERIFY EXACT ROUGH-IN LOCATION WITH OWNER.
10. PROVIDE DATA DROP ABOVE CEILING FOR OWNER PROVIDED CAMERA, VERIFY ROUGH-IN LOCATION WITH OWNER.

ELECTRICAL SPECIFICATIONS:

1. SCOPE: FURNISH PLANT, LABOR, MATERIAL, SERVICES, AND EQUIPMENT NECESSARY FOR AND REASONABLY INCIDENTAL TO THE INSTALLATION OF ELECTRICAL FACILITIES SHOWN ON THE DRAWINGS AND CALLED FOR HEREINAFTER.
2. CODES AND PERMITS: SECURE NECESSARY PERMITS, PAY NECESSARY FEES, CONFORM TO ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES.
3. POWER SERVICE: POWER SERVICE SHALL BE TAKEN FROM EXISTING BUILDING POWER DISTRIBUTION SYSTEM AS INDICATED ON DRAWINGS.
4. WIRING METHODS: ALL LINE VOLTAGE POWER WIRING SHALL BE INSTALLED IN CONDUIT IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE REQUIREMENTS. ELECTRIC-METALIC TUBING (EMT) SHALL BE USED FOR ALL OVERHEAD WIRING INSIDE THE BUILDING. ALL CONDUCTORS SHALL BE COPPER WITH THHN/THWN INSULATION. PROVIDE COLOR CODING OF CONDUCTORS IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE REQUIREMENTS. MINIMUM CONDUCTOR SIZE SHALL BE #12 AWG WITH LARGER SIZES WHERE INDICATED ON DRAWINGS. ALL WIRING SHALL BE DONE IN A NEAT, WORKMANLIKE MANNER, PARALLEL OR PERPENDICULAR TO BUILDING STRUCTURAL ELEMENTS. NO DIAGONAL RUNS WILL BE PERMITTED.
5. WORK AT EXISTING PANELBOARD: NEW CIRCUITS REQUIRED IN RENOVATION AREA SHALL BE TAKEN FROM EXISTING BUILDING PANELBOARDS AS NOTED ON DRAWINGS. PROVIDE MODIFICATIONS TO EXISTING PANELBOARD CIRCUITS AS NOTED. AFTER REMOVAL OF ALL EXISTING CIRCUITS, DIRECTORY MODIFICATIONS SHALL NOT BE TYPED. HANDWRITTEN MODIFICATIONS TO EXISTING CIRCUIT DIRECTORY SHALL NOT BE PERMISSIBLE. NEW CIRCUIT BREAKERS SHALL BE OF THE MAKE/MODEL RECOMMENDED FOR USE IN EXISTING PANELBOARD BY THE AUTHORIZED SERVICE REPRESENTATIVE OF EXISTING PANELBOARD MANUFACTURER. AIC RATING OF NEW CIRCUIT BREAKERS SHALL MATCH AIC RATINGS OF EXISTING CIRCUIT BREAKERS IN PANELBOARD.
6. WIRING DEVICES: FURNISH AND INSTALL NEW WALL SWITCHES, PLUG RECEPTACLES, ETC., WHERE INDICATED ON DRAWINGS. ALL DEVICES SHALL HAVE MINIMUM OF 20-AMPERES. THE USE OF 15-AMPERE RATED DEVICES SHALL NOT BE PERMISSIBLE. DEVICE COLOR SHALL MATCH EXISTING DEVICES. UTILIZE STAINLESS STEEL COVERPLATES.
7. ELECTRICAL DEMOLITION: ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL ELECTRICAL DEMOLITION WORK REQUIRED TO ACCOMMODATE NEW WORK AND FOR REMOVAL OF ALL EXISTING ELECTRICAL SERVICES, EQUIPMENT, ETC. FROM WORK AREAS BEING REMOVED AND OTHER LOCATIONS WHERE DEVICES ARE SHOWN TO BE REMOVED ON PLANS. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION CONCERNING DEMOLITION WORK IN RENOVATION AREA.
8. GROUNDING: PROVIDE GROUNDING OF EQUIPMENT IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE REQUIREMENTS. ALL NEW BRANCH CIRCUIT WIRING RUNS SHALL BE EQUIPPED WITH A CODE-SIZED INSULATED EQUIPMENT GROUNDING CONDUCTOR. SEPARATE EQUIPMENT GROUNDING CONDUCTOR IS GENERALLY NOT INDICATED ON DRAWINGS BUT SHALL BE REQUIRED. METALLIC RACEWAY SYSTEM SHALL NOT BE RELIED UPON AS THE SOLE MEANS OF EQUIPMENT GROUNDING.
9. GUARANTY: GUARANTEE ALL WORK TO BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER DATE OF FINAL ACCEPTANCE OF JOB.

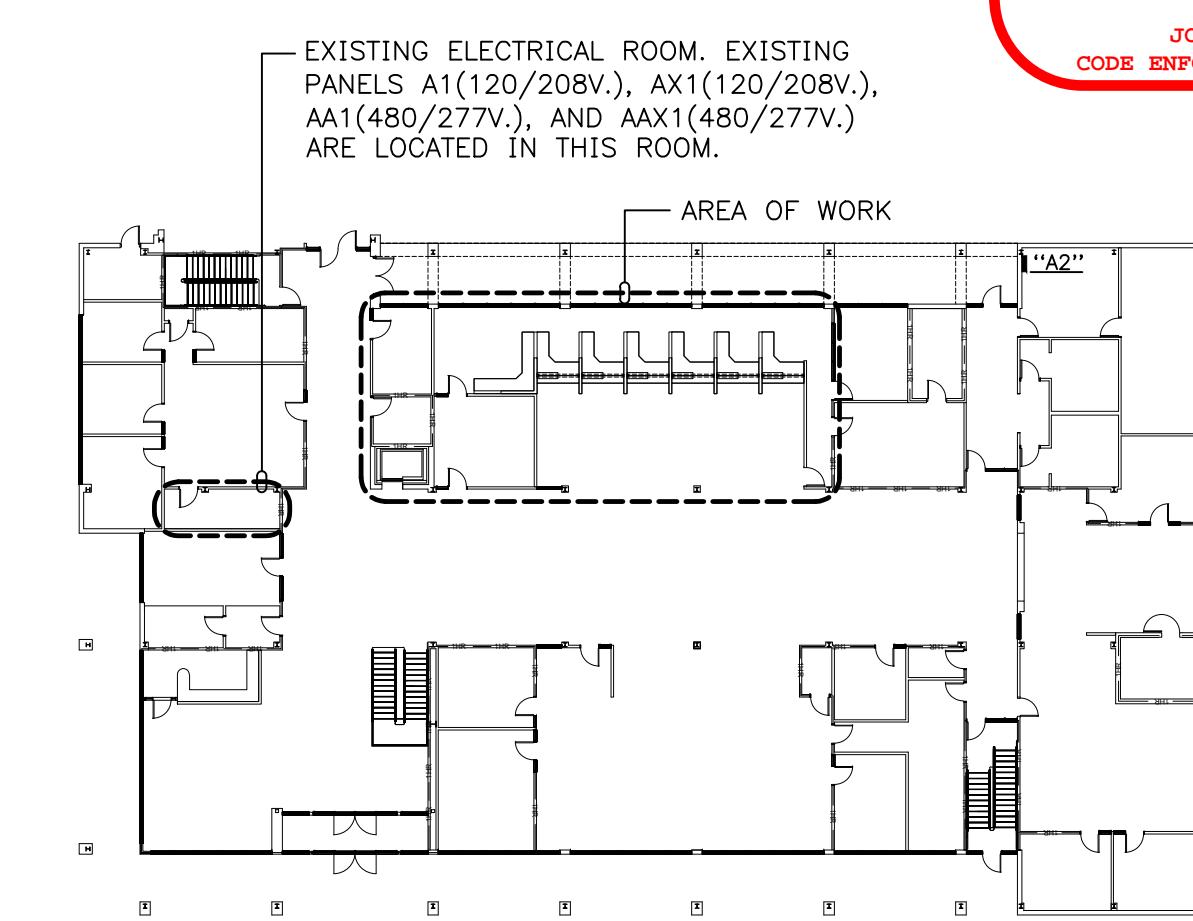


TYPICAL BI-LEVEL SWITCHING LIGHTING CONTROL DETAIL  
NO SCALE

NOTE:

1. DETAIL ABOVE DEPICTS "WIRELESS" ARRANGEMENT FOR SENSORS AND SWITCHES. INTEGRATE SYSTEM UTILIZING LOW VOLTAGE CIRCUITRY FROM POWER PACKS TO CEILING SENSORS AND SWITCHES SHALL BE ACCEPTABLE FOR USE PROVIDED THAT FUNCTIONALITY OF SPACE MATCHES WORK INDICATED ON THIS DETAIL AND SHOWN ON DRAWINGS.

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01/16/2026  
JOHNSON CITY  
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KEY PLAN  
N.T.S.

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REVISIONS  
PROJECT NO. 025-003  
ISSUE DATE SEPTEMBER 26, 2025  
TITLE

OPEN WORK AREA PLAN  
- ELECTRICAL

SHEET

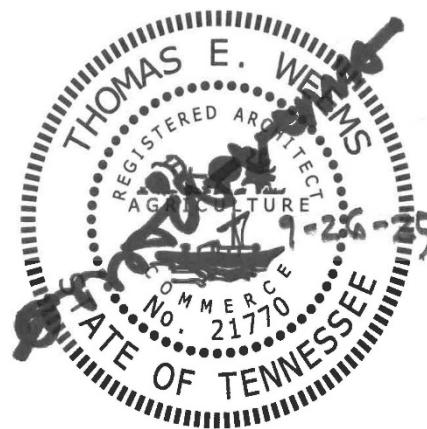
**E101**



## ADDENDUM #01

### HUMAN RESOURCES AND FACILITY OFFICE RENOVATIONS FOR BRIGHTRIDGE

2600 BOONES CREEK ROAD #100 & #200 | Johnson City, TN 37615  
TWA Project No. 024-012



September 26, 2025

This Addendum forms a part of the Contract Documents and modifies the original Procurement Documents dated September 27, 2024. Bidders shall acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

This [12] page Addendum is issued *VIA portal upload* to the City of Johnson City on January 1, 2026.

#### CHANGES TO CONSTRUCTION DRAWINGS:

1. Insert revised Drawing **G000 Title Sheet, Drawing Index, and Location Map**
  - a. Updated Drawing Index for changes to drawings.
2. Insert revised Drawing **LS101 Life Safety Plan and Code Analysis – Building #200**
  - a. Removed Life Safety and Code information relating to Building #200.
  - b. Removed information for work in Building #200 as it has been removed as part of the Addendum.
3. Insert revised Drawing **A100 Overall Floor Plans**
  - a. Removed information for work in Building #200.
4. Insert revised Drawing **A101 Enlarged Demolition Floor Plan and New Floor Plan, & Details**
  - a. Removed any plans and notes relating to Building #200.
5. Insert revised Drawing **A102 Enlarged Demolition Plans and New Plans**
  - a. Updated demolition and new work plans to show extents for installing new HVAC equipment as part of this Addendum.
6. Insert revised Drawing **FP101 Partial Floor Plan – Fire Protection**
  - a. Updated drawing to include sprinkler heads affected by changes in this Addendum for the Human Resources office suite.
  - b. Removed information for work in Building #200.
  - c. Updated the sprinkler detail.
7. Insert revised Drawing **M101 Legends, Schedules, Details, Specifications & Floor Plans – HVAC**
  - a. Added water source heat pump to project at Owner's request.
  - b. Updated air distribution schedule notes and specifications.
  - c. Removed information for work in Building #200.
8. Insert revised Drawing **M102 Legends, Schedules, Details, Specifications & Floor Plans – HVAC**
  - a. Updated drawings for the addition of the new water source heat pump.
9. Insert revised Drawing **E101 Floor Plans, Lighting, Power, and Communications**
  - a. Removed information for work in Building #200.

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Crystal Lewis  
Crystal Lewis, Plans Examiner  
01/14/2026  
JOHNSON CITY  
CODE ENFORCEMENT DIVISION



3203 Hanover Road  
Johnson City, TN 37604



P: (423) 952-2700  
F: (423) 952-2702



thomasweemsarchitect.com



10. Insert revised Drawing **E102 Floor Plans, Lighting, Power, and Communications**
  - a. Updated drawings and notes for the addition of the new water source heat pump.

**ATTACHMENTS:**

1. Construction Documents (10 pages – 30" x 42")

**END OF ADDENDUM NO. 1**

**Cc:** Bill Hunt, BrightRidge Facilities Supervisor



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Johnson City, TN 37604



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# HUMAN RESOURCES AND FACILITY OFFICE RENOVATIONS FOR: **BRIGHTRIDGE**

2600 BOONES CREEK ROAD #100 & #200  
JOHNSON CITY, TENNESSEE 37615

**PROJECT ISSUE DATE : SEPTEMBER 27, 2024**  
**TWA PROJECT NO. : 024-012**

**OWNER :**  
BRIGHTRIDGE  
2600 BOONES CREEK ROAD  
JOHNSON CITY, TENNESSEE 37615

## ARCHITECT :

THOMAS WEEMS ARCHITECT  
3203 HANOVER ROAD  
JOHNSON CITY, TENNESSEE 37604  
P: (423) 952-2700  
E: tom@thomasweemsarchitect.com

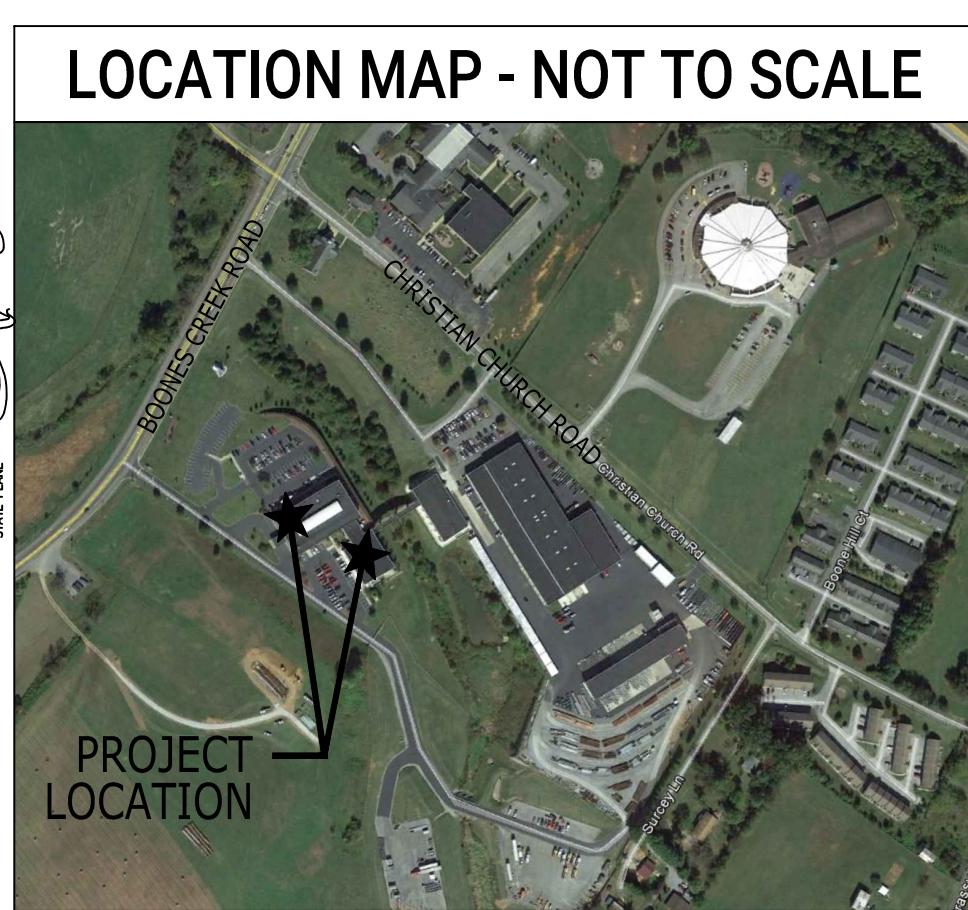
## M, P, & FP:

MECHANICAL DESIGN SERVICES  
P.O. BOX 10025  
KNOXVILLE, TENNESSEE 37919  
P: (865) 617-3181  
E: henrywelch2644@gmail.com

## ELECTRICAL :

VREELAND ENGINEERS, INC.  
3107 SUTHERLAND AVE  
KNOXVILLE, TN 37919  
P: (865) 637-4451  
E: hdamron@vreelandengineers.com

DRAWING INDEX	
SHEET NUMBER	SHEET NAME
G000	TITLE SHEET, DRAWING INDEX, AND LOCATION MAP
G001	SYMBOL LEGEND & GENERAL INFORMATION
	LIFE SAFETY
S101	LIFE SAFETY PLAN AND CODE ANALYSIS - BUILDING #200
S102	LIFE SAFETY PLAN AND CODE ANALYSIS - BUILDING #100
	ARCHITECTURAL
A100	OVERALL FLOOR PLANS
A101	ENLARGED DEMOLITION FLOOR PLAN, NEW FLOOR PLAN, & DETAILS
A102	ENLARGED DEMOLITION PLANS AND NEW PLANS
A401	DOOR SCHEDULE AND DETAILS
	FIRE PROTECTION
FP101	PARTIAL FLOOR PLAN - FIRE PROTECTION
	MECHANICAL
M101	LEGENDS, SCHEDULES, DETAILS, SPECIFICATIONS & FLOOR PLANS - HVAC
M102	FLOOR PLANS - HVAC
	ELECTRICAL
E101	FLOOR PLANS - LIGHTING, POWER, AND COMMUNICATIONS
E102	FLOOR PLANS - LIGHTING, POWER, AND COMMUNICATIONS
E201	SCHEDULES, LEGEND, AND DETAILS



**TWA**  
THOMAS  
WEEMS  
ARCHITECT  
3203 HANOVER ROAD  
JOHNSON CITY, TN 37604  
phone: 423-952-2700  
fax: 423-952-702  
www.thomasweemsarchitect.com

HUMAN RESOURCES AND  
FACILITY  
OFFICE RENOVATIONS FOR:

**BRIGHTRIDGE**

2600 BOONES CREEK ROAD #100 & #200  
JOHNSON CITY, TENNESSEE 37615

FIRE PROTECTION  
PLUMBING  
MECHANICAL

MECHANICAL DESIGN  
SERVICES  
P.O. BOX 10025  
KNOXVILLE, TN 37919

ELECTRICAL  
VREELAND ENGINEERS  
3107 SUTHERLAND AVE  
KNOXVILLE, TN 37919

UTILITY LIST	
UTILITY:	WATER
NAME:	CITY OF JOHNSON CITY
ADDRESS:	POST OFFICE BOX 2150, JOHNSON CITY, TN 37605
CONTACT:	TOM WITHERSPOON
PHONE:	(423) 434-6000
UTILITY:	SANITARY SEWER
NAME:	CITY OF JOHNSON CITY
ADDRESS:	POST OFFICE BOX 177, JOHNSON CITY, TN 37605
CONTACT:	TOM WITHERSPOON
PHONE:	(423) 434-6000
UTILITY:	NATURAL GAS
NAME:	ATMOS ENERGY
ADDRESS:	POST OFFICE BOX 1022, JOHNSON CITY, TN 37601
CONTACT:	JIM HOIT
PHONE:	(423) 926-2122 Ext. 235
UTILITY:	ELECTRICITY
NAME:	BRIGHTRIDGE
ADDRESS:	2600 BOONES CREEK ROAD, JOHNSON CITY, TN 37615
CONTACT:	MIKE STOWALL
PHONE:	(423) 434-4000
UTILITY:	TELEPHONE
NAME:	SPRINT
ADDRESS:	101 NORTH ROAN STREET, JOHNSON CITY, TN 37601
CONTACT:	RICK GRAY
PHONE:	(423) 975-3346
UTILITY:	CABLE
NAME:	COMCAST
ADDRESS:	1790 OLD GRAY STATION ROAD, GRAY, TN 37615
CONTACT:	ROY OLLIS
PHONE:	(423) 282-8386

REQUIRED LOCATION REQUEST INFORMATION	
NAME OF CALLER	CALL THREE WORKING DAYS BEFORE YOUR DATE
TELEPHONE NUMBER	1-800-351-1111 IN NASHVILLE 366-1987
INTERVIEW TO CALL	10 AM
COUNTY	TENNESSEE
TOWN	JOHNSON CITY
INTERESTED ADDRESS	401
START DATE	10/21/2024
END DATE	10/21/2024
TYPE OF WORK	DEMOLITION
BLASTING	NO
WORK BEING DONE BY	401
WORK BEING DONE FOR	401

FIRE ALARM SYSTEM WILL  
REQUIRE SEPARATE SHOP  
DRAWINGS AND PERMIT.

SPRINKLER SYSTEM WILL  
REQUIRE SEPARATE SHOP  
DRAWINGS AND PERMIT.

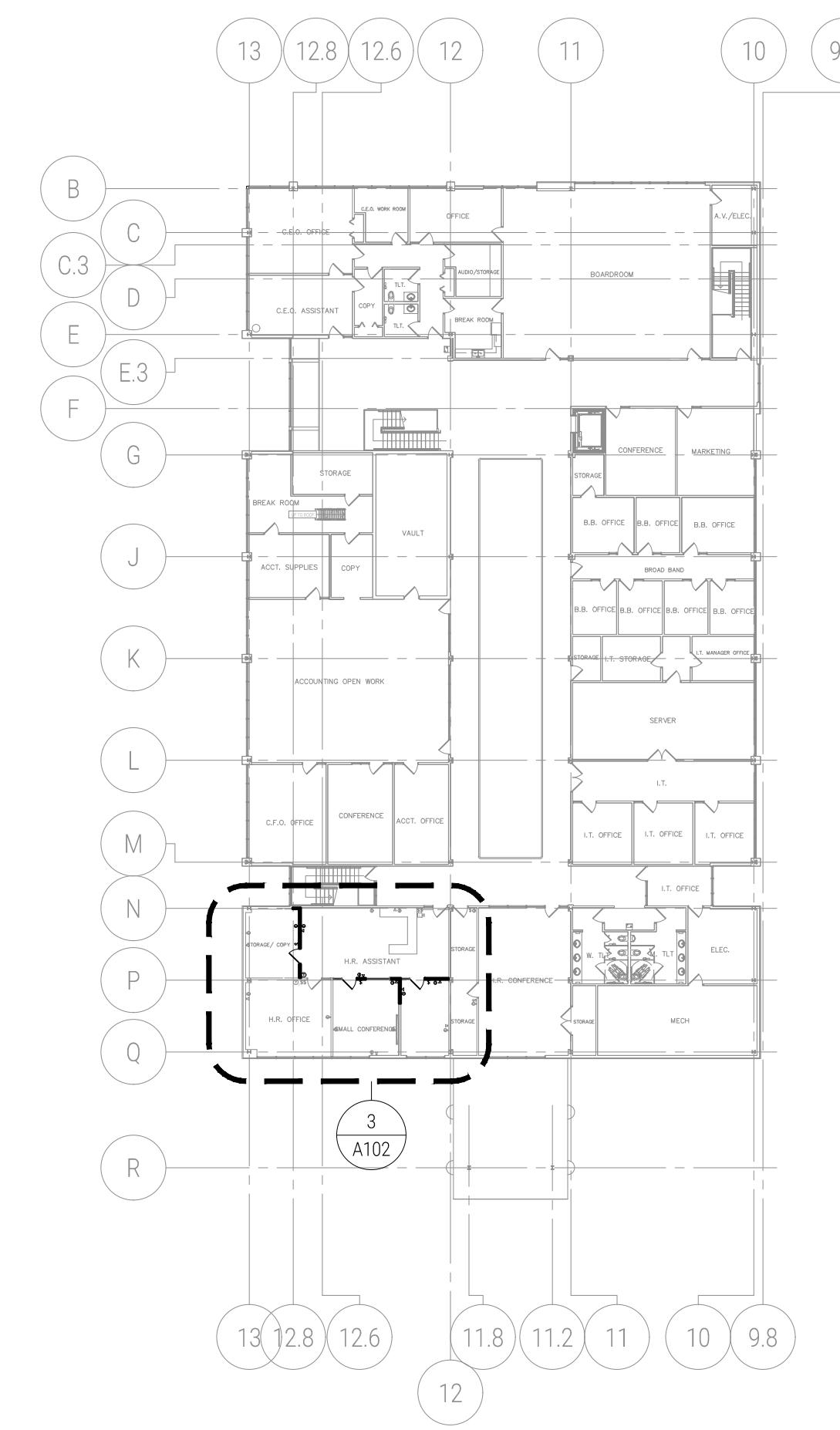
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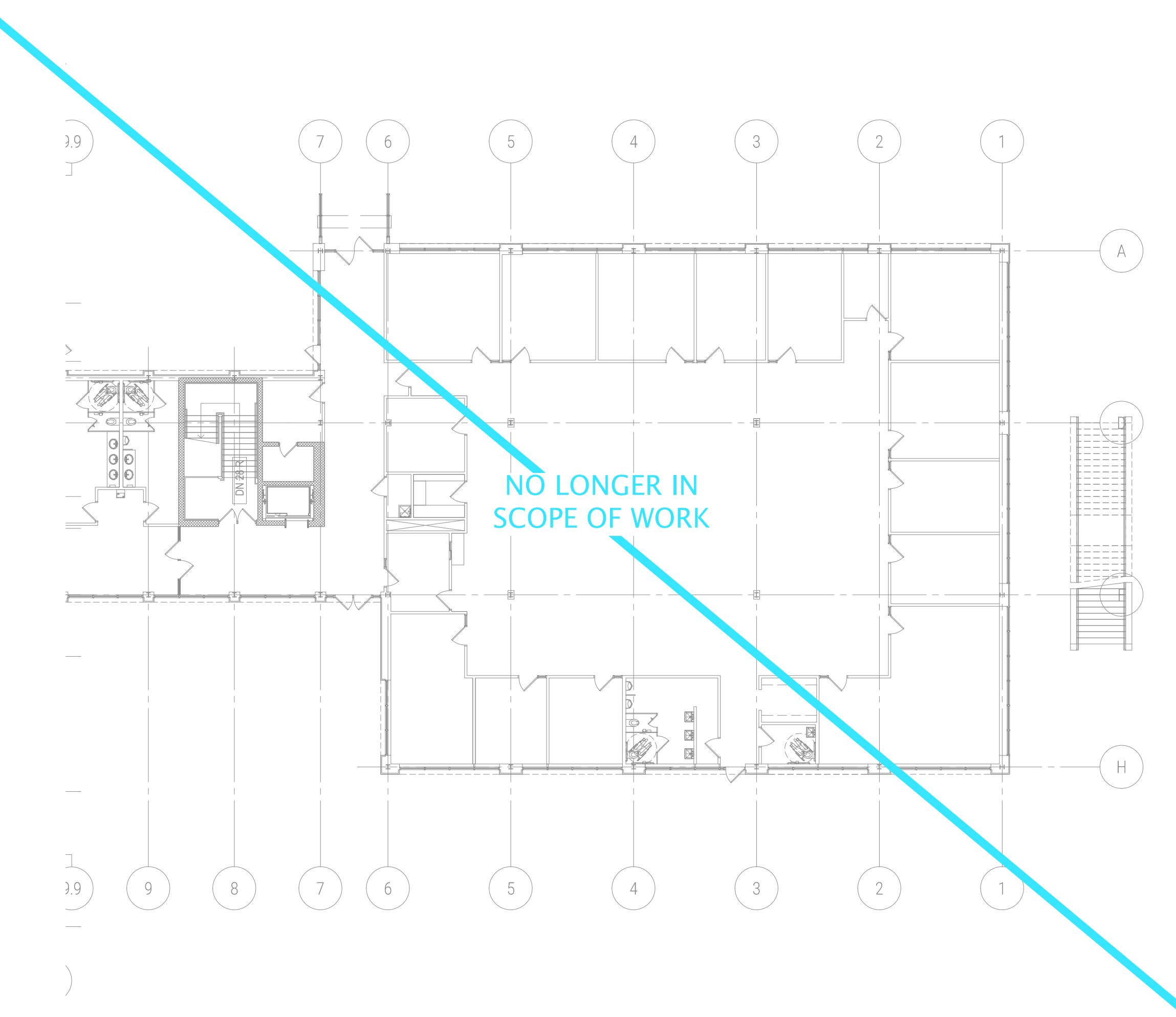
REVISIONS	1	ADDENDUM #1	09/26/2023
PROJECT NO.	024-012	ISSUE DATE	SEPTEMBER 27, 2024
TITLE	TITLE SHEET, DRAWING INDEX, AND LOCATION MAP		
SHEET	G000		

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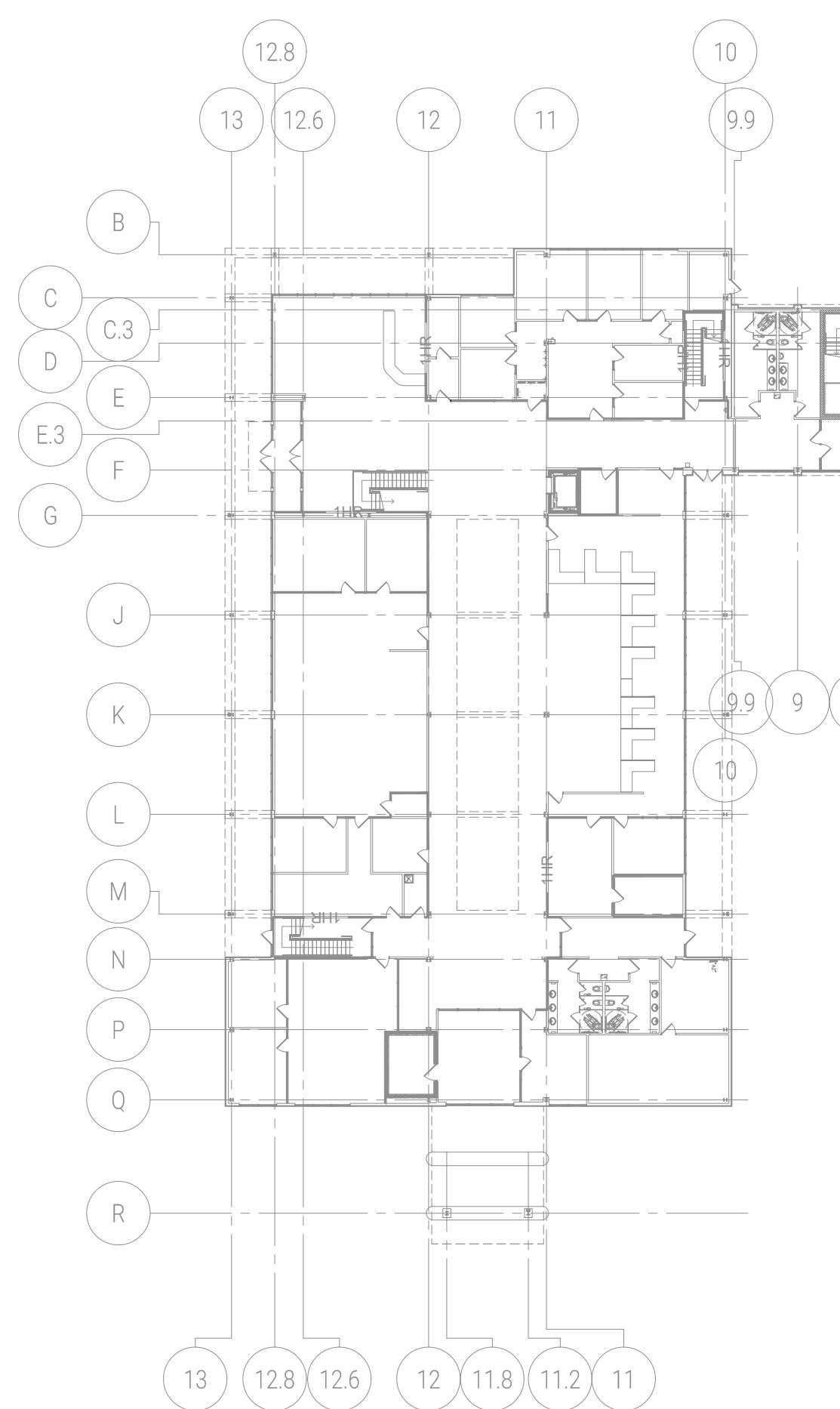




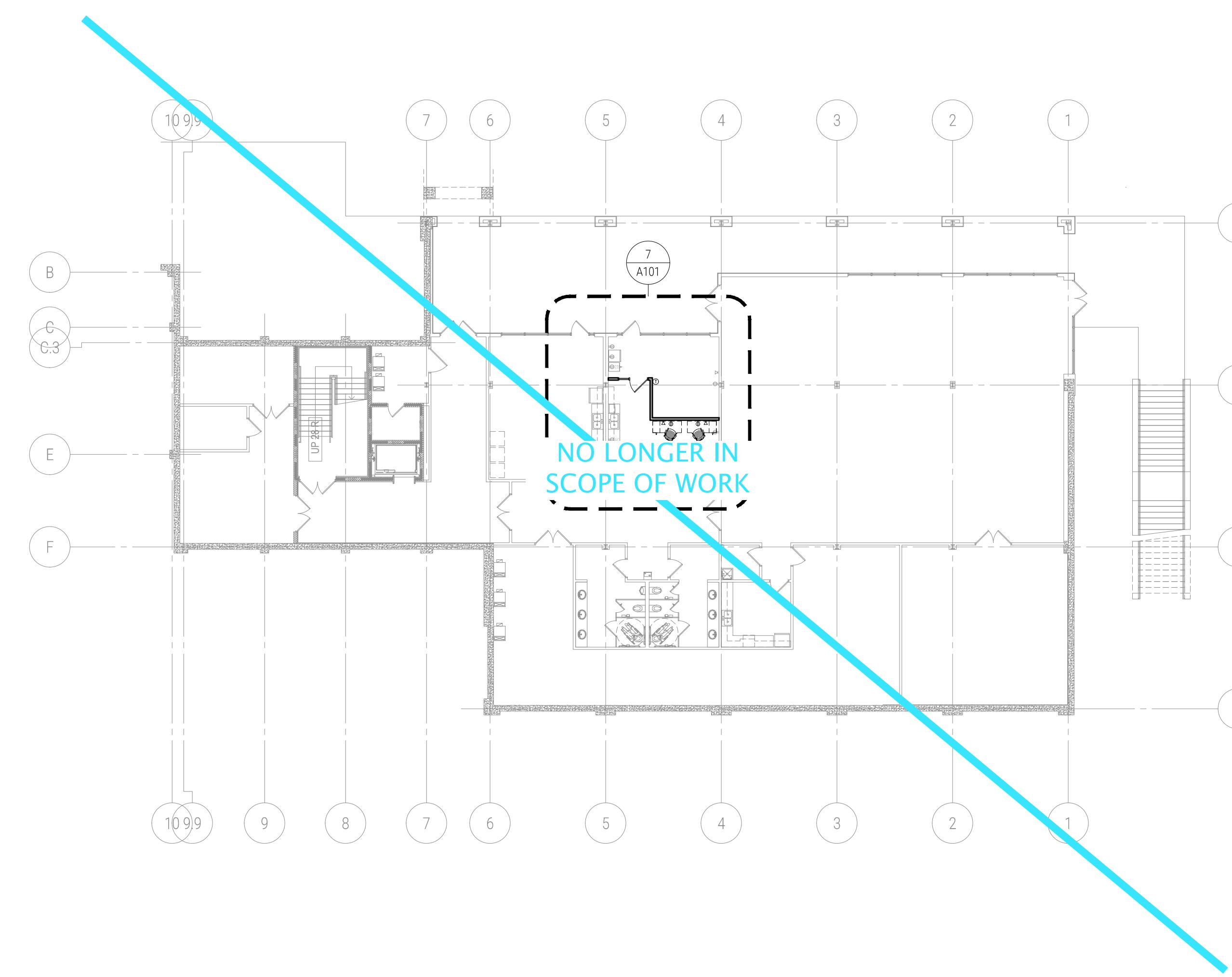
1 **OVERALL FLOOR PLAN - BUILDING 100 - LEVEL 2**  
1/32=1'-0" NO WORK THIS LEVEL



2 **OVERALL FLOOR PLAN - BUILDING 200 - LEVEL 1**  
1/16=1'-0" NO WORK THIS LEVEL



3 **OVERALL FLOOR PLAN - BUILDING 100 - LEVEL 1**  
1/32=1'-0" NO WORK THIS LEVEL



4 **OVERALL FLOOR PLAN - BUILDING 200 - LEVEL 0**  
1/16=1'-0" WORK SHOWN THIS LEVEL

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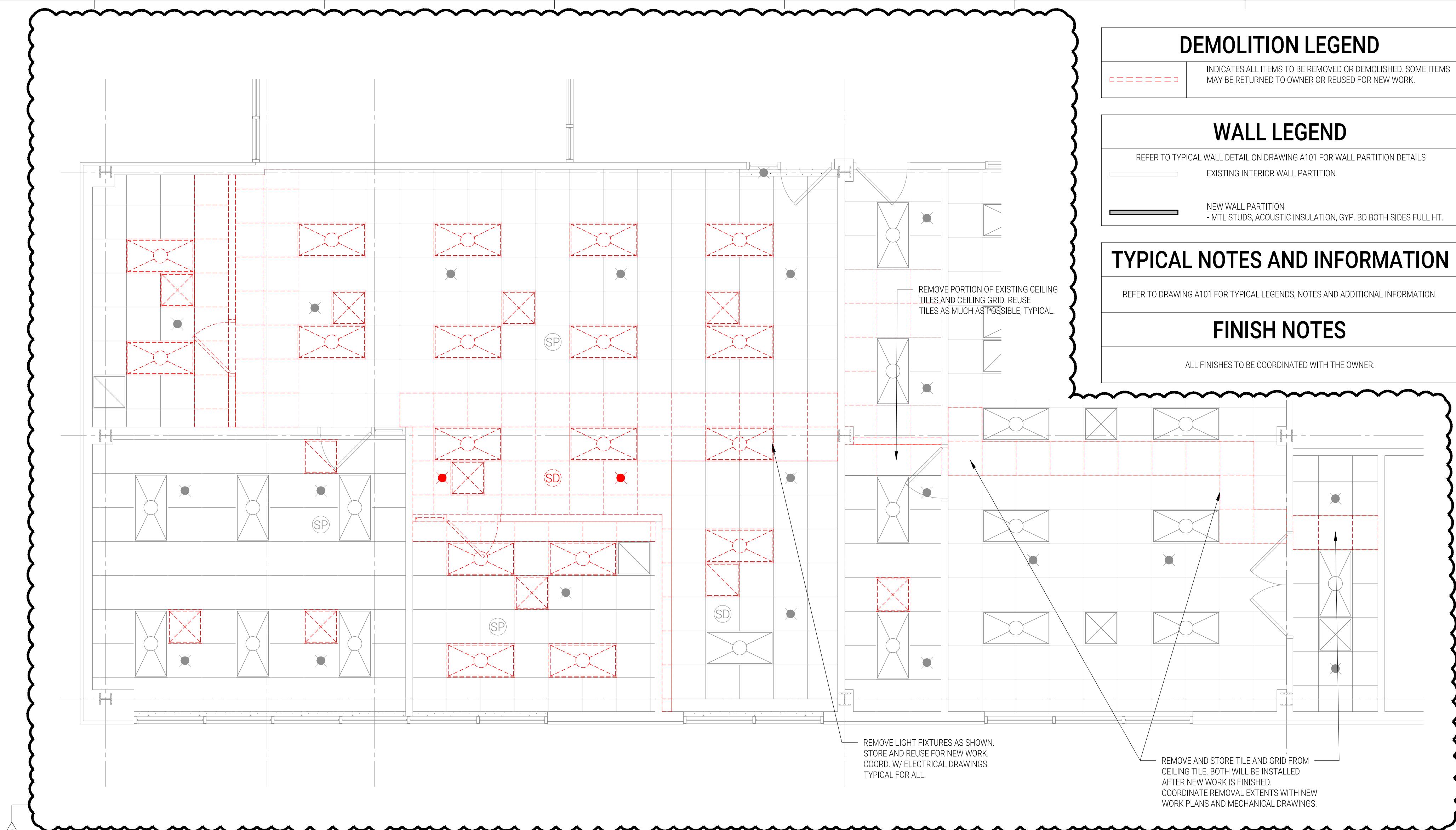
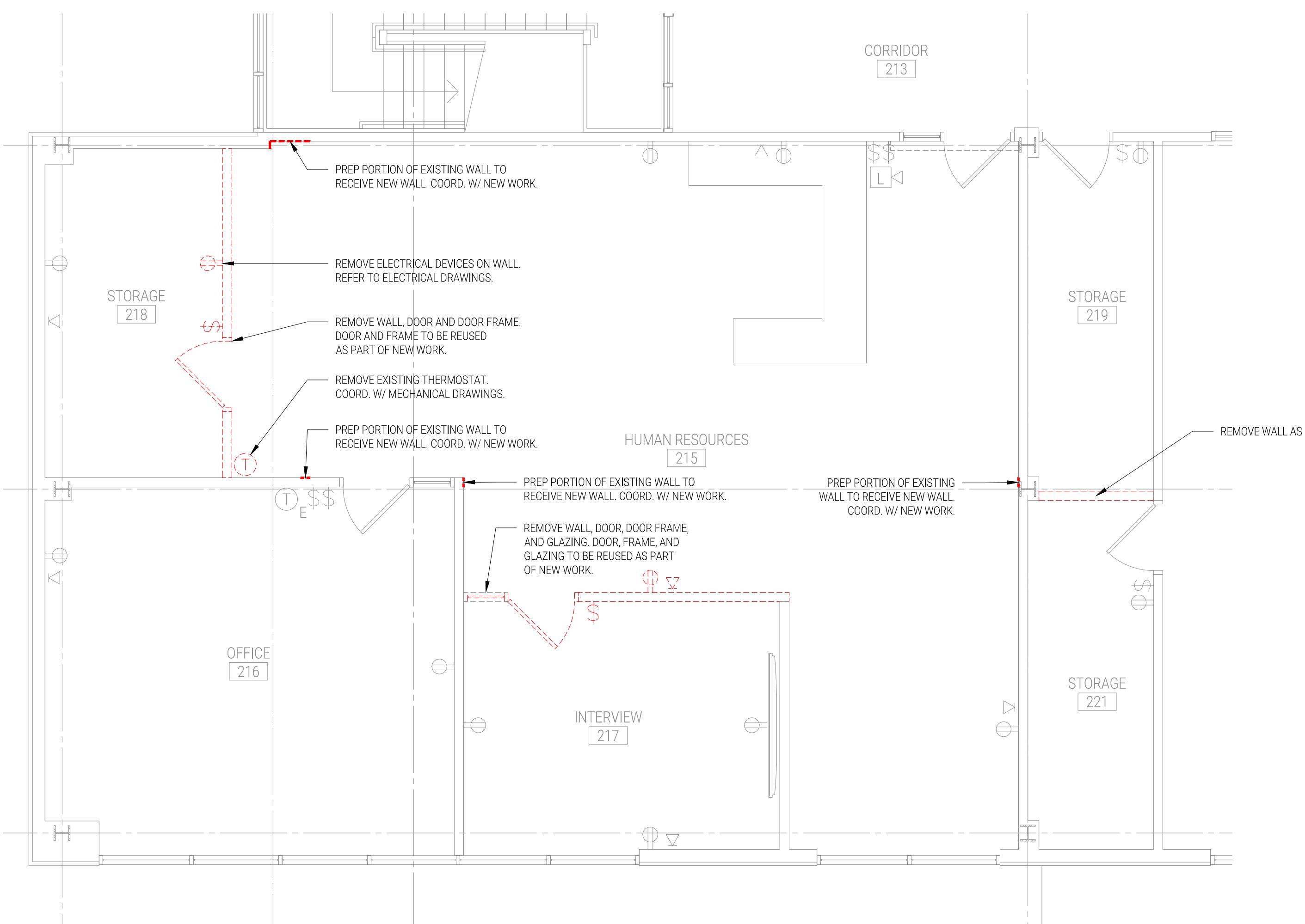
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**DEMOLITION LEGEND**

INDICATES ALL ITEMS TO BE REMOVED OR DEMOLISHED. SOME ITEMS MAY BE RETURNED TO OWNER OR REUSED FOR NEW WORK.

**WALL LEGEND**

REFER TO TYPICAL WALL DETAIL ON DRAWING A101 FOR WALL PARTITION DETAILS

EXISTING INTERIOR WALL PARTITION

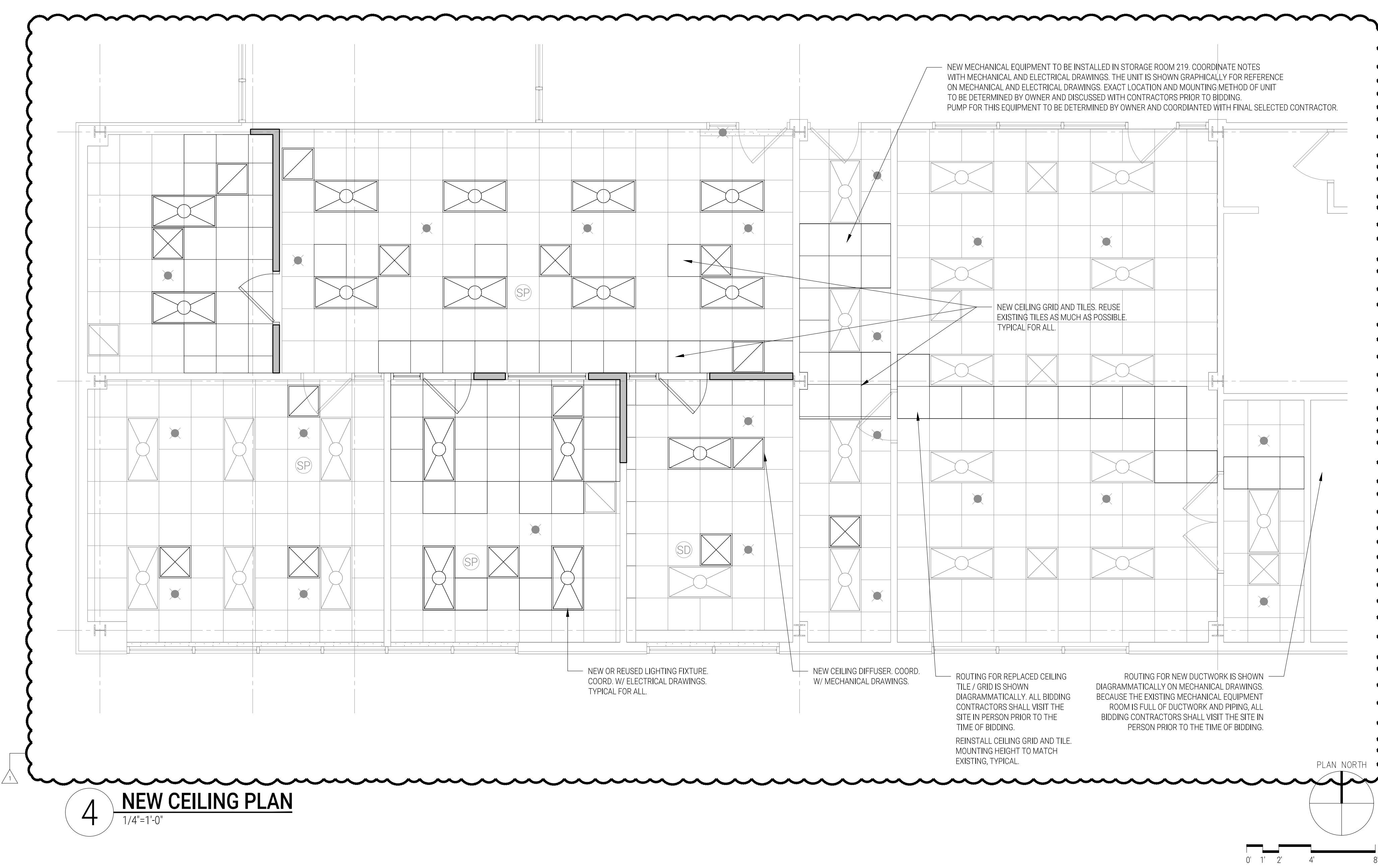
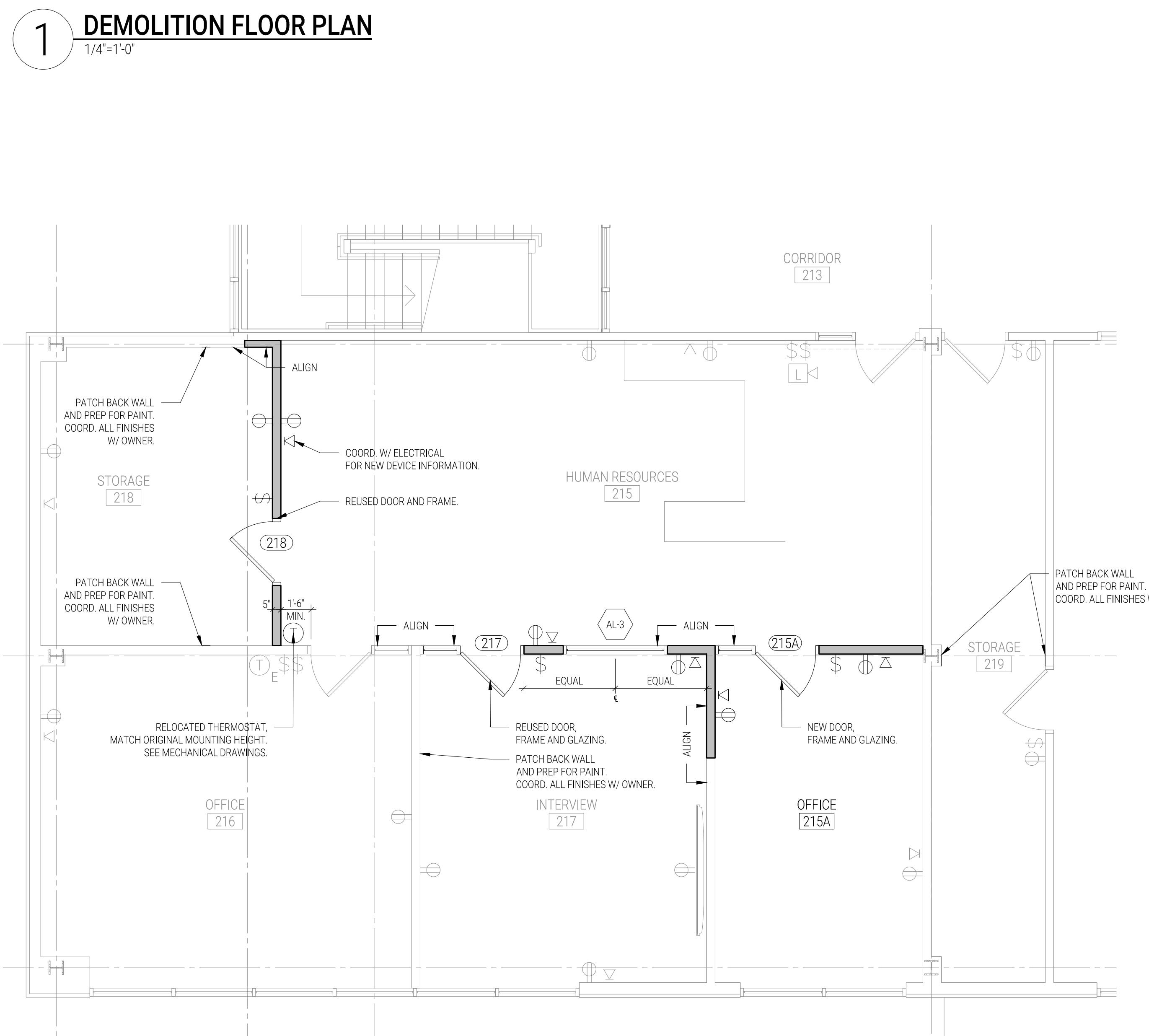
NEW WALL PARTITION  
- MTL STUDS, ACOUSTIC INSULATION, GYP. BD BOTH SIDES FULL HT.

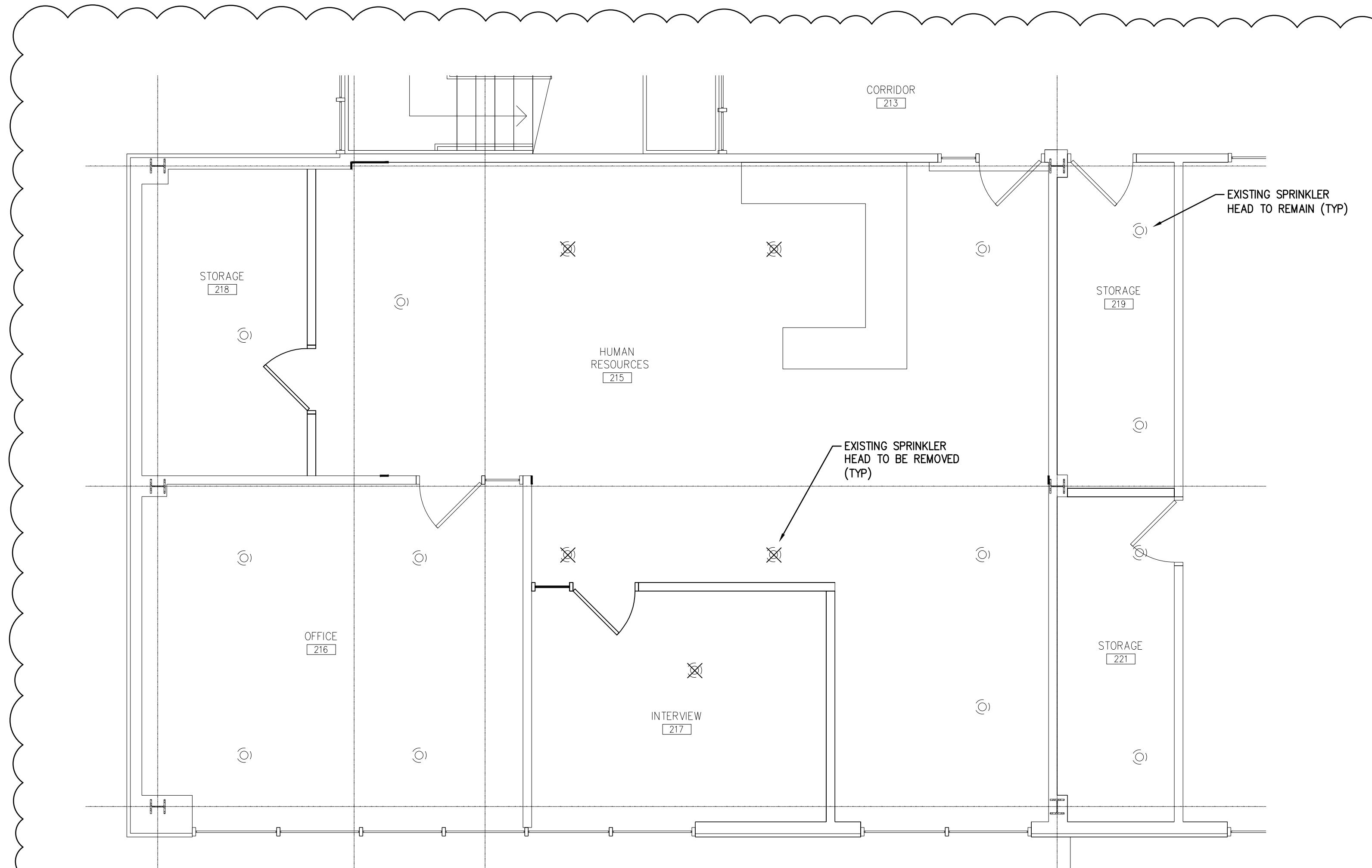
**TYPICAL NOTES AND INFORMATION**

REFER TO DRAWING A101 FOR TYPICAL LEGENDS, NOTES AND ADDITIONAL INFORMATION.

**FINISH NOTES**

ALL FINISHES TO BE COORDINATED WITH THE OWNER.

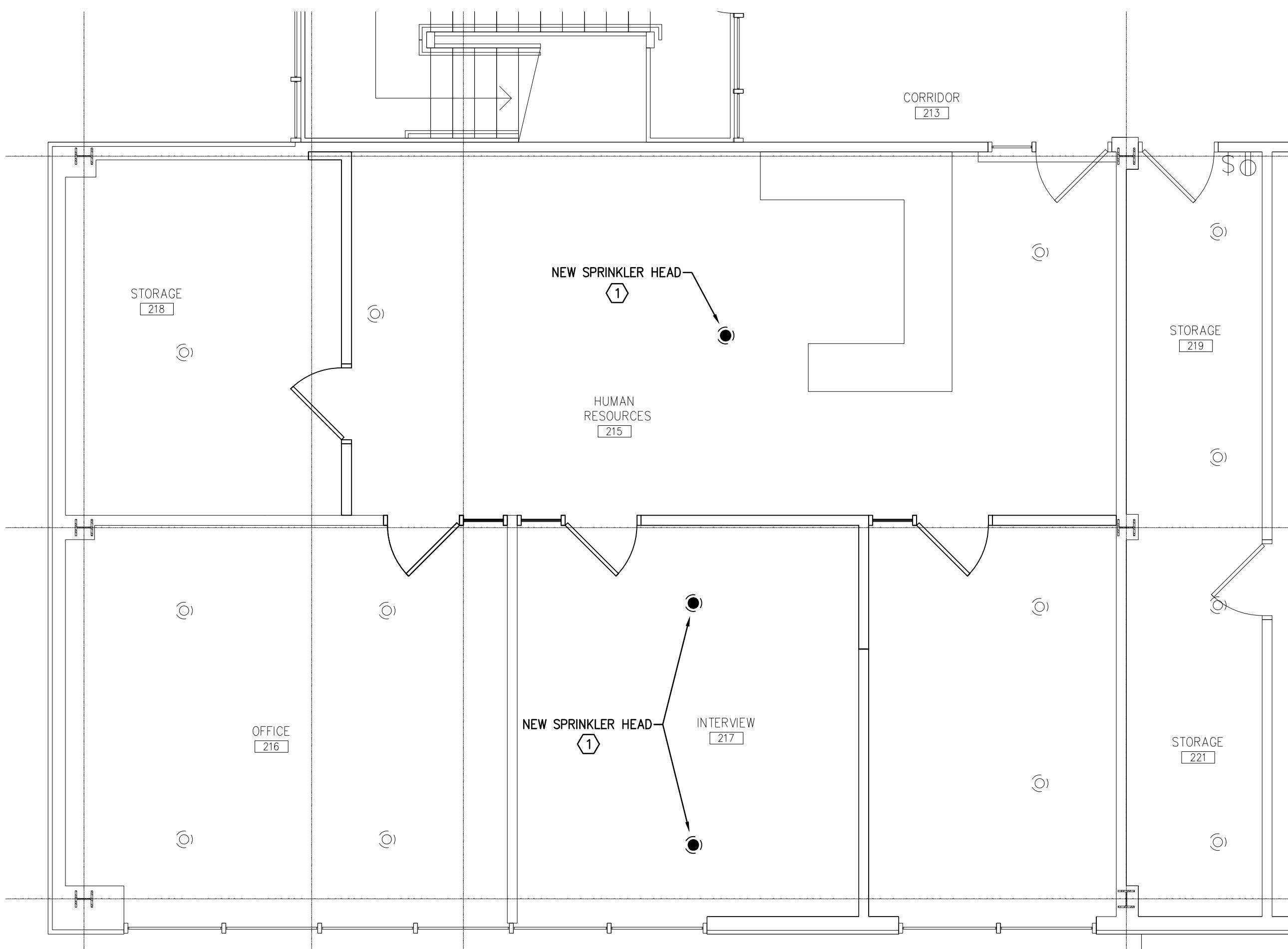




**PARTIAL FLOOR PLAN - FIRE PROTECTION DEMOLITION**

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

HUMAN RESOURCES



**PARTIAL FLOOR PLAN - FIRE PROTECTION NEW WORK**

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

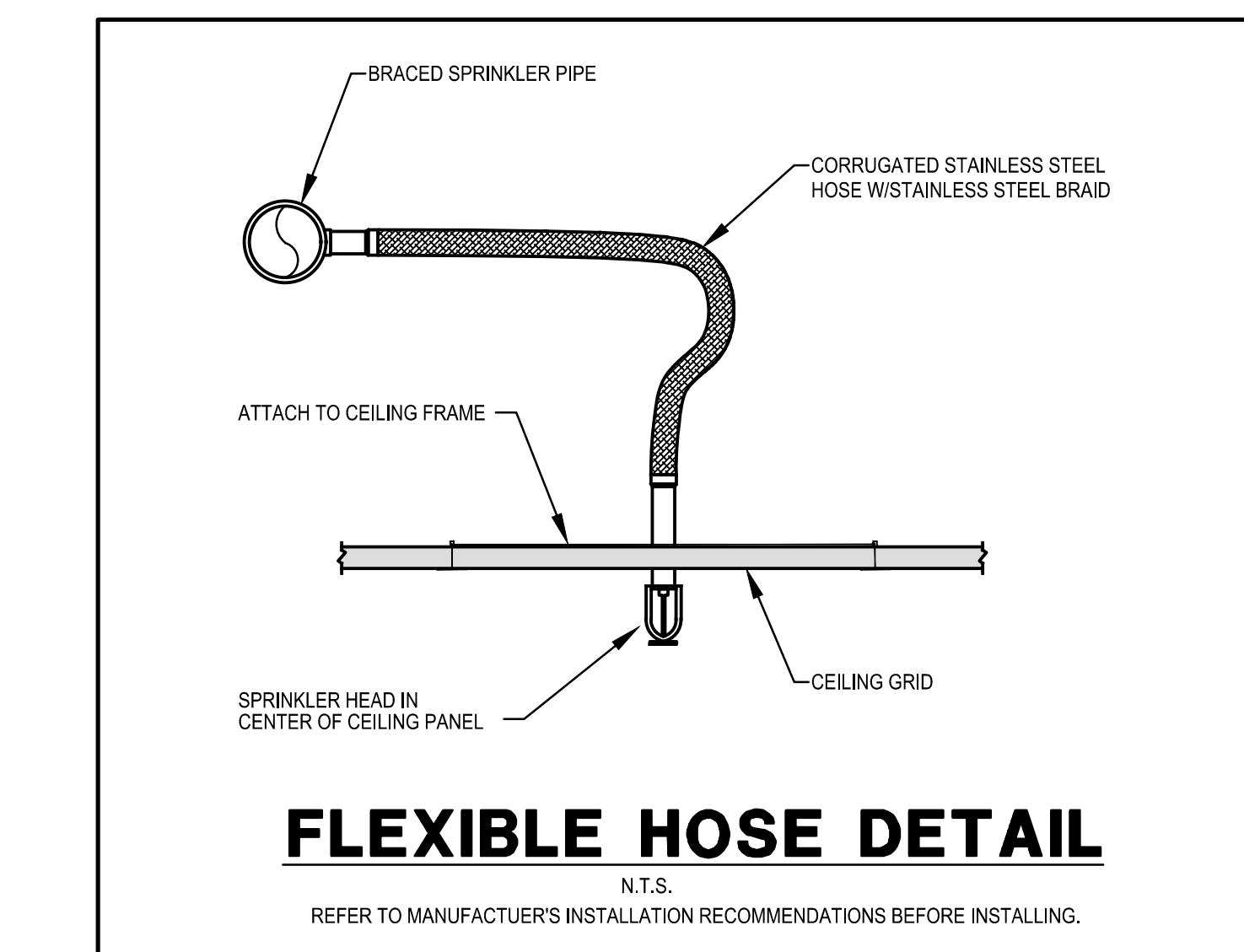
HUMAN RESOURCES

**GENERAL NOTES:**

1. THE SPRINKLER HEADS SHOWN ARE GENERAL IN NUMBER AND LOCATION. THE EXACT NUMBER AND LOCATIONS SHALL BE DETERMINED BY THE SUCCESSFUL SPRINKLER INSTALLER AND SHALL BE SHOWN ON HIS SHOP DRAWINGS. THE SPRINKLER SYSTEM SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS, LOCAL CODE REQUIREMENTS AND NFPA 13.
2. COORDINATE LOCATION OF SPRINKLER HEADS WITH ALL OTHER TRADES.
3. COMPLETE SPRINKLER SHOP DRAWINGS AND CALCULATIONS MUST BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. THEY MUST BE SIGNED BY A RESPONSIBLE MANAGING EMPLOYEE, AND SUBMITTED BY A REGISTERED SPRINKLER CONTRACTOR.
4. ALL PIPING USED FOR SPRINKLER SYSTEM MUST BE INSTALLED BY A REGISTERED SPRINKLER CONTRACTOR.
5. ALL PLUMBING PENETRATIONS THROUGH SMOKE RATED WALLS SHALL BE SEALED SMOKE TIGHT.
6. IF ANY EXISTING HEADS ARE REMOVED OR RELOCATED, CONTRACTOR SHALL REPLACE SUCH SPRINKLER HEAD WITH NEW, MATCH NEW HEAD MANUFACTURER WITH EXISTING.
7. SPRINKLER SYSTEM WILL REQUIRE SEPARATE SHOP DRAWINGS AND PERMIT.

**NOTES: (THIS DRAWING)**

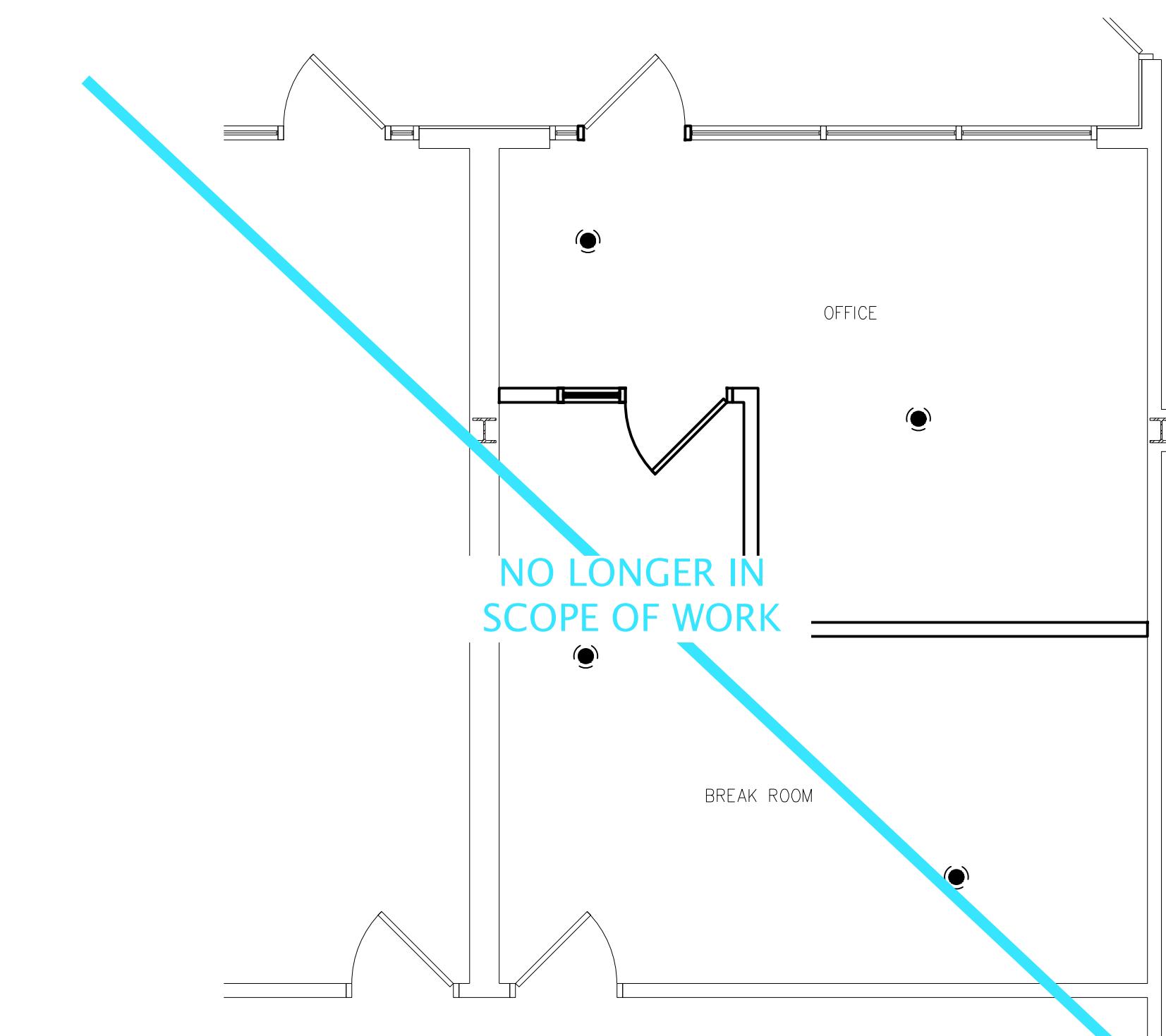
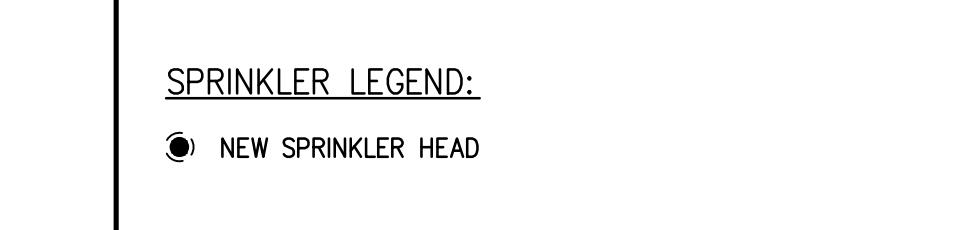
① PROVIDE A FULL COVERAGE TO SPRINKLER SYSTEM. SYSTEM SHALL BE HYDRAULICALLY DESIGNED TO PROVIDE NFPA 13 LIGHT HAZARD, DENSITY OF .10 GPM AT 1500 SQ FT. SPRINKLER HEADS SHALL BE 165°.



**FLEXIBLE HOSE DETAIL**

N.T.S.

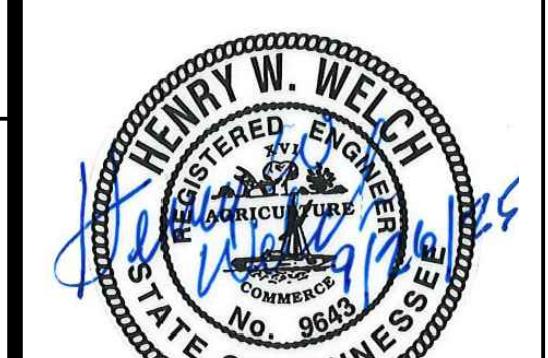
REFER TO MANUFACTURER'S INSTALLATION RECOMMENDATIONS BEFORE INSTALLING.



**PARTIAL FLOOR PLAN - FIRE PROTECTION**

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

FACILITY OFFICE

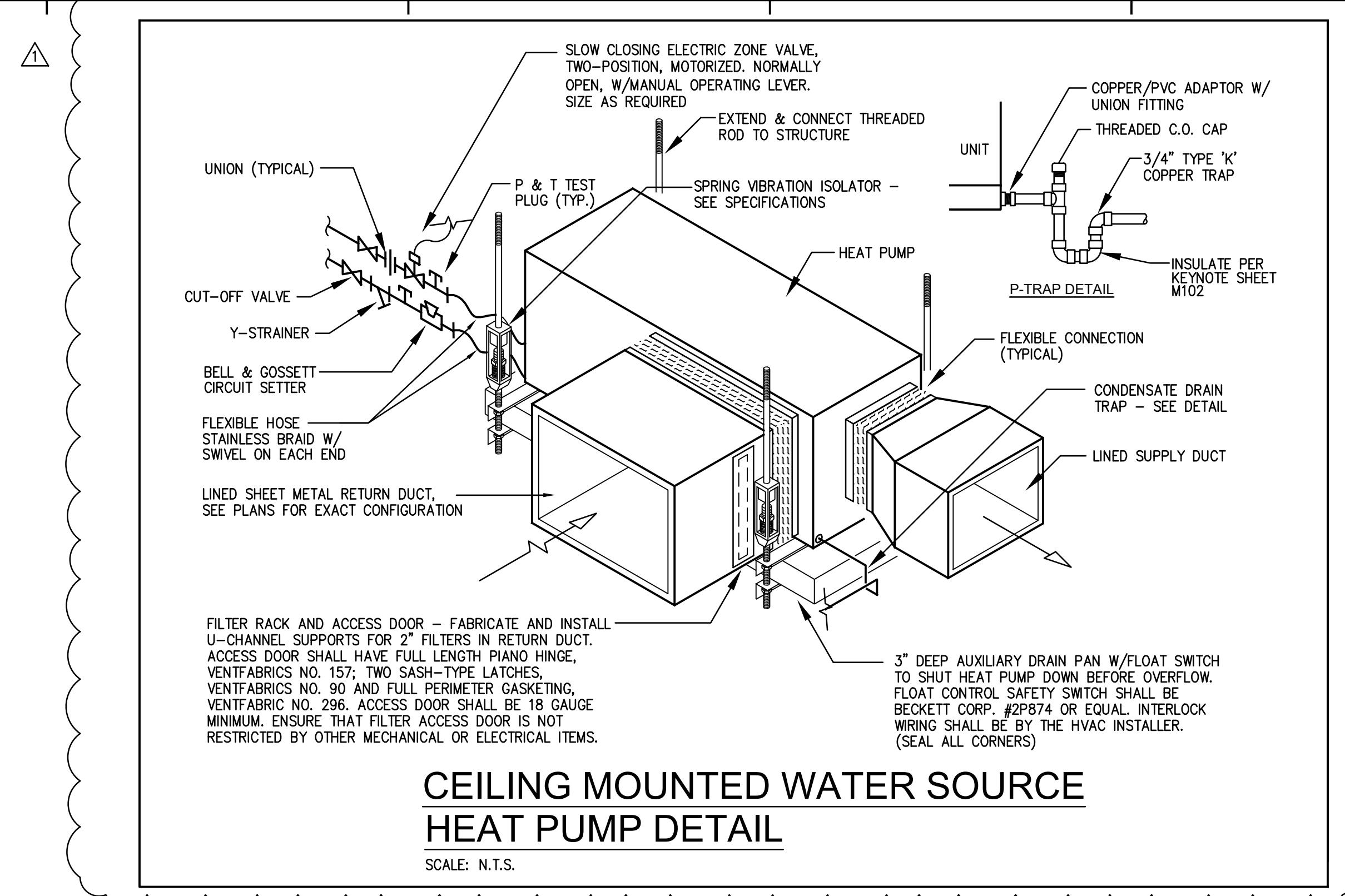


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Crystal Lewis, Plans Examiner  
01/14/2026  
JOHNSON CITY  
CODE ENFORCEMENT DIVISION

REVISION	1 ADDENDUM #1	09/26/25
PROJECT NO.	024-012	
ISSUE DATE	SEPTEMBER 26 2025	
TITLE	PARTIAL FLOOR PLAN- FIRE PROTECTION	
SHEET		

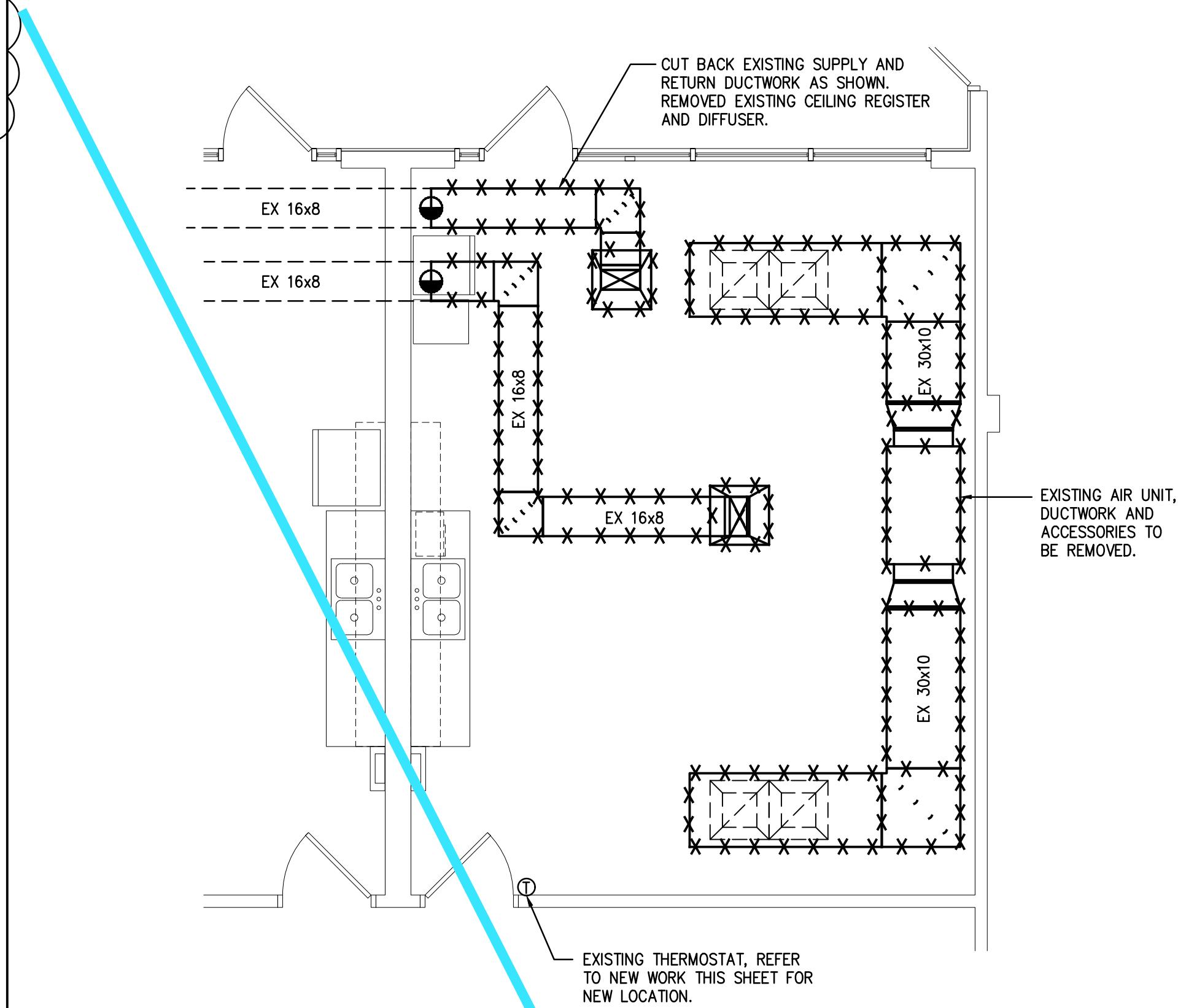
PARTIAL FLOOR PLAN-  
FIRE PROTECTION

**FP101**



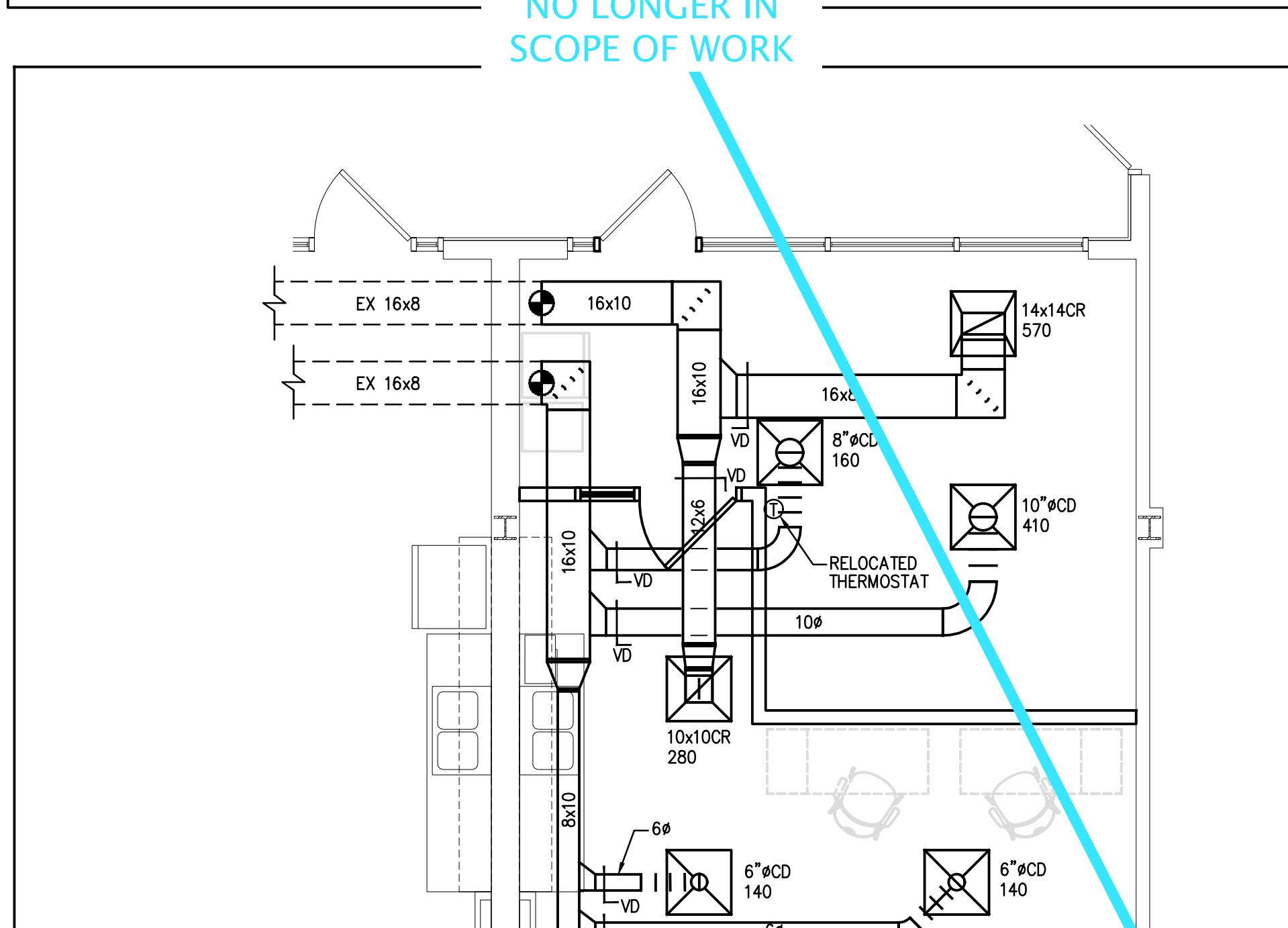
AIR DISTRIBUTION SCHEDULE					
MARK NO.	DESCRIPTION	MATERIAL	MANUFACTURER & MODEL	FINISH	DESCRIPTION
CD	CEILING DIFFUSER SEE SPEC 2.2B	ALUMINUM	PRICE ASCDA KRUEGER TITUS	WHITE (POWDER COATED)	<ul style="list-style-type: none"> <li>- 4 WAY THROW</li> <li>- 3 CONE FULLY ADJUSTABLE PATTERN</li> <li>- FULL FACE</li> <li>- NC &lt; 35</li> <li>- ROUND NECK</li> <li>- CEILING MODULE SIZES FOR LAY-IN CEILING SHALL BE 24X24 UNLESS NOTED OTHERWISE</li> <li>- CEILING MODULE SIZES FOR SURFACE MOUNTING SHALL BE 12X12 FOR NECK SIZES 8" AND LESS, 20X20 FOR 10", AND 24X24 FOR NECK SIZES LARGER THAN 10"</li> <li>-- SEE DETAIL DRAWING ON M402</li> </ul>
CR	CEILING RETURN	ALUMINUM	PRICE SERIES 800 KRUEGER TITUS	WHITE (POWDER COATED)	<ul style="list-style-type: none"> <li>- 1/2 x 1/2 x 1/2 ALUMINUM GRID CORE (ECCGRATE)</li> <li>- EXTRUDED ALUMINUM BORDER AND FRAME</li> <li>- SQUARE TO ROUND ADAPTER TO GO FROM GRILLE OPENING TO BRANCHED DUCT (WHERE REQUIRED)</li> <li>- SURFACE MOUNTED GRILLES ARE DUCT SIZE PLUS 1 1/16"</li> <li>- THE CORE SIZE FOR LAY-IN GRILLES ARE NOMINAL FACE SIZE OF 24 x 24 UNLESS NOTED OTHERWISE</li> <li>- NC &lt; 35</li> <li>- OPPOSING BLADE DAMPER</li> <li>- CEILING MODULE SIZES FOR SURFACE MOUNTING SHALL BE 12X12 FOR NECK SIZES 8" AND LESS, 20X20 FOR 10", AND 24X24 FOR NECK SIZES LARGER THAN 10"</li> </ul>

NOTES:  
1. CONTRACTOR TO VERIFY ALL FRAME STYLES WITH ARCHITECT'S REFLECTED CEILING PLANS & FINISH SCHEDULE PRIOR TO ORDERING AIR DISTRIBUTION ITEMS.



### FLOOR PLAN - HVAC DEMOLITION

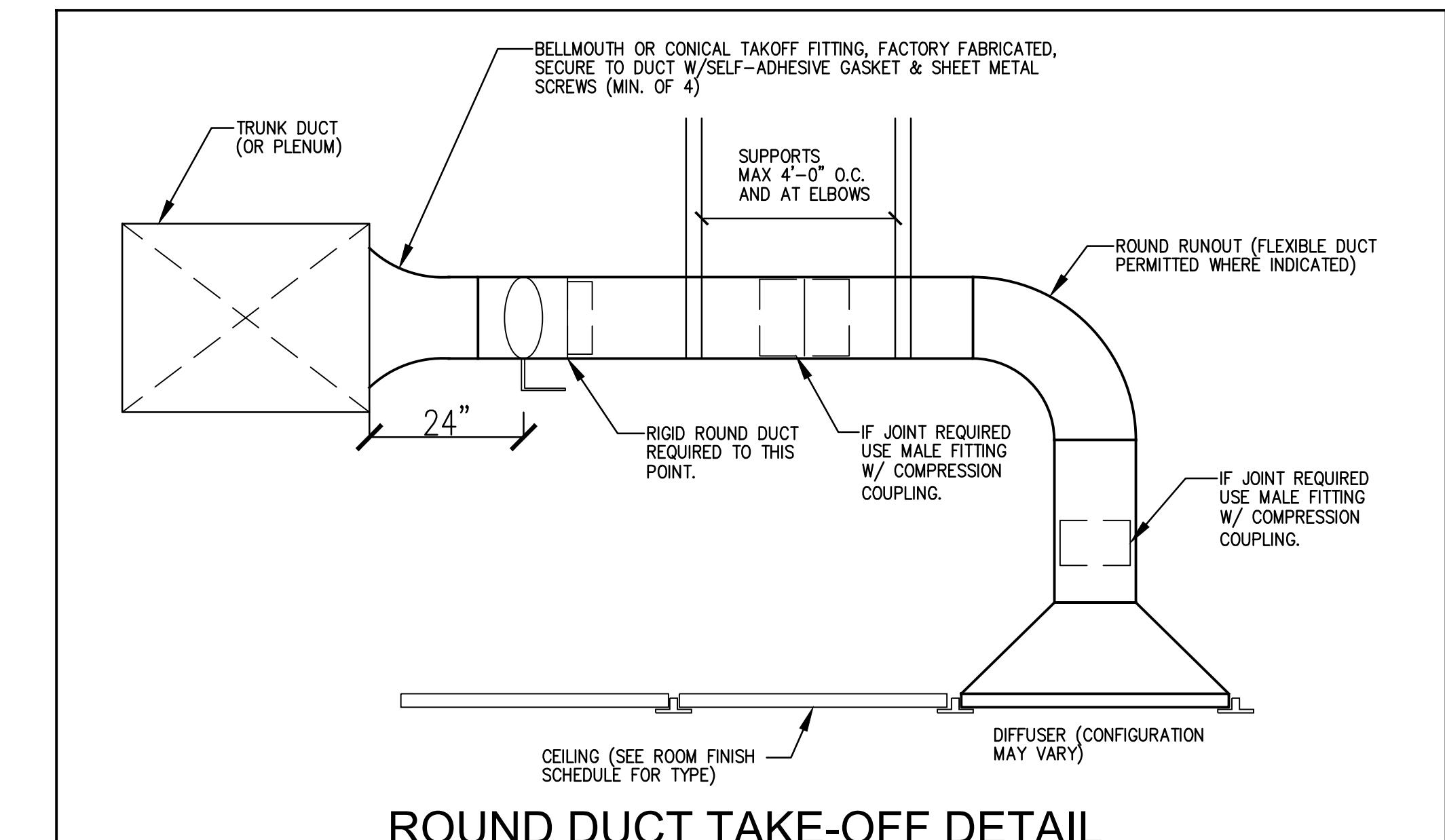
SCALE: 1/4"=1'-0"



### FLOOR PLAN - HVAC NEW WORK

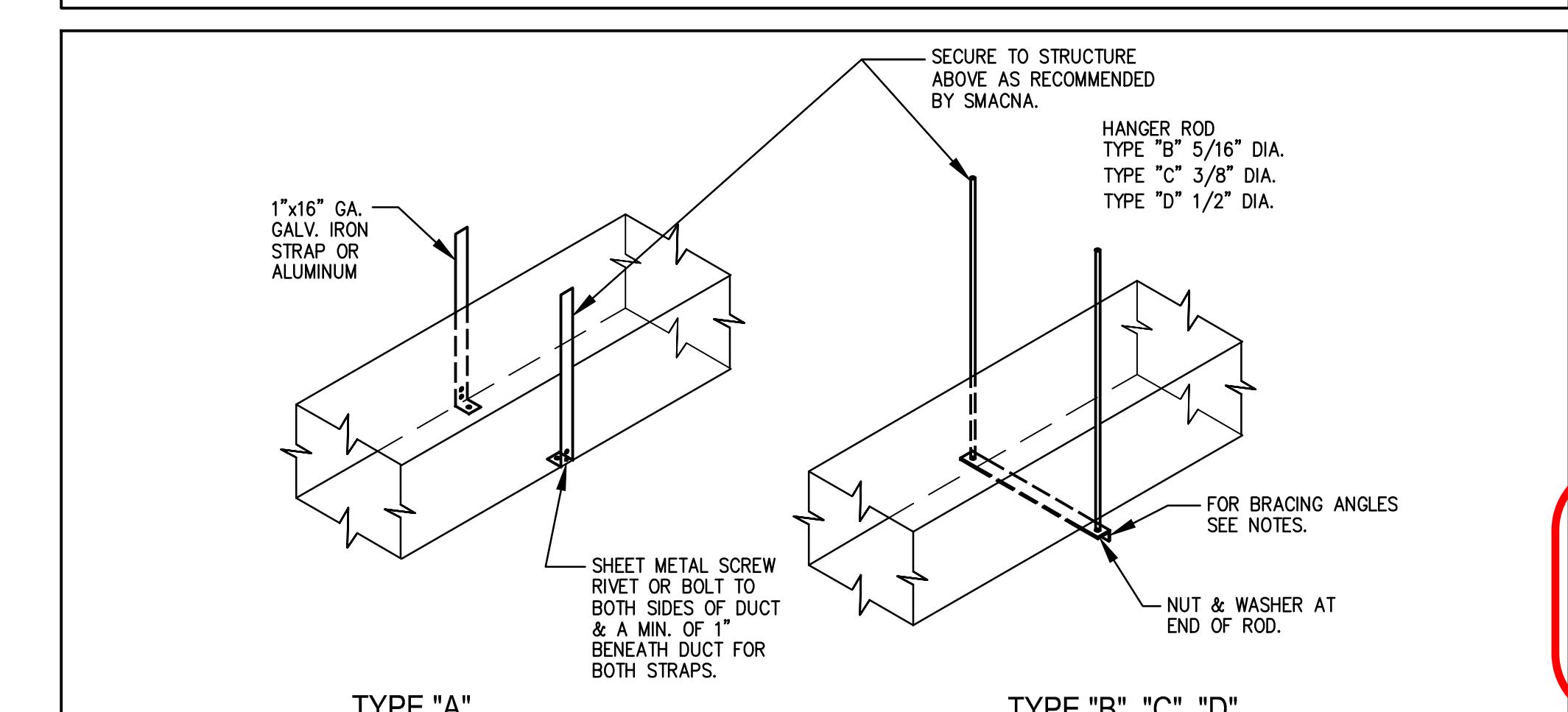
SCALE: 1/4"=1'-0"

HVAC LEGEND	
	SUPPLY DIFFUSER
	DUCT TRANSITION
	MANUAL VOLUME DAMPER
	SUPPLY DUCT FROM BELOW
	RETURN DUCT DOWN
	SUPPLY DUCT UP
	RETURN DUCT FROM ABOVE
	CEILING RETURN OR EXHAUST GRILLE
	ELBOW WITH TURNING VANES
	WALL MOUNTED TEMPERATURE SENSOR
	EXISTING DUCT, PIPING, EQUIPMENT TO REMAIN
	EXISTING DUCT, PIPING, EQUIPMENT TO BE REMOVED



### ROUND DUCT TAKE-OFF DETAIL

SCALE: N.T.S.



### DUCT HANGER DETAIL

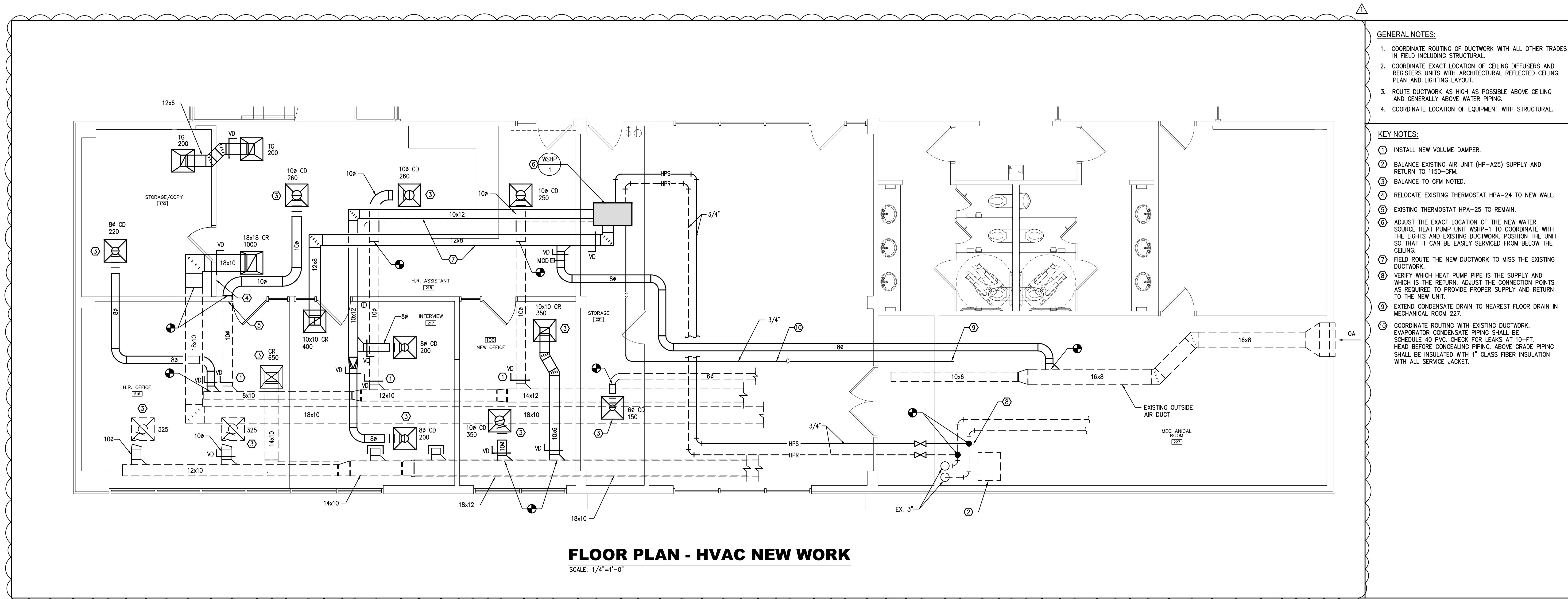
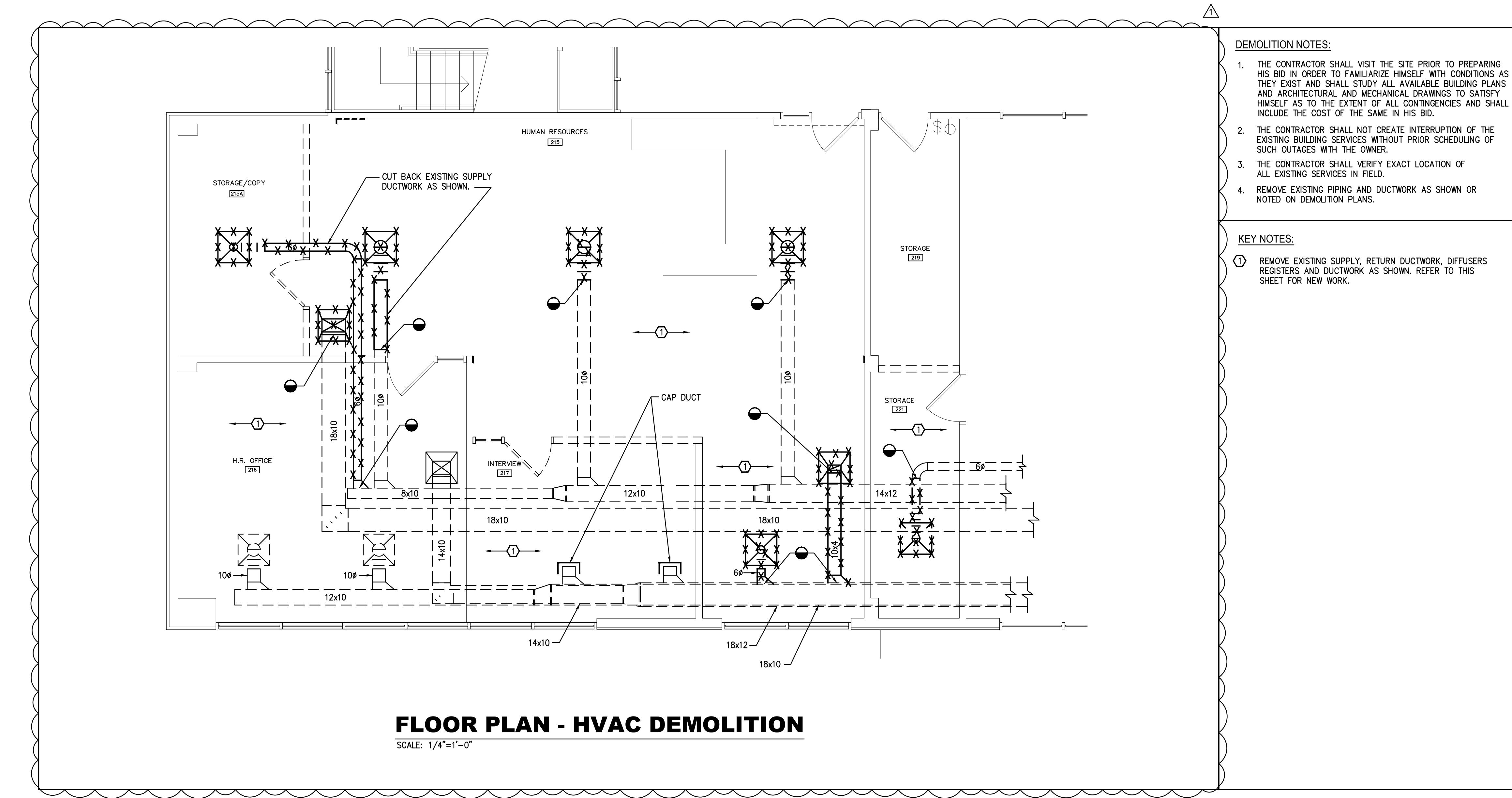
SCALE: N.T.S.

DUCT SCHEDULE	
DUCT DIMENSIONS (INCHES)	TYPE HANGER
UP THRU 12	A
13 THRU 18	A
19 THRU 30	A/B
31 THRU 42	B
43 THRU 54	B
55 THRU 60	B
61 THRU 84	C
85 THRU 96	C
OVER 96	D

DRAWING SYMBOL	CFM	OUTSIDE AIR CFM	EXT. SP. IN. WATER	COOLING (BTUH)		HEAT REJ (BTUH)	CAPACITY (BTUH)	ELECTRICAL			MANUFACTURER & MODEL NO.		
				TOTAL	SENSIBLE			GPM	VOLT/Φ	FAN HP			
WSPH 1	400	50	0.5	11,700	10,230	13,920	13,970	3.0	277/1	0.33	9.0	15.0	TRANE GEHK0127

ACCESSORIES AND FEATURES: (BY EQUIPMENT INSTALLER)  

- \* COOLING CAPACITIES ARE IN BTU/Hr WITH 80°F DB, 67°F MB ENTERING AIR AND 85°F ENTERING WATER TEMPERATURE.
- \* HEATING CAPACITIES ARE IN BTU/Hr WITH 65°F DB ENTERING AIR AND 50°F ENTERING WATER TEMPERATURE.
- \* AUTOMATIC CHANGEOVER THERMOSTAT WITH LOCKING PLASTIC THERMOSTAT COVER.
- \* FURNISH FACTORY PIPED VALVE PACKAGE.
- \* 2" THROW AWAY FILTERS.
- \* 1" DRAIN LINE PIPING PACKAGE.
- \* ALL UNITS SHALL HAVE DRAIN PAN.
- \* COORDINATE SUPPLY/RETURN ORIENTATION WITH NEW WORK PLANS AND EQUIPMENT SUPPLIER.
- \* UNIT TO BE BACNET READY.
- \* PROVIDE INTERNAL FLOAT SWITCH.



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*Crystal Lewis*  
Crystal Lewis, Plans Examiner  
01/16/2026  
JOHNSON CITY  
CODE ENFORCEMENT DIVISION



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REVISIONS

1. ADDENDUM #1 09/26/25

PROJECT NO. 024-012  
ISSUE DATE SEPTEMBER 26 2025  
TITLE

FLOOR PLANS - HVAC

**M102**

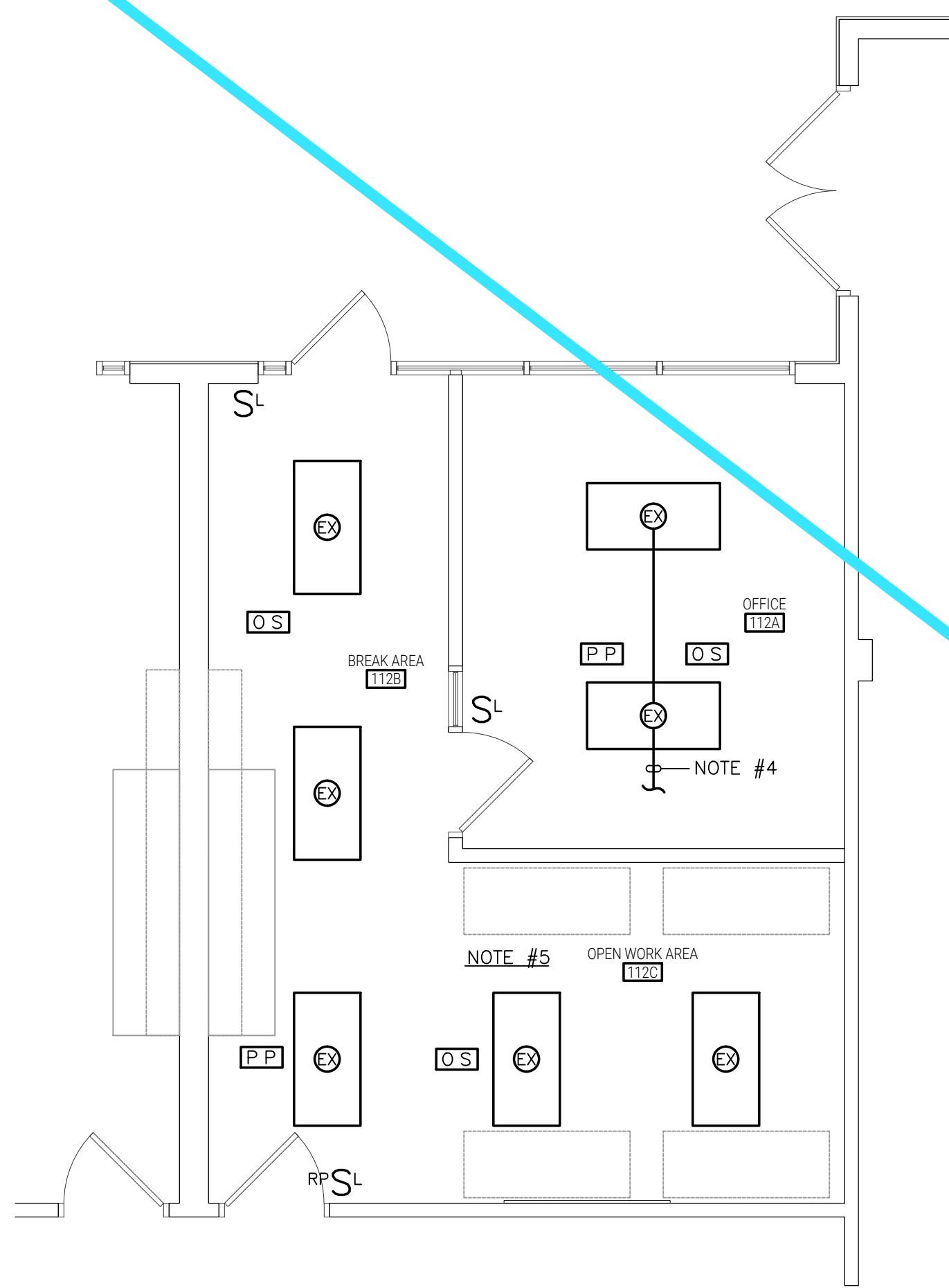
# BRIGHTRIDGE

BOONES CREED ROAD #100 & #200  
JOHNSON CITY, TENNESSEE 37615

## PROTECTION MBING HANICAL

MECHANICAL DESIGN  
SERVICES  
BOX 10025  
KNOXVILLE, TN 37919

CTRICAL  
EELAND ENGINEERS  
7 SUTHERLAND AVENUE  
XVILLE, TN 37919



# FLOOR PLAN - LIGHTING

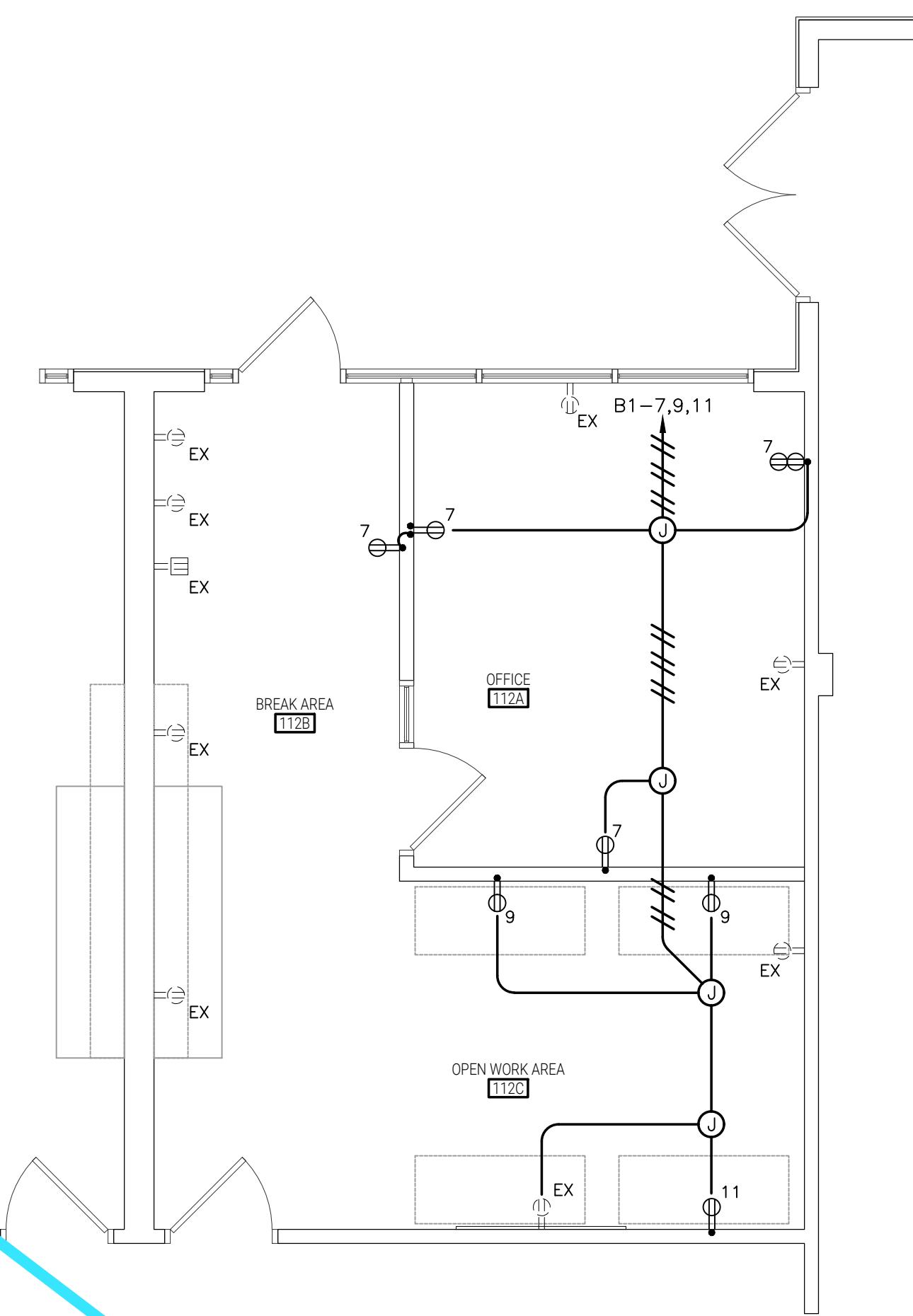
SCALE:  $\frac{1}{4}$  = 1'-0"

0' 2' 4' 8'

A horizontal scale bar with four black segments. Below the bar are numerical markings: 0', 2', 4', and 8'. The segments are evenly spaced, representing 2' intervals. The first segment starts at 0' and ends at 2'. The second segment starts at 2' and ends at 4'. The third segment starts at 4' and ends at 6'. The fourth segment starts at 6' and ends at 8'.

LIGHTING NOTES:

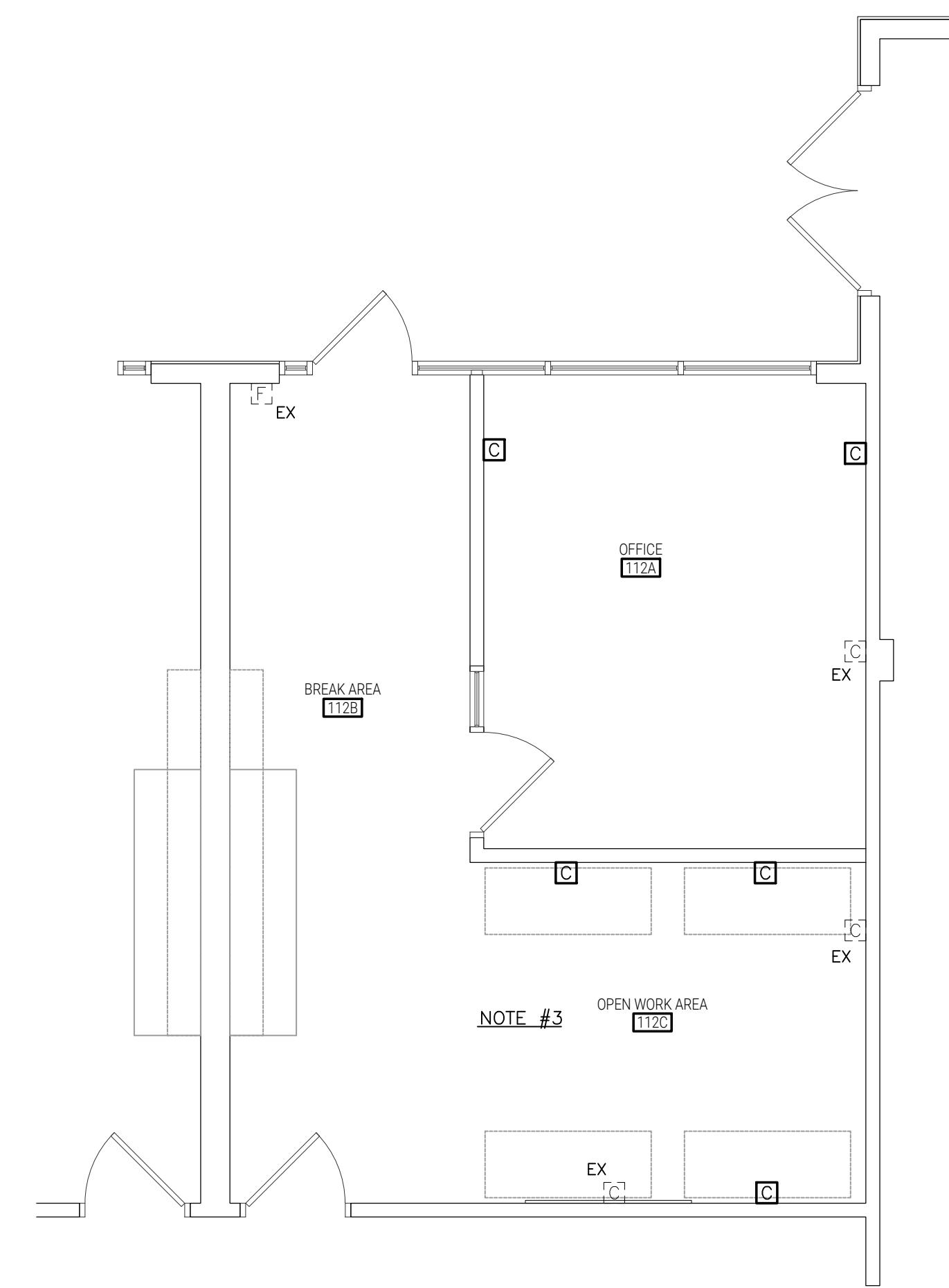
1. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATIONS OF ALL LIGHTING FIXTURES.
2. "EX" BY LIGHTING FIXTURE INDICATES EXISTING 2x4 LIGHTING FIXTURE TO BE REUSED WHERE INDICATED IN RENOVATION AREA. CLEAN AND RELAMP AS REQUIRED.
3. "RP" BY SWITCH INDICATES EXISTING LINE VOLTAGE WALL SWITCH TO BE REMOVED BY ELECTRICAL CONTRACTOR AND REPLACED WITH NEW LIGHTING CONTROLS INDICATED.
4. RELOCATE EXISTING LIGHTING FIXTURES IN ROOM NOTED TO NEW POSITIONS NOTED IN RENOVATED OFFICE. PROVIDE NEW LIGHTING CONTROLS IN OFFICE AS SHOWN. RECONFIGURE BRANCH WIRING AS REQUIRED TO MAINTAIN SERVICE TO EXISTING BREAK AREA AND OPEN WORK AREA LIGHTING.
5. PROVIDE NEW LIGHTING CONTROLS IN ROOM NOTED TO CONTROL EXISTING LIGHTING FIXTURES.



# FLOOR PLAN - POWER NO LONGER IN SCOPE OF WORK

ES:  
ED OUTLET BOXES ON OPPOSITE SIDES OF FIRE RATED  
ONS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF AT  
4 INCHES.

Y DEVICE INDICATES EXISTING DEVICE TO REMAIN. MAINTAIN  
IN FULL OPERATION AS REQUIRED.



# FLOOR PLAN - COMMUNICATIONS

SCALE:  $\frac{1}{4}$  = 1'-0

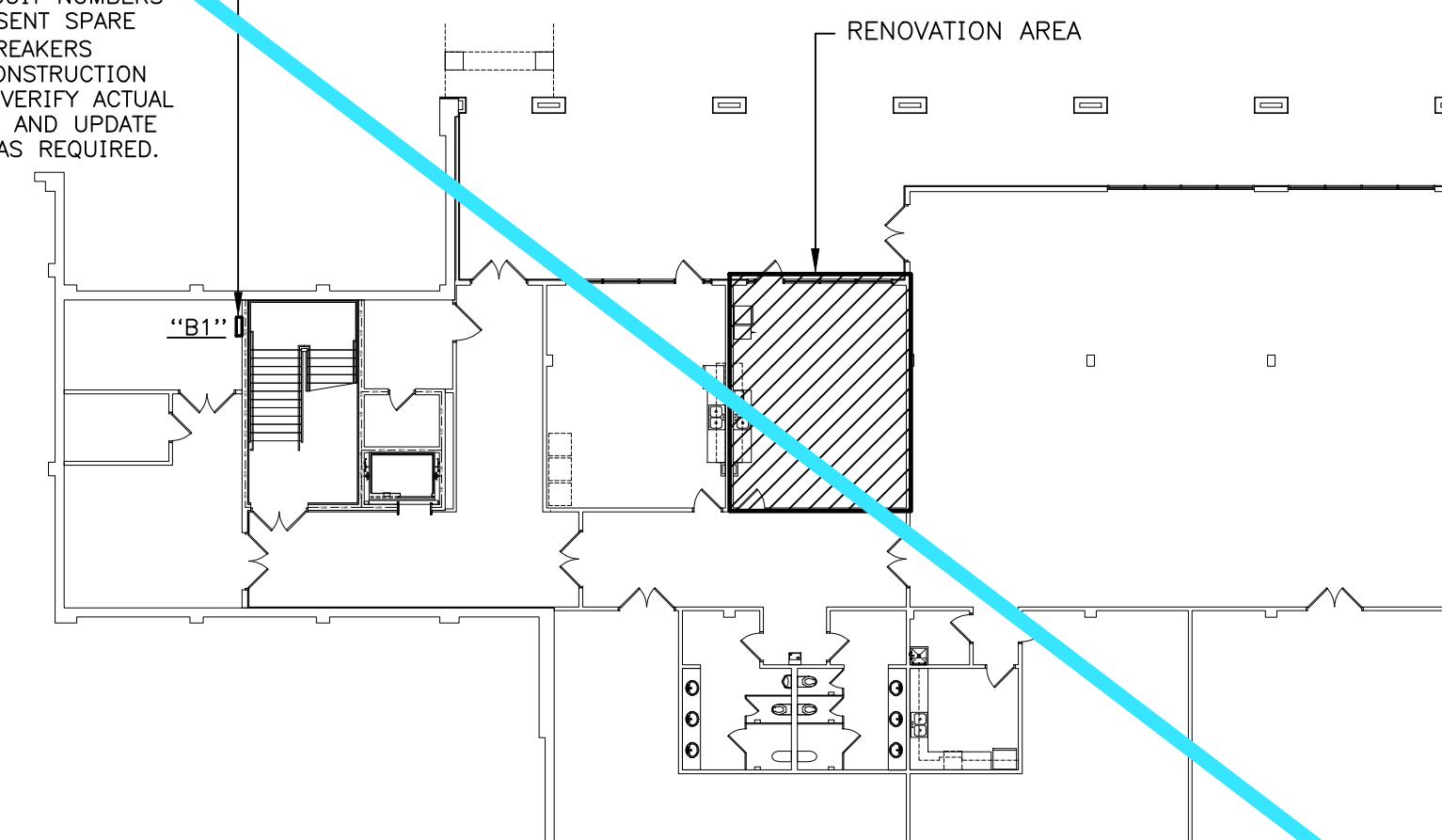
0' 2' 4' 8'

A scale diagram showing a horizontal line with tick marks at 0', 2', 4', and 8'. The distance between 0' and 2' is labeled as  $\frac{1}{4}$  scale, which is equivalent to 1'-0".

COMMUNICATIONS NOTES:

1. RECESSED OUTLET BOXES ON OPPOSITE SIDES OF FIRE RATED PARTITIONS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF AT LEAST 24 INCHES.
2. "EX" BY DEVICE INDICATES EXISTING DEVICE TO REMAIN. MAINTAIN IN FULL OPERATION.
3. IN ROOM NOTED, REMOVE EXISTING BRANCH WIRING SERVING HVAC UNIT BEING REMOVED BACK TO SUPPLYING PANEL "B1". REFER TO MECHANICAL DEMOLITION DRAWINGS FOR ADDITIONAL INFORMATION.

EXISTING PANEL "B1", 100 AMP, 120/208V., 3-PHASE TO REMAIN. UTILIZE EXISTING SPARE BREAKERS OR SPARE SPACE TO FIELD NEW CIRCUITS SHOWN. CIRCUIT NUMBERS SHOWN ON DRAWING REPRESENT SPARE AVAILABLE 20/1 CIRCUIT BREAKERS ACCORDING TO ORIGINAL CONSTRUCTION DOCUMENTS OF THIS AREA. VERIFY ACTUAL CIRCUIT NUMBERS IN FIELD AND UPDATE PANEL CIRCUIT DIRECTORY AS REQUIRED.



# KEY PLAN

N.T.S.

OPY SHALL BE  
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Crystal Lewis ELECTRO  
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Crystal Lewis PROPERTY  
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Crystal Lewis EXPRE

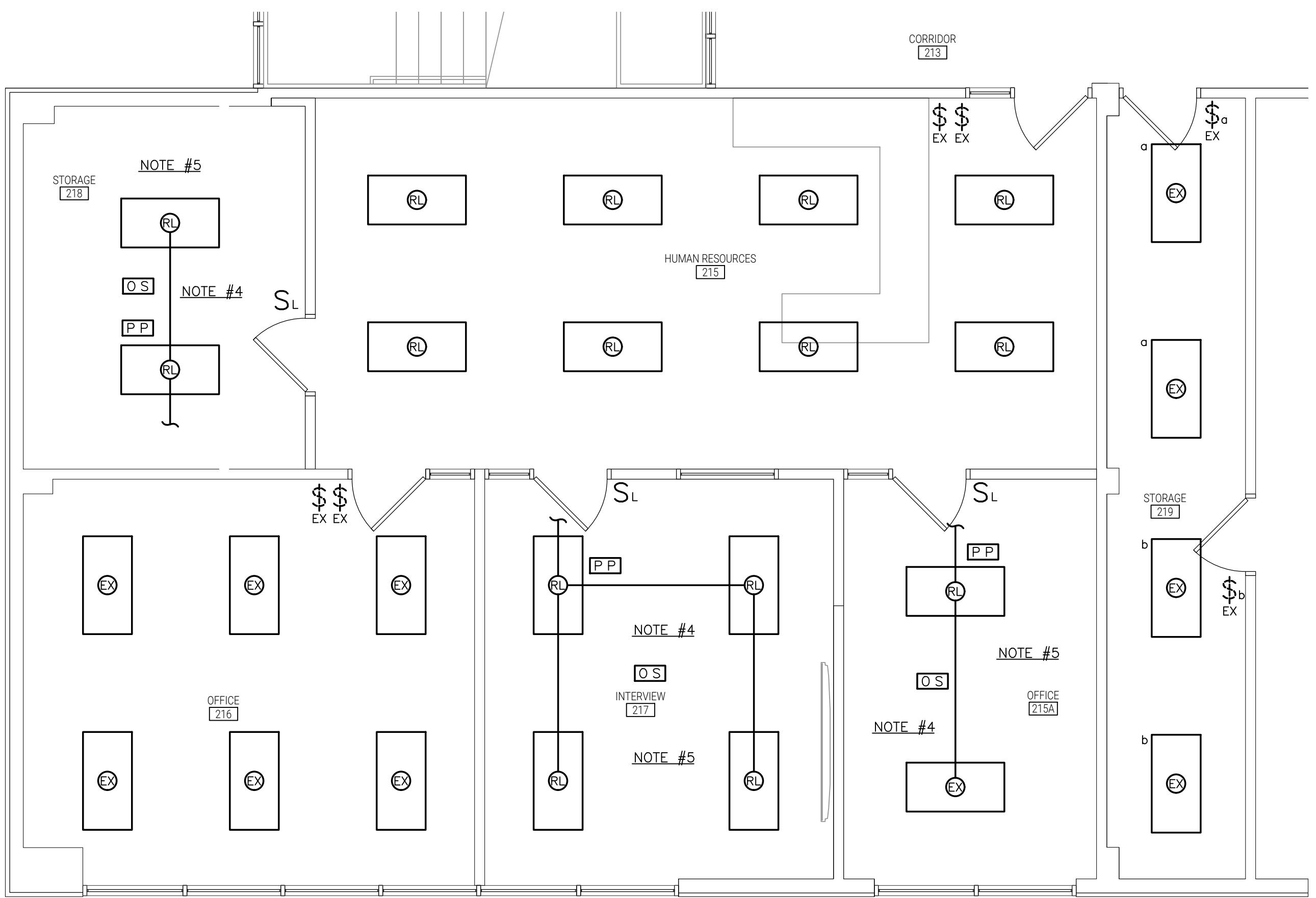
A circular registration stamp with a decorative border. The text "HAROLD E. DAMRON" is at the top, "REGISTERED ENGINEER" is in the center, and "AGRICULTURE" is at the bottom. The bottom half of the stamp features a stylized illustration of a plow, a sheaf of wheat, and a sheaf of corn. Below the illustration is a ship on waves. The words "COMMERCE" and "STATE OF TENNESSEE" are at the bottom. The number "NO. 022989" is in the center. A blue ink signature "Harold E. Damron" is written across the top of the stamp. A blue ink date "9-27-24" is written across the bottom right. A blue ink circle is drawn around the entire stamp.

6

NO. 024-012  
E SEPTEMBER 27, 2024

# FLOOR PLANS - LIGHTING, POWER, AND COMMUNICATIONS

**E101**



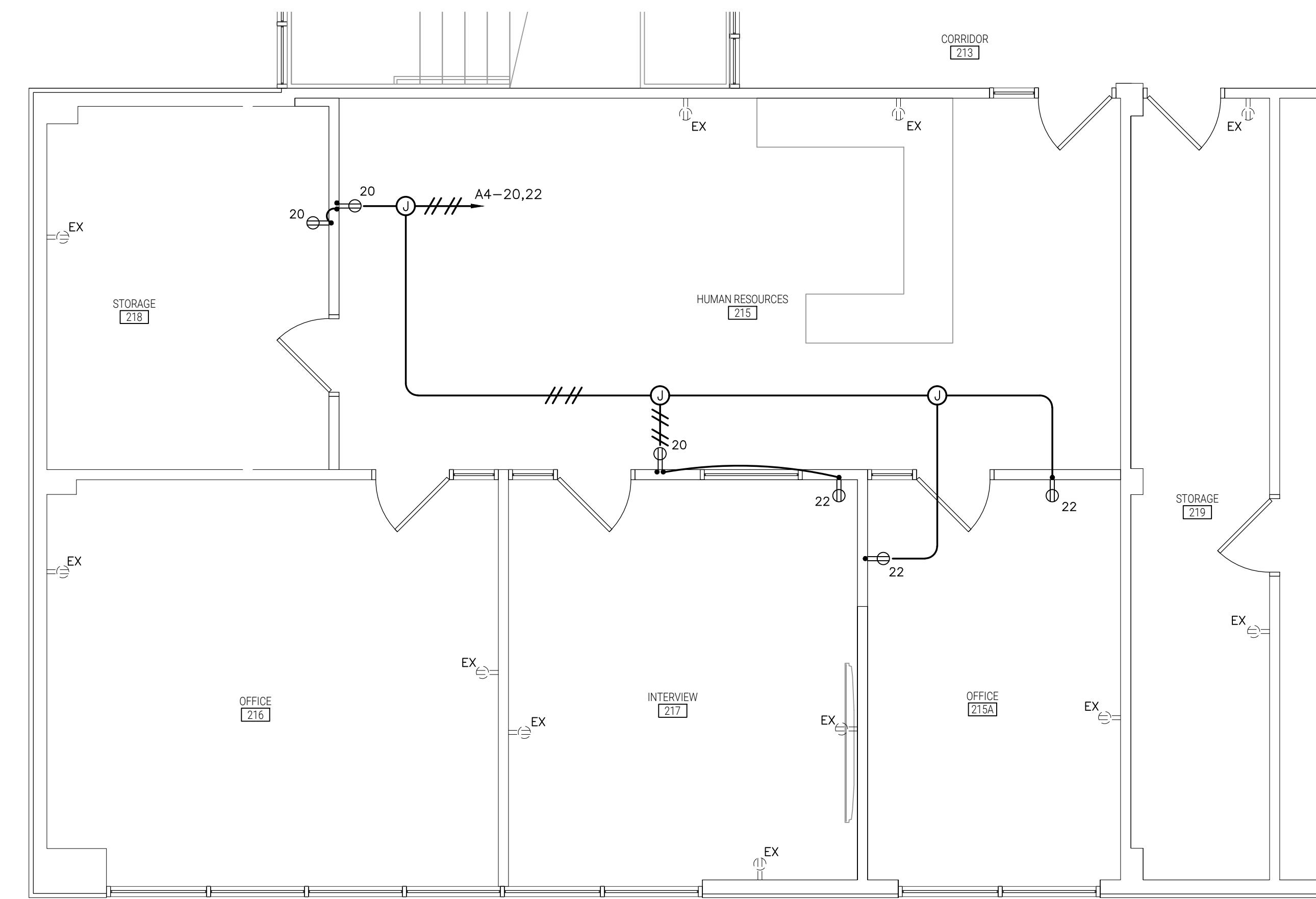
**FLOOR PLAN - LIGHTING**

SCALE:  $\frac{1}{4}'' = 1'-0''$

0' 2' 4' 8'

**LIGHTING NOTES:**

1. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATIONS OF ALL LIGHTING FIXTURES.
2. "EX" BY LIGHTING FIXTURE INDICATES EXISTING 2x4 LIGHTING FIXTURE TO BE REUSED WHERE INDICATED IN RENOVATION AREA. CLEAN AND RELAMP AS REQUIRED.
3. "RL" BY LIGHTING FIXTURE INDICATES EXISTING 2x4 LIGHTING FIXTURE TO BE RELOCATED AS SHOWN ON DRAWING.
4. RELOCATE EXISTING LIGHTING FIXTURES IN ROOM NOTED TO NEW LOCATION IN RENOVATION AREA. PROVIDE NEW LIGHTING CONTROLS IN OFFICE AS SHOWN. RECONFIGURE BRANCH WIRING AS REQUIRED, TO MAINTAIN SERVICE TO EXISTING BREAK AREA AND OPEN WORK AREA LIGHTING.
5. PROVIDE NEW LIGHTING CONTROLS IN ROOM NOTED TO CONTROL EXISTING LIGHTING FIXTURES.



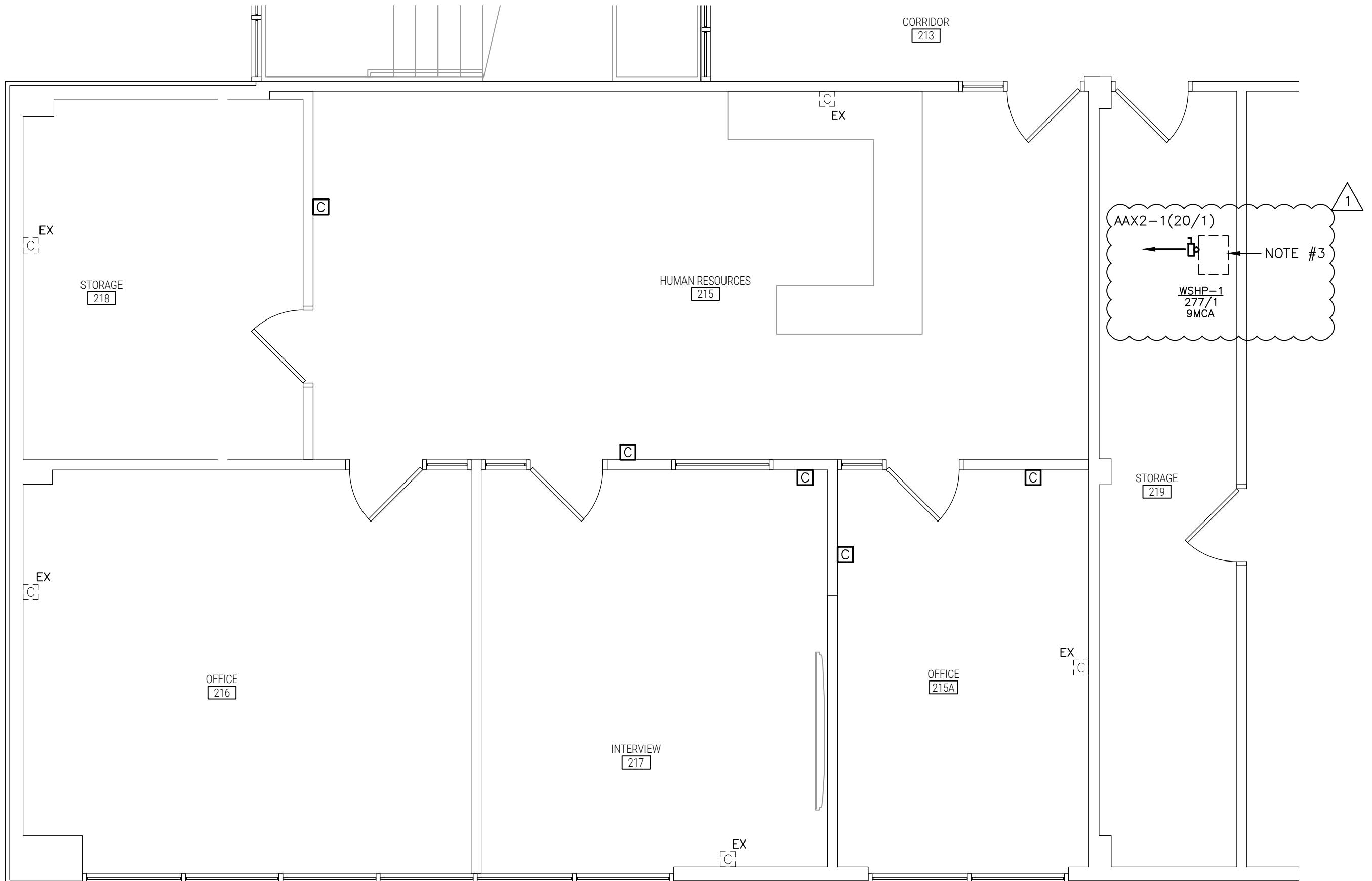
**FLOOR PLAN - POWER**

SCALE:  $\frac{1}{4}'' = 1'-0''$

0' 2' 4' 8'

**POWER NOTES:**

1. RECESSED OUTLET BOXES ON OPPOSITE SIDES OF FIRE RATED PARTITIONS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF AT LEAST 24 INCHES.
2. "EX" BY DEVICE INDICATES EXISTING DEVICE TO REMAIN. MAINTAIN DEVICES IN FULL OPERATION AS REQUIRED.



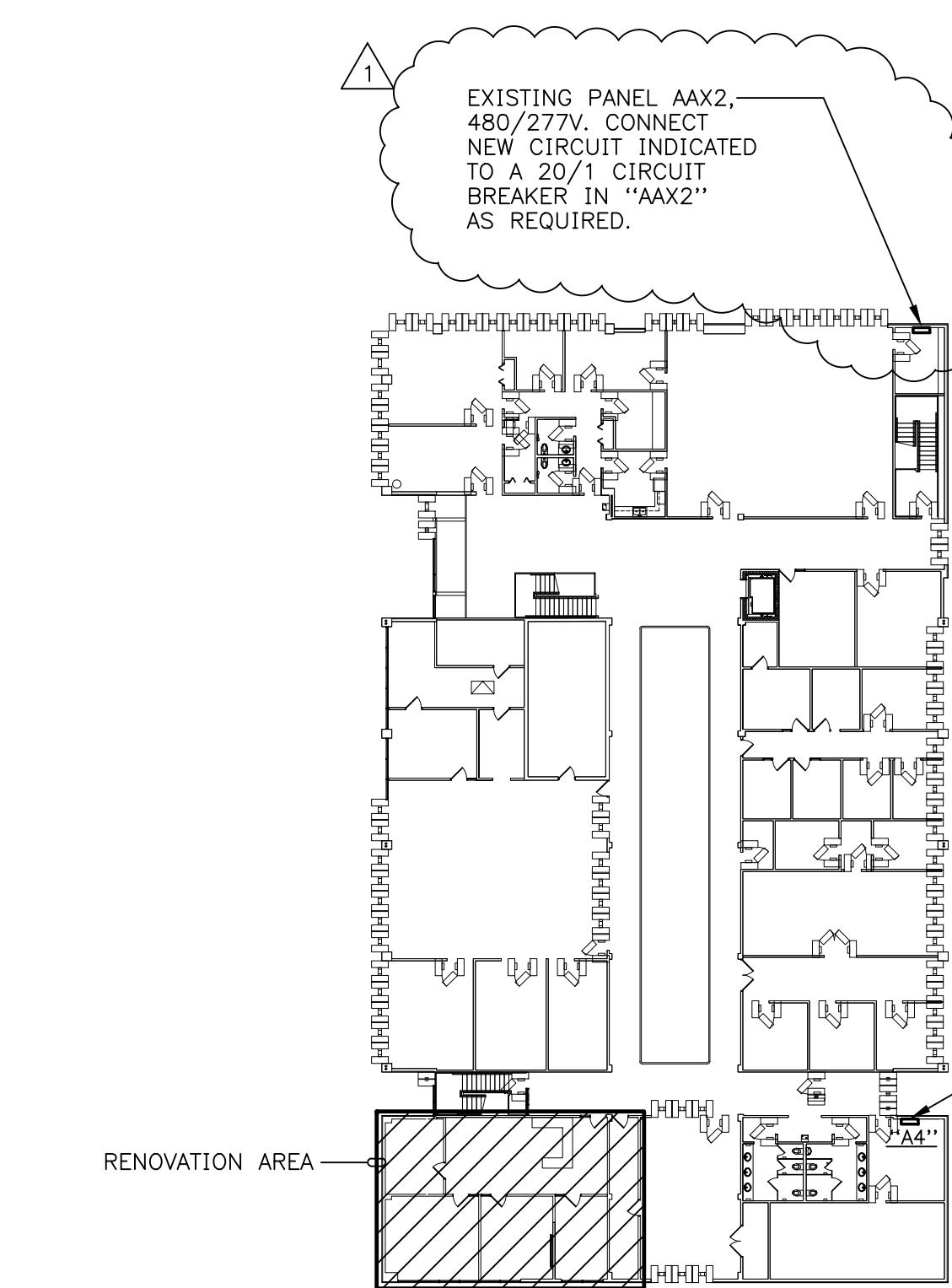
**FLOOR PLAN - COMMUNICATIONS/HVAC WIRING**

SCALE:  $\frac{1}{4}'' = 1'-0''$

0' 2' 4' 8'

**COMMUNICATIONS NOTES:**

1. RECESSED OUTLET BOXES ON OPPOSITE SIDES OF FIRE RATED PARTITIONS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF AT LEAST 24 INCHES.
2. "EX" BY DEVICE INDICATES EXISTING DEVICE TO REMAIN. MAINTAIN IN FULL OPERATION.
3. CONFIRM EXACT LOCATION ABOVE CEILING OF UNIT PRIOR TO ROUGH-IN.



**KEY PLAN**  
N.T.S.

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*Crystal Lewis*  
Crystal Lewis, Plans Examiner  
01/14/2026  
JOHNSON CITY  
CODE ENFORCEMENT DIVISION

REVISIONS	1	ADDENDUM #1	9/26/23
PROJECT NO.			024-012
TITLE			SEPTEMBER 27, 2024
DATE			

**FLOOR PLANS -  
LIGHTING, POWER, AND  
COMMUNICATIONS**

**E102**