## RENOVATION PROJECT FOR USVets:

# Bridgepointe Communities LLC Building 200

## PRESCOTT , ARIZONA

## Area Map

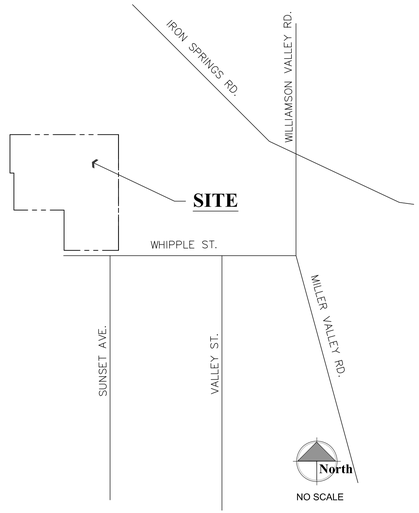
## Deferred Submittals

The following items are required and will be provided as a deferred submittal:

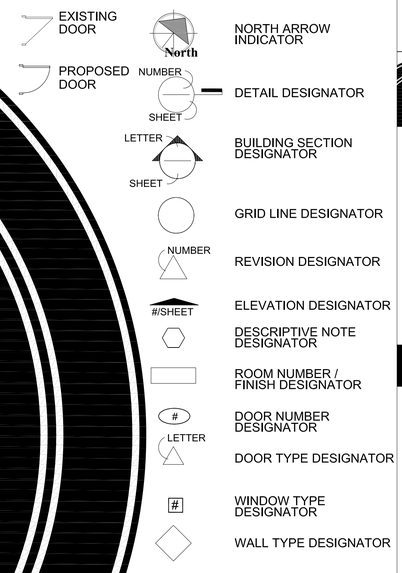
1. Automatic Fire Sprinkler System.
2. Fire Alarm System.

Automatic Fire Sprinkler System & Fire Alarm System submittal documents for deferred submittal shall be submitted to the local fire district, who shall review them and forward them to the building official, with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items shall "NOT" be installed until their design and submittal documents have been approved by the fire marshal having jurisdiction.

## Vicinity Map




## Graphic Standards




## Project Information

| | | |
|---|---|---|
| OWNER | Bridgepointe Communities LLC<br>1660 Gettys Vue.<br>Prescott, AZ 86301 | Contact: Dane Beck<br>Ph: 602-920-4084<br>dane@becklegacygroup.com<br><br>Contact: Raymond Zogob<br>Ph: 928-443-0766<br>rzobog@gmail.com |
| PREPARED BY: | W. Alan Kenson & Associates, P.C.<br>P.O. Box 11593<br>Prescott, AZ 86304 | Contact: Alan Kenson<br>Ph: 928-443-5812<br>waka@cableone.net |
| CONTRACTOR: | Kenson Construction Company Inc.<br>6135 Corsair Avenue<br>Prescott, AZ 86301 | Contact: Alan Kenson<br>Ph: 928-443-5812<br>waka@cableone.net |
| SCOPE OF WORK: | Building Remodel | |
| PROJECT ADDRESS: | 1040 Whipple St., #200<br>Prescott, AZ 86305 | |
| PARCEL # | 115-09-008C | |
| ZONE | BR | |
| OCCUPANCY: | R-2 | |
| CONSTRUCTION TYPE: | V-B (sprinklered) | |
| ALLOWABLE AREA: | 23,000 +200% = 69,000 S.F. | |
| ACTUAL AREA: | 14,120 S.F. (Lower level: 7,060 Upper level: 7,060) | |
| EMERGENCY LIGHTING: | NO | |
| FIRE ALARMS: | Yes | |
| FIRE SPRINKLERS: | Yes | |
| BUILDING CODE: | 2012 International Building Code | |
| PARKING REQUIRED | Refer to 1040 Whipple Street, Building 400 Plans for Site Plan Information | |

## Project Description

THE OWNER'S PROPOSED DEVELOPMENT INCLUDES FOUR BUILDING REMODELS. THE BUILDINGS CURRENTLY ARE USED FOR COMMERCIAL OFFICES. BUILDING 100 WILL HAVE A RESTROOM REMODEL, ADDING A SHOWER. BUILDING 200 AND 300 WILL BE REMODELED TO BECOME APARTMENTS / DORMS. PTAC HVAC UNITS WILL BE PROVIDED FOR EACH APARTMENT UNIT UNDER EACH WINDOW, AND A WATER HEATING SYSTEM FOR ALL OF THE UNITS WILL BE HOUSED IN A MECHANICAL ROOM AT BUILDING 300 AND DISTRIBUTED FROM THERE. THE SITE UTILITIES WILL BE MODIFIED TO ACCOMMODATE THE BUILDING'S NEW USE. AN ELEVATOR WILL BE INSTALLED AT BUILDING 300 IN THE FUTURE TO BE UTILIZED BY BOTH BUILDINGS 200 AND 300. BUILDING 400 WILL BE REMODELED TO INCLUDE A DINING HALL AND OFFICES AND WILL INCLUDE REMODELED RESTROOMS TO PROVIDE FOR ADA REQUIREMENTS. A MODULAR OFFICE BUILDING AND MODULAR KITCHEN BY OTHERS IN A SEPARATE PERMIT WILL ALSO BE ADDED ADJACENT TO BUILDING 400, ATTACHED WITH CONNECTING CORRIDORS.

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**ARCHITECTURAL**

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| | |
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| M2.1 | Mechanical Details, Schedules and Specifications |

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| | |
|---|---|
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| P2.0 | Enlarged Plumbing Plans |
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| | |
|---|---|
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| E2.1 | Electrical Layout / Reflected Ceiling Plan & Enlarged Equipment Plans |
| E2.2 | Electrical Enlarged Equipment Layout, One-Line Diagram & Panel Schedules |


## Architect:


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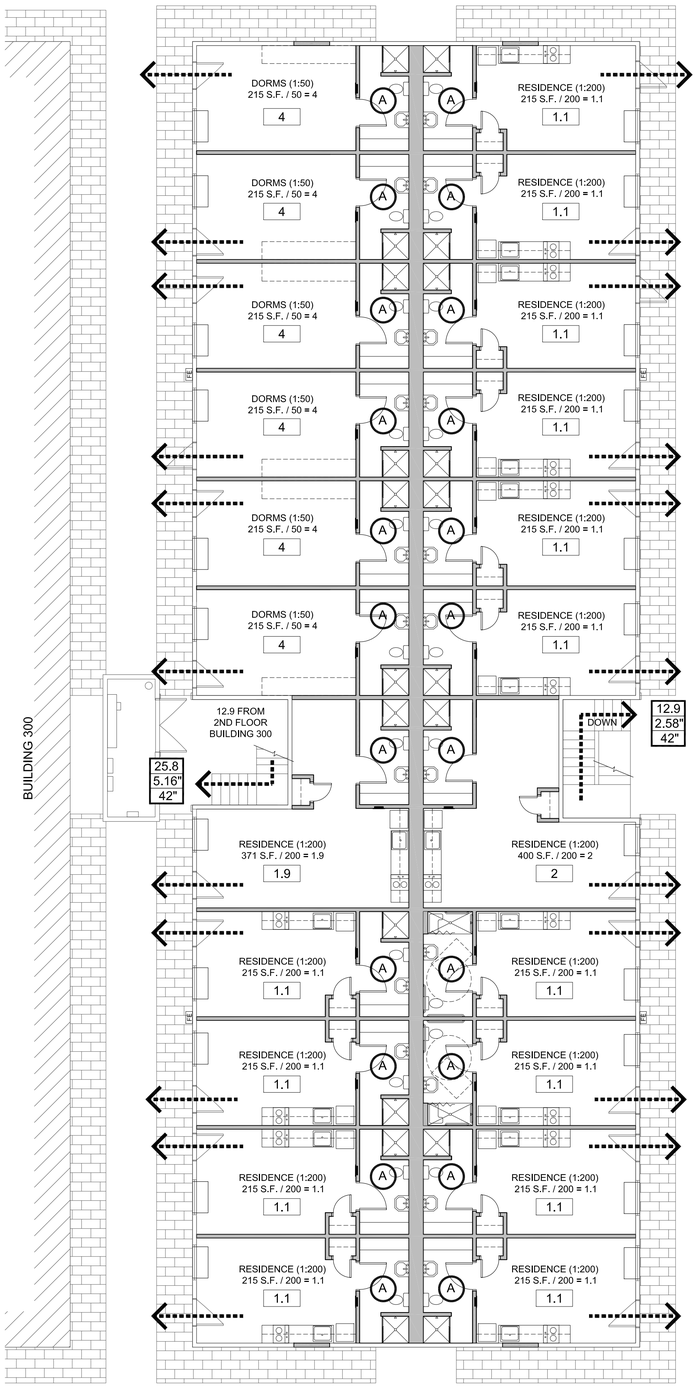
ARCHITECTURE & PLANNING


**DRAWING:** Cover Sheet

**PROJECT:** Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 200, Prescott, AZ 86305

**APN:** 115-09-008D

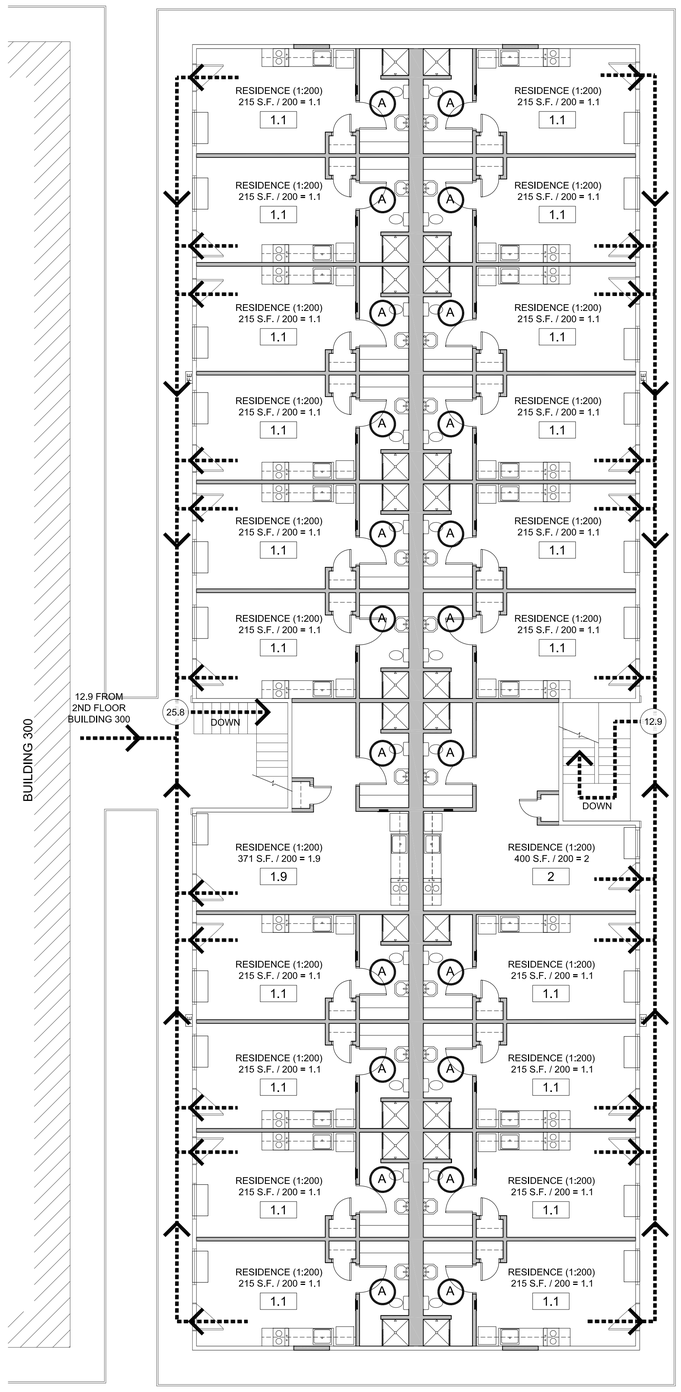
| | |
|---|---|
| DRAWN BY | L.O. |
| CHECKED BY | W.A.K. |
| DATE | Dec 19th, 2018 |
| JOB. NO. | 724 |
| SHEET | CS1 |
| | 200 |




A1 **Occupancy / Egress 1st Floor Plan B200**

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

Plan North




B1 **Occupancy / Egress 2nd Floor Plan B200**

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

Plan North

## Egress Legend:

- EXIT ACCESS
- (A) ACCESSORY USE (NO OCCUPANCY)
- [XX] ROOM OCCUPANCY LOAD
- (XX) SUBTOTAL OCCUPANCY LOAD
- [XX] OCCUPANCY TOTAL
- [XX] REQUIRED EXIT WIDTH (FACTOR = 0.2)
- [XX] PROVIDED EXIT WIDTH

| FUNCTION OF SPACE | OCCUPANT LOAD FACTOR |
|---|---|
| RESIDENCE | 200 |
| DORMS | 50 |

## Occupant load

NOTE:
GROSS SQUARE FOOTAGE LISTED BELOW
DOES NOT INCLUDE ACCESSORY AREAS.

| | | |
|---|---|---|
| RESIDENCE: | 8,852 SQ. FT. | 44 OCCUPANTS |
| DORMS: | 1,290 SQ. FT. | 26 OCCUPANTS |
| TOTAL: | 10,142 SQ. FT. | 70 OCCUPANTS |

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ARCHITECTURE & PLANNING

**DRAWING:** Code Compliance / Exiting / Occupancy Floor plans

**PROJECT:** Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 200, Prescott, AZ 86305

**APN:** 115-09-008D

| | |
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| DRAWN BY | L.O. |
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| SHEET | CS2 200 |

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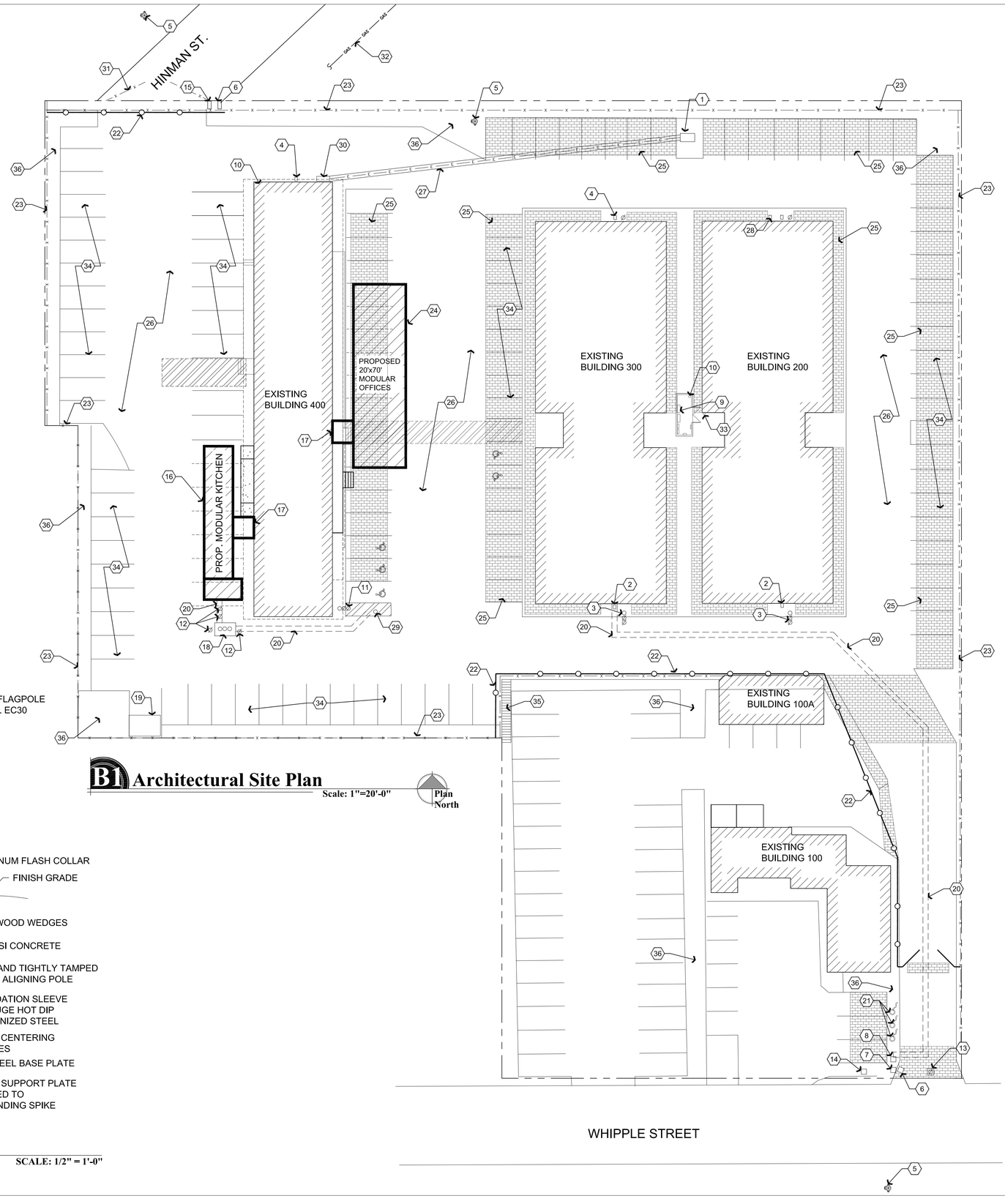
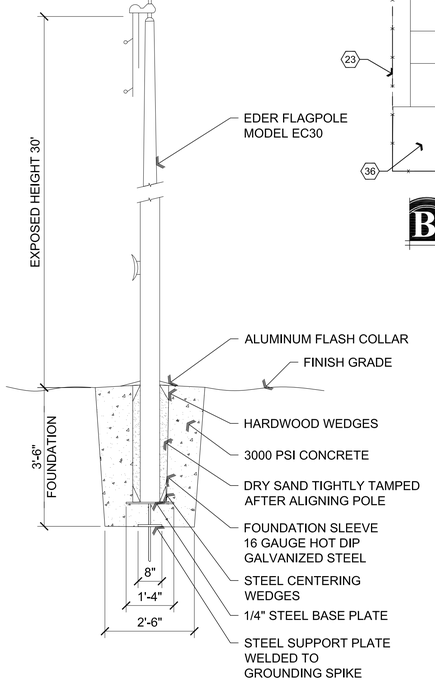



## B1 Architectural Site Plan

Scale: 1"=20'-0"




## A1 Flagpole Foundation

SCALE: 1/2" = 1'-0"

## Descriptive Keynotes

1. EXISTING ELECTRICAL TRANSFORMER.
2. PROPOSED WATER SHUT OFF VALVE, REFER TO CIVIL AND PLUMBING PLANS.
3. PROPOSED BACKWATER VALVE AND 2 WAY SEWER CLEAN OUT, REFER TO CIVIL AND PLUMBING PLANS.
4. EXISTING NATURAL GAS METER / REGULATOR, REFER TO PLUMBING PLANS.
5. EXISTING FIRE HYDRANT.
6. EXISTING 3/4" DOMESTIC REDUCED PRESSURE BACKFLOW PREVENTION DEVICE TO BE REMOVED AND REPLACED WITH 1" REDUCED PRESSURE BACKFLOW PREVENTION DEVICE, REFER TO PLUMBING PLANS.
7. PROPOSED CITY WATER METER, REFER TO CIVIL PLANS.
8. PROPOSED REDUCED PRESSURE BACKFLOW PREVENTION DEVICE IN ASSE INSULATED ENCLOSURE, REFER TO CIVIL PLANS.
9. EXISTING 1200 AMP, 120/208, 3 PHASE ELECTRIC SERVICE ENTRANCE SECTION.
10. EXISTING 4" FIRE RISER.
11. EXISTING 4" SEWER CLEAN OUT.
12. PROVIDE SEWER CLEAN OUT, REFER TO CIVIL AND PLUMBING PLANS.
13. EXISTING WATER METER TO BE REMOVED.
14. EXISTING WATER METER FOR BUILDING 100 AND 100A TO REMAIN.
15. 5/8" DOMESTIC WATER METER FOR BUILDING 400 TO BE REMOVED AND REPLACED WITH 1" WATER METER, REFER TO CIVIL AND PLUMBING PLANS.
16. MODULAR KITCHEN BY OTHERS UNDER SEPARATE PERMIT.
17. PROPOSED CORRIDOR CONNECTING EXISTING BUILDING TO MODULAR BUILDING, REFER TO BUILDING 400 PLANS.
18. TRAFFIC RATED GREASE TRAP, REFER TO PLUMBING PLANS.
19. EXISTING DUMPSTER LOCATION.
20. REMOVE, EXCAVATE AND REPLACE EXISTING CONCRETE / PAVERS IN DRIVEWAY AS REQUIRED FOR WATER AND SEWER UTILITIES, REFER TO CIVIL PLANS ON BUILDING 400 AND PLUMBING PLANS.
21. PROVIDE 30' FLAG POLE, REFER TO DETAIL A1/A1.0.
22. PROVIDE 6' HIGH TEMPORARY CHAIN LINK FENCING.
23. EXISTING SITE FENCING TO REMAIN.
24. PROPOSED MODULAR OFFICE BUILDING BY OTHERS UNDER SEPARATE PERMIT.
25. EXISTING PAVERS IN DRIVEWAY.
26. EXISTING CONCRETE IN DRIVEWAY.
27. REMOVE, EXCAVATE AND REPLACE EXISTING CONCRETE / PAVERS IN DRIVEWAY AS REQUIRED FOR (1) ADDITIONAL 4" DB120 ELECTRICAL CONDUIT, REFER TO ELECTRICAL PLANS.
28. EXISTING NATURAL GAS METER / REGULATOR TO BE REMOVED.
29. PROVIDE SEWER BACKWATER VALVE, REFER TO PLUMBING AND CIVIL PLANS.
30. ELECTRICAL SERVICE ENTRANCE SECTION TO BE REPLACED, REFER TO ELECTRICAL PLANS.
31. EXISTING LOCKABLE GATES WITH FIRE DEPARTMENT ACCESS TO REMAIN.
32. CONTRACTOR TO REPLACE APPROXIMATELY 40' OF EXISTING 3/4" NATURAL GAS LINE WITH 1" NATURAL GAS LINE IN ACCORDANCE WITH UNISOURCE UTILITY COMPANY REQUIREMENTS.
33. EXISTING FIRE DEPARTMENT LOCK BOX.
34. EXISTING PARKING.
35. EXISTING METAL STAIRS.
36. EXISTING LANDSCAPING TO REMAIN.

## Legend

INDICATES CONCRETE PAVER LOCATIONS. ALL OTHER NON-PLANTER AREAS ARE CONCRETE.

## Parking Requirements

BUILDING 100 & 100A OFFICES: 9
BUILDING 200 & 300: 123
BUILDING 400 OFFICES: 12
MODULAR OFFICES: 6

TOTAL REQUIRED: 150
TOTAL PROVIDED: 154
5 ADA PROVIDED
ALL PARKING IS EXISTING

NOTE: REFER TO BUILDING 400, 1040 WHIPPLE STREET, CONTRACT DOCUMENTS FOR SITE INFORMATION REGARDING WATER, SEWER AND FLOOD ELEVATION INFORMATION FOR THIS SITE.

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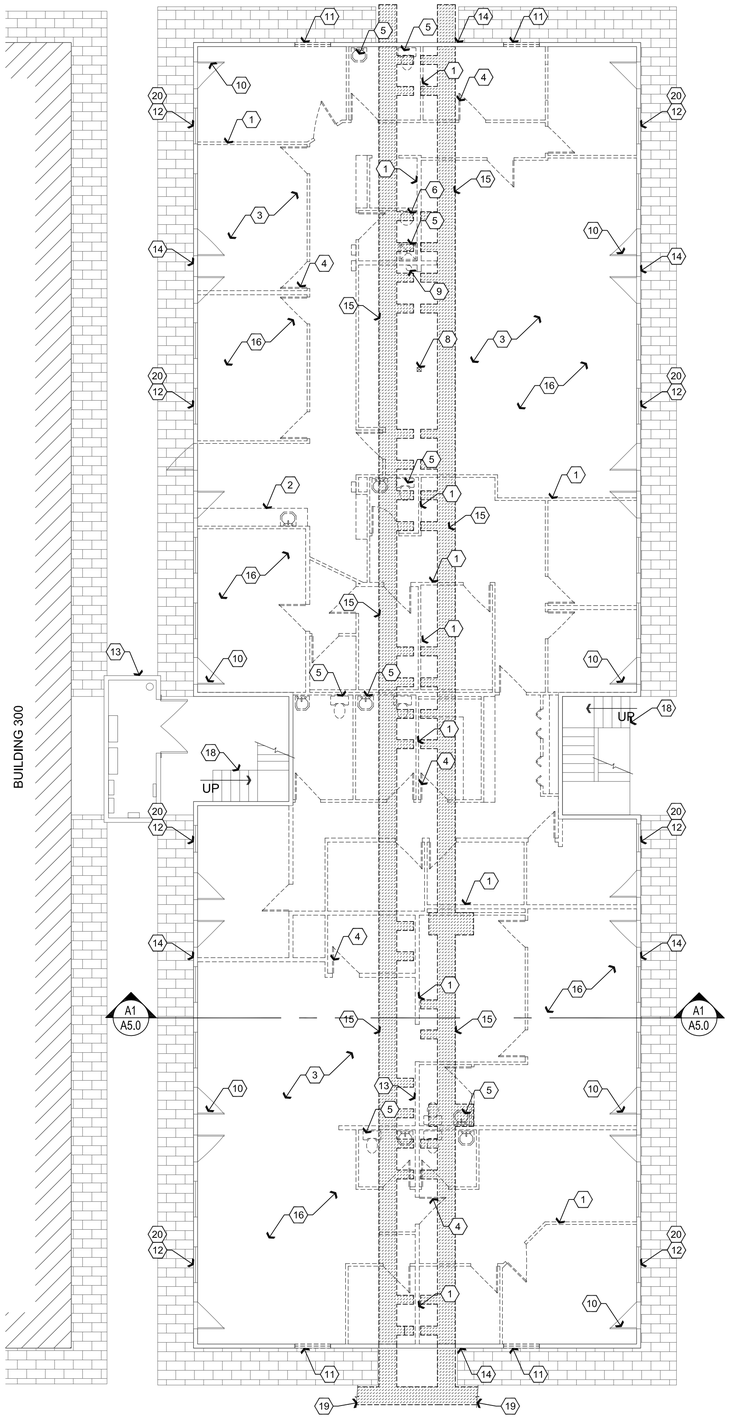
ARCHITECTURE & PLANNING

DRAWING: Architectural / Partial Utilities Site Plan

PROJECT: Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 200, Prescott, AZ 86305

APN: 115-09-008D

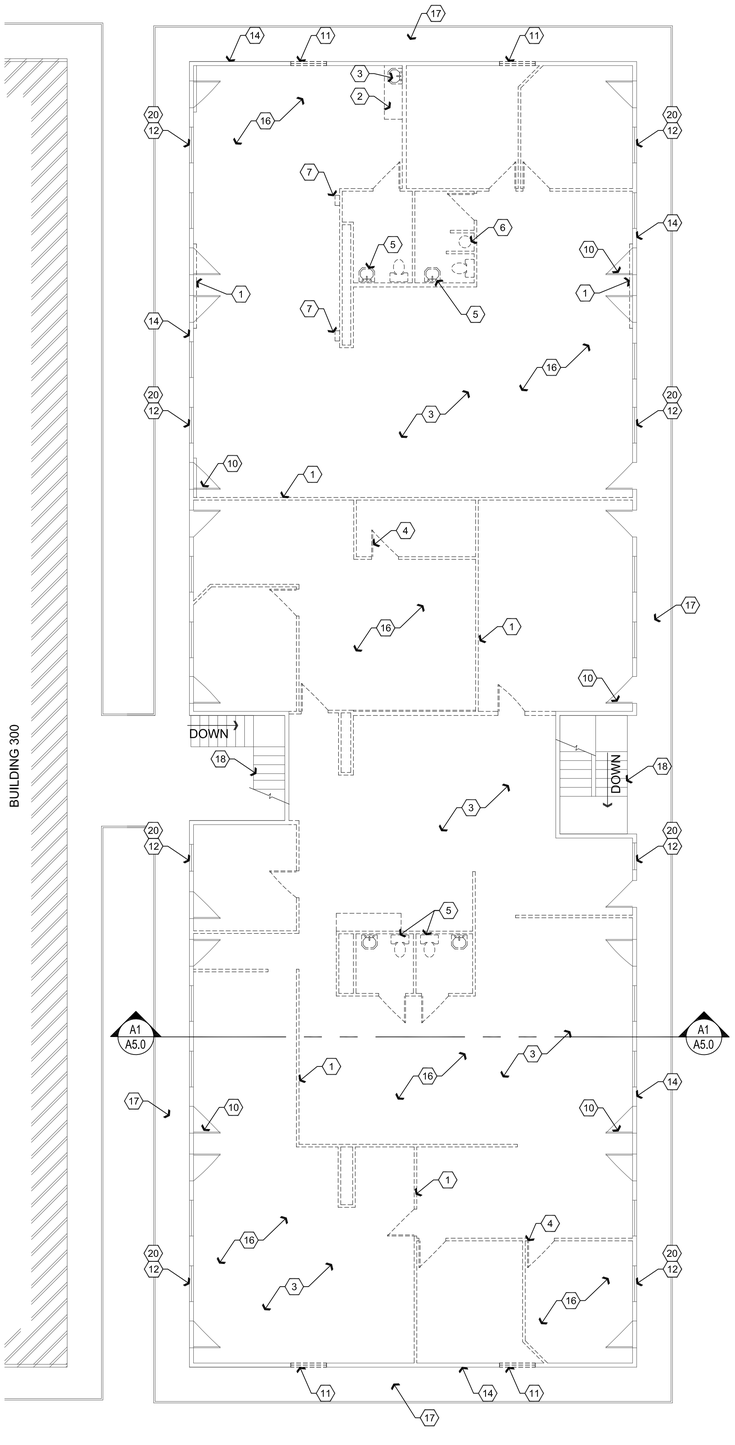
DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: Dec 19th, 2018
JOB NO.: 724
SHEET: A1.0
200




## A1 1st Floor Demolition Floor Plan

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

Plan North




## B1 2nd Floor Demolition Floor Plan

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

Plan North

## Descriptive Keynotes

1. REMOVE EXISTING INTERIOR WALL, TYPICAL.
2. REMOVE EXISTING CASEWORK, TYPICAL.
3. REMOVE EXISTING FLOORING, TYPICAL.
4. REMOVE EXISTING INTERIOR DOOR AND FRAME, TYPICAL.
5. REMOVE EXISTING PLUMBING FIXTURES, TYP.
6. REMOVE EXISTING WATER HEATER, TYP.
7. REMOVE EXISTING ELECTRICAL PANEL, TYPICAL.
8. EXISTING COLUMN TO REMAIN.
9. EXISTING 4" SEWER CLEANOUT TO BE REMOVED.
10. EXISTING EXTERIOR DOOR AND FRAME TO REMAIN, TYPICAL. HARDWARE TO BE REPLACED, REFER TO DOOR SCHEDULE.
11. REMOVE EXISTING WINDOWS ON NORTH AND SOUTH ENDS OF THE BUILDING, TO BE INFILLED.
12. EXISTING WINDOW TO REMAIN, TYPICAL.
13. EXISTING ELECTRICAL ROOM TO REMAIN.
14. EXISTING EXTERIOR WALL FRAMING TO REMAIN, REMOVE DRYWALL FROM INTERIOR SIDE OF WALL TO ACCOMMODATE PLUMBING AND ELECTRICAL REQUIREMENTS, REFER TO PLUMBING AND ELECTRICAL PLANS.
15. SAWCUT AND REMOVE 2'-0" WIDE PORTION OF CONCRETE SLAB FOR PROPOSED PLUMBING, REFER TO PLUMBING PLANS.
16. REMOVE EXISTING GRID CEILING, FIXTURES ETC., TYPICAL.
17. EXISTING EXTERIOR WALKWAY TO REMAIN.
18. EXISTING STAIRS TO REMAIN.
19. REFER TO SITE PLAN FOR CONTINUATION OF WATER / SEWER TRENCH.
20. REMOVE PORTION OF EXTERIOR WALL BELOW WINDOW TO ACCOMMODATE PTAC UNIT, REFER TO MECHANICAL PLANS.

GENERAL NOTE: INTERIOR FINISHES, GPDW, GRID CEILINGS, MECHANICAL SYSTEM, PLUMBING SYSTEM, ELECTRICAL SYSTEM SHALL BE REMOVED IN THEIR ENTIRETY UNLESS NOTED OTHERWISE. EXTERIOR WALLS, ROOF ASSEMBLY, 2nd FLOOR FRAMING ASSEMBLY, CONCRETE 1st FLOOR, SUPPORT COLUMNS AND BEAMS TO REMAIN UNLESS NOTED OTHERWISE.

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ARCHITECTURE & PLANNING

**DRAWING:** Demolition Floor Plans

**PROJECT:** Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 200, Prescott, AZ 86305

**APN:** 115-09-008D

| | |
|---|---|
| DRAWN BY | L.O. |
| CHECKED BY | W.A.K. |
| DATE | Dec 19th, 2018 |
| JOB NO. | 724 |
| SHEET | A2.0 |
| | 200 |

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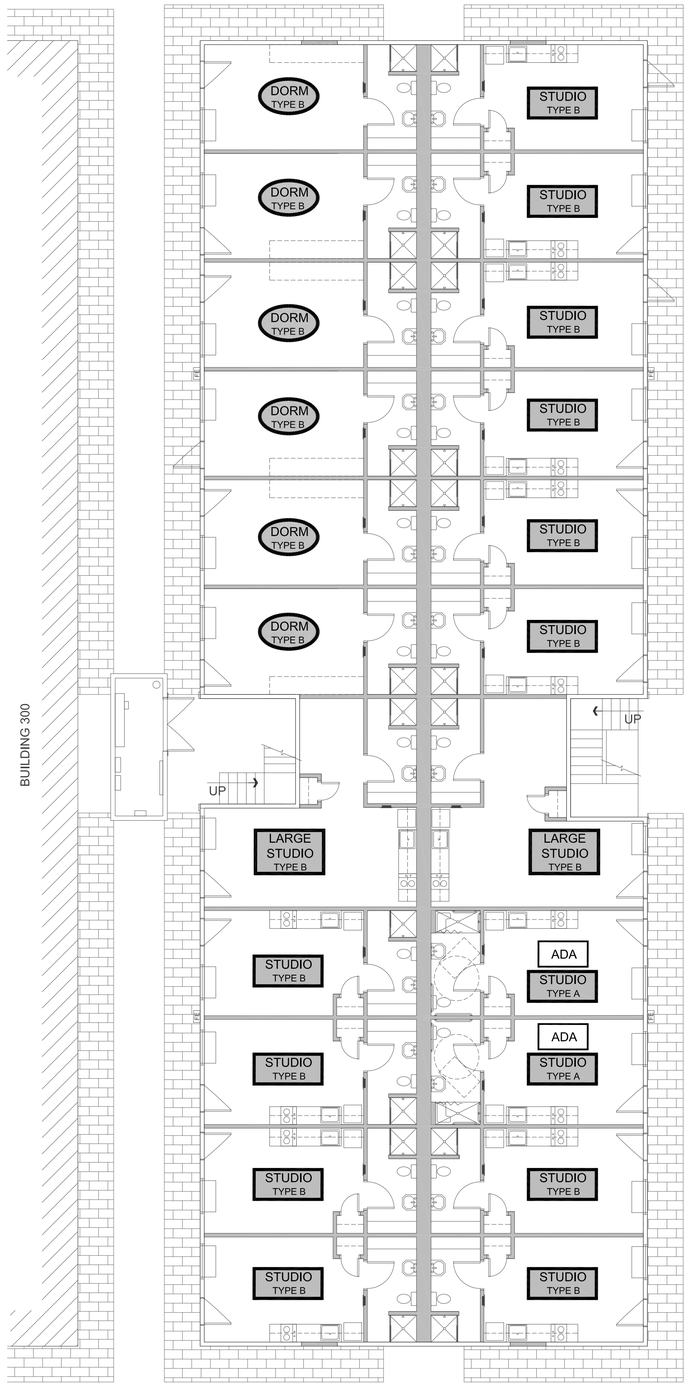
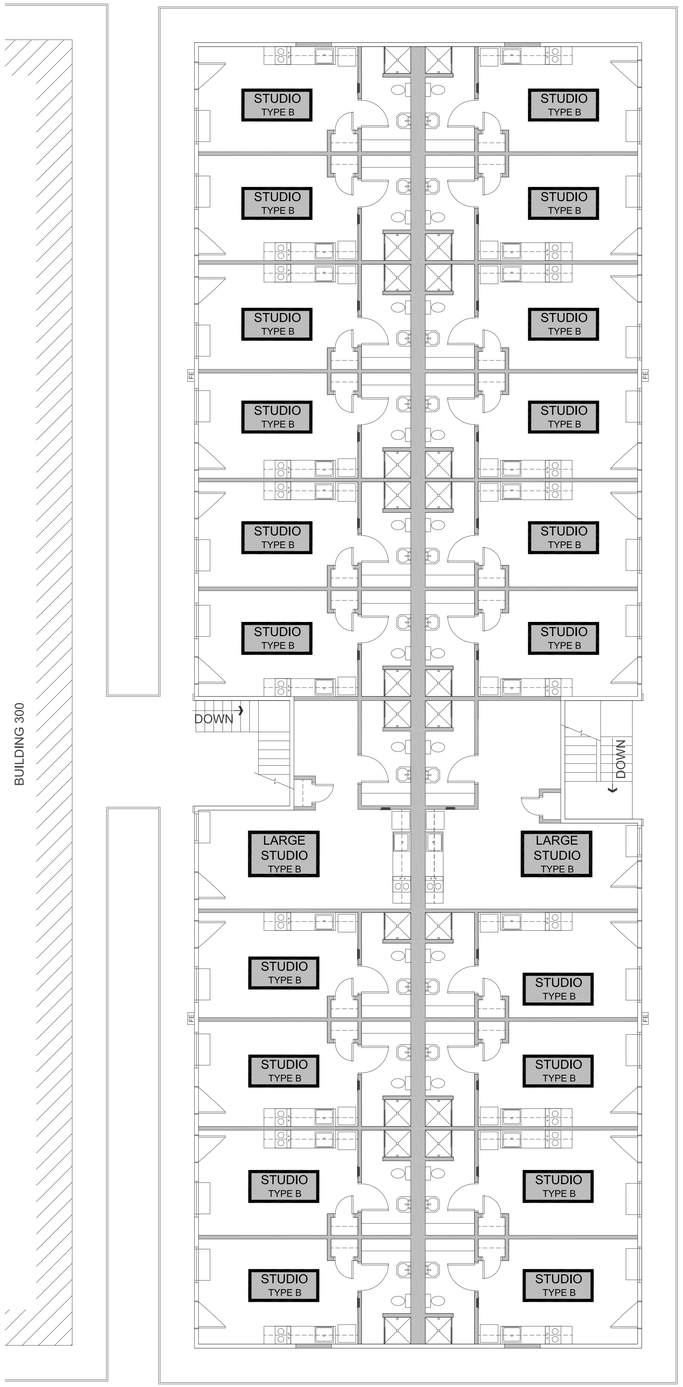



## A1 1st Floor Room Types

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

Plan North




## B1 2nd Floor Room Types

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

Plan North

## Room Types Legend

| TYPE | COUNT | |
|---|---|---|
| DORM TYPE B | 6 | ROUGH-IN FOR FUTURE KITCHEN PLUMBING AND ELECTRIC |
| STUDIO TYPE B | 32 | STANDARD STUDIO |
| LARGE STUDIO TYPE B | 4 | LARGE STUDIO |
| ADA STUDIO TYPE A | 2 | ADA COMPLIANT STUDIO WITH ADA COMPLIANT BATHROOM AND KITCHEN |

## Unit Types and Quantities

| | STUDIO TYPE 'A' ACCESSIBLE | STUDIO TYPE 'B' ADAPTABLE | DORM TYPE 'B' ADAPTABLE | LARGE STUDIO ADAPTABLE |
|---|---|---|---|---|
| 1st FLOOR | 2 | 12 | 6 | 2 |
| 2nd FLOOR | 0 | 20 | 0 | 2 |

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**DRAWING:** Room Type Designation Plans

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**APN:** 115-09-008D

DRAWN BY: L.O.
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DATE: Dec 19th, 2018
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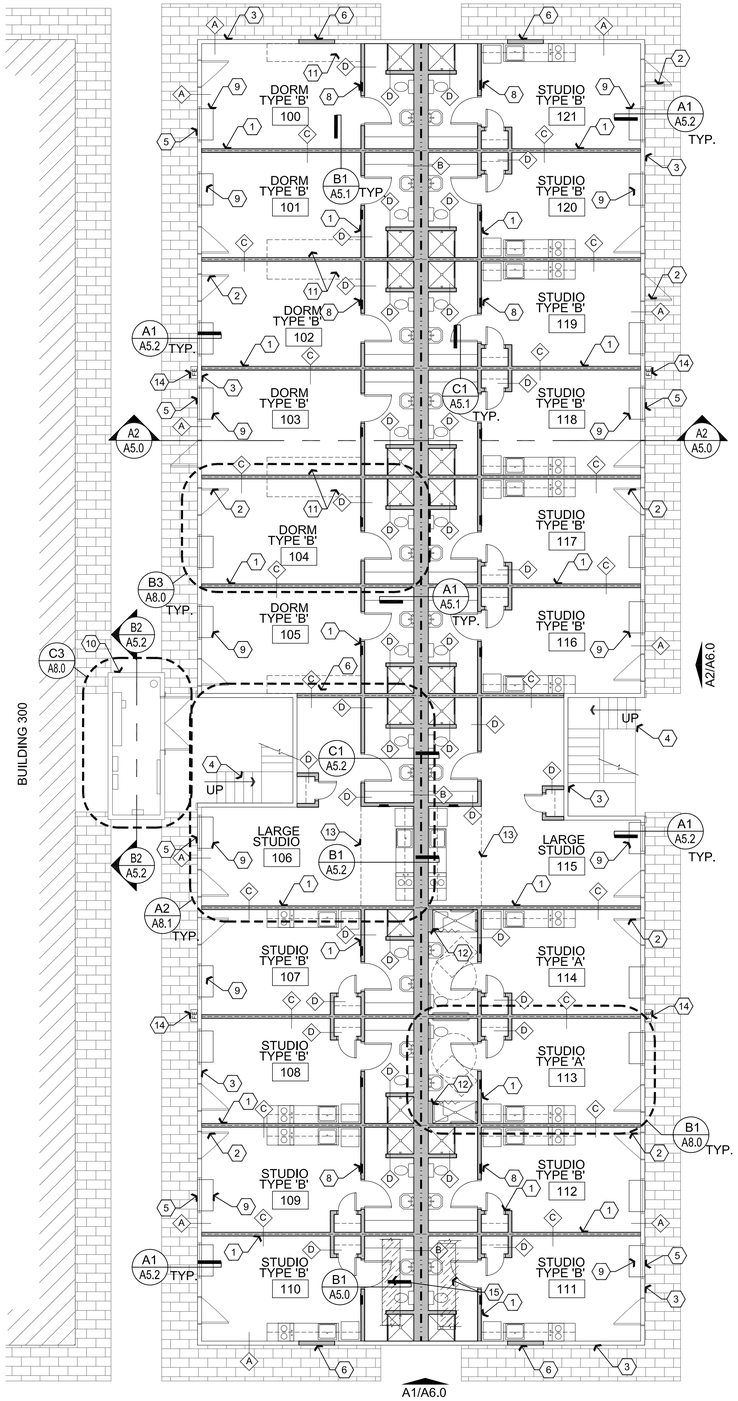
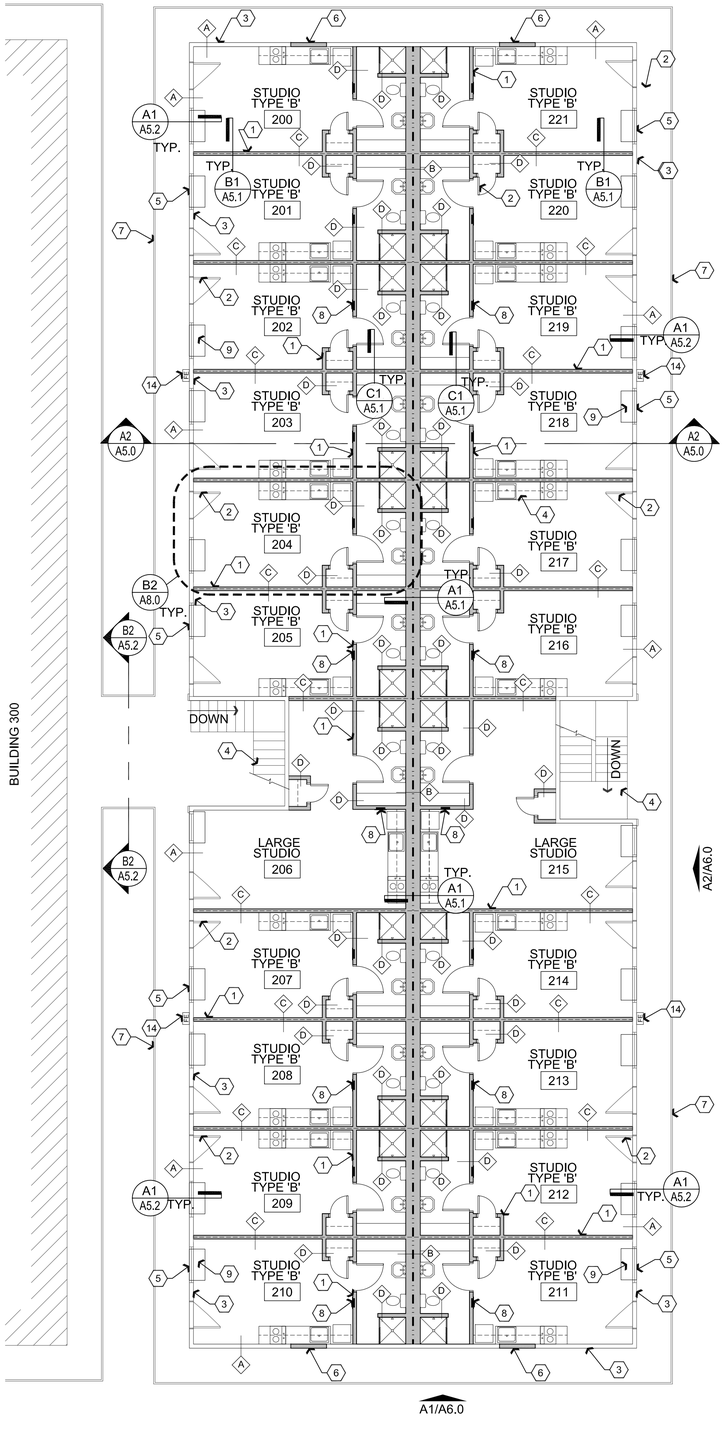



## A1 1st Floor Reference Floor Plan

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

Plan North




## B1 2nd Floor Reference Floor Plan

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

Plan North

## Descriptive Keynotes

1. PROVIDE WALL, TYPICAL, REFER TO WALL TYPES.
2. EXISTING DOOR AND FRAME TO REMAIN, PROVIDE NEW HARDWARE, REFER TO DOOR SCHEDULE, TYPICAL.
3. EXISTING EXTERIOR WALL TO REMAIN, TYPICAL, REFER TO WALL TYPES LEGEND.
4. EXISTING STAIRS TO REMAIN.
5. EXISTING WINDOW TO REMAIN.
6. INFILL 2x6 WALL, WHERE WINDOW WAS REMOVED, TO MATCH EXISTING.
7. EXISTING EDGE OF BALCONY.
8. PROVIDE RECESSED ELECTRICAL PANEL, REFER TO ELECTRICAL PLANS.
9. PROVIDE PTAC HVAC UNIT, REFER TO MECHANICAL PLANS.
10. EXISTING ELECTRICAL ROOM.
11. PROVIDE PLUMBING STUB OUT AND ELECTRIC FOR FUTURE KITCHEN INSTALLATION, REFER TO PLUMBING AND ELECTRICAL PLANS.
12. FURR OUT WALL AS REQUIRED FOR ADA SHOWER INSTALLATION.
13. PROVIDE GPDW SOFFIT ABOVE, REFER TO REFLECTED CEILING PLAN.
14. PROVIDE TYPE 2A10 BC SURFACE MOUNTED FIRE EXTINGUISHER IN AN EXTERIOR RATED ENCLOSURE, REFER TO MATERIALS SCHEDULE.
15. REPAIR CONCRETE AT PLUMBING TRENCH, REFER TO DEMOLITION PLANS AND DETAIL B1/A5.0.

## Wall Types Legend

A — EXISTING EXTERIOR WALL
RE-TEXTURE EXISTING DRYWALL. PROVIDE NEW DRYWALL AS REQUIRED AT PLUMBING AND ELECTRICAL REPAIRS, AT REMOVED WINDOWS AND AT PTAC LOCATIONS ETC. PROVIDE NEW STUCCO TO MATCH EXISTING AT ENCLOSED WINDOWS AND AT PTAC UNITS AS REQUIRED.

B — TRIPLE INTERIOR PLUMBING WALL - 1 HOUR FIRE WALL: PROVIDE 1-LAYER 5/8" TYPE 'X' GPDW ON EACH SIDE OF 2x6 WOOD STUDS AT 1'-4" O.C WITH OPTIMA SPRAYED INSULATION IN WALL CAVITY WITH 2x6 STUD WALL ON EACH SIDE OF CENTRAL FIRE WALL WITH 5/8" GPDW ON EXPOSED SIDE.

C — INTERIOR 2x4 - 1 HOUR STUD WALL: PROVIDE 2-LAYERS 5/8" TYPE 'X' GPDW ON ONE SIDE OF 2x4 WOOD STUDS AT 1'-4" ON CENTER AND 1/2" RC CHANNELS @ 1'-4" O.C. WITH 5/8" TYPE 'X' GPDW ON THE OTHER SIDE WITH OPTIMA SPRAYED INSULATION IN WALL CAVITY AND SOUND SEALANT AT TOP AND BOTTOM OF WALL.

D — INTERIOR 2x4 STUD WALL: PROVIDE 1-LAYER 5/8" GPDW ON EACH SIDE OF 2x4 WOOD STUDS AT 1'-4" O.C.

NOTE: REFER TO SHEET A5.1 FOR WALL SECTION DETAILS

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ARCHITECTURE & PLANNING

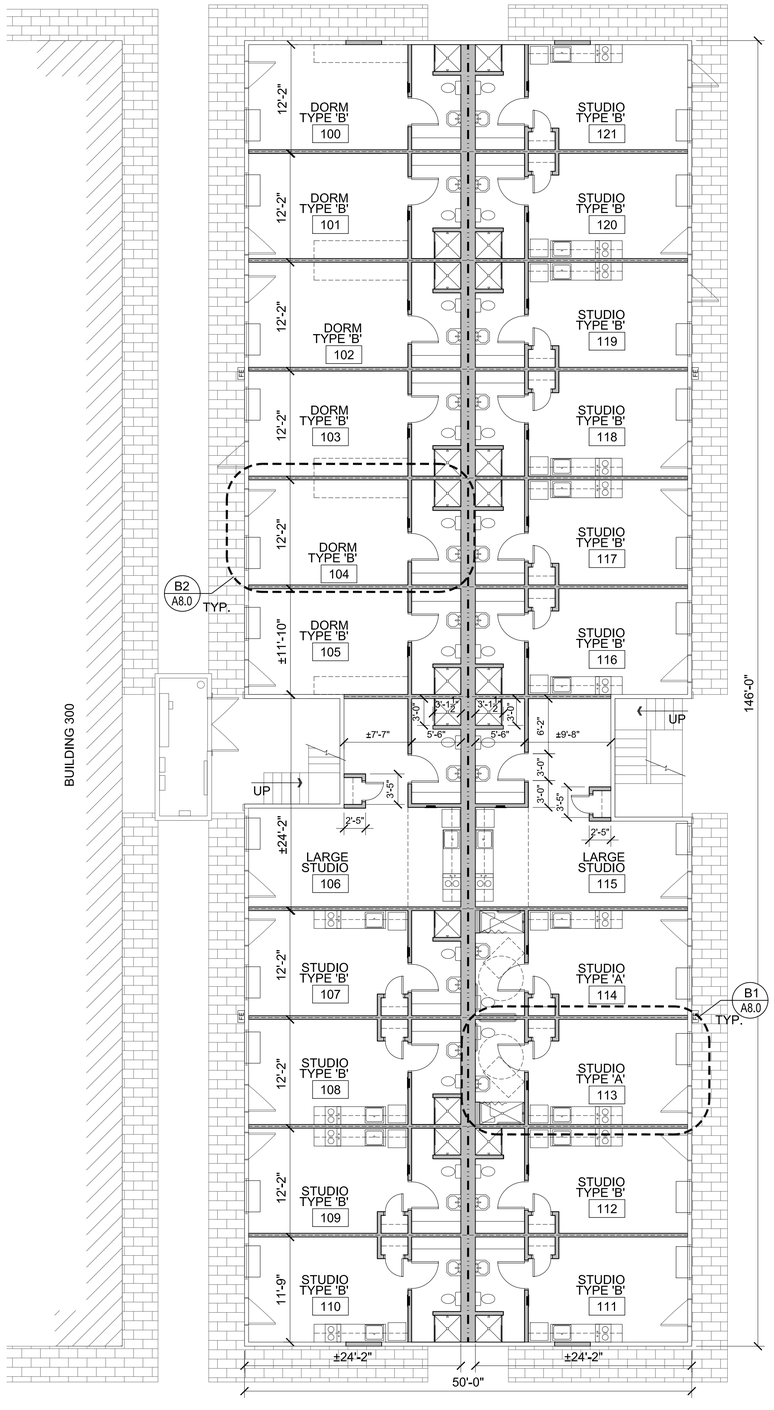
DRAWING: Reference Floor Plans

PROJECT: Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 200, Prescott, AZ 86305

APN: 115-09-008D

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: Dec 19th, 2018
JOB NO.: 724
SHEET: A3.0
200

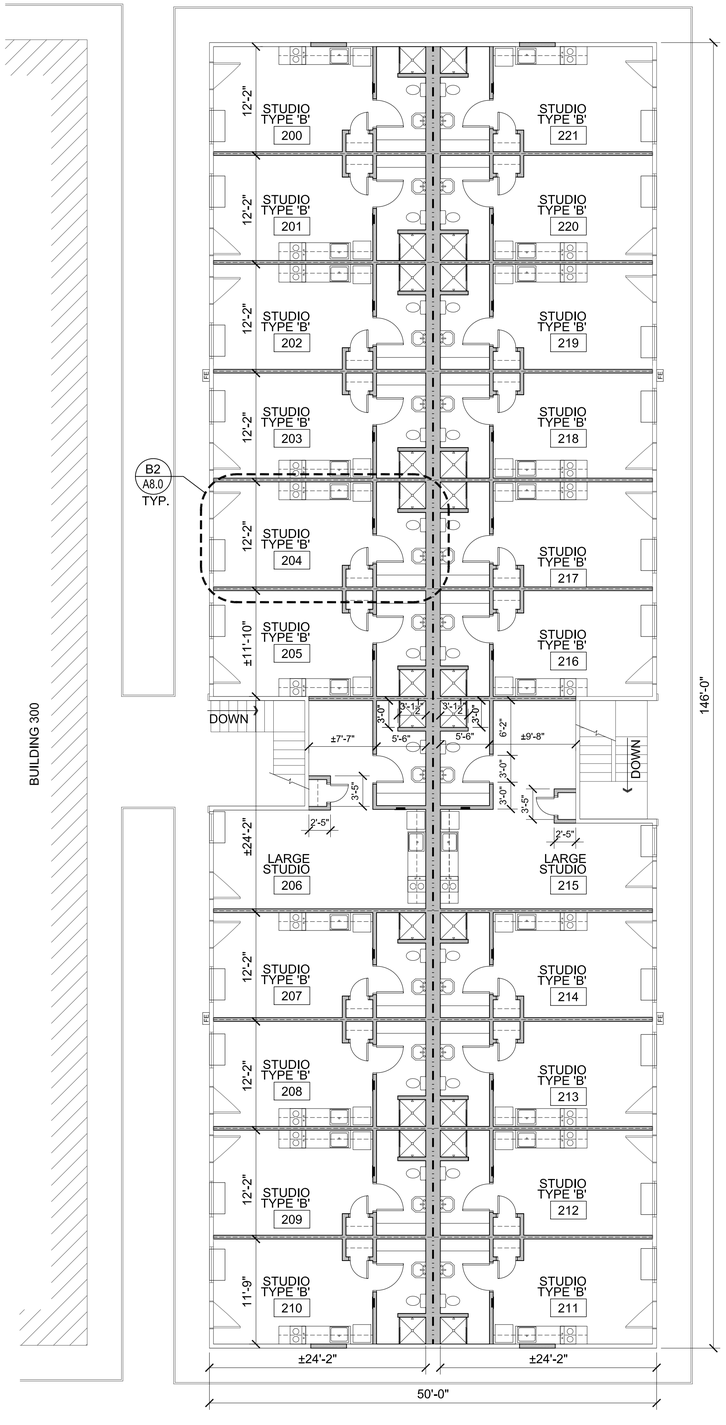
Dec 19, 2018 - 10:23am




## A1 1st Floor Dimension Plan

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

Plan North




## B1 2nd Floor Dimension Plan

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

Plan North

Dec 19, 2018 - 10:23am

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**DRAWING:** Dimension Floor Plans

**PROJECT:** Renovation Project for USVets
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| SHEET | A3.1 |
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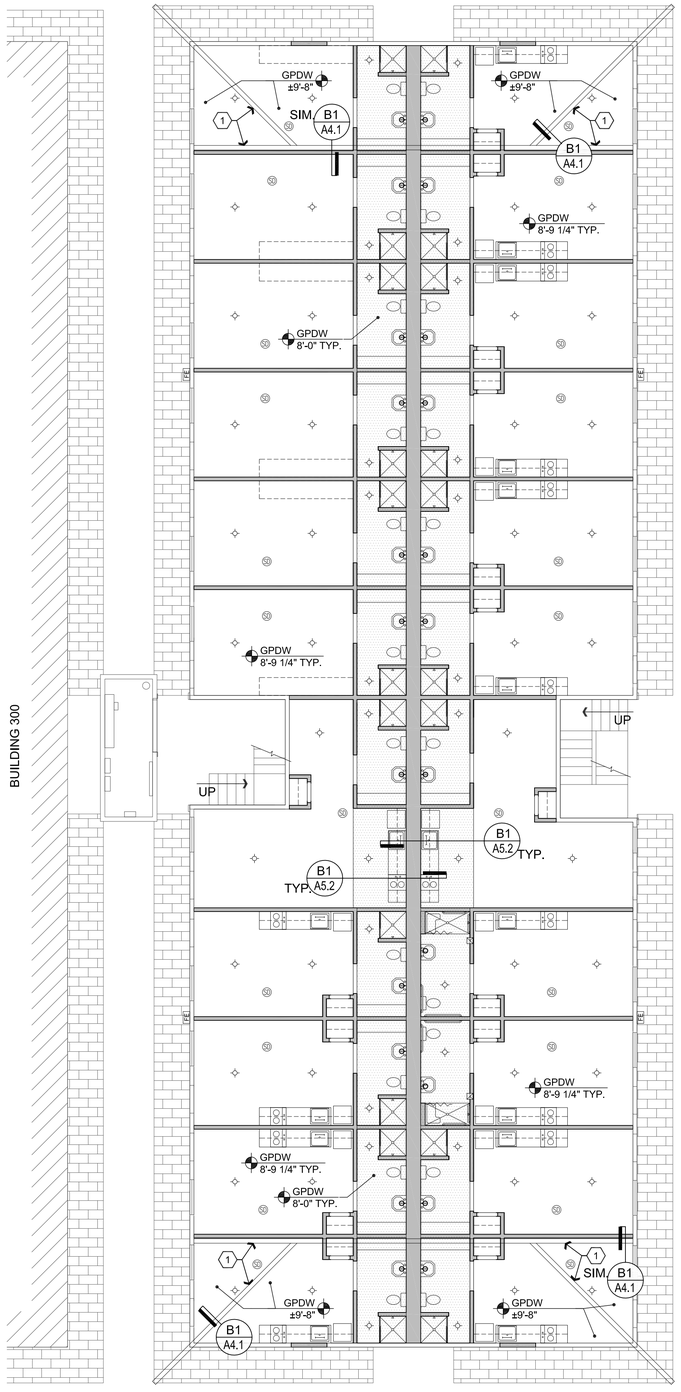
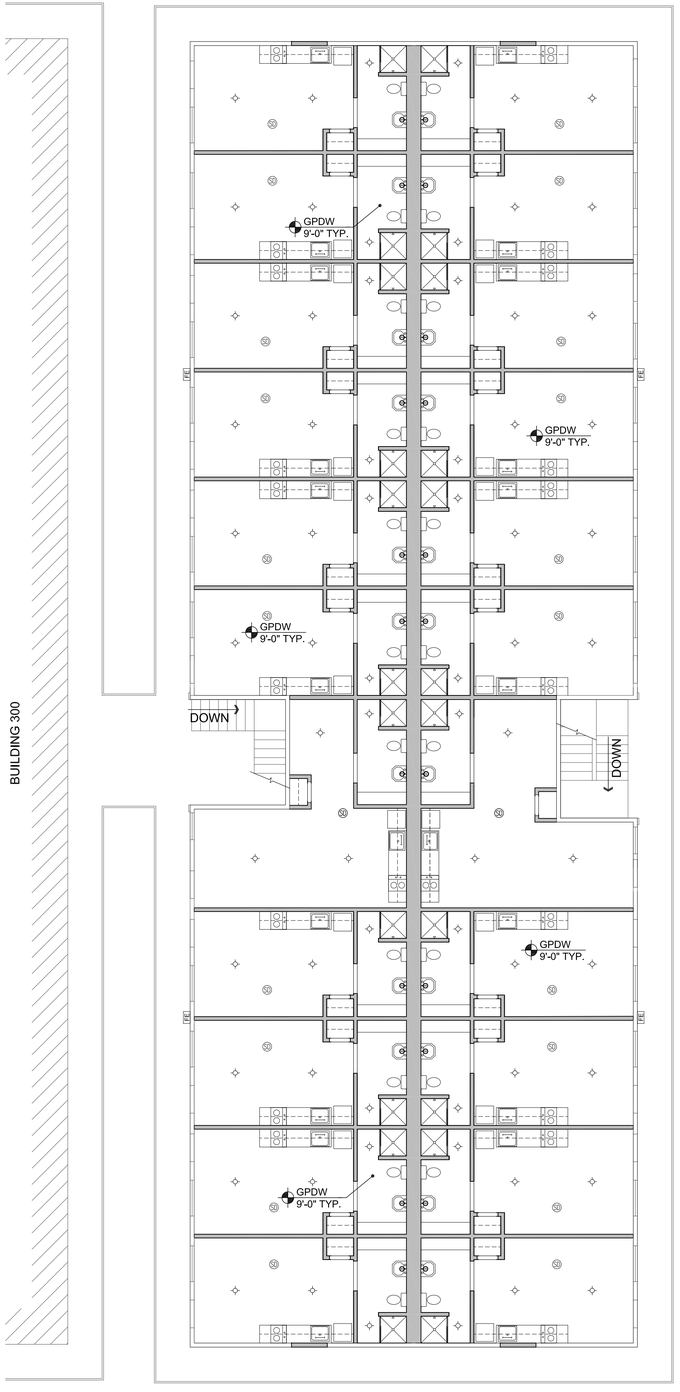



## A1 1st Floor Reflected Ceiling Plan

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

Plan North




## B1 2nd Floor Reflected Ceiling Plan

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

Plan North

## Descriptive Keynotes

1. PROVIDE 2 LAYERS OF 5/8" TYPE 'X' GPDW AT EXPOSED SIDES AND BOTTOM OF EXISTING GLU-LAM BEAM.

## Legend

- ELECTRICAL PANEL
- LIGHT FIXTURE, LED
- FLUSH MOUNT, LOW PROFILE, LED LIGHT FIXTURE
- VANITY LIGHT FIXTURE, WALL MOUNTED
- SD — SMOKE DETECTOR / FIRE ALARM
- LED UNDER CABINET LIGHT

NOTE: REPLACE EXISTING EXTERIOR LIGHTING WITH CODE COMPLIANT LED LIGHTS, REFER TO ELECTRICAL PLANS.

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**DRAWING:** Reflected Ceiling Plans

**PROJECT:** Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 200, Prescott, AZ 86305

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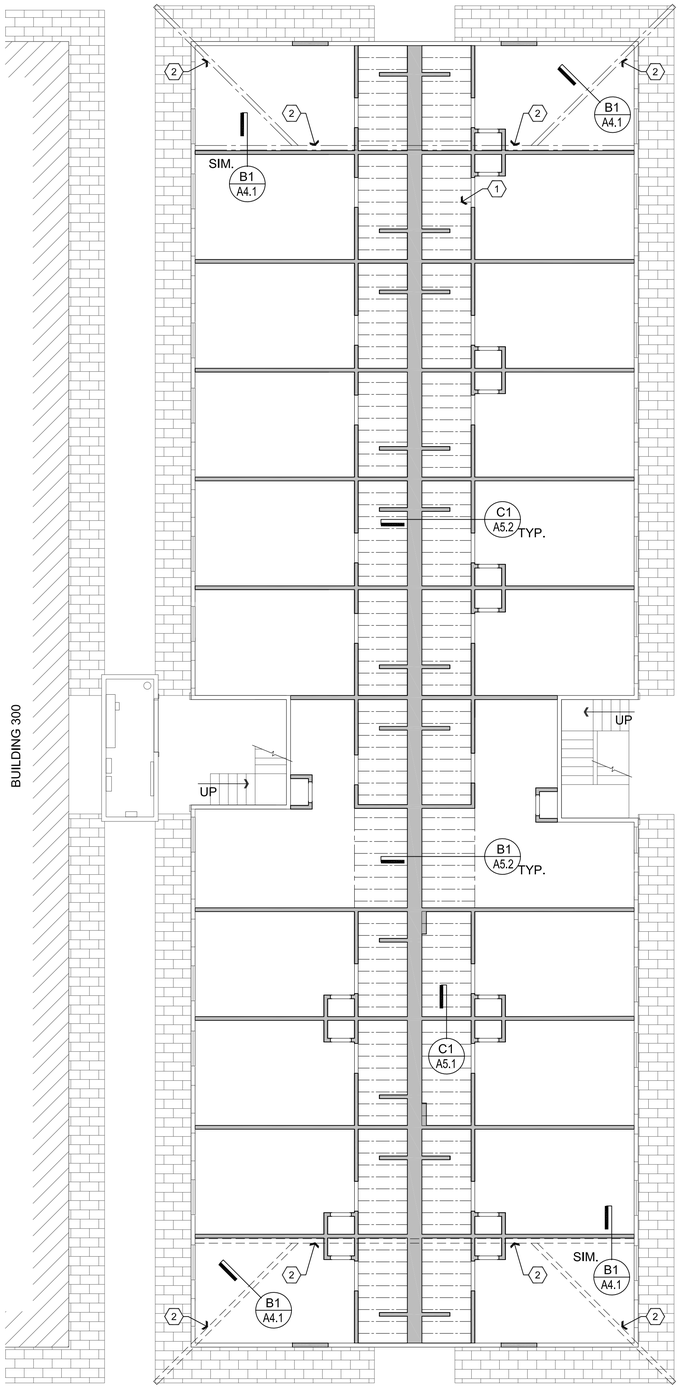
Dec 19, 2018 - 2:50pm

## Descriptive Keynotes

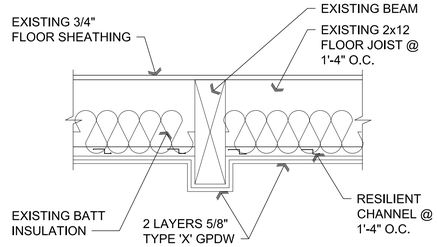
1. PROVIDE 2x4 CEILING JOISTS @ 1'-4" O.C.
2. EXISTING BEAM.




## A1 1st Floor Ceiling Framing Plan

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

Plan North




## B1 Beam Condition at Ceiling

SCALE: 1" = 1'-0"

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**DRAWING:** Ceiling Framing Plan

**PROJECT:** Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 200, Prescott, AZ 86305

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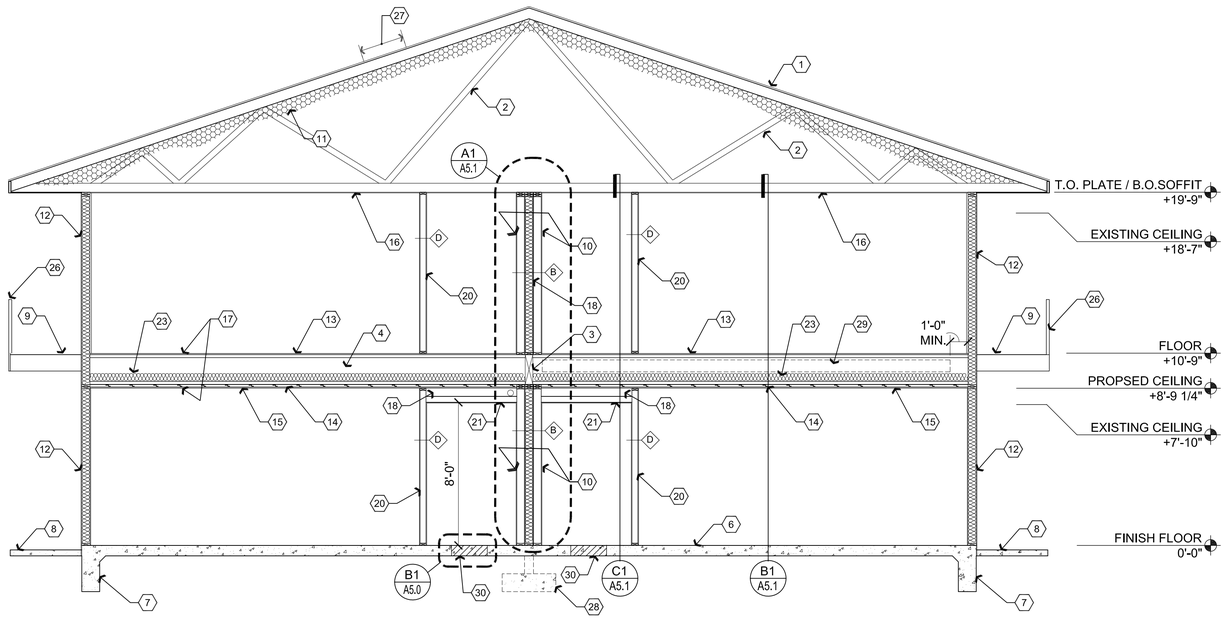
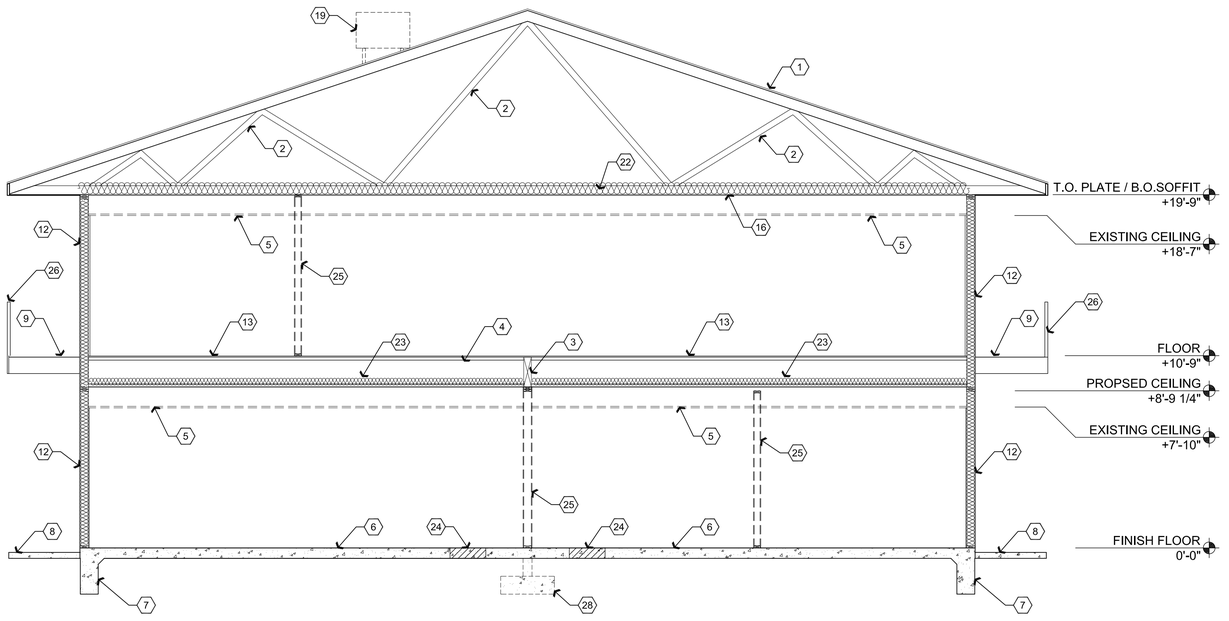
Dec 20, 2018 - 10:45am




## A2 Building Section

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

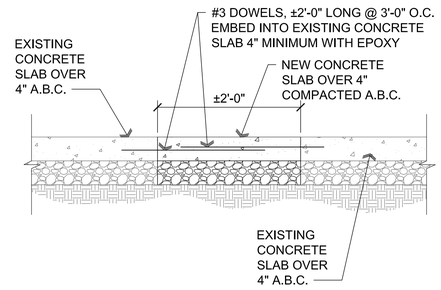



## A1 Demolition Building Section

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

## Descriptive Keynotes

1. EXISTING ROOF.
2. EXISTING ROOF TRUSS.
3. EXISTING 5 1/8x20 GLU-LAM BEAM.
4. EXISTING 20" TJI JOIST @ 16" O.C.
5. EXISTING ACOUSTICAL GRID CEILING TO BE REMOVED.
6. EXISTING CONCRETE SLAB.
7. EXISTING CONCRETE FOOTING.
8. EXISTING CONCRETE PAVER SIDEWALK.
9. EXISTING PAVERS AT EXTERIOR WALKWAY.
10. NEW 2x6 TRIPLE STUD WALL, REFER TO WALL TYPES AND WALL SECTIONS.
11. PROVIDE R-38 OPEN CELL INSULATION.
12. EXISTING EXTERIOR 2x6 WALL W/ EXISTING DRYWALL TO REMAIN ON INTERIOR AS WELL AS R-19 BATT INSULATION AND STUCCO ON EXTERIOR UNLESS NOTED OTHERWISE, REFER TO DEMOLITION PLAN.
13. EXISTING 3/4" FLOOR SHEATHING.
14. PROVIDE RESILIENT CHANNELS @ 1'-4' O.C.
15. PROVIDE 2 LAYERS 5/8" TYPE 'X' GPDW.
16. REMOVE EXISTING GPDW CEILING AND REPLACE WITH TYPE 'X' 5/8" GPDW CEILING OVER RESILIENT CHANNEL @ 1'-4" O.C. GA: RC 2608.
17. 1 HOUR FIRE RESISTIVE FLOOR / CEILING ASSEMBLY, REFER TO AMERICAN WOOD COUNCIL DETAIL WIJ-1.7, REFER TO A2/A5.2.
18. HORIZONTAL PIPING AND ELECTRICAL CHASE.
19. REMOVE EXISTING HVAC UNITS.
20. NEW 2x4 WALL, REFER TO WALL TYPES.
21. PROVIDE LOWERED CEILING AT 8'-0" A.F.F., REFER TO CEILING FRAMING PLAN.
22. REMOVE EXISTING 'BLOWN IN' ATTIC INSULATION.
23. EXISTING BATT INSULATION TO REMAIN.
24. SAWCUT AND REMOVE 2'-0" WIDE PORTION OF CONCRETE SLAB FOR PROPOSED PLUMBING, REFER TO PLUMBING PLANS.
25. REMOVE EXISTING WALL, TYPICAL.
26. EXISTING GUARDRAIL.
27. REPAIR EXISTING ROOF WHERE HVAC UNIT WAS REMOVED TO MATCH EXISTING.
28. EXISTING CONCRETE FOOTING. OCCURS AT SUPPORTING COLUMN LOCATIONS.
29. A HOLE UP TO 4" IN DIAMETER OR 2 1/2" SQUARE MAY BE PLACED ANYWHERE IN EXISTING FLOOR JOIST AS LONG AS THE HOLE IS NO CLOSER THAN 1'-0" FROM THE FLOOR JOIST'S BEARING POINT, TYPICAL.
30. REPAIR CONCRETE AT PLUMBING TRENCH, REFER TO DEMOLITION PLANS.




## B1 Trench Infill

SCALE: 1" = 1'-0"

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ARCHITECTURE & PLANNING

DRAWING: Building Sections and Details

PROJECT: Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 200, Prescott, AZ 86305

APN: 115-09-008D

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| CHECKED BY | W.A.K. |
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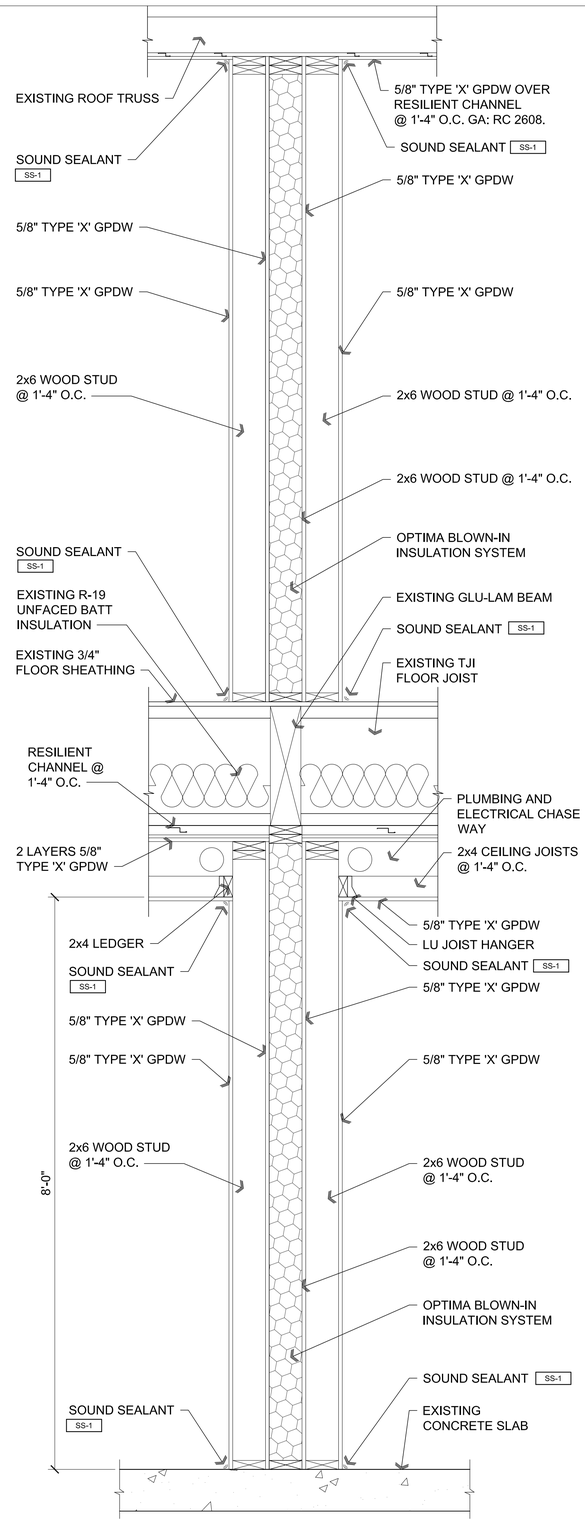
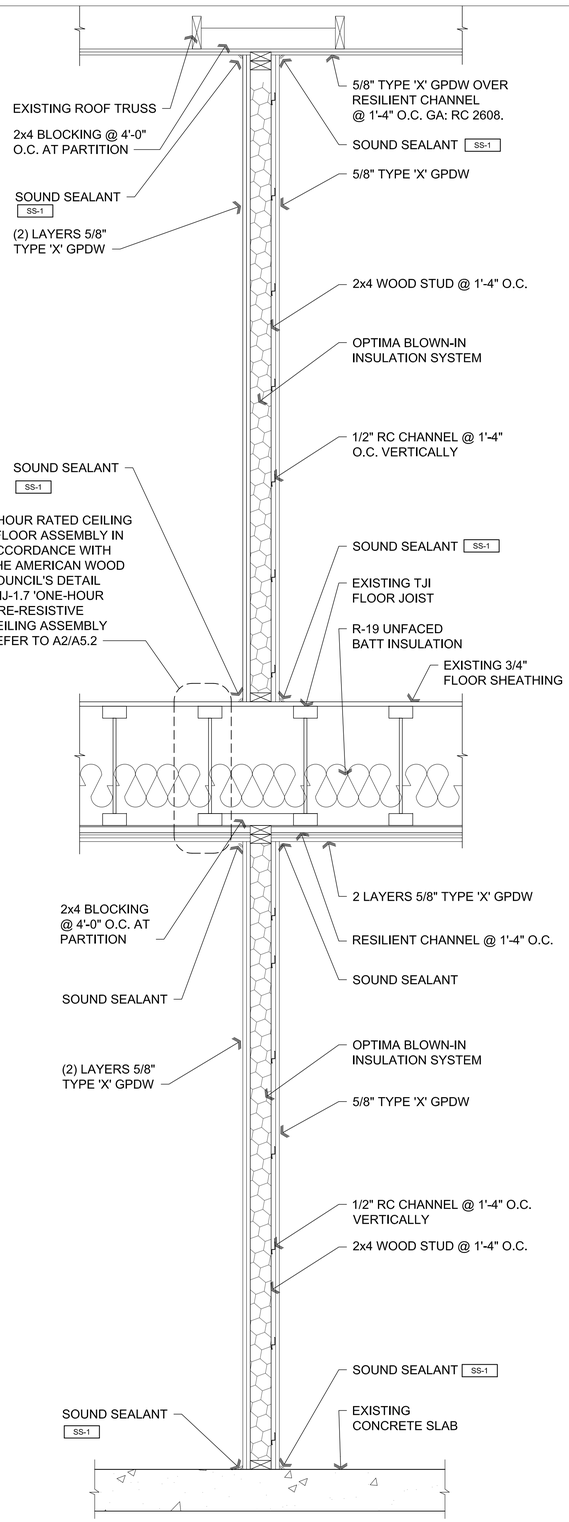


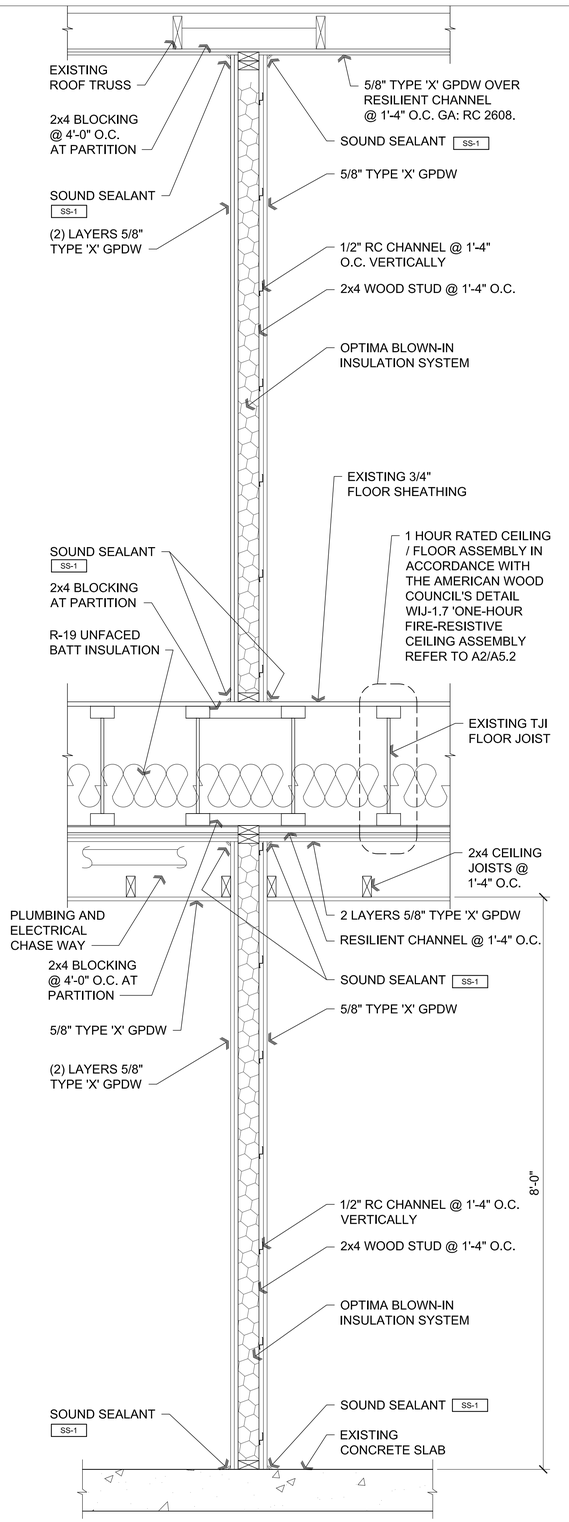

## A1 Wall Type 'B'

Scale: 1"=1'-0"




## B1 Wall Type 'C'

Scale: 1"=1'-0"




## C1 Wall Type 'C' with Dropped Ceiling

Scale: 1"=1'-0"

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DRAWING: Wall Type Sections

PROJECT: Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 200, Prescott, AZ 86305

APN: 115-09-008D

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: Dec 19th, 2018
JOB NO.: 724
SHEET: A5.1
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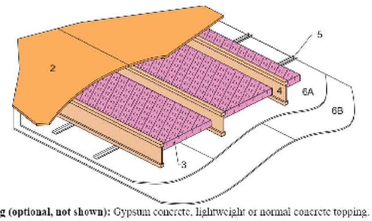
**WIJ-1.7 One-Hour Fire-Resistive Ceiling Assembly**

**Floor/Ceiling - 100% Design Load - 1 Hour Rating - ASTM E 119 / NFPA 251**




1. **Floor Topping (optional, not shown):** Gypsum concrete, lightweight or normal concrete topping.
2. **Floor Sheathing:** Minimum 23/32 inch thick tongue-and-groove wood sheathing (Exposure 1). Installed per code requirements with minimum 8d common nails.
3. **Insulation:** Fiberglass insulation placed between I-joists supported by the resilient channels.
4. **Structural Members:** Wood I-joists spaced a maximum of 24 inches on center.
   Minimum I-joist flange depth: 1-1/2 inches — Minimum I-joist flange area: 2.25 inches$^2$
   Minimum I-joist web thickness: 3/8 inch — Minimum I-joist depth: 9-1/2 inches
   See ASTM D 5055-07 for qualification requirements.
5. **Resilient Channels:** Minimum 0.019 inch thick galvanized steel resilient channel attached perpendicular to the bottom flange of the I-joists with one 1-1/4 inch drywall screw. Channels spaced a maximum of 16 inches on center [24 inches on center when I-joists are spaced a maximum of 16 inches on center].
6. **Gypsum Wallboard:** Two layers of minimum 1/2 inch Type X gypsum wallboard attached with the long dimension perpendicular to the resilient channels as follows:
   **6a. Wallboard Base Layer:** Base layer of wallboard attached to resilient channels using 1-1/4 inch Type S drywall screws at 12 inches on center.
   **6b. Wallboard Face Layer:** Face layer of wallboard attached to resilient channels through base layer using 1-5/8 inch Type S drywall screws spaced 12 inches on center. Edge joints of wallboard face layer offset 24 inches from those of base layer. Additionally, wallboard face layer attached to base layer with 1-1/2 inch Type G drywall screws spaced 8 inches on center, placed 1-1/2 inches from face layer end joints.
7. **Finish System (not shown):** Face layer joints covered with tape and coated with joint compound. Screw heads covered with joint compound.

Fire Test conducted at National Research Council of Canada Report No. A-4219.13.2 March 23, 1998

| STC and IIC Sound Ratings for Listed Assembly | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Without Gypsum Concrete | | | | With Gypsum Concrete | | | |
| Cushioned Vinyl | | Carpet & Pad | | Cushioned Vinyl | | Carpet & Pad | |
| STC | IIC | STC | IIC | STC | IIC | STC | IIC |
| 59 | 50 | 58[b] | 68[b] | 65 | 51 | 63[b] | 65[b] |

[a] this assembly may also be used in a fire rated roof ceiling application, but only when constructed exactly as described.
[b] STC and IIC values estimated by David L. Adams Associates, Inc

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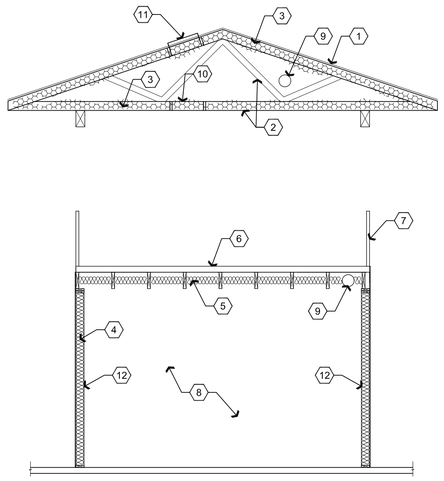
## A2 Fire Rated Ceiling Detail

Scale: N.T.S.

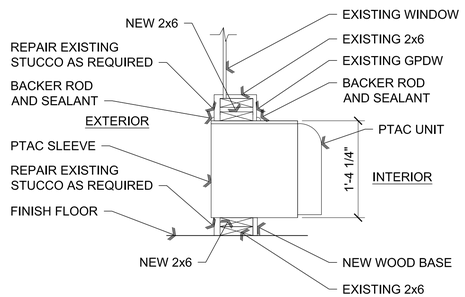



## B2 Building Section

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

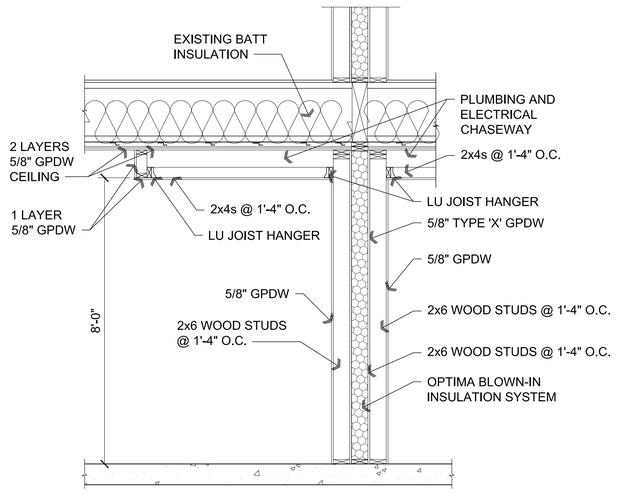
## Descriptive Keynotes

1. EXISTING ROOF.
2. EXISTING ROOF TRUSS.
3. PROVIDE R-38 OPEN CELL INSULATION.
4. PROVIDE OPTIMA BLOWN-IN WALL INSULATION. CUT ACCESS HOLE IN WOOD SIDING NEAR TOP OF WALL TO INSTALL INSULATION.
5. PROVIDE R-25 UNFACED BATT INSULATION.
6. EXISTING WALKWAY.
7. EXISTING GUARDRAIL.
8. EXISTING ELECTRICAL ROOM.
9. PROVIDE FIRE SPRINKLER MAIN DISTRIBUTION LINE WITH ELECTRIC HEAT TAPE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS BY FIRE SPRINKLER CONTRACTOR.
10. EXISTING ATTIC ACCESS.
11. EXISTING ROOF ACCESS.
12. EXISTING ROUGH SAWN WOOD SIDING.



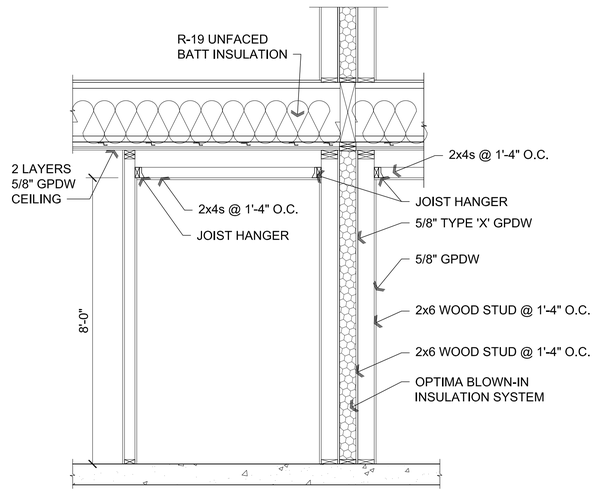

## A1 PTAC Detail

SCALE: 1" = 1'-0"




## B1 Soffit Detail

Scale: 1/2"=1'-0"




## C1 Soffit Detail

Scale: 1/2"=1'-0"

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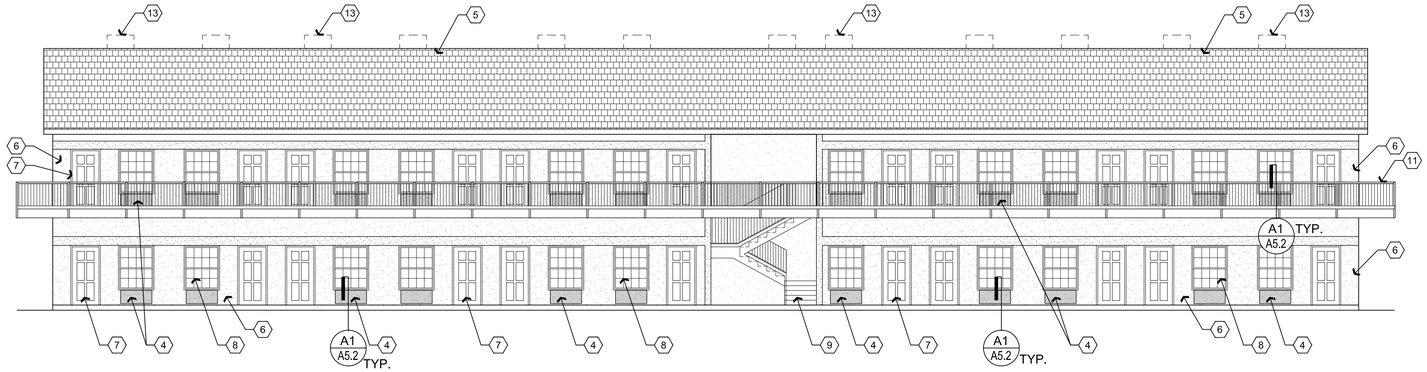
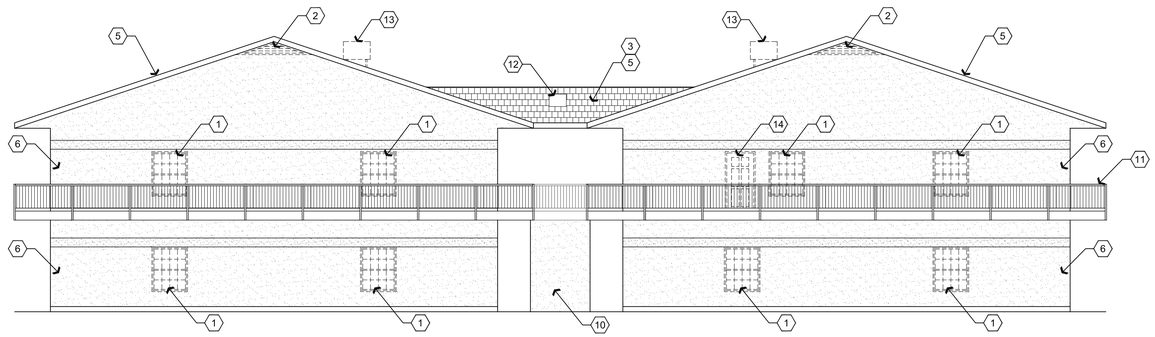
Dec 19, 2018 - 10:29am



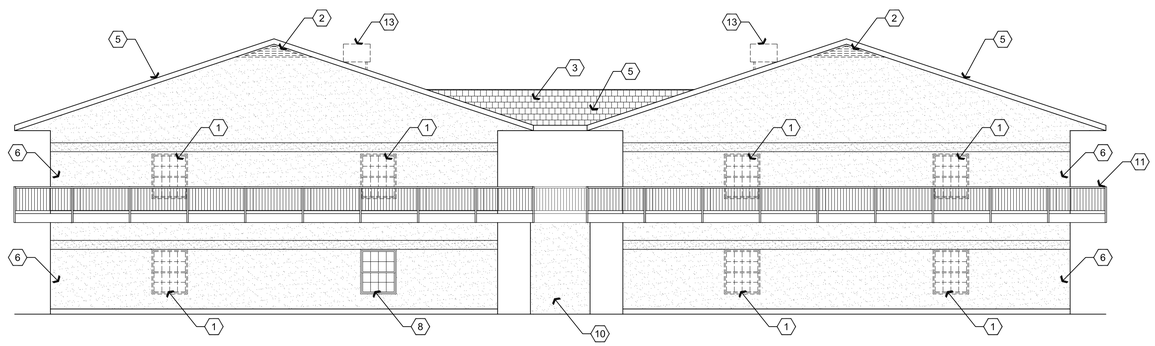

## A3 Building 200 East Elevation
## West Elevation Similar

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




## A2 Building 200 and 300 North Elevation

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




## A1 Building 200 and 300 South Elevation

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

## Descriptive Keynotes

1. REMOVE EXISTING WINDOW, INFILL AS REQUIRED TO MATCH EXISTING FINISHES.
2. REMOVE EXISTING ATTIC VENTS, INFILL AS REQUIRED TO MATCH EXISTING FINISHES.
3. EXISTING COVERED WALKWAY.
4. REMOVE PORTION OF WALL AS REQUIRED FOR INSTALLATION OF PTAC HVAC UNIT. FRAME IN AS SHOWN IN DETAIL A1/A5.2, REFER TO MECHANICAL PLANS. REPAIR STUCCO AND DRYWALL TO MATCH EXISTING FINISHES.
5. EXISTING ROOF.
6. EXISTING STUCCO EXTERIOR WALL.
7. EXISTING DOOR TO REMAIN, TYPICAL.
8. EXISTING WINDOW TO REMAIN, TYPICAL.
9. EXISTING STAIRS TO REMAIN.
10. EXISTING ELECTRICAL ROOM.
11. EXISTING GUARDRAIL.
12. EXISTING ROOF ACCESS SCUTTLE.
13. REMOVE EXISTING HVAC UNIT AND METAL HVAC STAND. INFILL OPENING, PATCH AND REPAIR ROOF TO MATCH EXISTING, TYPICAL.
14. REMOVE EXISTING DOOR, KEEP TO USE IF NEEDED IN ANOTHER OPENING. INFILL AS REQUIRED TO MATCH EXISTING FINISHES.

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REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 12/19/18
ARIZONA U.S.A.
EXPIRES: 6/30/21

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ARCHITECTURE & PLANNING

**DRAWING:** Exterior Elevations

**PROJECT:** Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 200, Prescott, AZ 86305

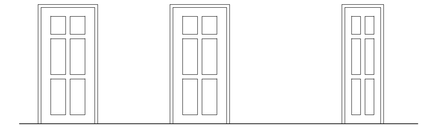
**APN:** 115-09-008D

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: Dec 19th, 2018
JOB NO.: 724
SHEET: **A6.0**
**200**

Dec 19, 2018 - 10:29am

## Door Schedule

| NO. | ROOM NAME | SIZE | TYPE | DOOR MATERIAL | DOOR FINISH | FRAME MATERIAL | FRAME FINISH | HARDWARE TYPE |
|---|---|---|---|---|---|---|---|---|
| 1A | LIVING ROOM | 3'-0"x6'-8" | A | EXISTING | PAINT | EXISTING | EXISTING | A |
| 1B | BATHROOM | 3'-0"x6'-8" | B | MASONITE | PAINT | WOOD | PAINT | B |
| 1C | CLOSET | 2'-0"x6'-8" | C | MASONITE | PAINT | WOOD | PAINT | C |



A EXISTING DOOR W/ EXISTING JAMB AND HINGES. REPLACE CASING ON INTERIOR. REPLACE EXISTING LOCKSET AS SCHEDULED, REFER TO NOTE BELOW

B HOLLOW CORE COLONIST DOOR, 6 PANEL, 4-9/16 FINGER JOINT JAMB A/S, 2-1/4" MDF CASING 366, 2/S, SB

C HOLLOW CORE COLONIST DOOR, 6 PANEL, 4-9/16 FINGER JOINT JAMB A/S, 2-1/4" MDF CASING 366, 2/S, SB

## Hardware Schedule

TYPE A: KWIKSET TUSTIN
ENTRY LEVER W/ SMART KEY
#660, SINGLE CYLINDER,
DEADBOLT W/ SMART KEY
SATIN NICKEL FINISH

TYPE B: KWIKSET TUSTIN
PRIVACY LEVER
3 EACH 3-1/2x3-1/2
1/4" RADIUS HINGES
SATIN NICKEL FINISH

TYPE C: KWIKSET TUSTIN
PASSAGE LEVER
3 EACH 3-1/2x3-1/2
1/4" RADIUS HINGES
SATIN NICKEL FINISH

NOTE:
- ALL EXISTING EXTERIOR DOORS SHALL HAVE NEW LOCKING ENTRY LEVER AND DEADBOLT.
- ALL EXISTING EXTERIOR DOORS ARE TO BE REPAINTED.
- SOME DOORS AND DOOR FRAMES NEED TO BE MODIFIED TO ACCOMMODATE THE NEW DEADBOLT.
  15 DOORS HAVE EXISTING DEADBOLT OR DEADBOLT COVER WITH ENTRY LEVER.
  8 DOORS HAVE EXISTING DEADBOLTS THAT WERE INSTALLED INTO THE DOOR HANDLE BORING OPENING. THESE DOORS AND JAMBS NEED TO BE MODIFIED TO ACCOMMODATE THE NEW DEADBOLT.
  21 DOORS HAVE ONLY ENTRY LEVER WITHOUT DEADBOLT. THESE DOORS AND JAMBS NEED TO BE MODIFIED TO ACCOMMODATE THE NEW DEADBOLT.
- ALL DOOR CONDITIONS ARE TO BE FIELD VERIFIED PRIOR TO BIDDING.

## Room Finish Schedule

| ROOM NAME | FLOOR | BASE | WALLS | CEILING | HEIGHT |
|---|---|---|---|---|---|
| LIVING RM 1st FLOOR | F1 | B1 | W1 | C1 | ±8'-9 1/4" |
| BATHROOM 1st FLOOR | F1 | B1 | W1 | C1 | ±8'-0" |
| LIVING RM 2nd FLOOR | F2 | B1 | W1 | C1 | 9'-0" |
| BATHROOM 2nd FLOOR | F2 | B1 | W1 | C1 | 9'-0" |

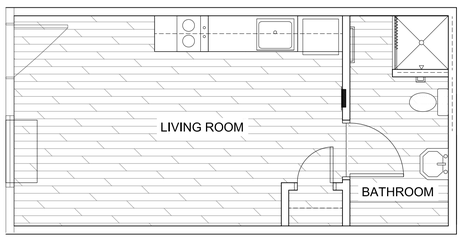
FLOOR:
F1 VINYL PLANK, GLUE DOWN VP-1
F2 VINYL PLANK, CLICK IN PLACE VP-2

BASE:
B1 WOOD BASE WB-1

WALLS:
W1 PAINTED GPDW PT-1

CEILING:
C1 GPDW PT-1

VINYL PLANK VP-1 VP-2




A1 Typical Room Finish Plan
Scale: 1/4"=1'-0"

## Materials schedule

XX- #

| CODE | MATERIAL | LOCATION | MANUFACTURER | SPECIFICATION |
|---|---|---|---|---|
| CAB-1 | CABINETRY | KITCHEN | ARISTOKRAFT | STYLE: BENTON, COLOR: UMBER |
| FE-1 | FIRE EXTINGUISHER & CABINET | EXTERIOR | LARSEN | MP SERIES 2A10BC EXTINGUISHER, C2409-SM CABINET WITH LARSEN-LOC DOOR LOCKING SYSTEM |
| INS-1 | POLYURETHANE OPEN CELL SPRAY FOAM INSULATION | ATTIC AT ROOF | | POLYURETHANE OPEN CELL SPRAY FOAM INSULATION |
| INS-2 | OPTIMA BLOWN IN FIBERGLASS INSULATION | INTERIOR WALLS | CERTAINTEED | BLOWN IN FIBERGLASS INSULATION |
| PT-1 | PAINT | INTERIOR WALLS AND CEILINGS | SHERWIN WILLIAMS | EGGSHELL SW6098 PACER WHITE |
| PT-2 | PAINT | INTERIOR DOORS AND TRIM | SHERWIN WILLIAMS | SEMI GLOSS SW7005 PURE WHITE |
| PT-3 | PAINT | EXTERIOR DOORS | SHERWIN WILLIAMS | MATCH TRIM ON BUILDING |
| PT-4 | PAINT | EXTERIOR WALL INFILL & TOUCH-UP | SHERWIN WILLIAMS | MATCH EXISTING BUILDING |
| SS-1 | SOUND SEALANT | INTERIOR SOUND / FIRE WALLS | LIQUID NAILS | ACOUSTICAL SOUND SEALANT AS-825 |
| SSC-1 | SOLID SURFACE COUNTERTOP | KITCHEN COUNTERTOP | WILSONART | IMPORTED QUARTZ GROUP 1 |
| SH-1 | SHELVING | BATHROOM AND CLOSET | | WHITE MELAMINE |
| VP-1 | VINYL PLANK | 1st FLOOR | MARQUIS INDUSTRIES, INC. | GRANITE FALLS 91070, GLUE DOWN COLOR: MESQUITE 02 |
| VP-2 | VINYL PLANK | 2nd FLOOR | MARQUIS INDUSTRIES, INC. | WILLIAMSBURG 91072, CLICK IN PLACE COLOR: TIMBERLAND 01 |
| WB-1 | WOOD BASE | INTERIOR WALLS | N/A | 2 1/4" MDF BASE 366 |

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ARCHITECTURE & PLANNING

DRAWING: Door Schedule, Materials Schedule and Room Finish Plan

PROJECT: Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 200, Prescott, AZ 86305

APN: 115-09-008D

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: Dec 19th, 2018
JOB. NO.: 724
SHEET: A7.0
200

Dec 19, 2018 - 3:55pm

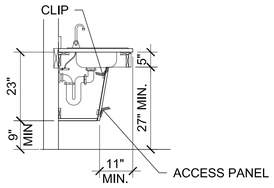
## Toilet Accessory Schedule

| FIXTURE | MANUFACTURER | MODEL | COLOR | CONTACT |
|---|---|---|---|---|
| GRAB BARS 36" & 42" (TOILET) 18" VERTICAL | GAMCO | 150Sx36, 150Sx42 150Sx18 | | WWW.GAMCOUSA.COM |
| MIRROR | GAMCO | C18x36 | | WWW.GAMCOUSA.COM |
| TOILET TISSUE HOLDER | GAMCO | 761 | SS | WWW.GAMCOUSA.COM |
| TOWEL BAR 24" | GAMCO | 7674x24 | SS | WWW.GAMCOUSA.COM |
| TOWEL RING | GAMCO | 76787 | SS | WWW.GAMCOUSA.COM |

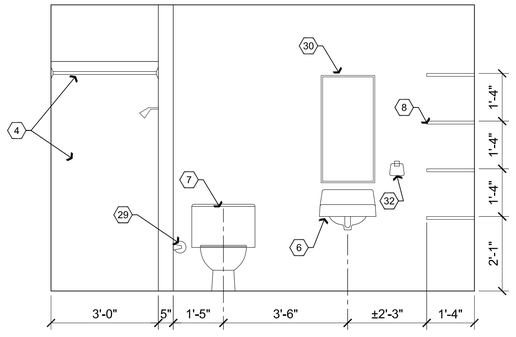
NOTE: REFER TO TYPICAL FIXTURE MOUNTING HEIGHTS FOR ADA ON SHEET A8.1

## Unit Types and Quantities

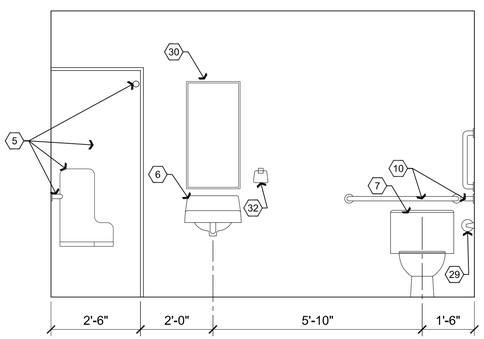
| | STUDIO TYPE 'A' ACCESSIBLE | STUDIO TYPE 'B' ADAPTABLE | DORM TYPE 'B' ADAPTABLE | LARGE STUDIO ADAPTABLE |
|---|---|---|---|---|
| FIRST FLOOR | 2 | 12 | 6 | 2 |
| SECOND FLOOR | 0 | 20 | 0 | 2 |




### A3 ADA Cabinet Section
Scale: 1/2"=1'-0"

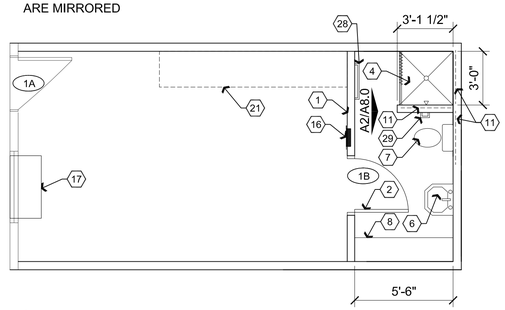



### A2 Bathroom Elevation
Scale: 1/2"=1'-0"

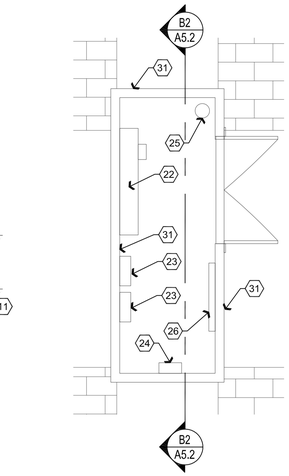



### A1 Bathroom Elevation (ADA Compliant)
Scale: 1/2"=1'-0"

NOTE: SOME UNIT PLANS ARE MIRRORED

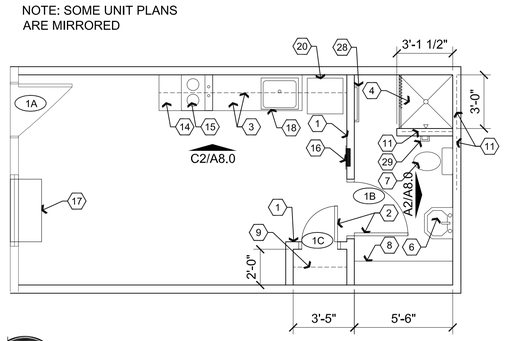



### B3 Dorm Type 'B' Plan
Scale: 1/4"=1'-0"

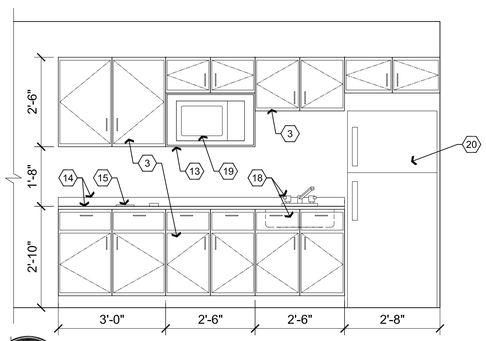



### C3 Enlarged Plan Electrical Room
Scale: 1/4"=1'-0"

NOTE: SOME UNIT PLANS ARE MIRRORED

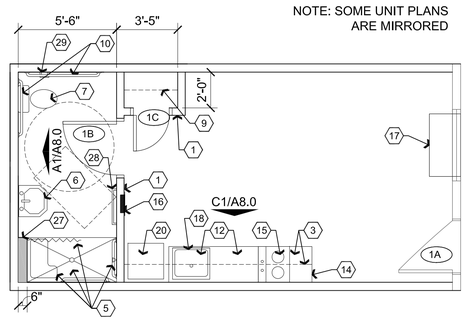



### B2 Studio Type 'B' Plan
Scale: 1/4"=1'-0"

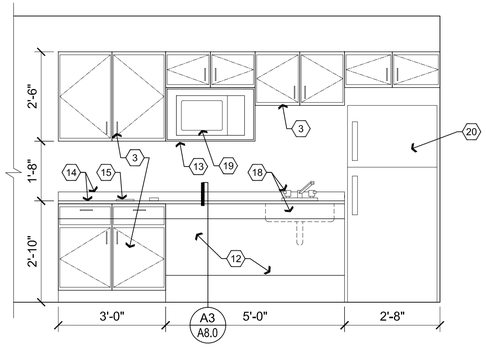



### C2 Kitchen Elevation
Scale: 1/2"=1'-0"

NOTE: SOME UNIT PLANS ARE MIRRORED




### B1 Studio Type 'A' Plan (ADA Compliant)
Scale: 1/4"=1'-0"




### C1 Kitchen Elevation (ADA Compliant)
Scale: 1/2"=1'-0"

## Descriptive Keynotes

1. PROVIDE WALL, TYPICAL, REFER TO WALL TYPES.
2. PROVIDE NEW DOOR AND FRAME, REFER TO DOOR SCHEDULE, TYPICAL.
3. PROVIDE UPPER / LOWER CABINETRY, REFER TO MATERIALS SCHEDULE. CAB-1
4. PROVIDE 36"x36" PRE-FAB FIBERGLASS SHOWER ENCLOSURE WITH SHOWER CURTAIN, ROD AND OTHER ACCESSORIES, TYPICAL, REFER TO PLUMBING PLANS.
5. PROVIDE HANDICAP ACCESSIBLE ROLL-IN SHOWER WITH SEAT, GRAB BARS, SHOWER CURTAIN, ROD AND OTHER ACCESSORIES, REFER TO PLUMBING PLANS. RECESS CONCRETE AS REQUIRED.
6. PROVIDE LAVATORY, REFER TO PLUMBING PLANS.
7. PROVIDE TOILET, REFER TO PLUMBING PLANS.
8. PROVIDE SHELVES, REFER TO MATERIALS SCHEDULE. SH-1
9. PROVIDE CLOSET ROD AND SHELF, REFER TO MATERIALS SCHEDULE. SH-1
10. PROVIDE GRAB BARS, REFER TOILET ACCESSORY SCHEDULE.
11. PROVIDE BLOCKING IN WALLS FOR FUTURE GRAB BARS.
12. PROVIDE REMOVABLE MILLWORK PANEL.
13. PROVIDE MICROWAVE SHELF.
14. PROVIDE SOLID SURFACE COUNTERTOP, WITH 4" BACKSPLASH, REFER TO MATERIALS SCHEDULE. SSC-1
15. 2 BURNER ELECTRIC COOKTOP AS MANUFACTURED BY SUMMIT, MODEL #CR2110WH PROVIDED BY OWNER.
16. PROVIDE RECESSED ELECTRICAL PANEL, REFER TO ELECTRICAL PLANS.
17. PROVIDE PTAC HVAC UNIT, REFER TO MECHANICAL PLANS.
18. PROVIDE STAINLESS STEEL, SINGLE COMPARTMENT SINK WITH FAUCET AND DISPOSAL, REFER TO PLUMBING PLANS.
19. MICROWAVE PROVIDED BY OWNER.
20. REFRIGERATOR PROVIDED BY OWNER.
21. PROVIDE PLUMBING STUB OUT (BEHIND DRYWALL) AND ELECTRIC FOR POTENTIAL FUTURE KITCHEN INSTALLATION, REFER TO PLUMBING AND ELECTRICAL PLANS. PROVIDE ACCURATE AS-BUILT PLAN FOR PLUMBING LOCATIONS.
22. EXISTING 1200 AMP 120/208 THREE PHASE SERVICE ENTRANCE SECTION, REFER TO ELECTRICAL PLANS.
23. EXISTING ELECTRIC PANEL, REFER TO ELECTRICAL PLANS.
24. EXISTING FIRE ALARM PANEL.
25. EXISTING FIRE RISER TO BE REPLACED.
26. EXISTING TELEPHONE BOARD.
27. FURR OUT WALL AS REQUIRED FOR SHOWER INSTALLATION.
28. PROVIDE TOWEL BAR, REFER TO TOILET ACCESSORY SCHEDULE.
29. PROVIDE TOILET TISSUE HOLDER, REFER TO TOILET ACCESSORY SCHEDULE.
30. PROVIDE MIRROR, REFER TO TOILET ACCESSORY SCHEDULE.
31. EXISTING 2x6 WALL. REFER TO B2/A5.2 FOR INSULATION REQUIREMENTS.
32. PROVIDE TOWEL RING, REFER TO TOILET ACCESSORY SCHEDULE.

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ARCHITECTURE & PLANNING

DRAWING: Enlarged Plans and Interior Elevations

PROJECT: Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 200, Prescott, AZ 86305

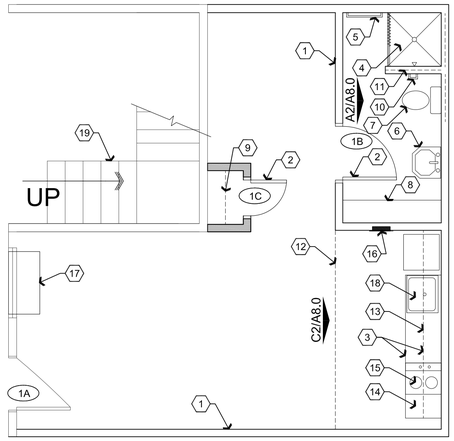
APN: 115-09-008D

| | |
|---|---|
| DRAWN BY | L.O. |
| CHECKED BY | W.A.K. |
| DATE | Dec 19th, 2018 |
| JOB NO. | 724 |
| SHEET | A8.0 |
| | 200 |

Dec 19, 2018 - 10:29am

## Descriptive Keynotes

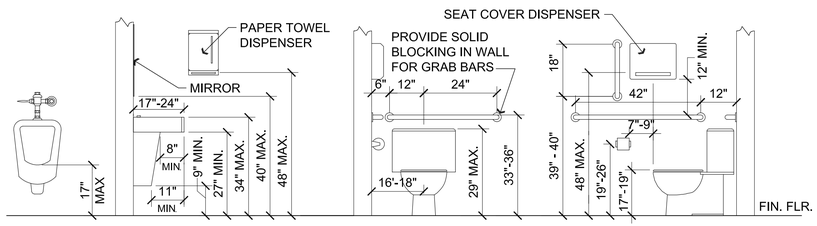
1. PROVIDE WALL, TYPICAL, REFER TO WALL TYPES.
2. PROVIDE NEW DOOR AND FRAME, REFER TO DOOR SCHEDULE, TYPICAL.
3. PROVIDE UPPER / LOWER CABINETRY, REFER TO MATERIALS SCHEDULE. CAB-1
4. PROVIDE 36"x36" PRE-FAB FIBERGLASS SHOWER ENCLOSURE WITH SHOWER CURTAIN, TYPICAL, REFER TO PLUMBING PLANS.
5. PROVIDE TOWEL BAR, REFER TO TOILET ACCESSORY SCHEDULE.
6. PROVIDE LAVATORY, TYPICAL, REFER TO PLUMBING PLANS.
7. PROVIDE TOILET, TYPICAL, REFER TO PLUMBING PLANS.
8. PROVIDE SHELVES, REFER TO MATERIALS SCHEDULE. SH-1
9. PROVIDE CLOSET ROD AND SHELF, REFER TO MATERIALS SCHEDULE. SH-1
10. PROVIDE TOILET TISSUE HOLDER, REFER TO TOILET ACCESSORY SCHEDULE.
11. PROVIDE BLOCKING IN WALLS FOR FUTURE GRAB BARS.
12. SOFFIT ABOVE, REFER TO REFLECTED CEILING PLAN.
13. PROVIDE MICROWAVE SHELF.
14. PROVIDE SOLID SURFACE COUNTERTOP WITH 4" BACKSPLASH, REFER TO MATERIALS SCHEDULE. SSC-1
15. 2 BURNER ELECTRIC COOKTOP AS MANUFACTURED BY SUMMIT, MODEL #CR2110WH PROVIDED BY OWNER.
16. PROVIDE RECESSED ELECTRICAL PANEL, REFER TO ELECTRICAL PLANS.
17. PROVIDE PTAC HVAC UNIT, REFER TO MECHANICAL PLANS.
18. PROVIDE STAINLESS STEEL, SINGLE COMPARTMENT SINK WITH FAUCET AND DISPOSAL, REFER TO PLUMBING PLANS.
19. EXISTING STAIRS.




## A2 Large Studio Type 'B' Plan

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

NOTE: SOME UNIT PLANS ARE MIRRORED.
REFER TO DIMENSION PLAN FOR DIMENSIONS.




## A1 Typical Fixture Mounting Heights for ADA

Scale: 1/2"=1'-0"

Dec 19, 2018 - 10:33am

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ARCHITECTURE & PLANNING

DRAWING: Enlarged Plans

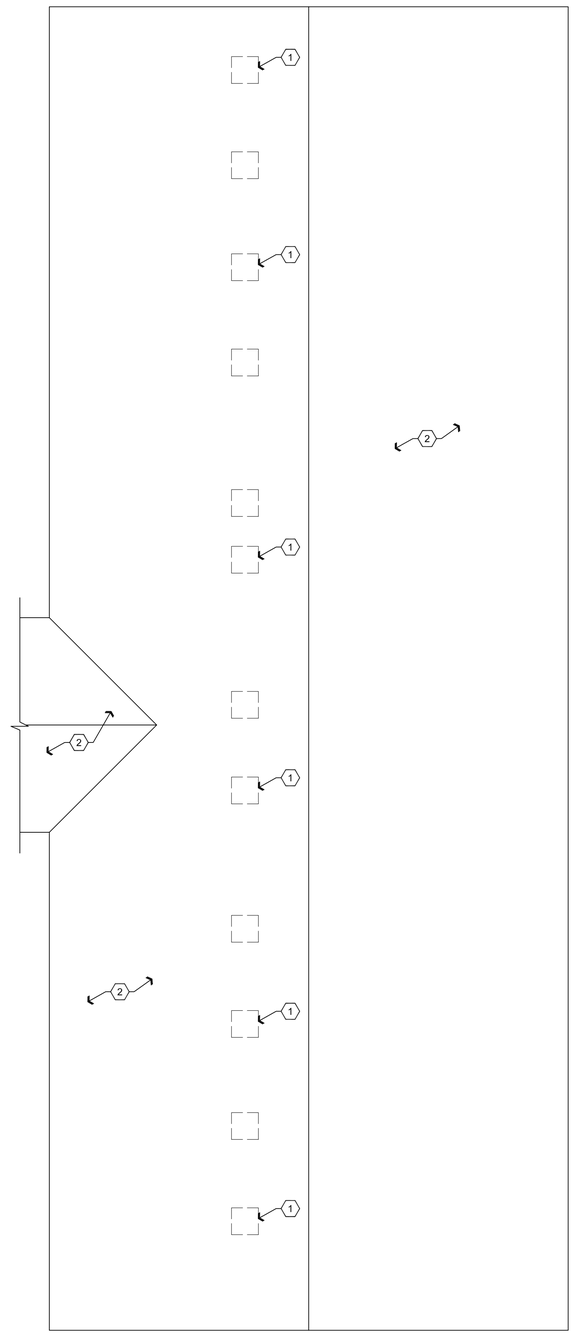
PROJECT: Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 200, Prescott, AZ 86305

APN: 115-09-008D

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: Dec 19th, 2018
JOB NO.: 724
SHEET: A8.1
200

## Descriptive Keynotes

1. REMOVE METAL HVAC STANDS AND HVAC UNITS. INFILL OPENING, PATCH AND REPAIR ROOF TO MATCH EXISTING, TYPICAL.
2. EXISTING ROOF TO REMAIN.




**B1 Demolition Roof Plan**

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

Plan North

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ARCHITECTURE & PLANNING

**DRAWING:** Demolition Roof Plan

**PROJECT:** Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 200, Prescott, AZ 86305

**APN:** 115-09-008D

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|---|---|
| DRAWN BY | L.O. |
| CHECKED BY | W.A.K. |
| DATE | Dec 19th, 2018 |
| JOB NO. | 724 |
| SHEET | A9.0 |
| | 200 |

Dec 19, 2018 - 10:34am

# Specifications

## DIVISION 1 - GENERAL REQUIREMENTS

### SECTION 01000 - DEFINITIONS

1. DRAWING PLAN CLARIFICATION: AN ANSWER FROM THE ARCHITECT, IN RESPONSE TO AN INQUIRY FROM THE CONTRACTOR, INTENDED TO MAKE SOME REQUIREMENT(S) OF THE DRAWINGS OR PLANS CLEARLY UNDERSTOOD. DRAWING/PLAN CLARIFICATIONS MAY BE SKETCHES, DRAWINGS OR IN NARRATIVE FORM AND WILL NOT CHANGE ANY REQUIREMENTS OF THE DRAWINGS OR PLANS, RESPONSES TO CONTRACTOR INQUIRIES SHALL BE AS OUTLINED IN SECTION 01005.
2. PROJECT COMMUNICATIONS: ROUTINE WRITTEN COMMUNICATIONS BETWEEN THE ARCHITECT AND THE CONTRACTOR SHALL BE IN LETTER, FIELD MEMO, OR EMAIL FORMAT. SUCH COMMUNICATIONS SHALL NOT BE IDENTIFIED AS REQUESTS FOR INFORMATION NOR SHALL THEY SUBSTITUTE FOR ANY OTHER WRITTEN REQUIREMENT PURSUANT TO THE PROVISIONS OF THE CONTRACT DOCUMENTS.
3. REQUEST FOR INFORMATION: A REQUEST FROM THE CONTRACTOR OR ONE OF THEIR SUBCONTRACTORS, TO THE ARCHITECT, SEEKING AN INTERPRETATION OR A CLARIFICATION OF SOME REQUIREMENT OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL CLEARLY AND CONCISELY SET FORTH THE ISSUE FOR WHICH THEY SEEK CLARIFICATION OR INTERPRETATION AND WHY A RESPONSE IS NEEDED FROM THE ARCHITECT. THE CONTRACTOR SHALL, IN THE WRITTEN REQUEST, SET FORTH ITS INTERPRETATION OR UNDERSTANDING OF THE CONTRACT'S REQUIREMENTS ALONG WITH REASONS WHY IT HAS REACHED SUCH AN UNDERSTANDING. RESPONSES FROM THE ARCHITECT WILL NOT CHANGE ANY REQUIREMENTS OF THE CONTRACT DOCUMENTS. RESPONSES TO CONTRACTOR INQUIRIES SHALL BE AS OUTLINED IN SECTION 01005

### SECTION 01005 - REQUEST FOR INFORMATION (RFI) PROCEDURES

1. ALL RFIS SHALL BE SUBMITTED TO ARCHITECT VIA EMAIL IN WORD DOCUMENT (.DOC) OR ADOBE (.PDF) FORMATS ONLY. EMAIL ADDRESS IS WAKA@CABLEONE.NET. ANY OTHER TYPE OF SUBMITTAL PROCESS OR PROCEDURE WILL NOT BE RESPONDED TO.
2. IN THE EVENT THAT THE CONTRACTOR OR SUBCONTRACTOR, AT ANY TIER, DETERMINES THAT SOME PORTION OF THE DRAWINGS, SPECIFICATIONS, OR OTHER CONTRACT DOCUMENTS REQUIRES CLARIFICATION OR INTERPRETATION BY THE ARCHITECT, THE CONTRACTOR SHALL SUBMIT AN RFI TO THE ARCHITECT. RFIS MAY ONLY BE SUBMITTED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL CLEARLY AND CONCISELY SET FORTH THE ISSUE OF WHICH CLARIFICATION OR INTERPRETATION IS SOUGHT AND WHY A RESPONSE IS NEEDED FROM THE ARCHITECT. IN THE RFI, THE CONTRACTOR SHALL SET FORTH THEIR INTERPRETATION OR UNDERSTANDING OF THE REQUIREMENT ALONG WITH REASONS WHY SUCH AN UNDERSTANDING WAS REACHED.
3. THE ARCHITECT ACKNOWLEDGES THAT THIS IS A COMPLEX PROJECT BASED UPON THE ARCHITECT'S PAST EXPERIENCE WITH PROJECTS OF SIMILAR COMPLEXITY.
4. THE ARCHITECT WILL REVIEW ALL PROPERLY SUBMITTED RFIS TO DETERMINE WHETHER THEY ARE RFIS WITHIN THE MEANING OF THIS TERM. IF THE ARCHITECT DETERMINES THAT THE DOCUMENT IS NOT AN RFI, IT WILL BE RETURNED TO THE CONTRACTOR, UN-REVIEWED AS TO CONTENT, FOR RE-SUBMITTAL IN THE PROPER FORM.
5. RESPONSES TO RFIS SHALL BE ISSUED WITHIN SEVEN (7) WORKING DAYS OF RECEIPT OF THE REQUEST FROM THE CONTRACTOR UNLESS THE ARCHITECT DETERMINES THAT A LONGER TIME IS NECESSARY TO PROVIDE AN ADEQUATE RESPONSE. IF A LONGER TIME IS DETERMINED NECESSARY BY THE ARCHITECT, THE ARCHITECT WILL WITHIN FIVE (5) WORKING DAYS OF RECEIPT OF THE REQUEST, NOTIFY THE CONTRACTOR OF THE ANTICIPATED RESPONSE TIME. IF THE CONTRACTOR SUBMITS AN RFI ON AN ACTIVITY WITH SEVEN(7) WORKING DAYS OR LESS OF FLOAT ON THE CURRENT PROJECT SCHEDULE THE CONTRACTOR SHALL NOT BE ENTITLED TO ANY TIME EXTENSION DUE TO THE TIME IT TAKES THE ARCHITECT TO RESPOND TO THE REQUEST PROVIDED THAT THE ARCHITECT RESPONDS WITHIN THE SEVEN (7) WORKING DAYS SET FORTH ABOVE.
6. ARCHITECT WILL RESPOND TO ALL RFIS VIA EMAIL TO ONE CONTACT IN THE CONTRACTOR'S OFFICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FORWARDING THIS RESPONSE EMAIL TO ALL PERTINENT PERSONNEL, SUBCONTRACTORS AND SUPPLIERS.
7. RESPONSES FROM THE ARCHITECT WILL NOT CHANGE ANY REQUIREMENT OF THE CONTRACT DOCUMENTS. IN THE EVENT THE CONTRACTOR BELIEVES THAT A RESPONSE TO AN RFI WILL CAUSE A CHANGE TO THE REQUIREMENTS OF THE CONTRACT DOCUMENT, THE CONTRACTOR SHALL GIVE WRITTEN NOTICE T THE ARCHITECT STATING THAT THE CONTRACTOR CONSIDERS THE RESPONSE TO BE A CHANGE ORDER. FAILURE TO GIVE SUCH WRITTEN NOTICE SHALL WAIVE THE CONTRACTOR'S RIGHT TO SEEK ADDITIONAL TIME OR COST.

### SECTION 01010 - SUMMARY OF WORK

1. THE AIA "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" (FORM A201-2017) SHALL BE A PART OF THE CONTRACT DOCUMENTS, ALONG WITH THESE DRAWINGS AND SPECIFICATIONS.
2. IN THE PREPARATION OF THESE SPECIFICATIONS AN EFFORT HAS BEEN MADE TO SEGREGATE THE VARIOUS BRANCHES OF THE WORK UNDER HEADINGS, BY TRADES. THIS IS DONE ONLY FOR CONVENIENCE AND SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF FURNISHING EVERY ITEM INDICATED OR SPECIFIED WHETHER PROPERLY SEGREGATED OR NOT.
3. THE MISPLACEMENT, ADDITION OR OMISSION OF ANY LETTER, WORD OR PUNCTUATION MARK, OR LACK OF CAPITALIZATION OF A WORD, SHALL IN NO WAY DAMAGE THE TRUE SPIRIT, INTENT, OR MEANING OF THESE SPECIFICATIONS.
4. CONTRACTOR SHALL COMPLY WITH, AND REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH, STATE AND CITY CONTRACTOR'S LICENSE LAWS AND BE DULY REGISTERED AND LICENSED THEREUNDER.
5. WHERE SPECIFIC INSTRUCTIONS IN THESE SPECIFICATIONS REQUIRE THAT A PARTICULAR PRODUCT AND/OR MATERIAL(S) BE INSTALLED AND/OR APPLIED BY AN APPROVED APPLICATOR OF THE MANUFACTURER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ANY SUBCONTRACTORS USED FOR SUCH WORK BE AN APPROVED APPLICATOR.

### SECTION 01015 - PROJECT COORDINATION

1. THE GENERAL CONTRACTOR SHALL COORDINATE CONSTRUCTION OPERATIONS INCLUDED IN VARIOUS SECTIONS OF THESE SPECIFICATIONS TO ASSURE EFFICIENT COORDINATION AND ORDERLY INSTALLATION OF EACH PART OF THE WORK. THE GENERAL CONTRACTOR SHALL ALSO COORDINATE CONSTRUCTION OPERATIONS INCLUDED UNDER DIFFERENT SECTIONS THAT DEPEND ON EACH OTHER FOR PROPER INSTALLATION, CLEARANCES, CONNECTIONS, AND OPERATIONS.
2. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL COORDINATE THEIR WORK WITH THE OWNER'S VENDOR'S WORKS.
3. THE VENDOR'S THAT WILL SUPPLY AND INSTALL THESE ITEMS HAS NOT BEEN CHOSEN YET. AS SOON AS THE VENDOR'S ARE DETERMINED THE CONTRACTOR WILL BE NOTIFIED OF ALL CONTACT INFORMATION.
4. THE PROJECT SUPERINTENDENT AND THE PROJECT MANAGER SHALL HAVE A MEETING WITH THE FOREMEN OF THE MECHANICAL, ELECTRICAL, FIRE SPRINKLER, AND PLUMBING SUBCONTRACTORS PRIOR TO THE INSTALLATION OF ANY OF THEIR MATERIALS AND EQUIPMENT IN THE BUILDING. THE PURPOSE OF THIS MEETING SHALL BE TO REQUIRE ALL OF THESE SUBCONTRACTORS TO COORDINATE THEIR INSTALLATION LOCATIONS OF THEIR MATERIALS AND EQUIPMENT SO THAT THERE ARE NO CONFLICTS IN THE FIELD. ALL OF THESE SUBCONTRACTORS MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS HIGH AS IS POSSIBLE WITHIN THE STRUCTURAL FRAMING SYSTEMS AND IS NOT TO BE INSTALLED ANY LOWER THAN THE BOTTOM OF THE STRUCTURAL ROOF AND FLOOR SYSTEMS UNLESS APPROVED IN ADVANCE IN WRITING BY THE ARCHITECT. SHOULD THERE END UP BEING A CONFLICT BETWEEN THE SUBCONTRACTORS MATERIALS AND EQUIPMENT, THEN THE CONFLICTING MATERIALS AND EQUIPMENT SHALL BE REMOVED AND PROPERLY REINSTALLED AT NO ADDITIONAL COST TO THE OWNER.

### SECTION 01017 - SUPERINTENDENT

1. THE CONTRACTOR SHALL EMPLOY A COMPETENT SUPERINTENDENT AND NECESSARY ASSISTANTS WHO SHALL BE IN ATTENDANCE AT THE PROJECT SITE DURING PERFORMANCE OF THE WORK.
2. THE SUPERINTENDENT SHALL REPRESENT THE CONTRACTOR, AND COMMUNICATIONS GIVEN TO THE SUPERINTENDENT SHALL BE AS BINDING IF GIVEN TO THE CONTRACTOR. IMPORTANT COMMUNICATIONS SHALL BE CONFIRMED IN WRITING. OTHER COMMUNICATIONS SHALL BE SIMILARLY CONFIRMED ON WRITTEN REQUEST IN EACH CASE.

### SECTION 01025 - APPLICATIONS FOR PAYMENT

1. SUBMIT APPLICATIONS FOR PAYMENT TO OWNER IN ACCORD WITH THE SCHEDULE ESTABLISHED BY CONDITIONS OF THE CONTRACT AND AGREEMENT BETWEEN OWNER AND CONTRACTOR.
2. NO PROJECTIONS IN PAYMENTS WILL BE ALLOWED.
3. SUBMIT ITEMIZED APPLICATIONS TYPED ON AIA DOCUMENT G702-92, " APPLICATIONS AND CERTIFICATE FOR PAYMENT" AND CONTINUATION SHEETS G703-92.
4. CONTRACTOR SHALL SUBMIT ROUGH DRAFT OF THE APPLICATIONS FOR PAYMENT TO ARCHITECT FOR AN ON-SITE REVIEW FOLLOWING END OF DRAW PERIOD; THEN SUBMIT ONE (1) FINAL COPY AT THE TIMES STIPULATED IN THE AGREEMENT.

### SECTION 01040 - CONTRACTOR'S CONSTRUCTION SCHEDULES

1. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION SCHEDULE, FOR THE WORK, WITHIN 7 CALENDAR DAYS OF BEING AWARDED THE CONTRACT AND SUBMIT IT FOR THE OWNER'S AND ARCHITECT'S INFORMATION.
2. THE SCHEDULE SHALL BE A CRITICAL PATH METHOD SCHEDULE AND SHALL DEMONSTRATE A REALISTIC, EXPEDITIOUS PLAN FOR COMPLETING THE WORK WITHIN THE PARAMETERS OF THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL CONFORM TO THE MOST RECENT SCHEDULE.
4. THE SCHEDULE SHALL NOT EXCEED TIME LIMITS CURRENT UNDER THE CONTRACT DOCUMENTS.
5. THE SCHEDULE SHALL BE REVISED AT APPROPRIATE INTERVALS AS REQUIRED BY THE CONDITIONS OF THE WORK AND PROJECT, SHALL BE RELATED TO THE ENTIRE PROJECT TO THE EXTENT REQUIRED BY THE CONTRACT DOCUMENTS AND SHALL PROVIDE FOR EXPEDITIOUS AND PRACTICABLE EXECUTION OF THE WORK.

### SECTION 01045 - SUBCONTRACTORS

1. THE CONTRACTOR SHALL FURNISH TO THE OWNER THROUGH THE ARCHITECT THE NAMES OF PERSONS OR ENTITIES (INCLUDING THOSE WHO ARE TO FURNISH MATERIALS OR EQUIPMENT FABRICATED TO A SPECIAL DESIGN) PROPOSED FOR EACH PRINCIPAL PORTION OF THE WORK.
2. THE ARCHITECT WILL PROMPTLY REPLY TO THE CONTRACTOR STATING WHETHER OR NOT THE OWNER OR THE ARCHITECT, AFTER DUE INVESTIGATION, HAS REASONABLE OBJECTIONS TO ANY SUCH PROPOSED PERSON OR ENTITY.
3. FAILURE OF THE OWNER OR ARCHITECT TO REPLY PROMPTLY SHALL CONSTITUTE NOTICE OF NO REASONABLE OBJECTION.
4. THE CONTRACTOR SHALL NOT CONTRACT WITH A PROPOSED PERSON OR ENTITY TO WHOM THE OWNER OR ARCHITECT HAS MADE REASONABLE AND TIMELY OBJECTION. THE CONTRACTOR SHALL NOT BE REQUIRED TO CONTRACT WITH ANYONE TO WHOM THE CONTRACTOR HAS MADE REASONABLE OBJECTION.

### SECTION 01050 - FIELD ENGINEERING

1. CONTRACTOR SHALL VERIFY LOCATION OF ALL MONUMENTS AND BENCHMARKS SHOWN ON THE DRAWINGS.
2. CONTRACTOR SHALL:
   2.1 PROVIDE FIELD PROFESSIONAL ENGINEERING SERVICES AS SPECIFIED OR REQUIRED TO EXECUTE CONTRACTOR CONSTRUCTION METHOD.
   2.2 DEVELOP AND MAKE ALL DETAIL SURVEYS AND MEASUREMENT NEEDED FOR CONSTRUCTION, INCLUDING ALL WORKING LINES AND ELEVATION.
   2.3 PROVIDE ALL MATERIAL REQUIRED FOR BENCHMARKS, CONTROL POINTS, BATTER BOARDS, GRADE STAKES AND OTHER ITEMS.
   2.4 BE SOLELY RESPONSIBLE FOR ALL LOCATIONS, DIMENSIONS AND LEVELS. NO DATA OTHER THAN WRITTEN ORDERS OF THE ARCHITECT SHALL JUSTIFY DEPARTURE FROM THE DIMENSIONS AND LEVELS REQUIRED BY THE DRAWINGS.

### SECTION 01340 - SHOP DRAWINGS, PRODUCT DATA AND SAMPLES

1. SHOP DRAWINGS ARE DRAWINGS, DIAGRAMS, SCHEDULES AND OTHER DATA SPECIALLY PREPARED FOR THE WORK BY THE CONTRACTOR OR A SUBCONTRACTOR, SUB-SUBCONTRACTOR, MANUFACTURER, SUPPLIER OR DISTRIBUTOR TO ILLUSTRATE SOME PORTION OF THE WORK.
2. PRODUCT DATA ARE ILLUSTRATIONS, STANDARD SCHEDULES, PERFORMANCE CHARTS, INSTRUCTIONS, BROCHURES, DIAGRAMS AND OTHER INFORMATION FURNISHED BY THE CONTRACTOR TO ILLUSTRATE MATERIALS OR EQUIPMENT FOR SOME PORTION OF THE WORK.
3. SAMPLES ARE PHYSICAL EXAMPLES, WHICH ILLUSTRATE MATERIALS, EQUIPMENT OR WORKMANSHIP AND ESTABLISH STANDARDS BY WHICH THE WORK WILL BE JUDGED.
4. THE CONTRACTOR SHALL PREPARE AND KEEP CURRENT, FOR THE ARCHITECT'S APPROVAL, A SCHEDULE OF SUBMITTALS WHICH IS COORDINATED WITH THE CONTRACTOR'S CONSTRUCTION SCHEDULE AND ALLOWS THE ARCHITECT REASONABLE TIME TO REVIEW SUBMITTALS. THIS SCHEDULE OF SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT WITH THE CONTRACTOR'S CONSTRUCTION SCHEDULE. THE CONTRACTOR SHALL CONFORM TO THE MOST RECENT SCHEDULE.
5. THE PURPOSE FOR THESE SUBMITTALS IS TO DEMONSTRATE FOR THOSE PORTIONS OF THE WORK FOR WHICH SUBMITTALS ARE REQUIRED THE WAY THE CONTRACTOR PROPOSES TO CONFORM TO THE INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL REVIEW, APPROVE AND SUBMIT TO THE ARCHITECT SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND SIMILAR SUBMITTALS REQUIRED BY THE CONTRACT DOCUMENTS WITH REASONABLE PROMPTNESS AND IN SUCH SEQUENCE AS TO CAUSE NO DELAY IN THE WORK OR IN THE ACTIVITIES OF THE OWNER OR OF SEPARATE CONTRACTORS.
7. SUBMITTALS MADE BY THE CONTRACTOR, WHICH ARE NOT REQUIRED BY THE CONTRACT DOCUMENTS, MAY BE RETURNED WITHOUT ACTION.
8. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK REQUIRING SUBMITTAL AND REVIEW OF SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS UNTIL THE ARCHITECT HAS APPROVED THE RESPECTIVE SUBMITTAL. SUCH WORK SHALL BE IN ACCORDANCE WITH APPROVED SUBMITTALS.
9. BY APPROVING AND SUBMITTING SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND SIMILAR SUBMITTALS, THE CONTRACTOR REPRESENTS THAT THE CONTRACTOR HAS DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA RELATED THERETO OR WILL DO SO, AND HAS CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONTRACT DOCUMENTS.
10. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR DEVIATIONS FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE ARCHITECT'S APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ARCHITECT IN WRITING OF SUCH DEVIATION AT THE TIME OF SUBMITTAL AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS BY THE ARCHITECT'S APPROVAL THEREOF.
11. THE CONTRACTOR SHALL DIRECT SPECIFIC ATTENTION, IN WRITING OR ON RESUBMITTED SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS, TO REVISIONS OTHER THAN THOSE REQUESTED BY THE ARCHITECT ON PREVIOUS SUBMITTALS.
12. THE CONTRACTOR SHALL CHECK, APPROVE, AND SUBMIT WITH SUCH PROMPTNESS AS TO CAUSE NO DELAY IN HIS WORK, ONE (1) ELECTRONIC COPY AND ONE (1) PAPER COPY OF ALL SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS AS CALLED FOR IN THE VARIOUS SECTIONS, DETAILS, AND PARTS TO BE USE IN THE WORK.

### SECTION 01350 - SUBSTITUTIONS

1. THE CONTRACTOR SHALL BASE HIS PROPOSAL ON THE EXACT BRANDS, SYSTEMS, METHODS, AND MATERIALS SHOWN, IF THE CONTRACTOR DESIRES TO MAKE SUBSTITUTIONS, HE SHALL LIST THEM WITH HIS BID AND IN HIS CONTRACT. THE LISTING SHALL BE IN SUFFICIENT DETAIL TO AFFORD THE OWNER MEANS OF COMPARISON AND MUST INCLUDE THE MONETARY DIFFERENCE IN CONTRACT PRICE IF THE SUBSTITUTION IS ACCEPTED. SUBSTITUTIONS AFTER SIGNING THE CONTRACT SHALL BE BY CHANGE ORDER ONLY.

### SECTION 01360 - RECORD DRAWINGS

1. THE WORK OF THE FOLLOWING TECHNICAL SECTIONS SHALL BE MARKED ON A CLEAN SET OF PLANS, SHOWING THE EXACT LOCATIONS OF THE VARIOUS PARTS OF THE WORK IF DIFFERENT FROM DRAWINGS: MECHANICAL, PLUMBING, AND ELECTRICAL.

### SECTION 014000 - QUALITY CONTROL

1. ALL COSTS INCURRED FOR TESTING LABORATORY SERVICES SHALL BE PAID BY THE CONTRACTOR.
2. TESTING LABORATORY SHALL REPORT THE RESULTS OF ALL TESTS, IN WRITING, VIA EMAIL, SIMULTANEOUSLY TO THE FOLLOWING: ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR.

### SECTION 01410 - ERRORS AND OMISSIONS

1. IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, SPECIFICATIONS, OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF SUCH OMISSIONS OR ERRORS PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION.
2. IN THE EVENT OF THE CONTRACTOR'S FAILURE TO GIVE SUCH NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING IT.
3. THE CONTRACTOR SHALL HAVE ALL ITEMS OR DETAILS CLARIFIED WITH ARCHITECT PRIOR TO SUBMITTING A BID; OTHERWISE ARCHITECTS INTERPRETATION SHALL BE FINAL.
4. IF THERE IS A CONFLICT BETWEEN THESE SPECIFICATIONS AND THE DRAWINGS THEN THE ARCHITECT WILL MAKE A WRITTEN INTERPRETATION WHICH SHALL BE FINAL AND BINDING UPON THE CONTRACTOR. THE ARCHITECT'S INTERPRETATION SHALL BE REASONABLE AND CONSISTENT WITH THE INTENT EXPRESSED IN THE CONTRACT DOCUMENTS.

### SECTION 015000 - CONST. FACILITIES & TEMPORARY UTILITIES

1. THE CONTRACTOR SHALL MAINTAIN AT THE SITE FOR THE OWNER, ONE RECORD COPY OF THE DRAWINGS, SPECIFICATIONS, ADDENDA, CHANGE ORDERS, RFI'S, PROPOSAL REQUESTS, AND OTHER MODIFICATIONS, IN GOOD ORDER AND MARKED CURRENTLY TO RECORD CHANGES AND SELECTIONS MADE DURING CONSTRUCTION, AND IN ADDITION APPROVED SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND SIMILAR REQUIRED SUBMITTALS. THESE SHALL BE AVAILABLE TO THE ARCHITECT AND SHALL BE DELIVERED TO THE ARCHITECT FOR SUBMITTAL TO THE OWNER UPON COMPLETION OF THE WORK.
2. THE CONTRACTOR SHALL PROVIDE THE OWNER AND ARCHITECT ACCESS TO THE WORK IN PREPARATION AND PROGRESS WHEREVER LOCATED.
3. PROVIDE AND MAINTAIN A WEATHER TIGHT OFFICE FOR USE OF OWNER AND CONTRACTOR. THIS OFFICE SHALL BE PAINTED AND IN GOOD PHYSICAL SHAPE, AND PROVIDED WITH WINDOWS WHICH OPERATE, DOORS WITH LOCKS, TABLES, BENCHES, RACKS FOR DRAWINGS AND ELECTRIC LIGHTS. EQUIPMENT IN THE TRAILER IS TO MINIMALLY INCLUDE FIRE EXTINGUISHER, FIRST AID KIT, BOTTLED WATER AND CUPS, AND SHALL ALL BE IN GOOD OPERATING CONDITION. IF ACCEPTABLE TO THE OWNER, THE CONTRACTOR COULD USE AN EXISTING OFFICE IN BUILDING 400 AS A FIELD OFFICE.
4. OWNER SHALL PROVIDE TEMPORARY ADEQUATE LIGHT AND POWER SUPPLY FOR CONSTRUCTION.
5. OWNER SHALL PROVIDE TEMPORARY ADEQUATE WATER SUPPLY FOR CONSTRUCTION.
6. SUPPLY ADEQUATE COOL, PURE DRINKING WATER WITH INDIVIDUAL DRINKING CUPS OR SANITARY BUBBLER FOUNTAIN FOR THE USE OF EMPLOYEES ON THE PROJECT. THE QUALITY OF THE DRINKING WATER SHALL MEET THE STANDARDS FOR PUBLIC WATER SUPPLIES OF THE YAVAPAI COUNTY HEALTH DEPARTMENT.
7. PROVIDE A CELLULAR JOB TELEPHONE FOR THE DURATION OF THE PROJECT.
8. PROVIDE PROPER SANITARY AND ADEQUATE TOILET FACILITIES FOR THE USE OF ALL WORKMEN EMPLOYED ON THE PROJECT, LOCATED WHERE DIRECTED, AND ENFORCE THEIR USE BY ALL PERSONNEL ON THE PROJECT. ENCLOSE AND WEATHERPROOF TOILETS AND KEEP IN A SANITARY CONDITION AT ALL TIMES. ALSO PROVIDE A TRASH BIN.
9. PROVIDE ADEQUATE FIRE EXTINGUISHERS ON THE PREMISES DURING THE COURSE OF CONSTRUCTION, OF THE TYPE AND SIZES RECOMMENDED BY THE NFPA TO CONTROL FIRES RESULTING FROM THE PARTICULAR WORK BEING PERFORMED.

Dec 19, 2018 - 10:34am

| REVISIONS | BY |
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REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 12/19/18
ARIZONA U.S.A.
EXPIRES: 6/30/21

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DRAWING: Specifications

PROJECT: Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 200, Prescott, AZ 86305

APN: 115-09-008D

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: Dec 19th, 2018
JOB NO.: 724
SHEET: A10.0
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# Specifications Continued

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| 12. | PROVIDE 6 FOOT HIGH WOVEN WIRE TEMPORARY FENCING AROUND THE CONSTRUCTION AREA. FENCING SHALL BE ERECTED AND SECURED IN A MANNER TO WITHSTAND THE FORCES TO WHICH IT MAY BE SUBJECTED. |
| 13. | PROTECT ALL ELEMENTS OF CONSTRUCTION FROM ANY DANGER OF DAMAGE FROM WIND, RAIN, DUST, FROST, FREEZING TEMPERATURES, OR OTHER INFILTRATION OF WEATHER. |
| 14. | EXERCISE ALL POSSIBLE CARE TO CONTROL EXCESSIVE NOISE AND DUST DURING THE CONSTRUCTION TO KEEP THESE PROBLEMS TO A MINIMUM. TRAFFIC OR CONSTRUCTION AREAS SHALL BE SPRINKLED WITH WATER OR CHEMICALS REQUIRED AND IN ACCORDANCE WITH APPLICABLE COUNTY REQUIREMENTS. CONTRACTOR SHALL SECURE APPROPRIATE DUST PERMITS PRIOR TO SITE WORK BEGINNING. |
| 15. | CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY OF CONSTRUCTION, CONSTRUCTION MATERIALS AND EQUIPMENT ON THE SITE. |
| 16. | NO SIGNS SHALL BE PERMITTED ON PROJECT WITHOUT EXPRESS APPROVAL OF OWNER, EXCEPT FOR SAFETY SIGNS. |
| **SECTION 016000 - MATERIAL AND EQUIPMENT** | |
| 1. | DELIVER ALL MANUFACTURED MATERIALS IN THE ORIGINAL PACKAGES, CONTAINERS OR BUNDLES (WITH THE SEALS UNBROKEN) BEARING THE NAME OR IDENTIFICATION MARK OF THE MANUFACTURER. |
| 2. | STORE ALL MATERIALS IN SUCH MANNER AS NECESSARY TO PROPERLY PROTECT IT FROM DAMAGE. MATERIALS OR EQUIPMENT DAMAGED BY HANDLING, WEATHER, DIRT OR FROM ANY OTHER CAUSE WILL NOT BE ACCEPTABLE. |
| 3. | STORE MATERIAL SO AS TO CAUSE NO OBSTRUCTIONS, STORED OFF SIDEWALKS, ROADWAYS AND UNDERGROUND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL MATERIAL AND EQUIPMENT FURNISHED UNDER THE CONTRACT. |
| 4. | WHERE NOT MORE SPECIFICALLY DESCRIBED IN ANY OF THE VARIOUS SECTIONS OF THESE SPECIFICATIONS, WORKMANSHIP SHALL CONFORM TO ALL OF THE METHODS AND OPERATIONS OF BEST STANDARDS AND ACCEPTED PRACTICES OF THE TRADE OR TRADES INVOLVED, AND SHALL INCLUDE ALL ITEMS OF FABRICATION, CONSTRUCTION OR INSTALLATION REGULARLY FURNISHED OR REQUIRED FOR COMPLETION. |
| 5. | ALL WORK SHALL BE EXECUTED BY MECHANICS SKILLED IN THEIR RESPECTIVE LINES OF WORK. |
| 6. | WHEN A SPECIFIC MANUFACTURER, TRADE NAME OR MATERIAL IS SPECIFIED, OR INDICATED, IT IS TO ESTABLISH A STANDARD OF QUALITY AND SHALL NOT BE CONSTRUED AS LIMITING COMPETITION. IF THE CONTRACTOR DESIRES TO USE A MANUFACTURER, TRADE NAME OR MATERIAL OTHER THAN THAT SPECIFIED, HE SHALL REQUEST APPROVAL OF SUCH SUBSTITUTION, IN WRITING, TO THE ARCHITECT. ALL SUCH REQUESTS SHALL BE SUBMITTED PRIOR TO ORDERING MATERIALS. |
| **SECTION 01650 - BUILDING ADDRESS** | |
| 1. | CONTRACTOR SHALL PROVIDE AND INSTALL THE BUILDING ADDRESS NUMBER ON THE BUILDING AS REQUIRED BY PRESCOTT FIRE DEPARTMENT AND THE CITY OF PRESCOTT. |
| **SECTION 017000 - PROJECT CLOSE-OUT** | |
| 1. | CONTRACTOR SHALL PROVIDE RECORD DRAWINGS WHICH SHALL CLEARLY SHOW ALL DIFFERENCES BETWEEN THE CONTRACT WORK AS DRAWN AND AS INSTALLED FOR ALL WORK, AS WELL AS WORK ADDED TO THE CONTRACT WHICH IS NOT SHOWN ON THE CONTRACT DRAWINGS. |
| 2. | CONTRACTOR SHALL SUBMIT A FULLY EXECUTED "CERTIFICATE OF SUBSTANTIAL COMPLETION", AIA DOCUMENT G704 (LATEST EDITION) FOR OWNER'S AND ARCHITECT'S SIGNATURES. |
| 3. | UPON COMPLETION OF THE INSTALLATION OF ALL WORK, AND PRIOR TO FINAL INSPECTION, FURNISH ELECTRONIC COPIES OF OWNER'S CLOSE-OUT MANUAL. THE OWNER'S MANUAL SHALL INCLUDE: 1) ALL SUBCONTRACTOR'S NAMES, ADDRESS, PHONE NUMBER AND CONTACT, 2) GENERAL SUBCONTRACTOR'S ONE YEAR WARRANTY, 3) ALL SUBCONTRACTOR'S WARRANTIES, 4) COPY OF THE FINAL CERTIFICATE OF OCCUPANCY, 5) MANUFACTURER'S CUT SHEETS AND PARTS LISTS OF ALL LIGHT FIXTURES, ELECTRICAL GEAR, MECHANICAL AND PLUMBING EQUIPMENT, 6) MECHANICAL CONTRACTOR'S TEST AND BALANCE REPORT. PROVIDE A TABLE OF CONTENTS AND INDEX TABS FOR EACH HEADING. |
| 4. | INSTRUCT OWNER'S PERSONNEL IN OPERATION, ADJUSTMENT, AND MAINTENANCE OF EQUIPMENT AND SYSTEMS. |
| 5. | SUBMIT ALL REQUIRED GUARANTEES TO THE OWNER. PROVIDE WRITTEN GUARANTEE IN ACCORDANCE WITH SUBPARAGRAPH 13.2.2 OF THE GENERAL CONDITIONS. IN ADDITION, PROVIDE ALL WRITTEN GUARANTEES OR CERTIFICATES REQUIRED AS SPECIFIED IN THESE SPECIFICATIONS. |
| 6. | NEITHER FINAL PAYMENT NOR ANY REMAINING RETAINED PERCENTAGE WILL BE PAID TO CONTRACTOR UNTIL ALL OF THE ABOVE PROVISIONS ARE MET AND ALL REQUIREMENTS AS OUTLINED IN THE "GENERAL CONDITION OF THE CONTRACT FOR CONSTRUCTION" AIA DOCUMENT A201 (LATEST EDITION), PARAGRAPH 9.10.2 |
| **SECTION 01710 - CLEANING** | |
| 1. | SAFETY AND INSURANCE STANDARDS: MAINTAIN PROJECT IN ACCORDANCE WITH THE FOLLOWING SAFETY AND INSURANCE STANDARDS:<br>STATE INDUSTRIAL COMMISSION (OF ARIZONA) OSHA |
| 2. | FIRE PROTECTION STORE VOLATILE WASTE IN COVERED METAL CONTAINERS, AND REMOVE FROM PREMISES DAILY. |
| 3. | POLLUTION CONTROL: CONDUCT CLEAN-UP AND DISPOSAL OPERATIONS TO COMPLY WITH LOCAL ORDINANCES AND ANTI-POLLUTION LAWS. BURNING OR BURYING OF RUBBISH AND WASTE MATERIAL ON THE PROJECT SITE IS NOT PERMITTED DISPOSAL OF VOLATILE FLUID WASTE (SUCH AS MINERAL SPIRITS, OIL, OR PAINT THINNER) IN STORM OR SANITARY SEWER SYSTEMS OR INTO STREAMS OR WATERWAYS IS NOT PERMITTED. |
| 4. | USE ONLY CLEANING MATERIALS RECOMMENDED BY MANUFACTURER OF SURFACE TO BE CLEANED. |
| 5. | THE CONTRACTOR SHALL KEEP THE PREMISES AND SURROUNDING AREA FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY OPERATIONS UNDER THE CONTRACT. AT COMPLETION OF THE WORK THE CONTRACTOR SHALL REMOVE FROM AND ABOUT THE PROJECT WASTE MATERIALS, RUBBISH, THE CONTRACTOR'S TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS. |
| 6. | IF THE CONTRACTOR FAILS TO CLEAN UP AS PROVIDED IN THE CONTRACT DOCUMENTS, THE OWNER MAY DO SO AND THE COST THEREOF SHALL BE CHARGED TO THE CONTRACTOR. |
| 7. | PROVIDE FOR THE DISPOSAL OF ALL WASTE PRODUCTS, TRASH, DEBRIS, ETC., AND MAKE NECESSARY ARRANGEMENT FOR LEGAL DISPOSAL OF IT OFF THE SITE. |
| 8. | MAKE BUILDINGS READY FOR OCCUPANCY IN ALL RESPECTS. LAY HEAVY BUILDING PAPER IN MAIN CIRCULATION AREAS TO PROTECT THE FLOORS UNTIL FINAL INSPECTION AND ACCEPTANCE. |
| 9. | ALL EXISTING IMPROVEMENTS, INSIDE OR OUTSIDE THE PROPERTY WHICH ARE DISTURBED, DAMAGED OR DESTROYED BY THE WORK UNDER THE CONTRACT SHALL BE RESTORED TO THE CONDITION IN WHICH THEY ORIGINALLY WERE, OR TO THE SATISFACTION OF THE ARCHITECT. |
| 10. | CONTRACTORS AND THEIR EMPLOYEES WILL NOT BE ALLOWED TO PARK ON CONCRETE FLOORS OR SLABS. IF ANY CONTRACTOR OR HIS EMPLOYEE DOES SO, THEY SHALL BE RESPONSIBLE FOR THE COST OF CLEANING THE SLAB TO THE FULL SATISFACTION OF THE OWNER AND AT NO COST TO THE OWNER. |
| **DIVISION 2 - SITEWORK** | |
| **SECTION 02075 DUST (PARTICULATE MATTER) CONTROL** | |
| 1. | THE GENERAL CONTRACTOR AND ALL OF THEIR SUBCONTRACTORS SHALL MEET ALL LOCAL, COUNTY, STATE, AND FEDERAL REGULATIONS AND SHALL BE SOLELY RESPONSIBLE FOR DUST CONTROL ON THE SITE FOR THE ENTIRE DURATION OF CONSTRUCTION AND SHALL STRICTLY CONFORM TO THESE REGULATIONS. |
| **SECTION 02100 - SITE PREPARATION AND GRADING** | |
| 1. | UNLESS OTHERWISE INDICATED, GIVE PROJECT SITE AREAS OUTSIDE OF BUILDING UNIFORM SLOPES BETWEEN POINTS FOR WHICH FINISHED GRADES ARE INDICATED OR BETWEEN SUCH POINTS AND EXISTING ESTABLISHED GRADE, EXCEPT PROVIDE VERTICAL CURVES OR ROUNDINGS AT ABRUPT CHANGES IN SLOPES. |
| 2. | DO ALL GRADING REQUIRED TO BRING THE ENTIRE PROJECT AREA TO THE UNDERSIDE OF THE RESPECTIVE SURFACING AS DETERMINED BY THE FINISHED GRADES. |
| 3. | COMPACTION OF FILLS AND FOUNDATION SOILS SHALL BE IN HORIZONTAL LIFTS NOT EXCEEDING 6" IN THICKNESS. COMPACT TO THE PERCENT OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH REQUIREMENTS OF THE SOILS REPORT. |
| **SECTION 02220 - STRUCTURE EXCAVATION AND BACKFILLING** | |
| 1. | SITE AND BUILDING STAKING SHALL BE INCLUDED IN THE CONTRACTOR'S BASE BID. |
| 2. | BEFORE BEGINNING THE LAYOUT WORK,THE CONTRACTOR SHALL HAVE A FULL AND COMPLETE SET OF THE MOST UP-TO-DATE PLANS TO WORK FROM. THE CONTRACTOR SHALL LAY OUT THE BUILDING AND SITE PER THE FULL AND COMPLETE SET, NOT JUST THE LATEST CIVIL PLANS. |
| 3. | THE LICENSED LAYOUT CONTRACTOR SHALL LAY OUT THE BUILDING PERIMETER PER THE MOST CURRENT ARCHITECTURAL FLOOR PLAN. STAKING CONTRACTOR SHALL CONTACT ARCHITECT AND REQUEST THE LATEST AUTOCAD FLOOR PLAN AND SITE PLAN. |
| 4. | THE LICENSED LAYOUT CONTRACTOR SHALL THOROUGHLY COMPARE THE ARCHITECTURAL SITE PLAN AND THE CIVIL GRADING AND DRAINAGE PLAN FOR ANY DISCREPANCIES. IF ANY DISCREPANCIES ARE FOUND BY THE SURVEYOR BETWEEN THESE PLANS, THEN THE CONTRACTOR SHALL IMMEDIATELY REQUEST A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING. |
| 5. | THE CONTRACTOR'S SUPERINTENDENT AND THE CONCRETE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DOUBLE CHECKING THE FIELD STAKING OF THE BUILDING LOCATION AND BUILDING LAYOUT PRIOR TO EXCAVATING FOR FOOTINGS. |
| 6. | IN THE EVENT THAT ANY UNUSUAL CONDITION IS ENCOUNTERED DURING THE GRADING OPERATIONS, THE ARCHITECT SHALL BE IMMEDIATELY NOTIFIED. |
| 7. | CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATIONS OF ALL EXISTING UTILITIES AND SHALL TAKE PRECAUTIONS AS NECESSARY TO PREVENT DAMAGE THERETO AND SHALL BE RESPONSIBLE FOR PAYING FOR REPAIRING ALL DAMAGED UTILITIES AT NO ADDITIONAL COST TO THE OWNER. |
| 8. | ANY DAMAGE TO ADJACENT PROPERTIES, STREET, AND THE LIKE CAUSED BY OPERATIONS OF THIS SECTION SHALL BE RESTORED TO ORIGINAL CONDITION WITHOUT ADDITIONAL COST TO THE OWNER. |
| 9. | SHOULD ADDITIONAL FILL MATERIAL BE REQUIRED, IT SHALL MEET THE REQUIREMENTS OF THE ARCHITECT. |
| 10. | THE APPROVED AND LICENSED TESTING SERVICE SHALL INSPECT AND APPROVE SUB GRADE BEFORE FURTHER CONSTRUCTION WORK IS PERFORMED THEREON. SEE SECTION 02100 FOR SOILS TESTING REQUIREMENTS. |
| 11. | EXCAVATIONS FOR FOUNDATIONS AND FOOTINGS SHALL HAVE CLEAN VERTICAL WALLS, ALL CORNERS SQUARED UP, KEEP ENTIRE EXCAVATION FREE FROM ANY LOOSE MATERIAL EXCAVATION SHALL CONFORM TO DIMENSIONS AND ELEVATIONS INDICATED WITH ALLOWANCES FOR ERECTION OF FORMS, SHORING, WATERPROOFING, AND INSPECTION OF FOOTINGS. |
| 12. | REMOVE ALL EXCESS EXCAVATED MATERIAL (IF OCCURS) FROM THE GROUNDS AND LEGALLY DISPOSE OF SAME AT NO ADDITIONAL EXPENSE TO THE OWNER. |
| 13. | AFTER COMPLETION OF THE FOUNDATIONS, WALLS AND OTHER CONSTRUCTION, AND REMOVAL OF FORMS, CLEAN THE EXCAVATIONS OF TRASH AND DEBRIS. |
| 14. | BACKFILL AND COMPACT PIPE AND CONDUIT TRENCHES PER THE SOILS REPORT. |
| 15. | COMPACTION OF UNDER-SLAB FILL AND BACKFILL SHALL BE IN HORIZONTAL LIFTS NOT EXCEEDING 6" IN THICKNESS. COMPACT TO THE PERCENT OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH REQUIREMENTS OF SOILS REPORT. GRADE UNDER-SLAB FILL TO A TOLERANCE OF 1/4" IN TEN FEET. |
| **SECTION 02510 - PAVING - ASPHALTIC CONCRETE** | |
| 1. | PROVIDE ASPHALTIC CONCRETE PAVING IN ONE COURSE, COMPACTED TO A THICKNESS AS SHOWN ON GRADING & DRAINAGE PLANS AND AS REQUIRED BY THE SOILS REPORT. IF THERE IS A CONFLICT BETWEEN THE TWO, THEN THE THICKEST SECTIONS SHALL BE USED. |
| 2. | MAXIMUM SLOPE (IN ALL DIRECTIONS) OF PAVING WITHIN A HANDICAP PARKING STALL OR AISLE SHALL NOT EXCEED 1:50 (2%). CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THAT THE GRADING & DRAINAGE PLAN DOES NOT EXCEED THESE REQUIREMENTS, PRIOR TO FINAL GRADING WORK. |
| 3. | ASPHALT CEMENT SHALL CONFORM TO THE REQUIREMENTS OF AI PCD-7 GRADE AR 4000 OR AR 8000 BASED ON WEATHER CONDITIONS. |
| 4. | PLACING EQUIPMENT: THE POWER MACHINE FOR SPREADING, SHAPING, AND FINISHING SHALL BE OF A SELF-CONTAINED UNIT AND SHALL BE CAPABLE OF PRODUCING THE REQUIRED DEGREE OF SMOOTHNESS. |
| 5. | MINERAL AGGREGATE SHALL CONFORM TO MAG TYPE 19MM |
| 6. | ROLLING EQUIPMENT: PROVIDE ADEQUATE POWER-DRIVE ROLLING EQUIPMENT, WEIGHING NOT LESS THAN 8 TONS. |
| 7. | PROTECTION OF PAVEMENT: THE PAVEMENT SHALL NOT BE USED FOR VEHICULAR TRAFFIC OF ANY KIND UNTIL THE PAVEMENT HAS COOLED SUFFICIENTLY AFTER FINAL ROLLING. |
| **SECTION 02580 - TRAFFIC CONTROL MARKINGS** | |
| 1. | PROVIDE ALL TRAFFIC CONTROL MARKINGS FOR THE DELINEATION OF TRAFFIC LANES AND FOR PARKING AREAS. PAINTING IS TO INCLUDE ALL STRIPING, DIRECTIONAL ARROWS, CROSS WALKS, LETTERING, RESTRICTION, HANDICAP STALLS, FIRE LANES, ETC. THAT MAY BE REQUIRED FOR TRAFFIC CONTROL. COLORS TO BE WHITE, EXCEPT AT HANDICAP STALLS USE YELLOW. |
| 2. | PAINT SHALL CONFORM TO THE REQUIREMENTS OF FS TT-P-85 FOR TRAFFIC LINE PAINTS. |
| **DIVISION 3 - CONCRETE** | |
| **SECTION 03061 - CONCRETE FLATWORK** | |
| 1. | REFERENCES:<br>1.1 AMERICAN CONCRETE INSTITUTE<br>ACI 301 - STRUCTURAL CONCRETE FOR BUILDINGS.<br>ACI 306 - COLD WEATHER CONCRETING.<br>1.2 AMERICAN SOCIETY FOR TESTING AND MATERIALS:<br>ASTM C309 - LIQUID MEMBRANE-FORMING COMPOUNDS FOR CURING CONCRETE.<br>ASTM C979 - PIGMENTS FOR INTEGRALLY COLORED CONCRETE. |
| 2. | QUALITY ASSURANCE:<br>2.1 PERFORM WORK IN ACCORDANCE WITH ACI 301, SECTION 6 - ARCHITECTURAL CONCRETE.<br>2.2 CONFORM TO ACI 306 DURING COLD WEATHER.<br>2.3 OBTAIN EACH MATERIAL FROM SAME SOURCE AND MAINTAIN HIGH DEGREE OF CONSISTENCY IN WORKMANSHIP THROUGHOUT PROJECT.<br>2.4 INSTALLER QUALIFICATIONS: CONCRETE WORK SHALL BE BY FIRM WITH FIVE YEARS EXPERIENCE WITH WORK OF SIMILAR SCOPE AND QUALITY. |
| 3. | FINISH AT EXTERIOR FLATWORK SHALL BE LIGHT - BROOMED, PULL BROOM ACROSS FRESHLY TROWELED CONCRETE TO PRODUCE LIGHT TEXTURE IN STRAIGHT LINES PERPENDICULAR TO MAIN LINE OF TRAFFIC. DO NOT DAMPEN BROOMS. |
| **SECTION 03100 - CONCRETE FORMWORK** | |
| 1. | DESIGN THE FORMWORK IN ACCORDANCE WITH ACI 301 AND 347 |
| 2. | PROVIDE FORMS FOR ALL CONCRETE, EXCEPT THAT AUTHORIZED TO BE PLACED DIRECTLY AGAINST EARTH IN TRENCHES. |
| 3. | THE OFFSET BETWEEN ADJACENT PIECES OF FORMWORK FACING MATERIAL SHALL NOT EXCEED CLASS A (1/8") SURFACE PER ACI-117-90 |
| 4. | CONSTRUCT OF PLYWOOD OR APPROVED PATENTED FORMWORK SYSTEMS WITH PLYWOOD OR METAL FACINGS WITH AS LARGE A FACE DIMENSION AS POSSIBLE. |
| 5. | INSTALL ALL BUCKS, NAILING BLOCKS, INSERTS, ANCHORS, AS REQUIRED. FORM ALL GROOVES, SEATS, REGLETS, ETC., AS REQUIRED TO RECEIVE THE MATERIAL AND EQUIPMENT INDICATED. |
| 6. | CONTRACTOR SHALL INSTALL FORM OIL PER MANUFACTURER'S RECOMMENDATIONS. |
| 7. | ALL DIRT, CHIPS, SAWDUST, RUBBISH, WATER, ETC., SHALL BE COMPLETELY REMOVED FROM THE FORMS BEFORE ANY CONCRETE IS DEPOSITED THERE IN. |
| 8. | NO WOODEN TIES OR BLOCKING SHALL BE LEFT IN CONCRETE. |
| 9. | AFTER FORMS ARE STRIPPED, THE CONCRETE, WHERE EXPOSED TO VIEW SHALL BE TREATED AS FOLLOWS: 1.) REMOVE ALL MORTAR FINS AND REPAIR ROCK POCKETS OR HONEYCOMB. 2.) SACK FINISH TO FILL MINOR VOIDS AND PITS IN THE SURFACE. |
| **SECTION 03300 - CONCRETE, CAST-IN-PLACE** | |
| 1. | STANDARD FOR MEASURING, MIXING, TRANSPORTING AND PLACING OF CONCRETE SHALL BE ACI-304. STANDARD FOR MEASURING, MIXING AND DELIVERY OF READY MIXED CONCRETE SHALL BE ASTM C-94, EXCEPT THAT TIME IN MIXER AFTER WATER HAS BEEN ADDED AT BATCH PLANT IS LIMITED TO 1-1/2 HOURS MAXIMUM. IF THIS LIMIT IS EXCEEDED, THE ARCHITECT HAS THE RIGHT TO REJECT THE ENTIRE LOAD AND IT WILL BE ORDERED REMOVED FROM THE SITE. |
| 2. | EXTERIOR CONCRETE FLATWORK THICKNESSES AND REINFORCING SHALL BE AS FOLLOWS:<br>2.1 AT ALL PEDESTRIAN SIDEWALKS INSTALL 4" CAST-IN-PLACE CONCRETE OVER 4" COMPACTED ABC FILL OVER COMPACTED SUB-GRADE. TURN DOWN ALL EDGES OF SIDEWALKS A MINIMUM OF 8" BELOW ADJACENT FINISH GRADE. |
| 3. | TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF ACI 117, STANDARD SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS, PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE, DETROIT MICHIGAN. |
| 4. | FLOOR FLATNESS / LEVELNESS REQUIREMENTS:<br>4.1 FLOOR FLATNESS (FF) CLASSIFICATIONS SHALL BE PER ASTM E 1155 (LATEST EDITION) (STANDARD TEST METHOD FOR DETERMINING FLOOR FLATNESS AND LEVELNESS USING THE F-NUMBER SYSTEM), SHALL MEET THE SPECIFIED OVERALL VALUES PROVIDED AS FOLLOWS:<br>4.2 ALL SLABS SHALL HAVE A COMPOSITE FLATNESS (FF) OF 50 AND A COMPOSITE LEVELNESS (FL) OF 30.<br>4.3 THE FLOOR FLATNESS AND LEVELNESS SHALL BE TESTED WITHIN 8 HOURS AFTER COMPLETION OF THE FINAL TROWELING OPERATION ACCORDING TO ASTM E1155 -96 STANDARD TEST METHOD FOR DETERMINING FLOOR FLATNESS AND FLOOR LEVELNESS NUMBERS, BY AN INDEPENDENT TESTING AGENCY EXPERIENCED WITH THE TESTING PROCEDURE AND POSSESSING THE NECESSARY EQUIPMENT.<br>ALL FLATWORK THAT IS DETERMINED TO BE OUT OF TOLERANCES SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER.<br>4.4 THE MINIMUM LOCAL VALUE (MLV) FOR ALL FLOORS SHALL BE 2/3 OF THE SPECIFIED OVERALL VALUES. THE MLV IS THE MINIMUM QUALITY FLOOR THAT WILL BE ACCEPTED BY THE OWNER WITHOUT REPAIR. |
| 5. | CONCRETE TESTS WILL BE MADE BY AN APPROVED INDEPENDENT TESTING LABORATORY AT THE DIRECTION OF THE ARCHITECT. APPROXIMATELY ONE TEST WILL BE MADE FOR EACH 50 CUBIC YARDS OF EACH CLASS OF CONCRETE WHEN PLACED IN LARGE CONTINUOUS POURS. AT LEAST ONE TEST SHALL BE MADE OF POURS LESS THAN 50 CUBIC YARDS AT THE DISCRETION OF THE ARCHITECT. TESTS SHALL BE MADE FOR 7 DAY, 28 DAY STRENGTH AND 45 DAY STRENGTH. |
| 6. | FINISHES: ALL CONCRETE SURFACES NOT EXPOSED TO PUBLIC VIEW SHALL HAVE ROUGH FORM FINISH. ALL EXPOSED SURFACES SHALL HAVE SMOOTH FORM FINISHES. |
| 7. | EXPANSION / CONSTRUCTION JOINT FILLER: ASTM D-1751, NON EXTRUDED, RESILIENT TYPE, USE EXPANSION / CONSTRUCTION JOINT FILLER AT; INTERRUPTING OBJECTS OR COLUMNS; PERIMETER OF ALL SLABS ON GRADE THAT BUTT INTO WALLS, AND AT ALL LOCATIONS SHOWN IN THE STRUCTURAL PLANS. AT ALL EXPANSION / CONSTRUCTION JOINTS USE WR MEADOWS SNAP-CAP, 1/2" W x 1/2" D. OVER THE EXPANSION JOINT MATERIAL. REMOVE SNAP-CAP AND DISCARD PRIOR TO INSTALLING SEALANT. |
| 8. | FINISH CONCRETE FLATWORK AS FOLLOWS:<br>8.1 SMOOTH HARD TROWEL FINISH AT ALL INTERIOR FLATWORK.<br>8.2 LIGHT BROOM FINISH AT ALL EXTERIOR FLATWORK.<br>8.3 EXTERIOR CONCRETE SIDEWALKS, STEPS AND LANDINGS TO HAVE A NON-SLIP FINISH TO PROVIDE A COEFFICIENT OF FRICTION OF 0.6 OR GREATER. |

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DRAWING: Specifications

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Bridgepointe Communities LLC
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APN: 115-09-008D

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# Specifications Continued

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| 9. | CROSS SLOPE OF ALL CONCRETE SIDEWALKS SHALL NOT EXCEED 1:48. IF CONTRACTOR DETERMINES THAT THE GRADING & DRAINAGE PLAN SHOWS GRADES THAT EXCEED THIS SLOPE, THEN CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY, PRIOR TO ROUGH GRADING THE AREA. |
| 10. | SLOPE OF CONCRETE SIDEWALKS, ALONG ITS LENGTH, SHALL NOT EXCEED 1:20 (5%). IF CONTRACTOR DETERMINES THAT THE GRADING & DRAINAGE PLAN SHOWS GRADES THAT EXCEED THIS SLOPE THEN CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY, PRIOR TO ROUGH GRADING THE AREA. |
| 11. | PLACE CONSTRUCTION JOINTS AND CONTROL JOINTS WHERE REQUIRED. REINFORCING SHALL BE CONTINUOUS THROUGH CONSTRUCTION JOINTS AND CONTROL JOINTS. NO CONCRETE POUR SHALL BE LONGER THAN 100 FEET OR MORE THAN 900 SQUARE FEET IN AREA. PROVIDE SHEAR KEYS AS DETAILED. AT ALL EXTERIOR SLABS-ON-GRADE PROVIDE A 1/2" WIDE CONTROL JOINT (SEE PARAGRAPH 7 ABOVE) WHEREVER SLABS ABUT VERTICAL CONSTRUCTION ELEMENTS, WHETHER INDICATED OR NOT. |
| 12. | SAW-CUT FLOOR SLABS AS SOON AS POSSIBLE AFTER FINISHING USING A SAW BLADE THAT HAS A TRIANGULAR ARBOR CONFIGURATION TO REDUCE EDGE RAVELING OR DISLODGING AGGREGATES. SAW-CUT CONTROL JOINTS IN FLOOR TO A DEPTH OF ONE-FIFTH OF THE SLAB THICKNESS AT INTERVALS NOT TO EXCEED 12 FEET ON CENTER IN EACH DIRECTION, UNLESS APPROVED BY THE ARCHITECT IN WRITING PRIOR TO POURING OF THE FLATWORK. CONTRACTOR SHALL PROVIDE A SCALED DRAWING SHOWING THE LAYOUT OF SAW-CUT CONTROL JOINTS, AT ALL FLATWORK, TO ARCHITECT FOR APPROVAL PRIOR TO POURING THE FLATWORK. |
| 13. | WHEN REQUIRED TO CORRECT ANY UNSATISFACTORY FLOOR SURFACE DUE TO UNDUE SETTLEMENT, SHRINKAGE OR CRACKING, LEVELING AGENT SHALL BE USED, EXCEPT AT AREAS THAT ARE EXPOSED TO VIEW. THIS WORK SHALL BE PERFORMED AT NO COST TO THE OWNER. |
| 14. | WHEN REQUIRED TO CORRECT ANY SLAB ON GRADE CURLING, THE CONTRACTOR SHALL GRIND FLOOR, AS REQUIRED FOR SPECIFIC FLOOR FINISH AT NO COST TO THE OWNER. |

## DIVISION 4 - MASONRY

**SECTION 04100 - MORTAR AND GROUT**

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| 1. | NON-SHRINK GROUT SHALL BE GRADE B AND BE PROVIDED IN ACCORDANCE WITH ASTM 1107-89A. |
| 2. | WET MORTARBOARD BEFORE LOADING AND COVER MORTAR TO RETARD DRYING WHEN NOT BEING USED. USE ALL MORTAR AND GROUT WITHIN ONE HOUR OF INITIAL MIXING AND USE NO MORTAR OR GROUT AFTER IT HAS BEGUN TO SET UP OR AFTER IT HAS BECOME HARSH OR NON-PLASTIC. |
| 3. | CEMENT FOR MORTAR AND GROUT SHALL BE TYPE II, LOW ALKALI PORTLAND CEMENT CONFORMING TO ASTM C-150, STANDARD GRAY. ALL CEMENT SHALL BE FROM ONE MANUFACTURER. |
| 4. | AGGREGATE FOR GROUT SHALL CONFORM TO ASTM D-448, COARSE AGGREGATE, SIZE NO. 8. |
| 5. | AGGREGATE FOR MORTAR SHALL CONFORM TO ASTM C-144, EXCEPT THAT NO LESS THAN 3% OR MORE THAN 10% SHALL PASS A NO. 100 SIEVE. |
| 6. | SAND FOR GROUT SHALL CONFORM TO ASTM C-404, FINE AGGREGATE, SIZE NO. 1. |
| 7. | HYDRATED LIME SHALL CONFORM TO ASTM C-207, TYPE S. |
| 8. | MORTAR FOR CONCRETE UNIT MASONRY SHALL BE FRESHLY PREPARED AND UNIFORMLY MIXED IN RATIO ONE PART PORTLAND CEMENT, 1/2 PART LIME, 3-4 PARTS SAND, AND SHALL CONFORM TO ASTM C-270. TYPE S. |
| 9. | FINE GROUT SHALL BE COMPOSED OF ONE PART PORTLAND CEMENT, TO WHICH MAY BE ADDED 1/10 PART HYDRATED LIME OR LIME PUTTY, AND 2-1/4 TO 3 PARTS SAND. |
| 10. | COURSE GROUT SHALL BE COMPOSED OF ONE PART PORTLAND CEMENT, TO WHICH MAY BE ADDED 1/10 PART HYDRATED LIME OR LIME PUTTY AND 2-1/4 TO 3 PARTS SAND, AND NOT MORE THAN 2 PARTS AGGREGATE (GRAVEL). THIS GROUT MAY ONLY BE USED IN GROUT SPACES IN BRICK MASONRY 2" OR MORE IN HORIZONTAL DIMENSION AND IN GROUT SPACES IN FILLED CELL CONSTRUCTION 4" OR MORE IN BOTH HORIZONTAL DIMENSIONS. |
| 11. | MORTAR MIXING: ADD SAND, CEMENT AND MIX, THEN ADD LIME. MIX MORTAR AFTER ALL INGREDIENTS ARE ADDED TO MIXER FOR AT LEAST 5 MIN\UTES OR UNTIL A THOROUGHLY UNIFORM MIX IS OBTAINED, WHICHEVER PERIOD IS LONGER. ADJUST CONSISTENCY OF MORTAR TO THE SATISFACTION OF THE MASON, ADDING AS MUCH WATER AS IS COMPATIBLE WITH THE CONVENIENCE IN USING THE MORTAR. IF THE MORTAR BEGINS TO STIFFEN FROM EVAPORATION OR ABSORPTION OF A PART OF THE MIXING WATER, RE-TEMPER MORTAR BY ADDING WATER WITHIN BASIN FORMED BY MORTAR AND RE-MIXING. |
| 12. | GROUT MIXING: MIX GROUT AFTER ALL INGREDIENTS ARE ADDED TO MIXER FOR A PERIOD OF AT LEAST 5 MINUTES OR UNTIL A THOROUGHLY UNIFORM MIX HAS BEEN OBTAINED, WHICHEVER PERIOD IS LONGER. GROUT SHALL HAVE AS HIGH A WATER CONTENT AS IN CONSISTENT WITH PLACING AND WORKABILITY WITHOUT SEGREGATION. |

**SECTION 04220 - CONCRETE UNIT MASONRY**

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| 1. | CONCRETE UNIT MASONRY SHALL BE STANDARD SHAPE MEDIUM WEIGHT (CONFORMING TO ASTM C90), GRADE 'N-1', LOAD BEARING, HOLLOW, AS MANUFACTURED BY YAVAPAI BLOCK CO. INC., OR APPROVED EQUAL. |
| 2. | NOT ALL MASONRY LINTELS MAY BE SHOWN ON THE STRUCTURAL PLANS. THE MASONRY SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CAREFULLY REVIEWING THE MECHANICAL PLANS FOR DUCT PENETRATIONS AND EXTERIOR WALL LOUVERS IN MASONRY WALLS, AND INCLUDE THE INSTALLATION OF MASONRY LINTELS FOR THESE MASONRY PENETRATIONS IN THEIR BASE BID PER THE APPROPRIATE STRUCTURAL DETAILS. |
| 3. | UNITS SHALL BE CURED AND DRIED BEFORE BEING USED. SURFACE OF UNITS SHALL BE CLEAN AND FREE FROM DIRT WHEN LAID IN WALLS. UNITS COMPLYING WITH THE APPROPRIATE ASTM STANDARDS SHALL NOT BE LAID IN THE WALL WHERE EXPOSED TO VIEW. |
| 4. | CONTRACTOR SHALL TRANSPORT AND HANDLE MASONRY UNITS IN SUCH A MANNER AS TO PREVENT CHIPPING AND BREAKAGE. |
| 5. | ALL MASONRY SHALL BE PER ASTM C90 AND 2012 INTERNATIONAL BUILDING CODE STANDARDS FOR 'HOLLOW AND SOLID LOAD-BEARING CONCRETE MASONRY UNITS'. |
| 6. | WHEN REQUIRED, EXPOSED BLOCK UNITS SHALL BE CUT WITH A POWER DRIVEN CARBORUNDUM OR DIAMOND DISC BLADE SAW. WHEN USING 'WET' CUTTING METHODS, CLEAN WATER SHALL BE USED ON EXPOSED UNITS. |
| 7. | A L.A.Z. (LIMITED ACCESS ZONE) SHALL BE ESTABLISHED WHENEVER A MASONRY WALL IS BEING CONSTRUCTED PER O.S.H.A. REGULATION 706A. |
| 8. | ALL MASONRY WALLS OVER 8 FEET IN HEIGHT SHALL BE ADEQUATELY BRACED PER O.S.H.A. REGULATIONS 706B. |
| 9. | TOLERANCES SHALL CONFORM TO ACI-531, EXCEPT AS OTHERWISE NOTED. |
| 10. | LAY UNITS IN UNIFORM AND TRUE COURSES; LEVEL AND PLUMB TO HEIGHT INDICATED ON PLANS. |
| 11. | UNITS SHALL NOT BE WETTED BEFORE BEING USED AND SHALL BE LAID DRY. |
| 12. | BOND PATTERN SHALL BE REGULAR RUNNING BOND. |
| 13. | BOND SHALL BE PLUMB THROUGHOUT FACE OF WALL. |
| 14. | JOINTS SHALL BE STRAIGHT, CLEAN AND A UNIFORM 3/8" THICKNESS. |
| 15. | ALL EXPOSED VERTICAL AND HORIZONTAL JOINTS AT STANDARD UNITS SHALL BE TOOLED TO PRODUCE A DENSE, SLIGHTLY CONCAVE SURFACE WHICH IS WELL BONDED TO THE BLOCK EDGES. |
| 16. | UNEXPOSED INTERIOR JOINTS SHALL BE STRUCK FLUSH. |
| 17. | SOLIDLY FILL JOINTS FROM THE FACE OF THE UNIT TO THE DEPTH OF THE FACE SHELL, EXCEPT WHERE SPECIFIED OTHERWISE. |
| 18. | FULL BEDDING TO BE PROVIDED FOR THE FIRST COURSE ON THE FOUNDATION AND WHEREVER MAXIMUM STRENGTH IS REQUIRED. |
| 19. | BUTTER VERTICAL HEAD JOINTS WELL AND SHOVE THESE JOINTS TIGHT SO THAT THE MORTAR BONDS WELL TO BOTH UNITS. |
| 20. | FULL COVERAGE TO BE PROVIDED ON BED OF FACE SHELLS AND WEBS SURROUNDING CELLS TO BE FILLED. |
| 21. | BEE HOLES OR OTHER OPEN JOINTS SHALL BE FILLED AND TOOLED WITH MORTAR WHILE MORTAR IS STILL FRESH. |
| 22. | SOILED MASONRY FROM MORTAR AND GROUT SPILLS WHICH WILL BE EXPOSED TO VIEW AT THE COMPLETION OF THE PROJECT SHALL BE CLEANED IMMEDIATELY WITH STIFF FIBER BRUSHES UNTIL THE WALL IS FREE OF DROPPED OR SPATTERED MORTAR. |
| 23. | BUILD IN ALL ITEMS REQUIRED FOR A COMPLETE JOB, INCLUDING REINFORCING STEEL, BOLTS, ANCHORS, NAILING BLOCKS, DOOR AND WINDOW FRAMES, PIPES, CONDUITS AND VENTS. PROVIDE TEMPORARY BRACING FOR ALL MASONRY WALLS AND LEAVE IN PLACE UNTIL MASONRY IS CURED AND THE ROOF DIAPHRAGM IS SECURED IN PLACE. |
| 24. | CONTROL JOINT FILL SHALL BE FACTORY EXTRUDED SOLID SECTION OF RUBBER CONFORMING TO ASTM D-2000, 2AA-805, WITH A DUROMETER HARDNESS OF APPROXIMATELY 80 WHEN TESTED IN CONFORMANCE WITH ASTM D-2240. THE SHEAR SECTION IS TO BE 5/8" THICKNESS. |
| 25. | REINFORCING STEEL IS TO BE IN PLACE AND INSPECTED BEFORE GROUTING STARTS. VERTICAL CELLS TO BE FILLED SHALL HAVE VERTICAL ALIGNMENT TO MAINTAIN A CONTINUOUS CELL AREA. GROUT BEAMS OVER OPENINGS AND BOND BEAMS IN A CONTINUOUS OPERATION. SOLIDLY GROUT IN PLACE ALL BOLTS, ANCHORS, ETC. |
| 26. | UPON COMPLETION OF THE MASONRY WORK, CLEAN ALL EXPOSED MASONRY IN AN APPROVED MANNER. |

## DIVISION 6 - WOOD & PLASTIC

**SECTION 06100 - ROUGH CARPENTRY**

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| 1. | AT ALL GRAB BARS THE CONTRACTOR SHALL PROVIDE AND INSTALL 2x6 SOLID WOOD BLOCKING, WHICH SHALL BE SECURELY SCREWED OFF TO THE STEEL WALL STUDS. |
| 2. | REFER TO THE GENERAL STRUCTURAL NOTES CONTAINED IN THE CONTRACT DOCUMENTS FOR BUILDING 300 LOCATED AT 1040 WHIPPLE STREET. |

**SECTION 06600 - ARCHITECTURAL MILLWORK**

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| 1. | ALL MILLWORK SHALL MEET OR EXCEED THE REQUIREMENTS OF SECTION 400/1600 'CUSTOM GRADE' OF QUALITY STANDARDS AS ESTABLISHED BY THE ARCHITECTURAL WOODWORKERS INSTITUTE. |
| 2. | ALL CASEWORK MEMBERS ARE TO BE 3/4" THICK UNLESS NOTED OTHERWISE. |
| 3. | ALL CASEWORK TO HAVE HIGH PRESSURE LAMINATE FINISH WITH REVEAL OVERLAY DESIGN, UNLESS DETAILED OTHERWISE ON PLANS. ALL EXTERIOR EXPOSED SURFACES TO BE NEMA LD-3, GRADE GP-28, UNLESS DETAILED OTHERWISE ON PLANS. BACKING SHEET TO BE NEMA LD-3, GRADE CL-20. ALL CONCEALED INTERIORS SHALL BE WHITE MELAMINE. |
| 4. | ALL COUNTERTOPS SHALL BE SOLID SURFACE MATERIAL, 3/4" THICK. PROVIDE ALL AVAILABLE SAMPLES TO OWNER FOR APPROVAL. LEADING EDGES ARE TO BE SQUARE, 1 1/2" THICK. |
| 5. | DRAWER BOX SIDES ARE TO BE 1/2" WHITE MELAMINE. DRAWER BOX BOTTOMS ARE TO BE 1/4" WHITE MELAMINE. |
| 6. | SHELVES UNDER 36" WIDE SHALL HAVE 3/4" SHELVES. CABINETS OVER 36" WIDE SHALL HAVE 1" SHELVES. |
| 7. | HARDWARE:<br>7.1 DRAWER AND CABINET PULLS ARE TO BE WIRE CHROME PLATED (MATT) WITH 4" HOLE SPACING. PROVIDE A SINGLE PULL AT EACH DRAWER OR DOOR.<br>7.2 HINGES ARE TO BE BLUM 'CLIP TOP' 120° SELF CLOSING CONCEALED HINGE WITH DULL CHROME FINISH. PROVIDE 2 HINGES PER DOOR.<br>7.3 SHELF SUPPORTS SHALL BE 5MM DUAL PIN LOCKING FOR 3/4" TO 1" SHELF. CLEAR COLOR, RATED FOR 500 LBS.<br>7.4 DRAWER GUIDES AT FILE DRAWERS SHALL BE ACCURIDE NO. AC3832-20, FULL EXTENSION, 100 LB CAPACITY, BOX DRAWER SLIDES. DRAW GUIDES AT ALL OTHER DRAWERS IS TO BE BLUM 230M5000 BOTTOM MOUNTED, SELF-CLOSING, 75 LB. CAPACITY, 3/4 EXTENSION.<br>7.5 TRASH GROMMETS SHALL BE MODEL NO. TM1PSS AS MANUFACTURED BY DOUG MOCKETT & COMPANY INC. GROMMET IS 6" DIAMETER x 1" POLISHED STAINLESS STEEL.<br>7.6 PLASTIC COUNTERTOP GROMMETS: TO BE MODEL #91041 AS MANUFACTURED BY ROCKLER, WHITE. EXACT LOCATION OF GROMMETS IS TO BE DETERMINED BY OWNER IN FIELD AFTER COUNTERTOP IS INSTALLED. |
| 8. | FURNISH AND INSTALL ALL ITEMS OF CASEWORK HARDWARE, INCLUDING PULLS, DRAWER GUIDES, PIVOT HINGES, SHELF STANDARDS AND LOCKS. |
| 9. | ARCHITECTURAL WOODWORK SHALL BE DELIVERED TO THE JOBSITE ONLY AFTER ALL PAINTING, WET WORK, GRINDING, AND SIMILAR OPERATIONS ARE COMPLETED. |
| 10. | CONTRACTOR SHALL EMAIL PDF SHOP DRAWINGS OF ALL MILLWORK AND COUNTERTOPS WITH FULL DETAILS, HARDWARE CUT SHEETS, SAMPLES, AND SPECIFICATIONS TO ARCHITECT FOR REVIEW PRIOR TO ORDERING MATERIALS. |

## DIVISION 7 - THERMAL AND MOISTURE PROTECTION

**SECTION 07210 - BUILDING INSULATION**

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| 1. | INSULATION MATERIALS SHALL BE FLEXIBLE FIBERGLASS BATTS OR BLANKETS, WITH OR WITHOUT FACINGS, AS CALLED OUT ON PLANS, AND OPEN CELL BLOWN IN INSULATION. ALL COMPOSITE MATERIALS SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 50 OR LESS AS TESTED IN ACCORDANCE WITH ASTM E84 U.L. 723 |
| 2. | PROVIDE INSULATION AS FOLLOWS:<br>2.1 REFER TO WALL TYPES SCHEDULE AND BUILDING SECTIONS / DETAILS. |
| 3. | CUT AND FIT INSULATION MATERIALS AROUND PIPES, CONDUITS, OUTLET BOXES, ETC., AS NECESSARY TO MAINTAIN THE INTEGRITY OF THE INSULATION. WHERE PIPES ARE INSTALLED IN SPACES TO RECEIVE INSULATION, PLACE INSULATION BETWEEN EXTERIOR WALL AND THE PIPE, COMPRESSING INSULATION AS NECESSARY. |
| 4. | AT WALL AND CEILING AREAS INSTALL INSULATION BETWEEN FRAMING MEMBERS WITH FLANGES CONTINUOUSLY TIGHT AGAINST FRAMING MEMBERS AND ENDS TIGHTLY BUTTED. |

**SECTION 07600 - SHEET METAL FLASHINGS & COUNTERFLASHINGS**

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| 1. | PROVIDE AND INSTALL ALL FLASHINGS AND COUNTERFLASHINGS, AS REQUIRED TO MAKE ALL ROOFING SYSTEMS WATERTIGHT. |
| 2. | QUALITY, PROCEDURES AND METHODS SHALL BE AS RECOMMENDED BY SMACNA ARCHITECTURAL SHEET METAL MANUAL, 3rd EDITION. |
| 3. | MATERIALS:<br>3.1 GALVANIZED SHEET METAL ASTM A-525, 24-GAUGE MINIMUM, UNLESS DETAILED OTHERWISE.<br>3.2 SOLDER: ASTM B-32, 50% TIN AND 50% LEAD, USED WITH ROSIN FLUX.<br>3.3 PLASTIC CEMENT; FS SS-C-153, TYPE I, AND ASTM D-2822.<br>3.4 CAULKING: FS TT-S-00227E, 2-PART RUBBER BASE SEALANT.<br>3.5 REGLETS & COUNTERFLASHING: AS MANUFACTURED BY FRY-REGLET CORPORATION, TYPE SM. |
| 4. | PROVIDE FOR THERMAL EXPANSION OF RUNNING TRIM FLASHING AND OTHER ITEMS EXPOSED FOR MORE THAN 15 FEET CONTINUOUS LENGTH. MAINTAIN A WATERTIGHT INSTALLATION AT EXPANSION SEAMS. |
| 5. | PROVIDE THE FOLLOWING SHEET METAL ITEMS:<br>FRY REGLET COUNTERFLASHINGS<br>EDGE DRIP FLASHING |

SECTION 07720 - ROOF ACCESSORIES

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| 1. | ROOF HATCH, REFER TO MATERIALS SCHEDULE |

**SECTION 07900 - CAULKING AND SEALANTS**

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| 1. | ALL NEW EXTERIOR AND INTERIOR SEALANT SHALL BE DOW CORNING 795, UNLESS NOTED OTHERWISE. |
| 2. | PRIMER: WHERE REQUIRED, SHALL BE USED AS PER DOW CORNING'S WRITTEN INSTRUCTIONS. THE PRIMER SHALL HAVE BEEN TESTED FOR NON-STAINING CHARACTERISTICS AND DURABILITY ON SAMPLES OF ACTUAL SURFACES TO BE SEALED. |
| 3. | CONTRACTOR SHALL USE CLOSED CELL POLYETHYLENE BACKER RODS AS A JOINT BACKING TO CONTROL DEPTH OF SEALANT BEAD. WHERE DEPTH OF JOINT WILL PREVENT USE OF JOINT BACKING, AN ADHESIVE BACKED POLYETHYLENE TAPE (BOND BREAKER TAPE) SHALL BE INSTALLED TO PREVENT THREE SIDED ADHESION. JOINT BACKING SHALL BE DRY AT THE TIME OF SEALANT APPLICATION. |
| 4. | SURFACES MUST BE SOUND, CLEAN AND DRY. ALL RELEASE AGENTS, EXISTING WATERPROOFING, DUST, LOOSE MORTAR, LAITANCE, PAINTS, OR OTHER FINISHES MUST BE REMOVED. THIS SHALL BE ACCOMPLISHED WITH A THOROUGH WIRE BRUSHING, GRINDING, SANDBLASTING OR SOLVENT WASHING, DEPENDING ON THE CONTAMINATION. |
| 5. | PROVIDE CAULKING AT THE FOLLOWING LOCATIONS. THIS SCHEDULE IS NOT TO BE CONSTRUED TO BE COMPLETE. PROVIDE CAULKING AT OTHER AREAS AS INDICATED.<br>5.1 PERIMETER OF ALL DOOR AND WINDOW FRAMES, INTERIOR AND EXTERIOR. COLOR TO MATCH DOOR FRAME COLOR.<br>5.2 PERIMETER OF ALL ALUMINUM SECTIONS, INTERIOR AND EXTERIOR. COLOR TO MATCH ALUMINUM FRAME COLOR.<br>5.3 AT BASE OF WATER CLOSETS AT FLOOR, COLOR TO BE WHITE TO MATCH WATER CLOSET.<br>5.4 AT ALL WALL HUNG PLUMBING FIXTURES, COLOR TO BE WHITE TO MATCH FIXTURE.<br>5.5 ALL NEW JOINTS AT ABUTTING DISSIMILAR BUILDING MATERIALS.<br>5.6 JOINTS IN EXPOSED MASONRY SURFACES, INTERIOR AND EXTERIOR.<br>5.7 TOP EDGE OF ALL FRY-REGLET COUNTERFLASHING ASSEMBLIES.<br>5.8 CONTROL, COLD, EXPANSION AND SAW JOINTS IN CONCRETE SURFACES, INTERIOR AND EXTERIOR. INSTALL SEALANT AT ALL INTERIOR CONCRETE FLATWORK JOINTS WHICH DO NOT RECEIVE A FLOOR COVERING. |

## DIVISION 8 - DOORS, WINDOWS, GLASS

SECTION 08110 - HOLLOW METAL FRAMES

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| 1. | FRAMES TO MEET SPECIFIED REQUIREMENTS OF SDI AND/OR NAAMM FOR UNIT WELDED FRAMES. |
| 2. | CONTRACTOR SHALL ORDER ALL FRAMES FOR MASONRY WALLS IN A TIMELY MANNER SO THAT FRAME CAN BE INSTALLED WHILE MASONRY WALLS ARE BEING BUILT. FRAMES INSTALLED LATER WITH EXPANSION BOLTS WILL NOT BE ALLOWED. |
| 3. | ALL EXTERIOR FRAMES, WHERE OCCUR, SHALL BE 14 GAUGE GALVANIZED STEEL WITH CORNERS MITERED AND WELDED. |
| 4. | ALL INTERIOR FRAMES SHALL BE 14 GAUGE SHEET STEEL WITH CORNERS MITERED AND WELDED. |
| 5. | ALL HOLLOW METAL FRAMES IN MASONRY WALLS ARE TO BE SOLIDLY GROUTED. |
| 6. | PREPARE FRAMES TO RECEIVE MORTISED TYPE HARDWARE AND PROVIDE HARDWARE REINFORCING AS REQUIRED BY SDI. |
| 7. | INSTALL METAL FRAMES AT LOCATION INDICATED, SET SQUARE AND PLUMB WITH THE BUILDING LINES, ANCHORING SECURELY TO CONSTRUCTION. |
| 8. | ANCHOR EACH JAMB LEG WITH SILL CLIP WITH EXPANSION BOLT OR 'RAMSET' FASTENERS. |
| 9. | ANCHOR EACH JAMB WITH 3 ANCHORS AT MASONRY AND 4 ANCHORS AT GYPSUM BOARD. |

SECTION 08115 - HOLLOW METAL DOORS

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| 1. | DOORS TO MEET SPECIFIED REQUIREMENTS OF SDI AND/OR NAAMM. |
| 2. | EXTERIOR STEEL DOORS SHALL BE FLUSH EXTRA HEAVY DUTY, 18 GAUGE GALVANIZED STEEL, 1-3/4" THICK, AND PRIME PAINTED. TOP AND BOTTOM OF EXTERIOR DOORS SHALL BE FLUSH. |
| 3. | U-FACTOR OF DOORS SHALL BE DETERMINED IN ACCORDANCE WITH NFRC 100 BY AN ACCREDITED, INDEPENDENT LABORATORY, AND LABELED AND CERTIFIED BY THE MANUFACTURER, PER 2012 IECC, SECTION C303.1.3. PROVIDE MANUFACTURER'S WRITTEN DOCUMENTATION TO ARCHITECT THAT THE DOORS MEET THIS CODE REQUIREMENT. CORE SHALL BE POLYISOCYANURATE INSULATION WITH A U-FACTOR OF 0.08. |
| 4. | INTERIOR STEEL DOORS SHALL BE FLUSH HEAVY DUTY, 18 GAUGE COLD ROLLED STEEL, 1-3/4" THICK, AND PRIME PAINTED. |
| 5. | PROVIDE SOLID DRIP CAP AT TOP OF ALL EXTERIOR OUT-SWINGING DOORS. |
| 6. | PROVIDE FOR GLAZING IN DOORS AS SCHEDULED. NON-REMOVABLE MINIMUM 20 GAUGE GLAZING STOPS SHALL OCCUR ON THE OUTSIDE OF EXTERIOR DOORS AND ON THE REVERSE SIDE OF INTERIOR DOORS. GLAZING BEADS ON THE INSIDE OF GLASS PANELS SHALL BE REMOVABLE. |
| 7. | DOORS TO BE THOROUGHLY CLEANED, BONDERIZED AND PRIMED WITH SHOP COAT OF LIGHT GRAY ZINC CHROMATE RUST INHIBITIVE PRIMER, BAKED ON. |
| 8. | INSTALL DOORS COMPLETELY AND ACCURATELY, COMPLETE WITH ALL FINISH HARDWARE. INSTALL FINISH HARDWARE IN A NEAT WORKMANLIKE MANNER IN ACCORDANCE WITH THE HARDWARE SCHEDULE USING ONLY MECHANICS SKILLED IN THIS TYPE OF WORK. DO NOT INSTALL HARDWARE UNTIL PAINTING IS COMPLETED. KEEP ALL HARDWARE FREE FROM SCRATCHES, DENTS OR OTHER DEFACEMENTS. |

**SECTION 08200 - WOOD DOORS**

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| 1. | PROVIDE WOOD DOORS AND RELATED ITEMS IN ACCORDANCE WITH AWI 'QUALITY STANDARDS', SECTION 1300 STANDARDS CS-236. REFER TO MATERIALS SCHEDULE, DETAILS AND DOOR SCHEDULE. |
| 2. | STORE DOORS FLAT ON A LEVEL SURFACE IN A CLEAN, DRY, WELL-VENTILATED AREA, PROTECTED FROM SUNLIGHT. DOORS SHALL BE CONDITIONED TO THE AVERAGE PREVAILING HUMIDITY OF THE JOBSITE BEFORE INSTALLATION. HANDLE DOORS WITH CLEAN GLOVES. DO NOT DRAG DOORS ACROSS ONE ANOTHER OR ACROSS OTHER SURFACES. |

Dec 19, 2018 - 10:35am

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# Specifications Continued

3. INSTALLATION:
   - 5.1 INSTALL DOORS IN FRAMES WHERE INDICATED. HINGE DOORS WITH CLEARANCE OF NOT MORE THAN 3/32" AT EACH SIDE, AND HEAD; CLEARANCE AT BOTTOM 1/2" OR AS REQUIRED FOR CARPETING OR THRESHOLD. MORTISE, DRILL OR OTHERWISE WORK DOORS FOR FINISH HARDWARE AS SCHEDULED, BEVELING LOCK EDGE TO ALLOW FOR PROPER CLEARANCE IN OPENING AND CLOSING DOORS. REMOVE DOORS AFTER FITTING FOR FINISHING. RE-HANG AFTER FINISHING.
   - 5.2 INSTALL FINISH HARDWARE IN A NEAT AND WORKMANLIKE MANNER IN ACCORDANCE WITH THE HARDWARE SCHEDULE, USING ONLY MECHANICS SKILLED IN THIS TYPE OF WORK. DO ALL MORTISING FOR HARDWARE BEFORE PAINTING. DO NOT INSTALL HARDWARE UNTIL FINISHING OF DOOR IS COMPLETED. KEEP ALL HARDWARE FREE FROM SCRATCHES, DENTS OR OTHER DEFACEMENTS.
   - 5.3 THE FINISH HARDWARE SHALL BE ACCURATELY, FITTED AND INSTALLED ON PROPERLY PREPARED SURFACES IN CONFORMITY WITH THE MANUFACTURER'S INSTRUCTIONS AND TEMPLATES. UPON COMPLETION, THE FINISH HARDWARE SHALL BE IN PERFECT CONDITION AND IN PERFECT WORKING ORDER.

**SECTION 08700 - FINISH HARDWARE**

1. THE FINISH HARDWARE SUPPLIER SHALL, PRIOR TO DELIVERY, PREPARE AND SUBMIT TO THE ARCHITECT WITHIN 10 DAYS AFTER AWARD OF THE FINISH HARDWARE CONTRACT, 1 COPY OF A COMPLETE HARDWARE SCHEDULE FOR HIS REVIEW. THE SCHEDULE SHALL FOLLOW REQUIREMENTS AND SHALL INDICATE DOOR NUMBER AND LOCATION, QUANTITY, MANUFACTURER'S NUMBER, SIZE AND FINISH, ALSO FURNISH 2 BROCHURES OF HARDWARE CUTS OF ALL ITEMS USED.
2. THE MAXIMUM DOOR-OPENING FORCE (IN POUNDS-FORCE) FOR PUSHING OR PULLING OPEN INTERIOR HINGED DOOR SHALL BE 5 LBF.
3. ALL HARDWARE SHALL MEET HANDICAPPED ACCESSIBILITY REQUIREMENTS OF AMERICANS WITH DISABILITIES ACT.
4. LOCKSETS AND LATCHSETS SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISH FLOOR.
5. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
6. STRIKES SHALL BE EXTENDED LIPS WHERE REQUIRED TO PROTECT TRIM FROM BEING MARRED BY LATCH BOLT. WROUGHT BOXES SHALL BE FURNISHED WITH ALL STRIKES.
7. KEYS AND KEYING:
   - 7.1 ALL CYLINDERS FOR THIS PROJECT TO BE SET TO NEW MASTER KEY.
   - 7.2 ALL CYLINDERS TO BE CONSTRUCTION MASTER KEYED.
   - 7.3 MASTER KEY SETS AND INDIVIDUAL KEYING OF LOCKS WILL BE DETERMINED BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING WITH THE OWNER'S REPRESENTATIVE TO DETERMINE THE EXACT KEYING THAT WILL BE REQUIRED.
   - 7.4 FURNISH 6 EACH CONSTRUCTION MASTER KEYS TO BE DELIVERED WITH LOCKSETS TO CONTRACTOR. FURNISH 3 EACH MASTER KEY SETS. FURNISH 3 EACH CHANGE KEYS FOR EACH CYLINDER AND LOCKSET.
   - 7.5 ALL GRAND MASTER, MASTER, AND CHANGE KEYS SHALL BE PROPERLY TAGGED FOR EASY IDENTIFICATION AND DELIVERED TO AN AUTHORIZED RECIPIENT AS DIRECTED BY THE ARCHITECT.

## DIVISION 9 - FINISHES

**SECTION 09250 - GYPSUM WALL BOARD**

1. ASTM C-840 AND C-754, AND GA-216, INSOFAR AS ANY PORTIONS ARE APPLICABLE, ARE HEREBY MADE A PART OF THIS SPECIFICATION AS THOUGH REPEATED HEREIN. IN CASE OF CONFLICTS, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
2. GYPSUM WALLBOARD:
   - 2.1 REGULAR WALLBOARD: TO COMPLY WITH ASTM C-36; OR FS SS-L-30D, TYPE III, 5/8" THICKNESS, TAPERED EDGE.
   - 2.2 MOISTURE-RESISTANT WALLBOARD: TO COMPLY WITH ASTM C-630, GRADE REGULAR, 5/8" THICKNESS, TAPERED EDGE. USE WR BOARD FULL HEIGHT, ON ALL WALLS IN ALL RESTROOMS AND JANITOR'S CLOSET.
3. WALLBOARD ACCESSORIES:
   - 3.1 CORNER BEAD REINFORCEMENT: USG DUR-A-BEAD, SIZE AS REQUIRED.
   - 3.2 METAL EDGE REINFORCEMENT: USG NO. 200-B.
   - 3.3 CONTROL JOINTS: USG #093.
4. FASTENERS: SELF DRILLING, SELF TAPPING, BUGLE HEAD SCREWS, FOR USE WITH POWER DRIVEN TOOL TYPE S FOR APPLICATION TO LIGHT GAUGE METAL FRAMING, MINIMUM 1", TYPE 9-12 FOR APPLICATION TO HEAVY GAUGE METAL FRAMING (ASTM C-646.
5. INSTALLATION - SUSPENDED CEILINGS:
   - 5.1 EXCEPT WHERE OTHERWISE INDICATED, PROVIDE 1-1/2" MAIN RUNNER CHANNELS SPACED ON 4 FOOT CENTERS AND METAL FURRING CHANNELS SPACED ON NOT OVER 16" CENTERS. MAIN RUNNER CHANNELS TO HAVE HANGER WIRES SPACED 48" O.C. ALONG ITS LENGTH AND WITHIN 6" OF ENDS. WIRE HANGERS SHALL BE OF SUCH LENGTH SO THAT THE LOWER ENDS MAY BE SADDLE TIED OR WRAPPED AROUND THE MAIN RUNNERS SO AS TO PREVENT TURNING OR TWISTING OF THE RUNNERS.
   - 5.2 SECURELY CLIP METAL FURRING CHANNELS TO MAIN RUNNERS USING FURRING CHANNEL CLIPS OR SADDLE TIE WITH 2 STRANDS OF 16 GAUGE TIE WIRE. INSTALL FURRING CHANNEL CLIPS ON ALTERNATIVE SIDES OF THE MAIN RUNNER CHANNEL.
   - 5.3 AT LIGHTS OR OTHER OPENINGS THAT INTERRUPT THE MAIN RUNNER OR FURRING CHANNELS REINFORCE GRILLAGE WITH 3/4" COLD-ROLLED CHANNELS, WIRE TIED ATOP AND PARALLEL TO THE MAIN RUNNER CHANNELS.
   - 5.4 APPLY WALLBOARD WITH LONG DIMENSION AT RIGHT ANGLES TO THE FURRING CHANNELS, WITH ALL ABUTTING ENDS AND EDGES OCCURRING OVER THE WEB SURFACE OF THE FURRING CHANNEL. INSTALL WALLBOARD WITH 5/8" SCREWS SPACED 8" O.C. IN THE FIELD OF THE BOARD, AT ALL BEARINGS, AND ALONG ABUTTING EDGES. INSTALL CONTROL JOINTS AT A MAXIMUM OF 20'-0" O.C., IN EACH DIRECTION.
6. INSTALLATION - INTERIOR WALLS:
   - 6.1 APPLY WALLBOARD WITH LONG DIMENSION AT RIGHT ANGLES TO FRAMING OR FURRING MEMBERS WITH ALL ABUTTING ENDS AND EDGES OCCURRING OVER STUD FLANGES. CUT WALLBOARD NEATLY TO FIT AROUND ALL OPENINGS. WALLBOARD TO EXTEND TO WITHIN 1/4" OF THE FLOOR.
   - 6.2 WHEREVER WALLBOARD TERMINATES AGAINST DISSIMILAR MATERIALS OR WHERE EDGES OF WALLBOARD ARE EXPOSED, INSTALL METAL EDGE REINFORCEMENT AS SPECIFIED. AT ALL OUTSIDE CORNERS INSTALL METAL CORNER BEAD REINFORCEMENT AS SPECIFIED.
   - 6.3 INSTALL CONTROL JOINT OVER FACE OF WALLBOARD PANELS. CUT END JOINTS SQUARE, BUTT TOGETHER AND ALIGN TO PROVIDE NEAT FIT. ATTACH CONTROL JOINT TO WALLBOARD PER USG RECOMMENDATIONS. LOCATE CONTROL JOINTS AT MAXIMUM 50'-0" O.C. AND IN ACCORDANCE WITH USG GYPSUM CONSTRUCTION HANDBOOK, LATEST EDITION.
   - 6.4 AT METAL STUDS APPLY WALLBOARD USING SCREWS SPACED A MAXIMUM OF 12" O.C. IN THE FIELD OF THE BOARD AND 12" O.C. ALONG THE ABUTTING END JOINTS.
   - 6.5 WHERE W/R WALLBOARD IS USED, COAT ALL CUT EDGES AND FASTENER HEADS WITH USG SHEETROCK W/R SEALANT. TREAT ALL CUT EDGES, UTILITY HOLES, AND JOINTS, INCLUDING THOSE AT ANGLE INTERSECTIONS PRIOR TO INSTALLATION.
   - 6.6 PROVIDE PERIMETER RELIEF WHERE NON-LOAD-BEARING WALLBOARD PARTITIONS ABUT STRUCTURAL DECKS OR CEILINGS OR VERTICAL STRUCTURAL ELEMENTS. ALLOW NOT LESS THAN 1/4", NOR MORE THAN 1/2" GAP BETWEEN WALLBOARD AND STRUCTURE. FINISH EDGES OF WALLBOARD FACE LAYER WITH SQUARE-NOSE METAL CASING BEAD AND CAULK SPACE BETWEEN CASING BEAD AND STRUCTURE WITH CONTINUOUS SEALANT BEAD. ATTACH WALLBOARD TO STUDS NOT LESS THAN 1/2" BELOW BOTTOM EDGE OF CEILING TRACK FLANGES AND TO FIRST STUD ADJACENT TO VERTICAL TRACKS. DO NOT ATTACH WALLBOARD DIRECTLY TO TRACKS.
   - 6.7 WHERE WALLBOARD PARTITIONS INTERSECT MASONRY WALLS, PROVIDE CONTROL JOINT NO LESS THAN 1/4", NOR MORE THAN 3/8" WIDE BETWEEN WALLBOARD AND MASONRY. FINISH EXPOSED EDGES OF WALLBOARD WITH SQUARE-NOSE METAL CASING BEAD AND CAULK SPACE BETWEEN CASING BEAD AND MASONRY WITH CONTINUOUS SEALANT BEAD.
   - 6.8 INSTALL DRYWALL FULL HEIGHT AT ALL WALLS THAT GO FULL HEIGHT TO ROOF STRUCTURE.
7. FINISHING:
   - 7.1 ALL GYPSUM BOARD IS TO BE FINISHED PER GYPSUM ASSOCIATION PUBLICATION GA 216-96., 'RECOMMENDED LEVELS OF GYPSUM BOARD FINISH'.
   - 7.2 GYPSUM BOARD FINISH IS TO BE LEVEL 3, LIGHT TEXTURE.
   - 7.3 APPLY WALL TEXTURE TO ALL EXPOSED WALLS, UPON COMPLETION OF FINISHING SPECIFIED ABOVE, SURFACES SHALL BE FREE OF DUST, DIRT AND OIL BEFORE APPLICATION. CONTRACTOR SHALL VERIFY WITH OWNER WHICH WALLS ARE TO RECEIVE WALL COVERING, IF ANY.
   - 7.4 FINISH SHALL BE A LIGHT ORANGE PEEL TEXTURE. FURNISH A 3'x3' FINISH SAMPLE FOR OWNER'S APPROVAL BEFORE MATERIALS ARE ORDERED.
   - 7.5 DRYWALL SHALL HAVE DRYWALL PRIMER 'SMOOTH COAT' AS MANUFACTURED BY WESTPAC TO ASSURE FLATNESS.

**SECTION 09500 - ACOUSTICAL TREATMENT - LAY IN**

1. USE TILE UNITS AS INDICATED IN MATERIALS SCHEDULE.
2. SUSPENSION SYSTEMS IS TO BE ARMSTRONG PRELUDE XL, 15/16", GRID SYSTEM, FLAT WHITE. WHERE SUSPENSION SYSTEM METES WALLS USE SHADOW MOLDING, FLAT WHITE. SYSTEM SHALL CONFORM TO THE INTERMEDIATE DUTY CLASSIFICATION OF ASTM C-635.
3. CONTRACTOR SHALL LEAVE OWNER WITH THREE UNOPENED CARTONS OF CEILING TILES.
4. INSTALL THE CEILING SUSPENSION SYSTEM PER THE RECOMMENDATIONS OF ASTM C-636. THE 2012 IBC AND ICC REPORT NO. ESR-1308. LOADING OF ANY COMPONENT MAY NOT CAUSE DEFLECTION OF MORE THAN 1/360 OF THE SPAN. INSTALL 2 PROPER TYPE HOLD DOWN CLIPS PER LOCKING CROSS TEE.
5. ALL LIGHTING FIXTURES WEIGHING LESS THAN 56 POUNDS SHALL HAVE TWO NO. 12 GAGE HANGERS CONNECTED FROM THE FIXTURE HOUSING TO THE STRUCTURE ABOVE. THESE WIRES MAY BE SLACK.

**SECTION 09662 - RESILIENT RUBBER BASE**

1. MOLDED RUBBER COVE BASE (TOP SET OR CARPET) SHALL BE 4" HIGH X 1/8" THICK. PROVIDE 6" HIGH RUBBER BASE IN KITCHEN.
2. CONTRACTOR SHALL PROVIDE ALL AVAILABLE ROPPE CORPORATION COLOR SAMPLES TO OWNER FOR APPROVAL.
3. AFTER PREPARATION OF WALL SURFACES, APPLY ADHESIVE TO BACK OF BASE LEAVING TOP 1/4" FREE OF ADHESIVE. PRESS BASE FIRMLY AGAINST THE WALLS SLIDING HORIZONTALLY INTO PLACE, MAKING SURE TOE IS TIGHT TO THE FLOOR AND AGAINST THE WALL. ROLL THE ENTIRE SURFACE OF THE BASE WITH A HAND ROLLER, AND PRESS THE TOP OF THE BASE AGAINST THE WALL WITH A STRAIGHT EDGE. REMOVE EXCESS ADHESIVE IMMEDIATELY. INSTALL PRE-FORMED CORNERS AT ALL OUTSIDE CORNERS. COPE AT INTERNAL CORNERS. WHERE BASE TERMINATES AT PROJECTIONS, INSTALL END CAPS.

**SECTION 09900 - PAINTING**

1. PROVIDE ALL PAINTING AND FINISHING REQUIRED FOR ALL INTERIOR AND EXTERIOR UNFINISHED SURFACES. ALSO PAINT ALL BACKFLOW PREVENTION DEVICES AND SERVICE ENTRANCE SECTIONS, TO MATCH MAIN BUILDING COLOR.
2. CONTRACTOR SHALL PROVIDE OWNER WITH ONE UNOPENED 5 GALLON BUCKET OF EACH TYPE AND COLOR OF PAINT USED IN THE PROJECT. BUCKETS ARE TO BE CLEARLY MARKED AS TO PAINT TYPE AND COLOR.
3. PREPARE A COMPLETE SCHEDULE SHOWING THE MATERIALS PROPOSED TO BE USED FOR EACH SURFACE AND SUBMIT SAME FOR REVIEW/APPROVAL BY ARCHITECT BEFORE PAINTING BEGINS.
4. DELIVER ALL PAINT TO SITE IN MANUFACTURER'S LABELED AND SEALED CONTAINERS LABELS SHALL GIVE MANUFACTURER'S NAME, BRAND, TYPE, BATCH NUMBER, COLOR OF PAINT AND INSTRUCTIONS FOR REDUCING. THIN ONLY IN ACCORDANCE WITH PRINTED DIRECTIONS OF MANUFACTURER.
5. BEFORE PAINTING, REMOVE HARDWARE, ACCESSORIES, PLATES, LIGHTING FIXTURES AND SIMILAR ITEMS OR PROVIDE AMPLE PROTECTION OF SUCH ITEMS. ON COMPLETION OF EACH SPACE, REPLACE ABOVE ITEMS. PROTECT ADJACENT SURFACES AS REQUIRED OR DIRECTED.
6. PREPARATION, APPLICATION, WORKMANSHIP, COMPLETION, AND ACCEPTANCE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE PROVISIONS OF 'PAINTING SPECIFICATION MANUAL' BY P.D.C.A. FOR TYPE 1 STANDARD JOB. PERFORM ALL WORK USING ONLY EXPERIENCED, COMPETENT PAINTERS. HAND BRUSH OR ROLL WORK EXCEPT WHERE OTHERWISE PERMITTED OR DIRECTED. WHEN COMPLETED, THE PAINTING SHALL REPRESENT A FIRST-CLASS WORKMANLIKE APPEARANCE. APPLY ALL PAINT MATERIALS UNDER ADEQUATE ILLUMINATION.
7. ALL COATINGS MUST COMPLY WITH APPLICABLE LOCAL AND FEDERAL REGULATIONS GOVERNING VOLATILE ORGANIC COMPOUNDS. IF THESE SPECIFICATIONS DO NOT MEET THESE STANDARDS THEN CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY.
8. PAINT ONLY WHEN SURFACES ARE CLEAN, DRY, SMOOTH AND ADEQUATELY PROTECTED FROM DAMPNESS. EACH COAT OF PAINT SHALL BE WELL BRUSHED ON, WORKED OUT EVENLY AND ALLOWED TO DRY AT LEAST 24 HOURS BEFORE THE SUBSEQUENT COAT IS APPLIED. FINISHED WORK SHALL BE UNIFORM, OF APPROVED COLOR, SMOOTH AND FREE FROM RUNS, SAGS, CLOGGING OR EXCESSIVE FLOODING. MAKE EDGES OF PAINT ADJOINING OTHER MATERIALS OR COLORS SHARP AND CLEAN, WITHOUT OVERLAPPING. WHERE HIGH GLOSS ENAMEL IS USED, LIGHTLY SAND UNDERCOATS TO OBTAIN A SMOOTH FINISH COAT.
9. ALL EXPOSED WATER, GAS, AIR, SPRINKLER, WASTE PIPING, EXPOSED CONDUIT, LIGHTING PANELS, AND TELEPHONE TERMINAL BOXES. EXPOSED DUCTWORK DOES NOT NEED TO BE PAINTED.
10. FOR EXTERIOR COLORS REFER TO MATERIALS SCHEDULE.

PAINTING SCHEDULES:

THE FOLLOWING SCHEDULES ARE BASED ON SHERWIN WILLIAMS

EXTERIOR:
PAINT SYSTEM 1 - GALVANIZED METAL (SEMI-GLOSS):
PRETREATMENT - SUPREME CHEMICAL, METAL CLEAN AND ETCH (ME 01)
1 COAT GALV-ALUM PREMIUM (GAPR00)
2 COATS OF EVERSHIELD (EVSH50)

INTERIOR DRYWALL:
1. PRIMER TO BE ONE COAT OF PVA DRYWALL PRIMER AND SEALER, WHITE
2. FINISH TO BE TWO COATS OF PROMAR 200 ZERO VOC INTERIOR LATEX, EGGSHELL

HOLLOW METAL DOOR AND FRAMES:
1. PRIMER TO BE ONE COAT OF B66W00310-PRO INDUSTRIAL PRO-CRYL UNIVERSAL ACRYLIC PRIMER, OFF WHITE
2. FINISH TO BE TWO COATS OF A76W00051 SOLO INT/EXT 100% ACRYLIC SEMI-GLOSS

**SECTION 09986 - FIBERGLASS REINFORCED PLASTIC PANELS**

1. CONTRACTOR SHALL SUPPLY AND INSTALL EMBOSSED FRP PANELS AT MOP SINK IN JANITOR CLOSETS. PANELS ARE TO BE INSTALLED ON BOTH WALLS THAT MOP SINK ABUT. PANELS ARE TO EXTEND A MINIMUM OF 24" HORIZONTALLY BEYOND BOTH EDGES OF THE MOP SINK AND EXTEND TO 4'-0" ABOVE FINISH FLOOR. PANELS SHALL BE KEMLITE GLASBORD-PIF, COLOR IS TO BE 85 WHITE. PANELS SHALL BE PER ICBO REPORT NO ER-4583. PANELS SHALL MEET USDA/FSIS REQUIREMENTS.
2. PANELS SHALL HAVE A MINIMUM CLASS C FINISH WITH A FLAME SPREAD LESS THAN 200 AND A SMOKE DEVELOPED RATING OF 450 OR LESS WHEN TESTED PER ASTM E-84 OR UL 723.
3. SUBMIT 2 SAMPLES OF EACH TYPE OF PANEL AND TRIM PIECE. SUBMIT SELECTION AND VERIFICATION SAMPLES OF PANELS FOR FINISH, COLOR AND TEXTURE.
4. PANEL THICKNESS TO BE 0.09" IN SHEETS OF 4'x9'.
5. INSTALL PANELS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND PER ICBO REPORT #ER-4583. USE PRE-MANUFACTURED ON-PIECE PVC TRIM PIECES AT ALL JOINTS, CORNERS, EDGES, ETC. OF FRP PANELS.
6. PROVIDE TITEBOND FRP ADHESIVE, AS RECOMMENDED BY PANEL MANUFACTURER, TO ATTACH TO WALL.
7. LEAVE SURFACES CLEAN, NO SOILED OR DISCOLORED MATERIAL, WITH NO DEFECTS.
8. REMOVE AND REPLACE IMPROPERLY INSTALLED, DEFECTIVE, OR DAMAGED MATERIALS.

## DIVISION 10 - SPECIALTIES

**SECTION 10400 - IDENTIFYING DEVICES**

1. PROVIDE SIGNS AT ALL HANDICAPPED ACCESSIBLE TOILET ROOMS. SIGNAGE SHALL MEET A.D.A. REQUIREMENTS. SIGN SHALL BE MOUNTED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR AT A HEIGHT OF 60" ABOVE FLOOR TO THE CENTERLINE OF SIGN.
2. EXTERIOR EXITS SHALL HAVE TACTILE EXIT SIGNS AS INDICATED ON THE PLANS.

**SECTION 10522 - FIRE EXTINGUISHERS & CABINETS**

1. PROVIDE FIRE EXTINGUISHERS AT LOCATIONS AS REQUIRED BY 2012 IBC. IFC, AND NFPA 10, AND APPROVED BY THE PRESCOTT FIRE DEPARTMENT
2. THE MAXIMUM TRAVEL DISTANCE TO A FIRE EXTINGUISHER SHALL NOT EXCEED 75 FEET.
3. NEW FIRE EXTINGUISHERS ARE TO BE BY LARSEN'S MANUFACTURING COMPANY, MP SERIES (2A-10BC) WITH C2409-SM CABINET WITH LARSEN-LOC DOOR LOCKING SYSTEM.
4. AT ALL AREAS THAT ARE ACCESSIBLE AND/OR VISIBLE TO THE GENERAL PUBLIC THE CONTRACTOR SHALL PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINETS, PROVIDED BY LARSEN'S MANUFACTURING COMPANY. CABINETS ARE TO BE ARCHITECTURAL SERIES, MODEL #2409-R3 WITH FULL GLASS DOOR. WALL PROJECTION SHALL NOT EXCEED 2-1/2".
5. FIRE EXTINGUISHERS AND CABINETS ARE TO BE MOUNTED SO THAT THEIR TOP IS NOT MORE THAN 5 FEET ABOVE THE FLOOR.

**SECTION 10800 - TOILET ACCESSORIES**

1. PROVIDE TOILET ACCESSORIES OF THE SAME MANUFACTURER FOR EACH TYPE OF ACCESSORY UNIT AND FOR UNITS EXPOSED IN THE SAME AREAS, WHEREVER POSSIBLE. STAMPED NAMES OR LABELS ON EXPOSED FACES OF UNITS WILL NOT BE PERMITTED. REFER TO TOILET ACCESSORY SCHEDULE FOR MANUFACTURER AND MODEL NUMBERS.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE FRAMING SUBCONTRACTOR TO MAKE SURE THAT THEY KNOW THE EXACT LOCATIONS AND SIZES OF ALL RECESSED TOILET ACCESSORIES. GENERAL CONTRACTOR SHALL PROVIDE THE STEEL STUD SUBCONTRACTOR WITH FACTORY CUT SHEETS OF ALL RECESSED ACCESSORIES THAT CLEARLY SHOWS THE ROUGH OPENING REQUIREMENTS FOR THE EQUIPMENT.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT THERE IS SOLID WOOD BACKING INSTALLED IN WALLS THAT RECEIVE GRAB BARS, AND OTHER ACCESSORIES, AND THAT THE BACKING IS SUFFICIENT TO PROPERLY SUPPORT THE GRAB BARS.
4. INSTALLER SHALL PROVIDE ANCHORS, BOLTS AND OTHER NECESSARY FASTENERS, AND ATTACH ACCESSORIES SECURELY TO WALLS AND PARTITIONS. USE CONCEALED FASTENING WHEREVER POSSIBLE.

## DIVISION 14 - CONVEYING SYSTEMS

**SECTION 1000 - ELEVATOR**

1. REFER TO PLANS FOR FUTURE ELEVATOR SPECIFICATION.

## DIVISION 22 - PLUMBING

1. REFER TO PLUMBING PLANS

## DIVISION 23 - HEATING, VENTILATION AND AIR CONDITIONING

1. REFER TO MECHANICAL PLANS

## DIVISION 26 - ELECTRICAL

1. REFER TO ELECTRICAL PLANS

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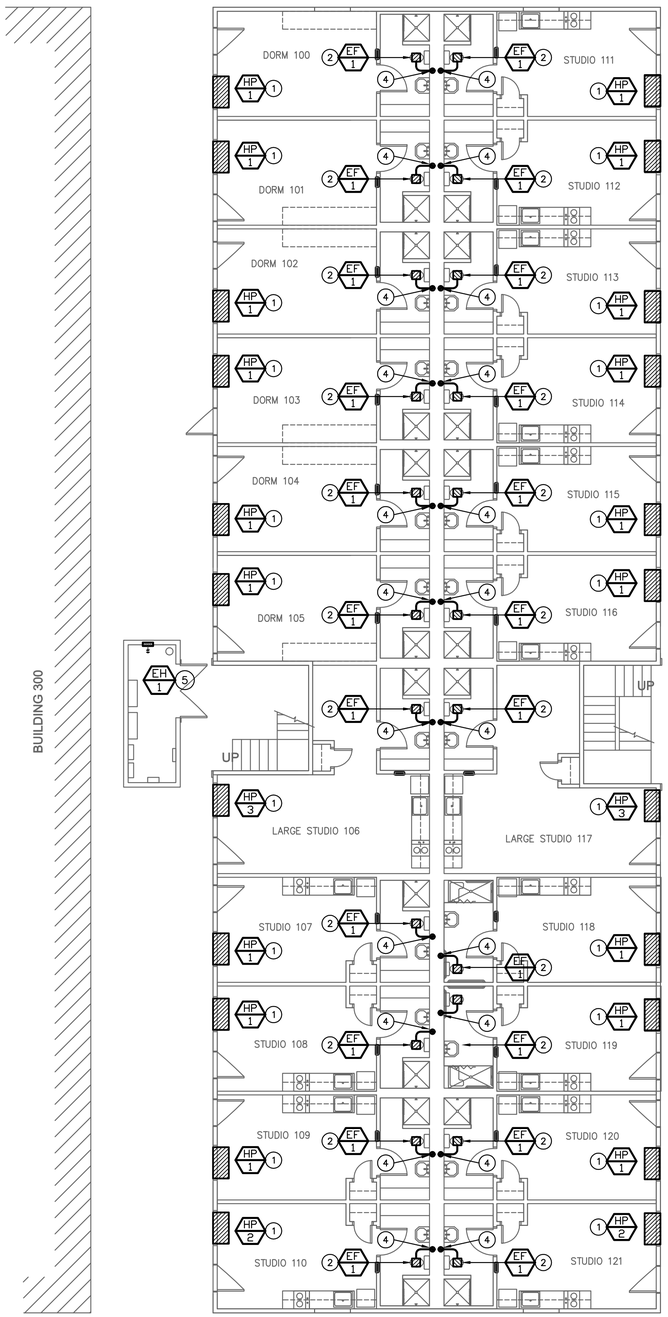
DRAWING: Specifications

PROJECT: Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 200, Prescott, AZ 86305

APN: 115-09-008D

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: Dec 19th, 2018
JOB NO.: 724
SHEET: A10.3
200

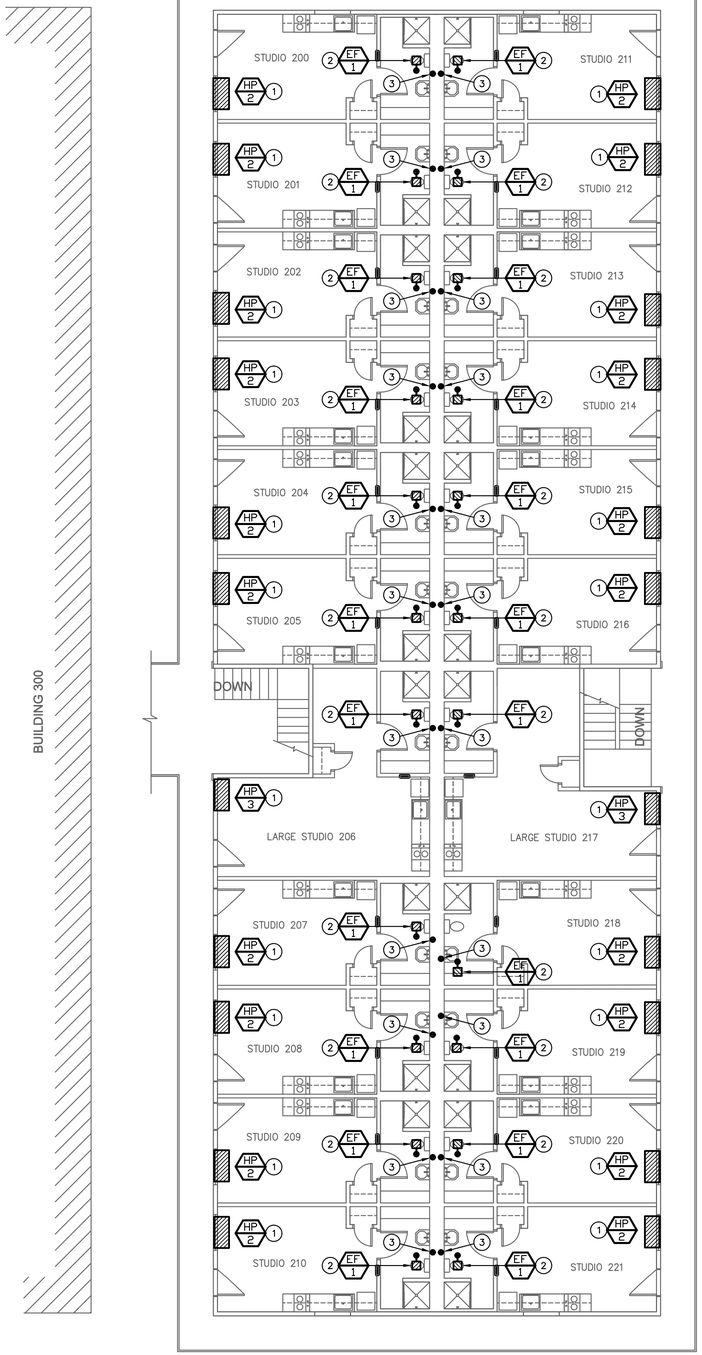
Dec 19, 2018 - 10:36am




## A1 Mechanical 1st Floor Plan 200

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

Plan North




## B1 Mechanical 2nd Floor Plan 200

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

Plan North

## KEYNOTES

1. PACKAGED THROUGH THE WALL HEAT PUMP AIR CONDITIONER. COORDINATE FRAMING WITH GENERAL CONTRACTOR. UNIT SHALL HAVE A SLINGER TYPE FAN TO DISPOSE OF CONDENSATE.
2. CEILING MOUNTED EXHAUST FAN. FAN SHALL HAVE BACK DRAFT DAMPER AND BE CONTROLLED BY WALL SWITCH. ROUTE EXHAUST DUCT UP THROUGH ROOF TO ROOF DISCHARGE CAP. DUCTS FROM 1ST FLOOR UNITS TO RISE UP IN 2ND FLOOR WALL CAVITIES.
3. 4"ø SHEET METAL EXHAUST DUCT UP IN WALL FROM BELOW AND THROUGH ROOF TO ROOF DISCHARGE CAP. INSTALLATION SHALL MEET IBC 717.6.
4. SHEET METAL EXHAUST DUCT UP INTO WALL CAVITY ABOVE AND TO EXTERIOR ROOF CAP. FIRE STOP ANNULAR SPACE AROUND PENETRATION. DUCT SHALL MEET REQUIREMENTS OF IBC 717.6.1, TO BE INSTALLED WITHOUT FIRE DAMPER.
5. ELECTRIC HEATER WITH INTEGRAL THERMOSTAT.

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Registered Professional Engineer
33491
WILLIAM MARK ODELL
Date Signed 12/19/18
ARIZONA U.S.A.

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ARCHITECTURE & PLANNING

DRAWING: Mechanical Floor Plan

PROJECT: Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 200, Prescott, AZ 86305

APN: 115-09-008D

DRAWN BY

CHECKED BY

DATE
August 15th, 2018

JOB NO.
724

SHEET
**M1.1**
**200**

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Aug 16, 2018 - 1:56pm

# MECHANICAL SPECIFICATIONS

DRAWINGS AND DATA
DRAWINGS ARE GENERALLY DIAGRAMMATIC AND ARE INTENDED TO CONVEY SCOPE OF WORK AND TO INDICATE GENERAL ARRANGEMENT OF EQUIPMENT. THEY ARE NOT INTENDED TO SHOW EVERY OFFSET OR FITTINGS OR EVERY STRUCTURAL DIFFICULTY THAT MAY BE ENCOUNTERED DURING INSTALLATION OF THE WORK. LOCATION OF ALL ITEMS NOT DEFINITELY FIXED BY DIMENSIONS ARE APPROXIMATE ONLY. EXACT LOCATIONS NECESSARY TO SECURE BEST CONDITIONS AND RESULTS MUST BE DETERMINED AT PROJECT AND SHALL HAVE APPROVAL OF ARCHITECT BEFORE BEING INSTALLED. DO NOT SCALE DRAWINGS. IF SO DIRECTED BY ARCHITECT, WITHOUT EXTRA CHARGE, MAKE REASONABLE MODIFICATIONS IN LAYOUT AS NEEDED TO PREVENT CONFLICT WITH WORK OF OTHER TRADES OR FOR PROPER EXECUTION OF WORK. INCLUDE MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER INSTALLATION AND OPERATION OF A SYSTEM OR PIECE OF EQUIPMENT.

CODES
INCLUDE IN WORK, WITHOUT EXTRA COST TO OWNER, LABOR, MATERIALS, SERVICES, APPARATUS, DRAWINGS (IN ADDITION TO CONTRACT DRAWINGS AND DOCUMENTS) REQUIRED TO COMPLY WITH APPLICABLE LAWS, ORDINANCES, RULES AND REGULATIONS. DRAWINGS AND SPECIFICATIONS TAKE PRECEDENCE WHEN THEY ARE MORE STRINGENT THAN CODES, ORDINANCES, STANDARDS AND STATUTES. CODES, ORDINANCES, STANDARDS AND STATUES TAKE PRECEDENCE WHEN THEY ARE MORE STRINGENT OR CONFLICT WITH DRAWINGS OR SPECIFICATIONS. FOLLOWING INDUSTRY STANDARDS, SPECIFICATIONS AND CODES ARE MINIMUM REQUIREMENTS:

A. APPLICABLE CITY, COUNTY, AND STATE MECHANICAL, ELECTRICAL, GAS, PLUMBING, HEALTH AND SANITARY CODES, LAWS AND ORDINANCES.
B. UNDERWRITER'S LABORATORIES, INC. STANDARDS.
C. 2012 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AMENDMENTS.
D 2012 INTERNATIONAL PLUMBING CODE WITH STATE AMENDMENTS.
E. 2012 INTERNATIONAL MECHANICAL CODE WITH STATE AMENDMENTS.
F. 2011 NEC
G. 2012 INTERNATIONAL FUEL GAS CODE WITH STATE AMENDMENTS.

GENERAL
THE WORK INCLUDED UNDER THIS SECTION CONSISTS OF FURNISHING ALL LABOR, MATERIALS, AND EQUIPMENT TO PROVIDE A COMPLETE FUNCTIONING HVAC SYSTEM AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN. THE SYSTEM SHALL INCLUDE REQUIRED UNITS, THERMOSTATS, DUCTWORK, FANS, CONDENSATE DRAINS, REFRIGERANT PIPING, INSULATION, CLEAN FILTERS, FLUES AND ALL APPURTENANCES AS REQUIRED. WHERE MORE THAN ONE UNIT IS REQUIRED OF ANY ITEM, FURNISHED BY THE SAME MANUFACTURER, EXCEPT WHERE SPECIFIED OTHERWISE. INSTALL MATERIAL AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

INSTRUCT THE OWNER AS TO PROPER OPERATION AND CARE OF THE EQUIPMENT AFTER START-UP AND CHECK-OUT. PROVIDE THE OWNER WITH ALL WARRANTY AND OPERATING INSTRUCTIONS AT THE COMPLETION OF THE PROJECT.

GUARANTEE
EACH COMPLETE SYSTEM GUARANTEED BY CONTRACTOR FOR A PERIOD OF ONE YEAR, FROM DATE OF ACCEPTANCE OF WORK BY OWNER IN WRITING, TO BE FREE OF DEFECTS OF MATERIALS AND WORKMANSHIP, AND TO PERFORM SATISFACTORILY UNDER ALL CONDITIONS OF LOAD OR SERVICE. THE GUARANTEES PROVIDE THAT ANY ADDITIONAL CONTROLS, PROTECTIVE DEVICES, OR EQUIPMENT BE PROVIDED AS NECESSARY TO MAKE THE SYSTEM OF EQUIPMENT OPERATE SATISFACTORILY, AND THAT ANY FAULTY MATERIALS OR WORKMANSHIP BE REPLACED OR REPAIRED. LOSS OF REFRIGERANT IS CONSIDERED A DEFECT IN WORKMANSHIP AND/OR EQUIPMENT, TO BE CORRECTED AS REQUIRED AT NO EXTRA COST TO THE OWNER.

REGULATIONS, PERMITS & INSPECTIONS
COMPLY WITH ALL APPLICABLE CODES, RULES AND REGULATIONS. ALL MATERIALS, EQUIPMENT AND WORK MUST CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE. OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND LICENSES. WHEN REQUIRED BY CODE, ALL WORK MUST BE INSPECTED AND APPROVED BY LOCAL AUTHORITIES.

EXHAUST FANS
FURNISH AND INSTALL EXHAUST FANS AS REQUIRED BY ARCHITECTURAL DRAWINGS. PROVIDE FANS WITH FACTORY ROOF OR WALL CAPS AS SHOWN. PROVIDE ALL EXHAUST FANS WITH BACKDRAFT DAMPER. MAXIMUM NOISE RATING 4.0 SONES. ACCEPTABLE MANUFACTURER'S ARE "BROAN", "NUTONE" OR "GREENHECK" OR AS APPROVED BY ARCHITECT.

CONDENSATE DRAIN LINES:
CONDENSATE DRAIN PIPING SHALL BE SCHEDULE 40 PVC. RUN DRAIN LINE FULL SIZE TO NEAREST P-TRAP. INSTALL TRAPS IN LINES AS REQUIRED BY EQUIPMENT MANUFACTURER.

REFRIGERANT PIPING
ABOVE GROUND, WITHIN BUILDING PIPING SHALL BE TYPE ACR DRAWN-TEMPER COPPER TUBE WITH WROUGHT COPPER UNIONS. PIPING BELOW GROUND SHALL BE TYPE L ANNEALED COPPER TUBING. EXPOSED SUCTION PIPING SHALL HAVE 1-1/2" INSULATION, CONCEALED SUCTION PIPING SHALL HAVE 1" INSULATION. INSULATION SHALL BE "ARMAFLEX" FLEXIBLE ELASOMERIC, OR EQUAL.

MINI-SPLIT AC UNITS
AIR CONDITIONING EQUIPMENT SHALL BE AS SPECIFIED ON SCHEDULES UNLESS SPECIFICALLY ALLOWED BY OWNER OR ARCHITECT.

THERMOSTAT AND CONTROLS
FURNISH AND INSTALL PROGRAMMABLE THERMOSTATS AS REQUIRED BY THE EQUIPMENT MANUFACTURER OR AS SPECIFIED ON THE EQUIPMENT SCHEDULES. FIELD VERIFY EXACT LOCATION AND MOUNTING HEIGHT FOR CONTROLS WITH ARCHITECT AND GENERAL CONTRACTOR.

## PACKAGE THROUGH WALL UNIT SCHEDULE

| EQUIP. NO. | MANUFACTURER | TYPE | MODEL NO. | CFM HIGH/LOW (DRY COIL) | FRESH AIR VENT | EXT. S.P. IN WG | NOMINAL COOLING (BTUH) | HEATING CAPACITY (BTUH) | AUX. HEATING (KW) | MAX. AMPS | VOLTS/ PHASE | WEIGHT LBS. | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| HP-1 | AMANA | HEAT PUMP | PTH093G15 | 360/270 | YES | N/A | 9,000 | 9,000 | 1.5 | 8.5 | 208/230/1 | 112 | 1 2 3 4 |
| HP-2 | AMANA | HEAT PUMP | PTH123G15 | 370/270 | YES | N/A | 12,000 | 12,000 | 2.5 | 14.1 | 208/230/1 | 115 | 1 2 3 4 |
| HP-3 | AMANA | HEAT PUMP | PTH153G15 | 410/370 | YES | N/A | 14,700 | 14,700 | 2.5 | 14.1 | 208/230/1 | 126 | 1 2 3 4 |

1 PROVIDE INSULATED WALL SLEEVE, SUBBASE AND EXTRUDED ALUMINUM OUTDOOR GRILLE. 3 UNT SHALL PROVIDE AUTOMATIC ROOM FREEZE PROTECTION AT 40°.
2 UTILIZE SLINGER RING CONDENSATE DISPERSION SYSTEM FOR CONDENSATE REMOVAL. 4 UNIT SHALL AUTOMATICALLY SWITCH FORM HEAT PUMP TO ELECTRIC RESISTANCE.

## EXHAUST FAN SCHEDULE

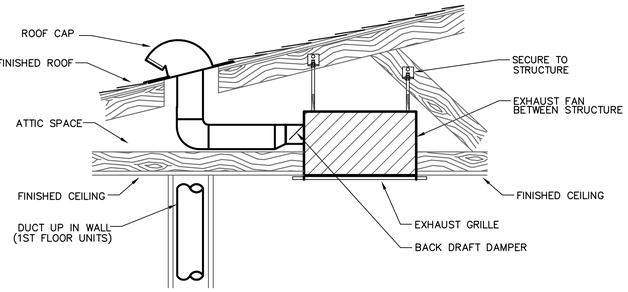
| MARK | MOUNTING /LOCATION | MANUFACTURER | MODEL | CFM | E.S.P. | SONES @ 0.1" | HEATING WATTS | ELEC AMPS | ELEC V/PH | BAROM. DAMPER | WIRE SCREEN | DRIVE | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| EF-1 | CEILING | BROAN | 670 | 50 | .125 | 3.5 | N/A | 0.8 | 120/1 | YES | YES | DIRECT | 1 2 3 |

1 PROVIDE UNIT WITH FACTORY SUPPLIED EXHAUST GRILLE. 3 UNIT SHALL BE CONTROLLED BY WALL SWITCH WITH DELAY TIMER.
2 PROVIDE EXHAUST FAN WITH BACK DRAFT DAMPER.

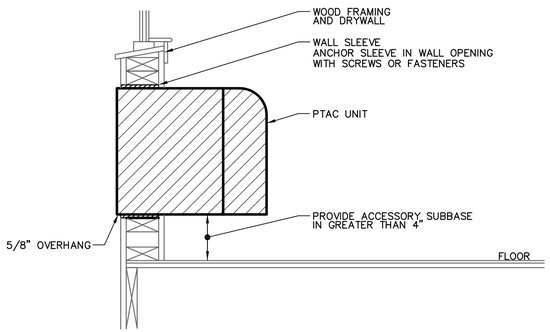
## ELECTRIC HEATER SCHEDULE

| EQUIP. NO. | MANUFACTURER | MODEL NO. | TYPE | SERVICE/ LOCATION | BLOWER CFM | HEATER KW | VOLTS/ PHASE | AMPS | REMARKS |
|---|---|---|---|---|---|---|---|---|---|
| 1 | QMARK | QFG15122M | RECESSED WALL HEATER | RISER ROOM | 150 | 1.5 | 120/1 | 12.5 | 1 2 |

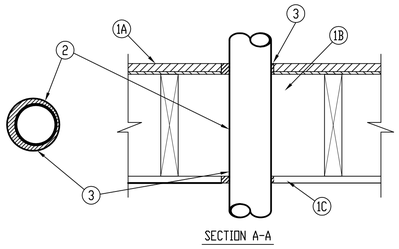
1 PROVIDE REMOTE 24V SINGLE STAGE THERMOSTAT. 2 INTEGRAL THERMOSTAT.




CEILING EXHAUST FAN DETAIL — 1 / M2.1
NOT TO SCALE




PACKAGED AC MOUNTING DETAIL — 2 / M2.1
NOT TO SCALE




SECTION A-A

FIRE STOP SYSTEM BASED ON
HILTI (OR SIMILAR)
System No. F-C-7013
F Rating = 1 Hr
T Rating = 0 Hr

**1. Floor-Ceiling Assembly –** The 1 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The general construction features of the floor-ceiling assembly are summarized below:

**A. Flooring System** Lumber or plywood subfloor with finish floor of lumber, plywood or **Floor Topping Mixture*** as specified in the individual Floor-Ceiling Design. Diam of opening shall be 1-1/4 in. larger than the nom diam of duct (Item 2).
**B. Wood Joist*** Nom 10 in. deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or **Structural Wood Members*** with bridging as required and with ends firestopped.
**C. Gypsum Board*** Nom 4 ft wide by 5/8 in. thick as specified in the individual Floor-Ceiling Design. Diam of opening shall be 1-1/4 in. larger than nom diam of duct (Item 2).

**1.1 Chase Wall** (Not shown, Optional) – The through penetrants (Item 2) may be routed through a 1 hr fire-rated single, double or staggered wood stud/gypsum wallboard chase wall having a fire rating consistent with that of the floor-ceiling assembly. The chase wall shall be constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

**A. Studs** Nom 2 by 6 in. lumber or double nom 2 by 4 in. lumber studs.
**B. Sole Plate**
Nom 2 by 6 in. lumber or parallel 2 by 4 in. lumber plates, tightly butted.
**C. Top Plate** The double top plate shall consist of two nom 2 by 6 in. lumber plates or two sets of nom 2 by 4 in. lumber plates tightly butted. Max diam of opening is 5-1/4 in.
**D. Gypsum Board*** Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design.

**2. Steel Duct** – Nom 4 in. diam (or smaller) No. 28 gauge (or heavier) steel duct to be installed either concentrically or eccentrically within the firestop system. The annular space between duct and periphery of opening shall be min of 1/4 in. to max 3/4 in. Steel duct to be rigidly supported on both sides of floor-ceiling assembly.

**3. Fill, Void or Cavity Materials* – Sealant** – Min 3/4 in. thickness of sealant applied within the annular space, flush with top surface of floor. Min 5/8 in. thickness of sealant applied within annular space, flush with bottom surface of gypsum wallboard or lower top plate.

**HILTI CONSTRUCTION CHEMICALS, DIV OF**
**HILTI INC** – FS-ONE Sealant
*Bearing the UL Classification Marking

DUCT THROUGH PENETRTATION DETAIL — 3 / M2.1
NOT TO SCALE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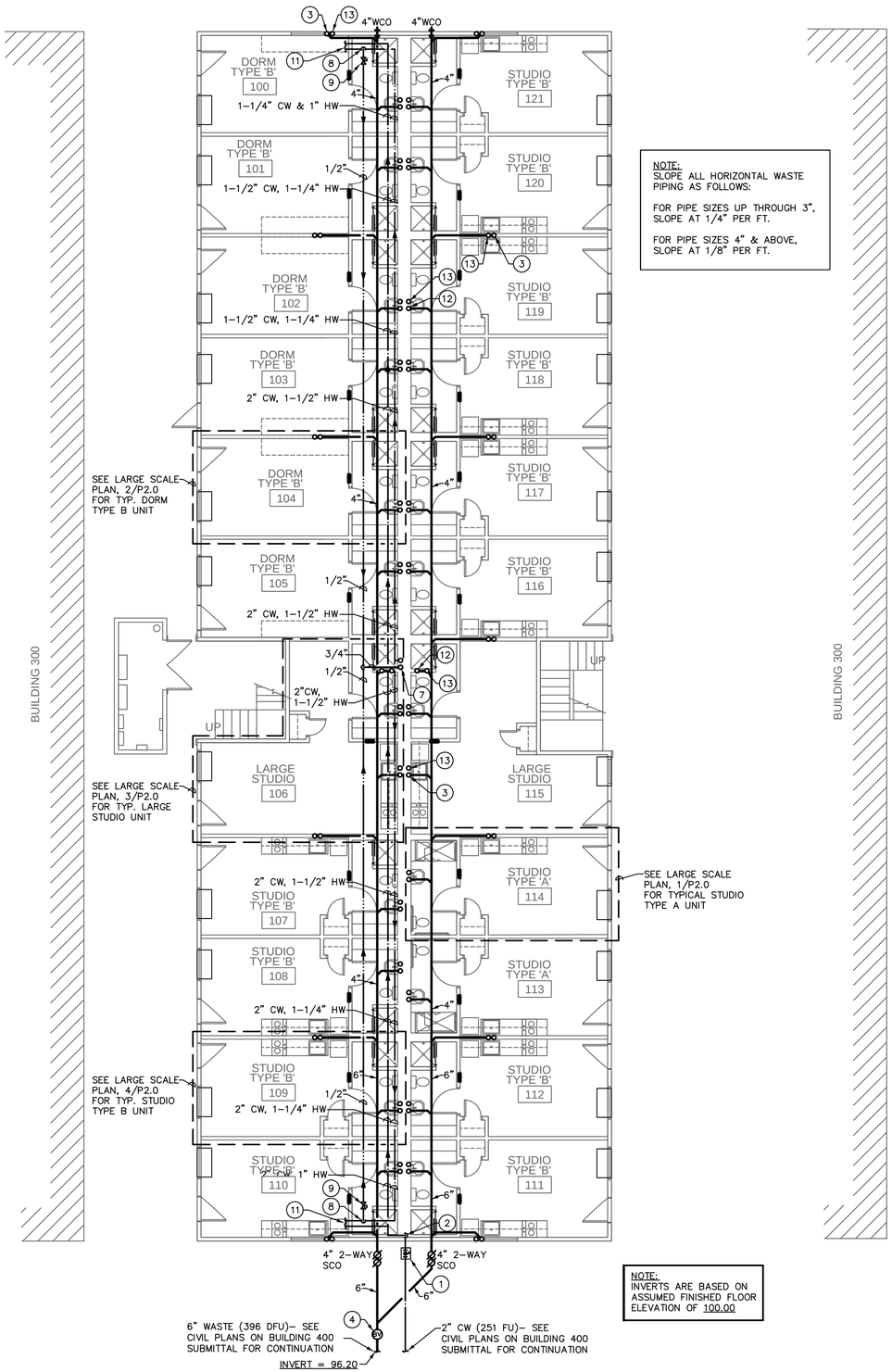
PROJECT: Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 200, Prescott, AZ 86305
APN: 115-09-008D

DRAWN BY
CHECKED BY
DATE August 15th, 2018
JOB NO. 724
SHEET
M2.1
200

Aug 16, 2018 - 1:58pm




NOTE:
SLOPE ALL HORIZONTAL WASTE PIPING AS FOLLOWS:

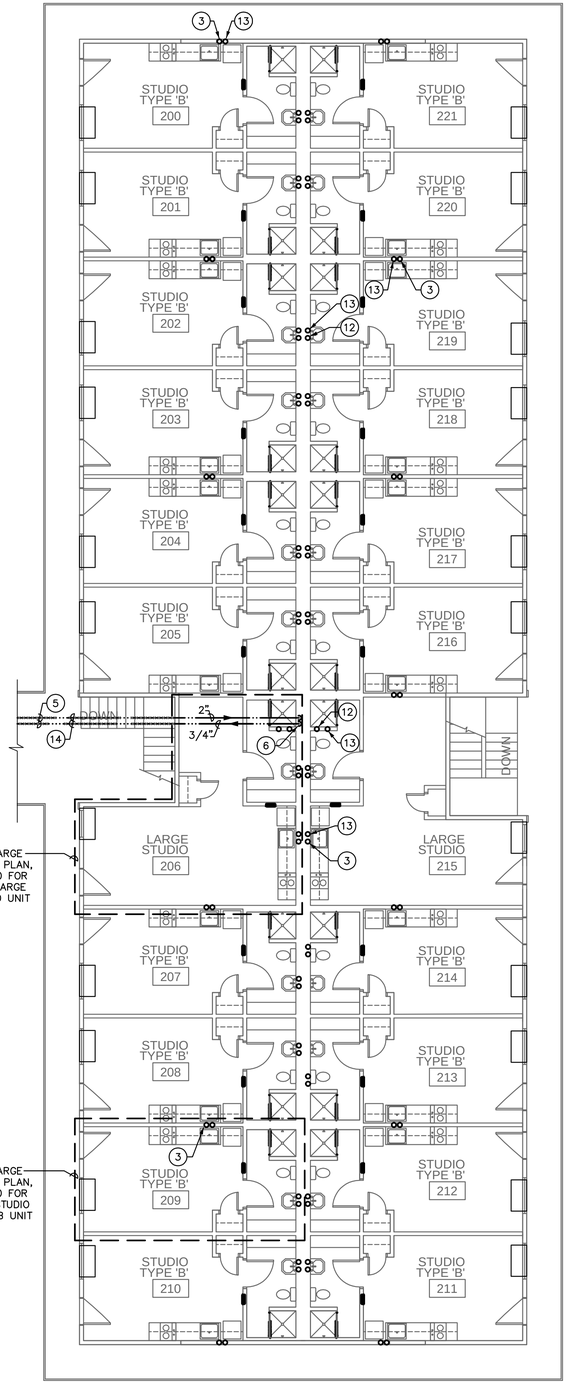
FOR PIPE SIZES UP THROUGH 3", SLOPE AT 1/4" PER FT.

FOR PIPE SIZES 4" & ABOVE, SLOPE AT 1/8" PER FT.

NOTE:
INVERTS ARE BASED ON ASSUMED FINISHED FLOOR ELEVATION OF 100.00

## 1 Plumbing 1st Floor Plan

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




## 2 Plumbing 2nd Floor Plan

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

## KEYNOTES

1. PROVIDE 2" BALL VALVE (BUILDING SHUTOFF) & PRV (PRESSURE REDUCING VALVE) SET AT 80 PSI, IN TRAFFIC YARD BOX WITH COVER.
2. 2" CW ENTER BLDG. & RISE TO ROUTE ABOVE CEILING.
3. 2" WASTE STACK (TYPICAL).
4. PROVIDE BACKWATER VALVE, LINE SIZE, ON BUILDING SEWER TO COMPLY WITH CITY OF PRESCOTT REQUIREMENTS.
5. 2" HW & 3/4" HWR ROUTED IN ATTIC FROM BUILDING 300. SEE BUILDING 300 SUBMITTAL, SHEET P1.0 FOR CONT.
6. 2" HW & 3/4" HWR DOWN TO 1ST FLOOR, SEE 1ST FLOOR PLAN, THIS SHEET FOR CONTINUATION.
7. 2" HW FROM ABOVE, DOWN TO ROUTE ABOVE CEILING / 3/4" HWR RISER TO 2ND FLOOR, SEE 2ND FLOOR PLAN, THIS SHEET FOR CONTINUATION.
8. TAKE 1/2" HWR OFF TOP OF HW LINE, ROUTE ABOVE CEILING.
9. HWR BALANCING VALVE. PROVIDE LOCKABLE ACCESS PANEL IN CEILING FOR VALVE ACCESS.
10. NOT USED.
11. SEE TYPICAL ENLARGED PLUMBING PLANS FOR CONTINUATION AND SIZIING (TYPICAL).
12. 3" WASTE STACK (TYPICAL).
13. 2" VENT STACK (TYPICAL).
14. PROVIDE THERMOSTATICALLY CONTROLLED HEAT TAPE FOR WATER PIPING ROUTED IN ATTIC SPACE ABOVE BREEZEWAY.

PLUMBING NOTES:

1. WATER PIPING LOCATED IN EXTERIOR WALLS SHALL BE INSTALLED ON THE BUILDING INTERIOR SIDE OF THE BLDG. INSULATION.
2. EXTERIOR WATER PIPING SHALL BE INSTALLED BELOW FROST LINE.

PLUMBING NOTE:

ALL PLUMBING FIXTURES SHALL BE OF A LOW-FLOW DESIGN WHICH LIMITS THE WATER FLOW NOT TO EXCEED THE FOLLOWING:

WATER CLOSETS: 1.6 GALLONS PER FLUSH
LAV FAUCETS: .5 GALLONS PER MINUTE
SINK FAUCETS: 2.5 GALLONS PER MINUTE
SHOWERHEADS: 2.5 GALLONS PER MINUTE

## PLUMBING LEGEND

| SYMBOL | ABBR. | DESCRIPTION |
|---|---|---|
| | W | WASTE PIPING |
| | V | VENT PIPING |
| | CW | COLD WATER PIPING |
| | HW | HOT WATER PIPING |
| | HWR | HOT WATER RECIRC. PIPING |
| | BV | BALL VALVE |
| | FCO, SCO | FLOOR OR SURFACE CLEANOUT |
| | WCO | WALL CLEANOUT |
| | VTR | VENT THRU ROOF |
| | | |
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ARCHITECTURE & PLANNING

DRAWING: Plumbing Floor Plan

PROJECT: Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 100, Prescott, AZ 86305

APN: 115-09-008C

DRAWN BY

CHECKED BY

DATE
December 7, 2018

JOB NO.
724

SHEET
**P1.0**
**200**

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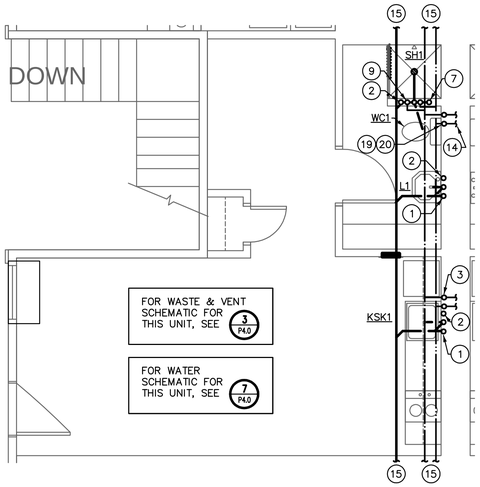
Aug 16, 2018 - 2:07pm

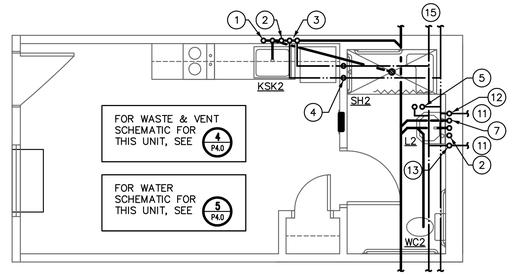



NOTE:

UNITS SHOWN ARE OF A "TYPICAL" UNIT; DIRECTION OF SLOPE OF WASTE LINES SHOWN MAY BE REVERSED OR MIRRORED ON SOME UNITS.

## 3 P2.0 Large Studio Enlarged Plan

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

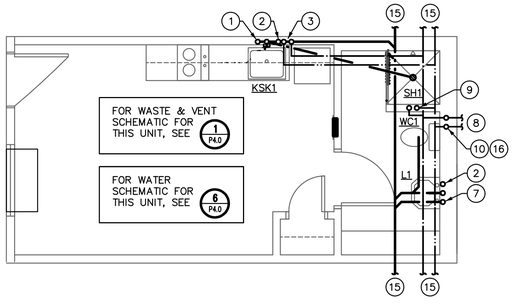



NOTE:

UNITS SHOWN ARE OF A "TYPICAL" UNIT; DIRECTION OF SLOPE OF WASTE LINES SHOWN MAY BE REVERSED OR MIRRORED ON SOME UNITS.

## 1 P2.0 Studio Type A Enlarged Plan

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



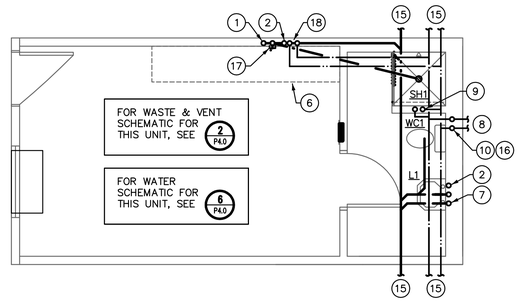

NOTE:

UNITS SHOWN ARE OF A "TYPICAL" UNIT; DIRECTION OF SLOPE OF WASTE LINES SHOWN MAY BE REVERSED OR MIRRORED ON SOME UNITS.

TYPICAL UNIT PLANS SHOWN ON THIS SHEET ARE FOR FIRST FLOOR UNITS – SECOND FLOOR UNITS ARE SIMILAR.

## 4 P2.0 Studio Type B Enlarged Plan

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




NOTE:

UNITS SHOWN ARE OF A "TYPICAL" UNIT; DIRECTION OF SLOPE OF WASTE LINES SHOWN MAY BE REVERSED OR MIRRORED ON SOME UNITS.

TYPICAL UNIT PLANS SHOWN ON THIS SHEET ARE FOR FIRST FLOOR UNITS – SECOND FLOOR UNITS ARE SIMILAR.

## 2 P2.0 Dorm Type B Enlarged Plan

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

## KEYNOTES

1. 2" WASTE FROM ABOVE, DOWN TO ROUTE BELOW SLAB.
2. 2" VENT STACK.
3. 1/2" H & CW UP TO 2ND FLOOR SINK/ 1/2" H & CW DOWN TO SINK.
4. 1/2" H & CW DOWN TO SHOWER.
5. 1/2" H & CW UP TO 2ND FLOOR SHOWER.
6. POTENTIAL FUTURE KITCHEN COUNTER.
7. 3" WASTE FROM ABOVE, DOWN TO ROUTE BELOW SLAB.
8. 3/4" H & CW TO ADJACENT UNITS (1ST & 2ND FLOOR).
9. 1/2" H & CW UP TO 2ND FLOOR SHOWER/ 1/2" H & CW DOWN TO SHOWER.
10. 1/2" HW UP TO 2ND FLOOR LAV/ 1/2" DOWN TO LAV.
11. 3/4" H & CW TO ADJACENT UNITS (1ST & 2ND FLOOR).
12. 1/2" HW UP TO 2ND FLOOR LAV/ 1/2" HW DOWN TO LAV.
13. 3/4" CW UP TO 2ND FLOOR LAV & WC/ 3/4" CW DOWN TO 3/4" HEADER, WITH 1/2" TO LAV & WC.
14. 1" H & CW TO ADJACENT UNITS (1ST & 2ND FLOOR) WC'S & LAVS.
15. SEE COMPLETE BUILDING PLUMBING PLAN SHEET P1.0 FOR CONTINUATION & SIZING OF BUILDING WATER & SEWER MAINS.
16. 3/4" CW UP TO 2ND FLOOR LAV & WC/ 3/4" CW DOWN TO 3/4" HEADER, WITH 1/2" TO LAV & WC.
17. PROVIDE CAPPED WASTE & 1/2" H & CW STUBOUTS IN WALL FOR FUTURE KITCHEN SINK. PROVIDE AS–BUILT DRAWING WITH EXACT LOCATIONS OF ROUGH–IN.
18. 1/2" H & CW UP TO 2ND FLOOR SINK/ 1/2" H & CW DOWN TO CAPPED STUBOUTS IN WALL FOR FUTURE KITCHEN SINK.
19. 1/2" HW UP TO 2ND FLOOR/ 1/2" DOWN TO LAV.
20. 3/4" CW UP TO 2ND FLOOR/ 3/4" DOWN TO 3/4" HEADER, WITH 1/2" TO WC & LAV.

| REVISIONS | BY |
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| DRAWN BY | |
| CHECKED BY | |
| DATE | December 7, 2018 |
| JOB NO. | 724 |
| SHEET | P2.0 |
| | 200 |

Aug 16, 2018 - 2:07pm

PLUMBING SPECIFICATIONS:

1. GENERAL

1..1 Scope: Work under this section includes coordinating and furnishing all labor and material necessary to install a complete plumbing system as shown and specified and in accordance with the codes. Contractor shall pay for all permits, meters, fees, city inspections, legal notices, etc., as required.

1..2 Submittals: Within 15 days after award of contract, submit 8 copies of all items.

1..3 Record Drawings: Provide a set to the Architect at completion of project.

1..4 Instructions: Provide maintenance manual and instruct Owner in the proper operation and maintenance of the equipment.

1..5 Guarantee: One year on labor, material and equipment.

2. PRODUCTS

2..1 Piping:

2..1.1 Water Piping:

2..1.1.1 Copper: Type "L" for exposed water piping in mechanical rooms.

2..1.1.3 Fittings: Wrought copper fittings.

2..1.1.2 Plastic: CPVC–CTS piping and fittings for water piping sizes 1–1/4" and above.

2..1.1.3 Plastic: IAPMO approved, NSF–61 listed, crosslinked polyethylene (PEX) tubing for piping sizes up to 1".

2..1.2 Sanitary Waste and Vent Piping:

2..1.2.1 Cast Iron: Standard weight, no–hub cast iron soil and vent pipe, coated inside and out, conforming to CISPI 301, for all soil and waste lines in or under concrete and for all vent lines 2" and larger.

2..1.2.2 Galvanized Iron: Standard weight, Schedule 40 galvanized iron conforming to ASTM A120 for all vent lines 2–1/2" or smaller.

2..1.2.3 Plastic: Subject to Owner approval, ABS plastic piping conforming to ASTM D–2751–88, Schedule 40, or PVC piping conforming to ASTM D2665–88, are acceptable for sanitary waste and vent piping. Fittings: Drainage fittings to match pipe.

2..2 Pipe Hangers and Supports: Fee & Mason Figure 103 clevis hanger for insulated pipe and Figure 104 clevis hanger for cast iron pipe. Install #500 Trisolators on uninsulated copper lines at all hangers and wall penetrations.

2..3 Pipe Insulation: For domestic hot and hot water return piping mains, provide insulation as follows: Use fiberglass premolded insulation with all–service jacket, minimum density of 3.5 pcf. Provide an additional 8–ounce canvas jacket with Arabol finish around all exposed pipe insulation. Cover fittings and valves (except unions) with insulation cement worked on in two applications to a smooth, hard surface, flush with pipe covering. Provide 8" long, 20 gauge, galvanized iron metal insulation guards at locations of hanger rods and supports. Provide 12" long rigid insulation blocks on bottom half of pipe 1" and larger at hangers. Insulation wall thickness shall be 1".

Provide minimum R–3 insulation on hot water and hot water recirculating pipes.

2..4 Valves:

2..4.1 Check Valves: Stockham B–309, 125# SWP, solder joint for all valves up to 2" diameter, with body and caps conforming to ASTM B–62, cast bronze composition and swing type disc. Stockham G–931, iron body, bronze mounted with body and caps conforming to ASTM A–126, Class B cast iron, flanged ends, swing type service for all valves larger than 2" in diameter.

2..4.2 Ball Valves: Stockham S–216–BR–RS for all valves up to 2" in diameter, with solder end joints with extended solder cups shall be 600 psi CWP, cast brass body, replaceable Teflon seats, conventional port, blowout–proof stems, and chrome–plated brass ball.

2..5 Cleanouts:

2..5.1 Concrete and Tile Floors: J.R. Smith 4023, with scoriated nickel–bronze top.

2..5.2 Cleanouts (exposed vertical piping): J.R. Smith 4512 cast iron branch cleanout tee with bronze plug.

2..5.3 Interior Finished Walls: J.R. Smith 4532.

2..5.4 Exterior Surface Cleanouts: J.R. Smith 4253. Provide 18" x 18" x 6" concrete pad at landscape areas; provide concrete ring below grade at asphalt areas.

2..5.5 Provide all cleanouts with heavy threaded bronze plugs.

2..6 Plumbing Fixtures: Use polished chrome–plated, adjustable brass P–traps with wall escutcheons at all exposed locations. Use polished chrome–plated faucets with removable trim, brass body and brass handles. Fixtures and supply fitting shall be of one manufacturer. Provide diaphragm type, polished chrome–plated flush valves with integral vacuum breakers and screwdriver stops. Provide fixture stops or valves ahead of all equipment or fixtures. After fixtures are set in place and secured to walls, caulk all around between fixtures and wall with either Dow Corning #780 or G.E. Construction Sealant white silicone caulking compound. Fixtures to be selected by Architect / Owner.

2..7 Acceptable Manufacturers: The following is a list of manufacturers whose equipment is acceptable as to manufacturer, subject to conformance with all drawings, specifications and addenda items:

Plumbing Fixtures: American Standard, Kohler, Elkay, Proflo.

Valves: Crane, Kennedy, Stockham, Grinnell, Milwaukee, Wolverine.

Supplies, Stops: Eastman, Kohler, Eljer, Brasscraft, McGuire.

P–Traps: Crane. Kohler, Eljer, Frost, McGuire.

Drains and Cleanouts: J. R. Smith, Zurn, Josam, Wade.

Hangers: Grinnell, Fee & Mason, Elcen, Kin–Line, F & S, B–Line, Michigan.

3. EXECUTION

3..1 Tests and Inspections:

3..1.1 All work to be tested and approved before covering as directed by Architect. Remake all leaking joints.

3..1.2 Water System: 150 psi hydrostatic pressure held for four hours.

3..1.3 Sanitary Waste and Vent System: Fill with water to highest point in the system and let stand without loss for two hours.

3..1.4 Water System Flushing/Testing: Entire domestic water system shall be thoroughly flushed with water until all entrained dirt and mud have removed, and shall then be "Bac–t" tested. If testing results positive results for bacteria the domestic water system shall then be sterilized as follows:

Sterilize with solutions of either liquid chlorine conforming to Federal Specification BB–B–120 or hypochlorite conforming to Fed. Spec. O–C–114, Type II, Grade G, or Fed. Spec. O–S–602, Grade A or B. The chlorinating material shall provide a dosage of not less than 50 parts per million and shall be introduced into the system in an approved manner, and retained in the system for 8 hours before flushing.

3..2 Flashing, Sleeves and Escutcheon Plates:

3..2.1 Flashing: Supply flashing for all vent pipe and other types of piping through roof to be installed with roofing. Flash vents with Stoneman S1300–4 or with sheet lead weighing not less than 4 pounds per square foot or equal. Extend flashing into roofing at least 10" from vent and turn flashing over and down into vent opening.

3..2.2 Sleeves: Use 20 gauge galvanized steel sleeves around pipes passing through masonry walls and concrete slabs.

3..2.3 Escutcheon Plates: Install cast brass split ring with setscrew at all locations where exposed pipes pass through walls, floors and/or ceilings. Provide polished chrome–plated escutcheons in finished rooms, all others polished brass.

3..3 Underground Water Piping: Bury all underground water piping a minimum of 24" below finished grade. Install copper lines below concrete floors so that no joints occur below floor and wrap with 20 mils of polyethylene tape with a minimum of 50% overlap.

3..4 Electrical: Wiring by Electrical Contractor.

Aug 16, 2018 - 2:07pm

## PLUMBING FIXTURE SPECIFICATIONS

| SYMBOL | DESCRIPTION |
|---|---|
| WC1 | WATER CLOSET: FIXTURE: AMERICAN STANDARD 221CA.104, 1.28 GALLONS PER FLUSH, FLOOR MOUNTED, VITREOUS CHINA, ELONGATED BOWL, 12" ROUGH–IN, WITH CLOSE COUPLED TANK. SEAT: AMERICAN STANDARD 5257A.650 WHITE ELONGATED SOLID PLASTIC SEAT WITH COVER. SUPPLY: EASTMAN P15812SE–14ALF–WC, 5/8" x 3/8" OD CHROME PLATED, LEAD FREE, QUARTER TURN BALL VALVE STYLE ANGLE STOP WITH 12" FLEXIBLE STAINLESS STEEL RISER TUBE AND CHROME PLATED ESCUTCHEON. |
| WC2 | WATER CLOSET (ADA): FIXTURE: AMERICAN STANDARD 221AA.104, 16–1/2" HIGH RIM, ADA COMPLIANT, 1.28 GALLONS PER FLUSH, FLOOR MOUNTED, VITREOUS CHINA, ELONGATED BOWL, 12" ROUGH–IN, WITH CLOSE COUPLED TANK. SEAT: AMERICAN STANDARD 5257A.650 WHITE ELONGATED SOLID PLASTIC SEAT WITH COVER. SUPPLY: EASTMAN P15812SE–14ALF–WC, 5/8" x 3/8" OD CHROME PLATED, LEAD FREE, QUARTER TURN BALL VALVE STYLE ANGLE STOP WITH 12" FLEXIBLE STAINLESS STEEL RISER TUBE AND CHROME PLATED ESCUTCHEON. |
| L1 | LAVATORY (WALL HUNG): FIXTURE: AMERICAN STANDARD, MODEL No. 0355.012, WALL HUNG 20" x 18" VITREOUS CHINA, FRONT OVERFLOW. FAUCET: AMERICAN STANDARD MODEL 7075.000, SINGLE CONTROL 4" CENTERSET FAUCET WITH CERAMIC DISC CARTRIDGE, METAL SINGLE LEVER HANDLE, INTEGRAL HOT LIMIT SAFETY STOP, METAL POP–UP DRAIN,1.2 GPM MAXIMUM FLOW RATE AERATOR AND BRAIDED FLEXIBLE SUPPLY HOSES. FAUCET SHALL CONTAIN <0.25% TOTAL LEAD BY WEIGHTED AVERAGE COMPLYING WITH NSF 372. SUPPLIES: EASTMAN MODEL P15816SE–14ALF–2, 5/8" x 3/8" OD LEAD FREE CHROME PLATED QUARTER TURN BALL VALVE STYLE ANGLE STOPS WITH 16" FLEXIBLE STAINLESS STEEL RISER TUBES AND CHROME PLATED ESCUTCHEONS. CERTIFIED TO NSF/ANSI STANDARD 61–G SECTION 9. TRAP: EASTMAN 35002, 1–1/4" x 1–1/4" CHROME PLATED SLIP JOINT P–TRAP WITH 7–1/2" WALL EXTENSION. |
| L2 | LAVATORY (WALL HUNG– ADA COMPLIANT): FIXTURE: AMERICAN STANDARD, MODEL No. 0355.012, WALL HUNG 20" x 18" VITREOUS CHINA, FRONT OVERFLOW. FAUCET: AMERICAN STANDARD MODEL 7075.000, SINGLE CONTROL 4" CENTERSET FAUCET WITH CERAMIC DISC CARTRIDGE, METAL SINGLE LEVER ADA HANDLE, INTEGRAL HOT LIMIT SAFETY STOP, METAL POP–UP DRAIN,1.2 GPM MAXIMUM FLOW RATE AERATOR AND BRAIDED FLEXIBLE SUPPLY HOSES. FAUCET SHALL CONTAIN <0.25% TOTAL LEAD BY WEIGHTED AVERAGE COMPLYING WITH NSF 372. FAUCET SHALL ALSO COMPLY WITH ADA STANDARDS. SUPPLIES: EASTMAN P15816SE–14ALF–2, 5/8" x 3/8" OD LEAD FREE CHROME PLATED QUARTER TURN BALL VALVE STYLE ANGLE STOPS WITH 16" FLEXIBLE STAINLESS STEEL RISER TUBES AND CHROME PLATED ESCUTCHEONS. CERTIFIED TO NSF/ANSI STANDARD 61–G SECTION 9. TRAP: EASTMAN 35002, 1–1/4" x 1–1/4" CHROME PLATED SLIP JOINT P–TRAP WITH 7–1/2" WALL EXTENSION. INSULATE ALL EXPOSED UNDERCOUNTER PIPING WITH PLUMBEREX 2003W "HANDY–SHIELD MAXX" INSULATION. PRODUCT SHALL MEET ADA AND ICC/ANSI A117.1. INSULATION MATERIAL SHALL BE U/V INHIBITED WITH ANTIMICROBIAL AND ANTIFUGAL PROPERTIES. |
| KSK1 | SINK: FIXTURE: JUST MODEL No. CSL–2225–B–GR, 22" x 25" x 7" DEEP, 20 GAUGE TYPE 304 STAINLESS STEEL, SELF RIMMING SINGLE COMPARTMENT SINK WITH THREE–HOLE PUNCHING. FAUCET: AMERICAN STANDARD 7074.000 SINGLE LEVER FAUCET WITH 8–1/2" BRASS SWIVEL SPOUT, 1.5 GPM AERATOR. FAUCET SHALL CONTAIN LESS THAN 0.25% TOTAL LEAD CONTENT BY WEIGHTED AVERAGE COMPLYING WITH NSF 372, SUPPLIES: EASTMAN P15820SE–14ALF–2, 5/8" x 3/8" OD LOW LEAD CHROME PLATED QUARTER TURN BALL VALVE STYLE ANGLE STOPS WITH 0" FLEXIBLE STAINLESS STEEL BRAIDED RISER TUBES AND CHROME PLATED ESCUTCHEONS. CERTIFIED TO NSF/ ANSI STANDARD 61–G SECTION 9. DISPOSER: "ISE" MODEL "BADGER V", 1/2 HP, 120 VOLTS/1ø. PROVIDE 1–1/2" C. P. CAST BRASS TAILPIECE. TRAP: McGUIRE 8912 1–1/2" x 1–1/2" CAST BRASS P–TRAP WITH CLEANOUT PLUG AND ESCUTCHEON. |
| KSK2 | SINK (ADA COMPLIANT): FIXTURE: JUST MODEL No. SL–ADA–2225–A–GR, 22" x 25" x 6–1/2" DEEP, 18 GUAGE TYPE 304 STAINLESS STEEL, ADA COMPLIANT SELF RIMMING SINGLE COMPARTMENT SINK, THREE–HOLE PUNCHING AND CENTER REAR DRAIN OUTLET. FAUCET: AMERICAN STANDARD 7074.000 SINGLE LEVER ADA FAUCET WITH 8–1/2" BRASS SWIVEL SPOUT, 1.5 GPM AERATOR. FAUCET SHALL CONTAIN LESS THAN 0.25% TOTAL LEAD CONTENT BY WEIGHTED AVERAGE COMPLYING WITH NSF 372, SUPPLIES: EASTMAN P15820SE–14ALF–2, 5/8" x 3/8" OD LOW LEAD CHROME PLATED QUARTER TURN BALL VALVE STYLE ANGLE STOPS WITH FLEXIBLE STAINLESS STEEL BRAIDED RISER TUBES AND CHROME PLATED ESCUTCHEONS. CERTIFIED TO NSF/ ANSI STANDARD 61–G SECTION 9. GARBAGE DISPOSER: "ISE" MODEL NO. BADGER 1, 1/3 HP, 120 VOLTS, SINGLE PHASE. PROVIDE C.P. CAST BRASS TAILPIECE. TRAP: McGUIRE 8912, 1–1/2" x 1–1/2" ADJUSTABLE CAST BRASS P TRAP WITH CLEANOUT PLUG, ESCUTCHEON, CHROME FINISH. ADA COMPLIANT SINK ENCLOSURE BY ARCHITECT. |
| SH1 | SHOWER: FIXTURE: AQUATIC MODEL No. 1363C, 36" x 36" ACRYLIC ONE PIECE SHOWER MODULE WITH REINFORCED BACK; COMPLETE WITH MOLDED–IN SOAP SHELVES, C.P. CAST BRASS STRAINER, CURTAIN ROD AND SHOWER CURTAIN. SHOWER VALVE: POWERS e710–H–1 THERMOSTATIC AND PRESSURE BALANCED VALVE WITH INTEGRAL SERVICE STOPS, HIGH LIMIT STOP, CHROME PLATED METAL TRIM, CAST BRASS ADJUSTABLE SHOWER HEAD (1.5 GPM), ARM AND WALL FLANGE. PROVIDE 2" P TRAP. |
| SH2 | SHOWER (HANDICAPPED ACCESSIBLE): FIXTURE: AQUATIC MODEL No. 1603BFSD, BARRIER–FREE ONE PIECE ACRYLIC SHOWER MODULE, COMPLETE WITH WITH 2 STAINLESS STEEL GRAB BARS, FOLD–UP SEAT; CURTAIN ROD AND SHOWER CURTAIN, 2" CHROME PLATED CAST BRASS SHOWER DRAIN. SHOWER VALVE: POWERS e710–D–1–L–0–W, THERMOSTATIC AND PRESSURE BALANCED SHOWER VALVE WITH INTEGRAL SERVICE STOPS, HIGH LIMIT STOP; C.P. METAL TRIM, 30" SLIDE BAR, 60" METAL HOSE, LOW–FLOW (1.5 GPM) HAND SHOWER AND IN–LINE VACUUM BREAKER. ASSE1015 AND IAPMO cUPC LISTING. PROVIDE 2" P TRAP. |

## PLUMBING GENERAL NOTES:

1. ALL PLUMBING WORK SHALL COMPLY WITH THE MOST STRINGENT OF APPLICABLE CODES, ORDINANCES, OR THE SPECIFICATIONS.

2. ALL FIXTURES SHALL BE PROPERLY VENTED TO THE ATMOSPHERE.

3. COORDINATE LOCATION OF ALL PLUMBING LINES WITH DUCTWORK AND ELECTRICAL SERVICES.

4. WATER PIPING INSTALLED UNDER CONCRETE SLAB SHALL BE LOOPED IN PARTITION WALLS WITH NO JOINTS UNDER SLAB & WITH PLASTIC SLEEVE FOR EACH PENETRATION THROUGH SLAB.

5. ALL WATER PIPING TO BE CONTROLLED BY FULL FLOW BALL VALVE.

6. LOCATE ALL VENTS THROUGH ROOF 10'–0" FROM ALL AIR INTAKES, EVAPORATIVE COOLERS, ETC.

7. VERIFY INVERT ELEVATIONS (WASTE LINES), SIZES, & LOCATIONS OF ALL EXISTING GAS, WATER & WASTE LINES TO WHICH NEW PIPING CONNECTS PRIOR TO MAKING–UP OR INSTALLATION OF PIPING.

8. NOT USED.

9. LOCATE ALL VALVES, UNIONS, THERMOMETERS, GAUGES, OR OTHER EQUIPMENT REQUIRING FREQUENT READING. REPAIRS, ADJUSTMENTS, INSPECTION, REMOVAL OR REPLACEMENT SO AS TO BE ACCESSIBLE WITH REFERENCE TO THE FINISHED BUILDING.

10. FULL WAY VALVE IS REQUIRED ON THE DISCHARGE SIDE OF EACH METER AND AT THE COLD WATER SUPPLY TO EACH WATER HEATER.

11. INSTALL APPROVED DIELECTRIC ISOLATORS AT ALL CONNECTIONS OF DISSIMILAR METALS.

12. REFER TO PLUMBING FIXTURE SCHEDULE FOR INDIVIDUAL LINE SIZES.

13. WHERE POSSIBLE, TIE VENTS TOGETHER SO THAT A MINIMUM NUMBER TERMINATE THROUGH ROOF.

14. PRIOR TO SUBMITTING BID, CONTRACTOR SHALL REVIEW THE ARCHITECTURAL DRAWINGS & INCLUDE IN HIS BID AN AMOUNT TO FURNISH & INSTALL ANY FIXTURES SHOWN IN ADDITION TO PLUMBING DRAWINGS.

15. SOLDERS AND FLUX HAVING A LEAD CONTENT IN EXCESS OF TWO–TENTHS OF ONE PERCENT SHALL NOT BE USED IN THE INSTALLATION OR REPAIR OF PLUMBING PROVIDING WATER FOR HUMAN CONSUMPTION.

16. CONTRACTOR SHALL NOT CUT HOLES IN STRUCTURAL MEMBERS WITHOUT FIRST SECURING WRITTEN APPROVAL FROM THE ARCHITECT.

17. ROUGH–IN ALL WATER & WASTE PIPING TO SPECIAL EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS' SHOP DRAWINGS. VALVE ALL SUPPLIES AND MAKE FINAL CONNECTIONS.

WATER CALCULATION (BUILDINGS 200 & 300):
FIXTURE UNITS = 516 FU/ 130 GPM (FLUSH TANK SYSTEM)

| FIXTURES (PRIVATE) | NO. | FU | TOTAL FU |
|---|---|---|---|
| WATER CLOSET | 87 | 2.2 | 191.4 |
| LAVATORY | 87 | .7 | 60.9 |
| SHOWER | 87 | 1.4 | 121.8 |
| KITCHEN SINK | 87 | 1.4 | 121.8 |
| FIXTURES (PUBLIC) | NO. | FU | TOTAL FU |
| CLOTHESWASHER | 5 | 4 | 20 |

| | |
|---|---|
| PIPE LENGTH, TAP TO METER | 20 FT. |
| PIPE LENGTH, BLDG. ENTRY TO FARTHEST FIXTURE | 213 FT. |
| VERTICAL PIPE LENGTH TO HIGHEST FIXTURE | 15 FT. |
| TOTAL PIPE LENGTH | 248 FT. |
| FITTING LOSS (10%) | 25 FT. |
| TOTAL DEVELOPED LENGTH | 273 FT. |

WATER PIPE SIZING CRITERIA

| | |
|---|---|
| STREET PRESSURE | 65.00 PSI* |
| PRESSURE LOSS THROUGH 4" SITE PIPING 280' (WORST CASE: METER TO BLDG. 300), 130 GPM FLOW | 1.40 PSI |
| WATER METER LOSS (2") | 10.00 PSI |
| BACKFLOW PREVENTER LOSS (2") | 12.00 PSI |
| STATIC LOSS (15' x 0.43) | 6.50 PSI |
| FIXTURE LOSS | 20.00 PSI |
| PRESSURE AVAILABLE FOR PIPING | 15.10 PSI |

15.10 PSI / 273 FEET x 100 = 5.6 PSI MAXIMUM ALLOWABLE DROP PER 100 FEET PIPE LENGTH

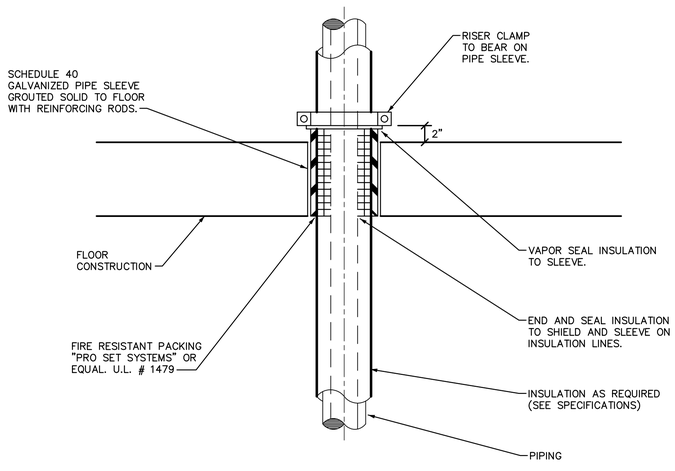
*ASSUMED WATER PRESSURE– CONTRACTOR SHALL VERIFY ACTUAL WATER PRESSURE PRIOR TO CONSTRUCTION. IF PRESSURE IS LESS THAN 65 PSI, CONTRACTOR SHALL CONTACT ENGINEER FOR PIPE SIZING EVALUATION.

BRANCH PIPE SIZING CHART FOR 5.6 PSI LOSS

| PIPE SIZE | G.P.M. | F.U.(TANK) |
|---|---|---|
| 1/2" | 3 | 2 |
| 3/4" | 7 | 8 |
| 1" | 14 | 20 |
| 1–1/4" | 25 | 42 |
| 1–1/2" | 39 | 83 |
| 2" | 86 | 298 |
| 2–1/2" | 150 | 630 |

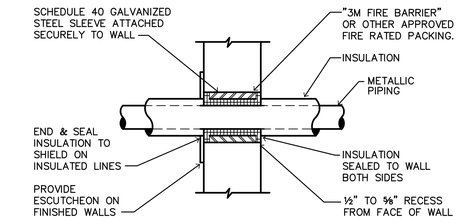
## FIXTURE CONNECTION SCHEDULE

| MARK | DESCRIPTION | W | V | CW | HW | REMARKS |
|---|---|---|---|---|---|---|
| WC1 | WATER CLOSET | 3" | 2" | 1/2" | – | FLUSH TANK, ELONGATED BOWL |
| L1 | LAVATORY | 2" | 1–1/2" | 1/2" | 1/2" | WALL MOUNTED |
| L2 | LAVATORY (ADA) | 2" | 1–1/2" | 1/2" | 1/2" | WALL MOUNTED |
| SH1 | SHOWER | 2" | 1–1/2" | 1/2" | 1/2" | PROVIDE WITH LOW–FLOW SHOWERHEAD |
| SH2 | SHOWER (ADA) | 2" | 1–1/2" | 1/2" | 1/2" | PROVIDE WITH LOW–FLOW SHOWERHEAD |
| KSK1 | KITCHEN SINK | 2" | 1–1/2" | 1/2" | 1/2" | SINGLE COMPARTMENT, STAINLESS STEEL |
| KSK2 | KITCHEN SINK (ADA) | 2" | 1–1/2" | 1/2" | 1/2" | SINGLE COMPARTMENT, STAINLESS STEEL |
| | | | | | | |
| | | | | | | |




## PIPE THROUGH FIRE RATED FLOOR

NTS




DETAIL PER U.L. SYSTEM #147
CAULK: 3M– TYPES CP–25 S/L
CP–25 N/S

## PIPE THROUGH RATED WALL

NTS

OSE Design Group, LLC
Consulting Engineers

611 West Delano Ave
Prescott, AZ 86301
(928) 443.7353

Project 18069

11759 N. 143rd AVE.
Surprise, AZ 85379
(623) 444-6143

| REVISIONS | BY |
|---|---|
| | |
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Registered Professional Engineer
33491
WILLIAM MARK ODELL
Date Signed 12/08/18
ARIZONA U. S. A.

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ARCHITECTURE & PLANNING

DRAWING: Plumbing Schedules, Details & Specs

PROJECT: Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 100, Prescott, AZ 86305

APN: 115-09-008C

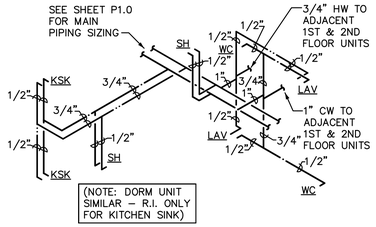
DRAWN BY

CHECKED BY

DATE
December 7, 2018

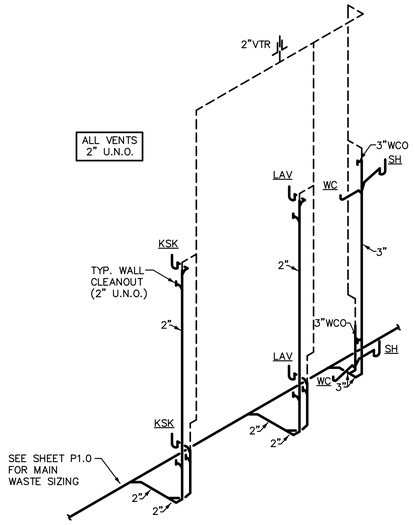
JOB NO.
724

SHEET
P3.0
200



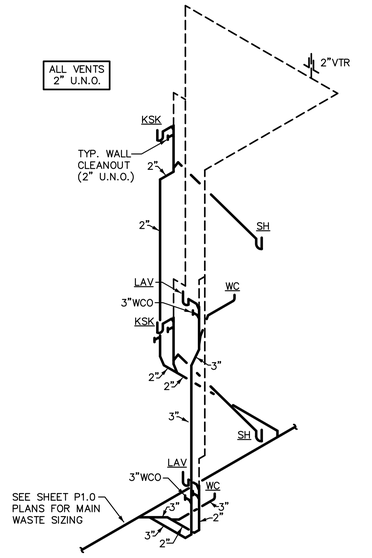

## WATER SCHEMATIC 5 / P4.0

NTS TYPICAL STUDIO TYPE "A" W/TYPE "B" ABOVE



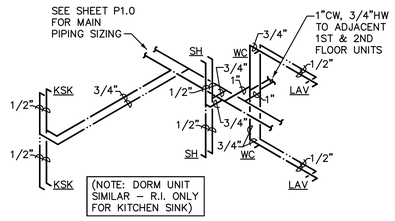

## WASTE SCHEMATIC 3 / P4.0

NTS TYPICAL LARGE STUDIO



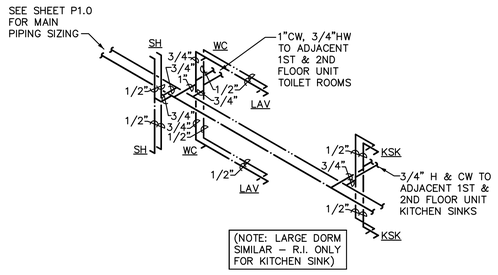

## WASTE SCHEMATIC 1 / P4.0

NTS TYPICAL STUDIO TYPE "B"



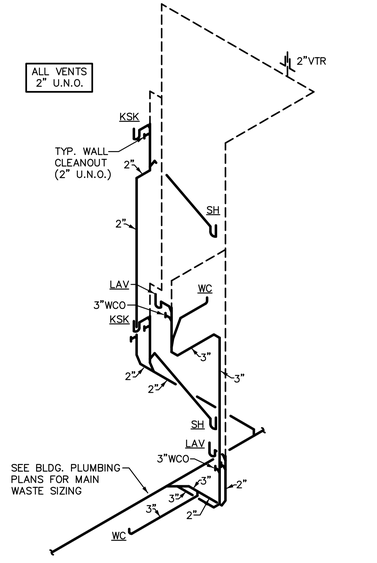

## WATER SCHEMATIC 6 / P4.0

NTS TYPICAL STUDIO TYPE "B" ABOVE & BELOW



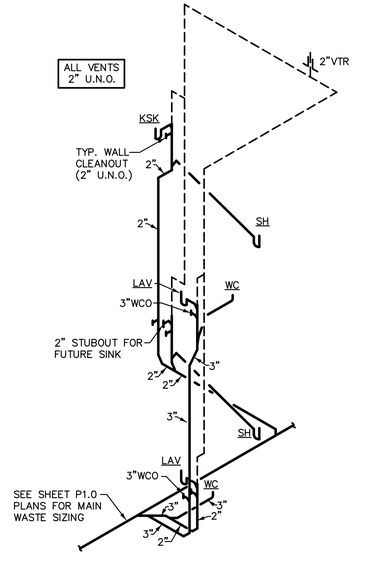

## WATER SCHEMATIC 7 / P4.0

NTS TYPICAL LARGE STUDIO ABOVE & BELOW




## WASTE SCHEMATIC 4 / P4.0

NTS TYPICAL STUDIO TYPE "A"




## WASTE SCHEMATIC 2 / P4.0

NTS TYPICAL DORM TYPE "B"

Aug 16, 2018 - 2:07pm

| REVISIONS | BY |
|---|---|
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Registered Professional Engineer
33491
WILLIAM MARK ODELL
Date Signed 12/18/18
ARIZONA U.S.A.

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ARCHITECTURE & PLANNING

**DRAWING:** Waste & Vent Schematics

**PROJECT:** Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 100, Prescott, AZ 86305

**APN:** 115-09-008C

| |
|---|
| DRAWN BY |
| CHECKED BY |
| DATE December 7, 2018 |
| JOB NO. 724 |
| SHEET **P4.0** |
| **200** |

OSE Design Group, LLC Consulting Engineers
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Project 18069
11759 N. 143rd AVE. Surprise, AZ 85379 (623) 444-6143

# ELECTRICAL SYMBOLS

NOTE: NOT ALL SYMBOLS ARE USED ON THIS PROJECT

- A / a — FLUORESCENT/LED FIXTURE, WITH FIXTURE DESIGNATED BY LETTER. SMALL LETTER INDICATES SWITCH LEG
- NL — NIGHT LIGHT– NOT SWITCHED
- FLUORESCENT STRIP FIXTURE.
- CEILING OR WALLMOUNTED FIXTURE.
- J — JUNCTION BOX
- S — SWITCH LOCATIONS AND REQUIREMENTS WITH LIGHTING CONSULTANT.
- $S_3$ — THREE WAY SWITCH, + 48" A.F.F. (20A–120/277V)
- DIMMER CONTROL, + 48" A.F.F. EQUAL TO LUTRON "NOVA" SERIES, SIZED TO MATCH LOAD SERVED
- VS — VARIABLE SPEED FAN CONTROL, +48" A.F.F.
- DUPLEX RECEPTACLE, + 18" A.F.F. (20A)
- DUPLEX RECEPTACLE ABOVE COUNTER, VERIFY HEIGHT. (20A)
- FOURPLEX RECEPTACLE, + 18" A.F.F. (20A)
- HALF SWITCHED DUPLEX RECEPTACLE (20A)
- SPECIAL RECEPTACLE – SIZE & TYPE AS NOTED
- POWER / PHONE / DATA FLUSH FLOOR OUTLET
- TELE/DATA COMBO OUTLET, 4" SQUARE BOX AND COVERPLATE, 3/4" C. TO CEILING SPACE UNLESS SHOWN WITH HOMERUN, + 18" A.F.F.
- TELEPHONE OUTLET PLASTER RING AT + 18" A.F.F. HUBBELL #P12 COVERPLATE. 3/4"C TO CEILING SPACE UNLESS SHOWN WITH HOMERUNS.
- CABLE TELEVISION (CATV) OUTLET PLASTER RING AT + 18" A.F.F. U.N.O. HUBBELL COVERPLATE. 3/4"C TO CEILING SPACE UNLESS SHOWN WITH HOMERUNS.
- E — EQUIPMENT TERMINATION CONNECTION POINT VERIFY EXACT LOCATION LOAD AND VOLTAGE AS NOTED
- MOTOR
- SM — THERMAL PROTECTED SWITCH
- BRANCH CIRCUIT PANELBOARD.
- F — FIRE ALARM SMOKE DETECTOR
- C — CARBON MONOXIDE DETECTORS
- DISTRIBUTION PANELBOARD.
- BRANCH CIRCUIT PANELBOARD.
- DISCONNECT SWITCH, FUSE PER EQUIPMENT MANUFACTURERS RECOMMENDATION. OUTSIDE NEMA 3R – N.F. = NON–FUSED.
- COMBINATION STARTER AND FUSIBLE DISCONNECT SWITCH SIZE AS NOTED
- SM — THERMAL PROTECTED SWITCH
- CONDUIT BELOW FLOOR OR UNDERGROUND
- CONDUIT IN WALL OR ABOVE CEILING
- HOMERUN TO PANEL, NEUTRAL AND PHASE WIRING DESIGNATION (SEE GROUNDING NOTE)

| | |
|---|---|
| A.F.F. | ABOVE FINISHED FLOOR ( ℄ OF OUTLET ) |
| A.F.G. | ABOVE FINISHED GRADE ( ℄ OF OUTLET ) |
| E.C. | EMPTY CONDUIT |
| G.F.I. | GROUND FAULT INTERRUPTER |
| WP | WEATHERPROOF |
| UNO | UNLESS OTHERWISE NOTED |
| TYP | TYPICAL |

# SPECIFICATIONS

1. PRIOR TO SUBMITTING BID, SUBCONTRACTORS SHALL EXAMINE ALL GENERAL CONSTRUCTION DRAWINGS AND VISIT THE CONSTRUCTION SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS UNDER WHICH HE WILL HAVE TO OPERATE AND WHICH IN ANY WAY AFFECTS THE WORK UNDER HIS CONTRACT. NO SUBSEQUENT ALLOWANCE WILL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.
2. THE SUBCONTRACTOR SHALL BE HELD FULLY RESPONSIBLE FOR THE PROPER RESTORATION OF ALL EXISTING SURFACES REQUIRING PATCHING, PLASTERING, PAINTING AND /OR OTHER REPAIR DUE TO THE INSTALLATION OF ELECTRICAL WORK UNDER THE TERMS OF THE CONTRACT. CLOSE ALL OPENINGS, REPAIR ALL SURFACES, ETC., AS REQUIRED.
3. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, ELEVATIONS AND BUILDING DETAILS. VERIFY LOCATION OF ALL OUTLETS, SWITCHES, AND WALL MOUNTED LIGHTING FIXTURES WITH ARCHITECTURAL DRAWINGS AND ACTUAL CONDITIONS. VERIFY ALL CEILING TYPES WITH ARCHITECTURAL DRAWINGS BEFORE ORDERING FIXTURES.
4. PRIOR TO ROUGH–IN AND FINAL CONNECTION, VERIFY ELECTRICAL CHARACTERISTICS AND EXACT LOCATION OF EQUIPMENT.
5. GROUT AND SEAL ALL CONDUIT PENETRATIONS OF WALLS AND FLOOR SLABS TO PRESERVE FIRE RATING AND WATERTIGHT INTEGRITY.
6. BRANCH CIRCUIT WIRING SHALL BE THHN/THWN INSULATION. PANEL FEEDERS SHALL BE TYPE XHHW. ALL WIRE SHALL BE COPPER. GENERAL MINIMUM WIRE SIZE SHALL BE #12. MINIMUM WIRE SIZE FOR GENERAL 15 AMP LIGHTING CIRCUIT SHALL BE #15. AS AN ALTERNATIVE TO WIRE IN CONDUIT, NONMETALLIC– SHEATHED CABLE (NM), OFTEN REFERRED TO AS "ROMEX" AS DEFINED BY ARTICLE 336 OF THE NEC MAY BE USED FOR GENERAL, WIRING AS ACCEPTED BY THE OWNER AND BY THE LOCAL CODE ENFORCING AUTHORITY.
7. ALL WIRING TO BE INSTALLED IN RACEWAYS. TYPE OF RACEWAY SHALL BE AS REQUIRED BY CODE. MINIMUM CONDUIT SIZE SHALL BE 1/2".
8. PROVIDE CODE SIZED BOND WIRE IN ALL EMT, MC OR FLEXIBLE CONDUIT
9. ALL ELECTRICAL EQUIPMENT SHALL BE NEW , U.L. APPROVED AND COMMERCIAL GRADE.
10. WIRE RATED FOR 150° CENTIGRADE SHALL BE USED FOR ALL INCANDESCENT LIGHTING FIXTURES.
11. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST NATIONAL CODE, (N.E.C.), AND ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES.
12. PROVIDE TYPEWRITTEN DESCRIPTIVE PANEL DIRECTORIES

## ELECTRICAL GENERAL NOTES

1. ALL OUTLETS, LIGHTING, FIXTURES, ECT. PER OWNER'S SPECS.
2. ALL WORKMANSHIP, MATERIALS, AND METHODS SHALL CONFORM TO N.E.C.– LATEST ADOPTED EDITION
3. ALL HABITABLE ROOMS SHALL BE PROVIDED W/ ELECTRICAL OUTLETS SO THAT NO PART OF THE WALL IS MORE THAN 6' FROM AN OUTLET. WALL SECTIONS 2' OR LARGER & KITCHEN COUNTERS WIDER THAN 12" SHALL BE SERVICED BY A RECEPTACLE.
4. ALL RECEPTACLES IN BATHROOMS, GARAGES, OUTSIDE & WITHIN 6' OF WATER SOURCE SHALL BE G.F.C.I.
5. PROVIDE U'FER GROUND.
6. PROVIDE 30" MIN. WIDE WORKING SPACE IN FRONT OF ELECTRICAL PANEL (BD. CENTERED IN 30" SPACE) & 36" IN DIR. OF ACCESS. MIN. 6'–3" HDRM.
7. ALL ELECTRICITY IS TEMPORARY UNTIL FINAL INSPECTION IS RECEIVED

## GENERAL LIGHTING NOTES:

1. CONTRACTOR SHALL VERIFY ALL MOUNTING HEIGHTS EXACT LOCATION AND REQUIREMENTS OF ALL LIGHTING FIXTURES AND SWITCHES WITH OWNER PRIOR TO ROUGH–IN.
2. NIGHT LIGHTS (NL), EMERGENCY & EXIT LIGHT FIXTURES SHALL BE CONNECTED TO UNSWITCHED LEG OF CIRCUIT.
3. ALL INTERIOR APARTMENT UNIT LIGHT FIXTURES SHALL BE SELECTED BY OWNER PROVIDE AND INSTALLED BY ELECTRICAL CONTRACTOR.
4. EXTERIOR LIGHT FIXTURES AS SPECIFIED OR AS SELECTED BY OWNER PROVIDE AND INSTALLED BY ELECTRICAL CONTRACTOR FIXTURE SHALL MEET NIGHT SKY COMPLIANCE.

NOTE: ALL OUTLETS NOT LISTED AS GFCI OR WP/GFCI ARE TO BE INSTALLED ON AFCI CIRCUIT.

## PER 2012 IRC E3902.12

E3902.12 Arc–fault circuit–interrupter protection.
All branch circuits that supply 120–volt, single–phase, 15– and 20–ampere outlets installed in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways and similar rooms or areas shall be protected by a combination type arc–fault circuit interrupter installed to provide protection of the branch circuit.

INSTALL SUB–PANELS WITH WORK CLEARANCE PER NEC 110.33


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1600 LAMB LANE
PRESCOTT, AZ. 86305
PH. (928) 776–4900
FAX (928) 776–7800
E–MAIL: EES@CABLEONE.NET
JOB #18–49


GENERAL NOTE:
AS THE ENGINEERS ON THIS PROJECT WE APPROVE THE USE OF SER CABLE FOR RESIDENTIAL DWELLING UNIT SERVICE PANELS, AND FOR AREAS CLASIFIED AS RESIDENTIAL, NONMETALLIC– SHEATHED CABLE (NM) OFTEN REFERRED TO AS "ROMEX" AS DEFINED BY ARTICLE 334.10 OF THE NEC MAY BE USED FOR GENERAL WIRING, AS ACCEPTED BY THE OWNER AND THE LOCAL CODE ENFORCING AUTHORITY.
FOR DISTINCTION OF RESIDENTIAL AREAS VERSUS COMMERCIAL AREA REFER TO ARCHITECTURAL CODE ANALYSIS DOCUMENTS.

SMOKE & CARBON MONOXIDE ALARM NOTE:
SMOKE DETECTORS AND CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH IBC 907.2.11.2 AND 908.7

## OUTLET MOUNTING HEIGHTS PER AMERICAN DISABILITY ACT

ELECTRICAL CONTRACTOR SHALL COMPLY WITH THE 2010 ADA SAD REQUIREMENTS FOR ALL SWITCHES. RECEPTACLES, TELE./DATA AND SIDE REACH CONTROL SWITCHES. ALL WALL CONTROLS, SWITCHES AND THERMOSTATS TO BE MOUNTED WITH TOP OF J–BOX AT 48" A.F.F. ALL ABOVE COUNTER CONTROLS, SWITCHES & OUTLETS TO BE MOUNTED WITH HORIZONTAL ORIENTATION WITH TOP OF J–BOX AT 44" A.F.F.. ALL WALL OUTLETS TO BE MOUNTED AT 15" A.F.F. TO BOTTOM OF J–BOX.

SPECIAL REQUIREMENTS PER:
THE FAIR HOUSING ACT.
ALL RECEPTACLES AT RESTROOM LAVATORIES TO BE GFCI TYPE. ALL WALL CONTROLS, SWITCHES AND THERMOSTATS TO BE MOUNTED WITH TOP OF J–BOX AT 48" A.F.F. ALL ABOVE COUNTER CONTROLS, SWITCHES & OUTLETS TO BE MOUNTED WITH HORIZONTAL ORIENTATION WITH TOP OF J–BOX AT 44" A.F.F. ALL WALL OUTLETS TO BE MOUNTED AT 15" A.F.F. TO BOTTOM OF J–BOX.

## WIRE SIZE NOTES

1. 20 AMP BRANCH CIRCUIT 2#12,1#12 GROUND
2. 15 AMP BRANCH CIRCUIT 2#14,1#14 GROUND
3. 4500 WATT WATER HEATER 2#10,1#10 GROUND
4. 5000 WATT DRYER 3#10,1#10 GROUND
5. 12000 WATT RANGE/OVEN OR DOUBLE OVEN 3#6,1#10 GROUND
6. 6000 WATT OVEN OR COUNTERTOP RANGE 3#10,1#10 GROUND
7. CONDENSING UNITS BASED ON C/B SIZE
   15/2 2#14,1#14 GROUND
   20/2 2#12,1#12 GROUND
   30/2 2#10,1#10 GROUND
   40/2 2#8,1#10 GROUND
   50/2 2#6,1#10 GROUND
   60/2 2#4,1#10 GROUND

ALL WIRING #6 AWG AND LARGER SHALL BE XHHW COPPER. #8 AWG AND SMALLER SHALL BE THHN/THWN COPPER

## FIRE ALARM SYSTEM SPECIFICATION

A COMPLETE OPERATIONAL MANUAL/AUTOMATIC FIRE ALARM SYSTEM TO BE MONITORED AS DIRECTED BY OWNER SHALL BE FURNISHED AND INSTALLED, AS REQUIRED FOR THIS TYPE OF BUILDING IN ACCORDANCE WITH STATE AND/OR LOCAL CODE AND AS APPROVED BY THE CODE ENFORCING AUTHORITY HAVING JURISDICTION.
THE FIRE ALARM CONTROL PANEL SHALL BE LOCATED AS DIRECTED BY THE ENFORCING AUTHORITY. (CONNECT TO CIRCUIT HP–14).
FIRE ALARM CONTRACTOR SHALL PROVIDE SPEC'S., DRAWINGS OF DEVICE LOCATIONS AND CUT SHEETS OF DEVICES TO FIRE MARSHALL FOR APPROVAL PRIOR TO INSTALLATION.

## GENERAL POWER NOTES:

1. CONTRACTOR SHALL VERIFY ALL MOUNTING HEIGHTS EXACT LOCATION AND REQUIREMENTS OF ALL ELECTRICAL EQUIPMENT AND DEVICES WITH OWNER PRIOR TO ROUGH–IN.
2. ALL RECEPTACLES AT RESTROOM LAVATORIES TO BE GFCI TYPE. MOUNT AT 48" A.F.F.
3. ALL EXTERIOR RECEPTACLES SHALL COMPLY WITH NEC 406.9 WP, GFCI TYPE
4. ALL RECEPTACLES WITH–IN 6'–0" OF A SINK SHALL BE GFCI TYPE PER NEC
5. EXTERIOR ROOF MOUNTED MAINT. RECEPT'S. SHALL BE WP, GFCI TYPE PER NEC
6. ELECTRICAL CONTRACTOR SHALL REFER TO MECHANICAL DRAWINGS FOR MECHANICAL EQUIPMENT LOCATIONS.
7. ELECTRICAL CONTRACTOR SHALL PROVIDE DISC. MEANS WIRE & CONDUIT SIZE FOR ALL MECH. EQUIPMENT PER NEC.
8. ALL LIGHTING FIXTURES AS SPECIFIED INSTALLED BY ELECTRICAL CONTRACTOR.
8. VERIFY SWITCH LOCATIONS WITH OWNER.

## PER 2012 IFC & IBC SECTION 908.7

Carbon monoxide alarms.
For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel–fired appliances are installed and in dwelling units that have attached garages.

2012 NEC
210–12(B). DWELLING UNIT
ARC FAULT CIRCUIT–INTERRUPTER (AFCI)–
ALL 120–VOLT, SINGLE PHASE, 15– AND 20– AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTECT BY A LISTED ARC–FAULT CIRCUIT INTERRUPTER, COMBINATION–TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

# ELECTRICAL NOTES

(ALL ELECTRICAL SHALL BE INSTALLED PER THE 2008 N.E.C AND 2006 I.R.C.)

1. INSTALL CEILING FANS PER U.L. LISTINGS AND N.E.C. 2012
2. INSTALL CLOSET FIXTURES PER N.E.C. 2008 18" OR 6" FROM EDGES OF SHELVES.
3. INSTALL BATHROOM FIXTURES PER N.E.C. 2008
4. RECEPTACLES PER N.E.C. 2008 AND LOCAL AMMENDMENTS.
5. LIGHTING OUTLETS PER N.E.C. 2008
6. SMALL APPLIANCE BRANCH CIRCUITS TO COMPLY WITH N.E.C. 2008 AND LOCAL AMMENDMENTS.
7. OUTLET BOXES LOCATED IN FIRE RATED WALLS SHALL BE METAL OR APPROVED PLASTIC.
8. ALL WIRE SHALL BE COPPER PER N.E.C. AND LOCAL AMMENDMENTS. ALUMINUM WIRE MAY BE USED WHERE APPROVED BY 2008 N.E.C. AND LOCAL AMENDMENTS.
9. ALL SMOKE DETECTORS TO BE INSTALLED ON THE SAME DEDICATED CIRCUIT AND HAVE SIMULTANEOUS ACTIVATION AND BE EQUIPPED WITH BATTERY BACKUP.
10. PREWIRE FOR FOLLOWING SYSTEMS (PER OWNER): CATV & TELEPHONE.
11. RANGE AND DRYER OUTLETS TO BE FOUR WIRE TYPE, #6 FOR RANGE, #10 FOR DRYER

## SMOKE DETECTORS

SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND BE EQUIPED WITH A BATTERY BACK–UP. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED. INTERCONNECT ON ONE CIRCUIT.

1. WALL INSTALLATION – MINIMUM 6" AND MAXIMUM 12" BELOW CEILING AND MINIMUM 18" FROM ANY CORNER.
2. CEILING INSTALLATION – MINIMUM 6" FROM ANY VERTICAL SURFACE.
3. INSTALLATION SHALL BE A MINIMUM OF 3 FEET FROM ANY MECHANICAL SUPPLY OR RETURN GRILL

1. GENERAL NOTES:
   CONTRACTOR SHALL VERIFY ALL MOUNTING HEIGHTS EXACT LOCATION AND REQUIREMENTS OF ALL LIGHTING FIXTURES AND DEVICES WITH OWNER PRIOR TO ROUGH–IN.
2. NIGHT LIGHTS (NL), EMERGENCY & EXIT LIGHT FIXTURES SHALL BE CONNECTED TO UNSWITCHED LEG OF CIRCUIT.
3. ELECTRICAL CONTRACTOR TO VERIFY EXACT LOCATION AND REQUIREMENTS OF ALL MECHANICAL EQUIP. PRIOR TO ROUGH–IN
4. RECEPTACLES IN BATHROOMS AND KITCHEN SHALL BE GFI TYPE PER NEC

Fixture Schedule

| Symbol | Label | Description | Lamp Type |
|---|---|---|---|
| | A | 16" DRUM FIXTURE LED SURFACE MOUNT LED SATURN LITHONIA: FMSATL 16 208 40 BN | 28 WATT LED 4000K |
| | B | LED VANITY WALL MOUNT FIXTURE TRADITIONAL SQUARE LITHONIA: FMVTSL 36IN MVOLT 40K 90CRI BN | 25 WATT LED |
| | C | WET LOCATION FIXTURE LED VERSI LITE LITHONIA: FMML 7 840 WL WH | 20 WATT LED |
| | D | 12" LED UNDER CABINET FIXTURE LITHONIA: UCLD 12 WH | 24 WATT LED |
| | E | LED VANITY MOUNT FIXTURE LITHONIA: WL4 41L D43 LP835 NX | 41 WATT LED |
| | F | LED EXTERIOR WALL MOUNT FIXTURE LITHONIA: DSXW1 LED 10C 1000 40K T4M 120 | 39 WATT LED |
| | G | LED EXTERIOR CEILING MOUNT FIXTURE LITHONIA: OLCFM 15 DDB | 16.6 WATT LED |
| | H | LED EXTERIOR WALL MOUNT FIXTURE LITHONIA: DSXW1 LED 20C 1000 40K T4M 120 | 74 WATT LED |

(FINAL SELECTION OF ALL INTERIOR APARTMENT LIGHT FIXTURES AND LAMPS AS SELECTED BY OWNER.)

| REVISIONS | BY |
|---|---|
| | |


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ANGELO OSSANNA CERTIFICATE NO. 7450 REGISTERED ARCHITECT STATE OF ARIZONA
Date signed 12/17/18
EXPIRES 12/30/2018


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ARCHITECTURE & PLANNING


DRAWING: Electrical Symbols, Spec's, & Notes
PROJECT: Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 200, Prescott, AZ 86305
APN: 115-09-008D

DRAWN BY: R.A.
CHECKED BY: A.O.
DATE: August 15th, 2018
JOB NO.: 724
SHEET: E2.0
200

Dec 18, 2018 - 4:38pm

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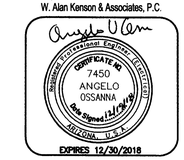


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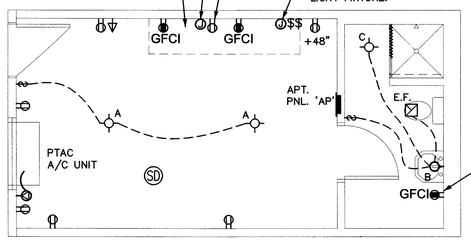
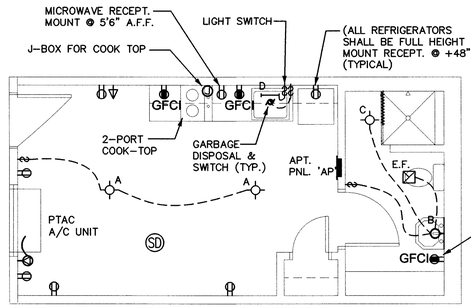



## Dorm Type B

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



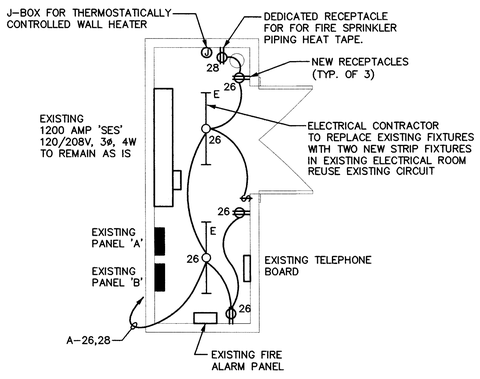

## Studio Type B

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




## Studio Type A

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




## Enlarged Electrical Room Plan

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

Plan North

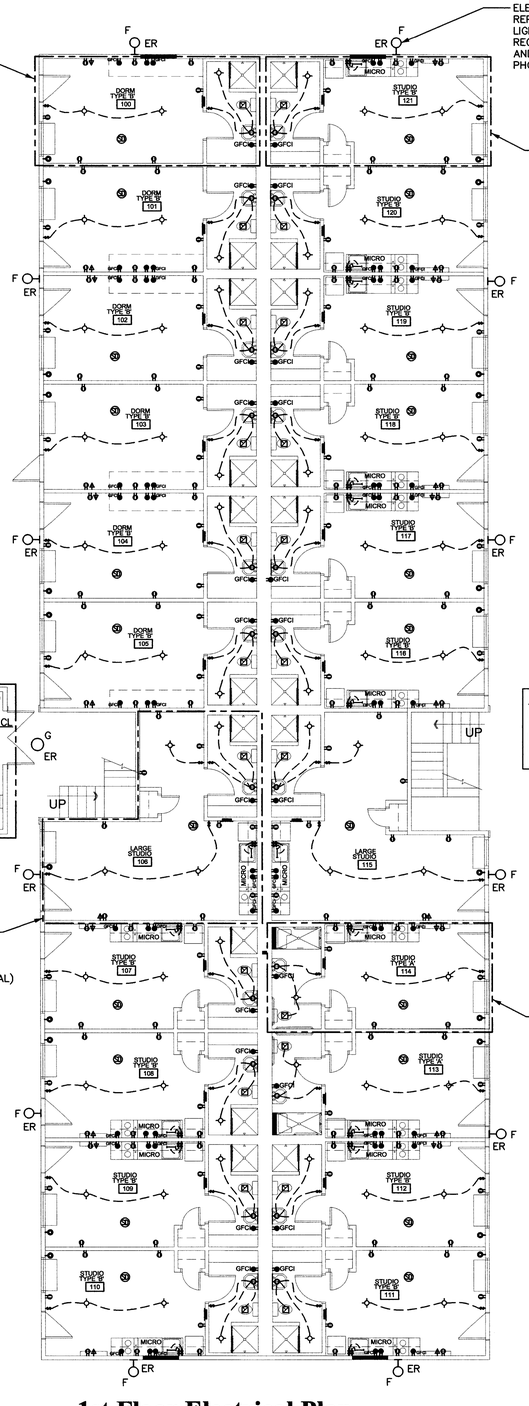
1/8 SCALE DRAWINGS SHOWN FOR REFERENCE ONLY REFER TO 1/4 SCALE ENLARGED PLANS FOR ELECTRICAL EQUIPMENT REQUIREMENTS. (TYPICAL)

ELECTRICAL CONTRACTOR SHALL REPLACE EXISTING EXTERIOR LIGHT FIXTURES AS SPECIFIED RECONNECT TO EXISTING CIRCUIT AND CONTROL WITH PHOTOCELL 'ON' PHOTOCELL 'OFF'. (TYPICAL)

1/8 SCALE DRAWINGS SHOWN FOR REFERENCE ONLY REFER TO 1/4 SCALE ENLARGED PLANS FOR ELECTRICAL EQUIPMENT REQUIREMENTS. (TYPICAL)

ELECTRICL ROOM

1/8 SCALE DRAWINGS SHOWN FOR REFERENCE ONLY REFER TO 1/4 SCALE ENLARGED PLANS FOR ELECTRICAL EQUIPMENT REQUIREMENTS. SHT. E2.2 (TYPICAL)




## 1st Floor Electrical Plan

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

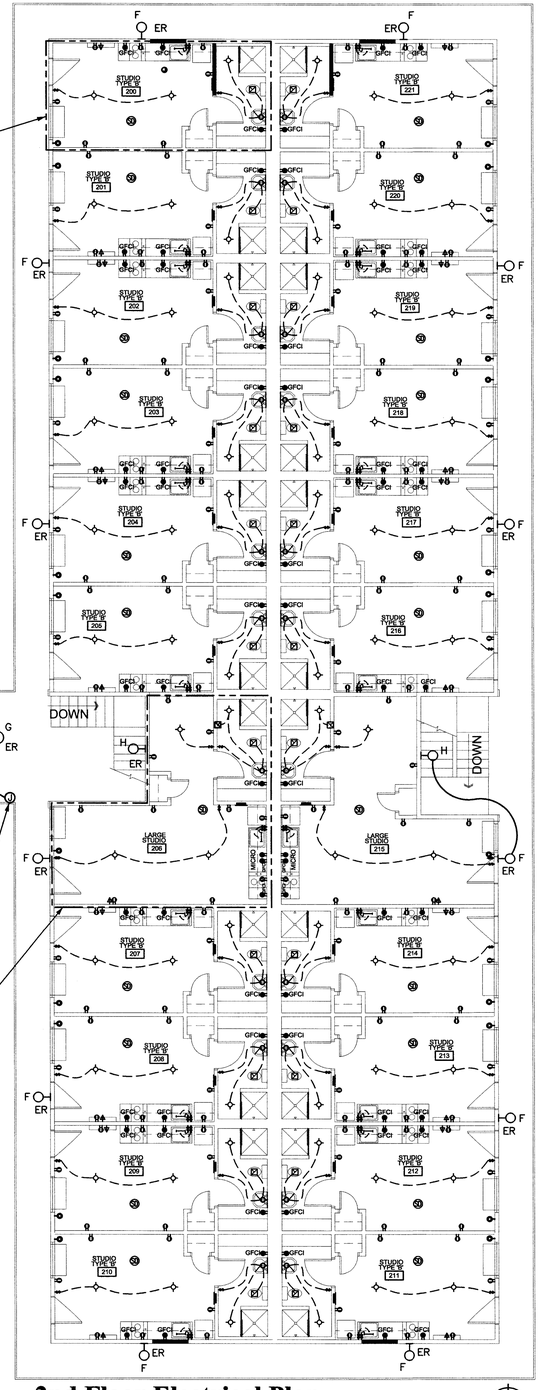
Plan North

NOTE:
ELECTRICAL CONTRACTOR TO RECONNECT ALL EXISTING EXTERIOR RECEPTACLES TO EXISTING PANEL & CIRCUIT FIELD VERIFY REQUIREMENTS.

A-30

J-BOX IN ATTIC SPACE THERMOSTATICALLY CONTROLLED HEAT TAPE FOR DOMESTIC AND FIRE PROTECTION WATER PIPING IN ATTIC SPACE

1/8 SCALE DRAWINGS SHOWN FOR REFERENCE ONLY REFER TO 1/4 SCALE ENLARGED PLANS FOR ELECTRICAL EQUIPMENT REQUIREMENTS. (TYPICAL)




## 2nd Floor Electrical Plan

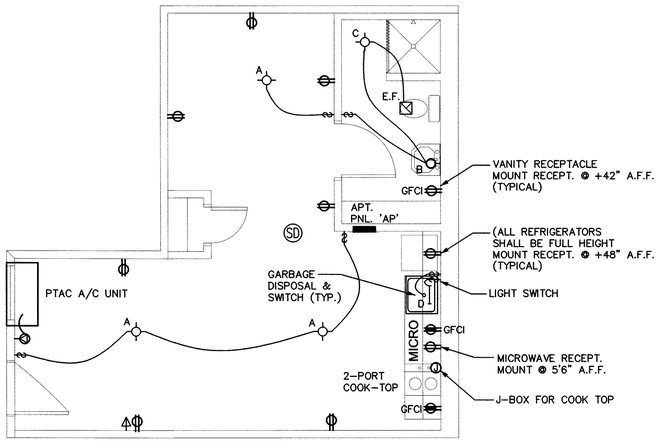
Scale: 1/8"=1'-0"

Plan North

| ABBREVIATIONS | |
|---|---|
| N | NEW LIGHT OR DEVICE TO BE ADDED |
| EX | EXISTING LIGHT OR DEVICE TO REMAIN |
| RE | EXISTING LIGHT OR DEVICE TO BE REPLACED OR RELOCATED EXTEND CIRCUITING AS REQUIRED IF NOT SHOWN. |
| ER | REPLACED OR RELOCATED LIGHT OR DEVICE |
| RM | REMOVED LIGHT OR DEVICE |
| A.F.F. | ABOVE FINISHED FLOOR ( ℄ OF OUTLET ) |
| A.F.G. | ABOVE FINISHED GRADE ( ℄ OF OUTLET ) |
| E.C. | EMPTY CONDUIT |
| UNO | UNLESS OTHERWISE NOTED |
| NL | NIGHT LIGHT |
| TYP | TYPICAL |

| | |
|---|---|
| DRAWN BY | R.A. |
| CHECKED BY | A.O. |
| DATE | August 15th, 2018 |
| JOB NO. | 724 |
| SHEET | E2.1 |
| | 200 |

Dec 19, 2018 - 4:40pm




**Large Studio**

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

## OVERALL SERVICE ('SES') LOAD CALC'S.:

### DISTRIBUTION PANEL 'A' LOAD CALC'S.: (UNDER SEPARATE PERMIT BLDG. 300)

| | | |
|---|---|---|
| TYP. DORM/STUDIO (42 @ 13,816 VA) | = | 580,272 VA |
| TYP. LARGER STUDIO (2 @ 14,274 VA) | = | 28,548 VA |
| SUB-TOTAL | = | 608,820 VA |
| 608,820 VA x .27 / 208V x $\sqrt{3}$ | = | 456.6 A |
| COMMON AREA LOADS (HI ø) : | | |
| LAUNDRY ROOM EQUIPMENT PANEL 'HP' | = | 122.9 A |
| GRAND TOTAL = | | 579.5 A |

### DISTRIBUTION PANEL 'B' LOAD CALC'S.:

| | | |
|---|---|---|
| TYP. DORM/STUDIO (42 @ 13,816 VA) | = | 580,272 VA |
| TYP. LARGER STUDIO (2 @ 14,274 VA) | = | 28,548 VA |
| SUB-TOTAL | = | 608,820 VA |
| 608,820 VA x .27 / 208V x $\sqrt{3}$ | = | 456.6 A |
| COMMON AREA LOADS (HI ø) : | | |
| ELEVATOR EQUIPMENT PANEL 'EP' | = | 125.0 A |
| GRAND TOTAL = | | 581.6 A |
| TOTAL SERVICE LOAD | = | 1,163.2 AMPS |

## DORM TYPE 'B', STUDIO TYPE 'B' AND STUDIO TYPE 'A' LOAD CALCULATION: (TYPICAL)

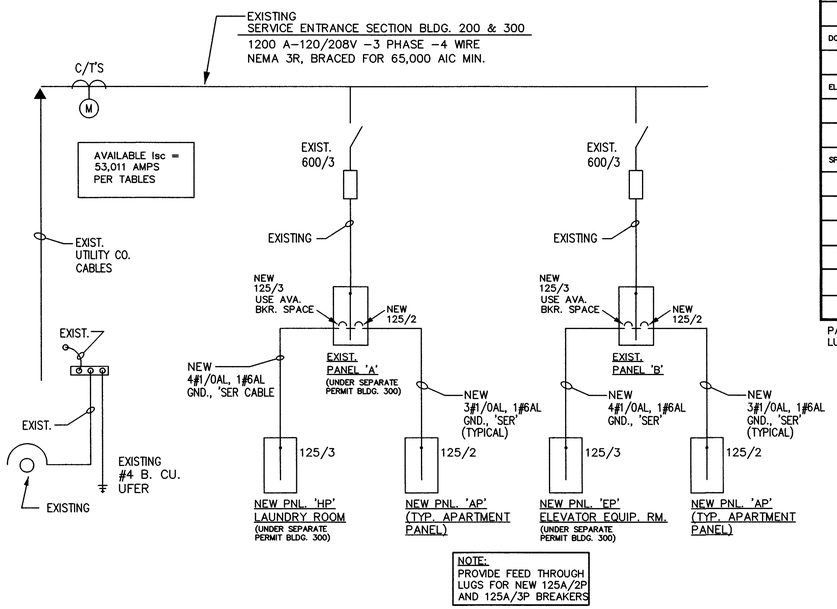
(TYPICAL FOR ALL ROOM TYPE PANELS AS INDICATED)

| | | |
|---|---|---|
| GENERAL LIGHTING (280 SQ. FT. @ 3VA/SQ. FT.) | = | 840 VA |
| SMALL APPLIANCE LOAD: 2 CKTS. @ 1500 VA | = | 3,000 VA |
| BATHROOM RECEPTACLE: 1 @ 1200 VA | = | 1,200 VA |
| REFRIGERATOR/FREEZER | = | 800 VA |
| MICROWAVE | = | 1,500 VA |
| COOKTOP | = | 3,000 VA |
| SUB-TOTAL | = | 10,340 VA |
| FIRST 10 KVA AT 100% | = | 10,000 VA |
| REMAINDER AT 40% (340 VA X 0.4) | = | 136 VA |
| TOTAL | = | 10,136 VA |
| HEATING & COOLING LOAD | | |
| THROUGH WALL HEAT PUMP – 1 @ 16.0A x 230V @ 100% | = | 3,680 VA |
| GRAND TOTAL | = | 13,816 VA |
| | | ÷ 208 V |
| TOTAL BLDG. LOAD | = | 66.4 AMPS |

## LARGE STUDIO LOAD CALCULATION: (TYPICAL)

(TYPICAL FOR ALL ROOM TYPE PANELS AS INDICATED)

| | | |
|---|---|---|
| GENERAL LIGHTING (435 SQ. FT. @ 3VA/SQ. FT.) | = | 1,305 VA |
| SMALL APPLIANCE LOAD: 2 CKTS. @ 1500 VA | = | 3,000 VA |
| BATHROOM RECEPTACLE: 1 @ 1200 VA | = | 1,200 VA |
| REFRIGERATOR/FREEZER | = | 800 VA |
| MICROWAVE | = | 1,500 VA |
| COOKTOP | = | 3,000 VA |
| SUB-TOTAL | = | 10,805 VA |
| FIRST 10 KVA AT 100% | = | 10,000 VA |
| REMAINDER AT 40% (805 VA X 0.4) | = | 322 VA |
| TOTAL | = | 10,322 VA |
| HEATING & COOLING LOAD | | |
| THROUGH WALL HEAT PUMP – 1 @ 19.0A x 230V @ 100% | = | 3,952 VA |
| GRAND TOTAL | = | 14,274 VA |
| | | ÷ 208 V |
| TOTAL BLDG. LOAD | = | 68.6 AMPS |




## ELECTRICAL ONE-LINE DIAGRAM

N.T.S.

(TYPICAL FOR DORM, STUDIO & LARGE STUDIO APARTMENT PANELS)

## PANELBOARD AP SCHEDULE

MAINS: 125A MLO
VOLTAGE: 120/208V, 1ø, 3W
TYPE: SQ. D 'LOAD CENTER' OR EQUAL
LOAD-VA
LOCATION: SEE PLAN
MOUNTING: FLUSH
MIN. A.I.C.: 10,000

| CIRCUIT DESCRIPTION | BKR. | CIR. NO. | ØA | ØB | CIR. NO. | BKR. | CIRCUIT DESCRIPTION |
|---|---|---|---|---|---|---|---|
| GENERAL LIGHTS & RECEPT'S. (AFCI) | 20/1 | 1 | | | 2 | 20/1 | SMALL APPLIANCE RECEPT'S. (GFCI) |
| BATHROOM RECEPT. (GFCI) | | 3 | | | 4 | | SMALL APPLIANCE RECEPT'S. (GFCI) |
| SPARE | | 5 | | | 6 | | REFRIGERATOR/FREEZER |
| SPARE | | 7 | | | 8 | | COMBINATION MICROWAVE/HOOD |
| 2-BURNER COOK-TOP | | 9 | | | 10 | 30/2 | THROUGH WALL HEAT PUMP |
| SPARE | | 11 | | | 12 | | |
| SMOKE DETECTOR | 15/1 | 13 | | | 14 | 20/1 | SPARE |
| | | 15 | | | 16 | | |
| | | 17 | | | 18 | | |
| | | 19 | | | 20 | | |
| | | 21 | | | 22 | | |
| | | 23 | | | 24 | | |
| TOTAL LOAD PER PHASE: | | | | | HI# | | |

SEE CALC'S.

## PANELBOARD B SCHEDULE

MAINS: 600A MLO
VOLTAGE: 120/208V, 3ø, 4W
TYPE: EXISTING
LOAD-VA
LOCATION: SEE PLAN (ELECTRICAL ROOM)
MOUNTING: SURFACE
MIN. A.I.C.: 65/10K SERIES RATED (EXISTING)

| CIRCUIT DESCRIPTION | BKR. | CIR. NO. | ØA | ØB | ØC | CIR. NO. | BKR. | CIRCUIT DESCRIPTION |
|---|---|---|---|---|---|---|---|---|
| DORM PANELS – RM. 300. 301, 302 & 303 | 125/3 | 1 | | | | 2 | 125/2 | DORM PANELS – RM. 400. 401, 402 & 403 |
| | | 3 | | | | 4 | | |
| DORM PANELS – RM. 318. 319, 320 & 321 | 125/3 | 5 | | | | 6 | 125/2 | DORM PANELS – RM. 418. 419, 420 & 421 |
| | | 7 | | | | 8 | | |
| DORM PANELS – RM. 304. 305, 316 & 317 | 125/3 | 9 | | | | 10 | 125/2 | DORM PANELS – RM. 404. 405, 416 & 417 |
| | | 11 | | | | 12 | | |
| DORM PANELS – RM. 307. 308, 309 & 310 | 125/3 | 13 | | | | 14 | 125/2 | DORM PANELS – RM. 407. 408, 409 & 410 |
| | | 15 | | | | 16 | | |
| DORM PANELS – RM. 311. 312, 313 & 314 | 125/3 | 17 | | | | 18 | 125/2 | DORM PANELS – RM. 411. 412, 413 & 414 |
| | | 19 | | | | 20 | | |
| DORM PANELS – RM. 306 & 315 | 125/3 | 21 | | | | 22 | 125/2 | DORM PANELS – RM. 406 & 415 |
| | | 23 | | | | 24 | | |
| ELEVATOR EQUIPMENT PANEL 'EP' | 125/3 | 25 | | | | 26 | 20/1 | LIGHTS – EXTERIOR BLDG. 200 |
| | | 27 | | | | 28 | 20/1 | LIGHTS – EXTERIOR BLDG. 300 |
| | | 29 | | | | 30 | | SPARE |
| SPACE | | 31 | | | | 32 | | SPARE |
| | | 33 | | | | 34 | | SPARE |
| | | 35 | | | | 36 | | SPACE |
| | | 37 | | | | 38 | | |
| | | 39 | | | | 40 | | |
| | | 41 | | | | 42 | | |
| TOTAL LOAD PER PHASE: | | | | | | HI# | / | = AMPS |

SEE CALC'S.

PANEL NOTE: ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL 125A/2P & 125A/3P LUG NUT KIT PER PANEL REQUIREMENT FIELD VERIFY.

### DISTRIBUTION PANEL 'B' LOAD CALC'S.:

| | | |
|---|---|---|
| TYP. DORM/STUDIO (42 @ 13,816 VA) | = | 580,272 VA |
| TYP. LARGER STUDIO (2 @ 14,274 VA) | = | 28,548 VA |
| SUB-TOTAL | = | 608,820 VA |
| 608,820 VA x .27 / 208V x $\sqrt{3}$ | = | 456.6 A |
| COMMON AREA LOADS (HI ø) : | | |
| ELEVATOR EQUIPMENT PANEL 'EP' | = | 125.0 A |
| GRAND TOTAL = | | 581.6 A |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CERTIFICATE NO. 7450
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Date Signed 12/14/18
ARIZONA, U.S.A.
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