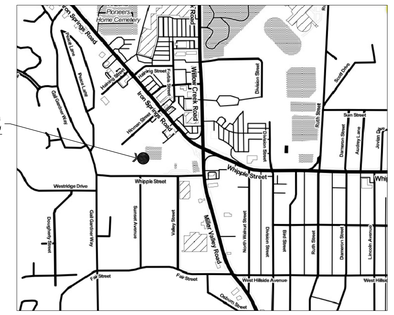
RENOVATION PROJECT FOR USVets:

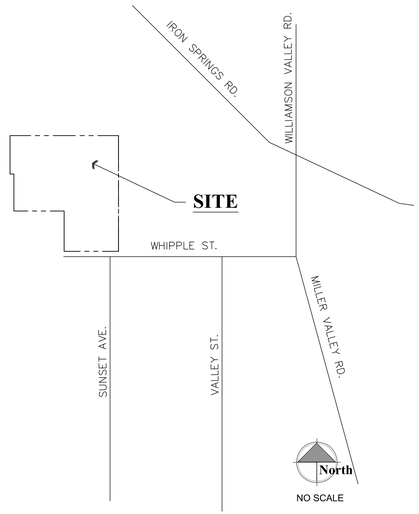
Bridgepointe Communities LLC Building 400

PRESCOTT , ARIZONA

Area Map



Vicinity 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.

Project Information

OWNER:	Bridgepointe Communities LLC Dane Beck 602-920-4084 Raymond Zogob 928-443-0766
ADDRESS:	1660 Gettys Vue, Prescott, AZ 86301
PREPARED BY:	W. Alan Kenson & Associates, P.C. P.O. Box 11593 Prescott, AZ 86304
CONTRACTOR:	Kenson Construction Company Inc. 6135 Corsair Avenue Prescott, AZ 86301
SCOPE OF WORK:	Building Remodel
PROJECT ADDRESS:	1040 Whipple St. Prescott, AZ 86305
PARCEL #:	115-09-008C
ZONE:	BR
OCCUPANCY:	B
CONSTRUCTION TYPE:	V-B (sprinklered)
ACTUAL AREA:	4,980
EMERGENCY LIGHTING:	Yes
FIRE ALARMS:	Yes
FIRE SPRINKLERS:	Yes
BUILDING CODE:	2012 International Building Code

Sheet Index

ARCHITECTURAL

CS1	Cover Sheet
CS2	Code Compliance / Exiting / Occupancy Floor Plan
C1	Cover
C2	COP General Notes and Details
C3	Water and Sewer Connections
A1.0	Site Plan
A2.0	Demolition Floor Plan
A3.0	Dimension and Reference Floor Plans
A4.0	Building Sections
A5.0	Exterior Elevations
A6.0	Existing and Proposed Reflected Ceiling Plans
A7.0	Door Schedule and Material Schedule
A8.0	Room Finish Plan, Enlarged Plan, Interior Elevations, Toilet Accessory Schedule and ADA fixture heights
A9.0	Specifications
A9.1	Specifications
A9.2	Specifications
A9.3	Specifications

STRUCTURAL

S1.0	Structural General Notes
S2.0	Foundation Plan
S3.0	Floor Framing Plan
S4.0	Roof / Roof Framing Plan
S5.0	Building Sections
S6.0	Stair and Ramp Sections and Details

MECHANICAL

M1.1	Mechanical Floor Plans
M2.1	Mechanical Schedules

PLUMBING

P1.0	Plumbing Floor Plans
P2.0	Plumbing Schematics and Details
P3.0	Plumbing Schedules and Specifications

ELECTRICAL

E4.0	Electrical Symbols, Specs and One-Line Diagram
E4.1	Electrical Lighting Floor Plan
E4.2	Electrical Power Floor Plan

Graphic Standards

- EXISTING DOOR
- PROPOSED DOOR
- NORTH ARROW INDICATOR (North)
- DETAIL DESIGNATOR (NUMBER / SHEET)
- BUILDING SECTION DESIGNATOR (LETTER / SHEET)
- GRID LINE DESIGNATOR
- REVISION DESIGNATOR (NUMBER)
- ELEVATION DESIGNATOR (#/SHEET)
- DESCRIPTIVE NOTE DESIGNATOR
- ROOM NUMBER / FINISH DESIGNATOR
- DOOR NUMBER DESIGNATOR (# / LETTER)
- DOOR TYPE DESIGNATOR
- WINDOW TYPE DESIGNATOR
- WALL TYPE DESIGNATOR

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 44 APARTMENTS EACH. 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 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 WILL ALSO BE ADDED TO THE BUILDING, ATTACHED WITH CONNECTING CORRIDORS.

Architect:

W. Alan Kenson & Associates, P.C.

P 928-443-5812 P.O. Box 11593
F 928-443-5815 Prescott, AZ 86304

email: waka@cableone.net
www.kenson-associates.com

ARCHITECTURE & PLANNING

Jan 14, 2019 - 10:13am

REVISIONS	BY

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REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 01/14/19
ARIZONA
EXPIRES: 6/30/21

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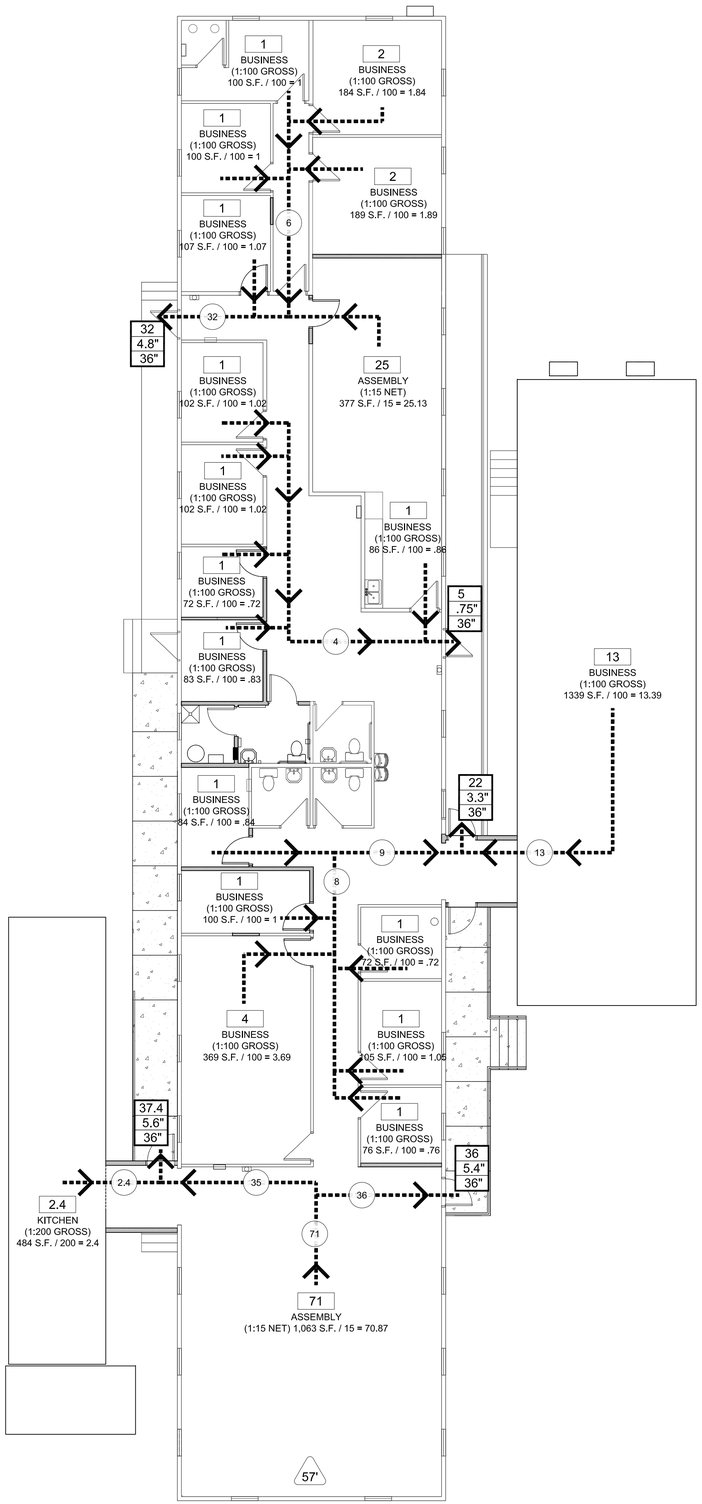
ARCHITECTURE & PLANNING

DRAWING: Cover Sheet

PROJECT: Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 400, Prescott, AZ 86305

APN: 115-09-008C

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	Jan 14, 2019
JOB NO.	724
SHEET	CS1
	400



A1 Occupancy / Egress Floor Plan

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 = 0.15
  [XX] PROVIDED EXIT WIDTH

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR
BUSINESS	100
KITCHEN	200
ASSEMBLY	15

Occupant load

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

BUSINESS:	3,270 SQ. FT.	33 OCCUPANTS
KITCHEN:	484 SQ. FT.	3 OCCUPANTS
ASSEMBLY:	1,440 SQ. FT.	96 OCCUPANTS
TOTAL:	5,194 SQ. FT.	132 OCCUPANTS

Accessibility Notes

1. ACCESS TO THESE FACILITIES SHALL BE AT PRIMARY ENTRANCES.
2. THE SLOPE OF PUBLIC WALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 2%.
3. WALKING SURFACES GREATER THAN 2% SHALL BE SLIP RESISTANT.
4. PROVIDE A 44"x60" MINIMUM LANDING ON THE STRIKE SIDE OF THE ENTRANCE DOOR WITH 44" MINIMUM WIDTH IN THE DIRECTION OF TRAVEL.
5. WALLS SHALL EXTEND 18" TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARDS THE OCCUPANT.
6. RAMPS SHALL HAVE A NON-SLIP SURFACE.
7. RAMPS SHALL BE A MINIMUM OF 36" WIDE.
8. EVERY REQUIRED EXIT DOORWAY SHALL BE SIZED FOR A DOOR NOT LESS THAN 36" WIDE BY NOT LESS THAN 6'-8" HIGH CAPABLE OF OPENING 90 DEGREES AND MOUNTED SO THE CLEAR WIDTH OF THE EXIT WAY IS 32" MINIMUM.
9. THRESHOLDS TO BE A MAXIMUM OF 1/4" ABOVE ADJACENT FLOOR FINISH. ONE-HALF INCH THRESHOLD MAY BE USED IF BEVELED PER A.D.A. STANDARDS.
10. MAXIMUM EFFORT TO OPERATE A DOOR SHALL NOT EXCEED 5 POUNDS.
11. THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE.
12. PROVIDE LEVER TYPE HARDWARE, PANIC BARS, PUSH AND PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. (30" TO 44" A.F.F.)

NOTE:
- PROVIDE A 6"x9" BLUE TACTILE 'EXIT' SIGN AS MANUFACTURED BY 'SIMPLY EXIT SIGNS (#SE-1980)' OR EQUAL COMPLYING WITH ICCA117.1 AND IBC 1011.3 ADJACENT TO EACH DOOR TO AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE. SIGN SHALL BE MOUNTED 60" A.F.F. TO THE CENTER OF THE SIGN.

REVISIONS	BY

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Bridgepointe Communities LLC
1040 Whipple Street Building 400, Prescott, AZ 86305

APN: 115-09-008C

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	Jan 14, 2019
JOB. NO.	724
SHEET	CS2
	400

Jan 14, 2019 - 10:13am

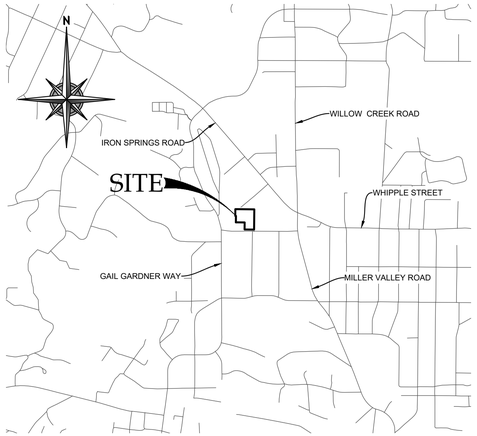
PLOTTED: Jan 03, 2019 - 7:42pm

CIVIL IMPROVEMENT PLANS

BRIDGEPOINTE

BUILDINGS 200, 300 & 400

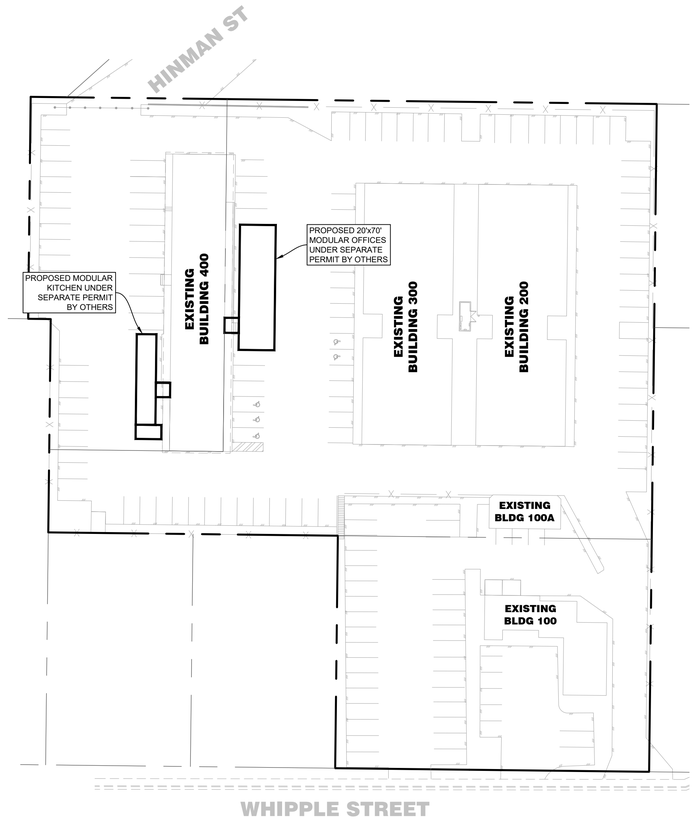
1040 WHIPPLE STREET
PARCELS 115-09-008C, 115-09-008D, 115-09-009 & 115-09-010A
PORTIONS OF LOTS 1 & 2 OF THE GARDLENLAND TRACT
& BLOCK A OF THE HINMAN TRACT
SITUATED IN SECTION 29
TOWNSHIP 14 NORTH, RANGE 2 WEST
GILA AND SALT RIVER MERIDIAN
CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA



VICINITY MAP

0 1/8 1/4 1/2 MI

SCALE: 1" = 1/4 MILE



SITE PLAN

0 20' 40' 80'

SCALE: 1" = 40'

DEVELOPER
BRIDGEPOINTE COMMUNITIES, LLC
1660 GETTYSVUE WAY
PRESCOTT, ARIZONA 86301
928.443.0766

ARCHITECT
W. ALAN KENSON & ASSOCIATES
1981 COMMERCE CENTER CIRCLE, SUITE A
PRESCOTT, ARIZONA 85301
928.443.5812

CIVIL ENGINEER
GRANITE BASIN ENGINEERING, INC
1981 COMMERCE CENTER CIRCLE, SUITE B
PRESCOTT, AZ 86301
928.717.0171

PROJECT QUANTITIES

NO.	DESCRIPTION	QTY	UNIT
	SEWER		
1	SEWER SERVICE LATERAL PER QCSDs 440P-1 (6" Ø)	1	EA
2	SEWER SERVICE LINE PER QCSD 200P-2 (6" Ø SDR 35 PVC @ 1% MIN SLOPE)	360	LF
3	SWEPT "Y" W/CLEANOUT FRAME & COVER PER QCSD 270Q (6" Ø SDR 35 PVC)	6	EA
4	BACKWATER VALVE PER QCSD 440P-3 (6" Ø)	2	EA
5	DOUBLE 2-WAY CLEANOUT PER QCSD 440P-3 (6" Ø)	2	EA
6	SEWER SERVICE LINE PER QCSD 200P-2 (4" Ø SDR 35 PVC @ 1% MIN SLOPE)	70	LF
7	SWEPT "Y" W/CLEANOUT FRAME & COVER PER QCSD 270Q (4" Ø SDR 35 PVC)	2	EA
8	BACKWATER VALVE WITH DOUBLE 2-WAY CLEANOUT PER QCSD 440P-3 (4" Ø)	1	EA
9	SEWER SERVICE LINE PER QCSD 200P-2 (2" Ø SDR 35 PVC @ 1% MIN SLOPE)	20	LF
10	GREASE TRAP (TRAFFIC RATED) PER ARCHITECTURAL	1	EA
	WATER		
11	WATER SERVICE CONNECTION (PUBLIC) W/BACKFLOW ASSEMBLY (PRIVATE) PER QCSD's 316P & 324Q-1 MODIFIED AS SHOWN (2" Ø)	1	EA
12	WATER SERVICE LINE (PRIVATE) PER QCSD 200P-2 (4" Ø SCH 40 PVC)	230	LF
13	WATER SERVICE LINE (PRIVATE) PER QCSD 200P-2 (2" Ø SCH 40 PVC)	90	LF
14	BUILDING SHUT-OFF VALVE IN NO. 1 BOX (2")	2	EA
15	WATER SERVICE CONNECTION (PUBLIC) W/BACKFLOW ASSEMBLY (PRIVATE) PER QCSD's 316P & 324Q-1 MODIFIED AS SHOWN (1" Ø)	1	EA
16	WATER SERVICE LINE (PRIVATE) PER QCSD 200P-2 (1-1/4" Ø SCH 40 PVC)	40	LF
17	BUILDING SHUT-OFF VALVE IN NO. 1 BOX (1-1/4")	1	EA
	PAVING		
18	TRENCH BACKFILL & SURFACE REPLACEMENT PER QCSD 200Q-1	2,570	SF
18	REPLACE DRIVEWAY ENTRANCE W/ATTACHED SIDEWALK PER QCSD 250Q-2	50	SF

UTILITY CONTACT INFORMATION

UTILITY	COMPANY	CONTACT	PHONE
ELECTRIC/POWER	ARIZONA PUBLIC SERVICE CO. 6672 CORSAIR AVENUE PRESCOTT, AZ 86301	SHERYL McCRACKEN	(928) 443-6621
PHONE/COMMUNICATION	CENTURYLINK 1445 MASONRY WAY PRESCOTT, AZ 86301	KAREN PRUTZMAN	(928) 515-6776
NATURAL GAS	UNISOURCE 6405 WILKINSON DRIVE PRESCOTT, AZ 86301	MALI ROSS	(928) 771-7227
CABLE TELEVISION	CABLE ONE 3801 TOWER RD. PRESCOTT, AZ 86301	ERNIE ORTEGA	(928) 443-3348
WATER & SEWER	CITY OF PRESCOTT P.O. BOX 2059 PRESCOTT, AZ 86301	CRAIG DOTSETH	(928) 777-1130

SHEET INDEX

GENERAL	
NO.	**DESCRIPTION**
C1	COVER
C2	COP GENERAL NOTES & DETAILS
C3	WATER & SEWER CONNECTIONS

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT
1-800-782-5348
(OUTSIDE MARICOPA COUNTY)

REVISIONS

NO.	DESCRIPTION	DATE	BY

☒ FOR REVIEW ONLY ☐ FOR BID ONLY ☐ FOR APPROVAL ONLY ☐ FOR RECORDING ONLY ☐ FOR CONSTRUCTION ONLY ☐ FOR AS-BUILT ONLY

GRANITE BASIN ENGINEERING, INC
1981 Commerce Center Circle, Suite B
Prescott, AZ 86301
928.717.0171

W. ALAN KENSON & ASSOCIATES
1981 COMMERCE CENTER CIRCLE, SUITE A
PRESCOTT, ARIZONA 86301

BRIDGEPOINTE
BUILDINGS 200, 300 & 400
COVER

Registered Professional Engineer (Civil) No. 37946 DAVID M. BENNER Date Signed 1/3/19 Expires 9/30

JOB: 18112
DATE: DEC. 2018
SCALE: AS SHOWN
DRAWN: DB
DESIGNED: DB
CHECKED: DB

C1

SHEET 1 OF 3

FILE: Z:\Projects\2018\18112\DWG\CONSTRUCTION\18112-01-COVER.dwg <<C3D_Imperial>>

PLOTTED: Jan 03, 2019--12:24pm

1. ALL CONSTRUCTION SHALL CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENTS (MAG), & CITY OF PRESCOTT (COP) CONSTRUCTION STANDARDS & SPECIFICATIONS, LATEST REVISIONS, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS. COMPLY WITH THE LATEST REVISIONS OF THE ARIZONA ASSOCIATION OF GOVERNMENTS STANDARD SPECIFICATIONS AND DETAILS (MAG STANDARDS), UNLESS SPECIFICALLY MODIFIED ON THE PLANS.
2. WHERE THE PLANS AND SPECIFICATIONS REFER TO A PARTICULAR ITEM, TYPE, OR GRADE OF PRODUCT, STANDARDS AND SPECIFICATIONS AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS NECESSARY TO COMPLETELY AND ACCURATELY INTERPRET THESE PLANS.
3. THE CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST 72 HOURS (3 WORKING DAYS) PRIOR TO START OF CONSTRUCTION (THIS NOT STARTED, RESUBMITTAL AND REVIEW SHALL BE REQUIRED), AFTER ONE YEAR.
4. ALL DIMENSIONS SHOWN ON THE PLANS ARE APPROXIMATE, ARE NOT VERIFIED BY THE PUBLIC WORKS INSPECTOR AND ARE SUBMITTED SOLELY FOR THE CONTRACTOR'S CONVENIENCE. THEY DO NOT NECESSARILY CORRESPOND TO BID SCHEDULE ITEMS. PAYMENT SHALL BE BASED ON BID SCHEDULE ITEMS AS ACTUALLY CONSTRUCTED AND ACCEPTED BY THE PUBLIC WORKS INSPECTOR.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO BIDDING.
6. CONTRACTOR SHALL OBTAIN PUBLIC WORKS DEPARTMENT PERMITS AS WILL BE REQUIRED FOR ALL OFF-SITE CONSTRUCTION AND ON-SITE CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY.
7. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN, AT HIS OWN EXPENSE, SUCH PERMITS AS ARE REQUIRED FROM THE APPROPRIATE AGENCIES.
8. THE PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED A MINIMUM OF 24 HOURS PRIOR TO COMMENCEMENT OF ANY WORK REQUIRING INSPECTION.
9. ANY WORK PERFORMED WITHOUT THE KNOWLEDGE AND APPROVAL OF THE PUBLIC WORKS DEPARTMENT DIRECTOR AND/OR ALL WORK MATERIALS NOT IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
10. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATION OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. THE ENGINEER AND THE CITY OF PRESCOTT ASSUME NO RESPONSIBILITY FOR THE TIMELY LOCATION OF ALL OBSTRUCTIONS AND UNDERGROUND UTILITIES DURING THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR MAKING A COMPLETE AND ACCURATE SN-SITE INVESTIGATION OF THE SITE PRIOR TO BIDDING. THE EXISTENCE OF ANY UTILITY LINES OR OTHER FIELD CONDITIONS THAT MAY AFFECT THE PROGRESS OF THE WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO STRUCTURES AND UTILITIES ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL EXPOSE EXISTING UNDERGROUND UTILITIES PRIOR TO TRENCHING IN THEIR VICINITY.
11. THE CONTRACTOR IS REQUIRED TO CONTACT BLUE STAKE (1-800-STAKEITT) A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION. THE CONTRACTOR SHALL NOTIFY ALL OTHER PUBLIC AND PRIVATE UTILITY COMPANIES AS NOTIFIED BY THE CONTRACTOR PRIOR TO ANY EXCAVATION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION AND/OR SUPPORT OF ALL UTILITIES AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE PUBLIC WORKS DEPARTMENT, FOR APPROVAL, TRAFFIC CONTROL PLANS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT OF ANY CHANGES IN THE TRAFFIC CONTROL PLAN NECESSARY AND ALL TRAFFIC CONTROL WORK SHALL BE IN ACCORDANCE WITH THE LATEST REVISIONS THEREOF. NO STREET IS TO BE CLOSED, RESTRICTED, OR CONSTRUCTED UPON UNTIL A TRAFFIC CONTROL PLAN HAS BEEN APPROVED AND IMPLEMENTED BY THE CONTRACTOR.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL EMERGENCY SERVICE AND APPROPRIATE EMERGENCY AGENCIES SHALL BE NOTIFIED A MINIMUM OF 24 HOURS PRIOR TO ANY STREET CLOSURE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SURVEYING AND LAYOUT WITH CONTROL PROVIDED BY THE DESIGN ENGINEER OR HIS DESIGNEE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR QUALITY CONTROL AND SHALL EMPLOY SUFFICIENT PERSONNEL AND EQUIPMENT TO PRODUCE THE REQUIRED QUALITY OF WORK WITHIN THE REQUIRED TIMES. THE CONTRACTOR SHALL SUBMIT A QUALITY CONTROL PLAN. THE CONTRACTOR AT HIS OWN EXPENSE SHALL PROVIDE AN INDEPENDENT GEOTECHNICAL FIRM TO PERFORM QUALITY CONTROL TESTING AND SHALL SUBMIT THE RESULTS TO THE ENGINEER AND THE PUBLIC WORKS INSPECTOR. COMPACTION TESTING AND ADEQUATE PLANT CONTROL FOR EACH PAVING DAY, THE CITY, BY SEPARATE CONTRACT, SHALL BE RESPONSIBLE FOR QUALITY ASSURANCE TESTING AT IT MAY DEEM NECESSARY.
17. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS OF TESTING AND INSPECTION, INCLUDING THE PRESENCE OF CITY INSPECTORS, REQUIRED AT NIGHT OR ON WEEKENDS.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RE-WORK AND/OR REMOVAL AND REPLACEMENT OF ALL MATERIALS REPRESENTED BY FAILING TESTS OR SUBSTANDARD WORKMANSHIP.
19. THE CONTRACTOR SHALL IMPLEMENT BEST-HOUSE-KEEPING MEASURES, AND EROSION AND SEDIMENT CONTROL MEASURES AS NEEDED TO PREVENT SILT AND DEBRIS FROM ENTERING INTO DRAINAGE INLETS, STORM DRAIN MANHOLES, UTILITY STRUCTURES, OR ONTO ADJACENT STREETS AND PROPERTIES.
20. APPROVAL OF A PORTION OF THE WORK IN PROGRESS DOES NOT GUARANTEE ITS FINAL ACCEPTANCE. TESTING AND EVALUATION MAY CONTINUE UNTIL THE WRITTEN FINAL ACCEPTANCE OF THE ENTIRE PROJECT IS GIVEN.
21. THE CITY OF PRESCOTT MAY SUSPEND THE WORK BY WRITTEN NOTICE WHEN, IN ITS JUDGMENT, PROGRESS IS UNSATISFACTORY, WORK BEING DONE IS UNAUTHORIZED OR DEFECTIVE, WEATHER CONDITIONS ARE UNFAVORABLE, OR FOR ANY OTHER CONDITION DEEMED UNSUITABLE. ALL OBSTRUCTIONS IN THE RIGHT OF WAY SHALL BE REMOVED BEFORE ANY CONSTRUCTION IS PERMITTED.
22. ALL UTILITY STRUCTURES AND OBSTRUCTIONS AS NECESSARY TO COMPLETE THE WORK, EITHER SHOWN OR SPECIFICALLY SCHEDULED IN THE BID, SHALL BE INCLUDED IN THE CONTRACT TO SEPARATE MEASUREMENT OR FOR PAYMENT FOR UNSCHEDULED REMOVAL ITEMS WILL BE MADE.
23. THE CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST 72 HOURS (3 WORKING DAYS) PRIOR TO START OF CONSTRUCTION (THIS NOT STARTED, RESUBMITTAL AND REVIEW SHALL BE REQUIRED), AFTER ONE YEAR.
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31. THE CONTRACTOR IS REQUIRED TO CONTACT BLUE STAKE (1-800-STAKEITT) A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION. THE CONTRACTOR SHALL NOTIFY ALL OTHER PUBLIC AND PRIVATE UTILITY COMPANIES AS NOTIFIED BY THE CONTRACTOR PRIOR TO ANY EXCAVATION.
32. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION AND/OR SUPPORT OF ALL UTILITIES AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE PUBLIC WORKS DEPARTMENT, FOR APPROVAL, TRAFFIC CONTROL PLANS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT OF ANY CHANGES IN THE TRAFFIC CONTROL PLAN NECESSARY AND ALL TRAFFIC CONTROL WORK SHALL BE IN ACCORDANCE WITH THE LATEST REVISIONS THEREOF. NO STREET IS TO BE CLOSED, RESTRICTED, OR CONSTRUCTED UPON UNTIL A TRAFFIC CONTROL PLAN HAS BEEN APPROVED AND IMPLEMENTED BY THE CONTRACTOR.
34. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL EMERGENCY SERVICE AND APPROPRIATE EMERGENCY AGENCIES SHALL BE NOTIFIED A MINIMUM OF 24 HOURS PRIOR TO ANY STREET CLOSURE.
35. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SURVEYING AND LAYOUT WITH CONTROL PROVIDED BY THE DESIGN ENGINEER OR HIS DESIGNEE.
36. THE CONTRACTOR SHALL BE RESPONSIBLE FOR QUALITY CONTROL AND SHALL EMPLOY SUFFICIENT PERSONNEL AND EQUIPMENT TO PRODUCE THE REQUIRED QUALITY OF WORK WITHIN THE REQUIRED TIMES. THE CONTRACTOR SHALL SUBMIT A QUALITY CONTROL PLAN. THE CONTRACTOR AT HIS OWN EXPENSE SHALL PROVIDE AN INDEPENDENT GEOTECHNICAL FIRM TO PERFORM QUALITY CONTROL TESTING AND SHALL SUBMIT THE RESULTS TO THE ENGINEER AND THE PUBLIC WORKS INSPECTOR. COMPACTION TESTING AND ADEQUATE PLANT CONTROL FOR EACH PAVING DAY, THE CITY, BY SEPARATE CONTRACT, SHALL BE RESPONSIBLE FOR QUALITY ASSURANCE TESTING AT IT MAY DEEM NECESSARY.
37. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS OF TESTING AND INSPECTION, INCLUDING THE PRESENCE OF CITY INSPECTORS, REQUIRED AT NIGHT OR ON WEEKENDS.
38. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RE-WORK AND/OR REMOVAL AND REPLACEMENT OF ALL MATERIALS REPRESENTED BY FAILING TESTS OR SUBSTANDARD WORKMANSHIP.
39. THE CONTRACTOR SHALL IMPLEMENT BEST-HOUSE-KEEPING MEASURES, AND EROSION AND SEDIMENT CONTROL MEASURES AS NEEDED TO PREVENT SILT AND DEBRIS FROM ENTERING INTO DRAINAGE INLETS, STORM DRAIN MANHOLES, UTILITY STRUCTURES, OR ONTO ADJACENT STREETS AND PROPERTIES.
40. ALL DISTURBED AREAS SHALL BE REPLACED IN KIND. CONTRACTOR SHALL EXTEND FENCE REPLACEMENT TO THE CLOSEST SMART SUPPORT NECESSARY FOR STABILITY.
41. MAILBOXES SHALL BE REMOVED AND REINSTALLED AS DIRECTED BY U.S.P.S. POSTAL SERVICE SHALL BE NOTIFIED A MINIMUM OF 24 HOURS PRIOR TO ANY REMOVAL.
42. NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT, AND SIDEWALKS HAVE BEEN SWEPT CLEAN OF ALL DIRT AND DEBRIS.
43. THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A MINIMUM TWO YEAR PERIOD AFTER FORMAL ACCEPTANCE OF THE WORK BY THE CITY.

QUAD CITY STANDARD DETAIL	GENERAL NOTES	REVISED: X/17	DETAIL No. 101P

1. ALL WORK SHALL CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENTS (MAG), CITY OF PRESCOTT (COP), AND QUAD CITY (QC) CONSTRUCTION STANDARDS & SPECIFICATIONS, LATEST REVISIONS.
2. ALL WORK SHALL CONFORM TO ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) REQUIREMENTS. IF ADEQ CONFLICTS WITH THE CONTRACT DOCUMENTS, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
3. CONTRACTOR SHALL NOTIFY INSPECTION & CITY AT (928)-459-7500) AT LEAST 48 HOURS (2 WORKING DAYS) PRIOR TO START OF CONSTRUCTION.
4. CONTRACTOR SHALL NOTIFY BLUE STAKE, INC. (1-800-782-5348) AT LEAST TWO (2) WORKING DAYS PRIOR TO START OF EXCAVATION. ALL UTILITIES SHALL BE LOCATED AND CLEARLY MARKED BEFORE COMMENCING CONSTRUCTION CONTROL STAKING.
5. CONTRACTOR SHALL NOTIFY COP ENGINEER AT LEAST 72 HOURS (3 WORKING DAYS) PRIOR TO START OF CONSTRUCTION. ALL WORK REQUIRES CONTINUOUS INSPECTION. PRIVATE DEVELOPMENTS SHALL PROVIDE FOR INDEPENDENT 3RD PARTY INSPECTIONS. 3RD PARTY INSPECTIONS SHALL NOTIFY COP ENGINEER AT LEAST 48 HOURS (2 WORKING DAYS) PRIOR TO THE START OF CONSTRUCTION.
6. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR CONSTRUCTION SHOWN ON PLANS PRIOR TO START OF WORK. ALL PERMITS SHALL BE POSTED IN A CONSPICUOUS LOCATION WITHIN THE RIGHT-OF-WAY UNTIL THE TRAFFIC CONTROL PLANS HAVE BEEN REMOVED BY THE CITY.
7. WATER MAIN SHUTDOWN AND CONNECTION REQUESTS, AND WATER METER REQUESTS MUST BE INITIATED WITH THE CITY INSPECTOR IN ACCORDANCE WITH CITY STANDARDS AND APPROVED BY THE CITY. CONTRACTOR SHALL NOTIFY INSPECTOR SHALL BE GIVEN SUFFICIENT DURATION CONTROL AND COORDINATION OF HIS EXPOSING ADVANCE NOTIFICATION REQUIREMENTS MUST BE APPROVED BY WATER OPERATIONS PRIOR TO SCHEDULING A SHUTDOWN.
8. OPERATION OF VALVES SHALL BE PERFORMED BY COP PERSONNEL ONLY.
9. QUANTITIES SHOWN ON PLANS HAVE NOT BEEN VERIFIED BY THE CITY. CONTRACTOR SHALL VERIFY ALL QUANTITIES & MAKE HIS BID BASED UPON THOSE VERIFICATIONS. IF A DISCREPANCY IN QUANTITIES IS FOUND, THE CONTRACTOR SHALL NOTIFY THE CITY IMMEDIATELY.
10. ALL PLANS SHALL BE DATED. PLANS SHALL HAVE A SIGNATURE BLOCK FOR THE CITY TO SIGNATURE IF CONSTRUCTION HAS NOT STARTED WITHIN ONE YEAR OF DATE OF SIGNATURE, PLANS ARE NULL & VOID ONE YEAR FROM DATE OF SIGNATURE IF CONSTRUCTION HAS NOT STARTED, OR IS NOT ACTIVELY PROGRESSING.
11. ALL REVISIONS TO ORIGINAL PLANS MUST BE APPROVED BY THE CITY PRIOR TO CONSTRUCTION. ANY UNAPPROVED REVISIONS ARE SUBJECT TO REMOVAL & REPLACEMENT AT CONTRACTOR'S EXPENSE.
12. ALL INSTALLATIONS, MATERIALS, & WORKMANSHIP SHALL BE SUBJECT TO REMOVAL & REPLACEMENT AT THE CONTRACTOR'S EXPENSE IF NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS AND SUBJECT TO REMOVAL & REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
13. ANY WORK PERFORMED WITHOUT THE KNOWLEDGE OF THE CITY INSPECTOR OR APPROVAL OF THE ENGINEER MAY BE REJECTED BY THE CITY INSPECTOR.
14. THE CONTRACTOR SHALL PROVIDE SUFFICIENT MEN, EQUIPMENT, & MATERIAL ON THE JOB AT ALL TIMES DURING CONSTRUCTION TO COMPLY WITH CONTRACT DOCUMENTS & TO COMPLETE THE WORK IN ACCORDANCE WITH CONTRACT LIMITS.
15. THE CONTRACTOR SHALL CONFINE ALL WORK WITHIN THE LIMITS INTO AND VERIFY CONSTRUCTION LIMITS. IF NO LIMITS ARE GIVEN, LIMITS SHALL BE GIVEN UNTIL COMPLETED.
16. THE CONTRACTOR SHALL UNCOVER ALL EXISTING LINES BEING TIED INTO AND VERIFY LOCATIONS & ELEVATIONS BEFORE COMMENCING CONSTRUCTION & NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE COMMENCING CONSTRUCTION.
17. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND PIPELINES, TELEPHONE & ELECTRICAL CONDUITS & CABLES LOCATED IN ADVANCE OF ANY CONSTRUCTION IN THE VICINITY. WHERE ALL POSSIBLE PRECAUTIONS TO GUARD ANY UNDERGROUND PIPELINES, TELEPHONE & ELECTRICAL CONDUITS & CABLES HAVE NOT BEEN TAKEN AND LOCATIONS AS SHOWN ON THESE PLANS, OR THOSE SMITTED FROM SAME.
18. WHERE SEWER SERVICE CONNECTIONS SHALL BE INSTALLED IN THE FIELD BY THE ENGINEER, ALL BRIVEWAY ENTRANCES SHALL BE CONSTRUCTED OVER 6" THICK AGGREGATE BASS COURSE FOR APPROPRIATE DISTANCE FROM THE EDGE OF THE SIDE OF STANDARD DRIVEWAY WIDTH.
19. ALL DISTURBED AREAS SHALL BE REPLACED IN KIND. CONTRACTOR SHALL EXTEND FENCE REPLACEMENT TO THE CLOSEST SMART SUPPORT NECESSARY FOR STABILITY.
20. MAILBOXES SHALL BE REMOVED AND REINSTALLED AS DIRECTED BY U.S.P.S. POSTAL SERVICE SHALL BE NOTIFIED A MINIMUM OF 24 HOURS PRIOR TO ANY REMOVAL.
21. NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT, AND SIDEWALKS HAVE BEEN SWEPT CLEAN OF ALL DIRT AND DEBRIS.
22. THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A MINIMUM TWO YEAR PERIOD AFTER FORMAL ACCEPTANCE OF THE WORK BY THE CITY.
23. IF FLOODING OF PIPELINE OCCURS ALL CONSTRUCTION SHALL CEASE UNTIL THE MAIN IS FLUSHED TO THE SATISFACTION OF THE CITY.
24. THE USE OF POLYVINYL CHLORIDE PIPE (PVC) OR POLYWRAP SHALL BE PERMITTED. WHERE SPECIFICATIONS PROHIBIT THE USE OF POLYWRAP OR PVC PIPE, POLYETHYLENE ENCAPSULATION PROVIDED SUBSTITUTE EXTENSION=INFLUENCE TO RATED.
25. ALL EXISTING FRAMES, COVERS, VALVE BOXES, & MANHOLES SHALL BE EITHER REPLACED OR ADJUSTED TO FINISH GRADE DEPENDING ON PLAN CALL OUT UPON COMPLETION OF PAVING, UTILITY, OR RELATED CONSTRUCTION.
26. ALL WATER LINES SHALL BE SUBJECT TO A PRESSURE & LEAKAGE TEST IN ACCORDANCE WITH AWWA C-600, SECTION 4 OF THIS SPECIFICATION.
27. PRESSURE & LEAKAGE TESTS SHALL NOT BE PERFORMED AGAINST AN EXISTING SYSTEM VALVE.
28. WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA ENGINEERING STANDARDS FOR NEW WATER SYSTEMS.
29. WATER MAINS SHALL BE FLUSHED AT A MINIMUM OF 3FT/SEC IN ACCORDANCE WITH AWWA C-600, SECTION 4 OF THIS SPECIFICATION.
30. ACCEPTANCE OF THE COMPLETED WORK WILL NOT BE GIVEN UNTIL "AS-BUILT" PLANS ON MYLAR ARE SUBMITTED TO THE CITY. ALL "AS-BUILT" PLANS SHALL BE SUBMITTED IN ACCORDANCE WITH CITY STANDARDS AND APPROVED BY THE CITY.

QUAD CITY STANDARD DETAIL	WATER PLAN GENERAL NOTES	REVISED: X/17	DETAIL No. 103P

1. ALL WORK SHALL CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENTS (MAG), CITY OF PRESCOTT (COP), AND QUAD CITY (QC) CONSTRUCTION STANDARDS & SPECIFICATIONS, LATEST REVISIONS.
2. ALL WORK SHALL CONFORM TO ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) REQUIREMENTS. IF ADEQ CONFLICTS WITH THE CONTRACT DOCUMENTS, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN. CONTRACTOR SHALL NOTIFY INSPECTION & CITY AT (928)-459-7500) AT LEAST 48 HOURS (2 WORKING DAYS) PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR SHALL NOTIFY BLUE STAKE, INC. (1-800-782-5348) AT LEAST TWO (2) WORKING DAYS PRIOR TO START OF EXCAVATION. ALL UTILITIES SHALL BE LOCATED AND CLEARLY MARKED BEFORE COMMENCING CONSTRUCTION CONTROL STAKING.
4. CONTRACTOR SHALL NOTIFY COP ENGINEER AT LEAST 72 HOURS (3 WORKING DAYS) PRIOR TO START OF CONSTRUCTION. ALL WORK REQUIRES CONTINUOUS INSPECTION. PRIVATE DEVELOPMENTS SHALL PROVIDE FOR INDEPENDENT 3RD PARTY INSPECTIONS. 3RD PARTY INSPECTIONS SHALL NOTIFY COP ENGINEER AT LEAST 48 HOURS (2 WORKING DAYS) PRIOR TO THE START OF CONSTRUCTION.
5. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR CONSTRUCTION SHOWN ON PLANS PRIOR TO START OF WORK. ALL PERMITS SHALL BE POSTED IN A CONSPICUOUS LOCATION WITHIN THE RIGHT-OF-WAY UNTIL THE TRAFFIC CONTROL PLANS HAVE BEEN REMOVED BY THE CITY.
6. WATER MAIN SHUTDOWN AND CONNECTION REQUESTS, AND WATER METER REQUESTS MUST BE INITIATED WITH THE CITY INSPECTOR IN ACCORDANCE WITH CITY STANDARDS AND APPROVED BY THE CITY. CONTRACTOR SHALL NOTIFY INSPECTOR SHALL BE GIVEN SUFFICIENT DURATION CONTROL AND COORDINATION OF HIS EXPOSING ADVANCE NOTIFICATION REQUIREMENTS MUST BE APPROVED BY WATER OPERATIONS PRIOR TO SCHEDULING A SHUTDOWN.
7. OPERATION OF VALVES SHALL BE PERFORMED BY COP PERSONNEL ONLY.
8. QUANTITIES SHOWN ON PLANS HAVE NOT BEEN VERIFIED BY THE CITY. CONTRACTOR SHALL VERIFY ALL QUANTITIES & MAKE HIS BID BASED UPON THOSE VERIFICATIONS. IF A DISCREPANCY IN QUANTITIES IS FOUND, THE CONTRACTOR SHALL NOTIFY THE CITY IMMEDIATELY.
9. ALL PLANS SHALL BE DATED. PLANS SHALL HAVE A SIGNATURE BLOCK FOR THE CITY TO SIGNATURE IF CONSTRUCTION HAS NOT STARTED WITHIN ONE YEAR OF DATE OF SIGNATURE, PLANS ARE NULL & VOID ONE YEAR FROM DATE OF SIGNATURE IF CONSTRUCTION HAS NOT STARTED, OR IS NOT ACTIVELY PROGRESSING.
10. ALL REVISIONS TO ORIGINAL PLANS MUST BE APPROVED BY THE CITY PRIOR TO CONSTRUCTION. ANY UNAPPROVED REVISIONS ARE SUBJECT TO REMOVAL & REPLACEMENT AT CONTRACTOR'S EXPENSE.
11. ALL INSTALLATIONS, MATERIALS, & WORKMANSHIP SHALL BE SUBJECT TO REMOVAL & REPLACEMENT AT THE CONTRACTOR'S EXPENSE IF NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS AND SUBJECT TO REMOVAL & REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
12. ANY WORK PERFORMED WITHOUT THE KNOWLEDGE OF THE CITY INSPECTOR OR APPROVAL OF THE ENGINEER MAY BE REJECTED BY THE CITY INSPECTOR.
13. THE CONTRACTOR SHALL PROVIDE SUFFICIENT MEN, EQUIPMENT, & MATERIAL ON THE JOB AT ALL TIMES DURING CONSTRUCTION TO COMPLY WITH CONTRACT DOCUMENTS & TO COMPLETE THE WORK IN ACCORDANCE WITH CONTRACT LIMITS.
14. THE CONTRACTOR SHALL CONFINE ALL WORK WITHIN THE LIMITS INTO AND VERIFY CONSTRUCTION LIMITS. IF NO LIMITS ARE GIVEN, LIMITS SHALL BE GIVEN UNTIL COMPLETED.
15. THE CONTRACTOR SHALL UNCOVER ALL EXISTING LINES BEING TIED INTO AND VERIFY LOCATIONS & ELEVATIONS BEFORE COMMENCING CONSTRUCTION & NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE COMMENCING CONSTRUCTION.
16. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND PIPELINES, TELEPHONE & ELECTRICAL CONDUITS & CABLES LOCATED IN ADVANCE OF ANY CONSTRUCTION IN THE VICINITY. WHERE ALL POSSIBLE PRECAUTIONS TO GUARD ANY UNDERGROUND PIPELINES, TELEPHONE & ELECTRICAL CONDUITS & CABLES HAVE NOT BEEN TAKEN AND LOCATIONS AS SHOWN ON THESE PLANS, OR THOSE SMITTED FROM SAME.
17. WHERE SEWER SERVICE CONNECTIONS SHALL BE INSTALLED IN THE FIELD BY THE ENGINEER, ALL BRIVEWAY ENTRANCES SHALL BE CONSTRUCTED OVER 6" THICK AGGREGATE BASS COURSE FOR APPROPRIATE DISTANCE FROM THE EDGE OF THE SIDE OF STANDARD DRIVEWAY WIDTH.
18. ALL MATERIALS & PRODUCTS THAT COME INTO CONTACT WITH DRINKING WATER OR DRINKING WATER TREATMENT CHEMICALS MUST COMPLY WITH ANC AND NSF/ANSI STANDARD 61.
19. ALL TRENCHES & BEDDING SHALL BE PER QC STANDARD DETAIL 2000 & CONTRACT DOCUMENTS.
20. ALL PIPELINES SHALL BE INSTALLED WITH MECHANICAL RESTRAINTS WHERE JOINT RESTRAINTS ARE REQUIRED BY CONTRACT DOCUMENTS.
21. ALL WATER LINES & APPURTENANCES SHALL BE EQUIPPED WITH TRACER WIRE PER COP STD. DET. 440P-2.
22. ALL PIPELINE CONSTRUCTION SHALL BE PLUGGED DAILY WITH A MECHANICAL OR PNEUMATIC PLUG AT THE END OF THE WORK DAY. THE PLUG SHALL BE ADVANCED DURING THE DAY'S WORK PROGRESS TO REMAIN WITHIN A REASONABLE DISTANCE AND SHALL BE REMOVED BY THE CONTRACTOR WHEN IT IS NO LONGER REASONABLE OR NECESSARY AND NO LESS THAN THE EVENT OF STORM FLOODING TO MINIMIZE INFLOW OF DEBRIS INTO THE NEW SYSTEM.

QUAD CITY STANDARD DETAIL	WASTEWATER PLAN GENERAL NOTES	REVISED: X/17	DETAIL No. 104P

1. ALL WORK SHALL CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENTS (MAG), CITY OF PRESCOTT (COP), AND QUAD CITY (QC) CONSTRUCTION STANDARDS & SPECIFICATIONS, LATEST REVISIONS.
2. ALL WORK SHALL CONFORM TO ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) REQUIREMENTS. IF ADEQ CONFLICTS WITH THE CONTRACT DOCUMENTS, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN. CONTRACTOR SHALL NOTIFY INSPECTION & CITY AT (928)-459-7500) AT LEAST 48 HOURS (2 WORKING DAYS) PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR SHALL NOTIFY BLUE STAKE, INC. (1-800-782-5348) AT LEAST TWO (2) WORKING DAYS PRIOR TO START OF EXCAVATION. ALL UTILITIES SHALL BE LOCATED AND CLEARLY MARKED BEFORE COMMENCING CONSTRUCTION CONTROL STAKING.
4. CONTRACTOR SHALL NOTIFY COP ENGINEER AT LEAST 72 HOURS (3 WORKING DAYS) PRIOR TO START OF CONSTRUCTION. ALL WORK REQUIRES CONTINUOUS INSPECTION. PRIVATE DEVELOPMENTS SHALL PROVIDE FOR INDEPENDENT 3RD PARTY INSPECTIONS. 3RD PARTY INSPECTIONS SHALL NOTIFY COP ENGINEER AT LEAST 48 HOURS (2 WORKING DAYS) PRIOR TO THE START OF CONSTRUCTION.
5. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR CONSTRUCTION SHOWN ON PLANS PRIOR TO START OF WORK. ALL PERMITS SHALL BE POSTED IN A CONSPICUOUS LOCATION WITHIN THE RIGHT-OF-WAY UNTIL THE TRAFFIC CONTROL PLANS HAVE BEEN REMOVED BY THE CITY.
6. SEWER SERVICE TAPS, GRAVITY PLUMBING PLANS, SEPTIC TANK SYSTEMS REQUESTS, AND OTHER CAPTIONAL REQUESTS MUST BE PERMITS WITH THE CITY INSPECTOR IN ACCORDANCE WITH CITY STANDARDS AND APPROVED BY THE CITY. CONTRACTOR SHALL NOTIFY INSPECTOR SHALL BE GIVEN SUFFICIENT DURATION CONTROL AND COORDINATION OF HIS EXPOSING ADVANCE NOTIFICATION REQUIREMENTS MUST BE APPROVED BY WASTEWATER OPERATIONS PRIOR TO SCHEDULING A SHUTDOWN.
7. OPERATION OF VALVES SHALL BE PERFORMED BY COP PERSONNEL ONLY.
8. QUANTITIES SHOWN ON PLANS HAVE NOT BEEN VERIFIED BY THE CITY. CONTRACT

PLOTTED: Jan 03, 2019 - 7:29pm

800-11-025L
HINMAN ST
CITY OF PRESCOTT

925 HINMAN
115-09-021
DAVID & TANYA JANSSEN

115-09-038B
926 HINMAN ST
PRESCOTT SCHOOL
DISTRICT #1

115-09-031
IRONLINE PARTNERS
MILLER VALLEY, LLC

115-09-005
1048 WHIPPLE ST
WHIPPLE, LLC

115-09-011
IRONLINE PARTNERS
MILLER VALLEY, LLC

115-09-006
1046 WHIPPLE ST
JAMES ROUDYBUSH

115-09-007
1044 WHIPPLE ST
LM, LLC

800-11-025L
WHIPPLE ST
CITY OF PRESCOTT

EXISTING BUILDING 400

EXISTING BUILDING 300

EXISTING BUILDING 200

EXISTING BUILDING 100A

EXISTING BUILDING 100

PROPOSED MODULAR KITCHEN UNDER SEPARATE PERMIT BY OTHERS

PROPOSED 20'x70' MODULAR OFFICES UNDER SEPARATE PERMIT BY OTHERS

REFER TO ARCHITECTURAL FOR CONTINUATION INTO BUILDING

CONNECT TO EXISTING 4" SEWER WITH SWEPT "Y"

EXISTING 4" SEWER SERVICE LINE TO BUILDING 400

CONNECT EXISTING 4" SEWER INTO NEW 6" SEWER THROUGH NEW CLEANOUT - CONTRACTOR SHALL VERIFY EXISTING SEWER LOCATION & ELEVATION PRIOR TO CONSTRUCTION

EXISTING WATER & SEWER SERVICE CONNECTIONS TO BUILDING 100 TO BE PROTECTED IN PLACE

PROTECT EXISTING 1" WATER METER IN PLACE FOR FUTURE USE BY PROPERTY OWNER

ACTIVE FLOWS TO EXISTING SEWER SERVICE CONNECTIONS TO BE VERIFIED BY CONTRACTOR & ABANDONED IF NECESSARY

IE=5376.0

SITE PLAN

0 10' 20' 40'

SCALE: 1" = 20'

CONSTRUCTION KEYNOTES

KEY	DESCRIPTION
	SEWER
S5	SEWER SERVICE LATERAL PER QCSDs 440P-1 (6" Ø)
S10	SEWER SERVICE LINE PER QCSD 200P-2 (6" Ø SDR 35 PVC @ 1% MIN SLOPE)
S15	SWEPT "Y" W/CLEANOUT FRAME & COVER PER QCSD 270Q (6" Ø SDR 35 PVC)
S20	BACKWATER VALVE PER QCSD 440P-3 (6" Ø)
S25	DOUBLE 2-WAY CLEANOUT PER QCSD 440P-3 (6" Ø)
S30	SEWER SERVICE LINE PER QCSD 200P-2 (4" Ø SDR 35 PVC @ 1% MIN SLOPE)
S35	SWEPT "Y" W/CLEANOUT FRAME & COVER PER QCSD 270Q (4" Ø SDR 35 PVC)
S40	BACKWATER VALVE WITH DOUBLE 2-WAY CLEANOUT PER QCSD 440P-3 (4" Ø)
S45	SEWER SERVICE LINE PER QCSD 200P-2 (2" Ø SDR 35 PVC @ 1% MIN SLOPE)
S50	GREASE TRAP (TRAFFIC RATED) PER ARCHITECTURAL
	WATER
W5	WATER SERVICE CONNECTION (PUBLIC) W/BACKFLOW ASSEMBLY (PRIVATE) PER QCSD's 316P & 324Q-1 MODIFIED AS SHOWN (2" Ø)
W10	WATER SERVICE LINE (PRIVATE) PER QCSD 200P-2 (4" Ø SCH 40 PVC)
W15	WATER SERVICE LINE (PRIVATE) PER QCSD 200P-2 (2" Ø SCH 40 PVC)
W20	BUILDING SHUT-OFF VALVE IN NO. 1 BOX (2")
W25	WATER SERVICE CONNECTION (PUBLIC) W/BACKFLOW ASSEMBLY (PRIVATE) PER QCSD's 316P & 324Q-1 MODIFIED AS SHOWN (1" Ø)
W30	WATER SERVICE LINE (PRIVATE) PER QCSD 200P-2 (1-1/4" Ø SCH 40 PVC)
W35	BUILDING SHUT-OFF VALVE IN NO. 1 BOX (1-1/4")
	PAVING
P5	TRENCH BACKFILL & SURFACE REPLACEMENT PER QCSD 200Q-1
P10	REPLACE DRIVEWAY ENTRANCE W/ATTACHED SIDEWALK PER QCSD 250Q-2

CONSTRUCTION NOTES

1. ALL WORK SHALL BE DONE PER THE CITY OF PRESCOTT "SUPPLEMENT TO THE MARICOPA ASSOCIATION OF GOVERNMENT (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION ~ TECHNICAL SPECIFICATIONS".
2. EXISTING UTILITY INFORMATION IS APPROXIMATE AND FOR INFORMATION PURPOSES ONLY. HORIZONTAL & VERTICAL LOCATIONS BASED ON BLUESTAKE & CITY OF PRESCOTT AS-BUILT DATA ; THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS & ELEVATIONS PRIOR TO CONSTRUCTION.
3. COOPERATION WITH UTILITIES SHALL BE DONE PER SECTION 105.6.
4. WATER & SEWER UTILITIES SHALL BE INSTALLED PER SECTIONS 610 & 615.
5. PAVING SHALL BE DONE PER PART 300; PAVING - SECTION 321 & CONCRETE ITEMS - SECTION 340.
6. TRAFFIC CONTROL ITEMS SHALL BE INSTALLED PER SECTIONS 401, 402 & 403.
7. FIRE SAFETY PROVISIONS SHALL CONFORM TO PRESCOTT FIRE DEPARTMENT REQUIREMENTS.

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT
1-800-782-5348
(OUTSIDE MARICOPA COUNTY)

REVISIONS

NO.	DESCRIPTION	DATE	BY

☒ FOR REVIEW ONLY ☐ FOR BID ONLY ☐ FOR APPROVAL ONLY ☐ FOR RECORDING ONLY ☐ FOR CONSTRUCTION ONLY ☐ FOR AS-BUILT ONLY

GRANITE BASIN ENGINEERING, INC.
1981 Commerce Center Circle, Suite B
Prescott, AZ 86301
928.717.0171

W. ALAN KENSON & ASSOCIATES
1981 COMMERCE CENTER CIRCLE, SUITE A
PRESCOTT, ARIZONA 86301

BRIDGEPOINTE
BUILDINGS 200, 300 & 400
WATER & SEWER CONNECTIONS

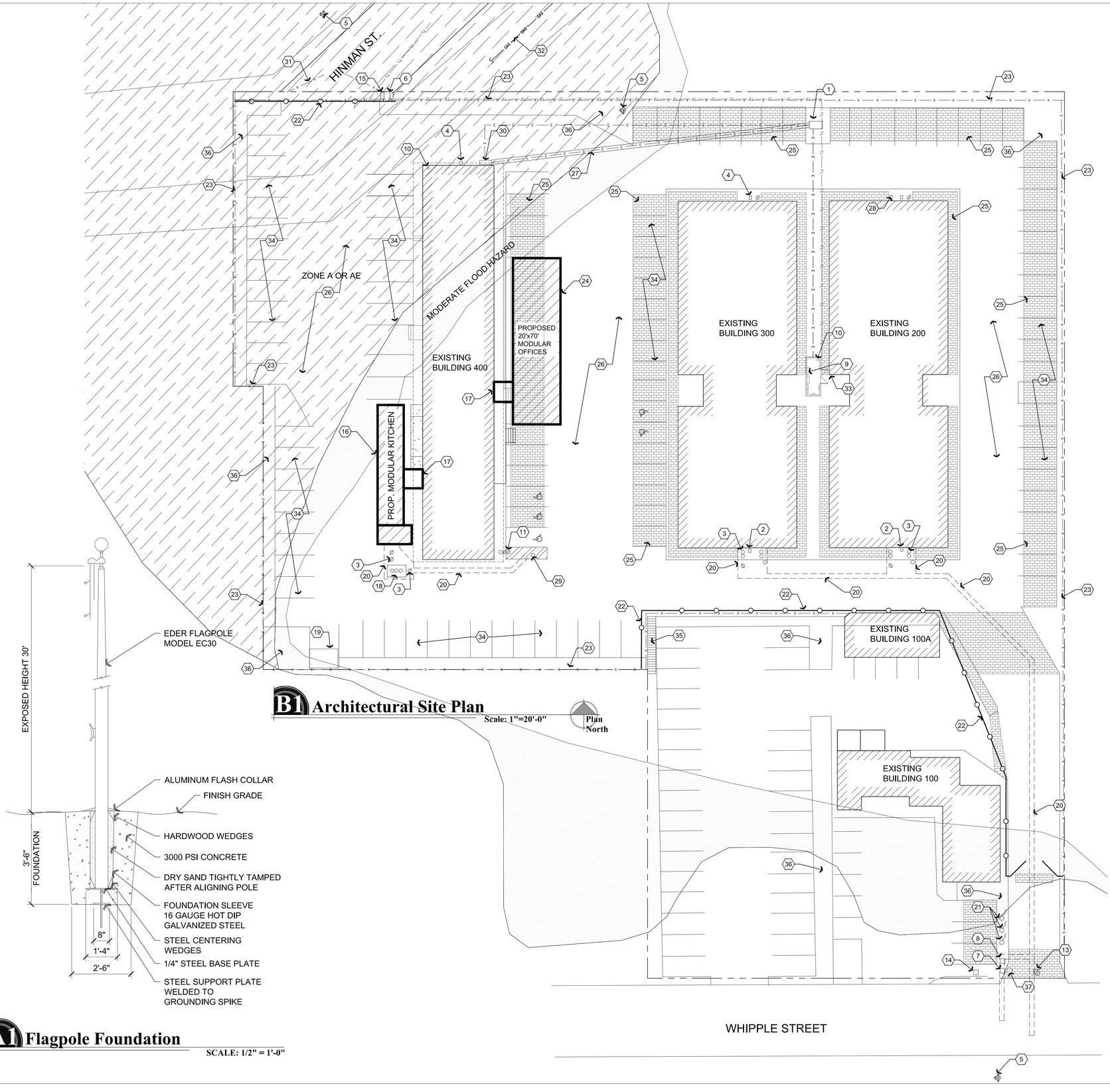
Registered Professional Engineer (Civil) 37846 DAWN M. BENNER 1/2/19 Date Signed ARIZONA Expires 9/30/20

JOB:	18112
DATE:	DEC, 2018
SCALE:	AS SHOWN
DRAWN:	DB
DESIGNED:	DB
CHECKED:	DB

C3

SHEET 3 OF 3

FILE: Z:\Projects\2018\18112\DWG\CONSTRUCTION\18112-03-WATER & SEWER CONNECTIONS.dwg <<C3D_Imperial>>



B1 Architectural Site Plan

Scale: 1"=20'-0"

Plan North

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. REFER TO CIVIL AND PLUMBING PLANS FOR SEWER CLEANOUTS, ETC.
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 / CIVIL 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. NOT USED.
13. EXISTING WATER METER TO STAY IN PLACE FOR FUTURE USE, REFER TO CIVIL PLANS.
14. EXISTING WATER METER FOR BUILDING 100 AND 100A TO REMAIN, REFER TO CIVIL PLANS.
15. 5/8" DOMESTIC WATER METER FOR BUILDING 400 TO BE REMOVED AND REPLACED WITH 1" WATER METER, REFER TO CIVIL 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 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.
37. EXISTING 1" DOMESTIC REDUCED PRESSURE BACKFLOW PREVENTION DEVICE TO BE REMOVED, REFER TO CIVIL PLANS.

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

REVISIONS	BY

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REGISTERED ARCHITECT
CERTIFICATE NO.
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ARCHITECTURE & PLANNING

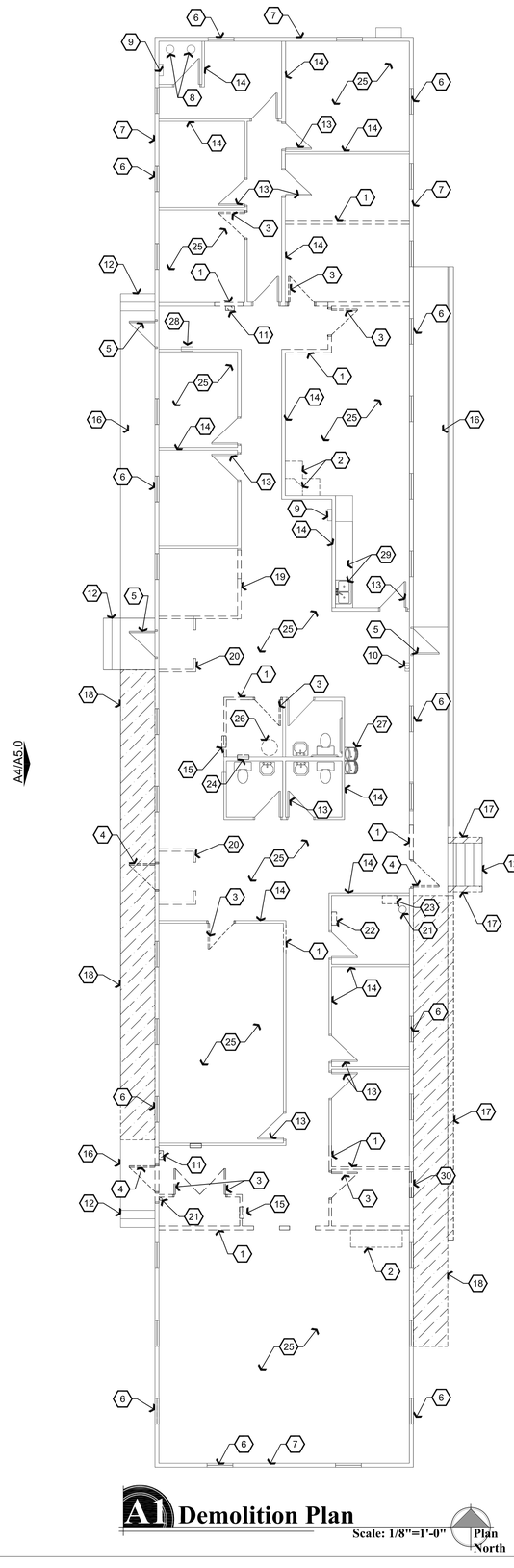
DRAWING: Site Plan

PROJECT: Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 400, Prescott, AZ 86305

APN: 115-09-008C

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: Jan 14, 2019
JOB. NO.: 724
SHEET: A1.0
400

Jan 14, 2019 - 1:29pm



Descriptive Keynotes

1. REMOVE EXISTING INTERIOR WALL OR PORTION OF WALL AS INDICATED, TYPICAL.
2. REMOVE EXISTING MILLWORK.
3. REMOVE EXISTING INTERIOR DOOR AND FRAME, TYPICAL.
4. REMOVE EXTERIOR DOOR AND FRAME.
5. EXISTING EXTERIOR DOOR AND FRAME TO REMAIN, TYPICAL.
6. EXISTING WINDOW TO REMAIN, TYPICAL.
7. EXISTING EXTERIOR WALL TO REMAIN, TYPICAL.
8. EXISTING FIRE RISER TO REMAIN.
9. EXISTING FIRE PANEL / ALARM PANEL TO REMAIN.
10. EXISTING FIRE EXTINGUISHER TO REMAIN.
11. EXISTING FIRE EXTINGUISHER TO BE RELOCATED.
12. EXISTING STAIRS TO REMAIN.
13. EXISTING DOOR TO REMAIN, TYPICAL.
14. EXISTING WALL TO REMAIN.
15. RELOCATE EXISTING ELECTRIC PANEL, REFER TO ELECTRICAL PLANS.
16. EXISTING CONCRETE SIDEWALK TO REMAIN.
17. REMOVE PORTION OF EXISTING / CONCRETE CMU PONY WALL.
18. REMOVE PORTION OF EXISTING CONCRETE SIDEWALK / RAMP.
19. REMOVE EXISTING PONY WALL.
20. REMOVE EXISTING GLASS FOYER ENCLOSURE.
21. RELOCATE EXISTING FIRE SPRINKLER PIPE (FOR TESTING).
22. REMOVE EXISTING INTRUSION ALARM PANEL AND ASSOCIATED WIRING.
23. RELOCATE / REPLACE EXISTING IT PANEL.
24. REMOVE EXISTING ELECTRICAL PANEL, REFER TO ELECTRICAL PLANS.
25. REMOVE EXISTING FLOOR COVERING, TYPICAL OF ENTIRE BUILDING.
26. REMOVE EXISTING WATER HEATER.
27. EXISTING DRINKING FOUNTAINS TO REMAIN.
28. EXISTING ELECTRIC PANEL TO REMAIN.
29. EXISTING MILLWORK AND SINK TO REMAIN.
30. REMOVE EXISTING WINDOW AND PORTION OF WALL FOR NEW DOOR LOCATION.

A1 Demolition Plan

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

Plan North

Jan 14, 2019 - 10:20am

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ARCHITECTURE & PLANNING

DRAWING: Demolition Floor Plan

PROJECT: Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 400, Prescott, AZ 86305

APN: 115-09-008C

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: Jan 14, 2019
JOB NO.: 724
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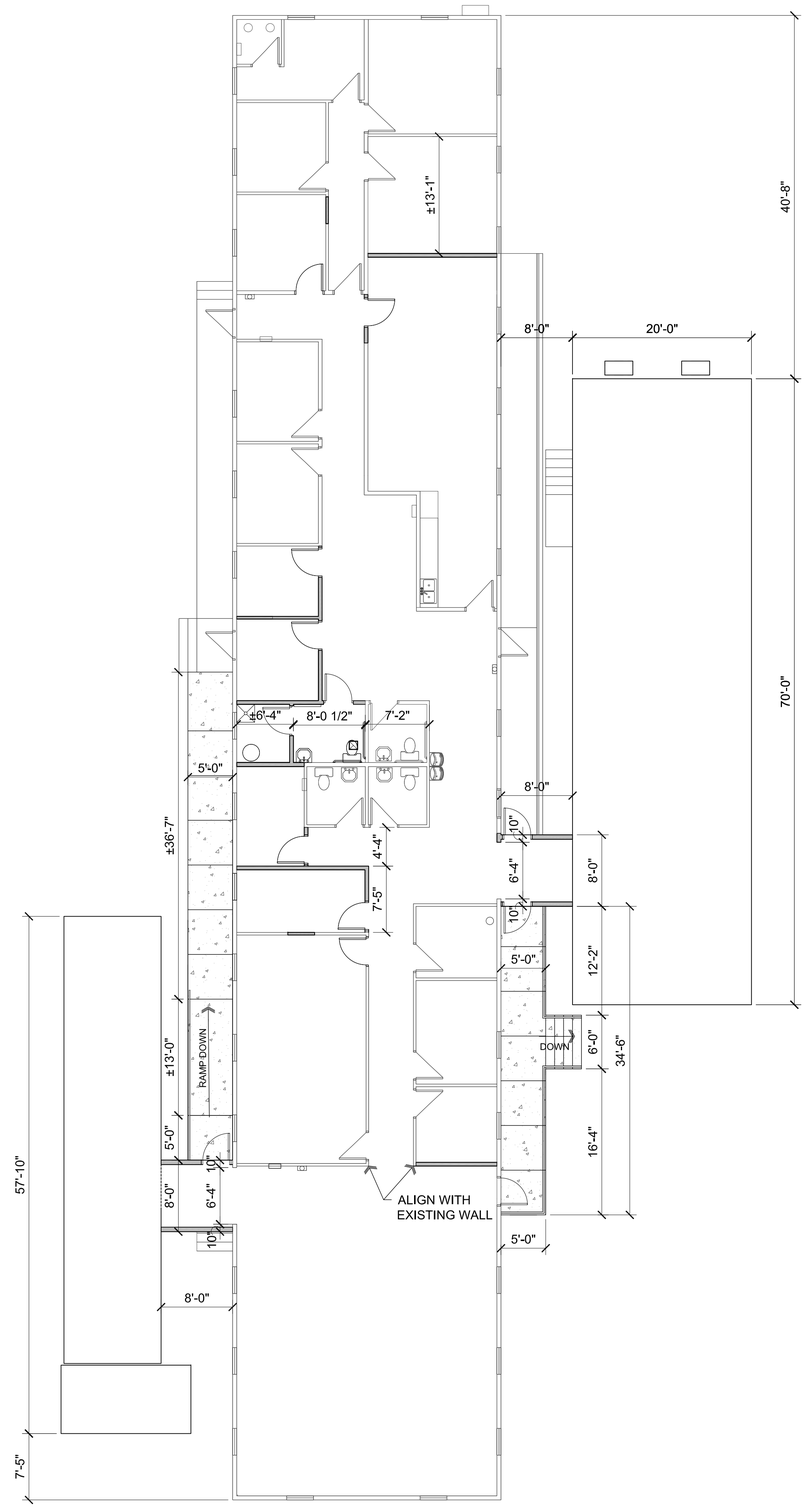
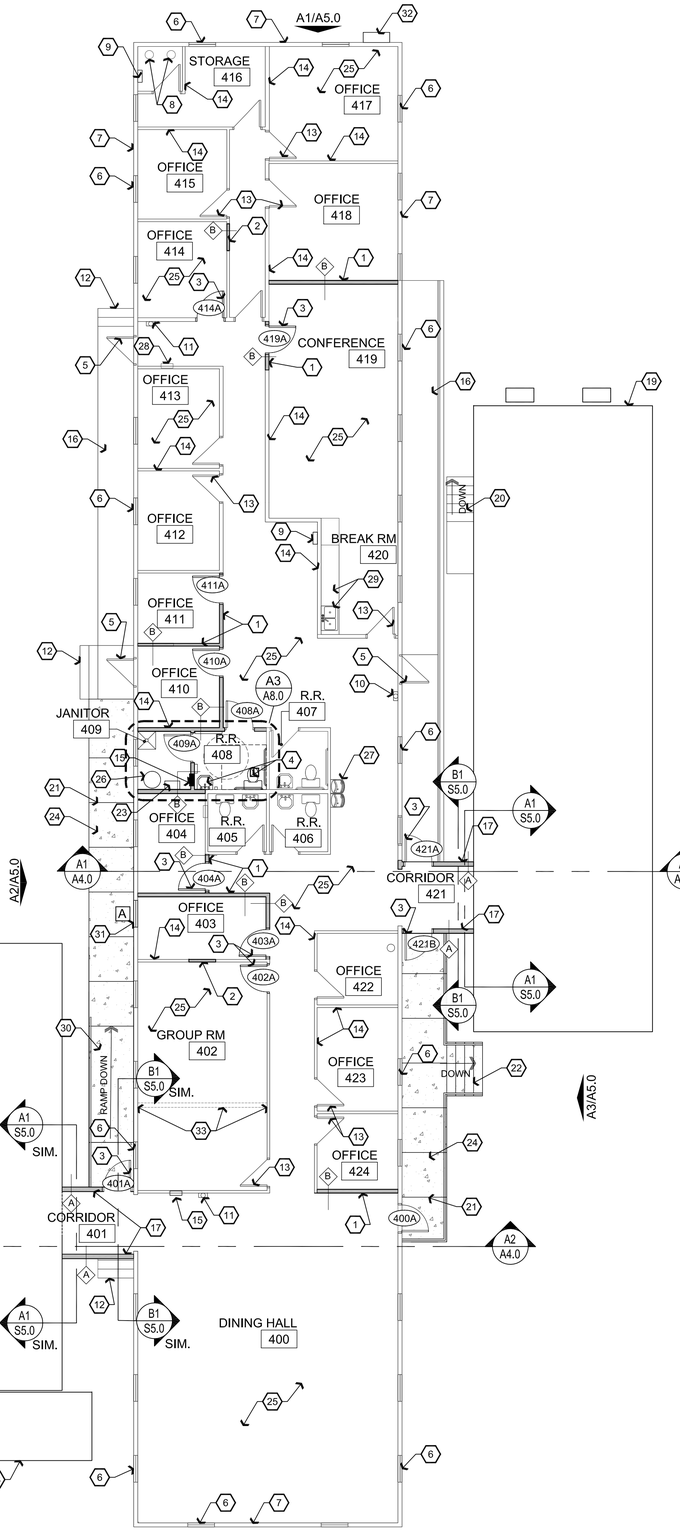
400



A1 Dimension Plan

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

Plan North



A2 Reference Floor Plan

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

Plan North

Descriptive Keynotes

Reference Plan

1. PROVIDE NEW WALL, REFER TO WALL TYPES.
2. FILL IN WALL WHERE DOOR WAS REMOVED, REFER TO WALL TYPES.
3. PROVIDE NEW DOOR, REFER TO DOOR SCHEDULE.
4. PROVIDE PLUMBING FIXTURES, REFER TO PLUMBING PLANS.
5. EXISTING EXTERIOR DOOR AND FRAME TO REMAIN, TYPICAL.
6. EXISTING WINDOW TO REMAIN, TYPICAL.
7. EXISTING EXTERIOR WALL TO REMAIN, TYPICAL.
8. EXISTING FIRE RISER TO REMAIN.
9. EXISTING FIRE PANEL / ALARM PANEL TO REMAIN.
10. EXISTING FIRE EXTINGUISHER TO REMAIN.
11. RELOCATED FIRE EXTINGUISHER.
12. EXISTING STAIRS TO REMAIN.
13. EXISTING DOOR TO REMAIN, TYPICAL.
14. EXISTING WALL TO REMAIN.
15. RELOCATED ELECTRIC PANEL.
16. EXISTING CONCRETE SIDEWALK TO REMAIN.
17. PROVIDE NEW EXTERIOR WALL, REFER TO WALL TYPES.
18. MODULAR KITCHEN BY OTHERS UNDER SEPARATE PERMIT.
19. MODULAR OFFICES BY OTHERS UNDER SEPARATE PERMIT.
20. STAIRS BY MODULAR MANUFACTURER.
21. CONCRETE CONTROL JOINT.
22. PROVIDE NEW STAIRS, REFER TO STRUCTURAL PLANS.
23. RELOCATED / REPLACED IT PANEL.
24. PROVIDE NEW CONCRETE SIDEWALK, REFER TO STRUCTURAL PLANS.
25. PROVIDE NEW FLOOR COVERING, TYPICAL OF ENTIRE BUILDING, REFER TO ROOM FINISH PLAN.
26. PROVIDE WATER HEATER, REFER TO PLUMBING PLANS.
27. EXISTING DRINKING FOUNTAINS TO REMAIN.
28. EXISTING ELECTRIC PANEL TO REMAIN.
29. EXISTING MILLWORK AND SINK TO REMAIN.
30. PROVIDE NEW CONCRETE RAMP AND LANDING, REFER TO STRUCTURAL PLANS.
31. PROVIDE NEW WINDOW IN SPACE WHERE DOOR WAS REMOVED, REFER TO WINDOW TYPES. INFILL BELOW WINDOW TO MATCH EXISTING CONSTRUCTION.
32. NEW SES, REFER TO ELECTRICAL PLANS.
33. REPAIR DRYWALL ON BEAM ABOVE AND WALLS ADJACENT TO BEAM. PAINT TO MATCH EXISTING.

Wall Types Legend

A — EXTERIOR 2x6 STUD WALL: PROVIDE 1-LAYER 5/8" GPDW ON INTERIOR SIDE OF 2x6 WOOD STUDS AT 1'-4" O.C. WITH WESTERN 1-KOTE STUCCO SYSTEM OVER 1" POLYSTYRENE OVER WEATHER PROOF BARRIER TO MATCH EXISTING ON EXTERIOR.

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

REVISIONS	BY

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ARCHITECTURE & PLANNING

DRAWING: Dimension and Reference Floor Plans

PROJECT: Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 400, Prescott, AZ 86305

APN: 115-09-008C

DRAWN BY	L.O.
CHECKED BY	W.A.K.
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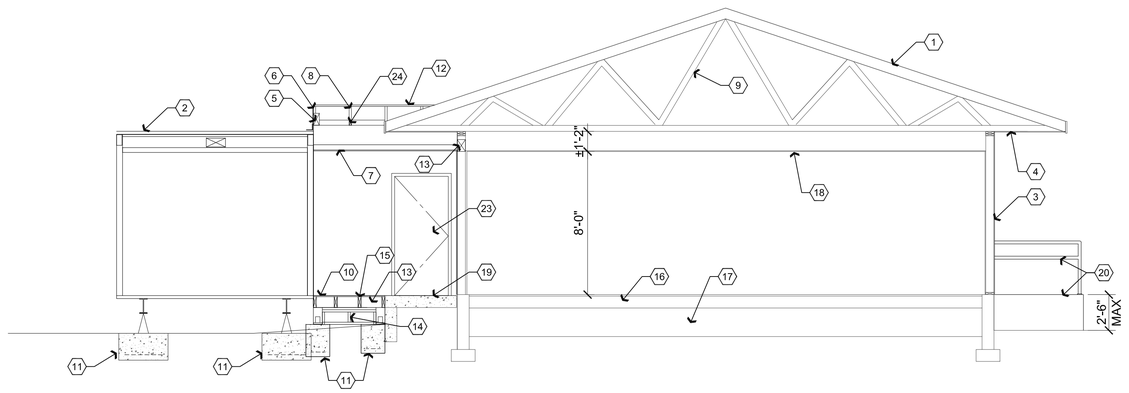
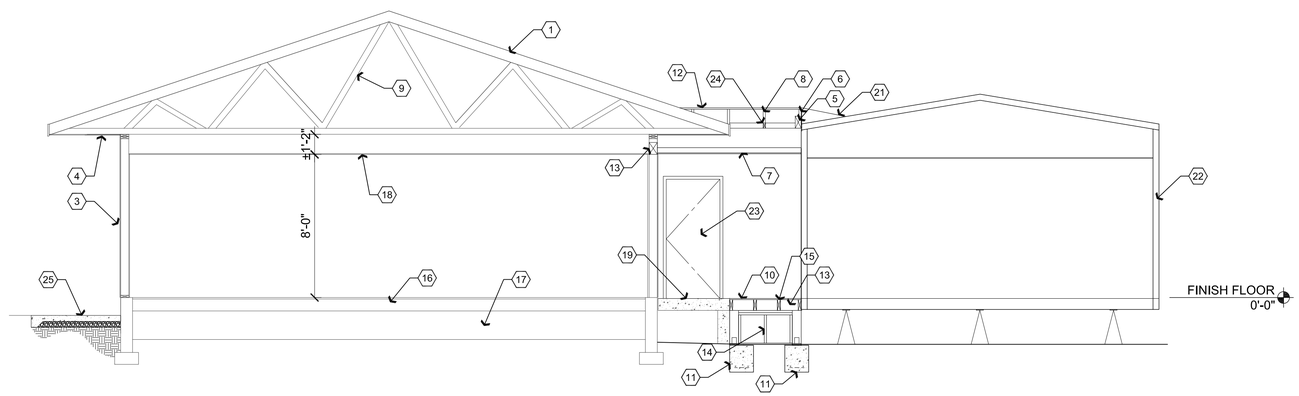


A2 Building Section

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

Descriptive Keynotes

1. EXISTING BUILDING 400 ROOF.
2. MODULAR KITCHEN UNDER SEPARATE PERMIT, BY OTHERS.
3. EXISTING EXTERIOR WALL.
4. EXISTING ROOF OVERHANG.
5. PROVIDE BEAM TO SUPPORT RIDGE BEAM, REFER TO STRUCTURAL PLANS.
6. PROVIDE WOOD STUDS TO SUPPORT RIDGE BEAM, REFER TO STRUCTURAL PLANS.
7. PROVIDE CEILING JOISTS, REFER TO STRUCTURAL PLANS.
8. PROVIDE RAFTERS, REFER TO STRUCTURAL PLANS.
9. EXISTING TRUSS.
10. PROVIDE 3/4" FLOOR SHEATHING, REFER TO STRUCTURAL PLANS.
11. PROVIDE FOOTING, REFER TO STRUCTURAL FOUNDATION PLAN.
12. PROVIDE ROOF SHINGLES TO MATCH EXISTING OVER 30# FELT OVER 5/8" SHEATHING.
13. PROVIDE BEAM, REFER TO STRUCTURAL PLANS.
14. PROVIDE PONY WALL, REFER TO STRUCTURAL PLANS.
15. PROVIDE FLOOR JOIST, REFER TO STRUCTURAL PLANS.
16. EXISTING WOODEN FLOOR FRAMING.
17. EXISTING CRAWL SPACE.
18. EXISTING GRID CEILING.
19. PROVIDE CONCRETE FLOOR FILL AS REQUIRED.
20. PROPOSED SIDEWALK AND GUARD RAIL, REFER TO STRUCTURAL PLANS.
21. PROVIDE ROOF CRICKET AS REQUIRED.
22. MODULAR OFFICE BUILDING BY OTHERS UNDER SEPARATE PERMIT.
23. PROPOSED DOOR, REFER TO REFERENCE FLOOR PLAN AND DOOR SCHEDULE.
24. PROPOSED COLLAR TIE, REFER TO STRUCTURAL PLANS.
25. NEW SIDEWALK, REFER TO STRUCTURAL PLANS.



A1 Building Section

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

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DRAWING: Building Sections

PROJECT: Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 400, Prescott, AZ 86305

APN: 115-09-008C

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: Jan 14, 2019
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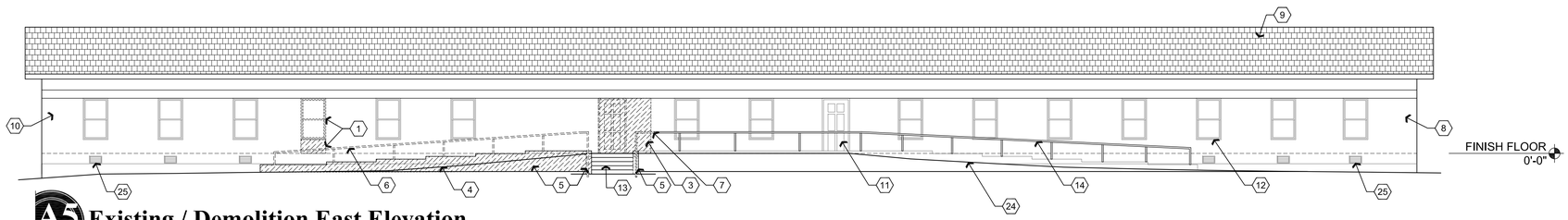
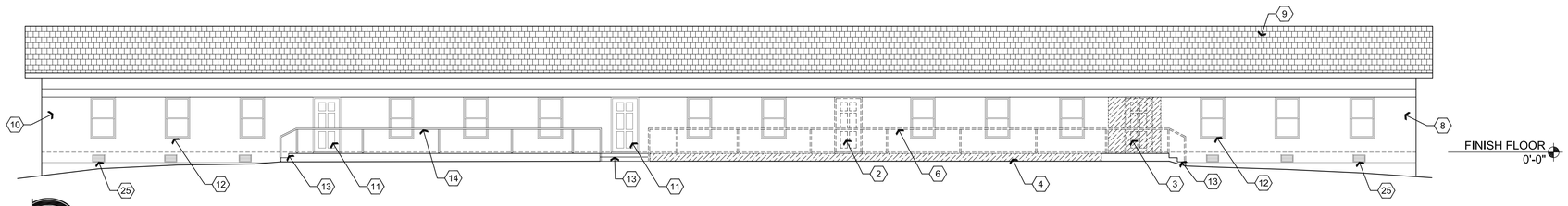


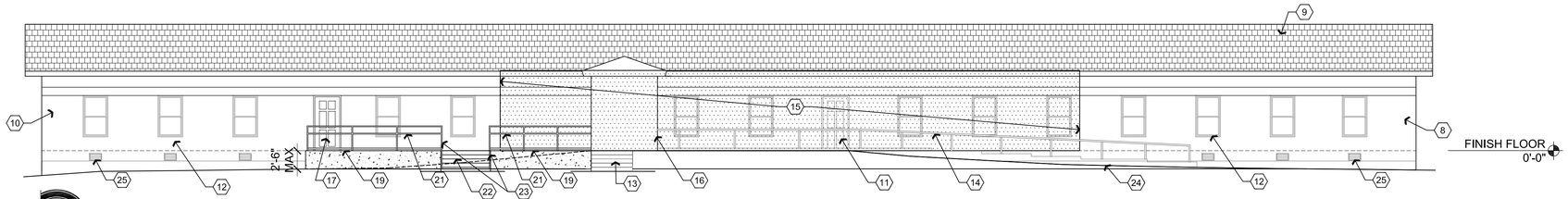
A5 Existing / Demolition East Elevation

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



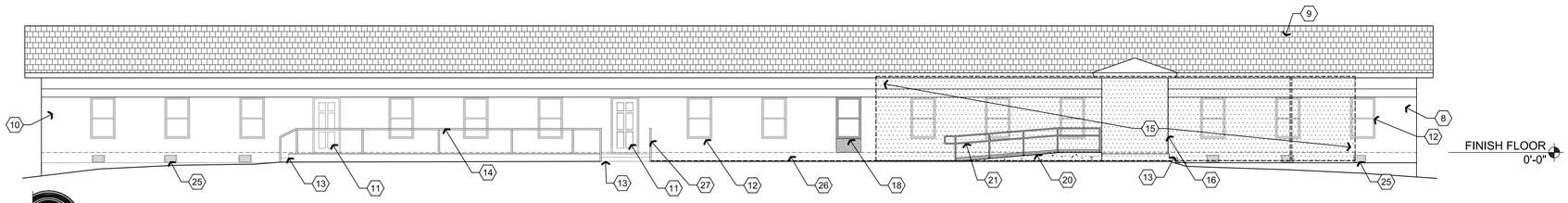
A4 Existing / Demolition West Elevation

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



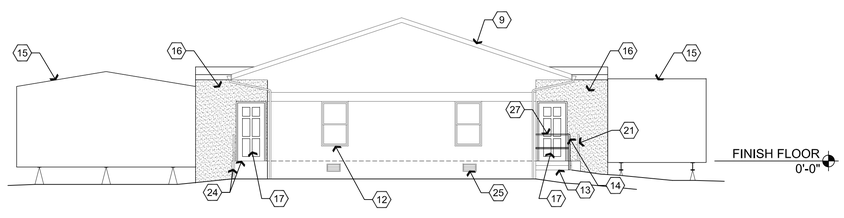
A3 Proposed East Elevation

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



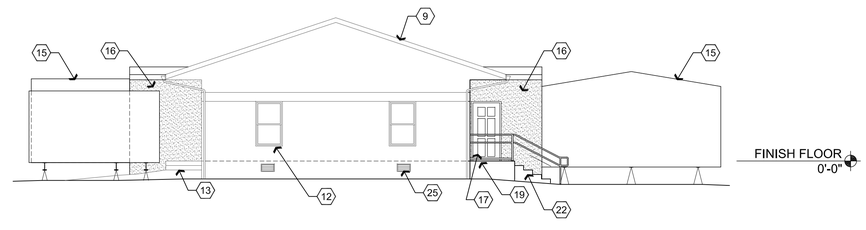
A2 Proposed West Elevation

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



A1 Proposed North Elevation

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



B1 Proposed South Elevation

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

Descriptive Keynotes

1. REMOVE EXISTING WINDOW AND PORTION OF WALL FOR NEW DOOR LOCATION.
2. REMOVE EXISTING DOOR AND FRAME FOR NEW WINDOW LOCATION.
3. REMOVE PORTION OF EXISTING EXTERIOR WALL AND DOOR FOR NEW CORRIDOR OPENING.
4. REMOVE EXISTING CONCRETE SIDEWALK / RAMP.
5. REMOVE EXISTING CONCRETE / CMU PONY WALL.
6. REMOVE EXISTING GUARD RAIL.
7. REMOVE PORTION OF EXISTING GUARD RAIL TO ACCOMMODATE NEW CORRIDOR.
8. EXISTING BUILDING 400.
9. EXISTING ROOF.
10. EXISTING STUCCO EXTERIOR WALL.
11. EXISTING DOOR TO REMAIN.
12. EXISTING WINDOW TO REMAIN, TYPICAL.
13. EXISTING STAIRS TO REMAIN.
14. EXISTING GUARDRAIL TO REMAIN.
15. LOCATION FOR MODULAR BUILDING BY OTHERS UNDER SEPARATE PERMIT.
16. PROVIDE CORRIDOR TO CONNECT EXISTING BUILDING 400 TO NEW MODULAR BUILDING BY OTHERS UNDER SEPARATE PERMIT, REFER TO REFERENCE PLAN AND STRUCTURAL PLANS.
17. PROVIDE NEW DOOR TO MATCH EXISTING, REFER TO REFERENCE PLANS AND DOOR SCHEDULE.
18. PROVIDE NEW WINDOW TO MATCH EXISTING, REFER TO WINDOW TYPES. INFILL OPENING BELOW WINDOW TO MATCH EXISTING CONSTRUCTION.
19. PROVIDE NEW CONCRETE SIDEWALK AND STEM WALL, REFER TO STRUCTURAL PLANS.
20. PROVIDE NEW CONCRETE RAMP AND STEM WALL, REFER TO STRUCTURAL PLANS.
21. PROVIDE NEW GUARD RAIL, REFER TO STRUCTURAL PLANS.
22. PROVIDE NEW CONCRETE STAIRS, REFER TO STRUCTURAL PLANS.
23. PROVIDE NEW HANDRAIL, REFER TO STRUCTURAL PLANS.
24. EXISTING SIDEWALK / RAMP AND GUARD RAIL TO REMAIN.
25. EXISTING CRAWL SPACE VENT.
26. STUCCO / PAINT EXISTING STEM WALL AS REQUIRED WHERE SIDEWALK WAS REMOVED.
27. EXTEND EXISTING GUARD RAIL TO BUILDING.

REVISIONS	BY

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ARCHITECTURE & PLANNING

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PROJECT: Renovation Project for USVets
Bridgepointe Communities LLC
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APN: 115-09-008C

DRAWN BY	L.O.
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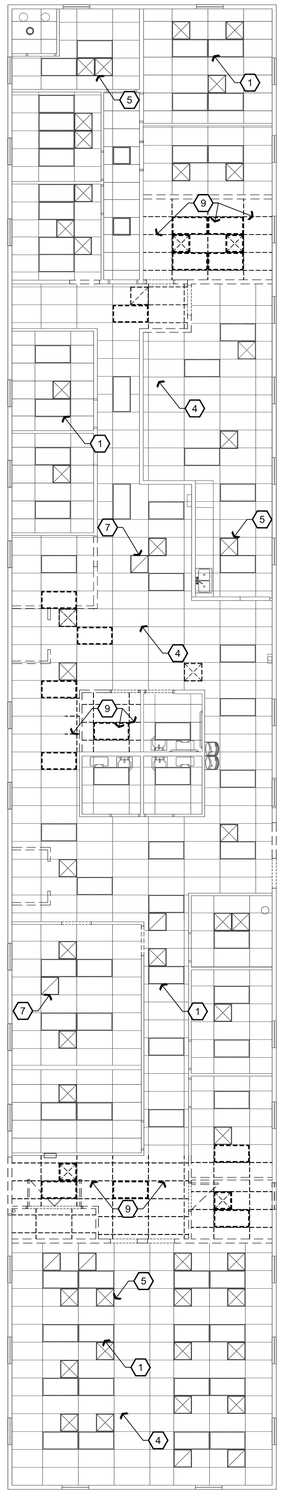

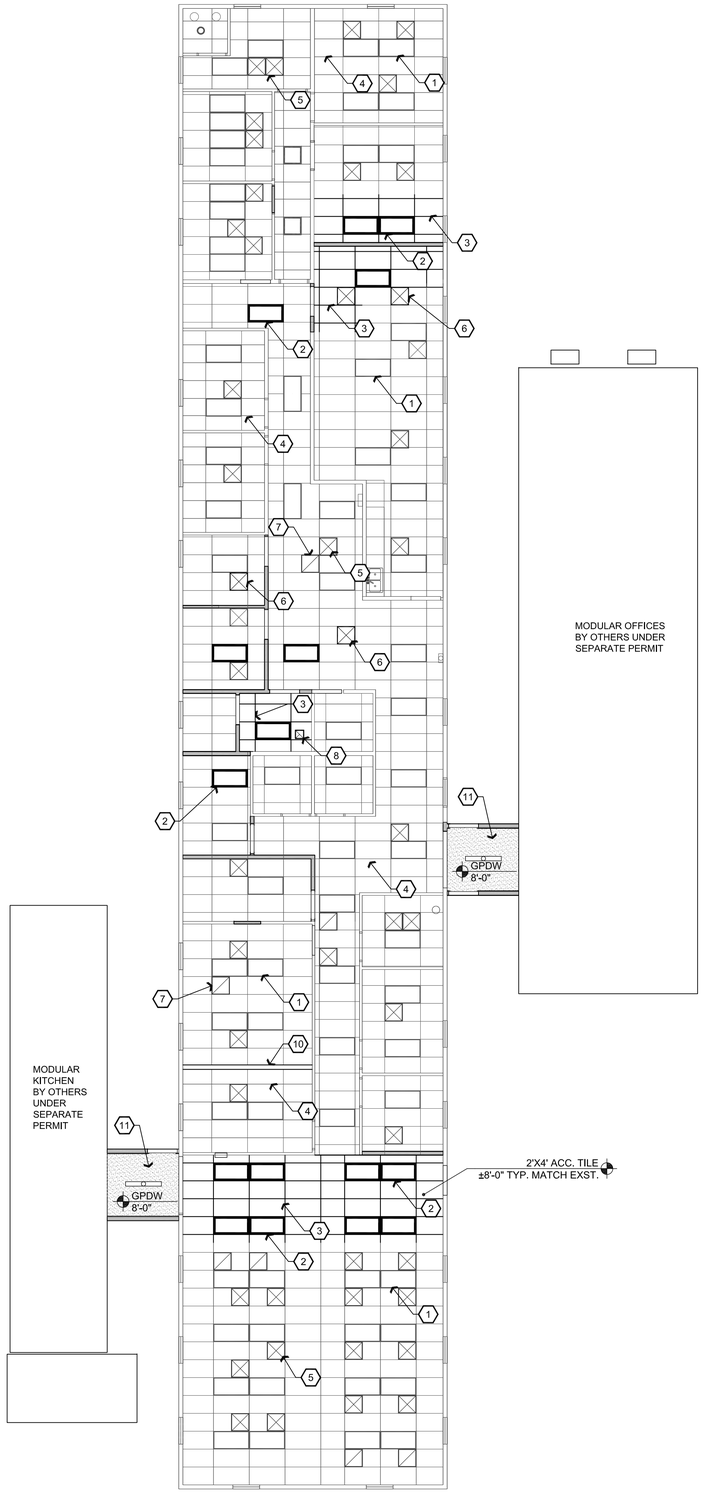

A1 Existing / Demo RCP

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

Plan North

B1 Proposed Reflected Ceiling Plan

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

Plan North

Descriptive Keynotes

1. EXISTING LIGHT FIXTURE TO REMAIN, TYPICAL.
2. NEW / RELOCATED LIGHT FIXTURES SHOWN FOR QUANTITY AND LOCATION ONLY. REFER TO ELECTRICAL PLANS.
3. PROVIDE SUSPENDED GRID / ACOUSTIC PANEL CEILING TO MATCH EXISTING.
4. EXISTING CEILING TO REMAIN.
5. TYPICALLY INDICATES EXISTING HVAC SUPPLY DIFFUSER, REFER TO MECHANICAL PLANS.
6. PROVIDE NEW HVAC SUPPLY DIFFUSER, REFER TO MECHANICAL PLANS.
7. TYPICALLY INDICATES EXISTING HVAC RETURN AIR REGISTER, REFER TO MECHANICAL PLANS.
8. PROVIDE EXHAUST FAN, REFER TO MECHANICAL PLANS.
9. REMOVE PORTION OF GRID CEILING, LIGHTS, HVAC ETC.
10. REPAIR DRYWALL ON BEAM, PAINT TO MATCH EXISTING.
11. PROVIDE GPDW CEILING, REFER TO STRUCTURAL PLANS FOR FRAMING.

Legend

- 2'x4' ACOUSTICAL PANEL CEILING AND GRID TO BE REMOVED
- NEW 2'x4' ACOUSTIC PANEL CEILING
- 2'x4' TROFFER LIGHT FIXTURE TO BE REMOVED
- NEW 2'x4' LED TROFFER LIGHT FIXTURE
- 2'x2' HVAC SUPPLY DIFFUSER TO BE REMOVED / RELOCATED
- 2'x2' HVAC RETURN TO BE REMOVED / RELOCATED
- NEW / RELOCATED 2'x2' HVAC SUPPLY DIFFUSER
- NEW EXHAUST FAN
- GPDW CEILING

NOTE:
REFER TO ELECTRICAL AND MECHANICAL PLANS.

REVISIONS	BY

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ARCHITECTURE & PLANNING

DRAWING: Existing / Demo and Proposed Reflected Ceiling Plans

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CHECKED BY: W.A.K.
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JOB NO.: 724
SHEET:

A6.0
400

Jan 14, 2019 - 10:22am

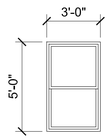
A1 Materials schedule

XX- #

CODE	MATERIAL	LOCATION	MANUFACTURER	SPECIFICATION
CPT-1	CARPET TILE	OFFICES, HALLWAYS	SHAW	SHAW KINDRED STYLE: 57263 MEMORY TILE COLOR: 48557 SLATE
FRP-1	FIBERGLASS REINFORCED PANEL	NEW RESTROOM, JANITOR		4' TALL WAINSCOT, COLOR: ALMOND
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-4	PAINT	EXTERIOR DOORS	SHERWIN WILLIAMS	MATCH TRIM ON BUILDING
PT-5	PAINT	EXTERIOR WALL INFILL & TOUCH-UP	SHERWIN WILLIAMS	MATCH EXISTING BUILDING
PT-6	PAINT	EXTERIOR METAL RAILING	SHERWIN WILLIAMS	PRIMER - B50AZ6 KEM-KROMIK, GREY FINISH - F75BC14 SHER-KEM, COLOR TO MATCH EXST.
RB-1	RUBBER BASE	NEW RESTROOM, JANITOR	ROPPE	4" COVE COLOR: FAWN
UL-1	UNDERLAYMENT	UNDER VCT FLOORING		LAUAN PLYWOOD
VCT-1	VINYL COMPOSITION TILE	DINING ROOM, RESTROOMS, JANITOR	ARMSTRONG	12x12 FLOOR TILE STYLE: IMPERIAL TEXTURE STANDARD EXCELON COLOR: 51804 EARTHSTONE GREIGE
WB-1	WOOD BASE	NEW INTERIOR WALLS	N/A	2-1/4" MDF BASE 366

A2 Door Schedule

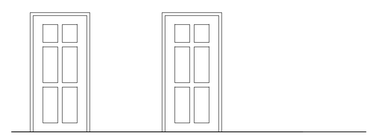
NO.	ROOM NAME	SIZE	TYPE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	HARDWARE TYPE
400A	DINING HALL	3'-0"x6'-8"	A	MASONITE	PAINT	WOOD	PAINT	A
401A	CORRIDOR	3'-0"x6'-8"	A	MASONITE	PAINT	WOOD	PAINT	A
402A	GROUP RM	3'-0"x6'-8"	B	MASONITE	PAINT	WOOD	PAINT	B
403A	OFFICE	3'-0"x6'-8"	B	MASONITE	PAINT	WOOD	PAINT	B
404A	OFFICE	3'-0"x6'-8"	B	MASONITE	PAINT	WOOD	PAINT	B
408A	RESTROOM	3'-0"x6'-8"	B	MASONITE	PAINT	WOOD	PAINT	D
409A	JANITOR	3'-0"x6'-8"	B	MASONITE	PAINT	WOOD	PAINT	C
410A	OFFICE	3'-0"x6'-8"	B	MASONITE	PAINT	WOOD	PAINT	B
411A	OFFICE	3'-0"x6'-8"	B	MASONITE	PAINT	WOOD	PAINT	B
414A	OFFICE	3'-0"x6'-8"	B	MASONITE	PAINT	WOOD	PAINT	B
419A	CONFERENCE	3'-0"x6'-8"	B	MASONITE	PAINT	WOOD	PAINT	B
421A	CORRIDOR	3'-0"x6'-8"	A	MASONITE	PAINT	WOOD	PAINT	A
421B	CORRIDOR	3'-0"x6'-8"	A	MASONITE	PAINT	WOOD	PAINT	A



A DUAL-PANE
LOW-E, CLEAR, INSULATED
GLAZING IN ALUMINUM
FRAME TO MATCH EXISTING

B1 Window Type

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



A EXTERIOR DOOR
STEEL CLAD, 6 PANEL,
6-9/16"FINGER JOINT JAMB,
2-1/4" MDF CASING 366 TO
MATCH EXISTING

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

C1 Door Types

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

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
ENTRY LEVER W/ SMART KEY
#660, 3 EACH 3-1/2x3-1/2
1/4" RADIUS HINGES
SATIN NICKEL FINISH
WALL STOP

TYPE C: KWIKSET TUSTIN
ENTRY LEVER W/ SMART KEY
3 EACH 3-1/2x3-1/2
1/4" RADIUS HINGES
SATIN NICKEL FINISH
WALL STOP

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

REVISIONS	BY

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REGISTERED ARCHITECT
REGISTRATION NO.
25646
W. ALAN KENSON
Date Signed 01/14/19
ARIZONA U.S.A.
EXPIRES: 6/30/21

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ARCHITECTURE & PLANNING

DRAWING: Door Schedule and Materials Schedule

PROJECT: Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 400, Prescott, AZ 86305

APN: 115-09-008C

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: Jan 14, 2019
JOB. NO.: 724
SHEET: A7.0
400

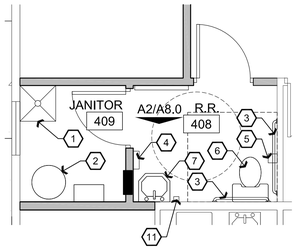
Jan 14, 2019 - 10:22am

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
SURFACE MOUNTED PAPER TOWEL DISPENSER	GAMCO	TD-2	SS	WWW.GAMCOUSA.COM
WALL MOUNTED SOAP DISPENSER	GAMCO	G-16AP	SS	WWW.GAMCOUSA.COM

Descriptive Keynotes

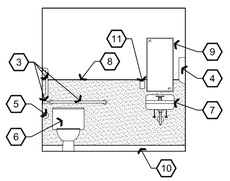
1. PROVIDE MOP SINK. REFER TO PLUMBING PLANS.
2. PROVIDE ELECTRIC WATER HEATER WITH EXPANSION TANK. REFER TO PLUMBING PLANS.
3. PROVIDE 1 1/2" DIAMETER GRAB BARS PER A.D.A. REQUIREMENTS. 42" LONG AT SIDE OF WATER CLOSET / 36" LONG AT REAR OF WATER CLOSET AND 18 VERTICAL, REFER TO TYPICAL FIXTURE MOUNTING HEIGHTS THIS SHEET.
4. PROVIDE PAPER TOWEL DISPENSER. REFER TO TYPICAL FIXTURE MOUNTING HEIGHTS THIS SHEET.
5. PROVIDE TOILET PAPER HOLDER. REFER TO TYPICAL FIXTURE MOUNTING HEIGHTS THIS SHEET.
6. PROVIDE TANK TYPE, HANDICAP HEIGHT WATER CLOSET. REFER TO PLUMBING PLANS AND TYPICAL FIXTURE MOUNTING HEIGHTS THIS SHEET.
7. PROVIDE LAVATORY. REFER TO PLUMBING PLANS AND TYPICAL FIXTURE MOUNTING HEIGHTS THIS SHEET.
8. PROVIDE 4' HIGH FRP WAINSCOT, REFER TO ROOM FINISH PLAN.
9. PROVIDE 18x36 MIRROR.
10. PROVIDE 4" COVED RUBBER BASE.
11. PROVIDE SOAP DISPENSER, REFER TO TOILET ACCESSORY SCHEDULE.



A3 Enlarged Floor Plan

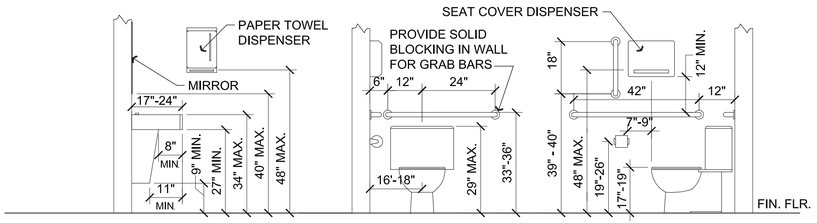
Scale: 1/4"=1'-0"

Plan North



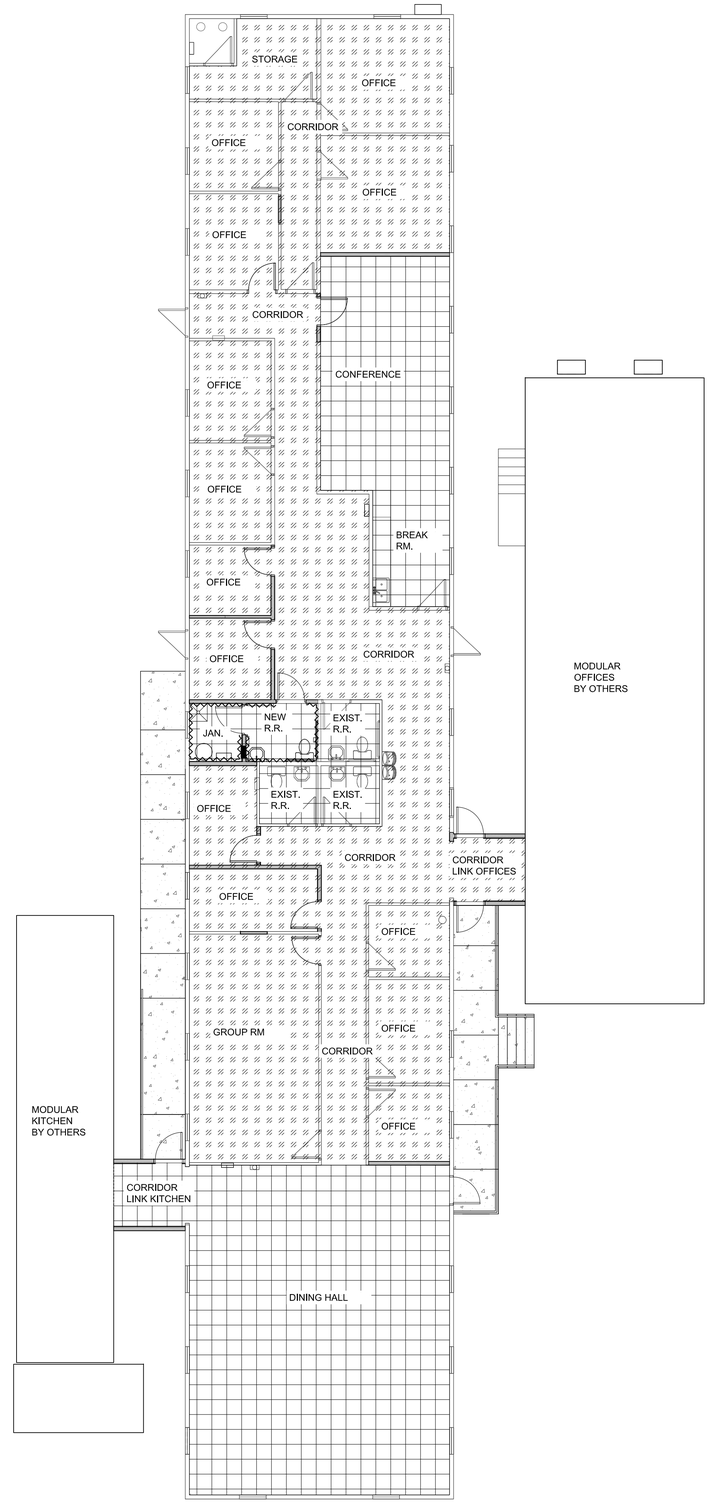
A2 Restroom Elevation

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



A1 Typical Fixture Mounting Heights for ADA

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



B1 Room Finish Plan

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

Plan North

Room Finish Schedule

ROOM NAME	FLOOR	BASE	WALLS	CEILING	HEIGHT
OFFICES	F1	B1	W1	C1	EXST
EXISTING RESTROOMS	F2	B1	W1	C1	EXST
NEW RESTROOM	F2	B2	W1 & W2	C1	EXST
DINING HALL	F2	B1	W1	C1	EXST
GROUP RM.	F1	B1	W1	C1	EXST
CONFERENCE	F2	B1	W1	C1	EXST
BREAK RM.	F2	B1	W1	C1	EXST
STORAGE	F1	B1	W1	C1	EXST
JANITOR	F2	B2	W1 & W2	C1	EXST
CORRIDOR LINK OFFICES	F1	B1	W1	C2	8'-0"
CORRIDOR LINK KITCHEN	F2	B1	W1	C2	8'-0"
CORRIDOR	F1	B1	W1	C1	EXST

LEGEND

FLOOR:
F1 CARPET TILE CPT-1
F2 VCT VCT-1 UL-1

BASE:
B1 WOOD BASE WB-1
B2 RUBBER BASE RB-1

WALLS:
W1 PAINTED GPDW PT-1
W2 FRP @ 4' HIGH

CEILING:
C1 EXISTING / NEW 2x4 SUSPENDED ACOUSTICAL PANELS
C2 PAINTED GPDW

CARPET TILE CPT-1
VCT VCT-1
FRP @ 4' HIGH FRP-1

REVISIONS	BY

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ARCHITECTURE & PLANNING

DRAWING: Room Finish Plan, Enlarged Restroom Plan, Toilet Accessory Schedule and ADA fixture heights

PROJECT: Renovation Project for USVets
Bridgepointe Communities LLC
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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.

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REVISIONS	BY

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DRAWING: Specifications

PROJECT: Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 400, Prescott, AZ 86305

APN: 115-09-008C

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Specifications Continued

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: 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: 1.1 AMERICAN CONCRETE INSTITUTE ACI 301 - STRUCTURAL CONCRETE FOR BUILDINGS. ACI 306 - COLD WEATHER CONCRETING. 1.2 AMERICAN SOCIETY FOR TESTING AND MATERIALS: ASTM C309 - LIQUID MEMBRANE-FORMING COMPOUNDS FOR CURING CONCRETE. ASTM C979 - PIGMENTS FOR INTEGRALLY COLORED CONCRETE.
2.	QUALITY ASSURANCE: 2.1 PERFORM WORK IN ACCORDANCE WITH ACI 301, SECTION 6 - ARCHITECTURAL CONCRETE. 2.2 CONFORM TO ACI 306 DURING COLD WEATHER. 2.3 OBTAIN EACH MATERIAL FROM SAME SOURCE AND MAINTAIN HIGH DEGREE OF CONSISTENCY IN WORKMANSHIP THROUGHOUT PROJECT. 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: 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: 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: 4.2 ALL SLABS SHALL HAVE A COMPOSITE FLATNESS (FF) OF 50 AND A COMPOSITE LEVELNESS (FL) OF 30. 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. ALL FLATWORK THAT IS DETERMINED TO BE OUT OF TOLERANCES SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER. 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: 8.1 SMOOTH HARD TROWEL FINISH AT ALL INTERIOR FLATWORK. 8.2 LIGHT BROOM FINISH AT ALL EXTERIOR FLATWORK. 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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Specifications Continued

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

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

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

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

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: 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. 7.2 HINGES ARE TO BE BLUM 'CLIP TOP' 120° SELF CLOSING CONCEALED HINGE WITH DULL CHROME FINISH. PROVIDE 2 HINGES PER DOOR. 7.3 SHELF SUPPORTS SHALL BE 5MM DUAL PIN LOCKING FOR 3/4" TO 1" SHELF. CLEAR COLOR, RATED FOR 500 LBS. 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. 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. 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

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: 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

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: 3.1 GALVANIZED SHEET METAL ASTM A-525, 24-GAUGE MINIMUM, UNLESS DETAILED OTHERWISE. 3.2 SOLDER: ASTM B-32, 50% TIN AND 50% LEAD, USED WITH ROSIN FLUX. 3.3 PLASTIC CEMENT: FS SS-C-153, TYPE I, AND ASTM D-2822. 3.4 CAULKING: FS TT-S-00227E, 2-PART RUBBER BASE SEALANT. 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: FRY REGLET COUNTERFLASHINGS EDGE DRIP FLASHING

SECTION 07720 - ROOF ACCESSORIES

1.	ROOF HATCH, REFER TO MATERIALS SCHEDULE

SECTION 07900 - CAULKING AND SEALANTS

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. 5.1 PERIMETER OF ALL DOOR AND WINDOW FRAMES, INTERIOR AND EXTERIOR. COLOR TO MATCH DOOR FRAME COLOR. 5.2 PERIMETER OF ALL ALUMINUM SECTIONS, INTERIOR AND EXTERIOR. COLOR TO MATCH ALUMINUM FRAME COLOR. 5.3 AT BASE OF WATER CLOSETS AT FLOOR, COLOR TO BE WHITE TO MATCH WATER CLOSET. 5.4 AT ALL WALL HUNG PLUMBING FIXTURES, COLOR TO BE WHITE TO MATCH FIXTURE. 5.5 ALL NEW JOINTS AT ABUTTING DISSIMILAR BUILDING MATERIALS. 5.6 JOINTS IN EXPOSED MASONRY SURFACES, INTERIOR AND EXTERIOR. 5.7 TOP EDGE OF ALL FRY-REGLET COUNTERFLASHING ASSEMBLIES. 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

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

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

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.

REVISIONS	BY

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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

METAL HANDRAILS:
1. PRIMER TO BE ONE COAT OF B50AZ6 KEM-KROMIK GREY PRIMER.
2. FINISH TO BE TWO COATS OF F75BC14 SHER-KEM COLOR TO MATCH EXISTING.

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

Jan 14, 2019 - 10:24am

REVISIONS	BY

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Date Signed 01/14/19
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DRAWING: Specifications

PROJECT: Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 400, Prescott, AZ 86305

APN: 115-09-008C

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: Jan 14, 2019
JOB NO.: 724
SHEET: A9.3
400

GENERAL REQUIREMENTS:

1. THE STRUCTURAL SYSTEMS AND MEMBERS DEPICTED HEREIN HAVE BEEN DESIGNED PRIMARILY TO SAFEGUARD AGAINST MAJOR STRUCTURAL DAMAGE AND LOSS OF LIFE., NOT TO LIMIT DAMAGE OR MAINTAIN FUNCTION (IBC SECTION 101.3).

2. THESE DRAWINGS, HAVE BEEN PERFORMED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE ARCHITECTS IN THIS OR SIMILAR LOCALITIES. THEY NECESSARILY ASSUME THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKMEN WHO HAVE A WORKING KNOWLEDGE OF THE INTERNATIONAL BUILDING CODE CONVENTIONAL FRAMING REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION R FRAMING ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS IT IS UNDERSTOOD THAT THE CONTRACTOR WILL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR ALL MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.

3. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED CONSTRUCTION SUCH THAT DESIGN LIVE LOAD PER SQUARE FOOT AS STATED HEREIN IS NOT EXCEEDED. OPTIONS ARE FOR CONTRACTOR'S CONVENIENCE. IF AN OPTION IS USED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CHANGES, AND SHALL COORDINATE ALL DETAILS.

4. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL STRUCTURAL NOTES AND SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN.

   TYPICAL DETAILS AND NOTES ARE NOT NECESSARILY INDICATED ON THE PLANS, BUT SHALL APPLY NONE-THE-LESS, WHERE NO DETAILS ARE SHOWN. CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT. DETAILS MAY SHOW ONLY ONE SIDE OF CONNECTION OR MAY OMIT INFORMATION FOR CLARITY.

5. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WITH APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.

   CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION. RESOLVE ANY DISCREPANCY WITH THE ARCHITECT.

6. ANY INSPECTIONS, SPECIAL (IBC CHAPTER 17) OR OTHERWISE THAT ARE REQUIRED BY THE BUILDING CODES, LOCAL BUILDING DEPARTMENTS, OR BY THESE PLANS SHALL BE DONE BY AN INDEPENDENT INSPECTION COMPANY OR THE BUILDING DEPARTMENTS. SITE VISITS BY THE ARCHITECT DO NOT CONSTITUTE AN OFFICIAL INSPECTION, UNLESS SPECIFICALLY CONTRACTED FOR.

7. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL ITEMS IN ADDITION TO ITEMS REQUIRED BY ARCHITECTURAL SPECIFICATION. THE CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS PRIOR TO SUBMITTAL. ITEMS NOT IN ACCORDANCE WITH CONTRACT DRAWINGS SHALL BE FLAGGED UPON HIS REVIEW. VERIFY ALL DIMENSIONS WITH ARCHITECT. ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM ORIGINAL CONTRACT DRAWINGS SHALL BE CLOUDED. ANY OF THE AFOREMENTIONED WHICH AR NOT CLOUDED OR FLAGGED BY SUBMITTING PARTIES, SHALL NOT BE CONSIDERED APPROVED AFTER THE ARCHITECT'S REVIEW UNLESS NOTED ACCORDINGLY. ANY ENGINEERING PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW, SHALL BEAR THE SEAL OF A STRUCTURAL ENGINEER REGISTERED IN THE APPROPRIATE STATE. THE SHOP DRAWINGS DO NOT REPLACE THE ORIGINAL CONTRACT DRAWINGS. ITEMS OMITTED OR SHOWN INCORRECTLY AND ARE NOT FLAGGED BY THE ARCHITECT ARE NOT TO BE CONSIDERED CHANGES TO ORIGINAL DRAWINGS. THE ADEQUACY OF ENGINEERING DESIGNS AND LAYOUT PERFORMED BY OTHERS RESTS WITH THE DESIGNING OR SUBMITTING AUTHORITY. REVIEWING IS INTENDED ONLY AS AN AID TO THE CONTRACTOR IN OBTAINING CORRECT SHOP DRAWINGS. RESPONSIBILITY FOR CORRECTNESS SHALL REST WITH THE CONTRACTOR. ALLOW 5 WORKING DAYS FOR THE ARCHITECT'S REVIEW. ONE COPY OF EACH SUBMITTAL WILL BE RETAINED FOR THE ARCHITECT'S RECORDS.

BASIS FOR DESIGN:

1. BUILDING CODE: 2012 EDITION OF THE IBC WITH CITY/COUNTY AMENDMENTS

   OCCUPANCY CATEGORY - II

2. VERTICAL LOADS:

LOCATION	LIVE LOAD	DEAD LOAD
ROOF	30 PSF (SNOW)	15 PSF

3. SEISMIC DESIGN PARAMETERS

ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE PROCEDURE
IMPORTANCE FACTOR	Ie = 1.00
SITE CLASS	D
SEISMIC DESIGN CATEGORY	C
SPECTRAL RESPONSE ACCELERATIONS	Sms = 0.532, Sm1 = 0.244
SPECTRAL RESPONSE COEFFICIENTS	Sds = 0.355, Sd1 = 0.163
HORIZONTAL SHEAR TRANSFER ELEMENTS:	
STEEL DECK - FLEXIBLE DIAPHRAGM(S)	R = 3.5
VERTICAL SHEAR TRANSFER ELEMENTS:	
INTERMEDIATE MASONRY SHEARWALL(S)	R = 3.5

4. WIND DESIGN PARAMETERS

ULTIMATE WIND SPEED	115 MPH (3 SECOND GUST)
WIND EXPOSURE	B
IMPORTANCE FACTOR	Iw = 1.00
INTERNAL PRESSURE COEFFICIENT	-0.18
ULTIMATE COMPONENT & CLADDING PRESSURE	24.6 PSF
NET UPLIFT ON ROOF	5 PSF

FOUNDATION NOTES:

1. IN LIEU OF A GEOTECHNICAL REPORT; THE FOUNDATION HAS BEEN DESIGNED ACCORDING TO THE RECOMMENDATIONS OF CHAPTER 18 OF THE IBC.

2. THE SOIL DESIGN VALUES LISTED BELOW HAVE BEEN APPROVED BY THE CITY/COUNTY BUILDING DEPARTMENT, CONTINGENT THAT THE SOIL ON THE SITE PREDOMINATELY CONSISTS OF SAND AND / OR GRAVEL.

   SPECIFIC SOIL CLASSIFICATIONS SHOULD BE ONE OF THE FOLLOWING:
   SANDY GRAVEL OR GRAVEL (GW OR GP), SAND (SW AND SP), SILTY SAND (SM), CLAYEY SAND (SC), SILTY GRAVEL (GM), OR CLAYEY GRAVEL (GC). THESE SOIL CLASSIFICATIONS CAN BE FOUND IN TABLE 1804.2 OF CHAPTER 18 OF THE IBC. VERIFICATION OF SOIL CLASSIFICATION IS THE RESPONSIBILITY OF THE CONTRACTOR.

   VERIFICATION OF SOIL CLASSIFICATION IS THE RESPONSIBILITY OF THE CONTRACTOR.

THE SOIL DESIGN VALUES FOR THE FOUNDATION ARE:

ALLOWABLE BEARING PRESSURE	1500 PSF
ALLOWABLE LATERAL BEARING PRESSURE	150 PSF/FT
ALLOWABLE LATERAL SLIDING COEFFICIENT	0.25
LATERAL BACKFILL PRESSURE (UNRESTRAINED)	30 PSF/FT
LATERAL BACKFILL PRESSURE (RESTRAINED)	50 PSF/FT
SITE CLASS	D

3. A ONE-THIRD INCREASE IN BEARING PRESSURES IS ALLOWED WITH SEISMIC OR WIND LOAD COMBINATIONS, LATERAL BEARING AND LATERAL SLIDING RESISTANCE MAY BE COMBINED.

FOUNDATION BEARING DEPTH
18" BELOW FINISH GRADE

   ALL FOUNDATIONS SHALL BEAR COMPACTED ENGINEERED FILL 18 INCHES MINIMUM BELOW FINISH GRADE. GRADE IS DEFINED AS TOP OF SLAB FOR INTERIOR FOOTINGS AND LOWEST ADJACENT GRADE WITHIN 5 FEET OF THE BUILDING FOR PERIMETER FOOTINGS. WHERE EXTERIOR PAVING OR CONCRETE IS DIRECTLY ADJACENT TO BUILDING, GRADE IS DEFINED AS TOP OF EXTERIOR PAVING AT LEAST 5 FEET FROM BUILDING. CONCRETE FOOTING EXCAVATIONS SHALL BE CLEAN AND FREE OF LOOSE DEBRIS OR UN-COMPACTED MATERIAL AT TIME OF CONCRETE PLACEMENT.

4. CONCRETE SLABS ON GRADE SHALL BE SUPPORTED ON A 4 INCH LAYER OF SELECT FILL MATERIAL. FILL MATERIAL SHOULD BE MOISTENED, BUT NOT SATURATED JUST PRIOR TO PLACING CONCRETE.

CONCRETE

1. MINIMUM 28 DAY CONCRETE STRENGTH SHALL BE AS FOLLOWS:

USE	CONCRETE STRENGTH	REMARKS
FOUNDATIONS	2500 PSI	DESIGNED FOR 2500 PSI
CONCRETE SLABS ON GRADE	3000 PSI	W/O INSPECTION

2. ALL NORMAL WEIGHT CONCRETE SHALL BE REGULAR WEIGHT OF 150 POUNDS PER CUBIC FOOT USING HARD-ROCK AGGREGATES. AGGREGATE USED IN CONCRETE SHALL CONFORM TO ASTM 067 FOR 3/4 INCH, ASTM C57 FOR 1 INCH AND ASTM C467 FOR 1-1/2 INCH AGGREGATE.

3. TENSION LAP SPLICES OF REINFORCING STEEL IN CONCRETE SHALL BE AS FOLLOWS:

REBAR SIZE	STANDARD LAP
#3	20"
#4	32"
#5	39"

   NO TACK WELDING OF REINFORCING BARS ALLOWED WITHOUT PRIOR REVIEW OF PROCEDURE WITH THE ARCHITECT. LATEST ACI CODE AND DETAILING MANUAL APPLY. PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT ALL CORNERS AND INTERSECTIONS PER TYPICAL DETAILS. VERTICAL WALL BARS SHALL BE SPLICED AT OR NEAR FLOOR LINES.

4. ALL DIMENSIONS SHOWING THE LOCATION OF REINFORCING STEEL NOT NOTED AS 'CLEAR' OR 'CLR' ARE TO CENTER OF STEEL. MINIMUM COVER FOR NON-PRESTRESSED CONCRETE REINFORCING SHALL BE AS FOLLOWS:

LOCATION	MINIMUM COVER	TOLERANCE
CAST AGAINST EARTH (FOOTINGS)	3"	±3/8"
SLABS ON GRADE	1 1/2"	±1/4"
EXPOSED TO EARTH OR WEATHER - #5 AND SMALLER	1 1/2"	±3/8"

5. MAXIMUM SLUMP FOR ALL CONCRETE SHALL BE 4 INCHES. SLUMP FOR EXTERIOR SLABS SHALL BE 6 INCHES. PORTLAND CEMENT SHALL CONFORM TO ASTM C150. TYPE V CEMENT SHALL BE USED FOR CONCRETE IN CONTACT WITH ALKALINE SOIL, AND TYPE II ELSEWHERE.

6. NO MORE THAN 90 MINUTES SHALL ELAPSE BETWEEN CONCRETE BATCHING AND CONCRETE PLACEMENT UNLESS APPROVED BY THE TESTING AGENCY.

7. CONCRETE PLACEMENT AND QUALITY SHALL BE PER RECOMMENDATIONS IN ACI 614, ACI 301 AND 318. MECHANICALLY VIBRATE ALL CONCRETE WHEN LACED, EXCEPT THAT SLABS ON GRADE NEED BE VIBRATED ONLY AROUND AND UNDER FLOOR DUCTS, ETC. CAST CLOSURE POUR, WHERE SHOWN ON PLANS AROUND COLUMNS AFTER COLUMN DEAD LOAD IS APPLIED. REMOVE ALL DEBRIS FROM FORMS BEFORE PLACING CONCRETE.

   ALL ITEMS TO BE CAST IN CONCRETE SUCH AS REINFORCING, DOWELS, BOLTS, ANCHORS, PIPES, SLEEVES, ETC., SHALL BE SECURELY POSITIONED IN THE FORMS BEFORE PLACING THE CONCRETE.

8. ALL CONCRETE SLABS ON GRADE SHALL BE DIVIDED INTO AREAS BY CONTROL JOINTS (KEYED OR SAW CUT) SUCH THAT ONE SLAB AREA DOES NOT EXCEED 250 SQUARE FEET, OR BE MORE THAN TWO TIMES LONGER THAN THE SLAB AREA WIDTH. THE FOUNDATION PLAN SHOWS A SUGGESTED METHOD OF CONTROL JOINT LAYOUT. IT IS RECOMMEND THAT SAW CUTS BE MADE WITHIN 16 HOURS OF CONCRETE BATCHING.

9. KEYED CONTROL JOINTS NEED ONLY OCCUR AT EXPOSED EDGES DURING POURING, ALL OTHER JOINTS MAY BE SAW CUT.

10. HORIZONTAL PIPES AND ELECTRICAL CONDUITS SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE AND SLABS ON GRADE EXCEPT WHERE SPECIFICALLY APPROVED OR NOTED BY THE ARCHITECT. PIPES AND CONDUITS SHALL NOT IMPAIR THE STRENGTH OF THE WORK.

11. FLY ASH MAY BE USED ONLY IF PERMITTED BY ARCHITECTURAL SPECIFICATIONS AND SHALL BE LIMITED TO 18 PERCENT OF CEMENTITIOUS MATERIALS AND SHALL HAVE A REPLACEMENT FACTOR OF 1.2 RELATIVE TO CEMENT REPLACED. NO FLY ASH ADDITIVES SHALL BE USED IN FLATWORK OR ARCHITECTURALLY EXPOSED CONCRETE.

12. COLD/HOT WEATHER CONCRETE CONSTRUCTION: PROTECT CONCRETE FROM DAMAGE OR REDUCED STRENGTH IN COMPLIANCE WITH ACI 305 AND 306.

REINFORCING STEEL:

1. ASTM A615 GRADE 60 (FY = 60 KSI) DEFORMED BARS FOR ALL BARS #5 AND LARGER. ASTM A615 GRADE 40 (FY = 40 KSI) DEFORMED BARS FOR ALL BARS #4 AND SMALLER. GRADE 60 DEFORMED BARS SHALL BE USED FOR CONCRETE WALLS, BEAMS, ELEVATED SLABS AND COLUMN REINFORCING.

2. WELDING OF REINFORCING BARS SHALL BE MADE ONLY TO ASTM A706 GRADE 60 BARS AND ONLY USING E90 SERIES RODS. WELDING OF REINFORCING BARS SHALL BE MADE ONLY AT LOCATIONS SHOWN ON PLANS OR DETAILS.

3. REINFORCING BAR SPACING GIVEN ARE MAXIMUM ON CENTERS. ALL BARS PER CRSI SPECIFICATIONS AND HANDBOOK. DOWEL ALL VERTICAL REINFORCING TO FOUNDATION SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE.

WOOD

1. SAWN LUMBER: FRAMING LUMBER SHALL COMPLY WITH THE LATEST EDITION OF THE GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION (WWPA) OR THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB). ALL SAWN LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY. SAWN LUMBER SHALL HAVE THE FOLLOWING MINIMUM GRADE UNLESS NOTED OTHERWISE IN SCHEDULES .

USE	MATERIAL
2x4 STUDS	HEM-FIR STUD
2x6 STUDS	HEM-FIR NO. 2
JOISTS, TOP PLATES AND ALL OTHER SAWN LUMBER	DOUGLAS-FIR NO. 2 OR BETTER
BEAMS AND POSTS	DOUGLAS-FIR NO. 2 OR BETTER

1. PLYWOOD: ALL PLYWOOD SHALL BE C-D OR C-C SHEATHING CONFORMING TO STANDARDS PS 1-95. LAY UP PLYWOOD WITH FACE GRAIN IN PERPENDICULAR TO SUPPORTS (ON ROOFS WHERE PLYWOOD IS LAID UP WITH FACE GRAIN PARALLEL TO SUPPORTS, USE A MINIMUM OF 5-PLY PLYWOOD, STAGGER JOINTS). ALL NAILING, COMMON NAILS. BLOCKING AT PANEL EDGES WHERE INDICATED ON PLANS. ALL PLYWOOD SHALL BE OF THE FOLLOWING NOMINAL THICKNESS, SPAN / INDEX RATING AND SHALL BE NAILED AS FOLLOWS UNLESS NOTED OTHERWISE ON THE PLANS.

LOCATION	NOMINAL THICKNESS	SPAN INDEX RATING	EDGE ATTACHMENT	FIELD ATTACHMENT
WALLS	1/2" OR 3/8"	24/0	8d AT 6" O.C.	8d AT 12" O.C.
ROOF	5/8"	40/20	10d AT 6" O.C.	10d AT 12" O.C.

   PLYWOOD ALTERNATE: AMERICAN PLYWOOD ASSOCIATION PERFORMANCE RATED SHEATHING MAY BE USED AS AN ALTERNATE TO PLYWOOD WITH PRIOR APPROVAL OF OWNER, ARCHITECT AND ROOFER. IT MAY NOT BE USED ON ROOFS WHERE BUILT-UP ROOF SYSTEM IS TO BE GUARANTEED BY ROOFER. RATED SHEATHING SHALL COMPLY WITH ICBO REPORT NEW-108, EXPOSURE 1, AND SHALL HAVE A SPAN RATING EQUIVALENT TO OR BETTER THAN THE PLYWOOD IT REPLACES. ATTACHMENT AND THICKNESS (WITHIN 1/32") SHALL BE THE SAME AS THE PLYWOOD IT REPLACES. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

2. GLUED-LAMINATED BEAMS (GLULAM): GLUED-LAMINATED BEAMS SHALL BE DOUGLAS FIR COMBINATION AT 244F-V4 AT SIMPLE SPAN BEAMS AND 24F-V8 AT CANTILEVERED BEAMS WITH THE FOLLOWING MINIMUM PROPERTIES FB = 2400 PSI, FV = 190 PSI, FC (PERPENDICULAR) - 650 PSI, E = 1,800 KSI. ALL BEAMS SHALL BE FABRICATED USING STANDARDS. BEAMS TO BEAR GRADE STAMP AND AITC STAMP AND CERTIFICATE. CAMBER AS SHOWN ON DRAWINGS. STANDARD CAMBER IS BASED ON A RADIUS OF CURVATURE OF 2000 FEET.

3. SILL PLATES RESTING ON CONCRETE OR MASONRY WITHIN 12" OF SOIL SHALL BE OF TREATED FIR OR FOUNDATION GRADE REDWOOD. SHEAR WALLS AND EXTERIOR WALL SILLS AT CONCRETE SLAB SHALL HAVE A MINIMUM OF (2) 1/2"Ø ANCHOR BOLTS PER PIECE. PROVIDE ANCHOR BOLT AT 9" MAXIMUM, 4" MINIMUM FROM THE END OF EACH PIECE AT SPLICE OR END OF WALL. MAXIMUM ANCHOR BOLT SPACING SHALL BE 72" ON CENTER UNLESS NOTED OTHERWISE ON PLANS OR DETAILS. ALL ANCHOR BOLTS (OTHER THAN BOLTS FOR HOLDOWNS) SHALL EMBED 7" INTO CONCRETE. ANCHOR BOLTS FOR HOLDOWNS SHALL NOT BE CONSIDERED AS PART OF REQUIRED ANCHOR BOLTS ON SHEAR WALLS. ALL EXTERIOR WALLS SHALL BE SECURED WITH MINIMUM ANCHOR BOLTS. INTERIOR WALLS MAY BE SECURED TO CONCRETE WITH EITHER ANCHOR BOLTS OR POWER DRIVEN SHOT PINS UNLESS NOTED OTHERWISE ON PLANS.

4. GENERAL: DO NOT NOTCH OR DRILL JOISTS, BEAMS OR LOAD BEARING STUDS WITHOUT PRIOR APPROVAL OF THE ARCHITECT. DOUBLE UP FLOOR JOISTS AND BLOCKING UNDER PARTITIONS. PROVIDE 2" (NOMINAL) SOLID BLOCKING AT SUPPORTS OF ALL JOISTS, UNLESS NOTED OTHERWISE ON PLANS / DETAILS. PROVIDE 2x SOLID BLOCKING AT MID-HEIGHT OF BEARING STUD WALLS . ALL NAILING NOT NOTED SHALL BE ACCORDING TO IBC TABLE 2304.9.1. JOIST HANGERS AND OTHER MISCELLANEOUS FRAMING ANCHORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. OR OTHER MANUFACTURER WITH CURRENT ICBO APPROVAL.

5. BOLTING: ALL BOLTS IN WOOD CONNECTIONS SHALL CONFORM TO ASTM A307. BOLTS SHALL BE INSTALLED IN HOLES BORED WITH A BIT 1/16" LARGER THAN THE Ø (DIAMETER) OF THE BOLT. BOLTS AND NUTS SEATING ON WOOD SHALL HAVE CUT STEEL WASHERS UNDER HEADS AND NUTS. NICK THREADS TO PREVENT LOOSENING.

6. PREFABRICATED WOOD TRUSSES: PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED TO SUPPORT SELF WEIGHT PLUS LIVE LOAD AND SUPERIMPOSED DEAD LOADS. WHERE ATTIC SPACE CAN BE USED FOR STORAGE, A 40 PSF LIVE LOAD ON THE BOTTOM CHORD SHALL BE INCLUDED IN THE ANALYSIS. BRIDGING SIZE AND SPACING BY TRUSS MANUFACTURER UNLESS NOTED OTHERWISE, CONTRACTOR SHALL SUBMIT SHOP DRAWING WITH DESIGN CALCULATIONS SEALED BY A REGISTERED ENGINEER FOR REVIEW PRIOR TO MANUFACTURE.

   SHOP DRAWINGS SHALL SHOW ANY SPECIAL DETAILS REQUIRED AT BEARING POINTS. ALL CONNECTORS SHALL HAVE CURRENT ICBO APPROVAL. ADDITIONAL TRUSSES SHALL BE SUPPLIED AS REQUIRED TO SUPPORT MECHANICAL EQUIPMENT PER IBC SECTION 2303.4 AND TPI-1: EACH TRUSS SHALL BE LEGIBLY BRANDED, MARKED OR OTHERWISE HAVE PERMANENTLY AFFIXED THERETO THE IDENTITY OF THE COMPANY MANUFACTURING THE TRUSS, THE DESIGN LOADS, AND THE TRUSS SPACING - WITHIN TWO FEET OF THE CENTER OF THE SPAN ON THE FACE OF THE BOTTOM CHORD. TOTAL LOAD DEFLECTIONS SHALL BE LIMITED TO SPAN / 240. FLOOR LIVE LOAD DEFLECTIONS SHALL BE LIMITED TO SPAN / 480.

SPECIAL INSPECTION:

1. THE CONTRACTOR SHALL EMPLOY A SPECIAL INSPECTOR DURING CONSTRUCTION OF CERTAIN TYPES OF WORK. PER IBC SECTION 1704 AND THE ARCHITECT, SPECIAL INSPECTION IS (IS NOT) REQUIRED AS FOLLOWS:

TYPE OF WORK	REQUIRED	REMARKS
CONCRETE SLAB ON GRADE	NO	DESIGN BASED ON f'c=1500 PSI
CONCRETE FOUNDATIONS	NO	DESIGN BASED ON f'c=1500 PSI
EPOXY / EXPANSION ANCHORS	YES	DURING INSTALLATION OF ANCHORS

   SPECIAL INSPECTIONS NOT LISTED ABOVE ARE NOT REQUIRED.

2. DESIGNATION OF SPECIAL INSPECTOR:

   A. FOR STRUCTURAL ITEMS LISTED ABOVE, THE SPECIAL INSPECTOR SHALL BE, OR WORK UNDER THE DIRECT SUPERVISION OF THE ARCHITECT.

   B. THE OWNER, AT HIS OPTION, MAY DESIGNATE AN ALTERNATE SPECIAL INSPECTOR, OBTAIN THE REQUIRED CERTIFICATE(S), AND MAKE THE NECESSARY NOTIFICATIONS TO ALL PARTIES INVOLVED. THE ALTERNATE SPECIAL INSPECTOR SHALL BE A LICENSED STRUCTURAL ENGINEER (OR GEOTECHNICAL ENGINEER FOR GEOTECHNICAL ITEMS) OR AN ICBO CERTIFIED SPECIAL INSPECTOR.

   C. TO SCHEDULE ANY SPECIAL INSPECTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE SPECIAL INSPECTOR AT LEAST ONE DAY IN ADVANCE.

3. QUALITY ASSURANCE PROGRAM:

   A. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED TO BE CERTAIN IT CONFORMS WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS.

   B. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE ARCHITECT. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE DESIGN AUTHORITY AND THE BUILDING OFFICIAL.

REVISIONS	BY

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ARIZONA REGISTERED ARCHITECT
REGISTERED CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 01/14/19
EXPIRES: 6/30/21

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ARCHITECTURE & PLANNING

DRAWING: General Structural Notes

PROJECT: Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 400, Prescott, AZ 86305

APN: 115-09-008C

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: Jan 14, 2019
JOB NO.: 724
SHEET: S1.0
400

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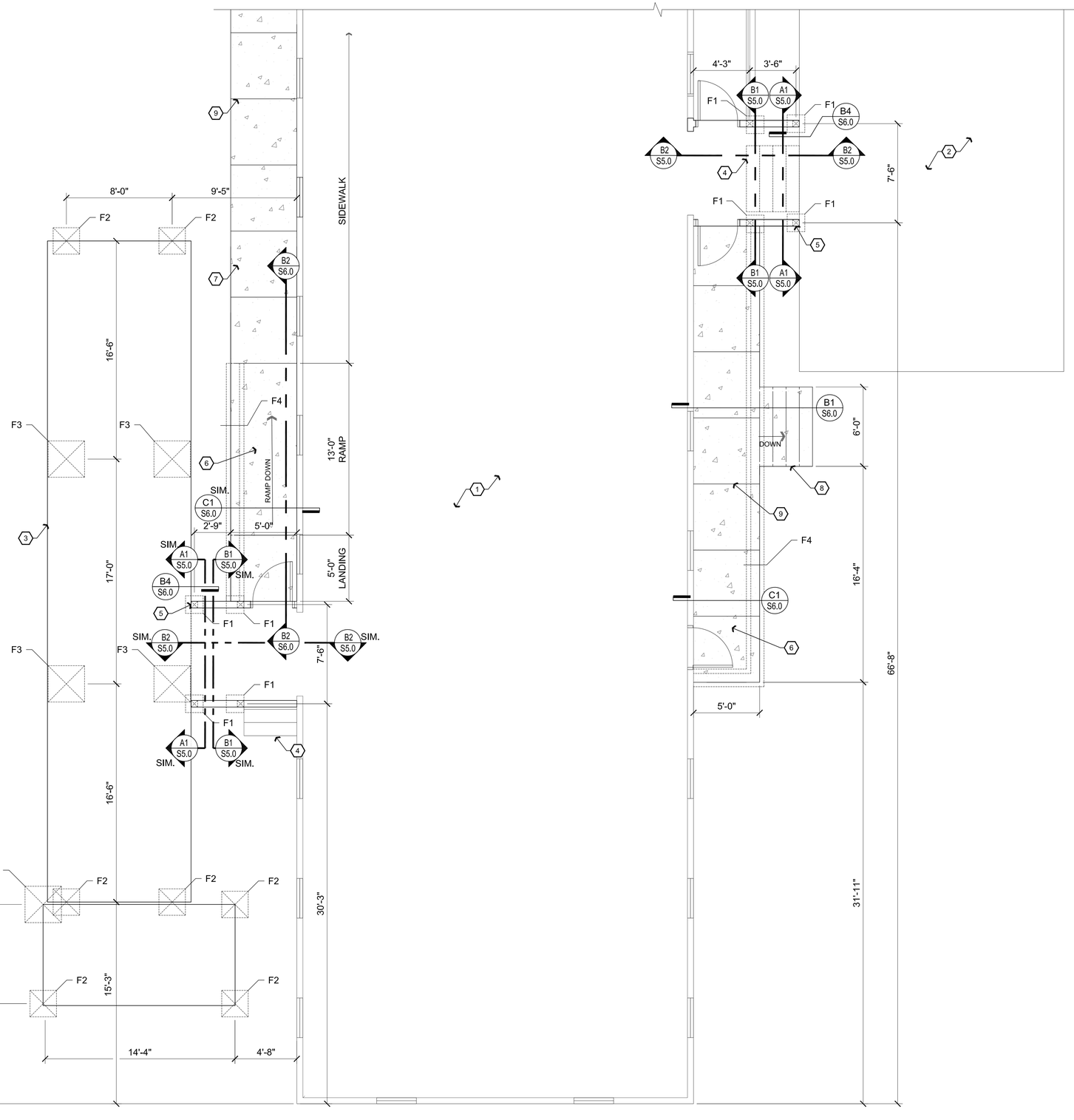


A1 Foundation Plan

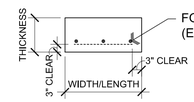
Scale: 1/4"=1'-0"

Plan North

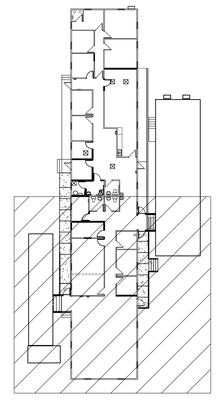
Descriptive Keynotes

1. EXISTING BUILDING 400.
2. MODULAR OFFICE BUILDING BY OTHERS UNDER SEPARATE PERMIT. NO FOOTINGS REQUIRED.
3. MODULAR KITCHEN BY OTHERS UNDER SEPARATE PERMIT.
4. EXISTING STAIRS TO REMAIN.
5. PROVIDE STANDOFF POST BASE, SIMPSON PBS66HDG, TYPICAL.
6. PROVIDE 4" CONCRETE SIDEWALK W/ #3 @ 1'-6" O.C. EACH WAY OVER MINIMUM 4" COMPACTED ABC.
7. PROVIDE 4" CONCRETE SIDEWALK W/ #3 @ 1'-6" O.C. EACH WAY OVER MINIMUM 4" COMPACTED ABC W/ 8" TURNDOWN.
8. PROVIDE CONCRETE STAIRS, REFER TO DETAIL B1/S6.0.
9. CONCRETE CONTROL JOINT, TYPICAL.

Concrete Footing Schedule (F)



MARK	LENGTH	WIDTH	THICKNESS	FOOTING REINFORCING
F1	16"	16"	18"	(2) #4 EACH WAY
F2	24"	24"	18"	(3) #4 EACH WAY
F3	33"	33"	18"	(4) #4 EACH WAY
F4	CONT.	16"	8"	(2) #4 CONTINUOUS



A2 Key Plan

Scale: N.T. S.

Plan North

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DRAWING: Foundation Plan

PROJECT: Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 400, Prescott, AZ 86305

APN: 115-09-008C

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: Jan 14, 2019
JOB NO.: 724
SHEET: **S2.0**
400

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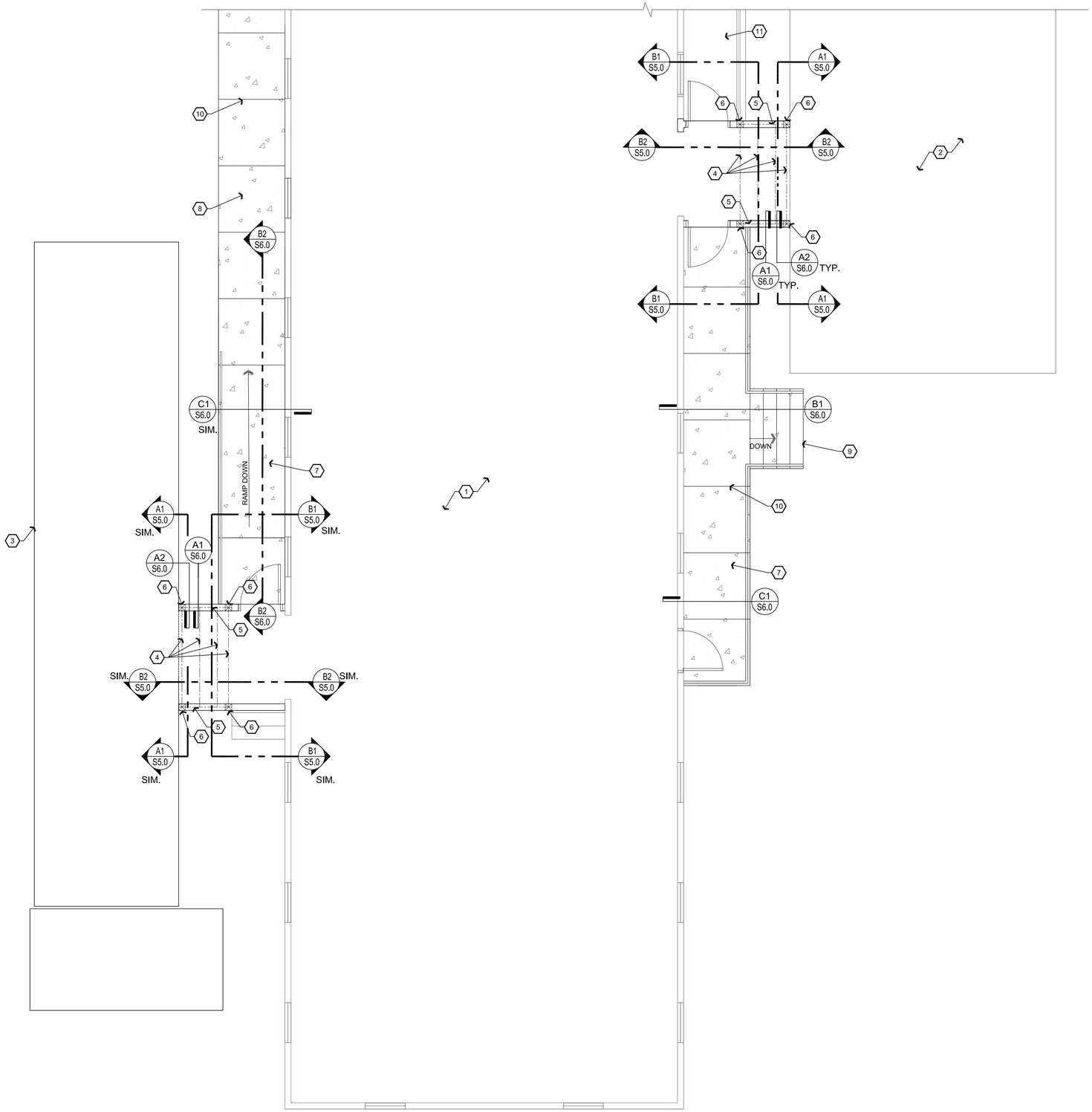
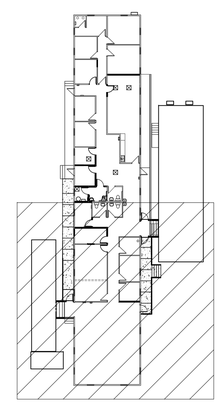


Descriptive Keynotes

1. EXISTING BUILDING 400.
2. MODULAR OFFICE BUILDING BY OTHERS UNDER SEPARATE PERMIT.
3. MODULAR KITCHEN BY OTHERS UNDER SEPARATE PERMIT.
4. PROVIDE 2x8 FLOOR JOISTS @ 1'-4" O.C.
5. PROVIDE 6x8 BEAM.
6. PROVIDE 6x6 WOOD COLUMN.
7. PROVIDE 4" CONCRETE SIDEWALK W/ #3 @ 1'-6" O.C. EACH WAY OVER MINIMUM 4" COMPACTED ABC.
8. PROVIDE 4" CONCRETE SIDEWALK W/ #3 @ 1'-6" O.C. EACH WAY OVER MINIMUM 4" COMPACTED ABC W/ 8" TURNDOWN.
9. PROVIDE CONCRETE STAIRS, REFER TO DETAIL B1/S6.0.
10. CONCRETE CONTROL JOINT.
11. EXISTING CONCRETE RAMP.



A1 Floor Framing Plan — Scale: 1/4"=1'-0" — Plan North

A2 Key Plan — Scale: N.T. S. — Plan North

REVISIONS	BY

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REGISTERED ARCHITECT — CERTIFICATE NO. 25646 — W. ALAN KENSON — Date Signed 01/14/19 — ARIZONA — EXPIRES: 6/30/21

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DRAWING: Floor Framing Plan

PROJECT: Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 400, Prescott, AZ 86305

APN: 115-09-008C

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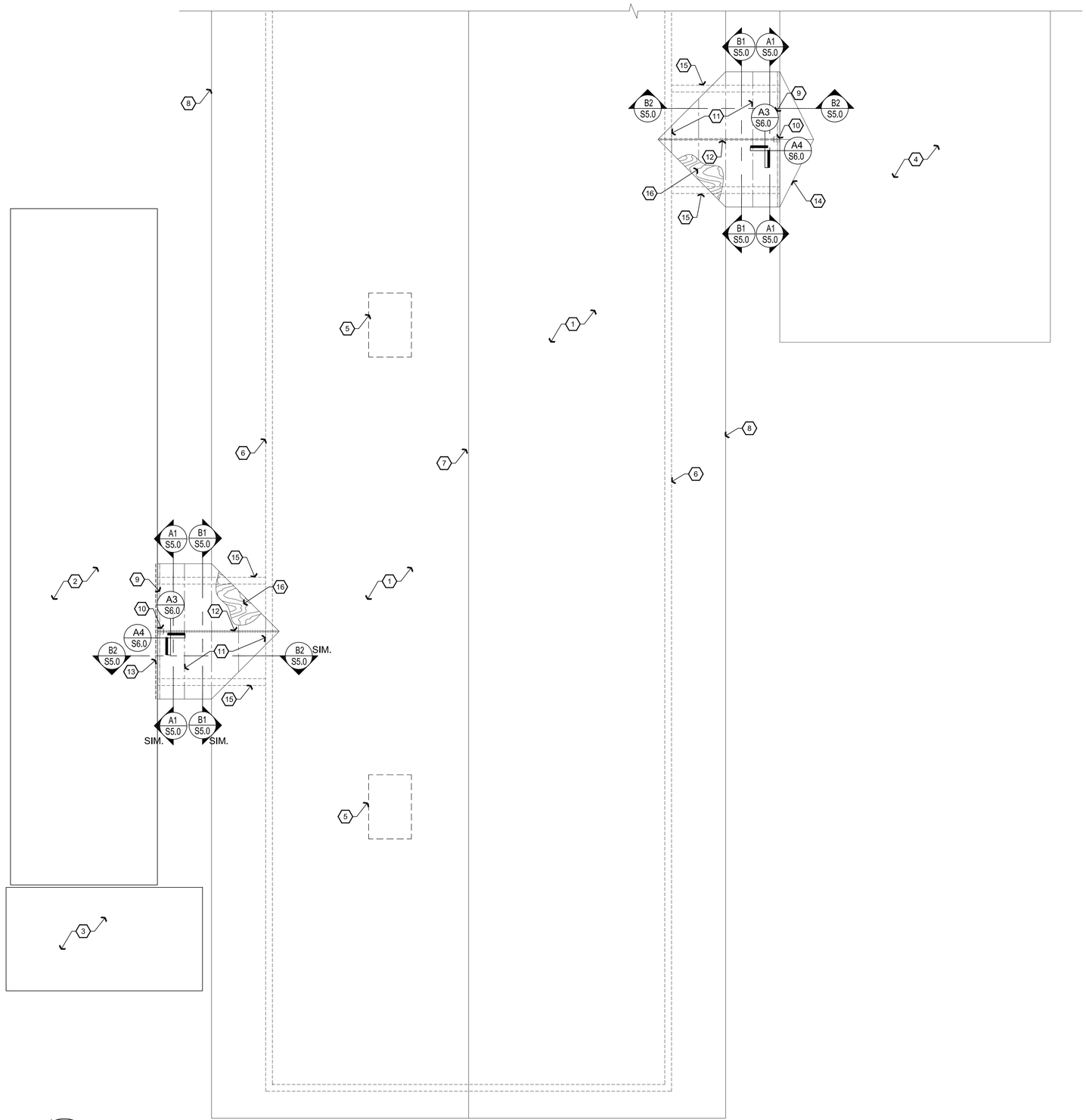


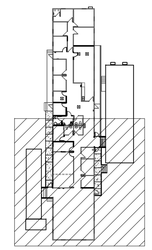
A1 Roof / Roof Framing Plan

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

Plan North

Descriptive Keynotes

1. EXISTING ROOF.
2. MODULAR KITCHEN UNDER SEPARATE PERMIT, BY OTHERS.
3. KITCHEN COOLER UNDER SEPARATE PERMIT BY OTHERS.
4. MODULAR OFFICES UNDER SEPARATE PERMIT, BY OTHERS.
5. EXISTING HVAC UNIT.
6. EXISTING EXTERIOR WALL.
7. EXISTING ROOF RIDGE.
8. EXISTING ROOF OVERHANG.
9. PROVIDE 4x8 BEAM TO SUPPORT RIDGE BEAM.
10. PROVIDE (3) 2x6 WOOD STUDS TO SUPPORT RIDGE BEAM.
11. PROVIDE 2x6 RAFTER @ 2'-0" O.C.
12. PROVIDE 2x8 RIDGE BEAM.
13. PROVIDE FLASHING AS REQUIRED.
14. PROVIDE ROOF CRICKET AS REQUIRED.
15. EXTERIOR WALL, REFER TO WALL TYPES.
16. PROVIDE 5/8" ROOF SHEATHING, REFER TO GENERAL STRUCTURAL NOTES.



B2 Key Plan

Scale: N.T. S.

Plan North

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ARCHITECTURE & PLANNING

DRAWING: Roof / Roof Framing Plan

PROJECT: Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 400, Prescott, AZ 86305

APN: 115-09-008C

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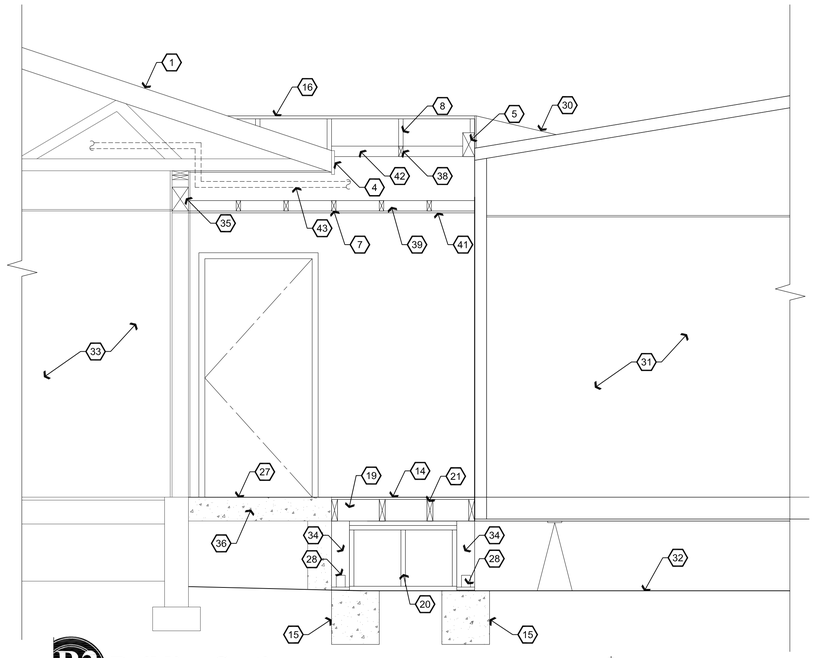


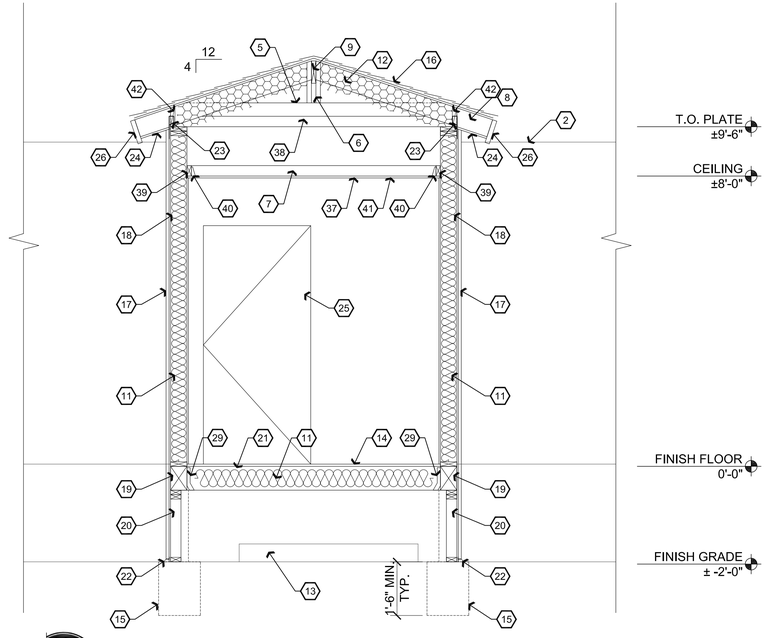
B2 Building Section

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

Plan North

Descriptive Keynotes

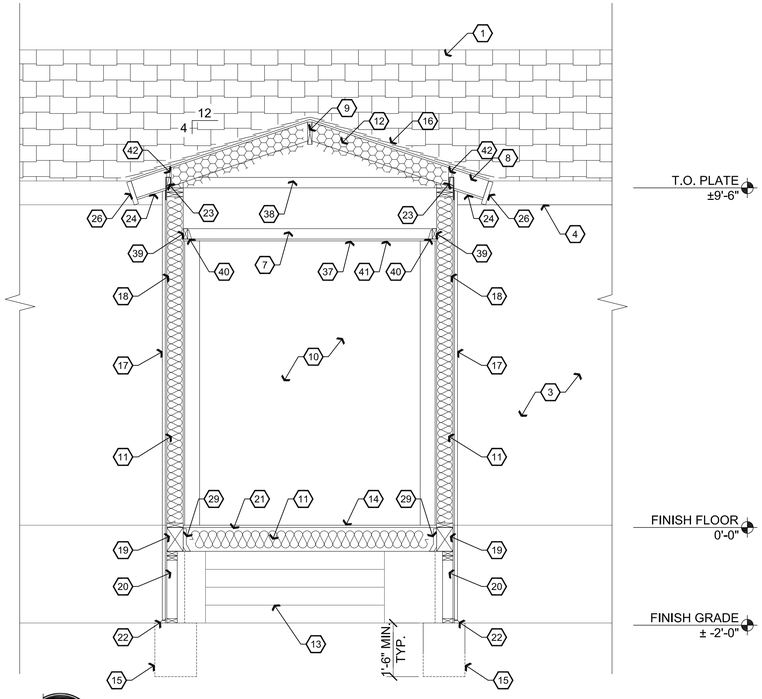
1. EXISTING BUILDING 400 ROOF.
2. ROOF LINE OF MODULAR KITCHEN UNDER SEPARATE PERMIT, BY OTHERS.
3. EXISTING EXTERIOR WALL.
4. EXISTING ROOF OVERHANG.
5. PROVIDE 4x8 BEAM TO SUPPORT RIDGE BEAM.
6. PROVIDE (3) 2x6 WOOD STUDS TO SUPPORT RIDGE BEAM.
7. PROVIDE 2x4 CEILING JOISTS @ 1'-4" O.C.
8. PROVIDE 2x6 RAFTERS @ 2'-0" O.C.
9. PROVIDE 2x8 RIDGE BEAM.
10. OPENING INTO EXISTING BUILDING 400.
11. PROVIDE R-19 BATT INSULATION.
12. PROVIDE R-38 OPEN CELL INSULATION.
13. EXISTING STAIRS, WHERE OCCURS.
14. PROVIDE 3/4" FLOOR SHEATHING.
15. PROVIDE FOOTING, REFER TO STRUCTURAL FOUNDATION PLAN.
16. PROVIDE ROOF SHINGLES TO MATCH EXISTING OVER 30# FELT OVER 5/8" SHEATHING.
17. PROVIDE WESTERN 1-KOTE STUCCO SYSTEM OVER 1" POLYSTYRENE OVER WEATHER PROOF BARRIER TO MATCH EXISTING BUILDING.
18. EXTERIOR WALL, REFER TO WALL TYPES.
19. PROVIDE 6x8 BEAM.
20. PROVIDE 2x4 PONY WALL WITH STUDS @ 1'-4" O.C.
21. PROVIDE 2x8 FLOOR JOIST @ 1'-4" O.C.
22. PROVIDE WEEP SCREED.
23. PROVIDE SIMPSON H2.5 CONNECTOR, TYPICAL.
24. PROVIDE 5/8" ROUGH SAWN PLYWOOD, PAINTED.
25. DOOR OPENING INTO MODULAR BUILDING.
26. 2x8 FASCIA TO MATCH EXISTING.
27. PROVIDE CONCRETE FLOOR FILL AS REQUIRED.
28. PROVIDE STANDOFF POST BASE, SIMPSON PBS66HDG, TYPICAL.
29. SIMPSON LU28 JOIST HANGER, TYPICAL.
30. PROVIDE ROOF CRICKET AS REQUIRED.
31. MODULAR OFFICE BUILDING BY OTHERS UNDER SEPARATE PERMIT.
32. EXISTING CONCRETE DRIVEWAY.
33. EXISTING BUILDING 400.
34. PROVIDE 6x6 WOOD COLUMN.
35. PROVIDE 6x8 BEAM AT NEW OPENING IN EXISTING WALL.
36. EXISTING CONCRETE SIDEWALK TO REMAIN.
37. PROVIDE LOWERED CEILING AT 8'-0" A.F.F. FOR PLUMBING CHASE.
38. PROVIDE 2x4 COLLAR TIE @ 2'-0" O.C.
39. PROVIDE 2x4 WOOD LEDGER.
40. PROVIDE SIMPSON LU24 JOIST HANGER.
41. PROVIDE 5/8" GPDW.
42. PROVIDE 2x WOOD BLOCKING.
43. UTILITIES PIPING TO MODULAR UNIT.



A1 Building Section

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

Plan North



B1 Building Section

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

Plan North

REVISIONS	BY

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ARCHITECTURE & PLANNING

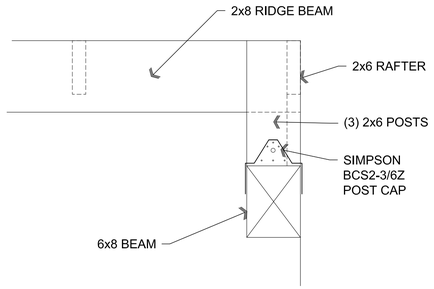
DRAWING: Building Sections

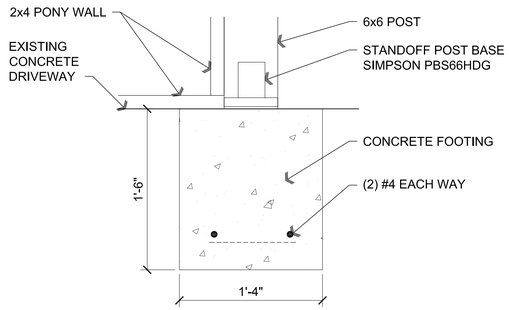
PROJECT: Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 400, Prescott, AZ 86305

APN: 115-09-008C

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: Jan 14, 2019
JOB NO.: 724
SHEET: S5.0
400

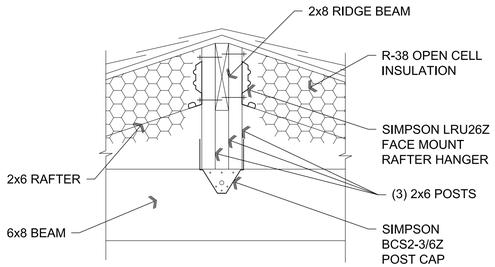
Jan 14, 2019 - 1:30pm





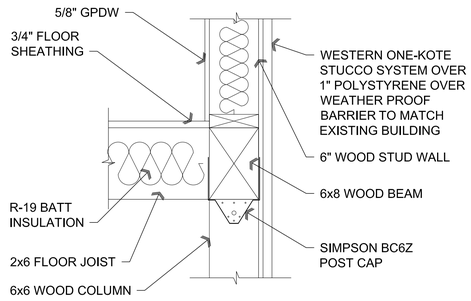
A4 Post to Ridge Beam Connection

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



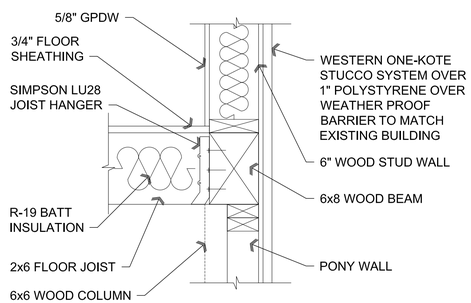
A3 Post to Ridge Beam Connection

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



A2 Post to Beam Connection

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

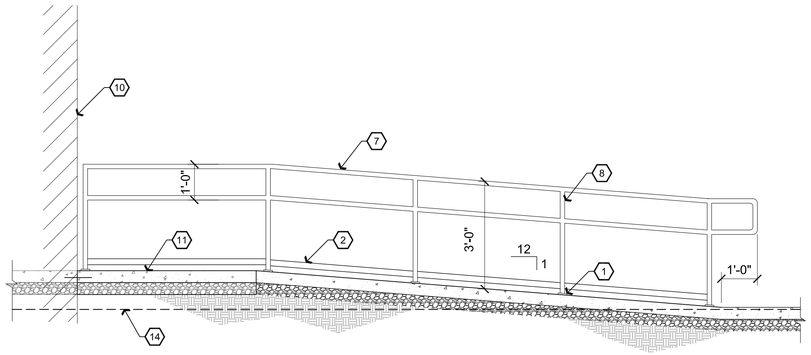


A1 Joist to Beam Connection

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

B4 Post to Footing Connection

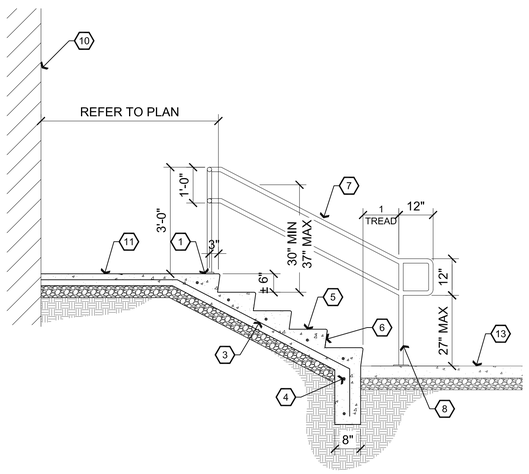
SCALE: 1 1/2" = 1'-0"



B2 Ramp Section

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

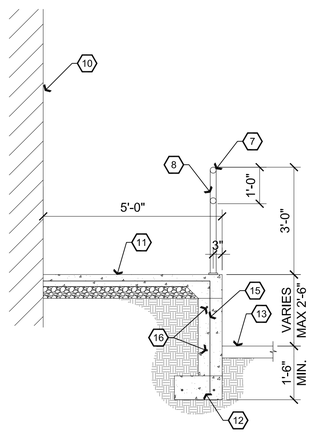
Plan North



B1 Stair Section

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

Plan North



C1 Sidewalk / Ramp Section

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

Plan North

Descriptive Keynotes

1. PROVIDE 4"x4"x1/4" BASE PLATE. ATTACH TO CONCRETE W/ (4) 3/8"x3" EXPANSION BOLTS, TYPICAL.
2. PROVIDE 1/4"x4" METAL STRAP WELDED TO 1 1/2" DIAMETER METAL HANDRAIL POST, TYPICAL.
3. #3 AT 12" O.C. EACH WAY.
4. (1) #4 TOP AND BOTTOM.
5. (4) 12" TREADS.
6. (5) 7" MAX RISERS EQUAL HEIGHT, VERIFY IN FIELD.
7. 1 1/2" DIAMETER SCHEDULE 40 PAINTED METAL HANDRAIL, TYPICAL.
8. 1 1/2" DIAMETER SCHEDULE 40 PAINTED METAL BALUSTER, TYPICAL.
9. NOT USED.
10. EXISTING BUILDING.
11. 4" THICK CONCRETE SIDEWALK W/ #3 @ 1'-6" O.C. EACH WAY OVER MINIMUM 4" COMPACTED A.B.C. PROVIDE 8" MINIMUM TURNDOWN ON SIDES.
12. FOOTING, REFER TO FOUNDATION PLAN.
13. EXISTING CONCRETE DRIVEWAY.
14. PARKING LOT ELEVATION BEYOND.
15. #4 VERTICALS @ 3'-0" O.C. MAXIMUM.
16. #4 HORIZONTALS @ 1'-0" O.C. MAXIMUM.

REVISIONS	BY

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ARCHITECTURE & PLANNING

DRAWING: Stair and Ramp Sections and Details

PROJECT: Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 400, Prescott, AZ 86305

APN: 115-09-008C

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	Jan 14, 2019
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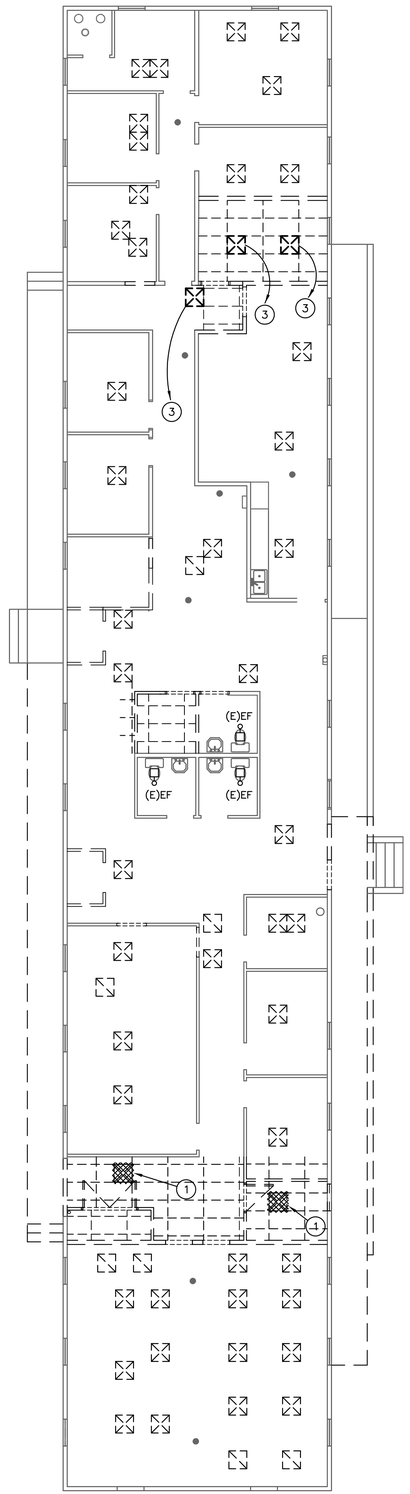
	400

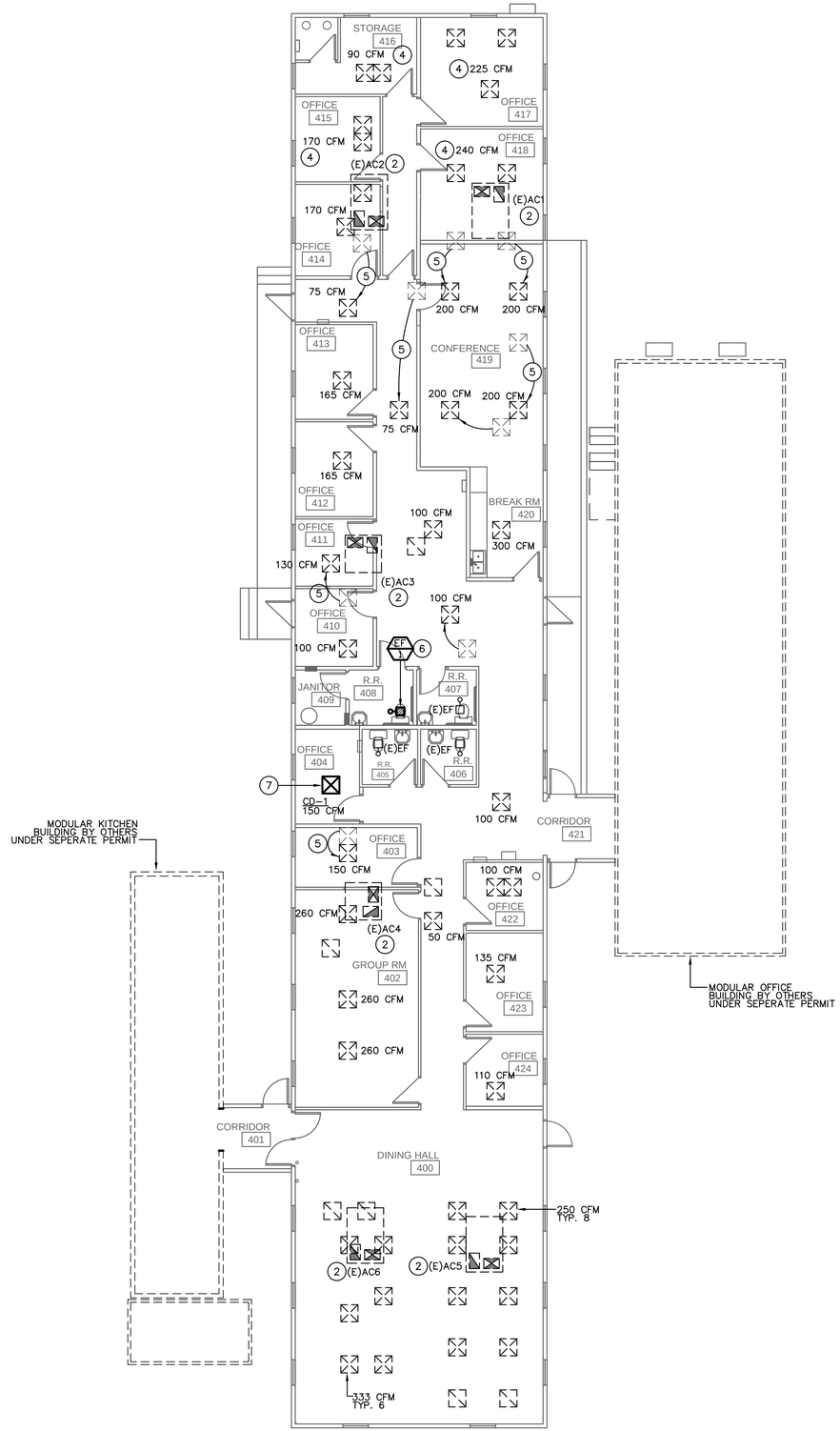
Jan 14, 2019 - 10:26am



B1 **Mechanical Demo Plan 400**

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

Plan North



B2 **Mechanical Floor Plan 400**

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

Plan North

KEYNOTES

1. REMOVE EXISTING CEILING DIFFUSER AND CAP REMAINING DUCT.
2. EXISTING ROOFTOP AIR CONDITIONING UNIT TO REMAIN. VERIFY AND REFURBISH PER NOTES BELOW.
3. EXISTING CEILING DIFFUSER TO BE RELOCATED, REFER TO MECHANICAL PLAN.
4. CFM QUANTITY IS ROOM TOTAL.
5. RELOCATE EXISTING CEILING DIFFUSER, EXTEND DUCTWORK AS MAY BE REQURIED.
6. CEILING MOUNTED EXHAUST FAN WITH BACKDRAFT DAMPER. TRANSITION EXHAUST DUCT FROM UNIT DISCHARGE AND ROUTE 6ø DUCT ABOVE CEILING AND TO MANUFACTURER'S ROOF DISCHARGE CAP. MAINTAIN A MINIMUM 10' CLEARANCE FROM ALL OUTSIDE AIR INTAKES. FAN SHALL OPERATE CONTINUOUSLY.
7. PROVIDE NEW CEILING DIFFUSER. FIELD ROUTE TO NEAREST SUPPLY MAIN.

VERIFICATION AND REFURBISHMENT

CONTRACTOR SHALL VERIFY CAPACITY OF EXISTING ROOFTOP HEAT PUMP UNITS AND TEST FOR PROPER OPERATION. REFURBISH AS NOTED BELOW AS REQUIRED;

a) VERIFY UNIT TONNAGE, CONFIGURATION, LOCATION, DATA, DUCT SIZE, ETC., AND NOTIFY ENGINEER IF CAPACITY OR LAYOUT IS OTHER THAN WHAT IS STATED HEREIN.

b) START UNIT AND REPAIR/REPLACE MOTOR, FAN BELT, FUSES, OR CONTRACTORS AS MAY BE REQUIRED.

c) CHECK FOR PROPER OPERATION AND INSTALLATION, CLEAN COIL AND CASING AND DETERMINE ANY/ALL REPAIRS THAT MAY BE REQUIRED TO RETURN UNIT TO PROPERLY FUNCTIONING CONDITION.

d) INSPECT AND TEST T-STAT FOR PROPER OPERATION AND RELOCATE TO NEW LOCATION IF SHOWN ON MECHANICAL PLAN.

e) TEST EXISTING CONDENSATE DRAIN FOR PROPER DRAINAGE. REPAIR OR REPLACE AS MAY BE REQUIRED.

f) PROVIDE NEW AND CLEAN FILTER.

REVISIONS	BY

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Registered Professional Engineer
33491
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ARCHITECTURE & PLANNING

DRAWING: Mechanical Floor Plans

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.
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Aug 16, 2018 - 1:58pm

MECHANICAL SPECIFICATIONS

GENERAL REQUIREMENTS

GENERAL PROVISIONS WHICH MAKE SPECIFIC REFERENCE TO ELECTRICAL DIVISION ONLY ARE INCLUDED HEREIN FOR CLARITY AND SIMPLIFICATION OF SPECIFICATIONS WRITING AND ARE NOT PART OF THE MECHANICAL WORK. THE WORK OF DIVISION 15, MECHANICAL, IS SUBJECT TO THE CONDITIONS OF THE CONDITIONS OF THE CONTRACT, DIVISION 1, GENERAL REQUIREMENTS, AND APPLICABLE REQUIREMENTS OF OTHER PORTIONS OF THE CONTRACT DOCUMENTS. EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS AND COORDINATE THE MECHANICAL WORK ACCORDINGLY.

INTENT

IT IS THE INTENTION OF THE SPECIFICATIONS AND DRAWINGS TO CALL FOR FINISHED WORK, TESTED AND READY FOR OPERATION. ANY APPARATUS, APPLIANCE, MATERIAL OR WORK NOT SHOWN ON THE DRAWINGS, BUT MENTIONED IN THE SPECIFICATIONS OR VICE VERSA, OR ANY INCIDENTAL ACCESSORIES NECESSARY TO MAKE THE WORK COMPLETE AND READY FOR OPERATION, EVEN IF NOT PARTICULARLY SPECIFIED, SHALL BE PROVIDED WITHOUT ADDITIONAL EXPENSE TO THE OWNER. SHALL THERE APPEAR TO BE DISCREPANCIES OR QUESTIONS OF INTENT IN THE CONTRACT. DOCUMENTS, REFER THE MATTER TO THE ARCHITECT FOR HIS DECISION BEFORE ORDERING ANY MATERIALS OR EQUIPMENT OR BEFORE THE START OF ANY RELATED WORK. THE DECISION OF THE ARCHITECT SHALL BE FINAL, CONCLUSIVE AND BINDING.

DRAWINGS AND DATA

DRAWINGS ARE GENERALLY DIAGRAMMATIC AND ARE INTENDED TO CONVEY SCOPE OF WORK AND TO INDICATE GENERAL ARRANGEMENT OF EQUIPMENT, DUCTS, CONDUITS, PIPING AND FIXTURES. 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 IN BID PRICE.

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. 2012 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS.

GENERAL

MATERIALS AND EQUIPMENT STANDARD PRODUCTS OF A REPUTABLE MANUFACTURER REGULARLY ENGAGED IN MANUFACTURE OF THE SPECIFIED ITEMS. 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. SHOULD VARIANCE BETWEEN PLANS AND SPECIFICATIONS OCCUR WITH THESE, CONTACT ARCHITECT IMMEDIATELY SO THAT VARIATIONS IN INSTALLATION CAN BE KNOWN BY ALL PARTIES CONCERNED. PROVIDE EQUIPMENT FROM MANUFACTURER WHOSE PRODUCTS HAVE LOCAL REPRESENTATION.

EXECUTION

PROTECT EXISTING ACTIVE SERVICES (WATER, GAS, SEWER, ELECTRIC) WHEN ENCOUNTERED, AGAINST DAMAGE FROM CONSTRUCTION WORK. DO NOT PREVENT OR DISTURB OPERATION OF ACTIVE SERVICES WHICH ARE TO REMAIN. IF WORK MAKES TEMPORARY SHUTDOWNS OF SERVICES UNAVOIDABLE, CONSULT WITH OWNER AS TO DATES, PROCEDURES, AND ESTIMATED DURATION OF AT LEAST 10 WORKING DAYS IN ADVANCE OF DATE WHEN WORK IS TO BE PERFORMED. ARRANGE WORK FOR CONTINUOUS PERFORMANCE TO ASSURE THAT EXISTING OPERATING SERVICES WILL BE SHUT DOWN ONLY DURING THE TIME REQUIRED TO MAKE NECESSARY CONNECTIONS. IF A SYSTEM CANNOT SHUT DOWN, INSTALL TEMPORARY BYPASSES OR JUMPERS UNTIL CONNECTIONS ARE COMPLETE. CONTRACTOR RESPONSIBLE FOR ALL COSTS INCURRED BY ABOVE SHUTDOWNS, INCLUDING BYPASS OR JUMPER INSTALLATIONS, FOR WORK PERFORMED UNDER THIS SECTION. IF EXISTING ACTIVE UTILITY SERVICES ARE ENCOUNTERED WHICH REQUIRE RELOCATION, MAKE REQUEST TO PROPER AUTHORITIES FOR DETERMINATION OF PROCEDURES. PROPERLY TERMINATE EXISTING SERVICES TO BE ABANDONED IN CONFORMANCE WITH REQUIREMENTS OF AUTHORITIES. WHERE CONNECTIONS OR DISRUPTIONS ARE MADE TO EXISTING SYSTEMS, REACTIVATE, REFILL, AND RECHARGE ALL COMPONENTS AND RESTORE SYSTEMS TO OPERATING CONDITIONS AT TIME OF DISRUPTION.

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 ON FAILURE OF GUARANTOR TO DO THE ABOVE AFTER WRITTEN NOTICE FROM OWNER, THE OWNER MAY HAVE THE WORK DOWN AT THE COST OF GUARANTOR. LOSS OF REFRIGERANT IS CONSIDERED A DEFECT IN WORKMANSHIP AND/OR EQUIPMENT, TO BE CORRECTED AS REQUIRED AT NO EXTRA COST TO THE OWNER.

PROVIDE EXTENDED FIVE (5) YEAR FACTORY PARTS & LABOR WARRANTY ON ALL AIR CONDITIONING COMPRESSORS.

AIR CONDITIONING, HEATING AND VENTILATING

SCOPE

WORK UNDER THIS SECTION INCLUDES FURNISHING ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE REMODELING, INSTALLATION AND PLACING INTO OPERATION THE HEATING, VENTILATING AND AIR CONDITIONING WORK AS SPECIFIED HEREIN AND INDICATED ON THE DRAWINGS.

VERIFICATION OF DIMENSIONS:

SCALED AND FIGURED DIMENSIONS ARE APPROXIMATE ONLY. BEFORE PROCEEDING WITH WORK, CAREFULLY CHECK AND VERIFY AT THE SITE, AND RESPONSIBLE FOR PROPERLY FITTING EQUIPMENT AND MATERIALS TOGETHER AND TO THE STRUCTURE IN SPACES PROVIDED. DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC AND MANY OFFSETS, BENDS, SPECIAL FITTINGS AND EXACT LOCATIONS ARE NOT INDICATED. CAREFULLY STUDY DRAWINGS AND PREMISES I ORDER TO DETERMINE BEST METHODS, EXACT LOCATIONS, ROUTES AND BUILDING OBSTRUCTIONS, PRESERVE HEADROOM, AND KEEP OPENINGS AND PASSAGEWAYS CLEAR.

CUTTING AND PATCHING:

CUT EXISTING WORK AND PATCH AS NECESSARY TO PROPERLY INSTALL THE NEW WORK. AS THE WORK PROGRESSES, LEAVE NECESSARY OPENINGS, HOLES AND CHASES, ETC., IN THEIR CORRECT LOCATIONS. IF THE REQUIRED OPENINGS, HOLES AND CHASES ETC., ARE NOT IN THEIR CORRECT LOCATIONS, MAKE THE NECESSARY CORRECTIONS AT NO COST TO THE OWNER. AVOID EXCESSIVE CUTTING AND DO NOT CUT STRUCTURAL MEMBERS WITHOUT CONSENT OF ARCHITECT.

REGULATIONS, PERMITS & INSPECTIONS

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

DUCTWORK

ALL DUCTWORK FABRICATED AS PER LATEST INTERNATIONAL MECHANICAL CODE REQUIREMENTS AND SMACNA MANUAL. EXTENSION OF EXISTING DUCTWORK SHALL BE MADE WITH SOME MATERIAL. DUCTWORK SHALL BE CONSTRUCTED OF NEW HOT-DIPPED GALVANIZED SHEET METAL ASTM A-120 FOR EACH SIDE, WITH 1", 1 1/2 LB. DENSITY DUCT LINER. TAPE ALL CROSS-JOINTS IN SHEET METAL DUCT WITH HARDCAST. TAKE-OFF FITTINGS SHALL BE CONICAL SPIN-IN WITH QUADRANT DAMPER. TURNING VANES SHALL BE INSTALLED IN ALL MITERED ELBOWS. DUCT INSULATION: ACCEPTABLE MANUFACTURERS: CSG, JOHNS-MANSVILLE.

FLEXIBLE DUCT
FLEXIBLE DUCT MAY BE USED FOR FINAL CONNECTION TO AIR DISTRIBUTION DEVICES, BUT SHALL NOT EXCEED 6 FEET IN LENGTH. FLEXIBLE DUCT SHALL HAVE A MINIMUM R-5 INSULATION VALUE.

DUCT INSULATION

DUCT SIZES ON DRAWINGS ARE "CLEAR INSIDE." INCREASE SHEET METAL SIZES ACCORDINGLY FOR LINED DUCTWORK. ADHESIVE AND INSULATING MATERIALS SHALL HAVE COMPOSITE FIRE AND SMOKE HAZARD RATINGS MAXIMUM 25 FOR FLAME SPREAD AND 50 FOR SMOKE DEVELOPED. ADHESIVES SHALL BE WATERPROOF.

LINED DUCTWORK - SEMI-RIGID GLASS FIBER INSULATION, 1 1/2 PCF,
1 1/2" THICK, THERMAL CONDUCTIVITY AT 75°. MAXIMUM 0.17 BTU/IN./SQ. FT./DEG./HR. MINIMUM "R-VALUE" SHALL BE 6.0.

WRAPPED DUCTWORK - FIBER GLASS BLANKET WITH FRK VAPOR RETARDING FACING. 1 1/2 PCF, 2" THICK, WITH A MINIMUM INSTALLED "R-VALUE" OF 6.0. (ASSUMES 25% COMPRESSION)

ACCEPTABLE MANUFACTURERS

THE FOLLOWING IS A LIST OF MANUFACTURERS WHOSE EQUIPMENT AND HVAC MATERIALS ARE ACCEPTABLE, SUBJECT TO CONFORMANCE WITH CONTRACT DOCUMENTS. VERIFY THAT THE EQUIPMENT WILL MEET ALL CAPACITIES SPACE ALLOCATIONS, AND THAT THE WEIGHTS WILL NOT EXCEED STRUCTURAL DESIGN LOADS.

GRILLES, REGISTERS, DIFFUSERS: KRUEGER, METAL-AIRE, TITUS, FLEXIBLE DUCT: GENFLEX, THERMAFLEX, OR EQUIVALENT. EXHAUST FANS: GREENHECK, LOREN COOK AND PENN VENTILATOR. DUCT AND PIPE INSULATION: KNAUF, OWENS-CORNING, MANVILLE, CERTAIN-TEED, PPG.

EXHAUST FANS

SIZE, CAPACITIES, AND TYPE AS INDICATED ON THE DRAWINGS. FURNISH COMPLETE WITH FACTORY CURBS/ROOF CAPS, BAROMETRIC DAMPER, SPEED CONTROL, DISCONNECT, STARTER (IF REQUIRED), AND BIRDSCREEN. FURNISH ROOF MOUNTED FANS WITH INSULATED ROOF CURB; PROVIDE CEILING MOUNTED FANS WITH WALL/ROOF CAP.

AIR SYSTEM BALANCING

AIR SYSTEMS AND AIR DISTRIBUTION TEST AND BALANCE: THE CONTRACTOR SHALL INCLUDE IN HIS BID TESTING AND AIR BALANCE OF AIR MOVING EQUIPMENT AND AIR DISTRIBUTING OR EXHAUSTING SYSTEMS AS HEREIN SPECIFIED. PROVIDE CERTIFIED REPORT TO ARCHITECT.

EF-1 / RF-1 FAN SCHEDULE

MARK	SERVES	MANUF.	MODEL	CFM	E.S.P. (in. wg)	MOTOR HP OR WATTS	MOTOR V/PH	DRIVE	SONES	WEIGHT LBS	REMARKS
EF-1	MEN 101	GREENHECK	SP-B90	75	.25	54 WATTS	120/1	DIRECT	2.0	10	(1) (2)

(1) UNIT TO OPERATE VIA WALL SWITCH.
(2) PROVIDE WITH "GREENHECK" ROOF DISCHARE CAP #RCC-7.

GRILLES/REGISTERS/DIFFUSERS SCHEDULE

MARK	DESCRIPTION	MODULE SIZE	TYPE	OBD	FRAME	MATERIAL	FINISH	MANUF.	MODEL	REMARKS
CD-1	SUPPLY DIFFUSER	24" x 24"	ROUND	NO	SURFACE	STEEL	WHITE	TITUS	TMS	8ø NECK

DUCT CONSTRUCTION NOTES

1 - ALL DUCTWORK SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH "ASHRAE GUIDE" AND "SMACNA STANDARDS" AND IN CONFORMANCE WITH REQUIREMENTS OF LOCAL BUILDING, MECHANICAL AND ENERGY CONSERVATION CODES. WHERE MORE THAN ONE REGULATION OR CODE APPLIES, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

2 - FLEXIBLE DUCTWORK SHALL COMPLY WITH THE CLASS 1 REQUIREMENTS OF THE NFPA BULLETIN NO. 90A AND SHALL BE INSULATED WITH 1" FIBERGLASS, SUPPORTED BY HELICALLY WOUND STEEL WIRE WITH REINFORCED METALIZED OUTER JACKET RATED FOR USE IN PLENUMS. ATTACHMENT SHALL BE WITH WORM DRIVE CLAMPS. LENGTH SHALL NOT EXCEED 6'-0"

3 - PROVIDE MANUAL BALANCING DAMPER AT EACH BRANCH DUCT TAKE OFF.

4 - ALL DUCTWORK JOINTS SHALL BE SEALED WITH WATER-BASED MASTIC.

5 - ALL AIR SUPPLY AND RETURN DUCTS LOCATED IN UNCONDITIONED SPACES (OR ATTIC) SHALL HAVE A MIN. R-8 INSULATION VALUE.

6 - PROVIDE RADIUS ELBOWS, TURNING VANES, AND SPLITTER DAMPERS IN BRANCHES AND EXTRACTORS WHERE APPLICABLE.

7 - TURNING VANES SHALL BE INSTALLED IN ALL MITERED ELBOWS.

8 - BRANCH DUCT SERVING DIFFUSERS SHALL BE SIZE AS INDICATED. PROVIDE INCREASER OR SHEET METAL PLENUM TO CONNECT TO DIFFUSER AS REQUIRED.

9 - ALL DUCT DIMENSIONS SHOWN ARE INSIDE CLEAR DIMENSIONS. IF DUCT LINER IS USED FOR INSULATION, CONTRACTOR SHALL INCREASE DUCT SIZE ACCORDINGLY.

10 - HANGERS FOR SHEET METAL DUCTWORK SHALL BE INSTALLED AS REQUIRED BY 2012 IMC.

COORDINATION NOTES

1 - COORDINATE OPENING'S FOR GRILLES, REGISTERS, DIFFUSERS AND DUCTWORK WITH FRAMING CONTRACTOR PRIOR TO ROUGH-IN.

2 - COORDINATE EXACT LOCATION OF ALL GRILLES, REGISTERS AND DIFFUSERS WITH ARCHITECTURAL PLANS.

3 - LIGHTING & SPRINKLER HEADS TAKE PRECEDENCE OVER DIFFUSER LOCATION. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS TO DIFFUSERS TO AVOID ANY CONFLICT WITH LIGHTING LAYOUT & SPRINKLER HEADS.

4 - CONTRACTOR TO COORDINATE THERMOSTAT LOCATIONS WITH OWNER & ARCHITECT PRIOR TO MOUNTING.

5 - ALL THERMOSTATS ARE TO BE MOUNTED AT A HEIGHT OF 48" ABOVE THE FLOOR LEVEL FOR DISABLED ACCESS.

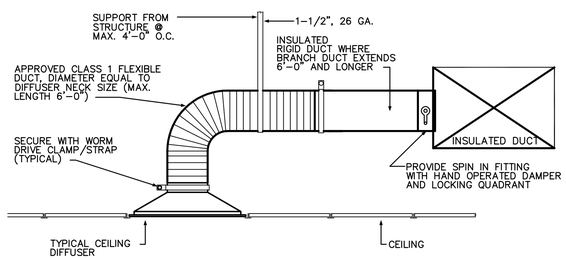
GENERAL REQUIREMENTS

1 - PROVIDE CLEARANCES AS PER MANUFACTURER'S RECOMMENDATIONS.

2 - PITCH CONDENSATE DRAIN LINE 1/8" PER 12" RUN TOWARDS TERMINATION. INSULATE IN CONDENSATE DRAIN LINE WITH 3/8" CLOSED CELL "ARMIFLEX" TUBE INSULATION, TO PREVENT CONDENSATE DRIP.

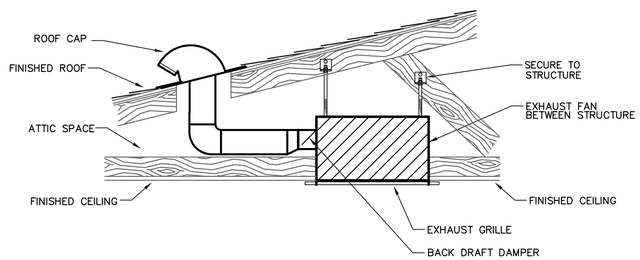
3 - PRIOR TO THE CONTRACTOR ORDERING OR SETTING ANY AIR CONDITIONING EQUIPMENT, DUCTWORK, OR AIR DEVICE, HE SHALL VERIFY LOCATION OF PLACEMENT WITH STRUCTURAL DRAWINGS AND CONFIRM WEIGHTS, DISCHARGE CONFIGURATION, SIZES, ELECTRICAL CHARACTERISTICS AND ANY OTHER DIMENSIONAL DATA WHICH MIGHT AFFECT THE SUCCESSFUL INSTALLATION OF THE EQUIPMENT.

4 - KEEP ALL VENTS THROUGH ROOF AND EXHAUST DISCHARGE DUCTS A MINIMUM OF 10'-0" FROM OUTSIDE AIR INTAKES OR WINDOWS AND FROM ALL VERTICAL PORTIONS OF THE BUILDING.



BRANCH DUCT TAKE-OFF DETAIL — 1 / M2.1

NOT TO SCALE



CEILING EXHAUST FAN DETAIL — 2 / M2.1

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Registered Professional Engineer 33491 WILLIAM MARK ODELL Date Signed 12/09/18 ARIZONA U.S.A.

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ARCHITECTURE & PLANNING

DRAWING: Mechanical Schedules

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

APN: 115-09-008D

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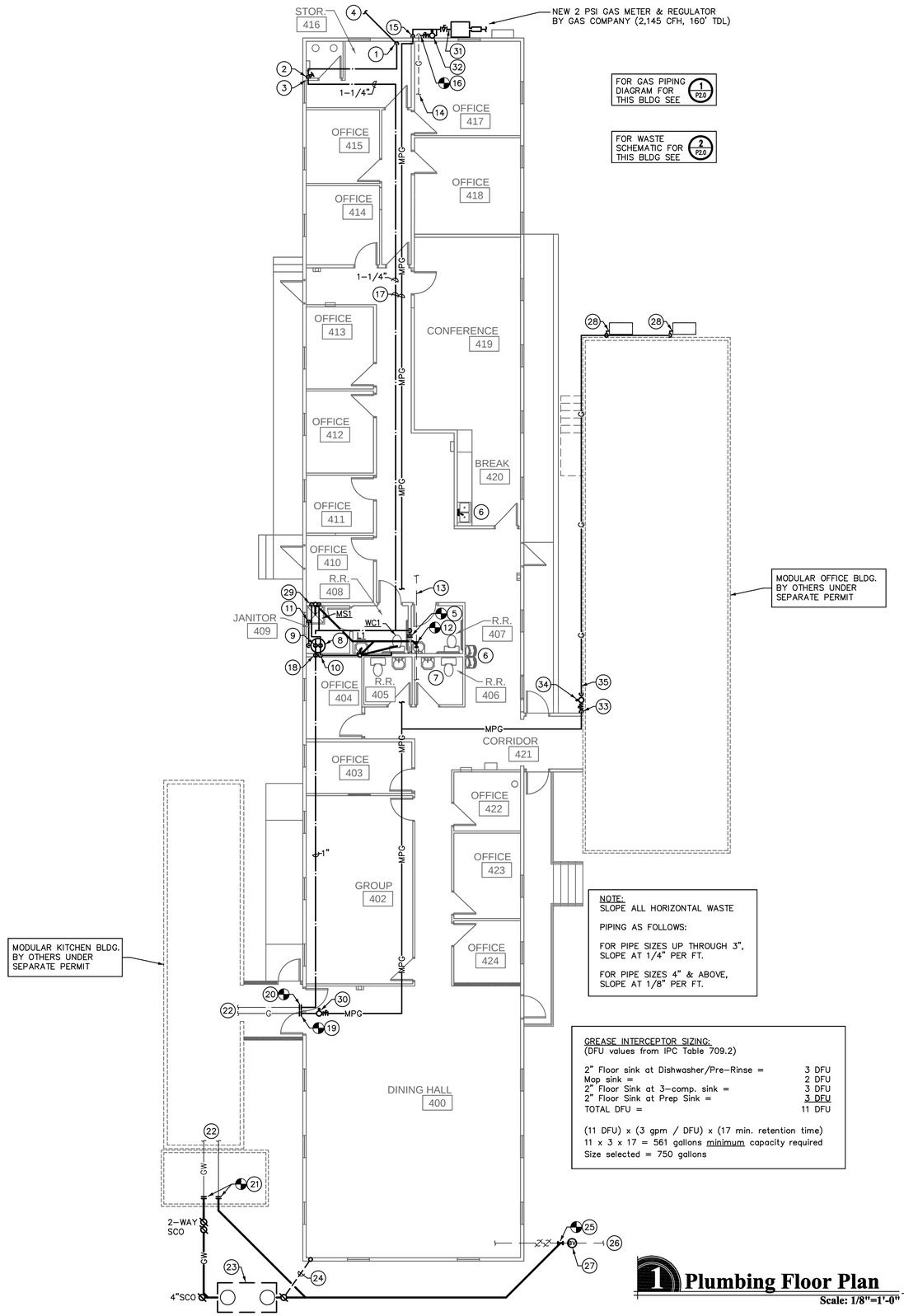

NOTE:
SLOPE ALL HORIZONTAL WASTE

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.

GREASE INTERCEPTOR SIZING:
(DFU values from IPC Table 709.2)

2" Floor sink at Dishwasher/Pre-Rinse =	3 DFU
Mop sink =	2 DFU
2" Floor Sink at 3-comp. sink =	3 DFU
2" Floor Sink at Prep Sink =	3 DFU
TOTAL DFU =	11 DFU

(11 DFU) x (3 gpm / DFU) x (17 min. retention time)
11 x 3 x 17 = 561 gallons minimum capacity required
Size selected = 750 gallons

1 Plumbing Floor Plan

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

Plan North

KEYNOTES (CONTINUED)

(26) EXISTING 4" BUILDING WASTE- FIELD VERIFY EXACT SIZE, LOCATION, INVERT & FLOW DIRECTION.

(27) PROVIDE BACKWATER VALVE, LINE SIZE, ON BUILDING SEWER TO COMPLY WITH CITY OF PRESCOTT REQUIREMENTS.

(28) GAS PIPING CONNECTION TO EXTERIOR WALL MOUNTED A/C UNIT. PROVIDE LUBRICATED GAS COCK & 6" DIRT LEG AT UNIT CONNECTION.

(29) 1/2" H & CW DOWN TO MOP SINK.

(30) 2ND STAGE REGULATOR (2 PSI TO 7" W.C.) (1,335 CFH, 58' TDL). NOTE: PROVIDE FULL SIZE REGULATOR VENT ROUTED TO EXTERIOR.

(31) 2 PSI MEDIUM PRESSURE GAS (MPG) OUT OF METER.

(32) 2ND STAGE REGULATOR (2 PSI TO 7" W.C.) (608 CFH, 168' TDL).

(33) MP GAS EXIT BUILDING & DROP TO REGULATOR.

(34) 2ND STAGE REGULATOR (2 PSI TO 7" W.C.) (150 CFH, 70' TDL).

(35) LOW PRESS. GAS OUT OF REGULATOR & EXTEND ALONG EXTERIOR WALL TO NEW A/C UNITS. ATTACH PIPING TO EXTERIOR SIDE OF MODULAR BUILDING NEAR ROOF EAVE.

KEYNOTES

(1) 1-1/4" CW ENTER BUILDING & ROUTE IN CRAWLSPACE TO RISER ROOM.

(2) 1-1/4" CW RISE FROM CRAWLSPACE TO BALL VALVE (BUILDING SHUTOFF) & PRESSURE REDUCING VALVE (SET AT 80 PSI).

(3) 1-1/4" CW OUT OF PRV TO RISE EXPOSED IN RISER ROOM & ROUTE ABOVE SUSPENDED CEILING.

NEW 1-1/4" CW FROM NEW 1" WATER METER & RP BACKFLOW PREVENTER- SEE CIVIL PLANS FOR CONTINUATION.

(5) NEW 1" CW DOWN TO CONNECT IN CRAWLSPACE TO EXISTING SUPPLY TO EXISTING TOILET RMS. & BREAKROOM. FIELD VERIFY EXACT SIZE & LOCATION.

(6) EXISTING FIXTURE TO REMAIN.

(7) EXISTING TOILET ROOM FIXTURES TO REMAIN (TYPICAL FOR TOILET ROOMS 405, 406, & 407).

(8) NEW ELECTRIC WATER HEATER WH-1, SEE DETAIL, SHEET P2.0.

(9) 3/4" H & CW DOWN TO WATER HEATER.

(10) 3/4" HW DOWN TO 3/4" HEADER, WITH 1/2" TO NEW LAV & 3/4" CONNECTION TO EXISTING HW SUPPLY FROM DEMO'D. SUPPLY FROM DEMO'D. WATER HEATER WATER HEATER (SUPPLYING EXISTING TOILET ROOM LAVS & BREAK ROOM SINK). FIELD VERIFY EXACT SIZE & LOCATION OF EXISTING LINE. REFER TO ARCHITECTURAL DEMOLITION PLANS.

(11) FULL SIZE WATER HEATER P & T RELIEF DRAIN LINE DOWN TO TERMINATE AT +2" ABOVE MOP SINK RIM WITH 90° ELBOW DOWN.

(12) CONNECT NEW 3" WASTE TO EXISTING WASTE LINE.

(13) EXISTING WASTE LINE IN CRAWLSPACE. FIELD VERIFY EXACT SIZE, LOCATION, INVERT & FLOW DIRECTION.

(14) EXISTING GAS LINE IN ATTIC TO EXIST. ROOFTOP A/C UNITS.

(15) MP GAS ROUTE ALONG EXTERIOR FACE OF WALL TO ENTER BUILDING AT ATTIC.

(16) LOW PRESS. GAS OUT OF REGULATOR & CONNECT TO EXISTING RISER AT BLDG. EXTERIOR.

(17) NEW CW & GAS PIPING ROUTED ABOVE SUSPENDED CEILING. COORD. ROUTING WITH EXISTING CONDITIONS.

(18) 3/4" CW DOWN TO 3/4" HEADER, WITH 1/2" TO NEW WC & LAV.

(19) LOW PRESS. GAS OUT OF REGULATOR & CONNECT TO GAS SUPPLY TO MODULAR KITCHEN (SEE GAS PIPING DIAGRAM FOR SIZING).

(20) 1" CW CONNECTION TO NEW CW SUPPLY TO MODULAR KITCHEN.

(21) 3" GREASE WASTE & 2" SANITARY WASTE CONNECTIONS TO NEW WASTE PIPING FROM MODULAR KITCHEN.

(22) SEE MODULAR KITCHEN PLANS (UNDER SEPARATE PERMIT) FOR CONTINUATION OF ALL KITCHEN PLUMBING PIPING.

(23) 750 GALLON GREASE INTERCEPTOR GI-1.

(24) 2" VENT OFF WASTE, ROUTE BELOW GRADE TO BUILDING.

(25) CONNECT NEW 4" WASTE TO EXIST. WASTE.

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

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 LEGEND

SYMBOL	ABBR.	DESCRIPTION
———	W	WASTE PIPING
— — — —	V	VENT PIPING
——·——·——	CW	COLD WATER PIPING
——··——··——	HW	HOT WATER PIPING
——MPG——	MPG	2 PSI NATURAL GAS PIPING
——G——	G	NATURAL GAS PIPING
——BV——	BV	BALL VALVE
⌀	FCO, SCO	FLOOR OR SURFACE CLEANOUT
—|	WCO	WALL CLEANOUT
⊥	VTR	VENT THRU ROOF
—|—	HB	HOSE BIBB

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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 7th, 2018

JOB NO. 724

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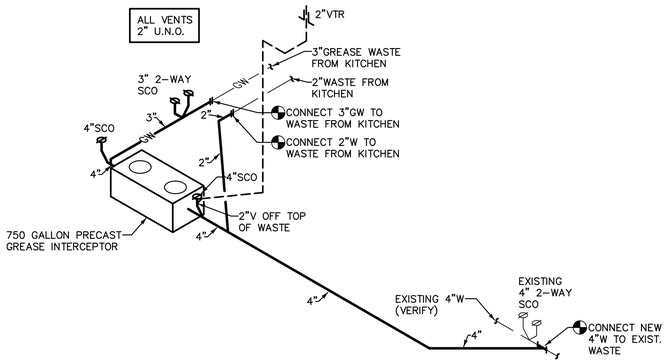
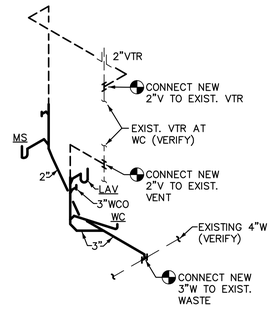


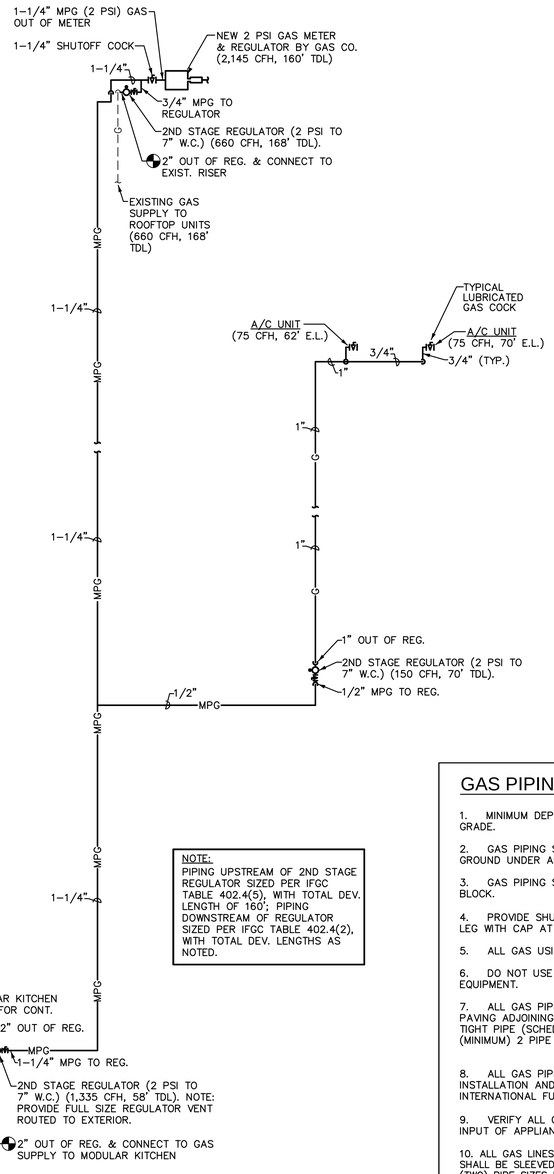
WASTE SCHEMATIC

NTS

2 / P2.0



NEW RESTROOM - JAN. ROOM



NOTE:
PIPING UPSTREAM OF 2ND STAGE REGULATOR SIZED PER IFGC TABLE 402.4(5), WITH TOTAL DEV. LENGTH OF 160'; PIPING DOWNSTREAM OF REGULATOR SIZED PER IFGC TABLE 402.4(2), WITH TOTAL DEV. LENGTHS AS NOTED.

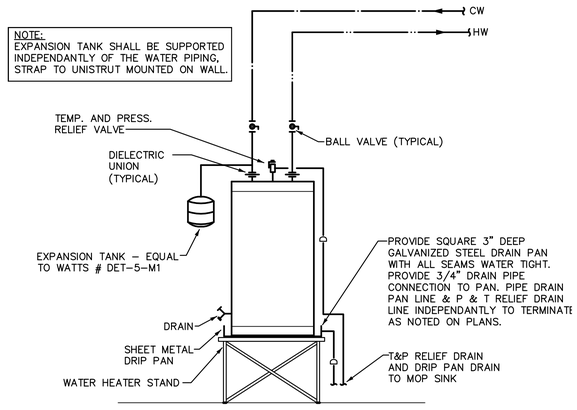
GAS PIPING DIAGRAM

NTS

1 / P2.0

GAS PIPING NOTES:

1. MINIMUM DEPTH OF GAS PIPING TO BE 18" BELOW GRADE.
2. GAS PIPING SHALL NOT BE INSTALLED IN OR ON THE GROUND UNDER ANY BUILDING.
3. GAS PIPING SHALL NOT RUN IN HOLLOW CORE OF BLOCK.
4. PROVIDE SHUT-OFF COCK, UNION AND 6" LONG DIRT LEG WITH CAP AT EACH GAS LINE DROP TO APPLIANCE.
5. ALL GAS USING EQUIPMENT TO BE NATURAL FUEL.
6. DO NOT USE FLEXIBLE PIPE CONNECTIONS TO EQUIPMENT.
7. ALL GAS PIPING UNDER ASPHALT OR CONCRETE PAVING ADJOINING BUILDING MUST BE SLEEVED IN GAS TIGHT PIPE (SCHEDULE 40 PVC PIPE). SLEEVE SIZE SHALL (MINIMUM) 2 PIPE SIZES LARGER THAN THE GAS PIPE.
8. ALL GAS PIPING, MATERIALS, VALVES, FITTINGS, INSTALLATION AND TESTING SHALL COMPLY WITH CHAP. 4, INTERNATIONAL FUEL GAS CODE.
9. VERIFY ALL GAS BTU/H INPUTS WITH ACTUAL BTU/H INPUT OF APPLIANCE SUPPLIED.
10. ALL GAS LINES INSTALLED THROUGH CMU WALLS, ETC., SHALL BE SLEEVED WITH STEEL PIPE A MINIMUM OF (2) (TWO) PIPE SIZES LARGER THAN THE GAS PIPE.



ELECTRIC WATER HEATER DETAIL

NTS

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ARCHITECTURE & PLANNING

DRAWING: Plumbing Schematics & Details

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 7th, 2018
JOB NO.	724
SHEET	P2.0
	400

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 confoming 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..1.3 Gas Piping:

2..1.3.1 Gas Piping, interior above slab: Schedule 40 black steel conforming to ASTM A53. Fittings shall conform to the following:

2..1.3.1.1 Pipe 2" and Smaller: 150 psi, black malleable iron, conforming to ANSI B16.3, 150 psi SWP.

2..1.3.1.2 Pipe 2–1/2" and Larger: Black steel seamless welding fittings conforming to ANSI B16.9 and USAS B16.25, 150 psi SWP.

2..1.3.1.3 Unions: Black malleable iron screwed connections, ground iron–to–bronze seat, conforming to ASTM A47, 250 psi SWP.

2..1.3.1.4 Flanges: Black forged steel with weld neck flanges conforming to ANSI B16.5, 150 psi SWP.

2..1.3.2 Gas Piping, above grade or slab, exterior: Schedule 40 galvanized steel, conforming to ASTM A53 and suitable for gas piping. Fittings: 150# galvanized steel screwed fittings.

2..1.3.3 Gas piping, below grade or slab: Polyethylene (PE) pipe, conforming to ASTM D2513, with heat fused joints. Installed in accordance with IAPMO IS 12–83. All piping installed below slab shall be properly sleeved and vented. Verify proposed installation is acceptable to Authority Having Jurisdiction prior to construction.

2..1.3.4 Risers: All risers in the system from below grade shall be pre–manufactured anodeless type as manufactured by Central Maufacturing Co., Shawnee, OK, or approved equal.

2..1.4 Tracer Wire: Provide approved 14 gage copper (orange covered) tracer wire along all non metallic underground piping.

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 all domestic hot water piping, 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 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..4.4 Gas Valves, 3/4" and Smaller: Milwaukee BB–1–102.

2..4.5 Gas Valves, 1" to 1–1/2": Rockwell–Nordstrom #142 with #555 lubricant for natural gas

2..4.6 Gas Valves, 2" and Larger: Rockwell–Nordstrom #143 with #555 lubricant for natural gas service.

2..4.7 Gas Pressure Regulators: Fisher or Equimeter diaphragm actuated pressure regulator suitable for natural gas service. Orifice to be sized to regulate cubic feet per hour at inlet and outlet pressures as scheduled on the drawings or as required by system.

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.

Mop Sinks: Fiat, Mustee, Swan.

Electric Water Heaters: Rheem, A.O. Smith, American.

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 Gas System: Hold at 50 psi pneumatic for four hours with no pressure loss.

3..1.5 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.

PLUMBING FIXTURE SPECIFICATIONS

SYMBOL	DESCRIPTION
WC–1	WATER CLOSET (ADA COMPLIANT): FIXTURE: AMERICAN STANDARD "CADET PRO" 215AA.104, 1.28 GALLONS PER FLUSH, 16–1/2" HIGH RIM, FLOOR MOUNTED, VITREOUS CHINA, ELONGATED BOWL. SEAT: CHURCH 9500 WHITE OPEN FRONT SEAT WITH CONCEALED CHECK HINGE AND WITHOUT COVER. SUPPLIES: EASTMAN C5CR–20–LK, 1/2" x 3/8" ANGLE STOP WITH FLEXIBLE TUBE RISER.
L–1	LAVATORY (WALL HUNG– ADA COMPLIANT): FIXTURE: AMERICAN STANDARD, MODEL No. 0355.012, WALL HUNG 20" x 18" VITREOUS CHINA, FRONT OVERFLOW. FAUCET: AMERICAN STANDARD "RELIANT 3" MODEL 7385.050, 4" CENTERSET FAUCET WITH CERAMIC DISC CARTRIDGE, METAL SINGLE LEVER ADA HANDLE, ADJUSTABLE HOT LIMIT SAFETY STOP, CAST BRASS WATERWAY, 0.5 GPM MAXIMUM FLOW RATE AERATOR. WATTS DRAINAGE #CA–411 FLOOR MOUNTED CONCEALED ARM LAVATORY CARRIER. SUPPLIES: EASTMAN C5RC–15–LK, ANGLE STOPS WITH FLEXIBLE TUBE RISERS. WASTE: McGUIRE 155WC, OFFSET WHEELCHAIR LAVATORY STRAINER WITH GRID DRAIN, CAST BRASS ELBOW AND OFFSET TAILPIECE. TRAP: McGUIRE 8902, 1–1/4" x 1–1/2" CAST BRASS P TRAP, INSULATE EXPOSED WATER AND WASTE PIPING WITH TRUEBRO LAV–GUARD INSULATION KIT, MODEL 102, WITH ACCESSORY #105.
MS–1	MOP SINK: FIXTURE: FIAT MODEL MSB–2424, 24" x 24" x 10", FLOOR MOUNTED, MOLDED STONE WITH INTEGRAL STAINLESS STEEL STRAINER EXTENSION. FAUCET: CHICAGO FAUCET 897 CHROME–PLATED SUPPLY FITTING WITH INTEGRAL STOPS, VACUUM BREAKER, 3/4" HOSE THREAD, FLEXIBLE 3/4" RUBBER HOSE AND HOSE BRACKET; MOP HANGER; SILICONE SEALANT INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. TRAP: PROVIDE 2" P TRAP.
WH–1	ELECTRIC WATER HEATER: PPROVIDE UL LISTED ELECTRIC WATER HEATER OF SIZE, CAPACITY AND MAKE AS SCHEDULED. HEATER SHALL BE WARRANTED FOR A MINIMUM OF 5 FULL YEARS AFTER FINAL ACCEPTANCE OF THE BUILDING. FURNISH HEATER WITH THE FOLLOWING ACCESSORIES: 1. ASME COMBINATION TEMPERATURE AND PRESSURE RELIEF VALVE RATED IN EXCESS OF HEATER INPUT. RUN FULL SIZE DRAIN TO TERMINATE AS SHOWN ON DRAWINGS. 2. AUTOMATIC THERMOSTAT ACTUATED CONTROLS WITH 100% SHUTOFF. 3. HIGH–LIMIT CONTROLS. 4. TANK DRAIN. 5. BRASS NIPPLES FOR PIPE CONNECTIONS. 6. HEATER SHALL BE FACTORY INSULATED AND SHEET METAL JACKETED.
GI–1	GREASE INTERCEPTOR: WITH GALLON CAPACITY UNIT AS NOTED ON DRAWINGS, COMPLETE WITH CAST IRON TRAFFIC RINGS AND COVER, EXTENSION RINGS, REMOVABLE TOP COVERS, HOLDING PARTION AND FLOW FITTINGS FOR FLUID INLET, OUTLET, AND PASS THROUGH. THE EXTENSION RINGS, TOP COVER, TANK PARTITION, AND BOTTOM SHALL BE CONSTRUCTED OF 3000 PSI MINIMUM STRENGTH CONCRETE.

FIXTURE CONNECTION SCHEDULE

MARK	DESCRIPTION	TRAP SIZE	WASTE	VENT	COLD WATER	HOT WATER	REMARKS
WC1	WATER CLOSET (ADA)	INT.	3"	2"	1/2"	–	FLUSH TANK, FLOOR MOUNT
L1	LAVATORY	1–1/4" x 1–1/2"	2"	1–1/2"	1/2"	1/2"	ADA COMPLIANT, WALL MOUNTED
MS1	MOP SINK	2"	2"	1–1/2"	1/2"	1/2"	FLOOR TYPE

ELECTRIC WATER HEATER SCHEDULE

MARK	MANUFAC.	MODEL	STORAGE CAPACITY IN GALS.	KW INPUT	VOLTAGE/ PHASE	GALLON PER HR. REC. AT 100° F T.R.	WATER OUTLET TEMP °F	REMARKS
WH–1	RHEEM	EGSP15	15	1.5	120/1	6	140	

WATER CALCULATION (BUILDING 400):

FIXTURE UNITS = 53 FU/ 30 GPM (FLUSH TANK SYSTEM)

FIXTURES	NO.	FU	TOTAL FU
WATER CLOSET	4	5	20
LAVATORY	4	2	8
ELECT. WATER COOLER	1	1	1
MOP SINK	1	4	4
FIXTURES (MODULAR KITCHEN)	NO.	FU	TOTAL FU
3–COMPARTMENT SINK	1	4	4
HAND SINK	1	2	2
PREP SINK	1	2	2
MOP SINK	1	4	4
DISHWASHER	1	4	4
PRE–RINSE	1	4	4
TOTAL FU			53 FU

PIPE LENGTH, TAP TO METER	20 FT.
PIPE LENGTH, BLDG. ENTRY TO FARTHEST FIXTURE	213 FT.
VERTICAL PIPE LENGTH TO HIGHEST FIXTURE	5 FT.
TOTAL PIPE LENGTH	238 FT.
FITTING LOSS (10%)	24 FT.
TOTAL DEVELOPED LENGTH	262 FT.

WATER PIPE SIZING CRITERIA

STREET PRESSURE	65.00 PSI*
WATER METER LOSS (1")	10.00 PSI
BACKFLOW PREVENTER LOSS (1")	12.00 PSI
STATIC LOSS (5' x 0.43)	2.15 PSI
FIXTURE LOSS	20.00 PSI
PRESSURE AVAILABLE FOR PIPING	20.85 PSI

20.85 PSI / 262 FEET x 100 = 8.0 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 8.0 PSI LOSS

PIPE SIZE	G.P.M.	F.U.(TANK)
1/2"	3	3
3/4"	9	11
1"	18	25
1–1/4"	31	55

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.

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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DRAWING: Plumbing Schedules & Specs

PROJECT: Renovation Project for USVets
Bridgepointe Communities LLC
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APN: 115-09-008C

DRAWN BY

CHECKED BY

DATE
December 7th, 2018

JOB NO.
724

SHEET
P3.0
400

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Aug 16, 2018 - 2:07pm

ELECTRICAL SYMBOLS

NOTE: NOT ALL SYMBOLS ARE USED ON THIS PROJECT

- A / a — FLUORESCENT FIXTURE, WITH FIXTURE DESIGNATED BY LETTER. SMALL LETTER INDICATES SWITCH LEG
- NL — NIGHT LIGHT– NOT SWITCHED
- FLUORESCENT STRIP FIXTURE.
- CEILING OR WALLMOUNTED FIXTURE.
- Pc — PORCELAIN PULL CHAIN FIXTURE
- J — JUNCTION BOX
- JUNCTION BOX WITH FLEX CONNECTION.
- SINGLE FACE EXIT SIGN– NOT SWITCHED
- DOUBLE FACED EXIT SIGN– NOT SWITCHED.
- TWO HEAD EMERGENCY LIGHT WITH BATTERY.
- POLE–MOUNTED FIXTURE – No. OF LUMINAIRES AS SHOWN & SCHEDULED
- S — SINGLE POLE SWITCH, + 48" A.F.F. (20A–120/277V)
- S_3 — THREE WAY SWITCH, + 48" A.F.F. (20A–120/277V)
- S_4 — 4–WAY SWITCH +48" AFF (20A–120/277V)
- S_P — SWITCH AND PILOT LIGHT (20A–120–/277V)
- S_K — SINGLE POLE SWITCH, KEY OPERATED (20A)
- 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)
- SPECIAL RECEPTACLE – SIZE & TYPE AS NOTED
- POWER FLUSH FLOOR OUTLET
- TELEPHONE OUTLET PLASTER RING AT + 18" A.F.F. HUBBELL #P12 COVERPLATE. 3/4"C TO CEILING SPACE UNLESS SHOWN WITH HOMERUNS.
- DATA SYSTEM OUTLET, 4" SQUARE BOX AND COVERPLATE, 3/4" C. TO CEILING SPACE UNLESS SHOWN WITH HOMERUN, + 18" A.F.F.
- TELE/DATA COMBO OUTLET, 4" SQUARE BOX AND COVERPLATE, 3/4" C. TO CEILING SPACE UNLESS SHOWN WITH HOMERUN, + 18" A.F.F.
- 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.
- T — TELPHONE SYSTEM CONDUIT HOMERUN WITH NYLON PULLWIRE (1"C MIN UNO)
- TV H — CLOSED CIRCUIT TV (CCTV) OUTLET SAME AS CATV OUTLET
- DOOR CHIME
- REMOTE CONTROL STATION @ +48" AFF
- DISCONNECT SWITCH, FUSE PER EQUIPMENT MANUFACTURERS RECOMMENDATION. OUTSIDE NEMA 3R – N.F. = NON–FUSED.
- COMBINATION STARTER AND FUSIBLE DISCONNECT SWITCH SIZE AS NOTED
- E — EQUIPMENT TERMINATION CONNECTION POINT VERIFY EXACT LOCATION LOAD AND VOLTAGE AS NOTED
- MOTOR
- SM — THERMAL PROTECTED SWITCH
- MOTOR STARTER – SHADING INDICATES F.B.O.
- DISTRIBUTION PANELBOARD.
- BRANCH CIRCUIT PANELBOARD.
- CONDUIT BELOW FLOOR OR UNDERGROUND
- CONDUIT IN WALL OR ABOVE CEILING
- HOMERUN TO PANEL, NEUTRAL AND PHASE WIRING DESIGNATION (SEE GROUNDING NOTE)
- CONDUIT TURNING UP
- CONDUIT TURNING DOWN
- CONDUIT STUB–OUT, MARK AND CAP AS DIRECTED
- GROUND WIRE (SIZE AS NOTED) EXTENDED AND CONNECTED TO APP'D GROUND

ABBREVIATIONS

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
NL	NIGHT LIGHT
TYP	TYPICAL
EDF	ELECTRIC DRINKING FOUNTAIN
TMB	TELEPHONE MOUNTING BOARD

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. MINIMUM WIRE SIZE SHALL BE #12.
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, FLEXIBLE CONDUIT, OR NM CABLES.
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

FIRE WALL/FLOOR PENETRATION

ALL PENETRATIONS OF FIRE RESISTIVE FLOORS OR SHAFT WALLS SHALL BE PROTECTED BY MATERIALS AND INSTALL–ATION DETAIL THAT CONFORM TO UNDERWRITERS LABOR–ATORY'S LISTINGS FOR THROUGH PENETRATION FIRESTOP SYSTEMS. THE CONTRACTOR SHALL SUBMIT SHOP DRAWING DETAILS WHICH SHOW COMPLETE CONFORMANCE WITH THE LISTING TO THE ARCHITECT AND SUCH DRAWINGS SHALL BE AVAILABLE TO THE LOCAL GOVERNING INSPECTORS. THE DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION WITH ALL VARIABLES DEFINED.

OUTLETS INSTALLED IN FIREWALLS

OUTLETS, (SWITCHES, RECEPTACLES, ETC.), MOUNTED IN FIRE RATED WALLS SHALL NOT OCCUPY THE SAME WALL CAVITY WITH OTHER OUTLES WHETHER ON SAME SIDE OR BACK–TO–BACK. RECOMMENDED SPACING IS 24 INCHES HORIZONTAL MIN.

SITE RELATED WORK

PRIOR TO COMMENCING WORK AND/OR SUBMITTING BASE BID, THE CONTRACTOR SHALL VISIT THE SITE AND SATISFY HIMSELF TO EXISTING WORK RELATED CONDITIONS WITH REGARDS TO THE FOLLOWING:

1 TRENCH AND BACKFILL FOR CONDUITS PER UTILITY CO. REQUIREMENTS. (FIELD VERIFY)
2 TRANSFORMER MOUNTING PAD PER UTILITY CO. REQUIREMENTS.
3 PROVIDE SECONDARY AND/OR PRIMARY CONDUITS. (SEE ONE LINE DIAGRAM).
4 SERVICE ENTRANCE SECTION (S.E.S.). VERIFY PROPOSED EQUIPMENT WILL FIT THE SPACE ALLOTED PRIOR TO ORDERING AND/OR CONSTRUCTION.
5 P.V.C. TELEPHONE CONDUIT WITH PULL WIRE AND RIGID FACTORY STEEL BENDS PER TELEPHONE CO. REQUIREMENTS. (SIZE AS NOTED OR REQUIRED BY UTILITY VERIFY PRIOR TO INSTALLATION).
6 THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND COMPLIANCE WITH ALL UTILITY COMPANIES REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO ANY AND ALL ADDITIONAL COSTS FOR MATERIAL AND LABOR FOR WORK WHETHER SHOWN ON THE PLANS OR NOT. ACTUAL ROUTING, CONDUIT, TRENCH AND PAD REQUIREMENTS SHALL BE AS SPECIFIED BY UTILITY COMPANIES. VERIFY REQUIRMENTS WITH UTILITIES PRIOR TO INSTALLATION.
7 WHERE APPLICABLE, PROVIDE EQUIPMENT GROUNDING (BOND) CONDUCTOR FOR METALLIC PROCESSING AND FIRE SPRINKLER PIPING PER NEC 250–80 AND SIZED PER NEC 250–95 TABLE.

OUTLET MOUNTING HEIGHTS PER AMERICAN DISABILITY ACT

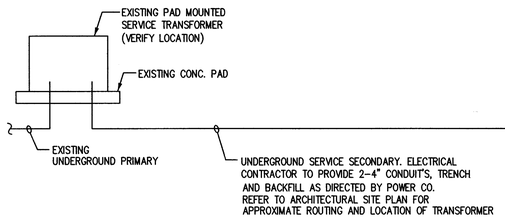
SWITCHES	+48" (MAX)
RECEPTACLES	+18" (MAX)
TELEPHONE	+18" (MAX)
SIDE REACH	+54" (MAX)

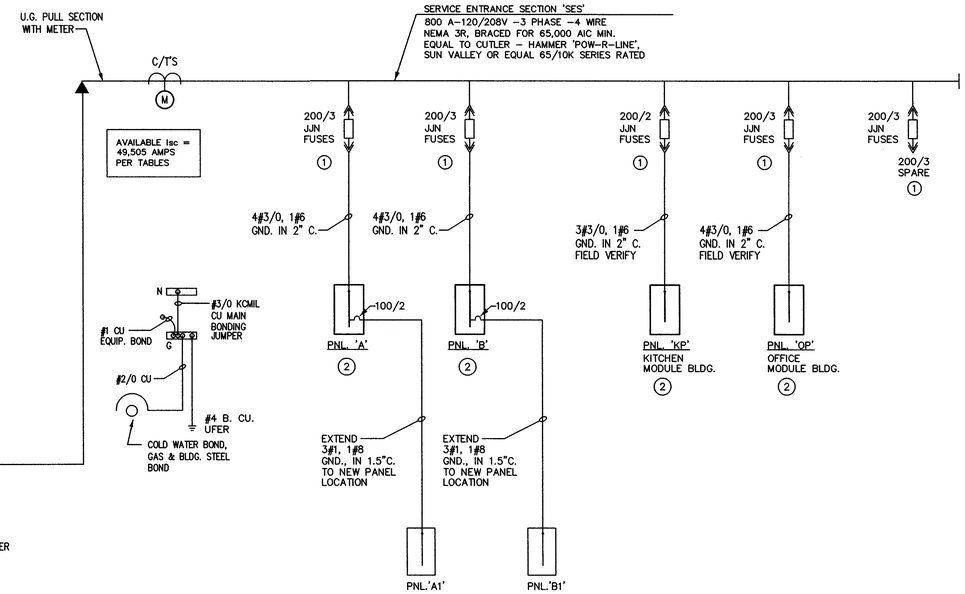
FIRE ALARM SYSTEM SPECIFICATION

THE EXISTING FIRE ALARM SYSTEM SHALL BE ADDED ON TO, SMOKE DETECTOR, HEAT DETECTORS ETC. AND EXPANDED TO THIS SCOPE OF WORK, AS REQUIRED FOR THIS TYPE OF FACILITY, IN ACCORDANCE WITH STATE AND/OR LOCAL CODE AND AS APPROVED BY THE CODE ENFORCING AUTHORITY HAVING JURISDICTION. FIELD VERIFY LOCATION & REQUIREMENTS.

ELEC. LOAD CALCULATIONS

	øA	øB	øC
PANEL 'A' (ESTIMATED LOAD)	175.0 A	175.0 A	175.0 A
PANEL 'B' (ESTIMATED LOAD)	175.0 A	175.0 A	175.0 A
PANEL 'KP' (ESTIMATED LOAD)	125.0 A	125.0 A	125.0 A
PANEL 'OP' (ESTIMATED LOAD)	125.0 A	125.0 A	125.0 A
TOTAL CODE LOAD =	600.0 A	600.0 A	600.0 A





ELECTRICAL ONE–LINE DIAGRAM 'SES'

N.T.S.

ONE LINE GENERAL NOTES:

1. SYSTEM SHOWN IS A TWO TIER SERIES RATED SYSTEM 65/10K. MANUFACTURER SHALL PROVIDE A UL LISTED SYSTEM TO MATCH THIS RATING.
2. MOTOR SHORT CIRCUIT CONTRIBUTION IS LESS THAN 1% OF SYSTEM SHORT CIRCUIT AMPS.
3. NO DESIGN CHANGES MAY BE MADE TO THE SYSTEM WITHOUT THE PRIOR APPROVAL OF THE DESIGN ELECTRICAL ENGINEER AND THE ELECTRICAL INSPECTOR

ONE LINE KEYNOTES:

(1) PROVIDE A PERMANENT LABEL READING "THIS CIRCUIT BREAKER IS PART OF A SERIES RATED SYSTEM WITH DOWNSTREAM PANELS 65/10K. 65,000 AMPS AVAILABLE. IDENTIFIED REPLACEMENT COMPONENT REQUIRED"

(2) PROVIDE A PERMANENT LABEL READING "CAUTION– SERIES RATED SYSTEM 65/10K, IDENTIFIED REPLACEMENT COMPONENTS REQUIRED"

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EXPIRES 12/30/2018

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DRAWING: Electrical Symbols, Spec's, One-Line

PROJECT: Renovation Project for USVets
Bridgepointe Communities LLC
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APN: 115-09-008C

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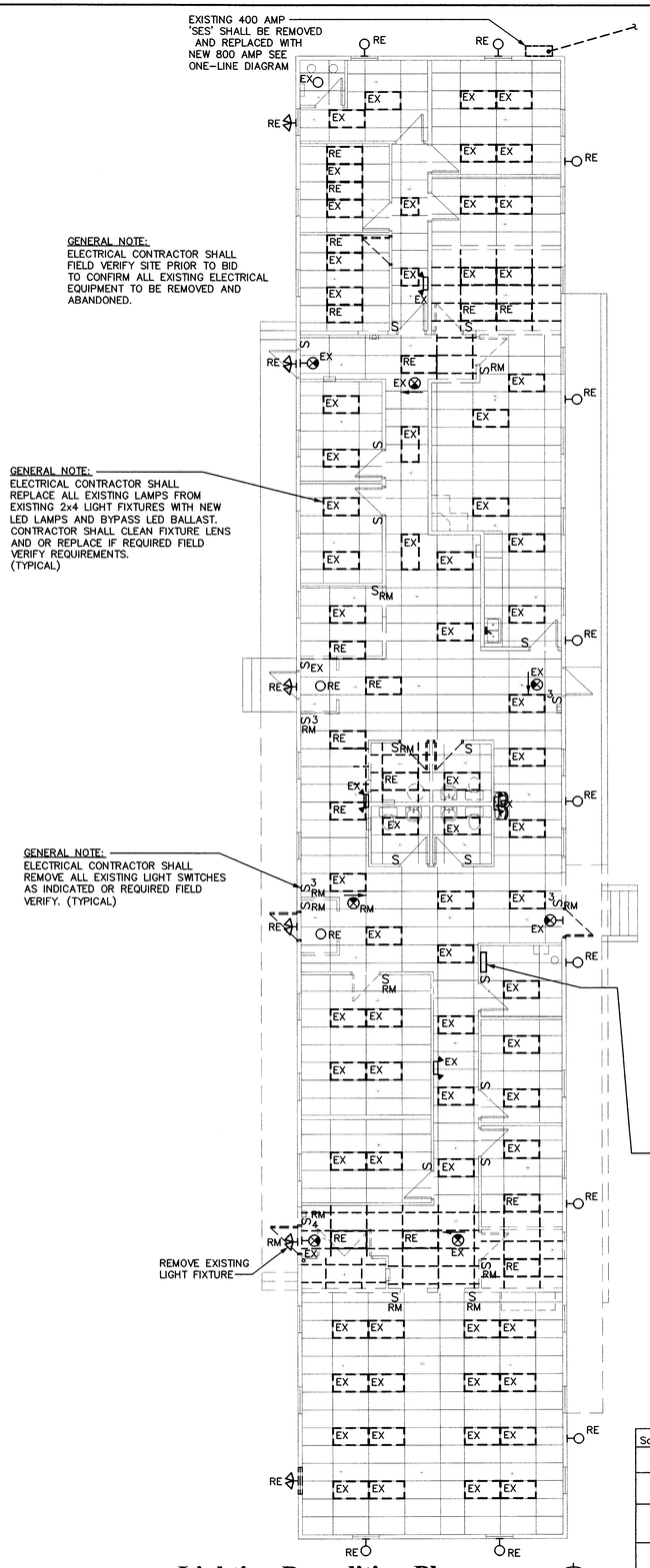
DATE	Oct 4th, 2018
JOB NO.	724
SHEET	E4.0
	400

Nov 30, 2018 - 12:29pm



Lighting Demolition Plan

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

PANELBOARD A SCHEDULE

MAINS: 200A MLO			LOAD-VA			LOCATION: SEE PLAN			
VOLTAGE: 120/208V, 3Ø, 4W						MOUNTING: FLUSH			
TYPE: EXISTING						MIN. A.I.C.: EXISTING			
CIRCUIT DESCRIPTION	BKR.	CIR. NO.	ØA	ØB	ØC	CIR. NO.	BKR.	CIRCUIT DESCRIPTION	
SPACE		1				2		SPACE	
		3				4			
		5				6			
		7				8			
		9				10			
		11				12			
		13				14			
		15				16			
		17				18			
		19				20			
		21				22	20/1	LIGHTS - EXIT (VERIFY)	
RECEPT. - COPY MACHINE (VERIFY)	20/1	23				24	20/1	FIRE ALARM RISER	
- VEST		25				26	50/2	A/C UNIT	
- VEST		27				28			
FIRE ALARM		29				30	20/1	TELEPHONE BOARD	
LIGHTS - UNDER FLOOR		31				32		LIGHTS	
RECEPT'S.		33				34		LIGHTS	
		35				36		RECEPT'S.	
		37				38		RECEPT'S.	
SUB-PANEL 'A1'	100/2	39				40	50/2	A/C UNIT	
		41				42			
TOTAL LOAD PER PHASE:			SEE LOAD CALC'S			HI# / = AMPS			

PANELBOARD A1 SCHEDULE

MAINS: 100A MLO			LOAD-VA			LOCATION: SEE PLAN			
VOLTAGE: 120/208V, 1Ø, 3W						MOUNTING: FLUSH			
TYPE: EXISTING						MIN. A.I.C.: EXISTING			
CIRCUIT DESCRIPTION	BKR.	CIR. NO.	ØA	ØB		CIR. NO.	BKR.	CIRCUIT DESCRIPTION	
SPACE		1				2		SPACE	
		3				4			
		5				6			
		7				8			
		9				10			
ELECTRIC WATER HEATER	20/1	11				12			
RECEPT. - IT EQUIPMENT	20/1	13				14			
LIGHTS - OUTSIDE / TIMECLOCK	20/1	15				16	20/1	RECEPT'S. - APPLICATION DESK	
BATHROOM		17				18		LIGHTS	
		19				20		LIGHTS	
RECEPT'S.		21				22	50/2	A/C UNIT	
		23				24			
TOTAL LOAD PER PHASE:			SEE LOAD CALC'S			HI#			

NOTE TO ELEC. CONTRACTOR:
ELECTRICAL CONTRACTOR SHALL REUSE EXISTING BREAKERS & CIRCUITS FIELD VERIFY ALL REQUIREMENTS.

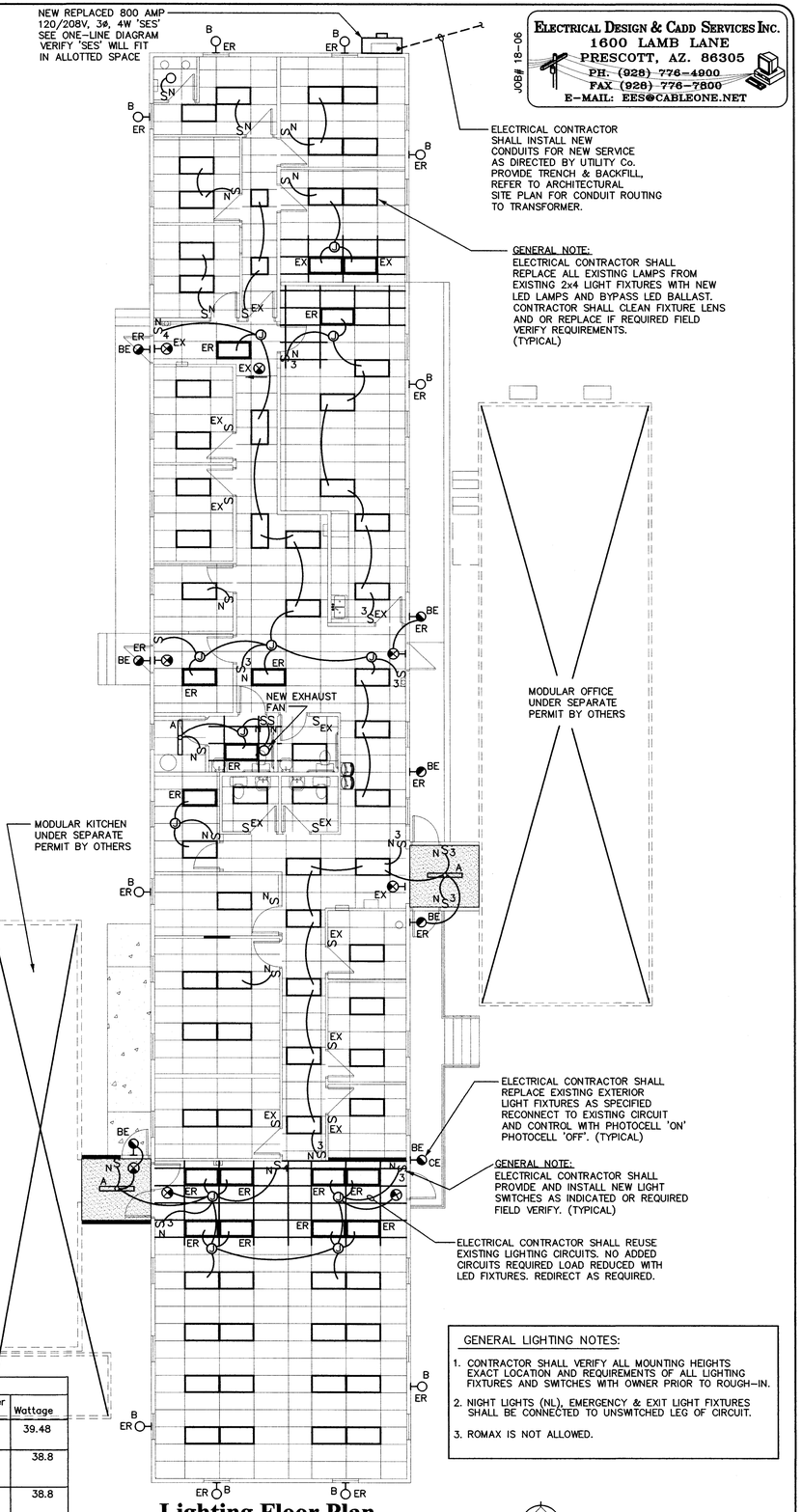
PANELBOARD SYMBOLS

- ✱ CONTINUOUS DUTY/LARGEST MOTOR @ 125%
- ● PROVIDE BREAKER W/ HANDLE "LOCK-ON" DEVICE
- ◆ CIRCUIT VIA TIMECLOCK
- ▲ CIRCUIT VIA PHOTOCELL
- □ HACR TYPE CIRCUIT BREAKER
- ⬡ EXISTING BREAKER W/ NEW LOAD
- ○ EXISTING BREAKER W/ EXISTING LOAD
- △ NEW BREAKER W/ NEW LOAD

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

Schedule							
Symbol	Label	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Wattage
	A	Lithonia Lighting	WL4 40L LP835 EL14L	WL4 4ft 4000 NOMINAL LUMENS 4000K WITH BATTERY PACK	LED	4124	39.48
	B	Lithonia Lighting	DSXW1 LED 10C 1000 40K T4M MVOLT DDBXD	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1000mA.	LED	3795	38.8
	BE	Lithonia Lighting	DSXW1 LED 10C 1000 40K T4M MVOLT ELCW DDBXD	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1000mA.	LED	3795	38.8
		Lithonia Lighting EMERGENCY EXIT LIGHT	LQM S W 1 R 120 EL N 120V LED & (2) 6W HAL. LAMPS FURNISHED WITH UNIT	EMERGENCY COMBINATION EXIT SIGN WHITE HOUSING RED LETTERS CEILING OR WALL MOUNT AT 1'-0" ABOVE DOOR			



Lighting Floor Plan

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

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. ROMAX IS NOT ALLOWED.

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Angelo V Ossanna
Professional Engineer Certification
CERTIFICATE NO. 7450
ANGELO OSSANNA
Date Signed 11-9-17
ARIZONA, U.S.A.
EXPIRES 12/30/2018

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DRAWING: Lighting Floor Plans

PROJECT: Renovation Project for USVets
Bridgepointe Communities LLC
1040 Whipple Street Building 400, Prescott, AZ 86305

APN: 115-09-008C

DRAWN BY:
CHECKED BY:
DATE: Oct 4th, 2018
JOB NO. 724
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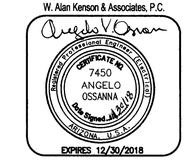

EXPIRES 12/30/2018

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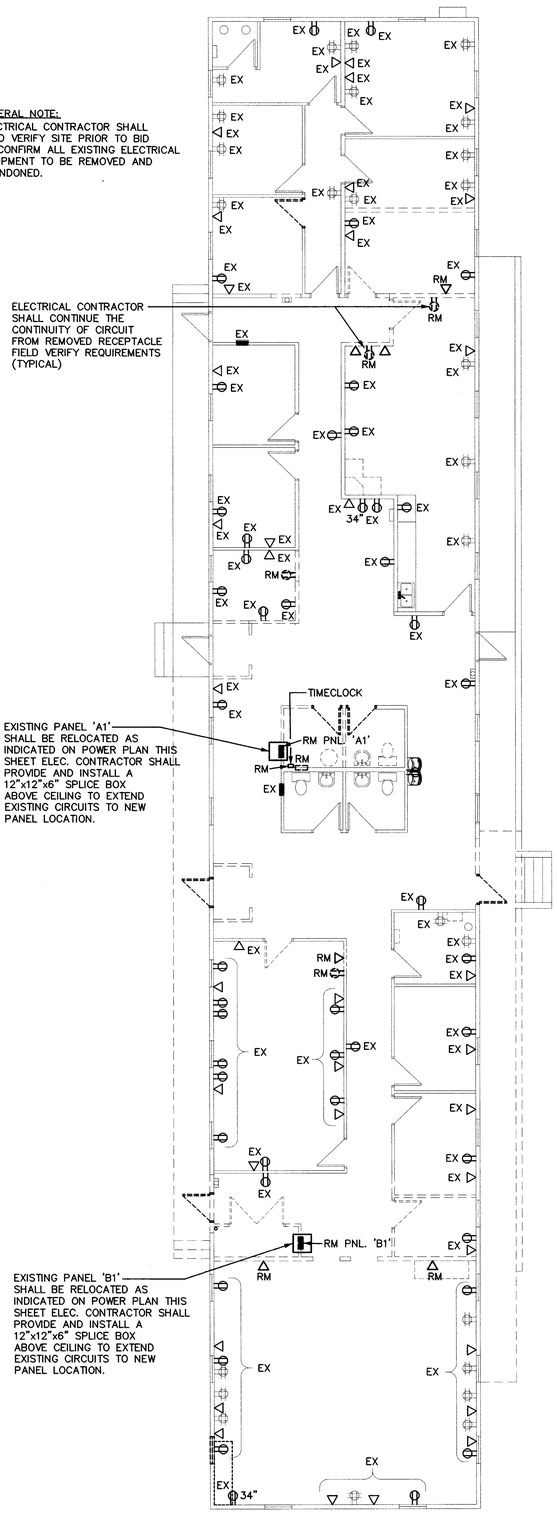
GENERAL NOTE:
ELECTRICAL CONTRACTOR SHALL FIELD VERIFY SITE PRIOR TO BID TO CONFIRM ALL EXISTING ELECTRICAL EQUIPMENT TO BE REMOVED AND ABANDONED.

ELECTRICAL CONTRACTOR SHALL CONTINUE THE CONTINUITY OF CIRCUIT FROM REMOVED RECEPTACLE FIELD VERIFY REQUIREMENTS (TYPICAL)

EXISTING PANEL 'A1' SHALL BE RELOCATED AS INDICATED ON POWER PLAN THIS SHEET ELEC. CONTRACTOR SHALL PROVIDE AND INSTALL A 12"x12"x6" SPLICE BOX ABOVE CEILING TO EXTEND EXISTING CIRCUITS TO NEW PANEL LOCATION.

EXISTING PANEL 'B1' SHALL BE RELOCATED AS INDICATED ON POWER PLAN THIS SHEET ELEC. CONTRACTOR SHALL PROVIDE AND INSTALL A 12"x12"x6" SPLICE BOX ABOVE CEILING TO EXTEND EXISTING CIRCUITS TO NEW PANEL LOCATION.



Power Demolition Plan

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

Plan North

PANELBOARD B SCHEDULE

MAINS: 200A MLO			LOAD-VA			LOCATION: SEE PLAN			
VOLTAGE: 120/208V, 3Ø, 4W						MOUNTING: FLUSH			
TYPE: EXISTING						MIN. A.I.C.: EXISTING			
CIRCUIT DESCRIPTION	BKR.	CIR. NO.	ØA	ØB	ØC	CIR. NO.	BKR.	CIRCUIT DESCRIPTION	
SPACE		1				2		SPACE	
		3				4			
		5				6			
		7				8			
		9				10			
		11				12			
		13				14			
		15				16			
		17				18			
		19				20			
		21				22	20/1	RECEPT'S. - OFFICE 403 & 404	
RECEPT. - ALS (VERIFY)	20/1	23				24	20/1	RECEPT'S. - ALS (VERIFY)	
- COPY MACHINE		25				26			
- COKE MACHINE		27				28			
LIGHTS - EMERGENCY		29				30		LIGHTS	
RECEPT'S. - DRINKING FOUNTAIN		31				32		RESTROOMS	
LIGHT - EXTERIOR		33				34		RECEPT'S. -	
A/C UNIT	30/2	35				36	40/2	RECEPT'S.	
		37				38		A/C UNIT	
SUB-PANEL 'B1'	100/2	39				40			
		41				42	20/1		
TOTAL LOAD PER PHASE:		SEE LOAD CALC'S				HI@ / = AMPS			

PANELBOARD B1 SCHEDULE

MAINS: 100A MLO		LOAD-VA			LOCATION: SEE PLAN			
VOLTAGE: 120/208V, 1Ø, 3W					MOUNTING: FLUSH			
TYPE: EXISTING					MIN. A.I.C.: EXISTING			
CIRCUIT DESCRIPTION	BKR.	CIR. NO.	ØA	ØB	CIR. NO.	BKR.	CIRCUIT DESCRIPTION	
SPACE		1			2	20/1	RECEPT'S. - DINING HALL	
RECEPT'S. - (VERIFY)		3			4		SPACE	
		5			6	20/1	(VERIFY)	
		7			8	20/1	RECEPT'S. -	
		9			10	20/1	RECEPT'S. -	
		11			12	50/2	A/C UNIT	
		13			14			
LIGHTS -	20/1	15			16	20/1	COMP BOARD	
LIGHTS -		17			18		RECEPT'S. -	
RECEPT'S. -		19			20		RECEPT'S. -	
		21			22	50/2	A/C UNIT	
		23			24			
TOTAL LOAD PER PHASE:		SEE LOAD CALC'S			HI@			

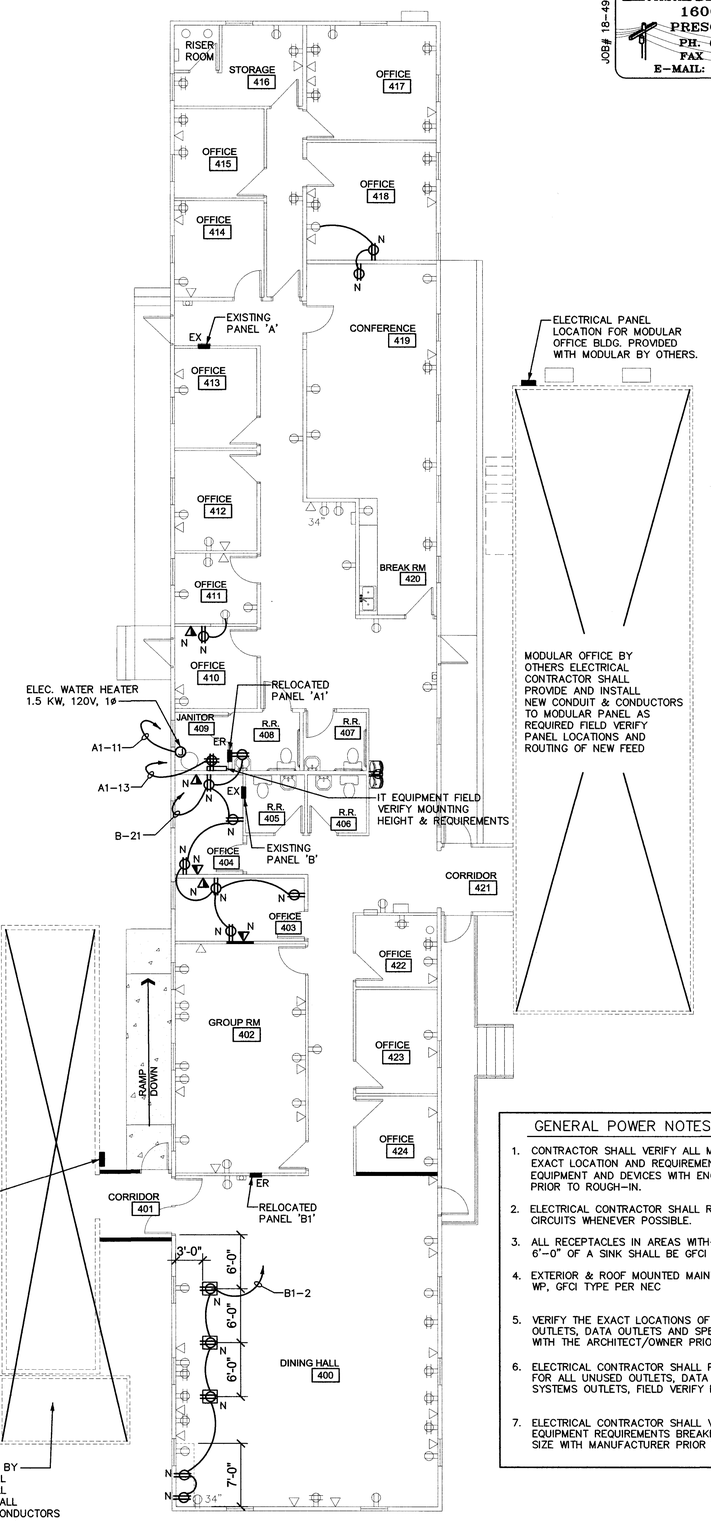
NOTE TO ELEC. CONTRACTOR:
ELECTRICAL CONTRACTOR SHALL REUSE EXISTING BREAKERS & CIRCUITS FIELD VERIFY ALL REQUIREMENTS.

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
FBO	FURNISHED BY OTHERS
NL	NIGHT LIGHT
TYP	TYPICAL

PANELBOARD SYMBOLS

- ✱ CONTINUOUS DUTY/LARGEST MOTOR @ 125%
- ● PROVIDE BREAKER W/ HANDLE "LOCK-ON" DEVICE
- ◆ CIRCUIT VIA TIMECLOCK
- ▲ CIRCUIT VIA PHOTOCELL
- □ HACR TYPE CIRCUIT BREAKER
- ⬡ EXISTING BREAKER W/ NEW LOAD
- ○ EXISTING BREAKER W/ EXISTING LOAD
- △ NEW BREAKER W/ NEW LOAD



Power Floor Plan

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

Plan North

GENERAL POWER NOTES:

1. CONTRACTOR SHALL VERIFY ALL MOUNTING HEIGHTS EXACT LOCATION AND REQUIREMENTS OF ALL ELECTRICAL EQUIPMENT AND DEVICES WITH ENG., OWNER OR ARCHITECT PRIOR TO ROUGH-IN.
2. ELECTRICAL CONTRACTOR SHALL RE-USE EXISTING CIRCUITS WHENEVER POSSIBLE.
3. ALL RECEPTACLES IN AREAS WITH-IN 6'-0" OF A SINK SHALL BE GFCI TYPE PER NEC
4. EXTERIOR & ROOF MOUNTED MAINT. RECEPT'S. SHALL BE WP, GFCI TYPE PER NEC
5. VERIFY THE EXACT LOCATIONS OF ALL TELEPHONE OUTLETS, DATA OUTLETS AND SPECIAL SYSTEMS OUTLETS WITH THE ARCHITECT/OWNER PRIOR TO ROUGH-IN.
6. ELECTRICAL CONTRACTOR SHALL PROVIDE COVER PLATES FOR ALL UNUSED OUTLETS, DATA OUTLETS AND SPECIAL SYSTEMS OUTLETS, FIELD VERIFY DEVICE NOT USED
7. ELECTRICAL CONTRACTOR SHALL VERIFY MECHANICAL EQUIPMENT REQUIREMENTS BREAKER, DISC. & WIRE SIZE WITH MANUFACTURER PRIOR TO ROUGH-IN.

DRAWING: Power Floor Plans

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