

Project Description

Embry-Riddle Aeronautical University intends to remodel building F6. The 3,560 S.F. office area on the upper floor will be remodeled. Offices will be added and an existing dividing wall will be removed. The existing HVAC system will be modified to accommodate the new layout. New low voltage will be added as required and electrical outlets and lighting will be modified / added to.

Site / Vicinity Map



PROJECT
BUILDING F-6

Graphic Standards

	NORTH ARROW INDICATOR		ELEVATION DESIGNATOR
	DETAIL DESIGNATOR		DESRIPTIVE NOTE DESIGNATOR
	BUILDING SECTION DESIGNATOR		ROOM NUMBER / FINISH DESIGNATOR
	REVISION DESIGNATOR		DOOR NUMBER DESIGNATOR
	TYPICALLY INDICATES EXISTING DOOR & FRAME TO BE REMOVED		DOOR TYPE DESIGNATOR
	TYPICALLY INDICATES EXISTING DOOR & FRAME TO REMAIN		WINDOW TYPE DESIGNATOR
			GRID LINE DESIGNATOR
			TYPICALLY INDICATES PROPOSED DOOR & FRAME - REFER TO DOOR SCHEDULE

Deferred Submittals

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

- Automatic Fire Sprinkler System.
- 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. It should be noted that the fire alarm panel, the fire department knox box, and the FDC all already exist on the existing building.

IMPROVEMENTS FOR EMBRY-RIDDLE BUILDING F6 REMODEL

Project Information

OWNER:	Embry-Riddle Aeronautical University 3700 Willow Creek Road Prescott, AZ 86301	PH: 928-777-6600 FAX: 928-777-3950 CONTACT: Carl Beumer beumerc@erau.edu
PREPARED BY:	W. Alan Kenson & Associates, P.C. P.O. Box 11593 Prescott, AZ 86304	PH: 928-443-5812 FAX: 928-443-5815 CONTACT: Alan Kenson waka@cableone.net
CONTRACTOR:	To be determined	
SCOPE OF WORK:	Office Renovation	
PROJECT ADDRESS:	6460 Corradi Way, Prescott, AZ 86301	
ZONE:	IL	
OCCUPANCY:	B (Educational Facility for students above the 12th grade) , Non-Separated	
CONSTRUCTION TYPE:	II-B Sprinklered	
EXISTING AREA F6:	Existing 13,528 S.F. Area of Remodel: ±3,560	

Sheet Index

ARCHITECTURAL	
CS1	Cover Sheet
CS2	Code Summary
A0.0	Construction Access Plan
A1.0	Demolition Floor Plan, Proposed Reference Floor plan and Door Schedule
A2.0	Demolition and Proposed Reflected Ceiling Plan, Room Finish Plan and Schedule
A3.0	Specifications
A3.1	Specifications
A3.2	Specifications

MECHANICAL	
M2.0	Mechanical Floor Plan
M3.0	Mechanical Specs, Schedules and Details

ELECTRICAL	
E1.1	New Lighting Design & Demolition Floor Plan with Notes
E1.2	Power Deign & Demolition Floor Plan with Notes

Architect:

W. Alan Kenson & Associates, P.C.

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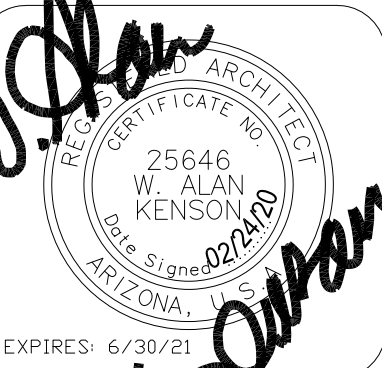
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ARCHITECTURE & PLANNING



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W. Alan Kenson & Associates, P.C.

DRAWING: Cover Sheet

PROJECT: ERAU Building F6 Remodel
6460 Corradi Way, Unit F6
Prescott, AZ 86301
102-03-009P

APN:

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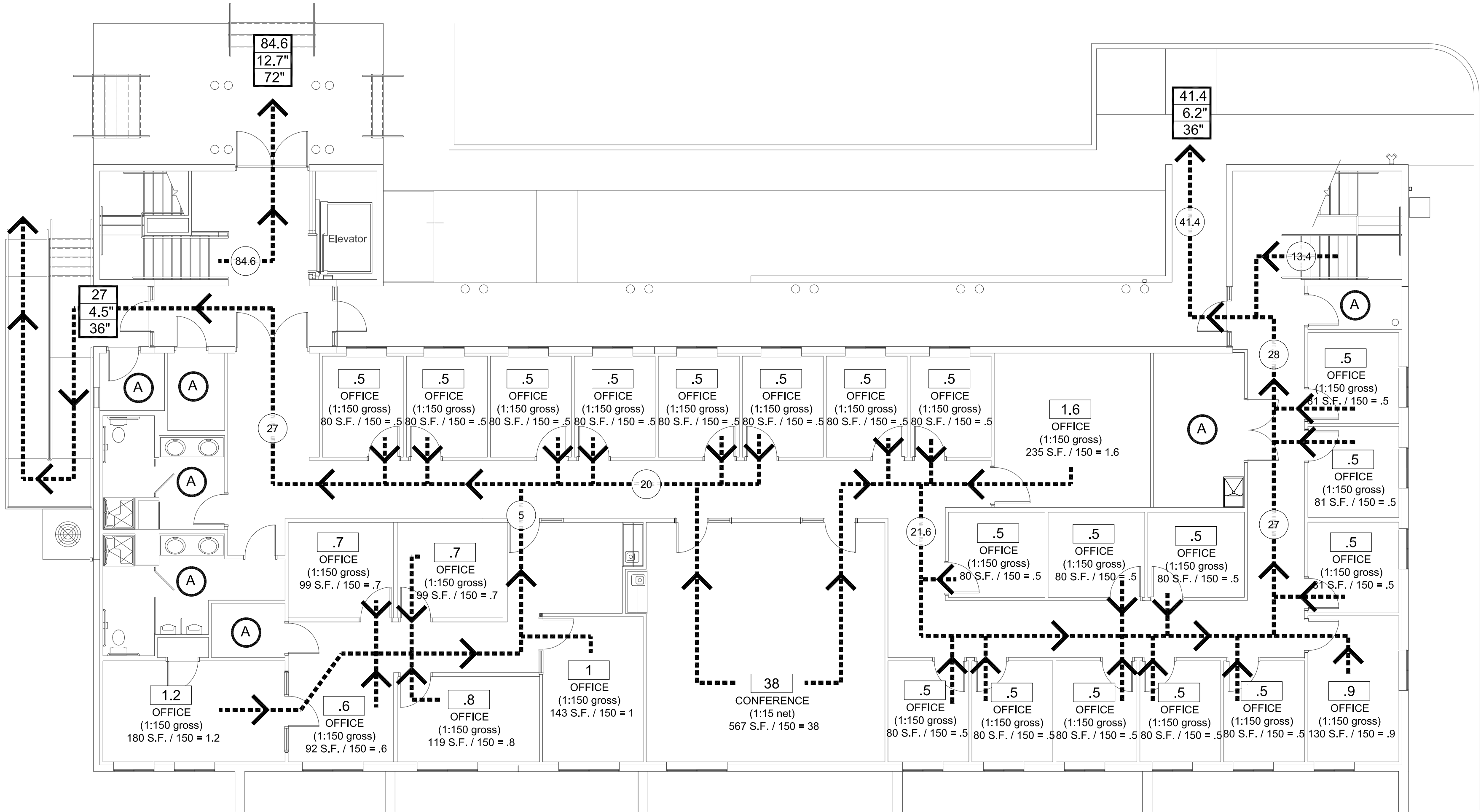
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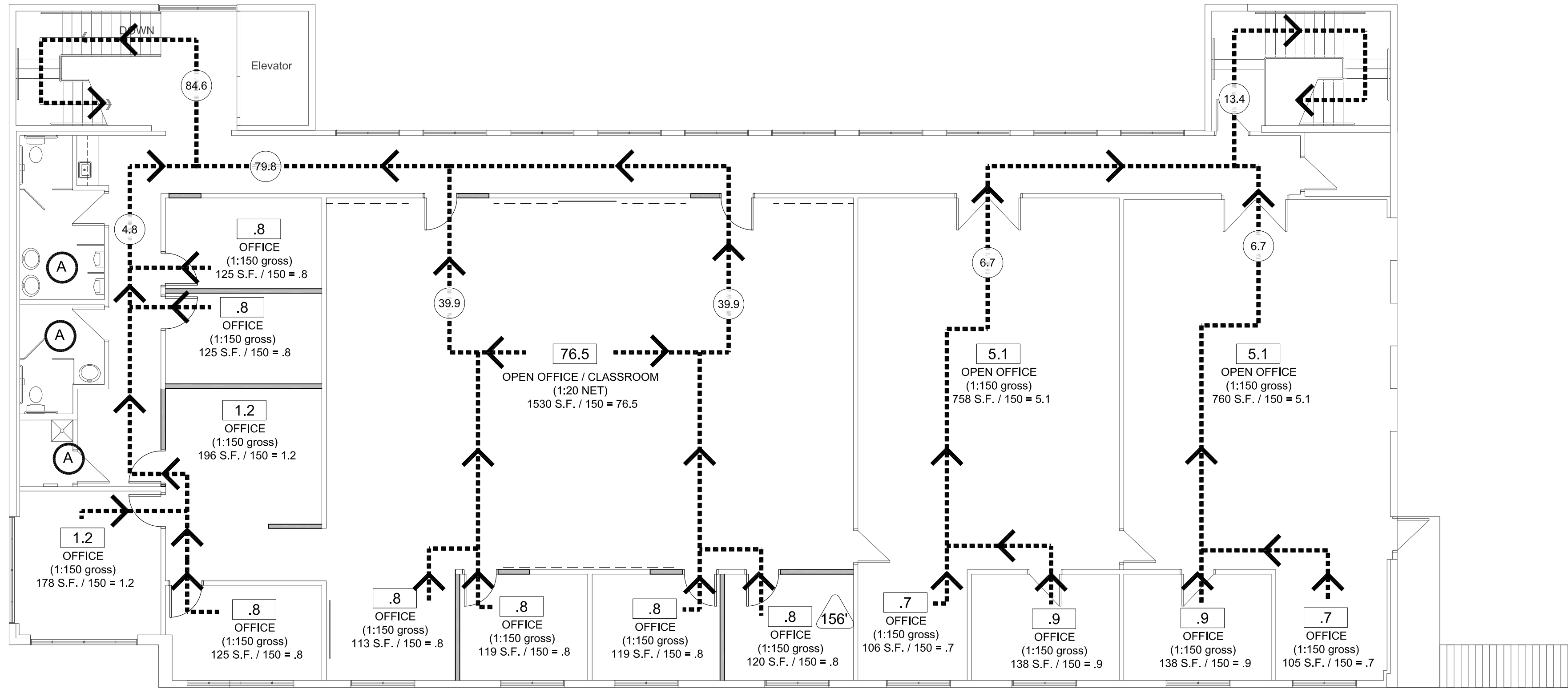
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CS1



A2 1st Floor Occupancy / Egress Floor Plan (existing - no change)

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



A1 2nd Floor Occupancy / Egress Floor Plan (proposed remodel)

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



Accessibility Notes

- ACCESS TO THESE FACILITIES SHALL BE AT PRIMARY ENTRANCES.
- THE SLOPE OF PUBLIC WALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 2%.
- WALKING SURFACES GREATER THAN 2% SHALL BE SLIP RESISTANT.
- PROVIDE A 44"x60" MINIMUM LANDING ON THE STRIKE SIDE OF THE ENTRANCE DOOR WITH 44" MINIMUM WIDTH IN THE DIRECTION OF TRAVEL.
- WALLS SHALL EXTEND 18" TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARDS THE OCCUPANT.
- RAMPS SHALL HAVE A NON-SLIP SURFACE.
- RAMPS SHALL BE A MINIMUM OF 36" WIDE.
- 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.
- 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.
- MAXIMUM EFFORT TO OPERATE A DOOR SHALL NOT EXCEED 5 POUNDS.
- THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE.
- 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.)

Egress Legend:

- EXIT ACCESS
- ACCESSORY USE (NO OCCUPANCY)
- ROOM OCCUPANCY LOAD
- SUBTOTAL OCCUPANCY LOAD
- OCCUPANCY TOTAL
- REQUIRED EXIT WIDTH (FACTOR = 0.2)
- PROVIDED EXIT WIDTH
- WORST CASE TRAVEL DISTANCE

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR
OFFICE	150 GROSS
CONFERENCE	15 NET
CLASSROOM	20 NET

Occupant load

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

OFFICE:	5,755 SQ. FT.	38 OCCUPANTS
CONFERENCE:	567 SQ. FT.	39 OCCUPANTS
CLASSROOM:	1,530 SQ. FT.	76 OCCUPANTS
TOTAL OCCUPANTS: 153		

Plumbing

NO CHANGE IN OCCUPANCY TYPE.
PLUMBING IS EXISTING AND SUFFICIENT

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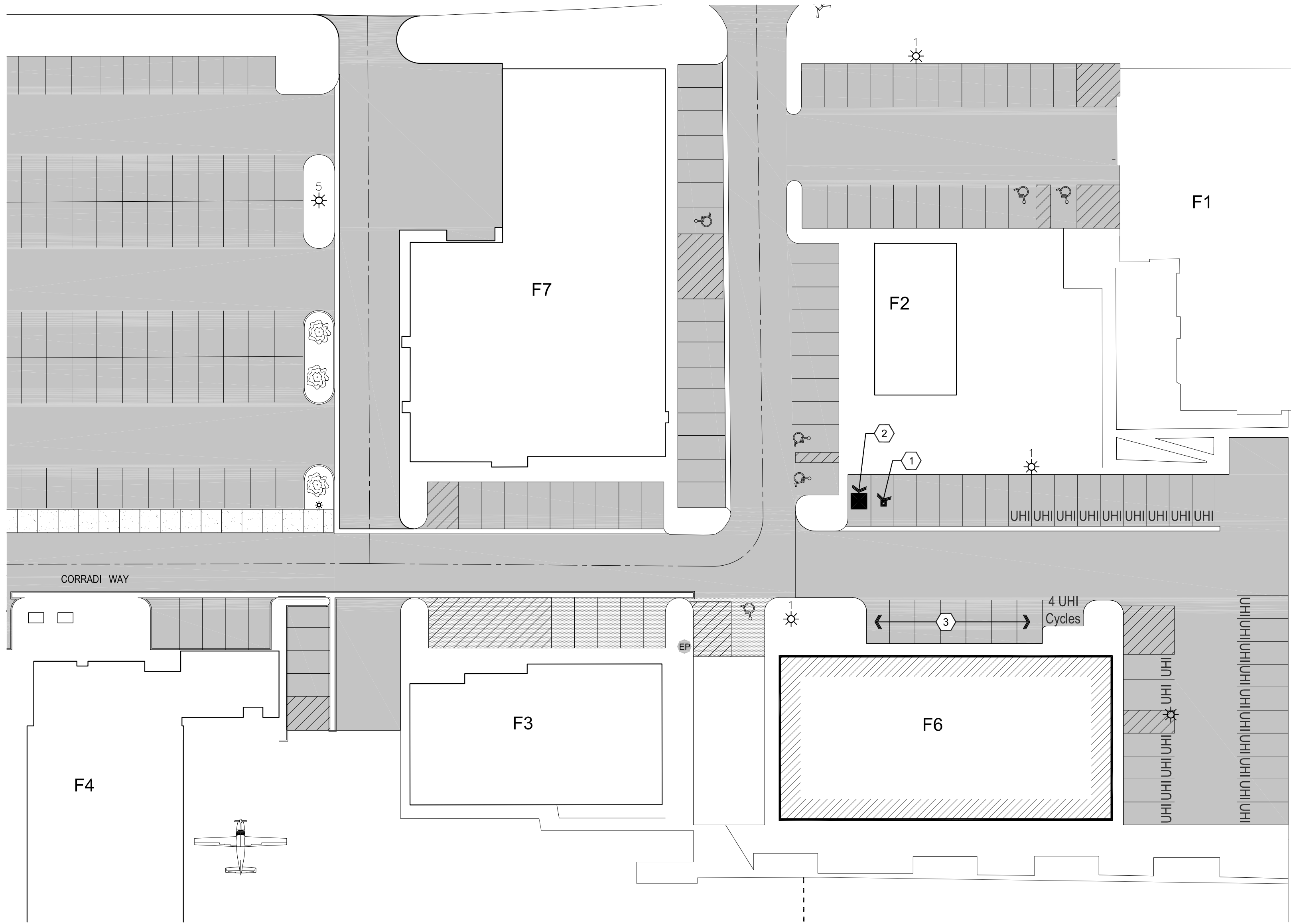
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CS2

AI Construction Access Plan

Scale: 1"=30'-0"



Descriptive Keynotes

1. LOCATION FOR J-JON.
2. LOCATION OF 6 YARD TRASH DUMPSTER PROVIDED BY CONTRACTOR.
3. CONTRACTOR PARKING AREA. 7 SPACES AVAILABLE. CONTRACTOR TO PROVIDE SIGNAGE DESIGNATING SPACES FOR CONSTRUCTION PARKING.

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ARCHITECTURE & PLANNING

DRAWING: Construction Access Plan

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A0.0



The figure contains three detailed cross-section diagrams of doors, labeled A, B, and C, illustrating how they meet ADA accessibility requirements. Each diagram shows a side view of the door assembly, including the frame, floor, and various components like the handle, lock, and vision panel.

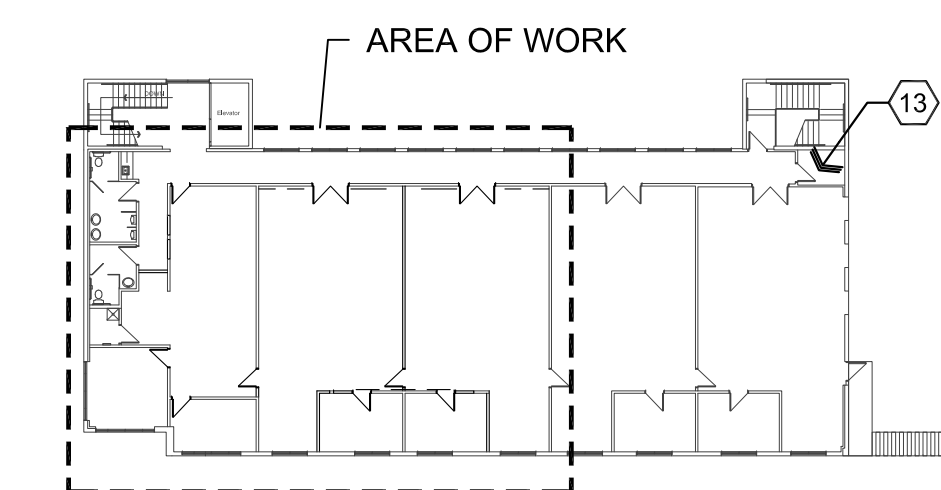
- Diagram A:** Shows a Masonite CD220 door with birch laminate in a 14 gauge hollow metal frame. It features a push-button handle (SG) at 8'-6" height, a lock cylinder (A2/A1.0) at 7'-0" height, and a kick plate (A3/A1.0) at 6'-8" height. The door has a thickness of 2". The frame is 3'-0" wide and 4'-3" high from the floor.
- Diagram B:** Shows a similar Masonite CD220 door with birch laminate in a 14 gauge hollow metal frame. It includes a pull handle (SG) at 8'-6" height, a lock cylinder (A2/A1.0) at 7'-0" height, and a kick plate (A3/A1.0) at 6'-8" height. The door is 2" thick, and the frame is 3'-0" wide and 5'-0" high from the floor.
- Diagram C:** Shows a solid core paint grade door in a 14 gauge hollow metal frame. It features a pull handle (SG) at 8'-6" height, a lock cylinder (A2/A1.0) at 7'-0" height, and a kick plate (A3/A1.0) at 6'-8" height. The door is 2" thick, and the frame is 3'-0" wide and 4'-3" high from the floor.

All diagrams include labels for "IDENTIFICATION SIGN PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR, PER ADA ACCESSIBILITY GUIDELINES" pointing to the A2/A1.0 and A3/A1.0 components.



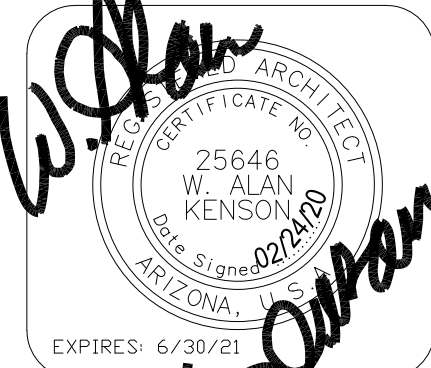
Door Schedule									
NO.	ROOM NAME	SIZE	TYPE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	HARDWARE TYPE	NOTES
205BA	OFFICE	3'-0"x6'-8"	A	SCWD	STAIN	HM	PAINT	1	
205AA	OFFICE	3'-0"x6'-8"	A	SCWD	STAIN	HM	PAINT	1	
209A	OFFICE	3'-0"x6'-8"	C	SCWD	PAINT	HM	PAINT	1 / EXISTING	RE-USE EXST.
210A	OFFICE	3'-0"x6'-8"	C	SCWD	PAINT	HM	PAINT	1 / EXISTING	RE-USE EXST.
211A	RECEPTION	3'-0"x6'-8"	C	SCWD	PAINT	HM	PAINT	1 / EXISTING	RE-USE EXST.
212A	TEAM RM	3'-0"x6'-8"	B	SCWD	STAIN	HM	PAINT	1	
212B	TEAM RM	3'-0"x6'-8"	B	SCWD	STAIN	HM	PAINT	1	
213A	OFFICE	3'-0"x6'-8"	A	SCWD	STAIN	HM	PAINT	1	
214A	OFFICE	3'-0"x6'-8"	A	SCWD	STAIN	HM	PAINT	1	
215A	OFFICE	3'-0"x6'-8"	A	SCWD	STAIN	HM	PAINT	1	

- # Descriptive Keynotes
1. REMOVE EXISTING WALL.
 2. REMOVE EXISTING DOOR.
 3. EXISTING CABINETRY TO REMAIN.
 4. PROVIDE WALL, REFER TO WALL TYPES.
 5. PROVIDE DOOR, REFER TO DOOR SCHEDULE.
 6. EXISTING FIRE ALARM PANEL TO REMAIN.
 7. EXISTING SINK TO REMAIN.
 8. EXISTING JANITORIAL MOP SINK TO REMAIN.
 9. EXISTING DOOR TO REMAIN, TYPICAL.
 10. REMOVE EXISTING FLOOR COVERING.
 11. PROVIDE SOLID BACKING FOR BIG SCREEN MONITOR AS DIRECTED BY OWNER.
 12. PROVIDE BLOCKING IN WALLS FOR LOCKERS AS REQUIRED.
 13. LOCATION OF EXISTING ELECTRICAL PANEL, REFER TO ELECTRICAL PLANS.
 14. REMOVE EXISTING DOOR, RE-USE FOR DOORS 209A, 210A, OR 211A WHERE POSSIBLE.
 15. EXISTING DOOR AND FRAME TO REMAIN. PAINT THE SIDE OF THE DOOR AND FRAME FACING THE TEAM ROOM TO MATCH THE EXISTING WALLS. THE OPPOSITE SIDE IS TO REMAIN UNCHANGED.
 16. INFILL OPENING WHERE DOOR WAS REMOVED, REFER TO WALL TYPE 'A'. SIMILAR.



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ARCHITECTURE & PLANNING



DRAWING: Demolition Floor Plan, Proposed Reference Floor plan and Door Schedule

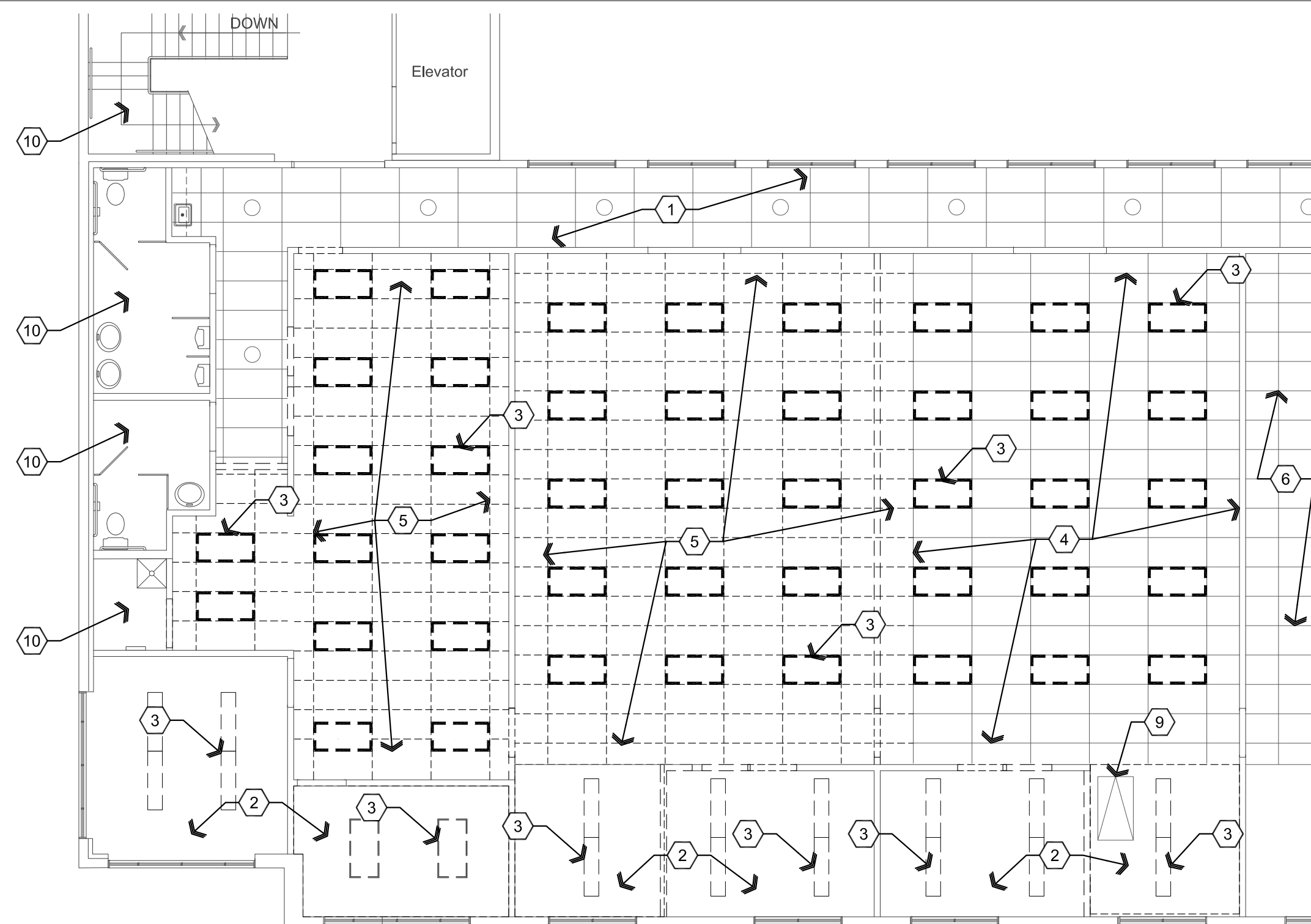
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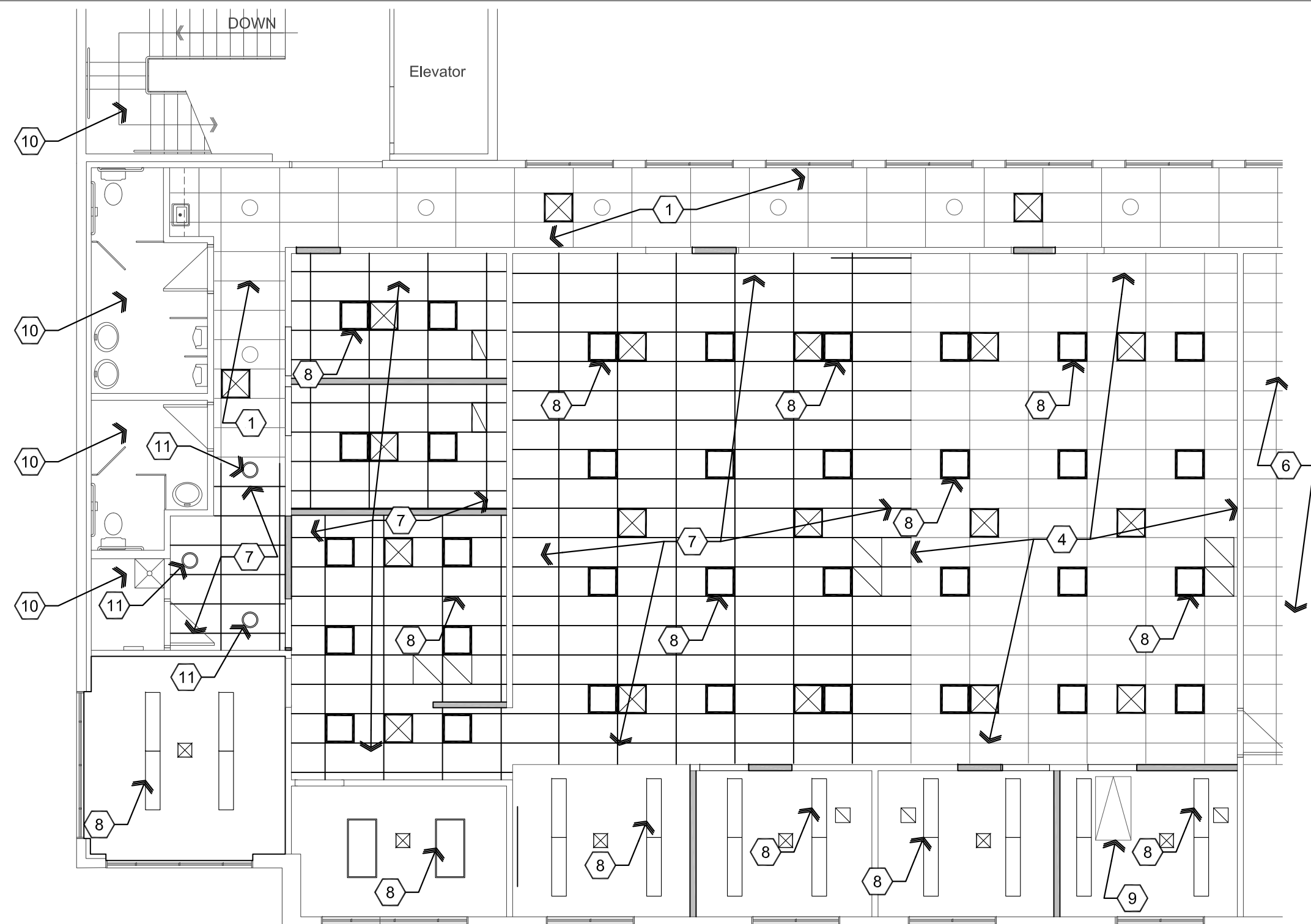
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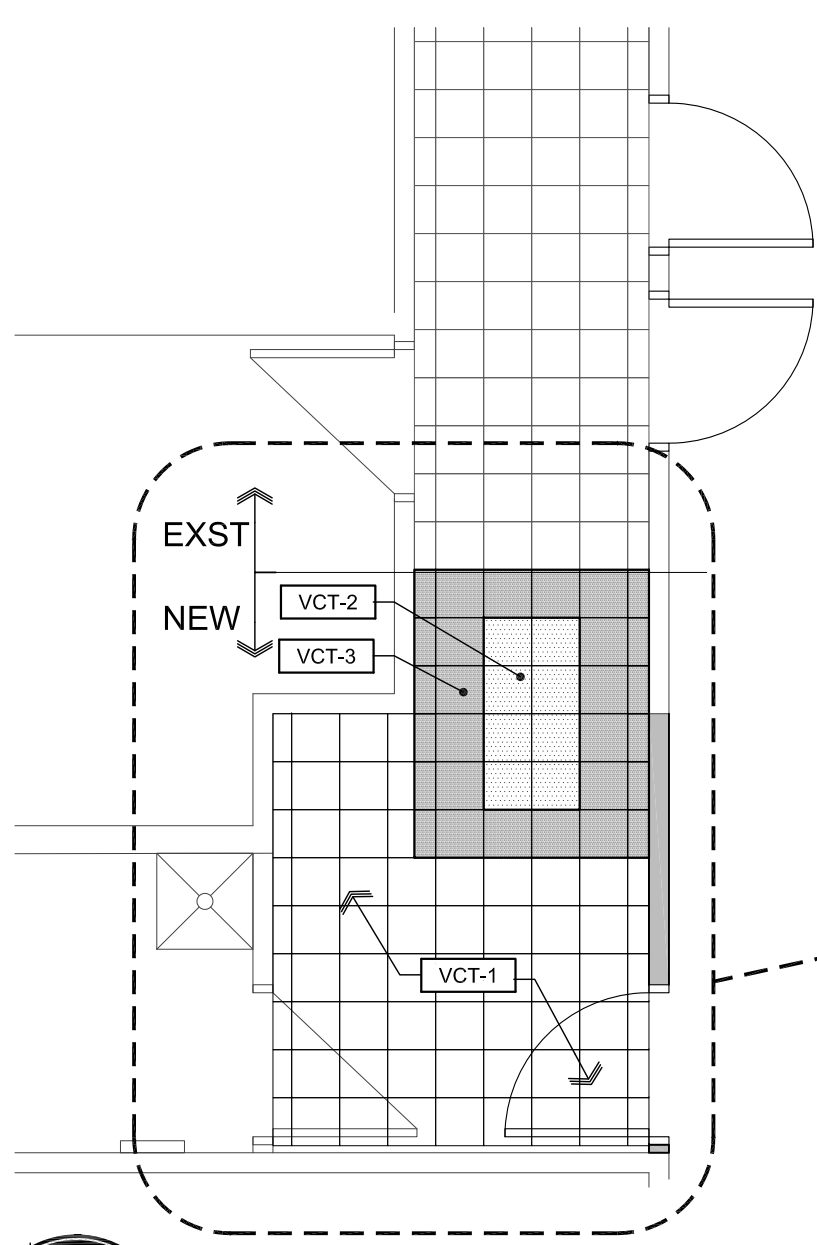
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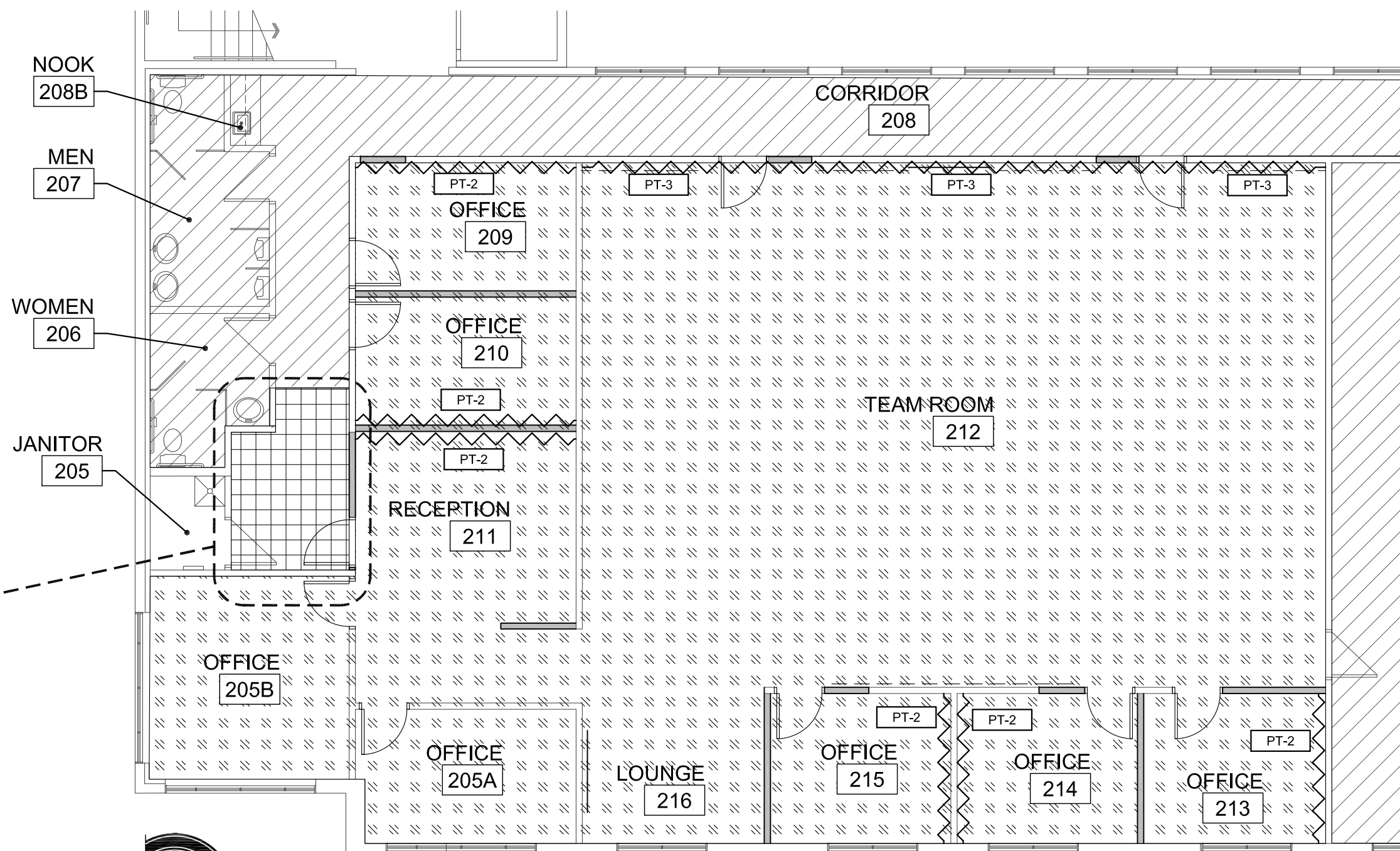
A2 Demolition Reflected Ceiling Plan
Scale: 1/8"=1'-0" 




B2 Proposed Reflected Ceiling Plan
Scale: 1/8"=1'-0" 



A1 Corridor Tile Pattern
Scale: 1/4"=1'-0"



B1 Room Finish Plan
Scale: 1/8"=1'-0" 

Materials schedule

CODE	MATERIAL	LOCATION	MANUFACTURER	SPECIFICATION
ACT-1	ACOUSTIC CEILING TILE AND GRID	REFER TO REFLECTED CEILING PLAN	ARMSTRONG	2x4 ACOUSTICAL PANEL CEILING TILE AND GRID TO MATCH EXISTING
CPT-1	CARPET	OFFICES	TANDUS CENTIVA	FREELANCE, UNIVERSAL ELEMENT, #23802 (PROVIDED BY OWNER, INSTALLED BY CONTRACTOR)
VCT-1	VINYL COMPOSITION TILE	CORRIDOR	ARMSTRONG	IMPERIAL TEXTURE, STANDARD EXCELON, MATCH EXISTING (PROVIDED BY OWNER, INSTALLED BY CONTRACTOR) 51903 BLUE/GRAY
VCT-2	VINYL COMPOSITION TILE	CORRIDOR	ARMSTRONG	IMPERIAL TEXTURE, STANDARD EXCELON, MATCH EXISTING (PROVIDED BY OWNER, INSTALLED BY CONTRACTOR) 52518 BAND BLUE
VCT-3	VINYL COMPOSITION TILE	CORRIDOR	ARMSTRONG	IMPERIAL TEXTURE, STANDARD EXCELON, MATCH EXISTING (PROVIDED BY OWNER, INSTALLED BY CONTRACTOR) 52513 CIRQUE WHITE
PT-1	PAINT	WALLS, INTERIOR DOOR FRAMES AND INTERIOR PAINTED DOORS (OFFICE SIDE).	SHERWIN WILLIAMS	MATCH EXISTING (WHITE COLOR)
PT-2	PAINT	ACCENT WALLS OFFICES	SHERWIN WILLIAMS	ANONYMOUS 7046
PT-3	PAINT	ACCENT WALLS TEAM ROOM	SHERWIN WILLIAMS	ADRIATIC SEA 6790
PT-4	PAINT	DOORS 209A, 210A, 211A (CORRIDOR SIDE)	SHERWIN WILLIAMS	MATCH EXISTING - CORRIDOR SIDE (BLUE COLOR)
PT-5	PAINT	DOOR FRAMES 209A, 210A, AND 211A (CORRIDOR SIDE)	SHERWIN WILLIAMS	MATCH EXISTING - CORRIDOR SIDE (GRAY COLOR)
RB-1	RUBBER BASE		ARMSTRONG OR ROPPE	4" COVED, BLACK (PROVIDED AND INSTALLED BY CONTRACTOR)

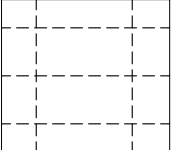

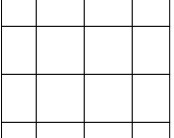
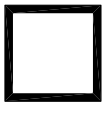
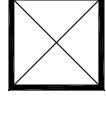
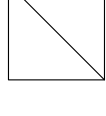

Room Finish Schedule

NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	HEIGHT
205	JANITOR	F3	B2	W3	C4	EXST
205A	OFFICE	F1	B1	W1	C3	EXST
205B	OFFICE	F1	B1	W1	C3	EXST
206	WOMEN	F3	B2	W3	C4	EXST
207	MEN	F3	B2	W3	C4	EXST
208	CORRIDOR	F3 / F2	B2	W3	C2	EXST
208B	NOOK	F3	B2	W3	C2	EXST
209	OFFICE	F1	B1	W1/W2	C1	9'-0"
210	OFFICE	F1	B1	W1/W2	C1	9'-0"
211	RECEPTION	F1	B1	W1/W2	C1	9'-0"
212	TEAM ROOM	F1	B1	W1/W2	C1/C2	9'-0"
213	OFFICE	F1	B1	W1/W2	C3	EXST
214	OFFICE	F1	B1	W1/W2	C3	EXST
215	OFFICE	F1	B1	W1/W2	C3	EXST
216	LOUNGE	F1	B1	W1	C3	EXST
FLOOR:						
F1	CARPET	CPT-1				
F2	VCT	VCT-1	VCT-2	VCT-3		
F3	EXST					
BASE:						
B1	RUBBER BASE	RB-1				
B2	EXISTING					
WALLS:						
W1	PAINTED GPDW	PT-1				
W2	ACCENT WALL	PT-2	PT-3			
W3	EXISTING					
CEILING:						
C1	2x4 SUSPENDED ACOUSTICAL PANELS	ACT-1				
C2	EXISTING ACOUSTICAL PANELS					
C3	EXISTING GPDW CEILING					
C4	EXISTING GPDW CEILING, NO WORK					


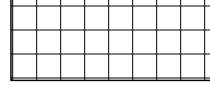


Descriptive Keynotes

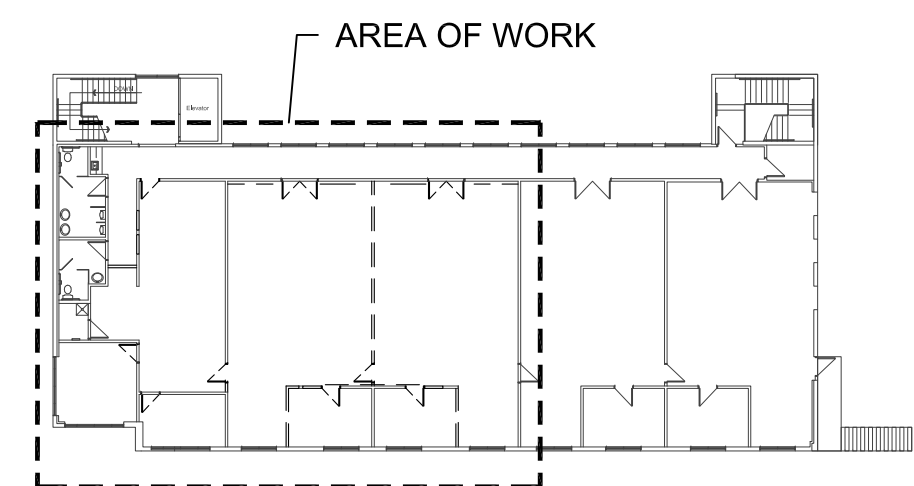
- EXISTING CEILING GRID AND LIGHTING TO REMAIN IN CORRIDOR.
- EXISTING GPDW CEILING TO REMAIN.
- EXISTING LIGHTING TO BE REMOVED AND REPLACED.
- EXISTING CEILING GRID TO REMAIN IN THIS AREA.
- REMOVE EXISTING CEILING GRID, LIGHTING AND CEILING FIXTURES IN THIS AREA.
- NO WORK THIS AREA AND TO THE EAST, ROOMS NOT SHOWN.
- PROVIDE NEW CEILING GRID TO MATCH EXISTING. ACT-1
- PROVIDE NEW LIGHTING, TYPICAL, REFER TO ELECTRICAL PLANS.
- EXISTING CEILING HATCH TO REMAIN.
- NO WORK.
- PROVIDE NEW LIGHTING TO MATCH EXISTING CORRIDOR LIGHTING, REFER TO ELECTRICAL PLANS.

Legend

-  2'x2' ACOUSTICAL PANEL CEILING AND GRID TO BE REMOVED
 -  LIGHT FIXTURE TO BE REMOVED
 -  NEW 2'x2' ACOUSTIC PANEL CEILING ACT-1
 -  NEW 2'x2' LED TROFFER LIGHT FIXTURE
 -  NEW 2'x2' HVAC SUPPLY DIFFUSER
 -  NEW 2'x2' HVAC RETURN
 -  EMERGENCY EXIT SIGN WITH BATTERY BACK-UP
- NOTE:
REFER TO ELECTRICAL AND MECHANICAL PLANS.

Legend

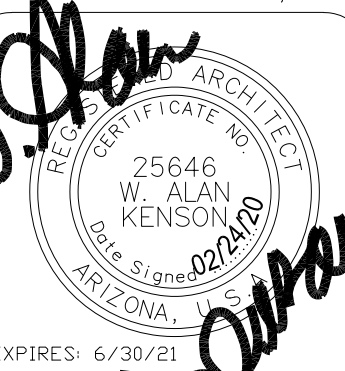
-  CARPET CPT-1
-  NEW VCT TO MATCH EXISTING
-  EXISTING TO REMAIN
-  ACCENT WALL PT-2 PT-3



A1 Existing F6 Key Plan
Scale: N.T.S. 

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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 TIME, 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, RFIS, 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. OWNER SHALL PROVIDE TEMPORARY ADEQUATE LIGHT AND POWER SUPPLY FOR CONSTRUCTION.
- 4. OWNER SHALL PROVIDE TEMPORARY ADEQUATE WATER SUPPLY FOR CONSTRUCTION.
- 5. PROVIDE A CELLULAR JOB TELEPHONE FOR THE DURATION OF THE PROJECT.
- 6. 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.
- 7. 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.
- 8. 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.
- 9. PROTECT ALL ELEMENTS OF CONSTRUCTION FROM ANY DANGER OF DAMAGE FROM WIND, RAIN, DUST, FROST, FREEZING TEMPERATURES, OR OTHER INFILTRATION OF WEATHER.
- 10. 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.
- 11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY OF CONSTRUCTION, CONSTRUCTION MATERIALS AND EQUIPMENT ON THE SITE.
- 12. NO SIGNS SHALL BE PERMITTED ON PROJECT WITHOUT EXPRESS APPROVAL OF OWNER, EXCEPT FOR SAFETY SIGNS.

REVISIONS	BY

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6460 Corrad Way, Unit F6
Prescott, AZ 86301
102-03-009P

DRAWING: Specifications

PROJECT: E

APN: 102-03-009P

DRAWN BY L.O.
CHECKED BY W.A.K.
DATE February 24th, 2020
JOB NO.
SHEET

A3.0

Specifications Continued

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 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.

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. 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 07900 - CAULKING AND SELANTS

- 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, 16 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 POLYSOCYANURATE INSULATION WITH A U-FACTOR OF 0.08.
- 4. INTERIOR STEEL DOORS SHALL BE FLUSH HEAVY DUTY, 16 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 AIA 'QUALITY STANDARDS', SECTION 1300 AND COMMERCIAL STANDARDS CS-236. REFER TO MATERIALS SCHEDULE AND DETAILS.
- 2. FURNISH MANUFACTURER'S STANDARD 'LIFE OF THE INSTALLATION' GUARANTEE FOR ALL INTERIOR DOORS.
- 3. SOLID CORE WOOD DOORS: FLUSH CHERRY VENEER, CUSTOM GRADE, FOR AN OPAQUE FINISH. CORE TO BE TYPE PC-7, GRADE 1-L-1 PARTICLE BOARD.
- 4. 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.
- 5. 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 MAXIMUM DOOR-OPENING FORCE (IN POUNDS-FORCE) FOR PUSHING OR PULLING OPEN INTERIOR HINGED DOOR SHALL BE 5 LBF.
- 2. ALL HARDWARE SHALL MEET HANDICAPPED ACCESSIBILITY REQUIREMENTS OF AMERICANS WITH DISABILITIES ACT.
- 3. LOCKSETS AND LATCHSETS SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISH FLOOR.
- 4. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- 5. STRIKES SHALL BE EXTENDED LIPS WHERE REQUIRED TO PROTECT TRIM FROM BEING MARRED BY LATCH BOLT. WROUGHT BOXES SHALL BE FURNISHED WITH ALL STRIKES.

- 6. KEYS AND KEYING:
 - 6.1 ALL CYLINDERS FOR THIS PROJECT TO BE SET TO NEW MASTER KEY.
 - 6.2 ALL CYLINDERS TO BE CONSTRUCTION MASTER KEED.
 - 6.3 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.
 - 6.4 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.
 - 6.5 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.
- 7. PROVIDE A WRITTEN GUARANTEE FOR ALL HARDWARE FOR A PERIOD OF 2 YEARS FROM DATE OF CERTIFICATE OF OCCUPANCY. DEFECTS IN MATERIALS AND/OR WORKMANSHIP OCCURRING DURING THE GUARANTEE PERIOD SHALL BE CORRECTED AT NO EXPENSE TO THE OWNER.

DIVISION 9 - FINISHES

SECTION 09110 - COLD-FORMED LIGHT GAUGE FRAMING

- 1. THE INSTALLATION AND CONSTRUCTION OF COLD-FORMED STRUCTURAL AND NON-STRUCTURAL STEEL FRAMING SHALL CONFORM TO THE 'STANDARD FOR COLD-FORMED STEEL FRAMING - GENERAL PROVISIONS' AS PUBLISHED BY THE AMERICAN IRON AND STEEL INSTITUTE THROUGH THE STEEL FRAMING ALLIANCE.
- 2. ALL MEMBERS SHALL BE MANUFACTURED BY THE CURRENT MEMBERS OF THE STEEL STUD MANUFACTURER'S ASSOCIATION.
- 3. ALL MEMBERS SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN IRON AND STEEL INSTITUTE, AISI, 'SPECIFICATION FOR THE DESIGN OF COLD-FORMED STRUCTURAL MEMBERS'.
- 4. METAL STUDS SHALL BE ROLL FORMED CHANNEL TYPE STUDS, PER ICC EVALUATION SERVICE REPORT NO. ER-4943P.
- 5. INTERIOR WALLS SHALL BE CONSTRUCTED OF STEEL STUDS AS FOLLOWS:

MAXIMUM WALL HEIGHT	PRODUCT NO.	STUD SPACING
12'-5"	362S125-18	16" O.C. (U.N.O.)
15'-6"	362S125-33	16" O.C. (U.N.O.)
16'-11"	362S125-43	16" O.C. (U.N.O.)
23'-0"	600S125-30	16" O.C. (U.N.O.)

YIELD STRENGTH IS TO BE 33 KSI. CONTRACTOR SHALL USE MINIMUM 362S125-33 FOR WALLS THAT RECEIVE CERAMIC TILE. PROVIDE METAL FLOOR AND CEILING RUNNERS DESIGNED TO ACCOMMODATE THE SPECIFIED STUD GAUGES AND SIZES.

- 6. ALL INTERIOR WALLS SHALL GO FULL HEIGHT AND ATTACH TO THE ROOF STRUCTURE ABOVE, UNLESS THEY HAVE A SUSPENDED CEILING ON BOTH SIDES OF WALL.
- 7. PROVIDE AND INSTALL A SLIP-TRACK AT TOP OF ALL INTERIOR FULL HEIGHT WALLS. TO BE 20 GAUGE AND TO MATCH THE SIZE OF THE WALL STUDS. TO ALLOW FOR 1" VERTICAL MOVEMENT. PROVIDE WAFER-HEAD SCREWS TO POSITIVELY ATTACH THE STEEL STUDS THROUGH THE VERTICAL SLOTS IN THE SLIP-TRACK. VERTICAL SLOTS TO BE 1/4" WIDE x 1-1/2" LONG AND SPACED EVERY 1" O.C.
- 8. ATTACH BOTTOM STEEL TRACKS TO CONCRETE FLOORS WITH RAMSET/RED HEAD POWDER-ACTUATED POWER POINT FASTENERS @ 32" O.C. FASTENERS TO HAVE A SHANK DIAMETER OF 0.150", HEAD DIAMETER OF .0300" AND LENGTH OF 0.75". INSTALL FASTENERS PER I.C.B.O. EVALUATION REPORT NO. ER-1639 AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

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APN: 6460 Corrad Way, Unit F6
Prescott, AZ 86301
102-03-009P

DRAWN BY L.O.
CHECKED BY W.A.K.
DATE February 24th, 2020
JOB NO.
SHEET

A3.1

Specifications Continued

SECTION 09250 - GYPSUM WALL BOARD

- 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.
- GYPSUM WALLBOARD:
 - REGULAR WALLBOARD: TO COMPLY WITH ASTM C-36; OR FS SS-L-30D, TYPE III, 5/8" THICKNESS, TAPERED EDGE.
 - MOISTURE-RESISTANT WALLBORAD: 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.
- WALLBOARD ACCESSORIES:
 - CORNER BEAD REINFORCEMENT: USG DUR-A-BEAD, SIZE AS REQUIRED.
 - METAL EDGE REINFORCEMENT: USG NO. 200-B.
 - CONTROL JOINTS: USG #093.
- 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.
- INSTALLATION - SUSPENDED CEILINGS:
 - 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.
 - 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.
 - 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.
 - 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.
- INSTALLATION - INTERIOR WALLS:
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - INSTALL DRYWALL FULL HEIGHT AT ALL WALLS THAT GO FULL HEIGHT TO ROOF STRUCTURE.

- FINISHING:
 - ALL GYPSUM BOARD IS TO BE FINISHED PER GYPSUM ASSOCIATION PUBLICATION GA 216-96., 'RECOMMENDED LEVELS OF GYPSUM BOARD FINISH'.
 - GYPSUM BOARD FINISH IS TO BE LEVEL 3, LIGHT SKIP TROWEL TEXTURE.
 - 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.
 - FINISH SHALL BE A LIGHT SKIP TROWEL TEXTURE. FURNISH A 3'x3' FINISH SAMPLE FOR OWNER'S APPROVAL BEFORE MATERIALS ARE ORDERED.

SECTION 09500 - ACOUSTICAL TREATMENT - LAY IN

- USE TILE UNITS AS INDICATED IN MATERIALS SCHEDULE.
- SUSPENSION SYSTEMS IS TO MATCH EXISTING. 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.
- CONTRACTOR SHALL LEAVE OWNER WITH THREE UNOPENED CARTONS OF CEILING TILES.
- 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.
- 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

- MOLDED RUBBER COVE BASE (TOP SET OR CARPET) SHALL BE 4" HIGH X 1/8" THICK.
- 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

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL EXPOSED WATER, GAS, AIR, SPRINKLER, WASTE PIPING, EXPOSED CONDUIT, LIGHTING PANELS, AND TELEPHONE TERMINAL BOXES. EXPOSED DUCTWORK DOES NOT NEED TO BE PAINTED.
- FOR EXTERIOR COLORS REFER TO MATERIALS SCHEDULE.
- AL EXTERIOR MASONRY BUILDING AND SITE WALLS ARE TO BE SEALED PER SECTION 07170.

PAINTING SCHEDULES:

THE FOLLOWING SCHEDULES ARE BASED ON SHERWIN WILLIAMS

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

HOLLOW METAL DOOR AND FRAMES:

- PRIMER TO BE ONE COAT OF B66W00310-PRO INDUSTRIAL PRO-CRYL UNIVERSAL ACRYLIC PRIMER, OFF WHITE
- FINISH TO BE TWO COATS OF A76W00051 SOLO INT/EXT 100% ACRYLIC SEMI-GLOSS

DIVISION 10 - SPECIALTIES

SECTION 10400 - IDENTIFYING DEVICES

- EXTERIOR EXITS SHALL HAVE TACTILE EXIT SIGNS AS INDICATED ON THE PLANS.

SECTION 10522 - FIRE EXTINGUISHERS & CABINETS

- PROVIDE FIRE EXTINGUISHERS AT LOCATIONS AS REQUIRED BY 2012 IBC, IFC, AND NFPA 10, AND APPROVED BY THE PRESCOTT FIRE DEPARTMENT
- THE MAXIMUM TRAVEL DISTANCE TO A FIRE EXTINGUISHER SHALL NOT EXCEED 75 FEET.
- FIRE EXTINGUISHERS ARE TO BE BY LARSEN'S MANUFACTURING COMPANY', MP5 SERIES (2A-10B:C) WITH #818 WALL BRACKETS. WALL BRACKET MOUNTING IS TO ONLY TO BE USED IN ALL AREAS THAT ARE NOT ACCESSIBLE AND/OR VISIBLE TO THE GENERAL PUBLIC.
- AT ALL AREAS THAT ARE ACCESSIBLE AND/OR VISIBLE TO THE GENERAL PUBLIC THE CONTRACTOR SHALL PROVIDE RECESSED FIRE EXTINGUISHER CABINETS, PROVIDED BY LARSEN'S MANUFACTURING COMPANY. CABINETS ARE TO BE ARCHITECTURAL SERIES, MODEL #2409-R1 WITH FULL GLASS DOOR. WALL PROJECTION SHALL NOT EXCEED 2-1/2".
- FIRE EXTINGUISHERS AND CABINETS ARE TO BE MOUNTED SO THAT THEIR TOP IS NOT MORE THAN 5 FEET ABOVE THE FLOOR.

DIVISION 22 - PLUMBING

- REFER TO PLUMBING PLANS

DIVISION 23 - HEATING, VENTILATION AND AIR CONDITIONING

- REFER TO MECHANICAL PLANS

DIVISION 26 - ELECTRICAL

- REFER TO ELECTRICAL PLANS

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W.A.K.A.

STATE OF ARIZONA

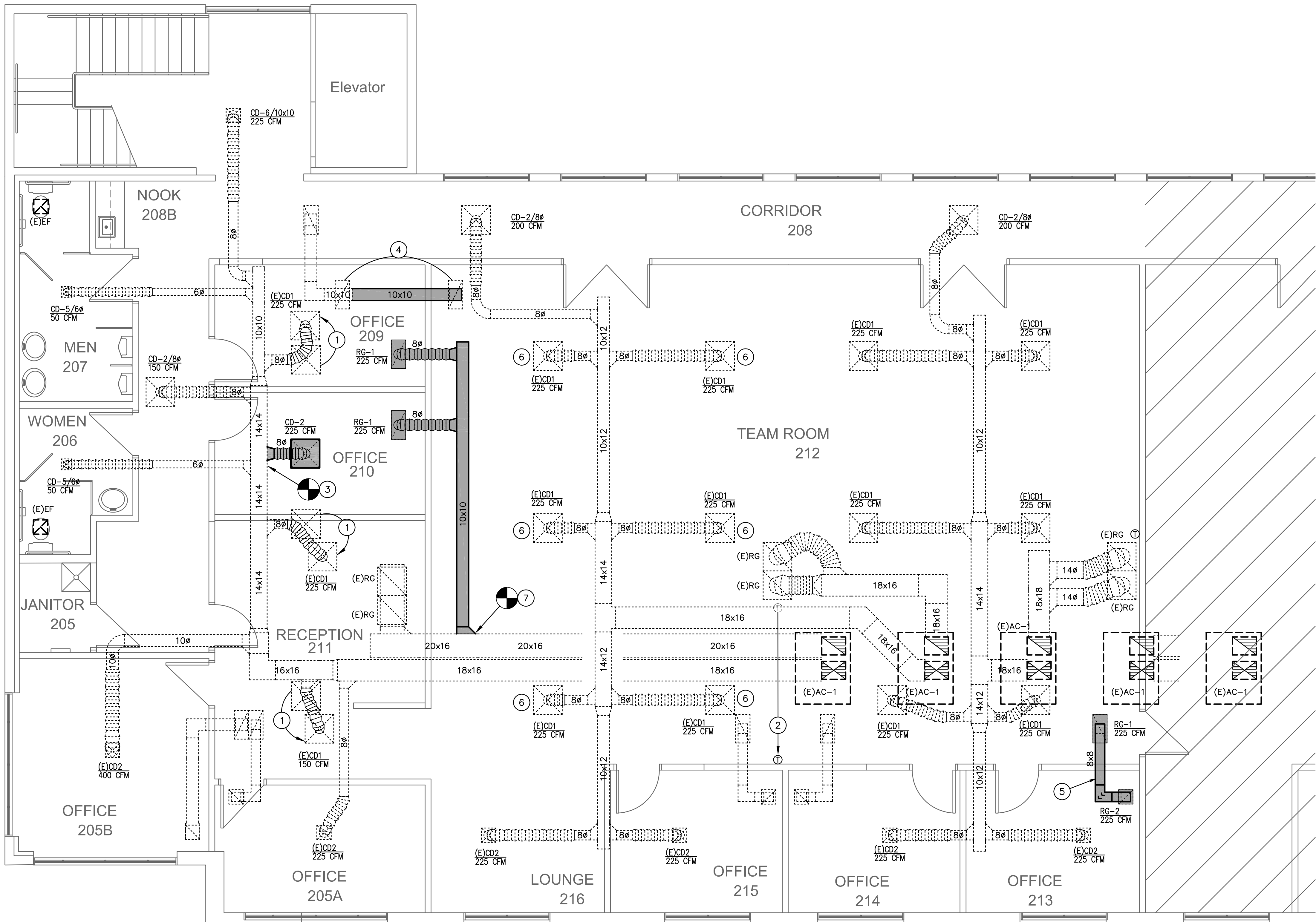
DRAWING: Specifications

PROJECT: ERAU Building F6 Remodel

APN: 6460 Corradi Way, Unit F6
Prescott, AZ 86301
102-03-009P

DRAWN BY L.O.
CHECKED BY W.A.K.
DATE February 24th, 2020
JOB NO.
SHEET

Jan 15, 2020 - 8:13am



M1 Mechanical 2nd Floor Plan

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



KEYNOTES

- 1 RELOCATE EXISTING CEILING DIFFUSER AS SHOWN. PROVIDE NEW OR EXTEND FLEX DUCT AS MAY BE REQUIRED.
- 2 RELOCATE EXISTING T-STAT, PROVIDE NEW OR EXTEND EXISTING CONTROL WIRING AS REQUIRED.
- 3 CONNECT NEW CEILING DIFFUSER TO EXISTING SUPPLY DUCT.
- 4 RELOCATE EXISTING TRANSFER GRILLE INTO TEAM ROOM 212. EXTEND DUCTWORK AS REQUIRED.
- 5 PROVIDE NEW 12x12 TRANSFER GRILLE IN OFFICE 213 WITH 8x8 DUCT TO 24x12 TRANSFER GRILLE IN ROOM 212
- 6 CONTRACTOR SHALL INCLUDE WORK REQUIRED RETAIN EXISTING DIFFUSER AND REINSTALL IN NEW CEILING (TYPICAL).
- 7 CONNECT NEW RETURN BRANCH DUCT TO EXISTING MAIN. SIZE AS SHOWN.

NOTE:
EXISTING HVAC SYSTEMS SHOWN ARE BASED ON AS BUILT DRAWINGS AND A LIMITED VISUAL INSPECTION. CONTRACTOR SHALL FIELD VERIFY ALL MECHANICAL SYSTEMS BEFORE BEGINNING ANY WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES FOUND THAT WILL CONFLICT WITH THE WORK SHOWN ON THESE DRAWINGS.

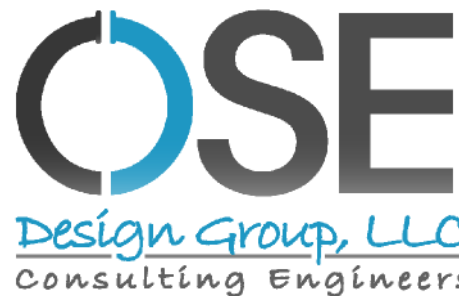
NOTE:
ALL FLEXIBLE AIR DUCT CONNECTORS SHALL BE TESTED IN ACCORD WITH UL 181 ABO LISTED AND LABLED AS CLASS 0 OR CLASS 1.

DUCT CONSTRUCTION NOTES

- 1 - ALL DUCTWORK SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH "ASHRAE GUIDE" AND "SMANA 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 I 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 10'-0", EXCEPT AS APPROVED BY ARCHITECT.
- 3 - PROVIDE MANUAL BALANCING DAMPER AT EACH BRANCH DUCT TAKE OFF.
- 4 - ALL DUCTWORK JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS AND CONNECTION ON DUCTWORK SHALL BE LISTED AND LABELED BY UL 181A OR 181B TAPES AND MASTICS.
- 5 - ALL AIR SUPPLY AND RETURN DUCTS LOCATED IN CONDITIONED SPACES OR UNCONDITIONED SPACES SEPARATED FROM BUILDING EXTERIOR SHALL HAVE A MIN. R-5 INSULATION VALUE. ALL AIR SUPPLY AND RETURN DUCTS LOCATED IN UNCONDITIONED SPACES NOT SEPARATED FROM BUILDING EXTERIOR SPACES OR EXTERIOR DUCTS SHALL HAVE A MIN. R-8 INSULATION.
- 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 2018 IMC.

COORDINATION NOTES

- 1 - COORDINATE EXACT LOCATION OF ALL GRILLES, REGISTERS AND DIFFUSERS WITH ARCHITECTURAL PLANS.
- 2 - LIGHTING & SPRINKLER HEADS TAKE PRECEDENCE OVER DIFFUSER LOCATION. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS TO DIFFUSERS TO AVOID ANY CONFLICT WITH LIGHTING LAYOUT & SPRINKLER HEADS.



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ARCHITECTURE & PLANNING

DRAWING: Mechanical Floor Plan

PROJECT: ERAU Building F6 Remodel

6460 Corrad Way, Unit F6
Prescott, AZ 86301
102-03-009P

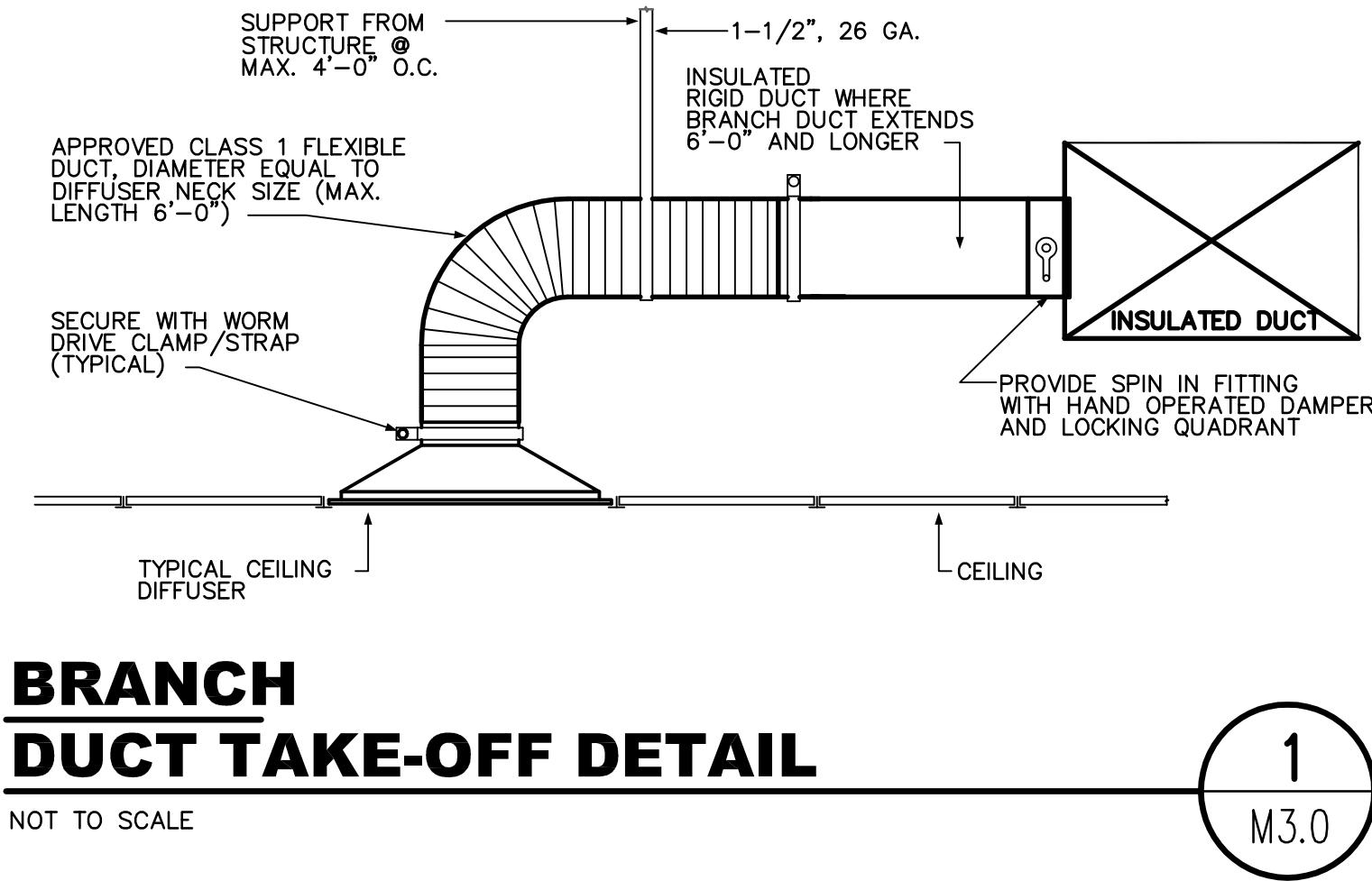
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DATE January 3rd, 2020
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SHEET

M2.0

MECHANICAL SPECIFICATIONS			
GENERAL REQUIREMENTS		EXECUTION	
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.		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.	
INTENT		REGULATIONS, PERMITS & INSPECTIONS	
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.		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.	
DRAWINGS AND DATA		DUCTWORK	
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 OVAL 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.		ALL DUCTWORK TO BE GALVANIZED LOCK FORMING SHEET METAL. SIZES SHOWN ARE CLEAR INSIDE DIMENSIONS. CONSTRUCT ALL DUCTWORK AND FITTINGS TO PROVIDE MINIMUM RESISTANCE AND NOISE LEVELS. DUCTWORK SHALL BE FABRICATED AND INSTALLED BY SKILLED MECHANICS IN A WORKMANLIKE MANNER USING THE LATEST EDITION OF THE "SMACNA" MANUAL AS A GUIDELINE. SEAL ALL SUPPLY AIR DUCTWORK AND RETURN AIR PLATFORMS/PLENUMS AIRTIGHT WITH APPROVED DUCT SEALER. TURNING VANES SHALL BE INSTALLED IN ALL MITERED ELBOWS.	
CODES		DUCT INSULATION	
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 STATUTES TAKE PRECEDENCE WHEN THEY ARE MORE STRINGENT OR CONFLICT WITH DRAWINGS OR SPECIFICATIONS. FOLLOWING INDUSTRY STANDARDS, SPECIFICATIONS AND CODES ARE MINIMUM REQUIREMENTS:		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.	
A. APPLICABLE CITY, COUNTY, AND STATE MECHANICAL, ELECTRICAL, GAS, PLUMBING, HEALTH AND SANITARY CODES, LAWS AND ORDINANCES.		DUCTS IN FLOOR TRUSSES OR OTHER CONDITIONED SPACE:	
B. CITY OR OTHER APPLICABLE BUILDING CODES.		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.	
C. NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION STANDARDS.		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)	
D. NATIONAL ELECTRIC SAFETY CODE.		DUCTS IN CEILINGS OR OTHER UNCONDITIONED SPACE:	
E. UNDERWRITER'S LABORATORIES, INC. STANDARDS.		LINED DUCTWORK – SEMI-RIGID GLASS FIBER INSULATION, 1 1/2 PCF, 2" THICK, THERMAL CONDUCTIVITY AT 75°. MAXIMUM 0.13 BTU/IN./SQ. FT./DEG./HR. MINIMUM "R-VALUE" SHALL BE 8.0.	
F. AMERICAN NATIONAL STANDARDS INSTITUTE.		WRAPPED DUCTWORK – FIBER GLASS BLANKET WITH FRK VAPOR RETARDING FACING. 0.75 PCF, 3" THICK, WITH A MINIMUM INSTALLED "R-VALUE" OF 8.0. (ASSUMES 25% COMPRESSION)	
G. AMERICAN SOCIETY FOR TESTING MATERIALS STANDARDS.		ACCEPTABLE MANUFACTURERS	
H. 2018 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS.		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.	
I. REGULATIONS, PERMITS, INSPECTIONS: COMPLY WITH ALL APPLICABLE CODED, 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.		FLEXIBLE DUCT: GENFLEX, THERMAFLEX, OR EQUIVALENT. DUCT AND PIPE INSULATION: KNAUF, OWENS-CORNING, MANVILLE, CERTAIN-TEED, PPG.	
GENERAL		AIR SYSTEM BALANCING	
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.		AIR SYSTEMS AND AIR DISTRIBUTION TEST AND BALANCE. THE CONTRACTOR SHALL INCLUDE IN HIS BID THE SERVICES OF AN INDEPENDENT AIR BALANCE AND TESTING AGENCY. THE AGENCY SHALL BE APPROVED BY THE OWNER AND ARCHITECT. THE TESTING AGENCY SHALL BE ONE WHICH SPECIALIZES IN THE BALANCING AND TESTING OF HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS TO BALANCE, ADJUST AND TEST AIR MOVING EQUIPMENT AND AIR DISTRIBUTING OR EXHAUSTING SYSTEMS AS HEREIN SPECIFIED. ALL WORK SHALL BE DONE UNDER DIRECT SUPERVISION OF A REGISTERED PROFESSIONAL HEATING AND VENTILATING ENGINEER OR AABC OR NEBB CERTIFIED COMPANY. PROVIDE CERTIFIED REPORT.	

GRILLES/REGISTERS/DIFFUSERS SCHEDULE										
MARK	DESCRIPTION	MODULE SIZE	TYPE	OBD	FRAME ①	MATERIAL	FINISH	MANUF.	MODEL	REMARKS
CD-1	SUPPLY DIFFUSER	24" x 24"	SQUARE CEILING	NO	LAY-IN	STEEL	WHITE	TITUS	TMS	8ø NECK
RG-1	RETURN GRILLE	10" x 22"	SINGLE DEFLECT.	NO	LAY-IN	STEEL	WHITE	TITUS	350RL	NECK PER PLAN
RG-2	RETURN GRILLE	10" x 10"	SINGLE DEFLECT.	NO	SURFACE	STEEL	WHITE	TITUS	350RL	NECK PER PLAN
NOTES:										
1. NECK SIZE SHOWN ON PLANS AND CORRESPONDS TO DUCT CONNECTION SIZE.			3. MOUNTING HEIGHT OF GRILLES AND EXACT LOCATION OF ALL DIFFUSERS TO FIELD COORDINATED AND APPROVED BY OWNER.							
2. CONTRACTOR SHALL PROVIDE SQUARE TO ROUND ADAPTERS AS REQUIRED FOR INSTALLATION.			4. VERIFY MAKE, MODEL AND COLOR OF ALL DEVICES TO MATACH EXISTING.							



REVISIONS

BY

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ARCHITECTURE & PLANNING

WAKA

DRAWING: Mechanical Specs, Schedules and Details

PROJECT: ERAU Building F6 Remodel

APN: 102-03-009P

6460 Corradi Way, Unit F6

Prescott, AZ 86301

OSE

Design Group, LLC

Consulting Engineers

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DATE
January 3rd, 2020

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ELECTRICAL SYMBOLS

NOTE: NOT ALL SYMBOLS ARE USED ON THIS PROJECT

- A

FLUORESCENT FIXTURE, WITH FIXTURE DESIGNATED BY LETTER. SMALL LETTER INDICATES SWITCH LEG
- NL

NIGHT LIGHT- NOT SWITCHED OR EMERGENCY
- I

FLUORESCENT STRIP FIXTURE.
- O

CEILING OR WALLMOUNTED FIXTURE.
- PC

PORCELAIN PULL CHAIN FIXTURE
- J

JUNCTION BOX
- J

JUNCTION BOX WITH FLEX CONNECTION.
- S

SINGLE FACE EXIT SIGN- NOT SWITCHED
- S

DOUBLE FACED EXIT SIGN- NOT SWITCHED.
- S

TWO HEAD EMERGENCY LIGHT WITH BATTERY.
- S

SINGLE POLE SWITCH, + 48" A.F.F. (20A-120/277V)
- S3

THREE WAY SWITCH, + 48" A.F.F. (20A-120/277V)
- S4

4-WAY SWITCH +48" AFF (20A-120/277V)
- Sp

SWITCH AND PILOT LIGHT (20A-120-/277V)
- SK

SINGLE POLE SWITCH, KEY OPERATED (20A)
- W

WALL OR CEILING MOUNTED MOTION SENSOR MANUFACTURE BY LAVITON
- D

DIMMER CONTROL, + 48" A.F.F. TYPE, RATING AS NOTED
- R

DUPLEX RECEPTACLE, + 18" A.F.F. (20A)
- R

DUPLEX RECEPTACLE ABOVE COUNTER, VERIFY HEIGHT. (20A)
- R

FOURPLEX RECEPTACLE, + 18" A.F.F. (20A)
- R

SPECIAL RECEPTACLE - SIZE & TYPE AS NOTED
- R

TELEPHONE OUTLET PLASTER RING AT + 18" A.F.F. HUBBELL #P12 COVERPLATE. 3/4"C TO CEILING SPACE UNLESS SHOWN WITH HOMERUNS.
- R

DATA SYSTEM OUTLET, 4" SQUARE BOX AND COVERPLATE, 3/4" C. TO CEILING SPACE UNLESS SHOWN WITH HOMERUN, + 18" A.F.F.
- R

TELE/DATA COMBO OUTLET, 4" SQUARE BOX AND COVERPLATE, 3/4" C. TO CEILING SPACE UNLESS SHOWN WITH HOMERUN, + 18" A.F.F.
- R

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.
- R

TELEPHONE SYSTEM CONDUIT HOMERUN WITH NYLON PULLWIRE (1"C MIN UNO)
- E

EQUIPMENT TERMINATION CONNECTION POINT VERIFY EXACT LOCATION LOAD AND VOLTAGE AS NOTED
- M

MOTOR
- Sm

THERMAL PROTECTED SWITCH
- M

MOTOR STARTER - SHADING INDICATES F.B.O.
- D

DISTRIBUTION PANELBOARD.
- B

BRANCH CIRCUIT PANELBOARD.
- C

CONDUIT BELOW FLOOR OR UNDERGROUND
- C

CONDUIT IN WALL OR ABOVE CEILING
- H

HOMERUN TO PANEL
- C

CONDUIT TURNING UP
- C

CONDUIT TURNING DOWN
- C

CONDUIT STUB-OUT, MARK AND CAP AS DIRECTED
- G

GROUND WIRE (SIZE AS NOTED) EXTENDED AND CONNECTED TO APP'D GROUND

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
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

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.

ABBREVIATIONS

- 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

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER AND MODEL NO.	VOLTS	LAMPS	MOUNTING	FINISH	REMARKS
A	RAB LIGHTING PANEL 2'x2' - 41N 4000K	120	39.5 WATT LEDS	LAY-IN	STANDARD	PANEL 2' x 2' LED - 4000 COLOR TEMP.
B	(FIXTURE TYPE 'B' TO MATCH EXISTING CORRIDOR DOWNLIGHT.)					
C	(ELECTRICAL CONTRACTOR TO REPLACE EXISTING LAMPS WITH NEW 35K LED LAMPS.)					
D	(ELECTRICAL CONTRACTOR TO REPLACE EXISTING LAMPS WITH NEW 35K LED LAMPS.)					

JOB# 20-05

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ARCHITECTURE & PLANNING

DRAWING: New Lighting Design & Demolition Floor Plan

With Notes

PROJECT: ERAU Building F6 Remodel

6460 Corradi Way, Unit F6

Prescott, AZ 86301

102-03-009P

APN:

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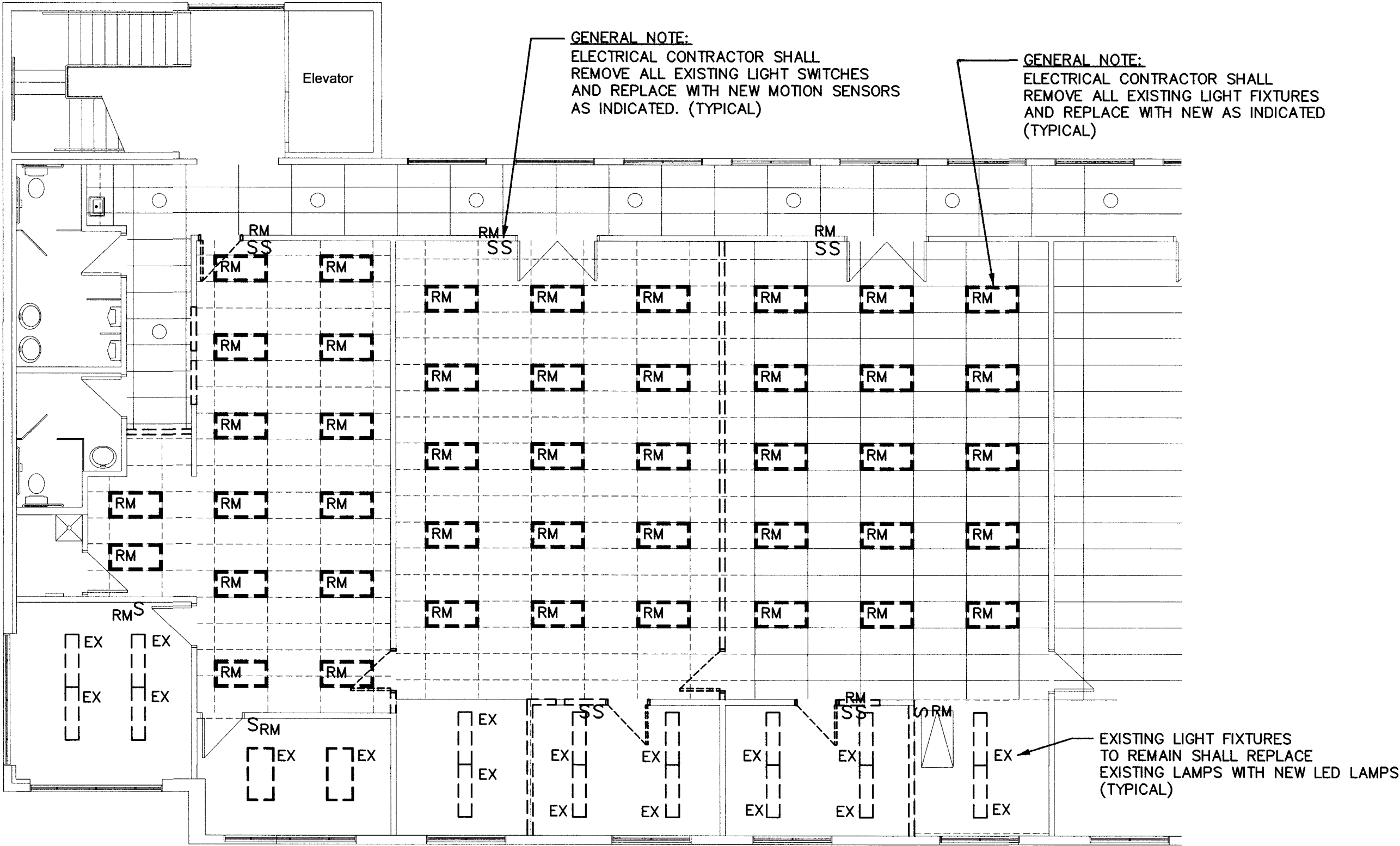
DATE

January 3rd, 2020

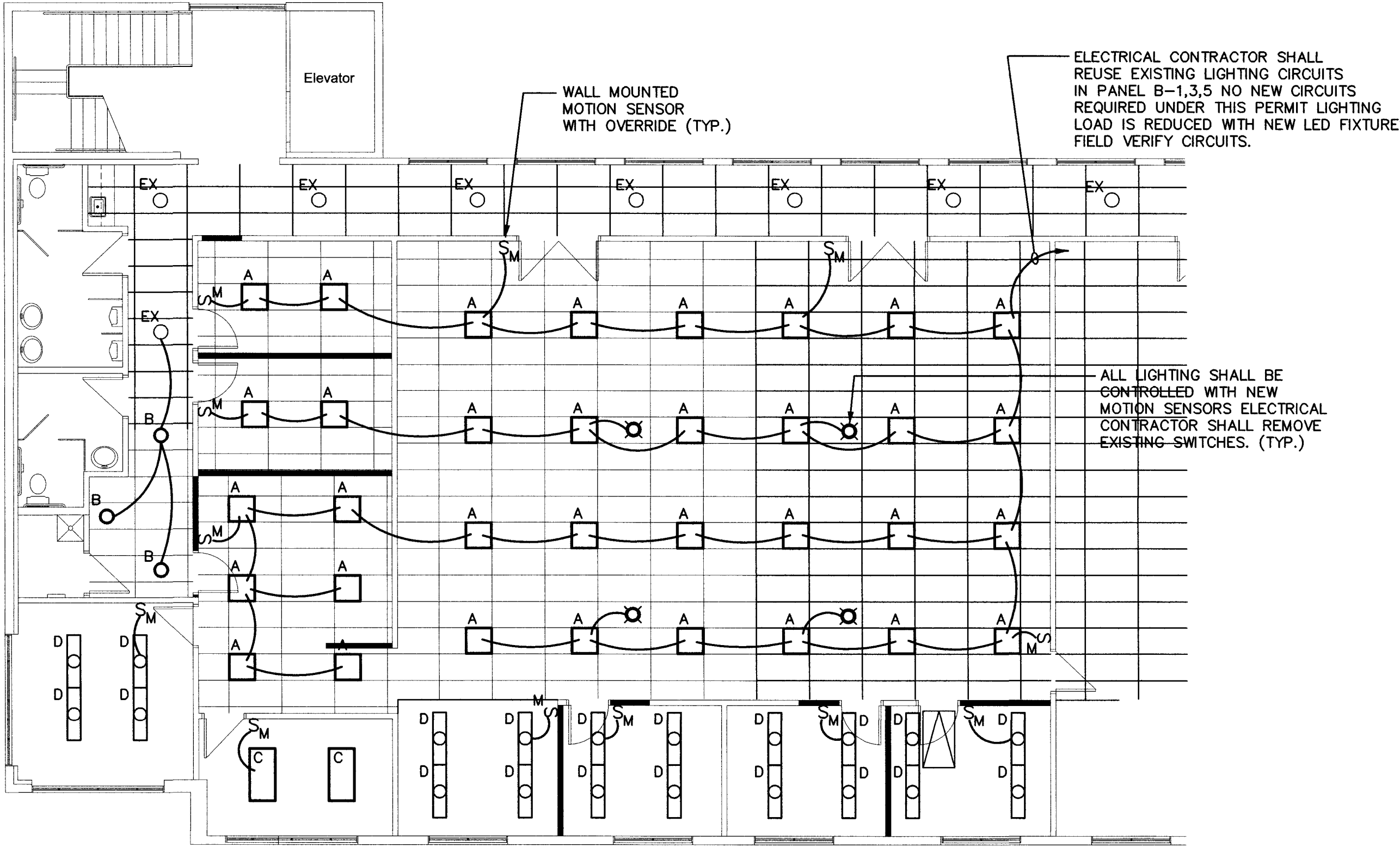
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Lighting Demolition Floor Plan



New Lighting Design Floor Plan

GENERAL ELECTRICAL DEMOLITION NOTES

- RETURN REMOVED MATERIAL DEEMED SALVAGEABLE TO OWNER'S REPRESENTATIVE. MATERIALS DEEMED NOT SALVAGEABLE SHALL BE REMOVED FROM THE PREMISES.
- THE CONTRACTOR WILL EXAMINE THE PREMISES AND SATISFIED HIMSELF AS TO EXISTING CONDITIONS UNDER WHICH HE WILL BE OBLIGED TO PERFORM HIS WORK. THE DRAWINGS ARE GENERALLY DIAGRAMMATIC AND THE CONTRACTOR SHALL FIELD VERIFY ALL DETAILS OF DEMOLITION.
- REMOVE ALL EXISTING WIRING DEVICES, LIGHT FIXTURES, WIRE, CONDUIT, DISCONNECTS, ETC., AS NOTED OR INDICATED WITHIN DEMOLITION AREA. (ALL ITEMS MAY NOT BE SHOWN.) REWORK AS NECESSARY ALL CIRCUITING WHICH REQUIRES CONTINUATION THROUGH THE AREA.
- ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK REQUIRED TO REMOVE/RELOCATE ANY EXISTING ELECTRICAL EQUIPMENT SUCH THAT ELECTRIC SHOCK HAZARDS TO WORKMEN ARE ELIMINATED DURING DEMOLITION AND NEW CONSTRUCTION.
- REMOVED OR DAMAGED CONDUIT, WIRE AND FITTINGS SHALL NOT BE RE-USED
- WORK REQUIRED FOR EXISTING EQUIPMENT NOTED AS "EXISTING TO BE REMOVED" SHALL INCLUDE:
 - SALVAGING OR DISPOSING OF ALL MATERIAL OR EQUIPMENT AS DIRECTED BY OWNER OR OWNER'S REPRESENTATIVE.
 - REMOVAL OF FEEDER OR CABLING FROM EQUIPMENT TO POINT OF FEED.
 - REMOVAL OR RE-CIRCUITING (AS REQUIRED OR AS NOTED ON PANELS) OF ALL BRANCH CIRCUITING.
 - REMOVAL OF ALL FITTINGS, SUPPORTS, BRACKETS, ETC.
 - REPAIR AND PATCHING OF WALLS, FLOORS AND CEILINGS TO MATCH EXISTING OR PER ARCHITECT'S INSTRUCTIONS.
 - CAPPING OF IN-SLAB FEEDER CONDUITS FLUSH WITH THE FINISHED FLOOR.
- EXISTING EQUIPMENT NOT IMPLICITLY SHOWN ON THE DRAWINGS IS INTENDED TO BE "EXISTING TO REMAIN," UNLESS NOTED OTHERWISE.

ABBREVIATIONS

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

FIRE WALL/FLOOR PENETRATION

ALL PENETRATIONS OF FIRE RESISTIVE FLOORS OR SHAFT WALLS SHALL BE PROTECTED BY MATERIALS AND INSTALLATION DETAIL THAT CONFORM TO UNDERWRITERS LABORATORY'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.

OUTLET MOUNTING HEIGHTS PER AMERICAN DISABILITY ACT

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

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

GENERAL POWER NOTES:

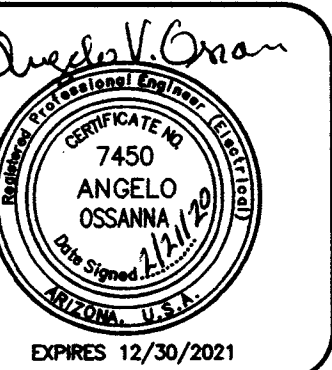
- CONTRACTOR SHALL VERIFY ALL MOUNTING HEIGHTS EXACT LOCATION AND REQUIREMENTS OF ALL ELECTRICAL EQUIPMENT AND DEVICES WITH ENG., OWNER OR ARCHITECT PRIOR TO ROUGH-IN.
- ELECTRICAL CONTRACTOR SHALL RE-USE EXISTING CIRCUITS WHENEVER POSSIBLE.
- ALL RECEPTACLES IN AREAS WITH-IN 6'-0" OF A SINK SHALL BE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

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REVISIONS BY

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ARCHITECTURE & PLANNING

DRAWING: Power Design & Demolition Floor Plan With Notes

PROJECT: ERAU Building F6 Remodel
6460 Corrad Way, Unit F6
Prescott, AZ 86301
102-09-009P

APN:

DRAWN BY

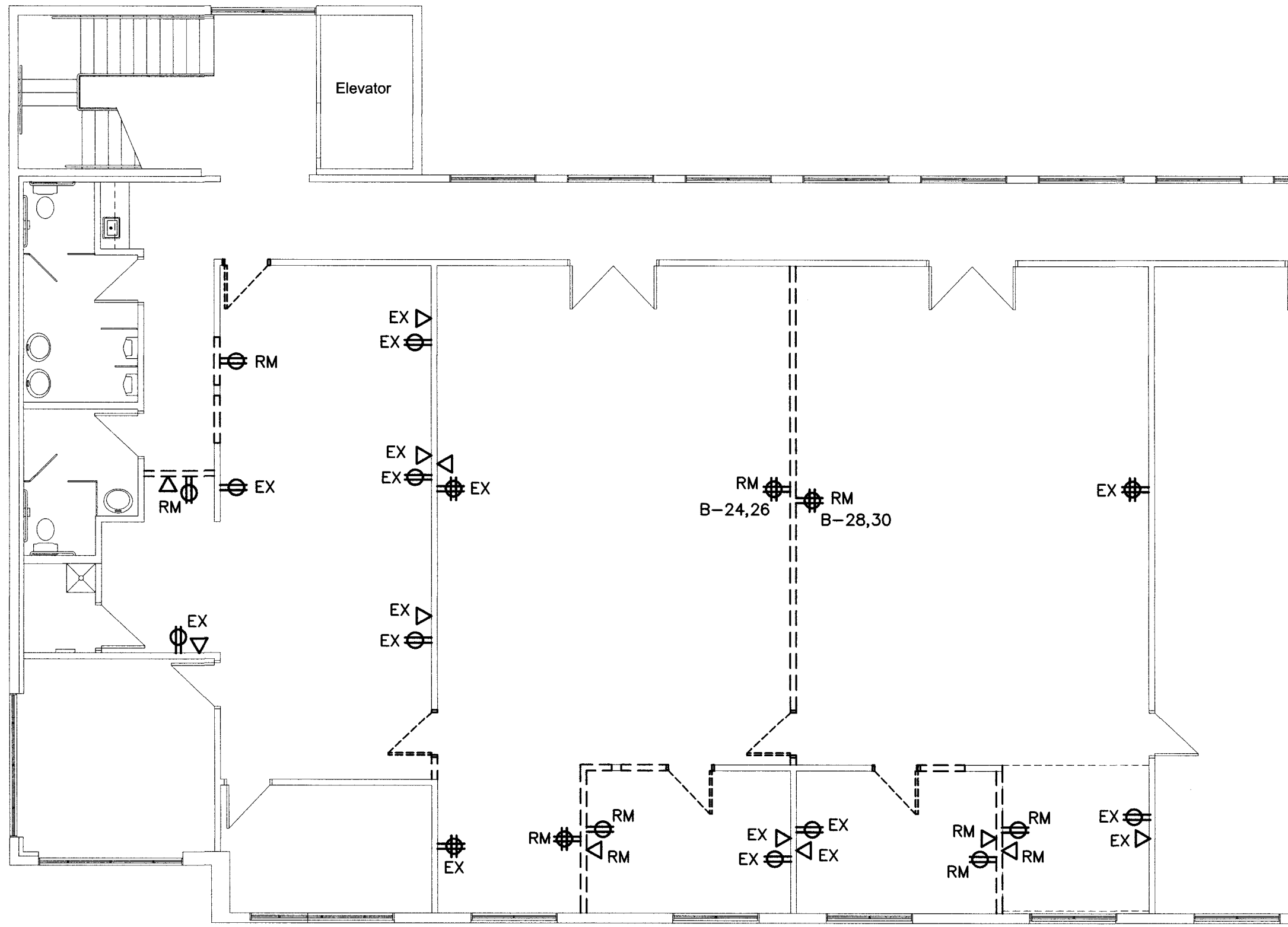
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DATE
January 3rd, 2020

JOB NO.

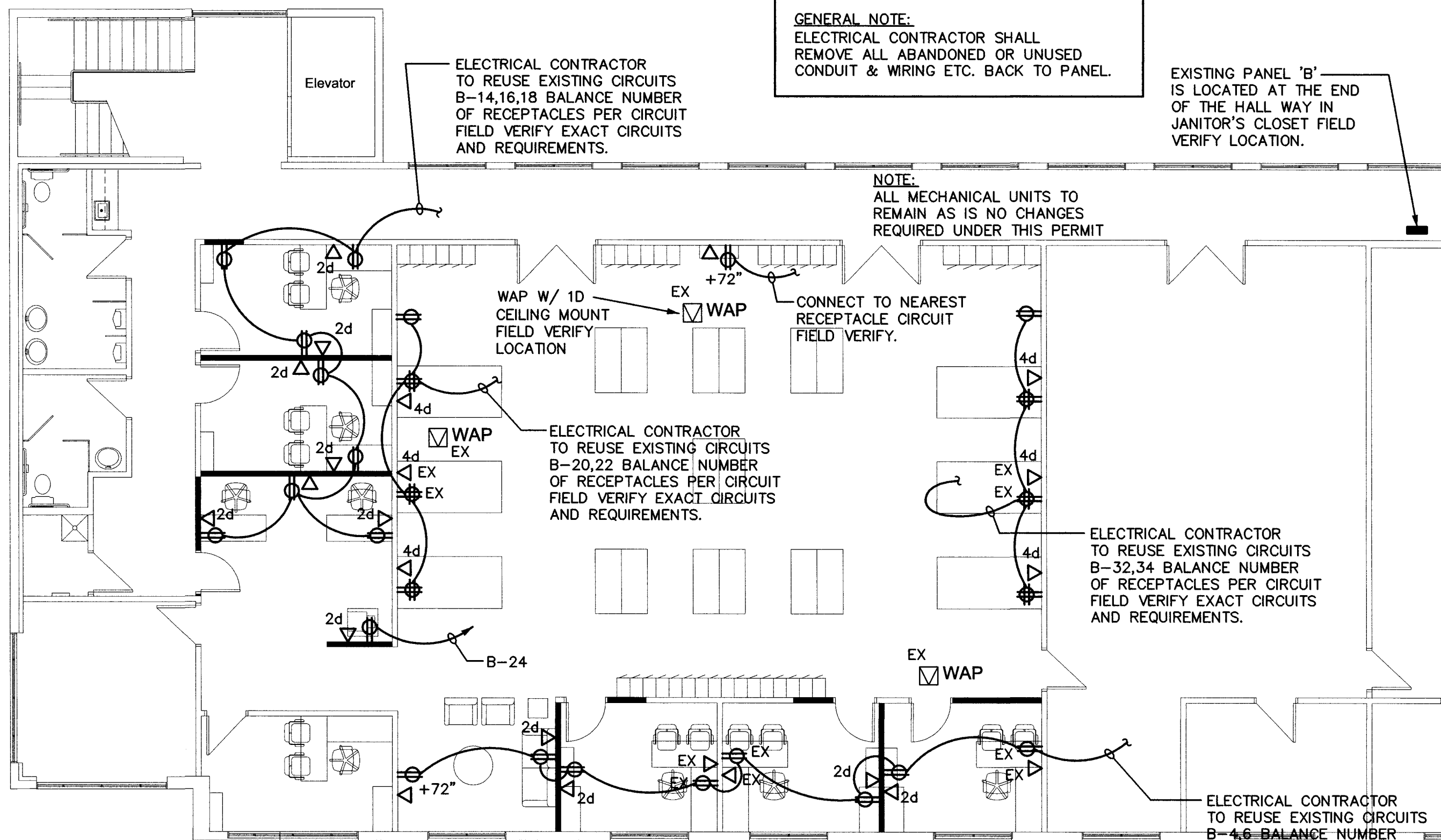
SHEET

E1.2



Power Demolition Floor Plan

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



New Power Design Floor Plan

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

