AGENDA

BOARD OF DIRECTORS
WORK SESSION

Wednesday, February 15, 2023, 2:00pm
WC Auditorium / Zoom

Directors: Kathi Bachelor (President), Donna Coon (Vice President), Bart Hillyer (Secretary), Carol Crothers (Treasurer), Laurel Dean (Assistant Secretary), Jim Carden (Assistant Treasurer), Nancy Austin, Barbara Blake, Ted Boyett, Beth Dingman, Steve Gilbert, Bev Lawless, Scott Somers (non-voting)

AGENDA TOPIC

2:00	**1.**	**Call to Order / Roll Call**
2:05	**2.**	**Amend / Approve Agenda**
2:10	**3.**	**Review Glass Arts Project Plans; Q & A with Architect and Glass Artists Board Members (Somers)**
4:00	**4.**	**Adjournment**

GVR encourages members to voice concerns and comments in a professional, business-like, and respectful manner.

Green Valley Recreation, Inc.

Board of Directors Work Session

Glass Artists Improvement Project Plans

Prepared By: Scott Somers, CEO **Meeting Date:** February 15, 2023

Presented By: Director Dean, David Jund, Facilities Director, and Scott Somers, CEO

Originating Committee / Department: Facilities
Action Requested: Review Glass Artists Improvement Project Plans; Q & A with Architect and Glass Artists Board Members
Strategic Plan: GOAL 1: Provide excellent facilities for members to participate in a variety of active and social opportunities
Background Justification: This Work Session serves as an opportunity for the Board of Directors to review plans developed by WSM Architects for the Glass Artists Improvement Project; provides an opportunity for Board members to ask questions of the architect, Kristen DiBone; and provides an opportunity for Board members to ask questions of Glass Artists Club Board members. After legal counsel review, a request for proposals (RFP) for this project was issued on February 3, 2023, with a submittal due date of February 22, 2023, at 2:00 pm. Upon receipt of proposals, staff will review the proposals and develop a recommendation for Board consideration at a Special meeting of the Board, scheduled for March 1, 2023, at 2:00 pm. Proposals will be placed on the Board-secured website for Board member review only since many contractors require their proposals be kept confidential to avoid sharing propriety information.
Fiscal Impact: The fiscal year 2023 includes $900,000 for this project earmarked from the Initiatives Fund. Project cost is estimated at $850,000.
Attachments: 1. Plans 2. Request for Proposal (RFP)

Glass Arts TI at Santa Rita Springs
Green Valley Recreation

921 W Via Rio Fuerte, Green Valley, AZ 85614

LEGAL DESCRIPTION

ROADHAVEN RESORTS INC OF GREEN VALLEY
PTN COMMON AREA B RECREATION AREA

PC ASSESSOR TAX PARCEL ID NO:
304-19-2720

BASIS OF ELEVATIONS:

THE BASIS OF ELEVATIONS IS AN ALUMINUM CAP IN A CONCRETE HEADWALL AT STATION 1968+29.2 ALONG THE EAST FRONTAGE ROAD OF INTERSTATE 19. SAID ELEVATION= 2921.99

BASIS OF BEARINGS:
THE BASIS OF BEARINGS IS THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 19. SAID BEARING BEING NORTH 22 27'31" EAST

TOWNSHIP 18S, RANGE 13E, SECTION 34

SITE PLAN GENERAL NOTES:

1. TOPOGRAPHIC INFORMATION WAS TAKEN FROM A LIMITED FIELD SURVEY BY CENTERLINE OFFSET, INC. PROJECT NO. 991100.
2. THE WATER COMPANY THAT SERVICES THIS PROJECT IS: FARMER'S WATER COMPANY
1525 SAHUARITA RD, SAHUARITA, AZ 85629
(520) 879-7474
3. NO CHANGES TO EXISTING SITE VISIBILITY TRIANGLES.

PC OUTDOOR LIGHTING CODE NOTES:

PC OLC LIGHTING CODE AREA E1A

NO NEW OUTDOOR LIGHT PROVIDED

PROJECT TEAM

OWNER
GREEN VALLEY RECREATION, INC.
1070 S CALLE DE LAS CASITAS
GREEN VALLEY, AZ 85614
520.625.3440

ARCHITECT
WSM, A DIVISION OF SHIVE-HATTERY
4330 N CAMPBELL AVE #268
TUCSON, AZ 85718
520.408.1004

STRUCTURAL ENGINEER
SCHNEIDER AND ASSOCIATES
435 E 9TH ST
TUCSON, AZ 85705
520.512.8183

MECHANICAL ENGINEER
PH MECHANICALENGINEERING
333 N WILMONT RD #201
TUCSON, AZ 85711
520.731.2060

ELECTRICAL ENGINEER
ELECTRICAL DESIGN ASSOCIATES (EDA)
7536 N LA CHOLLA BLVD
TUCSON, AZ 85741
520.622.2196

SHEET INDEX

A4 VICINITY MAP
N.T.S.

B4 LOCATION MAP
N.T.S.

1 SITE PLAN
1" = 40'-0"

WSM ARCHITECTS
A DIVISION OF SHIVE-HATTERY
4330 N. CAMPBELL AVE., SUITE 268
TUCSON, AZ 85718
520.408.1044 | WSMARCH.COM

SEAL
REGISTERED ARCHITECT 35559 PAUL D. MICKELBERG ARIZONA U.S.A.

Glass Arts TI at Santa Rita Springs

Green Valley Recreation
921 W Via Rio Fuerte, Green Valley, AZ 85614

REVISIONS		
1	1/13/23	VALUE ENGINEERING

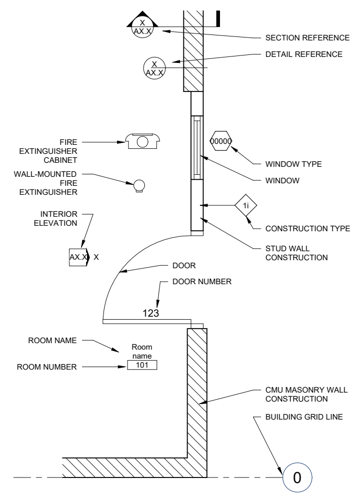
ISSUE DATE: 11-16-2023

PROJECT NUMBER: 2172203180

A0.0

Autodesk Revit 2022

SYMBOLS LEGEND



A2 **Symbols Legend**
1/2" = 1'-0"

ABBREVIATIONS

@	AT
AB	ANCHOR BOLT
ABC	AGGREGATE BASE COURSE
ABV	ABOVE
AC	AIR CONDITIONING
ACM	ALUMINUM COMPOSITE PANEL
ACT	ACOUSTIC CEILING TILE
A.D.C.	AUTOMATIC DEFIBRILLATOR CABINET
ADD	ADDENDUM
ADH	ADHESIVE
ADJ	ADJUSTABLE, ADJACENT
AFF	ABOVE FINISHED FLOOR
AGG	AGGREGATE
AL	ALUMINUM STOREFRONT
ALT	ALTERNATE
ALUM	ALUMINUM
ANCH	ANCHOR
ANOD	ANODIZED
BD	BOARD
BEL	BELOW
BF	BACK FACE, BOTTOM FACE
BIT	BITUMIN
BLDG	BUILDING
BLK	BLOCK
BN	BULL NOSE
BO	BOTTOM OF
BP	BODY POSITIONING
BOT	BOTTOM
BRG	BEARING
BS	BOTH SIDES
BT	BOLT
BTW	BETWEEN
CAB	CABINET
CB	CATCH BASIN, CHALK BOARD
CEM	CEMENT
CIP	CAST-IN-PLACE
CG	CORNER GUARD
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMTS	COMMENTS
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CLEAN-OUT
COL	COLUMN
COMB	COMBINATION
CONC	CONCRETE
COND	CONDITION
CONN	CONNECTION
CONST	CONSTRUCTION
CONTR	CONTRACTOR
CORR	CORRIDOR
CPT	CARPET
CW	COLD WATER
D	DEPTH
DEMO	DEMOLITION
DF	DRINKING FOUNTAIN
DIAG	DIAGONAL
DIAM	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
D.O.	DOOR OPERATOR
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING(S)
E	EAST
EA	EACH
EB	EXPANSION BOLT
EF	EACH FACE
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
EMER	EMERGENCY
ENG	ENGINEER
EP	EPOXY PAINT
EQ	EQUAL
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EXH	EXHAUST
EXPN	EXPANSION
EXIST	EXISTING
EXT	EXTERIOR
FA	FIRE ALARM
FCP	FIBER CEMENT PANELS
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FFE	FINISHED FLOOR ELEVATION
FIN	FINISH
FV	FIELD VERIFY
FIXT	FIXTURE
FLASH	FLASHING
FLR	FLOOR, FLOORING
FLUOR	FLUORESCENT
FO	FACE OF
FT	FOOT, FEET
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
GA	GAUGE, GAGE
GALV	GALVANIZED
GB	GYPSUM BOARD
GC	GENERAL CONTRACTOR
GEN	GENERAL
GL	GLASS
GRND	GROUND
GSN	GENERAL STRUCTURE NOTES
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HD	HEAD
HT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HVAC	HEATING/VENT/AIR CONDITIONING
ID	INSIDE DIAMETER
IN	INCH(ES)
INCL	INCLUDING
INSUL	INSULATION
INT	INTERIOR, INTERNAL
JAN	JANITOR
JCT	JUNCTION
JST	JOIST
JT	JOINT
KIT	KITCHEN
KD	KNOCKDOWN FRAME
KO	KNOCK OUT
KPL	KICKPLATE
L	LENGTH, LONG
LAM	LAMINATE(D)
LAV	LAVATORY
LF	LINEAL FEET
LT	LIGHT
LTG	LIGHTING
LTL	LINTEL
LVR	LOUVER
MACH	MACHINE
MAINT	MAINTENANCE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MCJ	MASONRY CONTROL JOINT
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MOV	MOVABLE
MTD	MOUNTED
MTL	METAL
N	NORTH
NA	NOT APPLICAPBLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OC	ON CENTER
OD	OUTSIDE DIMENSION
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
P/LAM	PLASTIC LAMINATE
PARTN	PARTITION
PC	PIECE
PERF	PERFORATED
PERIM	PERIMETER
PERP	PERPENDICULAR
PKG	PARKING
PL	PROPERTY LINE
PLYWD	PLYWOOD
PLUMB	PLUMBING
PNL	PANEL
PNT	PAINT
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
P.T.	PRESSURE TREATED
PTD	PAINTED
PVMT	PAVEMENT
QUAL	QUALITY
QTY	QUANTITY
R	RADIUS
RA	RETURN AIR
RCP	REFLECTED CEILING PLAN
RD	ROUND
RECEP	RECEPTACLE
REF	REFER(ENCE)
REFL	REFLECTED
REFR	REFRIGERATOR
REG	REGULAR
REINF	REINFORCED, REINFORCING
REM	REMOVE
REPL	REPLACE
REQD	REQUIRED
REV	REVISION(S)
RFG	ROOFING
RGTR	REGISTER
RGH	ROUGH
RL	RAIN LEADER
RO	ROUGH OPENING
ROW	RGHT OF WAY
S	SOUTH
SAN	SANITARY
SCHED	SCHEDULE
SD	SOAP DISPENSER
SECT	SECTION
SF	SQUARE FEET
SHT	SHEET
SHWR	SHOWER
SIM	SIMILAR
SLV	SLEEVE
SPEC	SPECIFICATION(S)
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
TB	TACK BOARD
TEMP	TEMPORARY, TEMPERATURE
THK	THICK(NESS)
TLT	TOILET
TMPD	TEMPERED
TO	TOP OF
TRTD	TREATED
TYP	TYPICAL
UG	UNDERGROUND
UL	UNDERWRITER'S LABORATORY
UNO	UNLESS NOTED OTHERWISE
V	VOLT
VAR	VARIES
VB	VINYL BASE
VERT	VERTICAL
VFY	VERIFY
VT	VINYL TILE
W	WEST
W/	WITH
W/O	WITHOUT
WB	WHITE BOARD
WC	WATER CLOSET
WD	WOOD
WF	WATER FOUNTAIN
WIN	WINDOW
WT	WEIGHT
YD	YARD

GENERAL NOTES

A. ALL EXTERIOR DIMENSIONS SHOWN ON PLANS ARE TO CENTER LINE OF COLUMN, FACE OF MASONRY OR WOOD STUD AND DO NOT INCLUDE THICKNESS OF DRYWALL UNLESS OTHERWISE NOTED. ALL INTERIOR DIMENSIONS SHOWN ON PLANS ARE TO FACE OF MASONRY OR TO FINISH FACE OF STUD PARTITIONS UNLESS OTHERWISE NOTED.

AA. ALL EXPOSED-TO-VIEW PRECAST CONCRETE SHALL RECEIVE WATER REPELLANT. PROVIDE DAMPPROOFING ON THE BACKS OF ALL PRECAST STONE UNITS.

B. ALL DIMENSIONS ON ROOM ELEVATIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.

BB. PROVIDE CEMENTITIOUS BOARD ON ENTIRE RESTROOM WHERE SHOWERS OCCUR.

C. CONTRACTOR SHALL NOT SCALE DRAWINGS. DO NOT USE SCALED DIMENSIONS. USE WRITTEN DIMENSIONS OR, WHERE NO DIMENSION IS PROVIDED, CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

CC. CRITICAL FACILITY DESIGNATION REQUIRES ALL CONSTRUCTION TO COMPLY WITH REQUIREMENTS FOR SEIZMIC CRITERIA "D" PER THE IBC. THIS INCLUDES, BUT IS NOT LIMITED TO, ATTACHMENT OF ELECTRICAL EQUIPMENT, MECHANICAL EQUIPMENT, PLUMBING EQUIPMENT, CEILINGS, AND PARTITION WALLS.

D. ALL GYPSUM BOARD SURFACES TO HAVE A LEVEL 4 (SMOOTH) FINISH.

DD. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED WOOD.

E. REFER TO CEILING PLAN SHEETS FOR CEILING FINISHES.

F. CONTRACTOR AND SUBCONTRACTORS SHALL FIELD VERIFY ALL EXISTING CONDITIOS, CONSTRUCTION MATERIAL, SYSTEMS AND DIMENSIONS PRIOR TO SUBMITTING BIDS AND BEGINNING CONSTRUCTION OR ORDERING ANY MATERIALS. ANY DISCREPANCIES BETWEEN THE PLANS & FIELD CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BIDDING AND PROCEEDING WITH THE WORK. MINOR DIFFERENCES IN DIMENSIONS AND CONFIGURATIONS BETWEEN THESE CONTRACT DOCUMENTS AND THE ACTUAL FIELD CONDITIONS, AS DEFINED BY THE ARCHITECT, SHALL NOT BE CAUSE FOR CHANGE ORDERS OR ADDITIONAL COMPENSATION. NO ALLOWANCE WILL BE MADE FOR ADDITIONAL DEMOLITION WHICH COULD HAVE BEEN DETERMINED BY FILED INSPECTION PRIOR TO BID.

G. DRYWALL CONTRACTOR TO PROVIDE FIRE-RATED WOOD BLOCKING FOR CASEWORK AND ACCESSORIES.

H. PROVIDE RATED CAULKING/SEALANT AT ALL PENETRATIONS IN FIRE-RATED ASSEMBLIES TO MATCH RATEING AT PENETRATION IN ACCORDANCE WITH ASTM E 119 OR UL 263. PENETRATIONS IN FIRE RATED ASSEMBLIES MUST ALSO BE PROTECTED BY A FIRESTOP SYSTEM IN THE WALL IN ACCORDANCE WITH ASTM E 814 OR UL 1479 AND SHALL HAVE AN F RATING OF NOT LESS THAN THE RATING OF THE WALL.

I. PROVIDE SAFETY & TEMPERED GLASS PER REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE.

J. CONTRACTOR TO PROVIDE ADEQUATE EXCAVATION SUPPORT AND PROTECTION FOR NEW WORK AS WELL AS EXISTING WORK TO REMAIN.

K. PROVIDE APPROPRIATE SEALANT AT JOINTS BETWEEN DISSIMILAR MATERIALS. PROVIDE SEALANT AT ALL PLUMBING FIXTURES. PROVIDE SEALANTS AT EXTERIOR LOCATIONS TO ENSURE A WATER TIGHT ENCLOSURE.

L. GENERAL CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL CONSTRUCTION WORK BETWEEN CONTRACTOR AND OWNER. GENERAL CONTRACTOR SHALL PROVIDE DUST ENCLOSURES TO PROTECT NON-CONSTRUCTION AREAS. GENERAL CONTRACTOR SHALL ALSO COORDINATE NOISY OPERATIONS ADJACENT WITH TENANTS/OWNERS.

M. GENERAL CONTRACTOR TO VERIFY EXACT LOCATIONS, IDENTIFY, LABEL, AND PROTECT ALL EXISTING MECHANICAL & ELECTRICAL SERVICES WHICH MIGHT BE AFFECTED DURING CONSTRUCTION.

N. SEE ARCHTIECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL CONSTRUCTION NOTES.

O. IF CONFLICTS EXIST IN ANY PORTION OF THE DOCUMENTS - THE G.C. SHALL BID THE MORE EXPENSIVE METHOD OF WORK REQUIREMENT. VERIFY ALL CONFLICTS WITH ARCHITECT.

P. ALL APPLICABLE BUILDING CODES MUST BE ADHERED TO. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO CONTACT THE ARCHITECT IF HE DETERMINES HE CANNOT MEET CODE REQUIREMENT PRIOR TO PRESENTING HIS BID.

Q. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, & DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT & RESOLVED BEFORE PROCEEDING WITH THE WORK.

R. DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT FOR SIMILAR CONSTRUCTION AT ALL APPROPRIATE LOCATIONS, WHETHER SPECIFICALLY CALLED OUT OR NOT.

S. REFER TO ENLARGED FLOOR PLANS FOR ADDITIONAL DIMENSIONS AS INDICATED ON REFERENCE SHEETS.

T. REFER TO LINTEL SCHEDULES FOR MASONRY OPENINGS. PROVIDE LINTELS FOR ALL MECHANICAL AND ELECTRICAL PENETRATIONS IN MASONRY WALLS. PROVIDE GALVANIZED UNITS AT EXTERIOR WALLS AND AS SPECIFIED.

U. ALL RATED ASSEMBLIES TO BE INSTALLED SMOKE OR FIRE TIGHT TO UNDERSIDE OF ROOF DECK.

V. PROVIDE METAL ACCESS DOORS IN ALL LOCATIONS SHOWN ON ARCHITECTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING DRAWINGS AND WHERE REQUIRED FOR ACCESS TO ACTIVE COMPONENTS & CONCEALED DEVICES. SIZE SHALL BE 2' x 2' WHEN NOT NOTED. PROVIDE RATED UNITS IN RATED WALLS.

W. REFER TO SPECS FOR SUB-SURFACE INVESTIGATION & DRAWINGS.

X. PROVIDE ACOUSTIC SEALANT AT BASE OF ALL STUD WALLS.

Y. PROVIDE NON-INTERRUPTED FIRE-RATING IN CHASES WHERE FIRE EXTINGUISHER CABINETS ARE RECESSED.

Z. PROVIDE DEFLECTION TRACK AT ALL WALLS THAT EXTEND TO ROOF DECK.

WSM ARCHITECTS
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520.408.1044 | WSMARCH.COM

SEAL
REGISTERED ARCHITECT 35559 PAUL D. MICKELBERG ARIZONA U.S.A.

Glass Arts TI at Santa Rita Springs
Green Valley Recreation
921 W Via Rio Fuerte, Green Valley, AZ 85614

REVISIONS

DRAWN BY	WSM TEAM
APPROVED BY	KD
ISSUE DATE	11-16-2023
PROJECT NUMBER	217203180

GENERAL NOTES, SYMBOLS & ABBREVIATIONS

A0.1

PROJECT CODE SUMMARY

PROJECT NAME : *GLASS ARTS TI AT SANTA RITA SPRINGS*

PROJECT ADDRESS : *921 W VIA RIO FUERTE, GREEN VALLEY, AZ 85614*

JURISDICTION : *GREEN VALLEY*

PARCEL : *304192720*
LEGAL DESCRIPTION : *ROADHAVEN RESORTS INC OF GREEN VALLEY PTN COMMON AREA B RECREATION AREA*

SECTION, TOWNSHIP, RANGE : *34, 18S, 13E*
ZONING : *CMH-2*

PROJECT TYPE : *TENANT IMPROVEMENT*

PROJECT SUMMARY : *INTERIOR RENOVATION OF EXISTING COMPUTER CLUB SPACE INTO A NEW CRAFT STUDIO AND KILN ROOM FOR GLASS ARTISTS. THE PROJECT INCLUDES A NEW +/- 400 SF WORK AREA.*

APPLICABLE CODES :

INTERNATIONAL BUILDING CODES		
(IBC)	INTERNATIONAL BUILDING CODE	2018
(IEBC)	INTERNATIONAL EXISTING BUILDING CODE	2018
(IECC)	INTERNATIONAL ENERGY CONSERVATION CODE	2018
(IFC)	INTERNATIONAL FIRE CODE	2018
(IFGC)	INTERNATIONAL FUEL GAS CODE	2018
(IMC)	INTERNATIONAL MECHANICAL CODE	2018
(IPC)	INTERNATIONAL PLUMBING CODE	2018
(NEC)	NATIONAL ELECTRICAL CODE	2017

ACCESSIBILITY GUIDELINES		
ICC A117.1	ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES	2009

ADDITIONAL GUIDELINES		
ORD. 10963	CITY OF TUCSON/PIMA COUNTY OUTDOOR LIGHTING CODE	2012
ORD. 11590	LOCAL AMENDMENTS TO THE BUILDING CODES	2019

CODE NARRATIVE

CONSTRUCTION TYPE : *IIB*
OCCUPANCY TYPE : *B*
ACCESSORY USES : *NONE*

ALLOWABLE BUILDING HEIGHT : *34 FEET*
ACTUAL BUILDING HEIGHT : *33 FEET*
ALLOWABLE NUMBER OF STORIES : *2*
ACTUAL NUMBER OF STORIES : *2*

TABULAR AREA PER STORY {At} : *103718 SF*
AREA INCREASE FACTOR {If} : *0.75*
AREA INCREASE FACTOR {Is} : *0*
ALLOWABLE AREA PER STORY {Aa} : *181507 SF*
MULTIPLIER FOR STORIES ABOVE GRADE PLANE = *2* *[PER IBC 506.4]*

TOTAL ALLOWABLE BUILDING AREA {Aa * Multiplier} = *363013 SF*

[REFER TO AREA EQUATIONS ON THIS SHEET FOR EQUATIONS USED]

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION SUMMARY
THE PRIMARY OCCUPANCY GROUP IS B AND A OCCUPANCIES. THE A OCCUPANY IF THE BALLROOM ON THE SECOND FLOOR LOCATED ABOVE THIS PROJECT.

CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY
THIS SECTION IS NOT APPLICABLE. THERE ARE NO SPECIAL USES OR OCCUPANCIES IN THIS WORK.

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS
THE EXISTING 3 BUILDING ARE TO BE CONSIDERED ONE BUILDING ON SITE. THIS PROJECT IS AN TENANT IMPROVMENT PUTTING THE GLASS ARTS CLUB IN A VACATED CLUB SPACE. THERE IS NO INCREASE TO THE BUILDING HEIGHT. THIS PROJECT DOES INCLUDE A NEW PATIO. 2ND FLOOR OF BUILDING IS A COMMUNITY CENTER (A-3 OCC) AND AN EXISTING 1 HOUR FIRE SEPERATION IS TO BE MAINTAINED.

EXISTING BUILDING IS 40,070 SF. 32,065 SF IS OCC B AND 8,005 IS OCC A-3.

CHAPTER 6 - TYPES OF CONSTRUCTION
THE CONSTRUCTION IS TYPE IIB.

CHAPTER 7 - FIRE-RESISTANCE-RATED CONSTRUCTION
THERE ARE NO SPECIAL USES OR OCCUPANCIES IN THIS WORK.

CHAPTER 8 - INTERIOR FINISHES
ALL INTERIOR FINISHES TO BE CLASS 'C' PER TABLE 803.13

CHAPTER 9 - FIRE PROTECTION SYSTEMS
BUILDING IS EQUIPPED WITH A SPRINKLER SYSTEM AND WILL HAVE FIRE EXTINGUISHERS INSTALLED.

CHAPTER 10 - MEANS OF EGRESS
REFER TO THE CODE REVIEW PLAN FOR INFORMATION ABOUT OCCUPANCY LOADS, AND LENGTHS OF PATHS OF TRAVEL, INCLUDING COMMON PATHS OF EGRESS PER TABLE 1006.2.1. COMMON PATHS OF EGRESS SHALL NOT EXCEED 100' PER TABLE FOR F OCCUPANCY.

SPACES WITH MORE THAN 49 OCCUPANTS REQUIRES TWO MEANS OF EGRESS PER TABLE 1006.2.1 AND DOORS IN THOSE SPACES SHALL BE SEPARATED BY A DISTANCE NOT < THAN 1/3 OF THE DIAGONAL LENGTH OF THE SPACE PER SECTION 1007.1.1 EXCEPTION 2.

EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1013. EXIT SIGNS SHOWN ON SHEET 1A0.1. SEE ELECTRICAL FOR ADDITIONAL INFORMATION. EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED 250 FEET PER TABLE 1017.2. SEE CODE REVIEW PLAN.

CHAPTER 11 - ACCESSIBILITY
PER SECTION 1103.2.2 EMPLOYEE WORK AREAS DO NOT NEED TO BE ACCESSIBLE, EXCEPT THAT COMMON USE CIRCULATION PATHS WITH THOSE AREAS SHALL BE ACCESSIBLE PER SECTION 1104.3.1. EMPLOYEE WORK AREAS INCLUDE ALL MECHANICAL, ELECTRICAL AND COMMUNICATIONS ROOMS. ALL DOORS, INCLUDING THOSE INTO EMPLOYEE WORK AREAS, SHALL HAVE CLEAR FLOOR AREA IN ACCORDANCE WITH ANSI A117.1 SECTIONS 304 AND 305. SINKS HAVE BEEN DESIGNED TO BE ACCESSIBLE.

CHAPTER 12 - INTERIOR ENVIRONMENT
MECHANICAL VENTILATION PER SECTION 1202 IN ACCORDANCE WITH THE IMC 2018 AND THE ELECTRICAL LIGHTING PER SECTION 1204 SHALL BE PROVIDED.

CHAPTER 13 - ENERGY EFFICIENCY
WORK IN THIS PROJECT SHALL BE DESIGNED TO MEET THE PERFORMANCE REQUIREMENTS OF THE 2018 IECC.

CHAPTER 29 - PLUMBING SYSTEMS
PLUMBING FIXTURES TO BE PROVIDED IN ACCORDANCE WITH THE CODE.

PROJECT CODE SUMMARY SYMBOLS

○ ITEM NOT SELECTED
● ITEM SELECTED

BUILDING CLASSIFICATION:

OCCUPANCY CLASSIFICATION AND CONSTRUCTION TYPES PER IBC CHAPTERS 3, 4, 5, AND 6

BASIC OCCUPANCY GROUP(S) : *[PER IBC CHAPTER 3]*

○ GROUP A-1	○ GROUP A-2	● GROUP A-3
○ GROUP A-4	○ GROUP A-5	● GROUP B
○ GROUP E	○ GROUP F-1	○ GROUP F-2
○ GROUP H-1	○ GROUP H-2	○ GROUP H-3
○ GROUP H-4	○ GROUP H-5	○ GROUP I-1
○ GROUP I-2	○ GROUP I-3	○ GROUP I-4
○ GROUP M	○ GROUP R-1	○ GROUP R-2
○ GROUP R-3	○ GROUP R-4	○ GROUP S-1
○ GROUP S-2	○ GROUP U	

MIXED USE & OCCUPANCY : *[PER IBC SECTION 508 & 509]*

○ ACCESSORY OCCUPANCIES *[IBC 508.2]*
[Accessory Occupancies <10% of Story]
○ INCIDENTAL USES *[IBC SECTION 509]*
○ NONSEPARATED OCCUPANCIES* *[IBC 508.3]*
● SEPARATED OCCUPANCIES *[IBC 508.4]*

*REFER TO FIRE AND CODE PLAN FOR SEPARATION REQUIREMENTS

TYPE(S) OF CONSTRUCTION : *[PER IBC CHAPTER 6]*

TYPE I :	○ A	○ B
TYPE II :	○ A	● B
TYPE III :	○ A	○ B
TYPE IV :	○ HT	
TYPE V :	○ A	○ B

SPECIAL DETAILED REQUIREMENTS :

○ HIGH-RISE BUILDING *[PER IBC SECTION 403]*
○ ATRIUM *[PER IBC SECTION 404]*
○ OPEN PARKING GARAGE *[PER IBC SECTION 406.5]*
○ GROUP I-2: *[PER IBC SECTION 407]*
- SMOKE COMPARTMENTS
- REFUGE AREA
○ HAZARDOUS MATERIALS: *[PER IBC SECTION 414]*
- CONTROL AREAS
○ MEZZANINE *[PER IBC SECTION 505.2]*
○ EQUIPMENT PLATFORM *[PER IBC SECTION 505.3]*

BUILDING AREA CALCULATIONS:

PER IBC CHAPTER 5

○ UNLIMITED AREA ALLOWED
○ UNLIMITED HEIGHT ALLOWED *(PER IBC TABLE 504.3)*

○ UNLIMITED AREA BUILDING *(PER IBC SECTION 507)*
NONSPRINKLERED, ONE-STORY, 60 FOOT YARDS
SPRINKLERED, ONE-STORY ABOVE GRADE PLANE, 60' YARDS
SPRINKLERED, TWO STORIES ABOVE GRADE PLANE, 60' YARDS

○ AUTOMATIC SPRINKLER SYSTEM INCREASE USED FOR ALLOWABLE HEIGHT MODIFICATION *(PER IBC 507.4)*
20 FEET AND ONE STORY

○ NO ALLOWABLE HEIGHT OR AREA MODIFICATIONS USED

○ ALLOWABLE AREA MODIFICATIONS USED PER THE ALLOWABLE AREA CALCULATIONS ON THIS SHEET:

BUILDING AREA MODIFICATIONS *(PER IBC EQUATION 5-1, 5-2, 5-3)*
FRONTAGE INCREASE *(PER IBC EQUATION 5-5)*

MINIMUM FIRE-RESISTANCE REQUIREMENTS:

FIRE-RESISTIVE RATING REQUIREMENTS FOR BUILDING ELEMENTS :

[PER IBC TABLE 601]

TYPE OF CONSTRUCTION:	BUILDING *IIB*
PRIMARY STRUCTURAL FRAME :	*0 HOURS*
BEARING WALLS (EXT) :	*0 HOURS*
BEARING WALLS (INTR) :	*0 HOURS*
NON-BRG WALLS AND PARTITIONS (EXT) *PER IBC TABLE 602*	*0 HOURS*
NON-BRG WALLS AND PARTITIONS (INTR) :	*0 HOURS*
FLOOR CONSTR AND SECONDARY MEMBERS :	*0 HOURS*
ROOF CONSTR AND SECONDARY MEMBERS :	*0 HOURS*

FIRE-RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE {X} : *[PER IBC TABLE 602]*

CONSTRUCTION TYPE / OCCUPANCY	BUILDING *IIB / B*
X < 5 FT	*1 HOURS*
5 FT < X < 10 FT	*1 HOURS*
10 FT < X < 30 FT	*0 HOURS*
X > 30 FT	*0 HOURS*

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE: *PER IBC TABLE 705.8*

FIRE SEPARATION DISTANCE	DEGREE OF PROTECTION (UP, NS)	(UP, S)	(P)
0 < 3 FT	NP	NP	NP
3 < 5 FT	NP	15%	15%
5 < 10 FT	10%	25%	25%
10 < 15 FT	15%	45%	45%
15 < 20 FT	25%	75%	75%
20 < 25 FT	45%	NL	NL
25 < 30 FT	70%	NL	NL
30 FT >	NL	NL	NL

ADDITIONAL FIRE-RESISTIVE RATINGS :

DESCRIPTION	CODE SECTION	RATING (HR)
SHAFT ENCLOSURES	*713*	
FOUR STORIES OR MORE :		*2*
LESS THAN FOUR STORIES:		*1*
EXIT ENCLOSURES	*713*	
FOUR STORIES OR MORE :		*2*
LESS THAN FOUR STORIES:		*1*
EXIT PASSAGEWAYS :	*1024*	*1*
HOISTWAY ENCLOSURES :	*707*	*2*
ELEVATOR MACHINE ROOMS :	*3005*	*2*

CORRIDORS: *PER 708* SPRINKLERED: ○
OCCUPANCY: *B* OCC LOAD SERVED: *>30* RATING (HR): *1*

OPENING FIRE PROTECTION ASSEMBLIES, RATING AND MARKINGS TO BE PER *CHAPTER 7*

LIFE SAFETY SYSTEMS:
(PER IBC AND IFC CHAPTER 9)

AUTOMATIC SPRINKLER SYSTEM :	PROVIDED PER NFPA 13
ALTERNATIVE AUTOMATIC FIRE-EXTINGUISHING SYSTEMS :	○ PROVIDED - REFER TO FIRE PROTECTION DRAWINGS
STANDPIPE SYSTEM :	● PROVIDED PER NFPA 14: CLASS I
PORTABLE FIRE EXTINGUISHERS :	PROVIDED PER NFPA 10
FIRE ALARM SYSTEM :	● PROVIDED PER NFPA 72

SYMBOL LEGEND

FIRE SEPARATION
— — — — — = 1-HOUR RATED

EGRESS COMPONENT CAPACITY SYMBOLS
OCC. GROUP → USE GROUP OF SPACE
000 SF → AREA OF SPACE
OLF NSF/GSF → SF PER OCCUPANT
OCCUPANTS → NUMBER OF OCCUPANTS

EGRESS COMPONENT CAPACITY SYMBOLS
→ # OF OCCUPANTS EXITING
32" → MIN. WIDTH OF MEANS OF EGRESS COMPONENTS (IN.)
#" → EXIT WIDTH PROVIDED (IN.)
#" → CALCULATED EXIT WIDTH REQUIRED (IN.)

STAIR #1 → MARK
→ # OF OCCUPANTS EXITING
#" → EGRESS WIDTH REQUIRED
#" → EGRESS WIDTH PROVIDED

EXITING SYMBOLS
PATH ID = COMMON PATH OF EXIT TRAVEL

FIRE PROTECTION SYMBOLS
FEC = FIRE EXTINGUISHER CABINET
FE = FIRE EXTINGUISHER
= EXIT SIGNAGE

REQUIRED

OCCUPANTS: 506 (253 MALE 253 FEMALE)							
OCCUPANCY: ASSEMBLY - A-2 (RESTAURANTS, ETC.)	WATER CLOSET MALE	WATER CLOSET FEMALE	LAVATORIES MALE	LAVATORIES FEMALE	BATHTUBS OR SHOWERS	DRINKING FOUNTAINS	OTHER
RATIO:	1:75	1:75	1:200	1:200		1:500	
REQUIRED:	3.37	3.37	1.27	1.27	--	1.01	NOTE 1

REQUIRED

OCCUPANTS: 213 (107 MALE 107 FEMALE)							
OCCUPANCY: BUSINESS - B	WATER CLOSET MALE	WATER CLOSET FEMALE	LAVATORIES MALE	LAVATORIES FEMALE	BATHTUBS OR SHOWERS	DRINKING FOUNTAINS	OTHER
RATIO:	1:25 FIRST 50 1:50 REMAIN		1:40 FIRST 80 1:80 REMAIN			1:100	
REQUIRED:	3.14	3.14	2.34	2.34	--	2.13	NOTE 1

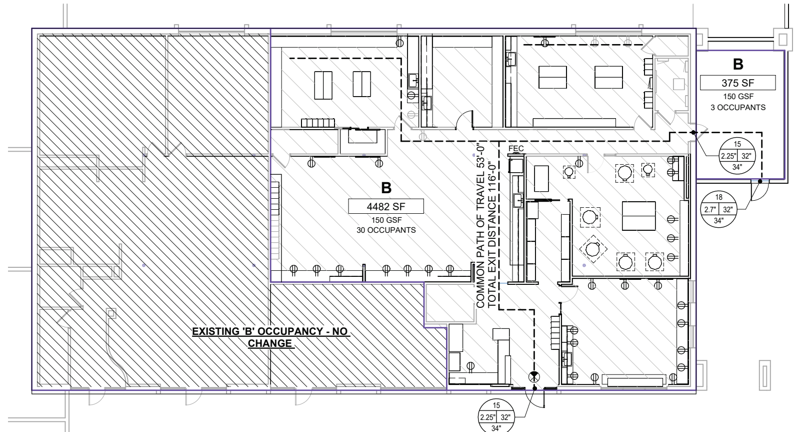
PROVIDED

OVERALL BUILDING SUMMARY	WATER CLOSET MALE	WATER CLOSET FEMALE	LAVATORIES MALE	LAVATORIES FEMALE	BATHTUBS OR SHOWERS	DRINKING FOUNTAINS	OTHER
SUBTOTAL REQUIRED:	8.00	8.00	5.00	5.00	0	4.00	1 SERVICE SINK
TOTAL REQUIRED:	8	8	5	5	0	4	1 SERVICE SINK
WC PROVIDED:	4	10	--	--	--	--	--
LAV PROVIDED:	--	--	8	8	--	--	--
URINALS PROVIDED:	6	--	--	--	--	--	--
DF PROVIDED:	--	--	--	--	--	0	--
TOTAL PROVIDED:	10	10	8	8	0	0	1 SERVICE SINK

SINGLE-OCCUPANT RESTROOMS INCLUDED IN THE ABOVE TOTALS: 1
FAMILY RESTROOMS PROVIDED IN ADDITION TO ABOVE TOTALS: 0
FAMILY BATHING ROOMS PROVIDED IN ADDITION TO ABOVE TOTALS: 0

FUNCTION OF SPACE

ASSEMBLY, WORSHIP, RECREATION, OR AMUSEMENT



D4 **1ST FLOOR CODE PLAN**
3/32" = 1'-0"

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REVISIONS

DRAWN BY	WSM TEAM
APPROVED BY	KD
ISSUE DATE	11-16-2023
PROJECT NUMBER	217203180

CODE PLAN

A0.2

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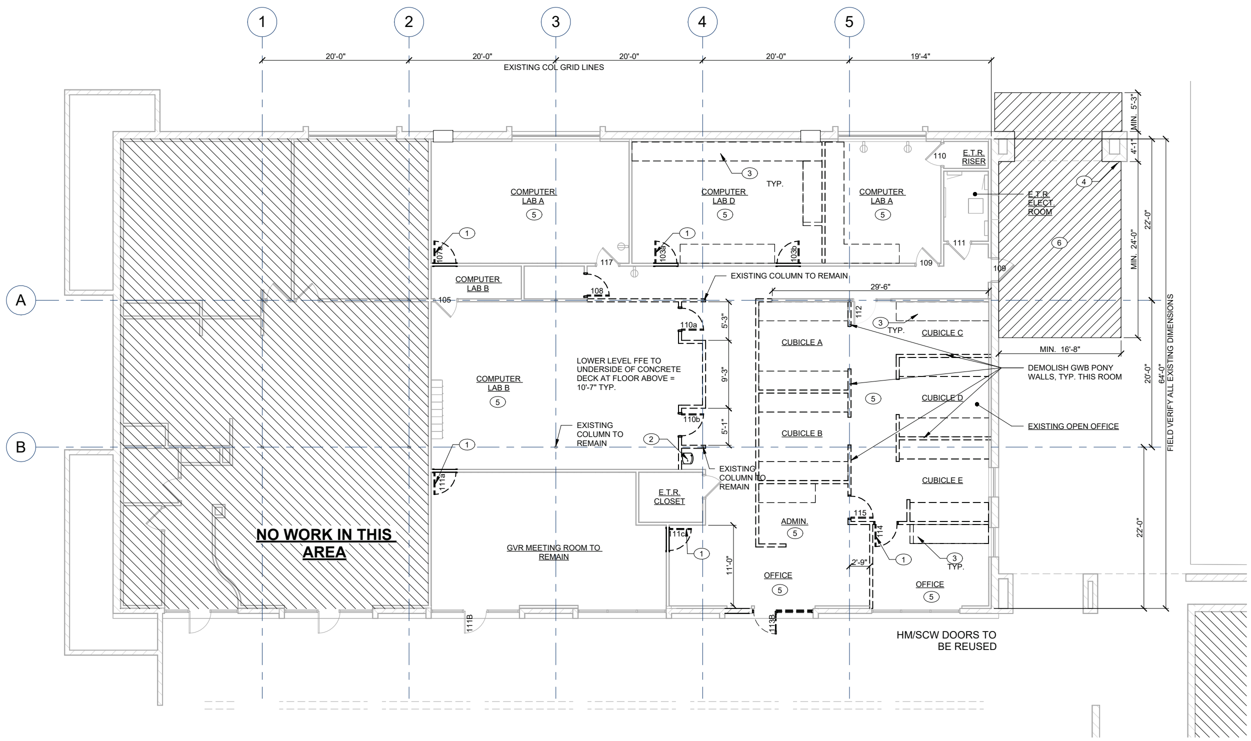
KEYNOTES

1. REMOVE EXISTING HM DOOR AND FRAME. SALVAGE FOR REUSE ON THIS PROJECT (TYP.)
2. REMOVE EXISTING DRINKING FOUNTAIN AND SALVAGE FOR RE-USE ON THIS PROJECT.
3. REMOVE EXISTING PLASTIC LAMINATE MILLWORK COUNTERTOPS AND ASSOCIATED WALL-MOUNTING BRACKETS. SALVAGE FOR RE-USE ON THIS PROJECT.
4. CUT EXISTING EIFS TO ACCOMODATE NEW WORK. REPAIR AND PAINT TO MARCH EXISTING ADJACENT.
5. EXISTING FLOORING TO BE REMOVED. PREP FLOOR FOR NEW FINISHES.
6. REMOVE EXISTING CONCRETE SIDEWALK TO ACCOMMODATE NEW WORK.



A3 1ST FLOOR DEMOLITION PLAN
1/8" = 1'-0"

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DEMOLITION FLOOR PLAN

D2.0

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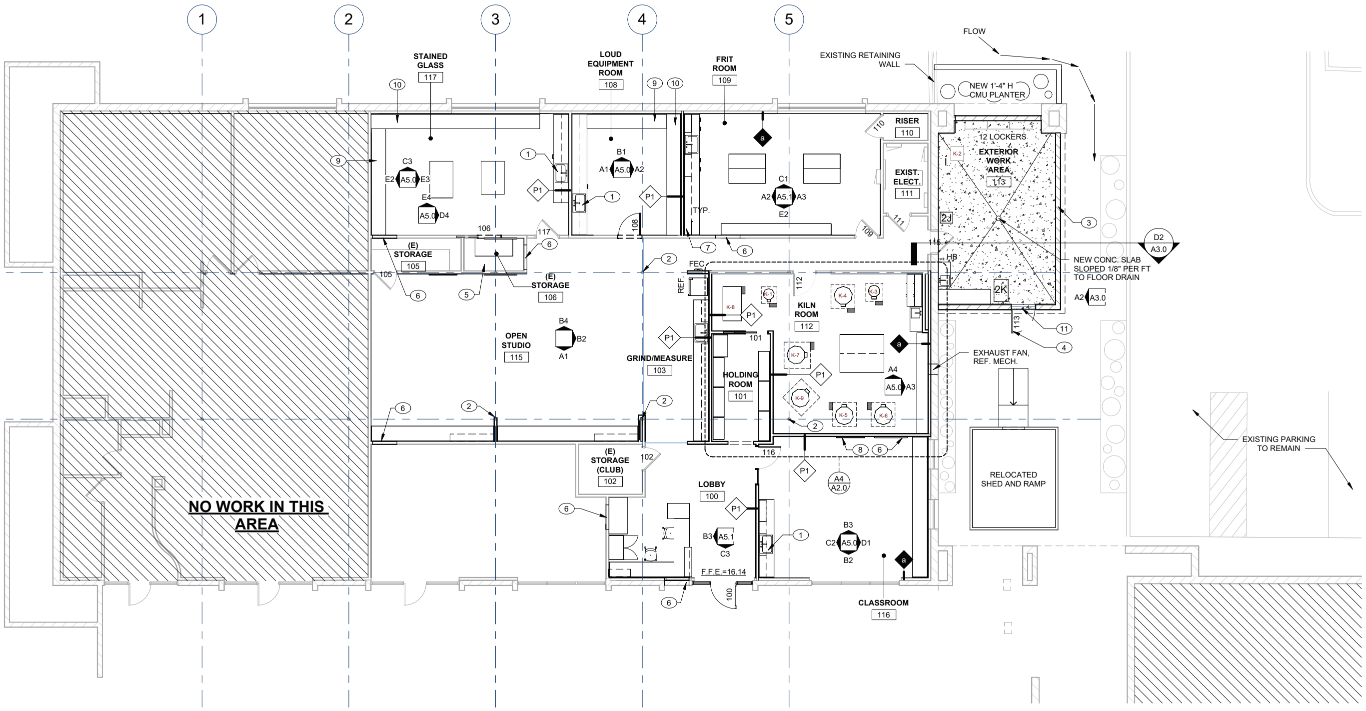
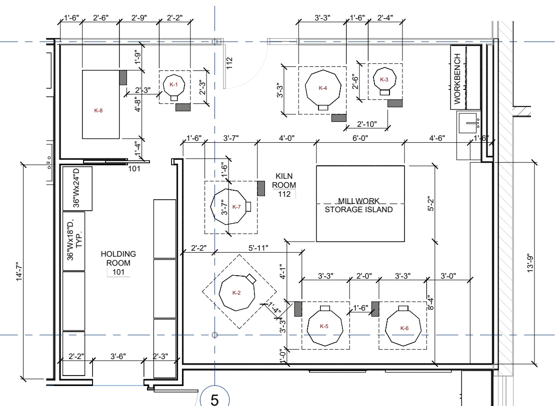


A3 **FLOOR PLAN**
1/8" = 1'-0"



A4 **ENLARGED PLAN RM. 112**
1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES

A. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL QUANTITIES, DIMENSIONS AND EXISTING CONDITIONS AS REQUIRED TO COMPLETE THE CONTRACT. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
B. SEE ALL ENGINEERING DRAWINGS FOR ADDITIONAL REQUIREMENTS.
C. EXISTING FINISHES TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGED FINISHES SHALL BE REPAIRED TO LIKE/NEW CONDITION.
D. PROVIDE FIRE TREATED WOOD BLOCKING IN WALLS OR ALL WALL STOPS, TYP.
E. PROVIDE ACCESS PANELS IN WALLS AND GWB CEILINGS AT VALVES AND JUNCTION BOXES - SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR EXACT LOCATIONS. PAINT ACCESS PANELS TO MATCH ADJ. SURFACES, TYP.
F. CONTRACTOR TO COORDINATE CONSTRUCTION WITH EXISTING EQUIPMENT TO REMAIN. COORDINATE WITH MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
G. G.C. TO VERIFY ALL EXISTING BUILDING FINISHED FLOOR ELEVATIONS PRIOR TO START OF WORK AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.

WALL TYPE NOTES

A. ALL EXTERIOR PARTITIONS SHALL BE TYPE E1, UNLESS NOTED OTHERWISE ON THE PLANS.
B. USE MOISTURE AND MOLD RESISTANT GYPSUM BOARD IN ROOMS SCHEDULED TO RECEIVE CERAMIC WALL TILE, INCLUDING, BUT NOT LIMITED TO TOILET ROOMS.
C. ALL OUTSIDE CORNERS OF GYPSUM BOARD PARTITIONS SHALL HAVE METAL CORNER BEADS.
D. TERMINATE ALL GYPSUM BOARD EDGES ABUTTING DISSIMILAR MATERIALS AND EDGES EXPOSED TO VIEW, WITH NON-EXPOSED METAL CASING BEAD AND ISOLATED BY BACK ROD AND SELANT FULL-LENGTH UNLESS OTHERWISE INDICATED.
E. REFER TO REFLECTED CEILING PLANS FOR LOCATIONS AND EXTENT OF PARTITIONS SEALED TO THE DECK ABOVE. SEAL ALL PENETRATIONS THROUGH WALLS INTO IT AND MECHANICAL ROOMS.
F. ALL FIRE-RATED AND ACOUSTIC-RATED PARTITIONS SHALL EXTEND TO AND CLOSE OFF TO SOLID STRUCTURE ABOVE.
G. PROVIDE ACOUSTIC SEALANT AT BASE OF ALL STUD WALLS AND AT PENETRATIONS.
H. PROVIDE GYPSUM BOARD ON FOUR SIDES OF OPENINGS FRAMED FOR DAMPERS. USE SAME NUMBER OF LAYERS AND TYPE OF GYPSUM BOARD AS FOR SIDE PARTITION WITH GREATER PROTECTION.
I. PROVIDE DEFLECTION TRACK AT ALL WALLS THAT EXTEND TO DECK.
J. PROVIDE BRACING FOR ALL INTERIOR PARTITIONS FOR SEISMIC DESIGN CATEGORY "D" PER THE IBC.
K. PROVIDE STEEL STRAPPING OR FIRE TREATED WOOD BLOCKING IN PARTITIONS FOR WALL-HUNG ITEMS INCLUDING CASEWORK, SHELVING AND EQUIPMENT.
L. PROVIDE CONTROL JOINTS IN PARTITIONS AS INDICATED.
M. PARTITION STUD FRAMING GAUGE, HEIGHT, AND SPACING SHALL BE AS FOLLOWS
N. SEE STRUCTURAL DRAWINGS FOR SHEAR AND BEARING WALLS.
O. SEE STRUCTURAL DRAWINGS FOR CONCRETE AND MASONRY WALL REINFORCING.
P. PROVIDE CONTINUOUS FIRE TREATED PLYWOOD BLOCKING IN BATHROOMS TO 5'-0" A.F.F. FOR GRAB BARS AND ACCESSIBLE FIXTURE MOUNTING.
Q. INTERIOR STEEL STUDS SHALL NOT BE LESS THAN 25 GAUGE AND NOT MORE THAN 1'-4" ON CENTER UNLESS OTHERWISE INDICATED. 20 GAUGE STUDS MINIMUM SHAL BE USED TO FRAME ALL DOORS, BORROWED LIGHT, PASS-THRU AND CASED OPENINGS. SEE SPECIFICATIONS FOR DESIGN AND ENGINEERING.
R. PROVIDE DOUBLE STUDS AT EACH SIDE OF OPENINGS. EXTEND STUDS FROM FLOOR TO UNDERSIDE OF STRUCTURE ABOVE.
S. MAINTAIN CONTINUITY OF FIRE-RATED PARTITIONS AT INTERSECTIONS WITH NON-RATED OR LESSER RATED PARTITIONS.
T. PROVIDE BRACING, AS RECOMMENDED BY STUD MANUFACTURER, AT ALL CHASE WALLS.
U. DIMENSIONING OF GYPSUM BOARD AND METAL STUD PARTITIONS ON THE FLOOR PLANS IS TO THE FINISHED FACE OF THE SURFACE UNLESS OTHERWISE INDICATED.
V. PROVIDE ACCESS PANELS AT ALL VALVES AND JUNCTION BOXES IN WALLS AND GWB CEILINGS. COORDINATE LOCATION W/ ARCHITECT PRIOR TO INSTALLATION. PAINT TO MATCH ADJACENT SURFACES.
W. ALL CONFERENCE ROOMS, PRIVATE OFFICES, AND TOILET ROOMS SHALL HAVE SOUND ATTENUATING FIBERGLASS BATT INSULATION IN WALLS.
X. PROVIDE CONCRETE BACKER BOARD FOR CERAMIC TILE IN LIEU OF MOISTURE-RESISTANT GYPSUM BOARD AT SHOWER WALLS.
Y. DIMENSIONING IN PLAN OF ALL MASONRY PARTITIONS AND OTHER MASONRY ELEMENTS IS TO THE FACE OF MASONRY.

KEYNOTES

(#)

1 NEW STAINLESS STEEL SINK
2 EXISTING COLUMN TO REMAIN, PAINT
3 NEW 8'-0" HIGH 8" CMU WALL WITH STUCCO FINISH
4 NEW METAL GATE, PAINTED.
5 NEW 1/2" WHITE MELAMINE SHELVES, 12" DEEP, ON HEAVY-DUTY SHELVING STANDARD BRACKETS
6 INFILL PORTION OF EXISTING PARTITION WALL AND FINISH TO MATCH EXISTING ADJACENT FINISHES.
7 PLASTIC LAMINATE MILLWORK UPPER CABINET, 12" DEEP
8 WALL-MOUNTED DRY-ERASE MARKER BOARD, O.F.O.I.
9 WALL MOUNTED LAMINATE COUNTERTOP TO BE 29" A.F.F.
10 WALL MOUNTED LAMINATE COUNTERTOP TO BE 36" A.F.F.
11 NEW CONCRETE AT DOOR TO BE A DESIGNED TO HAVE 1 1/2" SLOPE BOTH DIRECTIONS AND NOT BE MORE THEN 1/4" ELEVATION CHANGE AT THRESHOLD.

EQUIPMENT LIST (CLUB PROVIDED/ CLUB INSTALLED)

K-1 EXISTING AIM 1110 KILN TO BE RELOCATED TO THE KILN ROOM
K-2 RELOCATED AIM VIRTIGRAPH KILN TO COVERED PORCH
K-3 EXISTING JEN KEN AF3P KILN TO BE RELOCATED TO THE KILN ROOM
K-4 EXISTING PARAGON GT10BD KILN TO BE RELKOCATED TO THE KILN ROOM
K-5 EXISTING SKUTT 1014 KILN TO BE RELOCATED TO THE KILN ROOM
K-6 EXISTING SKUTT 1027A KILN TO BE RELOCATED TO THE KILN ROOM
K-7 EXISTING SKUTT 1027B KILN TO BE RELOCATED TO THE KILN ROOM
K-8 NEW GTS 41 KILN TO BE INSTALLED IN THE KILN ROOM
K-9 NEW SP 28 KILN TO BE INSTALLED IN THE KILN ROOM
2J NEW CALIFORNIA TOOLS AIR COMPRESSOR MODEL # CAT-4620AC - EXT. WORK AREA
2K NEW HOMAK VERTICAL ABRASIVE BLASTING CABINET MODEL #RD00924380 - EXT. WORK AREA

WALL TYPES AND SUBTYPES

MARK	DESCRIPTION	PLAN DETAIL
M1	• 8"x8"x16" CMU BLOCK	
P1	• 5/8" GYPSUM BOARD (EXTEND 6" PAST CEILING U.N.O.) • 3 5/8" 25 GA. STEEL STUDS @ 1'-4" O.C. WITH BATT INSULATION • 5/8" GYPSUM BOARD (EXTEND 6" PAST CEILING U.N.O.)	
P2	• 5/8" GYPSUM BOARD TO DECK • 6" 18 GA. STEEL STUDS @ 1'-4" O.C. WITH BATT INSULATION • 5/8" GYPSUM BOARD TO DECK	
a	• CONCRETE TILT WALL (SHELL) • 3 5/8" 25 GA. STEEL STUDS @ 1'-4" O.C. WITH R-19 BATT INSULATION • 5/8" GYPSUM BOARD (EXTEND TO ROOF DECK) SUBSTITUTE FOR "MagPanel" MAGNESIUM OXIDE SHEATHING IN KILN ROOM	EXISTING WALL

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REVISIONS

WSM TEAM	
DRAWN BY	
APPROVED BY	KD
ISSUE DATE	11-16-2023
PROJECT NUMBER	217203180

FLOOR PLAN

A2.0

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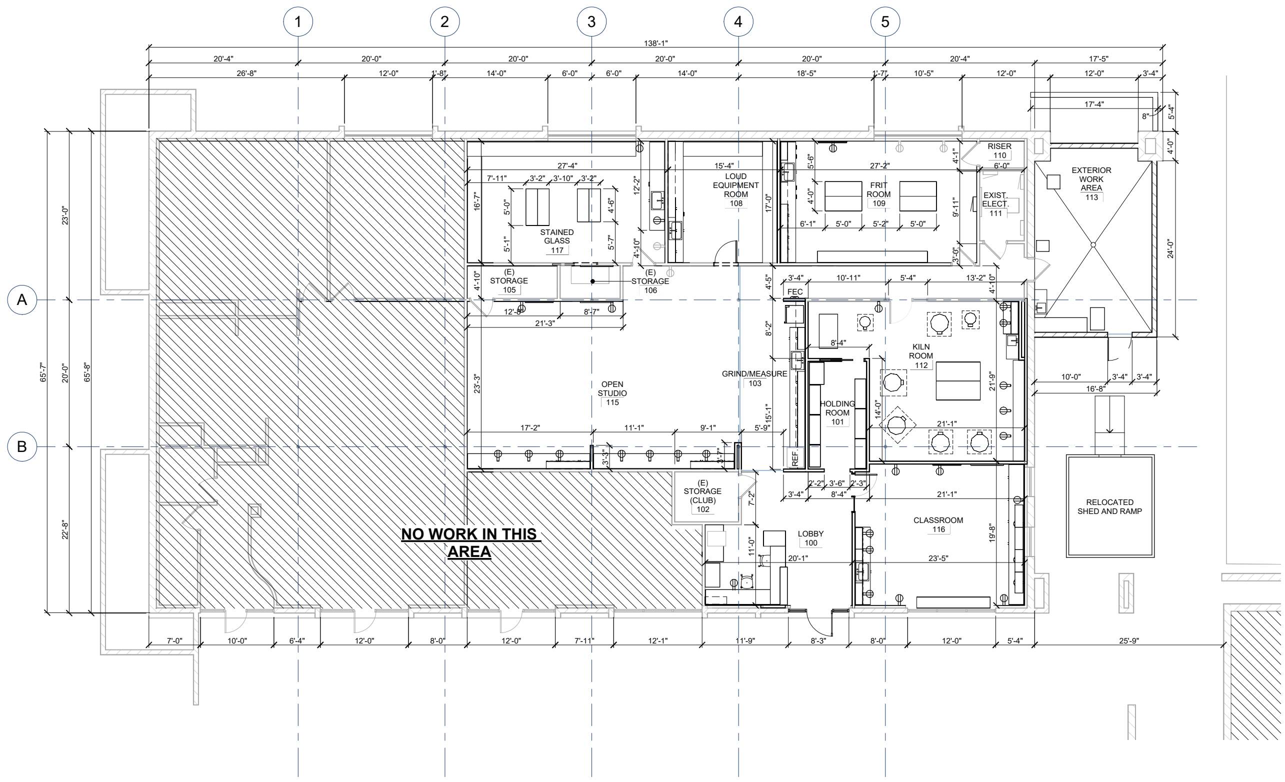

A3 **1ST FLOOR DIMENSIONED PLAN**
1/8" = 1'-0"

GENERAL DIMENSION PLAN NOTES

A. ALL EXTERIOR DIMENSIONS SHOWN ON PLAN ARE TO CENTERLINE OF COLUMN, FACE OF MASONRY OR WOOD STUD AND DO NOT INCLUDE THICKNESS OF DRYWALL UNLESS OTHERWISE NOTED.
B. ALL INTERIOR DIMENSIONS SHOWN ON PLAN ARE TO FACE OF MASONRY OR TO FINISHED FACE OF STUD PARTITIONS, UNLESS NOTED OTHERWISE.
C. ALL DIMENSIONS ON ROOM ELEVATIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
D. DO NOT USED SCALED DIMENSIONS. WHERE NO DIMENSION IS PROVIDED, CONSULT ARCHITECT FOR MORE INFORMATION PRIOR TO BEGINNING WORK.
E. CONTRACTOR TO FIELD VERIFY EXISTING DIMENSIONS AND EXISTING CONDITIONS. MINOR DIFFERENCES IN DIMENSIONS AND CONFIGURATION BETWEEN THESE CONTRACT DOCUMENTS AND ACTUAL FIELD CONDITIONS, AS DEFINED BY THE ARCHITECT, SHALL NOT BE CAUSE FOR CHANGE ORDERS OR ADDITIONAL COMPENSATION.
F. CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS IN THE FILED PRIOR TO BEGINNING CONSTRUCTIONS OR ORDERING ANY MATERIALS.
G. ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
H. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL DIMENSIONS.
I. REFER TO ENLARGED FLOOR PLANS FOR ADDITIONAL DIMENSIONS AS INDICATED ON REFERENCE SHEETS.
J. REFER TO LINTEL SCHEDULES FOR MASONRY OPENINGS. PROVIDE LINTELS FOR ALL MECHANICAL AND ELECTRICAL PENETRATIONS IN MASONRY WALLS. PROVIDE GALVANIZED UNITS AT EXTERIOR WALLS AND AS SPECIFIED.

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REVISIONS

DRAWN BY	WSM TEAM
APPROVED BY	KD
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PROJECT NUMBER	217220180

DIMENSION PLAN

A2.0D

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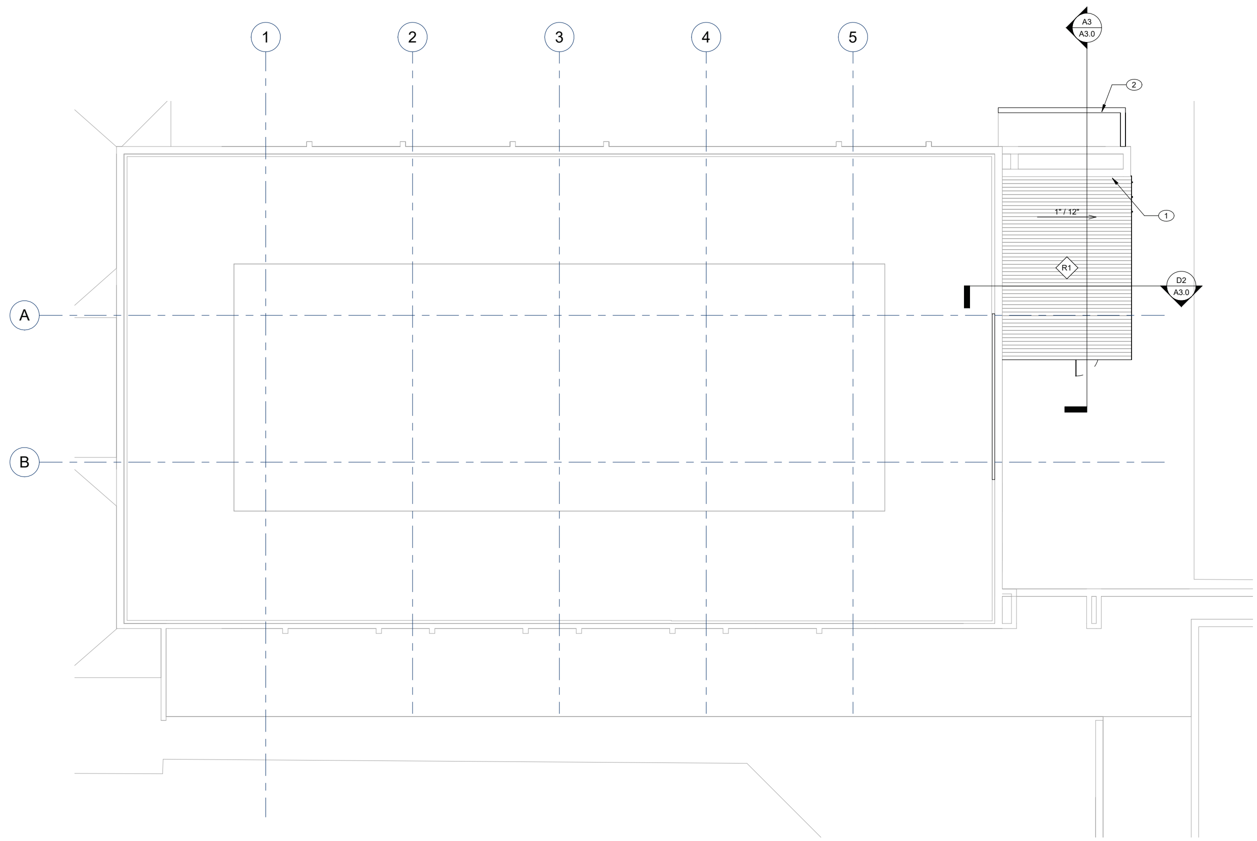


A3 **ROOF PLAN**
1/8" = 1'-0"

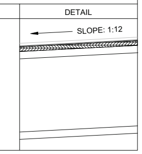
GENERAL ROOF PLAN NOTES

A. SEE MECHANICAL, PLUMBING, AND ELECTRICAL FOR ADDITIONAL INFORMATION.
B. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL DUCT AND PIPE PENETRATIONS SHOWN ON MECHANICAL AND PLUMBING DRAWINGS PRIOR TO FRAMING WALLS, ROOF, ETC.
C. INSTALL ALL ROOFING IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
D. CONTRACTOR TO PROTECT ROOF FROM STAINING AND PUNCTURES DURING THE CONSTRUCTION PROCESS.

(#) KEYNOTES

1 CUT EXISTING EIFS TO ACCOMODATE NEW WORK. REPAIR AND PAINT TO MARCH EXISTING ADJACENT.
2 LOW CMU PLANTER WALL

ROOF TYPES

NO.	DESCRIPTION	DETAIL
R1	BUILT UP ROOF SYSTEM • STANDING SEAM METAL ROOF - COLOR TBD • 1/2" WSP SHEATHING - PER STRUCTURAL • 2X12s @ 24" O.C. - PER STRUCTURAL	

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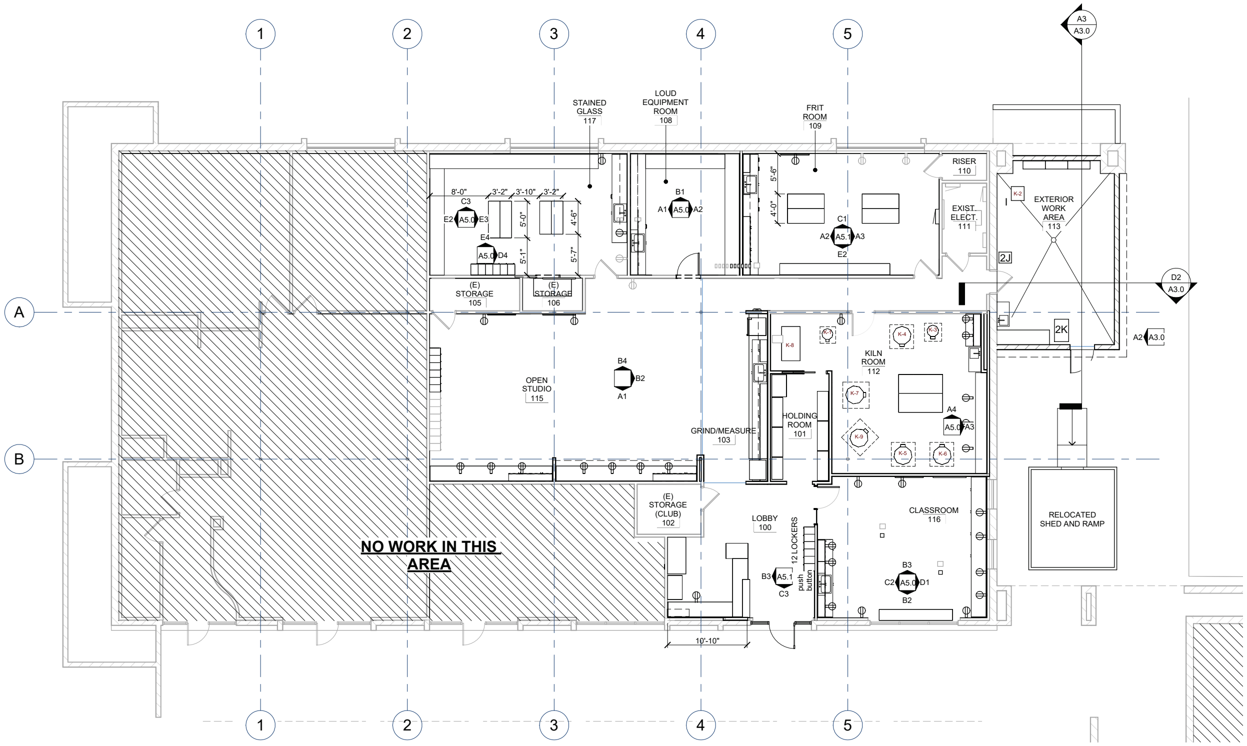
ROOF PLAN

A2.1



A3 EQUIPMENT PLAN
1/8" = 1'-0"

EQUIPMENT LIST (CLUB PROVIDED/ CLUB INSTALLED)

K-1	EXISTING AIM 1110 KILN TO BE RELOCATED TO THE KILN ROOM
K-2	RELOCATED AIM VIRTIGRAPH KILN TO COVERED PORCH
K-3	EXISTING JEN KEN AF3P KILN TO BE RELOCATED TO THE KILN ROOM
K-4	EXISTING PARAGON GT10BD KILN TO BE RELKOCATED TO THE KILN ROOM
K-5	EXISTING SKUTT 1014 KILN TO BE RELOCATED TO THE KILN ROOM
K-6	EXISTING SKUTT 1027A KILN TO BE RELOCATED TO THE KILN ROOM
K-7	EXISTING SKUTT 1027B KILN TO BE RELOCATED TO THE KILN ROOM
K-8	NEW GTS 41 KILN TO BE INSTALLED IN THE KILN ROOM
K-9	NEW SP 28 KILN TO BE INSTALLED IN THE KILN ROOM
2J	NEW CALIFORNIA TOOLS AIR COMPRESSOR MODEL # CAT-4620AC - EXT. WORK AREA
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EQUIPMENT FLOOR PLAN

A2.2

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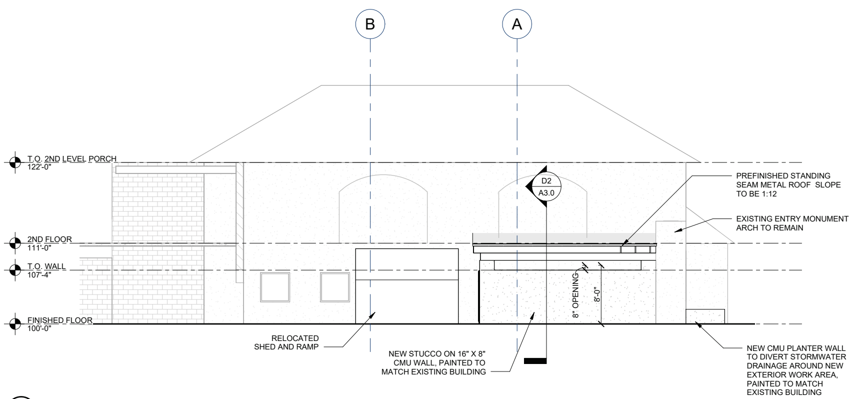
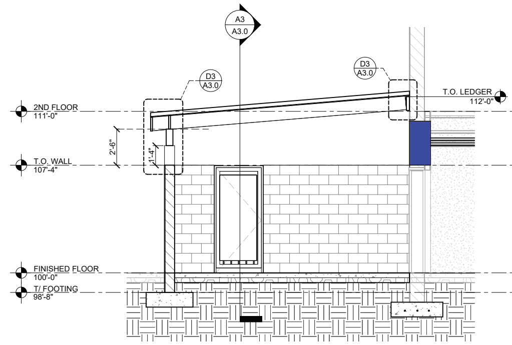
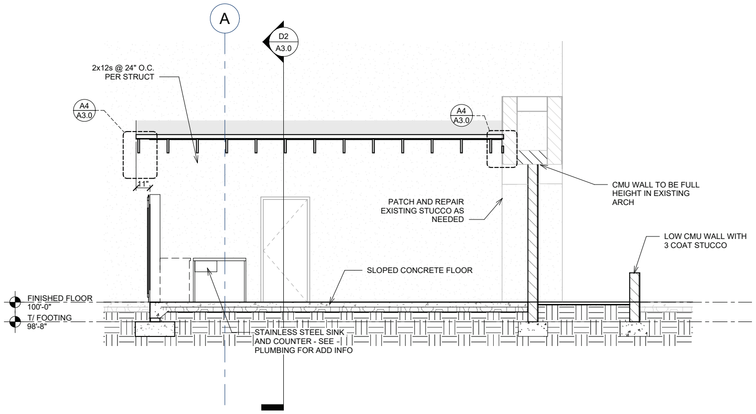


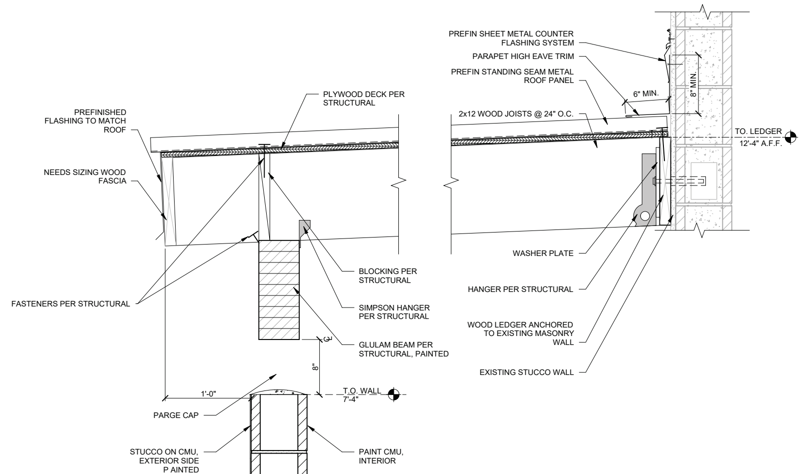
A2 EAST ELEVATION
1/8" = 1'-0"



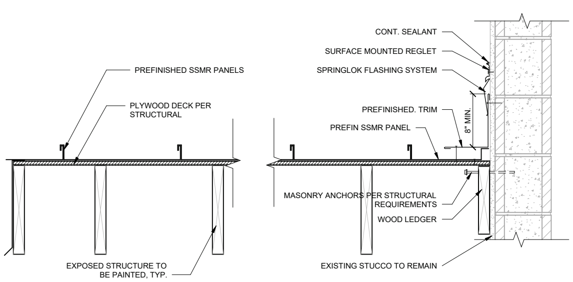
D2 SECTION AT PORCH
1/4" = 1'-0"



A3 SECTION AT PORCH
1/4" = 1'-0"



D3 CANOPY ROOF TO EXISITING WALL @ HIGH EAVE
1 1/2" = 1'-0"



A4 CANOPY ROOF TO EXISITING WALL @ SIDEWALL
1 1/2" = 1'-0"

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SEAL

REGISTERED ARCHITECT
35559
PAUL D. MICKELBERG
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Glass Arts TI at Santa Rita Springs

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921 W Via Rio Fuerte, Green Valley, AZ 85614

REVISIONS

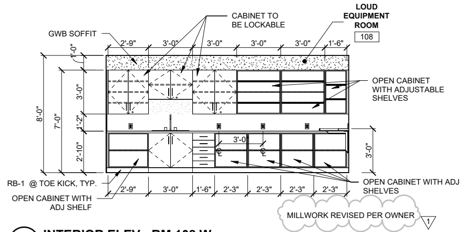
DRAWN BY	WSM TEAM
APPROVED BY	KD
ISSUE DATE	11-16-2023
PROJECT NUMBER	217220180

ELEVATIONS

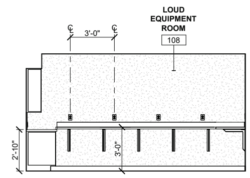
A3.0

KEYNOTES

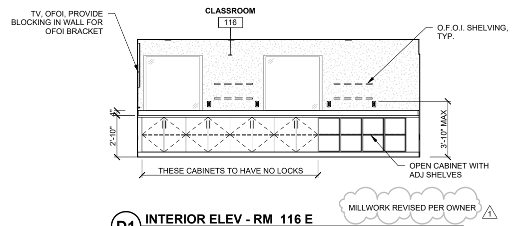
1. WALL-MOUNTED DRY-ERASE MARKER BOARD, O.F.O.I.
2. WALL BASE, 4" HIGH RUBBER BASE BY ROPPE
3. WALL-MOUNTED TV, O.F.O.I. G.C. TO PROVIDE WALL BOX FOR POWER/DATA AND WALL BLOCKING - COORDINATE HEIGHT WITH OWNER.
4. WALL MOUNTED COUNTERTOP BRACKET.
5. FURNITURE, GLASS ARTISTS CLUB-PURCHASED, CLUB INSTALLED
6. LOCKERS - EXISTING SALVAGED FROM GVR LOCKER ROOM REMODELS - O.F.O.I.



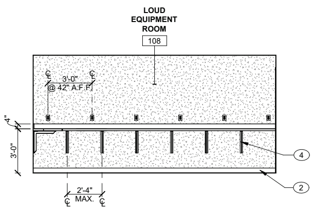
A1 INTERIOR ELEV - RM 108 W
1/4" = 1'-0"



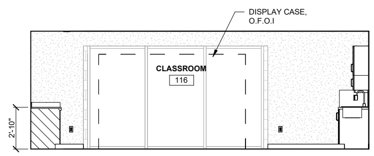
B1 INTERIOR ELEV - RM 108 N
1/4" = 1'-0"



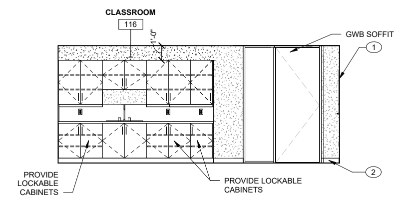
D1 INTERIOR ELEV - RM 116 E
1/4" = 1'-0"



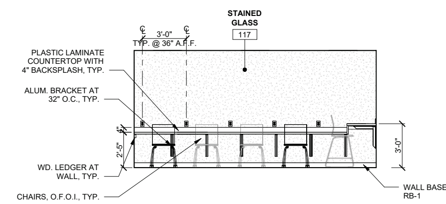
A2 INTERIOR ELEV - RM 108 E
1/4" = 1'-0"



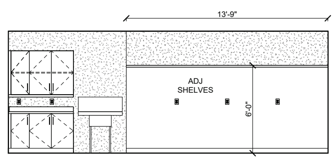
B2 INTERIOR ELEV - RM 116 S
1/4" = 1'-0"



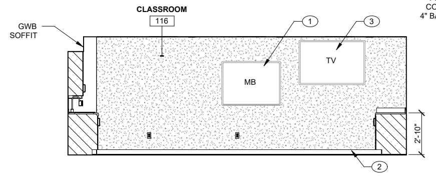
C2 INTERIOR ELEV - RM 116 W
1/4" = 1'-0"



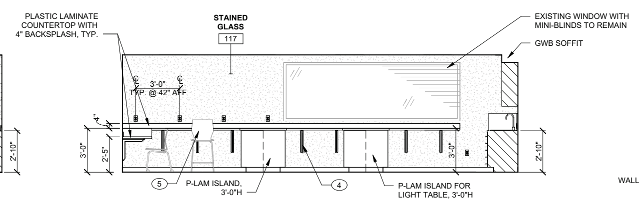
E2 INTERIOR ELEV - RM 117 W
1/4" = 1'-0"



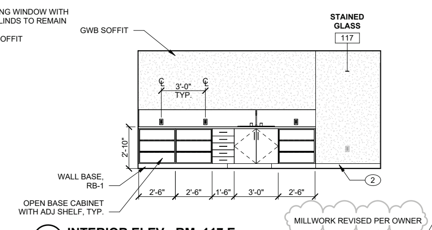
A3 INTERIOR ELEV - RM. 112 E - KILNS
1/4" = 1'-0"



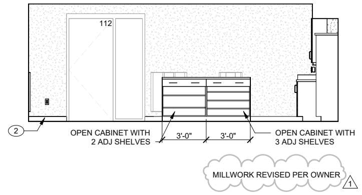
B3 INTERIOR ELEV - RM 116 N
1/4" = 1'-0"

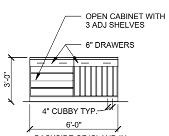


C3 INTERIOR ELEV - RM 117 N
1/4" = 1'-0"



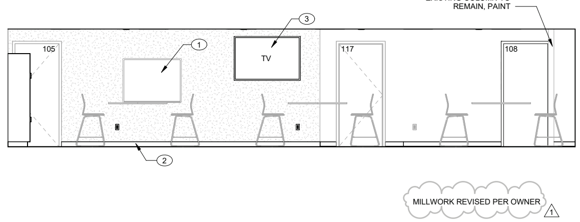
E3 INTERIOR ELEV - RM 117 E
1/4" = 1'-0"



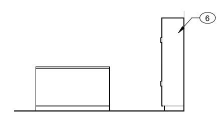


BACKSIDE OF ISLAND IN KILN ROOM #112

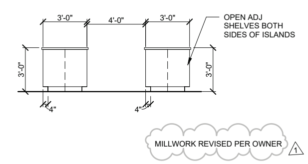
A4 INTERIOR ELEV - RM. 112 N KILNS
1/4" = 1'-0"



B4 INTERIOR ELEV - RM 115 N
1/4" = 1'-0"



D4 ISLAND - TYP. FRONT/BACK ELEVATION
1/4" = 1'-0"



E4 ROOM #117, TYPICAL ISLAND ENDS
1/4" = 1'-0"

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REVISIONS

1	1/13/23	VALUE ENGINEERING

WSM TEAM	
DRAWN BY	KD
APPROVED BY	
ISSUE DATE	11-16-2023
PROJECT NUMBER	217220180

INTERIOR ELEVATIONS

A5.0

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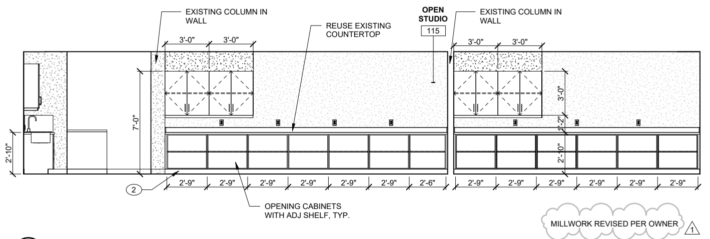
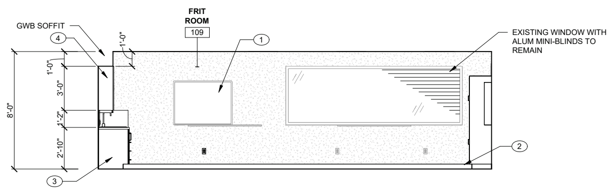
A	B	C	D	E	F



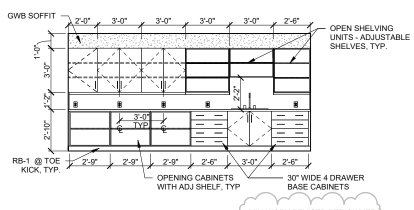
A1 INTERIOR ELEV - RM 115 S
1/4" = 1'-0"



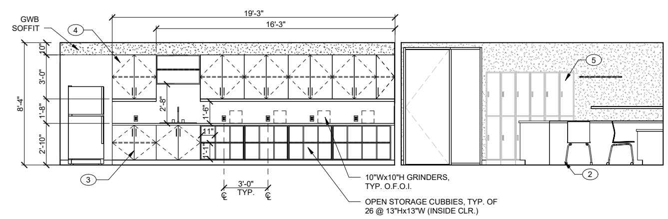
C1 INTERIOR ELEV - RM 109 N
1/4" = 1'-0"

KEYNOTES

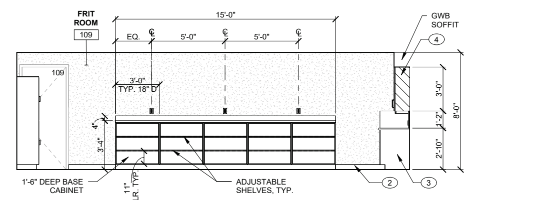
#	
1	WALL-MOUNTED DRY-ERASE MARKER BOARD, O.F.O.I.
2	WALL BASE, 4" HIGH RUBBER BASE BY ROPPE
3	PLASTIC LAMINATE MILLWORK BASE CABINET, 24" DEEP
4	PLASTIC LAMINATE MILLWORK UPPER CABINET, 12" DEEP
5	LOCKERS - EXISTING SALVAGED FROM GVR LOCKER ROOM REMODELS - O.F.O.I.



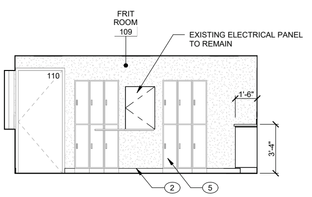
A2 INTERIOR ELEV - RM 109 W
1/4" = 1'-0"



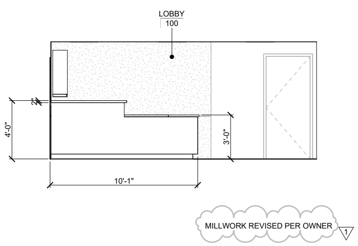
B2 INTERIOR ELEV - RM 103 E
1/4" = 1'-0"



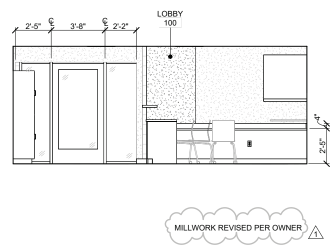
E2 INTERIOR ELEV - RM 109 S
1/4" = 1'-0"



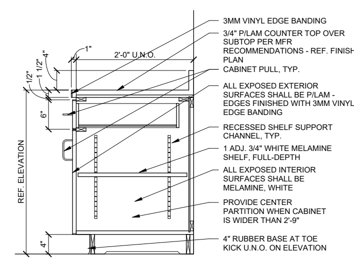
A3 INTERIOR ELEVATION RM. 109 E
1/4" = 1'-0"



B3 INTERIOR ELEVATION RM. 100 W
1/4" = 1'-0"

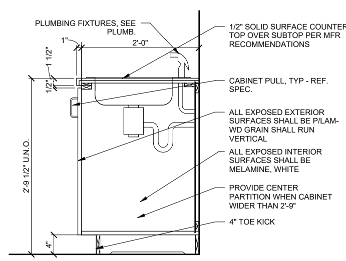


C3 INTERIOR ELEVATION RM. 100 S
1/4" = 1'-0"



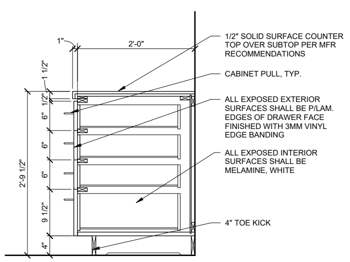
NOTE: ALL DIMENSIONS TO FINISH SURFACES

D3 BASE CABINET W/ DRAWER
1" = 1'-0"



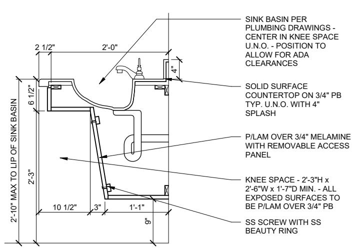
NOTE: ALL DIMENSIONS TO FINISH SURFACES

E3 CABINET BASE WITH SINK
1" = 1'-0"



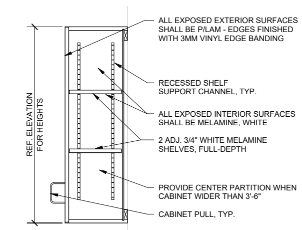
NOTE: ALL DIMENSIONS TO FINISH SURFACE
ALL HARDWARE TO BE FULL EXTENSION

A4 DRAWER BASE CABINET
1" = 1'-0"



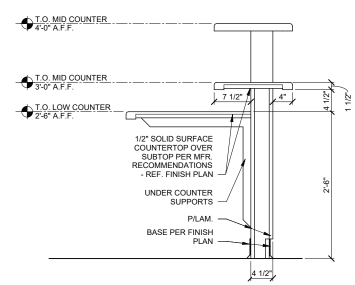
NOTE: ALL DIMENSIONS TO FINISH SURFACE.

B4 SINK BASE CABINET SECTION
1" = 1'-0"



NOTE: ALL DIMENSIONS TO FINISH SURFACE

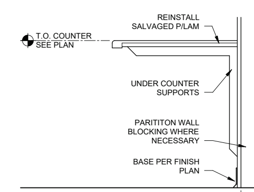
C4 UPPER CABINET
1" = 1'-0"



NOTE: ALL DIMENSIONS TO FINISH SURFACE

MILLWORK REVISED PER OWNER 1

D4 RECEPTION DESK
1" = 1'-0"



E4 WALL MOUNTED COUNTERTOP
1" = 1'-0"

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REVISIONS		
1	1/13/23	VALUE ENGINEERING

WSM TEAM	
DRAWN BY	KD
APPROVED BY	
ISSUE DATE	11-16-2023
PROJECT NUMBER	2172203180

INTERIOR ELEVATIONS

A5.1

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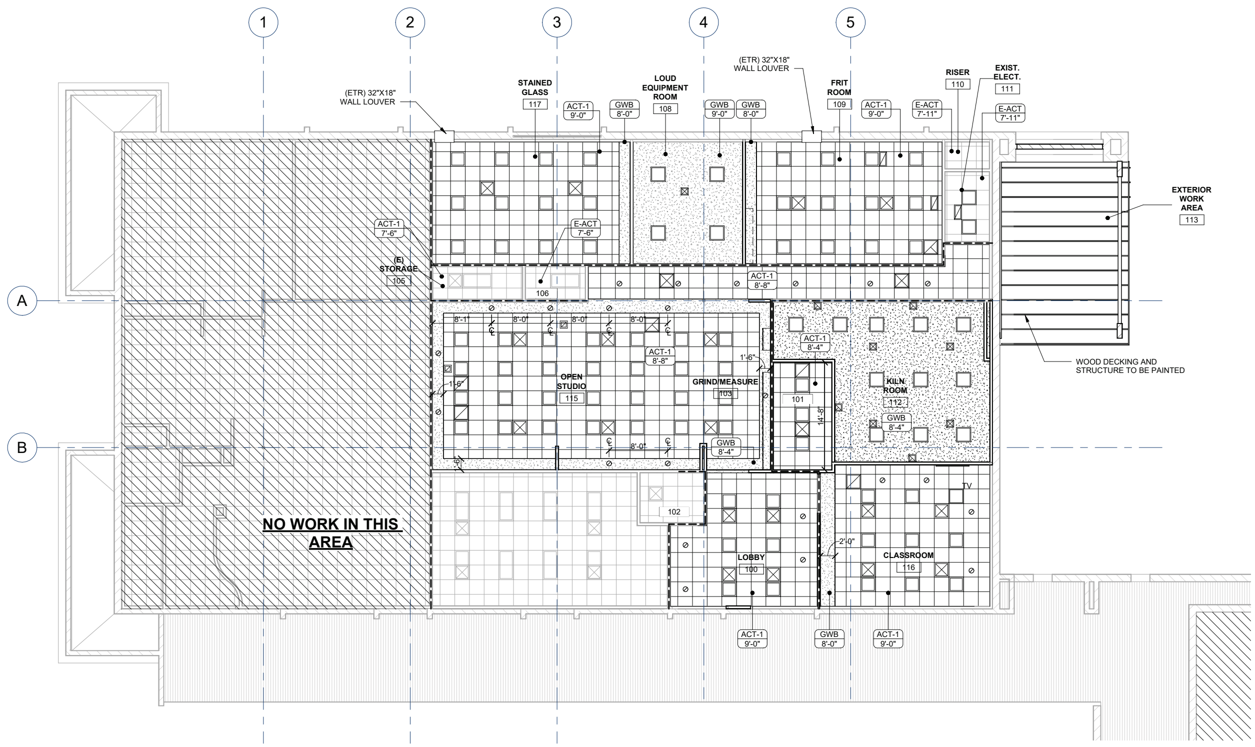

A3 **1ST FLOOR REFLECTED CEILING PLAN**
1/8" = 1'-0"

GENERAL RCP NOTES

A. ALL INTERIOR PARTITION WALLS TO EXTEND FULL HEIGHT TO DECK ABOVE, U.N.O.
B. ALL EXPOSED BEAMS, DUCTWORK, CONDUIT, PIPING, AND METAL DECK SHALL BE PAINTED.
C. PROVIDE ACCESS PANELS IN GYPSUM BOARD CEILINGS AT ALL LOCATIONS OF MECHANICAL UNITS, PLUMBING VALVES, AND ELECTRICAL JUNCTION BOXES AND DISCONNECT SWITCHES. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR EXACT LOCATIONS AND QUANTITIES. PAINT TO MATCH CEILING.
D. IF ANY CONFLICTS IWTH SPECIFIED CEILING HEIGHTS ARISE FROM INSTALLED LOCATIONS OF MECHANICAL, PLUMBING, OR ELECTRICAL SYSTEMS OR IF CEILING HEIGHTS ARE NOT SPECIFIED, CONTACT ARCHITECT IMMEDIATELY FOR RESOLUTION, PRIOR TO COMMENCING ANY WORK.
E. PROVIDE SEISMIC BRACING FOR SUSPENDED CEILING SYSTEM.
F. ALL WALLS IN ROOMS WITH EXPOSED STRUCTURE SHALL BE FULL HEIGHT AND SEALED TO DECK ABOVE.

RCP LEGEND

1t / ##	CEILING TYPE CEILING HEIGHT		RECESSED CAN DOWNLIGHT
	WALL TO EXTEND TO DECK		2' X 2' TROFFER
	WALL TO EXTEND 6" ABOVE ADJACENT CEILING		
	WALL TO EXTEND TO CEILING		2' X 4' TROFFER
	EXIT SIGN		WALL PACK LIGHT
	2' X 2' ACT DROP CEILING		LINEAR SUSPENDED FIXTURE
	GWB CEILING		
	2' X 2' RETURN AIR GRILLE		1' X 1' RETURN AIR GRILLE
	2' X 2' SUPPLY AIR GRILLE		1' X 1' SUPPLY AIR GRILLE
	2' X 2' EXHAUST AIR GRILLE		1' X 1' EXHAUST AIR GRILLE

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REVISIONS

DRAWN BY	WSM TEAM	
APPROVED BY	KD	
ISSUE DATE	11-16-2023	
PROJECT NUMBER	217203180	

REFLECTED CEILING PLAN

A6.0

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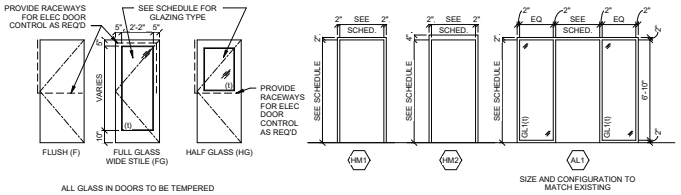
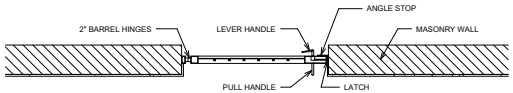
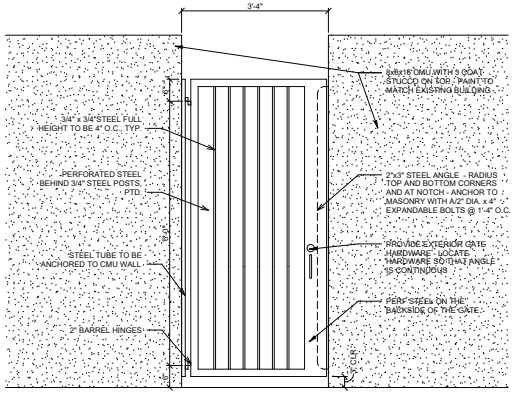


ALL GLASS IN DOORS TO BE TEMPERED





B3 **08 - DOOR HARDWARE LOCATIONS Copy 1**
3/4" = 1'-0"

NOTES:
1. HARDWARE TO MATCH THE EXISTING STYLE AND COLOR
2. DOORS AND FRAMES TO MATCH EXISTING
3. ALL DOORS TO TAKE NO MORE THEN 5 POUNDS OF FORCE TO OPEN
4. CONTRACTOR TO SEE PLAN FOR HANDING
5. EXISTING DOORS TO REMAIN AND HARDWARE THAT IS DAMAGED IS TO BE REPAIRED OR REPLACED

HARDWARE SETS:

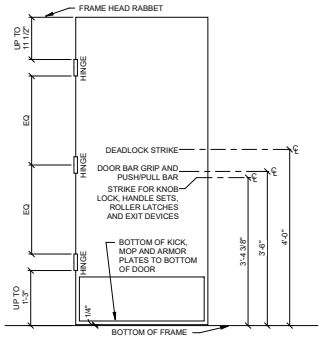
HARDWARE SET 1: ENTRY
EXIT DEVICE WITH ENTRY LOCKSET
3 HEAVY DUTY HINGES
WEATHER SEALS
36" THRESHOLD
CLOSER
12" KICKPLATE ON INSIDE FACE

HARDWARE SET 2: OFFICE
OFFICE LOCKSET
3 HINGES
1 SET SILENCERS
CLOSER
12" KICKPLATE ON INSIDE FACE

HARDWARE SET 2: OFFICE
OFFICE LOCKSET
3 HINGES
1 SET SILENCERS
CLOSER
12" KICKPLATE ON INSIDE FACE

HARDWARE SET 4: GATE
EXIT DEVICE WITH ENTRY LOCKSET
3 HEAVY DUTY WELDABLE HINGES
HINGE CLOSER
LATCH GUARD COVER

HARDWARE SET 5: PASSAGE
PASSAGE LOCKSET
3 HINGES
1 SET SILENCERS
CLOSER
12" KICKPLATE ON INSIDE FACE

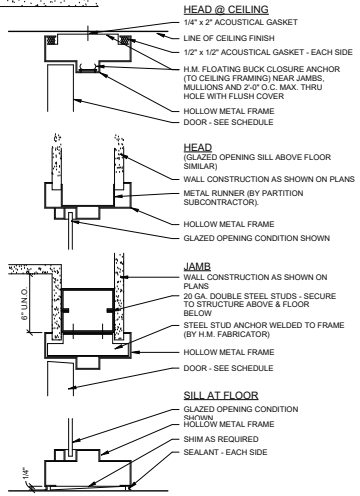


COORDINATE DOOR HEIGHT WITH HARDWARE.

USE 3 HINGES FOR DOORS UP TO AND INCLUDING 7'-6". ADD 1 HINGE FOR EACH ADDITIONAL 2'6" IN HEIGHT OR FRACTION THEREOF.

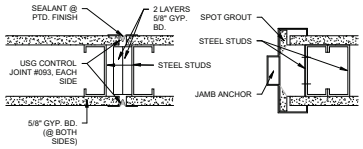
PROVIDE ONLY DOORS AND HARDWARE WHICH MEET ADA REQUIREMENTS. SHOULD ANY OF THESE DIMENSIONS DIFFER FROM THAT REQUIRED BY ADA REQUIREMENTS, IT IS TO BE SPECIFICALLY BROUGHT TO THE ARCHITECT'S ATTENTION IN THE SHOP DRAWINGS

A4 **08 - DOOR HARDWARE LOCATIONS**
3/4" = 1'-0"

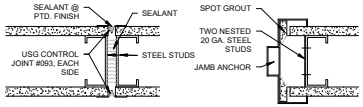


NOTE: DETAILS SIMILAR FOR GLAZED OPENINGS AND DOOR CONDITIONS

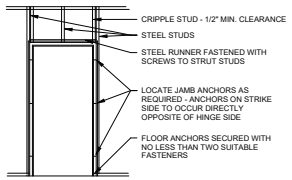
B4 **08 - H.M. FRAME IN STUD PARTITION**
3" = 1'-0"



ONE-HOUR RATED STEEL STUD PARTITION (WALL, JOINTS & JAMB)



NON-RATED PARTITION (WALL, JOINTS & JAMB)



ALTERNATE JAMB ELEVATION

C4 **09 - GWB DETAILS**
3" = 1'-0"

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DRAWN BY	WSM TEAM
APPROVED BY	KD
ISSUE DATE	11-16-2023
PROJECT NUMBER	21720D3180

DOOR SCHEDULE AND DETAILS

A8.0

DIVISION 02 - EXISTING CONDITIONS

SECTION 02 41 00
DEMOLITION

PART 1 GENERAL

1.01 QUALITY ASSURANCE

A. Demolition Firm Qualifications: Company specializing in the type of work required.

PART 2 PRODUCTS

2.01 MATERIALS

A. Fill Material: Per structural drawings as required for new concrete floor slabs..

PART 3 EXECUTION

3.01 GENERAL PROCEDURES AND PROJECT CONDITIONS

A. Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.
   1. Obtain required permits.
   2. Take precautions to prevent catastrophic or uncontrolled collapse of structures to be removed; do not allow worker or public access within range of potential collapse of unstable structures.
   3. Provide, erect, and maintain temporary barriers and security devices.

B. Minimize production of dust due to demolition operations

C. If hazardous materials are discovered during removal operations, stop work and notify Architect and Owner; hazardous materials include regulated asbestos containing materials, lead, PCB's, and mercury.

D. Hazardous Materials: Comply with 29 CFR 1926 and state and local regulations.

3.02 EXISTING UTILITIES

A. Coordinate work with utility companies; notify before starting work and comply with their requirements; obtain required permits.

B. Protect existing utilities to remain from damage.

3.03 SELECTIVE DEMOLITION FOR ALTERATIONS

A. Drawings showing existing construction and utilities are based on casual field observation and existing record documents only.

B. Maintain weatherproof exterior building enclosure except for interruptions required for replacement or modifications; take care to prevent water and humidity damage.

C. Remove existing work as indicated and as required to accomplish new work.

D. Services (Including but not limited to HVAC, Plumbing, Fire Protection, Electrical, Telecommunications, and Fire Alarm): Remove existing systems and equipment as required for installation of new work while maintaining exising GVR operations at all times.

E. Protect existing work to remain.

3.04 DEBRIS AND WASTE REMOVAL

A. Remove debris, junk, and trash from site.

DIVISION 03 - CONCRETE

SECTION 03 05 16
UNDERSLAB VAPOR BARRIER - STEGO

This section not used.

SECTION 03 20 00
CONCRETE REINFORCING

PART 1 GENERAL

1.01 SUBMITTALS

A. Shop Drawings: Comply with requirements of ACI SP-66. Include bar schedules, shapes of bent bars, spacing of bars, and location of splices.

B. Manufacturer's Certificate: Certify that reinforcing steel and accessories supplied for this project meet or exceed specified requirements.

1.02 QUALITY ASSURANCE

A. Perform work of this section in accordance with ACI 301.

PART 2 PRODUCTS

2.01 REINFORCEMENT

A. Reinforcing Steel: Per Structural drawings

2.02 FABRICATION

A. Fabricate concrete reinforcing in accordance with CRSI (DA4) - Manual of Standard Practice.

B. Locate reinforcing splices not indicated on drawings at point of minimum stress.

PART 3 EXECUTION

3.01 PLACEMENT

A. Place, support and secure reinforcement against displacement. Do not deviate from required position.

B. Do not displace or damage vapor barrier.

C. Comply with applicable code for concrete cover over reinforcement.

SECTION 03 30 00
CAST-IN-PLACE CONCRETE

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Submit manufacturers' data on manufactured products showing compliance with specified requirements and installation instructions.

B. Test Reports: Submit report for each test or series of tests specified.

C. Test Reports: Submit termite-resistant sheet manufacturer's summary of independent laboratory and field testing for effectiveness in subterranean termite exclusion.

D. Manufacturer's Installation Instructions: For concrete accessories, indicate installation procedures and interface required with adjacent construction.

E. Project Record Documents: Accurately record actual locations of embedded utilities and components that will be concealed from view upon completion of concrete work.

1.02 QUALITY ASSURANCE

A. Perform work of this section in accordance with ACI 301 and ACI 318.

B. Follow recommendations of ACI 305R when concreting during hot weather.

C. Follow recommendations of ACI 306R when concreting during cold weather.

PART 2 PRODUCTS

2.01 FORMWORK

A. Form Materials: Contractor's choice of standard products with sufficient strength to withstand hydrostatic head without distortion in excess of permitted tolerances.
   1. Form Facing for Exposed Finish Concrete: Contractor's choice of materials that will provide smooth, stain-free final appearance.
   2. Form Ties: Cone snap type that will leave no metal within 1-1/2 inches (38 mm) of concrete surface.

2.02 REINFORCEMENT MATERIALS

A. Comply with requirements of Section 03 20 00 and refer to Structural Drawings.

2.03 CONCRETE MATERIALS

A. Refer to Structural Drawings for all concrete materials, accessories and reinfocement, bonding and jointing products.

B. Fine and Coarse Aggregates: Refer to Structural Drawings

C. Water: ASTM C1602/C1602M; clean, potable, and not detrimental to concrete. Refer also to Structural Drawings.

2.04 ACCESSORY MATERIALS

A. Underslab Vapor Retarder:

2.05 CURING MATERIALS

A. Evaporation Reducer: Liquid thin-film-forming compound that reduces rapid moisture loss caused by high temperature, low humidity, and high winds; intended for application immediately after concrete placement.

B. Water: Potable, not detrimental to concrete.

2.06 CONCRETE MIX DESIGN

A. Refer to Structural drawings for concrete mix design.

PART 3 EXECUTION

3.01 PREPARATION

A. Formwork: Comply with requirements of ACI 301. Design and fabricate forms to support all applied loads until concrete is cured, and for easy removal without damage to concrete.

B. Prepare existing concrete surfaces to be repaired according to ICRI 310.2R.

C. Where new concrete is to be bonded to previously placed concrete, prepare existing surface by cleaning and applying bonding agent in according to bonding agent manufacturer's instructions.

3.02 INSTALLING REINFORCEMENT AND OTHER EMBEDDED ITEMS

A. Comply with requirements of ACI 301. Clean reinforcement of loose rust and mill scale, and accurately position, support, and secure in place to achieve not less than minimum concrete coverage required for protection.

3.03 PLACING CONCRETE

A. Place concrete in accordance with ACI 304R.

B. Place concrete for floor slabs in accordance with ACI 302.1R.

C. Finish floors level and flat, unless otherwise indicated, within the tolerances specified below.

3.04 FLOOR FLATNESS AND LEVELNESS TOLERANCES

A. Maximum Variation of Surface Flatness:
   1. Exposed Concrete Floors: 1/4 inch (6 mm) in 10 feet (3 m).
   2. Under Seamless Resilient Flooring: 1/4 inch (6 mm) in 10 feet (3 m).
   3. Under Carpeting: 1/4 inch (6 mm) in 10 feet (3 m).

B. Correct the slab surface if tolerances are less than specified.

C. Correct defects by grinding or by removal and replacement of the defective work. Areas requiring corrective work will be identified. Re-measure corrected areas by the same process.

3.05 CONCRETE FINISHING

A. Repair surface defects, including tie holes, immediately after removing formwork.

B. Concrete Slabs: Finish to requirements of ACI 302.1R, and as follows:
   1. Surfaces to Receive Thin Floor Coverings: "Steel trowel" as described in ACI 302.1R; thin floor coverings include carpeting, resilient flooring, seamless flooring, resinous matrix terrazzo, thin set quarry tile, and thin set ceramic tile.

3.06 CURING AND PROTECTION

A. Comply with requirements of ACI 308R. Immediately after placement, protect concrete from premature drying, excessively hot or cold temperatures, and mechanical injury.

DIVISION 05 - METALS

SECTION 05 40 00
COLD-FORMED METAL FRAMING

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Provide data on standard framing members; describe materials and finish, product criteria, and limitations.

B. Manufacturer's Qualification Statement.

PART 2 PRODUCTS

2.01 FRAMING SYSTEM

A. Provide primary and secondary framing members, bridging, bracing, plates, gussets, clips, fittings, reinforcement, and fastenings as required to provide a complete framing system.

B. Design Requirements: Provide completed framing system having the following characteristics:
   1. Design: Calculate structural characteristics of cold-formed steel framing members according to AISI S100.
   2. Structural Performance: Design, engineer, fabricate, and erect to withstand specified design loads for project conditions within required limits.
   3. Design Loads: In accordance with applicable codes.
   4. Live load deflection meeting the following, unless otherwise indicated:
      a. Floors: Maximum vertical deflection under live load of 1/480 of span.
      b. Roofs: Maximum vertical deflection under live load of 1/240 of span.
      c. Exterior Walls: Maximum horizontal deflection under wind load of 1/180 of span.
      d. Design non-axial loadbearing framing to accommodate not less than 1/2 in (13 mm) vertical deflection.

2.02 FRAMING MATERIALS

A. Studs and Track: ASTM C955; studs formed to channel, C- or Sigma-shaped with punched web; U-shaped track in matching nominal width and compatible height.
   1. Gauge and Depth: As indicated on drawings.

B. Jamb Studs: Engineered, C-shaped with wide flanges, designed to replace conventional double-stud framing at openings.

C. Header: Engineered one-member or two-member assembly, with wide flanges, designed to replace conventional box or nested header framing at openings.
   1. Jamb Mounting Clips: Manufacturer's standard.

D. Joists and Purlins: Fabricated from ASTM A653/A653M steel sheet, with G90/Z275 hot dipped galvanized coating.
   1. Gauge and Depth: As indicated on drawings.

E. Framing Connectors: Factory-made, formed steel sheet.
   1. Material: ASTM A653/A653M SS Grade 33 and 40 (minimum), with G90/Z275 hot dipped galvanized coating for base metal thickness less than 10 gauge, 0.1345 inch (3.42 mm), and factory punched holes and slots.
   2. Structural Performance: Maintain load and movement capacity required by applicable code, when evaluated in accordance with AISI S100.
   3. Movement Connections: Provide mechanical anchorage devices that accommodate movement using slotted holes, shouldered screws or screws and anti-friction or stepped bushings, while maintaining structural performance of framing. Provide movement connections where indicated on drawings.
   4. Wall Stud Bridging Connections: Provide mechanical load-transferring devices that accommodate wind load torsion and weak axis buckling induced by axial compression loads. Provide bridging connections where indicated on the drawings.

2.03 FASTENERS

A. Self-Drilling, Self-Tapping Screws, Bolts, Nuts and Washers: Hot dip galvanized per ASTM A153/A153M.

B. Anchorage Devices: Powder actuated.

2.04 WALL SHEATHING

A. Plywood; PS 1, Grade C-D, Exposure I.

B. Gypsum board; complying with requirements of ASTM C1396/C1396M for gypsum sheathing, V-shaped long edges, 5/8 inch (15.9 mm) thick, Type X - Fire Resistant

C. Extruded polystyrene (XPS) board insulation, ASTM C578, Type IV, tongue and groove along edges; 3/4 inch (19 mm) thick.

PART 3 EXECUTION

3.01 INSTALLATION OF STUDS

A. Install components in accordance with manufacturers' instructions and ASTM C1007 requirements.

B. Place studs at 16 inches (400 mm) on center; not more than 2 inches (50 mm) from abutting walls and at each side of openings. Connect studs to tracks using clip and tie method.

3.02 INSTALLATION OF JOISTS AND PURLINS

A. Install framing components in accordance with manufacturer's instructions.

3.03 INSTALLATION OF WALL SHEATHING

A. Install wall sheathing with long dimension perpendicular to wall studs, with ends over firm bearing and staggered, using self-tapping screws.

SECTION 05 52 13
PIPE AND TUBE RAILINGS

PART 1 GENERAL

1.01 SUBMITTALS

A. Shop Drawings: Indicate profiles, sizes, connection attachments, anchorage, size and type of fasteners, and accessories.

PART 2 PRODUCTS

2.01 RAILINGS - GENERAL REQUIREMENTS

A. Design, fabricate, and test railing assemblies in accordance with the most stringent requirements of applicable local code.

B. Provide anchors and other components as required to attach to structure, made of same materials as railing components unless otherwise indicated; where exposed fasteners are unavoidable provide flush countersunk fasteners.

C. Welded and Brazed Joints: Make visible joints butt tight, flush, and hairline; use methods that avoid discoloration and damage of finish; grind smooth, polish, and restore to required finish.
   1. Ease exposed edges to a small uniform radius.

2.02 STEEL RAILING SYSTEM

A. Steel Tube: ASTM A500/A500M Grade B cold-formed structural tubing.

B. Steel Pipe: ASTM A53/A53M Grade B Schedule 80, galvanized finish.

C. Welding Fittings: Factory- or shop-welded from matching pipe or tube; seams continuously welded; joints and seams ground smooth.

D. Galvanizing: In accordance with requirements of ASTM A123/A123M.

2.03 FABRICATION

A. Accurately form components to suit specific project conditions and for proper connection to building structure.

B. Fit and shop assemble components in largest practical sizes for delivery to site.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Install components plumb and level, accurately fitted, free from distortion or defects, with tight joints.

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

SECTION 07 21 00
THERMAL INSULATION

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Provide data on product characteristics, performance criteria, and product limitations.

PART 2 PRODUCTS

2.01 APPLICATIONS

A. Insulation in Metal Framed Walls: Batt insulation with integral vapor retarder.

B. Insulation in Wood Framed Ceiling Structure: Batt insulation

C. Insulation Above Lay-In Acoustical Ceilings: Batt insulation with no vapor retarder.

2.02 BATT INSULATION MATERIALS

A. Glass Fiber Batt Insulation: Flexible preformed batt or blanket, complying with ASTM C665; friction fit.
   1. Flame Spread Index: 75 or less, when tested in accordance with ASTM E84.
   2. Smoke Developed Index: 450 or less, when tested in accordance with ASTM E84.
   3. Combustibility: Non-combustible, when tested in accordance with ASTM E136, except for facing, if any.
   4. Thermal Resistance: R-value (RSI-value) of 19 (MIN.).
   5. Facing: Aluminum foil, flame spread 25 rated; one side.

B. Mineral Fiber Batt Insulation: preformed batt or blanket, complying with ASTM C665; friction fit; unfaced flame spread index of 0 (zero) when tested in accordance with ASTM E84.
   1. Smoke Developed Index: 0 (zero), when tested in accordance with ASTM E84.
   2. Thermal Resistance: R-value (RSI-value) of R-38 minimum under roof deck (and R-15 minimum at stud walls).
   3. Thickness: as indicated on drawings.

2.03 ACCESSORIES

A. Sheet Vapor Retarder

B. Tape: Reinforced polyethylene film with acrylic pressure sensitive adhesive.
   1. Application: Sealing of interior circular penetrations, such as pipes or cables.

C. Self-Adhered Transition Flashing: Multipurpose, self-adhered flashing with modified butyl adhesive, polyester fiber top sheet, and polypropylene interlayer.
   1. Application: Primerless adhesion for use as through-wall flashings and wall transitions to roof and below-grade systems.
   2. Thickness: 45 mil, 0.045 inch (1.14 mm), nominal.

D. Flashing Tape: Special reinforced film with high performance adhesive.
   1. Application: Window and door opening flashing tape.

E. Tape: | self-adhering type, mesh reinforced, 2 inch (50 mm) wide.

F. Insulation Fasteners: Lengths of unfinished, 13 gauge, 0.072 inch (1.83 mm) high carbon spring steel with chisel or mitered tips, held in place by tension, length to suit insulation thickness and substrate, capable of securely supporting insulation in place.

G. Insulation Fasteners: Impaling clip of unfinished steel with washer retainer and clips, to be adhered to surface to receive insulation, length to suit insulation thickness and substrate, capable of securely and rigidly fastening insulation in place.

H. Continuous Insulation (CI) Support Systems: Composite framing support (CFS) system consisting of insulated fiberglass reinforced plastic (FRP) girts that support CI and provide cladding attachment support integrated with metal wall panels, brick veneer, CMU veneer, or [_____] exterior wall cladding.
   1. Substrate: Attach CFS system components to open metal stud framing without sheathing, open wood stud framing without sheathing, exterior sheathing over metal stud framing, exterior sheathing over wood stud framing, concrete masonry units (CMU), poured concrete, or [_____].

I. Continuous Insulation (CI) Support Clips: Thermally-broken, with thermal spacer clip or steel support clip with thermal isolator pad for support of cladding z-girts, angles, channels, and other insulation framing.
   1. Thermal Spacer Clip: Pultruded glass fiber and thermoset polyester resin clip; 3/16 inch (4.8 mm) thick at top, base, and web.
   2. Galvanized Steel Support Clip: 14 gauge, 0.0747 inch (1.90 mm), G90/Z275 galvanized support clip complying with ASTM A653/A653M, with integral glass fiber reinforced polyamide thermal isolator pad.
   3. Clip Depth: As indicated on drawings.

J. Nails or Staples: Steel wire; electroplated or galvanized; type and size to suit application.

K. Adhesive: Type recommended by insulation manufacturer for application.

PART 3 EXECUTION

3.01 BOARD INSTALLATION USING COMPOSITE FRAMING SUPPORT (CFS) SYSTEM

A. Install CFS system in accordance with manufacturer's installation instructions.

B. Install CFS system in compliance with system orientation, sizes, and locations as indicated on drawings.

3.02 BATT INSTALLATION

A. Install insulation and vapor retarder in accordance with manufacturer's instructions.

B. Install in exterior wall and roof spaces without gaps or voids. Do not compress insulation.

SECTION 07 25 00
WEATHER BARRIERS

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Provide data on material characteristics and performance criteria.

PART 2 PRODUCTS

2.01 WATER-RESISTIVE BARRIER MATERIALS

A. Water-Resistive Barrier: For use in Construction Types I, II, III, and IV on buildings greater than 40 feet (12.2 m) in height.
   1. Comply with NFPA 285 wall assembly requirements in accordance with local building code and authorities having jurisdiction (AHJ).

B. Water-Resistive Barrier, Composite: Tear-resistant polyester sheet with UV-resistant acrylic coating.
   1. Air Permeance: 0.18 cfm/sq ft (0.9 L/(s sq m)), maximum, when tested in accordance with ASTM E2178.
   2. Water Vapor Permeance: 200 perms (11,400 ng/(Pa s sq m)), minimum, when tested in accordance with ASTM E96/E96M using Procedure A - Desiccant Method, at 73.4 degrees F (23 degrees C).
   3. Ultraviolet (UV) and Weathering Resistance: Approved by manufacturer for up to 210 days of weather exposure.
   4. Surface Burning Characteristics: Flame spread Index of 25 or less, smoke developed index of 450 or less, Class A when tested in accordance with ASTM E84.
   5. Seam and Perimeter Tape: As recommended by sheet manufacturer.

2.02 ACCESSORIES

A. Sealants, Tapes, and Accessories Used for Sealing Water-Resistive Barrier and Adjacent Substrates: As indicated or complying with water-resistive barrier manufacturer's installation instructions.

B. Sealant for Cracks and Joints In Substrates: Resilient elastomeric joint sealant compatible with substrates and weather barrier materials.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install materials in accordance with manufacturer's installation instructions.

B. Water-Resistive Barriers: Install continuous water-resistive barrier over surfaces indicated, with sheets lapped to shed water but with seams not sealed.

C. Mechanically Fastened Exterior Sheets:
   1. Install sheets shingle-fashion to shed water, with seams aligned horizontal.

D. Openings and Penetrations in Exterior Water-Resistive Barriers:
   1. Install flashing over sills, covering entire sill framing member, and extend at least 5 inches (127 mm) onto water-resistive barrier and at least 6 inches (152 mm) up jambs; mechanically fasten stretched edges.

1 SHEET ADDED

SECTION 07 62 00
SHEET METAL FLASHING AND TRIM

PART 1 GENERAL

1.01 SUBMITTALS

A. Shop Drawings: Indicate material profile, jointing pattern, jointing details, fastening methods, flashings, terminations, and installation details.

1.02 QUALITY ASSURANCE

A. Perform work in accordance with SMACNA (ASMM) and CDA A4050 requirements and standard details, except as otherwise indicated.

PART 2 PRODUCTS

2.01 SHEET MATERIALS

A. Pre-Finished Galvanized Steel: ASTM A653/A653M, with G90/Z275 zinc coating; minimum 24-gauge, 0.0239-inch (0.61 mm) thick base metal, shop pre-coated with PVDF coating.
   1. Polyvinylidene Fluoride (PVDF) Coating: Superior performing organic powder coating, AAMA 2605; multiple coat, thermally cured fluoropolymer finish system.
   2. Color: As selected by Architect from manufacturer's standard colors.

B. Pre-Finished Aluminum: ASTM B209/B209M; 18 gauge, 0.040 inch (1.02 mm) thick; plain finish shop pre-coated with fluoropolymer coating.
   1. Silicone Modified Polyester Coating: Pigmented organic powder coating, AAMA 2603; baked enamel finish system.

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REVISIONS		
1	1/13/23	VALUE ENGINEERING

	WSM TEAM
DRAWN BY	
APPROVED BY	KD
ISSUE DATE	11-16-2023
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SPECIFICATIONS

A10.0

Autodesk Revit 2022

SECTION 07 84 00
FIRESTOPPING

PART 2 PRODUCTS

1.01 FIRESTOPPING SYSTEMS

A. Firestopping: Any material meeting requirements.
   1. Fire Ratings: Use system that is listed by FM (AG), ITS (DIR), or UL (FRD) and tested in accordance with ASTM E814, ASTM E119, or UL 1479 with F Rating equal to fire rating of penetrated assembly and minimum T Rating Equal to F Rating and in compliance with other specified requirements.

SECTION 07 92 00
JOINT SEALANTS

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data for Sealants: Submit manufacturer's technical data sheets for each product to be used, that includes the following.
   1. Physical characteristics, including movement capability, VOC content, hardness, cure time, and color availability.
   2. List of backing materials approved for use with the specific product.
   3. Substrates that product is known to satisfactorily adhere to and with which it is compatible.
   4. Substrates the product should not be used on.

B. Product Data for Accessory Products: Submit manufacturer's technical data sheet for each product to be used, including physical characteristics, installation instructions, and recommended tools.

C. Color Cards for Selection: Where sealant color is not specified, submit manufacturer's color cards showing standard colors available for selection.

D. Preinstallation Field Adhesion Test Reports: Submit filled out Preinstallation Field Adhesion Test Reports log within 10 days after completion of tests; include bagged test samples and photographic records.

PART 2 PRODUCTS

2.01 JOINT SEALANT APPLICATIONS

A. Scope:
   1. Exterior Joints: Seal open joints, whether or not the joint is indicated on drawings, unless specifically indicated not to be sealed. Exterior joints to be sealed include, but are not limited to, the following items.
      a. Wall expansion and control joints.
      b. Joints between door, window, and other frames and adjacent construction.
      c. Joints between different exposed materials.
      d. Openings below ledge angles in masonry.
      e. Other joints indicated below.
   2. Interior Joints: Do not seal interior joints unless specifically indicated to be sealed. Interior joints to be sealed include, but are not limited to, the following items.
      a. Joints between door, window, and other frames and adjacent construction.
      b. In sound-rated wall and ceiling assemblies, gaps at electrical outlets, wiring devices, piping, and other openings; between wall/ceiling and other construction; and other flanking sound paths.
   3. Do not seal the following types of joints.
      a. Intentional weepholes in masonry.
      b. Joints indicated to be treated with manufactured expansion joint cover or some other type of sealing device.
      c. Joints where sealant is specified to be provided by manufacturer of product to be sealed.
      d. Joints where installation of sealant is specified in another section.
      e. Joints between suspended panel ceilings/grid and walls.

B. Exterior Joints: Use non-sag non-staining silicone sealant, unless otherwise indicated.
   1. Lap Joints in Sheet Metal Fabrications: Butyl rubber, non-curing.
   2. Lap Joints between Manufactured Metal Panels: Butyl rubber, non-curing.
   3. Control and Expansion Joints in Concrete Paving: Self-leveling polyurethane "traffic-grade" sealant.
   4. Wiring Slots in Concrete Paving: Self-leveling epoxy sealant.

C. Interior Joints: Use non-sag polyurethane sealant, unless otherwise indicated.
   1. Wall and Ceiling Joints in Non-Wet Areas: Acrylic emulsion latex sealant.
   2. Wall and Ceiling Joints in Wet Areas: Non-sag polyurethane sealant for continuous liquid immersion.
   3. Joints between Fixtures in Wet Areas and Floors, Walls, and Ceilings: Mildew-resistant silicone sealant; white.
   4. In Sound-Rated Assemblies: Acrylic emulsion latex sealant.

D. Interior Wet Areas: restrooms; fixtures in wet areas include plumbing fixtures, countertops, and other similar items.

E. Sound-Rated Assemblies: Walls and ceilings identified as "STC-rated", "sound-rated", or "acoustical".

2.02 JOINT SEALANTS - GENERAL

A. Sealants and Primers: Provide products with acceptable levels of volatile organic compound (VOC) content; see Section 01 61 16.

2.03 NONSAG JOINT SEALANTS

A. Non-Staining Silicone Sealant: ASTM C920, Grade NS, Uses M and A; not expected to withstand continuous water immersion or traffic.
   1. Movement Capability: Plus and minus [____] percent, minimum.
   2. Non-Staining to Porous Stone: Non-staining to light-colored natural stone when tested in accordance with ASTM C1248.
   3. Dirt Pick-Up: Reduced dirt pick-up compared to other silicone sealants.

B. Silicone Sealant: ASTM C920, Grade NS, Use T; single-component, explicitly approved by manufacturer for traffic exposure when recessed below traffic surface; not expected to withstand continuous water immersion.
   1. Movement Capability: Plus 100 percent and minus 50 percent, minimum.

C. Silicone Sealant: ASTM C920, Grade NS, Uses M and A; not expected to withstand continuous water immersion or traffic.
   1. Movement Capability: Plus and minus 25 percent, minimum.

D. Mildew-Resistant Silicone Sealant: ASTM C920, Grade NS, Uses M and A; single component, mildew resistant; not expected to withstand continuous water immersion or traffic.
   1. Color: White.

E. Polymer Sealant: ASTM C920; single component, cured sealant is paintable and mold/mildew resistant, low odor and VOC, and ultraviolet (UV) resistant.
   1. Color: Clear.

F. Polyurethane Sealant: ASTM C920, Grade NS, Uses M and A; single or multi-component; not expected to withstand continuous water immersion or traffic.
   1. Movement Capability: Plus and minus [____] percent, minimum.
   2. Color: Match adjacent finished surfaces.

G. Polyurethane Sealant for Continuous Water Immersion: ASTM C920, Grade NS, Uses M and A; single or multi-component; explicitly approved by manufacturer for continuous water immersion; suitable for traffic exposure when recessed below traffic surface.
   1. Movement Capability: Plus and minus 35 percent, minimum.
   2. Color: Match adjacent finished surfaces.

H. Non-Sag "Traffic-Grade" Polyurethane Sealant: ASTM C920, Grade NS, Uses M and A; single or multi-component; explicitly approved by manufacturer for continuous water immersion and traffic without the necessity to recess sealant below traffic surface.
   1. Movement Capability: Plus and minus 25 percent, minimum.

I. Epoxy Sealant: ASTM C881/C881M, Type I and III, Grade 3, Class B and C; two-component.

J. Acrylic Emulsion Latex: Water-based; ASTM C834, single component, non-staining, non-bleeding, non-sagging; not intended for exterior use.

K. Non-Curing Butyl Sealant: Solvent-based, single component, non-sag, non-skinning, non-hardening, non-bleeding; non-vapor-permeable; intended for fully concealed applications.

2.04 SELF-LEVELING SEALANTS

A. Self-Leveling Silicone Sealant: ASTM C920, Grade P, Uses M and A; single or multicomponent, explicitly approved by manufacturer for traffic exposure when recessed below traffic surface; not expected to withstand continuous water immersion.
   1. Movement Capability: Plus 100 percent, minus 50 percent, minimum.

B. Rigid Self-Leveling Polyurethane Joint Filler: Two part, low viscosity, fast setting; intended for cracks and control joints not subject to significant movement.
   1. Hardness Range: Greater than 100, Shore A, and 50 to 80, Shore D, when tested in accordance with ASTM C661.

C. Flexible Polyurethane Foam: Single-component, gun grade, and low-expanding.

D. High Quality Latex-Based Sound Sealant: ASTM C834, Type OP an opaque sealant, and Grade 0, 32 degrees F (0 degrees C), meets requirements for low-temperature flexibility.

E. Semi-Rigid Self-Leveling Epoxy Joint Filler: Epoxy or epoxy/polyurethane copolymer; intended for filling cracks and control joints not subject to significant movement; rigid enough to support concrete edges under traffic.
   1. Composition: Multi-component, 100 percent solids by weight.
   2. Durometer Hardness: Minimum of 85 for Type A or 35 for Type D, after seven days when tested in accordance with ASTM D2240.

2.05 ACCESSORIES

A. Backer Rod: Cylindrical cellular foam rod with surface that sealant will not adhere to, compatible with specific sealant used, and recommended by backing and sealant manufacturers for specific application.
   1. Type for Joints Not Subject to Pedestrian or Vehicular Traffic: ASTM C1330; Type O - Open Cell Polyurethane.
   2. Open Cell: 40 to 50 percent larger in diameter than joint width.

B. Overlay Extrusion for Glazing System Joint Protection: Rubber profiled extrusions placed over joints in glazing system and provided with watertight seal.
   1. Profile: As required to match existing metal glazing cap requirements.

C. Backing Tape: Self-adhesive polyethylene tape with surface that sealant will not adhere to and recommended by tape and sealant manufacturers for specific application.

PART 3 EXECUTION

3.01 EXAMINATION

A. Preinstallation Adhesion Testing: Install a sample for each test location indicated in the test plan.
   1. Test each sample as specified in PART 1 under QUALITY ASSURANCE article.
   2. Notify Architect of date and time that tests will be performed, at least seven days in advance.
   3. Record each test on Preinstallation Adhesion Test Log as indicated.
   4. If any sample fails, review products and installation procedures, consult manufacturer, or take whatever other measures are necessary to ensure adhesion; re-test in a different location; if unable to obtain satisfactory adhesion, report to Architect.
   5. After completion of tests, remove remaining sample material and prepare joint for new sealant installation.

3.02 INSTALLATION

A. Perform work in accordance with sealant manufacturer's requirements for preparation of surfaces and material installation instructions.

B. Perform installation in accordance with ASTM C1193.

C. Perform acoustical sealant application work in accordance with ASTM C919.

D. Install bond breaker backing tape where backer rod cannot be used.

E. Install sealant free of air pockets, foreign embedded matter, ridges, and sags, and without getting sealant on adjacent surfaces.

F. Nonsag Sealants: Tool surface concave, unless otherwise indicated; remove masking tape immediately after tooling sealant surface.

G. Concrete Floor Joint Filler: After full cure, shave joint filler flush with top of concrete slab.

DIVISION 08 - OPENINGS

SECTION 08 11 13
HOLLOW METAL DOORS AND FRAMES

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Materials and details of design and construction, hardware locations, reinforcement type and locations, anchorage and fastening methods, and finishes; and one copy of referenced standards/guidelines.

B. Shop Drawings: Details of each opening, showing elevations, glazing, frame profiles, and any indicated finish requirements.

1.02 DELIVERY, STORAGE, AND HANDLING

A. Comply with NAAMM HMMA 840 or ANSI/SDI A250.8 (SDI-100) in accordance with specified requirements.

PART 2 PRODUCTS

2.01 PERFORMANCE REQUIREMENTS

A. Requirements for Hollow Metal Doors and Frames:
   1. Steel Sheet: Comply with one or more of the following requirements; galvannealed steel complying with ASTM A653/A653M, cold-rolled steel complying with ASTM A1008/A1008M, or hot-rolled pickled and oiled (HRPO) steel complying with ASTM A1011/A1011M, commercial steel (CS) Type B, for each.
   2. Accessibility: Comply with ICC A117.1 and ADA Standards.

B. Hollow Metal Panels: Same construction, performance, and finish as doors.

C. Combined Requirements: If a particular door and frame unit is indicated to comply with more than one type of requirement, comply with the specified requirements for each type; for instance, an exterior door that is also indicated as being sound-rated must comply with the requirements specified for exterior doors and for sound-rated doors; where two requirements conflict, comply with the most stringent.

2.02 HOLLOW METAL DOORS

A. Door Finish: Factory primed and field finished.

B. Type [___] , Exterior Doors: Thermally insulated.
   1. Door Thickness: 1-3/4 inches (44.5 mm), nominal.
   2. Door Finish: Factory primed and field finished.

C. Interior Doors, Non-Fire-Rated:
   1. Based on SDI Standards: ANSI/SDI A250.8 (SDI-100).
      a. Level 1 - Standard-duty.
      b. Physical Performance Level C, 250,000 cycles; in accordance with ANSI/SDI A250.4.
      c. Model 1 - Full Flush.
      d. Door Face Metal Thickness: 20 gauge, 0.032 inch (0.8 mm), minimum.
   2. Door Core Material: Manufacturers standard core material/construction and in compliance with requirements.
   3. Door Thickness: 1-3/4 inches (44.5 mm), nominal.
   4. Door Face Sheets: Flush.
   5. Door Finish: Factory primed and field finished.

2.03 HOLLOW METAL FRAMES

A. Comply with standards and/or custom guidelines as indicated for corresponding door in accordance with applicable door frame requirements.

B. Frame Finish: Factory primed and field finished.

C. Interior Door Frames, Non-Fire Rated: Full profile/continuously welded type.

2.04 FINISHES

A. Primer: Rust-inhibiting, complying with ANSI/SDI A250.10, door manufacturer's standard.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install doors and frames in accordance with manufacturer's instructions and related requirements of specified door and frame standards or custom guidelines indicated.

B. Coordinate frame anchor placement with wall construction.

SECTION 08 11 16
ALUMINUM DOORS AND FRAMES

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Manufacturer's descriptive literature for each type of door; include information on fabrication methods.

B. Shop Drawings: Include elevations of each opening type.

C. Selection Samples: Complete set of color and finish options, using actual materials, for Architect's selection.

PART 2 PRODUCTS

2.01 DOORS AND FRAMES

A. Accessibility: Comply with ICC A117.1 and ADA Standards.

B. Glazed Aluminum Doors: Extruded aluminum tube frame, full glazed, with middle rail; factory glazed.
   1. Thickness: Manufacturer's standard for door size and construction.
   2. Stile Width: As indicated on drawings.
   3. Finish: Class I - Natural anodized.
   4. Texture: Smooth.
   5. Seals: Manufacturer's standard.
   6. Glazing, Exterior Doors: Sealed insulating units, 1 inch (25.4 mm) thick, made of clear 1/4 inch (6 mm) thick fully tempered glass.

C. Aluminum Frames for Doors, Sidelights, or Transoms: Extruded aluminum, thermally broken hollow or C-shaped sections; no steel components.
   1. Frame Depth: 4-1/4 inches (108 mm).
   2. Finish: Same as doors.

D. Dimensions and Shapes: As indicated on drawings; dimensions indicated are nominal.
   1. Provide the following clearances:
      a. Hinge and Lock Stiles: 1/8 inch (3.2 mm).
      b. Between Meeting Stiles: 1/4 inch (6.4 mm).
      c. At Top Rail and Bottom Rail: 1/8 inch (3.2 mm).

2.02 COMPONENTS

A. Frames: Extruded aluminum shapes, not less than 0.062 inch (1.6 mm) thick, reinforced at hinge and strike locations.
   1. Corner Brackets: Extruded aluminum, fastened with stainless steel screws.
   2. Trim: Extruded aluminum, not less than 0.062 inch (1.6 mm) thick, removable snap-in type without exposed fasteners.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install doors and frames in accordance with manufacturer's instructions and approved shop drawings.

B. Set frames plumb, square, level, and aligned to receive doors. Anchor frames to adjacent construction in strict accordance with manufacturer's recommendations and within specified tolerances.

C. Hang doors and adjust hardware to achieve specified clearances and proper door operation.

SECTION 08 51 13
ALUMINUM WINDOWS

This section not used.

SECTION 08 80 00
GLAZING

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data on Insulating Glass Unit and Glazing Unit Glazing Types: Provide structural, physical and environmental characteristics, size limitations, special handling and installation requirements.

B. Product Data on Glazing Compounds and Accessories: Provide chemical, functional, and environmental characteristics, limitations, special application requirements, and identify available colors.

C. Samples: Submit two samples 12 by 12 inch ([___] by [___] mm) in size of glass units.

1.02 QUALITY ASSURANCE

A. Perform Work in accordance with GANA (GM), GANA (SM), GANA (LGRM), and IGMA TM-3000 for glazing installation methods. Maintain one copy on site.

B. Testing Agency Qualifications: Independent firm specializing in performing testing and inspections of the type specified in this section.

1.03 WARRANTY

A. Insulating Glass Units: Provide a five (5) year manufacturer warranty to include coverage for seal failure, interpane dusting or misting, including providing products to replace failed units.

B. Heat Soaked Tempered Glass: Provide a five (5) year manufacturer warranty to include coverage for spontaneous breakage of fully tempered glass caused by nickel sulfide (NiS) inclusions.

PART 2 PRODUCTS

2.01 MANUFACTURERS

2.02 PERFORMANCE REQUIREMENTS - EXTERIOR GLAZING ASSEMBLIES

A. Provide type and thickness of exterior glazing assemblies to support assembly dead loads, and to withstand live loads caused by positive and negative wind pressure acting normal to plane of glass.
   1. Comply with ASTM E1300 for design load resistance of glass type, thickness, dimensions, and maximum lateral deflection of supported glass.
   2. Provide glass edge support system sufficiently stiff to limit the lateral deflection of supported glass edges to less than 1/175 of their lengths under specified design load.
   3. Glass thicknesses listed are minimum.

B. Weather-Resistive Barrier Seals: Provide completed assemblies that maintain continuity of building enclosure water-resistive barrier, vapor retarder, and/or air barrier.
   1. In conjunction with weather barrier related materials described in other sections, as follows:

C. Thermal and Optical Performance: Provide exterior glazing products with performance properties as indicated. Performance properties are in accordance with manufacturer's published data as determined with the following procedures and/or test methods:
   1. Center of Glass U-Value: Comply with NFRC 100 using Lawrence Berkeley National Laboratory (LBNL) WINDOW 6.3 computer program.
   2. Center of Glass Solar Heat Gain Coefficient (SHGC): Comply with NFRC 200 using Lawrence Berkeley National Laboratory (LBNL) WINDOW 6.3 computer program.
   3. Solar Optical Properties: Comply with NFRC 300 test method.

2.03 GLASS MATERIALS

A. Float Glass: Provide float glass based glazing unless otherwise indicated.
   1. Annealed Type: ASTM C1036, Type I - Transparent Flat, Class 1 - Clear, Quality - Q3.
   2. Kind FT - Fully Tempered Type: Complies with ASTM C1048.
   3. Fully Tempered Safety Glass: Complies with ANSI Z97.1 or 16 CFR 1201 criteria for safety glazing used in hazardous locations.

2.04 INSULATING GLASS UNITS

A. Fabricator: Certified by glass manufacturer for type of glass, coating, and treatment involved and capable of providing specified warranty.

B. Insulating Glass Units: Types as indicated.
   1. Durability: Certified by an independent testing agency to comply with ASTM E2190.
   2. Coated Glass: Comply with requirements of ASTM C1376 for pyrolytic (hard-coat) or magnetic sputter vapor deposition (soft-coat) type coatings on flat glass; coated vision glass, Kind CV; coated overhead glass, Kind CO; or coated spandrel glass, Kind CS.
   3. Spacer Color: Black.
   4. Edge Seal:
      a. Dual-Sealed System: Provide polyisobutylene sealant as primary seal applied between spacer and glass panes, and silicone, polysulfide, or polyurethane sealant as secondary seal applied around perimeter.
      b. Color: Black.
   5. Purge interpane space with dry air, hermetically sealed.

C. Type IG-1 - Insulating Glass Units: Vision glass, double glazed.
   1. Basis of Design Product: Vitro Architectural Glass; Graylite®" II + "Solarban®" 70 (3)
   2. Space between lites filled with air.
   3. Outboard Lite: Graylite II glass, 1/4 inch (6.4 mm) thick, minimum.
      a. Coating: Low-E (solar control type), on #3 surface.
   4. Inboard Lite: Annealed float glass, 1/4 inch (6.4 mm) thick, minimum.
      a. Coating: Solarban 70 solar control (sputtered), on #3 surface.
   5. Total Thickness: 1 inch (25.4 mm).
   6. Thermal Transmittance (U-Value), Summer - Center of Glass: 0.26, exactly.
   7. Visible Light Transmittance (VLT): 6 percent, minimum.
   8. Shading Coefficient: 0.13, minimum.
   9. Solar Heat Gain Coefficient (SHGC): .11, minimum.
   10. Visible Light Reflectance, Outside: 4 percent, minimum.

2.05 GLAZING UNITS

A. Type GL1 - Monolithic Interior Vision Glazing:
   1. Applications: Interior glazing unless otherwise indicated.
   2. Glass Type: Annealed float glass.

1 SHEET ADDED

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REVISIONS		
1	1/13/23	VALUE ENGINEERING

DRAWN BY	WSM TEAM
APPROVED BY	KD
ISSUE DATE	11-16-2023
PROJECT NUMBER	2172203180

SPECIFICATIONS

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3. Tint: Clear.
4. Thickness: 1/4 inch (6.4 mm), nominal.

B. Type GL1(t) - Monolithic Safety Glazing: Non-fire-rated.
  1. Applications:
    a. Glazed lites in doors, except fire doors.
    b. Glazed sidelights to doors, except in fire-rated walls and partitions.
    c. Other locations required by applicable federal, state, and local codes and regulations.
    d. Other locations indicated on drawings.
  2. Glass Type: Fully tempered safety glass as specified.
  3. Tint: Clear.
  4. Thickness: 1/4 inch (6.4 mm), nominal.

2.06 ACCESSORIES

A. Setting Blocks: Silicone, with 80 to 90 Shore A durometer hardness; ASTM C864 Option II. Length of 0.1 inch for each square foot (25 mm for each square meter) of glazing or minimum 4 inch (100 mm) by width of glazing rabbet space minus 1/16 inch (1.5 mm) by height to suit glazing method and pane weight and area.

B. Spacer Shims: Neoprene, 50 to 60 Shore A durometer hardness; ASTM C864 Option II. Minimum 3 inch (75 mm) long by one half the height of the glazing stop by thickness to suit application, self adhesive on one face.

C. Glazing Tape, Back Bedding Mastic Type: Preformed, butyl-based, 100 percent solids compound with integral resilient spacer rod applicable to application indicated; 5 to 30 cured Shore A durometer hardness; coiled on release paper; black color.

D. Glazing Splines: Resilient silicone extruded shape to suit glazing channel retaining slot; ASTM C864 Option II; color black.

E. Glazing Clips: Manufacturer's standard type.

PART 3 EXECUTION

3.01 INSTALLATION - DRY GLAZING METHOD (GASKET GLAZING)

A. Place setting blocks at 1/4 points with edge block no more than 6 inch (152 mm) from corners.

B. Rest glazing on setting blocks and push against fixed stop with sufficient pressure on gasket to attain full contact.

C. Install removable stops without displacing glazing gasket; exert pressure for full continuous contact.

3.02 INSTALLATION - DRY GLAZING METHOD (TAPE AND GASKET SPLINE GLAZING)

A. Place setting blocks at 1/4 points with edge block no more than 6 inch (152 mm) from corners.

B. Rest glazing on setting blocks and push against fixed stop with sufficient pressure to attain full contact.

C. Install removable stops without displacing glazing spline. Exert pressure for full continuous contact.

3.03 INSTALLATION - DRY GLAZING METHOD (TAPE AND TAPE)

A. Cut glazing tape to length and set against permanent stops, projecting 1/16 inch (1.6 mm) above sight line.

B. Place setting blocks at 1/4 points with edge block no more than 6 inch (152 mm) from corners.

C. Rest glazing on setting blocks and push against tape for full contact at perimeter of pane or unit.

D. Place glazing tape on free perimeter of glazing in same manner described above.

E. Install removable stop without displacement of tape. Exert pressure on tape for full continuous contact.

F. Carefully trim protruding tape with knife.

3.04 INSTALLATION - WET GLAZING METHOD (SEALANT AND SEALANT)

A. Place setting blocks at 1/4 points and install glazing pane or unit.

B. Install removable stops with glazing centered in space by inserting spacer shims both sides at 24 inch (610 mm) intervals, 1/4 inch (6.4 mm) below sight line.

C. Fill gaps between glazing and stops with [________] type sealant to depth of bite on glazing, but not more than 3/8 inch (9 mm) below sight line to ensure full contact with glazing and continue the air and vapor seal.

D. Apply sealant to uniform line, flush with sight line. Tool or wipe sealant surface smooth.

DIVISION 09 - FINISHES

SECTION 09 05 61
COMMON WORK RESULTS FOR FLOORING PREPARATION

PART 1 GENERAL

1.01 SUBMITTALS

A. Floor Covering and Adhesive Manufacturers' Product Literature: For each specific combination of substrate, floor covering, and adhesive to be used; showing:

B. Remedial Materials Product Data: Manufacturer's published data on each product to be used for remediation.

C. Testing Agency's Report:
  1. Moisture and alkalinity (pH) test reports.
  2. Recommendations for remediation of unsatisfactory surfaces.
  3. Product data for recommended remedial coating.

D. Adhesive Bond and Compatibility Test Report.

1.02 QUALITY ASSURANCE

A. Moisture and alkalinity (pH) testing shall be performed by an independent testing agency employed and paid by Contractor.

PART 2 PRODUCTS

2.01 MATERIALS

A. Patching Compound: Floor covering manufacturer's recommended product, suitable for conditions, and compatible with adhesive and floor covering. In the absence of any recommendation from flooring manufacturer, provide a product with the following characteristics:
  1. Cementitious moisture-, mildew-, and alkali-resistant compound, compatible with floor, floor covering, and floor covering adhesive, and capable of being feathered to nothing at edges.
  2. Compressive Strength: 3000 psi, minimum, after 28 days, when tested in accordance with ASTM C109/C109M or ASTM C472, whichever is appropriate.

B. Alternate Flooring Adhesive: Floor covering manufacturer's recommended product, suitable for the moisture and pH conditions present; low-VOC. In the absence of any recommendation from flooring manufacturer, provide a product recommended by adhesive manufacturer as suitable for substrate and floor covering and for conditions present.

C. Remedial Floor Coating: Single- or multi-layer coating or coating/overlay combination intended by its manufacturer to resist water vapor transmission to degree sufficient to meet flooring manufacturer's emission limits, resistant to the level of alkalinity (pH) found, and suitable for adhesion of flooring without further treatment.

PART 3 EXECUTION

3.01 CONCRETE SLAB PREPARATION

A. Perform following operations in the order indicated:
  1. Existing concrete slabs (on-grade and elevated) with existing floor coverings:
    a. Visual observation of existing floor covering, for adhesion, water damage, alkaline deposits, and other defects.
    b. Removal of existing floor covering.
  2. Preliminary cleaning.
  3. Moisture vapor emission tests; 3 tests in the first 1000 square feet (100 square meters) and one test in each additional 1000 square feet (100 square meters), unless otherwise indicated or required by flooring manufacturer.
  4. Internal relative humidity tests; in same locations as moisture vapor emission tests, unless otherwise indicated.
  5. Alkalinity (pH) tests; in same locations as moisture vapor emission tests, unless otherwise indicated.
  6. Specified remediation, if required.
  7. Patching, smoothing, and leveling, as required.
  8. Other preparation specified.
  9. Adhesive bond and compatibility test.
  10. Protection.

B. Remediations:
  1. Active Water Leaks or Continuing Moisture Migration to Surface of Slab: Correct this condition before doing any other remediation; re-test after correction.
  2. Excessive Moisture Emission or Relative Humidity: If an adhesive that is resistant to the level of moisture present is available and acceptable to flooring manufacturer, use that adhesive for installation of the flooring; if not, apply remedial floor coating or remedial sheet membrane over entire suspect floor area.
  3. Excessive Alkalinity (pH): If remedial floor coating is necessary to address excessive moisture, no additional remediation is required; if not, if an adhesive that is resistant to the level present is available and acceptable to the flooring manufacturer, use that adhesive for installation of the flooring; otherwise, apply a skim coat of specified patching compound over entire suspect floor area.

3.02 MOISTURE VAPOR EMISSION TESTING

A. Test in accordance with ASTM F1869 and as follows.

B. In the event that test values exceed floor covering manufacturer's limits, perform remediation as indicated. In the absence of manufacturer limits, perform remediation if test values exceed 3 pounds per 1000 square feet (1.4 kg per 93 square meters) per 24 hours.

3.03 INTERNAL RELATIVE HUMIDITY TESTING

A. Test in accordance with ASTM F2170 Procedure A and as follows.

B. In the event that test values exceed floor covering manufacturer's limits, perform remediation as indicated. In the absence of manufacturer limits, perform remediation if any test value exceeds 75 percent relative humidity.

3.04 ALKALINITY TESTING

A. In the event that test values exceed floor covering manufacturer's limits, perform remediation as indicated. In the absence of manufacturer limits, perform remediation if alkalinity (pH) test value is over 10.

3.05 ADHESIVE BOND AND COMPATIBILITY TESTING

A. Comply with requirements and recommendations of floor covering manufacturer.

3.06 APPLICATION OF REMEDIAL FLOOR COATING

A. Comply with requirements and recommendations of coating manufacturer.

SECTION 09 21 16
GYPSUM BOARD ASSEMBLIES

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Provide data on metal framing, gypsum board, accessories, and joint finishing system.

B. Product Data: Provide manufacturer's data on partition head to structure connectors, showing compliance with requirements.

C. Samples: Submit two samples of gypsum board finished with proposed texture application, 12 by 12 inches (300 by 300 mm) in size, illustrating finish color and texture.

D. Installer's Qualification Statement.

PART 2 PRODUCTS

2.01 GYPSUM BOARD ASSEMBLIES

A. Provide completed assemblies complying with ASTM C840 and GA-216.

2.02 METAL FRAMING MATERIALS

A. Non-structural Steel Framing for Application of Gypsum Board: See Section 09 22 16.

B. Structural Steel Framing for Application of Gypsum Board: See Section 05 40 00.

C. Non-structural Framing System Components: ASTM C645; galvanized sheet steel, of size and properties necessary to comply with ASTM C754 for the spacing indicated, with maximum deflection of wall framing of L/120 at 5 psf (L/120 at 240 Pa).
  1. Studs: C-shaped with knurled or embossed faces.
  2. Runners: U shaped, sized to match studs.
  3. Ceiling Channels: C-shaped.
  4. Furring Members: Hat-shaped sections, minimum depth of 7/8 inch (22 mm).
  5. Resilient Furring Channels: Single or double leg configuration; 1/2 inch (12 mm) channel depth.

D. Partition Head To Structure Connections: Provide track fastened to structure with legs of sufficient length to accommodate deflection, for friction fit of studs cut short and fastened as indicated on drawings.

E. Partition Head to Structure Connections: Provide mechanical anchorage devices that accommodate deflection using slotted holes, screws, and anti-friction bushings, preventing rotation of studs while maintaining structural performance of partition.
  1. Structural Performance: Maintain lateral load resistance and vertical movement capacity required by applicable code, when evaluated in accordance with AISI S100.

2.03 BOARD MATERIALS

A. Gypsum Wallboard: Paper-faced gypsum panels as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.
  1. Application: Use for vertical surfaces and ceilings, unless otherwise indicated.
  2. Glass mat faced gypsum panels, as defined in ASTM C1658/C1658M, suitable for paint finish, of the same core type and thickness may be substituted for paper-faced board.
  3. Unfaced fiber-reinforced gypsum panels as defined in ASTM C1278/C1278M, suitable for paint finish, of the same core type and thickness may be substituted for paper-faced board.
  4. Mold Resistance: Score of 10, when tested in accordance with ASTM D3273.
  5. At Assemblies Indicated with Fire-Resistance Rating: Use type required by indicated tested assembly; if no tested assembly is indicated, use Type X board, UL or WH listed.
  6. Thickness:
    a. Vertical Surfaces: 5/8 inch (16 mm).
    b. Ceilings: 5/8 inch (16 mm).

B. Backing Board For Wet Areas: One of the following products:
  1. Application: Surfaces behind tile in wet areas including restrooms, break room, and janitor/utility closets.
  2. Application: Horizontal surfaces behind tile in wet areas including countertops and plumbing fixtures.

C. Backing Board For Non-Wet Areas: Water-resistant gypsum backing board as defined in ASTM C1396/C1396M; sizes to minimum joints in place; ends square cut.
  1. Application: Vertical surfaces behind thinset tile, except in wet areas.
  2. Mold Resistance: Score of 10, when tested in accordance with ASTM D3273.
  3. At Assemblies Indicated with Fire-Resistance Rating: Use type required by indicated tested assembly; if no tested assembly is indicated, use Type X board, UL or WH listed.
  4. Type: Regular and Type X, in locations indicated.
  5. Type X Thickness: 5/8 inch (16 mm).
  6. Regular Board Thickness: 5/8 inch (16 mm).
  7. Edges: Tapered.

D. Ceiling Board: Special sag resistant gypsum ceiling board as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.
  1. Application: Ceilings, unless otherwise indicated.
  2. Thickness: 1/2 inch (13 mm).
  3. Edges: Tapered.

E. Exterior Sheathing Board: See Section 06 10 00.

2.04 GYPSUM WALLBOARD ACCESSORIES

A. Acoustic Insulation: See Section 07 21 00.

B. Acoustic Sealant: Acrylic emulsion latex or water-based elastomeric sealant; do not use solvent-based non-curing butyl sealant.

C. Water-Resistive Barrier: See Section 07 25 00.

D. Beads, Joint Accessories, and Other Trim: ASTM C1047, rigid plastic, galvanized steel, or rolled zinc, unless noted otherwise.
  1. Corner Beads: Low profile, for 90 degree outside corners.
  2. Expansion Joints:

E. Joint Materials: ASTM C475/C475M and as recommended by gypsum board manufacturer for project conditions.
  1. Fiberglass Tape: 2 inch (50 mm) wide, coated glass fiber tape for joints and corners, except as otherwise indicated.
  2. Paper Tape: 2 inch (50 mm) wide, creased paper tape for joints and corners, except as otherwise indicated.
  3. Joint Compound: Setting type, field-mixed.

F. Finishing Compound: Surface coat and primer, takes the place of skim coating.

G. Screws for Fastening of Gypsum Panel Products to Cold-Formed Steel Studs Less than 0.033 inches (0.84 mm) in Thickness and Wood Members: ASTM C1002; self-piercing tapping screws, corrosion-resistant.

H. Screws for Fastening of Gypsum Panel Products to Steel Members from 0.033 to 0.112 inch (0.84 to 2.84 mm) in Thickness: ASTM C954; steel drill screws, corrosion-resistant.

I. Nails for Attachment to Wood Members: ASTM C514.

J. Staples For Attachment of Base Ply of Two-Ply Assembly to Wood Members: Flattened galvanized wire type as specified in ASTM C840.

K. Anchorage to Substrate: Tie wire, nails, screws, and other metal supports, of type and size to suit application; to rigidly secure materials in place.

L. Adhesive for Attachment to Wood, ASTM C557 and Metal:

PART 3 EXECUTION

3.01 FRAMING INSTALLATION

A. Metal Framing: Install in accordance with ASTM C754 and manufacturer's instructions.

3.02 ACOUSTIC ACCESSORIES INSTALLATION

A. Acoustic Insulation: Place tightly within spaces, around cut openings, behind and around electrical and mechanical items within partitions, and tight to items passing through partitions.

3.03 BOARD INSTALLATION

A. Comply with ASTM C840, GA-216, and manufacturer's instructions. Install to minimize butt end joints, especially in highly visible locations.

B. Single-Layer Nonrated: Install gypsum board perpendicular to framing, with ends and edges occurring over firm bearing.

C. Installation on Wood Framing: For rated assemblies, comply with requirements of listing authority. For nonrated assemblies, install as follows:

3.04 JOINT TREATMENT

A. Glass Mat Faced Gypsum Board and Exterior Glass Mat Faced Sheathing: Use fiberglass joint tape, embed and finish with setting type joint compound.

B. Paper Faced Gypsum Board: Use paper joint tape, embed with drying type joint compound and finish with drying type joint compound.

C. Finish gypsum board in accordance with levels defined in ASTM C840, as follows:
  1. Level 4: Walls and ceilings to receive paint finish or wall coverings, unless otherwise indicated.
  2. Level 1: Fire-resistance-rated wall areas above finished ceilings, whether or not accessible in the completed construction.

3.05 TEXTURE FINISH

A. Apply finish texture coating by means of spraying apparatus in accordance with manufacturer's instructions.

SECTION 09 51 00
ACOUSTICAL CEILINGS

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Provide data on suspension system components and acoustical units.

B. Samples: Submit two full size samples illustrating material and finish of acoustical units.

1.02 FIELD CONDITIONS

A. Maintain uniform temperature of minimum 60 degrees F (16 degrees C), and maximum humidity of 40 percent prior to, during, and after acoustical unit installation.

PART 2 PRODUCTS

2.01 PERFORMANCE REQUIREMENTS

2.02 ACOUSTICAL UNITS

A. Acoustical Units - General: ASTM E1264, Class A.

B. Acoustical Panels: Painted mineral fiber, with the following characteristics:
  1. Classification: ASTM E1264 Type III.
  2. Size: 24 by 24 inches (610 by 610 mm).
  3. Thickness: 3/4 inch (19 mm).
  4. NRC Range: 0.70 to 0.80, determined in accordance with ASTM E1264.
  5. Panel Edge: Square.
  6. Tile Edge: Square.
    a. Joint: Kerfed and rabbeted.
  7. Color: White.
  8. Suspension System: Exposed grid.

C. Wood Fiber Acoustical Panels, Type [____]: Cementitious wood fiber.
  1. Size: 24 by 48 inches (610 by 1219 mm).
  2. Thickness: 1 inch (25 mm).
  3. Noise Reduction Coefficient (NRC): 0.90 when tested in accordance with ASTM C423 for Type E mounting, per ASTM E795.
  4. Panel Edge: Square.
  5. Surface Pattern: Coarse.
  6. Surface Color: White.

2.03 SUSPENSION SYSTEM(S)

A. Metal Suspension Systems - General: Complying with ASTM C635/C635M; die cut and interlocking components, with perimeter moldings, hold down clips, stabilizer bars, clips, and splices as required.
  1. Materials:
    a. Steel Grid: ASTM A653/A653M, G30 coating, unless otherwise indicated.

B. Exposed Suspension System: Aluminum grid and cap; factory-applied closed-cell foam gaskets.
  1. Structural Classification: Light-duty, when tested in accordance with ASTM C635/C635M.

2.04 ACCESSORIES

A. Support Channels and Hangers: Galvanized steel; size and type to suit application, seismic requirements, and ceiling system flatness requirement specified.

B. Hanger Wire: 12 gauge, 0.08 inch (2 mm) galvanized steel wire.

C. Hold-Down Clips: Manufacturer's standard clips to suit application.

D. Seismic Clips: Manufacturer's standard clips for seismic conditions and to suit application.

E. Perimeter Moldings: Same metal and finish as grid.

F. Gypsum Board: Fire rated type; 5/8 inch (16 mm) thick, ends and edges square, paper faced.

PART 3 EXECUTION

3.01 PREPARATION

A. Install after major above-ceiling work is complete.

B. Coordinate the location of hangers with other work.

3.02 INSTALLATION - SUSPENSION SYSTEM

A. Install suspension system in accordance with ASTM C636/C636M, ASTM E580/E580M, and manufacturer's instructions and as supplemented in this section.

B. Lay out system to a balanced grid design with edge units no less than 50 percent of acoustical unit size.

C. Install light fixture boxes constructed of gypsum board above light fixtures in accordance with fire rated assembly requirements and light fixture ventilation requirements.

3.03 INSTALLATION - ACOUSTICAL UNITS

A. Install acoustical units in accordance with manufacturer's instructions.

B. Fit acoustical units in place, free from damaged edges or other defects detrimental to appearance and function.

SECTION 09 65 66
RESILIENT ATHLETIC FLOORING

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Manufacturer's printed data sheets for products specified.

B. Shop Drawings: Fabrication and installation details, and layout, colors, and widths of game lines and equipment locations.

C. Verification Samples: Actual flooring material specified, not less than 12 inch (305 mm) square, mounted on solid backing.

PART 2 PRODUCTS

2.01 PREFORMED ATHLETIC FLOORING

A. Manufacturers: All products by the same manufacturer.

B. Rubber Sheet Flooring: Two-layer vulcanized rubber.
  1. Thickness: Minimum 5/16 inch (8.0 mm).
  2. Sheet Width: Minimum 48 inches (1220 mm).
  3. Surface Texture: Smooth.
  4. Surface Pattern: Wood look.
  5. Color: As selected from manufacturer's standard range.

C. Rubber Tile Flooring: Recycled vulcanized rubber and colored granules.
  1. Thickness: Minimum 5/16 inch (8.0 mm).
  2. Tile Edge/Installation: Interlocking shape, loose-laid installation.
  3. Size, Straight Edge Tile: Nominal 48 inches by 72 inches (1219 mm by 1829 mm).
  4. Size, Interlocking Edge Tile: Nominal 22.2 inches by 22.2 inches (564 mm by 564 mm).
  5. Durometer Hardness, Type A: Minimum of 70, when tested in accordance with ASTM D2240.
  6. Surface Texture: Smooth.
  7. Color: As selected from manufacturer's standard range.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install in accordance with manufacturer's written instructions.

SECTION 09 90 00
PAINTING AND COATING - COMMERCIAL FACILITY GUIDE SPECIFICATION - SHERWIN-WILLIAMS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Scope:
  1. Finish surfaces exposed to view, unless fully factory-finished and unless otherwise indicated, including the following:
    a. Exterior:
      1) Concrete: Cementitious siding, Flexboard, Transite, non-roof shingles, common brick, stucco, tilt-up, precast, and poured-in-place cement.
      2) Metal, Miscellaneous: Iron, ornamental iron, structural iron and steel, ferrous metal.
      3) Drywall: Gypsum board and exterior drywall.
      4) Vinyl siding, EIFS, stucco.
    b. Interior:
      1) Concrete, Walls and Ceilings: Poured concrete, precast concrete, unglazed brick, cement board, tilt-up, cast-in-place concrete, and plaster.
      2) Concrete Ceilings: Poured concrete, precast concrete, cement board, cast-in-place concrete, and plaster.
      3) Masonry CMU: Concrete, split face, scored, smooth, high density, low density, and fluted.
      4) Metal: Structural steel columns, joists, trusses, beams, miscellaneous and ornamental iron, structural iron, and ferrous metal.
      5) Drywall: Walls, ceilings, gypsum board, and similar items.

PART 2 PRODUCTS

2.01 MANUFACTURERS

2.02 PAINTINGS AND COATINGS

A. General:
  1. Provide factory-mixed coatings unless otherwise indicated.
  2. Do not reduce, thin, or dilute coatings or add materials to coatings unless specifically indicated in manufacturer's instructions.

2.03 PAINT SYSTEMS - EXTERIOR

A. Concrete: Cementitious siding, Flexboard, Transite, non-roof shingles, common brick, stucco, tilt-up, precast, and poured-in-place cement.
  1. Latex Systems:
    a. Flat Finish:
      1) 1st Coat: Sherwin-Williams Loxon Concrete and Masonry Primer Sealer LX02W50: www.sherwin-williams.com/#sle.
      2) 2nd and 3rd Coat: Sherwin-Williams A-100 Exterior Latex Flat, A6 Series: www.sherwin-williams.com/#sle.

B. Metal, Miscellaneous: Iron, ornamental iron, structural iron and steel, ferrous metal.
  1. Alkyd Systems, Water Based:
    a. Semi-Gloss Finish:
      1) 1st Coat: Sherwin-Williams Pro Industrial Pro-Cryl Universal Primer, B66-1310 Series: www.sherwin-williams.com/#sle.
      2) 2nd and 3rd Coat: Sherwin-Williams Pro Industrial Water Based Alkyd Urethane Enamel Semi-Gloss, B53-1150 Series: www.sherwin-williams.com/#sle.

C. Drywall: Gypsum board and exterior drywall.
  1. Latex Systems:
    a. Flat Finish:
      1) 1st Coat: Sherwin-Williams Latex Wood Primer, B42W8041: www.sherwin-williams.com/#sle.
      2) 2nd and 3rd Coat: Sherwin-Williams A-100 Exterior Latex Flat, A6 Series: www.sherwin-williams.com/#sle.

D. Vinyl Siding, EIFS, Stucco:
  1. Latex Systems:
    a. Flat Finish:
      1) 1st and 2nd Coat: Sherwin-Williams A-100 Exterior Latex Flat, A6 Series: www.sherwin-williams.com/#sle.

SHEET ADDED

2.04 PAINT SYSTEMS - INTERIOR

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REVISIONS		
1	1/13/23	VALUE ENGINEERING

DRAWN BY	WSM TEAM
APPROVED BY	KD
ISSUE DATE	11-16-2023
PROJECT NUMBER	217203180

SPECIFICATIONS

A10.2

A. Concrete, Walls and Ceilings: Poured concrete, precast concrete, unglazed brick, cement board, tilt-up, cast-in-place concrete, and plaster.
1. Latex Systems:
a. Eg-Shel Finish:
1) 1st Coat: Sherwin-Williams Loxon Concrete and Masonry Primer Sealer, LX02W50 Series: www.sherwin-williams.com/#sle.
2) 2nd and 3rd Coat: Sherwin-Williams ProMar 200 Zero VOC Eg-Shel, B20-2800 Series: www.sherwin-williams.com/#sle.
B. Concrete Ceilings: Poured concrete, precast concrete, cement board, cast-in-place concrete, and plaster.
1. Dryfall Waterborne Topcoats:
a. Flat Finish:
1) 1st and 2nd Coat: Sherwin-Williams Pro Industrial Waterborne Acrylic Dryfall, B42-181 Series: www.sherwin-williams.com/#sle.
C. Masonry CMU: Concrete, split face, scored, smooth, high density, low density, and fluted.
D. Metal: Structural steel columns, joists, trusses, beams, miscellaneous and ornamental iron, structural iron, and ferrous metal.

PART 3 EXECUTION

3.01 PREPARATION

A. Clean surfaces thoroughly and correct defects prior to application.
B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.02 APPLICATION

A. Apply products in accordance with manufacturer's written instructions.
B. Apply coatings at spread rate required to achieve manufacturer's recommended dry film thickness.

3.03 PRIMING

A. Apply primer to all surfaces unless specifically not required by coating manufacturer. Apply in accordance with coating manufacturer's instructions.

DIVISION 10 - SPECIALTIES

SECTION 10 44 00
FIRE PROTECTION SPECIALTIES

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Provide extinguisher ratings and classifications, color and finish, anchorage details, and installation instructions.

PART 2 PRODUCTS

2.01 FIRE EXTINGUISHER CABINETS

A. Cabinet Construction: Non-fire rated.
B. Cabinet Configuration: Semi-recessed type.
1. Trim: Flat rolled edge
C. Door: 0.036 inch (0.9 mm) metal thickness, reinforced for flatness and rigidity with nylon catch. Hinge doors for 180 degree opening with two butt hinges.
D. Door Glazing: Acrylic plastic, clear, 1/8 inch (3 mm) thick, flat shape and set in resilient channel glazing gasket.
E. Cabinet Mounting Hardware: Appropriate to cabinet, with pre-drilled holes for placement of anchors.
F. Finish of Cabinet Exterior Trim and Door: Baked enamel, white color.
G. Finish of Cabinet Interior: White colored enamel.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install in accordance with manufacturer's instructions.
B. Install cabinets plumb and level in wall openings, 48 inches from finished floor to to top of extinguisher handle.
C. Secure rigidly in place.

DIVISION 12 - FURNISHINGS

SECTION 12 24 00
WINDOW SHADES - MECHOSHADE SYSTEMS

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Provide manufacturer's standard catalog pages and data sheets for each product to be used including materials, finishes, fabrication details, dimensions, profiles, mounting requirements, and accessories.
B. Shop Drawings: Include shade schedule indicating size, location and keys to details.
C. Verification Samples: Minimum size 6 inches (150 mm) square, representing actual materials, color and pattern.
D. Project Record Documents: Record actual locations of control system components and show interconnecting wiring.

1.02 WARRANTY

A. Provide manufacturer's standard, non-depreciating warranty, for interior shading only, covering the following:
1. Shade Hardware: 10 years unless otherwise indicated.
a. Mecho /5 with ThermoVeil, EuroVeil, EuroTwill, Soho, Equinox, Midnite, Chelsea, or Classic Blackout shade fabric: 25 years.
2. Shade Fabric: 10 years unless otherwise indicated.

PART 2 PRODUCTS

2.01 ROLLER SHADES

A. General:
1. Provide shade system components that are capable of being removed or adjusted without removing mounted shade brackets or cassette support channel.
2. Provide shade system that operates smoothly when shades are raised or lowered.
B. Roller Shades - Typical Basis of Design: MechoShade Systems LLC; Mecho/5 BRACKET WITH FASCIA

2.02 SHADE FABRIC

A. Fabric: Non-flammable, color-fast, impervious to heat and moisture, and able to retain its shape under normal operation.
1. Basis of Design:
a. Type WT1: Mechoshades; SoHo 1100 Series (1% Open)
2. Performance Requirements:
a. Flammability: Pass NFPA 701 large or small scale test.
b. Fungal Resistance: No growth when tested according to ASTM G21.
3. Color: to be selected by architect from manufacturer's full range.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install in accordance with manufacturer's instructions and approved shop drawings, using mounting devices as indicated.
B. Adjust level, projection, and shade centering from mounting bracket. Verify there is no telescoping of shade fabric. Ensure smooth shade operation.

SHEET ADDED

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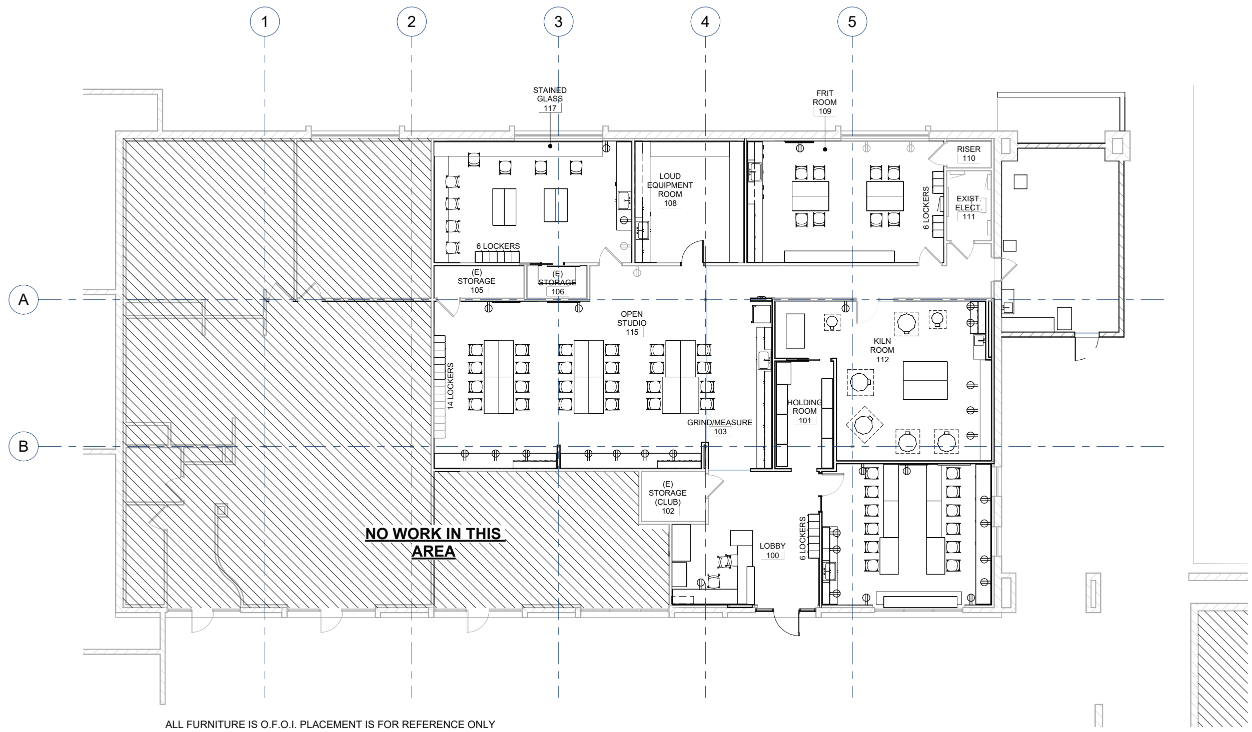
REVISIONS	
1	1/13/23 VALUE ENGINEERING

DRAWN BY	WSM TEAM
APPROVED BY	KD
ISSUE DATE	11-15-2023
PROJECT NUMBER	21720.0190

SPECIFICATIONS

A10.3



ALL FURNITURE IS O.F.O.I. PLACEMENT IS FOR REFERENCE ONLY

A3 1ST FLOOR FURNITURE PLAN
1/8" = 1'-0"

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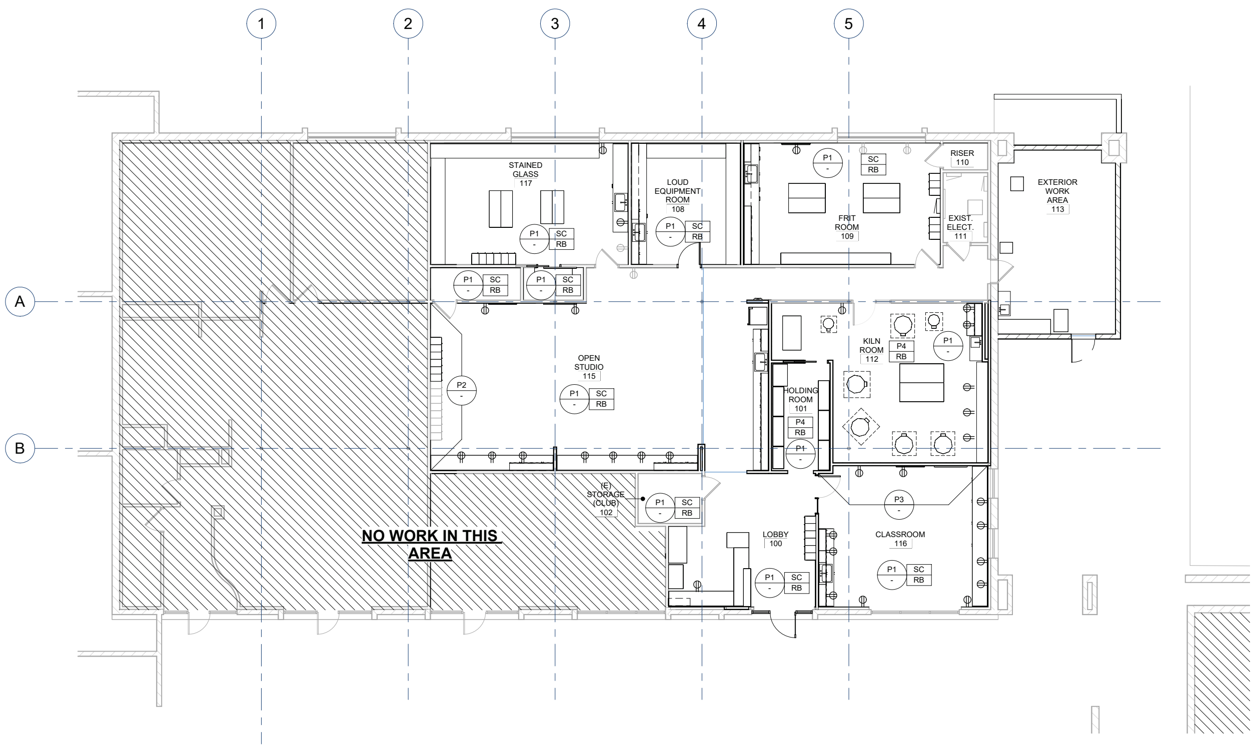
REVISIONS

DRAWN BY	WSM TEAM
APPROVED BY	KD
ISSUE DATE	11-16-2023
PROJECT NUMBER	2172203180

FURNITURE PLAN

F2.0

Autodesk Revit 2022



A3 1ST FLOOR INTERIOR FINISH PLAN
1/8" = 1'-0"

FINISH SYMBOLS

Symbol	Description
? / ? (circle)	WALL FINISH / WAINSCOT FINISH
? / ? (box)	FLOOR FINISH / WALL BASE FINISH
? / ? (hexagon)	COUNTERTOP FINISH / CASEWORK FINISH

EXTENT OF FINISH
EXTENT OF FINISH

P	PAINT
PW	PLYWOOD
RB	RESILIENT BASE
CONC	CONCRETE
CPT	CARPET
WLK	WALK-OFF MAT
QT	QUARRY TILE
EP	EPOXY
WD	WOOD BASE
T	TILE
LVT	LUXURY VINYL TILE
SSF	SOLID SURFACE
PL	PLASTIC LAMINATE
WC	WALL COVERING
WT	WINDOW TREATMENT
FAB	FABRIC

GENERAL FINISH PLAN NOTES

A. CONTRACTOR SHALL REVIEW ALL SECTIONS OF THIS DOCUMENT AND SHALL BE RESPONSIBLE FOR ITS CONTENTS. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO BID.
B. FOR ANY ITEM REQUIREING A COLOR OR FINISH SELECTION THAT IS NOT INDICATED, PLEASE CONTACT ARCHITECT IMMEDIATELY.
C. CHANGES IN FLOOR TYPES AT THE DOOR OPENING SHALL OCCUR AT THE CENTER OF THE DOOR, U.N.O.
D. SUBMIT CONTROL JOINT LOCATION FOR ALL TILE FLOOR AREAS FOR APPROVAL OF ARCHITECT AND OWNER PRIOR TO THE START OF WORK. REVIEW LAYOUT W/ ARCHITECT PRIOR TO INSTALLATION.
E. CONTRACTOR SHALL CLEAN, PATCH AND REPAIR ALL SURFACES AND SUBSTRATES AS PER FINISH MATERIALS MANUFACTURER'S INSTALLATION REQUIREMENTS PRIOR TO INSTALLATION.
F. PROVIDE ADA-COMPLIANT ALUMINUM FINISH TRANSITION / REDUCER STRIPS THAT OCCUR BETWEEN DISSIMILAR FLOORING MATERIALS AT ALL FLOORING VERTICAL CHANGES IN LEVEL. VERTICAL CHANGES IN LEVEL MAY NOT EXCEED 1/4".
G. WALL TILE LOCATIONS ARE INDICATED PER PLAN. REFERENCE INTERIOR LEVATIONS FOR TYPICAL HEIGHTS AND PATTERNS.
H. SYSTEMS FURNITURE IS O.F.O.I., AND IS INDICATED FOR REFERENCE ONLY.
I. SEE INTERIOR ELEVATIONS FOR ALL ARCHITECTURAL MILLWORK.
J. ALL GWB TO RECEIVE LEVEL 5 FINISH SMOOTH, U.N.O., REFERENCE SPEC.
K. PAINT ALL INTERIOR GWB WALLS COLOR [P1], U.N.O. SEE FINISH PLANS FOR ACCENT COLOR LOCATIONS.
L. PAINT ALL GWB CEILINGS AND SOFFITS [P1], U.N.O.
M. ALL MISCELLANEOUS PRIMED METAL TO BE PAINTED, COLOR TO BE SELECTED BY ARCHITECT.
N. LOCATE RUBBER BASE ONLY AT BASE OF GWB WALLS. WALLS WITH TILE, CONCRETE, MASONRY OR WOOD PANELING DO NOT REQUIRE RUBBER BASE.
O. PROVIDE IPC CORNER GUARDS AT ALL EXTRIOR CORNERS UP TO 4'-0 A.F.F.
P. ALIGN GROUT JOINTS FOR FLOOR TILE / WALL TILE / WALL BASE. DO NOT STAGGER JOINTS. PROVIDE RUBBER WAWLL BASE FOR ALL ROOMS SCHEDULED TO RECEIVE MODULAR CARPET TILE.
Q. FOR ALL AREAS SCHEDULED TO RECEIVE RESILIENT FLOORING, INCLUDING VCT, PROVIDE VAPOR BARRIER UNDER SLAB, TYP.
R. RECEPTACLE AND SWITCH COVER FINISH TO BE <STAINLESS STEEL> <WHITE>

FINISH SCHEDULE

PT-1

MANUF:	DUNN EDWARDS
TYPE:	-
STYLE:	-
COLOR:	WHITE (COLOR TBD)
SIZE:	-
LOCATION:	WALLS
NOTES:	TYPICAL COLOR OF ALL INTERIOR WALLS

PT-2

MANUF:	DUNN EDWARDS
TYPE:	-
STYLE:	-
COLOR:	ACCENT 1 (COLOR TBD)
SIZE:	-
LOCATION:	WALL
NOTES:	ACCENT COLOR #1

PT-3

MANUF:	DUNN EDWARDS
TYPE:	-
STYLE:	-
COLOR:	ACCENT 2 (COLOR TBP)
SIZE:	-
LOCATION:	WALL
NOTES:	ACCENT COLOR #2

PT-4

MANUF:	DUNN EDWARDS
TYPE:	EPOXY PAINT
STYLE:	-
COLOR:	TBD
SIZE:	-
LOCATION:	KILN ROOM
NOTES:	EPOXY PAINT IN KILN ROOM

SC

MANUF:	TBD
TYPE:	-
STYLE:	-
COLOR:	CLEAR
SIZE:	-
LOCATION:	FLOOR
NOTES:	SEALED CONCRETE

LAM-1

MANUF:	WILSONART
TYPE:	PLASTIC LAMINATE
STYLE:	TBD
COLOR:	TBD
SIZE:	-
LOCATION:	-
NOTES:	WALL MOUNTED COUNTERTOPS, TYP.

SS-1

MANUF:	TBD
TYPE:	-
STYLE:	-
COLOR:	-
SIZE:	-
LOCATION:	-
NOTES:	COUNTERTOPS ONTOP OF MILLWORK

SS-2

MANUF:	CORIAN
TYPE:	SOLID SURFACE
STYLE:	TBD
COLOR:	TBD
SIZE:	-
LOCATION:	-
NOTES:	FRONT DESK

ACT-1

MANUF:	ARMSTONG
TYPE:	TEGULAR CEILING TILE
STYLE:	CALLA
COLOR:	WHITE
SIZE:	2'-0 " x 2'-0"
LOCATION:	TYPICAL THROUGHOUT
NOTES:	U.N.O.

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REVISIONS

DRAWN BY	WSM TEAM
APPROVED BY	KD
ISSUE DATE	11-16-2023
PROJECT NUMBER	217203180

INTERIOR FINISH PLAN

I2.0

Autodesk Revit 2022

GENERAL STRUCTURAL NOTES

(APPLY UNLESS NOTED OTHERWISE)

1. ALL WORK SHALL CONFORM TO THE 2018 INTERNATIONAL BUILDING CODE.

2. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. WHERE NO SPECIFIC DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.

3. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION - RESOLVE ANY DISCREPANCY WITH ARCHITECT. DO NOT SCALE DRAWINGS.

4. FOR CLARITY, ALL ROOF, FLOOR, AND WALL OPENINGS MAY NOT BE SHOWN ON STRUCTURAL DRAWINGS. FOR EXACT SIZE, NUMBER, AND LOCATION OF OPENINGS, SEE THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS. FOR FRAMING AT OPENINGS, SEE TYPICAL STRUCTURAL DETAILS. VERIFY ALL SIZES, WEIGHTS, AND LOCATIONS OF MECHANICAL AND ELECTRICAL EQUIPMENT, DUCTS, ETC. WITH MECHANICAL AND ELECTRICAL ENGINEERS THROUGH THE ARCHITECT.

5. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.

6. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, BRACING, SHORING, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SCAFFOLDING, BRACING, AND SHORING. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS. THE STRUCTURAL ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION. NOR WILL THE STRUCTURAL ENGINEER BE RESPONSIBLE FOR CONSTRUCTION SITE SAFETY, OR THE SAFETY PRECAUTIONS AND THE PROGRAMS INCIDENT THERETO.

7. THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.

8. ALL SLABS AND FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED NATIVE SOIL. ALL SOIL BELOW FOOTINGS AND SLABS SHALL BE COMPACTED TO 95% MINIMUM IN ACCORDANCE TO ASTM D698. DESIGN SOIL BEARING PRESSURE = 1500 PSF. THE STRUCTURAL ENGINEER ACCEPTS NO RESPONSIBILITY FOR EXISTING SOIL CONDITIONS. FOOTING DESIGN IS BASED UPON MINIMUM INTERNATIONAL BUILDING CODE SOIL BEARING VALUES AS REQUIRED BY THE BUILDING CODE DEPARTMENT IN THE ABSENCE OF A SOIL REPORT. IT SHALL BE THE OWNER'S RESPONSIBILITY TO VERIFY THE SOIL BEARING PRESSURE AND TO DETERMINE WHETHER UNSUITABLE SOIL CONDITIONS (I.E. EXPANSIVE OR COLLAPSIBLE SOILS, LOOSE FILLS, ETC.) EXIST.

9. LAP SPLICES FOR REINFORCING IN CONCRETE SHALL BE 30 BAR DIAMETERS MINIMUM.

10. LAP SPLICES FOR REINFORCING IN CMU SHALL BE 48 BAR DIAMETERS FOR GRADE 60 REINFORCING U.N.O.

11. PROVIDE BENT CORNER BARS TO MATCH AND LAP HORIZONTAL REINFORCING AT CORNERS AND INTERSECTIONS IN CONCRETE FOOTINGS AND WALLS AND MASONRY WALL BOND BEAMS.

12. CMU WALLS SHALL BE REINFORCED WITH #5 VERTICAL REINFORCING AT 32" O.C. MAXIMUM, AND AT ALL CORNERS, INTERSECTIONS, WALL ENDS, BEAM BEARINGS, JAMBS, AND EACH SIDE OF CONTROL JOINTS. PROVIDE #9 GAGE WIRE HORIZONTAL JOINT REINFORCING AT 16" O.C.

13. ALL NAIL SPACING NOT NOTED SHALL BE ACCORDING TO TABLE 2304.9.1 OF THE INTERNATIONAL BUILDING CODE. SIZE AND NUMBER OF NAILS IN JOIST HANGERS AND MISCELLANEOUS FRAMING ANCHORS SHALL BE ACCORDING TO THE MANUFACTURER'S LATEST CATALOG.

14. DESIGN LOADS:
ROOF LIVE LOAD = 20 PSF (REDUCIBLE)
ROOF DEAD LOAD = 15 PSF
ROOF UPLIFT WIND LOAD = 15 PSF (NET)

WIND: BASIC WIND SPEED = 105 MPH, EXPOSURE "C", I = 1.00
SEISMIC: DESIGN CATEGORY B

15. MATERIALS OF CONSTRUCTION:

CONCRETE - ASTM C94, F'c = 3000 PSI AT 28 DAYS

REINFORCING - ASTM A615 GRADE 60

CMU - ASTM C90 WITH A NET COMPRESSIVE STRENGTH OF 1500 PSI. F'm = 1500 PSI

GROUT - ASTM C476, 2000 PSI AT 28 DAYS

MORTAR - ASTM C270, TYPE S, PORTLAND CEMENT, 2000 PSI AT 28 DAYS

EPOXY BOLTS IN CMU MASONRY OR CONCRETE - THREADED ROD INSTALLED WITH THE "SET-XP" ADHESIVE SYSTEM BY SIMPSON STRONG-TIE

FRAMING LUMBER - WWPA OR WCLB STAMPED, 19% MAXIMUM MOISTURE CONTENT, DOUGLAR-FIR LARCH OF THE FOLLOWING GRADES:
TYPICAL U.N.O. - #2
6X POSTS AND BEAMS - #1

GLULAMS - DOUGLAS-FIR LARCH 24F-V8 COMBINATION WITH Fb = 2400 PSI, Fv = 190 PSI, Fc (PERPENDICULR) = 650 PSI, AND E = 1,800,000 PSI MINIMUM.

PLYWOOD - APA STAMPED WITH AN EXTERIOR OR EXPOSURE 1 DURABILITY CLASSIFICATION NAILED WITH COMMON NAILS. APA RATED SHEATHING (I.E. WAFERBOARD AND ORIENTED STRAND BOARD) CONFORMING TO NER-108 AND WITH THE EQUIVALENT EXPOSURE DURABILITY CLASSIFICATION, THICKNESS AND SPAN INDEX RATIO MAY BE SUBSTITUTED FOR PLYWOOD IF APPROVED IN WRITING BY THE ARCHITECT. LAY-UP PLYWOOD WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS AND STAGGER JOINTS. BLOCK ALL UNSUPPORTED EDGES AT WALLS.

USE	THICKNESS	SPAN INDEX	EDGE NAILING	INTERMEDIATE NAILING
ROOF	1/2"	32/16	8d AT 6" O.C.	8d AT 12" O.C.

16. SPECIAL INSPECTIONS:
THE PROJECT IS OF A MINOR NATURE. SPECIAL INSPECTIONS ARE THEREFORE EXEMPTED.

LEDGER (L) SCHEDULE 843

MARK	TYPE/SIZE	CONNECTION
L1	WOOD/3x12 EPOXIED THREADED RODS AT 24" O.C.	3/4" x 5 1/4" EMBED
L2	WOOD/2x6 EPOXIED THREADED RODS AT 48" O.C.	3/4" x 5 1/4" EMBED

WOOD:
1. ALL LEDGERS SHALL HAVE MINIMUM OF 2 ANCHOR BOLTS PER LEDGER PIECE.
2. ANCHOR BOLTS SHALL BE LOCATED NOT LESS THAN 6" NOR MORE THAN 12" FROM END OF LEDGER PIECE OR AT LEDGER SPLICE.

NOTE: PLACE EPOXIED RODS IN GROUTED CELLS IF POSSIBLE. IF NOT POSSIBLE, ANCHOR BOLTS SHALL BE SPACED AT 16" O.C. AND PROVIDE CARBON FIBER SCREENS FOR HOLLOW CELLED EPOXY PER MANUFACTURER.

LINTEL (LT) SCHEDULE 844

MARK	TYPE	LINTEL SIZE	REMARKS
LT1	CMU	H=8", (2) #4 BOTTOM REINFORCING	---

NOTES:
1. SCHEDULES APPLY U.N.O. SEE TYPICAL DETAILS FOR ADDITIONAL INFORMATION.

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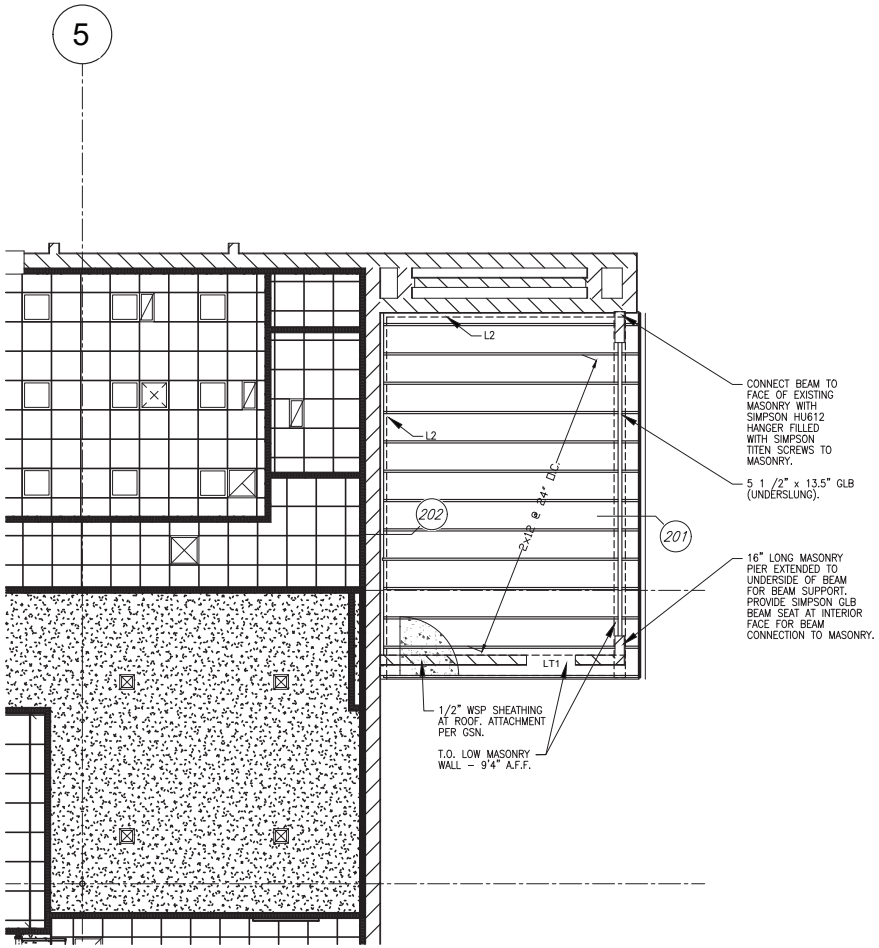
921 W Via Rio Fuerte, Green Valley, AZ 85614

45715
DAVID N. GIBBENS
ARIZONA, U.S.A.

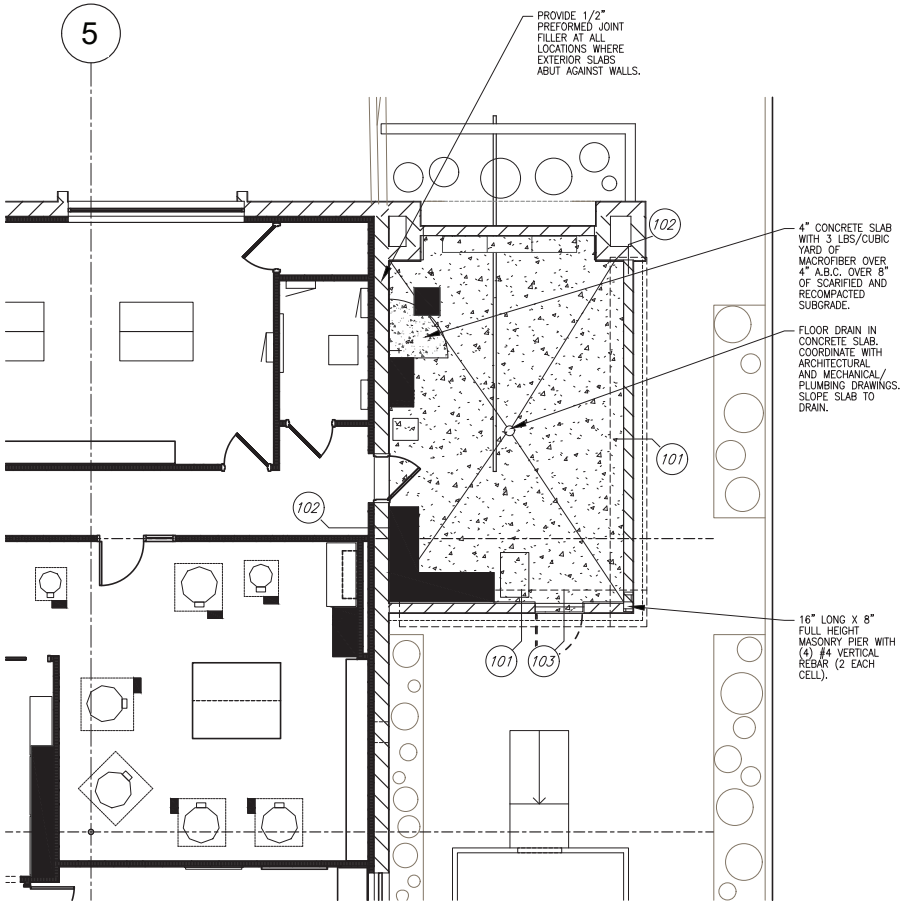
DRAWN: BSL
APPROVED: DNG
ISSUED FOR: ####
DATE: 11/22/2022
PROJECT NO: 2172203180
FIELD BOOK: -
CLIENT NO: ####

GENERAL STRUCTURAL NOTES AND SCHEDULES

S1.0



2 PARTIAL ROOF FRAMING PLAN
1/4" = 1'-0"



1 PARTIAL FOUNDATION PLAN
1/4" = 1'-0"

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DRAWN: BS
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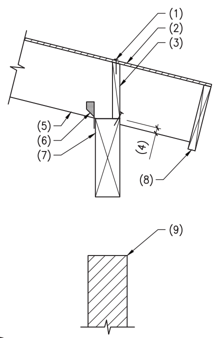
DATE: 11/22/2022
PROJECT NO: 217203190
FIELD BOOK:
CLIENT NO: ####

FOUNDATION AND FRAMING DETAILS

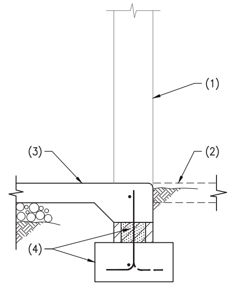
S2.0



NOTES:

1. EDGE ATTACHMENT U.N.O.
2. SHEATHING.
3. 2x BLOCKING WITH (3) 16d TOENAILS PER BLOCK.
4. 1 1/2" MAX. NOTCH – DRILL PILOT HOLE PRIOR TO NOTCHING.
5. WOOD JOIST.
6. SIMPSON H3 AT EACH JOIST.
7. WOOD BEAM.
8. FASCIA – REFERENCE ARCH.
9. MASONRY WALL BELOW BEAM WITH AIRGAP PER ARCH.

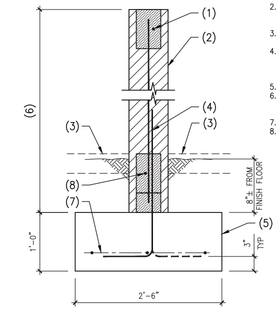
201 *WOOD JOIST AT WOOD BEAM*
SCALE: NOT TO SCALE 624–020



NOTES:

1. MASONRY WALL BEYOND.
2. FINISHED GRADE OR CONCRETE SLAB WHERE OCCURS.
3. CONCRETE SLAB ON GRADE, TOOLED EDGE AT OPENING.
4. SOLID GROUTED MASONRY STEM WALL AND CONCRETE FOOTING WITH REINFORCING CONTINUOUS FROM BEYOND.

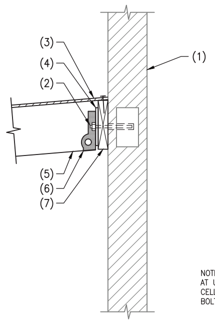
103 *EXTERIOR MASONRY WALL FOOTING AT OPENING*
SCALE: NOT TO SCALE 222–002



NOTES:

1. (1) #5 CONTINUOUS IN 8" DEEP BOND BEAM.
2. 8" MASONRY WALL WITH #5 VERTICALS AT 32" O.C. – GROUT SOLID BELOW GRADE.
3. FINISHED GRADE OR CONCRETE SLAB WHERE OCCURS.
4. DOWELS TO MATCH AND LAP VERTICAL WALL REINFORCING PER G.S.N. – ALTERNATE BENDS.
5. CONCRETE FOOTING.
6. FOR TOP OF WALL, SEE ARCHITECTURAL DRAWINGS – 10'–0" MAXIMUM.
7. (3) #5 CONTINUOUS.
8. (1) #4 CONTINUOUS IN BOND BEAM.

101 *10'–0" MAXIMUM FREESTANDING MASONRY WALL AND FOOTING*
SCALE: NOT TO SCALE 290–008

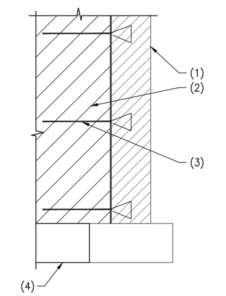


NOTES:

1. EXISTING MASONRY WALL.
2. EPOXY BOLTS IN EXISTING MASONRY WALL.
3. SHEATHING.
4. WASHER PLATE.
5. WOOD JOIST.
6. SIMPSON LSSR210Z SLOPABLE HANGER.
7. WOOD LEDGER.

NOTE:
AT UNGROUTED CELL, BREAK OUT CELL AND GROUT SOLID, USE ANCHOR BOLTS IN LIEU OF EXPANSION BOLTS.

202 *WOOD JOIST AT EXISTING MASONRY WALL*
SCALE: NOT TO SCALE 621–900



NOTES:

1. EXISTING MASONRY WALL.
2. NEW MASONRY WALL.
3. 5/8" DIA. ALL–THREAD DOWEL x2'–0" LONG AT 48" O.C. IN THREADED 5/8" DIA. EXPANSION ANCHOR.
4. CONTINUOUS FOOTING FROM BEYOND.

102 *NEW MASONRY WALL AT EXISTING MASONRY WALL*
SCALE: NOT TO SCALE 229–030

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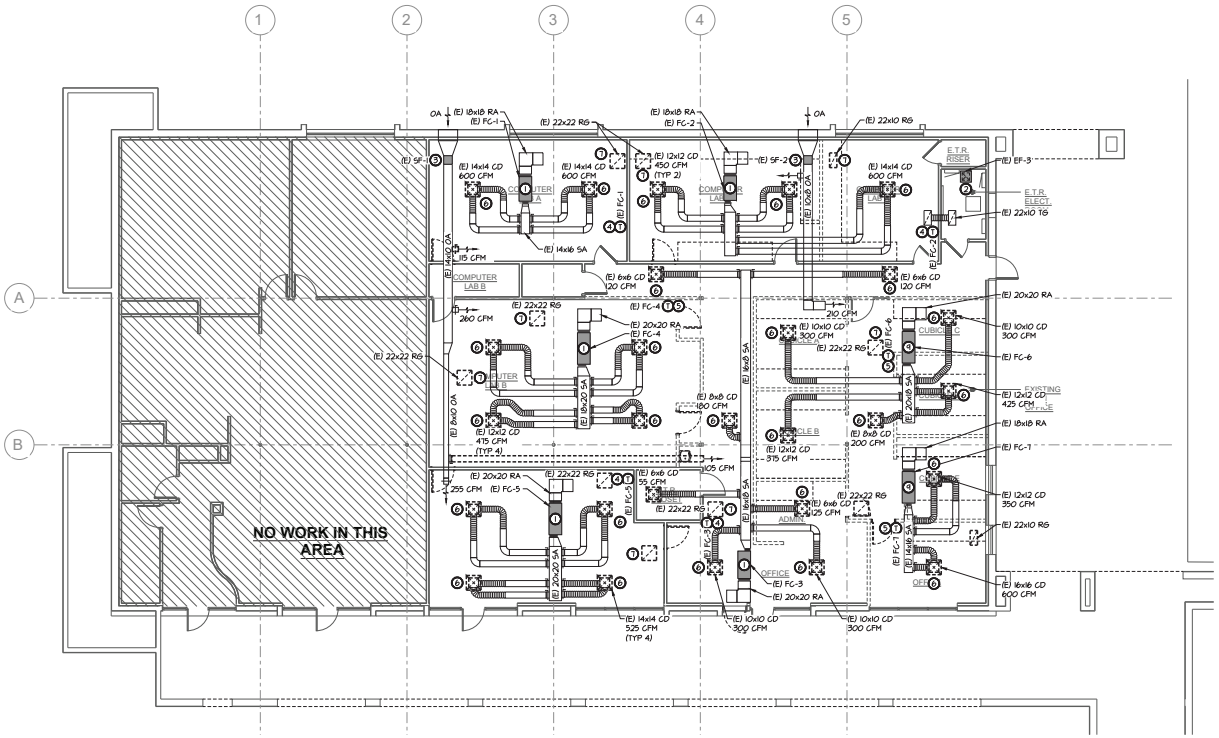
Registered Professional Engineer (Structural) CERTIFICATE NO. 45715 DAVID N. GIBBENS DATE SIGNED 11/22/2022 ARIZONA, U.S.A.

This Electronic Signature Has Been Authorized By Me This November 22, 2022

DRAWN: BSL
APPROVED: DNG
ISSUED FOR: ####
DATE: 11/22/2022
PROJECT NO: 21722031 80
FIELD BOOK: -
CLIENT NO: ####

FOUNDATION AND FRAMING DETAILS

S3.0



1 MECHANICAL DEMO PLAN - 1ST LEVEL
1/8" = 1'-0"

MECHANICAL DEMOLITION NOTES

A. COORDINATE DEMOLITION OF ALL OVERHEAD HVAC ITEMS WITH OTHER TRADES.

B. ALL AIR CONDITIONING UNITS SHALL REMAIN, U.N.O.

C. ALL DUCTWORK SHALL REMAIN, U.N.O.

D. ALL AIR DEVICES SHALL REMAIN, U.N.O.

E. ALL EXHAUST FANS SHALL REMAIN, U.N.O.

F. COORDINATE DEMOLITION SCHEDULE AND HOURS OF WORK WITH THE OWNER AND/OR ARCHITECT.

G. CONTRACTOR SHALL MAINTAIN PREMISES IN CLEAN CONDITION AT END OF EACH DAY AND THOROUGHLY CLEAN-UP AT END OF CONSTRUCTION.

H. COORDINATE PROPER DISPOSAL OF ALL DEMOLITION ITEMS WITH OWNER AND/OR ARCHITECT.

I. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING WORK.

KEYNOTES:

1. (E) FC TO REMAIN AS IS.
2. (E) EF TO REMAIN AS IS.
3. (E) 5F TO REMAIN AS IS.
4. (E) TSTAT TO REMAIN AS IS.
5. RELOCATE (E) TSTAT, EXTEND CONTROL WIRING AS REQ'D.
6. RELOCATE (E) CD, EXTEND FLEX AS REQ'D.
7. RELOCATE (E) R6.
8. PATCH (E) 14X10 OA AS REQUIRED.
9. RELOCATE (E) FC, EXTEND DUCT AS REQ'D.

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DRAWN BY	AO
APPROVED BY	PHM
ISSUED FOR	
ISSUE DATE	11/08/22
PROJECT NUMBER	21720310
FIELD BOOK	

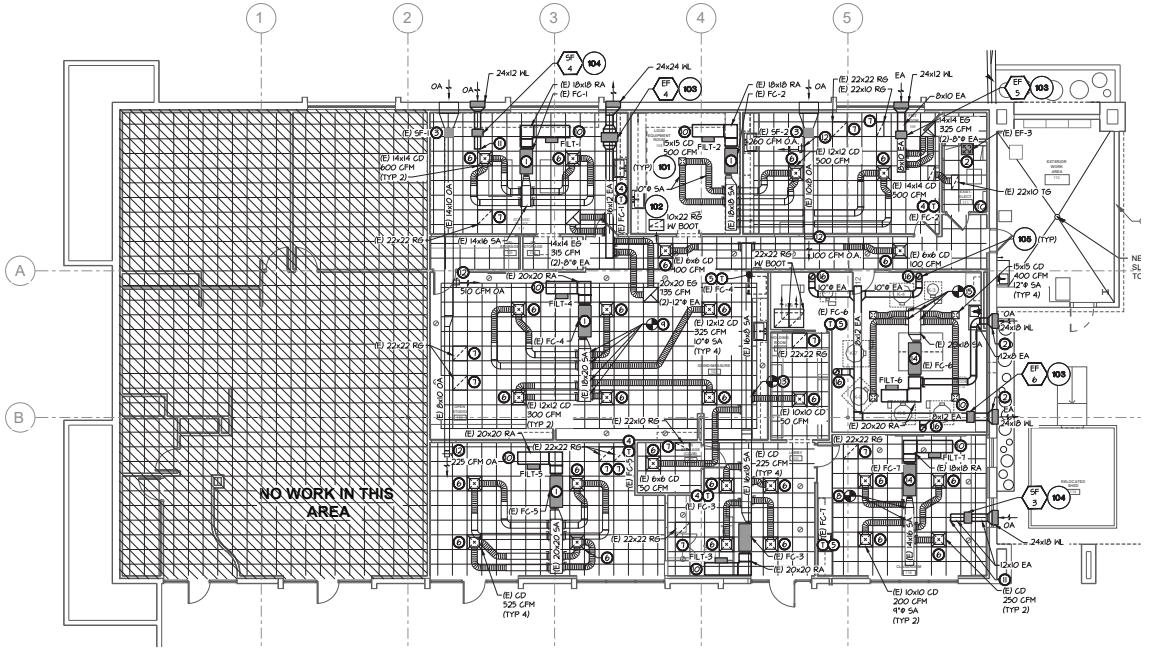
MECHANICAL DEMO PLAN

M0.0

MECHANICAL LEGEND

SYMBOL	ABBREV.	ITEM
		FLEX CONNECTION
	SA	SUPPLY AIR DUCT
	RA	RETURN AIR DUCT
	EA	EXHAUST AIR DUCT
	RG	RETURN AIR GRILLE - KRUEGER MODEL E6C-5. PROVIDE LAY-IN CEILING FRAME. COORDINATE FINISH WITH ARCHITECT.
	RS	RETURN AIR GRILLE - KRUEGER MODEL E6C-5. PROVIDE SURFACE MOUNT FRAME. COORDINATE FINISH WITH ARCHITECT.
	CD	SUPPLY AIR CEILING DIFFUSER - KRUEGER MODEL SH PROVIDE 24x24 PANEL, LAY-IN CEILING FRAME. & OBD. COORDINATE FINISH WITH ARCHITECT.
	CD	SUPPLY AIR CEILING DIFFUSER - KRUEGER MODEL SH PROVIDE SURFACE MOUNT FRAME & OBD. COORDINATE FINISH WITH ARCHITECT.
	EG	EXHAUST GRILLE - KRUEGER MODEL E6C-5 PROVIDE ALUMINUM OBD & SURFACE MOUNT FRAME. COORDINATE FINISH WITH ARCHITECT.
	SR	SUPPLY REGISTER - KRUEGER MODEL 880-V. STANDARD FRAME AND OBD. COORDINATE FINISH WITH ARCHITECT.
	WL	EXTRUDED ALUMINUM LOUVER - POTTORFF MODEL ECV-545 WITH INSECT SCREEN. COORDINATE FINISH WITH ARCHITECT.
	BD	MANUAL BALANCE DAMPER (BUTTERFLY)
		FLEX DUCTWORK
T	T	THERMOSTAT
TC	TC	INTERMATIC MODEL ST01, 7-DAY HEAVY DUTY PROGRAMMABLE TIMER OR EQUAL
	P.O.C.	POINT OF CONNECTION
	DTR	DUCT THRU ROOF
	DTW	DUCT THRU WALL
	SA	SUPPLY AIR
	RA	RETURN AIR
	EA	EXHAUST AIR
	TA	TRANSFER AIR
	OA	OUTSIDE AIR
	(E)	EXISTING
	⌀	FLEX OR ROUND DUCTWORK
	DN	DOWN
	CLG	CEILING
	TV	TURNING VANES
	ABV	ABOVE
	OH	OVERHEAD
	BLW	BELOW
	AFF	ABOVE FINISHED FLOOR
	C.O.	CONDENSATE DRAIN CLEAN OUT
	OBD	OPPOSED BLADE DAMPER
	U.N.O.	UNLESS NOTED OTHERWISE

NOTE: SOME OF THE ITEMS MAY NOT APPLY TO THIS PROJECT.



1 MECHANICAL CEILING PLAN - 1ST LEVEL
1/8" = 1'-0"

HEPA FILTRATION UNIT SCHEDULE

MARK	SERVES	MFGR AND MODEL	TYPE	CFM	ESP IN WG	MOTOR DATA			WEIGHT	REMARKS
						SPEED	WATTS	ELECTRIC		
FILT-1	(E) FC-1	FANTECH DM-3000P	INLINE	240	0.4	1	150	120/1/60	30	1, 2, 3
FILT-2	(E) FC-2	FANTECH DM-3000P	INLINE	240	0.4	1	150	120/1/60	30	1, 2, 3
FILT-3	(E) FC-3	FANTECH DM-3000P	INLINE	240	0.4	1	150	120/1/60	30	1, 2, 3
FILT-4	(E) FC-4	FANTECH DM-3000P	INLINE	240	0.4	1	150	120/1/60	30	1, 2, 3
FILT-5	(E) FC-5	FANTECH DM-3000P	INLINE	240	0.4	1	150	120/1/60	30	1, 2, 3
FILT-6	(E) FC-6	FANTECH DM-3000P	INLINE	240	0.4	1	150	120/1/60	30	1, 2, 3
FILT-7	(E) FC-7	FANTECH DM-3000P	INLINE	240	0.4	1	150	120/1/60	30	1, 2, 3

1. INTERLOCK UNIT WITH FC SUPPLY FAN SO THAT THEY OPERATE WHEN THE FC SUPPLY FAN OPERATES.

BUILDING AIR BALANCE SCHEDULE

MARK	OUTSIDE AIR CFM	EXHAUST AIR CFM	NET AIR
(E) SF-1	135	-	135
(E) SF-2	360	-	360
SF-3	300	-	300
SF-4	300	-	300
(E) FC-6	400	-	400
(E) EF-3	-	-185	-185
EF-4	-	-1050	-1050
EF-5	-	-325	-325
EF-6	-	-400	-400
NET TOTAL (CFM)			125

OUTSIDE AIR VENTILATION SCHEDULE PER IMC-2018 TABLE 403.3

ROOM NAME & NUMBER	AREA FT²	PEOPLE PER 1000 FT²	TOTAL PEOPLE	O.A. PER PERSON	CFM/FT²	OA REQ	EA REQ	CORRECTED O.A. TOTAL	UNIT SERVING	REMARKS
101 LOBBY	321	10	3.3	5	0.06	36	--	MAX. ZP = 0.35 VOU / EV = 91	(E) FC-3	100 CFM OF O.A. PROVIDED BY (E) SF-2
103 STORAGE	54	NA	NA	NA	0.12	7	--			
CORRIDOR	261	NA	NA	NA	0.06	16	--			
101 HOLDING ROOM	116	NA	NA	NA	0.12	14	--			
116 CLASSROOM	431	35	15.3	10	0.12	205	--	EZ= 0.8 VOZ=253	(E) FC-1	275 CFM OF O.A. PROVIDED BY SF-3
MEETING	564	50	28.5	5	0.06	176	--	EZ= 0.8 VOZ=218	(E) FC-5	225 CFM OF O.A. PROVIDED BY (E) SF-1
112 KILN ROOM	517	NA	NA	NA	0.12	62	--	EZ= 0.8 VOZ=78	(E) FC-6	400 CFM OF O.A. PROVIDED BY SF-5
103 GRIND/ MEASURE	344	20	6.9	10	0.18	131	241	MAX. ZP = 0.28 VOU / EV= 503	(E) FC-4	510 CFM OF O.A. PROVIDED BY (E) SF-1
115 OPEN STUDIO	706	20	14.1	10	0.18	268	444			
105 STORAGE	54	NA	NA	NA	0.12	6	--			
114 STAINED GLASS	444	20	8.9	10	0.18	169	311	MAX. ZP = 0.18 VOU / EV = 192	(E) FC-1	325 CFM OF O.A. PROVIDED BY SF-4
106 STORAGE	36	NA	NA	NA	0.12	4	--			
108 EQUIPMENT ROOM	246	NA	NA	NA	0.12	30	--	MAX. ZP = 0.21 VOU / EV = 227	(E) FC-2	260 CFM OF O.A. PROVIDED BY (E) SF-2
109 FRIT ROOM	442	20	8.8	10	0.18	168	304			
111 ELEC ROOM	57	NA	NA	NA	0.12	7	--			

1. BALANCE O.A. TO CFM AMOUNT SHOWN.

GENERAL NOTES:

A. CONTRACTOR TO CLEAN AND REUSE EXISTING AIR DEVICES.

KEYNOTES:

1. (E) FC TO REMAIN AS IS.
2. (E) EF TO REMAIN AS IS.
3. (E) SF TO REMAIN AS IS.
4. (E) T-STAT TO REMAIN AS IS.
5. RELOCATED (E) T-STAT, EXTEND CONTROL WIRING AS REQ'D.
6. RELOCATED (E) CD, EXTEND FLEX AS REQ'D.
7. RELOCATED (E) RG.
8. CONN 4'-0" SA TO (E) SA MAIN.
9. CONN 10'-0" SA TO (E) SA MAIN.
10. ROTATE (E) RA ELBOWS AS REQ'D & EXTEND (E) RA MAIN TO MOUNT HEPA FILTRATION UNIT PER MANUFACTURER'S REQUIREMENTS.
11. TERMINATE OA DUCT W/ 1/4" WIRE CLOTH.
12. BALANCE (E) OA SUPPLY REGISTERS TO THE CFM AMOUNT SHOWN.
13. CONN 6'-0" SA TO (E) SA MAIN.
14. RELOCATED (E) FC. INSPECT CONDENSATE PIPING AND RE-PIPE AS REQ'D.
15. CONN 12'-0" SA TO (E) SA MAIN.
16. DUCT THRU CLG DN ON WALL. TERMINATE AT KILN HEIGHT & PROVIDE BALANCE DAMPER IN VERTICAL.

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ISSUE DATE	11/08/22
PROJECT NUMBER	21722031.180
FIELD BOOK	

MECHANICAL CEILING PLAN

M1.0

Autodesk Revit 2022

EXISTING HEAT PUMP SPLIT SYSTEM SCHEDULE

INDOOR FAN COIL UNIT											OUTDOOR UNIT				
					COOLING CAPACITY		HEATING CAPACITY	ELECTRICAL DATA					ELECTRICAL		
MARK	MFGR AND MODEL	DISCH	CFM	OA CFM	TOTAL MBH	SENS MBH	MBH	ELECTRICAL	MAX HP	LBS	MARK	MFG AND MODEL	V/PH/HZ	LBS	REMARKS
(E) FC-1	TRANE TWE036	HORIZ	1200	115	26.6	25	21.2	208/1/60	1/2	90	(E) CU-1	TRANE TWA036	480/3/60	225	1
(E) FC-2	TRANE TWE048	HORIZ	1500	150	39.3	33.2	21.2	208/1/60	1/2	150	(E) CU-2	TRANE TWA048	480/3/60	250	1
(E) FC-3	TRANE TWE036	HORIZ	1200	105	26.6	25	21.5	208/1/60	1/2	125	(E) CU-3	TRANE TWA036	480/3/60	225	1
(E) FC-4	TRANE TWE060	HORIZ	1900	260	44.8	42.4	38.1	208/1/60	3/4	185	(E) CU-4	TRANE TWA060	480/3/60	300	1
(E) FC-5	TRANE TWE060	HORIZ	2100	225	51.3	44.7	38.4	208/1/60	3/4	185	(E) CU-5	TRANE TWA060	480/3/60	300	1
(E) FC-6	TRANE TWE048	HORIZ	1600	150	36.8	35.3	19	208/1/60	1/2	150	(E) CU-6	TRANE TWA048	480/3/60	250	1
(E) FC-7	TRANE TWE030	HORIZ	950	60	21.5	20.4	19	208/1/60	1/3	120	(E) CU-7	TRANE TWA030	480/3/60	200	1

1. EXISTING UNITS TO REMAIN AS IS.

SUPPLY FAN SCHEDULE

MARK	SERVES	MFGR AND MODEL	TYPE	CFM	DTR	ESP IN WG	FAN RPM	MOTOR DATA				DISCONNECT	BACK DRAFT DAMPER	SONES	WEIGHT	REMARKS
								SPEED	WATTS	HP	ELECTRIC					
SF-3	CLASSROOM	COOK GN-622	INLINE	300	--	0.3	1102	FSC	85.5	--	115/1/60	YES	YES	1.5	30	1, 2, 3
SF-4	STAINED GLASS	COOK GN-622	INLINE	300	--	0.3	1102	FSC	85.5	--	115/1/60	YES	YES	1.5	30	1, 2, 3

1. BASIS OF DESIGN. EQUIPMENT SELECTED AT AN ALTITUDE OF 2,500 FEET.
2. PROVIDE MANUFACTURER'S HANGING ISOLATION KIT.
3. PROVIDE INTERMATIC MODEL ST01, 7-DAY HEAVY DUTY PROGRAMMABLE TIMER OR EQUAL. FAN TO BE CONTROLLED BY TIMER. FAN TO OPERATE DURING OCCUPIED HOURS.

EXHAUST FAN SCHEDULE

MARK	SERVES	MFGR AND MODEL	TYPE	CFM	DTR	ESP IN WG	FAN RPM	MOTOR DATA				DISCONNECT	BACK DRAFT DAMPER	SONES	WEIGHT	REMARKS
								SPEED	WATTS	HP	ELECTRIC					
EF-4	GRIND / STAINED GLASS	COOK GN-862	INLINE	1050	--	0.3	1015	FSC	279	--	115/1/60	YES	YES	5.0	65	1, 2, 3
EF-5	FRIT ROOM	COOK GN-622	INLINE	325	--	0.3	1149	FSC	92.2	--	115/1/60	YES	YES	2.0	30	1, 2, 3
EF-6	KILN ROOM	COOK GN-622	INLINE	400	--	0.3	1300	FSC	111	--	115/1/60	YES	YES	2.5	30	1, 2, 3

1. BASIS OF DESIGN. EQUIPMENT SELECTED AT AN ALTITUDE OF 2,500 FEET.
2. PROVIDE MANUFACTURER'S HANGING ISOLATION KIT.
3. PROVIDE INTERMATIC MODEL ST01, 7-DAY HEAVY DUTY PROGRAMMABLE TIMER OR EQUAL. FAN TO BE CONTROLLED BY TIMER. FAN TO OPERATE DURING OCCUPIED HOURS.

MECHANICAL NOTES

PART I - GENERAL:

1.01 - ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH ALL CODES, LAWS, RULES, AND REGULATIONS OF ALL NATIONAL, STATE, COUNTY, AND LOCAL AUTHORITIES HAVING JURISDICTION OVER THE PREMISES. THIS SHOULD INCLUDE, BUT NOT BE LIMITED TO, THE INTERNATIONAL MECHANICAL CODE (IMC 2018), INTERNATIONAL BUILDING CODE (IBC 2018), INTERNATIONAL ENERGY CONSERVATION CODE (IECC 2018), AND THE NATIONAL FIRE PROTECTION ASSOCIATION. IN CASE OF DIFFERENCES, THE MOST RESTRICTIVE OF SAID REGULATIONS SHALL GOVERN. HOWEVER, THIS SHALL NOT BE CONSTRUED TO RELIEVE THIS CONTRACTOR FROM COMPLYING WITH REQUIREMENTS OF THE PLANS AND SPECIFICATIONS WHICH MAY BE IN EXCESS OF CODE REQUIREMENTS.

1.02 - CONTRACTOR TO SECURE AND PAY FOR ALL REQUIRED PERMITS AND INSPECTIONS.

1.03 - FURNISH AND INSTALL ALL EQUIPMENT AND MATERIAL AS SHOWN. THIS SHALL INCLUDE ALL ITEMS NECESSARY TO COMPLETE THE INSTALLATION WHETHER SPECIFICALLY MENTIONED OR NOT.

1.04 - MECHANICAL DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO SHOW THE APPROXIMATE LOCATION OF OUTLETS, DUCTWORK, EQUIPMENT, AND PIPING. DIMENSIONS GIVEN IN FIGURE ON THE PLANS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL DIMENSIONS, WHETHER GIVEN IN FIGURES OR SCALED, SHALL BE VERIFIED IN THE FIELD. NO DUCTWORK SHALL BE FABRICATED UNTIL DUCT CLEARANCES ARE FIELD VERIFIED.

1.05 - BEFORE SUBMITTING A BID, CAREFULLY STUDY ALL CONSTRUCTION DOCUMENTS. CAREFULLY EXAMINE THE PREMISES AND ANY EXISTING WORK. DETERMINE IN ADVANCE, THE METHODS OF INSTALLING AND CONNECTING THE EQUIPMENT, AND BE THOROUGHLY FAMILIAR WITH ALL THE REQUIREMENTS OF THE CONTRACT.

1.06 - BY THE ACT OF SUBMITTING A PROPOSAL FOR THE WORK REQUIRED AND INCLUDED IN THE CONTRACT, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH STUDY AND EXAMINATION, AND TO BE FAMILIAR WITH AND ACCEPT ALL CONDITIONS OF THE SITE.

1.07 - THE MECHANICAL SYSTEMS HAVE BEEN DESIGNED AROUND THE MAKES AND SIZES OF EQUIPMENT NAMED IN THE EQUIPMENT SCHEDULES AND SHOWN ON THE DRAWINGS. OTHER MAKES OF EQUIPMENT NAMED IN THIS SPECIFICATION, SHOWN ON THE DRAWINGS, OR APPROVED BY THE ARCHITECT MAY BE FURNISHED AT THIS CONTRACTOR'S OPTION. IT IS, HOWEVER, THIS CONTRACTOR'S RESPONSIBILITY TO BE SURE THAT SUCH EQUIPMENT HAS EQUIVALENT CAPACITY, THE SAME ELECTRICAL CHARACTERISTICS, SUBSTANTIALLY THE SAME PHYSICAL DIMENSIONS AND CAN BE INSTALLED IN THE SPACE AVAILABLE WITH AMPLE WORKING SPACE AROUND IT. ANY ADDITIONAL COSTS RESULTING FROM EQUIPMENT OR MATERIAL SUBSTITUTION SHALL BE BORNE BY THIS CONTRACTOR.

1.08 - THE FOLLOWING IS A LIST OF ADDITIONAL EQUIPMENT APPROVED FOR USE ON THIS PROJECT SUBJECT TO SECTION 1.06 ABOVE.

1. EXHAUST FANS: GREENHECK, COOK, TWIN CITY
2. AIR DEVICES: KRUEGER, TITUS, NAILOR, RUSKIN, PRICE, TUTTLE & BAILEY

1.09 - THE CONTRACTOR SHALL SUBMIT AN ELECTRONIC COPY OF SHOP DRAWINGS ON THE FOLLOWING ITEMS:

1. AIR DEVICES
2. EXHAUST FANS

1.10 - PROVIDE ALL OPENINGS THROUGH THE WALLS OR ROOF.

1.11 - ELECTRICAL HIGH VOLTAGE POWER WIRING, CONDUIT, DISCONNECT SWITCHES, FUSES, ETC., SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.

PART II - EXECUTION:

2.01 - FURNISH AND INSTALL THE EQUIPMENT AND MATERIAL OF THE SIZE, QUALITY, CAPACITY AND PERFORMANCE INDICATED. THE EQUIPMENT SHALL BE NEW WITH THE MAKE, MODEL NUMBER, SIZE OR CAPACITY STAMPED ON IT OR ON A NAMEPLATE AFFIXED THERETO.

2.02 - PROVIDE CURBS AND FLASHINGS WHERE DUCTWORK PASSES THROUGH THE ROOF.

2.03 - THE CONTRACTOR IS RESPONSIBLE FOR BACK CHECKING THE ARCHITECTURAL DRAWINGS AND EXAMINING THE WALL/CEILING TYPES TO ENSURE PROPER INSTALLATION OF FIRE/FIRE SMOKE DAMPERS.

2.04 - EQUIPMENT SHALL BE INSTALLED TO PERMIT ACCESS FOR SERVICE AND MAINTENANCE. ALL EQUIPMENT SHALL BE INSTALLED AS RECOMMENDED BY THE EQUIPMENT MANUFACTURERS.

2.05 - BALANCE ALL AIR QUANTITIES AS INDICATED ON THE DRAWINGS (+) OR (-) 10%, IN ACCORDANCE WITH SMACNA OR AABC BALANCING PROCEDURES. SUBMIT AN ELECTRONIC COPY OF THE BALANCE REPORTS INCLUDING EQUIPMENT VOLTAGE AND AMP READINGS. AN AGENCY INDEPENDENT OF CONTRACTOR SHALL DO THE BALANCING. FINAL AIR BALANCE REPORT SHALL BE SUBMITTED TO THE MECHANICAL INSPECTOR PRIOR TO CALLING FOR FINAL INSPECTION.

2.06 - AT ALL TIMES, KEEP THE BUILDING AND PREMISES IN A NEAT MANNER. THOROUGHLY CLEAN UP AT END OF CONSTRUCTION.

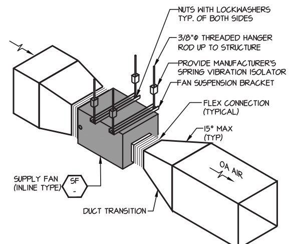
2.07 - RECORD ALL CHANGES FROM CONTRACT DRAWINGS INCLUDING "FOUND" CONDITIONS AND SUBMIT TO ARCHITECT "RECORD DRAWINGS" AT CLOSE OF PROJECT.

2.08 - FILTERS TO BE MINIMUM MERV-8. INSTALL A NEW SET OF FILTERS AFTER FINAL INSPECTION.

2.09 - FURNISH TO THE ARCHITECT AN ELECTRONIC FILE OF THE OPERATING AND MAINTENANCE MANUALS. MANUALS SHALL CONTAIN MANUFACTURER'S CUT SHEETS, SPARE PARTS LIST, SEQUENCE OF OPERATION, AND A PREVENTATIVE MAINTENANCE SCHEDULE.

2.10 - GUARANTEE WORK TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.

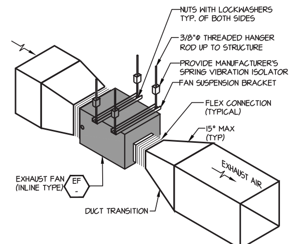
END OF SPECIFICATIONS



NOTES:
1. TERMINATION OF OA DUCT SHALL BE MIN OF 10' FROM ANY INTAKE VENT OR SUPPLY FAN.
2. PROVIDE ADEQUATE SERVICE SPACE AROUND FAN FOR FAN REMOVAL, MOTOR AND DRIVE ACCESS.

SUPPLY FAN - INLINE (104)

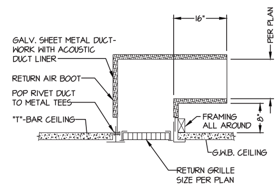
N.T.S.



NOTES:
1. TERMINATION OF EA DUCT SHALL BE MIN OF 10' FROM ANY INTAKE VENT OR SUPPLY FAN.
2. PROVIDE ADEQUATE SERVICE SPACE AROUND FAN FOR FAN REMOVAL, MOTOR AND DRIVE ACCESS.

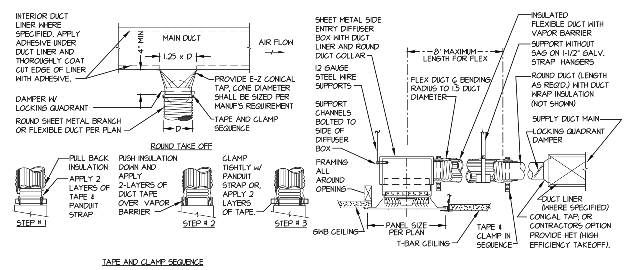
EXHAUST FAN - INLINE (103)

N.T.S.



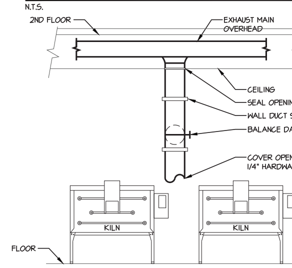
RETURN AIR BOOT DETAIL (102)

N.T.S.



CEILING DIFFUSER AND FLEXIBLE DUCT DETAIL (101)

N.T.S.



KILN EXHAUST DUCT DETAIL (105)

N.T.S.

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MECHANICAL NOTES, SHEDULES, & DETAILS

M2.0

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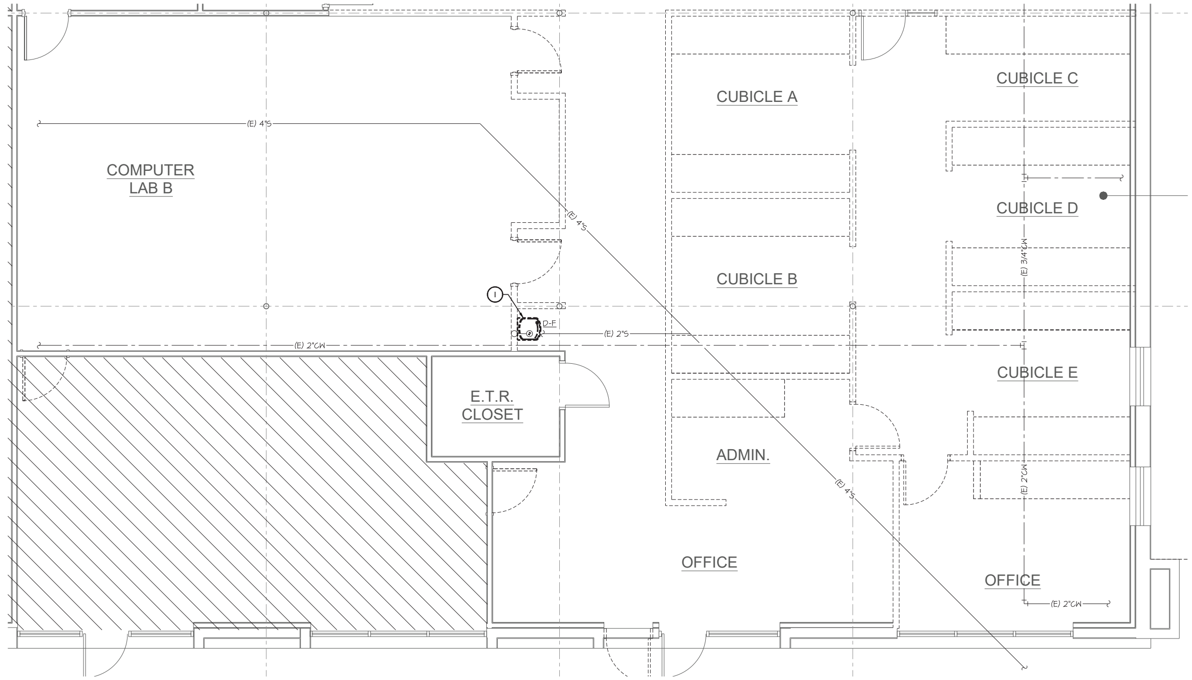

PLUMBING LEGEND & SYMBOLS

S	SEWER LINE
S	(E) SEWER LINE
V	VENT LINE
V	(E) VENT LINE
CW	COLD WATER LINE
CW	(E) COLD WATER LINE
HW	HOT WATER LINE
HW	(E) HOT WATER LINE
HWR	HOT WATER RETURN LINE
CD	CONDENSATE LINE
CD	(E) CONDENSATE LINE
FP	FIRE PROTECTION
S.O.V.	SHUT OFF VALVE (BALL VALVE)
	CAP
WCO	WALL CLEAN-OUT
	RISER; WASTE/VENT
	RISER, CAPPED U.G.
	90° ELBOW
	45° ELBOW
	90° ELBOW DN
	90° ELBOW UP
	TEE
	TEE DN
	TEE UP
	REDUCER
	UNION
	Y-STRAINER
	HOSE BIBB
	INDIRECT DRAIN
	GATE VALVE
	GLOBE VALVE
	CHECK VALVE
	W.H.A. WATER HAMMER ARRESTOR
	POINT OF NEW CONNECTION (P.O.C.)
X	KEYNOTE TAG
XX X	EQUIPMENT TAG
2XX	DETAIL CALL-OUT
X P-X.X	ISOMETRIC CALL-OUT ARROW POINT IN DIRECTION OF VIEW
ABV	ABOVE
FFE	FINISH FLOOR ELEVATION
A/C	AIR CONDITIONING
DN	DOWN
(E), EXIST.	EXISTING
VTR	VENT THRU ROOF
W/	WITH
WCO	WALL CLEANOUT
O.H.	OVERHEAD
U.G.	UNDER GROUND
PTW	PIPE THRU WALL
PTR	PIPE THRU ROOF
GCO	GRADE CLEANOUT
FCO	FLOOR CLEANOUT
CI	CAST IRON
ID	INDIRECT WASTE
U.N.O.	UNLESS NOTED OTHERWISE
MBH	THOUSAND BTU'S PER HOUR

1 PLUMBING DEMO PLAN - 1ST LEVEL
1/4" = 1'-0"

PLUMBING DEMOLITION NOTES

- COORDINATE DEMOLITION OF ALL OVERHEAD, IN WALL, AND BELOW FLOOR PLUMBING ITEMS WITH OTHER TRADES.
- COORDINATE DEMOLITION SCHEDULE AND HOURS OF WORK WITH THE OWNER AND/OR ARCHITECT.
- CONTRACTOR SHALL MAINTAIN PREMISES IN CLEAN CONDITION AT END OF EACH DAY AND THOROUGHLY CLEAN-UP AT END OF CONSTRUCTION.
- COORDINATE PROPER DISPOSAL OF ALL DEMOLITION ITEMS WITH OWNER AND/OR ARCHITECT.
- ALL PLUMBING EQUIPMENT AND PIPING HAS BEEN SHOWN BASED UPON CURRENT AVAILABLE DRAWINGS AND NON EVASIVE SITE INSPECTIONS. IF PIPING AND EQUIPMENT IS NOT ACCORDING TO THE DRAWING, CONTACT ARCHITECT/ENGINEER FOR DIRECTION. ADDITIONAL DEMOLITION THAT MAY RESULT WILL NOT CONSTITUTE AN ADDITIONAL COST TO THE PROJECT.

GENERAL NOTES:

A. CONTRACTOR MUST VERIFY EXISTING WASTE PIPING LOCATIONS AND SIZING AND VERIFY NEW WASTE PIPING CAN BE INSTALLED WITH THE PROPER SLOPE BEFORE BEGINNING WORK.
B. CONTRACTOR MUST VERIFY EXISTING WATER SUPPLY PIPING AND LOCATIONS, BEFORE BEGINNING WORK.

KEYNOTES:

1. DEMO FIXTURE SHOWN DASHED. CAP WASTE PIPING BELOW FLOOR. CAP WATER AND VENT PIPING IN CLG. SPACE.

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PLUMBING DEMO FLOOR PLAN

P0.0

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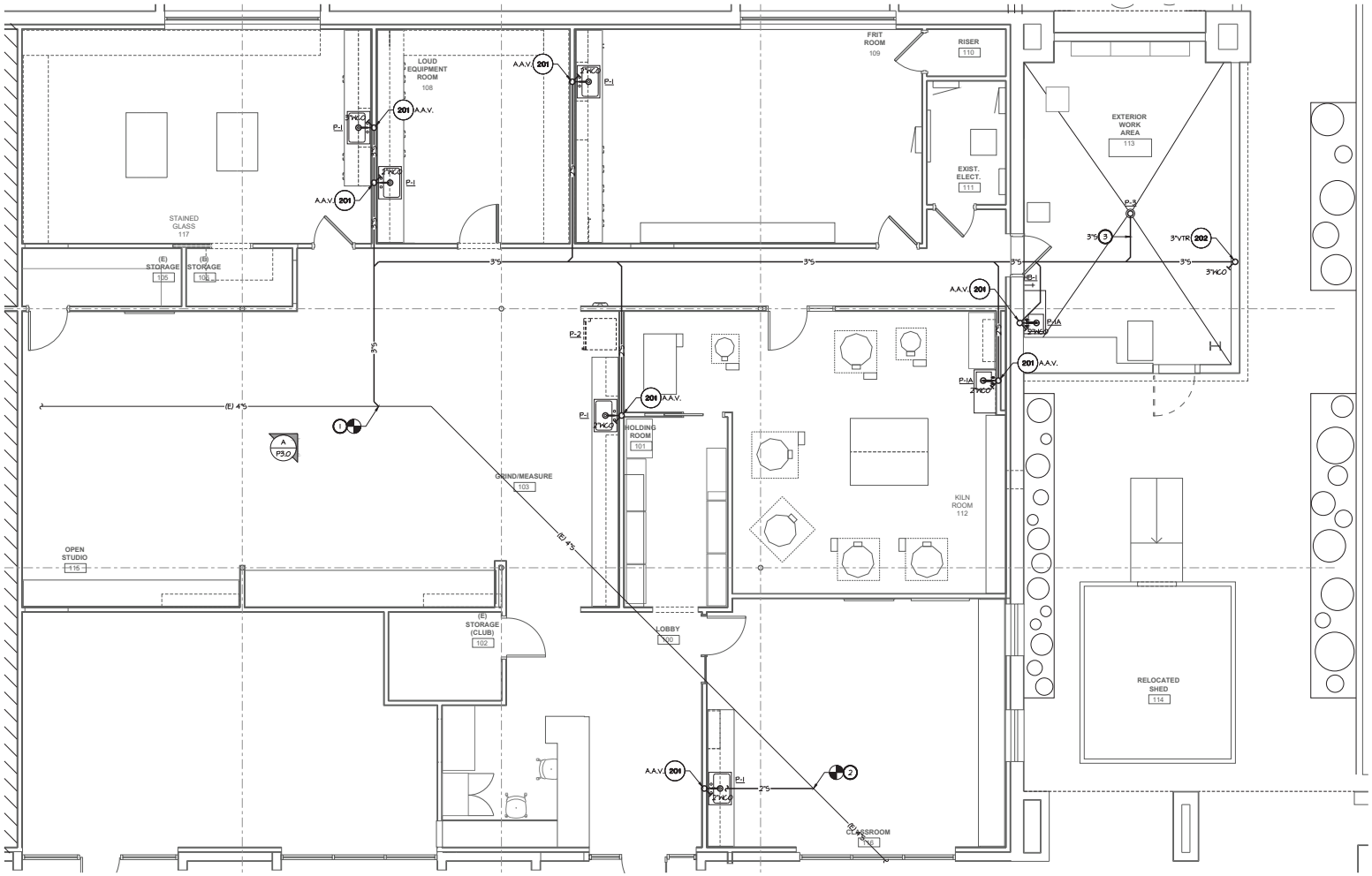

1 PLUMBING WASTE PLAN - 1ST LEVEL
1/4" = 1'-0"

GENERAL NOTES:

A. CONTRACTOR MUST VERIFY EXISTING WASTE PIPING LOCATIONS AND SIZING AND VERIFY NEW WASTE PIPING CAN BE INSTALLED WITH THE PROPER SLOPE BEFORE BEGINNING WORK.

KEYNOTES:

1. CONN. 3"S TO (E) 4"S.
2. CONN. 2"S TO (E) 4"S.
3. THIS 3"S BRANCH UTILIZED COMBINATION WASTE VENT SYSTEM.

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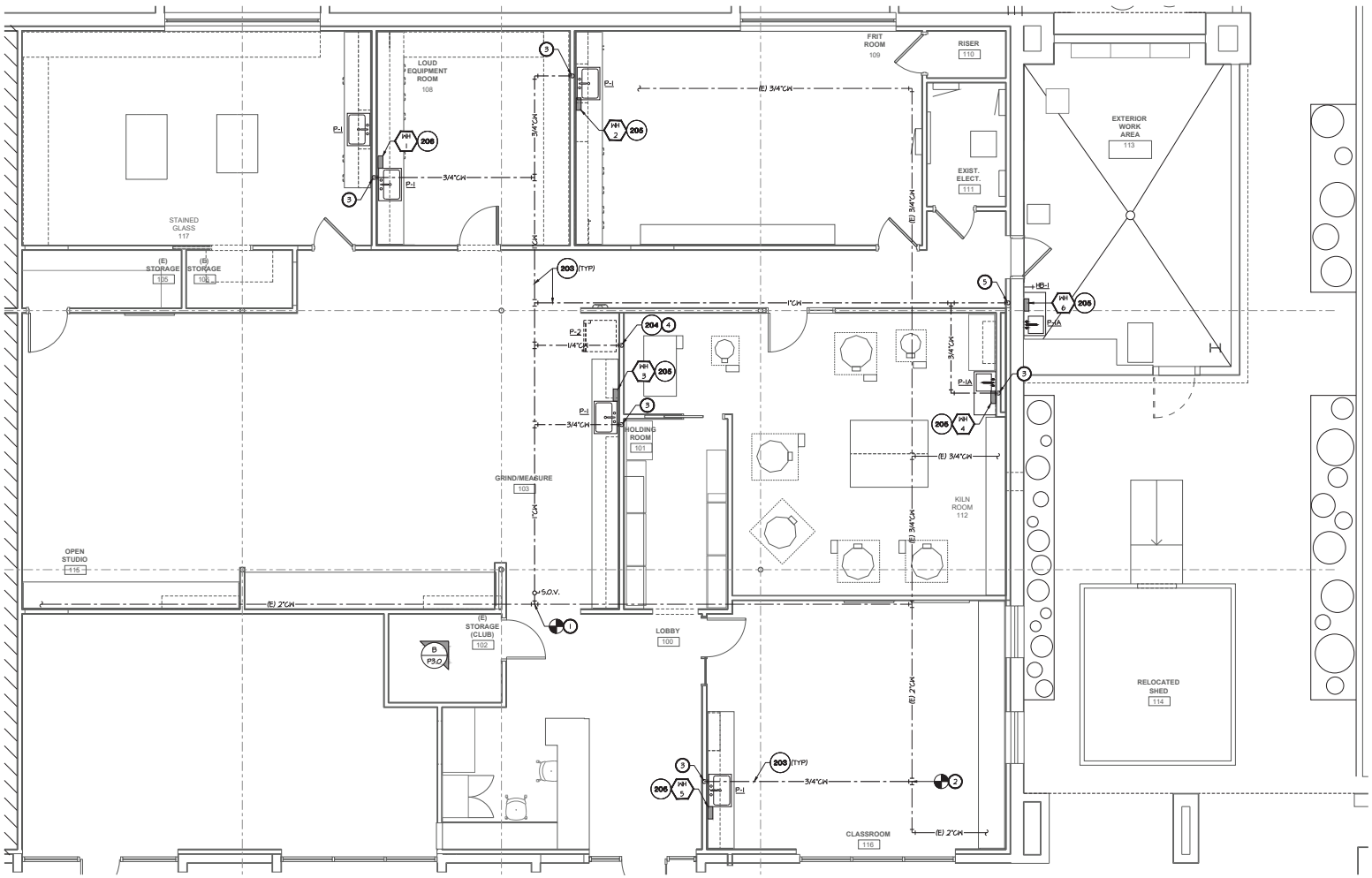
PLUMBING WASTE FLOOR PLAN

P1.0



1 PLUMBING WATER PLAN - 1ST LEVEL
1/4" = 1'-0"

GENERAL NOTES:

A. CONTRACTOR MUST VERIFY EXISTING WATER SUPPLY PIPING AND LOCATIONS, BEFORE BEGINNING WORK.

KEYNOTES:

1. CONN. 1"CW TO (E) 2"CW.
2. CONN. 3/4"CW TO (E) 2"CW.
3. 3/4"CW DN. IN WALL TO FIXTURE(S).
4. 1/4"CW DN. IN WALL TO FIXTURE.
5. 1"CW DN. IN WALL TO FIXTURES, PTW SEAL WATER AIR TIGHT AS REQ'D.

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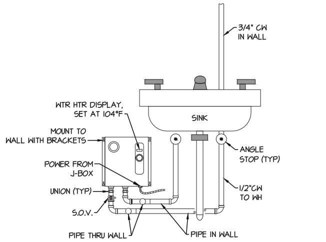
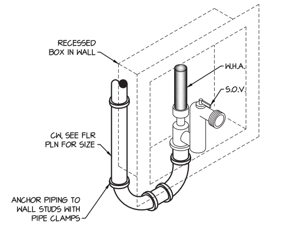
PLUMBING WATER FLOOR PLAN

P2.0



NOTES:
A. COOR. W/ ELEC. CONTRACTOR TO MINIMIZE THE AMOUNT OF EXPOSED CONDUIT UNDER SINK/LAV.
B. PLUMBING CONTR. TO MINIMIZE THE AMOUNT OF PIPING EXPOSED UNDER THE SINK, ROUTE IN WALL AS MUCH AS POSSIBLE,

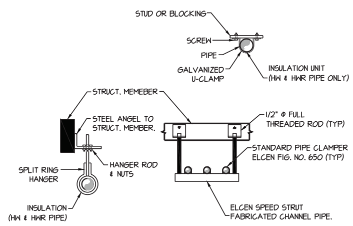
INSTANTANEOUS ELEC. WATER HEATER DETAIL (205)
N.T.S.



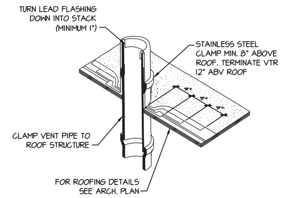
FOR NON RATED WALLS:	OATEY 38570 ICEMAKER OUTLET BOX W/ WATER HAMMER ARRESTOR & S.O.V.
FOR RATED WALLS:	OATEY 39121 FIRE RATED ICE MAKER OUTLET BOX W/ WATER HAMMER ARRESTOR & S.O.V.

REFRIGERATOR RECESSED BOX W/ W.H.A. AND S.O.V. DETAIL (204)
N.T.S.

NOTE:
ALL HANGER BRACING AND SPACING OF PIPING SHALL BE INSTALLED IN ACCORDANCE WITH IPC, ASPE, & ASHRAE GUIDELINES.

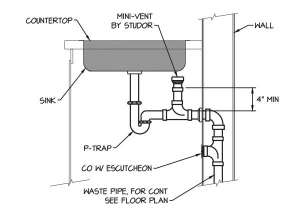


PIPE SUPPORT DETAIL (203)
N.T.S.

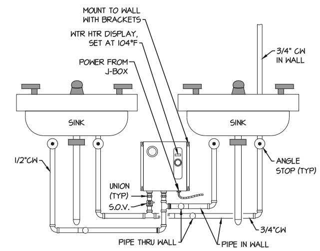


NOTE:
PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR OFFSETTING VENTS AS REQUIRED TO MAINTAIN 10'-0" MIN. DISTANCE FROM ALL AIR CONDITIONING AIR INTAKES AND BUILDING INTAKES. COORDINATE VENTS THRU ROOF WITH MECHANICAL CONTRACTOR.

VENT THRU ROOF DETAIL (202)
N.T.S.



AIR ADMITTANCE VALVE VENT DETAIL (201)
N.T.S.

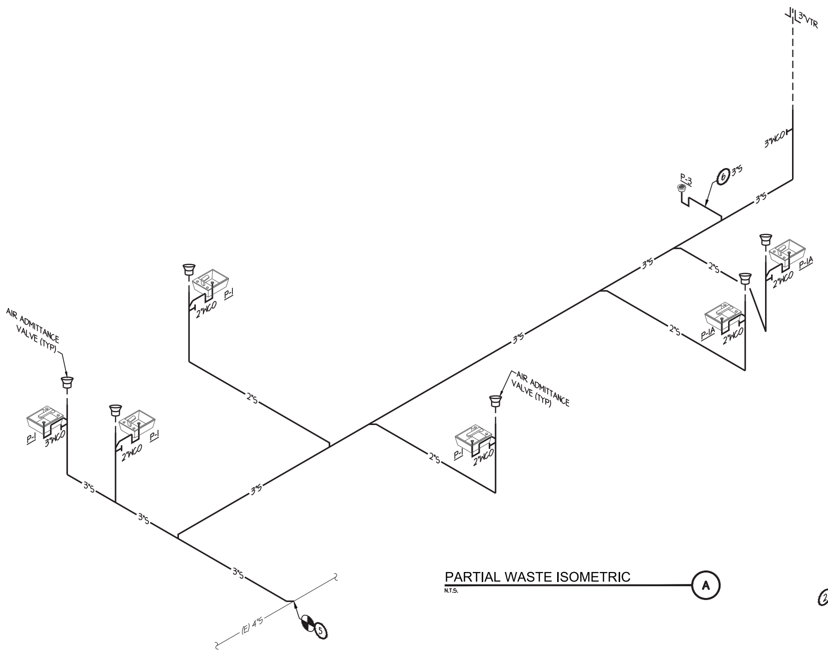


NOTES:
A. COOR. W/ ELEC. CONTRACTOR TO MINIMIZE THE AMOUNT OF EXPOSED CONDUIT UNDER SINK/LAV.
B. PLUMBING CONTR. TO MINIMIZE THE AMOUNT OF PIPING EXPOSED UNDER THE SINK, ROUTE IN WALL AS MUCH AS POSSIBLE,

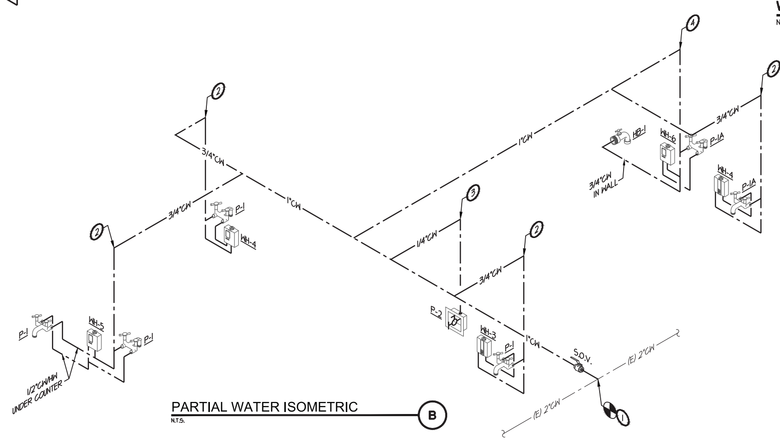
INSTANTANEOUS ELEC. WATER HEATER DETAIL (206)
N.T.S.

GENERAL ISOMETRIC NOTE:
A. SEE PLUMBING SCHEDULE FOR INDIVIDUAL FIXTURE WASTE & VENT SIZE.
B. SEE PLUMBING SCHEDULE FOR INDIVIDUAL FIXTURE CW/HW PIPE SIZE.
C. IF S.O.V.'S ARE LOCATED ABOVE HARD CEILINGS, PROVIDE ACCESS PANELS AS REQ'D. COORDINATE WITH ARCHITECT.
D. PROVIDE S.O.V.'S ON CW/HW PIPES TO ISOLATE GROUPS OF FIXTURES, EVEN IF NOT SHOWN ON THESE PLANS.

KEYNOTES:
1. CONN. 1"CW TO (E) 2"CW.
2. 3/4"CW DN. IN WALL TO FIXTURE(S).
3. 1/4"CW DN. IN WALL TO FIXTURE.
4. 1"CW DN. IN WALL TO FIXTURES.
5. CONN. 3"S TO (E) 4"S.
6. THIS 3"S BRANCH UTILIZED COMBINATION WASTE VENT SYSTEM.



PARTIAL WASTE ISOMETRIC (A)
N.T.S.



PARTIAL WATER ISOMETRIC (B)
N.T.S.

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PLUMBING DETAILS & ISOMETRIC

P3.0

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PLUMBING PLAN NOTES

PART 1 GENERAL REQUIREMENTS:

1.01 ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH ALL CODES, LAWS, RULES AND REGULATIONS OF ALL NATIONAL, COUNTY, STATE AND LOCAL AUTHORITIES HAVING JURISDICTION OVER THE PREMISES. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE 2018 INTERNATIONAL PLUMBING CODE (IPC '18), THE INTERNATIONAL BUILDING CODE AND THE INTERNATIONAL FIRE PROTECTION ASSOCIATION. IN CASE OF DIFFERENCES, SAID REGULATIONS SHALL GOVERN. HOWEVER, THIS SHALL NOT BE CONSTRUED TO RELIEVE THE CONTRACTOR FROM COMPLYING WITH REQUIREMENTS OF THE PLANS AND SPECIFICATIONS, WHICH MAY BE IN EXCESS OF CODE REQUIREMENTS.

1.02 PLUMBING DRAWINGS ARE DIAGRAMMATIC AND ARE INTENDED TO SHOW THE APPROXIMATE LOCATION OF FIXTURES, EQUIPMENT AND PIPING. DIMENSIONS GIVEN IN FIGURES ON THE PLANS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND ALL DIMENSIONS, WHETHER GIVEN IN FIGURES OR SCALED, SHALL BE VERIFIED IN THE FIELD.

1.03 BEFORE SUBMITTING A BID, THE CONTRACTOR SHALL CAREFULLY STUDY THE MECHANICAL AND PLUMBING DRAWINGS AND ALL ASSOCIATED CONSTRUCTION DOCUMENTS. HE SHALL ALSO MAKE A CAREFUL EXAMINATION OF THE PREMISES AND ANY EXISTING CONDITIONS, INCLUDING INVERTS TO ENSURE PROPER SLOPE MAY BE OBTAINED. HE SHALL DETERMINE, IN ADVANCE, THE METHODS OF INSTALLING AND CONNECTING THE APPARATUS, THE MEANS TO BE PROVIDED FOR GETTING THE EQUIPMENT INTO PLACE, AND SHALL MAKE HIMSELF THOROUGHLY FAMILIAR WITH ALL OF THE REQUIREMENTS OF THE CONTRACT.

1.04 BY THE ACT OF SUBMITTING A PROPOSAL FOR THE WORK REQUIRED AND INCLUDED IN THE CONTRACT, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH STUDY AND EXAMINATION, AND TO BE FAMILIAR WITH AND ACCEPT ALL CONDITIONS OF THE SITE.

1.05 MAKE ARRANGEMENTS FOR AND PAY FOR ALL FEES, PERMITS, LICENSES, CONNECTION CHARGES AND INSPECTIONS REQUIRED FOR PLUMBING WORK. PERFORM REQUIRED TESTS AND SECURE REQUIRED INSPECTIONS PRIOR TO BACK-FILLING.

1.06 WRAP ALL PIPING IN BLOCK WALLS OR PENETRATING CONCRETE WITH 10 MIL POLYVINYL TAPE.

1.07 CONTRACTOR SHALL FURNISH ANY MISCELLANEOUS ITEMS NORMALLY USED, SPECIFICALLY MENTIONED OR NOT, TO RENDER A COMPLETE INSTALLATION.

1.08 ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURES REQUIREMENTS. EQUAL EQUIPMENT MAY BE USED ON THE PROJECT. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM THAT SUCH EQUIPMENT HAS EQUAL CAPACITY, THE SAME ELECTRICAL CHARACTERISTICS, AND SUBSTANTIALLY THE SAME PHYSICAL DIMENSIONS AND CAN BE INSTALLED IN THE SPACE AVAILABLE WITH AMPLE WORKING SPACE AROUND IT. ANY EXTRA COSTS RESULTING FROM EQUIPMENT SUBSTITUTION SHALL BE BORNE BY THIS CONTRACTOR.

1.09 PER SECTION 602.3.4 OF THE IPC
UPON COMPLETION OF DOMESTIC WATER, PERFORM A STERILIZATION OF THE DOMESTIC WATER SYSTEM OR THE PART THEREOF. THE SYSTEM OR THE PART THEREOF SHALL BE FILLED WITH A WATER/CHLORINE SOLUTION CONTAINING AT LEAST 50 PPM OF CHLORINE, AND THE SYSTEM OR PART THEREOF SHALL BE VALVED OFF AND ALLOWED TO STAND FOR 24 HOURS; OR THE SYSTEM OR THE PART THEREOF SHALL BE FILLED WITH A WATER/CHLORINE SOLUTION CONTAINING 200 PPM OF CHLORINE AND ALLOWED TO STAND FOR 3 HOURS. FOLLOWING THE REQUIRED STANDING TIME, THE SYSTEM SHALL BE FLUSHED WITH CLEAN POTABLE WATER UNTIL THE CHLORINE IS PURGED FROM SYSTEM. START AND FINISH INSPECTIONS SHALL BE PERFORMED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR ENGINEER AND INSPECTOR BY AN APPROVED AGENCY (A BACTERIOLOGICAL EXAMINATION) THAT NO CONTAMINATION PERSISTS IN THE SYSTEM.

1.10 CONTRACTOR SHALL GUARANTEE ALL PARTS AND LABOR FOR ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE.

1.11 MAKE NOTE OF ANY CHANGES MADE IN LAYOUT AND INCORPORATE IN "RECORD" DRAWINGS.

1.12 THE CONTRACTOR SHALL SUBMIT AN ELECTRONIC COPY OF SHOP DRAWINGS FOR ALL PLUMBING EQUIPMENT, FIXTURES AND PIPING MATERIALS USED ON THIS PROJECT.

1.13 CONTRACTOR SHALL MAINTAIN PREMISES IN CLEAN CONDITION AT END OF EACH DAY AND THOROUGHLY CLEAN UP AT END OF CONSTRUCTION.

PART 2 CONSTRUCTION REQUIREMENTS:

2.01 ALL OVERHEAD PIPING TO BE SUSPENDED FROM STRUCTURE ABOVE WITH PIPE HANGERS.

2.02 ALL PLUMBING FIXTURES TO HAVE ACCESSIBLE STOPS.

2.03 ALL JOINTS IN COPPER TUBING SHALL BE MADE WITH APPROVED COPPER FITTINGS. PIPE SHALL BE CUT SQUARELY AND REAMED TO ITS FULL INNER DIAMETER. JOINTS SHALL BE PROPERLY FLUXED WITH AN APPROVED TYPE FLUX AND MADE UP WITH APPROVED SOLDER. SOLDERS AND FLUXES WITH A LEAD CONTENT WHICH EXCEEDS TWO-TENTHS (0.20) OF (1) PERCENT ARE PROHIBITED IN POTABLE WATER PIPING SYSTEMS.

2.04 ANY PIPING EXPOSED IN FIRE WALLS, EXPOSED IN RETURN AIR PLENUM OR EXPOSED TO OUTSIDE ELEMENTS SHALL BE CAST IRON OR COPPER. WHERE REQUIRED, PENETRATIONS THRU RATED WALLS MUST BE SEALED WITH FIRE STOPS CONFORMING TO LATEST I.B.C.

2.05 PROVIDE DIELECTRIC UNIONS AT CONNECTION TO WATER HEATER.

2.06 PIPE INSULATION:
- a. COLD WATER PIPING IN AREAS WHERE PIPE MIGHT BE SUBJECT TO FREEZING SHALL BE INSULATED. INSULATION SHALL BE 1/2" THICK ON 1/2" PIPE AND 1"THICK ON 3/4"PIPE AND LARGER. PROVIDE METAL JACKET IN AREAS SUBJECT TO UV RAYS.
- b. FOR NON-CIRCULATING HOT WATER SYSTEMS (ABOVE & BELOW GRADE), THE FIRST 8 FEET OF PIPING SHALL BE INSULATED WITH 1/2" INCH THICK INSULATION.
- c. PIPE INSULATION SHALL BE NON-COMPRESSIBLE TYPE HARD SECTION AT ALL HANGERS AND ANY OTHER PLACE WHERE REQUIRED. INSULATION SHALL MEET IECC SECTION 404.5 REQUIREMENTS.

2.07 ALL WASTE, VENT, DRAINAGE AND WATER PIPING SHALL BE TESTED PER I.P.C. BEFORE BEING CONCEALED IN ANY WAY. ALL JOINTS SHALL BE MADE DRIPTIGHT BEFORE BEING CONCEALED.

2.08 G.C.O & W.C.O. & F.C.O. (GRADE, WALL & FLOOR CLEAN OUTS)
EXTERIOR SURFACED AREAS:
ROUND COATED CAST IRON BODY WITH CAST IRON NON-SKID COVER AND PLUG; MODEL 4225 MANUFACTURED BY SMITH.

INTERIOR FINISHED FLOOR AREAS:
COATED CAST IRON BODY WITH ROUND NICKEL BRONZE SCORIATED COVER; MODEL 4020 MANUFACTURED BY SMITH.

INTERIOR FINISHED WALL AREAS:
LINE TYPE WITH COATED CAST IRON BODY AND CAST IRON LEAD SEAL PLUG, AND ROUND STAINLESS STEEL ACCESS COVER SECURED WITH MACHINE SCREW; MODEL 4402 MANUFACTURED BY SMITH.

PLUMBING FIXTURES SCHEDULE AND SPECIFICATIONS

FIXTURES			WATER FIXTURE UNITS		HW FIXTURE UNITS		WASTE FIXTURE UNITS		FIXTURE CONNECTION SIZES							
MARK	EQUIPMENT	QTY	FU	TOTAL FU	FU	TOTAL FU	FU	TOTAL FU	WASTE RISER	TRAP ARM	WCO SIZE	V	CW	HW	FIXTURE NOTES	REMARKS
P-1	SINGLE COMP COUNTER MOUNTED	5	2	10	1.5	7.50	2	10	2"	2"	2"	1-1/2"	1/2"	1/2"	**BASIN:** ELKAY, CELEBRITY SINKS, MODEL #GECR2521, 25" x 21-1/4" x 5-3/8" **FAUCET:** ELKAY MODEL #LK810HA10T4, DECK MOUNTED FAUCET	1.
P-1A	UTILITY SINK	2	3	6	2.25	4.50	2	4	2"	2"	2"	1-1/2"	3/4"	3/4"	BSQT, FREE STANDING STAINLESS-STEEL SINK, MODEL NO. B09B7G4Q8K. **FAUCET:** KRAUS, SINGLE-HANDLE PULL-DOWN SPRAYER FAUCET, MODEL KPF-1610.	1.
P-2	REFRIGERATOR	1	.5	0.5	-	-	-	-	-	-	-	-	1/4"	-	OWNER SPECIFIED, AND CONTRACTOR INSTALLED. PROVIDE RECESSED BOX W/ S.O.V.	1.2.3.
P-3	FLOOR DRAIN	1	-	-	-	-	2	2	2"	2"	-	1-1/2"	-	-	ZURN MODEL Z-415-5B, FLOOR DRAIN WITH DURACOATED CAST IRON BODY WITH 2" BOTTOM OUTLET, COMBINATION INVERTIBLE MEMBRANE CLAMP AND ADJUSTABLE COLLAR W/ 'TYPE B' NICKEL BRONZE STRAINER.	1.
HB-1	HOSE BIBB	1	2.5	2.5	-	-	-	-	-	-	-	-	3/4"	-	WOODFORD MODEL 40HT BRASS ADA WALL FAUCET W/ OPTIONAL LEVER HANDLE	1.
			NEW FIXTURES TOTAL	19.0		12.0		16.0								
			EXISTING FIXTURES TOTAL	42.0		0.0		0.0								
			PROJECT TOTAL	61.0		12.00		16.0								

REMARKS:
1. CONTRACTOR TO PROVIDE ALL NECESSARY PARTS FOR A COMPLETE INSTALLATION.
2. SEE ARCHITECTURAL DRAWINGS FOR SPECIFICATION.
3. SHALL BE THIRD PARTY LISTED. REFERENCE SECTIONS 303.4 & 402, IPC2018.

FIRE PROTECTION NOTES

1. THE FIRE PROTECTION CONTRACTOR SHALL MODIFY THE EXISTING AUTOMATIC WET SPRINKLER SYSTEM AND PROVIDE ALL NECESSARY MODIFICATIONS AS REQUIRED TO MAINTAIN A CODE COMPLIANT FIRE PROTECTION SYSTEM BASED UPON THE NEW CONSTRUCTION.
2. SYSTEM TO BE DESIGNED FOR THE HAZARD OCCUPANCY AND DENSITY EQUAL TO THE EXISTING SYSTEM. SUBMIT SHOP DRAWINGS AND EQUIPMENT LITERATURE FOR REVIEW AND APPROVAL BY THE FIRE DEPARTMENT, LOCAL AUTHORITY AND ARCHITECT/ENGINEER.
3. ALL SYSTEM PIPING SHALL BE CONCEALED UNLESS OTHERWISE NOTED. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING IF PIPING CANNOT BE CONCEALED. COORDINATE HEAD AND PIPE LOCATION WITH CEILING GRID PATTERN, AIR CONDITIONING DUCT WORK AND WORK OF OTHER TRADES.
4. ALL HANGERS, HANGER SPACING, SWAY BRACING AND SWAY BRACE SPACING TO MEET REQUIREMENTS OF THE LATEST ADOPTED EDITION OF NFPA-13.
5. SPRINKLER HEADS TO BE IN ACCORDANCE WITH NFPA-13 FOR THE USE REQUIRED AND TO MATCH EXISTING HEADS. CENTER HEADS IN AT LEAST ONE-DIRECTION IN CEILING TILES. PROVIDE SPARE SPRINKLER HEADS AS REQUIRED BY NFPA-13.
6. ALL FIRE PROTECTION MODIFICATIONS SHALL MEET ALL CURRENT NFPA CODES AND LOCAL FIRE MARSHALL/ADMINISTRATIVE AUTHORITY REQUIREMENTS.
7. COORDINATE THE DESIGN WITH THE INSURANCE UNDERWRITER FOR ANY REQUIREMENTS ABOVE AND BEYOND THE PREVIOUSLY MENTIONED REQUIREMENTS.
8. THIS CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO THE BIDDING. NOTIFY THE ARCHITECT/ENGINEER OF ANY CONFLICTS WHICH MAY AFFECT THE SCOPE OF WORK.
9. FIRE PROTECTION CONTRACTOR TO REPLACE FIRE SPRINKLERS IN THE KILN ROOM WITH HIGH TEMPS HEADS.

INSTANTANEOUS WATER HEATER SCHEDULE

MARK	ELECTRIC WATER HEATER (WH)						
	MFR	MODEL	TYPE	PERFORMANCE	HTG. ELEM.	ELEC & BREAKER SIZE	REMARKS
WH-1	EEMAX	SPEX8OT	SINK	1 GMP 55° RISE	8 KW	277V/1Φ 29 AMPS	-
WH-(2-6)	EEMAX	SPEX4277T	SINK	1 GMP 28° RISE	4.1 KW	277V/1Φ 15 AMPS	-

PIPE MATERIAL SCHEDULE

PIPING SYSTEM	ABBREVIATION	PIPING MATERIAL
SANITARY DRAINAGE & VENT (ABOVE & BELOW GRADE)	S/V	HUBLESS CAST IRON, ABS, OR PVC
POTABLE WATER ABOVE GRADE	CW, HW	TYPE L HARD DRAWN COPPER
FIRE PROTECTION (ABOVE GRADE)	FP	SCHEDULE 10 OR 40 BLACK STEEL

GENERAL NOTES:
- A. REFER TO SPECIFICATIONS FOR FITTINGS, INSTALLATION REQUIREMENTS AND FURTHER INFORMATION.
- B. NO PLASTIC (ABS, OR PVC) PIPING TO BE ALLOWED IN RETURN AIR PLENUM.
- C. WASTE PIPING 2"& SMALLER TO SLOPE AT 1/4 IN./ FT., 3" & LARGER TO SLOPE # 1/8" IN./FT/ U.N.O.
- D. ANY PIPING IN FIRE WALLS, IN RETURN AIR PLENUM, OR EXPOSED TO OUTSIDE ELEMENTS SHALL BE CAST IRON OR COPPER.
- E. PENETRATIONS THRU WALLS MUST BE SEALED WITH FIRE STOPS CONFORMING TO LATEST I.B.C.

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DRAWN BY TTT
APPROVED BY PHM
ISSUED FOR
ISSUE DATE 11/08/22
PROJECT NUMBER 217220180
FIELD BOOK

PLUMBING SCHEDULES & NOTES

P4.0

Autodesk Revit 2022

ELECTRICAL NOTES

1. COMPLY WITH OR EXCEED THE REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, AND APPLICABLE LOCAL, STATE, AND FEDERAL ORDINANCES. OBTAIN ALL REQUIRED STATE AND LOCAL PERMITS AND ASSOCIATED FEES.
2. COMPLY WITH ARIZONA REVISED STATUTES TITLE 44, CHAPTER 9, AS AMENDED BY ARTICLE 19.
3. VERIFY CEILING SYSTEM COMPATIBILITY WITH LIGHTING FIXTURES BEFORE RELEASING FIXTURE ORDER.
4. FLUSHMOUNT WIRING DEVICES, SWITCHES, RECEPTACLES, ETC., UNO
5. COVER PLATES SHALL BE SEMI-RIGID, HIGH IMPACT, NYLON.
6. ILLUMINATED EXIT SIGNS SHALL HAVE AN INPUT POWER DEMAND OF FIVE WATTS OR LESS PER ILLUMINATED FACE AND SHALL EITHER HAVE A POWER FACTOR OF AT LEAST 0.70 OR MEET THE POWER FACTOR PRODUCT SPECIFICATION OF THE ENERGY STAR PROGRAM REQUIREMENTS, WHICHEVER IS HIGHER.
7. COORDINATE WITH OTHER TRADES TO AVOID CONFLICTS AND TO VERIFY EQUIPMENT CONNECTIONS, AND FOR COMPLETE INSTALLATION AND CONNECTION.
8. INSTALL A COMPLETE ELECTRICAL SYSTEM PER CONTRACT DRAWINGS AND ENSURE THAT THE SYSTEM IS OPERATIONAL UPON JOB COMPLETION.
9. COORDINATE ALL WIRING DEVICE LOCATIONS AND ELEVATIONS INDICATED ON PLANS WITH THE OWNER, ARCHITECT AND FINAL FURNITURE/EQUIPMENT LAYOUTS.
10. A) FURNISH AND INSTALL ALL BRANCH CIRCUIT WIRING IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE AND THIS DRAWING.
    B) MAXIMUM LOAD PER 20A/1P CIRCUIT: 1920 WATTS (120V); 4400 WATTS (277V).
    C) VOLTAGE DROP SHALL BE LIMITED TO 3% ON ALL BRANCH CIRCUITS.
11. A) INSTALL CONDUIT WITH SIZES AS INDICATED OR REQUIRED RIGIDLY SECURED IN PLACE WITH NOT LESS THAN ONE MALLEABLE, CORROSION PROOF, ALLOY STRAP OR HANGER PER EIGHT FEET OF CONDUIT. PERFORATED STRAPPING IS NOT ACCEPTABLE.
    B) SUPPORT CONDUITS FROM STRUCTURAL SLABS, WALLS, STRUCTURAL MEMBERS AND ROOF JOISTS. DO NOT SUPPORT CONDUITS FROM CEILING TIE WIRES, DUCTWORK, PIPING OR OTHER NONSTRUCTURAL MEMBERS.
12. A) INDEPENDENTLY AND SECURELY MOUNT WALL AND CEILING FIXTURES SO THAT THEY ARE NOT DEPENDENT ON CEILING FINISH FOR SUPPORT AND CANNOT BE ROTATED OR DISPLACED.
    B) FIXTURES AND DEVICES MOUNTED IN SUSPENDED ACOUSTICAL TILE SHALL HAVE CHANNEL SUPPORTS ACROSS THE MAIN GRID RUNNERS OR GRID SUPPORTS, SECURELY TIED DOWN OR ANCHORED SO AS NOT TO CAUSE TILE TO SAG AND SO THAT FIXTURE OR DEVICE CANNOT BE LIFTED, ROTATED OR DISPLACED. MINIMUM SUPPORTS SHALL INCLUDE 2 CHAINS AT DIAGONALLY OPPOSITE CORNERS.
    C) PROVIDE AND INSTALL GRID TROFFER SUPPORT CLIPS.
13. PANELBOARDS: COPPER BUS
    A) PROVIDE BREAKERS BOLTED IN PLACE. BREAKERS TO HAVE MINIMUM 10,000 AIC RATING. MULTI-POLE BREAKERS WITH COMMON TRIP SHALL BE FURNISHED WITH 4 BREAKER LOCK-ONE FOR EACH BRANCH CIRCUIT PANELBOARD.
    B) BALANCE PANEL FEEDERS WITHIN 5% UNDER FULL LOAD CONDITIONS.
    C) VERIFY ELECTRICAL REQUIREMENTS FOR MOTORS AND EQUIPMENT PRIOR TO ORDERING BREAKERS FOR PANELBOARDS.
    D) PROPERLY FILL IN CIRCUIT DIRECTIONS WITH A TYPEWRITER AT THE COMPLETION OF THE JOB, WITH DESIGNATIONS AS DETERMINED BY ARCHITECT.
14. LOW VOLTAGE DRY TYPE DISTRIBUTION TRANSFORMERS SHALL MEET THE CLASS 1 EFFICIENCY LEVELS FOR LOW VOLTAGE DISTRIBUTION TRANSFORMERS SPECIFIED IN TABLE 4-2 OF THE GUIDE FOR DETERMINING ENERGY EFFICIENCY FOR DISTRIBUTION TRANSFORMERS, PUBLISHED BY THE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA STANDARD TP-1-2002), IN EFFECT ON THE EFFECTIVE DATE OF THIS ARTICLE.
15. MOUNT OUTLET BOXES FLUSH AND CONCEAL CONDUIT UNO ROUTING AND METHODS USED TO ACHIEVE CONCEALED AND FLUSH EQUIPMENT INSTALLATION ARE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE WITH OTHER AFFECTED TRADES. SEE SPECIFICATIONS FOR CUTTING AND PATCHING.
16. REMODELING, MODIFYING, PATCHING AND REPAIR OF EXISTING BUILDING COMPONENTS SHALL BE DONE AS REQUIRED TO PRODUCE FINISHED WORK EQUAL TO THE NEW WORK AS SPECIFIED AND DETAILED CUTTING AND PATCHING SHALL BE THE RESPONSIBILITY OF THE TRADE WHOSE WORK RESULTS IN THE NEED FOR CUTTING AND PATCHING, UNLESS A SPECIFIED CONTRACTOR IS CALLED OUT ON THE DRAWINGS. COMPLETE WORK NECESSARY TO ACHIEVE THIS REQUIREMENT, EVEN THOUGH PROCEDURES ARE NOT DETAILED AND/OR SPECIFIED FOR EACH SPECIFIC CONDITION OR COMBINATION OF CONDITIONS. QUALITY OF WORKMANSHIP, MATERIALS AND FINISH SHALL BE EQUAL TO THE LEVEL ESTABLISHED FOR SIMILAR NEW WORK, EXCEPT WHERE EXISTING APPEARANCE IS TO BE MATCHED TO PROVIDE CONTINUITY.
17. DEFINITIONS: FURNISH – OBTAIN, PAY FOR AND DELIVER TO THE WORK SITE.
    INSTALL – TRANSPORT, CONNECT, TEST AND PLACE IN OPERATION.
    PROVIDE – FURNISH AND INSTALL.
    INDICATED – PORTRAYED BY PRINTED OR GRAPHIC MEANS.
18. PROVIDE PULL STRING IN ALL SPARE/EMPTY CONDUITS (TYPICAL).

ELECTRICAL NOTES

A. THE SCOPE OF THE WORK COVERED BY THESE SPECIFICATIONS INCLUDES LABOR, EQUIPMENT, AND MATERIALS FOR THE COMPLETE ELECTRICAL SYSTEM. MATERIALS AND EQUIPMENT ARE NEW, OF MANUFACTURER'S STANDARD CONSTRUCTION, INSTALLED IN ACCORDANCE WITH ACCEPTED PRACTICE. RESPONSIBILITY CONTINUES FOR CORRECTION OF DEFECTIVE MATERIAL AND WORK DISCLOSED DURING THE GUARANTEE PERIOD OR THE FIRST OPERATING SEASON. THE DRAWINGS AND SPECIFICATIONS ARE COOPERATIVE AND SUPPLEMENTARY, AND IT IS THE INTENT OF BOTH DRAWINGS AND SPECIFICATIONS TO COVER THE ELECTRICAL REQUIREMENTS AS NEARLY AS POSSIBLE. CLOSELY CHECK THE DRAWINGS AND SPECIFICATIONS FOR ANY OBVIOUS CONFLICTS, ERRORS OR OMISSION AND NOTIFY THE ENGINEER OF ANY PRIOR TO THE RECEIPT OF BIDS. PROPERLY ADJUST THE VARIOUS ELECTRICAL DEVICES, BALANCE PHASES, MAKE THE REQUIRED TESTS, ETC., UNTIL THE ENTIRE ELECTRICAL INSTALLATION FUNCTIONS PROPERLY IN EVERY DETAIL.

B. RACEWAYS – PROVIDE CONDUIT OF TYPES AND SIZES INDICATED WITH FITTINGS AND ACCESSORIES FOR A COMPLETE SYSTEM. USE 3/4" TRADE SIZE MIN. AND SECURITY SUPPORT USING BOLTED CLAMP TYPE HANGERS, LIKE MINERALLAC OR CHANNEL TYPE LIKE B-LINE.
GALVANIZED RIGID STEEL CONDUIT – FOR: PANEL FEEDERS, WET LOCATIONS, WHERE SUBJECT TO ABUSE, WHERE 2-1/2" TRADE SIZE OR LARGER IS INDICATED.

C. ELECTRICAL METALLIC TUBING (EMT) – FOR PROTECTED, DRY LOCATIONS, BRANCH CIRCUITS AND COMMUNICATION RACEWAY UP TO 2" TRADE SIZE. USE STEEL BODY COMPRESSION TYPE COUPLINGS AND CONNECTORS (SET-SCREW AND DIE CAST ARE NOT ACCEPTABLE) NON-METALLIC CONDUIT (SCHEDULE 40 PVC) – BELOW GRADE, EXTERIOR OF BUILDING ONLY.

D. WIRE AND CABLE – PROVIDE COPPER CONDUCTOR OF INDICATED TYPE/SIZE. RUN ALL WIRE IN CONDUIT, UNO USE 2 #12, #12 GRD. MIN. MC CABLE MAY BE USED WHEN IN COMPLIANCE WITH NEC.
TYPE THHN/THWN FOR #6 AWG AND SMALLER EXCEPT FOR WIRE BELOW GRADE.
TYPE XHHW FOR LARGER THAN #6 AWG AND FOR ALL WIRE BELOW GRADE.

E. BOXES AND FITTINGS – PROVIDE BOXES AND FITTINGS OF APPROPRIATE TYPE FOR EACH APPLICATION. USE: APPLETON, O.Z./GEDNEY, HUBBELL.
EXTERIOR (WEATHERPROOF) BOXES – CAST METAL, CORROSION RESISTANT, THREADED CONDUIT ENTRY, WITH MATING COVERS AND GASKETS. FOR EXTERIOR USE HUBBELL #5221 FIBERGLASS/PLASTIC COVER FOR DUPLEX RECEPTACLE.
INTERIOR BOXES SHALL BE 4" MIN. SQUARE FITTED WITH SQUARE CUT DEVICE RING OR SINGLE PIECE MASONARY TYPE, NON-GANGABLE AND SET FLUSH WITH FINISHED SURFACE.
JUNCTION AND PULL BOXES – PROVIDE CODE-GAGE, GALVANIZED SHEET STEEL APPROPRIATE FOR EACH APPLICATION. CONSTRUCT WITH WELDED SEAMS AND SCREW COVERS ATTACHED WITH STAINLESS STEEL FASTENERS.

F. WIRING DEVICES – PROVIDE WHERE INDICATED WHITE WIRING DEVICES OF CONFIGURATION RATING AND TYPE. USE: G.E., LEVITON OR HUBBELL.
DUPLEX RECEPTACLE – U.L. LISTED AS FED SPEC COMPLIANT, 20-AMP, 125V, 3-WIRE, 2-POLE WITH GROUND, WITH METAL PLASTER EARS; SPRING LOADED, SCREW ACTIVATED PRESSURE PLATE TERMINALS. BACK AND SIDE WIRED WITH GROUND TERMINAL BONDED TO MOUNTING YOKE. MOUNT WITH GROUND TERMINAL UP.

G. GROUND FAULT CIRCUIT INTERRUPTER (GFCI) – 20 AMP GFI, 120 VOLT, SOLID STATE, 5 MILLIAMP TRIP LEVEL, HUBBELL #GF5262 OR EQUAL.

H. MOTOR AND CIRCUIT DISCONNECTS – PROVIDE PROPER HP, VOLTAGE AND CURRENT RATING & NEMA TYPE DISCONNECT. FURNISH WITH OVERCURRENT PROTECTION AND OTHER ACCESSORIES AS INDICATED. USE NEMA 3R ENCLOSURE IN WET LOCATIONS. USE: SQUARE D OR G.E.,.
SWITCH TYPE – HEAVY DUTY, SHEET STEEL ENCLOSED, 2, 3 OR 4 POLE, QUICK-BREAK, VISIBLE BLADE, INTERLOCKED DOOR, PAD LOCK LOCKOUT PROVISION HIGH CONDUCTIVITY COPPER CURRENT CARRYING PARTS, SILVER TUNGSTEN CONTACTS, POSITIVE PRESSURE/SPRING ASSISTED FUSE CLIPS (FUSED TYPES).

I. FUSES – PROVIDE PROPER SELECTION OF FUSE(S) FOR EACH APPLICATION INDICATED AND WITH RESPECT TO VOLTAGE, CURRENT LIMIT, TIME/CURRENT CHARACTERISTICS, AND AVAILABLE FAULT CURRENT. FURNISH PRODUCTS OF ONE OF THE FOLLOWING BUSSMAN, GOULD OR LITTLEFUSE.
UL CLASS RK1 – 250 OR 600 VOLT RATING, 0-600 AMPERES. USE FOR PROTECTION OF CIRCUIT BREAKER PANELBOARDS.

J. INSTALLATION – INSTALL COMPLETE RACEWAY SYSTEM IN PROGRESS WITH OTHER TRADES AND PRIOR TO PULLING WIRE/CABLE. FOLLOW NECA GUIDELINES FOR NEAT, FIRST CLASS WORKMANSHIP. SELECT PROPER SUPPORTS AND ANCHORS AND ALLOW AIR SPACE WHEN MOUNTING TO MASONRY OR CONCRETE SURFACES. WIRE LANDED ON BACK-WIRED DEVICES AND CLAMP TYPE TERMINAL BLOCKS DO NOT REQUIRE CRIMPED LUGS. MOUNT WITH TOP AT 66". SELECT FUSES BASED ON NAME PLATE RATING OR OTHER MANUFACTURER'S RECOMMENDATION WHEN AVAILABLE AND INSTALL IN EACH FUSIBLE DEVICE. PLACE INTUMESCENT FILL MATERIAL IN PENETRATIONS OF FIRE RATED ASSEMBLIES. MARK PANELBOARDS WITH ACRYLIC ENGRAVED NAMEPLATES, PANEL DESIGNATION ABOVE DOOR AND INSIDE OF DOOR WITH PANEL DESIGNATION, VOLTAGE AND FEEDER DESIGNATION. MARK STARTERS, DISCONNECTS, ETC. WITH UNIT DESIGNATION, EQUIPMENT SERVED, VOLTAGE AND FEED CIRCUIT. APPLY FOLLOWING FINISH PAINTING AS APPLICABLE. BLUNT SCREW POINTS AFTER INSTALLATION TO PREVENT INJURY.

K. GROUND THE ELECTRICAL SYSTEM. PROVIDE WIRE, CABLE, LUGS, CLAMPS, SURGE ARRESTORS AND RELATED PRODUCTS AS REQUIRED FOR A COMPLETE GROUNDING SYSTEM. PROVIDE EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS. SIZE WIRE ACCORDING TO THE NEC.

SYMBOL LEGEND - LIGHTING

SYMBOL	DESCRIPTION
	EXIT LIGHT – CEILING OR WALL MOUNT, BAR DENOTES FACE/ARROWS
	SURFACE OR RECESSED, LIGHT FIXTURE
	LIGHT FIXTURE
	EM TYPE, LIGHT FIXTURE
	UNDERCABINET LIGHT
K	"K" BESIDE SYMBOL DENOTES TYPE
a	LOWER CASE LETTER BESIDE SYMBOL DENOTES SWITCHING

SYMBOL LEGEND - LIGHTING CONTROLS

SYMBOL	DESCRIPTION
TC	TIMECLOCK
	CEILING MOUNT OCCUPANCY SENSOR; PROGRAM FOR AUTO OFF AFTER 20 MINUTES OF VACANCY.
$	SINGLE POLE SWITCH WITH MANUAL DIMMING. MOUNT +42" A.F.F. TO BOTTOM OF BOX, UNO
	$_3$ THREE-WAY SWITCH
	$_D$ DUAL TECHNOLOGY OCCUPANCY SENSING DIMMER (ON|OFF) PROGRAMMED FOR AUTO ON/AUTO OFF AFTER 20 MINUTES OF VACANCY WITH MANUAL DIMMING.

SYMBOL LEGEND - SYSTEMS

SYMBOL	DESCRIPTION
F	FIRE PULL STATION. MOUNT +48" A.F.F.
	AUDIO/VISUAL SIGNAL, MOUNT +80"-96" A.F.F. COMPLY WITH LOCATION REQUIREMENTS OF NFPA 72 6-4.4 AND RELATED TABLES.
L	VISUAL FIRE ALARM SIGNAL, MOUNT +80" A.F.F. COMPLY WITH LOCATION REQUIREMENTS OF NFPA 72 6-4.4 AND RELATED TABLES.
	CEILING MOUNT AUDIO VISUAL DEVICE. COMPLY WITH LOCATION REQUIREMENTS OF NFPA 72 6-4.4 AND RELATED TABLES.
SD	SMOKE DETECTOR
TS	TAMPER SWITCH PROVIDED BY MECHANICAL, PROVIDE 120V POWER AND ASSOCIATED CONDUIT. SEE MECHANICAL PLANS FOR EXACT LOCATIONS.
FS	FLOW SWITCH PROVIDED BY MECHANICAL. PROVIDE 120V POWER AND ASSOCIATED CONDUIT. SEE MECHANICAL PLANS FOR EXACT LOCATIONS.
FACP	FIRE ALARM CONTROL PANEL (RECESSED)

ABBREVIATIONS

MARK	DEFINITION	MARK	DEFINITION
A	AMPERES	MLO	MAIN LUGS ONLY
AFF	ABOVE FINISHED FLOOR	MTD	MOUNTED
AFG	ABOVE FINISHED GRADE	MTG	MOUNTING
AIC	AMP INTERRUPT CAPACITY	NEC	NATIONAL ELECTRIC CODE
AL	ALUMINUM	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
AV	AUDIO VISUAL	NM	NONMETALLIC
BLDG	BUILDING	NTS	NOT TO SCALE
BKR	BREAKER	PNL	PANEL
C	CONDUIT	PVC	POLYVINYL CHLORIDE
CATV	CABLE TELEVISION	PWR	POWER
CB	CIRCUIT BREAKER	QTY	QUANTITY
CKT	CIRCUIT	REC	RECEPTACLE
CLG	CEILING	REFR	REFRIGERATOR
DTB	DATA TERMINAL BOARD	REQD	REQUIRED
EF	EXHAUST FAN	RL	RELOCATE
ELEC	ELECTRICAL	RM	ROOM
EM	EMERGENCY	SWBD	SWITCHBOARD
EMT	ELECTRICAL METALLIC TUBING	TC	TIME CLOCK
EQUIP	EQUIPMENT	TP	TAMPER PROOF
ETR	EXISTING TO REMAIN	TTB	TELEPHONE TERMINAL BOARD
F	FUSED	TV	TELEVISION
FACP	FIRE ALARM CONTROL PANEL	TYP	TYPICAL
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	UL	UNDERWRITERS LABORATORY
GRD	GROUND	UNO	UNLESS NOTED OTHERWISE
HP	HORSEPOWER	V	VOLTS
JBOX	JUNCTION BOX	VA	VOLT AMPERES
KV	KILOVOLTS	W	WATTS
KVA	KILOVOLT AMPERES	WH	WATER HEATER
LTG	LIGHTING	WL	WET LOCATION
LTS	LIGHTS	WP	WEATHERPROOF
MCB	MAIN CIRCUIT BREAKER	XFMR	TRANSFORMER
MECH	MECHANICAL		

SYMBOL LEGEND - POWER

SYMBOL	DESCRIPTION
	WALL MOUNTED, 125 VOLT, 15 OR 20 AMP DUPLEX RECEPTACLE GE 5252 OR EQUAL. MOUNT AT +18" A.F.F., UNLESS NOTED OTHERWISE
	+42"AFF OR ABOVE COUNTER, OR AS OTHERWISE NOTED.
	SPECIAL PURPOSE RECEPTACLE-MOUNT IN FLUSH WALL BOX. RECEPTACLE TO BE COORDINATED WITH LOAD SERVICED.
	TELEVISION SYSTEM OUTLET WITH DUPLEX RECEPTACLE. MOUNT AT +80"AFF UNO PROVIDE RECESSED MEDIA BOX WITH RECESSED ACTIVATIONS FOR BOTH POWER AND LOW VOLTAGE CABLES. PROVIDE DUPLEX RECEPTACLE, 4-PORT DATA OUTLET, CATV OUTLET AND OTHER DEVICES AS REQUIRED.
	EMERGENCY POWER OFF PUSH BUTTON. HANDICAP DOOR OPERATOR PUSHBUTTON
J	JUNCTION BOX SIZE AND INSTALL PER NEC 314.
	WALL MOUNTED TELE/DATA OUTLET, MOUNT @ 18" A.F.F. UNO PROVIDE SINGLE GANG 4" SQUARE BOX WITH QUAD MUD RING AND PLASTIC BUSHING. RUN 1-1/4"C. STUB WITH PULL STRING TO ACCESSIBLE CEILING SPACE.
S T	THERMOSTAT, PROVIDE 3/4" CONDUIT TO ASSOCIATED MECHANICAL EQUIPMENT
DTB/TTB	DATA/TELEPHONE TERMINAL BOARD (TTB) – (FIREPROOF PAINTED 4'x8'x3/4" PLYWOOD)
	PANEL BOARD, SURFACE MOUNT, REFER TO PANEL SCHEDULE
	TRANSFORMER (XFMR) – SITE AND FLOOR PLANS

GENERAL NOTES

1. VERIFY DIMENSIONS FROM ARCHITECTURAL DRAWINGS.
2. INSTALL FIXTURES ON ACOUSTICAL TILE MODULES UNLESS OTHERWISE INDICATED.
3. OUTLET DIMENSIONS ARE TO BOTTOM OF BOX.
4. CIRCUITING INDICATED IS TO SHOW SWITCHING ETC. NOT QUANTITY OR EXACT LOCATION.
5. VERIFY EXACT LIGHT FIXTURE LOCATION IN COORDINATION WITH OTHER TRADES AND RELOCATE AS NECESSARY FOR EXPOSED DUCTS, PIPING, ETC. AS DIRECTED.
6. PROVIDE SILK SCREEN PRINTED CIRCUIT LABELS FOR ALL RECEPTACLES AND DATA OUTLETS. PROVIDE ENGRAVED ACRYLIC NAMEPLATES FOR ALL PANELBOARDS AND DISCONNECTS. DISCONNECTED NAMEPLATE SHALL INCLUDE NAME OF UNIT AS WELL AS CIRCUIT FEEDING UNIT. LOCATE DATA OUTLETS NO MORE THAN 2" FROM CORRESPONDING RECEPTACLE.
7. VERIFY FURNITURE, EQUIPMENT, ETC., MOUNTED OUTLET LOCATIONS WITH EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN.
8. COMPLY WITH NEC 408.4(A). CLEARLY IDENTIFY CIRCUITS ON PANEL DIRECTORIES TO INCLUDE LOCATION SERVED AS WELL AS ITEM (I.E. REC – HALL 102)

REMODEL NOTES

1. REMOVE ELECTRICAL WORK FROM WALLS, CEILINGS, AND OTHER SURFACES TO BE REMOVED.
2. REMOVE ABANDONED CONDUCTOR, ELECTRICAL EQUIPMENT, AND ACCESSIBLE RACEWAY.
3. BLANK OFF ABANDONED OUTLETS USING PLATE TO MATCH DEVICE COVERS OR PATCH OPENINGS AND FINISH TO MATCH ADJACENT SURFACE.
4. EXISTING EQUIPMENT DEVICES, ETC., INDICATED TO REMAIN ARE INTENDED TO REMAIN OPERATIONAL. RECIRCUIT OR REROUTE CIRCUITS AS REQUIRED TO MAINTAIN OPERATION.
5. REMOVE EXISTING LIGHT FIXTURES FROM AREAS WHERE NEW LIGHTING IS INDICATED.
6. EXISTING WORK INDICATED IS INTENDED TO BE A REASONABLE APPROXIMATION AND IS FOR CONVENIENCE ONLY, NOT FOR THE BASIS OF BIDDING. DETERMINE EXACT QUANTITIES AND LOCATIONS AT THE JOB SITE.
7. PROVIDE NEW TYPED CIRCUIT DIRECTORIES FOR PANELS WITH CIRCUIT CHANGES OR ADDITIONS.

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Registered Professional Engineer
CERTIFICATE NO.
32749
SARAH JEWETT
LESKA
Date Signed
ARIZONA, U.S.A.
EXPIRES 06/30/2023

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2023-01-24	MECH REVISIONS

DRAWN BY	KAT/RJ
APPROVED BY	S.L.
ISSUED FOR	
ISSUE DATE	12/02/2022
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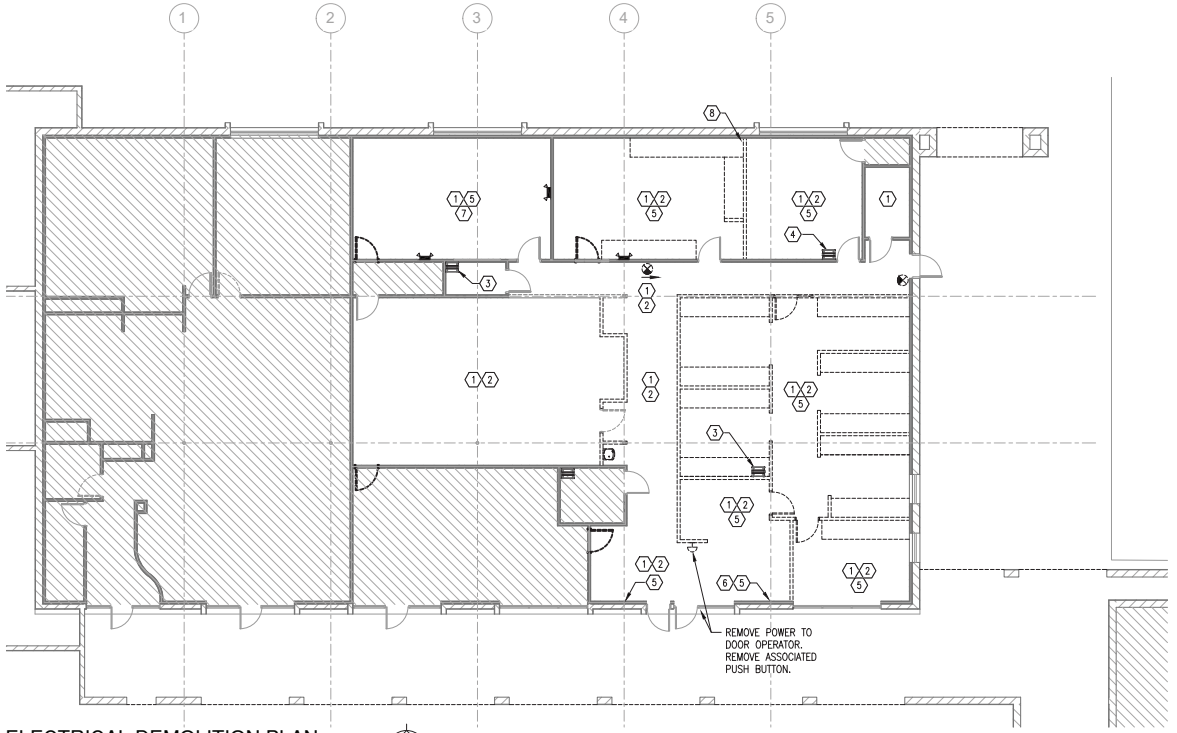
	FIELD BOOK

ELECTRICAL SYMBOLS, NOTES AND ABBREVIATIONS

E0.0



1 ELECTRICAL DEMOLITION PLAN
1/8" = 1'-0"

NORTH

GENERAL NOTES:

A. DEVICES NOT SHOWN ARE EXISTING TO REMAIN, UNO.

KEY NOTES:

1. REMOVE (E) LIGHTS & SWITCHES. REMOVE EXISTING CEILING MOUNTED DEVICES. MAINTAIN ASSOCIATED CONDUIT AND CONDUCTORS TO POWER REPLACED LIGHTS THIS AREA.
2. REMOVE (E) WALL MOUNT DEVICES AND ASSOCIATED CONDUIT AND CONDUCTORS FOR WALLS TO BE REMOVED THIS AREA.
3. REMOVE EXISTING WALL MOUNT DATA SWITCH/PATCH PANELS AND SALVAGE TO OWNER.
4. REMOVE EXISTING FLOOR MOUNT DATA SWITCH/PATCH PANELS AND SALVAGE TO OWNER.
5. REMOVE WIREMOLD AND ASSOCIATED CONDUITS & CONDUCTORS THIS AREA.
6. REMOVE START/STOP MASTER COMPUTER SWITCH AND ASSOCIATED CONTACTORS.
7. REMOVE EXISTING CEILING PROJECTOR, CAMERAS AND SPEAKERS. SALVAGE TO OWNER.
8. REMOVE CAMERA THIS AREA. SALVAGE TO OWNER.

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ELECTRICAL DEMOLITION PLAN

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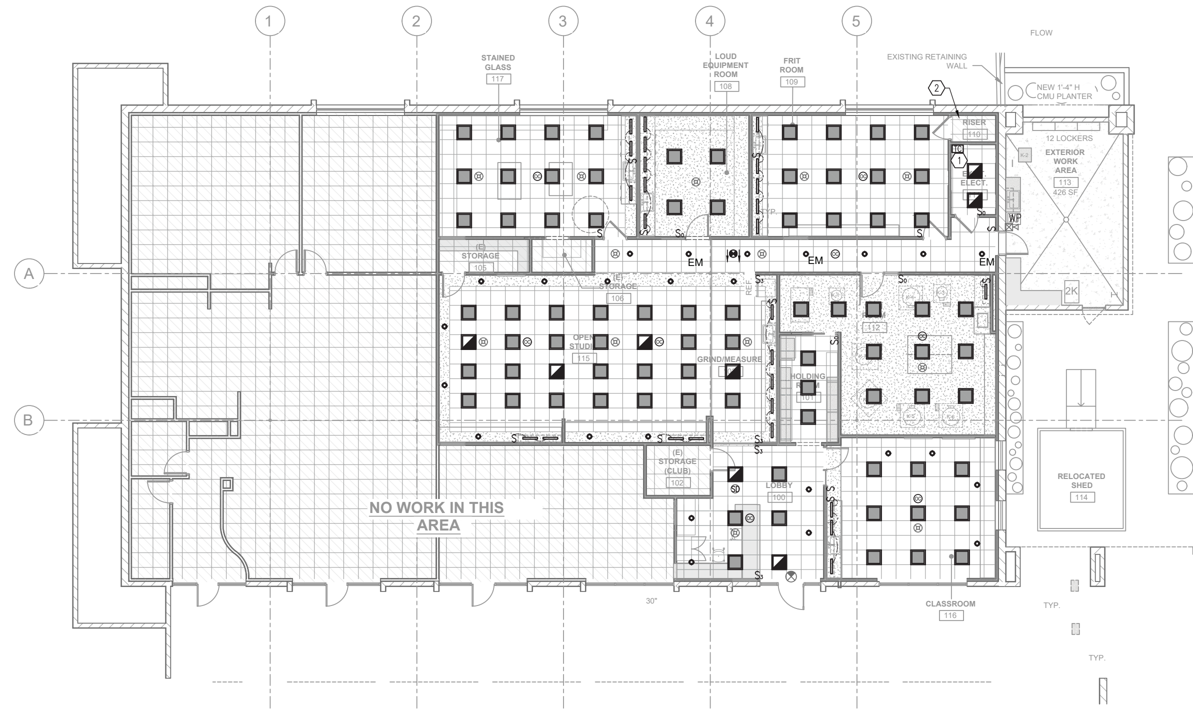


CEILING LIGHTS THIS VIEW CIRCUIT A1HA-1
UNDERCABINET LIGHTS THIS VIEW CIRCUIT A1LA-15

1 LIGHTING PLAN

1/8" = 1'-0"

NORTH

GENERAL NOTES:

A. LIGHT FIXTURE TYPE MARKINGS, UNO:
   K1 – 2x2 LIGHTS, ACT CEILINGS
   K2 – 2x2 LIGHTS, DRYWALL CEILINGS
   K3 – DOWNLIGHTS
   K4 – UNDERCABINET LIGHTS

B. CIRCUIT EM AND EXIT SIGNS TO NEAREST LIGHTING CIRCUIT. CONNECT AHEAD OF SWITCHING IN COMPLIANCE WITH NEC 700.12 (F).

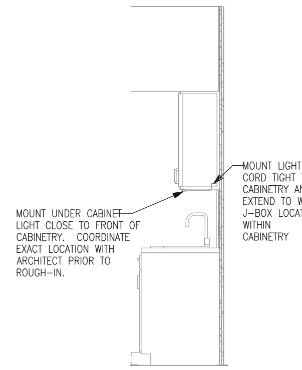
C. MANUFACTURER OF SUBMITTED/APPROVED CEILING AND WALL MOUNTED OCCUPANCY SENSORS TO VERIFY PLACEMENT FOR PROPER COVERAGE AND FUNCTIONALITY OF DEVICES.

D. LOCATE WALL SWITCHES SUCH THAT EDGE OF COVERPLATE IS 4" MAX FROM ADJACENT DOOR JAMB.

E. EXTERIOR LIGHTS EXISTING TO REMAIN.

KEY NOTES:

1. PROVIDE LIGHTING CONTROL PANEL THIS AREA.
2. EXISTING LIGHTS TO REMAIN. NO WORK.



2 UNDERCABINET LIGHT DIAGRAM

NO SCALE

COMcheck Software Version 4.1.5.5
Interior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title:
Project Type: Alteration

Construction Site: Owner/Agent: Designer/Contractor:

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B X C)
1-School/University	4967	0.81	4023
		Total Allowed Watts =	4023

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
School/University (4967 sq.ft.)				
LED 1: K1: Other:	1	72	19	1368
LED 2: K2: Other:	1	15	30	450
LED 3: K3: Other:	1	25	18	450
LED 4: K4: Other:	1	26	10	260
			Total Proposed Watts =	2528

Interior Lighting PASSES

LIGHT FIXTURE SCHEDULE

MARK	MANUFACTURER'S CATALOG #	MOUNT	LED LAMPING	LUMENS	VOLTAGE	SIZE	COLOR OR FINISH	DIMMING	LENS & DISTRIBUTION	OPTIONS & REMARKS
K1	LITHONIA #EPANL SERIES COLUMBIA #CFP SERIES	RECESS	19W	2000	MVOLT	24"x 24"x2"	WHITE	10% 0–10V	SATIN WHITE	
K2	LITHONIA #EPANL SERIES COLUMBIA #CFP SERIES	RECESS	30W	3400	MVOLT	24"x 24"x2"	WHITE	10% 0–10V	SATIN WHITE	DRYWALL INSTALL KIT
K3	LITHONIA #LDN6/L06 SERIES PRECOLITE #LTR-6RD SERIES	RECESS	18W	1500	MVOLT	6"Øx7" x6"	MATTE DIFFUSE	10% 0–10V		
K4	LITHONIA #UCLD SERIES	UNDER CABINET	10W	585	120V	4"x1" x18"	WHITE	1%	ACRYLIC	NO ROCKER SWITCH; HARD WIRE
EXIT	LITHONIA #EDG SERIES DUAL LITE #EVE SERIES	WALL	GREEN LED		MVOLT	13"x5" x12"	BRUSHED ALUMINUM		EDGE LIT ACRYLIC	NI-CAD BATTERY; FULL 5-YR, WARRANTY; 3-YRS PRO-RATA @ 33% / YR.

NOTES:

1. PROVIDE 90 CRI FOR ALL FIXTURES; NO LESS THAN 80 CRI IF 90 IS NOT AVAILABLE.
2. PROVIDE 3500K FOR ALL INTERIOR LIGHTING, UNO.
3. EQUALS IN QUALITY, PERFORMANCE, AND AESTHETICS BY ACUITY, COOPER/EATON, HUBBELL, AND PHILIPS ARE ACCEPTABLE.
4. PROVIDE INTEGRAL EMERGENCY BATTERY BACKUP WITH 1000 LUMENS FOR FIXTURE SYMBOLS SHOWN AS EMERGENCY.
5. STANDARD MANUFACTURERS 5 YEAR WARRANTY, UNO.
6. LIGHT FIXTURE NAMEPLATE WATTAGE SHALL NOT EXCEED LED LAMP WATTAGES INDICATED.
7. VERIFY DIMMER COMPATIBILITY PER LIGHT FIXTURE TYPE MARKING PRIOR TO ORDERING.
8. FIXTURE MOUNTING HEIGHT SHOWN IS TO BOTTOM OF FIXTURE, UNO.

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LIGHTING PLAN, LIGHT FIXTURE SCHEDULE & CALC

E1.0

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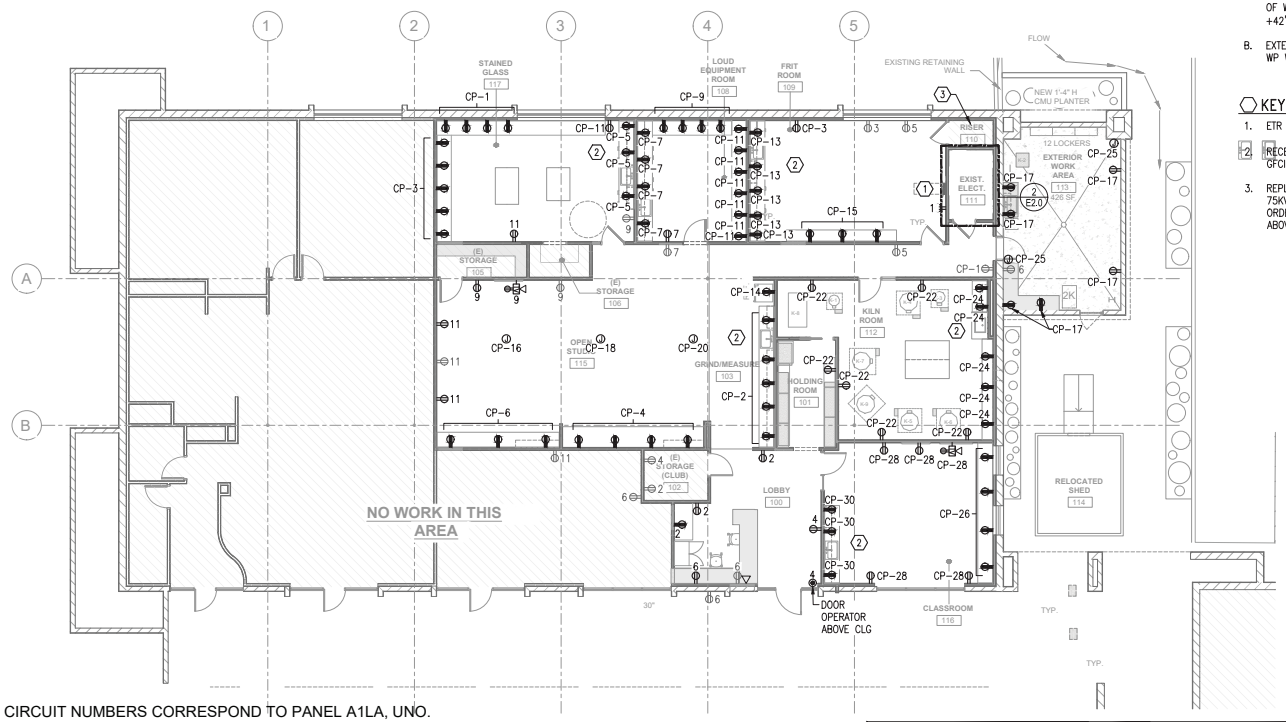
GENERAL NOTES:

A. RECEPTACLES WITHIN 6' OF SOURCES OF WATER, PROVIDE GFCI DEVICE, +42"AFF.

B. EXTERIOR RECEPTACLES SHALL BE GFCI, WP WITH PLUG INSERTED.

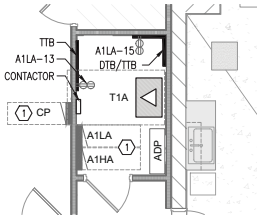
KEY NOTES:

1. ETR PANEL(S).
2. RECEPTACLES THIS AREA +42" AFF, GFCI.
3. REPLACE EXISTING TRANSFORMER WITH 75KVA. VERIFY CLEARANCES PRIOR TO ORDERING. PROVIDE WITH FEET TO SIT ABOVE THE FLOOR.

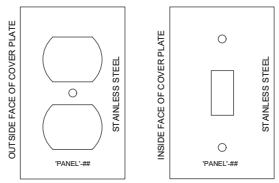


CIRCUIT NUMBERS CORRESPOND TO PANEL A1LA, UNO.

1 POWER PLAN
1/8" = 1'-0"



2 ENLARGED PLAN
1/4" = 1'-0"



3 COVER PLATE LABEL DIAGRAM
NO SCALE

ART EQUIPMENT FEEDER SCHEDULE

ITEM #	DESCRIPTION	DEVICE	CIRCUIT	CONDUIT / WIRE	NOTES
K-1	KILN – AIM	NEMA 5-20	CP-27	3/4"C., 2#10, #10 GRD.	1,2,3,4
K-2	KILN – AIM VITRIGRAPH	NEMA 5-20	CP-29	3/4"C., 2#12, #12 GRD.	1,2,3,4
K-3	KILN – JEN-KEN	NEMA 5-20	CP-31	3/4"C., 2#10, #10 GRD.	1,2,3,4
K-4	KILN – PARAGON	NEMA 6-50	A1LA-17,19	1"C., 2#6, #10 GRD.	1,2,3,4
K-5	KILN – SKUTT 1014	NEMA 6-50	A1LA-23,25	1"C., 2#8, #10 GRD.	1,2,3,4
K-6	KILN – SKUTT 1027A	NEMA 6-50	A1LA-16,18	1"C., 2#6, #10 GRD.	1,2,3,4
K-7	KILN – SKUTT 1027B	NEMA 6-50	A1LA-20,22	1-1/4"C., 2#4, #8 GRD.	1,2,3,4
K-8	KILN – GTS 41	NEMA 6-50	CP-39,41	1-1/4"C., 2#4, #8 GRD.	1,2,3,4,5
K-9	KILN – SP 28	NEMA 6-50	CP-38,40	1"C., 2#6, #10 GRD.	1,2,3,4,5
2J	CA TOOLS AIR COMP #CAT-4620-AC		CP-33	3/4"C., 2#10, #10 GRD.	1,2,3,4
2K	HOMAK VERT BLASING #RD00924380		CP-35	3/4"C., 2#12, #12 GRD.	1,2,3,4

NOTES:
1. PROVIDE DISCONNECT: NEMA 1 FOR INTERIOR DRY LOCATIONS
   NEMA 3R FOR EXTERIOR OR WET LOCATIONS
2. FUSE FOR MOTOR OVERLOAD PROTECTION BASED ON NAMEPLATE DATA
3. PROVIDE 120V OR 208V RECEPTACLE AMPERAGE AS REQUIRED OR J-BOX AS REQUIRED
4. COORDINATE CORD/PLUG CONNECTION WITH OWNER PROVIDED EQUIPMENT PRIOR TO ROUGH-IN. PROVIDE CORRESPONDING DEVICE AS REQUIRED.
5. DO NOT OPERATED KILNS K-8 AND K-9 SIMULTAEOUSLY

ONE LINE DIAGRAM FEEDER SCHEDULE

ITEM	ETR / PROVIDE	CU FEEDER	GRD ELECTRODE	NOTES
200A PANEL	PROVIDE	2-1/2"C., 4 #4/0, #4 GRD.		PANEL A1LA
75 KVA XFMR	PROVIDE	2"C., 3 #1, #6 GRD.	#4	PRIMARY FEEDER XFMR T1A
	PROVIDE	2-1/2"C., 4 #4/0, #4 GRD.		SECONDARY FEEDER XFMR T1A

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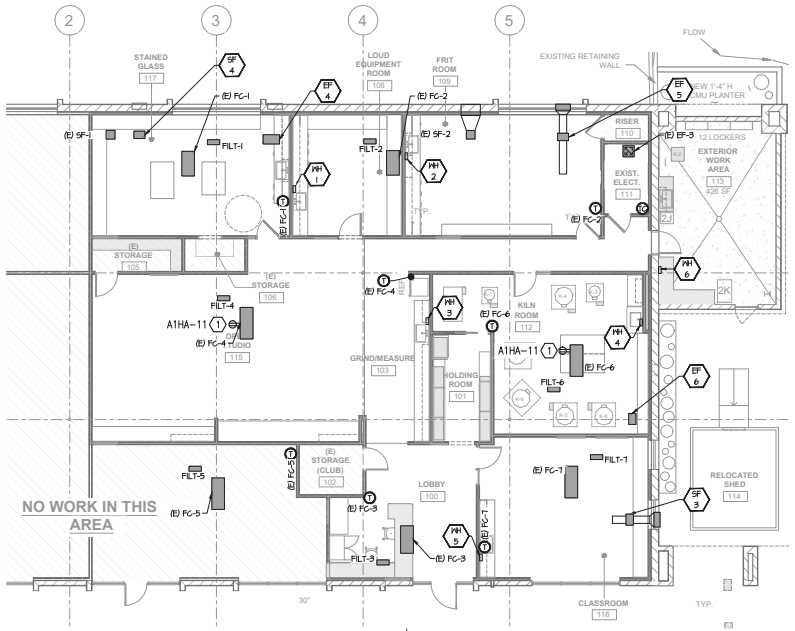
POWER PLAN, EQUIPMENT & ONE LINE SCHEDULE

E2.0

Autodesk Revit 2022



1 MECHANICAL POWER PLAN
1/8" = 1'-0"

NORTH

KEY NOTES:

1. GFCI, WP WITH PLUG INSERTED, ON ROOF.

ELECTRICAL FEEDER SCHEDULE - MECHANICAL EQP

TAG	ETR	CIRCUIT	FEEDER	DISCONNECT SIZE	NOTES
EF-4		A1LA-12	3/4"C., 2#12, #12 GRD.	30A	4,5,6
EF-5		A1LA-12	3/4"C., 2#12, #12 GRD.	30A	4,5,6
EF-6		A1LA-12	3/4"C., 2#12, #12 GRD.	30A	4,5,6
SF-3		A1LA-10	3/4"C., 2#12, #12 GRD.	30A	4,5,6
SF-4		A1LA-10	3/4"C., 2#12, #12 GRD.	30A	4,5,6
FILT-1		A1LA-24	3/4"C., 2#12, #12 GRD.	30A	4,6,8
FILT-2		A1LA-24	3/4"C., 2#12, #12 GRD.	30A	4,6,8
FILT-3		A1LA-24	3/4"C., 2#12, #12 GRD.	30A	4,6,8
FILT-4		A1LA-24	3/4"C., 2#12, #12 GRD.	30A	4,6,8
FILT-5		A1LA-26	3/4"C., 2#12, #12 GRD.	30A	4,6,8
FILT-6		A1LA-26	3/4"C., 2#12, #12 GRD.	30A	4,6,8
FILT-7		A1LA-26	3/4"C., 2#12, #12 GRD.	30A	4,6,8
FC-1	X	A1LA-31,33	3/4"C., 2#12, #12 GRD.	30A	1,2,3
FC-2	X	A1LA-31,33	3/4"C., 2#12, #12 GRD.	30A	1,2,3
FC-3	X	A1LA-35,37	3/4"C., 2#12, #12 GRD.	30A	1,2,3
FC-4	X	A1LA-39,41	3/4"C., 2#12, #12 GRD.	30A	1,2,3
FC-5	X	A1LA-39,41	3/4"C., 2#12, #12 GRD.	30A	1,2,3
FC-6	X	A1LA-35,37	3/4"C., 2#12, #12 GRD.	30A	1,2,3
FC-7	X	A1LA-35,37	3/4"C., 2#12, #12 GRD.	30A	1,2,3
CU-1	X	ETR	1"C., 3#8, #10 GRD.	60A	1,2,3
CU-2	X	F1HA-19,21,23	1"C., 3#8, #10 GRD.	60A	1,2,3
CU-3	X	F1HA-19,21,23	1"C., 3#8, #10 GRD.	60A	1,2,3
CU-4	X	F1HA-19,21,23	1"C., 3#8, #10 GRD.	60A	1,2,3
CU-5	X	F1HA-19,21,23	1"C., 3#8, #10 GRD.	60A	1,2,3
CU-6	X	ETR	1"C., 3#8, #10 GRD.	60A	1,2,3
CU-7	X	ETR	1"C., 3#8, #10 GRD.	60A	1,2,3
WH-1		A1HA-18	1"C., 2#8, #10 GRD.	60A	1,6,7
WH-2		A1HA-7	3/4"C., 2#12, #12 GRD.	30A	1,6,7
WH-3		A1HA-9	3/4"C., 2#12, #12 GRD.	30A	1,6,7
WH-4		A1HA-8	3/4"C., 2#12, #12 GRD.	30A	1,6,7
WH-5		A1HA-10	3/4"C., 2#12, #12 GRD.	30A	1,6,7
WH-6		A1HA-12	3/4"C., 2#12, #12 GRD.	30A	1,6,7

NOTES:

1. PROVIDE DISCONNECT: NEMA 1 FOR INTERIOR DRY LOCATIONS NEMA 3R FOR EXTERIOR OR WET LOCATIONS LOCATE ON UNISTRUT ADJACENT TO UNIT
2. FUSE FOR MOTOR OVERLOAD PROTECTION BASED ON NAMEPLATE DATA
3. 100K MAX AVAILABLE FAULT CURRENT; SCCR RATING TO INCLUDE ALL COMPONENTS, NO ADDITIONAL UPSTREAM PROTECTION
4. PROVIDE MOTOR-RATED SWITCH
5. PROVIDE 365-DAY TIMER; FAN TO RUN DURING OCCUPIED HOURS
6. PROVIDE 120V, 20A GFCI RECEPTACLE OR J-BOX AS REQUIRED
7. COORDINATE CORD/PLUG CONNECTION REQUIREMENTS WITH EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN.
8. INTERLOCK FILT-# WITH ASSOCIATED FC SUPPLY FAN FOR SIMULTANEOUS OPERATION.

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ENLARGE KILN ROOM & MECHANICAL POWER PLAN

E2.1

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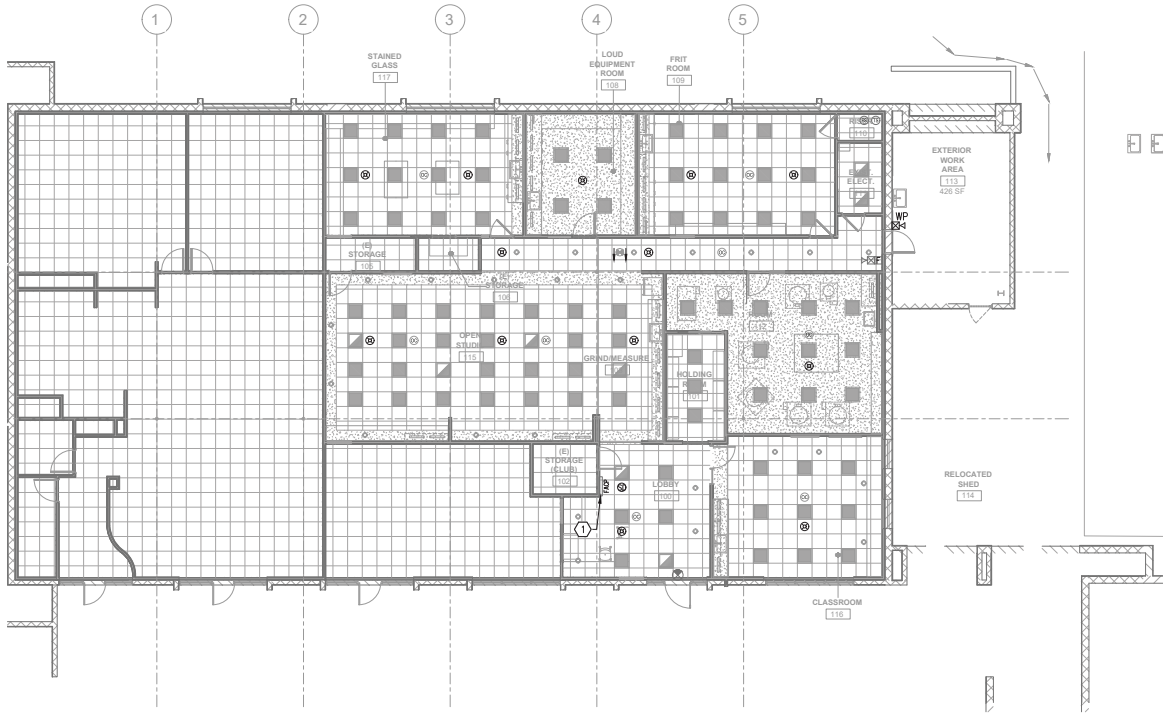

1 SYSTEMS PLAN
1/8" = 1'-0"

NORTH

FIRE ALARM GENERAL NOTES:

A. COMPLY WITH IFC 2018, 510.1 EMERGENCY RESPONDER RADIO COVERAGE. NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED ON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS UTILIZED BY THE JURISDICTION, MEASURED AT THE EXTERIOR OF THE BUILDING.

B. IF THE SIGNAL STRENGTH WITHIN THE BUILDING DOES NOT PASS THE REQUIRED COVERAGE LEVELS, PROVIDE BI-DIRECTIONAL ANTENNA AS DIRECTED BY LOCAL FIRE JURISDICTION.

C. COMPLY WITH IFC 2018, 907.5.2.1.1 AVERAGE SOUND PRESSURE. AUDIBLE ALARM NOTIFICATION APPLIANCES SHALL PROVIDE A SOUND PRESSURE LEVEL OF 15dBA ABOVE AVERAGE AMBIENT SOUND LEVEL OR 5 dBA ABOVE THE MAXIMUM SOUND LEVEL HAVING A DURATION OF NOT LESS THAN 60-SECONDS, WHICHEVER IS GREATER, IN EVERY OCCUPIABLE SPACE WITHIN THE BUILDING.

D. COMPLY WITH NFPA 72, 2016 A.13.4.3 AVERAGE AMBIENT SOUND LEVELS BASED ON LOCATION.

E. FIRE ALARM SYSTEM SHOWN THIS PAGE IS A GENERAL LAYOUT AND IS NOT A FULLY ENGINEERED SYSTEM. FIRE ALARM CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AS A DEFERRED SUBMITTAL TO COMPLY WITH NFPA 72.

KEY NOTES:

1. ETR FACP-A SIMPLEX 4005. MAIN FACP IN ADJACENT BUILDING.

7536 N. La Cholla Blvd.
Tucson, Arizona 85741
Phone (520) 622-2196
Fax (520) 622-2198
www.eda-az.com
Project #: 22078
EDA

WSM ARCHITECTS
A DIVISION OF SHIVE-HATTERY
Enter Office Number in Global Parameters
Enter Office Number in Global Parameters
Phone | WSMARCH.COM

SEAL

Registered Professional Engineer (Civil)
CERTIFICATE NO.
32749
SARAH JEWETT LESKA
State of Arizona, U.S.A.
EXPIRES 06/30/2023
Sarah J. Leska

Glass Arts TI at Santa Rita Springs

Green Valley Recreation
921 W Via Rio Fuerte, Green Valley, AZ 85614

2023-01-24 MECH REVISIONS

DRAWN BY	KA/TAJ
APPROVED BY	SJL
ISSUED FOR	
ISSUE DATE	12/02/2022
PROJECT NUMBER	2172203180
FIELD BOOK	

SYSTEMS PLAN

E3.0

Autodesk Revit 2022

JOB NAME: GVR ART JOB NO: 22078RM: ELEC 105 RATED ISC: ETR PANEL NO: ADF
VOLTAGE: 277/480 PHASE: 3 WIRE: 4 MAIN: BKR 400 AMP TYPE:
MOUNTING: SURFACE

REMARKS: EXISTING SIEMENS TYPE S4 PANEL
(**) DENOTES REPLACE EXISTING BREAKER AS SHOWN

REMARKS:	BKR	CKT	HP	KVA A	KVA B	KVA C	HP	CKT	BKR	REMARKS:
PANEL A2HA	225/3	1						2		NON-BUSSED SPACE
		3						4		
		5						6		
PANEL A1HA	100/3	7		13.9				8		XFMR PANEL A1LA
		9		18.9	12.8			10	(**) 125/3	
		11			19.8	16.7		12		
						18.5				
SPACE		13						14		SPACE
		15						16		
		17						18		
SPACE		19						20		SPACE
		21						22		
		23						24		
CONNECTED TOTALS:			–	32.8	32.5	35.2	–			
LARGEST MOTOR/CONTINUOUS x 1.25				0.0	0.0	0.0	TOTAL DEMAND (KVA):			100.5
NON-CONTINUOUS				32.8	32.5	35.2	NON-COINCIDENT (KVA):			
DEMAND:				32.8	32.5	35.2	NET KVA: 101 AMP:			127

1

JOB NAME: GVR ART JOB NO: 22078RM: IT RATED ISC: ETR PANEL NO: CP
VOLTAGE: 120/208 PHASE: 3 WIRE: 4 MAIN: LUG 150 AMP TYPE:
MOUNTING: SURFACE

REMARKS: EXISTING SIEMENS PANEL
(**) DENOTES REPLACE EXISTING BREAKER AS SHOWN

REMARKS:	BKR	CKT	HP	KVA A	KVA B	KVA C	HP	CKT	BKR	REMARKS:
REC STAIN GL 117	(**) 20/1	1		0.7				2	(**) 20/1	REC OPEN STUDIO 115
				0.9						
' '	(**) 20/1	3			0.9			4	(**) 20/1	' '
					0.7					
' '	(**) 20/1	5				0.5		6	(**) 20/1	' '
						0.5				
REC LOUD EQUIP 108	(**) 20/1	7		0.7				8	30/1	REC COMPUTER
				1.1						
' '	(**) 20/1	9			0.7			10	30/1	' '
					0.7					
' '	(**) 20/1	11				1.1		12	30/1	' '
						0.7				
REC FRIT 109	(**) 20/1	13		0.9				14	(**) 20/1	REFRIG OPEN STUDIO 115
				1.5						
' '	(**) 20/1	15			0.5			16	(**) 20/1	J-BOX OPEN STUDIO 115
					1.0					
REC YARD	(**) 20/1	17				1.1		18	(**) 20/1	' '
						1.0				
REC COMPUTER	30/1	19		0.4				20	(**) 20/1	' '
				1.0						
' '	30/1	21			0.4			22	(**) 20/1	REC KILN RM 112
					1.1					
' '	30/1	23				0.4		24	(**) 20/1	' '
						0.9				
J-BOX YARD	(**) 20/1	25		1.0				26	(**) 20/1	REC CLASSRM
				0.7						
K-1 KILN	30/1	27			2.4			28	(**) 20/2	' '
					0.9					
K-2 KILN	(**) 20/1	29				1.7		30	(**) 20/2	' '
						0.5				
K-3 KILN	(**) 25/1	31		1.8				32		
2J AIR COMP	30/1	33			2.9			34	60/3	SURGE SUPRPESSOR
2K VERT BLASÉ	(**) 20/1	35				1.2		36		
SPACE		37		4.8				38	(**) 60/2	K-9 KILN
					5.5					
K-8 KILN	(**) 70/2	39			4.8			40		
		41				5.5		42		SPACE
CONNECTED TOTALS:			–	15.5	22.5	15.2	–			
LARGEST MOTOR/CONTINUOUS x 1.25				0.0	0.0	0.0	TOTAL DEMAND (KVA):			43.6
NON-CONTINUOUS				10.7	17.7	15.2	NON-COINCIDENT (KVA):			
DEMAND:				10.7	17.7	15.2	NET KVA: 44 AMP:			148

JOB NAME: GVR ART JOB NO: 22078RM: ELEC 105 RATED ISC: ETR PANEL NO: A1HA
VOLTAGE: 277/480 PHASE: 3 WIRE: 4 MAIN: LUG 100 AMP TYPE:
MOUNTING: SURFACE

REMARKS: EXISTING SIEMENS PANEL
(**) DENOTES REPLACE BREAKER AS SHOWN
(##) DENOTES REVISE LOAD AS SHOWN

REMARKS:	BKR	CKT	HP	KVA A	KVA B	KVA C	HP	CKT	BKR	REMARKS:
LTS THIS PROJECT	(##) 20/1	1		2.3				2	20/1	LTS TIMECLOCK
				2.9						
LTS	20/1	3			3.6			4	20/1	SPARE
' '	20/1	5				3.4		6	20/1	' '
WH-2	(##) 20/1	7		4.1				8	(##) 20/1	WH-4
				4.1						
WH-3	(##) 20/1	9			4.1			10	(##) 20/1	WH-5
					4.1					
REC ROOF	(**) 20/1	11				0.4		12	(##) 20/1	WH-6
						4.1				
SPACE		13						14		SPACE
' '		15						16		' '
' '		17				8.0		18	(**) 40/1	WH-1
CONNECTED TOTALS:			–	13.3	11.8	15.8	–			
LARGEST MOTOR/CONTINUOUS x 1.25				2.8	4.6	4.2	TOTAL DEMAND (KVA):			43.3
NON-CONTINUOUS				11.1	8.2	12.5	NON-COINCIDENT (KVA):			
DEMAND:				13.9	12.8	16.7	NET KVA: 43 AMP:			60

JOB NAME: GVR ART JOB NO: 22078RM: ELEC 105 RATED ISC: ETR PANEL NO: A1LA
VOLTAGE: 120/208 PHASE: 3 WIRE: 4 MAIN: BKR 200 AMP TYPE:
MOUNTING: SURFACE

REMARKS: EXISTING SIEMENS PANEL (DISCONNECT SHUT-DOWN CONTACTORS/SHUNT TRIP)
(**) DENOTES REPLACE BREAKER AS SHOWN
(##) DENOTES REVISE LOAD AS SHOWN

REMARKS:	BKR	CKT	HP	KVA A	KVA B	KVA C	HP	CKT	BKR	REMARKS:
ETR REC	(##) 20/1	1		0.4				2	(##) 20/1	ETR DATA SWITCH
				0.7						
ETR REC	(##) 20/1	3			0.4			4	(##) 20/1	ETR REC
					0.6					
ETR REC	(##) 20/1	5				0.4		6	(##) 20/1	ETR REC
						0.9				
ETR REC	(##) 20/1	7		0.5				8	20/1	F.A. BELL
				0.3						
ETR REC	(##) 20/1	9			0.9			10	(##) 20/1	SF-3, SF-4
					0.2					
' '	(##) 20/1	11				1.2		12	20/1	EF-4, EF-5, EF-6
						0.5				
REC TTB	20/1	13		0.4				14	20/1	LTS TIMECLOCK
LTS UNDERCABINET	(##) 20/1	15			0.3			16	(**) 60/2	K-6 KILN
					5.0					
K-4 KILN	(**) 60/2	17				4.6		18		
						5.0				
		19		4.6				20	(**) 70/2	K-7 KILN
				6.0						
EF-3	20/1	21			1.1			22		
					6.0					
K-5 KILN	(**) 50/2	23				0.6		24	20/1	FILT-1,2,3,4
		25		0.5				26	20/1	FILT-5,6,7
FACP	20/1	27						28	20/1	SPARE
SPARE	20/1	29						30	20/1	' '
FC-1, FC-2 AC-15	20/2	31		0.6				32	20/1	SF-1
					1.1					
		33			0.2			34	20/1	SF-2
FC-3, FC-6 FC-7	20/2	35				1.5		36		SPACE
				1.5				38		
		37		2.4						
FC-4, FC-5	20/2	39			1.6			40	100 /3	PANEL A2LA
					2.4					
		41				1.6		42		
						2.4				
CONNECTED TOTALS:			–	18.9	19.7	18.5	–			
LARGEST MOTOR/CONTINUOUS x 1.25				0.0	0.3	0.0	TOTAL DEMAND (KVA):			57.2
NON-CONTINUOUS				18.9	19.5	18.5	NON-COINCIDENT (KVA):			
DEMAND:				18.9	19.8	18.5	NET KVA: 57 AMP:			165

1

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Tucson, Arizona 85741
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www.eda-az.com
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WSM ARCHITECTS
A DIVISION OF SHIVE-HATTERY
Enter Office Number in Global Parameters
Enter Office Number in Global Parameters
Phone | NSMARCH.COM

SEAL

Registered Professional Engineer CERTIFICATE NO. 32749 SARAH J. JEWETT LESKA Date Signed 08/30/2023 ARIZONA U.S.A. EXPIRES 06/30/2025

Sarah J. Leska

Glass Arts TI at Santa Rita Springs

Green Valley Recreation
921 W Via Rio Fuerte, Green Valley, AZ 85614

1 2023-01-24 MECH REVISIONS

DRAWN BY	KA/TRJ
APPROVED BY	SJL
ISSUED FOR	
ISSUE DATE	12/02/2022
PROJECT NUMBER	2172203180
FIELD BOOK	

PANEL SCHEDULES

E4.0

Autodesk Revit 2022

GREEN VALLEY RECREATION, INC.

REQUEST FOR PROPOSALS

GVR GLASS ARTISTS TENANT IMPROVEMENT
RFP NO: 2023-02-SRS-08

Issued by:

Green Valley Recreation, Inc.
1070 S Calle De Las Casitas Green Valley, AZ 85614

Telephone: 520-625-3440

Issue Date: February 3, 2023

Submittal Due Date: February 22, 2023 at 2:00 p.m.

GREEN VALLEY RECREATION, INC.
Request for Proposals
GVR GLASS ARTISTS TENANT IMPROVEMENT
RFP NO:2023-02-SRS-08

Green Valley Recreation, Inc. ("Organization" aka "GVR") requests sealed bid proposals from qualified commercial General Contractors to construct a tenant improvement for the GVR Glass Artists Club at the owner's 921 W. Via Rio Fuerte, Green Valley, AZ, 85614 location.

Copies of the RFP package, including a scope of work, submission requirements and affidavits, may be downloaded from the Organization's website at www.gvrec.org. From the home page menu on the right side, click on the News and Info tab and then Bids & RFPs. Requests for printed copies should be directed to the Administrative Offices, 1070 S Calle De Las Casitas, Green Valley, AZ 85614, Monday-Friday 10:00 a.m. – 2:00 p.m. (telephone 520-625-3440).

Proposals in response to this RFP must be submitted in hard copy and electronic copy in a sealed envelope, in accordance with the requirements specified in the RFP. Submissions should be marked **GVR GLASS ARTISTS TI RFP NO: 2023-02-SRS-08** and delivered to the **Administration Department, Green Valley Recreation, Inc., 1070 S Calle De Las Casitas, Green Valley, AZ 85614, no later than February 22, 2023 at 4:00 p.m.**

Green Valley Recreation, Inc. is an Equal Opportunity Employer. Employment decisions are made without regard to race, color, religion, national origin, sex, ancestry, marital status, age, sexual orientation, gender identity, disability, or any other legally-protected characteristic.

The Organization reserves the right to reject any and all proposals in the best interest of the Organization.

The contact person for this solicitation is:

David Jund, Facilities Director
Telephone: 520-625-3440
Email: djund@gvrec.org.

GREEN VALLEY RECREATION, INC.
Request for Proposals
GVR GLASS ARTISTS TENANT IMPROVEMENT
RFP NO:2023-02-SRS-08

GENERAL INFORMATION

Green Valley Recreation, Inc. requests proposals from qualified commercial general contractors to execute a Tenant Improvement at GVR's Santa Rita Springs Center. Responses to this request are due by **February 22, 2023 at 4:00 pm.** The Organization anticipates the project commencing as soon as possible. Bidders should submit an anticipated start date and complete schedule.

Green Valley Recreation, Inc. is a non-profit organization serving the leisure and social needs of the adult retirement community of Green Valley, Arizona which is located 25 miles south of Tucson, Arizona on I-19. Green Valley Recreation, Inc. owns and operates one Administrative Offices, Facility Management Building, and fifteen Recreation Centers. Green Valley Recreation, Inc. provides many services and activities to a private membership base of over 13,700 households (an estimated 23,000+ individuals).

PROJECT DESCRIPTION

The Organization is executing a tenant improvement within 4482 SF of the lower level of the Santa Rita Springs Center located at 921 W. Via Rio Fuerte. The project also includes the new build of an attached 375 SF exterior work space with full cover. The project repurposes a former computers space of classrooms, computer lab rooms and storage rooms to a fully dedicated space for the GVR Glass Artists Club.

The work scope will be:

1. Demolition of existing interior walls, flooring and ceiling grid per plans.
2. Construct interior rooms including a 690 SF kiln and holding room.
3. Construct an attached 375 SF exterior work area w/ full roof cover.
4. Existing mechanical units to remain with upgrades to filtration and supply air systems.
5. Installation of required new plumbing and electrical fixtures.
6. New mill work.
7. Enclosure wall, fencing and gates
8. Demo and pour level pad for relocated storage shed.

BIDS WILL BE DUE: February 22, 2023 AT 4:00 p.m.

Sealed bids shall be addressed and submitted to:

GREEN VALLEY RECREATION, INC.
1070 S. Calle de las Casitas
Green Valley, Arizona 85614

A. Bidder can submit the entire bid package hard copy and electronic copy in a sealed envelope. Bidder must include any and all addenda with the bid package. **Proposals received after the bid date or time may be rejected without consideration. Extensions may be granted by permission of GREEN VALLEY RECREATION, Inc management only.**

B. The Bidder shall legibly fill out the bid proposal in ink complete with the total and sign the proposal. The Bidder shall submit for consideration the completed AIA Document A101-2017 Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum. The Additional Terms set forth in the AIA form in Section 8.7 as 'Other provisions' shall be the following:

a) Lien. If any notice of lien, stop notice or bonded stop notice is presented to the Owner or recorded, despite payment by the Owner in accordance with the terms of this Agreement, the Owner may withhold from Contractor all sums the Owner considers necessary to protect the Owner from loss or expenses arising from such lien or notice. Provided however, if the Owner becomes aware that any lien, stop notice or bonded stop notice has been presented or recorded, the Owner must notify the Contractor at least ten days in advance before any sums are withheld from Contractor. Further, Contractor will furnish within ten (10) days after demand, at Contractor's sole cost, all statutory and other bonds necessary to release and discharge the Project or any of the Owner's property from liens and to result in the release of funds held in response to any notice or bonded stop notice despite payment by Owner in accordance with the terms of this Agreement.

b) Time. If during the performance of Work the delivery of materials, equipment or products are delayed through no fault of Contractor due to factors including supply chain shortages, unavailability of transportation, labor shortages or other similar factors, the Project Schedule shall be adjusted for such delays and Contractor shall not be liable for such delays.

c). Attorney Fees In the event any claim resulted in arbitration, the arbitrator shall award the prevailing party its attorney fees and costs.

If the bid is accepted, the AIA Document A101-2017 will form the final and complete contract between the parties.

C. The Bidder shall complete the list of subcontractors and suppliers and submit with their bid packages.

D. The Tenant Improvement of GVR Glass Artists shall be bid **Lump Sum**. It is the contractor's

responsibility to determine all quantities for the items shown on the bid proposal. Contractors shall bid all items listed on the bid proposal. All Contractors shall be required to insert their quantities and unit prices in the spaces provided in the bid proposal. The items shown on the bid proposal shall not be considered inclusive of all work to be performed. Additional lines are available for Contractors to insert additional items as needed. The bid price shall be a **Lump Sum** price unless there is a change in the plans after the bid date. The Bidder agrees that the unit prices for the items shown on the bid proposal will be used only to establish the value of changes in the scope of work if plan revisions are necessary.

The Bidder agrees to guarantee their bid for one hundred twenty (120) days from the project start date of each work description as outlined in "**Contract Time & Extension**." A pre-award conference may be held with the apparent successful Bidder to review plans, specifications, contracts and the construction schedule.

Upon the request of GREEN VALLEY RECREATION, INC., the apparent successful Bidder shall submit a list of equipment with rental rates for possible time and materials work.

The bid opening will be private. The Owner or Organization reserves the right to reject any or all bids, with or without cause, and to waive technical errors and formalities. The lowest bid may not necessarily be accepted. The Owner or Organization intends to accept the proposal that in their sole judgment best serves their interests.

SUBMISSION REQUIREMENTS

Documents to be submitted with Proposal include an original, two copies, and one electronic copy of each of the following:

- Bid Proposal Form - An authorized representative who can make a binding commitment for the firm must sign the Bid Proposal Form.
- Information Regarding the Bidder Form, including three references with complete contact information for three different construction projects completed within the past five years.
- A written proposal outlining the recommended process and schedule for completing the above tasks.
- A budget for the project based on the tasks listed or proposed. The budget should clearly indicate the cost for distinct parts of the project.

Green Valley Recreation, Inc. is an Equal Opportunity Employer. Discrimination based on age, race, color, creed, religion, national origin, ancestry, disability, marital status, sex, sexual orientation, gender identity, or physical characteristic is expressly prohibited.

All materials submitted in response to this Request for Proposals will become the property of Green Valley Recreation, Inc. The Organization agrees, to the extent permitted by law, to hold in strictest confidence all material and information belonging to the bidder which it deems to contain confidential business or financial information.

Proposals in response to this RFP must be submitted in a sealed envelope containing the name and

address of the Bidder, in accordance with the requirements specified in the RFP. Submissions should be marked **GVR GLASS ARTISTS TI RFP NO: 2023-02-SRS-08** and delivered to the **Facilities Department, Green Valley Recreation, Inc., 1070 S Calle De Las Casitas, Green Valley, AZ 85614, no later than February 22, 2023 at 4:00 p.m.**

REVIEW OF QUALIFICATIONS
The Organization will review all submissions for responsiveness to this RFP. The review will consider the experience of the contractor, recent work on similar projects, anticipated timeline, and project references. The Organization may request additional information and reserves the right to reject any or all proposals as is in its best interest.

AWARD OF CONTRACT
Bidders may bid only on the entire Project. The Board of Directors of Green Valley Recreation, Inc. will select the successful Bidder. In determining which proposal is best, the Organization will take into consideration the bid price and the experience, qualifications, references, responsibility, and current availability of the bidder to perform the work. The Organization reserves the right to exercise its sole discretion to best serve the interests of the Organization. Except where the Organization exercised the right reserved herein to reject any or all proposals, each Agreement will be awarded on a lump sum basis, as is in the best interest of Green Valley Recreation, Inc.

The successful Bidder shall be required to execute an AIA Document A101-2017 Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum. Green Valley Recreation, Inc. reserves the right to cancel the Award of the Agreement at any time prior to execution of the Agreement without liability on the part of the Organization.

EXECUTION OF THE AGREEMENT
The successful Bidder must execute the Agreement within 10 business days after the award and submit such other Documents and insurance certificates as required by the Contract Documents. Failure by the Contractor to execute the Agreement and submit such other documents as required by the Contract Documents shall be just cause for annulment of the Award.

A Bidder may submit only one proposal for the Agreement. More than one proposal from an individual, firm or partnership, corporation or association under the same or different names will not be considered on any given Agreement and will be considered grounds for disqualification and/or rejection of the proposals involved, unless prior approval has been given by the Organization.

INVITATIONS TO SUBMIT PROPOSALS A COURTESY
This invitation to bid may be sent as a courtesy to known interested parties. The receipt of this request for proposals from Green Valley Recreation, Inc. in no way implies that the recipient is a qualified Bidder.

INTERPRETATIONS
All questions about the meanings or intent, discrepancies or omissions of the Contract Documents shall be submitted via email to David Jund, Facilities Director, e-mail: djund@gvrec.org by Thursday

February 15, 2023 at 2:00 p.m. The written responses, including any changes to the RFP, become part of the Contract Documents and will be posted on the Organization website as an addendum by 4:00 p.m. February 17, 2023. It is the responsibility of each Bidder to visit the Organization's website at www.gvrec.org from the home page on the right side under the News and Info tab and then Bids & RFPs to obtain any addenda or other information regarding the RFP.

SPECIAL CONDITIONS

Definitions:

The following definitions shall apply to specifications, contracts, bonds and insurance:

Owner:	GREEN VALLEY RECREATION, INC. 1070 S. Calle de las Casitas, Green Valley, Arizona 85614 (520) 625-3440
Architect:	WSM, A DIVISION OF SHIVE-HATTERY 4330 N CAMPBELL AVE #268 TUCSON, AZ 85718 520.408.1004
Structural Engineer:	SCHNEIDER AND ASSOCIATES 435 E 9TH ST TUCSON, AZ 85705 520.512.8183
Mechanical Engineer:	PH MECHANICAL 333 N WILMONT RD #201 TUCSON, AZ 85711 520.731.2060
Electrical Engineer:	ELECTRICAL DESIGN ASSOCIATES (EDA) 7536 N LA CHOLLA BLVD TUCSON, AZ 85741 520.622.2196

PLANS AND SPECIFICATIONS
These plans accompany and are made part of the Project Specifications and Contract Documents.

PROJECT: **GVR GLASS ARTISTS TI RFP NO: 2023-02-SRS-08**

Link to Approved Plans:

https://www.gvrec.org/up/news-info/misc/2023/GVR%20Glass%20Arts%2023-02-06%20for%20bid.pdf

CONTRACT TIME & EXTENSION

The Contractor shall notify the Owner or Organization in writing within 72 hours of any circumstances or events that the Contractor believes may justify an extension of time. Failure to do so may result in rejection of the request.

BID GUIDELINES

All bids must include a schedule with an estimated time to completion. *This will be a determining factor when bids are awarded. Certain jobs may have time restrictions disclosed in the "Scope of Work" section of this bid letter. Note these limits and bid accordingly*.

Site must be returned to original condition prior to issuance of final payment, less retention. Contractor must schedule a walk through with a Green Valley Recreation Representative prior to start & immediately following completion. A written record of the walk through will be provided by Green Valley Recreation.

Presentation of a bid will confirm that Contractor has visited the site and is satisfied as to the condition of the site.

Contractor agrees to employ only persons possessing the experience and training needed for the completion of said work as outlined in the "Scope of Work" and further insures that a "competent party", must also be able to communicate with the Green Valley Recreation Representative, will be in control of the site and work at all times while work is in progress. **An emergency contact name and number must be provided on 24 hour/7 days a week.**

Contractor will strictly adhere to all labor and safety laws and regulations while work is in progress, for all governing authorities.

Coordination of municipal and private inspections shall be contractor's responsibility**.** All work shall be completed in strict conformance with the requirements of all municipal and regulatory agencies. All work shall be completed in strict accordance with the plans and specifications or as shown in the "Plan Notes" below, or as required by governing municipality whichever is most restrictive.

Contractor will conduct operations in such a manner as to cause no undo hazard to exist.

Contractor shall ensure that the general public and all persons affected by the "Scope of Work" are dealt with in a courteous manner.

Permits will be obtained by the Contractor.

Organization has the right to award all or part of the improvements.

Contractors will be responsible to verify that all supervisor personnel have the most recent set of plans pertaining to the work being performed. Any costs for incorrect work performed because the contractor's field personnel had the incorrect plans will be the Contractor's responsibility.

All work will be performed in strict accordance with the project Contract Documents.

GENERAL INFORMATION

The Contractor shall keep his work area clean at all times. All waste generated by the Contractor will be disposed of away from the site. The cost of this work shall be included in the Contractors bid.

Work areas not kept clean shall be cleaned by the Organization. The cost to do this will be deducted from the Contractor's payment.

The Contractor will themselves assess the site and all existing conditions and shall bear the cost of repair of any damage to these existing facilities caused by the Contractor. The Contractor must notify the Organization immediately of any damage.

The Contractor is responsible to notify Blue Stake, the town, the city, and / or Pima County before beginning work. The Contractor shall request Blue Stake updates as necessary to keep markings current.

Contractor shall also have all punch list items completed within 10 working days of receipt of punch list and notification.

WATER SOURCE

The Organization shall supply, at their expense, construction water, to be used for dust control, excavation and backfill operations, deliveries, general traffic and incidentals during construction phase.

WORK SCOPE

The work to be performed under this contract will include the approximately 4482 SF of interior space with partition walls. Suspended ceilings in some rooms. Also, included is a fully covered 375 SF exterior work area enclosure as shown on the Plans.

INFORMATION REGARDING THE BIDDER

1. Name of Bidder:

_____
(Individual/Firm/Corporation)

Address: _____

Telephone: _____FAX: _____

E-mail Address: _____

2. Please provide the following information concerning work that you have done within the last five (5) years which is similar to the Bid work.

FOR WHOM PERFORMED	CONTRACT AMOUNT	DATE COMPLETED	CONTACT'S NAME/ TELEPHONE NUMBER

3. Please provide at least three references, including any Arizona non-profit or governmental units or agencies for whom you have worked on a similar project. Include the name and telephone number of your contact with each reference.

_____
_____
_____
_____

4. Identify all subcontractors that you intend to use in performing the work under the Contract and specify the work each is expected to perform.

_____
_____
_____

Dated this _____day of_____, 2023.

Name of Bidder: _____ By: _____

Printed Name: _____Title: _____

GREEN VALLEY RECREATION, INC.

NOTICE OF INVOICE REVISION

Co:_____ Fax No:_____

Date Faxed:_____

Attn:_____ No of Pages:_____

Project:_____ Billing Period:_____

Please be advised that your invoice for the above referenced project and period has been revised for the following reason (s): **PLEASE REVISE ALL RECORDS TO REFLECT THESE CHANGES, FUTURE INVOICES NOT ADJUSTED WILL BE REJECTED.**

☐ PERCENT COMPLETE ON THE ATTACHED INVOICE #_____HAS BEEN REVISED TO _____%, DUE TO _____

☐ REVISED DUE TO INCORRECT CALCULATIONS, I.E. INCORRECT TAX RATE, WRONG ADDITION, ETC.

☐ RETENTION _____% or $_____WILL BE SUBMITTED FOR PAYMENT. PLEASE SUBMIT INVOICE FOR BALANCE ON OR BEFORE THE NEXT BILLING PERIOD. _____

_____

_____

☐ INVOICE #_____ADJUSTED TO REFLECT 10% RETENTION HELD.

☐ OTHER:_____

_____

_____

ABOVE ITEM(S) MUST BE SUBMITTED IN ORIGINAL FORM BY:

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT:_____

GREEN VALLEY RECREATION, INC.
NOTICE OF INVOICE REJECTION

Co:_____ Project:_____

Attn:_____ Billing Period:_____

Please be advised that your invoice for the above referenced project and period has been rejected for the following reason (s):

☐ INVOICE #_____RECEIVED AFTER CUT OFF DATE OF:_____.

☐ CHANGE ORDER IS NOT EXECUTED FOR INVOICE #_____.

☐ CONTRACT IS NOT FULLY EXECUTED.

☐ INVOICE # _____NOT SUBMITTED ON ORGANIZATION'S INVOICE FORM INCLUDED IN YOUR CONTRACT.

☐ CONDITIONAL RELEASE FOR INVOICE # _____NOT ATTACHED TO OWNER'S INVOICE FORM.

☐ RECEIVED FAXED COPY OF INVOICE # _____. **ONLY ORIGINALS ACCEPTED!**

☐ RETENTION CANNOT BE SUBMITTED FOR PAYMENT DUE TO:
- ☐ FINAL ACCEPTANCE NOT COMPLETE
- ☐ OUTSTANDING BACKCHARGES

☐ MUST ATTACH CONDITIONAL LIEN RELEASE INCLUDED WITH YOUR CONTRACT.

☐ PREVIOUS INVOICE ADJUSTMENTS NOT REFLECTED ON CURRENT INVOICE #____.

☐ OTHER:_____

_____

ABOVE ITEM (S) MUST BE SUBMITTED IN ORIGINAL FORM BY:

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT:_____

GREEN VALLEY RECREATION, INC

LIST OF SUPPLIERS AND SUBCONTRACTORS FOR PROJECT

Supplier or Subcontractor: **Est. Value:**

Type of Trade or Supplies provided to Project:

Company

Contact:

Address, City, State & Zip:

Phone:

Supplier or Subcontractor: **Est. Value:**

Type of Trade or Supplies provided to Project:

Company

Contact:

Address, City, State & Zip:

Phone: **Fax:**

Supplier or Subcontractor: **Est. Value:**

Type of Trade or Supplies provided to Project:

Company

Contact:

Address, City, State & Zip:

Phone: **Fax:**

GREEN VALLEY RECREATION. INC.
REPORT OF FIELD CHANGE

PROJECT: _____ RFC# _____

TO: _____ DATE: _____
(Contractor)

ORGANIZATION APPROVAL RECEIVED: Y N TIME: _____ DATE: _____

ORGANIZATION CONTACT: _____

CONTRACTOR: You are authorized to perform the work described in this Report of Field Change. This form must accompany any invoice or proposal for work outlined herein and must be returned to Owner's office within 72 hours of completion of work. Failure to turn in proper documentation may result in delay of payment for such.

Detailed Identification of Problem: _____

_____

_____

_____

_____

Detailed Solution Proposed or Accomplished: _____

_____

_____

_____

_____

Comments: _____

_____

_____

_____

Contract Impact: ADD: Y N DEDUCT: Y N CONTRACT EXTENSION: Y N

Estimated Cost: $ _____

Back Charge: Y N _____ _____
Contractor Date Notified

Prepared By: _____ **Received By:** _____
GREEN VALLEY RECREATION, INC CONTRACTOR

NOTIFICATION OF BACK CHARGE **No.** _____

Date: October 1, 200X

Project: project name

Organization: GREEN VALLEY RECREATION, INC.

Issued By: _____

Contractor(s) to be Back charged: ABC Company

Date Work Performed: _____

Reason for Back charge: Re-stake returns that were previously staked.

Contractor Performing Work: AAA Construction

Back charge Amount: $765.00

The actual back charge amount will be deducted from Contractor's total contract sum. This back charge covers a period through _____, for the purpose noted above and does not cover any retention, pending modifications and changes, or items furnished after that date.

IF THE CONTRACTOR DISPUTES THE BACKCHARGE, THEY MUST VERBALLY NOTIFY ORGANIZATION IMMEDIATELY UPON RECIEPT OF THIS NOTIFICATION, AND FOLLOW UP WITH WRITTEN NOTIFICATION WITHIN FORTY-EIGHT (48) HOURS OF RECEIVING THIS NOTIFICATION. TIME IS OF THE ESSENCE. FAILURE TO DISPUTE THIS BACKCHARGE IN WRITING WITHIN THE 48 HOURS SHALL AUTOMATICALLY CONSTITUTE CONTRACTOR ACCEPTANCE. This will enable both parties to have the opportunity to resolve the dispute in a timely manner, to prevent project delays. Organization will not withhold any pay application due to an unresolved back charge, provided Organization has been properly notified. NOTE: EMERGENCY ITEMS REQUIRING IMMEDIATE REPAIR OR MODIFICATION MAY NOT ALLOW FOR A 48-HOUR NOTIFICATION. THIS WILL NOT RELIEVE THE RESPONSIBLE CONTRACTOR OF FINANCIAL RESPONSIBILITY FOR REPAIRS.

RECEIVED BY: _____
Name Contractor Date

VERBALLY NOTIFIED: _____
Name Contractor Date

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT
(Pursuant to A.R.S. §33-1008)

Project: GVR GLASS ARTISTS TENANT IMPROVEMENT
Organization: Green Valley Recreation, Inc.

On receipt by the undersigned of a check from Green Valley Recreation, in the sum of $_____payable to *Contractor Name*, and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien, any state or federal statutory bond right, any private bond right, any claim for payment and any rights under any similar ordinance, rule or statute related to claim or payment rights for persons in the undersigned's position that the undersigned has on the job of Green Valley Recreation, Inc., located at Desert Hills Center, 2980 S. Camino Del Sol, Green Valley, Arizona 85614. to the following extent.

This release covers a progress payment for all labor, services, equipment or materials furnished to the jobsite or to Green Valley Recreation, Inc., through _____ only and does not cover any retention, pending modifications and changes or items furnished after that date. Before any recipient of this document relies on it, that person should verify evidence of payment to the undersigned.

The undersigned warrants that they either have already paid or will use the monies they receive from this progress payment to promptly pay in full all of their laborers, subcontractors, materialmen and suppliers for all work, materials, equipment or services provided for or to the above referenced project up to the date of this waiver.

DATE: _____

_____
(*Contractor)*

By:_____
(Signature)

_____
(Print Name)

_____
(Title)

CONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT
(Pursuant to A.R.S. §33-1008)

Project: GVR GLASS ARTISTS TENANT IMPROVEMENT
Organization: Green Valley Recreation, Inc.

On receipt by the undersigned of a check from Green Valley Recreation, in the sum of $_____payable to *Contractor Name*, and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien, any state or federal statutory bond right, any private bond right, any claim for payment and any rights under any similar ordinance, rule or statute related to claim or payment rights for persons in the undersigned's position, the undersigned has on the job of Green Valley Recreation, Inc., located at Desert Hills Center, 2980 S. Camino Del Sol, Green Valley, Arizona 85614.

This release covers the final payment to the undersigned for all labor, services, equipment or materials furnished to the jobsite or to Green Valley Recreation, Inc., except for disputed claims in the amount of $_____. Before any recipient of this document relies on it, the person should verify evidence of payment to the undersigned.

The undersigned warrants that they either have already paid or will use the monies they receive from this final payment to promptly pay in full all of his laborers, subcontractors, materialmen and suppliers for all work, materials, equipment or services provided for or to the above referenced project up to the date of this waiver.

DATE: _____ _____
(Contractor)

By:_____
(Signature)

_____
(Print Name)

_____
(Title)

UNCONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT
(Pursuant to A.R.S. §33-1008)

Project: GVR GLASS ARTISTS TENANT IMPROVEMENT
Organization: Green Valley Recreation, Inc.

The undersigned has been paid and has received a progress payment in the sum of $_____ for all labor, services, equipment or material furnished to the jobsite, located at Desert Hills Center, 2980 S. Camino Del Sol, Green Valley, Arizona 85614 and does hereby release any mechanic's lien, any state or federal statutory bond right, any private bond right, any claim for payment and any rights under any similar ordinance, rule or statute related to claim or payment rights for persons in the undersigned's position that the undersigned has on the above referenced project to the following extent.

This release covers a progress payment for all labor, services, equipment or materials furnished to the jobsite or to Green Valley Recreation, Inc., through _____only and does not cover any retention, pending modifications and changes or items furnished after that date.

The undersigned warrants that they either have already paid or will use the monies they receive from this progress payment to promptly pay in full all of their laborers, subcontractors, materialmen and suppliers for all work, materials, equipment or services provided for or to the above referenced project up to the date of this waiver.

DATE: _____ _____
(*Contractor)*

By:_____
(Signature)

_____
(Print Name)

_____
(Title)

NOTICE: **THIS DOCUMENT WAIVES RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL RELEASE FORM.**

UNCONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT
(Pursuant to A.R.S. § 33-1008)

Project: GVR GLASS ARTISTS TENANT IMPROVEMENT
Organization: Green Valley Recreation, Inc.

The undersigned has been paid in full for all labor, services, equipment or material furnished to the jobsite or to Green Valley Recreation, Inc., located at Desert Hills Center, 2980 S. Camino Del Sol, Green Valley, Arizona 85614 and does hereby waive and release any right to mechanic's lien, any state or federal statutory bond right, any private bond right, any claim for payment and any rights under any similar ordinance, rule or statute related to claim or payment rights for persons in the undersigned's position, except for disputed claims for extra work in the amount of $0.00.

The undersigned warrants that they either have already paid or will use the monies they receive from this final payment to promptly pay in full all of their laborers, subcontractors, materialmen and suppliers for all work, materials, equipment or services provided for or to the above referenced project.

DATE: _____

_____
(Contractor)

By: _____
(Signature)

_____
(Print Name)

_____
(Title)

NOTICE: **THIS DOCUMENT WAIVES RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL RELEASE FORM.**