Drawing Legend DOCTOR'S ROOM LABEL SECTION NUMBER SECTION CUT - SHEET NUMBER WALL TYPE - SEE WALL TYPE LEGEND **OR FINISH DESIGNATION** DETAIL NUMBER DETAIL CALLOUT SHEET NUMBER 1/A4.0 ELEVATION TAG SHEET NUMBER **ELEVATION NUMBER KEYED NOTE** WINDOW TAG DOOR TAG A100 **REVISION TAG & CLOUD** - DRAWING NUMBER - DRAWING TITLE SOUTH ELEVATION SCALE: 1/4"=1'-0" DRAWING SCALE <u>Scottsdale T.J. Notes</u> a. ALL SIGNS REQUIRE SEPARATE PERMIST AND APPROVALS. b. NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED. c. ALL EXTERIOR MECHANICAL, UTILITY AND COMMUNICATION EQUIPMEN SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT, BY A PARPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL, UTILITY AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF THE TALLEST UNIT. d. THERE SHALL BE NO ROOF MOUNTED OR GROUND MOUNTED MECHANICAL UTILITY OR COMMUNICATION EQUIPMENT INSTALLED OR PERMITTED WITH THIS APPROVAL e. ALL EQUIPMENT. UTILITIES OR OTHER APPURTANANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR AND TEXTURE. <u>Abbreviations</u> NOTE; NOT ALL ABBREVIATIONS ARE FOUND IN THIS PROJECT. # : POUND &: AND Ø : DIAMETER AFF: ABOVE FINISHED FLOOR ALT: ALTERNATE ARCH: ARCHITECTURAL BD: BOARD BLDG: BUILDING BLKG: BLOCKING CAB: CABINET CPT: CARPET DIA: DIAMETER DIM: DIMENSION DET: DETAIL ELEC: ELECTRICAL EP: ELECTRICAL PANEL - RECESSED IN FRAME WALLS - SURFACE MOUNT TO MASONRY UNO EQ: EQUAL EQUIP: EQUIPMENT PROVIDED BY OWNER -TFTI EXIST: EXISTING EXT: EXTERIOR FE: FIRE EXTINGUISHER FEC: FIRE EXTINGUISHER AND CABINET FD: FLOOR DRAIN FLR: FLOOR GA: GAUGE CFCI: CONTRACTOR FURNISHED, CONTRACTOR INSTALLED GWB: GYPSUM WALL BOARD HD: HEAD HM: HOLLOW METAL HVAC: HEATING, VENTILATION, AND AIR CONDITION INSUL: INSULATION INT: INTERIOR LAV: LAVATORY LB: POUND LT: LIGHT MAX: MAXIMUM MIN: MINIMUM MIRR: DECORATIVE MIRROR MOP: MOP SINK P.LAM: PLASTIC LAMINATE PT: PAINT NIC: NOT IN CONTRACT NTS: NOT TO SCALE

PTD: SEMI RECESSED STAINLESS STEEL PAPER TOWEL DISPENSER

RFG: REFRIGERATOR T.F.C.I.

TP: TOILET PAPER DISPENSER

UNO: UNLESS NOTED OTHERWISE

VCT: VINYL COMPOSITION TILE

TV: TELEVISION, -T.F.C.I.

SC: SEALED CONCRETE FLOORING

TFCI: TENANT FURNISHED, CONTRACTOR INSTALLED

TFTI: TENANT FURNISHED, TENANT INSTALLED -NIC

RB: RUBBER BASE

SSL: SOUND SEAL

TL: CERAMIC TILE

TYP: TYPICAL, UNO

VERT: VERTICAL

WD: WOOD

WT: WEIGHT

VF: VINYL FLOORING

VIF: VERIFY IN FIELD

WG: WASTE GROMMET

WH: WATER HEATER

STL: STEEL

SS: STAINLESS STEEL

<u>Scottsdale Fire Dept</u>

- 1. SUBMIT SHOP DRAWINGS FOR ANY MODIFICATIONS OF EXISTING FIRE SPRINKLER SYSTEM AND COMPLY WI/ NEPA 13 AND LOCAL AMENDMENTS. IN LIGHT HAZARD OCCUPANCIES, EXISTING STANDARD RESPONSE SPRINKLER HEADS WITHIN TENANT SPACE SHALL BE CHANGED OUT TO QUICK RESPONSE WHEN SCOPE OF WORK WILL ADD AND/OR RELOCATE 50% OR MORE OF THE SPRINKLER HEADS
- 2. ALL FIRE PROTECTION SYSTEMS SHALL REMAIN OPERATIONS AND MODIFIED AS NECESSARY FOR CODE COMPLIANCE.
- 3. INSTALL FIRE EXTINGUISHERS PER IFC. FIRE EXTINGUISHER QUANTITY AND LOCATION(S) SHALL BE APPROVED BY THE FIRE INSPECTOR. 4. EXIT AND EMERGENCY LIGHTING SHALL COMPLY WITH CITY ORDINANCE AND
- IFC. NUMERICAL PREMISES ID MUST BE LEGIBLE FROM STREET OR DRIVE
- MINIMUM 12" NUMBERS FOR BUILDING AND 4" NUMBERS FOR SUITES. 6. SUBMIT SHOP DRAWINGS FOR ANY MODIFICATION OF FIRE ALARM SYSTEM (IF EXISTING) TO COMPLY WITH NFPA 72 & LOCAL CODES.
- 7. NEW TYPE I HOOD SYSTEMS REQUIRE SUBMITTAL OF PLAN FOR AUTOMATIC HOOD EXTINGUISHING SYSTEMS IN COMPLIANCE WITH CURRENT UL 300 STANDARDS. EXISTING TYPE I HOOD SYSTEM SHALL BE UPGRADED TO COMPLY WITH CURRENT UL 300 STANDARDS.
- 8. WAREHOUSE RACKS FOR STORAGE OVER 12' IN HEGHT REQUIRE A SEPARATE SUBMITTAL FOR APPROVAL PRIOR TO INSTALLATION. 9. SEPARATE SUBMITTAL AND APPROVAL IS REQUIRED FOR MAG LOCKS.
- 10. BULK COMPRESSED GAS STORAGE REQUIRES SEPARATE FIRE DEPARTMENT PERMIT



TENANT IMPROVEMENT FOR: DRDANS CORNER 15681 N. HAYDEN RD. SUITE 116

Deferred Submittals

1. FIRE SPRINKLER

FIRE SPRINKLER APPROVALS ARE NOT INCLUDED IN THIS PERMIT. BEFORE COMMENCING ANY WORK ON THE SPRINKLER SYSTEM, PLANS MUST BE SUBMITTED AND APPROVED BY THE BUILDING SAFETY DIVISION. THE SYSTEM MUST BE INSPECTED AND APPROVED BY THE BUILDING SAFETY INSPECTION PRIOR TO THE CERTIFICATE OF OCCUPANCY

IECC Note

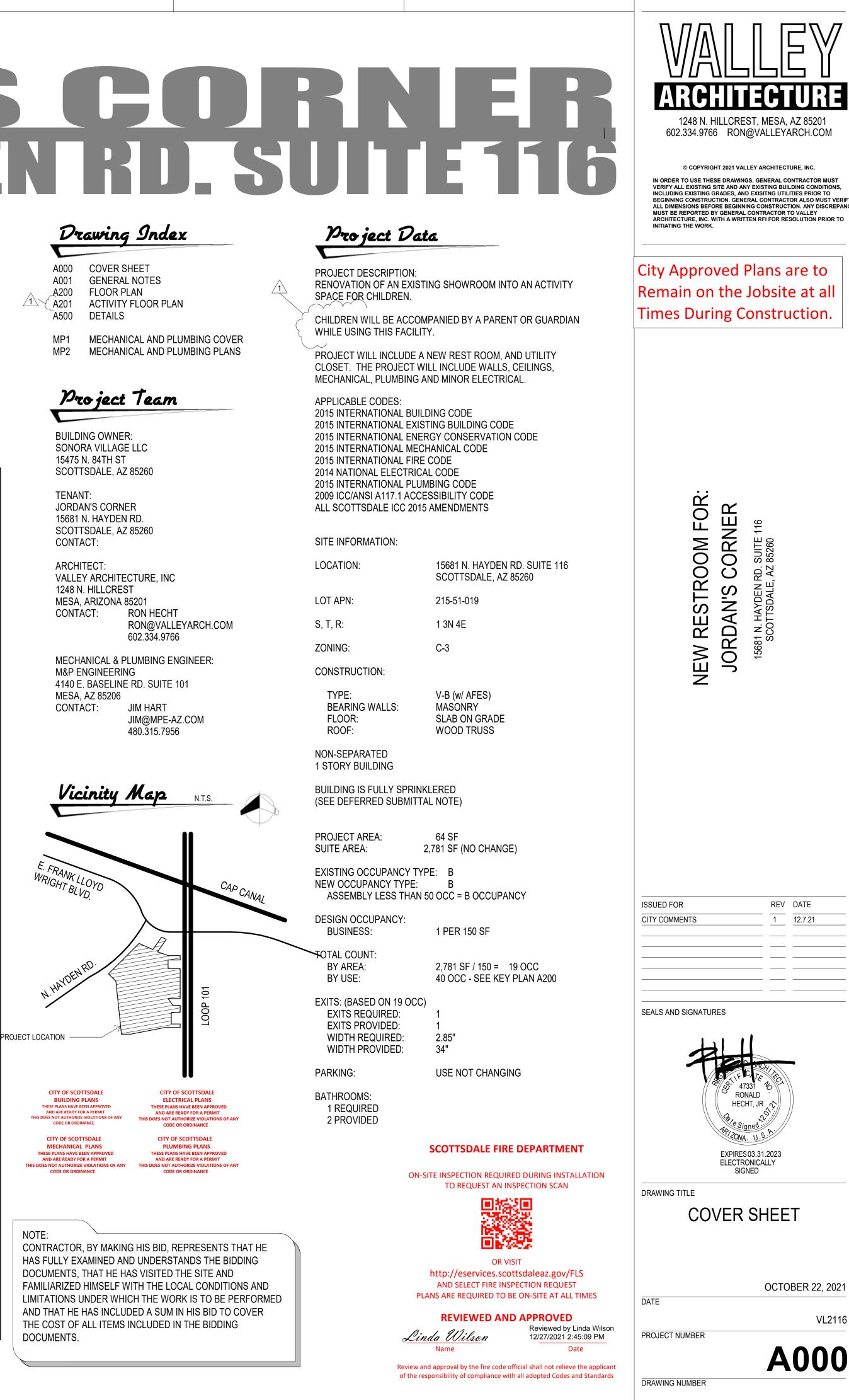
INTERNATIONAL ENERGY CONSERVATION CODE COMPLIANCE:

- THE WINDOWS ARE EXISTING AND SHALL REMAIN AS-IS THE EXISTING EXTERIOR WALLS ARE FURRED
- MASONRY AND SHALL REMAIN AS-IS THE EXISTING INSULATION ON THE CEILING SHALL
- REMAIN AS-IS ALL NEW ELECTRICAL AND MECHANICAL SYSTEMS COMPLY WITH IECC - SEE MECHANICAL AND ELECTRICAL DRAWING SHEETS.

COVER SHEET FLOOR PLAN DETAILS

RON HECHT

JIM HART JIM@MPE-AZ.COM 480.315.7956



SITE DIAGRAM

SCALE:1" = 100'-0"

BEGINNING CONSTRUCTION. GENERAL CONTRACTOR ALSO MUST VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANO

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A. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO CONTROL NOISE, CHEMICAL SPILLS AND DUST DURING THEIR PERFORMANCE OF THE WORK. IMPACT NOISE SHALL NOT BE ALLOWED DURING NORMAL WORK HOURS. NOISE TRANSMISSION TO AREAS ADJACENT TO THE JOB SITE SHALL NOT EXCEED 60 DB DURING NORMAL WORK HOURS. CONTRACTOR SHALL NOT PERMIT ITS EMPLOYEES TO USE RADIO EQUIPMENT WHILE ON PROPERTY.

General Construction Notes

- B. IN THE COURSE OF PERFORMING THE WORK, CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL BARRICADES, LIGHTS AND OTHER PROTECTIVE DEVICES NECESSARY FOR THE SAFETY OF THE BUILDING OCCUPANTS, WORKMEN, EQUIPMENT, THE PUBLIC, THE WORK, THE APPARATUS AND OTHER PROPERTY AS REQUIRED BY APPLICABLE LAWS, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTRUCTING PERSONNEL AS TO THE UTILIZATION OF BARRIER TAPE OF VARIOUS COLORS.
- C. THE CONTRACTOR SHALL COORDINATE WITH BUILDING OWNER FOR APPROVAL IN ADVANCE ALL LOCATIONS FOR THE PARKING OF WORKERS' VEHICLES, THE STORAGE OF MATERIALS AND EQUIPMENT REMOVAL OF TRASH AND TRANSPORTATION OF MATERIALS TO THE SITE.
- D. ALL EQUIPMENT, PRODUCTS, AND MATERIALS SHALL BE INSTALLED AND IF NECESSARY, REINSTALLED TO PERMIT FREE ACCESS TO SUCH ITEMS FOR
- PURPOSES OF SERVICE, REPAIR, AND MAINTENANCE. E. IN OWNER FACILITIES, PROVIDE TEMPORARY DUSTPROOF PARTITIONS SHALL BE COORDINATED WITH BUILDING OWNER, CONSISTING OF 2" X 4" STUDS WITH GYPSUM WALLBOARD ON SIDE FACING OCCUPIED SPACE TO SEPARATE PROJECT WORK AREAS FROM EXISTING OCCUPIED SPACES. SIDE OF SUCH PARTITIONS FACING OCCUPIED SPACE SHALL BE TAPED AND SEALED. ADEQUATE WEATHER-STRIPPING, ON ANY DOORS IN TEMPORARY PARTITIONS, SHALL BE PROVIDED TO MINIMIZE DUST INFILTRATION. SEALING OFF RETURN AIR REGISTERS
- MAY ALSO BE REQUIRED BY THE BUILDING OWNER. F. THE CONTRACTOR SHALL PROVIDE A SECURE FACILITY AND SECURITY PROGRAM TO PROTECT WORK EQUIPMENT, EXISTING FACILITIES, AND OWNER'S OPERATIONS FROM UNAUTHORIZED ENTRY, VANDALISM, AND THEFT. COORDINATE WITH BUILDING OWNER'S SECURITY PROGRAM.
- G. MAINTAIN PROVISIONS FOR LOCKING FACILITIES. H. WHEN WORK NOT SPECIFICALLY CALLED OUT IN THE DOCUMENTS IS REQUIRED, OR IF WORK IS REQUIRED TO COMPLETE THE PROJECT OR INDIVIDUAL PORTIONS THEREOF IT SHALL BE INCLUDED IN THE CONTRACTOR'S OR SUBCONTRACTOR'S PRICE AND BE OF THE BEST MATERIALS AND WORKMANSHIP
- I. ALL ITEMS EXPRESSED, DRAWN, NOTED OR SPECIFIED WITHIN THESE DOCUMENTS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR UNLESS NOTED OTHERWISE, ANY ITEMS NOT INCLUDED AND REQUIRED FOR SUCCESSFUL COMPLETION OF THIS PROJECT ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

GENERAL ARCHITECTURAL SPECIFICATIONS

- A. THE WORK SHALL BE PLANNED AND SCHEDULED BY THE CONTRACTOR. FOR MINIMUM INTERFERENCE BETWEEN THE VARIOUS TRADES.
- B. THE CONTRACTOR SHALL OBTAIN AND COORDINATE ALL INFORMATION RELATIVE TO REQUIRED DUCT OR PIPE PENETRATIONS IN WALLS, FLOORS, ROOFS, CHASES AND OTHER BUILDING ELEMENTS; AND FOR CONCRETE EQUIPMENT PADS AND FOUNDATIONS. STRUCTURAL WORK SHALL NOT BE ALTERED IN ANY WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT AND BUILDING OWNER FOR EACH SPECIFIC CASE. ASCERTAIN FROM EXAMINATION OF THE CONTRACT DOCUMENTS AND CONDITIONS AT THE SITE WHETHER ANY SPECIAL TEMPORARY OPENINGS IN THE BUILDING MAY BE REQUIRED FOR THE ADMISSION OF APPARATUS FURNISHED OR PROVIDED, AND ASSUME ALL COSTS OF PROVIDING SUCH OPENINGS.
- C. IF WORK IS INSTALLED WITHOUT ADEQUATE COORDINATE WITH OTHER AFFECTED TRADES WORK, AND THE INSTALLATION INTERFERES WITH THE PROPER INSTALLATION OF OTHER WORK OR REQUIRES UNNECESSARY OFFSETS, REROUTING OR RELOCATING; MAKE ANY CHANGES NECESSARY IN THE NON-COORDINATED WORK TO CORRECT THE CONDITION AND PERMIT PROPER INSTALLATION. PERFORM REQUIRED REVISIONS AT NO ADDITIONAL COST TO
- D. PROVIDE NECESSARY CUTTING AND PATCHING OF BUILDING ELEMENTS AS REQUIRED FOR THE PROPER INSTALLATION OF WORK UNDER THIS CONTRACT. ACCOMPLISH IN A NEAT. WORKMANLIKE MANNER. EXERCISE DUE DILIGENCE TO AVOID CUTTING OPENINGS LARGER THAN NECESSARY
- E. REBUILD, REPAIR, AND REFINISH ANY EXISTING FINISHES AND/OR SURFACES. WHICH HAVE TO BE REMOVED TO ALLOW FOR THE PROPER INSTALLATION OF NEW WORK ANY REBUILD REPAIR AND REFINISH WORK SHALL BE REQUIRED TO MATCH AND BLEND INTO THE EXISTING ADJACENT AREAS, UNLESS NOTED OTHERWISE BY THE CONTRACT DOCUMENTS.
- E. ALL ITEMS EXPRESSED, DRAWN, NOTED OR SPECIFIED WITHIN THESE DOCUMENTS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. ANY ITEMS NOT INCLUDED AND REQUIRED FOR SUCCESSFUL COMPLETION OF THIS PROJECT ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR

SUBMITTALS - CONTRACTOR RESPONSIBILITIES

- A. THE GENERAL CONTRACTOR SHALL REVIEW AND APPROVE ALL SUBMITTALS FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS PRIOR TO FORWARDING COPIES TO ARCHITECT FOR REVIEW. CONTRACTOR APPROVED SUBMITTALS SHALL BE STAMPED AND SIGNED.
- B. THE REVIEW OF THE SUBMITTALS IS TO HELP ELIMINATE ERRORS IN CONSTRUCTION AND SHALL NOT IN ANY WAY BE CONSTRUCTED AS PERMISSION TO DEVIATE FROM THE CONTRACT DOCUMENTS. KNOWN DELINATIONS SHALL BE HIGH-LIGHTED AND BROUGHT TO THE ARCHITECT AND ENGINEERS ATTENTION FOR REVIEW.
- C. SUBMITTALS REQUIRING DESIGN BY THE CONTRACTOR OR SUPPLIER (FIRE SPRINKLERS, ETC..) SHALL BE SEALED BY AN ENGINEER REGISTERED WITHIN THE SAME JURISDICTION AS THE PROJECT LOCATION. THE SOLE RESPONSIBILITY FOR THIS DESIGN WORK SHALL REMAIN WITH THE REGISTRANT WHO SIGNS AND SEALS THE WORK FOR REVIEW.
- D. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND FIELD MEASUREMENTS
- E. CONTRACTOR REVIEWED AND APPROVED SUBMITTALS SHALL BE EMAILED TO THE ARCHITECT. ONE ADDITIONAL COPY A TRANSMITTAL SHALL BE FORWARDED WITH EACH SUBMITTAL INDICATING THE SPECIFICATIONS SECTION AND MATERIAL. CONTRACTOR SHALL PROVIDE THE FOLLOWING QUANTITIES FOR EACH SUBMITTAL: 3 HARD COPIES SHALL BE DELIVERED TO THE ARCHITECT AND/OR PDF SUBMITTALS SENT THRU EMAIL WILL ALSO BE ACCEPTED. PDF'S SHALL INCLUDE A TRANSMITTAL AND CONTRACTORS APPROVAL STAMP AND SIGNATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRINTING OR COPYING ADDITIONAL SUBMITTALS AS NEEDED.

SUBMITTALS - ARCHITECTS RESPONSIBILITIES

- A. THE ARCHITECT SHALL REVIEW THE SUBMITTALS FOR CONFORMANCE TO CONTRACT DOCUMENTS ONLY. VALLEY ARCHITECTURE OR OUR CONSULTANTS SHALL NOT USE SUBMITTALS TO MODIFY THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- B. SUBMITTALS AND SHOP DRAWINGS ARE NOT CONTRACT DOCUMENTS AND THE ARCHITECTURAL TEAM OR THEIR CONSULTANTS SHALL NOT ACCEPT ANY
- RESPONSIBILITY FOR ERRORS OR OMISSIONS WITHIN THE SUBMITTALS. C. RECEIVED SUBMITTALS SHALL BE ACKNOWLEDGED AND A COMMITMENT SHALL BE MADE FOR THE RETURN OF COMPLETED SUBMITTALS.
- D. ALL SUBMITTALS REVIEWED BY THE ARCHITECT SHALL BE STAMPED, INITIALED, DATED AND RETURNED WITHIN 5 TO 7 CALENDAR DAYS (EXCLUDING WEEKENDS) FROM THE TIME THEY ARE FIRST RECEIVED.

RFI'S - CONTRACTOR RESPONSIBILITIES

- A. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ISSUING AN RFI WHERE NECESSARY INFORMATION IS NEEDED TO SEEK AN APPROVED METHOD TO RESOLVE FIELD CONFLICTS OR CONSTRUCTABILITY ISSUES AND CLARIFICATION OF THE DESIGN DRAWINGS OR SPECIFICATIONS. QUESTIONS AND PROPOSED SOLUTIONS PRESENTED IN RFI'S SHOULD BE CLEAR AND COMPLETE.
- B. RFI'S SHALL BE SUBMITTED USING RFI NUMBER AND DATE. RFI'S SHALL BE EMAILED TO THE ARCHITECT. THE CONTRACTOR SHALL SEPARATE EACH QUESTION INTO SEPARATE RFI'S. MULTIPLE QUESTIONS MAY BE COMBINED INTO A SINGLE RFI WHEN THE QUESTIONS PERTAIN TO A SINGLE ISOLATED PORTION OF WORK AND AFFECTS ONLY ONE DISCIPLINE. RFI'S SHALL INCLUDE A DESIRED RETURN DATE; ANY SUGGESTED SOLUTIONS BY THE CONTRACTOR; AND FULL REFERENCES TO THE SPECIFICATION AND DRAWINGS.

RFI'S - ARCHITECTS RESPONSIBILITIES

A. RECEIVED RFI'S SHALL BE ACKNOWLEDGED AND A COMMITMENT SHALL BE MADE TO THE CONTRACTOR FOR THE RETURN OF COMPLETE RFI. ALL RFI'S SHALL BE SIGNED, DATED, AND RETURNED WITHIN 3 TO 5 BUSINESS DAYS (EXCLUDING WEEKENDS) FROM THE TIME THEY ARE FIRST RECEIVED. THE ARCHITECT SHALL REVIEW AND RESPOND TO THE RFI'S AS INDICATED WITHIN THE CONTRACT DOCUMENTS OR TO PROVIDE ADDITIONAL INFORMATION REQUESTED.

BUILDING PERMIT AND INSPECTIONS - CONTRACTOR RESPONSIBILITIES

- A. CONSTRUCTION OR WORK FOR WHICH A PERMIT IS REQUIRED SHALL BE SUBJECT TO INSPECTION BY THE TPI (THIRD PARTY INSPECTOR) AND SUCH WORK SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES UNTIL APPROVED. REQUIRED INSPECTIONS SHALL BE AS FOLLOWS: B. FOOTING AND FOUNDATION INSPECTIONS SHALL BE MADE AFTER EXCAVATIONS FOR FOOTINGS ARE COMPLETE AND ANY REQUIRED REINFORCING STEEL IS IN PLACE. FOR CONCRETE FOUNDATIONS, ANY REQUIRED FORMS SHALL BE IN PLACE
- PRIOR TO INSPECTION. MATERIALS FOR THE FOUNDATION SHALL BE ON THE JOB. CONCRETE NEED NOT BE ON THE JOB.
- EXCEPT WHERE CONCRETE IS READY MIXED IN ACCORDANCE WITH ASTM C 94, THE C. CONCRETE SLAB AND UNDER-FLOOR REINFORCING STEEL AND BUILDING SERVICE EQUIPMENT, CONDUIT, PIPING ACCESSORIES AND OTHER ANCILLARY EQUIPMENT ITEMS ARE IN PLACE, BUT BEFORE ANY CONCRETE IS PLACED OR FLOOR SHEATHING INSTALLED, INCLUDING THE SUBFLOOR. D. FRAMING INSPECTIONS SHALL BE MADE AFTER THE ROOF DECK OR SHEATHING,
- ALL FRAMING, FIREBLOCKING AND BRACING ARE IN PLACE AND PIPES, CHIMNEYS AND VENTS TO BE CONCEALED ARE COMPLETE AND THE ROUGH ELECTRICAL, PLUMBING, HEATING WIRES, PIPES, AND DUCTS ARE APPROVED. E. GYPSUM BOARD INSPECTIONS SHALL BE MADE AFTER GYPSUM BOARD, INTERIOR
- AND EXTERIOR, IS IN PLACE, BUT BEFORE ANY GYPSUM BOARD JOINTS AND FASTENERS ARE TAPED AND FINISHED. F. PROTECTION OF JOINTS AND PENETRATIONS IN FIRE-RESISTANCE-RATED
- ASSEMBLIES SHALL NOT BE CONCEALED FROM VIEW UNTIL INSPECTED AND APPROVED. G. UNDERGROUND INSPECTION SHALL BE MADE AFTER TRENCHES OR DITCHES ARE
- EXCAVATED AND BEDDED, PIPING/CONDUIT AND ETC. INSTALLED, AND BEFORE BACKFILL IS PUT IN PLACE.
- H. ROUGH-IN INSPECTION SHALL BE MADE AFTER THE ROOF, FRAMING, FIREBLOCKING AND BRACING ARE IN PLACE AND ALL DUCTING/PIPING/CONDUIT AND OTHER COMPONENTS TO BE CONCEALED ARE COMPLETE, AND PRIOR TO THE INSTALLATION OF WALL OR CEILING MEMBRANES.
- I. IN ADDITION TO THE INSPECTIONS SPECIFIED ABOVE, THE TPI IS AUTHORIZED TO MAKE OR REQUIRE OTHER INSPECTIONS OF ANY CONSTRUCTION WORK TO
- ASCERTAIN COMPLIANCE WITH THE PROVISIONS OF THIS CODE AND OTHER LAWS THAT ARE ENFORCED BY THE DEPARTMENT OF BUILDING SAFETY.
- J. THE FINAL INSPECTION SHALL BE MADE AFTER ALL WORK REQUIRED BY THE BUILDING PERMIT IS COMPLETED. K. INSPECTION REQUESTS: IT SHALL BE THE DUTY OF THE CONTRACTOR TO NOTIFY THE TPI WHEN WORK IS READY FOR INSPECTION. IT SHALL BE THE DUTY OF THE CONTRACTOR TO PROVIDE ACCESS TO AND MEANS FOR INSPECTIONS OF SUCH WORK THAT ARE REQUIRED BY THIS CODE.
- L. APPROVAL REQUIRED: WORK SHALL NOT BE DONE BEYOND THE POINT INDICATED IN EACH SUCCESSIVE INSPECTION WITHOUT FIRST OBTAINING THE APPROVAL OF THE TPI. THE TPI, UPON NOTIFICATION, SHALL MAKE THE REQUESTED INSPECTIONS AND SHALL EITHER INDICATE THE PORTION OF THE CONSTRUCTION THAT IS SATISFACTORY AS COMPLETED, OR NOTIFY THE PERMIT HOLDER OR HIS OR HER AGENT WHEREIN THE SAME FAILS TO COMPLY WITH THIS CODE. ANY PORTIONS THAT DO NOT COMPLY SHALL BE CORRECTED AND SUCH PORTION
- SHALL NOT BE COVERED OR CONCEALED UNTIL AUTHORIZED BY THE TPI. M. SPECIAL INSPECTIONS: THE SPECIAL INSPECTOR, WHEN REQUIRED, SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE TPI, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION. THESE INSPECTIONS ARE IN ADDITION TO THE INSPECTIONS SPECIFIED ABOVE AND ARE THE RESPONSIBILITY OF THE CONTRACTOR TO PAY FOR.

WORKMANSHIP A. ALL WORKMANSHIP SHALL CONFORM TO THE BEST METHODS AND OPERATIONS REQUIRED BY STANDARDS AND ACCEPTED PRACTICES OF THE TRADE OR TRADES INVOLVED, AND SHALL INCLUDE ALL ITEMS OF FABRICATION, CONSTRUCTION,

- INSTALLATION REGULARLY FURNISHED, FOR COMPLETION (INCLUDING ANY FINISH) AND SUCCESSFUL INTENDED OPERATION. B. ALL WORK SHALL BE EXECUTED BY MECHANICS SKILLED IN THEIR RESPECTIVE LINES OF WORK.
- C. WHERE A PARTICULAR PRODUCT OR MATERIAL IS REQUIRED TO BE INSTALLED BY AN APPROVED APPLICATOR OF THE MANUFACTURER. THE CONTRACTOR SHALL PROVIDE THE ENGINEER A CERTIFICATION OF APPLICATOR APPROVAL BEFORE THE
- RESPECTIVE PRODUCT OR MATERIAL INSTALLATION IS STARTED. D. ALL UTILITIES, LINES AND PIPING TO BE ABANDONED SHALL BE PROPERLY ONNECTED. PLUGGED. AND/OR CAPPED AND SHALL COMPLY WITH CODE REQUIREMENTS AND SOUND CONSTRUCTION PRACTICE.

PRODUCTS, MATERIALS, AND EQUIPMENT

- A. PRODUCTS, MATERIALS AND EQUIPMENT USED IN THE PERFORMANCE OF THE CONTRACT SHALL BE NEW, AND OF THE BEST COMMERCIAL QUALITY, UNLESS
- OTHERWISE SPECIFIED.
- B. PRODUCTS AND MATERIALS PROVIDED MUST BEAR THE U.L. LABEL WHERE SUCH PRODUCTS ARE AVAILABLE. AND BE APPROVED FOR THE INTENDED USE. C. INSTALLATION TECHNIQUES OR USES WHICH MAY VOID THE U.L. LISTING ARE PROHIBITED
- D. PRODUCTS AND MATERIALS OF SIMILAR CLASS, FUNCTION, USE, OR SERVICE SHALL BE FROM ONE MANUFACTURER, DESIGNED FOR THE PURPOSE AND PROPERLY USED AND/OR INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

CLEANING

- A. POLLUTION CONTROL: CONTRACTOR SHALL CONDUCT CLEAN-UP AND DISPOSAL OPERATIONS TO COMPLY WITH LOCAL ORDINANCES AND ANTI-POLLUTION LAWS. BURNING OR BURYING OF RUBBISH AND WASTE MATERIAL ON THE PROJECT SITE IS NOT PERMITTED. DISPOSAL OF VOLATILE FLUID WASTE (SUCH AS MINERAL SPIRITS, OIL, OR PAINT THINNER) IN STORM OR SANITARY SEWER SYSTEMS OR INTO
- STREAMS OR WATERWAYS IS NOT PERMITTED. B. USE ONLY CLEANING MATERIALS RECOMMENDED BY MANUFACTURER OF SURFACE TO BE CLEANED. USE CLEANING MATERIALS ONLY ON SURFACES RECOMMENDED BY CLEANING MATERIAL MANUFACTURER.
- C. DURING THE CONSTRUCTION PERIOD, THE MATERIAL TO BE USED IN THE WORK SHALL BE KEPT IN AN ORDERLY MANNER, NEATLY STACKED OR PILED. D. CLEAN UP FREQUENTLY (AT LEAST DAILY) ALL REFUSE, RUBBISH, SCRAP MATERIALS, AND DEBRIS CAUSED BY OPERATIONS, TO THE END THAT AT ALL TIME THE SITE OF THE WORK SHALL PRESENT A NEAT, ORDERLY AND WORKMANLIKE
- APPEARANCE. SPRINKLE DUSTY DEBRIS WITH WATER. E. PROVIDE FOR THE DISPOSAL OF ALL WASTE PRODUCTS, TRASH, DEBRIS, ETC., AND COORDINATE WITH BUILDING OWNER AS REQUIRED. MAKE NECESSARY ARRANGEMENTS FOR LEGAL DISPOSAL OF SAME OFF THE SITE. NEVER THROW RUBBISH FROM WINDOWS OR OTHER PARTS OF A BUILDING. LOWER WASTE
- MATERIALS IN A CONTROLLED MANNER THAT MINIMIZES HANDLING. F. REMOVE ALL SURPLUS MATERIAL, FALSE-WORK, TEMPORARY STRUCTURES, INCLUDING FOUNDATIONS THEREOF, PLANT OF ANY DESCRIPTION AND DEBRIS OF EVERY NATURE RESULTING FROM OPERATIONS, AND PUT THE SITE IN A NEAT,
- ORDERLY CONDITION. G. VACUUM CLEAN INTERIOR BUILDING AREAS WHEN READY TO RECEIVE FINISH PAINTING AND CONTINUE VACUUM CLEANING ON AN AS-NEEDED BASIS UNTIL
- BUILDING IS READY FOR ACCEPTANCE. H. SCHEDULE CLEANING OPERATIONS SO THAT DUST AND OTHER CONTAMINATES RESULTING FROM CLEANING PROCESS WILL NOT FALL ON WET, NEWLY PAINTED SURFACES. I. GENERAL CONTRACTOR SHALL PROVIDE TRASH GONDOLAS OR CONTAINERS FOR
- USE BY ALL TRADES. J. USE EXPERIENCED WORKMEN OR PROFESSIONAL CLEANERS FOR FINAL CLEANING.
- K. BESIDES GENERAL BROOM CLEANING, THE FOLLOWING SPECIAL CLEANING FOR
- ALL TRADES SHALL BE DONE AT COMPLETION OF WORK. L. REMOVE PUTTY STAINS FROM GLASS; WASH, POLISH SAME, INSIDE AND OUTSIDE. EXERCISE CARE NOT TO SCRATCH GLASS.
- 1. CLEAN, POLISH AND WAX WOODWORK. 2. CLEAN AND POLISH HARDWARE FOR REMOVAL OF STAINS, DUST, DIRT, PAINT AND THE LIKE
- 3. REMOVE SPOTS, SOIL, PAINT FROM TILE AND SIMILAR WORK; WASH SAME. 4. CLEAN FIXTURES, EQUIPMENT; REMOVE STAINS, PAINT, DIRT AND DUST. 5. REMOVE TEMPORARY FLOOR PROTECTIONS.
- 6. CLEAN AND POLISH ALL FLOORS.
- 7. REMOVE ALL TEMPORARY PROTECTIONS AT THE SITE. 8. CLEAN EXTERIOR AND INTERIOR METAL SURFACES, INCLUDING DOORS AND WINDOWS, OF OIL, STAINS, DUST, DIRT, PAINT AND THE LIKE. 9. CLEAN AND VACUUM ALL CARPETED AREAS.

General Project Notes

- M. MAKE BUILDINGS READY FOR OCCUPANCY IN ALL RESPECTS. LAY HEAVY BUILDING PAPER IN MAIN CIRCULATION AREAS TO PROTECT THE FLOORS UNTIL FINAL INSPECTION AND ACCEPTANCE.
- N. ALL EXISTING IMPROVEMENTS INSIDE OR OUTSIDE THE PROPERTY, WHICH ARE DISTURBED, DAMAGED OR DESTROYED BY THE WORK UNDER THE CONTRACT, SHALL BE RESTORED TO THE CONDITION IN WHICH THEY ORIGINALLY WERE, OR TO THE SATISFACTION OF THE BUILDING OWNER.
- RECORD DRAWINGS
- A. THE CONTRACTOR SHALL MAINTAIN A COMPLETE, LEGIBLE, DIMENSIONED SET OF RED MARKED BLUE-LINE RECORD (AS-BUILT) DRAWINGS AT THE JOBSITE RECORDING ALL DEVIATIONS TO THE ORIGINAL CONTRACT DOCUMENTS.
- B. THE CONTRACTOR SHALL UPDATE THE RECORD DRAWINGS AT THE CONCLUSION OF EACH DAY'S WORK. DRAWINGS SHALL BE AVAILABLE AT ALL TIMES FOR INSPECTION
- C. MAINTAIN SEPARATE SETS OF RECORD DRAWINGS FOR THE ARCHITECTURAL,
- HEATING, AIR CONDITIONING, PLUMBING, ELECTRICAL AND STRUCTURAL WORK D. IN SHOWING CHANGES IN THE WORK OR ADDED WORK, USE THE SAME LEGENDS AS WERE USED ON THE CONTRACT DRAWINGS. INDICATE LOCATIONS BY DIMENSIONS AND REFERENCE TO ELEVATIONS GIVEN IN JOB DATUM, BY DEPTH. GIVE DIMENSIONS FROM A PERMANENT POINT.
- E. MECHANICAL AND ELECTRICAL RECORD DRAWINGS SHALL INDICATE EXACT ROUTING (WITHIN ± THREE [3] INCHES) OF ALL PIPING, DUCT WORK, POWER AND CONTROL WIRING, ETC., LOCATION AND FUNCTION OF ALL CONTROLS AND WHETHER MANUAL OR AUTOMATIC. NORMAL AMPERAGE READINGS FOR ALL MOTORS TAKEN AT THE EQUIPMENT UNDER NORMAL LOAD CONDITIONS, AND FINAL AIR QUANTITIES AT EACH AIR OUTLET.
- F. RECORD DRAWINGS SHALL CONTAIN THE NAMES, ADDRESSES AND PHONE NUMBERS OF THE SUBCONTRACTORS AND SHALL BE SIGNED BY THE CONTRACTOR.
- G. UPON COMPLETION OF THE PROJECT WORK, SUBMIT RECORD DRAWINGS TO THE OWNER'S DESIGNATED REPRESENTATIVE (D.R.). ACCEPTABILITY OF THE SUBMITTED RECORD DRAWINGS RESTS SOLELY WITH THE D.R.
- SUBSTANTIAL COMPLETION
- A. WHEN CONTRACTOR IS OF THE OPINION THAT THE PROJECT WORK IS COMPLETE, SEND TO THE D.R., A WRITTEN STATEMENT THAT THE PROJECT IS COMPLETE (NAMING A DATE) AND REQUEST A SEMIFINAL INSPECTION BY THE D.R. TO DETERMINE THE STATUS OF COMPLETION. SUCH NOTICE SHALL BE GIVEN AT LEAST FIVE (5) DAYS BEFORE THE REQUESTED INSPECTION DATE.
- B. IF THE D.R. DOES NOT CONCUR WITH THE CONTRACTOR'S CLAIM OF COMPLETION. THE D.R. WILL NOTIFY THE CONTRACTOR AND, THEREAFTER, THE CONTRACTOR SHALL COMPLETE THE WORK AND INITIATE A NEW REQUEST FOR (SEMIFINAL) INSPECTION.
- PUNCHLIST
- A. AS THE CONTRACTOR COMPLETES THE "PUNCH LIST" OF UNCOMPLETED OR UNCORRECTED ITEMS, HE SHALL SUBMIT TO THE D.R. FOR HIS REVIEW (FOR EACH RESPECTIVE PRODUCT, FINISH MATERIAL, AND PIECE OF EQUIPMENT): OPERATING INSTRUCTIONS AND MAINTENANCE MANUALS CONTROL SYSTEMS MANUALS
- OVERHAUL PROCEDURE MANUALS GUARANTEES AND CERTIFICATES
- RECORD DRAWINGS B. WHEN ALL ITEMS ON THE "PUNCH LIST" ARE COMPLETED OR CORRECTED, THE CONTRACTOR SHALL NOTIFY THE OWNER THAT THE PROJECT IS COMPLETE AND REQUEST A FINAL INSPECTION.
- MAINTENANCE MANUALS AND OPERATING INSTRUCTIONS
- A. UPON COMPLETION OF THE INSTALLATION OF ALL WORK, ASSEMBLE SIX COMPLETE BOUND COPIES OF OPERATING AND MAINTENANCE INSTRUCTIONS AND PARTS LISTS FOR ALL MATERIALS AND EQUIPMENT, INCLUDING ELECTRICAL AND CONTROL
- B. OPERATING INSTRUCTIONS SHALL INCLUDE COMPLETE OPERATING SEQUENCE, CONTROL DIAGRAMS, DESCRIPTION OF METHOD OF OPERATING MACHINERY, PROCEDURES FOR MACHINERY OVERHAUL, MACHINE SERIAL NUMBERS, FACTORY ORDER NUMBERS, PARTS LISTS, INSTRUCTION BOOKS, SUPPLIER'S PHONE NUMBERS AND ADDRESSES AND INDIVIDUAL EQUIPMENT GUARANTEES. PARTS LISTS SHALL BE COMPLETE IN EVERY RESPECT, SHOWING ALL PARTS AND PART NUMBERS FOR READY REFERENCE.
- C. ASSEMBLE MAINTENANCE MANUAL AND OPERATING INSTRUCTIONS IN HARD BACK 3-RING LOOSE LEAF BINDERS. SUITABLY LABEL AND INDEX ALL MATERIAL CONTAINED THEREIN FOR READY REFERENCE.
- D. UPON SUBSTANTIAL COMPLETION OF THE PROJECT WORK, SUBMIT ONE COPY OF THE MAINTENANCE MANUAL AND OPERATING INSTRUCTIONS TO THE D.R. FOR REVIEW. UPON RECEIPT OF NOTICE OF APPROVAL, DELIVER THE ADDITIONAL COPIES TO THE D.R.
- FINAL ACCEPTANCE
- A. BEFORE ACCEPTANCE AND FINAL PAYMENT, AT A TIME SCHEDULED WITH THE D.R., A COMPLETE CHECKOUT AND TEST SHALL BE MADE OF ALL MECHANICAL AND ELECTRICAL SYSTEMS, ARCHITECTURAL AND STRUCTURAL DEVICES, ETC. FOR THIS PURPOSE, EACH TRADE CONCERNED SHALL PROVIDE A SKILLED OPERATING ENGINEER OR TECHNICIAN FOR A PERIOD OF AT LEAST ONE (1) DAY. THIS PERSON, TOGETHER WITH SELECTED OPERATING PERSONNEL. SHALL TEST ALL SYSTEMS AND DEVICES, AND DEMONSTRATE THE COMPLETE OPERATION AND REQUIRED MAINTENANCE OF EACH.
- B. WHEN THE PROJECT IS COMPLETE. ALL "PUNCH LIST" ITEMS ARE COMPLETED OR CORRECTED, AND AFTER COMPLETION OF THE PROCEDURES OUTLINED, THE CONTRACTOR MAY SUBMIT HIS FINAL APPLICATION FOR PAYMENT IN ACCORDANCE WITH THE CONTRACT AGREEMENT. THE CONTRACTOR'S INVOICE FOR FINAL PAYMENT SHALL NOT BE SUBMITTED FOR PAYMENT BEFORE THE ABOVE LISTED ITEMS HAVE BEEN COMPLETED TO THE SATISFACTION OF THE D.R. C. SUBMIT ALL REQUIRED GUARANTEES TO THE D.R. PROVIDE WRITTEN GUARANTEE
- IN ACCORDANCE WITH THE GENERAL CONDITIONS. IN ADDITION, PROVIDE ALL WRITTEN GUARANTEES OR CERTIFICATES REQUIRED AS SPECIFIED IN THE RESPECTIVE TECHNICAL SPECIFICATION SECTIONS.

- A. ALL WORK SHALL COMPLY WITH APPLICABLE CODES, ORDINANCES, FEDERAL STATE AND LOCAL LAWS. COMPLETE WORK IN ACCORDANCE WITH OWNER ACCIDENT PREVENTION PROGRAM.
- B. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND LICENSES AND GIVE ALL NECESSARY NOTICES AND PAY COSTS OF ALL INCIDENTAL FEES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF INSPECTOR'S APPROVALS OF THEIR WORK. C. THE CONTRACTOR SHALL INSPECT THE PREMISES TO CHECK EXISTING WORK
- CONDITION. SHOULD CONTRACTOR FIND CONDITIONS WHICH HE BELIEVES SHOULD IMPEDE HIS WORK. SUCH CONDITIONS MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO DO SO WILL CONSTITUTE NOTICE THAT CONTRACTOR IS FULLY SATISFIED WITH THE EXISTING CONDITIONS AND THAT HE INTENDS TO PERFORM HIS OBLIGATIONS WITH NO ALLOWANCE IN TIME OR MONEY FOR ANY IMPEDIMENTS TO HIS WORK.
- D. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD. IF DISCREPANCY IS FOUND BETWEEN THE DRAWING AND EXISTING AREA OF WORK, CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE COMMENCING THAT PORTION OF THE WORK. DO NOT SCALE DRAWING.
- E. DRAWINGS ASSUME THE EXISTING BUILDING TO BE IN COMPLIANCE WITH CODE REQUIREMENTS. ANY CODE VIOLATIONS DISCOVERED DURING THE COURSE OF CONSTRUCTION IN THE EXISTING BUILDING WILL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. F. THE CONTRACTOR SHALL KEEP A FULL SET OF ARCHITECTURAL, ELECTRICAL AND
- MECHANICAL CONSTRUCTION DOCUMENTS, AS APPROVED BY THE LOCAL GOVERNING BOARDS ON THE JOB SITE AT ALL TIMES. G. THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL MECHANICAL, PLUMBING
- AND ELECTRICAL PORTIONS OF THE WORK INCLUDING THE LOCATIONS OF ALL PIPING, DUCTWORK, TRENCHES, SLEEVES, SPECIAL BOLTING FOR EQUIPMENT, CONDUITS, ETC. DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST.
- H. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION AND/OR INSTALLATION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND SHORING PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT. THE DESIGN, ADEQUACY AND ERECTION OF ALL TEMPORARY BRACING SUPPORTS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- J. ALL MANUFACTURED ARTICLES. MATERIALS AND EQUIPMENT SHALL BE APPLIED. INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS AND INSTRUCTIONS UNLESS HEREINAFTER SPECIFIED TO THE CONTRARY.
- K. UNLESS OTHERWISE SPECIFICALLY NOTED, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, TRANSPORTATION AND OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK. L. THE CONTRACTOR WARRANTS TO THE OWNER AND THE ARCHITECT THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE GOOD QUALITY. FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. ALL WORK NOT CONFORMING TO THESE STANDARDS MAY BE CONSIDERED DEFECTIVE. IT IS UNDERSTOOD THAT NO INFERIOR OR NON-CONFORMING WORK OR MATERIALS WILL BE ACCEPTED WHETHER DISCOVERED AT THE TIME THEY ARE INCORPORATED IN THE WORK OR AT ANY TIME BEFORE OR AFTER THE FINAL ACCEPTANCE. IF REQUIRED BY THE ARCHITECT, THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO
- THE TYPE AND QUALITY OF MATERIALS AND EQUIPMENT. M. CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS IN WRITING FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. ALL DEFECTS SHALL BE REPLACED OR REPAIRED BY CONTRACTOR AT NO ADDITIONAL COST
- N. THE WARRANTIES AND GUARANTIES PROVIDED IN THE CONSTRUCTION DOCUMENTS SHALL BE IN ADDITION TO AND NOT IN LIMITATION OF ANY OTHER WARRANTY OR GUARANTEE, OR REMEDY REQUIRED BY LAW OR BY THE CONSTRUCTION DOCUMENTS.
- P. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND MATERIALS FOR ARCHITECT'S REVIEW FOR: ALL FINISHES, MILLWORK, HARDWARE, LIGHTING, PLUMBING AND FIRE SPRINKLERS, FIRE DEVICES, ALARMS, AND EXTINGUISHERS.
- Q. THE CONTRACTOR SHALL PROTECT EXISTING BUILDING CONDITIONS FROM NEW CONSTRUCTION. CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING BUILDING CONDITIONS TO MATCH BUILDING STANDARDS WHERE NEW CONSTRUCTION OCCURS. CONTRACTOR TO DETERMINE EXTENT OF ASPHALT OR CONCRETE PAVEMENT DEMOLITION REQUIRED TO ALLOW NEW CONDITIONS TO OCCUR.
- R. THE CONTRACTOR SHALL ESTABLISH AN ALLOWANCE FOR THE OWNER AS A PART OF THEIR BID FOR THIRD PARTY COMMISSIONING OF THE SPACE. THE THIRD PARTY COMMISSIONING AGENT SHALL BE LEED AP ACCREDITED. RECOMMENDATIONS OF THE THIRD PARTY COMMISSIONING SHALL BE REVIEWED BY THE ORIGINAL DESIGN AGENTS, AFTER A MUTUAL AGREEMENT OF AN ACTION PLAN, THE CONTRACTOR SHALL CORRECT ISSUES TO ACCOMMODATE A TOP GRADE SPACE FOR FUTURE TENANTS.
- S. ALL DIMENSIONS ARE CLEAR TO INSIDE FINISH FACE UNLESS NOTED OTHERWISE. T. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE ON CONSTRUCTION DOCUMENTS. DO NOT SCALE DRAWINGS.
- U. THE ARCHITECT AND ARCHITECT'S CONSULTANTS SHALL NOT HAVE ANY RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF EXPOSURE TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING, BUT NOT LIMITED TO, ASBESTOS PRODUCTS. POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES.
- V. ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS ARE PROHIBITED.
- W. THE OSHA STANDARDS REPRESENT THE MINIMUM STANDARD FOR SAFETY IN THE WORK ENVIRONMENT. FEDERAL, STATE AND LOCAL LAWS ALSO GOVERN WORK ACTIVITIES, AS WELL AS, INDUSTRY CODES AND SPECIFIC CONTRACT CONDITIONS. ADDITIONAL SAFETY REQUIREMENTS WHICH ARE SITE SPECIFIC MAY BE REQUIRED.
- X. INTERIOR TENANT FINISHES TO HAVE MAXIMUM FLAME SPREAD RATING OF 200. ALL LOBBIES AND CORRIDORS TO HAVE A MAXIMUM FLAME RATING OF 75. Y. THE CONTRACTOR SHALL PROVIDE AND COORDINATE BLOCKING INSIDE PARTITIONS AS REQUIRED FOR SECURING SHELVES, CABINETS, MILLWORK, GRAB BARS, COUNTERS, ETC.
- Z. DO NOT USE PAINTS, PRIMER, SEALERS, OR GLUES THAT EMIT FLAMMABLE, TOXIC OR NAUSEOUS FUMES. USE LOW VOC COUNTING PRODUCTS. EACH TRADE SHALL BE RESPONSIBLE AND VERIFY THAT THE MATERIALS BEING USED BY THAT TRADE COMPLY
- WITH THE MANUFACTURER'S INSTRUCTION FOR USE OF THAT PRODUCT. AA. ALL PAINTED WALL FINISHES SHALL BE TWO (2) FINISH COATS OVER PRIMER. BB. CONTRACTOR SHALL X-RAY ALL PENETRATIONS THROUGH CONCRETE SLABS OR WALLS AND ADJUST LOCATIONS AS REQUIRED BY THE EXISTING CONSTRUCTION (REBAR, TENSIONED CABLES, ETC.). REVISED LOCATION SHALL BE MARKED IN FIELD
- AND APPROVED BY PROJECT MANAGER PRIOR TO DRILLING, CORING OR CUTTING. CC. ALL PENETRATIONS THROUGH RATED FLOOR AND WALL ASSEMBLIES SHALL BE PROTECTED WITH A UL LISTED THROUGH-PENETRATIONS FIRESTOP SYSTEM MATCHING THE WALL OR FLOOR ASSEMBLY RATING.
- DD. MODIFY AND ADD SEISMIC WIRE SUPPORTS AS REQUIRED TO CONFORM WITH
- INTERNATIONAL BUILDING CODE; ALL LIGHT FIXTURES SHALL HAVE TWO (2) WIRE SUPPORTS AND ALL HVAC DIFFUSERS/GRILLES SHALL HAVE ONE (1) WIRE SUPPORT THROUGHOUT PROJECT AREA. EE. THE CONTRACTOR SHALL PROVIDE ADEQUATE FIRE EXTINGUISHERS ON THE PREMISES DURING THE COURSE OF CONSTRUCTION, OF THE TYPE AND SIZES
- RECOMMENDED BY THE NFPA TO CONTROL FIRES RESULTING FROM THE PARTICULAR WORK BEING PERFORMED. THE CONTRACTOR SHALL ALSO INSTRUCT EMPLOYEES IN THEIR USE. PLACE EXTINGUISHERS IN THE IMMEDIATE VICINITY OF THE WORK BEING PERFORMED, READY FOR INSTANT USE.
- FF. PRIOR TO PROCEEDING WITH ANY UNDERGROUND WORK, THE CONTRACTOR SHALL HAVE A PROFESSIONAL LOCATING SERVICE PERFORM A THOROUGH
- SEARCH / ANALYSIS OF ANY EXISTING UTILITIES WITHIN THE AREA OF WORK. GG. FLASHING NEEDED FOR ANY ROOF PENETRATIONS SHALL BE COMPLETED BY THE ORIGINAL ROOFING SUBCONTRACTOR THAT INITIALLY COMPLETED THE ROOFING. ALL WORK SHALL COMPLY WITH THE PARAMETERS OF THE ROOF WARRANTY AND MANUFACTURER.
- HH. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2009 NFPA 70E ARC FLASH HAZARD ANALYSIS SECTION 130.3. THE GENERAL AND ELECTRICAL CONTRACTORS SHALL CONFIRM IN THEIR BID SUBMITTALS THAT THEY
- ACKNOWLEDGE THIS REQUIREMENT II. FUTURE IMPROVEMENTS SHALL REQUIRE SEPARATE PERMITS.

DESIGN ALTERNATIVES

A. BIDDERS ARE ENCOURAGED TO IMPROVE THE EFFICIENCY OF THE PROPOSED DESIGNS TO REDUCE CONSTRUCTION COSTS TO THE OWNER. CHANGES IN THE SPECIFICATIONS AND DESIGN FOR THIS REASON MAY BE PERMITTED, BUT ONLY IF THE DETAILED NATURE OF THE PROPOSED CHANGE IS SUBMITTED FOR APPROVAL WITH THE BID PROPOSAL. SUBSTITUTIONS

A. WHEN A MANUFACTURER, TRADE NAME OR MATERIAL IS SPECIFIED OR INDICATED, IT IS TO ESTABLISH A STANDARD OF QUALITY AND SHALL NOT BE CONSTRUED AS LIMITING COMPETITION UNLESS THE OWNER HAS DESIGNATED IT AS THEIR "STANDARD". IF THE CONTRACTOR DESIRES TO USE A MANUFACTURER, TRADE NAME OR MATERIAL OTHER THAN THAT SPECIFIED, HE SHALL REQUEST APPROVAL OF SUCH A SUBSTITUTION IN WRITING TO THE OWNER. REQUESTS FOR SUBSTITUTIONS SHALL BE IN THE HANDS OF THE OWNER. NO LATER THAN FIVE WORKING DAYS PRIOR TO THE STATED DATE OF BIDDING. ITEMS FOUND ACCEPTABLE FOR BIDDING WILL BE APPROVED BY A DULY AUTHORIZED ADDENDUM ISSUED BY THE OWNER.

- B. SUBMITTALS FOR APPROVAL OF SUBSTITUTE MANUFACTURER, TRADE NAME OR MATERIALS SHALL CONTAIN SUFFICIENT INFORMATION, DESCRIPTIVE BROCHURES, DRAWINGS, SAMPLES OR OTHER DATA AS IS NECESSARY TO PROVIDE DIRECT COMPARISON TO THE SPECIFIED PRODUCTS. EACH SUBMITTAL SHALL BE WELL MARKED AND IDENTIFIED AS TO THE TYPE AND KIND OF ITEMS BEING SUBMITTED FOR APPROVAL. IT IS THE SOLE RESPONSIBILITY OF THE BIDDER TO SUBMIT COMPLETE DESCRIPTIVE AND TECHNICAL INFORMATION TO ALLOW THE OWNER TO MAKE A PROPER APPRAISAL. THE BIDDER MUST BE PREPARED TO SHOW THAT THE REQUESTED SUBSTITUTION MEETS THE DESIGN INTENT AND WILL NOT DEGRADE THE APPEARANCE, FUNCTION; RELIABILITY OR MAINTAINABILITY OF THE SPECIFIED PROJECT WORK. LACK OF PROPER INFORMATION WILL BE SUFFICIENT CAUSE FOR REJECTION. REFERENCES
- TO CATALOGS THAT THE OWNER MAY OR MAY NOT HAVE WILL NOT BE ACCEPTED. C. SUBMITTALS FOR APPROVAL SHALL NOT BE OFFERED UNLESS A THOROUGH CHECK IS MADE BY THE CONTRACTOR OF ALL RELATED ITEMS AND INTERFERENCES, REVISED ARRANGEMENTS AND OTHER CHANGES THAT MAY RESULT. PREPARATION OF DRAWINGS FOR REVISED EQUIPMENT ROUTING ARRANGEMENTS MAY BE REQUIRED. SUCH DRAWINGS SHALL BE EQUAL IN QUALITY TO CONTRACT DRAWINGS AND PAID FOR BY THE CONTRACTOR.
- D. A CONTRACTOR OFFERING A SUBMITTAL FOR APPROVAL SHALL ACCEPT RESPONSIBILITY FOR ITS EFFECT ON THE WORK OF ALL TRADES INCLUDING ANY POSSIBLE DELAYS IN COMPLETION TIME OF THE PROJECT. ALL COSTS OF CHANGES IN THE WORK OF OTHER TRADES AND DRAWINGS, ETC., AFFECTED BY INCLUSION SHALL BE IDENTIFIED BY AND PAID FOR BY THE CONTRACTOR REQUESTING APPROVAL.
- **RIGHT OF REFUSAL** A. UNLESS SPECIFICALLY SUBMITTED DURING THE BIDDING PHASE AND APPROVED IN ACCORDANCE WITH THE ABOVE, SUBSTITUTIONS WILL NOT BE ALLOWED.

GENERAL DEMOLITION NOTES:

GENERAL PROCEDURES AND PROJECTS - COMPLY WITH APPLICABLE CODES AND REGULATIONS FOR DEMOLITION OPERATIONS AND SAFETY OF ADJACENT STRUCTURES AND THE PUBLIC

A. OBTAIN REQUIRED PERMITS

- B. 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.
- C. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES. D. CONDUCT OPERATIONS TO MINIMIZE EFFECTS ON AND INTERFERENCE WITH ADJACENT STRUCTURES AND OCCUPANTS.
- E. CONDUCT OPERATIONS TO MINIMIZE OBSTRUCTION OF PUBLIC AND PRIVATE
- ENTRANCES AND EXITS; DO NOT OBSTRUCT REQUIRED EXITS AT ANY TIME; PROTECT PERSONS USING ENTRANCES AND EXITS FROM REMOVAL OPERATIONS.

GENERAL PROCEDURES AND PROJECTS - PROTECT EXISTING STRUCTURES AND OTHER ELEMENTS THAT ARE NOT TO BE REMOVED. A. PROVIDE BRACING AND SHORING.

- B. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. C. STOP WORK IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER
- DEBRIS AND WASTE REMOVAL
- A. REMOVE DEBRIS, JUNK AND TRASH FROM SITE. B. LEAVE SITE IN CLEAN CONDITION, READY FOR SUBSEQUENT WORK.

PROJECT CONDITIONS

- A. EXISTING CONSTRUCTION INDICATED WAS OBTAINED FROM EXISTING DRAWINGS. VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE D.R. OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- B. PERFORM THE REMOVAL, CUTTING, DRILLING, ETC., OF EXISTING WORK WITH EXTREME CARE AND USE SMALL TOOLS IN ORDER NOT TO JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING.
- C. SAFETY SHORE EXISTING CONSTRUCTION WHEREVER REQUIRED TO ALLOW THE SAFE DEMOLITION OF ITEMS SHOWN ON DRAWINGS AND INSTALLATION OF NEW
- D. ALL CUTTING OF EXISTING CONCRETE AND MASONRY (IF APPLICABLE) SHALL BE DONE WITH SAWS AND CORE DRILLS. DO NOT USE JACKHAMMERS. IF POST TENSION IS STRUCTURE, X-RAY PRIOR TO CORE DRILLING OR ANY REMOVAL.
- E. SITE INVESTIGATION BIDDERS ARE EXPECTED TO VISIT THE SITE TO FORM THEIR OWN CONCLUSIONS AS TO THE CHARACTER OF THE WORK UNDER THIS SECTION.

DEMOLITION

- A. DEMOLITION WORK SHALL BE PERFORMED BY EXPERIENCED PERSONNEL EXERCISING PROPER CARE TO PREVENT INJURY TO THE PUBLIC, WORKMEN AND ADJOINING PROPERTY.
- B. DEBRIS FROM THE DEMOLITION SHALL NOT BE ALLOWED TO ACCUMULATE WITHIN THE BUILDING OR ON THE SITE.
- C. UNLESS SPECIFICALLY SCHEDULED FOR REUSE, ALL DEMOLISHED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE APPROPRIATELY REMOVED FROM THE SITE. ALL PRODUCT AND/OR EQUIPMENT NOT DEMOLISHED AND IN GOOD REPAIR, SHALL BE RETURNED TO OWNER FOR REUSE UNLESS SPECIFIED OTHERWISE.
- D. CAREFULLY REMOVE ALL MATERIALS THAT ARE SCHEDULED FOR REUSE AND PROTECT SAME. E. EXERCISE ALL POSSIBLE CARE TO CONTROL EXCESSIVE DUST DURING
- CONSTRUCTION TO KEEP PROBLEMS TO A MINIMUM. ALL EQUIPMENT AND SURFACES SHALL BE COVERED PRIOR TO DEMOLITION WORK. PRIOR TO LEAVING SITE, THE ENTIRE IMPACTED AREA SHALL BE THOROUGHLY CLEAN. F. UNLESS NOTED OTHERWISE, ALL DEMOLITION WORK SHALL BE PROVIDED AFTER
- BUSINESS HOURS. G. ALL EXISTING FINISHES AND/OR SURFACES THAT ARE REQUIRED TO BE REMOVED SHALL BE CLEANED/REPAIRED AND/OR PREPARED TO RECEIVE THE NEW REQUIRED
- FINISH AND/OR SURFACES. H. ALL EXISTING FINISHES AND/OR SURFACES THAT ARE REQUIRED TO RECEIVE A NEW FINISH SHALL BE CLEANED/REPAIRED AND/OR PREPARED AS REQUIRED.
- I. REBUILD/REPAIR/REFINISH ANY EXISTING FINISHES AND/OR SURFACES WHICH HAS TO BE REMOVED TO ALLOW FOR NEW WORK. REBUILD/REPAIR AND/OR REFINISH WORK SHALL BE REQUIRED TO MATCH AND BLEND INTO THE EXISTING ADJACENT AREA (UNLESS NOTED OTHERWISE IN THE CONSTRUCTION DOCUMENTS). J. UNLESS NOTED OTHERWISE IN THE CONSTRUCTION DOCUMENTS, EVERY EFFORT TO
- REUSE MATERIALS WITHIN A GIVEN AREA SHALL BE EXERCISED UNLESS IT IS DEEMED NOT TO BE THE LEAST COST ALTERNATIVE, IN ACCEPTABLE CONDITION. K. PRIOR TO REMOVAL OF ANY WALL WITH EXISTING UTILITY LINES (POWER, GAS,
- WATER, DATA AND PHONE) TERMINATE THE UTILITY LINE BACK TO THE SOURCE OR TEMPORARY ABOVE EXISTING SUSPENDED CEILING SYSTEM FOR FUTURE USE. SEE ELECTRICAL, MECHANICAL AND PLUMBING DISCIPLINES FOR FURTHER DIRECTIONS.



© COPYRIGHT 2021 VALLEY ARCHITECTURE, INC. IN ORDER TO USE THESE DRAWINGS, GENERAL CONTRACTOR MUST VERIFY ALL EXISTING SITE AND ANY EXISTING BUILDING CONDITIONS INCLUDING EXISTING GRADES, AND EXISITNG UTILITIES PRIOR TO BEGINNING CONSTRUCTION. GENERAL CONTRACTOR ALSO MUST VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION, ANY DISCREPANCY MUST BE REPORTED BY GENERAL CONTRACTOR TO VALLEY ARCHITECTURE, INC. WITH A WRITTEN RFI FOR RESOLUTION PRIOR TO

INITIATING THE WORK

SEALS AND SIGNATURES

ISSUED FOR



DRAWING TITLE



OCTOBER 22, 2021

VL2116

PROJECT NUMBER

DRAWING NUMBER

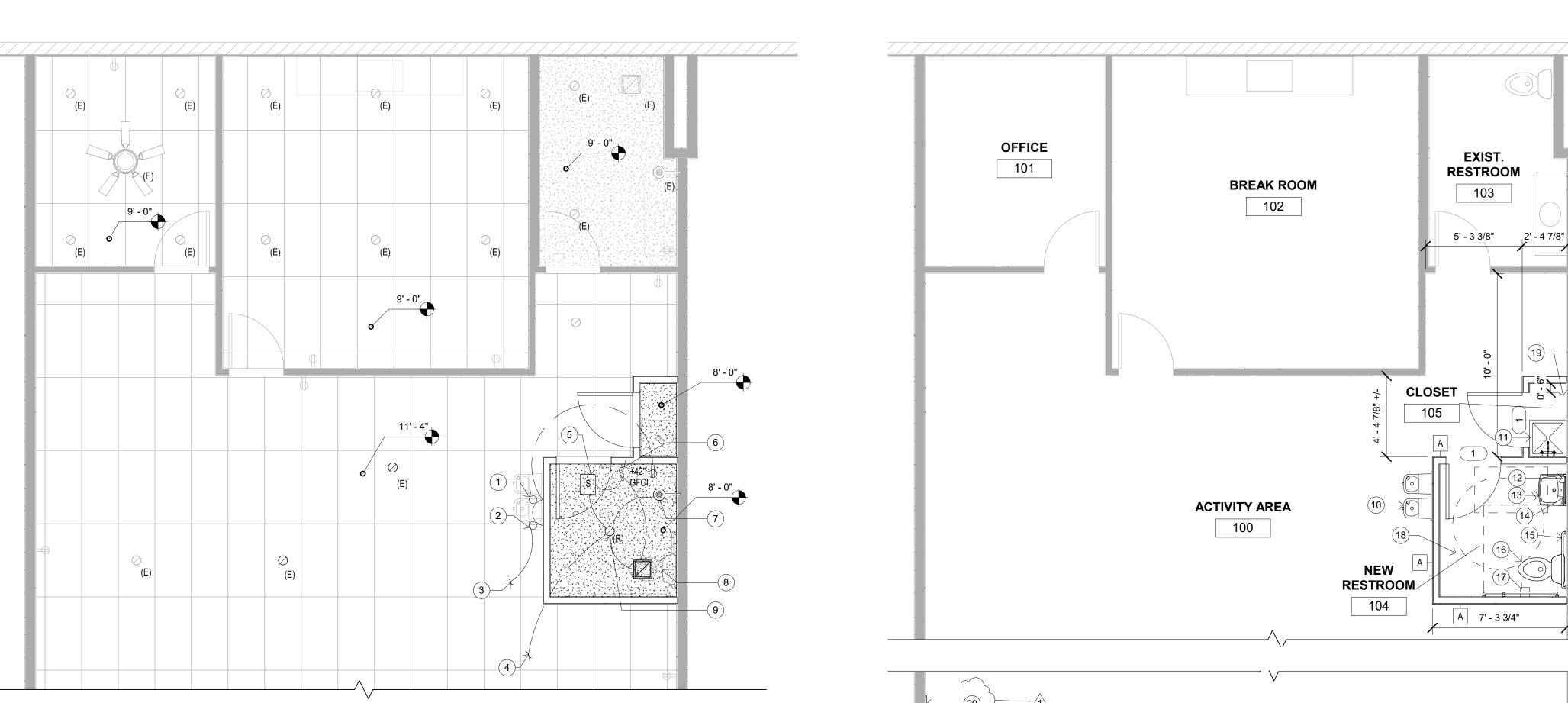
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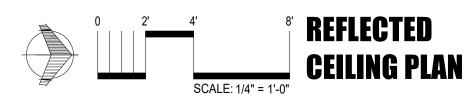
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BUILDING PLANS

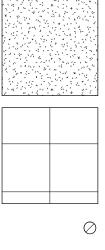
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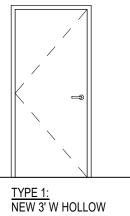


GYPSUM WALL BOARD ON METAL STUD FRAMING - PAINTED

2X4 SUSPENDED ACOUSTICAL CEILING TILE - ARMSTRONG DUNE OR EQ. -TEGULAR EDGE

O ROUND RECESSED CAN LIGHT - 4" DIA. UNO. - SEE ELECT. DRAWINGS E = EXISTING, R=RELOCATED

- \square CEILING MOUNTED EXHAUST FAN
- EDGE LIT EXIT SIGN



CORE WOOD DOOR

DOOR NOTES: a. FRAMES TO BE NEW TIMELY ALUMINUM FRAMES THROUGHOUT -COLOR TO SILVER, VERIFY WITH OWNER PRIOR TO ORDERING

- b. PROVIDE COMMERCIAL GRADE HARDWARE SCHLAGE S-SERIES OR EQUIVALENT
- c. PROVIDE BRUSHED CHROME HARDWARE UNLESS NOTED OTHERWISE
- d. PROVIDE DOOR SILENCERS AT ALL DOORS e. COORDINATE LOCKING AND CLOSER REQUIREMENTS WITH TENANT f. COORDINATE WITH LANDLORD TO PROVIDE FUNCTIONAL WEATHERSEALS, SWEEPS AND THRESHOLDS AT ALL EXISTING
- EXTERIOR DOORS IF REQUIRED g. PROVIDE A SIGN WITH LETTERS 1" HIGH ON THE EGRESS SIDE OF THE DOOR THAT STATES "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS."

C = CLOSER, K = SS 10X36 KICK PLATE, L = LOCK, SH = SPRING LOADED HINGE, S = SOUND SEALS W DOOR BOTTOM EXAMPLE: "1,C,S" IS DOOR TYPE 1, WITH CLOSER AND SOUND SEALS

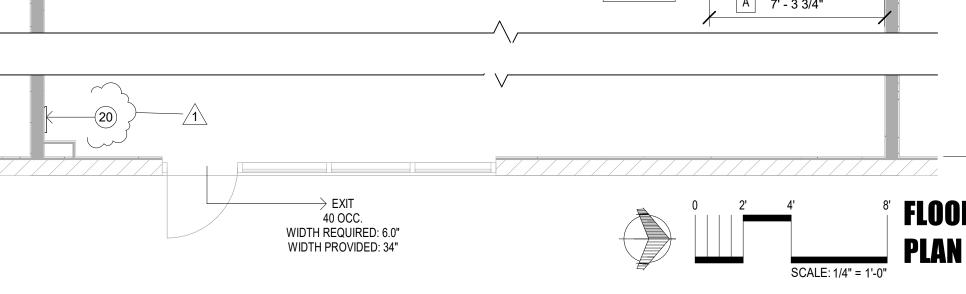


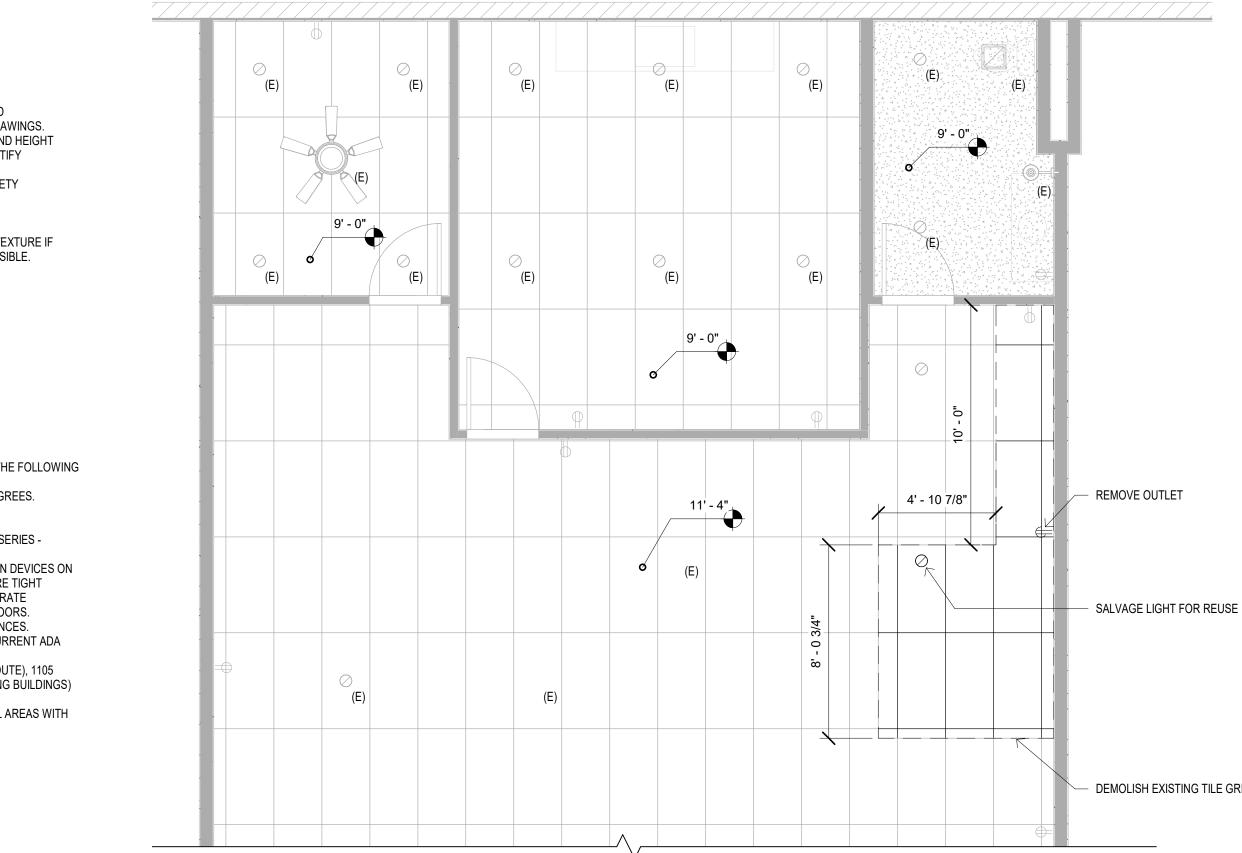
- A. CONTRACTOR SHALL COORDINATE ALL MECHANICAL GRILLS AND DIFFUSERS, LIGHTING, AND SWITCH SPECS WITH ELEC/MECH DRAWINGS. B. CONTRACOR SHALL VERIFY ALL EXISTING SPACE DIMENSIONS AND HEIGHT
- CLEARANCES/RESTRICTIONS PRIOR TO CONSTRUCTION AND NOTIFY DESIGNER OF ANY DESCREPANCIES. C. CONTRACTOR TO PROVIDE AND COORDINATE ALL FIRE LIFE SAFETY
- DRAWINGS. D. ALL FIXTURES ARE TO BE CENTERED IN ROOM, U.N.O.
- . BUILDING INSULATION IS EXISTING TO REMAIN. F. PATCH AND REPAIR ALL CEILINGS, MATCH EXISTING ADJACENT TEXTURE IF POSSIBLE, REMOVE AND PROVIDE A SMOOTH FINISH IF NOT POSSIBLE.



NOTE: ALL DOORS FOR ACCESSIBLE PASSAGE SHALL COMPLY WITH THE FOLLOWING EXCEPT FOR REACH-IN CLOSETS: 1. MINIMUM CLEAR OPENING WIDTH, 32" WITH DOOR OPEN AT 90 DEGREES.

- 2. MANEUVERING CLEARANCE PER DETAIL ON SHEET A500. 3. MAXIMUM 1/2" THRESHOLD HEIGHT - BEVEL THRESHOLD.
- 4. ALL DOOR HARDWARE SHALL BE LEVER OPERATED SCHLAGE S-SERIES -SATURN LEVER HANDLE OR EQUIVALENT. 5. DOOR HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATION DEVICES ON
- DOORS REQUIRED TO BE ACCESSIBLE BY ADA SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE
- 6. DOOR OPENING FORCE SHALL NOT EXCEED 5 lbf FOR INTERIOR DOORS. 7. REFER TO ADA DETAILS ON SHEET A500 FOR RESTROOM CLEARANCES. 8. THE DESIGN AND CONSTRUCTION OF THIS SPACE SHALL MEET CURRENT ADA
- REQUIREMENTS. 9. SHELL BUILDING COMPLIES WITH SECTIONS 1104 (ACCESSIBLE ROUTE), 1105 (ACCESSIBLE ENTRANCES), AND 3411 (ACCESSIBILITY FOR EXISTING BUILDINGS)
- OF 2012 IBC. 10. ACCESSIBLE LOCATIONS FOR WHEELCHAIRS ARE LOCATED IN ALL AREAS WITH FIXED SEATING.





PLAN

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

Keynotes

- 1 EDF RECEPTACLE IN ACCESSIBLE COMPARTMENT BELOW EDF
- 2 FLUSH GFCI MODULE AT +42" AFF ADJACENT EDF FOR RECEPTACLE PROTECTION
- 3 CONNECT NEW RECEPTS TO EXISTING AREA 120V 1Ø RECEPTACLE CIRCUITY MADE AVALABLE DURING DEMOLITION WORK
- 4 CONNECT NEW RECEPTS TO EXISTING AREA 120V 1Ø RECEPTACLE CIRCUITY MADE AVALABLE DURING DEMOLITION WORK
- 5 DUAL-TECHNOLOGY OCCUPANCY SENSOR SWITCH FOR LIGHTS.
- 6 STANDARD ROCKER SWICH FOR EXHAUST FAN.
- 7 NEW LED VANITY LIGHT SELECTED BY OWNER 8 CEILING EXHAUST FAN FRACTIONAL HP. 120V 1Ø
- 9 EXISTING / RELOCATED CEILING LIGHT
- 10 HI LO ADA ACCESSIBLE DRINKING FOUNTAIN
- 11 MOP SINK PROVIDE FRP TO 4' AFF ON ADJACENT WALLS 12 SOAP DISPENSER ADHEARED TO BOTTOM CORNER OF MIRROR
- 13 ADA WALL MOUNTED LAVATORY
- 14 WALL MOUNTED MIRROR
- 15 ADA GRAB BARS
- 16 ADA FLOOR MOUNTED W.C. 17 TOILET PAPER DISPENSER
- 18 PORCELAIN CERAMIC TILE FLOOR AND ON WALLS TO 4' AFF INSIDE RESTROOM
- 19_SEALED CONCRETE FLOOR IN CLOSET OR MATCH RESTROOM TILE 20 POST OCCUPANCY SIGN - MAX OCCUPANCY 49 PERSONS

<u>Ceneral Notes</u>

- 1. CONTRACTOR SHALL PROVIDE WOOD OR STEEL BLOCKING AT WALL MOUNTED EQUIPMENT AND MILLWORK
- 2. CONTRACTOR SHALL COORDINATE ALL COMPUTER AND NETWORK REQUIREMENTS WITH TENANT AND TENANT'S EQUIPMENT SUPPLIER PRIOR TO CONSTRUCTION
- 3. PROVIDE ONE FIRE EXTINGUISHER (2A:10BC) PER 3,000 SF 4. CONTRACTOR TO COORDINATE WITH BUILDING INSPECTOR FOR LOCATION OF
- FIRE EXTINGUISHER CABINETS PROVIDE SEMI-RECESSED CABINETS 5. ALL WALLS WITH PLUMBING FIXTURES AND WALLS ADJACENT TO PLUMBING FIXTURES TO BE WATER RESISTANT G.W.B.
- 6. PROVIDE ADDRESS/SUITE NUMBERS AT ALL EXTERIOR SUITE DOORS, MIN 3" HIGH WITH 1/2" STROKE WIDTH AND IN CONTRASTING COLORS; MUST BE VISIBLE FROM THE STREET OR DRIVE
- 7. NO SIGNIFICANT REAL LOADS HAVE BEEN ADDED TO EXISTING PANELS OR SERVICE GEAR THIS PHASE OF REMODEL. EXISTING PANEL / SES LOADS SHALL BE CONSIDERED "EXISTING TO REMAIN"

<u> Vimension Notes</u>

- A. DO NOT SCALE THE DRAWINGS CONTACT ARCHITECT FOR ANY MISSING
- DIMENSIONS. B. VERIFY ALL DIMENSION IN FIELD WITH OWNER.
- C. UNO, DIMENSIONS ARE TO THE FINISHED FACE OF WALLS. D. UNO IN PLAN OR ELEVATIONS, MILLWORK BASE CABINETS ARE 24" DEEP
- AND MILLWORK WALL CABINETS ARE 14" DEEP. E. VERIFY ALL OWNER SUPPLIED EQUIPMENT LOCATION AND DIMENSIONS. THE OWNER SHALL VERIFY CRITICAL DIMENSIONS PRIOR TO
- CONSTRUCTION OF PARTITIONS. F. CONTRACTIOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONTACT
- THE ARCHITECT WITH ANY DISCREPANCIES.
- . REFER TO ELEVATIONS FOR ADDITIONAL DIMENSION H. ALL NEW WALLS ARE 3-5/8" STUD WALLS UNO.

Wall Type Legend

EXISTING EXTERIOR WALL EXISTING MASONRY EXTERIOR WALL EXISTING FURRING AND INSULATION

EXISTING INTERIOR NON-LOAD BEARING PARTITION EXISTING METAL STUD PARTITION WALL WITH EXISTING GWB ON EACH SIDE

NEW INTERIOR NON-LOAD BEARING PARTITION 3-5/8" 25GA. METAL STUDS (6" WHERE NOTED.) 24" O.C. TO 6" ABOVE CEILING, U.N.O. PROVIDE 1 LAYER 5/8" TYPE "X" G.W.B. EACH SIDE

INDICATES WALL TO HAVE ACOUSTICAL BATT Α – INSULATION, ACOUSTIC TAPE AND CAULK AT ALL PENETRATIONS

35' - 0 1/4" EXISTING OFFICE ⊿2 OCC EXISTING BREAK ROOM 18 OCC NOWORK WORK NØ/ - EXISTING RESTROOM /WØRK/ NEW UTILITY CLOSET NEW RESTROOM EXISTING COLUMN EXISTING DEMISING WALLS DEMOLISH EXISTING TILE GRID ACTIVITY AREA 16 OCC **RETAIL AREA** DEMOLITION 4 OCC

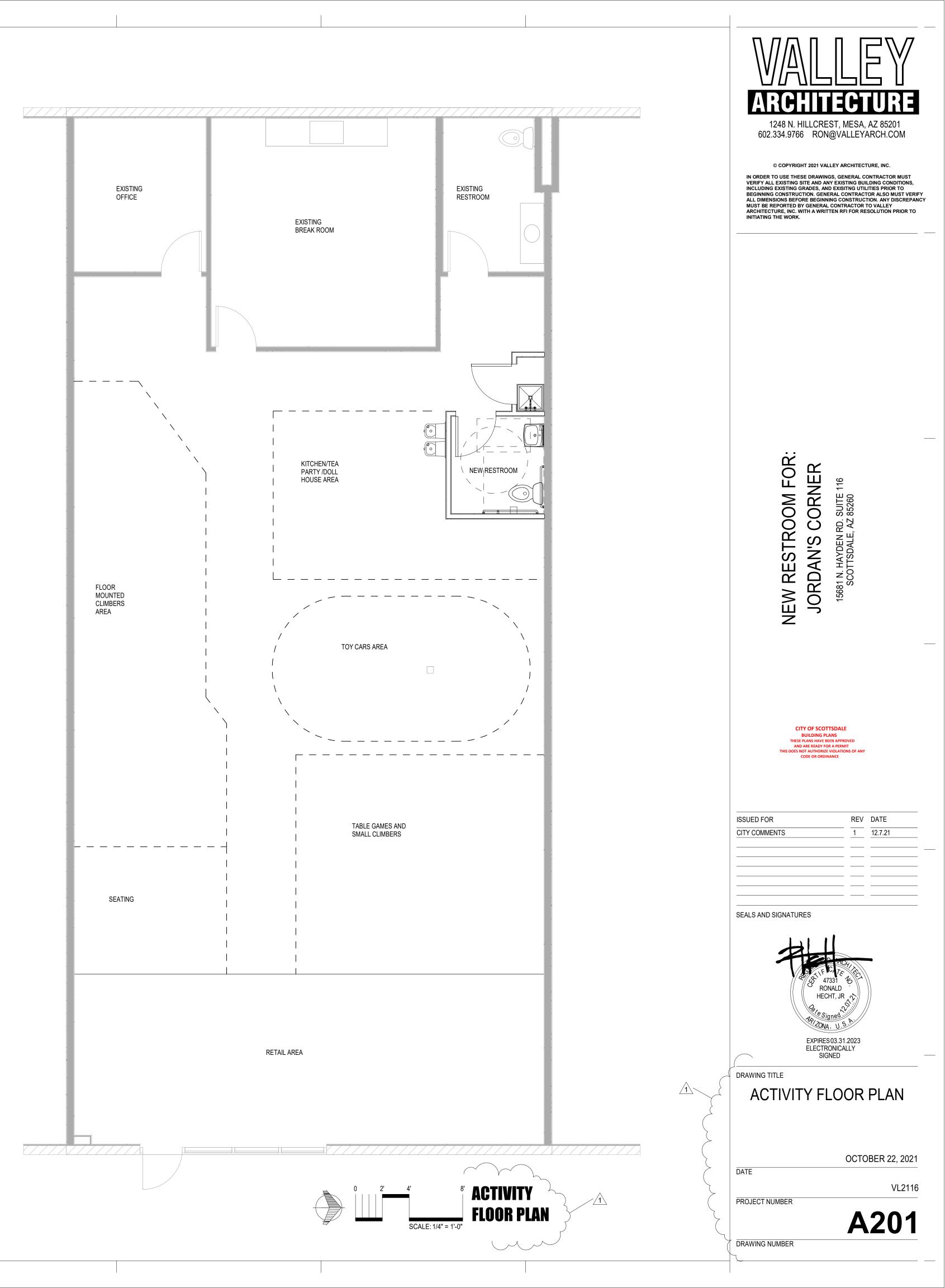
∕ ←____

ENTRY DOOR

602.334.9766 RON@VALLEYARCH.COM © COPYRIGHT 2021 VALLEY ARCHITECTURE, INC. IN ORDER TO USE THESE DRAWINGS, GENERAL CONTRACTOR MUST VERIFY ALL EXISTING SITE AND ANY EXISTING BUILDING CONDITIONS, INCLUDING EXISTING GRADES, AND EXISITING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. GENERAL CONTRACTOR ALSO MUST VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCY MUST BE REPORTED BY GENERAL CONTRACTOR TO VALLEY ARCHITECTURE, INC. WITH A WRITTEN RFI FOR RESOLUTION PRIOR TO INITIATING THE WORK. FOR CORNER STROOM SUITE 85260 RD. **IORDAN'S** ALEN HAYDI TTSD/ ЦЦ 31 N. SCO NEW CITY OF SCOTTSDALE **BUILDING PLANS** AND ARE READY FOR A PERI ISSUED FOR REV DATE 1 12.7.21 CITY COMMENTS SEALS AND SIGNATURES RONALD HECHT, JR KONA, U. EXPIRES03.31.2023 ELECTRONICALLY SIGNED DRAWING TITLE **FLOOR PLANS** OCTOBER 22, 2021 DAT VL2116 PROJECT NUMBER A200 DRAWING NUMBER

1248 N. HILLCREST, MESA, AZ 85201

lot Date: 12/7/2021 1:29:58 PM F:\Dropbox\^Projects\2021\VL2116 Jordans Corner\01 DRAWINGS\RVT\2116 CD-R1.r



<u>Hazardous</u> Materials

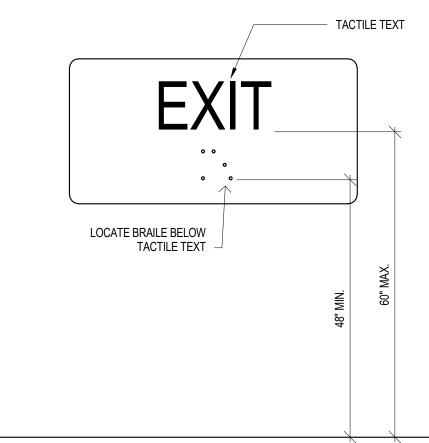
THESE PLANS ARE NOT PREPARED FOR USE IN OBTAINING ANY PERMIT FOR THE REMOVAL OF HAZARDOUS MATERIAL. THE ARCHITECT IS NOT AWARE OF ANY ENVIRONMENTAL HAZARD AND ASSUMES NO RESPONSIBILITY FOR ANY HAZARDOUS MATERIAL ENCOUNTERED IN THIS PROJECT.

CONTRACTOR SHALL CONTACT THE MARICOPA COUNTY AIR QUALITY DEPARTMENT "NESHAP" PROGRAM AT 602.506.6708 TO DETERMINE IF A HAZARDOUS MATERIAL INSPECTION REPORT IS REQUIRED FOR THIS PROJECT PRIOR TO COMMENCEMENT OF WORK.

THE BUILDING OWNER SHALL BE RESPONSIBLE FOR HIRING LICENSED PROFESSIONALS FOR ANY REQUIRED WORK INVOLVING INSPECTION OR REMOVAL OF HAZARDOUS MATERIAL.

IN THE CASE ABATEMENT IS REQUIRED. THE ABATEMENT CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED PERMITS AND INSPECTIONS FOR HAZARDOUS MATERIAL REMOVAL.

ALL HAZARDOUS MATERIAL SHALL BE PROPERLY HANDLED AND DISPOSED OF ACCORDING TO STATE AND FEDERAL LAW.



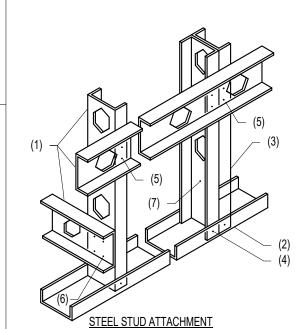
TACTILE EXIT SIGN SCALE: N.T.S. INSERT AT 3"=1'-0"

STUD	STUD GAUGE	STUD SPACING	STUD HEIGHT	STUD BRACING WHERE OCCURS		
0.22		16" O.C.	10'-2"	4'-0" O.C.		
1 5/8"	25	24" O.C.	8'-3"	4'-0" O.C.		
		16" O.C.	13'-2"	6'-0" O.C.		
	25	24" O.C.	10'-9"	6'-0" O.C.		
		16" O.C.	14'-9"	6'-0" O.C.		
2 1/2"	22	24" O.C.	12'-1"	6'-0" O.C.		
		16" O.C.	16'-3"	6'-0" O.C.		
	20	24" O.C.	13'-3"	6'-0" O.C.		
	05	16" O.C.	15'-3"	8'-0" O.C.		
	25	24" O.C.	12'-5"	8'-0" O.C.		
3 5/8"	22	16" O.C.	19'-1"	8'-0" O.C.		
		24" O.C.	15'-7"	8'-0" O.C.		
	20	16" O.C.	21'-0"	8'-0" O.C.		
	20	24" O.C.	17'-2"	8'-0" O.C.		
	25	16" O.C.	15'-8"	8'-0" O.C.		
	25	24" O.C.	12'-5"	8'-0" O.C.		
4"	22	16" O.C.	20'-6"	8'-0" O.C.		
4		24" O.C.	16'-5"	8'-0" O.C.		
	20	16" O.C.	22'-4"	8'-0" O.C.		
	20	24" O.C.	18'-5"	8'-0" O.C.		
	25	16" O.C.	18'-6"	10'-0" O.C.		
	20	24" O.C.	15'-1"	10'-0" O.C.		
6"	22	16" O.C.	26-3"	10'-0" O.C.		
Ū		24" O.C.	22'-4"	10'-0" O.C.		
	20	16" O.C.	28'-6"	10'-0" O.C.		
	20	24" O.C.	24'-7"	10'-0" O.C.		

GENERAL STRUCTURAL NOTES

- A. APPLY UNLESS NOTED OTHERWISE
- B. COLD FORMED STRUCTURAL STEEL FRAMING (ICC #2457)
- C. ALL COLD-FORMED STEEL FRAMING SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND IN ACCORCDANCE WITH THE LATEST EDITION OF "SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" BY THE AMERICAN IRON AND STEEL INTITUTE.
- D. STEEL FOR ALL STUDS AND FOR ALL GAUGES OF TRACK, ACCESORIES AND BRIDGING SHALL HAVE A MINIMUM YIELD STRENGTH OF 33KSI.
- E. ALL STUDS SHALL BE SECURELY SEATED FOR FULL END BEARING ON TOP AND BOTTOM TRACK. UNLESS NOTED OTHERWISE, PROVIDE DOUBLE STUDS AT ALL JAMBS, CORNERS AND INTERSECTIONS. BRIDGING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION.
- FRAMING PRODUCTS. OTHER STUDS OF EQUAL TO OR GREATER STRENGTH MAY BE USED WITH CURRENT ICC APPROVAL
- G. VALUES BASED ON NO AXIAL LOAD AND DEFLECTION LIMIT OF h/120 (VERIFY WITH
- H. BRACING (SPACING) DESIGN BASED ON MAXIMUM WALL HEIGHT OF 10'-0"
- I. IF TOP TRACK FOR EACH WALL TYPE WERE INCREASED TO THE NEXT STANDARD GAUGE, THE BRACING SPACING REQUIRED CAN BE INCREASED TO THE NEXT HIGHEST INCREMENT SHOWN.
- J. TOP AND BOTTOM TRACK TO BE SAME GAUGE, (Sx AND Ixx) AS STUD WITH 1-1/2" DEEP FLANGES. SPLICE TOP TRACK AT BRACING OR WALL CORNER.
- K. CONTRACTOR TO PROVIDE LADDER BRACING BETWEEN TRUSSES FOR ANY BRACING, FRAMING OR WALL THAT FALLS BETWEEN TRUSSES. GAUGE TO BE EQUAL TO FRAMING MEMBERS.



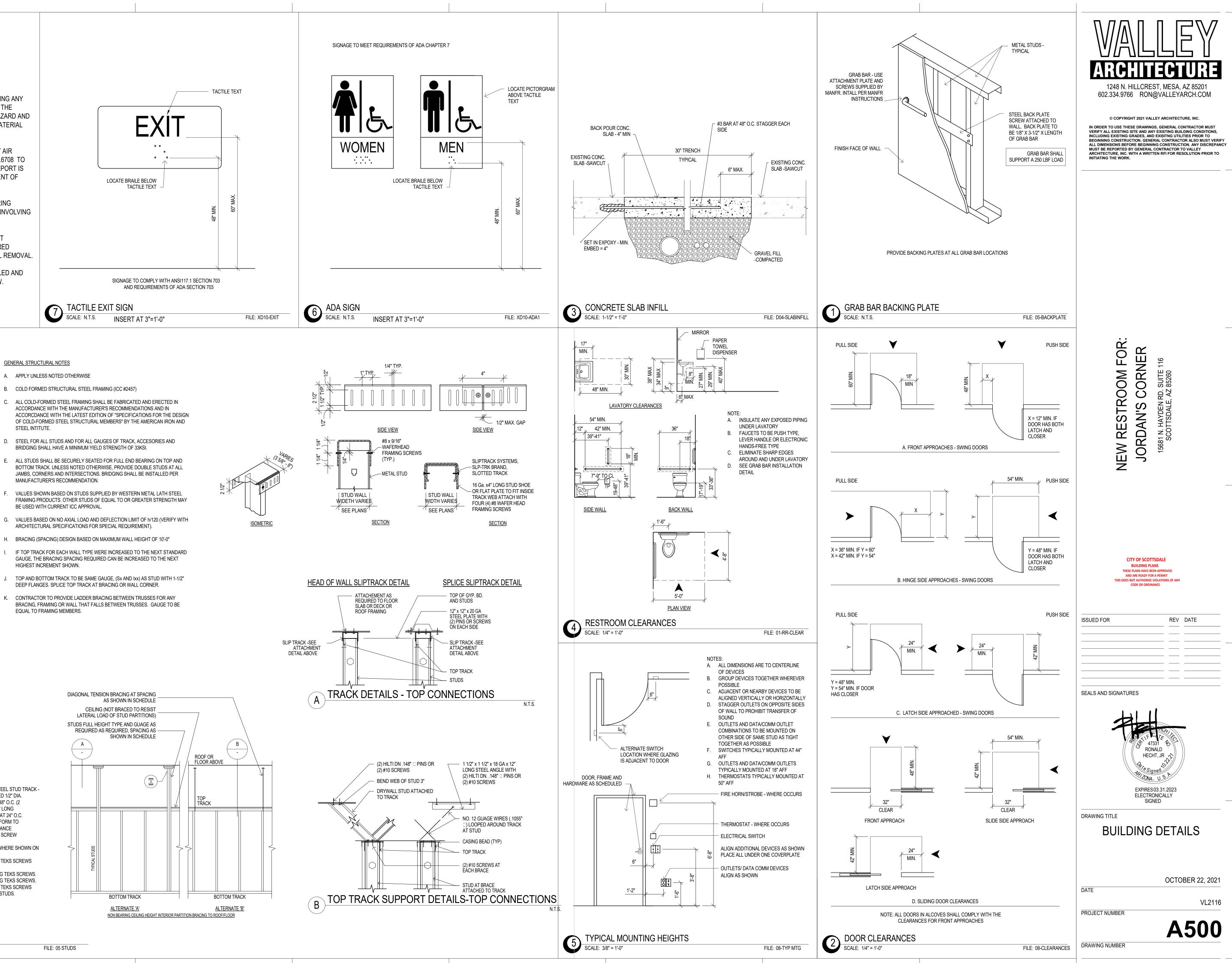


NOTES:

STEEL STUD. UNPUNCHED STEEL STUD TRACK -ATTACHMENT REQUIRED 1/2" DIA. EXPANSION BOLTS AT 48" O.C. (2 MINIMUM) OR 3/8" X 3/4" LONG POWDER DRIVEN PINS AT 24" O.C. FASTENER SHALL CONFORM TO ICC ES AC 118 'ACCEPTANCE CRITERA FOR TAPPING SCREW FASTENERS' DOUBLE STUD WHERE SHOWN ON PLAN AND DETAILS. 4. #10 X 3/4" LONG TEKS SCREWS

EACH SIDE. 2 #10 X 3/4" LONG TEKS SCREWS.

4 #10 X 3/4" LONG TEKS SCREWS. #10 X 3/4" LONG TEKS SCREWS AT 12" 0.C. AT DOUBLE STUDS.



FILE: 05 STUDS

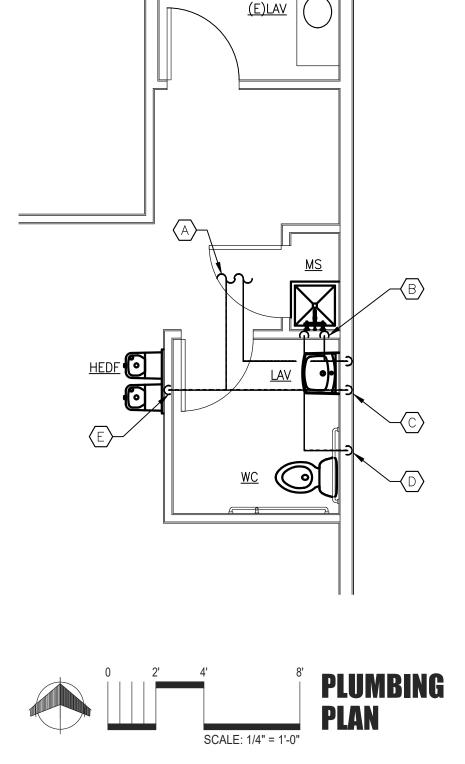
			GENERAL MECHANICAL S	YMBOLS			
SYMBOL (SINGLE LII	NE): DESCRIPTION:	SYMBOL:	DESCRIPTION:	SYMBOL:	DESCRIPTION:	SYMBOL:	DESCRIPTION:
	RIGID DUCT. FLEX DUCT. (ROUND)	۶ـــــآـــــ	DUCT CROSSOVER; "BROKEN DUCT" INDICATES		NEW EQUIPMENT: SEE LABEL/SCHEDULE FOR TYPE AND SPECIFICATION.	<u>ب</u>	DOMESTIC COLD WATER DOMESTIC HOT WATER
<u>×××</u>	RECTANGULAR DUCT WITH DUCT SIZE.	لــــــــــــــــــــــــــــــــــــ	DUCT THAT IS BELOW "SOLID" DUCT. END OF DUCT. (RECTANGULAR OR ROUND)		RETURN OR EXHAUST AIR FLOW.	; ;;	DOMESTIC HOT WATER RETUR
د <u>∞×"∞</u> ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲	ROUND DUCT WITH DUCT SIZE. RECTANGULAR DUCT WITH RISER OR D		LINEAR SUPPLY AIR DIFFUSER W/ FACTORY ACOUSTIC PLENUM	>	SUPPLY AIR FLOW	⊊	WASTE / SANITARY SEWER VENT
; <u> </u> ; ;;	ROUND DUCT WITH RISER OR DROP.	۲.	AND RIGID DUCT CONNECTION TO FACTORY ACOUSTIC PLENUM.	(\mathbf{I})	THERMOSTAT	⊊————————————————————————————————————	GREASE WASTE GAS / NATURAL GAS
، ج ،	RECTANGULAR DUCT WITH BRANCH DUC OFF BOTTOM OF DUCT.		SUPPLY AIR DIFFUSER W/ FLEX CONNECTION. FLEX CONNECTIONS FOR LAY-IN APPLICATIONS.	SD #	DUCT SMOKE DETECTOR KEY NOTE		GAS / NATURAL GAS S.O.V. / SHUT OFF VALVE
ب ق بر	ROUND DUCT WITH BRANCH DUCT CON OFF BOTTOM OF DUCT.		SUPPLY AIR DIFFUSER W/ RIGID CONNECTION. RIGID CONNECTIONS FOR SOLID CEILING APPLICATIONS.	## X-X	DETAIL CALLOUT: <u>DETAIL#</u> SHEET	;⊃ ;o	PIPE DROP (DOWN) PIPE RISER (UP)
، در اب	RECTANGULAR DUCT WITH BRANCH DUG OFF TOP OF DUCT.		RETURN AIR REGISTER W/ ACOUSTIC BOOT. EXHAUST GRILLE W/ RIGID DUCT CONNECTION.	Δ	REVISION CALLOUT	ø	SURFACE OR FLOOR CLEANO WALL CLEANOUT
ہے۔ ا	ROUND DUCT WITH BRANCH DUCT CON OFF TOP OF DUCT.		SUPPLY AIR DROP FROM ROOFTOP UNIT.	•	POINT OF CONNECTION (PIPE OR DUCT)		FLOOR DRAIN
	DUCT (RECTANGULAR OR ROUND) WITH OFF SIDE OF DUCT.	H BRANCH DUCT CONNECTION	RETURN AIR RISER TO ROOFTOP UNIT.		POINT OF DISCONNECTION (PIPE OR DUCT)		FLOOR SINK HOSE BIBB
<u>, </u>	DUCT (RECTANGULAR OR ROUND) WITH SPIN IN CONNECTION TO BE FULL SIZ	H SPIN-IN, FLEX CONNECTION. ZE OF FLEX DUCT. SEE DETAIL.			DEVICE CALLOUT (SEE SCHEDULE)) (X"/FT)	DIRECTION OF SLOPE (DEGREE OF SLOPE)
ب [،	MANUAL VOLUME DAMPER IN DUCT. (R DAMPER TO BE FULL SIZE OF DUCT. S	RECTANGULAR OR ROUND).	EXHAUST RISER TO EXHAUST FAN ON ROOF.		DEVICE SIZE (SEE SCHEDULE) AIRFLOW IN CFM (CUBIC FEET PER MINUTE)		
A	BBREVIATIONS	PLUMBING (DO	MESTIC AND WASTE) NOTES			MATER	IALS SCHEDULE
		FIXTURES:	COMPLETE WITH CAST BRASS PERFORATED GRID DRAIN, TAILPIECE,	SYSTEM:	MATERIAL:		INSULATION:
AD A	BOVE CEILING CCESS DOOR BOVE FINISHED FLOOR	SEMI-CAST BRASS P-TRAP WITH CLEAN-OUT WATER, SHALL BE INSULATED WITH 1" MINIM	. ALL EXPOSED PIPING INCLUDING DRAINS, HOT, COLD, AND TEMPERED JM INSULATION THAT IS UL732, UPC, AND IAPMO LISTED.	SUPPLY AIR DUCT:	+2" PRESSURE CLASS PER SMACN		R-6 (INTERIOR) R-8 (EXTERIOR)
AP A BFF E	CCESS PANEL ELOW FINISHED FLOOR	2. PUBLIC LAVATORIES SHALL BE PROVIDED WIT	H ASSE 1070 COMPLIANT, THERMOSTATIC MIXING VALVE. 110 MAX. IRIP LEVEL ON OPEN SIDE. PROVIDE WAX RING, FLOAT, ETC. FOR A	RETURN, OR EXHAUST	AIR DUCT: -2" PRESSURE CLASS PER SMACN PREINSULATED WIRE REINFORCED	NA	R-6 (INTERIOR) R-8 (EXTERIOR)
BDD E	ALANCING DAMPER ACKDRAFT DAMPER ACKFLOW PREVENTOR	4. PROVIDE QUARTER TURN STOP VALVES AT CO 5. ALL PIPING, SOLDER, FIXTURES, AND ACCESS		HEATING HOT WATER, 2	2" & SMALLER: TYPE L COPPER WITH SOLDERED J		PER IECC C403.2.8
BHP E	ACKFLOW PREVENIOR REAK HORSE POWER RITISH THERMAL UNIT (PER HOUR)	6. HOSE BIBBS SHALL HAVE INTEGRAL VACUUM		HEATING HOT WATER, 2	VIEGA PRO-PRESS, AT CONTRACTO	RS OPTION	PER IECC C403.2.8
CC CD CC	COOLING COIL CONDENSATE DRAIN	INSTALLATION: 1. ALL SANITARY PIPING 3" AND SMALLER SHAL 2. ALL SANITARY PIPING 4" AND LARGER SHALL		CHILLED WATER, 2" &	SMALLER: TYPLE L COPPER WITH SOLDERED VIEGA PRO-PRESS, AT CONTRACTOR		PER IECC C403.2.8
CFH C	CONDENSER WATER SUPPLY/RETURN CUBIC FEET PER HOUR CUBIC FEET PER MINUTE (ACTUAL AIRFLOW)	3. FLASH PIPING THRU ROOF WITH 36 GAUGE (4. PROVIDE CLEANOUTS IN HORIZONTAL DRAINAGE		CHILLED WATER, 2.5" A	,		PER IECC C403.2.8
CHWS/R C	CHILLED WATER SUPPLY/RETURN	CLEANOUTS IN CONCEALED PIPING. 5. GAS FIRED EQUIPMENT SHALL BE INSTALLED	SUCH THAT SOURCE OF IGNITION IS A MINIMUM OF 18" ABOVE FINISHED		TYPE L COPPER TUBING WITH SOLI VIEGA PRO-PRESS, AT CONTRACTO	RS OPTION	0.5" ARMAFLEX
CO CONT C	LEANOUT CONTINUATION, CONTINUOUS, CONTINUED	FLOOR. 6. SYSTEM SHALL BE FLUSHED AND SANITIZED	PRIOR TO TURN OVER TO OWNER.	REFRIGERANT PIPING: MAKE-UP WATER/AIR V	/ENTING, ETC TYPE L COPPER WITH SOLDERED J		1.0" ARMAFLEX
CU C	CIRCULATING PUMP CONDENSING UNIT ORY BULB TEMPERATURE, *F	MECHAN	IICAL (HVAC) NOTES	DOMESTIC COLD WATER	TYPE L COPPER WITH SOLDERED J	JOINTS,	
DBA DCW D	ECIBLES (A–WEIGHTED SCALE) IOMESTIC COLD WATER	DUCTWORK: 1. DUCTWORK SHALL BE BUILT PER LATEST SM	ACNA STANDARDS FOR THE PRESSURE CLASS IN WHICH IT IS INSTALLED.	DOMESTIC HOT WATER	PEX, OR VIEGA PRO-PRESS, AT CO TYPE L COPPER WITH SOLDERED J	ONTRACTORS OPTION JOINTS,	
DHWR D	OMESTIC HOT WATER OMESTIC HOT WATER RETURN DAMETER	2. DUCTWORK SHALL BE INSULATED, PER I.E.C.	PRESSURE DUCTWORK, -2" FOR NEGATIVE PRESSURE DUCTWORK.	DOMESTIC HOT WATER	RETURN PEX, OR VIEGA PRO-PRESS, AT CO TYPE L COPPER WITH SOLDERED J PEX, OR VIEGA PRO-PRESS, AT CO	JOINTS,	1.0", k=0.27 BTU/IN/HxFT ² X 1.0", k=0.27 BTU/IN/HxFT ² X
DN D (E) E	IOWN XISTING	BE THE CUMULATIVE TOTAL OF INTERNAL ACC A. INTERIOR SUPPLY, RETURN, OR OUTSIDE B. EXTERIOR SUPPLY, RETURN, OR OUTSIDE		WASTE AND VENT	SCHEDULE 40 PVC OR ABS, WITH	REQUIRED LISTINGS	
EA E EAT E	XHAUST AIR NTERING AIR TEMPERATURE	4. ALL LONGITUDINAL AND TRANSVERSE JOINTS, SHALL BE SECURELY FASTED AND SEALED W	SEAMS, AND CONNECTIONS OF SUPPLY, RETURN, AND EXHAUST DUCTS ITH WELDS, GASKETS, MASTICS (ADHESIVES),	COMMERCIAL KITCHEN	(GREASE) WASTE EPOXY COATED CAST IRON PER AS	STM A-888/CISPI 3	
EQUIP E	NERGY MANAGEMENT CONTROL SYSTEM QUIPMENT NERGY RECOVERY UNIT	INSTALLATION INSTRUCTIONS. I.E.C.C. SECTION	OR TAPES, INSTALLED IN ACCORDANCE WITH TEH MANUFACTURER'S C403.2.7.1.1 FOR LOW-PRESSURE DUCT SYSTEMS. AT THE FINAL FIVE (6) FEET OF A SUPPLY, RETURN, OR EXHAUST		GENERAL PROJECT NC	DTES	
EWT E	XTERNAL STATIC PRESSURE NTERING WATER TEMPERATURE		ROVIDED IT IS PROPERLY SUPPORTED AND MEETS THE PRESSURE		LL COMPLY WITH APPLICABLE CITY CODES INCLUDE U.L. L CONSTRUCTION INFORMATION, ALL SPECIFICATION AND DR	•	
FF F	IRE DAMPER, FLOOR DRAIN INISHED FLOOR LOOR SINK	7. FURNISH AND INSTALL MANUALLY OPERATED	WORK VISIBLE THROUGH DIFFUSERS, GRILLES, AND REGISTERS. VOLUME CONTROL (BALANCING) DAMPERS NECESSARY TO PERFORM THE	3. BRING TO THE	, STRUCTURAL, CIVIL, ELECTRICAL, FIRE PROTECTION, MECH ATTENTION OF THE ARCHITECT/ENGINEER ANY INFORMATION	NAL CONFLICTS WITHIN THE	
GAL GPM G	ALLONS ALLONS PER MINUTE	TEST AND BALANCE AGENT.	F, WHERE INDICATED ON DRAWINGS, AND WHERE RECOMMENDED BY THE	RISK, UNTIL ALI			
GR G	ALLONS PER HOUR RAINS (MOISTURE) REASE WASTE	ARE NET CLEAR INTERIOR DIMENSION. 9. DUCTWORK WORK BRANCHES SHALL BE EQU	AL TO DIFFUSER NECK SIZE U.O.N. IF RUNOUT IS LONGER THAN 25	DOCUMENTS. SE	ALL, TEST, PLACE INTO OPERATION AND GUARANTEE ALL S` ECURE AND PAY FOR ALL MATERIALS, EQUIPMENT, LABOR, R COSTS REQUIRED. NO ADDITIONAL FUNDS WILL BE ALLO	SUPERVISION, FEES, TESTS,	PERMITS,
HB H HHWS/R H	IOSE BIBB IEATING HOT WATER SUPPLY/RETURN	FEET, UPSIZE BRANCH DUCT BY ONE NOMIN 10. INSTALL ALL DUCTWORK AS CLOSET TO UND		TO REGULATION	IS AND REQUIREMENTS. T JOURNEYMEN CRAFTSMEN AND COMPETENT SUPERVISORS		
HR H	IORSE POWER IOUR IERTZ	STRUCTURAL MEMBERS, PROVIDE UNISTRUT A	IS REQUIRED TO SPAN BETWEEN STRUCTURAL MEMBERS.	REGULATIONS, (WORK. NO ADDITIONAL FUNDS WILL BE ALLOCATED FOR R CODES, OR CONTRACT DOCUMENT REQUIREMENTS.		
IE II	NVERT ELEVATION NCH	PIPING 1. ALL PIPING SHALL BE INSTALLED, SUPPORTE	D, AND TESTED PER I.M.C. AND MANUFACTURER'S RECOMMENDATIONS	OFFSETS, FITTIN	IGS ARE DIAGRAMMATIC AND ONLY DEFINE BASIC FUNCTION NGS, WORK, MATERIAL, ETC. TO ACCOMPLISH THESE REQUIN NTICIPATED AND ARE A PART OF THE WORK INCLUDED. HO	REMENTS. MINOR DEVIANTS F	FROM DESIGN
KW(H) K LAT L	ILOWATTS (PER HOUR) EAVING AIR TEMPERATURE	 PROVIDE DIELECTRIC UNIONS ALL ALL JOINTS PROVIDE NON-METALIC PIPING SADDLES UNE PIPE WHERE HANGER IS OF DISSIMILAR META 	ER ALL INSULATED PIPE AT LOCATION OF HANGERS, OR UNINSULATED	THE CHARACTER			
LWT L	OUNDS EAVING WATER TEMPERATURE ITILITY METER	4. PROVIDE HANGER SIZE AND SPACING IN ACC REQUIREMENTS, WHICHEVER IS MORE STRING	ORDANCE WITH IMC 305.4, IPC 308.5, OR MANUFACTURER'S ENT.	DIMENSIONS. FI 8. PROVIDE EQUIP	ELD VERY ALL DIMENSIONS BEFORE FABRICATION OF WORH MENT SUBMITTALS TO OWNER AND OBTAIN PERMISSION FO	К.	
MANUF MAX M	IANUFACTURER IAXIMUM	5. FOR PIPING 3" AND UNDER PROVIDE FULL F 6. FOR PIPING 4" AND LARGER PROVIDE HIGH	PERFORMANCE BUTTERFLY VALVES.		DINATE WITH ALL ARCHITECTURAL AND STRUCTURAL PLANS		LLS SHALL BE
MIN	000 BTU/HR IINIMUM IEW	7. VALVES SHALL BE ORIENTED WITH VALVE HA	NDLE ON SIDE WITH A "PULL-DOWN" MOTION OF SHUT OFF.	CONSTRUCTION,	VITH STRUCTURAL DETAILS. WHERE DUCTWORK PENETRATION PROVIDE APPROVED SMOKE/FIRE DAMPER COORDINATED /IDE ACCESS IN CEILING/WALL/DUCT AS REQUIRED FOR AC	WITH ELECTRICAL AND FIRE	ALARM
NC N	IOISE CRITERIA/NORMALLY CLOSED IOT IN CONTRACTED SCOPE	TEST, ADJUSTI	NG, AND BALANCE	10. INSTALL ALL RC	DOF MOUNTED EQUIPMENT REQUIRING PERIODIC SERVICE A ING UNLESS THERE IS A PROTECTIVE RAILING OR PARAPE	MINIMUM OF 10 FEET FROM	
NOM N	IORMALLY OPEN IOMINAL IOT TO SCALE		TIFIED 3RD PART TEST AND BALANCE (TAB) AGENT TO TEST, ADJUST, R SIDE AND HYDRONIC) WITHIN THE SCOPE OF THE PROJECT		S PANEL IN HARD CEILINGS OR WALLS TO PERMIT SERVIC	CE TO DAMPERS, VALVES, AN	VD CONCEALED
OSA C OFCI C	OUTSIDE AIR WNER FURNISHED CONTRACTOR INSTALLED	DOCUMENTS. 2. THE TAB AGENT SHALL EXAMINE THE CONTR/	ACT DOCUMENTS AND MAKE RECOMMENDATIONS OF FLOW CONTROL		ITROL (THERMOSTATS, SWITCHES, ETC) SHALL BE MOUNTED INATE WITH ARCHITECTURAL FINISHES SUCH THAT CONTROL		
POD F	OINT OF CONNECTION OINT OF DISCONNECT	CONTRACTOR(S) SHALL FOLLOW THE TAB REC	RED FOR A SUCCESSFUL BALANCING OF THE SYSTEM. THE PROJECT COMMENDATIONS AND INSTALL RECOMMENDED ACCESSORIES. D MECHANICAL SYSTEMS FOR COMPLETION AND QUALITY ASSURANCE.	CHAIR RAIL, WA	UNSCOT, ARTWORK, ETC. USED WITHIN ENCLOSED PLENUMS SHALL BE RATED PER		
PSI F	RESSURE REDUCING/REGULATING VALVE OUNDS PER SQUARE INCH QUANTITY	THEY SHALL VERIFY THAT ALL STRAINERS, FI SYSTEM.	LTERS, SCREENS, ETC ARE CLEAN AND NEW PRIOR TO TESTING THE	SPREAD RATING 14. CONTRACTOR SI	OF 25 AND MAXIMUM SMOKE DEVELOPMENT RATING OF A	50. ALL FINISHED AS REQUIRED 1	
RA R RH R	ETURN AIR ELATIVE HUMIDITY	4. THE TAB AGENT SHALL TEST, ADJUST, AND E AGENT SHALL PROVIDE ALL REQUIRED MATER	BALANCE THE SYSTEM IN ACCORDANCE WITH AABC STANDARDS. THE TAB IALS (PULLEYS, BELTS, ETC) TO SUCCESSFULLY BALANCE THE	ACCESS TO AN	Y PORTING OF ANY EQUIPMENT OR SYSTEMS REQUIRING A	ACCESS.	
RTU R	EDUCED PRESSURE BACKFLOW PREVENTOR OOF TOP UNIT SUPPLY AIR	ADJUSTABLE) AFTER FINAL AIRFLOW ADJUSTM	ED CAPACITIES. ALL PULLEYS SHALL BE UPGRADED TO FIXED (NOT ENTS ARE MADE. PORT WITH FINDINGS, FINAL ADJUSTMENTS, AND RECOMMENDATIONS AS		WATER CONSERVATION REQU	JIREMENTS	———————————————————————————————————————
SAN S SCW S	ANITARY OFT COLD WATER	PART OF THE SUBMITTAL PROCESS. THE END COMPLETION UNTIL THE TAB REPORT IS APP	INEER OF RECORD WILL NOT PROVIDE FINAL PROJECT CERTIFICATE OF ROVED.	ALL PLUMBING FIXTU	RES INSTALL IN PROJECT SHALL COMPLY WITH THE FOLLO		———————————————————————————————————————
SD S	SURFACE CLEANOUT SMOKE DETECTOR/SMOKE DAMPER SHUT OFF VALVE	DETECTORS, FIRE DAMPERS, SMOKE DAMPERS	Y VERIFICATION OF INSTALLATION AND OPERATION OF ALL DUCT SMOKE 5, COMBINATION FIRE/SMOKE DAMPERS. JANTITIES AND SUCCESSFUL SMOKE/FIRE PROTECTION DAMPERS AND	WATER CLOSETS	5 – 1.6 GPF		
SS S T T	TAINLESS STEEL EMPERATURE		SPECTOR AND ARCHITECT/ENGINEER OF RECORD.	• SINKS - 2.2 G	LIC — 0.5 GPM @ 60 PSI GPM @ 60 PSI — 2.5 GPM @ 80 PSI		
TYP T	ESTING, ADJUSTING, AND BALANCING YPICAL INDERGROUND			• URINAL – 1.0			
UON L V V	INLESS OTHERWISE NOTED 'ENT/VOLTAGE	SUBMITTA	AL REQUIREMENTS				
VD V	'ARIABLE AIR VOLUME 'OLUME DAMPER 'ARIABLE FREQUENCY DRIVE	EQUIPMENT TO ENGINEER OF RECORD, SUBM	TE SUBMITTAL OF ALL MECHANICAL, PLUMBING, AND HVAC CONTROLS ITTAL SHALL BE APPROVED PRIOR TO PURCHASING ANY EQUIPMENT OR				
VTR V W V	'ENT THRU ROOF /ASTE/WATTS/WIDTH	FABRICATION OF ANY SYSTEMS. 2. ALL MECHANICAL, PLUMBING, AND HVAC CON	TROLS EQUIPMENT SHALL BE COMPILED INTO (1) ONE ORGANIZED				
w/o v	/ITH /ITHOUT /ALL_CLEANOUT	SUBMITTAL FOR APPROVAL. 3. INCOMPLETE OR PARTIAL SUBMITTALS WILL B 4. SUBMITTALS THAT DO NOT INDICATE SPECIFIC	E REJECTED. EQUIPMENT PART NUMBERS, OPTIONS, SIZES, ETC. WILL BE				
		REJECTED. 5. ADDITIONAL SUBMITTAL REVIEWS THAT ARE A	DIRECT RESULT OF INCOMPLETE OR INACCURATE INFORMATION WILL				
			S FOR REVIEW TIME. MITTED FOR APPROVAL SHALL INCLUDE COST CREDITS BEING PROVIDED SHALL ADDITIONALLY REQUIRE OWNERS WRITTEN APPROVAL.				

	CODE COMPLIANCE	
	THE PROJECT SHALL COMPLY WITH THE FOLLOWING CODES AS ADOPTED BY THE JURISDICTION HAVING AUTHORITY:	
/ATER .TER	 2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL MECHANICAL CODE 	ARCHITECTURE
TER RETURN	 2018 INTERNATIONAL PLUMBING CODE 2018 INTERNATIONAL FUEL GAS CODE 2018 INTERNATIONAL ENERGY CONSERVATION 	1248 N. HILLCREST, MESA, AZ 85201
r sewer	SEQUENCE OF OPERATION	602.334.9766 RON@VALLEYARCH.COM
GAS	DUCT SMOKE DETECTOR (WHERE APPLICABLE)	© COPYRIGHT 2021 VALLEY ARCHITECTURE, INC.
F VALVE I)	1. UPON ACTIVATION OF DUCT SMOKE DETECTOR, A SIGNAL SHALL BE REPORTED TO THE FIRE ALARM PANEL TO PROVIDE A CONSTANT VISIBLE AND AUDIBLE SIGNAL. UPON ACTIVATION ALL OPERATIONAL CAPABILITIES OF	VERIFY ALL EXISTING SITE AND ANY EXISTING BUILDING CONDITIONS, INCLUDING EXISTING GRADES, AND EXISITNG UTILITIES PRIOR TO BEGINNING CONSTRUCTION. GENERAL CONTRACTOR ALSO MUST VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANC
DR CLEANOUT	THE AIR DISTRIBUTION SYSTEM SHALL BE SHUT DOWN. <u>THERMOSTATS</u> 1. PROGRAMMABLE THERMOSTAT SHALL BE PROGRAMMED WITH OWNERS	MUST BE REPORTED BY GENERAL CONTRACTOR TO VALLEY ARCHITECTURE, INC. WITH A WRITTEN RFI FOR RESOLUTION PRIOR TO INITIATING THE WORK.
	OPERATION SCHEDULE. THE THERMOSTAT SHALL BE PROGRAMMED TO HAVE THE SPACE HEATED UP/COOLED DOWN BY THE TIME THE BUILDING/SPACE IS OCCUPIED.	
	2. FOR COMMERCIAL SPACES, SUPPLY FANS SHALL BE IN "ON" SETTING SUCH THAT AIR IS CONSTANTLY CIRCULATED DELIVERING VENTILATION AIR AT ALL TIMES. COOLING/HEATING SHALL BE IN "AUTO" SETTING TO COOL/HEAT THE	
PPE E)	SPACE AS REQUIRED. <u>EXHAUST FANS</u> 1. EXHAUST FANS FOR PUBLIC RESTROOMS SHALL ON DURING BUSINESS	
	HOURS, CONNECT TO THERMOSTAT OR TIME CLOCK.	
ULE	NOTEO	
	NOTES: LONG RADIUS ELBOWS OR MITERED ELBOWS WITH HIGH	
	PERFORMANCE TURNING VANES. EXHAUST NOT INSULATED UNLESS CONNECTED TO AN ERU.	
	ONLY FOR USE AT FINAL 6 FT FOR DIFFUSER CONNECTION.	
2.8 2.8		
2.8		
2.8		COM FOR CORNER RD. SUITE 116 AZ 85260
	COPPER <u>SHALL NOT</u> BE USED FOR CONDENSATE OF TANKLESS WATER HEATERS. REFER TO MANUFACTURER'S INSTALL INSTRUCTIONS.	
		AN'S T AN'S T TSDAI
U/IN/HxFT ² X*F		EW RESTROOM FOUR SURPTIES CORNERTS CORNERTS SCOTTSDALE, AZ 85260
U/IN/HxFT²X*F	NEWAGE EPOXY OR APPROVED EQUAL.	NEW RESTROOM FOR: JORDAN'S CORNER 15681 N. HAYDEN RD. SUITE 116 SCOTTSDALE, AZ 85260
		ISSUED FOR REV DATE
		SEALS AND SIGNATURES
		SEALS AND SIGNATURES
		CITY OF SCOTTSDALE BUILDING PLANS
		THESE PLANS HAVE BEEN APPROVED AND ARE READY FOR A PERMIT THIS DOES NOT AUTHORIZE VIOLATIONS OF ANY CODE OR ORDINANCE
		DRAWING TITLE
		MECHANICAL
		& PLUMBING COVER SHEET
		OCTOBER 20, 2021
		DATE
	B S5235 JAMES W.	VL2116 PROJECT NUMBER
	KENNELLY M&P Engineering, LLC #:21.781	MP1
	XP Veren V ² 4140 E Baseline Rd. Suite-101 Mesa, AZ 85206 mpe-az.com Phone: 602.315.7956	
		1

RIGHT 2021 VALLEY ARCHITECTURE, INC. E THESE DRAWINGS, GENERAL CONTRACTOR MUST TING SITE AND ANY EXISTING BUILDING CONDITIONS, TING GRADES, AND EXISITNG UTILITIES PRIOR TO STRUCTION. GENERAL CONTRACTOR ALSO MUST VERIFY BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCY TED BY GENERAL CONTRACTOR TO VALLEY INC. WITH A WRITTEN RFI FOR RESOLUTION PRIOR TO VORK.

NICAL /IBING SHEET

FIXTURE UNIT CALCS PLUMBING FIXTURE UNITS PER IPC														PLU	MBING FIXTURES AND CONNECTION SCHEDULE
		20 F.U. BLIC	COLD H PUB	-	-	20 F.U. BLIC		E F.U. BLIC		CONTRACTOR SHALL PROVIDE ARCHITECT W/ PLUMBING SUBMITTALS FOR ALL EQUIPMENT, FIXTURES, FAUCETS & TRIM. FOR APPROVAL.					
QTY	QTY EACH TOTAL EACH TOTAL EACH TOTAL EACH TOTAL			TOTAL	SYM.	DESCRIPTION	WASTE	VENT	нพ	CW	REMARKS & SPECIFICATIONS				
1	_	_	5	5	5	5	4	4	<u>WC</u>	WATER CLOSET-FLUSH TANK	4"	2"	_	3/4"	"AMERICAN STANDARD" 215AA "CADET PRO", ADA COMPLIANT HEIGHT, ELONGATED BOWL. 1.28 GPF. QUARTER TURN BALL VALVE ANGLE STOP WITH S.S. FLEXIBLE RISER. AMERICAN STANDARD 5901.110 ELONGATED OPEN FRONT SEAT. TRIP LEVER ON OPEN SIDE.
1	1.5	1.5	1.5	1.5	2	2	2	2	LAV	AV LAVATORY 2" 1 1/2" 3/4" 3/4" 3/4" KOHLER K-2005-0 LAVATORY VITREOUS CHINA, WALL MOUNT WITH HANGER, WITH OVERFLOW, DECK MOUNTED 4" FIXED CENTERS METERING MIXING SINK FAUCET 3501-4E2805ABCP 0.5 GPM.					KOHLER K-2005-0 LAVATORY VITREOUS CHINA, WALL MOUNT WITH HANGER, WITH OVERFLOW, DECK MOUNTED 4" FIXED CENTERS HOT AND COLD WATER METERING MIXING SINK FAUCET 3501-4E2805ABCP 0.5 GPM.
1	_	_	-	_	_	_	_	_	<u>MS</u>	MOP SINK	2"	1 1/2"	3/4"	3/4"	"FIAT" MSB2424 W/ SS GUARD, SS STRAINER, BUMPER GUARDS, MOP BRACKET, HOSE & BRACKET, SILICONE SEALANT, & #830-AA-SERVICE FAUCET W/WALL BRACE AND BACKING.
1	_	_	0.25	0.25	0.25	0.25	1	1	<u>HEDF</u>	ELEC. DRINKING FOUNTAIN	2"	1 1/2"	_	1/2"	"ELKAY" LZSTL8WSLK; BI-LEVEL FILTERED COOLER WITH BOTTLE FILLING STATION.
	TOTAL:	1.5	TOTAL:	6.75	TOTAL:	7.25	TOTAL:	7		NOTE 1: VERIFY ALL FIXTURE	STYLES AN	ND FINISHE	S WITH A	ARCHITE	CT.



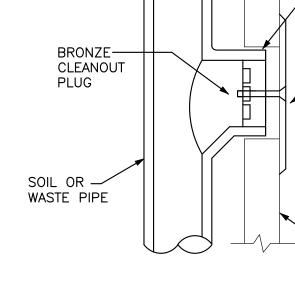
<u>(E)WC</u>

2" VENT TO EXISTING VTR. FIELD VERIFY EXACT LOCATION. 3" WASTE TO EXISTING MAIN. FIELD VERIFY EXACT LOCATION & INVERT. - WCO (TYPICAL) <u>HEDF</u>

> NOTES: 1. SLOPE ALL W/V AT MIN. 1/4" PER FOOT. 2. SEE FIXTURE CONNECTION SCHEDULE FOR ROUGH-IN SIZES TO EACH FIXTURE. 3. CLEANOUTS SHALL BE THE SAME NOMINAL SIZE AS THE PIPE THEY SERVE UP TO 4". PER IPC 708.1.5

> > MP2

W/V ISOMETRIC NOT TO SCALE

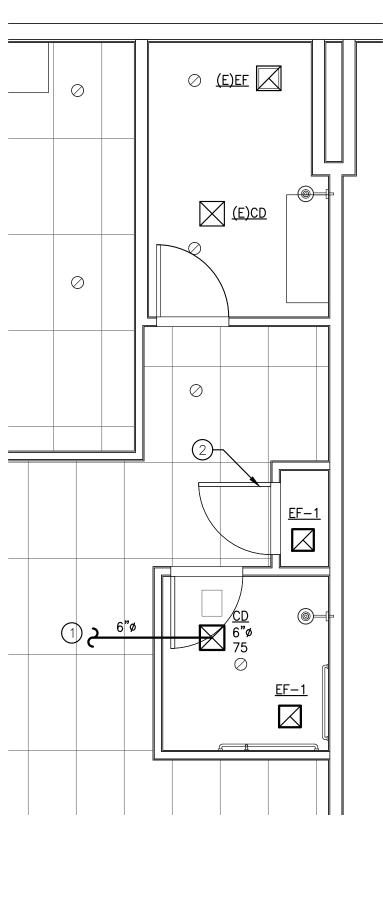


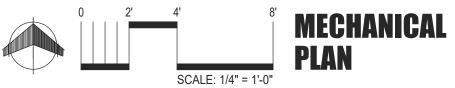
TYPICAL WALL CLEANOUT DETAIL NTS

"PENN BAR	RRY" AS STANDARD	
MARK	FAN TYPE	I
EF-1	CEILING MOUNTED	
	DE W/ WALL JACK, CA L PER MANUFACTURER	
	S STANDARD DLOR & FINISH WITH A	٩RC
MARK	DESCRIPTION	
CD	CEILING DIFFUSER	

KEYNOTES:

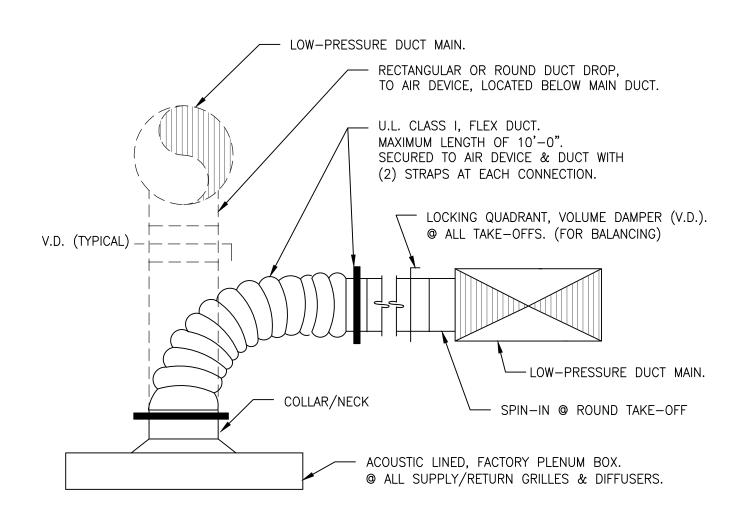
- $\langle A \rangle$ 1" CW AND 3/4" HW FROM EXISTING MAINS AT EXISTING RESTROOM. FIELD VERIFY EXACT LOCATION.
- $\langle \mathbb{B} \rangle$ 3/4" CW & 3/4" HW DOWN IN WALL TO MOP SINK.
- $\langle C \rangle$ 3/4" CW & 1/2" HW DOWN IN WALL TO LAVATORY.
- $\langle D \rangle$ 3/4" CW DOWN IN WALL TO WATER CLOSET.
- $\langle E \rangle$ 1/2" CW DOWN IN WALL TO DRINKING FOUNTAIN.





2

∖MP2,

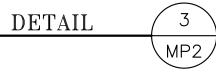


DIFFUSER TAKE-OFF CONNECTION DETAIL N.T.S

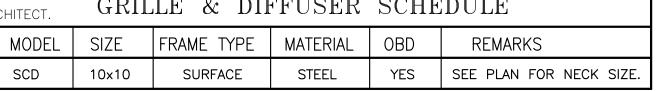
- EXTEND CLEANOUT TO WALL OPENING!

- ROUND BRONZE COVER-W/ BRONZE SCREW. COORDINATE W/ ARCHITECT.

— WALL



	EXHAUST FAN SCHEDULE									
MOTOR							WEIGHT			
MODEL		CFM	S.P. (WG)	WATTS	VOLTS/F	ЪН	LBS	REMARKS		
Z6S 75		0.500"	47 WATTS	120v/1ø		35	12			
P, BACKDRAFT DAMPER AND BIRDSCREEN & PROGRAMMABLE TIMECLOCK. S REQUIREMENTS AND VENDOR RECOMMENDATIONS. PROVIDE FACTORY DISCONNECT.										
R	RCHITECT. GRILLE & DIFFUSER SCHEDULE									
		CITE								



KEYNOTES:

1 EXTEND 6"Ø FROM EXISTING DUCT MAIN, TO NEW RESTROOM DIFFUSER. FIELD VERIFY EXACT LOCATION OF EXISTING.

PROVIDE LOUVER. LOW IN DOOR. MINIMUM 36 SQUARE INCHES FREE AREA. COORDINATE EXACT SIZE WITH ARCHITECT.

1248 N. HILLCREST, MESA, AZ 85201 602.334.9766 RON@VALLEYARCH.COM

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INITIATING THE WORK.

NEW RESTROOM FOR JORDAN'S CORNER SU 85 81 N. HAYDEN RD. S SCOTTSDALE, AZ 8

REV DATE

VL2116

MP2

