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SCALE:

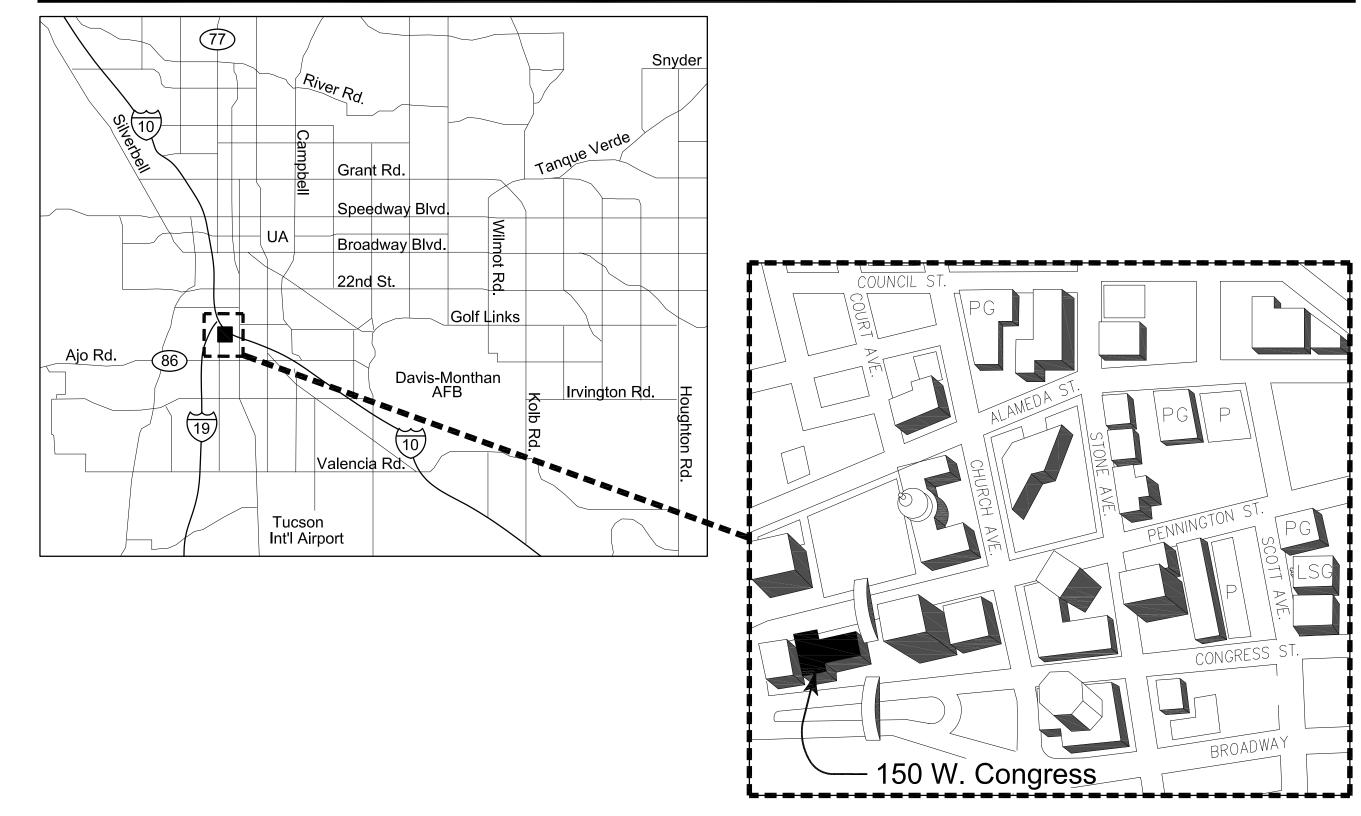
19*10427

XAW5TI - Fifth Floor Tenant Improvement

150 West Congress, Tucson, AZ

100% Construction Documents: July 22, 2019

Location Map



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DRWN BY:

DATE: **07/22/19**

SHEET NO:

W.O. NUMBER 19*10427

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N.T.S.

Project Description

COMPLETE RENOVATION OF APPROXIMATELY 11,600 SF 5TH FLOOR SUITE FOR PIMA COUNTY PROCUREMENT DEPARTMENT IN THE ADMINISTRATION WEST BUILDING LOCATED AT 150 W CONGRESS, TUCSON, ARIZONA. PROJECT INCLUDES ALL NEW ARCHITECTURAL FINISHES BRANCH ELECTRICAL SERVICE & LIGHTING, MECHANICAL DISTRIBUTION AND FIRE ALARM SPRINKLERS SYSTEM.

Allowances

1. FLOOR LEVELING - \$5000

Deferred Submittals

1. FIRE SPRINKLER DESIGN & PLAN

CONTRACTOR SHALL OBTAIN FIRE SPRINKLER DESIGN & DRAWINGS AS SPECIFIED IN THE SPECIFICATIONS AND PER DRAWING F1.1.

2. FIRE ALARM DESIGN & PLAN

CONTRACTOR SHALL OBTAIN FIRE ALARM DESIGN & DRAWINGS AS SPECIFIED IN THE SPECIFICATIONS AND PER DRAWING E1.3.

3. TELECOMMUNICATION DESIGN & PLAN

CONTRACTOR SHALL OBTAIN TELECOMMUNICATION DESIGN & DRAWINGS AS SPECIFIED IN THE SPECIFICATIONS AND PER DRAWING TC1.0. CONTRACTOR TO INCLUDE A \$5,000 ALLOWANCE IN THE BASE BID FOR THIS WORK.

Applicable Codes

2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL PLUMBING CODE

2018 INTERNATIONAL FUEL GAS CODE 2018 INTERNATIONAL EXISTING BUILDING CODE 2017 NATIONAL ELECTRICAL CODE

Symbols Legend:

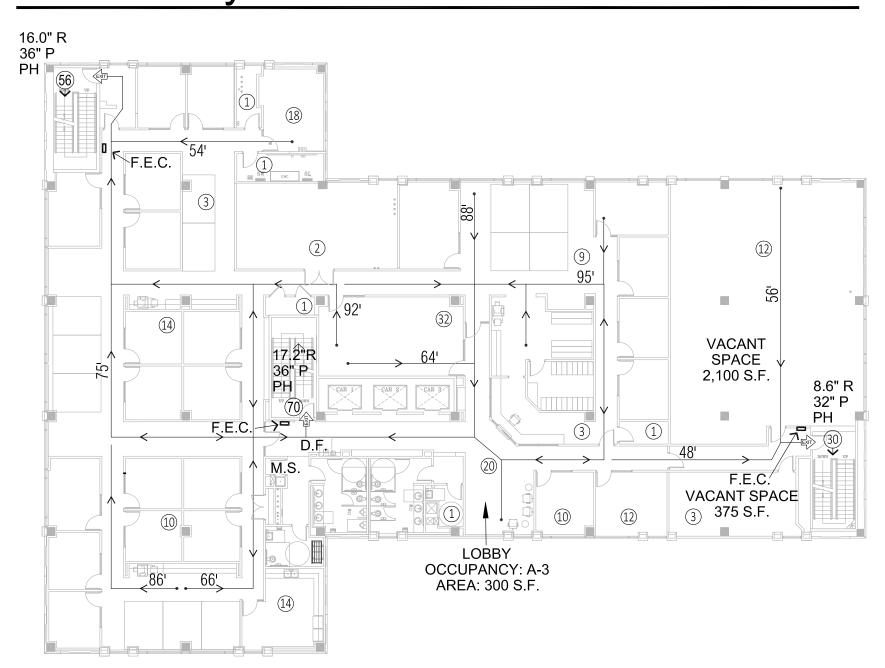


Occupancy Legend

	7	OCCUPANT LOAD, 1 PER 100 GROSS, PER. TABLE 1004.1.2
	<u>16</u> →	EXITING LOAD AND DIRECTION
_	- 82′ →	EXITING DIRECTION AND PATH OF TRAVEL LENGTH
	4"R	EXIT WIDTH REQUIRED (0.2" PER OCCUPANT PER. 1005.3.2)
	36" P	EXIT WIDTH PROVIDED
	PH	PANIC HARDWARE PROVIDED
	F.E.C.	FIRE EXTINGUISHER CABINET
	M.S.	MOP SINK

Code Analysis - Floor Plan

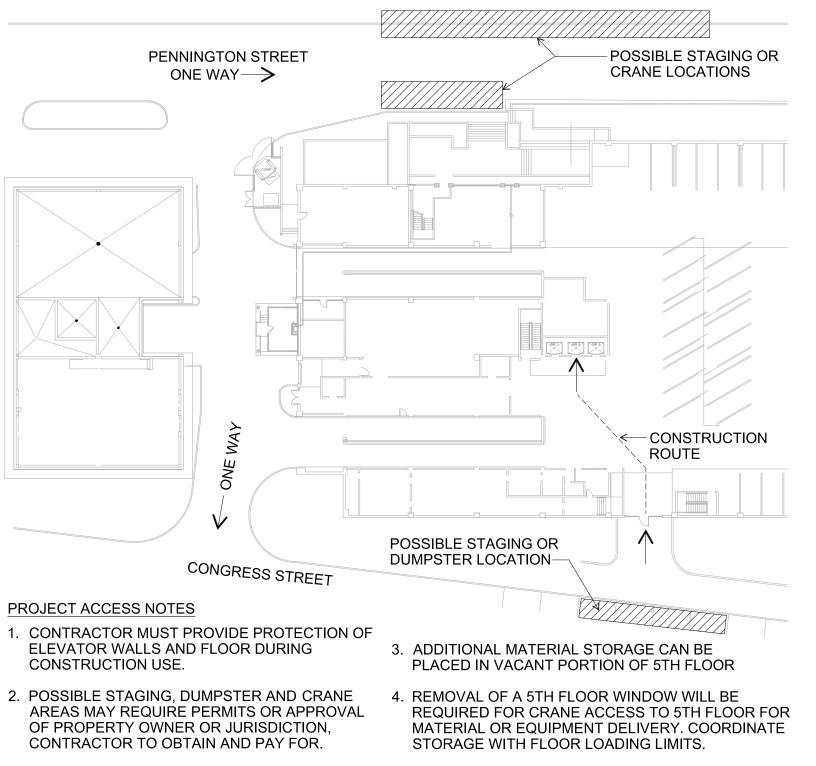
HIGH-LOW ADA COMPLIANT DRINKING FOUNTAIN



General Construction Notes:

- WORKMANSHIP, MATERIALS AND INSTALLATIONS SHALL CONFORM TO THE 2018 IBC, 2018 IMC, 2018 IPC, 2018 IFC, AND 2017 NEC, ETC., AS WELL AS APPLICABLE STATE AND LOCAL CODES, TRADE ASSOCIATION STANDARDS AND MANUFACTURER'S STANDARDS AS ADOPTED BY PIMA COUNTY
- CONTRACTOR SHALL VISIT THE SITE AND INFORM PCFM PROJECT MANAGER OF ANY CONDITIONS THAT MAY AFFECT THE EXECUTION OF THE WORK PRIOR TO COMMENCING ANY AFFECTED WORK.
- CONTRACTOR SHALL VERIFY ALL INFORMATION ON DRAWINGS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES OR OMISSIONS TO PCFM PROJECT MANAGER PRIOR TO SUBMISSION OF BIDS OF ANY AFFECTED WORK.
- 4. IN CASE OF PLAN LOCATION CONFLICTS BETWEEN DISCIPLINES, NOTIFY PCFM PROJECT MANAGER PRIOR TO COMMENCING AFFECTED WORK
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE PROJECT AREA, CLEANING AND PROVIDING ALL AND ANY SAFETY PROVISIONS TO ENSURE THE PUBLIC SAFETY.
- MAINTAIN EXISTING FIRE PROTECTION RATING ON EXISTING STEEL STRUCTURE. WHERE NEW WORK IS TO OCCUR, CAREFULLY REMOVE EXISTING PROTECTION AS REQUIRED FOR SUCCESSFUL MOUNTING OF NEW ITEM, REPAIR AS REQUIRED.
- 7. ALL EXISTING CONSTRUCTION TO REMAIN THAT IS DAMAGED DURING DEMOLITION SHALL BE REPAIRED AND FINISHED TO MATCH ADJACENT SURFACE FINISH AT NO ADDITIONAL COST TO
- 8. DAMAGED WORK SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- 9. ALL EXISTING PIPE AND CONDUIT PENETRATIONS REMOVED DURING DEMOLITION SHALL BE COMPLETELY REMOVED AS NOTED.
- 10. MOUNT ALL NEW WALL MOUNTED ELECTRICAL AND MECHANICAL CONTROLS @ 46" TO THE CENTERLINE ABOVE FINISH FLOOR
- 11. REFUSE GENERATED BY DEMOLITION AND NEW WORK SHALL BE REMOVED FROM PROJECT SITE ON A DAILY BASIS. COORDINATE DUMPSTER LOCATION WITH OWNER TO AVOID ACCESS AND PARKING
- 12. ALL SALVAGEABLE MATERIAL INDICATED ON DRAWINGS SHALL BE STORED AS DIRECTED BY OWNER.
- ALL MEASUREMENTS ARE SUBJECT TO VERIFICATION IN THE FIELD BY THE CONTRACTOR DIMENSIONS ON PLANS ARE TO FACE OF FRAMING / STRUCTURE UNLESS OTHERWISE NOTED ON
- 14. CUTTING AND PATCHING OF STRUCTURAL ELEMENTS REQUIRE PRIOR APPROVAL
- 14.1. CUTTING AND PATCHING OF EXPOSED OR FINISHED MATERIAL SHALL BE COORDINATED WITH TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
- 15. MATERIALS, EQUIPMENT, ETC., NOT INDICATED ON DRAWINGS OR SPECIFIED HEREIN BUT REQUIRED FOR SUCCESSFUL AND EFFICIENT COMPLETION OF THE INSTALLATION SHALL BE HELD TO BE IMPLIED AND SHALL BE FURNISHED AND INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
- 16. ALL MATERIALS AND EQUIPMENT FURNISHED BY CONTRACTORS SHALL BE NEW AND FREE FROM
- 17. ALL PRODUCTS AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS UNLESS OTHERWISE SPECIFIED.
- 18. CONTRACTOR MAY USE EXISTING TOILET FACILITIES DURING CONSTRUCTION. FACILITIES SHALL BE KEPT IN SANITARY CONDITION.
- 19. CONTRACTOR SHALL KEEP ALL CONSTRUCTION MATERIALS WITHIN AREA OF CONSTRUCTION.
- 20. CONTRACTOR SHALL VERIFY AND PROVIDE FLOOR LEVELING AS REQUIRED FOR INSTALLATION OF FINISHED FLOOR MATERIALS.

Project Access - Plan



PLUMBING MEN | WOMAN | UNISEX | | MEN | WOMAN | UNISEX (CHAPTER 29)

COMPLIANT SPACES.

ACCESSIBILITY PROVIDED

REQUIRED IN PLACE OF WC

Code Review Checklist - 2018

GROUP "B" BUSINESS

NONE

(TABLE 504.3)

ACTUAL:

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

FIFTH FLOOR

SIXTH FLOOR

TOTAL

OCCUPANCY CLASSIFICATION:

(PROFESSIONAL SERVICES)

CONSTRUCTION TYPE: 1B

BASIC ALLOWABLE AREA:

SPRINKLER SYSTEM - YES

TOTAL ALLOWABLE AREA:

ACTUAL BUILDING HEIGHT

STRUCTURAL FRAME: 2 HR

FLOOR CONSTRUCTION: 2HR

ROOF CONSTRUCTION: 1 HR

NON-BEARING WALL-INTERIOR: 0 HR

NO FIRE-RESIST RATING REQUIRED

(1004.5) OCCUPANT LOAD: FIFTH FLOOR:

CONFERNCE (BREAK/LOBBY) ROOMS:

MECHANICAL/ELECTRICAL ROOMS:

(1005) MINIMUM EGRESS WIDTH:

ALARM SYSTEM REMAINS

STORAGE:

OFFICE AREA:

60" PROVIDED.

ALLOWABLE BUILDING HEIGHT (STORIES): 11 STORIES

TABLE 601) FIRE-RESISTANCE RATING: TYPE 1B

BEARING WALLS (EXTERIOR AND INTERIOR): 2 HR

ELEVATOR LOBBY: LOBBY SHALL SEPARATE ELEVATOR SHAFT

FIRE-RESTIST RATING OF THE CORRIDOR. PER TABLE 10171

(907.2.2) AUTOMATIC FIRE SPRINKLER SYSTEM: PROVIDED

(EXCEPTION 1103.7 IFC EXISTING PREVIOUSLY APPROVED FIRE

STAIRWAYS WITH SPRINKLER: 0.2" PER OCC. = 39" ACTUAL: 126"

(1017.1) CORRIDOR MINIMUM: 44" WIDTH OF PER 1005.1

(1006.3.2) NUMBER OF EXITS: REQUIRED 2 / PROVIDED 3

ACCESSIBLE PARKING SPACES: PARKING PROVIDED HAS ADA

REQUIRED: TOILET FACILITIES ACCESSIBLE PER ANSI A117.1

VERTICAL EXIT ENCLOSURES (SECTION 1020)

2-HOUR FIRE RATING IS PROVIDED

(1009.3.3) AREA OF REFUGE: PROVIDED

FIRE RESIST RATING REQUIRED: 2 HOUR RATING

EGRESS WIDTH (W/SPRINK) 195X0.15=29.25" MIN. CORRIDOR

W/ SPRINKLERS FOR OCCUPANCY > 30 IS 0 HOURS.

ENCLOSURE FROM EACH FLOOR BY FIRE PARTITION EQUAL TO

REQUIRED FIRE-RESIST RATING FOR CORRIDOR IN B OCCUPANCY

UNLIMITED S.F.

NO EXTRA AREA REQ'D

UNLIMITED SQUARE FOOTAGE

17,385 GSF - 174 OCCUPANTS

15,585 GSF - 156 OCCUPANTS

15,585 GSF - 194 OCCUPANTS

15,585 GSF - 156 OCCUPANTS

15,585 GSF - 156 OCCUPANTS

7,211 GSF - 73 OCCUPANTS

86,936 GSF - 909 OCCUPANTS

6 STORIES

1,525 SF/15 SF = 102

705 SF/300 SF = 3

110 SF/300 SF = 1

7,425 SF/150 SF = 50

LAVATORIES

TOTAL

OCCUPANCY

(CHAPTER 3)

(CHAPTER 4)

(CHAPTER 5)

SPECIAL REQUIRMENTS

(BASED ON OCCUPANCY

GENERAL BUILDING

HEIGHTS & AREAS

TYPE OF CONSTRUCTION

FIRE RESISTANCE-RATED

FIRE PROTECTION SYSTEM

CONSTRUCTION

(CHAPTER 7)

(CHAPTER 9)

MEANS OF EGRESS

(CHAPTER 10)

(CHAPTER 6)

PAVEMENT

PULL CHAIN

PERIMETER

PLATE

PAIR

PROJECT

PARTITION

PAINTED

POLISHED

QUARRY TILE

RETURN AIR

RECEPTACLE

ROOF DRAIN

RECESSED

REGISTER

REQUIRED

REVISION

ROOFING

R00M

REFERENCE

REFRIGERATOR

REINFORCEMENT

ROUGH OPENING

RAIN WATER LEADER

SHORT LEG VERTICAL

SPECIFICATION(S)

RIGHT OF WAY

SCHEDULE

SQUARE FOOT

SHEET METAL

SERVICE SINK

STANDARD

STEEL

SUSP CLG SUSPENDED CEILING

TELEPHONE

TEMPERED

THRESHOLD

TOP OF BEAM

TOP OF CURB

TOP OF JOIST

TOP OF WALL

TELEVISION

TYPICAL

VERTICAL

VENT

WOOD

WAINSCOT

YARD

TOP OF FOOTING

TOP OF MASONRY

TOP OF PARAPET

TELEPHONE TERMINAL BOARD

UNLESS NOTED OTHERWISE

UNLESS OTHERWISE NOTED

VINYL COMPOSITION TILE

VITRIFIED CLAY PIPE

VENT THROUGH ROOF

VINYL WALL COVER

WALL CLEAN OUT

WATER PROOF

WATER RESISTANT

THICK

TOP OF

STRUCT STRUCTURAL

S.V. SHEET VINYL

STAINLESS STEE

SPEAKER

SQUARE

SECTION

SHEET

SIMILAR

RISER OR RADIUS

REFLECTED CEILING PLAN

QUANTITY

PERPENDICULAR

PROPERTY LINE

PLASTIC LAMINATE

POUNDS PER SQUARE INCH

POUNDS PER SQUARE FOOT

POLYVINYL CHLORIDE

PLATE GLASS

P.C.

PERIM.

PERP

 PL

P.L.

PL GL

PLYWD

PR

PROJ

PSI

PSF

PTN

PTD

POL.

QTY

REC

REF.

REG

REINF

REQD

REV

RM

R.O.

R.O.W.

SECT.

SHT.

SIM.

SLV

SPKR

S. STL

STD

STL

TEMP

T.0.

T.O.B.

T.O.C.

T.O.F.

T.O.J.

T.O.M.

T.O.P.

T.O.W.

T.T.B.

TV

TYP.

UNO

UON

VCT

VERT

VT.

VTR

V.W.A.

WCO

WD

W.R.

YD.

SQ.

SQ. FT.

DRINKING FOUNTAINS: REQUIRED 2 / PROVIDED 2 *UNIFORM PLUMBING CODE ALLOWS URINALS UP TO 50% OF

ACCESSIBILITY

(CHAPTER 11)

ОН **OVERHEAD** OPNG OPENING

OWNER FURNISHED, CONTRACTOR INSTALLED OWNER FURNISHED, OWNER INSTALLED

Abbreviations

ACOUSTICAL TILE CEILING

ABOVE FINISH CEILING

ABOVE FINISH FLOOR

ALTERNATE

ALUMINUM

BOTTOM

BLOCK(ING)

CERAMIC

CHANNEL

COLUMN

CONCRETE

CONSTRUCTIO

CONTINUOUS

CERAMIC TILE

COLD WATER

DIAGONAL

D00R

DIMENSION

ELEVATION

EQUIPMEN⁻

EACH WAY

EXHAUST

EXPANSION

FIRE ALARM

FOUNDATION

FINISH

FIXTURE

FLOOR

FEET, FOO

FURRING

GAUGE

GLASS

GALVAN**I**ZED

HOLLOW CORE

HOLLOW METAI

INSIDE DIAMETER

INSULATION

INTERIOR

JOINT

KNOCK OU

LAVATORY

MAXIMUM

MECHANICAL

MINIMUM

MANUFACTUREF

NOT APPLICABLE

NOT TO SCALE

NOT IN CONTRACT

LINEAR FEET

HARDWARE

GYPSUM WALL BOARD

FLOOR CLEAN OUT

FIRE EXTINGUISHER

FIRE EXTINGUISHER CABINET

FINISHED FLOOR ELEVATION

EXTERIOR

ELECTRIC WATER COOLER

CONTROL JOINT

CONTRACTOR FURNISHED,

CONTRACTOR INSTALLED

CONCRETE MASONRY UNIT

ALUM

BOT

CAB

CER

C.J.

CLR

CMU

COL

CONC

CONT

CPT

C.P.

DEMO

DIA.

DIAG

DIM

DISP.

DN

DR.

DWG

E.W.

EWC

EXH

EXIST

F.C.O.

FEC

FIN

FIXT.

FLR

FURR

GΑ

GALV

GWB

GYP.

H.C.

HDW

H.M.

INS

JST

LAV

MIN.

N/A

NTS

0.A.

EXP

CONST

BLK(G)

AIR CONDITIONING

0PP