

FRANCHISE STANDARDS

THE FRANCHISE BUILDING AND FURNISHING STANDARDS SHALL BE HELD ABOVE ALL OTHER SPECIFICATIONS, DRAWING, AND NOTES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH THESE STANDARDS PRIOR TO COMMENCING WORK AND OFFERING A BID.

EARTHWORK

ALL CONTRACTORS SHALL BE RESPONSIBLE FOR REVIEWING THE SOIL'S REPORT AND TO UNDERSTAND THE PRESENT SOIL CONDITIONS. THE OWNER HAS COPIES OF THE SOILS REPORT.

COMPACTION OF BACKFILL FOR ALL BUILDING AND SLAB AREAS SHALL BE TO A MINIMUM OF 95% MAXIMUM DENSITY.

THE SOILS SHALL BE TREATED AGAINST SUBTERRANEAN TERMITES.

CONCRETE REINFORCEMENT AND ACCESSORIES

REINFORCEMENT BARS: GRADE 60 NEW BILLET STEEL MEETING REQUIREMENTS OF ASTM A-615.

WELDED WIRE FABRIC: GAUGES AS NOTED MEETING REQUIREMENTS OF ASTM A-185.

ACCURATELY AND SECURELY POSITION ALL REINFORCING BARS AND WELDED WIRE FABRIC TO PREVENT DISPLACEMENT DURING POURING OF CONCRETE.

LAP W/UF A MINIMUM OF 6" AND LAP REINFORCING BARS AS REQUIRED TO COMPLY WITH LOCAL AND STATE CODES AFFECTING THIS WORK.

ANY WELDING OF REINFORCING BARS SHALL BE DONE IN ACCORDANCE WITH PROCEDURES SPECIFIED IN THE STRUCTURAL WELDING CODE - REINFORCING STEEL (AWS D14-T9) OF THE AMERICAN WELDING SOCIETY.

EXPANSION JOINT FILLERS: ASPHALT IMPREGNATED EXPANSION JOINT FILLER MATERIAL.

VAPOR BARRIERS: 6 MIL VISQUEEN SHEETS IN LARGEST SIZE PRACTICAL. LAP JOINTS MINIMUM 6" FOR ALL INTERIOR SLAB WORK.

CAST-IN-PLACE CONCRETE

ALL CONCRETE WORK TO BE DONE IN COMPLIANCE WITH ACI 318, LATEST EDITION "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".

ALL CONCRETE FORMWORK TO BE CONSTRUCTED IN COMPLIANCE WITH ACI 347, LATEST EDITION "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK".

ALL INTERIOR CONCRETE FOUNDATIONS AND FOOTINGS SHALL HAVE A COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS. A MAXIMUM SLUMP OF 4". AIR ENTRAINED.

ALL INTERIOR CONCRETE SLABS SHALL HAVE A COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. A MAXIMUM SLUMP OF 4".

SEE CIVIL ENGINEER'S SPECIFICATIONS FOR ALL EXTERIOR CONCRETE WORK.

ALL INTERIOR SLABS TO HAVE STEEL TROUPEL FINISH.

ALL EXTERIOR SLABS TO HAVE STEEL TROUPEL FINISH WITH LIGHT BROOMING. APPLY SONNEBORN CURE-N-SEAL, TWO COATS.

CONCRETE FOOTINGS SHALL BE PLACED ON SOIL HAVING A BEARING CAPACITY AS SPECIFIED IN THE SOIL'S REPORT. CONCRETE SLABS SHALL BE PLACED ON BACKFILL AND SAND COMPACTED TO A TESTED 95% OF MAXIMUM MODIFIED PROCTOR DENSITY PER ASTM D-1557.

CALCIUM CHLORIDE SHALL NOT BE USED IN ANY CONCRETE. CONCRETE SHALL BE BATCHED MIXED AND DELIVERED IN READY-MIX FORM CONFORMING TO THE REQUIREMENTS OF ASTM C-94 SPECIFICATIONS.

COLD WEATHER AND HOT WEATHER CONCRETE WORK SHALL COMPLY WITH REQUIREMENTS OF ACI 306 AND ACI 305.

CONCRETE MASONRY UNITS

PROVIDE HOLLOW CONCRETE MASONRY UNITS COMPLYING WITH ASTM C-90.

PROVIDE SOLID CONCRETE UNITS COMPLYING WITH ASTM C145, GRADE N-1.

ALL CONCRETE MASONRY UNITS USED IN FOUNDATION WALLS SHALL BE HEAVY WEIGHT.

ALL LIGHTWEIGHT CONCRETE MASONRY UNITS SHALL COMPLY WITH ASTM C331.

OBTAIN ALL CONCRETE MASONRY UNITS FROM ONE MANUFACTURER CURED BY ONE PROCESS AND OF UNIFORM TEXTURE AND COLOR FOR EACH TYPE USED.

WHEREVER CONCRETE MASONRY UNITS ARE SHOWN OR SCHEDULED TO BE PAINTED, PROVIDE FINE TEXTURED UNITS.

ALL JOINTS IN THE MASONRY WORK, UNLESS OTHERWISE SHOWN ON THE DRAWINGS, SHALL BE 3/8" THICK AND NEATLY STRUCK AND TOOLED RESULTING IN A SMOOTH UNIFORM CONCAVE JOINT. JOINTS NOT EXPOSED TO VIEW CAN BE STRUCK FLUSH AND SMOOTH.

AT COMPLETION, ALL EXPOSED CONCRETE MASONRY SHALL BE THOROUGHLY CLEANED TO THE SATISFACTION OF THE ARCHITECT. MORTAR TO BE USED IN MASONRY CONSTRUCTION SHALL CONFORM TO ASTM C210.

CONTRACTOR RESPONSE TO PROVIDE ON SITE CERTIFICATION OF (2) HOUR CMU AT ELEVATOR AND STAIR SHAFTS

STRUCTURAL STEEL

MEET THE FOLLOWING STANDARDS FOR STRUCTURAL STEEL: AISC "STANDARD FOR DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" "SPECIFICATIONS FOR STRUCTURAL JOINTS" AWS "CODE FOR WELDING IN THE BUILDING CONSTRUCTION"

LUMBER SPECIFICATIONS

ALL STRUCTURAL LUMBER USED FOR THE WALLS SHALL BE SFF #2 (STUD GRADE IS NOT APPROVED).

TRUSS SPECIFICATIONS

FURNISH AND INSTALL SIMPSON STRONG TIES H2.5 TO BE SECURED TO ROOF TRUSSES AT 2'-0" O.C.

CORRIDORS AND STORAGE ROOMS SHALL BE DESIGNED FOR A LIVE LOAD OF 100 PSF

TRUSSES SHALL BE DESIGNED TO SUSTAIN COMBINED DEAD AND LIVE LOAD. TRUSS MANUFACTURER SHALL SUBMIT DESIGN DIAGRAMS AND SHOP DRAWINGS, CERTIFIED BY A PROFESSIONAL ENGINEER OR ARCHITECT TO THE GENERAL CONTRACTOR FOR APPROVAL USE.

LIVE LOAD DEFLECTION SHALL NOT EXCEED 1/400 OF SPAN.

DIAGRAMS TO TRUSSES ARE FOR GENERAL SHAPE AND SPANS REQUIRED. CHORD AND PANEL MEMBERS SHALL BE SIZED AS NEEDED TO ACCOMPLISH THE DESIGN AND INTENT SHOWN WITHIN THESE PLANS.

TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR DETERMINING THE PROPER QUANTITY OF TRUSSES.

THE TRUSS MANUFACTURE SHALL SHOW ALL REQUIRED BRACING FOR THE TRUSSES IN ORDER FOR THE TRUSSES TO REACT WITH THE DESIGN LOADS INDICATED.

FURNISH A 3'-3" X 5'-3" ROOF ACCESS HATCH.

GYPSTUM BOARD

GYPSTUM BOARD SHALL BE AS NOTED ON THE DRAWINGS AND INSTALLED WITH A MAXIMUM VARIATION OF 1/8" IN 10' FROM PLUMB OR LEVEL IN ANY EXPOSED LINE OR SURFACE. DO NOT EXCEED 1/16" VARIATION BETWEEN PLANES OF ABUTTING EDGES OR ENDS. THIS WILL BE STRICTLY ENFORCED.

FURNISH AND INSTALL DRYWALL CONTROL JOINTS AT A MAXIMUM OF 30' O.C. COORDINATE WITH DRAWINGS FOR A LOGICAL RHYTHM OF CONTROL JOINTS.

FIRE PROTECTION

FIRE PROTECTION SHALL MEET ALL FEDERAL, STATE, AND LOCAL CODES. THE BUILDING WILL BE DESIGNED FOR THE SPACING, SIZE, AND LOCATION OF SPRINKLER HEADS, AND THE INSTALLATION OF THE SYSTEM MUST BE IN ACCORDANCE WITH NFPA 13. SEE FIRE PROOFING SPECIFICATION BOOKLET

ENTIRE BUILDING TO BE SPRINKLED FOR LIGHT HAZARD OCCUPANCY OR ORDINARY HAZARD GROUP 1 OCCUPANCY.

REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR RESTRICTIONS THAT MAY APPLY.

SPRINKLER CONTRACTOR TO COORDINATE ALL PIPING AND SPRINKLER HEAD LOCATION WITH OTHER TRADES PRIOR TO INSTALLATION.

DO NOT RUN FIRE SPRINKLER MAINS OVER ANY ELECTRICAL ROOMS. RUN A BRANCH LINE ABOVE THE DOOR AND INTO THE ROOM FOR SERVICE TO EACH ELECTRICAL ROOM.

CONTRACTOR TO CONFIRM EXISTING STATIC AND RESIDUAL PRESSURE AND GPM CONDITIONS PRIOR TO BIDDING.

FIRE RISER AND FIRE DEPARTMENT CONNECTION LOCATION SHOWN FOR BIDDING PURPOSES ONLY. EXACT LOCATION TO COMPLY WITH ALL APPLICABLE CODES AND BE DETERMINED BY FIRE PROTECTION CONTRACTOR.

REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. FIRE PROTECTION SYSTEM MUST COMPLY WITH ALL REQUIREMENTS OF NFPA 13 AND ALL LOCAL AND STATE CODES.

FIRE SPRINKLER TO BE HORIZONTALLY ZONED/FLOOR.

NO PLUMBING IN ATTIC SPACE OF UPPERMOST FLOOR.

FIRE ALARM SYSTEM

PROVIDE A FULLY POINT ADDRESSABLE INTELLIGENT SYSTEM (ALL ALARM INITIATING AND SUPERVISORY DEVICES INDIVIDUALLY ADDRESSABLE).

SMOKE DETECTORS IN GUESTROOM TO BE ADDRESSABLE 24V SYSTEM TIED INTO ADDRESSABLE BUILDING FIRE ALARM SYSTEM

FIRE PROTECTION SHALL MEET ALL FEDERAL, STATE, AND LOCAL CODES. THE BUILDING WILL BE DESIGNED TO MEET FRANCHISE MINIMUM STANDARDS.

SMOKE DETECTORS, HARD WIRED, SHALL BE IN THE FOLLOWING AREAS: LOBBY ADMINISTRATION AREAS/ FRONT DESK PANTRY PREP/ PANTRY/ KITCHEN ALL CORRIDORS 4 ELEVATOR LANDINGS6 LAUNDRY DRYER ENCLOSURE (HEAT DETECTOR ONLY BEHIND DRYERS) MEETING ROOMS (COMBINATION HEAT AND SMOKE) LINEN STORAGE ROOMS MAIDS ROOM MECHANICAL/ ELECTRICAL ROOMS, TO INCLUDE ALL MECHANICAL CLOSETS (COMBINATION HEAT AND SMOKE) ELEVATOR EQUIPMENT (COMBINATION HEAT AND SMOKE) TOP OF STAIRWAYS MISCELLANEOUS STORAGE ROOMS PUBLIC RESTROOMS EXERCISE ROOM GUEST LAUNDRY SWIMMING POOL GUESTROOMS ANY OTHER AREAS REQUIRED BY CODE.

CARBON MONOXIDE DETECTION IS REQUIRED IN EVERY ROOM CONTAINING A FUEL BURNING APPLIANCE (LAUNDRY, WATER, ETC.) AND IN THE FIRST ROOM OR AREA SERVED BY EACH MAIN DUCT LEAVING THE FUEL-BURNING FURNACES. CARBON MONOXIDE ALARM SIGNALS MUST BE TIED INTO THE FIRE ALARM SYSTEM (AUTOMATICALLY TRANSMITTED TO AN APPROVED LOCATION).

PLUMBING SPECIFICATIONS

PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS NECESSARY TO EXECUTE THE PLUMBING WORK INDICATED ON THE DRAWINGS AND AS REQUIRED BY THE INTERNATIONAL PLUMBING CODE, LOCAL CODES, AND ORDINANCES.

THIS CONTRACTOR SHALL MAKE APPLICATION FOR AND PAY FOR PERMITS, CERTIFICATES OF INSPECTION, AND CALL FOR ALL NECESSARY INSPECTION REQUIRED BY LOCAL, STATE, FEDERAL AGENCIES, PUBLIC UTILITIES, ETC.

THIS CONTRACTOR SHALL BE RESPONSIBLE FOR BUT NOT LIMITED TO THE FOLLOWING: PIPING, DOMESTIC HOT AND COLD WATER, SANITARY LINES, INSULATION OF PIPING HOOK-UP OF ALL FIXTURES, TESTING, VENTS, VALVES TO A POINT 5'-0" OUTSIDE OF THE BUILDING LINE. COORDINATE THE PROPER CONNECTION, LOCATION, CAPPING, VALVES AND TESTING FOR TRANSITION FROM DUCTILE INTO THE BUILDING'S WATER ROOM AND INTO THE APPROPRIATE PLUMBING COMPONENTS.

VERIFY FINAL LOCATIONS FOR ROUGH-INS WITH FIELD MEASUREMENTS AND WITH THE REQUIREMENTS OF THE ACTUAL EQUIPMENT AND OWNERS REQUIREMENTS.

INSTALL PLUMBING EQUIPMENT TO FACILITATE MAINTENANCE AND REPAIR OR REPLACEMENT OF EQUIPMENT COMPONENTS. AS MUCH AS PRACTICAL, INSTALL EQUIPMENT FOR EASE OF DISCONNECTING, WITH MINIMAL INTERFERENCE WITH OTHER INSTALLATION.

PROVIDE SHUT-OFF VALVES TO EACH FIXTURE PER SUPPLY LINE. INTEGRAL SHOWER VALVE BODY STOPS ARE NOT SUFFICIENT.

ALL VALVES MUST BE FULLY ACCESSIBLE.

THE PLUMBER SHALL FURNISH A STUB AND VALVE AND METER IN THE WATER/MECH. ROOM FOR THE LAWN SPRINKLER CONTRACTOR TO CONNECT TO.

VERIFY WITH THE OWNER ANY WATER SOFTENER REQUIREMENTS.

ALL PIPING SHALL BE CONCEALED IN WALLS, ABOVE CEILINGS, IN UTILITY OR PIPE CHASES, IN JOIST SPACES, IN TUNNELS, IN EQUIPMENT ROOMS AND THE LIKE INsofar AS IS PRACTICAL, AND SO THAT SUCH WORK WILL BE PROPERLY CONCEALED AND DOES NOT INTERFERE WITH THE PROPER COORDINATED INSTALLATION WORK OF OTHER CONTRACTORS, INCLUDING PREPARED GRADE.

ALL WATER SUPPLY PIPING BELOW GROUND SHALL BE TYPE "K" COPPER TUBING. ALL WATER SUPPLY PIPING ABOVE GROUND SHALL BE TYPE "L" COPPER TUBING.

UPON COMPLETION OF EACH RESPECTIVE PIPING SYSTEM BUT PRIOR TO THE APPLICATION OF PIPE COVERING OR INSULATION THE SYSTEM SHALL BE THOROUGHLY CLEANED, FLUSHED, TESTED UNDER PRESSURE AND WITNESSED BY THE OWNER AND APPROPRIATE AUTHORITIES. ALL JOINTS SHALL BE LEFT EXPOSED FOR INSPECTION DURING TESTS.

PLUMBING CONTRACTOR SHALL BE HELD RESPONSIBLE FOR A QUALITY JOB THAT IS COMPLETE IN EVERY RESPECT. GENERAL LAYOUTS, SCHEMATICS, AND DETAILS NECESSARY TO PERFORM A COMPLETE SERVICEABLE JOB (EVEN IF NOT EXPRESSLY SHOWN) SHALL, BY THE ACT OF SUBMITTING A BID, BE UNDERSTOOD TO BE A PART OF THIS BID. QUESTIONS OR CLARIFICATIONS WHICH NEED TO BE ADDRESSED SHALL BE DONE PRIOR TO BIDDING. NO ALLOWANCE SHALL BE MADE FOR ITEMS UNDERSTOOD TO BE A REASONABLE PART OF THIS WORK AFTER SUCH CONTRACT IS SIGNED.

PLUMBER SHALL FURNISH DRAINS FOR PTAC UNITS, SEE P12 FOR DETAIL.

NO PLUMBING IN ATTIC SPACE OF UPPERMOST FLOOR.

EACH CONTRACTOR RESPONSIBLE FOR THEIR OWN FIRE CAULKING AND SECURING ALL OF THEIR OWN MATERIAL AND EQUIPMENT.

HVAC SPECIFICATIONS

ALL MECHANICAL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL STATE, LOCAL, FEDERAL GOVERNMENT, AND AUTHORITIES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

INTERNATIONAL PLUMBING CODE, INTERNATIONAL MECHANICAL CODE SMACNA, ASTM, NFPA, ASHRAE

PROVIDE ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY FOR FURNISHING AND INSTALLING ALL MECHANICAL EQUIPMENT AND ACCESSORIES AS SHOWN ON THE DRAWINGS AND/OR REQUIRED FOR A COMPLETE OPERABLE SYSTEM.

THIS CONTRACTOR SHALL MAKE AN APPLICATION FOR AND PAY FOR ANY PERMITS, CERTIFICATES OF INSPECTION, AND CALL FOR ALL NECESSARY INSPECTIONS REQUIRED BY LOCAL, STATE, FEDERAL AGENCIES, PUBLIC UTILITIES, ETC.

THIS CONTRACTOR SHALL VISIT THE SITE AND DETERMINE ALL EXISTING CONDITIONS AFFECTING WORK IN HIS CONTRACT. HE SHALL EXAMINE THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS TO FAMILIARIZE HIMSELF WITH THE INSTALLATION OF HIS WORK. FAILURE TO RECOGNIZE CONSTRAINTS OF APPLICABLE CODES, SITE CONDITIONS AND NEW CONSTRUCTION WILL NOT BE CONSIDERED A BASIS FOR GRANTING OF ADDITION COMPENSATION.

VERIFY FINAL LOCATIONS FOR ROUGH-INS WITH FIELD MEASUREMENTS AND WITH THE REQUIREMENTS OF THE ACTUAL EQUIPMENT AND ARCHITECTURAL REQUIREMENTS.

SEQUENCE, COORDINATE, AND INTEGRATE INSTALLATION OF MECHANICAL MATERIALS, AND EQUIPMENT FOR EFFICIENT FLOW OF WORK.

THE ROOM PTAC UNITS AS MANUFACTURED BY AMANA OR APPROVED EQUAL. THE ROUGH FRAMER SHALL INSTALL THE WALL SLEEVES AND INSURE THEY SLOPE FOR PROPER DRAINAGE. THE FINISH CARPENTER SHALL SET THE UNIT AND SUB BASE.

G.C. WILL PROVIDE PTAC UNITS

THE LOCATIONS OF VARIOUS PARTS OF THE EQUIPMENT AND PIPING AS SHOWN IS DIAGRAMMATIC AND APPROXIMATELY CORRECT. THE EXACT LOCATION SHALL BE DETERMINED ON THE JOB AND GOVERNED BY STRUCTURAL CONDITIONS OF THE BUILDING AND THE WORK OF OTHER CONTRACTS.

NO ADDITIONAL ALLOWANCES WILL BE AUTHORIZED FOR CUTTING AND PATCHING WORK THAT IS NECESSARY BY ILL-TIMED, DEFECTIVE OR NON-CONFORMING INSTALLATIONS. ANY SUCH OUT OF SEQUENCE WORK, CUTTING AND/OR PATCHING SHALL BE DONE IN A MANNER AS APPROVED BY THE ARCHITECT AND WITHOUT ADDITIONAL COST TO THE OWNER.

LOCATE, IDENTIFY, AND PROTECT MECHANICAL SERVICES PASSING THROUGH REMODELING OR DEMOLITION AREAS AND SERVING OTHER AREAS REQUIRED TO BE MAINTAINED OPERATIONAL. WHEN TRANSIT SERVICES MUST BE INTERRUPTED, PROVIDE TEMPORARY SERVICES FOR THE AFFECTED AREAS AND NOTIFY THE OWNER AND GENERAL CONTRACTOR PRIOR TO CHANGE OVER.

THE ELECTRICAL CONTRACTOR WILL DO ALL WIRING FROM SOURCE TO STARTERS AND FROM STARTERS TO MOTORS.

THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR HIS ASSOCIATED LOW VOLTAGE WIRING AND RELATED CONNECTORS 4 THERMOSTATS.

PROVIDE A FLEXIBLE CONNECTION FOR EACH DUCT CONNECTED TO MOTORIZED EQUIPMENT MOUNTED ON VIBRATION ISOLATORS.

EACH CONTRACTOR RESPONSIBLE FOR THEIR OWN FIRE CAULKING AND SECURING ALL OF THEIR OWN MATERIAL AND EQUIPMENT.

ELECTRICAL SPECIFICATIONS

ALL ELECTRICAL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL STATE AND LOCAL CODES, INCLUDING FEDERAL GOVERNMENT AND OTHER AUTHORITIES, BUT NOT LIMITED TO THE FOLLOWING:

NATIONAL ELECTRIC CODE UL, IEEE, NFPA, NEMA, ASTM, IFCEA

APPLICABLE UTILITY COMPANY REGULATIONS.

PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY FOR FURNISHING AND INSTALLING ALL ELECTRIC DEVICES SHOWN ON THE DRAWINGS AND/OR REQUIRED FOR A COMPLETE OPERABLE SYSTEM.

THIS CONTRACTOR SHALL MAKE THE APPLICATION AND PAY FOR PERMITS, CERTIFICATES OF INSPECTION, AND CALL FOR ANY NECESSARY INSPECTIONS

REQUIRED BY LOCAL OR STATE FEDERAL AGENCIES, PUBLIC UTILITIES, ETC.

THIS CONTRACTOR SHALL VISIT THE SITE AND DETERMINE ALL EXISTING CONDITIONS AFFECTING WORK IN THIS CONTRACT. HE SHALL EXAMINE THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS TO FAMILIARIZE HIMSELF WITH THE CONSTRUCTION TYPE AND RESTRAINTS AFFECTING THE INSTALLATION OF HIS WORK. FAILURE TO RECOGNIZE RESTRAINTS OF APPLICABLE CODES, SITE CONDITIONS, AND NATURE OF NEW CONSTRUCTION WILL NOT BE CONSIDERED A BASIS FOR THE GRANTING OF ADDITIONAL COMPENSATION.

FURNISH AND INSTALL ALL TEMPORARY POWER AND LIGHTING NECESSARY FOR OTHER TRADES TO PERFORM THEIR JOB IN A GOOD WORKMAN LIKE MANNER.

COORDINATE AND VERIFY FINAL LOCATIONS FOR ROUGH-INS WITH FIELD MEASUREMENTS AND WITH THE REQUIREMENTS OF THE ACTUAL EQUIPMENT, AND APPROVAL FROM THE OWNER.

SEQUENCE, COORDINATE, AND INTEGRATE INSTALLATION OF ELECTRICAL MATERIALS AND EQUIPMENT FOR EFFICIENT FLOW OF WORK. GIVE PARTICULAR ATTENTION TO LARGE EQUIPMENT REQUIRING POSITIONING PRIOR TO CLOSING IN THE BUILDING.

INSTALL ELECTRICAL EQUIPMENT TO FACILITATE MAINTENANCE AND REPAIR OR REPLACEMENT OF EQUIPMENT COMPONENTS. AS MUCH AS PRACTICAL, CONNECT EQUIPMENT FOR EASE OF DISCONNECTING, WITH MINIMAL INTERFERENCE WITH OTHER INSTALLATION.

NO ADDITIONAL COMPENSATION WILL BE AUTHORIZED FOR CUTTING AND PATCHING WORK THAT IS NECESSARY BY ILL-TIMED DEFECTIVE OR NON-CONFORMING INSTALLATIONS.

THE DIMENSIONS, RATINGS AND CHARACTERISTICS SPECIFIED ON THE DRAWINGS OR IN THE SPECIFICATIONS ARE INTENDED TO ESTABLISH OUTLINES FOR SUCH EQUIPMENT. MINOR DEVIATIONS WILL BE PERMITTED TO ALLOW THE MANUFACTURERS TO BID ON THEIR NEAREST CONFORMING STOCK EQUIPMENT. IT SHALL BE THIS CONTRACTORS RESPONSIBILITY TO VERIFY ALL EQUIPMENT.

ALL CONDUCTORS SHALL BE COPPER. NO WIRE SMALLER THAN #12 WILL BE PERMITTED EXCEPT CONTROL WIRING AND LOW VOLTAGE CABLE. FEEDER CONDUCTORS FROM MDF TO PANELS TO BE ALUMINUM.

THIS CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL ALL FIXTURES AND APPLIANCES (FURNISHED BY OWNER) AND PROVIDE CLEAN LAMPS AND LENSES AND REPLACE ALL INOPERATIVE LAMPS, AT THE TIME OF FINAL ACCEPTANCE BY THE OWNER.

COOPERATE AND ASSIST IN THE SETTING OF MOTORS, MOUNTING OF SWITCHES, STARTERS, PILOT DEVICES, AND ALL ELECTRICAL WIRING (EXCLUDING LOW VOLTAGE WIRING BY OTHER TRADES) FROM MOTOR TO SOURCE OF ENERGY.

THIS CONTRACTOR SHALL FURNISH AND INSTALL WIRING FOR T.V., INTERNET, ELECTRONIC CARD READER, AND TELEPHONE CONNECTIONS. FINAL CONNECTIONS TO BE COMPLETED BY EQUIPMENT SUPPLIER.

ALL WIRING IN CONJUNCTION WITH FANS AND BLOWERS SHALL BE DONE BY THIS CONTRACTOR. MOTORS WILL BE FURNISHED BY OTHERS.

IN GENERAL, ALL INTERIOR WIRING SHALL BE TYPE ROMEX WIRING EXCEPT (1) WHERE REQUIRED TO BE THIN/THIN IN CONDUIT PER NATIONAL ELECTRICAL CODE, (2) AS SERVICE ENTRANCE CABLE, (4) IN HOISTWAYS OR ON ELEVATORS, (5) EMBEDDED IN POURED CEMENT.

PROVIDE FOR AND MEET ALL SAFETY REGULATIONS THAT ARE ASSOCIATED WITH THIS TRADE FOR THE PROTECTION OF THE TRADESMEN AND THE UNSUSPECTING PUBLIC BOTH DURING CONSTRUCTION AND OCCUPANCY BY THE OWNER.

THE INSTALLATION OF THE WORK SPECIFIED HEREIN AND DIAGRAMMED ON THE DRAWINGS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE NATIONAL ELECTRICAL CODE AND TO ALL LOCAL REGULATIONS COVERING ELECTRICAL INSTALLATION IN THE PROJECT SITE AREA, AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANY AS THEY PERTAIN TO ELECTRICAL SERVICE ENTRANCES.

ALL MATERIALS, EQUIPMENT AND WORKMANSHIP, FURNISHED AND INSTALLED UNDER THESE SPECIFICATIONS AND THE CONTRACTOR, SHALL BE GUARANTEED FOR A PERIOD OF 1-YEAR FROM DATE OF FINAL ACCEPTANCE BY THE ARCHITECT. ALL DEFECTIVE MATERIALS AND EQUIPMENT AND FAILURE DUE TO FAULTY WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE EC IMMEDIATELY UPON DUE NOTICE FROM THE OWNER, AND WITHOUT FURTHER COST IN ACCORDANCE WITH THE GUARANTEE.

THE WORK TO BE DONE UNDER THESE SPECIFICATIONS WILL INCLUDE THE FURNISHING OF ALL MATERIALS, EQUIPMENT, SUPPLIES, LABOR, FEES, TRANSPORTATION AND SERVICES NECESSARY AND REASONABLY INCIDENTAL TO THE INSTALLATION OF THE ENTIRE ELECTRICAL SYSTEM AS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN.

EACH CONTRACTOR RESPONSIBLE FOR THEIR OWN FIRE CAULKING AND SECURING ALL OF THEIR OWN MATERIAL AND EQUIPMENT.

BASIS OF ELECTRICAL DESIGN IS SQUARE D

COMMUNICATIONS

LOW VOLTAGE / CABLE / WI-FI WIRELESS ACCESS POINTS / SURVEILLANCE / PHONE LINES / IN HOUSE SPEAKERS:

- VARIOUS VENDERS MAY BE INVOLVED IN THE COMPLETE BUILDINGS VARIOUS SYSTEMS.
- OWNER ACCOUNTS MAY BE REQUIRED FOR SPECIFIC VENDERS TO PROVIDE VARIOUS PARTS OF THE BUILDINGS' INFRASTRUCTURE.
- FINAL LAYOUT IS TO BE APPROVED THROUGH THE BRAND AND THE OWNER
- FINAL CONNECTIONS AND EQUIPMENT IS COMPLETED BY BRAND'S "PREFERRED PROVIDER"/UTILITY COMPANY AND THE OWNER.
- COORDINATE LOCATION AND REQUIREMENT FOR A COMPLETELY SEPARATE ELECTRICAL BOX AND FACE PLATE WITH THE "PROVIDER". THIS IS TO INCLUDE MINIMUM DISTANCE REQUIREMENTS FROM OTHER FACE PLATES / DEVICES.
- UPPER FLOOR CONNECTIONS MAY EXCEED MAXIMUM WIRE LENGTH OF THE PARTICULAR WIRE TYPE USED AND MAY REQUIRE IDF IN UPPER FLOOR "HOUSE KEEPING". COORDINATE REQUIRED SPACE AND SUPPORT INFRASTRUCTURE BETWEEN TRADES AND "PROVIDER".
- IF FOUND THAT IDF IS REQUIRED, COORDINATE ANY SUBSEQUENT VENTILATION NEEDS.
- ALLOW FOR ALL REQUIRED EXCESS LOOPS, HANGERS, TROUGHS, RACEWAYS AND DRIP LOOPS
- ENSURE METHODS OF FIRE RATING WITHIN WALLS / BETWEEN FLOORS FIT WITH THE MAXIMUM ALLOWABLE WALL SPACE.
- COORDINATE SCHEDULE WITH THE "PROVIDER" TO ENSURE PROPER ROUGH WIRING INSPECTION AND REQUIRED PRELIMINARY TESTING OCCURS IN THE PROPER PHASE.
- PLEASE REFER TO BRAND STANDARDS FOR ADDITIONAL REQUIREMENTS.

ARCHITECTURAL GROUP III

Fairfield
BY MARRIOTT

JOB TITLE

FAIRFIELD BY MARRIOTT
MARRIOTT #70960
PENDLETON, IN
A NEW 97 ROOM HOTEL

JOB NO.
24126

DATE
05/30/25

REVISIONS

PRELIMINARY NOT
FOR CONSTRUCTION

SHEET NO.

SC-1

SPECIFICATIONS

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