## GENERAL CONSTRUCTION NOTES

1. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH LOCAL LAWS, REGULATIONS, ORDINANCES, BUILDING CODES AND OTHER REQUIREMENTS BEARING ON THE CONDUCT OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL PERMITS AND APPROVALS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT PRIOR TO ORDERING ANY MATERIALS, FABRICATIONS, OR BEGINNING ANY PERMANENT CONSTRUCTION. FAILURE TO DO SO WILL MAKE THE CONTRACTOR RESPONSIBLE FOR COSTS RESULTING FROM ANY SUBSEQUENT CHANGES REQUIRED FOR APPROVALS AND PERMITS.
2. THE CONTRACTOR SHALL VISIT SITE AND FAMILIARIZE HIMSELF WITH THE BUILDING AND THE WORK. THE CONTRACTOR SHALL SUBMIT WITH HIS BID, A WRITTEN REPORT INDICATING ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL JOB SITE CONDITIONS. ALL WORK SHALL BE LIMITED TO THAT SHOWN ON THE DRAWINGS. NO ADDITIONAL WORK SHALL BE DONE WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER. ANY ADDITIONAL WORK PERFORMED WITHOUT HIS CONSENT SHALL BE DONE AT THE CONTRACTOR'S SOLE EXPENSE.
3. THE CONTRACTOR IS TO PATCH, REPAIR, REFINISH, ETC. AS NEEDED ANY WORK DISTURBED IN THE COURSE OF CONSTRUCTION.
4. THE CONTRACTOR SHALL PERFORM THE WORK IN HIGHEST QUALITY WORKMANSHIP. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH CUSTOMARY CONSTRUCTION BUILDING STANDARDS THE ABOVE INCLUDES SUBMITTALS AND GENERAL CONDITIONS. THE SCOPE OF THESE DOCUMENTS MANDATES THAT SAID STANDARDS BE IN COMPLIANCE WITH ALL APPLICABLE CODES. IT SHALL BE THE CONTRACTOR'S DUTY TO VERIFY SAID COMPLIANCE. IF FOUND TO BE OUT OF COMPLIANCE OR SUB-STANDARD, THE CONTRACTOR SHALL CORRECT, WITHOUT EXCEPTION, ANY DEFICIENCIES NOTED BY THE ARCHITECT.
5. DO NOT SCALE FROM THESE DRAWINGS. ALL DIMENSIONS ARE TO FACE OF STUD OR STRUCTURAL GRID LINES UNLESS NOTED OTHERWISE.
6. FINISH WORK SHALL BE SMOOTH, FREE FROM ABRASION, TOOL MARKS, RAISED GRAIN, ETC. ON EXPOSED SURFACES. TO THE HIGHEST EXTENT POSSIBLE, ALL FASTENINGS AND ATTACHMENTS SHALL BE FULLY CONCEALED FROM VIEW AND FREE FROM SHARP OR DANGEROUS PROTRUSIONS.
7. ALL CONCEALED WOOD BLOCKING OR BRACING REQUIRED FOR CONSTRUCTION OF THIS PROJECT TO BE TREATED FIRE RETARDANT LUMBER. PROVIDE BLOCKING AT WALLS SPECIFIED TO RECEIVE WALL MOUNTED FIXTURES.
8. ALL GYPSUM WALLBOARD CONSTRUCTION SHALL CONFORM TO RECOMMENDATIONS AND INSTRUCTIONS PUBLISHED BY UNITED STATE GYPSUM COMPANY IN THE GYPSUM CONSTRUCTION HANDBOOK. THE ABOVE SHALL INCLUDE ALL LIGHT GAUGE STUDS AND HANGERS.
9. PRIOR TO ORDERING FINISHED MATERIALS, THE CONTRACTOR SHALL SUBMIT CURRENT PRODUCTION SAMPLES OF EACH MATERIAL SPECIFIED (I.E. PAINT, EIFS, BRICKS, STONES, MARBLE, TILE, VCT, PLASTIC LAMINATE, ETC.) TO THE ARCHITECT. FAILURE TO DO SO WILL MAKE THE CONTRACTOR RESPONSIBLE FOR ANY CHANGES REQUESTED BY THE ARCHITECT OR THE OWNER.
10. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH TWO COPIES OF BROCHURES, CUTS, SHOP DRAWINGS, OPERATION MANUALS FOR ALL EQUIPMENT AND MATERIALS INSTALLED ON THE PROJECT. REFERENCE TO OWNER PROVIDED CLOSE- OUT MANUAL FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
12. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS. DIMENSIONS AT VARIANCE WITH THOSE SHOWN ON THE PLANS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT. FAILURE TO FIELD VERIFY DIMENSIONS PRIOR TO PLACING PERMANENT WALLS OR FIXTURES OR ORDERING FABRICATIONS, MATERIALS, OR EQUIPMENT WILL MAKE THE CONTRACTOR RESPONSIBLE FOR COSTS OF ANY NECESSARY ADJUSTMENTS.
13. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER TO CLEARLY DEFINE MATERIALS AND WORK PROVIDED BY THE GENERAL CONTRACTOR, MATERIALS AND WORK TO BE COMPLETED BY OTHERS, AND MATERIALS PROVIDED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.
14. ALL EMERGENCY LIGHTING AND EXIT SIGNS SHALL HAVE BACK- UP FOR OPERATION DURING INTERRUPTION OF POWER SERVICE TO THE BUILDING. PLEASE REFER TO ELECTRICAL DRAWINGS OR REFLECTED CEILING PLANS FOR ADDITIONAL INFORMATION.
15. SIGNS, LOCATIONS, NUMBER AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
16. DOORS IN EXITS SHALL NOT BE SUBJECT TO THE USE OF A KEY FOR OPERATION FROM THE INSIDE OF THE BUILDING. EVERY DOOR INSIDE AND OUTSIDE THE BUILDING SHALL BE PROVIDED WITH HANDICAP HARDWARE (LEVERS, PANIC HARDWARE, OR U-SHAPE DESIGNED DEVICES, ETC.). THE FLOOR ON BOTH SIDES OF A DOOR SHALL BE LEVEL AND SHALL HAVE THE SAME ELEVATION ON BOTH SIDES OF THE DOOR, FOR A DISTANCE ON EACH SIDE AT LEAST EQUAL TO THE WIDTH OF THE WIDEST SINGLE DOOR.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION AND FOR COMPLIANCE WITH SAFETY GUIDELINES, PROCEDURES AND REGULATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY MEANS, METHODS OR SAFETY PROCEDURES.
18. INTERIOR AND EXTERIOR SIGNAGE SHALL BE SUPPLIED AND INSTALLED BY CONTRACTOR'S VENDOR. INCLUDING FOR STREET ADDRESS & RESTROOM SIGNAGE WHICH SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR IN FULL COMPLIANCE WITH A.D.A./TAS
19. ALL GLASS IN DOORS AND GLASS PANELS ADJACENT TO DOORS MUST BE TEMPERED. ALL FULL HEIGHT GLASS MUST BE TEMPERED
20. THE GENERAL CONTRACTOR SHALL INSURE PROPER SOIL COMPACTION. IN ADDITION, HE/SHE SHALL INSURE THAT ALL FINISH GRADES SLOPE AWAY FROM BUILDING FOR POSITIVE DRAINAGE. REFERENCE TO STRUCTURAL AND CIVIL DRAWINGS FOR MIN. SOIL BEARING CAPACITY, COMPACTION AND SLOPE REQUIREMENTS. REGARDLESS OF THE CONTENT OF THESE DRAWINGS, THE CONTRACTOR IS REQUIRED TO INSURE POSITIVE DRAINAGE PRIOR TO COMPLETING CONSTRUCTION. ANY AND ALL CORRECTIVE DRAINAGE WORK SHALL BE DONE AT THE CONTRACTOR'S SOLE EXPENSE.
21. INSPECTION AND LABORATORY TESTING FEES SHALL BE PAID FOR BY THE OWNER. ALL PERMIT FEES AND INSPECTIONS SHALL BE PAID FOR BY THE GENERAL CONTRACTOR. THE OWNER SHALL PAY FOR ALL IMPACT FEES. (INCLUDING TRANSPORTATION AND SANITARY SEWER) HOWEVER, SANITARY SEWER TAP FEES, SPRINKLER TAP FESS, WATER METER FEES, AND DETECTION VALVE TAP FEES, IF ANY, SHALL BE PAID FOR BY THE CONTRACTOR. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE LOCATION, INSTALLATION AND ROUGH GRADING FOR ALL OF THE ABOVE EQUIPMENT.
22. CONCRETE TESTING AS REQUIRED BY STRUCTURAL DRAWINGS SHALL BE PROVIDED AND PAID FOR BY THE OWNER AND COORDINATED BY THE CONTRACTOR.
23. ALL EXPOSED METALS INCLUDING FASTENERS SHALL BE SMOOTH AND FREE OF ABRASIONS AND EXCESSIVE WELDS. PRIME AND PAINT (COLOR TO BE SELECTED BY ARCHITECT) WITH THE FOLLOWING EXCEPTIONS:

| | |
|---|---|
| ROOF BAR JOISTS: | PRIMED GREY ONLY |
| INT. EXP. METAL DECKING: | PRIMED GREY ONLY |
| STRUCTURAL STEEL: | PRIMED GREY ONLY |

ANY EXPOSED STRUCTURAL STEEL SHALL BE PAINTED PER SPECIFICATIONS IN ADDITION TO PRIMER

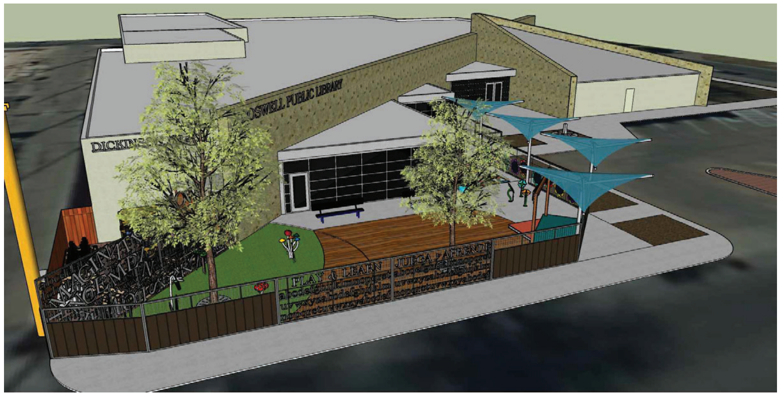
ALL EXPOSED METALS (ELECTRICAL OR PLUMBING) SHALL BE PAINTED (COLOR PER ARCHITECT) PER SPECIFICATIONS IN ADDITION TO PRIMER.

24. CONTRACTOR TO COORDINATE THE LOCATION OF ALL UTILITIES AND EQUIPMENT WITH THE UTILITY COMPANIES. COORDINATE THE LOCATION OF ALL CONDUITS, WATER AND SANITARY PIPES UNDER PADS AND WALKWAYS. VERIFY COMPLIANCE WITH ALL LOCAL AND AND STATE CODES. LOCATE ALL UTILITIES PRIOR TO EXCAVATION.
25. ELECTRICAL OUTLET OR SWITCH BOXES ARE NOT PERMITTED ADJACENT TO EACH OTHER IN RATED FIREWALL CONSTRUCTION. THE BOXES MUST BE SPACED A MINIMUM 2-FT LATERALLY APART OR PROVIDED WITH FIRE PUTTY PADS EQUIVALENT TO THE FIREWALL RATING.
26. NOTE TO CONTRACTOR: FIREWALL AND/OR FIRE BARRIER STENCILING MUST BE LABELED ON ALL FIREWALLS, FIRE BARRIERS OR SMOKE BARRIERS PER IBC SECTION 703.5. THE LABELING MUST BE INSTALLED ABOVE THE SUSPENDED CEILINGS @ 12-FT. O.C. STATING: "1-HR RATED FIRE OF SMOKE BARRIER, PROTECT ALL OPENINGS".
27. CONTRACTOR SHALL PROVIDE THE STREET ADDRESS (SUITE #) WHICH MUST BE VISIBLE FROM THE ROAD. NUMBER MUST BE A MINIMUM OF 8" IN HEIGHT AND HAVE A MINIMUM STROKE WIDTH OF 1/2 INCH. THE NUMBERS MUST BE IN CONTRASTING COLOR TO THE BUILDING MATERIALS OR "SILVER" IF PLACED ON GLASS.

# ROSWELL PUBLIC LIBRARY

## CHILDREN'S GARDEN

## 301 N. PENNSYLVANIA AVE.
## ROSWELL, NM 88201



## SHEET INDEX

| | |
|---|---|
| G1.0 | COVER SHEET |
| C1.0 | CIVIL SITE PLAN |

ARCHITECTURAL SHEETS

| | |
|---|---|
| A0.1 | ARCHITECTURAL CODE SHEET |
| A1.0 | DEMO SITE PLAN |
| A1.1 | SITE IMPROVEMENTS PLAN |
| A1.2 | DIMENSION SITE PLAN |
| A1.3 | FRAMING AND FIXTURES SITE PLAN |
| A2.1 | ARCH 3D IMAGES |
| A2.2 | ARCH 3D DETAILS |
| A2.3 | ARCH 3D DETAILS |
| A3.1 | ARCHITECTURAL DETAILS |
| A3.2 | ARCHITECTURAL DETAILS |
| A3.3 | ARCHITECTURAL DETAILS |
| A3.4 | ARCHITECTURAL DETAILS |
| A4.1 | ARCHITECTURAL SPECIFICATIONS |
| A4.2 | ARCHITECTURAL SPECIFICATIONS |
| A4.3 | DOOR AND WINDOW SCHEDULE |

MEP SHEETS

| | |
|---|---|
| P101 | PLUMBING SITE PLAN |
| ES101 | ELECTRICAL SITE PLAN |
| ES201 | ELECTRICAL SPECIFICATIONS |

RECORDED DATE
OF ISSUE
10/31/2025
Gregory D. Holman NM# 5926

## PROJECT INFORMATION

PROJECT CONTACT INFORMATION

ARCHITECT

GREGORY D. HOLMAN, AIA
STUDIO 27, INC.
817-907-6477
GREG@STUDIO27INC.NET

MECHANICAL/ELECTRICAL/PLUMBING ENGINEERS

CARL W. WAMPLER, P.E. (MECH/PLUMBING)
BSA CONSULTING ENGINEERS, PLLC
806-780-7475
CARL@BSAENGINEERING.COM

BRENT DEVITT (ELECTRICAL)
BSA CONSULTING ENGINEERS, PLLC
806-780-7475
BRENTD@BSAENGINEERING.COM

PROJECT DESCRIPTION

PROJECT CONSISTS OF EXISTING EXTERIOR LANDSCAPE AREA TO BE CONVERTED TO OUTDOOR CHILDREN'S PLAY AND LEARN AREA. ENTIRE AREA TO BE FENCED AND PROVIDED WITH EXTERGENCY EXITING, SITE LIGHTING AND SECURITY CAMERAS.

Studio 27, Inc.
601 West 2nd St., SUITE 8
Roswell, NM 88201
Telephone: 817.907.6477
575.628.8786

STATE OF NEW MEXICO
10/31/2025
GREGORY D HOLMAN
NO. 005926
REGISTERED ARCHITECT

CONSULTANTS:

MECH./ELEC./PLUMB. ENGINEER

BSA Consulting Engineers, PLLC
Electrical & Mechanical Consulting Engineers
14302 Slide Road
Lubbock, TX 79424-6655
Phone: 806.780.7475
Fax: 806.780.0129
www.bsaengineering.com
TEXAS FIRM REGISTRATION NO. F-4415

STRUCTURAL ENGINEER

CIVIL ENGINEER

INTERIOR DESIGNER

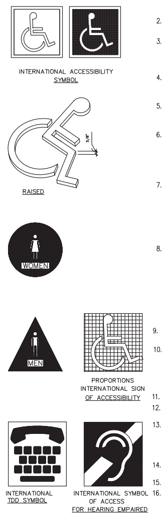
PROJECT NAME:
ROSWELL PUBLIC LIBRARY
CHILDREN'S GARDEN
301 N. PENNSYLVANIA AVE.
ROSWELL, NM 88201

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 01 | – | – |
| | | |
| | | |
| | | |
| | | |

DATE: 10.31.2025

SHEET NAME:
COVER SHEET

SHEET NUMBER:
G1.0


INTERNATIONAL ACCESSIBILITY SYMBOL
RAISED
WOMEN
MEN
PROPORTIONS INTERNATIONAL SIGN OF ACCESSIBILITY
INTERNATIONAL TDD SYMBOL
INTERNATIONAL SYMBOL OF ACCESS FOR HEARING EMPAIRED

A SIGNS & PICTOGRAMS

### LETTERS AND NUMBERS:

1. LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32" MINIMUM AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE. (SEC. 4.30.4)
2. RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8" HIGH. (SEC. 4.30.4)
3. PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE A MINIMUM OF 6" IN HEIGHT. (SEC. 4.30.4)
4. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10. (SEC. 4.30.2)
5. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND. (SEC. 4.30.5)
6. CHARCTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPER CASE X. LOWER CASE CHARACTERS ARE PERMITTED. FOR SIGNS SUSPENDED OR PROJECTED ABOVE THE FINISH FLOOR IN COMPLIANCE WITH SECTION 1121B, THE MINIMUM CHARACTER HEIGHT SHALL BE 3". (SEC. 4.30.3)
7. CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED IN OTHER PORTIONS OF THESE REGULATIONS. DOTS SHALL BE 1/10" ON CENTERS IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND.

### SIGN LOCATIONS:

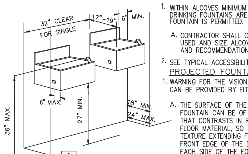
8. WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE IN CONFORMANCE WITH SECTION 1117B.5.6. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT LEAF DOORS, SIGNS SHALL BE PLACE ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT THE PERSON MAY APPROACH WITHIN 3" OF THE SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR. (SEC. 1117B.5.9)
9. ADDITIONAL DIRECTIONAL SIGNS ALONG ACCESSIBLE PATH OF TRAVEL ARE REQUIRED.
10. BUILDINGS REMODELED TO PROVIDE ACCESSIBLE SANITARY FACILITIES FOR PUBLIC USE SHALL HAVE INFORMATION POSTED IN THE LOBBY AS PART OF THE BUILDING DIRECTORY.

### INTERNATIONAL SYMBOL OF ACCESSIBILITY:

11. STANDARD USED TO IDENTIFY ACCESSIBLE FACILITIES.
12. WHITE FIGURE ON BLUE BACKGROUND, COLOR # 15090 ON FEDERAL STANDARD # 595A.
13. WHEN ENFORCING AGENCY DETERMINES, IF APPROPRIATE, SPECIAL DESIGNS AND COLORS MAY BE APPROVED.

### BRAILLE:

14. USE CONTRASTED GRADE 2 BRAILLE. DOTS TO BE 0.1 INCH ON CENTER IN EACH CELL.
15. 0.2 INCH SPACE BETWEEN CELLS.
16. DOTS RAISED MINIMUM 0.025 INCH ABOVE BACKGROUND.



A RECESSED FOUNTAINS

### RECESSED FOUNTAINS:

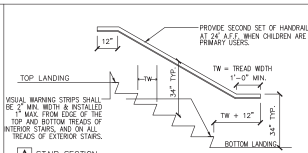
1. WITHIN ALCOVES MINIMUM 63" WIDE, MINIMUM 18" DEEP WHEN DOUBLE DRINKING FOUNTAINS ARE REQUIRED AND 32" MIN. CLR. WHEN A SINGLE FOUNTAIN IS PERMITTED.
   - A. CONTRACTOR SHALL COORDINATE WITH SIZE OF WATER FOUNTAIN TO BE USED AND SIZE ALCOVE ACCORDINGLY COMPLYING WITH REQUIREMENTS AND RECOMMENDATIONS AND COORDINATING WITH THE ARCHITECT.
2. SEE TYPICAL ACCESSIBILITY NOTES SHEET SECTIONS "R" & "U".

### PROJECTED FOUNTAINS

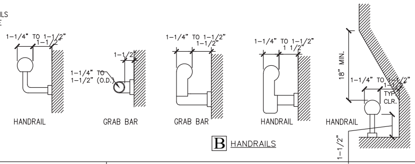
1. WARNING FOR THE VISION IMPAIRED AT A PROJECTED DRINKING FOUNTAIN CAN BE PROVIDED BY EITHER OF THE FOLLOWING MEANS:
   - A. THE SURFACE OF THE FLOOR OR GROUND AT THE DRINKING FOUNTAIN CAN BE OF CONTRASTING COLOR WITH A TEXTURE THAT CONTRASTS IN RESILIENCY WITH THE ADJACENT FINISHED FLOOR MATERIAL, SO THAT IT CAN BE SENSED BY A CANE, WITH THE TEXTURE EXTENDING FROM THE WALL TO ONE FOOT BEYOND THE FRONT EDGE OF THE DRINKING FOUNTAIN AND ONE FOOT BEYOND EACH SIDE OF THE FOUNTAIN, OR
   - B. INSTALL WING WALLS ON EACH SIDE OF THE DRINKING FOUNTAIN TO PROJECT OUT FROM THE MAIN WALL AT LEAST AS FAR AS THE DRINKING FOUNTAIN AND TO WITHIN 6" OF THE PATH OF TRAVEL FLOOR FINISH. THERE MUST BE 32" CLEAR BETWEEN THE WING WALLS, OR

NOTE:

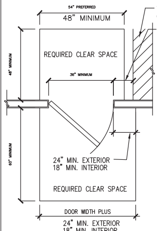
ILLUSTRATIONS SHOWN HERE ARE FOR DIMENSIONAL ACCESSIBILITY PURPOSES ONLY. A SECOND DRINKING FOUNTAIN SHOULD BE PROVIDED AT A MOUNTING HEIGHT SUITABLE TO PERSONS WITH LIMITED PHYSICAL BENDING ABILITY, ADJACENT TO THE ACCESSIBLE FOUNTAIN, MAINTAINING MINIMUM CLEARANCES NOTED AND AS REQUIRED. PROVIDE TEXTURED AREA OF CONTRASTING COLOR TO IDENTIFY WATER FOUNTAIN LOCATION AS NOTED. WHEN FOUNTAIN IS AT AN INTERIOR LOCATION, THE TEXTURED AREA SHALL ALSO BE OF DIFFERENT RESILIENCY THAN THAT OF THE ADJACENT FLOOR SURFACE FINISH. SEE TYPICAL ACCESSIBILITY NOTES SHEET FOR ADDITIONAL REQUIREMENTS.


PROVIDE SECOND SET OF HANDRAILS AT 24' A.F.F. WHEN CHILDREN ARE PRIMARY USERS.
12"
TOP LANDING
TW
34" TYP.
TW = TREAD WIDTH 1'–0" MIN.
TW + 12"
34" TYP.
BOTTOM LANDING
VISUAL WARNING STRIPS SHALL BE 2" MIN. WIDTH & INSTALLED 1" MAX. FROM EDGE OF THE TOP AND BOTTOM TREADS OF INTERIOR STAIRS, AND ON ALL TREADS OF EXTERIOR STAIRS.

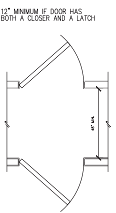
A STAIR SECTION



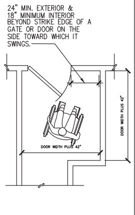
B HANDRAILS


54" PREFERRED
48" MINIMUM
WHERE ADJACENT OBSTRUCTION OR WALL OCCURS
12" MINIMUM IF DOOR HAS BOTH A CLOSER AND A LATCH
REQUIRED CLEAR SPACE
36" MINIMUM
48" MINIMUM
60" MINIMUM
24" MIN. EXTERIOR 18" MIN. INTERIOR
REQUIRED CLEAR SPACE
DOOR WIDTH PLUS 24" MIN. EXTERIOR 18" MIN. INTERIOR

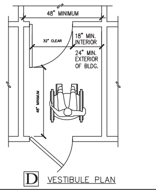
A PLAN



B CORRIDOR PLAN


24" MIN. EXTERIOR & 18" MINIMUM INTERIOR BEYOND STRIKE EDGE OF A GATE OR DOOR ON THE SIDE TOWARD WHICH IT SWINGS.
DOOR WIDTH PLUS 42"
DOOR WIDTH PLUS 42"

C RAMP LANDING AT DOORWAY PLAN

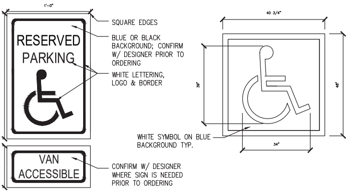


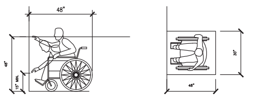
D VESTIBULE PLAN

NOTES:

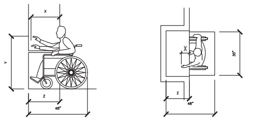
1. CLEAR SPACES MUST BE LEVEL TO PREVENT WHEELCHAIRS FROM ROLLING WHEN THE OCCUPANT RELEASES THE WHEEL GRIPS TO REACH FOR THE DOOR. 1/4" PER FOOT IS ALLOWED FOR DRAINAGE.
2. WHERE DOORS OPEN ONTO, BUT NOT INTO A CORRIDOR, THE REQUIRED LEVEL AREA BEYOND THE DOORS MAY BE A MINIMUM OF 48". FOR ADDITIONAL INFORMATION, SEE APPLICABLE NOTES ON TYPICAL ACCESSIBILITY NOTES SHEET.

A PARKING SIGNS


1'-0"
1'-6"
RESERVED PARKING
SQUARE EDGES
BLUE OR BLACK BACKGROUND; CONFIRM W/ DESIGNER PRIOR TO ORDERING
WHITE LETTERING, LOGO & BORDER
6"
VAN ACCESSIBLE
CONFIRM W/ DESIGNER WHERE SIGN IS NEEDED PRIOR TO ORDERING
40 3/4"
39"
48"
34"
WHITE SYMBOL ON BLUE BACKGROUND TYP.



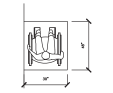
A HIGH FORWARD REACH LIMIT



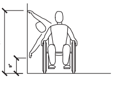
NOTES:

1. X SHALL BE < 25 INCHES; Z SHALL BE > X.
2. WHEN X < 20 INCHES, THEN Y SHALL BE 48 INCHES MAXIMUM.
3. WHEN X IS 20 TO 25 INCHES, THEN Y SHALL BE 44 INCHES MAXIMUM.

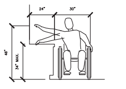
B MAXIMUM FORWARD REACH OVER AN OBSTRUCTION



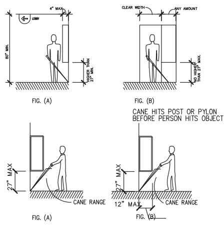
C CLEAR FLOOR SPACE PARALLEL APPROACH



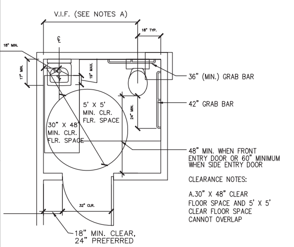
D HIGH AND LOW SIDE REACH LIMITS



E MAXIMUM SIDE REACH OVER AN OBSTRUCTION



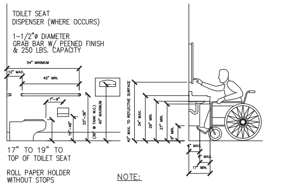
A PROTRUDING OBJECTS


V.I.F. (SEE NOTES A)
18" TYP.
18" MIN.
17" MIN.
19" MAX.
36" (MIN.) GRAB BAR
5' X 5' MIN. CLR. FLR. SPACE
30" X 48" MIN. CLR. FLR. SPACE
24" MIN.
42" GRAB BAR
48" MIN. WHEN FRONT ENTRY DOOR OR 60" MINIMUM WHEN SIDE ENTRY DOOR
32" CLR.
18" MIN. CLEAR, 24" PREFERRED

CLEARANCE NOTES:

A. 30" X 48" CLEAR FLOOR SPACE AND 5' X 5' CLEAR FLOOR SPACE CANNOT OVERLAP

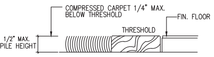
A PLAN


TOILET SEAT DISPENSER (WHERE OCCURS)
1-1/2"ø DIAMETER GRAB BAR W/ PEENED FINISH & 250 LBS. CAPACITY
54" MINIMUM
12" MAX.
42" MIN.
7"–9"
15"–48"
33"–36"
(36" @ TANK W.C.)
40" MAXIMUM
40" MAX. TO REFLECTIVE SURFACE
34" MAX.
29" MIN.
27" MIN.
9" MIN.
6" MAX.
8" MAX.
17" MIN.
17" TO 19" TO TOP OF TOILET SEAT
ROLL PAPER HOLDER WITHOUT STOPS

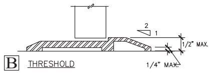
B ELEVATIONS

NOTE:

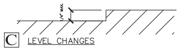
1. PROVIDE PRIVACY DOOR LOCK WHEN IT IS A PRIVATE TOILET OR FOR UNISEX USE.
2. GRAB BARS; SEE TYPICAL ACCESSIBILITY NOTES SHEET.



A TRANSITION BETWEEN FLOOR FINISHES



B THRESHOLD



C LEVEL CHANGES

NOTES:

1/2" MAXIMUM TOTAL HEIGHT WITH 1/4" MAXIMUM VERTICAL CHANGE AT EDGE.

1 : 2 SLOPED BEVEL REQUIRED IF LEVEL CHANGE IS OVER 1/4" VERTICAL LEVEL CHANGE.

1/4" MAXIMUM VERTICAL LEVEL CHANGE.

## CODE INFORMATION

APPLICABLE CODE: 2021 IBC - 2021 IFC
2021 IPC, 2021 IMC, 2020 NEC - 2021 IECC

EXISTING CONSTRUCTION TYPE N/A - OUTDOOR SPACE

BUILDING HAS EXIST. FIRE SPRINKLER - N/A

OCCUPANT TYPE: GROUP: A-3

NEW CONSTRUCTION TYPE: OUTDOOR SPACE N/A

TOTAL OUTDOOR AREA 2,871 S.F.

CONSTRUCTION TYPE: N/A

OCCUPANCY LOAD - TABLE 1004.5

| OCCUPANT TYPE | GSF | RATIO FACTOR | OCC LOAD |
|---|---|---|---|
| LIBRARY | 2,871 SF | 50 NET | 57 |
| | | | |
| | | | |
| TOTAL OCCUPANT LOAD | | | 57 |

GROUND FLOOR EGRESS

REQUIRED # OF EXITS - TABLE 1006.2.1 2
PROVIDED # OF EXITS 2

EXIT ACCESS TRAVEL DISTANCE -TABLE 1006.2.1
MAX ALLOWED W/O SPRINKLER 75 FEET
MAX DISTANCE IN PLAN 70 FEET

CORRIDORS:
TABLE 1020.3 MINIMUM CORRIDOR WIDTH

MIN WIDTH BY OCC LOAD <50 36"

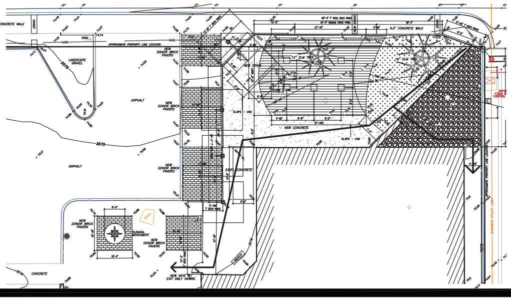
MINIMUM WIDTH PROVIDED N/A

REQUIRED PARKING (CITY OF ROSWELL ZONING ORDINANCE)

REQUIRED # OF PARKING SPACES ACCOUNTED FOR IN EXISTING PARKING LOT FOR ROSWELL PUBLIC LIBRARY

ACCESSIBLE PARKING

REQUIRED # OF PARKING SPACES ACCOUNTED FOR IN EXISTING PARKING LOT FOR ROSWELL PUBLIC LIBRARY



## ARCHITECTURAL CODE PLAN

NOT TO SCALE

## BUILDING KEYED NOTES

| | |
|---|---|
| × | BEGINNING POINT FOR TRAVEL DISTANCE |
| — | FARTHEST TRAVEL DISTANCE |
| | |

## BUILDING DESCRIPTION

PROJECT CONSISTS OF EXISTING EXTERIOR LANDSCAPE AREA TO BE CONVERTED TO OUTDOOR CHILDREN'S PLAY AND LEARN AREA. ENTIRE AREA TO BE FENCED AND PROVIDED WITH EMERGENCY EXITING, SITE LIGHTING AND SECURITY CAMERAS.

Studio 27, Inc.
601 West 2nd St., SUITE 8
Roswell, NM 88201
Telephone: 817.907.6477
575.628.8786

GREGORY D HOLMAN
NO. 005926
10/31/2025

CONSULTANTS:

MECH./ELEC./PLUMB. ENGINEER

BSA Consulting Engineers, PLLC
Electrical & Mechanical Consulting Engineers
14302 Slide Road
Lubbock, TX 79424-6655
Phone: 806.780.7475
Fax: 806.780.0129
www.bsaengineering.com
TEXAS FIRM REGISTRATION NO. F-4415

STRUCTURAL ENGINEER

CIVIL ENGINEER

INTERIOR DESIGNER

PROJECT NAME:

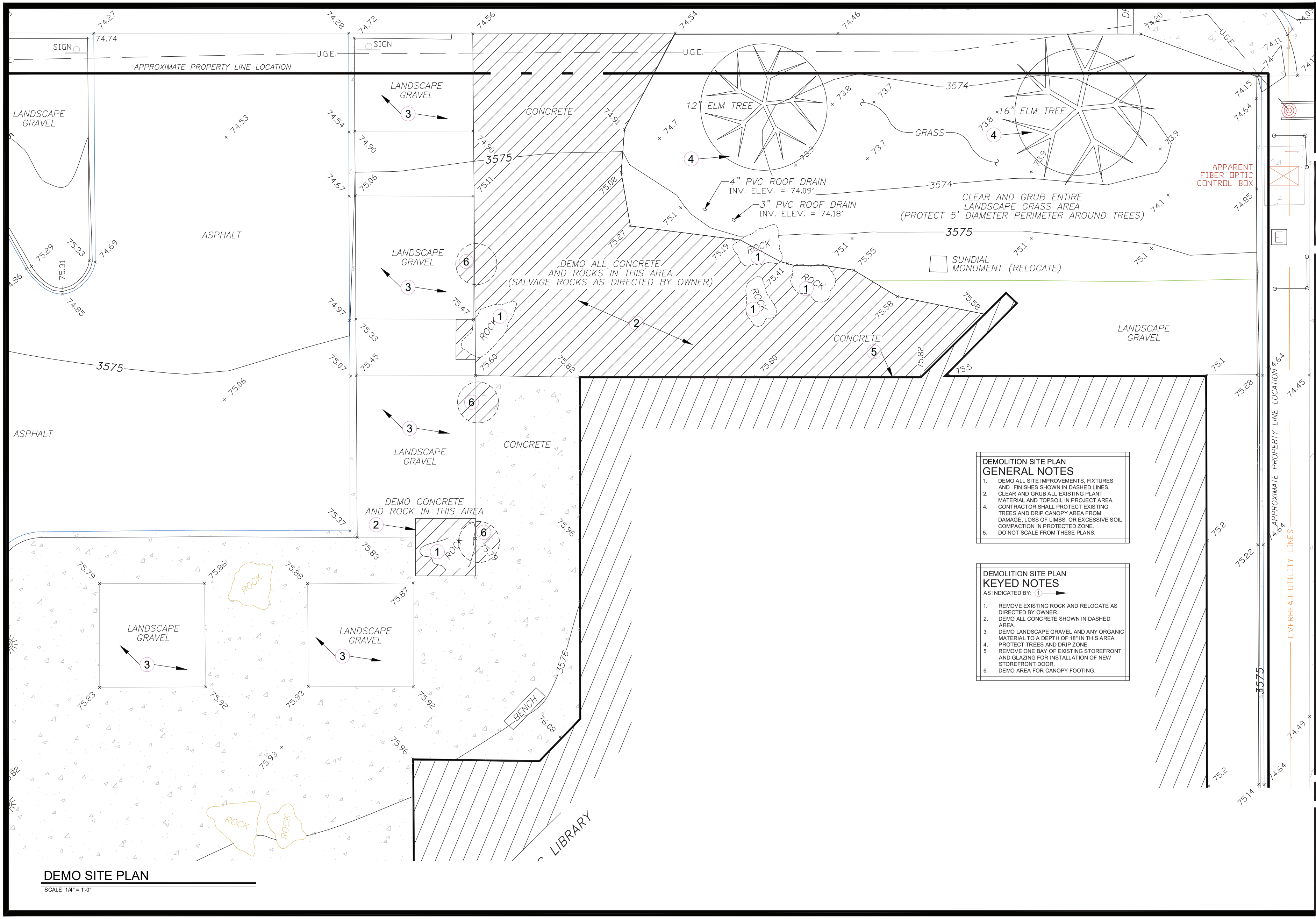
ROSWELL PUBLIC LIBRARY
CHILDREN'S GARDEN
301 N. PENNSYLVANIA AVE.
ROSWELL, NM 88201

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 01 | – | – |
| | | |
| | | |
| | | |
| | | |

DATE: 10.31.2025

SHEET NAME:
ARCHITECTURAL CODE SHEET

SHEET NUMBER:
A0.1



## DEMO SITE PLAN

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

DEMOLITION SITE PLAN
### GENERAL NOTES

1. DEMO ALL SITE IMPROVEMENTS, FIXTURES AND FINISHES SHOWN IN DASHED LINES.
2. CLEAR AND GRUB ALL EXISTING PLANT MATERIAL AND TOPSOIL IN PROJECT AREA.
4. CONTRACTOR SHALL PROTECT EXISTING TREES AND DRIP CANOPY AREA FROM DAMAGE, LOSS OF LIMBS, OR EXCESSIVE SOIL COMPACTION IN PROTECTED ZONE.
5. DO NOT SCALE FROM THESE PLANS.

DEMOLITION SITE PLAN
### KEYED NOTES

AS INDICATED BY: ①→

1. REMOVE EXISTING ROCK AND RELOCATE AS DIRECTED BY OWNER.
2. DEMO ALL CONCRETE SHOWN IN DASHED AREA.
3. DEMO LANDSCAPE GRAVEL AND ANY ORGANIC MATERIAL TO A DEPTH OF 18" IN THIS AREA.
4. PROTECT TREES AND DRIP ZONE.
5. REMOVE ONE BAY OF EXISTING STOREFRONT AND GLAZING FOR INSTALLATION OF NEW STOREFRONT DOOR.
6. DEMO AREA FOR CANOPY FOOTING.

Studio 27, Inc.
601 West 2nd St., SUITE 8
Roswell, NM 88201
Telephone: 817.907.6477
575.628.8786

10/31/2025
GREGORY D HOLMAN
NO. 005926

CONSULTANTS:

MECH./ELEC./PLUMB. ENGINEER

BSA Consulting Engineers, PLLC
Electrical & Mechanical Consulting Engineers
14302 Slide Road
Lubbock, TX 79424-6655
Phone: 806.780.7475
Fax: 806.780.0129
www.bsaengineering.com
TEXAS FIRM REGISTRATION NO. F-4415

STRUCTURAL ENGINEER

CIVIL ENGINEER

INTERIOR DESIGNER

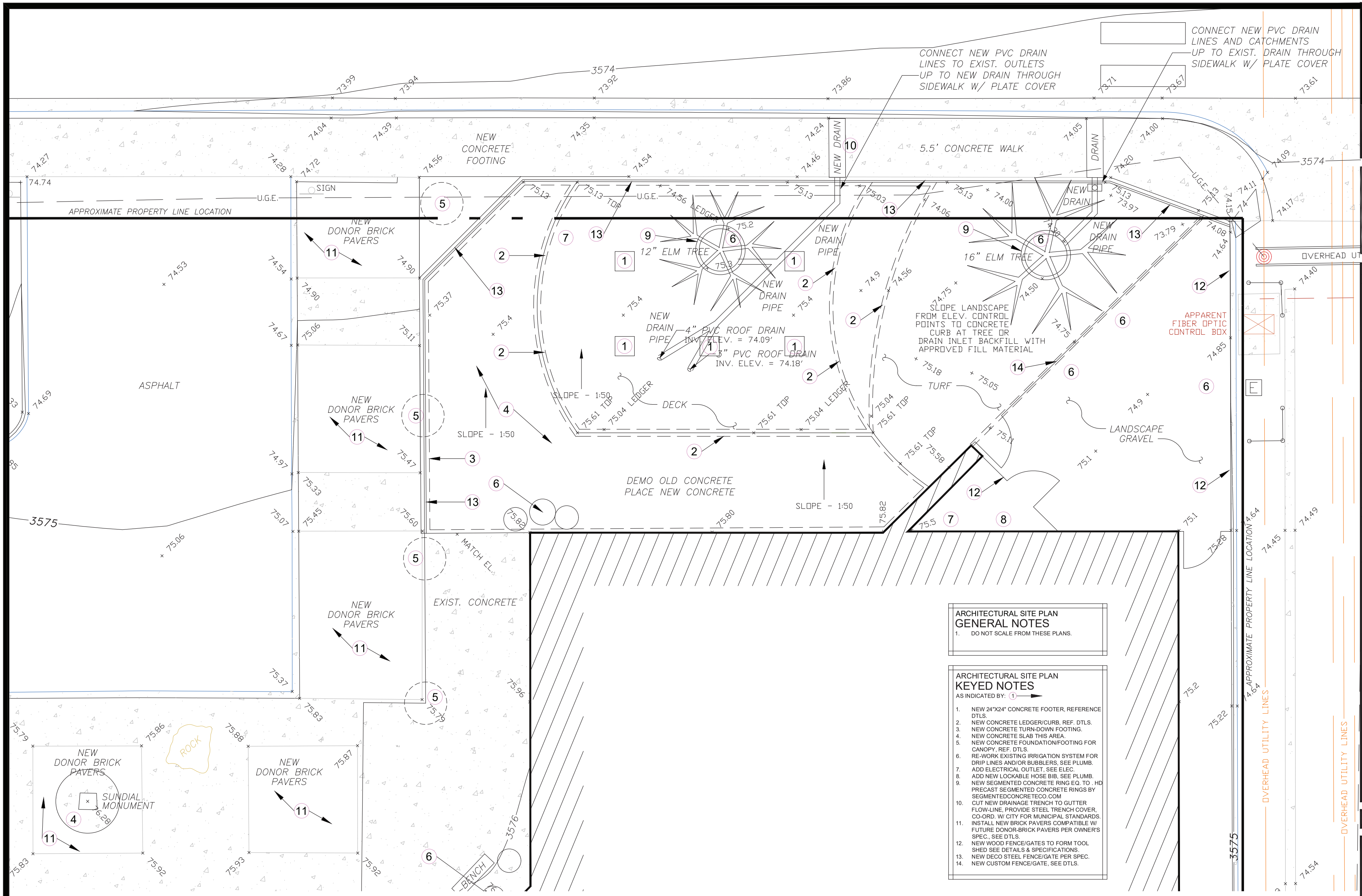
PROJECT NAME:
ROSWELL PUBLIC LIBRARY
CHILDREN'S GARDEN
301 N. PENNSYLVANIA AVE.
ROSWELL, NM 88201

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 01 | – | – |

DATE: 10.31.2025

SHEET NAME:
DEMO SITE PLAN

SHEET NUMBER:
A1.0


CONNECT NEW PVC DRAIN LINES AND CATCHMENTS UP TO EXIST. DRAIN THROUGH SIDEWALK W/ PLATE COVER
CONNECT NEW PVC DRAIN LINES TO EXIST. OUTLETS UP TO NEW DRAIN THROUGH SIDEWALK W/ PLATE COVER
3574
5.5' CONCRETE WALK
NEW CONCRETE FOOTING
NEW DRAIN
DRAIN
U.G.E.
SIGN
APPROXIMATE PROPERTY LINE LOCATION
NEW DONOR BRICK PAVERS
ASPHALT
3575
12" ELM TREE
16" ELM TREE
NEW DRAIN PIPE
4" PVC ROOF DRAIN INV. ELEV. = 74.09'
3" PVC ROOF DRAIN INV. ELEV. = 74.18'
SLOPE LANDSCAPE FROM ELEV. CONTROL POINTS TO CONCRETE CURB AT TREE OR DRAIN INLET BACKFILL WITH APPROVED FILL MATERIAL
TURF
LANDSCAPE GRAVEL
APPARENT FIBER OPTIC CONTROL BOX
OVERHEAD UTILITY LINES
APPROXIMATE PROPERTY LINE LOCATION
DECK
LEDGER
TOP
SLOPE - 1:50
DEMO OLD CONCRETE PLACE NEW CONCRETE
EXIST. CONCRETE
MATCH EL.
ROCK
SUNDIAL MONUMENT
BENCH
3576
E
1
2
3
4
5
6
7
8
9
10
11
12
13
14

## SITE IMPROVEMENT PLAN

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

ARCHITECTURAL SITE PLAN
## GENERAL NOTES

1. DO NOT SCALE FROM THESE PLANS.

ARCHITECTURAL SITE PLAN
## KEYED NOTES

AS INDICATED BY: ① →

1. NEW 24"X24" CONCRETE FOOTER, REFERENCE DTLS.
2. NEW CONCRETE LEDGER/CURB, REF. DTLS.
3. NEW CONCRETE TURN-DOWN FOOTING.
4. NEW CONCRETE SLAB THIS AREA.
5. NEW CONCRETE FOUNDATION/FOOTING FOR CANOPY, REF. DTLS.
6. RE-WORK EXISTING IRRIGATION SYSTEM FOR DRIP LINES AND/OR BUBBLERS, SEE PLUMB.
7. ADD ELECTRICAL OUTLET, SEE ELEC.
8. ADD NEW LOCKABLE HOSE BIB, SEE PLUMB.
9. NEW SEGMENTED CONCRETE RING EQ. TO . HD PRECAST SEGMENTED CONCRETE RINGS BY SEGMENTEDCONCRETECO.COM
10. CUT NEW DRAINAGE TRENCH TO GUTTER FLOW-LINE, PROVIDE STEEL TRENCH COVER, CO-ORD. W/ CITY FOR MUNICIPAL STANDARDS.
11. INSTALL NEW BRICK PAVERS COMPATIBLE W/ FUTURE DONOR-BRICK PAVERS PER OWNER'S SPEC., SEE DTLS.
12. NEW WOOD FENCE/GATES TO FORM TOOL SHED SEE DETAILS & SPECIFICATIONS.
13. NEW DECO STEEL FENCE/GATE PER SPEC.
14. NEW CUSTOM FENCE/GATE, SEE DTLS.

STUDIO 27
Architecture
Interior Design
Construction Management
Space Planning

Studio 27, Inc.
601 West 2nd St., SUITE 8
Roswell, NM 88201
Telephone: 817.907.6477
575.628.8786

STATE OF NEW MEXICO
1/31/2025
GREGORY D HOLMAN
NO. 005926
REGISTERED ARCHITECT

CONSULTANTS:

MECH./ELEC./PLUMB. ENGINEER

BSA
Consulting Engineers, PLLC
Electrical & Mechanical Consulting Engineers
14302 Slide Road
Lubbock, TX 79424-6655
Phone: 806.780.7475
Fax: 806.780.0129
www.bsaengineering.com
TEXAS FIRM REGISTRATION NO. F-4415

STRUCTURAL ENGINEER

CIVIL ENGINEER

INTERIOR DESIGNER

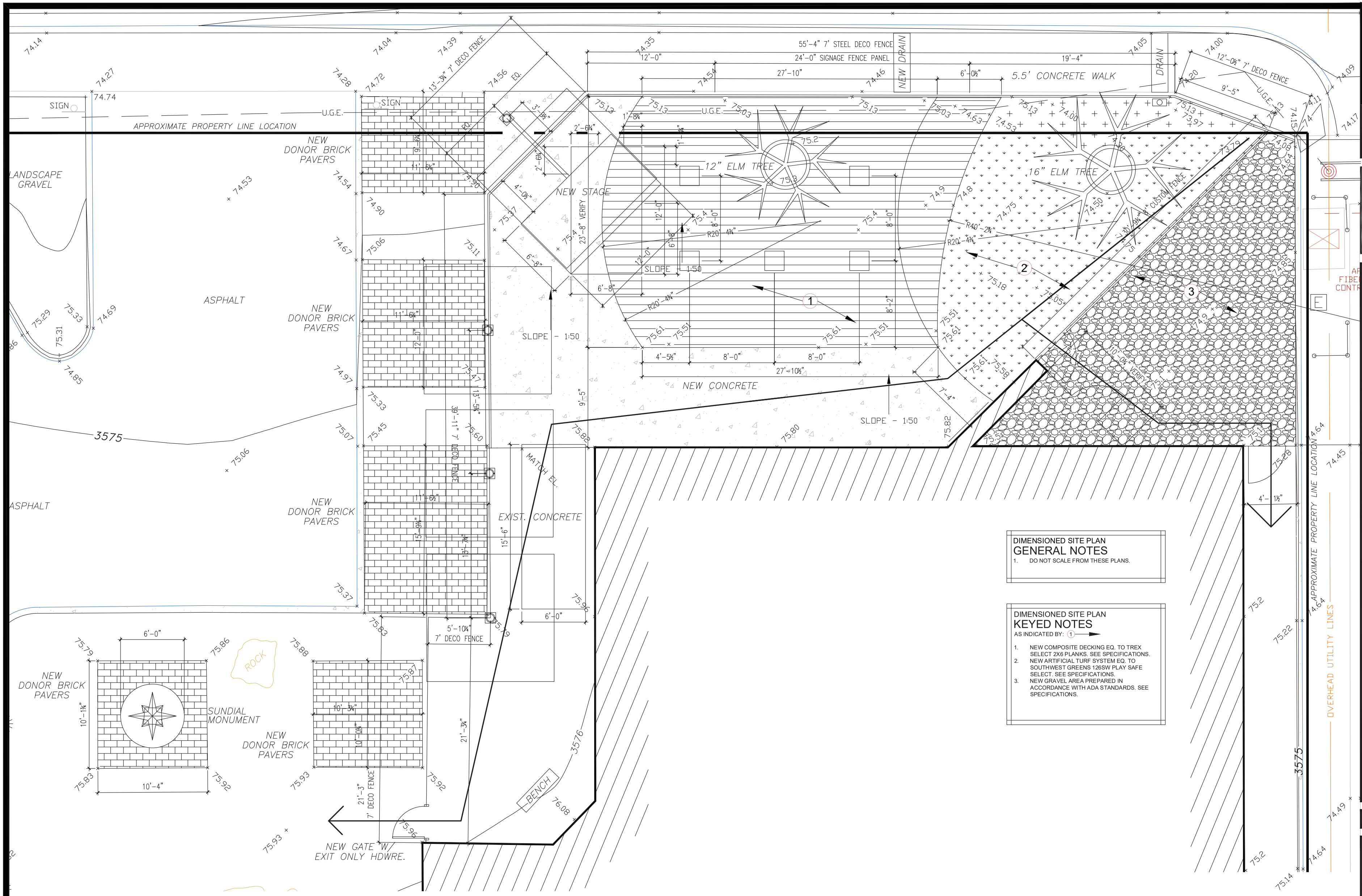
PROJECT NAME:
ROSWELL PUBLIC LIBRARY
CHILDREN'S GARDEN
301 N. PENNSYLVANIA AVE.
ROSWELL, NM 88201

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 01 | – | – |

DATE: 10.31.2025

SHEET NAME:
SITE IMPROVEMENT PLAN

SHEET NUMBER:
A1.1



## DIMENSION SITE PLAN - NEW WORK & MATERIALS

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

DIMENSIONED SITE PLAN
## GENERAL NOTES

1. DO NOT SCALE FROM THESE PLANS.

DIMENSIONED SITE PLAN
## KEYED NOTES

AS INDICATED BY: ①⟶

1. NEW COMPOSITE DECKING EQ. TO TREX SELECT 2X6 PLANKS. SEE SPECIFICATIONS.
2. NEW ARTIFICIAL TURF SYSTEM EQ. TO SOUTHWEST GREENS 126SW PLAY SAFE SELECT. SEE SPECIFICATIONS.
3. NEW GRAVEL AREA PREPARED IN ACCORDANCE WITH ADA STANDARDS. SEE SPECIFICATIONS.

Studio 27, Inc.
601 West 2nd St., SUITE 8
Roswell, NM 88201
Telephone: 817.907.6477
575.628.8786

10/31/2025
GREGORY D HOLMAN
NO. 005926

CONSULTANTS:

MECH./ELEC./PLUMB. ENGINEER

BSA
Consulting Engineers, PLLC
Electrical & Mechanical
Consulting Engineers
14302 Slide Road
Lubbock, TX 79424-6655
Phone: 806.780.7475
Fax: 806.780.0129
www.bsaengineering.com
TEXAS FIRM REGISTRATION NO. F-4415

STRUCTURAL ENGINEER

CIVIL ENGINEER

INTERIOR DESIGNER

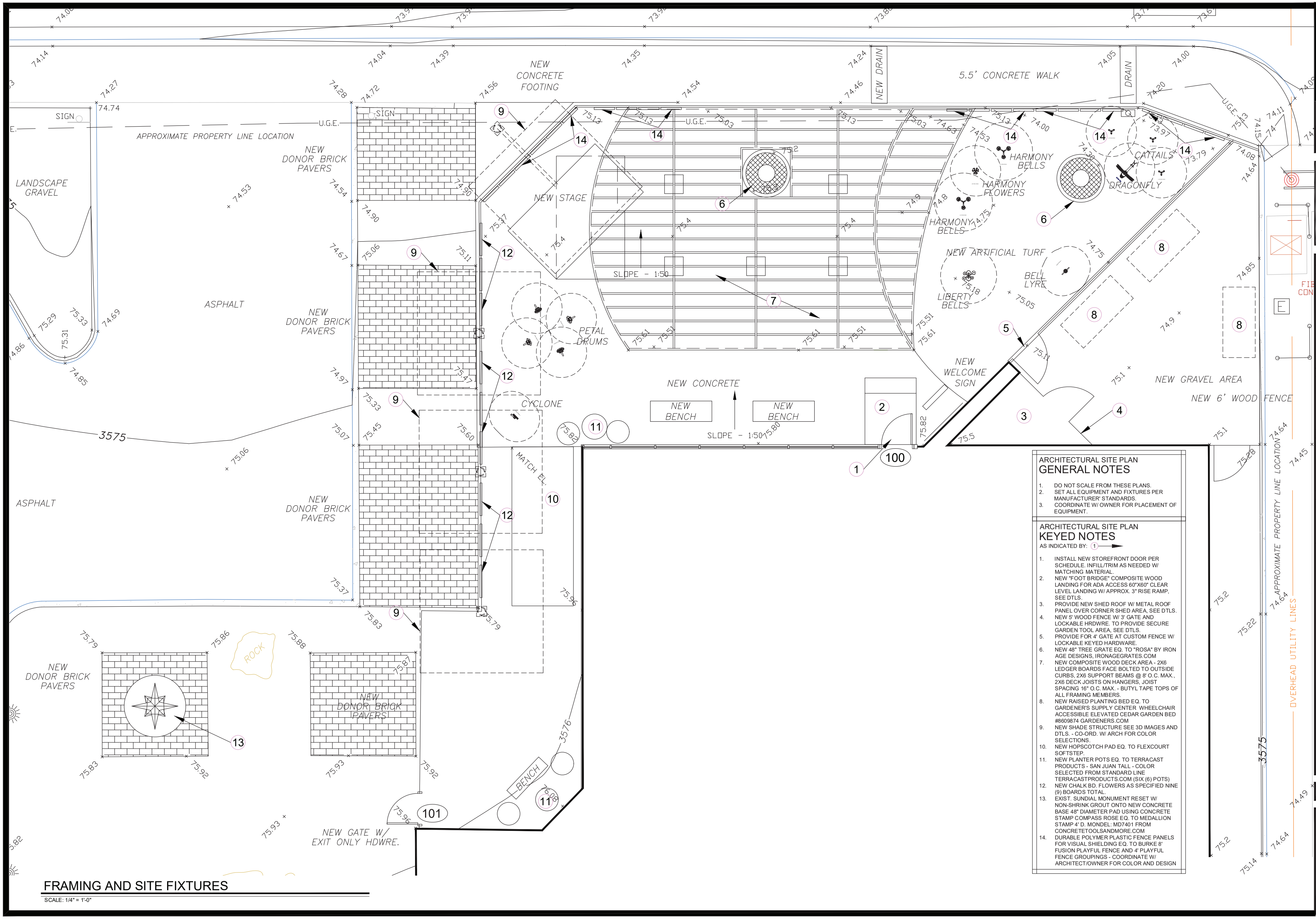
PROJECT NAME:
ROSWELL PUBLIC LIBRARY
CHILDREN'S GARDEN
301 N. PENNSYLVANIA AVE.
ROSWELL, NM 88201

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 01 | - | - |

DATE: 10.31.2025

SHEET NAME:
DIMENSION
SITE
PLAN

SHEET NUMBER:
A1.2



## FRAMING AND SITE FIXTURES

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

ARCHITECTURAL SITE PLAN
## GENERAL NOTES

1. DO NOT SCALE FROM THESE PLANS.
2. SET ALL EQUIPMENT AND FIXTURES PER MANUFACTURER' STANDARDS.
3. COORDINATE W/ OWNER FOR PLACEMENT OF EQUIPMENT.

ARCHITECTURAL SITE PLAN
## KEYED NOTES

AS INDICATED BY: ① →

1. INSTALL NEW STOREFRONT DOOR PER SCHEDULE. INFILL/TRIM AS NEEDED W/ MATCHING MATERIAL.
2. NEW "FOOT BRIDGE" COMPOSITE WOOD LANDING FOR ADA ACCESS 60"X60" CLEAR LEVEL LANDING W/ APPROX. 3" RISE RAMP, SEE DTLS.
3. PROVIDE NEW SHED ROOF W/ METAL ROOF PANEL OVER CORNER SHED AREA, SEE DTLS.
4. NEW 5' WOOD FENCE W/ 3' GATE AND LOCKABLE HRDWRE. TO PROVIDE SECURE GARDEN TOOL AREA, SEE DTLS.
5. PROVIDE FOR 4' GATE AT CUSTOM FENCE W/ LOCKABLE KEYED HARDWARE.
6. NEW 48" TREE GRATE EQ. TO "ROSA" BY IRON AGE DESIGNS, IRONAGEGRATES.COM
7. NEW COMPOSITE WOOD DECK AREA - 2X6 LEDGER BOARDS FACE BOLTED TO OUTSIDE CURBS, 2X6 SUPPORT BEAMS @ 8' O.C. MAX., 2X6 DECK JOISTS ON HANGERS, JOIST SPACING 16" O.C. MAX. - BUTYL TAPE TOPS OF ALL FRAMING MEMBERS.
8. NEW RAISED PLANTING BED EQ. TO GARDENER'S SUPPLY CENTER WHEELCHAIR ACCESSIBLE ELEVATED CEDAR GARDEN BED #8609874 GARDENERS.COM
9. NEW SHADE STRUCTURE SEE 3D IMAGES AND DTLS. - CO-ORD. W/ ARCH FOR COLOR SELECTIONS.
10. NEW HOPSCOTCH PAD EQ. TO FLEXCOURT SOFTSTEP.
11. NEW PLANTER POTS EQ. TO TERRACAST PRODUCTS - SAN JUAN TALL - COLOR SELECTED FROM STANDARD LINE TERRACASTPRODUCTS.COM (SIX (6) POTS)
12. NEW CHALK BD. FLOWERS AS SPECIFIED NINE (9) BOARDS TOTAL.
13. EXIST. SUNDIAL MONUMENT RESET W/ NON-SHRINK GROUT ONTO NEW CONCRETE BASE 48" DIAMETER PAD USING CONCRETE STAMP COMPASS ROSE EQ. TO MEDALLION STAMP 4' D. MONDEL: MD7401 FROM CONCRETETOOLSANDMORE.COM
14. DURABLE POLYMER PLASTIC FENCE PANELS FOR VISUAL SHIELDING EQ. TO BURKE 8' FUSION PLAYFUL FENCE AND 4' PLAYFUL FENCE GROUPINGS - COORDINATE W/ ARCHITECT/OWNER FOR COLOR AND DESIGN

Studio 27, Inc.
601 West 2nd St., SUITE 8
Roswell, NM 88201
Telephone: 817.907.6477
575.628.8786

STATE OF NEW MEXICO
10/31/2025
GREGORY D HOLMAN
NO. 005926
REGISTERED ARCHITECT

CONSULTANTS:

MECH./ELEC./PLUMB. ENGINEER

BSA Consulting Engineers, PLLC
Electrical & Mechanical Consulting Engineers
14302 Slide Road
Lubbock, TX 79424-6655
Phone: 806.780.7475
Fax: 806.780.0129
www.bsaengineering.com
TEXAS FIRM REGISTRATION NO. F-4415

STRUCTURAL ENGINEER

CIVIL ENGINEER

INTERIOR DESIGNER

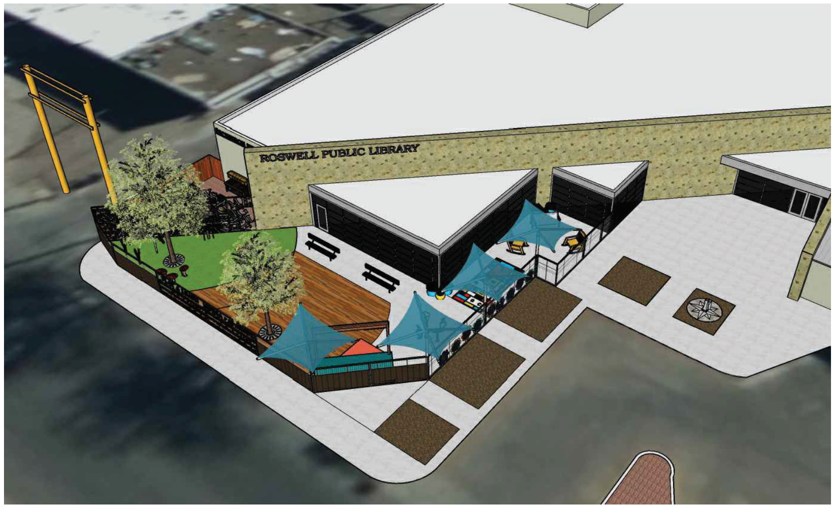
PROJECT NAME:
ROSWELL PUBLIC LIBRARY
CHILDREN'S GARDEN
301 N. PENNSYLVANIA AVE.
ROSWELL, NM 88201

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 01 | – | – |

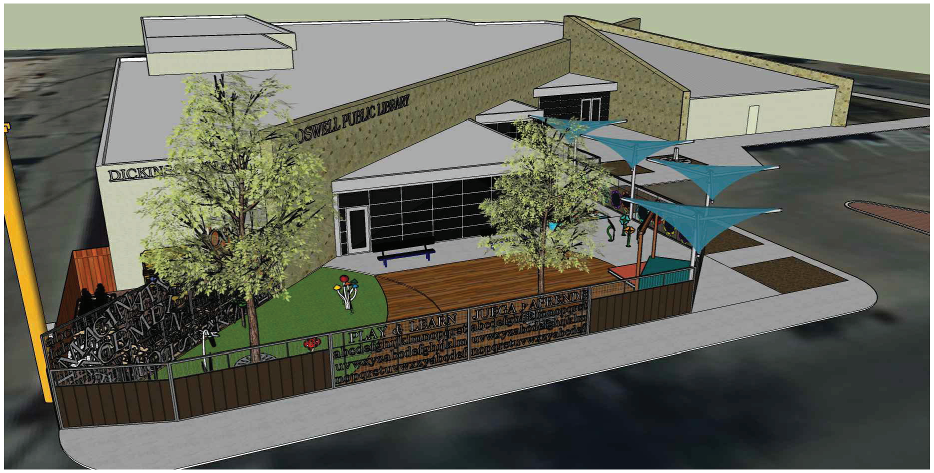
DATE: 10.31.2025

SHEET NAME:
FRAMING & SITE FIXTURES PLAN

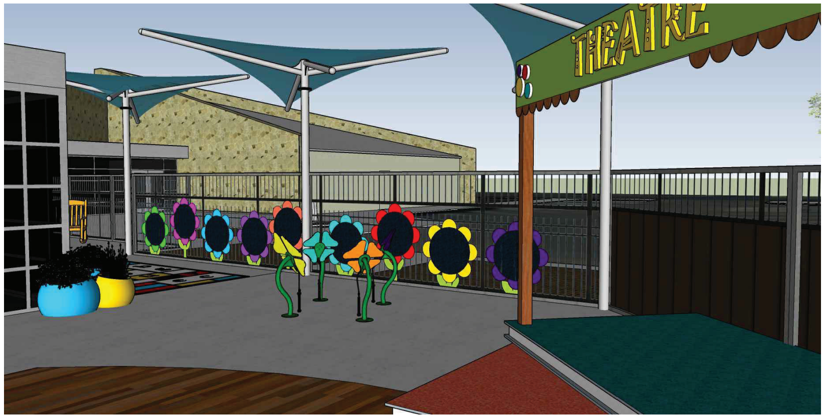
SHEET NUMBER:
A1.3



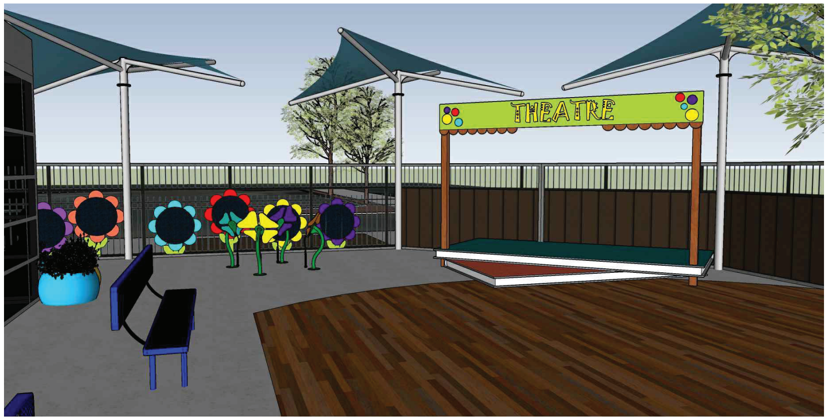
01 OVERALL 3D VIEW
NO SCALE



02 OVERALL 3D VIEW
NO SCALE



03 3D VIEW WALLFLOWERS
NO SCALE



04 3D VIEW STAGE AREA
NO SCALE

3D RENDERED IMAGES FOR REFERENCE
ONLY - PLEASE VERIFY W/ DETAIL
SHEETS & SPECIFICATIONS FOR
CONSTRUCTION REQUIREMENTS
Gregory D. Holman NM# 5926

Studio 27, Inc.
601 West 2nd St., SUITE 8
Roswell, NM 88201
Telephone: 817.907.6477
575.628.8786

GREGORY D HOLMAN
NO. 005926
10/31/2025

CONSULTANTS:

MECH./ELEC./PLUMB. ENGINEER

BSA
Consulting Engineers, PLLC
Electrical & Mechanical
Consulting Engineers
14302 Slide Road
Lubbock, TX 79424-6655
Phone: 806.780.7475
Fax: 806.780.0129
www.bsaengineering.com
TEXAS FIRM REGISTRATION NO. F-4415

STRUCTURAL ENGINEER

CIVIL ENGINEER

INTERIOR DESIGNER

PROJECT NAME:
ROSWELL PUBLIC LIBRARY
CHILDREN'S GARDEN
301 N. PENNSYLVANIA AVE.
ROSWELL, NM 88201

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 01 | – | – |

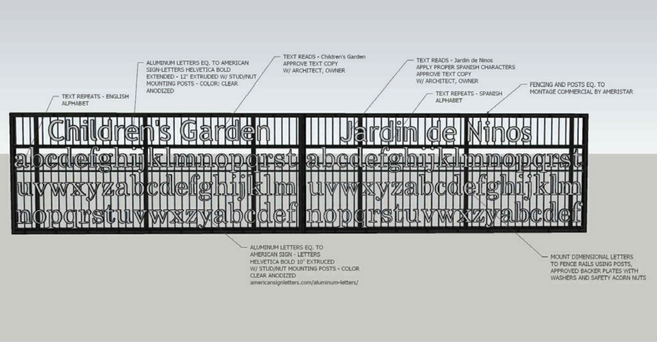
DATE: 10.31.2025

SHEET NAME:
ARCHITECTURAL
3D VIEWS

SHEET NUMBER:
A2.1

NOT USED

## 01 3D VIEW WALLFLOWERS
NO SCALE



TEXT REPEATS - ENGLISH ALPHABET

ALUMINUM LETTERS EQ. TO AMERICAN SIGN-LETTERS HELVETICA BOLD EXTENDED - 12" EXTRUDED W/ STUD/NUT MOUNTING POSTS - COLOR: CLEAR ANODIZED

TEXT READS - Children's Garden APPROVE TEXT COPY W/ ARCHITECT, OWNER

TEXT READS - Jardin de Ninos APPLY PROPER SPANISH CHARACTERS APPROVE TEXT COPY W/ ARCHITECT, OWNER

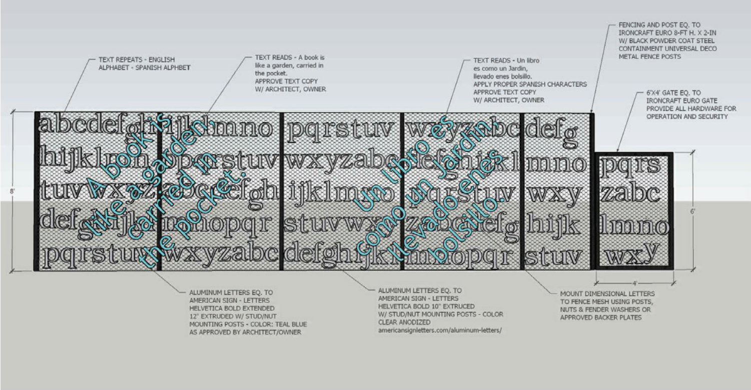
TEXT REPEATS - SPANISH ALPHABET

FENCING AND POSTS EQ. TO MONTAGE COMMERCIAL BY AMERISTAR

ALUMINUM LETTERS EQ. TO AMERICAN SIGN - LETTERS HELVETICA BOLD 10" EXTRUCED W/ STUD/NUT MOUNTING POSTS - COLOR CLEAR ANODIZED americansignletters.com/aluminum-letters/

MOUNT DIMENSIONAL LETTERS TO FENCE RAILS USING POSTS, APPROVED BACKER PLATES WITH WASHERS AND SAFETY ACORN NUTS

## 02 3D VIEW CHIDREN'S GARDEN SIGNAGE FENCE
NO SCALE


abcdefghijklmno pqrstuv wxyzabc defg
hijklmnopqrstuv wxyzabc defghijkl mno
tuvwxyzabcdefgh ijklmno pqrstuv wxy
defghijklmnopqr stuvwxy zabcdefg hijk
pqrstuvwxyzabc defghijkl mnopqr stuv
pqrs
zabc
lmno
wxy
A book is like a garden, carried in the pocket.
Un libro es como un Jardin, llevado enes bolsillo.
8'
6'
4'

TEXT REPEATS - ENGLISH ALPHABET - SPANISH ALPHBET

TEXT READS - A book is like a garden, carried in the pocket. APPROVE TEXT COPY W/ ARCHITECT, OWNER

TEXT READS - Un libro es como un Jardin, llevado enes bolsillo. APPLY PROPER SPANISH CHARACTERS APPROVE TEXT COPY W/ ARCHITECT, OWNER

FENCING AND POST EQ. TO IRONCRAFT EURO 8-FT H. X 2-IN W/ BLACK POWDER COAT STEEL CONTAINMENT UNIVERSAL DECO METAL FENCE POSTS

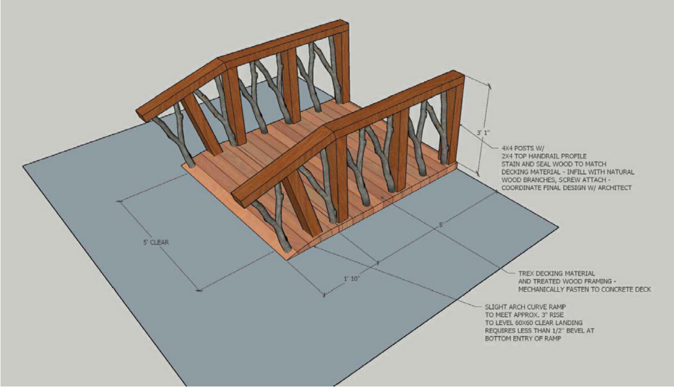
6'X4' GATE EQ. TO IRONCRAFT EURO GATE PROVIDE ALL HARDWARE FOR OPERATION AND SECURITY

ALUMINUM LETTERS EQ. TO AMERICAN SIGN - LETTERS HELVETICA BOLD EXTENDED 12" EXTRUDED W/ STUD/NUT MOUNTING POSTS - COLOR: TEAL BLUE AS APPROVED BY ARCHITECT/OWNER

ALUMINUM LETTERS EQ. TO AMERICAN SIGN - LETTERS HELVETICA BOLD 10" EXTRUCED W/ STUD/NUT MOUNTING POSTS - COLOR CLEAR ANODIZED americansignletters.com/aluminum-letters/

MOUNT DIMENSIONAL LETTERS TO FENCE MESH USING POSTS, NUTS & FENDER WASHERS OR APPROVED BACKER PLATES

## 03 3D VIEW CUSTOM STEEL FENCE
NO SCALE



4X4 POSTS W/ 2X4 TOP HANDRAIL PROFILE STAIN AND SEAL WOOD TO MATCH DECKING MATERIAL - INFILL WITH NATURAL WOOD BRANCHES, SCREW ATTACH - COORDINATE FINAL DESIGN W/ ARCHITECT

TREX DECKING MATERIAL AND TREATED WOOD FRAMING - MECHANICALLY FASTEN TO CONCRETE DECK

SLIGHT ARCH CURVE RAMP TO MEET APPROX. 3" RISE TO LEVEL 60X60 CLEAR LANDING REQUIRES LESS THAN 1/2" BEVEL AT BOTTOM ENTRY OF RAMP

## 04 3D DETAILS - WALKING BRIDGE
NO SCALE

**Studio 27, Inc.**
601 West 2nd St., SUITE 8
Roswell, NM 88201
Telephone: 817.907.6477
575.628.8786

STATE OF NEW MEXICO
10/31/2025
GREGORY D HOLMAN
NO. 005926
REGISTERED ARCHITECT

CONSULTANTS:

MECH./ELEC./PLUMB. ENGINEER

BSA Consulting Engineers, PLLC
Electrical & Mechanical Consulting Engineers
14302 Slide Road
Lubbock, TX 79424-6655
Phone: 806.780.7475
Fax: 806.780.0129
www.bsaengineering.com
TEXAS FIRM REGISTRATION NO. F-4415

STRUCTURAL ENGINEER

CIVIL ENGINEER

INTERIOR DESIGNER

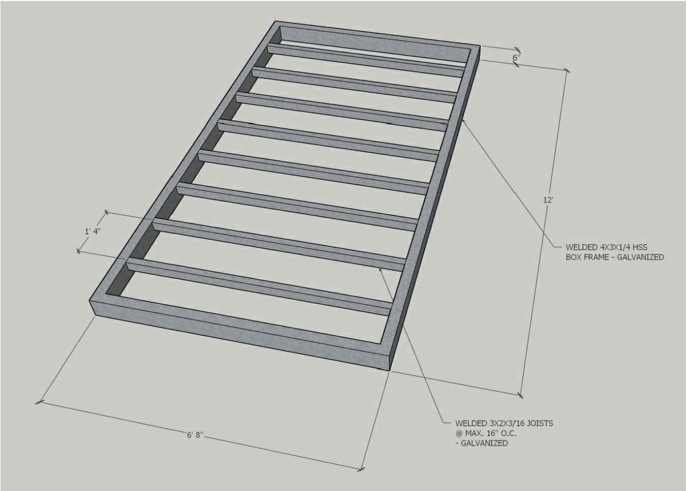
PROJECT NAME:
ROSWELL PUBLIC LIBRARY
CHILDREN'S GARDEN
301 N. PENNSYLVANIA AVE.
ROSWELL, NM 88201

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 01 | – | – |

DATE: 10.31.2025

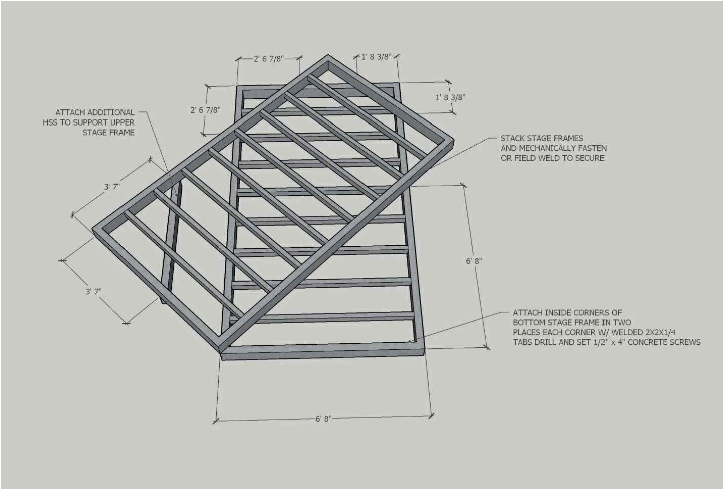
SHEET NAME:
ARCHITECTURAL
3D DETAILS

SHEET NUMBER:
A2.2



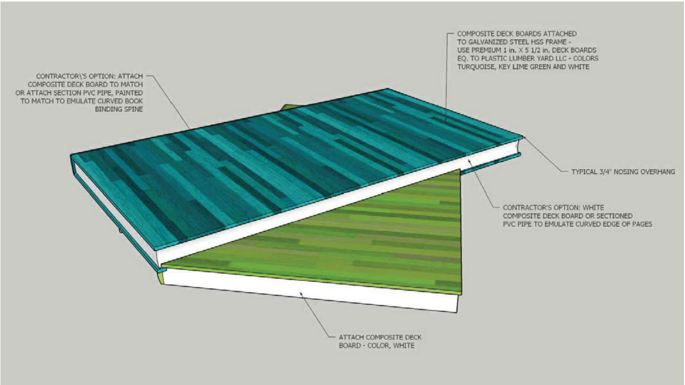
6"
12'
1' 4"
6' 8"
WELDED 4X3X1/4 HSS BOX FRAME - GALVANIZED
WELDED 3X2X3/16 JOISTS @ MAX. 16" O.C. - GALVANIZED

01 3D DETAILS - OUTDOOR STAGE FRAMING
NO SCALE



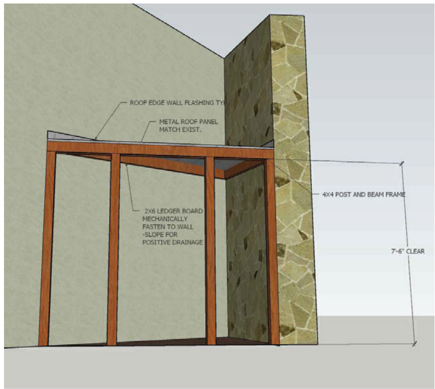
2' 6 7/8"
1' 8 3/8"
2' 6 7/8"
1' 8 3/8"
ATTACH ADDITIONAL HSS TO SUPPORT UPPER STAGE FRAME
STACK STAGE FRAMES AND MECHANICALLY FASTEN OR FIELD WELD TO SECURE
3' 7"
3' 7"
6' 8"
6' 8"
ATTACH INSIDE CORNERS OF BOTTOM STAGE FRAME IN TWO PLACES EACH CORNER W/ WELDED 2X2X1/4 TABS DRILL AND SET 1/2" x 4" CONCRETE SCREWS

02 3D DETAILS - OUTDOOR STAGE FRAMING
NO SCALE



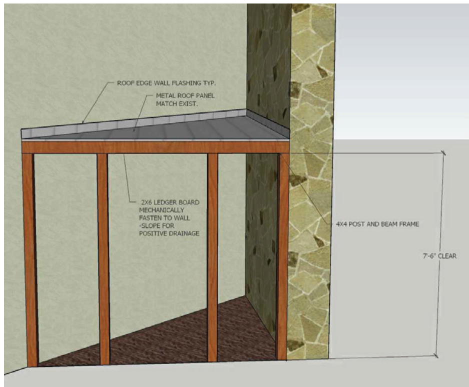
CONTRACTOR\'S OPTION: ATTACH COMPOSITE DECK BOARD TO MATCH OR ATTACH SECTION PVC PIPE, PAINTED TO MATCH TO EMULATE CURVED BOOK BINDING SPINE
COMPOSITE DECK BOARDS ATTACHED TO GALVANIZED STEEL HSS FRAME - USE PREMIUM 1 in. X 5 1/2 in. DECK BOARDS EQ. TO PLASTIC LUMBER YARD LLC - COLORS TURQUOISE, KEY LIME GREEN AND WHITE
TYPICAL 3/4" NOSING OVERHANG
CONTRACTOR'S OPTION: WHITE COMPOSITE DECK BOARD OR SECTIONED PVC PIPE TO EMULATE CURVED EDGE OF PAGES
ATTACH COMPOSITE DECK BOARD - COLOR, WHITE

03 3D DETAILS - OUTDOOR STAGE
NO SCALE



ROOF EDGE WALL FLASHING TYP.
METAL ROOF PANEL MATCH EXIST.
4X4 POST AND BEAM FRAME
2X6 LEDGER BOARD MECHANICALLY FASTEN TO WALL -SLOPE FOR POSITIVE DRAINAGE
7'-6" CLEAR

04 3D DETAILS - TOOL SHED FRAMING/ROOF
NO SCALE



ROOF EDGE WALL FLASHING TYP.
METAL ROOF PANEL MATCH EXIST.
2X6 LEDGER BOARD MECHANICALLY FASTEN TO WALL -SLOPE FOR POSITIVE DRAINAGE
4X4 POST AND BEAM FRAME
7'-6" CLEAR

05 3D DETAILS - TOOL SHED FRAMING/ROOF
NO SCALE

Architecture
Interior Design
Construction Management
Space Planning
STUDIO 27

**Studio 27, Inc.**
601 West 2nd St., SUITE 8
Roswell, NM 88201
Telephone: 817.907.6477
575.628.8786

STATE OF NEW MEXICO
10/31/2025
GREGORY D HOLMAN
NO. 005926
REGISTERED ARCHITECT

CONSULTANTS:

MECH./ELEC./PLUMB. ENGINEER

BSA
Consulting Engineers, PLLC
Electrical & Mechanical
Consulting Engineers
14302 Slide Road
Lubbock, TX 79424-6655
Phone: 806.780.7475
Fax: 806.780.0129
www.bsaengineering.com
TEXAS FIRM REGISTRATION NO. F-4415

STRUCTURAL ENGINEER

CIVIL ENGINEER

INTERIOR DESIGNER

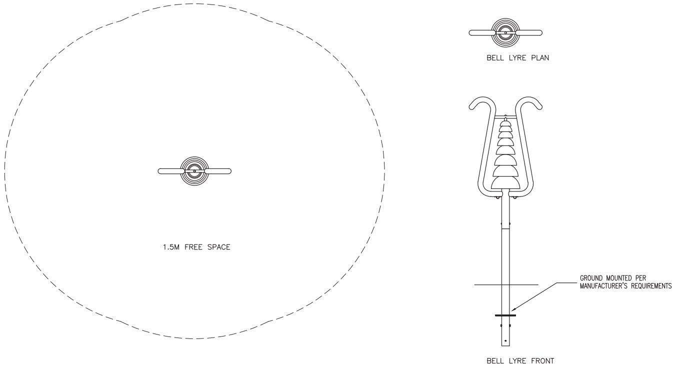
PROJECT NAME:
ROSWELL PUBLIC LIBRARY
CHILDREN'S GARDEN
301 N. PENNSYLVANIA AVE.
ROSWELL, NM 88201

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 01 | – | – |

DATE: 10.31.2025

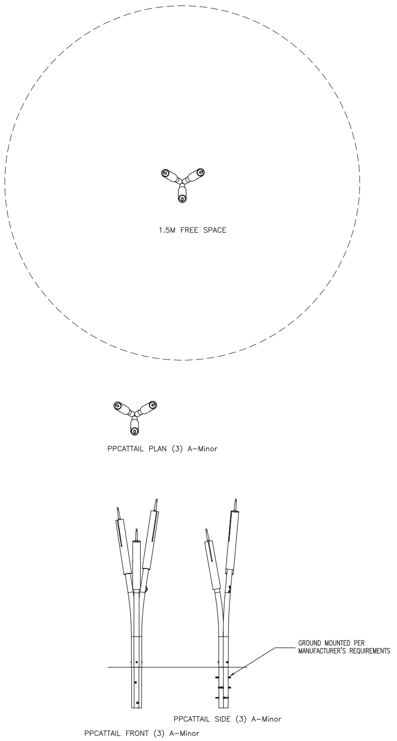
SHEET NAME:
ARCHITECTURAL
3D DETAILS

SHEET NUMBER:
A2.3



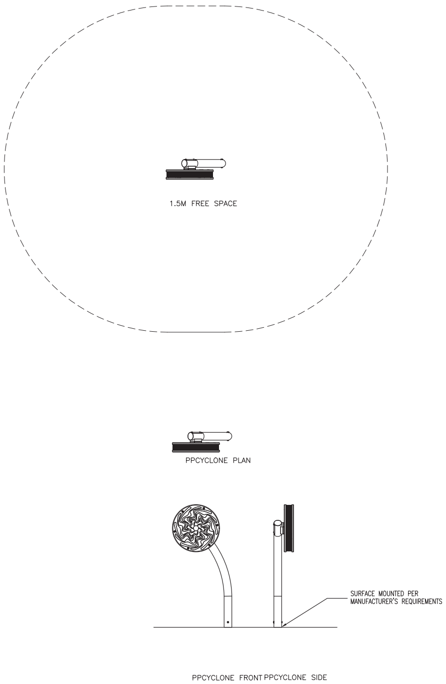
## 01 DETAIL - OUTDOOR INSTRUMENTS

NO SCALE


1.5M FREE SPACE
PPCATTAIL PLAN (3) A-Minor
GROUND MOUNTED PER MANUFACTURER'S REQUIREMENTS
PPCATTAIL SIDE (3) A-Minor
PPCATTAIL FRONT (3) A-Minor

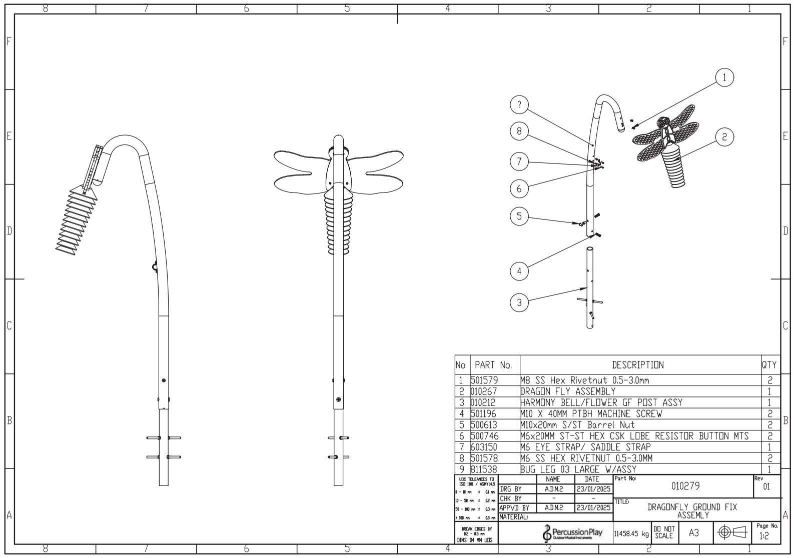
## 02 DETAIL - OUTDOOR INSTRUMENTS

NO SCALE


1.5M FREE SPACE
PPCYCLONE PLAN
SURFACE MOUNTED PER MANUFACTURER'S REQUIREMENTS
PPCYCLONE FRONT PPCYCLONE SIDE

## 03 DETAIL - OUTDOOR INSTRUMENTS

NO SCALE



| No | PART No. | DESCRIPTION | QTY |
|---|---|---|---|
| 1 | 501579 | M8 SS Hex Rivetnut 0.5-3.0mm | 2 |
| 2 | 010267 | DRAGON FLY ASSEMBLY | 1 |
| 3 | 010212 | HARMONY BELL/FLOWER GF POST ASSY | 1 |
| 4 | 501196 | M10 X 40MM PTBH MACHINE SCREW | 2 |
| 5 | 500613 | M10x20mm S/ST Barrel Nut | 2 |
| 6 | 500746 | M6x20MM ST-ST HEX CSK LOBE RESISTOR BUTTON MTS | 2 |
| 7 | 603150 | M6 EYE STRAP/ SADDLE STRAP | 1 |
| 8 | 501578 | M6 SS HEX RIVETNUT 0.5-3.0MM | 2 |
| 9 | 811538 | BUG LEG 03 LARGE W/ASSY | 1 |

UOS TOLEANCES TO ISO 1101 / ASMY14.5
0 - 10 mm ± 0.1 mm
10 - 50 mm ± 0.2 mm
50 - 100 mm ± 0.3 mm
> 100 mm ± 0.5 mm

|  | NAME | DATE |
|---|---|---|
| DRG BY | A.D.M.2 | 23/01/2025 |
| CHK BY | - | - |
| APPVD BY | A.D.M.2 | 23/01/2025 |
| MATERIAL: |  |  |

Part No: 010279
Rev 01
TITLE: DRAGONFLY GROUND FIX ASSEMLY
BREAK EDGES BY 0.2 - 0.5 mm
DIMS IM MM UOS
PercussionPlay Outdoor Musical Instruments
11458.45 kg
DO NOT SCALE
A3
Page No. 1:2

## 04 DETAIL - OUTDOOR INSTRUMENTS

NO SCALE

**Studio 27, Inc.**
601 West 2nd St., SUITE 8
Roswell, NM 88201
Telephone: 817.907.6477
575.628.8786

STATE OF NEW MEXICO
10/31/2025
GREGORY D HOLMAN
NO. 005926
REGISTERED ARCHITECT

CONSULTANTS:

MECH./ELEC./PLUMB. ENGINEER

BSA Consulting Engineers, PLLC
Electrical & Mechanical Consulting Engineers
14302 Slide Road
Lubbock, TX 79424-6655
Phone: 806.780.7475
Fax: 806.780.0129
www.bsaengineering.com
TEXAS FIRM REGISTRATION NO. F-4415

STRUCTURAL ENGINEER

CIVIL ENGINEER

INTERIOR DESIGNER

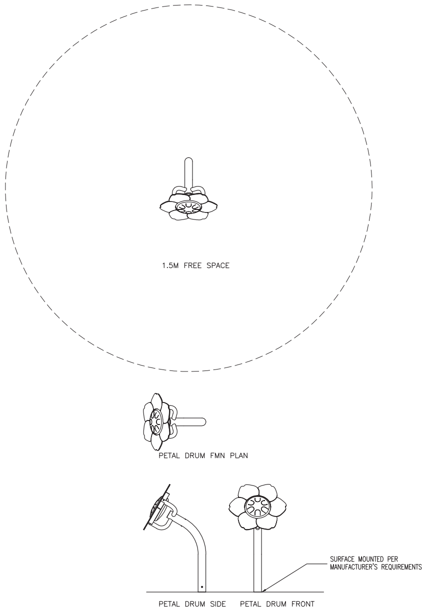
PROJECT NAME:
ROSWELL PUBLIC LIBRARY
CHILDREN'S GARDEN
301 N. PENNSYLVANIA AVE.
ROSWELL, NM 88201

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 01 | – | – |

DATE: 10.31.2025

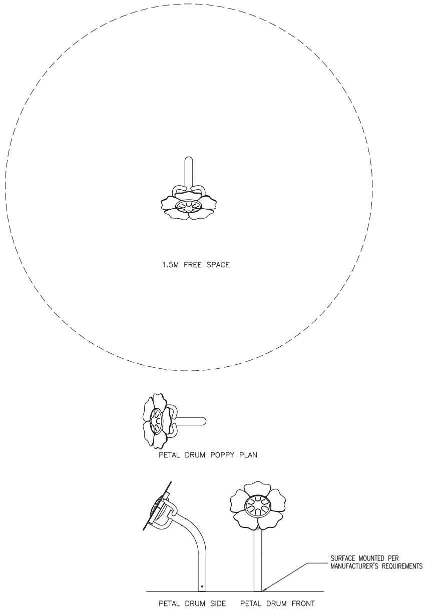
SHEET NAME:
ARCHITECTURAL DETAILS

SHEET NUMBER:
A3.1



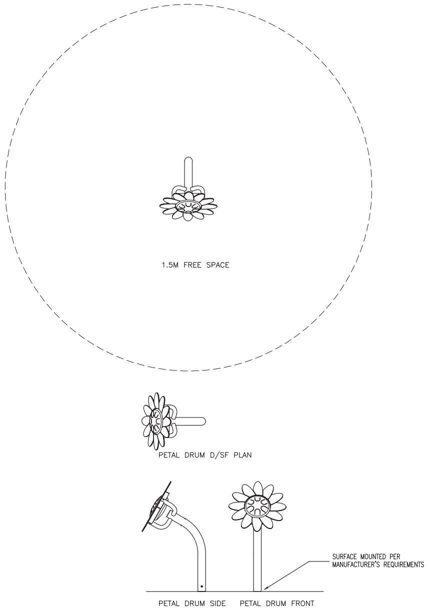
## 01 DETAIL - OUTDOOR INSTRUMENTS

NO SCALE



## 02 DETAIL - OUTDOOR INSTRUMENTS

NO SCALE



## 03 DETAIL - OUTDOOR INSTRUMENTS

NO SCALE

Studio 27, Inc.
601 West 2nd St., SUITE 8
Roswell, NM 88201
Telephone: 817.907.6477
575.628.8786

10/31/2025
GREGORY D HOLMAN
NO. 005926

CONSULTANTS:

MECH./ELEC./PLUMB. ENGINEER

BSA
Consulting Engineers, PLLC
Electrical & Mechanical
Consulting Engineers
14302 Slide Road
Lubbock, TX 79424-6655
Phone: 806.780.7475
Fax: 806.780.0129
www.bsaengineering.com
TEXAS FIRM REGISTRATION NO. F-4415

STRUCTURAL ENGINEER

CIVIL ENGINEER

INTERIOR DESIGNER

PROJECT NAME:

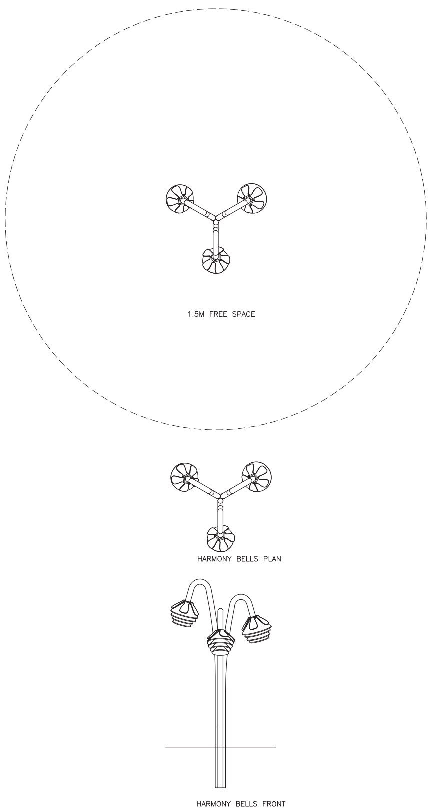
ROSWELL PUBLIC LIBRARY
CHILDREN'S GARDEN
301 N. PENNSYLVANIA AVE.
ROSWELL, NM 88201

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 01 | – | – |
| | | |
| | | |
| | | |
| | | |

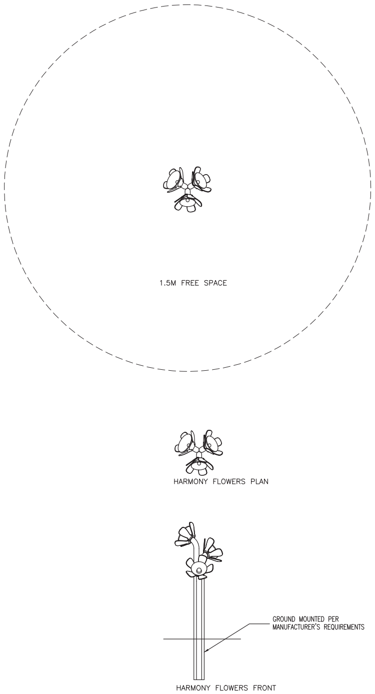
DATE: 10.31.2025

SHEET NAME:
ARCHITECTURAL
DETAILS

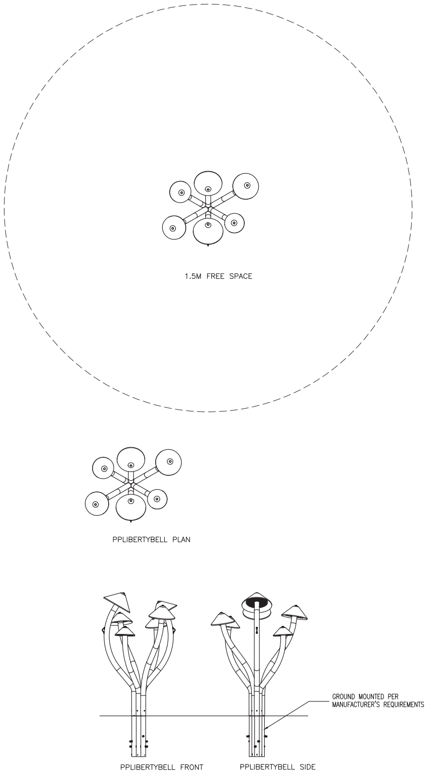
SHEET NUMBER:
A3.2



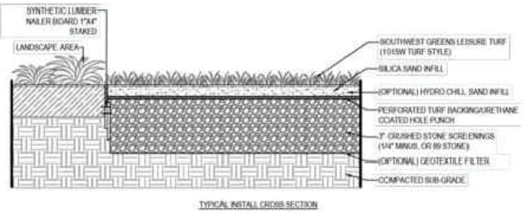
## 01 DETAIL - OUTDOOR INSTRUMENTS
NO SCALE



## 02 DETAIL - OUTDOOR INSTRUMENTS
NO SCALE



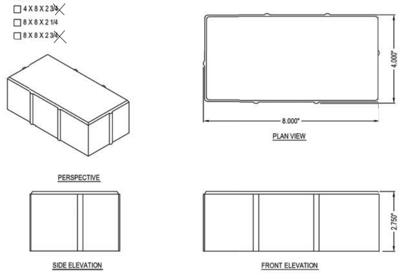
## 03 DETAIL - OUTDOOR INSTRUMENTS
NO SCALE


SYNTHETIC LUMBER NAILER BOARD 1"X4" STAKED
LANDSCAPE AREA
SOUTHWEST GREENS LEISURE TURF (101SW TURF STYLE)
SILICA SAND INFILL
(OPTIONAL) HYDRO CHILL SAND INFILL
PERFORATED TURF BACKING/URETHANE COATED HOLE PUNCH
3" CRUSHED STONE SCREENINGS (1/4" MINUS, OR 89 STONE)
(OPTIONAL) GEOTEXTILE FILTER
COMPACTED SUB-GRADE
TYPICAL INSTALL CROSS SECTION

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DRAWING NOT TO SCALE.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT https://swgreens.com/

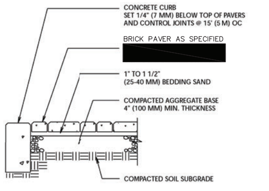
## 04 DETAIL - ARTIFICIAL TURF
NO SCALE

☑ SELECT DESIRED SIZE:
- ☐ 4 X 8 X 2 1/4
- ☐ ~~4 X 8 X 2 3/4~~
- ☐ 8 X 8 X 2 1/4
- ☐ ~~8 X 8 X 2 3/4~~



NOTES:
1. COMPLIES WITH ASTM C902 CLASS SX TYPE I APPLICATION PS. APPLICATION PX AVAILABLE ON REQUEST. ASTM C1272 TYPE R AVAILABLE ON REQUEST
2. AVAILABLE IN ALL STANDARD COLORS. STANDARD COLORS MAY BE MINGLED AT THE PLANT PER ARCHITECT'S SPECIFICATION.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. DO NOT SCALE DRAWING.
5. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
6. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
7. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT WWW.CADDETAILS.COM/INFO AND ENTER REFERENCE NUMBER 256-115.

## 05 DETAIL - BRICK PAVERS
NO SCALE



NOTE:
1. THICKNESS OF BASE WILL VARY WITH SUBGRADE CONDITIONS AND CLIMATE. COLDER CLIMATES MAY REQUIRE THICKER BASES.

## 05 DETAIL - BRICK PAVERS SETTING BED SECTION
NO SCALE

**Studio 27, Inc.**
601 West 2nd St., SUITE 8
Roswell, NM 88201
Telephone: 817.907.6477
575.628.8786

GREGORY D HOLMAN
NO. 005926
10/31/2025

CONSULTANTS:

MECH./ELEC./PLUMB. ENGINEER
BSA Consulting Engineers, PLLC
Electrical & Mechanical
Consulting Engineers
14302 Slide Road
Lubbock, TX 79424-6655
Phone: 806.780.7475
Fax: 806.780.0129
www.bsaengineering.com
TEXAS FIRM REGISTRATION NO. F-4415

STRUCTURAL ENGINEER

CIVIL ENGINEER

INTERIOR DESIGNER

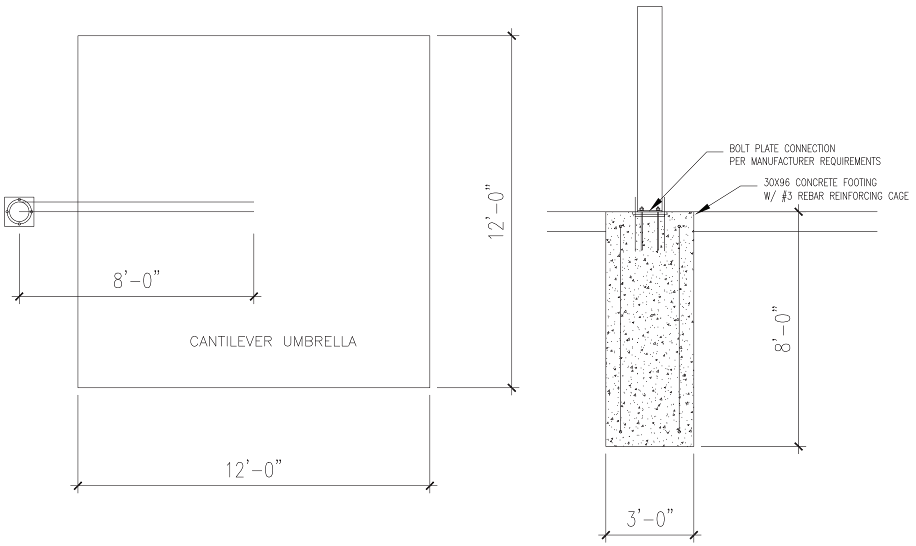
PROJECT NAME:
ROSWELL PUBLIC LIBRARY
CHILDREN'S GARDEN
301 N. PENNSYLVANIA AVE.
ROSWELL, NM 88201

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 01 | – | – |

DATE: 10.31.2025

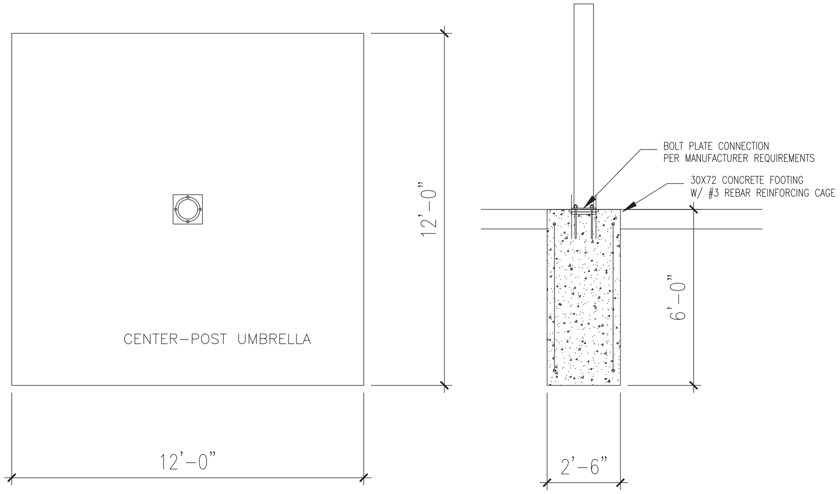
SHEET NAME:
ARCHITECTURAL
DETAILS

SHEET NUMBER:
A3.3



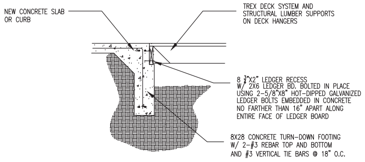
## 01 DETAIL - SHADE CANOPY

SCALE: 1/2" = 1'-0"



## 02 DETAIL - SHADE CANOPY

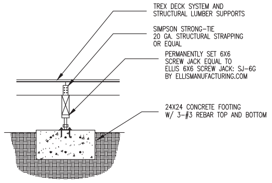
SCALE: 1/2" = 1'-0"



NEW CONCRETE SLAB
OR CURB
TREX DECK SYSTEM AND
STRUCTURAL LUMBER SUPPORTS
ON DECK HANGERS
8 3/4"X2" LEDGER RECESS
W/ 2X6 LEDGER BD. BOLTED IN PLACE
USING 2-5/8"X8" HOT-DIPPED GALVANIZED
LEDGER BOLTS EMBEDDED IN CONCRETE
NO FARTHER THAN 16" APART ALONG
ENTIRE FACE OF LEDGER BOARD
8X28 CONCRETE TURN-DOWN FOOTING
W/ 2-#3 REBAR TOP AND BOTTOM
AND #3 VERTICAL TIE BARS @ 18" O.C.

## 04 DETAIL - CONCRETE TURN-DOWN/DECK LEDGER

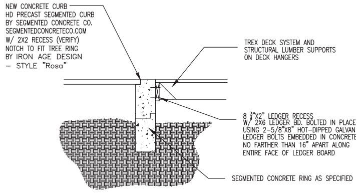
SCALE: 1/2" = 1'-0"



TREX DECK SYSTEM AND
STRUCTURAL LUMBER SUPPORTS
SIMPSON STRONG-TIE
20 GA. STRUCTURAL STRAPPING
OR EQUAL
PERMANENTLY SET 6X6
SCREW JACK EQUAL TO
ELLIS 6X6 SCREW JACK: SJ-6G
BY ELLISMANUFACTURING.COM
24X24 CONCRETE FOOTING
W/ 3-#3 REBAR TOP AND BOTTOM

## 06 DETAIL - DECK SUPPORT FOOTER

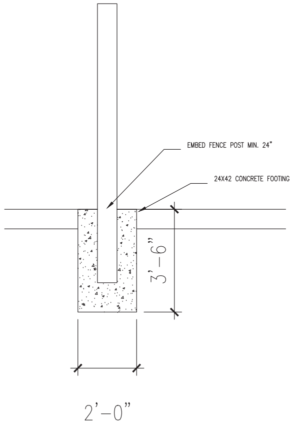
SCALE: 1/2" = 1'-0"



NEW CONCRETE CURB
HD PRECAST SEGMENTED CURB
BY SEGMENTED CONCRETE CO.
SEGMENTEDCONCRETECO.COM
W/ 2X2 RECESS (VERIFY)
NOTCH TO FIT TREE RING
BY IRON AGE DESIGN
– STYLE "Rosa"
TREX DECK SYSTEM AND
STRUCTURAL LUMBER SUPPORTS
ON DECK HANGERS
8 3/4"X2" LEDGER RECESS
W/ 2X6 LEDGER BD. BOLTED IN PLACE
USING 2-5/8"X8" HOT-DIPPED GALVAN
LEDGER BOLTS EMBEDDED IN CONCRETE
NO FARTHER THAN 16" APART ALONG
ENTIRE FACE OF LEDGER BOARD
SEGMENTED CONCRETE RING AS SPECIFIED

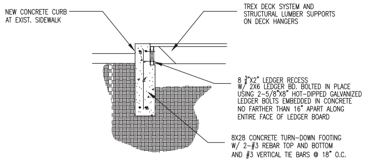
## 07 DETAIL - CONCRETE CURB AT TREE RING

SCALE: 1/2" = 1'-0"



## 03 DETAIL - TYP. FENCE POST

SCALE: 1/2" = 1'-0"



NEW CONCRETE CURB
AT EXIST. SIDEWALK
TREX DECK SYSTEM AND
STRUCTURAL LUMBER SUPPORTS
ON DECK HANGERS
8 3/4"X2" LEDGER RECESS
W/ 2X6 LEDGER BD. BOLTED IN PLACE
USING 2-5/8"X8" HOT-DIPPED GALVANIZED
LEDGER BOLTS EMBEDDED IN CONCRETE
NO FARTHER THAN 16" APART ALONG
ENTIRE FACE OF LEDGER BOARD
8X28 CONCRETE TURN-DOWN FOOTING
W/ 2-#3 REBAR TOP AND BOTTOM
AND #3 VERTICAL TIE BARS @ 18" O.C.

## 05 DETAIL - CONCRETE CURB/DECK LEDGER @ EXIST. SIDEWALK

SCALE: 1/2" = 1'-0"

Studio 27, Inc.
601 West 2nd St., SUITE 8
Roswell, NM 88201
Telephone: 817.907.6477
575.628.8786

10/31/2025
GREGORY D HOLMAN
NO. 005926

CONSULTANTS:

MECH./ELEC./PLUMB. ENGINEER

BSA Consulting Engineers, PLLC
Electrical & Mechanical
Consulting Engineers
14302 Slide Road
Lubbock, TX 79424-6655
Phone: 806.780.7475
Fax: 806.780.0129
www.bsaengineering.com
TEXAS FIRM REGISTRATION NO. F-4415

STRUCTURAL ENGINEER

CIVIL ENGINEER

INTERIOR DESIGNER

PROJECT NAME:
ROSWELL PUBLIC LIBRARY
CHILDREN'S GARDEN
301 N. PENNSYLVANIA AVE.
ROSWELL, NM 88201

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 01 | - | - |

DATE: 10.31.2025

SHEET NAME:
ARCHITECTURAL
DETAILS

SHEET NUMBER:
A3.4

# PROJECT MANUAL AND SPECIFICATIONS

* THE TERMS GENERAL CONTRACTOR, G.C. AND CONTRACTOR SHALL BE INTERCHANGEABLE.

## GENERAL CONDITIONS - SECTION 010000

1.1 CONTRACT RESPONSIBILITIES

A. THE A.I.A. DOCUMENT A201 GENERAL CONDITIONS, CURRENT EDITION, SHALL APPLY TO THE PROJECT. A COPY CAN BE MADE AVAILABLE UPON REQUEST.

1.2 FIELD CONDITIONS

A. THE G.C. SHALL TAKE ALL REASONABLE STEPS TO PROTECT AND MAINTAIN THE HEALTH OF EXISTING TREES IN THE PROJECT SITE BY CORDONING OFF A PROTECTIVE ZONE TO PROTECT THE TREE AND DRIP CANOPY ZONE FROM DAMAGE AND EXCESSIVE SOIL COMPACTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF LOST TREE FOR A PERIOD OF TWO YEARS IF DUE TO DAMAGE BY G.C. ACTIVITY.

B. THE G.C. SHALL VERIFY SIZE AND LOCATION OF ALL SITE IMPROVEMENTS, EQUIPMENT ETC. AND COORDINATE WITH ARCHITECT, MECHANICAL AND ELECTRICAL ENGINEER.

C. PRIOR TO EXCAVATION OR TRENCHING THE G.C. SHALL DETERMINE AND VERIFY LOCATION OF UTILITY SERVICES IN ALL AREAS TO BE EXCAVATED.

D. THE G.C. SHALL COORDINATE ALL ELECTRICAL AND I.T. INSTALLATION WITH ELECTRICAL WORK AS REQUIRED.

1.3 FIELD REVISIONS

A. ANY CHANGES IN PLAN ARRANGEMENT OR DETAILING AND SPECIFIC INSTRUCTIONS FOR THE PROJECT WITHOUT THE PRIOR WRITTEN NOTIFICATION AND APPROVAL OF THE ARCHITECT WILL VOID ANY OBLIGATIONS AND LIABILITIES SET FORTH BY THE OWNER AND THE ARCHITECT.

B. IF ANY SUBSTITUTIONS ARE PROPOSED AND APPROVED FOR SPECIFIC EQUIPMENT, THE G.C. AND HIS SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ALL COORDINATION INCLUDING HVAC, PLUMBING AND ELECTRICAL.

C. ALL MATERIAL SPECIFIED IS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS. THE G.C. IS TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE DOCUMENTS. ANY DEVIATIONS FROM THE INTENT OF THE DOCUMENTS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL IS AT THE CONTRACTOR'S OWN RISK AND MAY RESULT IN THE WORK BEING REJECTED AND REDONE AT THE CONTRACTOR'S EXPENSE.

D. IN THE EVENT THAT THE QUALITY OR GRADE OF MATERIAL OR WORK IS NOT CLEARLY SPECIFIED, THE G.C. SHALL REQUEST CLARIFICATION FROM THE ARCHITECT. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR ASSUME GRADE OR QUALITY. FAILURE TO CLARIFY MATERIAL QUALITY PRIOR TO BID DOES NOT CONSTITUTE GROUNDS FOR ADDITIONAL PROJECT COSTS.

E. IN THE EVENT A DISCREPANCY OCCURS FROM ONE DRAWING TO ANOTHER OR THE SPECIFICATIONS, THE HIGHER QUALITY SHALL PREVAIL.

1.4 PERMITTING / CODE COMPLIANCE

A. THE G.C. SHALL APPLY FOR ALL PERMITS WHICH INVOLVE DRAWING SUBMITTAL AND PROCESSING (I.E. BUILDING, ELECTRICAL, MECHANICAL, PLUMBING, FIRE AND HEALTH PERMITS) THE G.C.. SHALL OBTAIN THESE PERMITS PRIOR TO CONSTRUCTION AND SHALL PAY ALL PERMITTING FEES.

B. THE G.C. SHALL ASSURE THAT ALL WORK IS DONE IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, ORDINANCES AND REQUIREMENTS BY GOVERNING AGENCIES, WHETHER OR NOT SAID CODES, ORDINANCES, REQUIREMENTS, ETC. ARE SPECIFICALLY SHOWN ON THE DRAWINGS AND OR SPECIFICATIONS.

C. CONSTRUCTION MATERIAL, ASSEMBLIES AND PROCEDURES ARE TO COMPLY WITH ALL APPLICABLE CODES AND SUPPLEMENTARY ORDINANCES. WHEN A CONFLICT OCCURS BETWEEN SUCH CODES AND INFORMATION SHOWN ON THE DRAWINGS, THE G.C. SHALL CONSULT WITH THE OWNER'S REPRESENTATIVE OR ARCHITECT FOR RESOLUTION PRIOR TO COMMENCING WORK.

D. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE ACCESSIBILITY GUIDELINES (I.E. ADA/ANSI) FOR BUILDINGS AND FACILITIES PER THE CURRENT FEDERAL REGISTER, INCLUDING MOUNTING HEIGHTS, CLEARANCES, ACCESSORIES, ETC.

E. THE G.C. SHALL BE RESPONSIBLE FOR SCHEDULING INSPECTIONS BY CODE OFFICIALS AND SHALL PAY INSPECTION FEES ASSOCIATED WITH THE WORK.

F. PRIOR TO ISSUANCE OF THE BUILDING PERMIT, THE G.C. SHALL HAVE EVIDENCE OF CURRENT WORKER'S COMPENSATION INSURANCE COVERAGE ON FILE WITH THE DEPARTMENT IN COMPLIANCE WITH THE LOCAL LABOR CODE.

G. AFTER OBTAINING THE BUILDING PERMIT AND BEFORE COMMENCING WITH THE WORK, THE G.C. SHALL SHOW EVIDENCE OF ALL INSURANCE REQUIREMENTS AS REQUIRED BY THE OWNER.

1.5 NOT USED

1.6 MATERIAL HANDLING

A. THE G.C. SHALL BE RESPONSIBLE FOR RECEIVING ALL TENANT SUPPLIED MATERIALS AND SUPPLYING THE MANPOWER AS REQUIRED TO OFF LOAD SHIPMENTS. WITHIN FIVE WORKING DAYS AFTER AWARD OF CONTRACT, THE G.C. SHALL PROVIDE THE TENANT WITH A PROPOSED PROJECT SCHEDULE INDICATING REQUESTED DATES OF DELIVERY OF TENANT FURNISHED MATERIALS.

B. THE G.C. SHALL CONFIRM THE RECEIPT OF ALL MATERIALS AND VERIFY QUANTITIES WITH THE SHIPPING MANIFEST OR BILL OF LADING. THE G.C. SHALL NOTIFY THE TENANT WITHIN 24 HOURS AFTER RECEIPT OF ANY MATERIALS MISSING FROM SHIPMENTS OR MATERIALS DAMAGED DURING SHIPPING. FAILURE TO DO SO WILL RESULT IN THE G.C. ASSUMING RESPONSIBILITY FOR OVERNIGHT FREIGHT (IF REQUIRED) FOR JOB COMPLETION.

C. THE G.C. IS RESPONSIBLE FOR FILING FREIGHT LOSS CLAIMS DIRECTLY WITH THE CARRIER AND FOLLOWING THROUGH AS NECESSARY WITH ALL SUBSEQUENT PROCEDURES, INCLUDING INSPECTIONS AND REMOVAL OF DAMAGED MATERIALS. THIS APPLIES TO VISIBLE AND CONCEALED DAMAGES OF ALL OWNER SUPPLIED MATERIALS. FAILURE TO DO SO WILL RESULT IN BACK CHARGE EXPENSES TO GENERAL CONTRACTOR.

D. THE G.C. SHALL BE RESPONSIBLE FOR PROTECTING ALL OWNER SUPPLIED MATERIALS THROUGHOUT THE WORK AND IS TO MAKE TOUCH UP REPAIRS AS REQUIRED.

2.1 GENERAL CONSTRUCTION

A. WITHIN FIVE DAYS OF THE AWARD OF THE CONTRACT, THE GENERAL CONTRACTOR SHALL PROVIDE THE TENANT WITH A PROPOSED PROJECT SCHEDULE (BAR GRAPH FORMAT) INDICATING THE START AND COMPLETION DATES OF EACH STAGE OF THE WORK BY TRADE. AT THE SAME TIME THE CONTRACTOR SHALL ALSO SUBMIT TO THE ARCHITECT DOCUMENTATION INDICATING ORDERING AND DELIVERY DATES OF ALL MAJOR EQUIPMENT, MATERIALS AND FINISHES.

B. THE G.C. IS TO HAVE THE SAME FULL TIME QUALIFIED SUPERVISOR ON THE SITE THROUGHOUT THE ENTIRE PROJECT SCHEDULE.

C. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE TO THE WORK OF OTHER TRADES CAUSED BY HIS OPERATIONS. THE NATURE OF SUCH REPAIR WORK MUST RECEIVE THE PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE.

2.2 PROJECT CLEAN UP / RULES OF CONDUCT / COMPLETION

A. THE G.C. SHALL BE RESPONSIBLE FOR OVERALL CONSTRUCTION SITE CLEANLINESS, INCLUDING PROVISIONS OF A DUMPSTER WITH WEEKLY SERVICING, REMOVAL OF ALL CONTRACTOR / SUBCONTRACTOR REFUSE AND DEBRIS AND SWEEPING OF THE ENTIRE SITE AT THE COMPLETION OF THE WORKDAY.

B. THE PREMISES SHALL BE TURNED OVER CLEAR OF ALL DEBRIS, PACKING, BOXES. WRAPPINGS AND EXCESS MATERIALS AND LEFT IN BROOM SWEPT CONDITION.

C. ALL MIRROR AND GLASS TO BE CLEANED OF PROTECTIVE PADS, MASTICS AND MARKINGS.

D. ALL ELECTRICAL PANELS AND BREAKERS TO BE PROPERLY MARKED.

E. THE G.C. SHALL SET ALL TIMERS FOR PROPER TIMES OF OPERATION AS REQUIRED BY THE OWNER AND LANDLORD.

F. THE G.C. SHALL MOUNT A PERMANENTLY FRAMED CERTIFICATE OF OCCUPANCY. LOCATION TO BE DETERMINED BY THE OWNER AND BUILDING OFFICIALS.

G. SMOKING, LOUD CRUDE LANGUAGE AND LOUD DISRUPTIVE MUSIC IS NOT PERMITTED ON JOB SITE.

## SUMMARY OF WORK - SECTION 011000

PART 1 – GENERAL

1.1 PROJECT/WORK IDENTIFICATION

A. THE PROJECT CONSISTS OF EXISTING EXTERIOR LANDSCAPE AREA TO BE CONVERTED TO OUTDOOR CHILDREN'S PLAY AND LEARN AREA. ENTIRE AREA TO BE FENCED AND PROVIDED WITH EMERGENCY EXITING, SITE LIGHTING AND SECURITY CAMERAS.

1.2 TENANT OCCUPANCY

A. PARTIAL TENANT OCCUPANCY: TENANT (LIBRARY ADMIN) RESERVES THE RIGHT TO PLACE AND INSTALL EQUIPMENT AS NECESSARY IN COMPLETED AREAS OF THE WORK AND TO OCCUPY SUCH COMPLETED AREAS PRIOR TO SUBSTANTIAL COMPLETION, PROVIDED THAT SUCH OCCUPANCY DOES NOT SUBSTANTIALLY INTERFERE WITH COMPLETION OF THE WORK. SUCH PLACING OF EQUIPMENT AND PARTIAL OCCUPANCY SHALL NOT CONSTITUTE ACCEPTANCE OF THE WORK OR ANY PART OF THE WORK.

B. G.C. SHALL OBTAIN A CERTIFICATE OF OCCUPANCY FROM LOCAL BUILDING OFFICIALS PRIOR TO TENANT OCCUPANCY.

C. PRIOR TO PARTIAL TENANT OCCUPANCY, MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE FULLY OPERATIONAL. REQUIRED INSPECTIONS AND TESTS SHALL HAVE BEEN SUCCESSFULLY COMPLETED. UPON OCCUPANCY THE CONTRACTOR WILL PROVIDE OPERATION AND MAINTENANCE OF MECHANICAL AND ELECTRICAL SYSTEMS IN OCCUPIED PORTIONS OF THE WORK.

1.3 PRE–ORDERED PRODUCTS

A. GENERAL: TENANT MAY NEGOTIATE PURCHASE ORDERS WITH NATIONAL ACCOUNT VENDORS OF MATERIAL AND EQUIPMENT TO BE INCORPORATED INTO THE WORK. THESE PURCHASE ORDERS ARE ASSIGNED TO THE CONTRACTOR AND COSTS FOR RECEIVING, HANDLING, STORAGE, AND INSTALLATION ARE INCLUDED IN THE CONTRACT SUM.

B. THE CONTRACTOR'S RESPONSIBILITIES ARE THE SAME AS IF THE CONTRACTOR NEGOTIATED PURCHASE ORDERS, INCLUDING RESPONSIBILITY TO RENEGOTIATE PURCHASE IF NECESSARY AND TO EXECUTE FINAL PURCHASE ORDER AGREEMENTS.

C. TENANT RESERVES THE RIGHT TO ORDER AND PURCHASE ANY ITEMS IDENTIFIED IN THE CONSTRUCTION DOCUMENTS TO BE PROVIDED TO G.C. FOR INSTALLATION.

1.4 TENANT–FURNISHED ITEMS

A. NOT USED

B. TENANT WILL ARRANGE AND PAY FOR DELIVERY OF TENANT–FURNISHED ITEMS IN ACCORDANCE WITH THE CONTRACTOR'S CONSTRUCTION SCHEDULE, AND WILL INSPECT DELIVERIES FOR DAMAGE.

C. IF TENANT–FURNISHED ITEMS ARE DAMAGED DURING DELIVERY, DEFECTIVE OR MISSING, THE OWNER WILL ARRANGE FOR REPLACEMENT. THE OWNER WILL ALSO ARRANGE FOR MANUFACTURER'S FIELD SERVICES, AND THE DELIVERY OF MANUFACTURER'S WARRANTIES AND BONDS TO THE TENANT.

D. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNATING THE DELIVERY DATES OF TENANT–FURNISHED ITEMS IN THE CONTRACTOR'S CONSTRUCTION SCHEDULE AND FOR RECEIVING, UNLOADING AND HANDLING TENANT–FURNISHED ITEMS AT THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING TENANT–FURNISHED ITEMS FROM DAMAGE, INCLUDING DAMAGE FROM EXPOSURE TO THE ELEMENTS, AND SHALL REPAIR OR REPLACE ITEMS DAMAGED AS A RESULT OF HIS OPERATIONS.

## PROJECT MEETINGS - SECTION 012000

PART 1 – GENERAL

1.1 QUALITY ASSURANCE

A. PERSONS DESIGNATED BY CONTRACTORS, SUBCONTRACTORS AND MATERIAL SUPPLIERS TO ATTEND AND PARTICIPATE IN THE PROJECT PROGRESS MEETINGS SHALL HAVE ALL REQUIRED AUTHORITY TO COMMIT THE FIRM THEY REPRESENT TO SOLUTIONS AS MAY BE AGREED UPON WITHIN THOSE MEETINGS.

B. ALL MEETINGS WILL BE HELD AT THE JOB SITE.

C. THE GENERAL CONTRACTOR WILL RECORD ALL SIGNIFICANT DISCUSSIONS AND AGREEMENTS/DISAGREEMENTS OF EACH CONFERENCE OR MEETING, ALONG WITH DATA RELATING TO CONSTRUCTION SCHEDULE CHANGES, AND WILL PROMPTLY DISTRIBUTE (WITHIN THREE DAYS) THE RECORD OF THE MEETING TO EACH FIRM/COMPANY CONCERNED.

1.2 PRE CONSTRUCTION CONFERENCE

A. SCHEDULE A PRE CONSTRUCTION CONFERENCE AND ORGANIZATIONAL MEETING BEFORE STARTING CONSTRUCTION, AT A TIME CONVENIENT TO THE TENANT, BUT NO LATER THAN 10 DAYS AFTER EXECUTION OF THE AGREEMENT. HOLD THE CONFERENCE AT THE PROJECT SITE OR ANOTHER CONVENIENT LOCATION. CONDUCT THE MEETING TO REVIEW RESPONSIBILITIES AND PERSONNEL ASSIGNMENTS. ALL CONTRACTORS INVOLVED IN THE PROJECT MUST ATTEND UNLESS SPECIFICALLY EXCUSED BY THE OWNER'S REPRESENTATIVE.

B. AGENDA: DISCUSS ITEMS OF SIGNIFICANCE THAT COULD AFFECT PROGRESS.

1.3 PROGRESS MEETINGS

A. CONDUCT PROGRESS MEETINGS AT THE PROJECT SITE AT REGULAR WEEKLY INTERVALS WHEN WARRANTED BY PROJECT ACTIVITIES. NOTIFY THE OWNER AND THE ARCHITECT OF SCHEDULED MEETING DATES.

B. ATTENDEES: IN ADDITION TO REPRESENTATIVES OF THE OWNER AND THE ARCHITECT, EACH SUBCONTRACTOR, SUPPLIER, OR OTHER ENTITY CONCERNED WITH CURRENT PROGRESS OR INVOLVED IN PLANNING, COORDINATION, OR PERFORMANCE OF FUTURE ACTIVITIES SHALL BE REPRESENTED AT THESE MEETINGS. ALL PARTICIPANTS AT THE CONFERENCE SHALL BE FAMILIAR WITH THE PROJECT AND AUTHORIZED TO CONCLUDE MATTERS RELATING TO THE WORK. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE PROPER ATTENDANCE OF THE REQUIRED PARTIES. ATTENDANCE MAY BE BY VIRTUAL MEANS.

C. AGENDA: REVIEW AND CORRECT OR APPROVE MINUTES OF THE PREVIOUS PROGRESS MEETING. REVIEW OTHER ITEMS OF SIGNIFICANCE THAT COULD AFFECT PROGRESS. INCLUDE TOPICS FOR DISCUSSION AS APPROPRIATE TO THE STATUS OF THE PROJECT. TO THE MAXIMUM EXTENT POSSIBLE, THE GENERAL CONTRACTOR SHALL ADVISE THE OWNER AT LEAST 24 HOURS IN ADVANCE OF SCHEDULED PROJECT PROGRESS MEETINGS REGARDING ALL ITEMS TO BE ADDED TO THE AGENDA.

1. CONTRACTOR'S CONSTRUCTION SCHEDULE: REVIEW PROGRESS SINCE THE LAST MEETING. DETERMINE WHERE EACH ACTIVITY IS IN RELATION TO THE CONTRACTOR'S CONSTRUCTION SCHEDULE, WHETHER ON TIME OR AHEAD OR BEHIND SCHEDULE. DETERMINE HOW CONSTRUCTION BEHIND SCHEDULE WILL BE EXPEDITED; SECURE COMMITMENTS FROM PARTIES INVOLVED TO DO SO. DISCUSS WHETHER SCHEDULE REVISIONS ARE REQUIRED TO INSURE THAT CURRENT AND SUBSEQUENT ACTIVITIES WILL BE COMPLETED WITH IN THE CONTRACT TIME.

## SUBMITTALS - SECTION 0133000

PART 1 – GENERAL

1.1 SUBMITTAL PROCEDURES

A. ALL SUBMITTALS MUST BE TRANSMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL, WITHIN THE FIRST 10 CALENDAR DAYS AFTER CONTRACT AWARD, UNLESS SPECIFICALLY PERMITTED TO BE DELAYED, IN WRITING, BY THE ARCHITECT. SUCH DELAY MUST BE REQUESTED IN WRITING, FULLY STATING SUPPORTIVE REASONS FOR THE DELAY, AND THE AMOUNT OF ADDITIONAL TIME REQUESTED. THE ARCHITECT WILL RESPOND IN WRITING WITH THE DECISION.

B. COORDINATION: COORDINATE PREPARATION AND PROCESSING OF SUBMITTALS WITH PERFORMANCE OF CONSTRUCTION ACTIVITIES. TRANSMIT EACH SUBMITTAL SUFFICIENTLY IN ADVANCE OF PERFORMANCE OF RELATED CONSTRUCTION ACTIVITIES TO AVOID DELAY.

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DELIVERY OF ALL SUBMITTALS TO THE OFFICES OF THE ARCHITECT. (WRITTEN PRODUCT/MATERIAL SUBMITTALS MAY BE DIGITAL)

2. COORDINATE EACH SUBMITTAL WITH FABRICATION, PURCHASING, TESTING, DELIVERY, OTHER SUBMITTALS, AND RELATED ACTIVITIES THAT REQUIRE SEQUENTIAL ACTIVITY.

3. COORDINATE TRANSMITTAL OF DIFFERENT TYPES OF SUBMITTALS FOR RELATED ELEMENTS OF THE WORK SO PROCESSING WILL NOT BE DELAYED BY THE NEED TO REVIEW SUBMITTALS CONCURRENTLY FOR COORDINATION.

   A. THE ARCHITECT RESERVES THE RIGHT TO WITHHOLD ACTION ON A SUBMITTAL REQUIRING COORDINATION WITH OTHER SUBMITTALS UNTIL ALL RELATED SUBMITTALS ARE RECEIVED. IT IS EXPECTED OF THE CONTRACTOR TO COORDINATE SUBMITTALS TO MINIMIZE SUCH ACTION.

4. EACH SUBMITTAL MUST BE NUMBERED IN SEQUENTIAL NUMERICAL ORDER, CORRESPONDING TO THE NUMBER ASSIGNED TO THE SUBMITTAL AS SHOWN IN THE APPROVED SUBMITTAL SCHEDULE. THIS SUBMITTAL NUMBER MUST BE PLACED ON THE LOWER RIGHT CORNER, TOP SHEET, OR TOP SHEET OF MULTIPLE SHEETS, OF ALL SUBMITTAL COPIES.

5. PROCESSING: TO AVOID THE NEED TO DELAY INSTALLATION AS A RESULT OF THE TIME REQUIRED TO PROCESS SUBMITTALS, ALLOW SUFFICIENT TIME FOR SUBMITTAL REVIEW, INCLUDING TIME FOR RESUBMITTALS.

   A. ALLOW 7 DAYS FOR INITIAL REVIEW. ALLOW ADDITIONAL TIME IF THE ARCHITECT MUST RELAY TO ENGINEERS FOR REVIEW.

   B. IF AN INTERMEDIATE SUBMITTAL IS NECESSARY, PROCESS THE SAME AS THE INITIAL SUBMITTAL.

   C. ALLOW 3 DAYS FOR REPROCESSING EACH RE–SUBMITTAL.

   D. THE ARCHITECT MAY ADVISE THE CONTRACTOR WHEN A SUBMITTAL BEING PROCESSED MUST BE DELAYED FOR COORDINATION, OTHERWISE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FULLY COORDINATE ALL SUBMITTAL REQUIREMENTS, INCLUDING SUB–CONTRACTORS.

   E. NO EXTENSION OF CONTRACT TIME WILL BE AUTHORIZED BECAUSE OF FAILURE TO TRANSMIT SUBMITTALS TO THE ARCHITECT SUFFICIENTLY IN ADVANCE OF THE WORK TO PERMIT PROCESSING, AS DESCRIBED HEREIN.

   F. SUBMIT 5 COPIES OF EACH SUBMITTAL.

C. SUBMITTAL PREPARATION: PLACE A PERMANENT LABEL OR TITLE BLOCK ON EACH SUBMITTAL FOR IDENTIFICATION. INDICATE THE NAME OF THE ENTITY THAT PREPARED EACH SUBMITTAL ON THE LABEL OR TITLE BLOCK.

1. INCLUDE THE FOLLOWING INFORMATION ON THE LABEL FOR PROCESSING AND RECORDING ACTION TAKEN.

   A. PROJECT NAME.
   B. DATE.
   C. NAME AND ADDRESS OF THE ARCHITECT.
   D. NAME AND ADDRESS OF THE CONTRACTOR.
   E. NAME AND ADDRESS OF THE SUBCONTRACTOR, OR
   F. NAME AND ADDRESS OF THE SUPPLIER, OR
   G. NAME OF THE MANUFACTURER.
   H. NUMBER AND TITLE OF APPROPRIATE SPECIFICATION SECTION.
   I. DRAWING NUMBER AND DETAIL REFERENCES, AS APPROPRIATE.
   J. SUBMITTAL NUMBER.

D. SUBMITTAL TRANSMITTAL: PACKAGE EACH SUBMITTAL APPROPRIATELY FOR TRANSMITTAL AND HANDLING. TRANSMIT EACH SUBMITTAL FROM THE CONTRACTOR TO THE ARCHITECT USING A TRANSMITTAL FORM. THE ARCHITECT WILL NOT ACCEPT SUBMITTALS RECEIVED FROM SOURCES OTHER THAN THE CONTRACTOR.

1.2 SHOP DRAWINGS

A. THESE PROCEDURES MUST BE FOLLOWED BY ALL PARTIES WITHOUT DEVIATION, UNLESS APPROVED IN WRITING BY THE ARCHITECT. LOSS OF CONSTRUCTION TIME DUE TO THE CONTRACTOR'S UNWILLINGNESS TO ADOPT AND FOLLOW THESE PROCEDURES WILL NOT BE CAUSE TO EXTEND THE CONTRACT COMPLETION DATE.

B. SUBMIT NEWLY PREPARED INFORMATION DRAWN ACCURATELY TO SCALE. HIGHLIGHT, ENCIRCLE, OR OTHERWISE INDICATE DEVIATIONS FROM THE CONTRACT DOCUMENTS. DO NOT REPRODUCE CONTRACT DOCUMENTS OR COPY STANDARD INFORMATION AS THE BASIS OF SHOP DRAWINGS. STANDARD INFORMATION PREPARED WITHOUT SPECIFIC REFERENCE TO THE PROJECT IS NOT CONSIDERED A SHOP DRAWING AND WILL NOT BE ACCEPTED.

C. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO CAUSE ALL SUBCONTRACTORS, SUPPLIERS, ETC. UNDER HIS CONTRACTUAL CONTROL, TO COMPLY WITH ALL OF THESE PROCEDURES HEREIN, IN FULL, AND WITHOUT DEVIATION.

D. SHOP DRAWINGS INCLUDE FABRICATION AND INSTALLATION DRAWINGS, SETTING DIAGRAMS, SCHEDULES, PATTERNS, TEMPLATES AND SIMILAR DRAWINGS. INCLUDE THE FOLLOWING INFORMATION:

1. DIMENSIONS.
2. IDENTIFICATION OF PRODUCTS AND MATERIALS INCLUDED BY SHEET AND DETAIL NUMBER.
3. COMPLIANCE WITH SPECIFIED STANDARDS.
4. NOTATION OF COORDINATION REQUIREMENTS.
5. NOTATION OF DIMENSIONS ESTABLISHED BY FIELD MEASUREMENT.

E. SHOP DRAWINGS SHOULD BE COMPLETED SHOWING ALL NECESSARY DETAILS AND SPECIAL CONDITIONS. MANUFACTURER'S STANDARD DETAIL CUTS CAN BE USED ONLY IF THEY FULLY DEMONSTRATE ACTUAL DESIGN OR PROJECT CONDITIONS (AS DETERMINED BY THE ARCHITECT), OTHERWISE, NEW AND COMPREHENSIVELY DRAFTED DETAILS MUST BE SUBMITTED. NONCOMPLIANCE OF THIS REQUIREMENT WILL BE CAUSE FOR REJECTION OF SHOP DRAWINGS WITHOUT REVIEW.

1. DRAWING SUBMITTAL: SUBMIT (1) PDF FILE OF EACH SHOP DRAWING. EXCEPT FOR TEMPLATES, PATTERNS AND SIMILAR FULL–SIZE DRAWINGS, SUBMIT SHOP DRAWINGS ON SHEETS AT LEAST 8–1/2 BY 11 INCHES (215 BY 280 MM) BUT NO LARGER THAN 24 BY 36 INCHES (890 BY 1220 MM).

2. THE CONTRACTOR SHALL PRINT OFF THE FINAL, APPROVED REPRODUCIBLE, SUCH AS SHEETS ARE NECESSARY FOR CONSTRUCTION USE, SUBCONTRACTORS USE, COORDINATION NEEDS, SUCH AS MAINTENANCE MANUALS, ETC. OR OTHER REQUIREMENTS FOR "RECORD DOCUMENTS".

3. THE CONTRACTOR SHALL BE RESPONSIBLE TO PRINT ALL NECESSARY COPIES OFF ANY SUBMITTAL REPRODUCIBLE AS IS NEEDED TO EXECUTE THE WORK AFTER ARCHITECT'S APPROVAL, OR FOR INTERIM USE PRIOR TO FINAL ARCHITECT'S APPROVAL.

4. DO NOT USE SHOP DRAWINGS (OR ALLOW THEM TO BE AT THE JOB SITE) WITHOUT AN APPROPRIATE FINAL STAMP INDICATING ACTION TAKEN.

F. THE GENERAL CONTRACTOR IS TO REVIEW, APPROVE AND STAMP WITH THE CONTRACTOR'S ACTION, ALL SUBMITTALS PRIOR TO TRANSMITTING TO ARCHITECT. EACH SUBMITTAL SHALL BEAR THE LEGIBLE ACTION STAMP OF THE CONTRACTOR. IF, DURING THE COURSE OF CONTRACTOR'S REVIEW, THE SUBMITTAL IS FOUND TO CONTAIN MANY ERRORS, THE CONTRACTOR SHALL HAVE THOSE ERRORS CORRECTED AND RE–SUBMITTAL MADE, PRIOR TO HAVING THE ARCHITECT INITIALLY REVIEW THE SUBMITTAL.

1.4 QUALITY ASSURANCE SUBMITTALS

A. SUBMIT QUALITY–CONTROL SUBMITTALS, INCLUDING DESIGN DATA, CERTIFICATIONS, MANUFACTURER'S INSTRUCTIONS, MANUFACTURER'S FIELD REPORTS, AND OTHER QUALITY–CONTROL SUBMITTALS AS REQUIRED UNDER OTHER SECTIONS OF THE SPECIFICATIONS.

B. CERTIFICATIONS: WHERE OTHER SECTIONS OF THE SPECIFICATIONS REQUIRE CERTIFICATION THAT A PRODUCT, MATERIAL, OR INSTALLATION COMPLIES WITH SPECIFIED REQUIREMENTS, SUBMIT A NOTARIZED CERTIFICATION FROM THE MANUFACTURER CERTIFYING COMPLIANCE WITH SPECIFIED REQUIREMENTS.

1.5 ARCHITECT'S ACTION

A. EXCEPT FOR SUBMITTALS FOR THE RECORD OR INFORMATION, WHERE ACTION AND RETURN IS REQUIRED, THE ARCHITECT WILL REVIEW EACH SUBMITTAL, MARK TO INDICATE ACTION TAKEN, AND RETURN PROMPTLY.

1. COMPLIANCE WITH SPECIFIED CHARACTERISTICS IS THE CONTRACTOR'S RESPONSIBILITY.

B. ACTION STAMP: THE ARCHITECT WILL STAMP EACH SUBMITTAL WITH A UNIFORM, SELF–EXPLANATORY ACTION STAMP. THE ARCHITECT WILL MARK THE STAMP APPROPRIATELY TO INDICATE THE ACTION TAKEN, AS FOLLOWS:

1. FINAL UNRESTRICTED RELEASE: WHEN THE ARCHITECT MARKS A SUBMITTAL "APPROVED," THE WORK COVERED BY THE SUBMITTAL MAY PROCEED PROVIDED IT COMPLIES WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS. FINAL PAYMENT DEPENDS ON THAT COMPLIANCE.

2. FINAL–BUT–RESTRICTED RELEASE: WHEN THE ARCHITECT MARKS A SUBMITTAL "APPROVED WITH CHANGES NOTED," THE WORK COVERED BY THE SUBMITTAL MAY PROCEED PROVIDED IT COMPLIES WITH NOTATIONS OR CORRECTIONS ON THE SUBMITTAL AND REQUIREMENTS OF THE CONTRACT DOCUMENTS. FINAL PAYMENT DEPENDS ON THAT COMPLIANCE.

3. RETURNED FOR RESUBMITTAL: WHEN THE ARCHITECT MARKS A SUBMITTAL "REVISE AND RESUBMIT," DO NOT PROCEED WITH WORK COVERED BY THE SUBMITTAL, INCLUDING PURCHASING, FABRICATION, DELIVERY, OR OTHER ACTIVITY. REVISE OR PREPARE A NEW SUBMITTAL ACCORDING TO THE NOTATIONS; RESUBMIT WITHOUT DELAY. REPEAT IF NECESSARY TO OBTAIN DIFFERENT ACTION MARK.

4. DO NOT USE, OR ALLOW OTHERS TO USE, SUBMITTALS MARKED "REVISE AND RESUBMIT", OR "REJECTED" AT THE PROJECT SITE OR ELSEWHERE WHERE WORK IS IN PROGRESS.

5. OTHER ACTION: WHERE A SUBMITTAL IS FOR INFORMATION OR RECORD PURPOSES OR SPECIAL PROCESSING OR OTHER ACTIVITY, THE ARCHITECT WILL RETURN THE SUBMITTAL MARKED "NO ACTION REQUIRED."

C. UNSOLICITED SUBMITTALS: THE ARCHITECT WILL NOT REVIEW UNSOLICITED SUBMITTALS.

1.6 SUBMITTALS:

A. SUBMITTALS: IN ADDITION TO PRODUCT DATA, SUBMIT SHOP DRAWINGS, INSTALLATION INSTRUCTIONS, COLOR SAMPLES, AND GENERAL RECOMMENDATIONS, AS APPLICABLE TO MATERIALS AND FINISHES FOR EACH COMPONENT AND FOR TOTAL PANEL ASSEMBLIES. THE LIST INCLUDES BUT NOT LIMITED TO THE FOLLOWING:

ARCHITECTURAL
1. DOOR AND HARDWARE SCHEDULE AND COMPONENTS.
~~2. CASEWORK SHOP DRAWINGS.~~
3. ALUMINUM STOREFRONT SYSTEM SHOP DRAWINGS WITH SAMPLE COLOR.
4. GLASS PRODUCT CERTIFICATES AND SAMPLE.
5. PAINT COLORS.
6. FINISH MATERIAL SAMPLES

MECHANICAL/ELECTRICAL
~~1. HVAC UNITS~~
~~2. EXHAUST FANS~~
~~3. GRILLES, REGISTERS AND DIFFUSERS~~
~~4. THERMOSTATS~~
5. PLUMBING FIXTURES
~~6. WATER HEATERS~~
7. PIPE FITTINGS & VALVES
~~8. PROCESS PIPING SPECIALTIES~~
~~9. BOILER STACK~~
~~10. DUCTWORK SHOP DRAWINGS~~
11. LUMINAIRES
12. SWITCHGEAR
13. LIGHTING CONTROL SYSTEM

## CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS - SECTION 015000

PART 1 – GENERAL

THE CONTRACTOR SHALL PROVIDE, AT HIS OWN COST, TIME AND EXPENSE; ALL TEMPORARY UTILITES, SUPPORT FACILITIES, AND SECURITY PROTECTION AS NEEDED TO CONSTRUCT THIS PROJECT.

1.1 SUMMARY

A. THIS SECTION INCLUDES REQUIREMENTS FOR CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS, INCLUDING TEMPORARY UTILITIES, SUPPORT FACILITIES, AND SECURITY AND PROTECTION.

B. TEMPORARY UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

1. WATER SERVICE AND DISTRIBUTION.
2. TEMPORARY ELECTRIC POWER AND LIGHT.
3. TEMPORARY HEAT.
4. VENTILATION.
5. TELEPHONE/I.T. SERVICE.
6. SANITARY FACILITIES, INCLUDING DRINKING WATER.
7. STORM AND SANITARY SEWER.

C. SUPPORT FACILITIES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

1. FIELD OFFICES.
2. TEMPORARY PROJECT IDENTIFICATION SIGNS AND BULLETIN BOARDS.
3. WASTE DISPOSAL SERVICES.
4. CONSTRUCTION AIDS AND MISCELLANEOUS SERVICES AND FACILITIES.

D. SECURITY AND PROTECTION FACILITIES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

1. TEMPORARY FIRE PROTECTION.
2. BARRICADES, WARNING SIGNS, AND LIGHTS.
3. ENCLOSURE FENCE FOR THE SITE.

E. STANDARDS: COMPLY WITH NFPA 241 "STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATIONS, AND DEMOLITION OPERATIONS," ANSI A10 SERIES STANDARDS FOR "SAFETY REQUIREMENTS FOR CONSTRUCTION AND DEMOLITION," AND NECA ELECTRICAL DESIGN LIBRARY "TEMPORARY ELECTRICAL FACILITIES."

1. REFER TO "GUIDELINES FOR BID CONDITIONS FOR TEMPORARY JOB UTILITIES AND SERVICES", PREPARED JOINTLY BY AGC AND ASC, FOR INDUSTRY RECOMMENDATIONS.

2. ELECTRICAL SERVICE: COMPLY WITH NEMA, NECA, AND UL STANDARDS AND REGULATIONS FOR TEMPORARY ELECTRIC SERVICE. INSTALL SERVICE IN COMPLIANCE WITH NFPA 70 "NATIONAL ELECTRIC CODE."

F. INSPECTIONS: ARRANGE FOR AUTHORITIES HAVING JURISDICTION TO INSPECT AND TEST EACH TEMPORARY UTILITY BEFORE USE. OBTAIN REQUIRED CERTIFICATIONS AND PERMITS.

G. CONDITIONS OF USE: KEEP TEMPORARY SERVICES AND FACILITIES CLEAN AND NEAT IN APPEARANCE. OPERATE IN A SAFE AND EFFICIENT MANNER. RELOCATE TEMPORARY SERVICES AND FACILITIES AS THE WORK PROGRESSES. DO NOT OVERLOAD FACILITIES OR PERMIT THEM TO INTERFERE WITH PROGRESS. TAKE NECESSARY FIRE–PREVENTION MEASURES. DO NOT ALLOW HAZARDOUS, DANGEROUS, OR UNSANITARY CONDITIONS, OR PUBLIC NUISANCES TO DEVELOP OR PERSIST ON–SITE.

1.2 PRODUCTS

A. ELECTRICAL OUTLETS: PROVIDE PROPERLY CONFIGURED, UL RATED, NEMA–POLARIZED OUTLETS TO PREVENT INSERTION OF 110– TO 120–VOLT PLUGS INTO HIGHER VOLTAGE OUTLETS. PROVIDE RECEPTACLE OUTLETS EQUIPPED WITH GROUND–FAULT CIRCUIT INTERRUPTERS, RESET BUTTON, AND PILOT LIGHT FOR CONNECTION OF POWER TOOLS AND EQUIPMENT.

B. ELECTRICAL POWER CORDS: PROVIDE UL RATED, GROUNDED EXTENSION CORDS. USE HARD– SERVICE CORDS WHERE EXPOSED TO ABRASION AND TRAFFIC. PROVIDE WATERPROOF CONNECTORS TO CONNECT SEPARATE LENGTHS OF ELECTRIC CORDS IF SINGLE LENGTHS WILL NOT REACH AREAS WHERE CONSTRUCTION ACTIVITIES ARE IN PROGRESS. DO NOT EXCEED SAFE LENGTH–VOLTAGE RATIO.

C. LAMPS AND LIGHT FIXTURES: PROVIDE UL RATED, GENERAL SERVICE, INCANDESCENT LAMPS OF WATTAGE REQUIRED FOR ADEQUATE ILLUMINATION. PROVIDE GUARD CAGES OR TEMPERED– GLASS ENCLOSURES WHERE EXPOSED TO BREAKAGE. PROVIDE EXTERIOR FIXTURES WHERE EXPOSED TO MOISTURE.

D. TEMPORARY TOILET UNITS: PROVIDE SELF–CONTAINED, SINGLE–OCCUPANT TOILET UNITS OF THE CHEMICAL, AERATED RECIRCULATION, OR COMBUSTION TYPE. PROVIDE UNITS PROPERLY VENTED AND FULLY ENCLOSED WITH A GLASS–FIBER–REINFORCED POLYESTER SHELL OR SIMILAR NONABSORBENT MATERIAL.

E. FIRE EXTINGUISHERS: PROVIDE HAND–CARRIED, PORTABLE, UL–RATED, CLASS A FIRE EXTINGUISHERS FOR TEMPORARY OFFICES AND SIMILAR SPACES. IN OTHER LOCATIONS, PROVIDE HAND–CARRIED, PORTABLE, UL–RATED, CLASS ABC, DRY–CHEMICAL EXTINGUISHERS OR A COMBINATION OF EXTINGUISHERS OF NFPA–RECOMMENDED CLASSES FOR THE EXPOSURES.

F. COMPLY WITH NFPA 10 AND NFPA 241 FOR CLASSIFICATION, EXTINGUISHING AGENT, AND SIZE REQUIRED BY LOCATION AND CLASS OF FIRE EXPOSURE.

G. FIRST AID SUPPLIES: COMPLY WITH GOVERNING REGULATIONS.

1.3 EXECUTION

A. INSTALLATION

1. USE QUALIFIED PERSONNEL FOR INSTALLATION OF TEMPORARY FACILITIES. LOCATE FACILITIES WHERE THEY WILL SERVE THE PROJECT ADEQUATELY AND RESULT IN MINIMUM INTERFERENCE WITH PERFORMANCE OF THE WORK. RELOCATE AND MODIFY FACILITIES AS REQUIRED.

2. PROVIDE EACH FACILITY READY FOR USE WHEN NEEDED TO AVOID DELAY. MAINTAIN AND MODIFY AS REQUIRED. DO NOT REMOVE UNTIL FACILITIES ARE NO LONGER NEEDED OR ARE REPLACED BY AUTHORIZED USE OF COMPLETED PERMANENT FACILITIES.

B. PROVIDE INCOMBUSTIBLE CONSTRUCTION FOR OFFICES, SHOPS, AND SHEDS LOCATED WITHIN THE CONSTRUCTION AREA OR WITHIN 30 FEET (9 M) OF BUILDING LINES. COMPLY WITH REQUIREMENTS OF NFPA 241.

C. FIELD OFFICES: PROVIDE INSULATED, WEATHERTIGHT TEMPORARY OFFICES OF SUFFICIENT SIZE TO ACCOMMODATE REQUIRED OFFICE PERSONNEL AT THE PROJECT SITE. KEEP THE OFFICE CLEAN AND ORDERLY FOR USE FOR SMALL PROGRESS MEETINGS. FURNISH AND EQUIP OFFICES AS FOLLOWS:

D. FURNISH WITH A DESK AND CHAIRS, A 4–DRAWER FILE CABINET, PLAN TABLE, PLAN RACK, AND A 6–SHELF BOOKCASE. PROVIDE INTERNET ACCESS AND ACCESS TO EMAIL TO JOB SITE FACILITY.

## SUBSTITUTIONS - SECTION 016000

PART 1 – GENERAL

1.1 SUBMITTALS – SEE SECTION 013300 FOR SUBMITTAL INFORMATION

A. SUBSTITUTION REQUEST SUBMITTAL: THE ARCHITECT WILL CONSIDER REQUESTS FOR NON–NATIONAL ACCOUNT VENDOR SUBSTITUTIONS IF RECEIVED WITHIN 10 DAYS AFTER COMMENCEMENT OF THE WORK. REQUESTS RECEIVED MORE THAN 10 DAYS AFTER COMMENCEMENT OF THE WORK MAY BE CONSIDERED OR REJECTED AT THE DISCRETION OF THE ARCHITECT.

1. SUBMIT REQUESTS IN THE FORM AND ACCORDING TO PROCEDURES REQUIRED FOR SUBMITTALS.

2. IDENTIFY THE PRODUCT OR THE FABRICATION OR INSTALLATION METHOD TO BE REPLACED IN EACH REQUEST. INCLUDE RELATED SPECIFICATION SECTION AND DRAWING NUMBERS.

3. PROVIDE COMPLETE DOCUMENTATION SHOWING COMPLIANCE WITH THE REQUIREMENTS FOR SUBSTITUTIONS, AND THE FOLLOWING INFORMATION, AS APPROPRIATE:

4. ARCHITECT'S ACTION: IF NECESSARY, THE ARCHITECT WILL REQUEST ADDITIONAL INFORMATION OR DOCUMENTATION FOR EVALUATION WITHIN ONE WEEK OF RECEIPT OF A REQUEST FOR SUBSTITUTION. THE ARCHITECT WILL NOTIFY THE CONTRACTOR OF ACCEPTANCE OR REJECTION OF THE SUBSTITUTION WITHIN ONE WEEKS OF RECEIPT OF THE REQUEST, OR ONE WEEK OF RECEIPT OF ADDITIONAL INFORMATION OR DOCUMENTATION, WHICHEVER IS LATER. ACCEPTANCE WILL BE IN THE FORM OF A CHANGE ORDER.

   A. G.C. IS EXPECTED TO USE THE PRODUCT SPECIFIED IF THE ARCHITECT IS UNABLE TO MAKE A DECISION ON THE USE OF A PROPOSED SUBSTITUTE WITHIN THE TIME ALLOCATED.

PART 2 – PRODUCTS

2.1 SUBSTITUTIONS

A. CONDITIONS: THE ARCHITECT WILL RECEIVE AND CONSIDER THE CONTRACTOR'S REQUEST FOR SUBSTITUTION WHEN ONE OR MORE OF THE FOLLOWING CONDITIONS ARE SATISFIED, AS DETERMINED BY THE ARCHITECT. IF THE FOLLOWING CONDITIONS ARE NOT SATISFIED, THE ARCHITECT WILL RETURN THE REQUESTS WITHOUT ACTION EXCEPT TO RECORD NONCOMPLIANCE WITH THESE REQUIREMENTS.

1. EXTENSIVE REVISIONS TO THE CONTRACT DOCUMENTS ARE NOT REQUIRED.

2. PROPOSED CHANGES ARE IN KEEPING WITH THE GENERAL INTENT OF THE CONTRACT DOCUMENTS.

3. THE REQUEST IS TIMELY, FULLY DOCUMENTED, AND PROPERLY SUBMITTED.

4. THE SPECIFIED PRODUCT OR METHOD OF CONSTRUCTION CANNOT BE PROVIDED WITHIN THE CONTRACT TIME. THE ARCHITECT WILL NOT CONSIDER THE REQUEST IF THE PRODUCT OR METHOD CANNOT BE PROVIDED AS A RESULT OF FAILURE TO PURSUE THE WORK PROMPTLY OR COORDINATE ACTIVITIES PROPERLY.

5. THE REQUESTED SUBSTITUTION OFFERS THE OWNER A SUBSTANTIAL ADVANTAGE, IN COST, TIME, ENERGY CONSERVATION, OR OTHER CONSIDERATIONS, AFTER DEDUCTING ADDITIONAL RESPONSIBILITIES THE OWNER MUST ASSUME. THE OWNER'S ADDITIONAL RESPONSIBILITIES MAY INCLUDE COMPENSATION TO THE ARCHITECT FOR REDESIGN AND EVALUATION SERVICES, INCREASED COST OF OTHER CONSTRUCTION BY THE OWNER, AND SIMILAR CONSIDERATIONS.

6. THE SPECIFIED PRODUCT OR METHOD OF CONSTRUCTION CANNOT RECEIVE NECESSARY APPROVAL BY A GOVERNING AUTHORITY, AND THE REQUESTED SUBSTITUTION CAN BE APPROVED.

7. THE SPECIFIED PRODUCT OR METHOD OF CONSTRUCTION CANNOT BE PROVIDED IN A MANNER THAT IS COMPATIBLE WITH OTHER MATERIALS AND WHERE THE CONTRACTOR CERTIFIES THAT THE SUBSTITUTION WILL OVERCOME THE INCOMPATIBILITY.

8. THE SPECIFIED PRODUCT OR METHOD OF CONSTRUCTION CANNOT BE COORDINATED WITH OTHER MATERIALS AND WHERE THE CONTRACTOR CERTIFIES THAT THE PROPOSED SUBSTITUTION CAN BE COORDINATED.

9. THE SPECIFIED PRODUCT OR METHOD OF CONSTRUCTION CANNOT PROVIDE A WARRANTY REQUIRED BY THE CONTRACT DOCUMENTS AND WHERE THE CONTRACTOR CERTIFIES THAT THE PROPOSED SUBSTITUTION PROVIDES THE REQUIRED WARRANTY.

B. THE CONTRACTOR'S SUBMITTAL AND THE ARCHITECT'S ACCEPTANCE OF SHOP DRAWINGS, PRODUCT DATA, OR SAMPLES FOR CONSTRUCTION ACTIVITIES NOT COMPLYING WITH THE CONTRACT DOCUMENTS DO NOT CONSTITUTE AN ACCEPTABLE OR VALID REQUEST FOR SUBSTITUTION, NOR DO THEY CONSTITUTE APPROVAL.

## CONTRACT CLOSE-OUT - SECTION 017000

1.1 SUBSTANTIAL COMPLETION

A. THE CONTRACTOR IS REQUIRED TO PROVIDE THE FOLLOWING CLOSE OUT MATERIALS TO TENANT SPECIFIED CLOSEOUT PACKAGE NATIONAL ACCOUNT VENDOR IN EITHER PAPER OR ELECTRONIC FORM FOR CONVERSION INTO THE FINAL CLOSE OUT ELECTRONIC MANUAL ON CD. THE CONTRACTOR IS RESPONSIBLE FOR THE FEE ASSOCIATED WITH THE FINAL CLOSE OUT MANUAL.

1. COPY OF THE BUILDING PERMIT
2. CERTIFICATES OF INSPECTIONS (IF APPLICABLE)
3. LIST OF ALL SUBCONTRACTORS; INCLUDING NAME, TRADE, CONTACT PERSON, AND PHONE #.
4. GENERAL AND SUB–CONTRACTOR WARRANTY FORM
5. EQUIPMENT OPERATION AND MAINTENANCE MANUALS AND EQUIPMENT WARRANTIES
6. AS–BUILT DRAWINGS – ORIGINALS OR ELECTRONIC FILE
7. COMPLETED PUNCH LIST SIGNED OFF BY TENANT'S REPRESENTATIVE
8. SKETCH SHOWING LOCATIONS OF SHUT–OFF VALVES FOR WATER, GAS, AND ELECTRIC.

## FINAL CLEANING - SECTION 017100

A. SUMMARY

1. ENVIRONMENTAL REQUIREMENTS: CONDUCT CLEANING AND WASTE–DISPOSAL OPERATIONS IN COMPLIANCE WITH LOCAL LAWS AND ORDINANCES. COMPLY FULLY WITH FEDERAL AND LOCAL ENVIRONMENTAL AND ANTI POLLUTION REGULATIONS.

B. PRODUCTS

1. CLEANING AGENTS: USE CLEANING MATERIALS AND AGENTS RECOMMENDED BY THE MANUFACTURER OR FABRICATOR OF THE SURFACE TO BE CLEANED. DO NOT USE CLEANING AGENTS THAT ARE POTENTIALLY HAZARDOUS TO HEALTH OR PROPERTY OR THAT MIGHT DAMAGE FINISHED SURFACES.

C. EXECUTION – COMPLETE THE FOLLOWING CLEANING OPERATIONS BEFORE REQUESTING INSPECTION FOR FINAL COMPLETION FOR THE ENTIRE PROJECT.

1. CLEAN THE PROJECT SITE, YARD AND GROUNDS, IN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, INCLUDING LANDSCAPE DEVELOPMENT AREAS, OF RUBBISH, WASTE MATERIAL, LITTER, AND FOREIGN SUBSTANCES.

2. SWEEP PAVED AREAS BROOM CLEAN AND POWER WASH ALL DIRT AND MATERIALS WHICH CAN BE TRACKED INTO THE BUILDING. RAKE GROUNDS THAT ARE NEITHER PLANTED NOR PAVED TO A SMOOTH, EVEN–TEXTURED SURFACE.

3. REMOVE PETROCHEMICAL SPILLS, STAINS, AND OTHER FOREIGN DEPOSITS, INCLUDING EXCESS CONCRETE AND MORTAR DUMPINGS.

4. REMOVE TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, AND SURPLUS MATERIAL FROM THE SITE.

5. DAMP CLEAN AND DRY EXPOSED EXTERIOR AND INTERIOR HARD–SURFACED FINISHES TO A DIRT–FREE CONDITION, FREE OF STAINS, FILMS, AND SIMILAR FOREIGN SUBSTANCES. AVOID DISTURBING NATURAL WEATHERING OF EXTERIOR SURFACES. RESTORE REFLECTIVE SURFACES TO THEIR ORIGINAL CONDITION.

6. REMOVE DEBRIS AND SURFACE FROM LIMITED ACCESS SPACES, INCLUDING ROOFS, PLENUMS, SHAFTS, TRENCHES, EQUIPMENT VAULTS, MANHOLES, ATTICS, AND SIMILAR SPACES.

7. NOT USED

8. CLEAN TRANSPARENT MATERIALS, INCLUDING MIRRORS AND GLASS IN DOORS AND WINDOWS. REMOVE GLAZING COMPOUNDS AND OTHER SUBSTANCES THAT ARE NOTICEABLE VISION–OBSCURING MATERIALS. REPLACE CHIPPED OR BROKEN GLASS AND OTHER DAMAGED TRANSPARENT MATERIALS. POLISH MIRRORS AND GLASS, TAKING CARE NOT TO SCRATCH SURFACES.

9. REMOVE LABELS THAT ARE NOT PERMANENT LABELS.

10. TOUCH UP AND OTHERWISE REPAIR AND RESTORE MARRED, EXPOSED FINISHES AND SURFACES. REPLACE FINISHES AND SURFACES THAT CANNOT BE SATISFACTORILY REPAIRED OR RESTORED OR THAT ALREADY SHOW EVIDENCE OF REPAIR OR RESTORATION.

    A. DO NOT PAINT OVER "UL" AND SIMILAR LABELS, INCLUDING MECHANICAL AND ELECTRICAL NAMEPLATES.

11. CLEAN LIGHT FIXTURES, LAMPS, AND REFLECTORS TO FUNCTION WITH FULL EFFICIENCY. REPLACE BURNED–OUT BULBS IN FIXTURES.

12. LEAVE THE PROJECT CLEAN AND READY FOR OCCUPANCY.

E. REMOVAL OF PROTECTION: REMOVE TEMPORARY PROTECTION AND FACILITIES INSTALLED DURING CONSTRUCTION TO PROTECT PREVIOUSLY COMPLETED INSTALLATIONS DURING THE REMAINDER OF THE CONSTRUCTION PERIOD.

F. COMPLIANCES: COMPLY WITH GOVERNING REGULATIONS AND SAFETY STANDARDS FOR CLEANING OPERATIONS. REMOVE WASTE MATERIALS FROM THE SITE AND DISPOSE OF LAWFULLY.

## ROUGH CARPENTRY - 061000

A. ROUGH CARPENTRY: PROVIDE WOOD GROUNDS, NAILERS & BLOCKING WHERE INDICATED AND/OR REQUIRED FOR PROPER INSTALLATION OF WORK. USE FASTENING METHODS WHICH WILL INSURE THE GREATEST STRENGTH FOR THE CONDITION INDICATED. WOOD SHALL BE AS FOLLOWS:

1. MOISTURE CONTENT: 19% MAXIMUM
2. GRADE: STANDARD GRADE LIGHT FRAMING SIZE LUMBER OF ANY SPECIES OR BOARD SIZE LUMBER AS REQUIRED. No. 3 COMMON OR STANDARD GRADE PER WCLIB OR WWPA RULES OR No. 3 BOARDS PER SPIB RULES.
3. PROVIDE FIRE RETARDANT TREATED WOOD WHERE REQUIRED BY LOCAL CODE REQUIREMENTS OR WHERE INDICATED. COMPLY WITH AWPA C20.
4. PRESERVATIVE–TREATED WOOD: WHERE INDICATED, AND FOR USE AS WOOD CANTS, NAILERS, CURBS, EQUIPMENT SUPPORT BASES, BLOCKING, STRIPPING, AND SIMILAR MEMBERS IN CONNECTION WITH ROOFING, OUTDOOR DECKING, FLASHING, VAPOR BARRIERS, AND CONCEALED MEMBERS IN CONTACT WITH MASONRY OR CONCRETE. COMPLY WITH AWPA C2, WITH 0.25 LBS./CUBIC FOOT MINIMUM RETENTION.
5. TOPS OF ALL FRAMING BOARDS SHALL BE BUTYL TAPE SEALED.

## Trex® Wood–Plastic Composite Decking -067300

PART 1 – GENERAL

1.1 SUMMARY

A. Section includes factory-finished wood–plastic composite (WPC) decking boards, fascia, associated fasteners, and accessories for exterior walking surfaces on wood or steel subframing.

B. Related Sections (coordinate as applicable):

1. 03 30 00 – Cast-in-Place Concrete (piers/footings).
2. 05 50 00 – Metal Fabrications (stringers, steel framing).
3. 06 10 00 – Rough Carpentry (PT lumber framing/ledger).
4. 09 91 23 – Exterior Painting (exposed wood framing, if any).

1.2 REFERENCES

A. Building Code: IBC/IRC as adopted by AHJ.
B. ICC/ES Evaluation Report for composite decking (Trex® ESR covering Transcend® and Select® boards).
C. Trex® Decking Installation Guide (current edition).
D. Trex® Fascia Installation Recommendations (current edition).
E. Trex® Hideaway® Universal Hidden Fasteners – installation instructions.

1.3 SUBMITTALS

A. Product Data: Manufacturer's data for decking, fascia, fasteners, and accessories; include profiles, dimensions, allowable spans/joist spacing, installation requirements, and maintenance.

B. Samples: 12 in (300 mm) long pieces of each deck board and fascia color/finish selected.

C. Shop Drawings (when required): Framing layout showing joist spacing; borders/picture-frame blocking; stair treads and nosings; fastener patterns; expansion gaps; transitions at thresholds and drains; fascia venting/spacers.

D. Warranty: Manufacturer's standard limited warranty for decking/fascia; include commercial period if applicable.

E. Sustainability/Environmental Data (optional): Recycled content percentage; EPD/HPD if available.

1.4 QUALITY ASSURANCE

A. Single Source: Obtain decking, fascia, and proprietary fasteners from one manufacturer.

B. Installer Qualifications: Experienced deck installer with minimum two completed projects of similar scope; approved fastener practices for composite decking.

C. Mock-Up: Install minimum 25 sq ft including a picture-frame border and fascia; demonstrate gapping, fasteners, and color; approved mock-up establishes standard of quality.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Deliver materials in manufacturer's unopened packaging with labels intact.

B. Store flat on pallets/bunks; keep dry and clean; protect from construction traffic and damage. Do not remove factory wrap until time of installation. Acclimate per manufacturer recommendations.

1.6 WARRANTY

A. Provide manufacturer's limited warranty for decking/fascia. Residential projects: up to 25–50 years depending on product line; Commercial projects: typically 10 years. Color fade and stain coverage as specified by manufacturer.

---

PART 2 – PRODUCTS

2.1 MANUFACTURERS

A. Basis of Design: **Trex Company, Inc.** – Trex® composite decking and fascia.

B. Substitutions: Under provisions of Division 01; must demonstrate equal or greater code compliance, span/deflection performance, finish durability, warranty, and compatible fastener system.

2.2 DECK BOARDS

A. Solid-profile, high-performance, co-extruded composite boards with proprietary protective shell, suitable for exterior walking surfaces.

B. Acceptable Products:

1. **Select® 2×6** square–edge heavy-duty board (actual approx. 1.3 in × 5.5 in).

C. Color/Finish: Manufacturer's standard colors as selected by architect.

D. Performance Requirements:

1. Code Compliance: Composite decking shall comply with ICC/ES evaluation report for use under IBC/IRC.
2. Structural/Span: Install on **16 in O.C. joists** for 1-in boards; **24 in O.C.** permitted for **2×6** boards; **12 in O.C.** when deck boards are installed at angles (e.g., 45°). See manufacturer span/spacing chart for specific line selected.
3. Thermal Movement/Gapping: Provide end and side gaps per manufacturer temperature-based tables at time of install; maintain required perimeter clearances from abutting construction.
4. Surface Characteristics: Factory-applied cap-stock designed to resist fading, staining, scratching per manufacturer's published criteria.
5. Recycled Content: Core manufactured with high recycled content (informational credit only).

2.3 FASCIA AND RISERS

A. Composite fascia boards: 1×8 and/or 1×12 nominal (actual approx. 0.56 in thickness), matching deck color.

B. Accessories: Pre-drill/countersink plug systems or manufacturer-approved fascia screws; ventilation/spacer strips as recommended to control oil-canning and allow airflow behind fascia.

2.4 FASTENERS AND ACCESSORIES

A. Hidden Fasteners (grooved boards): **Trex® Hideaway® Universal** clips and stainless screws; color-matched as available.

B. Face-Screwed Boards (square-edge): Manufacturer-approved composite deck screws (stainless or coated) of length required to penetrate framing per ESR and installation guide.

C. Picture-Frame/Perimeter Blocking: Provide additional joists and/or solid blocking to support borders, miters, and butt joints as detailed.

D. Flashing/Underlayment: Butyl or comparable flashing tape at ledger and horizontal framing surfaces; metal flashing at ledger and wall interfaces.

E. Touch-Up/Repair: Manufacturer's approved products only.

---

Architecture
Space Planning
Interior Design
Construction Management
STUDIO 27

Studio 27, Inc.
601 West 2nd St., SUITE 8
Roswell, NM 88201
Telephone: 817.907.6477
575.628.8786

STATE OF NEW MEXICO
REGISTERED ARCHITECT
GREGORY D HOLMAN
NO. 005926
10/31/2025

CONSULTANTS:

MECH./ELEC./PLUMB. ENGINEER

BSA
Consulting Engineers, PLLC
Electrical & Mechanical
Consulting Engineers
14302 Slide Road
Lubbock, TX 79424-6655
Phone: 806.780.7475
Fax: 806.780.0129
www.bsaengineering.com
TEXAS FIRM REGISTRATION NO. F-4415

STRUCTURAL ENGINEER

CIVIL ENGINEER

INTERIOR DESIGNER

PROJECT NAME:
ROSWELL PUBLIC LIBRARY
CHILDREN'S GARDEN
301 N. PENNSYLVANIA AVE.
ROSWELL, NM 88201

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 01 | – | – |
| | | |
| | | |
| | | |
| | | |

DATE: 10.31.2025

SHEET NAME:
ARCHITECTURAL
SPECIFICATIONS

SHEET NUMBER:
A4.1

# PROJECT MANUAL AND SPECIFICATIONS

* THE TERMS GENERAL CONTRACTOR, G.C. AND CONTRACTOR SHALL BE INTERCHANGEABLE.

PART 3 – EXECUTION

3.1 EXAMINATION

A. Verify substrates, framing, and elevations are true, properly sloped for drainage where applicable, and securely fastened. Do not begin until unsatisfactory conditions are corrected.

3.2 PREPARATION

A. Coordinate with waterproofing and flashing at ledgers, thresholds, posts, and penetrations.

B. Provide shims/spacers at fascia per manufacturer to allow ventilation and accommodate expansion/contraction.

3.3 INSTALLATION

A. Install decking strictly in accordance with the **current Trex® Decking Installation Guide** and accessories' instructions; use only manufacturer-approved fasteners.

B. Joist Spacing and Orientation:

1. Set joists at 90° to board direction unless otherwise shown; when boards run diagonally, reduce spacing to **12 in O.C.**
2. For 2×6 boards, spacing up to **16 in O.C.** may be used where permitted by manufacturer and code.

C. Gapping/Movement:

1. Provide side and end gaps based on ambient temperature at installation; maintain required clearances to walls, posts, and fixed obstructions.
2. Stagger butt joints and provide additional blocking (nailer) under all end joints; do not "butt-tight."

D. Borders and Stairs:

1. Use **square-edge** boards at picture-frame borders and stair treads. Install continuous blocking at all borders and miters.
2. Fasten stair treads to **every stringer** per guide; maximum tread overhang 3/4 in unless otherwise approved by manufacturer.

E. Fascia Installation:

1. Install per manufacturer's fascia guide, including **spacer/vent strips** and fastener patterns to mitigate oil-canning. Provide required gaps at ends and abutments.

F. Field Quality Control:

1. Replace boards with defects, damage, or improper finish.
2. Remove metal filings/swarf immediately to avoid staining.

3.4 CLEANING AND PROTECTION

A. Clean completed work; remove debris and construction residues per manufacturer's care and cleaning guidance.

B. Protect finished decking from subsequent construction activities until Substantial Completion.

## JOINT SEALERS - 079200

A. JOINT SEALERS: PROVIDE JOINT SEALERS IN THE FOLLOWING LOCATIONS:
  1. PERIMETER OF DOOR FRAMES
  2. PERIMETER OF PENETRATIONS IN THE BUILDING WALL.
  3. ABUTMENT OF DISSIMILAR MATERIALS
  4. ACOUSTICAL SEALANT AT BASE OF GYPSUM BOARD WALLS WITH SOUND ATTENUATION INSULATION.

B. PROVIDE JOINT SEALERS, JOINT FILLERS AND OTHER RELATED MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND WITH JOINT SUBSTRATES.
  1. PROVIDE SEALANTS AS MANUFACTURED BY TREMCO OR ARCHITECT APPROVED EQUAL. COMPLY WITH ASTM C-920.
    a) SEALANT: TWO COMPONENT URETHANE – "TREMCO DYMERIC 511."
    b) ACOUSTICAL SEALANT: ACRYLIC LATEX, TREMCO #834.

C. JOINT SEALANT BACKING
  1. PLASTIC FOAM FILLERS: CLOSED-CELL POLYETHYLENE FOAM
  2. BOND BREAKER: PROVIDE POLYETHYLENE TAPE OR OTHER PLASTIC TAPE AS RECOMMENDED BY SEALANT MANUFACTURER FOR PREVENTING SEALANT FROM ADHERING TO RIGID, INFLEXIBLE JOINT FILLER MATERIALS OR JOINT SURFACES. PROVIDE SELF-ADHESIVE TAPE WHERE APPLICABLE.

D. PRIMER: PROVIDE TYPE RECOMMENDED BY JOINT SEALER MANUFACTURER WHERE REQUIRED FOR ADHESION OF SEALANT TO JOINT SUBSTRATES INDICATED. JOINT SUBSTRATES INDICATED.

E. PROVIDE SEALANT BACKINGS OF MATERIALS AND TYPE WHICH ARE NON-STAINING AND ARE RECOMMENDED BY THE SEALANT MANUFACTURER.

F. COLOR: SEALANT COLOR SHALL MATCH COLOR OF ADJACENT WALL SURFACE.

## PAINT - 099100

A. PROVIDE THE FOLLOWING PAINT SYSTEMS AND SURFACE PREP SPECIFICATIONS AS SPECIFIED BY BENJAMIN MOORE OR ARCHITECT APPROVED EQUAL:
  1. CONCRETE PANELS (INTERIOR) – IF APPLICABLE
    A. SURFACE PREPARATION: MANUFACTURER'S STANDARD
    B. PRIMER: MASONRY PRIMER, 1 COAT, 3 MILS DFT.
    C. PAINT: AURA INTERIOR LATEX SATIN, 2 COATS, 1.3 MILS DFT.
  2. INTERIOR FERROUS METALS:
    A. ALL FERROUS METAL ITEMS SHALL BE SHOP PRIMED. COORDINATE PRIMER WITH PAINT COATING SYSTEM.
    B. PAINT: AURA INTERIOR LATEX SATIN, 2 COATS, 1.3 MILS DFT.
  3. INTERIOR GALVANIZED FERROUS METALS
    A. SURFACE PREPARATION: MANUFACTURER'S STANDARD
    B. PRIMER: GALVITE HS PRIMER – 1 COAT, 3 MILS DFT.
    C. PAINT: AURA INTERIOR LATEX SATIN, 2 COATS, 1.3 MILS DFT.
  4. GYPSUM DRYWALL PARTITIONS, SOFFITS, AND CEILINGS
    A. SURFACE PREPARATION GYPSUM BOARD: MANUFACTURER'S STANDARD
    B. PRIMER: BM-K380-00 CLASSIC LATEX PRIMER, 1 COAT, 1.6 MILS DFT.
    C. PAINT: AURA LATEX SATIN OR HIGH REFLECTIVE, 2 COATS, 1.3 MILS DFT.
  5. EXTERIOR FERROUS METAL
    A. SURFACE PREPARATION: MANUFACTURER'S STANDARD
    B. PRIMER: ALL FERROUS METAL ITEMS SHALL BE SHOP PRIMED. COORDINATE PRIMER WITH PAINT COATING SYSTEM.
    C. PAINT: BM EXTERIOR ACRYLIC LATEX GLOSS, 2 COATS, 1.3 MILS DFT.
  6. EXTERIOR GALVANIZED METAL:
    A. SURFACE PREPARATION: MANUFACTURER'S STANDARD
    B. PRIMER: DTM ACRYLIC PRIMER/FINISH, 1 COAT, 2.5 MILS DFT.
    C. PAINT: BM EXTERIOR ACRYLIC LATEX GLOSS, 2 COATS, 1.3 MILS DFT.
  7. FLOOR SEALER/HARDENER
    A. SEALER/HARDENER: MANUFACTURER'S STANDARD
    B. ALLOW NEW CONCRETE TO CURE FOR AT LEAST THREE DAYS PRIOR TO APPLICATION.
    C. SURFACE PREPARATION: CLEAN SURFACE AS RECOMMENDED BY MANUFACTURER. REMOVE ALL RESIDUE, OIL, SEALERS, CONTAMINANTS, AND CEMENT LAITANCE.
    D. APPLY AT THE RATE OF 150 TO 200 S.F. PER GALLON.
    E. FOLLOW MANUFACTURER'S DIRECTIONS FOR APPLICATION AND FLUSHING.
  9. MASONRY SEALER/STAIN
    A. SEALER/STAIN: MANUFACTURER'S STANDARD
    B. SURFACE PREPARATION & APPLICATION: PER MANUFACTURER RECOMMENDATIONS. AND WRITTEN INSTRUCTIONS.
    C. PROVIDE SEALER ON ALL EXTERIOR MASONRY SURFACES.

## LANDSCAPE GRAVEL AND SUBSTRATES - 321540

PART 1 – GENERAL

1.1 SUMMARY

A. Provide labor, materials, and equipment for **landscape gravel surfacing** and supporting **substrates** including subgrade prep, separation geotextiles, aggregate base courses, edging/containment, and surface courses (pea gravel, crushed stone, DG – natural or stabilized).

B. Related Sections: 31 20 00 Earth Moving; 31 25 00 Erosion Control; 32 11 23 Aggregate Base Courses; 32 13 13 Concrete Paving; 32 93 00 Planting.

1.2 REFERENCES

A. **ASTM D448** – Standard Sizes of Coarse Aggregate.
B. **ASTM C136/C136M** – Sieve Analysis of Fine and Coarse Aggregates.
C. **ASTM D698 / D1557** – Laboratory Compaction (Standard/Modified Proctor).
D. **ASTM D6938** – In-Place Density by Nuclear Methods.
E. **ASTM D4318** – Liquid Limit, Plastic Limit, and Plasticity Index.
F. **AASHTO M 147** – Materials for Aggregate and Soil/Aggregate Base and Surface Courses.
G. **AASHTO M 288** – Geotextile Specification for Highway Applications (Separation/Filtration).
H. **ASCE 7** – Wind, rainfall, and drainage criteria (coordination only).

1.3 SUBMITTALS

A. Product Data: Source and type of aggregates; stabilizer/binder technical data (if used); geotextile data (weight, permiability, grab strength, UV).
B. Sieve Analyses: Current **gradation reports** for each aggregate type from the supplying quarry (dated ≤30 days before submittal).
C. Samples: 2 lb of each surface aggregate color/size; 1 sf of geotextile.
D. Mandatory Mock-Up: Minimum 25 sf of each assembly, including edging; demonstrate finish, drainage, and compaction.
E. QA Reports: Density/moisture test results for base and stabilized DG (if specified).

1.4 QUALITY ASSURANCE

A. Installer Qualifications: Minimum 2 projects of similar scope in last 3 years.
B. Single Source: Furnish each aggregate type from one quarry to ensure color/gradation uniformity.
C. Testing: Contractor to retain an independent testing agency when field density testing is required by the drawings or this Section.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Deliver clean, uncontaminated aggregates; protect from segregation and excess moisture.
B. Store geotextiles dry and protected from sunlight until installation.

1.6 WARRANTY

A. One-year warranty against raveling beyond normal wear, ponding due to improper slopes, and displacement due to inadequate confinement, excluding damage by others or unusual storm events.

---

PART 2 – PRODUCTS

2.1 GENERAL REQUIREMENTS – AGGREGATES

A. Sound, durable natural stone materials, free of clay lumps, organic matter, and deleterious substances.
B. **Angular crushed** aggregates for base and DG; **rounded** pea gravel permitted only where noted.
C. LA Abrasion (if specified): ≤40%.
D. Fines Quality: Plasticity Index (PI) of fines **≤6** (DG surface mixes may require PI 3–6 for binding).
E. Moisture: Deliver near optimum for placement and compaction.

2.2 SEPARATION GEOTEXTILE (WEED BARRIER)

A. Nonwoven, needle-punched geotextile meeting **AASHTO M 288, Class 2** (Separation):

1. Mass: **≥4.0 oz/sy**.
2. Grab Tensile: **≥90 lb**.
3. Permiability: **≥1.0 s□**.
4. UV Resistance: **≥70%** retained at 500 hr.
   B. Woven geotextiles may be used where higher strength is required; do **not** use vapor-impermeable plastics.

2.3 AGGREGATE BASE COURSE (SUBBASE)

A. **3/4" minus** crushed aggregate base conforming to **AASHTO M 147** or local DOT base course standard; well-graded with fines to aid compaction to a minimum depth of 6".
B. Gradation (example): 100% passing 3/4"; 55–85% passing No. 4; 25–45% passing No. 40; **3–8% passing No. 200**.
C. Use recycled concrete aggregate (RCA) only when approved and meeting gradation/contamination limits.

2.4 SURFACE AGGREGATES (AS APPROVED BY SUBMISSION)

A. **Crushed Rock Mulch:** Angular **3/8" minus** or **1/2" minus**; well-graded; color as scheduled. Depth: **2–3"**.
B. **Decomposed Granite (DG) – Natural:** **3/8" minus** well-graded with fines; PI 3–6 preferred; Depth **2" compacted** (≈2-1/2" loose).
D. **DG – Stabilized (ADA-Friendly Pathways/Plazas):** DG as above with **polymeric or organic binder** per manufacturer; binder content **5–10% by weight** of dry aggregate (adjust per submittal).
E. **Drainage Rock (French Drains/Swales):** Washed **ASTM D448 Size No. 57** (≈1" nominal); no fines.

2.5 EDGING / CONTAINMENT

A. **Steel Edging:** 1/8" × 4" (min) mild steel with 10" steel stakes at **24–36" O.C.**; factory black enamel or weathering steel.
B. **Concrete Mow Strip/Border:** 4" (min) thick, 12" wide (typ.), tooled joints at **4' O.C.**

2.6 WATER AND ACCESSORIES

A. Potable water for moisture conditioning and curing stabilized mixes.
B. Binder/Sealer (if specified): Provide manufacturer's full system, including topical sealer for stabilized DG when required.

---

PART 3 – EXECUTION

3.1 EXAMINATION

A. Verify subgrades are at proper elevation, uniformly sloped to drain **≥1.5%** (accessible routes **1–2%** cross-slope max per code).
B. Proof-roll to identify soft or pumping areas; undercut and replace unsuitable soils.

3.2 PREPARATION

A. **Subgrade Compaction:**

1. Landscape areas: **90%** of **ASTM D698** (Std Proctor).
2. Walks/Plazas/Drives: **95%** of **ASTM D1557** (Modified).
   B. Moisture condition to within **±2%** of optimum prior to placing base.
   C. Install sleeves/edge restraints prior to surfacing.

3.3 GEOTEXTILE INSTALLATION

A. Place geotextile over prepared subgrade; **overlap 12"** (min) and extend up edges behind edging.
B. Secure with landscape staples at **24–36" O.C.** to prevent displacement.

3.4 BASE COURSE INSTALLATION

A. Place base in **≤3" compacted lifts**; compact each lift to **95% of ASTM D1557**.
B. Finish surface true to line/grade; tolerance **±1/4" in 10'**; maintain uniform slope to drains.
C. Lightly water between compaction passes to achieve density without pumping.

3.5 SURFACE COURSE INSTALLATION

A. **Natural DG:** Place **≈2-1/2" loose**; moisture condition to near optimum; compact with **vibratory plate (smooth pad)** to **2" compacted**; fog lightly to lock surface.
B. **Stabilized DG:** Mix binder and DG per manufacturer (mechanical pugmill or on-grade "dry blend" as permitted); moisture to specified range; place in two lifts if total >2"; compact to manufacturer density; screed smooth.
C. **Curing (Stabilized DG):** Protect from traffic and precipitation until set; apply topical sealer if specified.

3.6 FIELD QUALITY CONTROL

A. Perform **in-place density tests** for base and stabilized DG at **1 per 2,000 sf** (min one per area).
B. Verify final slopes with a 10' straightedge and digital level.

3.7 CLEANING AND PROTECTION

A. Remove surplus material and clean adjacent pavements.
B. Protect completed surfaces from traffic until acceptance.

3.8 MAINTENANCE

A. Re-rake displaced gravel after first 60 Days; top-up thin areas.
B. For stabilized DG, re-seal or spot repair per manufacturer if raveling exceeds 1/4" depth.

---

ADDENDUM A – ADA-Accessible Routes

A1. Performance Criteria (Accessibility)

A. Surfaces on designated Accessible Routes shall be firm, stable, and slip-resistant per 2010 ADA Standards and U.S. Access Board guidance.
B. Slope limits: Running slope <= 5.0% (1:20) to remain a walking surface; if greater, treat as Ramp per ADA (coordinate handrails/landings in paving section). Cross-slope <= 2.0%.
C. Surface continuity: Joints and transitions <= 1/4 in without bevel; 1/4–1/2 in beveled at 1:2 max. Avoid abrupt lips at edges and utility covers.

A2. Assembly (Basis of Design – Stabilized DG)

A. Surface Course: Stabilized Decomposed Granite (DG), 3/8" minus well-graded with fines; binder (organic or polymer) 5–10% by weight of dry aggregate (per manufacturer + submittal). Color as scheduled.
B. Thickness: 2.0 in compacted (≈2-1/2 in loose). Place in two lifts if needed to achieve density and finish.
C. Base Course: 4.0 in compacted 3/4" minus crushed aggregate base (95% Mod. Proctor). Increase to 6.0 in minimum over weak subgrades or where freeze-thaw/heavy use is expected.
D. Geotextile: Nonwoven separation fabric, Class 2, full-coverage with 12" laps; extend behind edging.
E. Edging/Containment: 1/8"×4" steel edging or concrete band; flush with adjacent pavements; maintain 0–1/8" differential at transitions.

A3. Not Used

A4. Installation – ADA Focus

A. Moisture-condition DG/binder mix to manufacturer range; mechanically blend (pugmill or on-grade rotary mixing) for uniformity.
B. Screed to grade; compact with smooth-pad vibratory plate/roller to achieve dense, closed surface free of ruts and roller marks.
C. Curing/Protection: Protect from traffic and precipitation for the full initial cure period; install barricades and signage.

## SITE CAST-IN-PLACE CONCRETE - 321213

PART 1 – GENERAL

1.1 SUMMARY

A. Furnish and install exterior **site concrete paving**, including subgrade prep, aggregate base, formwork, reinforcement, concrete materials, joints, curing, sealing, and incidental items.

B. Related Sections: 31 20 00 Earth Moving; 32 11 23 Aggregate Base; 32 13 73 Joint Sealants; 32 16 13 Curb and Gutter; 32 17 26 Tactile Warning Surface; 32 31 00 Fences (post sleeves); 32 93 00 Planting.

1.2 REFERENCES

A. ACI 117 (Tolerances), ACI 301 (Specifications for Structural Concrete), ACI 302.1 (Slabs on Ground), ACI 305 (Hot Weather), ACI 306 (Cold Weather), ACI 318 (Reinforced Concrete), ACI 330 (Parking Lots), ACI 360 (Slabs on Ground), ACI 308 (Curing).
B. ASTM C31 (Field Cylinders), C33 (Aggregates), C94 (Ready-Mixed Concrete), C143 (Slump), C150/C595 (Cement), C172 (Sampling), C173/C231 (Air Content), C260 (AEA), C494 (Admixtures), C618 (Fly Ash), C1017 (HRWR), C309 (Curing), D1751 (Premolded Expansion Filler), D994/D6690 (Hot-Poured Sealants), C920 (Cold-Applied Sealants), A1064 (WWR), A615/A706 (Rebar).

1.3 SUBMITTALS

A. **Mix Designs:** For each class of concrete, stamped by producer's QC: f'c, w/cm, air content, slump, cementitious content, admixtures, aggregate gradations.
B. **Jointing Plan:** Show contraction/isolation joints, spacing, dowels/tie bars, and construction joints; include ADA ramp joints.
C. **Curing/Sealer Data:** Product sheets and application rates.
D. **Materials Certificates:** Aggregates, reinforcement, vapor retarder (if used), dowel baskets.
E. **Test Reports:** Trial batches (if required).
F. **Closeout:** Maintenance instructions; warranty.

1.4 QUALITY ASSURANCE

A. **Pre-Placement Conference:** Review subgrade, weather plan, placements, finishing, joints, curing, testing, protection.
B. **Testing Agency:** Independent lab for sampling and tests.
C. **Tolerances:** As per ACI 117 unless noted.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Ready-mixed concrete per ASTM C94; deliver with batch tickets; discharge within code-allowed time.
B. Protect steel and embedded items from contamination and corrosion.

1.6 WARRANTY

A. One-year warranty against spalling, scaling, popouts, and excessive random cracking not associated with subgrade movement or overloading.

---

PART 2 – PRODUCTS

2.1 CONCRETE MIXES

A. **General:** Normal-weight concrete with **entrained air** where freeze–thaw or de-icing salts are expected. Use potable water and non-chloride admixtures.

B. **Exposure Classes and Properties
   Use: Sidewalks/Plazas – 3500psi
      Accessible Ramps/Curbs/Structural Supports – 4000psi

C. **Cementitious:** ASTM C150 Type I/II or C595 blended; supplementary cementitious materials optional (fly ash Class F/C, slag) total replacement **<= 30%** unless otherwise qualified.

D. **Aggregates:** ASTM C33, nominal max size **3/4"** (No. 57/67); adjust for section thickness.

E. **Admixtures:** ASTM C494 water-reducing, mid/high-range (HRWR), retarder; air-entraining per ASTM C260. **No calcium chloride.**

2.2 SUBBASE AND ACCESSORIES

A. **Aggregate Base:** 3/4" minus crushed base; compacted thickness per Schedule (Part 3); use nonwoven **geotextile separator** over weak subgrades as shown.
B. **Reinforcement (as scheduled):**

1. WWR **6×6 – W2.9/W2.9** (typical pedestrian); support on chairs.
2. Rebar **#4 @ 18" O.C. each way** (vehicular or where noted).
   C. **Dowels/Ties:** Smooth round steel **1/2" × 12" @ 12" O.C.** in transverse contraction joints
2. Pavement joints: Self-leveling silicone (ASTM D5893) or hot-poured (ASTM D6690).
3. Sidewalk/plaza: ASTM C920, **SL** or **NS** grade per detail.
   F. **Curing:** Water cure per ACI 308 or **ASTM C309** water-based curing compound, 300 sf/gal (min), compatible with future sealers.
   G. **Sealer (optional):** Silane/siloxane breathable sealer for de-icing exposure.

2.3 FORMS, JOINT HARDWARE, AND ACCESSORIES

A. Forms: Steel or wood, true to line and grade.
B. Dowel baskets or chairs; plastic caps; keyways where detailed.
C. Reinforcement supports: Plastic or galvanized chairs; continuous high-chairs at WWR laps.

---

PART 3 – EXECUTION

3.1 EXAMINATION & PREPARATION

A. Verify subgrade is uniform, **proof-rolled**, free of pumping/soft spots; moisture-condition and compact to:

1. **Sidewalks/Plazas:** **95%** of **ASTM D698** (Std Proctor).
   B. Establish grades to drain: **min 1.5%** slope; **ADA cross-slope <= 2.0%** on accessible routes.
   C. Install sleeves, conduits, boxes prior to placement.

3.2 BASE COURSE

A. Place aggregate base in **<= 4" compacted lifts** to thickness in Schedule; compact to **95% Mod. Proctor**.
B. Place geotextile where indicated; extend to back of curbs/edges.

3.3 FORMING & REINFORCEMENT

A. Set forms to true line/grade; apply form release.
B. Place reinforcement mid-depth ( \~ **1/3 slab depth from top** for WWR unless noted); support on chairs – **do not drag**.
C. Provide dowels/ties at joints per Jointing Plan.

3.4 PLACING, FINISHING, JOINTING

A. **Weather Controls:** Follow ACI 305/306. Cool subgrade, sun-shade, fog-spray, or wind breaks as required.
B. Deposit concrete near final position; consolidate to eliminate voids; **do not overwork** surface.
C. Screed and bull-float; **no steel trowel** for exterior paving.
D. Finish: Medium **broom finish** perpendicular to path of travel; edges tooled 1/4" radius unless noted.
E. **Contraction Joints:** Saw-cut **1/4 slab depth**. Use early-entry saw **2–6 hr** after set (or conventional saw within 6–12 hr

## BRICK UNIT PAVING - 321416

PART 1 – GENERAL

1.1 SUMMARY

A. Provide labor, materials, and equipment for **clay brick unit paving**, including subgrade prep, geotextile, aggregate base, bedding/joint sand, edge restraints, brick pavers, and (where indicated) mortar/thin-set over concrete slab.

B. Related Sections: 31 20 00 Earth Moving; 32 11 23 Aggregate Base Courses; 32 13 13 Site Cast-in-Place Concrete (rigid base); 32 16 13 Curb and Gutter; 32 17 26 Detectable Warning Surfacing; 32 31 00 Fences (coordination at posts).

1.2 REFERENCES

A. **ASTM C902** – Pedestrian and Light Traffic Clay Paving Brick (use where traffic is pedestrian or low-speed light vehicles).
B. **ASTM C1272** – Heavy Vehicular Paving Brick (use where regular vehicular loading occurs).
C. **ASTM C67** – Sampling and Testing Brick and Structural Clay Tile.
D. **ASTM C33** – Concrete Aggregates (bedding sand).
E. **ASTM C144** – Masonry Mortar Sand (joint sand, if specified).
F. **AASHTO M 147** – Materials for Aggregate and Soil-Aggregate Base and Surface Courses.
G. **AASHTO M 288** – Geotextile Specification for Highway Applications (Separation).
H. **ANSI A118.4/A118.15** – Latex-modified thin-set mortar (if using thin-set over slab).
I. **ADA/ABA Standards (2010)** – Accessible Routes surface and slope criteria.
J. **BIA Technical Notes 14 Series** – Brick paving design and construction (informational).

1.3 SUBMITTALS

A. Product Data: Brick paver units, dimensions, strength class, freeze–thaw class; bedding and joint sand; edge restraints; geotextile; sealers (if used).
B. Sieve Analyses: Current gradation reports for bedding and joint sands.
C. Samples: (3) brick units from each color/range; one quart of bedding/joint sand.
D. Shop Drawings: Layout pattern, bond lines, coursing, joint widths, slopes, grade transitions, and edge details; indicate vehicular areas and herringbone orientation.
E. Mock-Up: Minimum 25 sf including a border/edge and one drain/utility transition; demonstrate compaction and joint fill.
F. Warranty: Installer's workmanship warranty; manufacturer's color fastness (where offered).

1.4 QUALITY ASSURANCE

A. Installer Qualifications: 2 similar projects in last 3 years.
B. Source Quality: Supply all brick pavers of each type from a single manufacturer and plant for uniformity.
C. Pre-Installation Conference: Review subgrade, base type/thickness, drainage, patterns, compaction, ADA slopes, and protection.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Deliver pavers on pallets with type/color labeled; protect from breakage and contamination.
B. Keep sands dry and clean; prevent segregation.

1.6 WARRANTY

A. One-year warranty against raveling, settlement due to improper base, excessive lippage, and loose joints beyond normal wear.

---

PART 2 – PRODUCTS

2.1 BRICK PAVERS

A. **Clay Pavers** complying with **ASTM C902** (pedestrian/light traffic) with weathering class **SX** in freeze–thaw climates; use **ASTM C1272** for heavy vehicular.
B. **Sizes/Thicknesses must conform to Owner's selection for engraved brick pavers intended to replace paver units as donations are acquired.
C. **Finish/Color:** Manufacturer's standard through-body colors; chamfered or square edges must match Owner's selection for engraved brick pavers.
D. **Performance:** Compressive strength, absorption, and freeze–thaw durability per governing ASTM for class specified.

2.2 SAND AND AGGREGATES

A. **Bedding Sand:** Clean, hard, natural sand meeting **ASTM C33** for fine aggregate; well-graded; free of silt/clay and organics.
B. **Joint Sand:** Dry, washed sand meeting **ASTM C144** (fine masonry sand) or **polymeric joint sand** per manufacturer where weed/insect resistance is desired (not for high-slope/heavy runoff unless approved).

2.3 GEOTEXTILE

A. Nonwoven separation geotextile meeting **AASHTO M 288, Class 2**; mass **≥4 oz/sy**, permiability **≥1.0 s□**, UV **≥70%** retained at 500 hr.

2.4 EDGE RESTRAINTS

A. **Concrete Curb/Mow Band:** 4" thick × 12" wide (typ.) cast-in-place; dowel into adjacent slabs as required.

---

PART 3 – EXECUTION

3.1 EXAMINATION

A. Verify subgrade is firm, uniformly graded, and compacted; correct soft spots.
B. Confirm slopes to drain: **1.5% min** typical; **ADA cross-slope ≤2.0%** on accessible routes.

3.2 SUBGRADE AND BASE

A. Place separation geotextile over prepared subgrade unless soils are non-pumping granular.
B. Install **aggregate base** in **≤3" compacted lifts**; compact to **95% of ASTM D1557** (Modified Proctor).
C. Finish base true to line/grade, tolerance **±1/4" in 10'**.

3.3 BEDDING AND LAYING (SAND-SET)

A. Screed **1" (25 mm) loose bedding sand** over compacted base; do not pre-compact.
B. Lay pavers in specified pattern (herringbone recommended for vehicular); maintain uniform **joint width 1/16"–3/16"**.
C. Cut units with a **wet saw** for clean edges at borders and penetrations.
D. Initial compaction: Vibrate surface with **plate compactor fitted with neoprene pad**, seating pavers into bedding.

3.4 JOINT FILL AND FINAL COMPACTION

A. Sweep **dry joint sand** (or polymeric sand per manufacturer) to fill joints; compact; repeat until joints are full and locked.
B. Remove excess sand; protect from rainfall until polymeric sand cures (if used).

3.6 TOLERANCES AND ADA

A. **Lippage:** ≤ **1/8"** between adjacent units.
B. **Surface Flatness:** ≤ **3/8" in 10'** (pedestrian); tighter where directed.
C. **Openings:** Joints/openings on accessible routes **≤ 1/2"**; elongated openings oriented **perpendicular** to direction of travel.

3.7 FIELD QUALITY CONTROL

A. Verify base density; recompact areas that do not meet requirements.
B. Flood test (if directed) for positive drainage; correct ponding.
C. Replace cracked or damaged pavers; re-seat rocking units.

3.8 CLEANING AND PROTECTION

A. Clean with manufacturer-approved detergent and water; avoid acid cleaners unless specifically approved.
B. Protect finished paving from vehicular traffic until acceptance or design strength achieved (mortar-set).

## SYNTHETIC GRASS (ARTIFICIAL TURF) - 321813

PART 1 – GENERAL

1.1 SUMMARY

A. Provide labor, materials, and equipment for **synthetic grass surfacing**, including subgrade preparation, geotextile, aggregate base, edging/containment, turf carpet, infill, seaming/adhesives, and accessories.

B. Related Sections: 31 20 00 Earth Moving; 32 11 23 Aggregate Base Courses; 32 13 13 Site Cast-in-Place Concrete; 32 15 40 Landscape Gravel (adjacent work); 32 18 23 Playground Protective Surfacing (if applicable); 07 **Roofing/Waterproofing** (for rooftop assemblies).

1.2 REFERENCES (as applicable)

A. **ASTM D2859** – Surface Flammability (Methenamine Pill).
B. **ASTM F1951** – Accessibility of Surface Systems (Wheelchair Work Measurement).
C. **ASTM F1292** – Impact Attenuation of Surfacing Materials (play areas).
D. **ASTM D448** – Standard Sizes of Coarse Aggregate (base materials).
E. **AASHTO M 147** – Materials for Aggregate Base and Surface Courses.
F. **AASHTO M 288** – Geotextile Specification for Highway Applications (Separation).
G. **ASTM D1335/D5848** – Tuft Bind (as available from manufacturer).
H. **ASTM D1557/D698** – Laboratory Compaction (Modified/Standard Proctor).
I. **ASTM D4491** – Geotextile Water Permeability.
J. **ASTM C1701** – Infiltration Rate of Pervious Surfaces (field check, optional).

1.3 SUBMITTALS

A. Product Data: Turf system (fiber type, pile height, face weight, stitch/gauge, backing/coating, perforations), infill type and rate, seam tape/adhesive, nails/staples, edging, and accessories.
B. **Samples:** 12 × 12 in turf piece (showing face and thatch); 1 qt of each infill; seam tape/adhesive cut sheet.
C. **Shop Drawings:** Plan showing slopes/drainage, panel layout/orientation, seam locations, edging, penetrations, and transitions.
D. Test Certificates: Flammability (ASTM D2859), Tuft Bind, Permeability, and if applicable **F1292**/**F1951** with IPEMA or third-party certification.
E. Warranty: Manufacturer's and installer's warranties.

1.4 QUALITY ASSURANCE

A. Manufacturer: Minimum 5 years producing synthetic turf of similar type.
B. Installer: Minimum 2 completed projects of similar size/complexity; factory-trained for specified products.
C. Mandatory Mock-Up: 25 sf minimum including one seam, edging, and infill; approved mock-up establishes quality standard.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Deliver rolls in manufacturer packaging with labels; protect from UV and moisture.
B. Store rolls horizontally on cores; avoid creasing.
C. Keep adhesives from freezing; store infill dry.

1.6 WARRANTY

A. **Turf Manufacturer:** **8–15 years** against UV degradation, excessive wear, and backing delamination (edit to supplier's standard).
B. **Installer:** 1-year workmanship warranty including seams and transitions.

---

PART 2 – PRODUCTS

2.1 MANUFACTURERS

A. Basis-of-Design: High-quality landscape synthetic turf with **polyethylene (PE) monofilament fibers** and **polypropylene (PP) thatch**, perforated backing, and sand-based infill. Equal to Manufacturer Specifications for Southwest Greens 126SW "Play Safe Select +".

B. Acceptable Manufacturers: Any pre-approved manufacturer meeting this Section (e.g., SYNLawn, Shawgrass, ForeverLawn, TigerTurf, FieldTurf Landscape, Southwest Greens), or approved equal.

2.2 TURF CARPET (SELECT PER USE)

A. **Playground (impact-attenuating):** Turf per 2.2.A over **shock pad** compliant with **ASTM F1292** to the required **critical fall height**; system shall meet **ASTM F1951** for accessibility. Equal to Manufacturer Specifications for Southwest Greens 126SW "Play Safe Select +".

2.3 INFILL (SELECT)

A. **Kiln-Dried Silica Sand, #16–30**, round sub-angular, clean and dust-free; application rate **\~1.0–2.5 lb/sf** (adjust to achieve fiber support).
D. **Rubber/TPE** infills for fall protection.

.5 SEAMS, ADHESIVES, AND FASTENERS

A. **Seam Tape:** Non-woven or film-backed polyurethane-compatible tape, **12 in** wide (min).
B. **Adhesive:** Two-part polyurethane turf adhesive; low-VOC; exterior-rated; compatible with backing.
C. **Perimeter Fasteners:** 6–8 in **hot-dip galvanized nails** or stainless **U-staples** at **6–8 in O.C.** staggered; use minimal face fastening in field.
D. **Edging/Containment:** Steel bender board, aluminum edging, composite edging, or concrete mow strip; set **flush** with adjacent surfaces.

2.6 GEOTEXTILE AND BASE MATERIALS

A. **Separation Geotextile:** Nonwoven, Class 2 per **AASHTO M 288**; mass **≥4 oz/sy**; permittivity **≥1.0 s□**.
B. **Aggregate Base:** **3/4" minus** crushed aggregate per **AASHTO M 147**; well-graded with fines; clean and free-draining.

---

PART 3 – EXECUTION

3.1 EXAMINATION

A. Verify subgrade is uniform and compacted; correct soft areas.
B. Establish positive drainage: minimum **1.0% slope** to drains (1.5–2% preferred for lawns); confirm no low spots.

3.2 SUBGRADE AND BASE PREPARATION

A. **Compaction:**

1. Subgrade: **90% of ASTM D698** (Std Proctor).
2. Base: **95% of ASTM D1557** (Modified).
   B. Place base in **≤3" compacted lifts**; fine grade to **±1/4" in 10'**; roll smooth.
   C. Install geotextile over subgrade where soils are fine-grained or pumping; lap **12"**.

3.3 TURF INSTALLATION

A. Allow rolls to **relax** per manufacturer; orient pile direction consistently.
B. Dry-fit panels; trim with sharp knives; keep seams straight and tight with no visible gaps.
C. Apply adhesive to seam tape; close seam under even pressure; check for glue transfer and squeeze-out control.
D. **Perimeter anchorage:** Fasten edges to edging/nailer at **6–8 in O.C.**; add landscape spikes as needed at returns/corners.
E. Distribute **infill** evenly in lifts; **power broom** fibers upright between lifts; verify final infill depth matches manufacturer.
F. Roll surface with **100–150 lb** roller to seat infill and ensure adhesion; repeat brooming as needed.

3.4 FIELD QUALITY CONTROL

A. Verify **surface flatness** **≤1/4" in 10'**; correct wrinkles, ridges, or birdbaths.
B. Tug test seams and edge anchorage; repair weak bonds.
C. Confirm drainage by hose test; correct ponding.
D. For play areas, provide field test data confirming **F1292** and **F1951** compliance.

3.5 CLEANING AND PROTECTION

A. Remove excess infill and debris; brush fibers upright.
B. Protect from heavy use until adhesives cure per manufacturer.
C. Provide **O\&M** instructions for periodic brushing, debris removal, and pet sanitation (if applicable).

Architecture
Interior Design
Construction Management
Space Planning
STUDIO 27

Studio 27, Inc.
601 West 2nd St., SUITE 8
Roswell, NM 88201
Telephone: 817.907.6477
575.628.8786

STATE OF NEW MEXICO
10/31/2025
GREGORY D HOLMAN
NO. 005926
REGISTERED ARCHITECT

CONSULTANTS:

MECH./ELEC./PLUMB. ENGINEER

BSA
Consulting Engineers, PLLC
Electrical & Mechanical Consulting Engineers
14302 Slide Road
Lubbock, TX 79424-6655
Phone: 806.780.7475
Fax: 806.780.0129
www.bsaengineering.com
TEXAS FIRM REGISTRATION NO. F-4415

STRUCTURAL ENGINEER

CIVIL ENGINEER

INTERIOR DESIGNER

PROJECT NAME:
ROSWELL PUBLIC LIBRARY
CHILDREN'S GARDEN
301 N. PENNSYLVANIA AVE.
ROSWELL, NM 88201

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 01 | – | – |

DATE: 10.31.2025

SHEET NAME:
ARCHITECTURAL SPECIFICATIONS

SHEET NUMBER:
A4.2

# PROJECT MANUAL AND SPECIFICATIONS

## FENCES AND GATES - 323100

PART 1 – GENERAL

1.1 SUMMARY

A. Section includes materials and installation for:

1. **6' wood privacy fencing** with steel posts, wood rails, pickets, and gates.
2. **6' decorative steel fencing** (ornamental welded steel panel system) and matching gates.
3. 8' custom metal fencing and dimensional lettering and matching gates.

B. Related Sections: 03 30 00 Cast-in-Place Concrete; 05 50 00 Metal Fabrications; 32 13 13 Concrete Paving; 32 92 00 Turf and Grasses (post locations/repair).

1.2 REFERENCES (select as applicable)

A. **IBC/IRC** (as adopted).
B. **ASCE 7** – Minimum Design Loads and Associated Criteria for Buildings and Other Structures (wind).
C. **AWPA U1** – Use Category System: **UC4A** (wood in ground contact), **UC3B** (above-ground exterior).
D. **ASTM A653/A653M** (zinc-coated steel sheet), **ASTM A500** (HSS posts/rails), **ASTM A123/A153** (hot-dip galvanizing).
E. **ASTM F1667** (nails, staples), **ANSI/AGA Z223.1** (if gas lines present – coordination).

1.3 SUBMITTALS

A. Product Data: Fence system profiles, gauges, finish, hardware, foundations, and installation instructions.
B. Shop Drawings: Layout, post centers, gate sizes/swings, footing sizes, grade-stepping/racking, clearances, and details at corners/terminations.
C. Samples: One 12 in piece of picket and rail for each material/finish.
D. Certificates: Wood treatment compliance (AWPA), steel coating compliance (galv/e-coat/powder).
E. Warranty: Manufacturer's standard finish/system warranties.
F. Calculations (when required): Signed/sealed wind design for decorative steel fence and gates.

1.4 QUALITY ASSURANCE

A. Single Source: Provide each fence type from one manufacturer.
B. Installer Qualifications: Minimum 2 similar projects in last 3 years.
C. Mock-Up: 8 ft run of each fence type incl. one post, one panel, and typical gate hardware; approved mock-up establishes quality standard.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Protect materials from deformation, corrosion, and moisture. Store wood flat and elevated; store steel off grade with blocking.
B. Do not place wood in direct ground contact unless **UC4A** treated.

1.6 WARRANTY

A. Wood: Supplier's workmanship warranty; preservative treatment per AWPA.
B. Steel: Manufacturer's finish/system warranty (state term; typically 10–20 years).

---

PART 2 – PRODUCTS

2.1 MANUFACTURERS
A. **6' Wood Fence:** Western Red Cedar or Southern Yellow Pine (PT), board-to-board privacy fence.
B. **Decorative Steel Fence – Montage Commercial by Ameristar:** Prefabricated, rackable, welded steel panel system with factory multi-coat corrosion protection (e.g., galvanized + epoxy e-coat + polyester powder topcoat); flat-top or pressed-spear style. Acceptable manufacturers: Ameristar, Fortress, or equal.
C. **Custom Steel Fence – Ironcraft Euro 8–ft. h. x 2–in. black powder coat steel containment mesh w/ universal deco metal fence post – include 4'–Euro Gate and all mounting and security hardware for fence and gate assembly. Acceptable manufacturer: Ironcraft Fencing or equal.

2.2 MATERIALS – WOOD FENCE (6')

A. **Posts:** YARDGARD 7–1/2' h. x 3–1/2" galvanized; use **6×6** at gates and ends where noted.
B. **Rails (Stringers):** 2×4 PT **UC3B** or **UC4A**; three-rail configuration (top/mid/bottom).
C. **Pickets:** 1×6 nominal (actual \~5/8 in × 5-1/2 in) Western Red Cedar or PT SYP; square-cut or dog-ear; board-on-board or tight-joint as scheduled.
D. **Fasteners/Connectors:** Exterior-grade, **stainless steel** (Type 305/316) or hot-dip galvanized; ring-shank nails or screws sized to penetrate framing per manufacturer. Post–to-rail connectors: galvanized steel brackets or toe-screwed with SS screws.
E. **Concrete:** 3,000 psi min.; post footing mix per 03 30 00.
F. **Stain/Seal (Sherwin Williams – SuperDeck Exterior Stain/Sealer):** UV-resistant penetrating sealer; color as selected by Architect

2.3 MATERIALS – DECORATIVE STEEL FENCE (7')

A. **Panels:** Factory-welded steel picket-and-rail panels, **rackable** to follow grade. Height: **7–8 ft**. Nominal panel width: **6–8 ft**. Eq. to

1. **Rails:** Roll-formed or HSS steel, min 14–16 ga.
2. **Pickets:** Square steel, **3/4 in** (typ.) × 14–16 ga; tops flat or pressed-spear as scheduled.
3. **Posts:** Square HSS steel, **2-1/2 in** (typ.) × 14 ga min; provide heavier posts at gates/turns.

B. **Coating:** Zinc pre-coat or hot-dip galvanizing, plus factory **e-coat** and **polyester powder topcoat**; black unless noted. Touch-up paint to match.
C. **Hardware/Brackets/Caps:** Manufacturer's standard steel fittings, corrosion-protected to match system.
D. **Foundations:** Cast-in-place concrete footings sized per soils, wind, and manufacturer; provide sleeves or core-drill where set on walls.

2.4 GATES AND HARDWARE

A. **Wood Gates:** Welded steel tube gate frame kit (powder-coated), sized for opening; clad both faces with fence pickets. Provide adjustable hinges (two min; three for gates ≥4' wide), lockable latch, and cane bolt for double-leaf gates.
B. **Steel Gates:** Factory-built to match fence style; welded steel leafs with matching finish. Provide adjustable hinges, lockable latch/keeper, drop rod(s) for double gates.
C. **Self-Closing/Self-Latching:** Exit only Panic Hardware.
D. **Hardware Finish:** Hot-dip galvanized or stainless; powder-coat where exposed.
E. ALL GATES MUST BE MIN. 36" W.

2.5 FABRICATION

A. Provide uniform panel sizes; pre-punch or pre-drill for brackets and hardware. Field cutting of galvanized/powder-coated members shall be minimal; clean and coat all cut edges with manufacturer's touch-up system.

---

PART 3 – EXECUTION

3.1 EXAMINATION

A. Verify property lines, utilities, and easements prior to excavation.
B. Confirm grades and layout; coordinate gate swings/clearances.

3.2 PREPARATION

A. Layout fence lines; mark post centers (Wood: **6'-0" O.C. max** unless noted; Steel: **8'-0" O.C. max** or per manufacturer).
B. Excavate post holes to **frost depth** and per soils; typical diameter: **10–12 in for line posts**, **12–18 in for corner/gate posts**.

3.3 INSTALLATION – WOOD FENCE

A. Set posts plumb; top elevation consistent; embed min **24–36 in** below finished grade (adjust to frost/wind/soil). Crown concrete to shed water.
B. Attach rails to posts with brackets or stainless fasteners; keep **bottom rail ≥6 in** above grade.
C. Install pickets with consistent reveal; maintain **bottom clearance 1–2 in** above grade. Provide board-on-board overlap where specified.
D. Provide continuous straight alignment; step or rack at grade changes.
E. Seal/stain all wood parts uniformly.

3.4 INSTALLATION – DECORATIVE STEEL FENCE

A. Set posts true to line and grade; tops consistent; concrete footings crowned. Allow cure before hanging panels/gates.
B. Attach panels using manufacturer's brackets; **rack** panels to follow grade. Maintain **bottom clearance 2 in** (adjust for codes).
C. Install gates square and level; adjust hinges for free swing; set latches/keepers for secure closure.
D. Touch-up all field cuts/abrasions with manufacturer's system.

3.5 TOLERANCES

A. Line/Plumb: ±1/4 in in 10 ft; Top of fence: ±1/2 in in 20 ft.
B. Post spacing: ±1/2 in.

3.6 FIELD QUALITY CONTROL

A. Replace warped, split, or damaged members.
B. Verify hardware operation; confirm latch alignment and security.

3.7 CLEANING AND PROTECTION

A. Remove debris, excess concrete, and metal filings; restore disturbed turf.
B. Protect finished work until Substantial Completion.

## SITE FURNISHINGS/FIXTURES - 323300

PART 1 – GENERAL

1.1 SUMMARY

A. Provide labor, materials, equipment, and services to furnish and install exterior **site furnishings**, complete and anchored, including all accessories and foundations shown on the drawings and listed in the Schedule.

B. Related Sections: 03 30 00 Cast-in-Place Concrete; 05 50 00 Metal Fabrications; 26 05 00 Electrical (lighting/charging in bollards or tables); 31 20 00 Earth Moving; 32 13 13 Site Concrete; 32 14 16 Brick Paving; 32 17 23 Pavement Markings (bike parking zones); 33 10 00 Water Utilities (drinking fountains).

1.2 REFERENCES (select as applicable)

A. **ASTM A36/A572** – Carbon steel shapes/plate.
B. **ASTM A240** – Stainless steel sheet/plate; Types **304** and **316**.
C. **ASTM A653** – Zinc-coated (galvanized) steel sheet.
D. **ASTM A123/A153** – Hot-dip galvanizing (after fabrication / hardware).
E. **AAMA 2604/2605** – Performance requirements for high-performance powder coatings on aluminum (use 2604 min; 2605 in severe exposures).
F. **ASTM B117** – Salt-spray testing (powder coat performance, informational).
G. **ICC/ES AC193/AC308** – Post-installed mechanical/adhesive anchors in cracked concrete.
H. **ADA/ABA 2010 Standards** – Accessible Routes and Operable Parts.

1.3 SUBMITTALS

A. Product Data for each furnishing: model numbers, dimensions, materials, finishes, anchorage, and maintenance.
B. Shop Drawings: Layouts, mounting/anchorage details, bolt patterns and templates, slab/sleeve requirements, embedded parts, utility rough-ins.
C. Samples: Finish chips for powder coat/anodize; wood slat sample (6 in min).
D. Certificates: Galvanizing and coating compliance; recycled content/EPD/HPD if available.
E. Warranty: Manufacturer's standard warranty for each item.

1.4 QUALITY ASSURANCE

A. **Single Source:** Provide furnishings of each type from one manufacturer for uniformity.
B. **Installer Qualifications:** Minimum two similar projects within the last three years.
C. **Mock-Up:** Install one complete assembly of each type (e.g., one bench, one litter, one bike rack) for review. Approved mock-ups establish the standard of quality.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Deliver in manufacturer's packaging with labels intact.
B. Store off the ground; protect finishes from abrasion and UV until installation.
C. Verify anchors, templates, and embedded items are on site before concrete placement.

1.6 WARRANTY

A. Provide manufacturer's **limited warranty**, not less than **1 year** for workmanship and **5 years** for finishes.

-------

PART 2 – PRODUCTS

2.1 MANUFACTURERS

A. **Basis-of-Design:** Products shown on drawings and listed in the **Furnishings Schedule** at the end of this Section. Acceptable manufacturers include Burke, Percussion Play, Custom Canopies Inc., Gardener's Supply Company or approved equal meeting this specification.

2.2 MATERIALS

A. **Metals:**

1. **Carbon Steel:** ASTM A36/A572; shop-fabricated with welds ground smooth. Hot-dip **galvanize after fabrication** per ASTM A123; powder coat over zinc where scheduled.
2. **Stainless Steel:** Type **304** interior/low-corrosion; **316** in de-icing/coastal zones; finish **No. 4 satin** unless noted.
3. **Aluminum:** 6061/6063 for extrusions/plate; finish **AAMA 2604** powder or anodize (AA/M12C22A31 clear, or color).

B. **Wood Slats (if used):** FSC-certified **ipe**, thermally-modified ash, or recycled-plastic lumber; factory-sealed on all sides; edges eased.
C. **Recycled Plastics:** UV-stabilized HDPE or composite slats; color through-body.
D. **Fasteners:** **Tamper-resistant stainless steel** (304/316) visible hardware; galvanized where concealed.
E. **Coatings:** Polyester powder coat, min **2.5–3.5 mil** DFT; color as scheduled; top-coat UV/stable; provide surface prep and primer compatible with galvanized substrate.
F. **Anchors:**

4. **Surface-mounted:** Stainless or hot-dip galvanized anchor bolts; **ICC/ES approved** for cracked concrete where required.
5. **Embedded/In-ground:** Hot-dip galvanized posts with concrete footings sized per drawings.
6. Provide non-shrink grout at uneven slabs as needed; shim stacks not permitted.

2.3 FUNCTIONAL REQUIREMENTS (ADA/SAFETY)

A. **Benches:** Seat height **17–19 in**; provide **armrests** at ends for assisted transfer where required. Maintain **30 × 48 in** clear floor space at at least **1 of every 5** benches.

2.4 FABRICATION

A. Welds continuous and dressed; corners radiused; no sharp edges.
B. Provide concealed fastenings wherever possible.
C. Factory-pre-drill base plates and supply **anchorage templates**.
D. Galvanize after fabrication; repair field cuts with **zinc-rich coating**.

---------

PART 3 – EXECUTION

3.1 EXAMINATION

A. Verify slab thickness, elevations, and utilities before drilling or setting posts.
B. Confirm clearances to walks, curb ramps, and door swings.

3.2 PREPARATION

A. Layout furnishings per drawings; verify ADA clearances and maintenance access.
B. Coordinate sleeves, embedded plates, and conduit prior to concrete placement.

3.3 INSTALLATION

A. Install per manufacturer's instructions and approved shop drawings; set **plumb, level, and aligned**.
B. **Anchorage:** Drill and set anchors using manufacturer's torque specifications; use **ICC/ES approved** anchors in cracked concrete where applicable; minimum edge distances per ESR.
C. **In-Ground Posts:** Excavate to depth; place on compacted base; cast in **3,000 psi** concrete; crown top to shed water.
D. Isolate dissimilar metals; provide nylon isolators or sealants to prevent galvanic corrosion.
E. Touch-up damaged coatings with manufacturer's system; no raw steel exposed.

3.4 FIELD QUALITY CONTROL

A. Inspect for finish defects, loose hardware, or instability; correct prior to Substantial Completion.
B. Submit **as-built location plan** if furnishings differ from bid drawings.

3.5 CLEANING AND PROTECTION

A. Clean surfaces with manufacturer-approved cleaners; remove labels and adhesive residue.
B. Protect from construction traffic and vandalism until acceptance.

3.6 FURNISHINGS/FIXTURES SCHEDULE

1. Bench: 6' long w/ back, no arms
   Basis–of–Design: Buddy Bench as manufactured by Burke
   – color selected from manufacturer's full line (no wording or design)
   www.bciburke.com

2. Shade Structure: Cantilever Umbrella – 12x12
   Basis–of–Design: Cantilever Umbrella by Custom Canopies
   customshadecanopies.com – color selected from manufacturer's full line

3. Shade Structure: Center Post Umbrella – 12x12
   Basis–of–Design: Center Post Umbrella by Custom Canopies
   customshadecanopies.com – color selected from manufacturer's full line

4. Raised Planting Bed 48x24x34
   Basis–of–Design: Wheelchair Accessible Elevated Garden Bed by
   Gardener's Supply Company gardeners.com

5. Durable Polymer Plastic Fence Panels
   Basis–of–Design: Fusion Playful Fencing as manufactured by Burke (4' and 8' panels) –
   color/design selected from manufacturer's full line (no text panel designs) 54 l.f. of fence
   www.bciburke.com

6. 48" Tree Grating
   Basis–of–Design: Iron Age Designs "Rosa"
   – Contractor shall verify opening size requirements for
   each tree prior to ordering grate and segmented concrete tree rings
   ironagegrates.com

7. "Mondrian" Style HopScotch pad 6'–0"X15'–6"
   Basis–of–Design: FlexCourt SoftStep
   www.flexcourt.com

8. Chalk Wall Flowers
   Basis–of–Design: Chalk Board Flowers by Infinity Playgrounds
   Note: total shown 9–inside fence
   colors selected by architect from Manufacturer's Full Line
   www.willygoat.com/products/chalk–board–flowers–one–flower

9. Planter Pots
   Basis–of–Design: TerraCast Products – San Juan Tall
   Note: total shown 6 pots
   colors selected by architect from Manufacturer's Standard color line
   www.terracastproducts.com/product/san–juan–planter/

# DOOR SCHEDULE

DOOR NUMBER → 101

| DOOR NUMBER | DOOR | | | | | | | | FRAME | | HARDWARE | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | DOOR STYLE | LOCATION | DIMENSIONS WIDTH | DIMENSIONS HEIGHT | DIMENSIONS THICK-NESS | MATERIAL | RATING | FINISH | MATERIAL | FINISH | | |
| 100 | 1-A | ENTRY/EXIT | 3'–0" | 7'–0" | MFR. | ALUM. | — | MATCH EXISTING | ALUM. | MATCH EXISTING | SET #1 | PROVIDE EXIT SIGN & ADA TACTILE SIGNAGE AS REQ'D |
| 101 | 2-A | ENTRY/EXIT | 3'–0" | 6'–8" | MFR. | STEEL | — | MATCH EXISTING | STEEL | MATCH EXISTING | SET #2 | PROVIDE ADA EXIT TACTILE SIGNAGE AS REQ'D |

# DOOR AND WINDOW TYPES

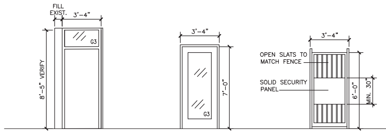
GLASS SCHEDULE FOR DOOR & WINDOWS:

G1 = 1" DOUBLE PANE INSULATED, LOW "E" TINTED GLASS UNIT.
A. CONSTRUCTION TO BE ONE (1) 1/4" SINGLE PANE LOW "E" TINTED FLOAT GLASS, 1/2" AIR SPACE – 90% ARGON FILLED, AND ONE (1) SINGLE PANE 1/4" CLEAR FLOAT GLASS. LOW "E" COATING TO BE SPUTTER COATING ON THE #2 SURFACE.

G2 = 1" DOUBLE PANE INSULATED, LOW "E" TINTED, TEMPERED GLASS UNIT.
A. CONSTRUCTION TO BE ONE (1) 1/4" SINGLE PANE LOW "E" TINTED, TEMPERED FLOAT GLASS, 1/2" AIR SPACE – 90% ARGON FILLED, AND ONE (1) SINGLE PANE 1/4" CLEAR, TEMPERED GLASS.

G3 = 1/4" SINGLE PANE CLEAR OR LOW "E" TINTED, TEMPERED GLASS

GENERAL NOTE: INSTALL TEMPERED GLASS ON ALL WINDOWS LESS THAN 24" FROM DOOR OPENINGS INTERIOR OR EXTERIOR



TYPE: 1–A
TEMPERED GLASS IN ALUMINUM FRAME TRANSOM

TYPE: 1–A
TEMPERED GLASS IN ALUMINUM ENTRY

TYPE: 2–A
STEEL EXIT GATE

# GENERAL DOOR NOTES

A. MANUFACTURES: EXCEPT AS OTHERWISE INDICATED, PRODUCTS OF EQUAL QUALITY, DESIGN, AND FUNCTION BY OTHER MFG'S MAY BE USED PER LIST BELOW. SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY ARCHITECT. HINGES: HAGAR, BOMMER LOCKSETS: CORBIN RUSSWIN EXIT DEVICES: CORBIN RUSSWIN CLOSERS: CORBIN RUSSWIN, DORMA TRIM/AUX: HAGAR, BURNS. WEATHER STRIPPING: NGP, HAGAR OR EQUAL TO EXISTING HARDWARE SETS

B. DOOR FINISHES ARE SHOWN ON DOOR SCHEDULE. IN GENERAL:
ALL INTERIOR FACING DOORS AND FRAMES TO BE PAINTED SEMI–GLOSS PT–3 UNLESS OTHERWISE SPECIFIED.
ALL EXTERIOR FACING OF DOORS AND FRAMES TO BE PAINTED SEMI–GLOSS XP–1 UNLESS OTHERWISE SPECIFIED.

C. DOORS WITH CLOSERS SHALL COMPLY WITH THE FOLLOWING:
1. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8.5LBS FOR EXTERIOR DOORS AND 5LBS FOR INTERIOR DOORS.
2. FROM AN OPEN POSITION OF 70°, DOOR SHALL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 INCHES FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.

D. NO THUMB TURNS TO BE USED ON THE EMERGENCY EGRESS DOOR HARDWARE SETS

E. ALL DOORS TO HAVE LEVER OR PUSH/PULL HARDWARE IN COMPLIANCE WITH ANSI AND ADA

F. ALL DOORS TO MEET ADA ACCESSIBILITY GUIDELINES

G. COORDINATE KEYING OF LOCKSETS WITH OWNER. ALL LOCKSETS SHALL BE MASTERED AND DELIVERED TO OWNER IN TRIPLICATE. ALL KEYS SHALL BE INDIVIDUALLY LABELED.

H. ALL DOORS SHALL BE INSTALLED WITH A HINGE JAMB NO MORE THAN 6" MAXIMUM FROM NEAREST PERPENDICULAR/INTERSECTING WALL UNLESS NOTED OTHERWISE.

J. ALL DOORS INSTALLED WITHIN THIS SPACE ARE REQUIRED TO UTILIZE HANDLES, PULLS, LATCHES, & OTHER OPERATING DEVICES WHICH HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND & DOES NOT REQUIRE TICHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST. SAID DEVICES SHALL INCLUDE LEVER OPERATED MECHANISM, PUSH TYPE MECHANISMS, & "U" SHAPED HANDLES. THRESHOLDS SHOULD BE INSTALLED SUCH THAT HEIGHT IS 1/2 INCH OR LESS & HAS A SLOPE NOT GREATER THAT 1:2. ALL DOOR HARDWARE SHALL COMPLY WITH ALL APPLICABLE ADA CODES.

K. COORDINATE W/ OWNER FOR ADDITIONAL ROOM OR INFORMATIONAL SIGNAGE AS REQUIRED.

GENERAL NOTE: ALL ALUMINUM STOREFRONT WINDOWS AND ENTRY DOORS BASED ON A KAWNEER TRIFAB 451 MODEL (OR OWNER'S STANDARD) – CENTER GLAZED – FINISH MATCH EXISTING

# DOOR HARDWARE SETS

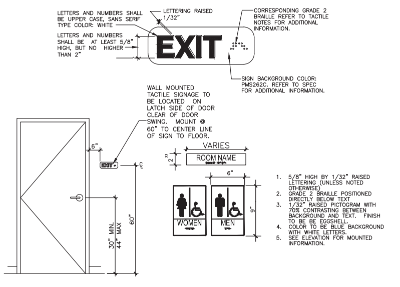
HARDWARE SET #01 (ALUMINUM ENTRY DOORS)

1 EA. PUSH/PULL BARS MFG: ROCKWOOD MODEL: BF15847 FINISH: MATCH EXIST.
1 EA. TOP PIVOT MFG: RIXSON MODEL: 180 FINISH: MATCH EXIST.
1 EA. BOTTOM PIVOT MFG: RIXSON MODEL: 147 FINISH: MATCH EXIST.
1 EA. CLOSER MFG: SCHLAGE MODEL: DC7–AL FINISH: CLEAR
1 EA. SECURE PANIC LOCKSET MFG: SCHLAGE 672 SERIES PANIC BAR – FINISH: CLEAR
1 EA. WEATHER STRIP SET PER STOREFRONT MANUFACTURER
1 EA. DOOR SWEEP PER STOREFRONT MANUFACTURER
1 EA. 6" THRESHOLD MFG: PEMKO 170A FINISH: MATCH EXIST.

HARDWARE SET #02 (EXIT GATE)

1 BLANK COVER FINISH: MATCH EXIST.
1 SET 2–3 STAINLESS BALL–BEARING HINGES (BY GATE MANUFACTURER) FINISH: MATCH EXIST.
1 EA. CLOSER MFG: SCHLAGE MODEL: DC7–AL FINISH: MATCH
1 EA. SECURE PANIC LOCKSET MFG: SCHLAGE 672 SERIES PANIC BAR – FINISH: MATCH

# TACTILE EXIT SIGN DETAILS


LETTERS AND NUMBERS SHALL BE UPPER CASE, SANS SERIF TYPE COLOR: WHITE
LETTERING RAISED 1/32"
CORRESPONDING GRADE 2 BRAILLE REFER TO TACTILE NOTES FOR ADDITIONAL INFORMATION.
LETTERS AND NUMBERS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2"
EXIT
SIGN BACKGROUND COLOR: PMS262C. REFER TO SPEC FOR ADDITIONAL INFORMATION.
WALL MOUNTED TACTILE SIGNAGE TO BE LOCATED ON LATCH SIDE OF DOOR CLEAR OF DOOR SWING. MOUNT @ 60" TO CENTER LINE OF SIGN TO FLOOR.
6"
EXIT
℄
30" MIN.
44" MAX
60"
VARIES
2"
ROOM NAME
6"
9"
WOMEN
MEN

1. 5/8" HIGH BY 1/32" RAISED LETTERING (UNLESS NOTED OTHERWISE)
2. GRADE 2 BRAILLE POSITIONED DIRECTLY BELOW TEXT
3. 1/32" RAISED PICTOGRAM WITH 70% CONTRASTING BETWEEN BACKGROUND AND TEXT. FINISH TO BE BE EGGSHELL.
4. COLOR TO BE BLUE BACKGROUND WITH WHITE LETTERS.
5. SEE ELEVATION FOR MOUNTED INFORMATION.

## TACTILE EXIT SIGN DETAIL

SCALE: 1/2"=1'–0"

# TACTILE EXIT SIGN NOTES

TACTILE EXIT SIGNS:

EXIT STAIR DOWN
EXIT RAMP DOWN
EXIT STAIR UP
EXIT RAMP UP
EXIT ROUTE
TO EXIT
EXIT

SIGN REQUIREMENTS:

1. EACH GRADE–LEVEL EXTERIOR DOOR SHALL BE IDENTIFIED BY A TACTILE SIGN WITH THE WORD "EXIT". (1003.2.8.6.1.1)
2. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE–LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY IS IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE". (1003.2.8.6.1.3)
3. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE–LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP IS IDENTIFIED BY A TACTILE EXIT SIGN THAT STATES "EXIT STAIR DOWN", "EXIT RAMP DOWN", "EXIT STAIR UP" OR "EXIT RAMP UP", AS APPROPRIATE. (1003.2.8.6.1.2)
4. EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN IS IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE". (1003.2.8.6.1.4)
5. EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A SIGN WITH THE WORDS, "TO EXIT". (1003.2.8.6.1.5)
6. LETTERS ON SIGNS ARE RAISED 1/32", SANS SERIF UPPERCASE CHARACTERS AND ARE ACCOMPANIED BY GRADE 2 BRAILLE. (1003.2.8.6 & 1117B.5.5.2)
7. RAISED CHARACTERS ARE BETWEEN 5/8" AND 2" HIGH. (1003.2.8.6 & 1117B.5.5.2)
8. BRAILLE DOTS ARE 1/10" ON CENTER IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS, MEASURED FROM THE SECOND COLUMN OF DOTS IN THE FIRST CELL TO THE FIRST COLUMN OF DOTS IN THE SECOND CELL. (1003.2.8.6 & 1117B.5.6) [NOTE: CA AND OTHER JURISDICTIONS ONLY]
9. BRAILLE DOTS ARE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND. (1003.2.8.6 & 1117B.5.2)
10. CHARACTERS AND BACKGROUND OF SIGNS IS EGGSHELL, MATTE, OR OTHER NON–GLARE FINISH. (1003.2.8.6 & 1117B.5.2)
11. CHARACTERS CONTRAST WITH THEIR BACKGROUND (LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND. (1003.2.8.6 & 1117B.5.2)
12. LETTERS ON SIGNS HAVE A WIDTH–TO–HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH–TO–HEIGHT BETWEEN 1:5 AND 1:10. (1003.2.8.6 & 1117B.5.7)
13. SIGNS ARE TO BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. (AT DOUBLE LEAF DOORS AND WHEN THERE IS NO WALL SPACE AT THE LATCH SIDE, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT.) 1003.2.8.6 & 1117B.5.7
14. MOUNTING HEIGHT IS 60" FROM THE FINISHED FLOOR TO THE CENTERLINE OF THE SIGN. (1003.2.8.6 & 1117B.5.7)
15. MOUNTING LOCATION ALLOWS A PERSON TO APPROACH WITHIN 3" OF THE SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR. (1003.2.8.6 & 1117B.5.7)

Studio 27, Inc.
601 West 2nd St., SUITE 8
Roswell, NM 88201
Telephone: 817.907.6477
575.628.8786

GREGORY D HOLMAN
NO. 005926
10/31/2025

CONSULTANTS:

MECH./ELEC./PLUMB. ENGINEER

BSA Consulting Engineers, PLLC
Electrical & Mechanical Consulting Engineers
14302 Slide Road
Lubbock, TX 79424-6655
Phone: 806.780.7475
Fax: 806.780.0129
www.bsaengineering.com
TEXAS FIRM REGISTRATION NO. F-4415

STRUCTURAL ENGINEER

CIVIL ENGINEER

INTERIOR DESIGNER

PROJECT NAME:
ROSWELL PUBLIC LIBRARY
CHILDREN'S GARDEN
301 N. PENNSYLVANIA AVE.
ROSWELL, NM 88201

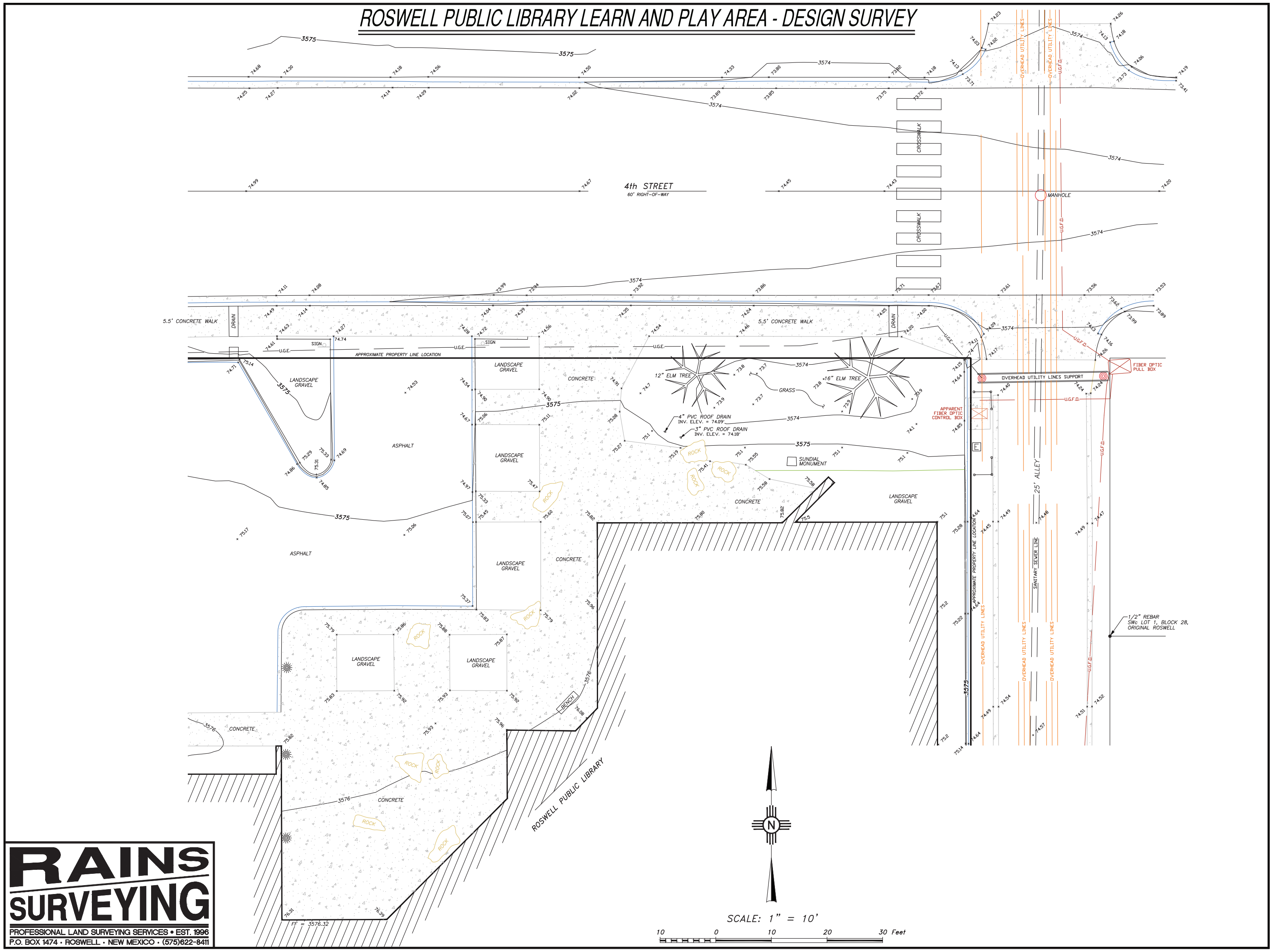
| NO. | DATE | DESCRIPTION |
|---|---|---|
| 01 | – | – |

DATE: 10.31.2025

SHEET NAME:
DOOR & WINDOW SCHEDULES

SHEET NUMBER:
A4.3

# ROSWELL PUBLIC LIBRARY LEARN AND PLAY AREA - DESIGN SURVEY



EXISTING SITE PLAN

NOT TO SCALE

Studio 27, Inc.
601 West 2nd St., SUITE 8
Roswell, NM 88201
Telephone: 817.907.6477
575.628.8786

10/31/2025
GREGORY D HOLMAN
NO. 005926

CONSULTANTS:

MECH./ELEC./PLUMB. ENGINEER

BSA Consulting Engineers, PLLC
Electrical & Mechanical Consulting Engineers
14302 Slide Road
Lubbock, TX 79424-6655
Phone: 806.780.7475
Fax: 806.780.0129
www.bsaengineering.com
TEXAS FIRM REGISTRATION NO. F-4415

STRUCTURAL ENGINEER

CIVIL ENGINEER

INTERIOR DESIGNER

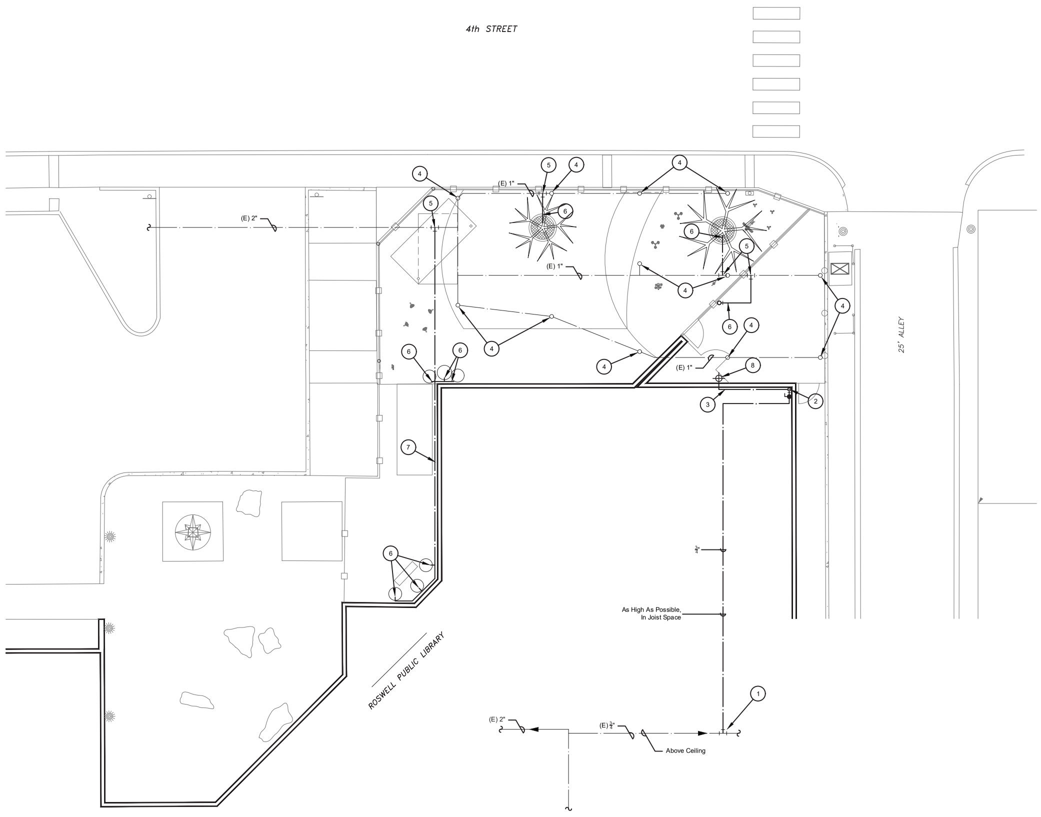
PROJECT NAME:
ROSWELL PUBLIC LIBRARY
CHILDREN'S GARDEN
301 N. PENNSYLVANIA AVE.
ROSWELL, NM 88201

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 01 | - | - |

DATE: 10.31.2025

SHEET NAME:
SITE PLAN

SHEET NUMBER:
C1.0



## SITEPLAN - PLUMBING

1" = 10'-0"

NORTH

## GENERAL NOTES:

A. ALL PLUMBING INSTALLATIONS SHALL COMPLY WITH THE NEW MEXICO PLUMBING CODE, NFPA 90, AND ALL LOCAL, STATE, AND FEDERAL ORDINANCES, CODES, LAWS, AND REGULATIONS.

B. CONTRACTOR TO VERIFY LOCATION AND SIZE OF ALL EXISTING EQUIPMENT AND UTILITIES.

C. ALL ABOVE GROUND DOMESTIC WATER PIPING SHALL BE TYPE L HARD DRAWN COPPER WITH BRASS SOLDER FITTINGS.

D. OUTDOOR IRRIGATION SYSTEM PIPING SHALL BE SCHEDULE 40 PVC.

## KEYED NOTES:

① CONNECT NEW DCW LINE TO EXISTING, ABOVE THE CEILING, AT THIS APPROXIMATE LOCATION.

② DROP NEW DCW LINE DOWN IN THE CORNER.

③ ROUTE NEW WATER LINE LOW ON WALL, BEHIND THE BOOK SHELVES, TO NEW EXTERIOR WALL HYDRANT.

④ REMOVE LAWN SPRINKLER AT THIS APPROXIMATE LOCATION. CAP WATER LINE, BELOW GRADE. ALL SPRINKLERS IN THE RENOVATED AREA MAY NOT NECESSARILY BE SHOWN. CONTRACTOR SHALL IDENTIFY ALL SPRINKLER LOCATIONS IN THE RENOVATED PORTION AND REMOVE AND CAP LINE BELOW GRADE.

⑤ CONNECT NEW ½" PVC IRRIGATION LINE TO EXISTING, BELOW GRADE, AT THIS APPROXIMATE LOCATION.

⑥ EXTEND NEW ½" IRRIGATION LINE TO NEW BUBBLER AT THIS APPROXIMATE LOCATION.

⑦ REMOVE SEALANT AT BASE OF THE WALL TO ALLOW FOR CONCEALMENT OF NEW IRRIGATION PIPING, BETWEEN SLAB AND BASE OF WALL. PROVIDE NEW SEALANT, AS DIRECTED BY THE ARCHITECT.

⑧ PROVIDE AND INSTALL A FREEZE PROOF WALL HYDRANT EQUAL TO A WOODFORD B67, BACKFLOW PROTECTED WITH A RECESSED BOX. PROVIDE LOOSE "T" KEY.

Studio 27, Inc.
601 West 2nd St., SUITE 8
Roswell, NM 88201
Telephone: 817.907.6477
575.628.8786

STEVEN R. COOK
31086
10-31-25

CONSULTANTS:

MECH./ELEC./PLUMB. ENGINEER

BSA Consulting Engineers, PLLC
Electrical & Mechanical
Consulting Engineers
14302 Slide Road
Lubbock, TX 79424-6655
Phone: 806.780.7475
Fax: 806.780.0129
www.bsaengineering.com
TEXAS FIRM REGISTRATION NO. F-4415

STRUCTURAL ENGINEER

CIVIL ENGINEER

INTERIOR DESIGNER

PROJECT NAME:

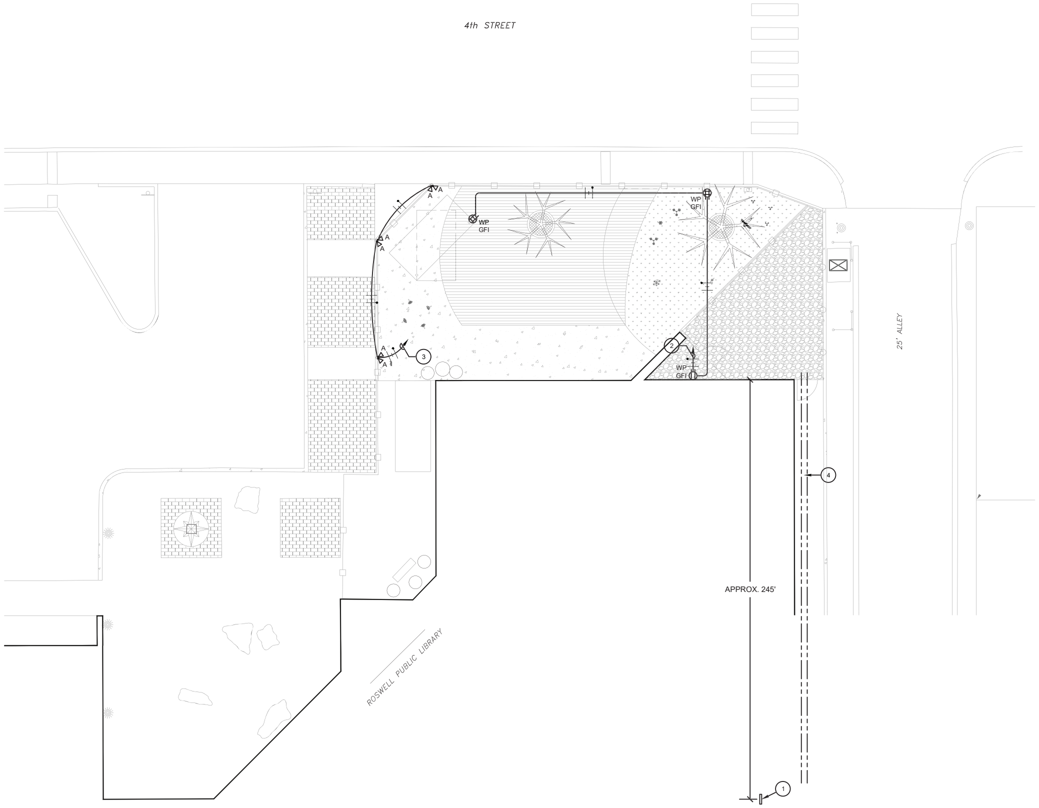
ROSWELL PUBLIC LIBRARY
CHILDREN'S GARDEN
301N PENNSYLVANIA AVE.
ROSWELL, NM 88201

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 01 | - | - |

DATE: 10.31.2025

SHEET NAME:
PLUMBING SITE PLAN

SHEET NUMBER:
P101



## SITEP LAN - ELECTRICAL

1" = 10'-0"

NORTH

## GENERAL NOTES:

A. CONTRACTOR SHALL VERIFY EXISTING LOCATION OF ALL UTILITIES AT JOBSITE PRIOR TO ANY BORING / TRENCHING, ETC.

B. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS BEFORE BIDDING TO DETERMINE THE TOTAL SCOPE OF WORK REQUIRED AND INCLUDE ALL IN BID.

C. IT IS ASSUMED THAT ANY OUTLET, SWITCH, RECEPTACLE, FIXTURE OR PANEL MAY BE RELOCATED WITHIN A TEN (10) FOOT RADIUS OF THE INDICATED LOCATION WITHOUT ADDITIONAL CHARGE TO THE OWNER.

## KEYED NOTES:

① EXISTING PANEL "A" (208V) TO REMAIN.

② 2 #6 & #10 GR. IN 1" CONDUIT TO A NEW 20A-1P CIRCUIT BREAKER IN EXISTING PANEL "A". INSTALL NEW CIRCUIT BREAKER IN AVAILABLE SPACE. ROUTE UNDERGROUND CONDUIT ADJACENT TO ALLEY AND 'LB' INTO ELECTRICAL ROOM AS REQUIRED..

③ 2 #6 & #10 GR. IN 1" CONDUIT ONTO EXISTING EXTERIOR LIGHTING CIRCUIT IN THIS AREA.

④ UNDERGROUND CONDUIT ROUTING THIS AREA AS REQUIRED FOR ELECTRICAL CIRCUIT CONNECTIONS TO EXISTING PANEL "A".

### LIGHTING FIXTURE SCHEDULE - ROSWELL LIBRARY CHILDREN'S GARDEN

| TYPE | VOLTS | MOUNTING | MANUFACTURER | CATALOG NUMBER | LAMPS | INPUT WATTS | NOTES |
|---|---|---|---|---|---|---|---|
| A | 120 | SURFACE | LUMASCAPE | LS9122-33D-840-84-WF-09-AH-XX-006 | LED | 33 W | 1 |

LIGHTING FIXTURE NOTES:
1. MOUNT FIXTURE ON OUTDOOR SHADE STRUCTURE AS DIRECTED BY ARCHITECT.

Studio 27, Inc.
601 West 2nd St., SUITE 8
Roswell, NM 88201
Telephone: 817.907.6477
575.628.8786

MONTY BRADSHAW
15388
Monty Bradshaw
10/31/2025

CONSULTANTS:

MECH./ELEC./PLUMB. ENGINEER

BSA Consulting Engineers, PLLC
Electrical & Mechanical
Consulting Engineers
14302 Slide Road
Lubbock, TX 79424-6655
Phone: 806.780.7475
Fax: 806.780.0129
www.bsaengineering.com
TEXAS FIRM REGISTRATION NO. F-4415

STRUCTURAL ENGINEER

CIVIL ENGINEER

INTERIOR DESIGNER

PROJECT NAME:
ROSWELL PUBLIC LIBRARY
CHILDREN'S GARDEN
301N PENNSYLVANIA AVE.
ROSWELL, NM 88201

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 01 | - | - |
| | | |
| | | |
| | | |
| | | |

DATE: 10.31.2025

SHEET NAME:
ELECTRICAL SITE PLAN

SHEET NUMBER:
ES101

## DIVISION 16 - ELECTRICAL

### SECTION 16A - GENERAL:

1. The work shall include furnishing and installing all electrical work, including final connections to all devices and placing them in service. All work shall conform to local, state, and national codes as interpreted by the authorities having jurisdiction. All materials shall be UL labeled and listed.

2. Comply with requirements of the 2020 National Electrical Code and the City of Roswell codes and ordinances in the construction and installation of all work.

3. All major electrical service equipment specified herein shall be Square D or equal. This includes panelboards, disconnect switches and circuit breakers. Obtain Owner's approval for substitutions.

4. All equipment shall be installed in a location and manner that shall allow for convenient access for maintenance and inspection. Access doors and panels in walls and ceilings shall be provided as required for concealed equipment, controls and boxes.

5. Make all payments for fees, permits and deposits for electrical work. Coordinate with local electrical utility to provide all equipment and pay all costs required to extend underground service from power company facilities to building including meter bases and conduit for meter conductors, CT meter cabinets, and other equipment deemed necessary by the utility company. Contractor shall be responsible for all coordination with the power company.

6. The owner or architect for this project must take the responsibility to submit these drawings to all state and local authorities for required plan reviews. Plans must be submitted for review no later than 5 days after the date appearing on the professional seals.

### SECTION 16B - MATERIALS:

#### 16B.1 CONDUITS

1.1 Rigid Steel Conduit: Rigid, threaded, thick-walled: galvanized inside and outside or galvanized outside with a protective coating inside: UL listed and labeled according to Standard UL6; conforming to ANSI Standard C80.1; Pittsburgh, Republic Steel, Robroy or Allied.

1.2 Electrical Metallic Tubing (EMT): Steel tubing, galvanized outside and provided with a slick corrosion resistant interior coating; UL listed and labeled according to Standard 797; conforming to ANSI Standard C80.3; Pittsburg, Republic Steel, Robroy or Allied.

1.3 Flexible Metal Conduit: Spirally wound with hot dip galvanized steel strips (commercial Greenfield); conforming to UL Standard UL1 and UL listed and labeled; Triangle Conduit and Cable Company, or equivalent.

1.4 Liquidtight Flexible Metal Conduit; Spirally wound, galvanized steel strips, as for flexible metal conduit; with polyvinyl chloride cover extruded over the exterior to make conduit liquidtight; UL listed, Electri-flex type "LA" or equivalent.

#### 16B.2 CONDUIT FITTINGS

2.1 Couplings and Terminations for Rigid Steel conduit: Factory made steel threaded couplings; bushing at all boxes and cabinets, with locknuts inside and outside box or cabinet.

2.2 Couplings and Terminations for Electrical Metallic Tubing: Join lengths of EMT with steel, compression type couplings and connectors where possible. Otherwise use set-screw fittings. Provide nylon insulated throat, steel connectors at box and cabinet terminations.

2.3 Couplings and Terminations for Flexible Metal Conduit: T&B 440 Series couplings at connections between flexible and rigid conduit; T&B 3110 or 3130 Series nylon insulated throat, steel connectors at box or cabinet terminations.

#### 16B.3 OUTLET BOXES

3.1 Sheet Steel Boxes: Sheet steel not lighter than No. 14 gauge, galvanized after fabrication: Raco, Steel City or Appleton.

3.2 Cast Metal Boxes: Cast iron or Cast alloy with threaded hubs: Crouse-Hinds, Appleton or Pyle National.

3.3 Non-Metallic Boxes: NEMA OS 1

#### 16B.4 PULL BOXES AND JUNCTION BOXES

4.1 Sheet steel, galvanized inside and outside, with galvanized covers.

4.2 Small boxes: For boxes where the volume required is not over 100 cubic inches, use standard outlet boxes.

4.3 Larger Boxes: For boxes where the volume required is over 100 cubic inches, use cabinets as specified for panelboard cabinets with covers of same gauge as boxes, secured with corrosion resistant bolts or screws.

#### 16B.5 CONDUCTORS (600 VOLTS AND UNDER)

5.1 Type: Soft drawn, annealed copper, UL listed, rated at 600 volts, Okonite, Triange, Anaconda or Simplex No. 8 and larger shall be stranded: No. 10 and smaller may be solid.

5.2 Insulation: Branch circuits shall have type THHN insulation for exterior installations. Service feeders shall be type THHN or THWN in conduit. Feeder circuits shall be Type THHN in Conduit.

5.3 Type MC Cable copper cable (600 volt copper THHN/THWN conductors) with internal grounding conductor. Interlocked aluminum armor, UL Listed, Southwire Armorlite or equal. Use as light fixture whips only.

#### 16B.6 JOINTS AND SPLICES

6.1 Stranded Copper Conductors: UL approved solderless bolted pressure connectors or Thomas and Betts Series 54000 compression connectors. All connectors shall be properly sized to match conductor sizes. All compression connectors shall be applied with properly sized dies and tools.

6.2 Solid Copper Conductors: UL approved solderless bolted pressure connectors: or UL approved electrical spring connectors of "Scotchlok", Ideal or T&B "Piggy" make.

### SECTION 16C - COLOR CODING:

1. Phase conductors shall be black, red and blue for phases A, B & C respectively in the 208Y/120 volt system and brown, orange and yellow in the 480/277 volt system.

2. Neutral conductors shall be white . Grounding conductors shall be green.

3. Switch legs shall be black with white, red with white or blue with white depending on phase.

4. All wiring No. 8 and larger shall be black and be marked with color banding tape as specified. All phase conductors, neutral and equipment ground conductors shall be marked with colored tape. Apply marking at each termination and every four feet of wiring in raceways.

### SECTION 16D - WIRING DEVICES:

(ALL COLORS SHALL BE SELECTED BY ARCHITECT)

#### 16D.1 WALL SWITCHES

| DEVICE | CATALOG NO. | |
|---|---|---|
| 1.1 Single Pole Wall Switch | Pass & Seymour | 20AC1 |
| 1.2 Three-way Wall Switch | Pass & Seymour | 20AC3 |

#### 16D.2 RECEPTACLES

2.1 Receptacle, 20 Ampere, 125 Volt, 2 Pole, 3 Wire Grounding Duplex: Pass & Seymour No. 5362 (NEMA 5-20R).

2.2 Receptacle, 20 Ampere, 125 Volt, 2 Pole, 3 Wire Grounding Duplex with Self-Contained Ground Fault Circuit Interrupter: Pass & Seymour No. 2091.

2.3 Receptacle with isolated ground: Pass & Seymour No. IG6300.

2.4 Tamper Proof Receptacle: Pass & Seymour No. TR63.

#### 16D.3 COVERPLATES

3.1 Pass & Seymour smooth finish non-breakable thermoplastic wall plates shall be used except in unfinished or machinery spaces, where plates shall be galvanized steel if surface mounted. All switches controlling motorized equipment shall have engraved nameplates. Verify all wall plate colors with Architect.

### SECTION 16E - PANELBOARDS:

#### 16E.1 MATERIALS

1. Panelboard Cabinets: Furnish and install cabinets to serve the various panelboards, of sizes as required to house the panelboards. Cabinets shall be rigidly constructed of sheet steel of gauges conforming to Underwriters' Laboratories Inc. requirements; corners over-lapped or welded; edges turned over to receive trim.

2. Cabinet Fronts: Cut from single sheet of not less than No. 12 gauge cold-rolled sheet steel; fastened in place by adjustable trim clamps which will allow plumbing; same size as the cabinet box if surface mounted; size to overlap the box a minimum of 3/4" on all sides if flush mounted. Provide each door with a substantial flush, cylinder tumbler lock and catch. On doors more than 48" high provide a combination three point catch and lock with T-handle. Provide each lock with two keys, with all locks keyed alike.

3. Finish: All back boxes galvanized; all exposed metal, including fronts, primed and finished in gray lacquer.

4. Where a circuit protective device is scheduled as a "spare", provide the device complete for operation. Where such a device is scheduled as a "space" or "space only", provide proper space and all necessary connectors for future installation of the size of device scheduled. Where a breaker or switch is scheduled to serve a "future" load, provide the device complete for operation.

5. All circuit breakers shall be quick make, quick break, trip free, thermal magnetic, indicating type unless noted otherwise. Branch circuit breakers shall be fully interchangeable without disturbing adjacent units.

6. Connect all circuit interrupting devices with sequence phasing.

7. Provide each panelboard with a neatly typewritten directory of circuits mounted in a cardholder on the inside of the panelboard cabinet. Cover directory with transparent sheet plastic.

8. All panelboards shall be listed by Underwriters' Laboratories Inc.

9. Provide each panelboard with a factory engraved nameplate which shall identify the panelboard name.

10. Bussing: All panel board bussing shall be copper.

#### 16E.2 LIGHTING AND APPLIANCE PANELBOARDS:

1. Panelboards shall have the number and size of bolted-in circuit breakers as scheduled. Panels shall be Square D, type NF or NQOD with bolt-on breakers as required for the interrupting ratings schedules or equivalent.

### SECTION 16F - INTERIOR LIGHTING FIXTURES:

#### 16F.1 MATERIALS

1. Provide and install a lighting fixture on each and every lighting outlet shown. Furnish fixtures in accordance with the designations on the drawings and as specified herein. All features specified or scheduled for fixtures shall be provided, even if the catalog number given in the specifications or schedule lacks the required numerals, prefixes or suffixes corresponding to the features called for.

2. All lighting fixtures shall bear the label Underwriters' Laboratories Inc.

3. Provide electronic drivers and LED Lamping for all fixtures.

4. Fixtures shall comply with ANSI 132.1.

#### 16F.2 DRIVERS

1. LED drivers shall have a minimum power factor of 85% and total harmonic distortion not to exceed 10%.

### SECTION 16G - DISCONNECT SWITCHES:

1. Disconnecting switches shall be manufactured by Square D. Switches shall be heavy duty, enclosed type, rated for 250 volts. Switches used as service switches shall bear a UL service entrance label and nameplate shall so indicate.

2. All HVAC equipment shall be provided with disconnects per NEC 2020.

### SECTION 16H - EXECUTION:

#### 16H.1 INSTALLATION OF BUILDING RACEWAYS

1.1 Types: Above grade interior conduits shall be electrical metallic tubing. Conduits installed below grade in slabs or buried in earth shall be PVC or rigid galvanized steel. Ent is not allowed.

1.2 Connections: Use lengths of flexible metal conduit, not less than 12" long at final connections to all motors, controls and other devices subject to movement because of vibration or mechanical adjustment.

#### 16H.2 CONDUIT SUPPORTS

2.1 Support Spacing: Use minimum spacing as directed by National Electrical Code, but space hangers more closely where required by conditions.

2.2 Individual Conduits: Support conduits running vertically or horizontally with galvanized malleable iron one-hole clamps. Carry individual supported horizontally conduits 1-1/4" and larger on Kindorf No. 150 or Steel City No.C-149 hangers. Use no perforated strap iron as hanger material. Where conduits smaller than 1-1/4" are installed above non-removable type ceilings, they may be supported on ceiling runner channels.

2.3 Multiple Conduits: Where multiple raceways are run horizontally at the same elevations, they may be supported on trapezes formed of sections of Unistrut angle iron or channels suspended on rods or pipes. Size trapeze members including the suspension rods for the number size and loaded weight of the conduits they are to support. Space them as required for the smallest conduit supported.

#### 16H.3 INSTALLATION OF OUTLET BOXES

3.1 Usage: provide at each outlet or device of whatever character a metal outlet box in which conduits shall terminate.

3.2 Boxes Recessed in Construction: Cast metal boxes.

3.3 For Wall Switches, Receptacles and Communications Use: Use 4"x4" size with proper square cornered tile wall cover, plaster cover, or finishing plate, except where construction will not permit or the device requires a larger box.

3.4 Boxes for Exposed Work: Cast metal boxes.

3.5 Boxes for Outdoors: Cast metal boxes with gasketed covers.

#### 16H.4 WIRE PULLING

4.1 Wire Pulling: Provide suitable installation equipment for pulling conductors into raceways or conduits. Use ropes of polyethylene, nylon or other suitable material to pull in conductors. Attach pulling lines to conductors by means of woven basket grips or by pulling eyes attached directly to conductors. All conductors to be installed in a single conduit shall be pulled in together.

4.2 Cable Lubricants: All cable lubricants shall be UL listed, and shall be certified by their manufacturer to be non-injurious to the insulation on which they are used.

#### 16H.5 INSTALLATION OF BUILDING WIRE (600 VOLTS AND UNDER)

5.1 Feeders: Run all feeders their entire length in continuous pieces without joints or splices, insofar as practical.

5.2 Sizes: No wire shall be smaller than No. 12 except for signal or control circuits, and except for individual lighting fixture taps as permitted by the National Electrical Code.

5.3 Identifying Tags: Non-ferrous; stamped to clearly identify each circuit. Securely fasten tags to all cables, feeders and power circuits in pull boxes, lighting, power and distribution panelboards, etc.

5.4 Bundling Conductors; Bundle all conductors in panelboards, cabinets and the like, using marlin twine lacing or nylon straps made for the purpose. Bundle conductors larger than No. 10 in individual circuits. Bundle smaller conductors in larger groups.

#### 16H.6 MOUNTING HEIGHTS

6.1 Where mounting heights are indicated on the drawings, the device shall be installed with the centerline of the device at the indicated height.

6.2 In general, devices which are shown to be installed at counters or other millwork, unless noted. Wall switches shall be installed on the strike side of the door as finally hung.

6.3 Unless otherwise noted on the drawings, or directed by the Owner, install devices at the following heights.

| DEVICE | MOUNTING HEIGHT |
|---|---|
| Wall Switch | 48" |
| Receptacle | 18" |
| Telephone & Data Outlet | 18" |

6.4 Observe all ADA requirements when mounting devices in areas designated as "handicap" or "accessible".

### SECTION 16I - SERVICE CONNECTIONS:

1. Verify power company service requirements for this project prior to bid. Include all charges by Power Company in original bid.

### SECTION 16J - LOAD BALANCING:

1. The contractor shall carefully balance his electrical loads between the various phases. When the facilities are under use at their heaviest loading periods, tests shall be run on the "hot" conductors in each feeder to a panel and any unbalance shall be corrected to a point that no conductor's load shall be more than 10% high or low (maximum unbalance of 20%) in amperes.

### SECTION 16K - SERVICE AND EQUIPMENT GROUNDING:

1. Provide adequate and permanent service neutral and equipment grounding in accordance with the National Electrical Code, and subject to the following additional requirements.

2. Connect the service ground and equipment ground to a common point within the metallic enclosure containing the main service disconnecting means. From the common point of connection of the service ground and equipment ground, run in conduit a combined service and equipment grounding conductor without joint of splice to the main water service pipe and connect it thereto with an approved bolted pressure clamp. Clean all contact surfaces thoroughly before connection, to assure good metal to metal contact. Bond the conduit to the grounding conductor at each end. Supplement the water pipe ground with an additional electrode which shall be 10' long by 3/4 inch diameter copperclad steelground rod. Attach the electrode to the water pipe and to the service/equipment grounding conductor.

3. Size grounding conductors in accordance with National Electrical Code Section 250.

4. The building structure steel frame shall be grounded to the building service ground electrode, using the conductor size specified in National Electrical Code Section 250.

### SECTION 16L - GROUNDING RACEWAYS:

1. Assure the electrical continuity at all metallic raceway systems, pulling up all conduits and/or locknuts wrench light. Where the flexible metallic conduit is employed, provide a green-insulated grounding jumper installed in the flexible conduit. Install a separate green-insulated conductor in each non-metallic conduit.

2. Provide grounding bushings on all service raceways terminating within panelboards, cabinets, and all other enclosures. Provide grounding conductors from such bushings to the frame of the enclosure and to the ground bus or equipment grounding strap. Size grounding conductors in accordance with NEC Section 250.

### SECTION 16M - EQUIPMENT GROUNDING CONDUCTORS:

1. Provide a separate, green-insulated copper grounding conductor, with insulation of the same rating as phase conductors, for each feeder and for each branch circuit installed. Install the grounding conductor in the same raceway with the related phase and neutral conductors, and connect the grounding conductor to pull boxes at intervals of 100 feet or less, to each raceway. Connect all grounding conductors to bare grounding bars in panelboards, and to ground buses in service equipment to the end that there will be an uninterrupted grounding circuit from the point of a ground fault back to the point of connection of the equipment ground and system neutral. Size all these grounding conductors per NEC Section 250.

### SECTION 16N - EQUIPMENT WIRING:

1. Connect complete for operation all items of heating and air conditioning, refrigeration, kitchen equipment, washers, dryers, modular furniture and all other electrical devices furnished by the Owner of under other Divisions of the specifications. Outlets of various types have been indicated at equipment locations, but no indications of exact location or scope of the work are shown on the drawings. Refer to the Owner and to the various Contractors for the work under the other Divisions for the scope of connections to equipment furnished by them and for the exact locations of all items.

2. Where disconnect switches or circuit breakers are not provided integral with control equipment for motors and other electrical appurtenances, provide and install all disconnect switches required by the National Electircal Code and/or as indicated.

Space Planning Architecture Interior Design Construction Management
STUDIO 27

Studio 27, Inc.
601 West 2nd St., SUITE 8
Roswell, NM 88201
Telephone: 817.907.6477
575.628.8786

MONTY BRADSHAW
15388

Monty Bradshaw
10/31/2025

CONSULTANTS:

MECH./ELEC./PLUMB. ENGINEER

BSA
Consulting Engineers, PLLC
Electrical & Mechanical
Consulting Engineers
14302 Slide Road
Lubbock, TX 79424-6655
Phone: 806.780.7475
Fax: 806.780.0129
www.bsaengineering.com
TEXAS FIRM REGISTRATION NO. F-4415

STRUCTURAL ENGINEER

CIVIL ENGINEER

INTERIOR DESIGNER

PROJECT NAME:

ROSWELL PUBLIC LIBRARY
CHILDREN'S GARDEN

301N PENNSYLVANIA AVE.
ROSWELL, NM 88201

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 01 | - | - |
| | | |
| | | |
| | | |
| | | |

DATE: 10.31.2025

SHEET NAME:

ELECTRICAL
SPECIFICATIONS

SHEET NUMBER:

ES201