

A P P E N D I X



Project Manual for a Medical Clinic

Caliente, Nevada

General Conditions

Definitions

For purposes of this contract The Medical Associates of 1 Main Street, Caliente, Nevada, 89008, is referred to as "the owner".

The term "project" described in this Specification is the Medical Associates Medical Clinic located at Broadway and Main Streets, Caliente, Nevada, 89008.

The term "contractor" means the person, firm or corporation, identified as such in the agreement, responsible for the execution of the work contracted with the owner.

The term "subcontractor" means, without limitation, any person, firm or corporation working directly or indirectly for the contractor, whether or not pursuant to a formal contract, that furnishes or performs a portion of the work, labor or material, according to the drawings and/or specifications.

The term "agreement" means the construction agreement between the owner and the contractor.

The term "contract" means the agreement signed by the owner and the contractor, these Specifications and all other documents listed as contract documents of this agreement.

The term "contract amount" means the dollar-value of the agreement as revised by approved contract change orders.

The term "work" includes all labor, material and equipment necessary to produce the construction required by contract.

The term "change order" is a written order to the contractor, signed by the owner, issued AFTER the execution of the contract, authorizing a change in work or an adjustment in the original contract amount as agreed upon by the owner and the contractor.

The term "contract time" is the period of time allotted in the agreement for the completion of the work as revised by approved contract change orders.

Intent of the Documents

The agreement and each of the contract documents are complementary and they shall be interpreted so that what is called for by one shall be binding upon all. Should there be any conflicts in the documents, the contractor is to bring the discrepancies to the attention of the owner at once. It shall be the owner who shall make the responsible decision as to which document is correct and all other documents shall be immediately amended by addendum.

Duplication is not intended through any of the documents and no duplication for additional cost may be claimed.

Delays and Extensions of Time

Should there be excessive delays due to the owner, an employee of the owner, or a contractor of the owner, or by changes ordered in the work, or by acts of God, or by any other cause deemed by the owner as justifying the delay, the contract shall be extended by change order. The length of the extension shall be determined by the owner.

All requests for extension of contract shall be made to owner no more than ten (10) working days after such delay occurs or they shall be otherwise waived. A continuing delay need not be put into writing unless it exceeds another ten (10) working-day period.

Extension of contract time by the owner shall be the contractor's sole remedy for the delay.

Assignments

This contract, or any rights hereunder, shall not be assigned by the contractor without the express consent of the owner.

Payment and Performance Bonds

Prior to any work the contractor, at the discretion of the owner, shall supply the owner with a payment and performance bond in the amount of one-hundred percent (100%) of the contract. The cost of such bond shall be at the expense of the contractor.

Compliance with the Law

Contractor shall be responsible for complete compliance with all laws, including OSHA, ordinances, codes or other regulations as may exist in the jurisdiction of authority in the locale of this contract.

Indemnification

The contractor shall indemnify and hold harmless the owner and all of the owner's heirs and assigns against any and all claims, damages, losses and expenses, including attorney's fees, due to the performance of the work, provided that such claims, damages, losses or expenses,

causing bodily harm, illness or death due to negligence or omission of the contractor, subcontractor or anyone directly or indirectly employed by the contractor or subcontractor, or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder, and shall further indemnify and hold harmless the owner, all of the owner's heirs and assigns from the expense of such defense against all claims for damages, losses and expenses claimed by any person, firm or corporation.

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Standards

AIA	American Institute of Architects
ACI	American Concrete Institute
APA	American Plywood Association
ASERAE	American Society of Heating, Refrigeration and Air-conditioning Engineers, Inc.
ASTM	American Society for Testing Materials
AWS	American Welding Society
CRSI	Concrete Reinforcing Steel Institute
DEI	Door and Hardware Institute
MIA	Masonry Institute of America

TCA	Tile Council of America, Inc.
UL	Underwriters Laboratories, Inc.
WWPA	Western Wood Products Association

Specifications

* Division 1: General Requirements

01010 Summary of Work

The contractor warrants and represents that it has carefully examined all the plans and Specifications, and all of the real property upon which the work is to be conducted, and has satisfied itself as to the conditions existing and the difficulties that may be encountered in the execution of the work which should have reasonably been discovered upon such examination, will not constitute a cause for the reformation or rescission of this contract, or a modification of the amount of this contract, or its termination.

The contractor shall obtain and pay for all permits, licenses, certifications, tap charges, construction easements, inspections and other approvals required, both temporary and permanent, to commence and complete the work at no additional cost to the owner.

The contractor shall be responsible for all the work on the site and the adjacent property regarding loss or damage resulting from its operations at no additional cost to the owner.

Contractor shall receive a full certificate of occupancy before the contractor can receive final payment for the work.

The contractor may have portions of the work performed by others by use of subcontract agreements. These agreements must be approved by the owner and shall in no way increase the cost of the project.

All subcontract agreements shall automatically include the General Conditions and Requirements between the owner and the contractor.

No contract between the contractor and the subcontractor shall be construed to be a contract between the owner and the subcontractor. No subcontractor has a right against the owner unless the contract has defaulted. Should this happen, the owner shall be liable only for the costs incurred in accordance with the subcontract agreement.

The contractor shall be fully responsible for any omissions, commissions or errors committed by the subcontractor, or any person, firm or corporation, or any of their respective employees, in contract with the contractor.

01020 Allowances

An allowance shall be permitted by the owner for medical equipment and lighting fixtures. The allowance for the medical equipment shall be fifty-thousand dollars and ⁰⁰/₁₀₀ (\$50,000) and the lighting fixture allowance shall be in the amount of twenty-three hundred and ⁰⁰/₁₀₀ dollars (\$2,300).

01025 Measurement and Payments

Each subcontractor shall submit a request for payment to the contractor as prescribed in the contract agreement. Each submission shall be

made no later than the 10th day or the 25th day of each month. Requests for payment received on the 10th day shall be reimbursed on the 30th day of the same month. Requests for payment received on the 25th day of the month shall be reimbursed on the 15th day of the month following. There shall be only one payment allowed per month.

No payment shall be approved by the contractor or owner without verification of the measurement submitted with the payment request.

01030 Alternates/Alternatives

The owner has requested that the following five (5) alternates be submitted with the proposal. Should any of the materials, procedures or systems be unavailable for any reason an alternative material, procedure or system may be submitted. Should there be an alternative submitted the contractor and/or material supplier shall submit such information and change per Section 01300.

The proposal submitted to the owner shall include the following alternates:

Alternate #1. An alternate concrete slab and footing per drawings, identified as S-1A, shall be included with the bid. The concrete specifications shall read:

02100 Site Preparation. A base pad is to extend 5 lineal feet beyond the length and width of the slab and shall be 8" (20.32 cm) thick. The pad shall be with the Federal DOT Specification type E aggregate soil mix (Type II) or a sand base compacted to 95% (ASTM standard).

03200 Concrete Reinforcing. Horizontal footing reinforcement shall be 2 #4 rebar, continuous, with 48 diameter laps at all end joints.

#5 rebar dowels shall be installed horizontally at 4'-0" O/C (1.22 m), extending 2'-0" (60.96 cm) A.F.F. Dowels shall start a minimum 1'-0" each way from the corners and from each side of exterior openings. Dowels shall have a 9" (22.86 cm) hook. Dowels shall be placed not more than 3" (7.62 cm) nor less than 1 1/2" (3.81 cm), above the bottom of the footing.

#4 rebar tie hooks, 4'-0" (1.22 m) long w/1'-6" (45.72 cm) hook turned down into footings, shall be placed horizontally along perimeter of slab starting 1'-0" (30.48 cm) from the corners each way at 48" O/C (1.22 m).

03250 Concrete Accessories. Admixtures permitted include:

1. Air-entrained agent per ASTM C260.
2. Hardener and Dustproofer additive—Lapodith or equal.
3. Nonslip additive—Durafax or equal.
4. Nonshrink additive—Sika Set or equal.
5. Cure Seal additive per ASTM C309.

03300 Cast-In-Place Concrete. Concrete slab, 4" (10.16 cm) thick, as per plans, with 6×6-W1.4×W1.4 embedded 1 1/2" (3.81 cm) below finish concrete surface. WWF to be lapped 6" (15.24 cm), minimum, at all sides, ends and turndowns along perimeter.

Alternate #2. The work included in this alternate shall be for masonry exterior wall construction and masonry wall insulation in lieu of the exterior framing base bid. The Specifications shall read:

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04100 Mortar and Grout. Mortar and grout shall meet specifications as indicated by the Masonry Institute of America and local codes. Solid grout shall attain a minimum strength of 2,000 psi (907.18 kg/6.45 cm²).

04150 Masonry Accessories. All masonry accessories shall include, but are not limited to, corner units, halves, lintel block and sill block. Knock-out or deep-cut ("U") bond beam block may be used in lieu of lintel block.

04200 Unit Masonry. Concrete Masonry Units include split-face one side, load-bearing, 8×8×16 (20.32 cm × 20.32 cm × 40.64 cm), f'/m 1530, natural gray, on the East, North, and South elevations. Standard (smooth face) load-bearing, f'/m 1530, natural gray, shall be on the West elevation only.

The wall height is 9'-4" (2.84 m) from the top of slab to top of masonry. 2 #4 continuous rebar to be installed horizontally in first course, 1-#4 each course 2'-0" (0.61 m) vertically, 2 #4 rebar above all openings and 2 #4 rebar at the top course. No rebar shall be heat bent.

#9 gauge truss-type horizontal joint reinforcement at 16" O/C (40.64 cm) vertically may be used in lieu of the #4 rebar except at the 4'-0" (1.22 m) level, above openings and at the top course.

1-#5 vertical rebar shall be placed at 4'-0" O/C (1.22 m) horizontally in all walls to match dowel spacing. 1-#5 rebar shall be placed vertically on each side of wall openings and 2 #4 rebar horizontally over openings in bond beam extending a minimum 1'-0" (30.48 cm) beyond each side of opening.

#4 rebar to be lapped 48 diameters and #5 rebar to be lapped 40 diameters. Rebar is lapped 2'-0" (60.96 cm) each way at all corners.

04210 Insulation. All materials of one type shall be from one manufacturer. No substitutes will be allowed. The materials selected by the contractor shall be approved in writing prior to any installations per Division 1, Section 01300, Submittals.

Two types of insulation shall be installed in conjunction with the masonry construction. There shall be an expanded mineral fiber loose-fill insulation placed within the wall cavities where no grout-ing exists and there shall be polystyrene foam board insulation installed on the interior side of the masonry walls.

The loose-fill insulation shall be applied during masonry wall construction by the masonry contractor. At each grout lift, prior to the grout-stop installations for the horizontal bond beams, the insulation shall be poured into the cells that are to have no grout. The masonry contractor shall be responsible to see that the cells are filled completely before the grout-stop is installed. The general contractor's quality control inspector on the project shall make a special inspection to assure proper installation. No cells shall be left unfilled.

2" (5.08 cm) polystyrene insulation board (foam board), 3.5# (1.59 kg) density, shall be installed on the interior side of the masonry walls. The "Styrostud" system shall be used with either the aluminum "Z" stud or the channel "stud" to support the insulation. The board shall be directly adhered with an adhesive recommended by the manufacturer. The board shall be 2'×9" (0.61 m × 2.74 m). The studs shall be 9'-0" (2.74 m) long.

A 2×4 (5.08 cm × 10.16 cm) wood furring strip shall be installed at the floor and ceiling levels and at each interior corner of the walls to be used as a base upon which to fasten the drywall.

Alternate #3. An alternate shall be included for light-gauge structural and light-gauge metal framing in lieu of wood framing. The framing shall include floor joists, wall construction, structural and partition, ceiling joists and the roof structure. The specifications shall read:

05400 Cold Formed Metal Framing. Floor joists shall be 10" (25.40 cm) 18-ga structural unpunched "C" studs attached with all necessary accessories for a complete installation.

Exterior walls are 9'-0" (2.74 m) high and shall be constructed of 6" (15.24 cm) 18-ga structural steel studs with top and bottom 6" (15.24 cm) 18-ga track. Studs shall be placed at 24" O/C (0.61 m).

All lintels over exterior openings shall be a minimum of 2 8" (20.32 cm) 18-ga unpunched steel studs. All ceiling joists and roof rafters shall be 6" 18-ga unpunched steel studs. Ridge and hip beams shall be 8" 18-ga unpunched steel studs doubled. Spacing shall be as noted on plans.

All connections at walls, lintels, rafter, and ridge and hip shall be welded with proper clip stiffeners. Weld shall be a fillet weld completely surrounding clip stiffener. Self-tapping #6 x 3/4" (1.91 cm) screws may be used to hold stiffeners and connections in place until welded.

If structural metal stud framing is accepted, the wood utility plate on the steel support beam is not to be installed and the wall embedment and pier heights must be adjusted accordingly.

All materials shall be supplied by American Studco Company, Phoenix, Arizona.

09100 Metal Support Systems. Interior bearing walls shall be 6" (15.24 cm) 20-ga galvanized studs and track, interior plumbing walls shall be 6" (15.24 cm) 22-ga studs and track, and partition walls shall be 3 5/8" (9.21 cm) 25-ga galvanized studs and track. All walls shall extend 9'-0" (2.74 m) A.F.F.

All necessary accessories shall be in accordance with the manufacturer's recommendations, codes and local ordinances.

All materials shall be supplied by American Studco Company, Phoenix, Arizona.

Alternate #4. An alternate structural floor support beam and alternate truss roof system shall read as follows:

06100 Rough Carpentry. A wood support beam may be used in lieu of the steel support beam. The wood beam shall be constructed and installed per the recommendations of the Western Wood Products Association.

The beam shall be supplied from 6x8 (15.24 cm x 20.32 cm) DF #1 or better. The beam shall be installed in the same manner as the steel beam with embedment in the foundation walls and centered on the concrete piers.

The beams shall be supported at the piers with a specially constructed saddle support to meet all local code and ordinance structural specifications. The saddles and beams shall be fastened with 3/4" (1.91 cm) through bolts and tightened in place with 3/4" (1.91 cm) nuts, washers and lock washers on both sides of the connection. The nuts shall be spot-welded sufficiently to guarantee that they shall not come loose.

Special inspections of the saddles and the beam construction are required.

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06170 Prefabricated Structural Wood. An alternate truss roof system may be used in lieu of conventional roof framing.

Prefabricated wood trusses, 5/12 slope, shall be manufactured by Trus-Joist/MacMillan, or equal, and installed in lieu of ceiling joists and roof rafters. Trusses shall be constructed with a 2x6 (5.08 cm x 15.24 cm) top chord and 2x4 (5.08 cm x 10.16 cm) bottom chord. The trusses shall be constructed so as to provide the hip configuration as indicated on the structural framing plan, and longitudinal and transverse sections. All common and jack trusses, blocking and accessories shall be supplied by the manufacturer. The truss shall include a rafter tail to extend 2'-0" beyond the plate line at all eaves.

Alternate #5. This alternate is for a built-up roofing system in lieu of tile roofing.

06100 Rough Carpentry. The slope of roof shall change from 5/12 slope to a 1/2"/ft (1.27 cm/30.48 cm) slope gable-framed roof structure. Conventional framing techniques shall be used with 2x6 (5.08 cm x 15.24 cm) rafters and ceiling joists spaced at 24" O/C (0.61 m). A double 2x8 (5.08 cm x 20.32 cm) ridge shall be installed full length of roof. The overhang shall remain at 2'-0" (0.61 m) on all sides. All king posts, braces and purlins shall be eliminated. 2x6 (5.08 cm x 15.24 cm) staggered solid blocking shall be installed between rafters and ceiling joists and shall be centered (10'-3") (3.12 m) between the plate and ridge on both sides.

Walls shall be constructed so that all bearing walls shall extend to the bottom of the roof structure. All partition walls shall remain at 9'-0" (2.74 m) A.F.F. There shall be no fire wall construction.

07200 Insulation. The roof deck shall be covered with one layer of 1" (5.08 cm), 3'x4' (0.91 m x 1.22 m) rigid isotherm insulation board and a second layer of rigid perlite composite board 1" (2.54 cm) thick. Manufacturer shall be GAF. The first layer shall be adhered to the roof deck with a "spot" mopping. The joints shall be staggered and tape sealed. The second layer shall be fastened with typical insulation fasteners a minimum 2 1/2" (6.35 cm) long. The joints shall be staggered and opposite the joints of the first layer and tape sealed.

07500 Membrane Roofing. An alternate built-up roofing system shall be submitted in lieu of the proposed tile roof system. A three-ply BUR system, specification I-2-1-MGP by GAF, is hereby specified over insulated wood deck. Insulation shall be supplied by GAF. There shall be one layer of isotherm, 1" thick, and one layer of perlite composite board, 1" thick.

Asphalt shall be supplied in cartons of 50# each. All felt materials shall be supplied by the same manufacturer. All asphalt shall be supplied by the same manufacturer. The asphalt shall be approved for use with the BUR system. The system shall be applied as follows:

1" Isotherm insulation	@ 15# (6.80 kg)
1" Perlite base composite board	
Type III asphalt (3 coats)	@ 75# (34.02 kg)
Gafglas Ply 6 sheet (2 plies)	@ 20# (9.07 kg)
Ruberoid MP membrane	@100# (45.36 kg)
Total weight	210# (95.25 kg)

07600 Flashing and Sheet Metal. A 1 $\frac{1}{2}$ " (3.81 cm) 20-ga white enameled galvanized iron gravel stop shall be installed along the eaves on both sides of the roof. An edge metal matching the gravel stop shall be installed along the barges.

Alternate #6. If the owner chooses the BUR system, the following specifications shall apply to the installation of the HVAC system.

15500 Heating, Ventilation, and Air Conditioning. The units shall be split units with the compressors placed on slab next to the electrical switchgear cabinet(s) and the air-handler units installed in the utility room. In lieu of return air being directed to the ceilings in both halls, all return air shall return to a plenum in the base of the walls on both sides of the utility room. All supply air shall be directed through the suspended ceilings into wall registers placed adjacent to the finish ceiling in each area. Supply requirements shall remain the same.

These alternate bids are to be submitted on the proposal as an ADD or DEDUCT from the base proposal.

01040 Coordination

It is the responsibility of the contractor to supply a Critical Path Chart to the owner, all selected subcontractors and manufacturers or suppliers so that the work can be accomplished in a timely manner without confusion or delay.

01060 Workmen's Compensation and Insurance

The contractor, at its own expense, shall be responsible for maintenance of workmen's compensation in accordance with the laws of the state in which the project is being constructed.

The contractor shall also supply the owner with liability insurance in the amount of one million and ⁰⁰/₁₀₀ dollars (\$1,000,000) for injury or death and three million and ⁰⁰/₁₀₀ dollars (\$3,000,000) for property damage. The owner shall be named as co-insurer.

01200 Project Meetings

It shall be the responsibility of the contractor and all subcontractors, manufacturer's representatives and/or suppliers to be available for regular project meetings to be held on-site weekly for the purposes of discussing continuity, labor, material or equipment problems, and safety. The day and time of the meeting is at the discretion of the contractor. The owner may or may not be present at these meetings.

01300 Submittals/Substitutions

The contractor shall submit to the owner, or owner's representative, for approval, all materials, equipment and procedures to be a part of the completed the project. Submittals shall be in writing and certified to be as per manufacturer's recommendations.

All "or equal" and alternative products or procedures are to be submitted in writing to the owner, or owner's representative, for

approval. The reason for the "or equal" or alternative materials or procedures must be explained in the submittal. Such submittals must be available to the owner or owner's representative no less than ten (10) working days prior to the start of work on the project.

The owner has the right to reject any and all such submittals except in the event the material is no longer available or there is a delay in time in obtaining the material or the procedure must be changed due to the change in material.

01400 Quality Control

The contractor warrants that all materials and equipment supplied to the owner for the project are new unless otherwise specified. All work shall be free from any defects in material and workmanship.

All warranties or guarantees supplied by the manufacturers to the contractor or subcontractors shall be deemed as supplied to the owner as well. Prior to final payment by the owner, all copies of the warranties, guarantees shall be submitted to the owner and the said warranties/guarantees assigned directly to the owner.

01500 Construction Facilities and Temporary Controls

The contractor, at its own cost, shall be responsible that all temporary facilities such as telephones, electrical supply, personal care equipment, first aid equipment, potable water and fire prevention facilities are made available on the project.

Fire prevention facilities and services, and first aid and medical assistance must be prominently displayed so that all persons, firms or corporations employed on the project may have access to them.

01600 Material and Equipment

At the discretion of the owner, if there is sufficient room, an area may be set aside for storage of equipment and materials. If possible, a fence will be so provided for enclosure of the materials and equipment. It is the responsibility of each person, firm or corporation to make certain that the area is secure at the end of each workday.

01700 Contract Closeout

The contractor shall be responsible for maintenance of all records. A copy of such records shall be provided to the owner at the time of completion of project including manufacturers' warranties, guarantees, certifications of workmanship and material prior to final payment and/or retention. Where no manufacturer's warranty or guaranty exists, and, regardless of such warranties or guarantees, all trades shall submit, in writing, a minimum two (2) year guarantee defects in workmanship and material which are a permanent part of the project.

The contractor, at its own expense, shall be responsible for a clean worksite. All rubbish caused by the contractor's employees, the subcontractor or its employees and the suppliers or their employees shall be removed and properly stored in containers for removal to a suitable site for dumping.

End of Division

Division 2: Sitework

02000 Scope of Work

Division 1 and the General Conditions are to be considered a part of this division. All labor and equipment for a complete installation are also a part of this division.

02010 Subsurface Investigation

The owner shall provide for subsurface exploration to be conducted by a qualified soils engineering firm. The soils testing and results shall be made available, in writing, to the owner or owner's representative and the contractor and shall become a part of these Specifications.

The report shall include the type of surface soil, the type, or types, of soil for a minimum of ten (10) feet (3.05 m) below grade, obtained by test borings or core drillings, and shall make recommendations, if any, for correcting substandard soils conditions. During excavation and grading, soils testing shall be performed to ensure the soils meet a minimum of 3,000 psf (1,360.71 kg/0.929 m²) design strength.

02100 Site Preparation

The contractor shall make certain that certain vegetation is marked to remain intact or to be removed, saved and transplanted. This shall be accomplished in cooperation with the owner, contractor and clearing and grubbing contractor. When all vegetation to be saved is so marked, all remaining vegetation, debris and refuse is to be cleared and removed.

02200 Earthwork

Excavate as required to achieve proper grade levels, for the mass excavation of the crawl space and for working room required for laying of foundation walls and footings surrounding the mass excavation. Excavation for all footings is to be on undisturbed earth or minimum 95% compacted soil with a minimum depth as shown on drawings or otherwise governed by local codes.

Should the contractor contact caliche or large rock conditions which would require blasting, the owner will reimburse the contractor for the cost of such work.

Backfill at exterior walls shall be Type II soil, well compacted, to a subgrade 8" (20.32 cm) below top of foundation wall. Backfill over utilities shall conform with the utility company requirements of sand and Type II soil. The remainder of the site shall be graded to assure proper drainage away from the building. Remove all excess soils from the site.

Grades not otherwise indicated on the plans shall be of uniform levels or slopes between points where elevations are given.

Contractor is to notify owner immediately if any excavation reveals fill or ground water.

02500 Paving and Surfacing

All paving is to be of asphaltic materials. All paving shall be installed in areas indicated on plans. Pavement design shall meet ten

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(10) year minimum design criteria for local areas as established by the Asphalt Institute. The following guide should be used as a minimum thickness required:

Soil Class	Minimum Pavement
Poor-CBR = 3.5-type, plastic when wet such as clay, fine silt, sandy loam	6" (15.24 cm) coarse asphalt base binder (1 1/2" [3.81 cm] asphalt aggregate) and 1 1/2" (3.81 cm) asphalt topping (maximum 1/2" [1.27 cm] aggregate)
Medium-CBR = 7.0-type, hard, silty sands or sand gravels containing clay or fine silt	4" (10.16 cm) coarse asphalt base binder (1 1/2" [3.81 cm] asphalt aggregate) and 1 1/2" (3.81 cm) asphalt topping (maximum 1/2" [1.27 cm] aggregate)
Good-CBR = 12-type, clean sand and sand gravel free of asphalt topping clay, silt or loam	3" (7.62 cm) coarse asphalt base material (1 1/2" [3.81 cm] asphalt aggregate) and 1 1/2" (3.81 cm) asphalt topping (maximum 1/2" [1.27 cm] aggregate) or 6" (15.24 cm) (compacted thickness) stone base plus 2 1/2" (6.35 cm) asphalt topping (maximum 3/4" [1.91 cm] aggregate)

Finish paving shall be 4" (10.16 cm) asphalt mix at all light-trafficked areas over a 6" (15.24 cm) cementitious base over 10" (25.40 cm) compacted base aggregate or sand at all paved areas. The aggregate base shall be compacted to maintain an 80% compaction rate. Base shall be tested for compaction prior to application of asphalt finish. All paving surfaces shall be properly sealed from weather deterioration as per local codes and accepted workmanship of the trade.

Precast concrete parking blocks, 6'-0" (1.83 m) long and 5" (12.70 cm) high, shall be as shown on plans, or one for each two (2) parking places, spanning one half (1/2) per parking space, except at hand-capped parking where the concrete block shall be 4'-0" (1.22 m) long and 5" (12.70 cm) high, one (1) per parking space, if not indicated otherwise on plans.

Curbs shall be 6" (15.24 cm) machine-formed asphaltic curbs of the same material as the heavily trafficked topping. Any curbing which becomes defective within a ninety (90) day period after final certificate of occupancy shall be replaced at no cost to owner.

02900 Landscaping

Provide all labor, material and equipment necessary to complete the seeding, sodding, landscape planting, earthwork and edging as shown on plans. Landscape bidder shall submit a proposal and drawings for approval by the owner. Proposal shall include size, type and number of plantings, and exact area to be sodded.

Landscape contractor shall be responsible for the installation of the topsoil to finish grade at all the rough grading. The area shall be free of all debris and well drained prior to any planting. Total proposal shall include all taxes where applicable.

End of Division

Division 3: Concrete

03000 Scope of Work

Division 1 and the General Conditions are considered a part of this division. All labor, material and equipment necessary to complete all concrete work including formwork, reinforcing and cement finish shall be furnished by the concrete contractor.

03100 Concrete Formwork

All labor materials and equipment necessary for the installation of footing and foundation wall formwork shall include steel stakes, 3'-0" (0.91 m) long for footing form support, 2X treated lumber or 1" (min) (2.54 cm) treated plywood for footing forms, 3/4" (min) (1.91 cm) plywood for wall forms, formties and any other accessories necessary for proper construction of the foundation walls and footings.

03200 Reinforcement

All rebar shall be grade 60 (60 kps). Rebar shall be 2-#4 laid horizontally and continuous in footings with 48 bar diameters at all laps. Rebar shall be installed on chairs 3" (7.62 cm) from bottom of footing. Corners shall have 2 #4 rebar, 4'-0" (1.22 m) long, bent 90° at the center, and shall extend 2'-0" each way from the corner. 1-#5 rebar shall be installed vertically in foundation walls at 4'-0" O/C (1.22 m) horizontally with 6" (15.24 cm) hook tied to footing rebar. Bar length shall extend to 3" (7.62 cm) below top of wall. No rebar shall be heat bent. All rebar shall be installed and inspected prior to placement of concrete.

03300 Cast-in-Place Concrete

Footings and foundation walls are to be 3,000 psi (1,360.77 kg/6.45 cm³) ready-mix concrete per ASTM C94. Type III cement shall be used. Concrete shall be tested at the expense of the owner at 3 days, 7 days and 28 days in accordance with ASTM C31 and ASTM C150. If any of the tests fail, the contractor shall, at its own expense, make all necessary repairs and/or replacements.

Concrete components shall be Portland cement, one brand; aggregate-fine sand and maximum 3/4" (1.91 cm) DIA coarse gravel free from other deleterious substances; potable water.

Admixtures permitted shall be:

1. Air-entrained agent per ASTM C260
2. Hardener and dustproofer-Lapodith or equal
3. Nonslip additive-Durafax or equal
4. Nonshrink additive-Sika Set or equal

03400 Precast Concrete

Piers and pier pads are to be precast concrete products that are supplied by the manufacturer to be installed by the concrete contractor. Pier pads shall have 2 #4 rebar each way. The rebar shall have a clearance of 2" (5.08 cm) from each end of the pad and shall be embedded 1 1/2" (3.81 cm) below surface of concrete. The vertical rebar shall be so placed so as to be perpendicular to the horizontal rebar. The

rebar height shall end 3" (7.62 cm) below top of pier. The 6" (15.24 cm) hook shall be tied to the horizontal pier pad rebar at each vertical rebar. Piers and pier pads shall be aligned to support the beams as shown on the plans.

The concrete contractor shall build into the concrete all materials furnished by others and shall secure same: including plumbing, electrical conduit, concrete inserts, anchors, hangers, hold-downs, sleeving for piping, etc., when and where required by the other trades.

End of Division

Division 4: Masonry

Not used

Division 5: Metals

05000 Scope of Work

Division 1 and the General Conditions shall be considered a part of this division. Provide all labor, material and equipment necessary to complete the structural and miscellaneous steel work indicated on the drawings. All materials to meet ASTM requirements. Provide all steel embeds, anchors and accessories as shown on plans or as required for a complete installation. Submit shop drawings for all structural steel components.

05100 Structural Metal Framing

Support beams shall be W8x28 (W20.32 cm x 12.73 kg) wide-flange structural steel beams spanning from wall to wall in both an east/west and north/south direction. A 4" (10.16 cm) embedment (bearing) shall be installed in the wall at each end. Beams shall be fastened together with 3"x3"x1/4"x6" long (7.62 cm x 7.62 cm x 0.64 cm x 15.25 cm) clip angle stiffeners, bolted and welded at both sides of all junctions of all web joints. All welding, burning, scarfing and painting of metal shall be done on the job site. Bolts shall be minimum 5/8" (1.59 cm) DIA x 2" (5.08 cm) long with nut and lock washer. Bolts shall be tack-welded to prevent loosening. Weld at perimeter of stiffeners shall be minimum 1/4" (0.64 cm) continuous fillet. Flange surface joints shall be "V" shaped with weld to fill "V" to a minimum 1/8" (0.32 cm) above surface of flange. Surface weld shall be scarfed smooth. Paint all exposed surfaces with rust-inhibiting primer.

End of Division

* Division 6: Wood and Plastics

06000 Scope of Work

Division 1 and the General Conditions are to be considered a part of this division. Furnish all labor, materials, tools and equipment necessary to complete all work under this division and as indicated on drawings.

Provide and maintain temporary enclosures, fences and barricades as required by local codes and ordinances and OSHA. If required, provide temporary door and window enclosures.

06100 Rough Carpentry

Treated 2x8 (5.08 cm x 20.32 cm) sill plate shall be placed on all concrete surfaces (piers and walls) prior to installation of steel beam. Sill plate may be attached using 1/2" x 10" (1.27 cm x 25.40 cm) anchor bolts or powder actuated shot and pin. If anchor bolts are used the carpentry, contractor shall supply the anchors to the concrete contractor for installation.

2x8 (5.08 cm x 20.32 cm) HF (Hemlock Fir), utility grade, shall be installed on the structural steel beams as per plans and shall be fastened with powder actuated shot and pin. The fasteners shall be spaced 4'-0" O/C (1.22 m). The lumber shall be drilled and fastened with countersunk nuts and washers.

Floor joists shall be 2x10 (5.08 cm x 25.40 cm) DF (Douglas Fir) #1 or better. Spacing and lengths shall be as indicated on structural floor plan. A header (rim joist) shall be installed along perimeter of floor to close and hide stub ends of floor joists. Header joists shall be fastened with 4 16d nails toe-nailed at each end. Interior floor joists shall be fastened with joist hangers of the proper size. Metal cross bridging shall be installed where spans exceed 8'-0" (2.44 m).

Standard 3/4" (1.91 cm), 5-ply, underlayment, or 1" (2.54 cm) OSB, shall be used for the sub-flooring applied over the floor joists. Plywood or OSB sheets applied over the floor joists shall have an adhesive applied to the joists and shall be nailed with minimum 8d shank nails as per standards of the trade and local requirements. The sub-flooring shall be placed with staggered joints and clips at the butt ends where required or underlayment may be cut and fit to center of joists and nailed at 9" O/C (22.86 cm).

1/2" (1.27 cm) plywood shall bear the DFPA stamp, type CDX or CCX, 5-ply, with exterior glue, UNO, for exterior use at roof and shall be nailed with minimum 8d shank nails as per standards of the trade and local requirements. The CCX shall be applied along the eaves with the smooth side exposed to the underside. The remainder of the roof shall be filled with CDX material. All joints to be staggered with clips at the butt ends as required.

Exterior walls and interior bearing walls are 2x6 (5.08 cm x 15.24 cm) studs at 16" (40.64 cm) O/C. Plumbing walls shall be staggered 2x4 (5.08 cm x 10.16 cm) studs on 2x6 plate at 24" (60.96 cm) O/C. Partition walls shall also be 2x4 (5.08 cm x 10.16 cm) studs at 24" (60.96 cm) O/C. All studs shall be DF, construction grade. Sole plate and double top plate shall be 2x6 (5.08 cm x 15.24 cm) HF utility grade for exterior bearing walls and interior bearing walls and 2x4 (5.08 cm x 10.16 cm) HF utility grade for nonbearing interior partitions. All walls shall extend 9'-0" (2.74 m) A.F.F. Where code requires, 2x6 (5.08 cm x 15.24 cm) or 2x4 (5.08 cm or 10.16 cm), fire blocking shall be installed to match the wall size.

All exterior corners shall have a diagonal let-in brace applied so that the brace extends from sole plate to double top plate at an angle of no more than 60° at the sole plate. An alternate 3/8" (0.95 cm) CDX plywood or OSB shear panel may be installed in lieu of the diagonal bracing. Additional let-in bracing shall be installed for every 25 lf of uninterrupted wall space between corners.

A fire wall shall be constructed above the interior East and West bearing walls. The fire wall shall extend from the top plate of the

interior bearing walls to the underside of the roof structure and shall be constructed with 2×6 (5.08 cm × 15.24 cm), construction grade studs at 16" O/C (40.64 cm). Where code requires, fire blocking shall be installed at mid-height of the walls.

3 2×6 (5.08 cm × 15.24 cm) DF construction grade studs or a 6×6 (15.24 cm × 15.24 cm) DF #2 or better post shall be installed in the Restroom/Break Room common wall and 3 2×4 (5.08 cm × 10.16 cm) DF construction grade studs or a 4×6 (10.16 cm × 15.24 cm) DF #2 or better post shall be installed in the Break Room/Reception Room common wall. The posts shall be placed directly below the double ceiling joists. Two (2) sets of 3 2×6 (5.08 cm × 15.24 cm) construction grade studs or 2 6×6 (15.24 cm × 15.24 cm) DF #2 or better posts shall be installed in the Reception Room/Waiting Room common wall. One post shall be installed on each side of the Reception Room window opening.

All furred-down ceiling areas shall be constructed of 2×2 (5.08 cm × 5.08 cm) DF common with vertical members spaced at 24" O/C (60.96 cm). Where required, 2×2 (5.08 cm × 5.08 cm) or 2×4 (5.08 cm × 10.16 cm) furring shall be used for back-up for GWB installations.

Ceiling joists shall be 2×6 (5.08 cm × 15.24 cm) DF #2 or better spaced as indicated on the plans. All joists shall be fastened with joist hangers of proper size at end connections where abutting double joists and header joists. Double joists shall be installed over all bearing walls. Header joists shall be installed to hide exposed joist ends and for fastening of joist hangers. Frieze blocking shall be installed along perimeters parallel to the joists at plate line where header joists are not required.

Conventional roof framing shall include 2×6 (5.08 cm × 15.24 cm) DF #2 or better for rafters and double 2×8 (5.08 cm × 20.32 cm) or a 4×8 (10.16 cm × 20.32 cm) DF #1 or better for hip and ridge beams. Rafters shall be attached at the plate line with Simpson Strong Tie anchors #A34, #A35, or equal, and with Simpson skewed joist hangers, or equal, at all hip and ridge connections as per manufacturer's recommendation.

The conventional roof framing shall be supported by installing 3 2×6 (5.08 cm × 15.24 cm) studs or 6×6 (15.24 cm × 15.24 cm) posts over the interior bearing walls where there is no fire wall, spaced at 4'-0" O/C (1.22 m). These posts shall have 2×4 (5.08 cm × 10.16 cm) collar ties extending transversely from post to post at the juncture with the post and the roof structure. 2×4 (5.08 cm × 10.16 cm) purlins shall be run continuously parallel with the post construction supporting the collar ties at the posts.

A rough-sawn (R/S) fascia board shall be 2×8 (5.08 cm × 20.32 cm) DF #2 or better and nailed to ends of rafter and hip tails with 2 8d shank nails at each connection.

06200 Finish Carpentry

A "Slimline" oak veneer wood trim shall be installed surrounding all windows on the interior side of the exterior walls. In addition, a 1/2" (1.27 cm) to 3/4" (1.91 cm) thick return (match the thickness of the "Slimline" material) of the same finish shall be applied to both sides and head of each window immediately adjacent to the interior side of the window. Where a window exists on the interior only, both sides of the window shall be similarly trimmed. An apron and stool shall be applied to the interior side of the exterior windows and on both sides of the interior window. The interior windows include the Waiting Room/Playroom window and the Waiting Room/Reception Room window. The

Waiting Room/Reception Room window shall have a $\frac{3}{4}$ " \times 18" (1.91 cm \times 45.72 cm) wide, select pine, shelf, with apron both sides, centered on the wall the full length of the window opening. All nailing shall be with 6d finish nails, maximum $1\frac{1}{2}$ " (3.81 cm) long. The nails shall be slightly punched for application of a finish putty over each nail head. All joints shall be smooth and even.

A 2 \times 4 (5.08 cm \times 10.16 cm), select DF, R/S finish, exterior trim shall be applied to the exterior wall framing surrounding each window with a 1 \times 4 (2.54 cm \times 10.16 cm) return to the window of the same material. A water table shall be applied at the head of each window and a sloped stool extending $\frac{3}{4}$ " (1.91 cm) beyond an apron, $1\frac{1}{2}$ " deep (3.81 cm), R/S, 2 \times 4 (5.08 cm \times 10.16 cm), select DF, supporting the stool. All exterior trim shall be installed prior to the wall finish installation.

End of Division

Division 7: Thermal and Moisture Protection

07000 Scope of Work

Division 1 and the General Conditions are to be considered a part of this division. Furnish all labor, materials and equipment necessary to complete all work under this division and as indicated on drawings.

07100 Below-Grade Moisture Protection

The exterior face of the foundation wall and the footing shall be protected against moisture penetration by the use of a 36" (91.44 cm) wide roll of self-adhering, self-sealing, bituminous sheet material by Koppers Co., Inc., or equal. The manufacturer's (Koppers) specification is as follows:

- 1 coat primer (1 gal/sq = 1 lb/sq) @ 15 lb/sq
(1 coat primer [3.79 liter/9.29 m² = .45 kg/9.29 m²] @ 6.80 kg/9.29 m²)
- 1 rubberized, asphalt/polyethylene laminated membrane, 43" \times 33'
@ 80 lf/sq
(1 rubberized, asphalt/polyethylene laminated membrane, 1.09 m \times 10.06 m @ 24.38 m/9.29 m²)
- 3" cant strip (continuous) @ 300 lf/bundle
(7.62 cm cant strip [continuous] @ 91.44 m/bundle)
- Webbing for sealing corners and laps @ 300 lf/roll
(Webbing for sealing corners and laps @ 91.44 m/roll)
- 4' \times 8' \times 1/2" fiberboard for protection board @ 32 sq ft/board
(1.22 m \times 2.44 m \times 1.27 cm fiberboard protection board @ 2.97 m²/board)

An emulsified primer shall be applied to the wall prior to the installation of the bituminous sheet material. An extra 8" (20.32 cm) wide layer (4" [10.16 cm] each side) of the same material shall be applied at all corners and all joints. A 3" \times 3" (7.62 cm \times 7.62 cm) wood or fibrous continuous cant strip shall be installed along the whole perimeter of the foundation wall at the juncture of the foundation

wall and the top of the footing. An extra 16" (40.64 cm) wide layer of the sheet material shall be applied over the cant strip, 4" (10.16 cm) up the wall and extending 4" (10.16 cm) down over the exterior top corner of the footing. All applications shall be applied so that there are no wrinkles or breaks in the material.

A layer of 1" (2.54 cm) × 3.5# (1.59 kg) density polystyrene foam or 1/2" (1.27 cm) fibrous protection board shall be placed over the finished bituminous materials from the top of the foundation wall to the base of the footing prior to any backfilling of the walls. Sand or a fine aggregate shall be backfilled against the protection board to at least 1/2 the height of the foundation wall and Type II soil shall be backfilled into the remainder of the space. All backfilling shall be compacted in 8" (20.32 cm) lifts.

07200 Insulation

Install 2" (5.08 cm) thick 2'×4' (0.61 m × 1.22 m), 3.5# (1.59 kg) density, polystyrene foam board, or 2" (5.08 cm) rigid fiberglass insulation board, on the interior side of the foundation wall from the top of the wall to the top of the footing over 1×4 (2.54 cm × 10.16 cm) furring strips fastened w/8d concrete nails and adhesive, spaced 2'-0" O/C (0.610 m) horizontally. The insulation shall be nailed at 9" O/C (22.86 cm) along the perimeter of each piece of insulation w/wide-head 6d × 2 1/2" (6.35 cm) insulation nails. A top and bottom furring strip may be used horizontally the length of the walls.

The exterior stud walls and interior bearing stud walls shall have 6" (15.24 cm), R-19, kraft-backed, 16" (40.64 cm) wide, tabbed insulation. All interior stud walls, bearing and partition, shall have a combination thermal and sound insulation, 4" (10.16 cm) thick, 24" (60.96 cm) wide, kraft-backed paper full height, and staggered full height in the plumbing wall. The insulation shall be sound rated at 60 STC, with the exception of the wall between the Restroom and Utility Room.

Ceilings shall have R-30 loose blanket batt insulation installed as per plans.

07300 Roofing Tiles

Roofing shall be a one-piece clay "S" tile, terra cotta in color, as manufactured by Life Tile Systems, or equal. Underlayment shall be a 43# (19.50 kg), 36" (91.44 cm) wide, 5-square felt laid horizontally on the roof sheathing starting from the bottom (eave line). The felts shall have a minimum 4" (10.16 cm) lap.

A wire-tie system shall be installed per manufacturer's recommendations and specifications. Each tile shall be fastened to the tie system. The tile shall be laid with a 15" (38.10 cm) exposure. All tiles shall be laid in a straight and true horizontal line. No broken tiles shall be used. All broken tiles shall be replaced prior to final inspection of the roof.

A prefabricated plastic or metal ridge vent shall be installed along the ridge and hips in lieu of the standard 2×6 (5.08 cm × 15.24 cm) trimmer placed on edge at these areas. (See Section 07600, Sheet Metal.)

Manufacturer shall supply a ten (10) year warranty covering workmanship and material. A certificate of acceptance by the manufacturer shall be submitted to the owner prior to release of retention payment.

07600 Sheet Metal

All sheet metal flashings and accessories for the roof shall be supplied by the sheet metal contractor, to be installed by others as needed. All sheet metal shall be a minimum 26-gauge galvanized steel or aluminum material with the exception of the valleys and pipe jacks, which shall be manufactured in $\frac{1}{16}$ " (0.16 cm) thick lead and formed in the same manner as the galvanized flashings.

A prefabricated ridge vent shall be used along all ridges and hips in lieu of the 2x6 (5.08 cm x 15.24 cm) edgewise.

07900 Sealants and Caulking

The contractor shall provide for installation of joint sealants and caulking at all control joints. Caulking shall also be provided around all exterior doors and windows.

End of Division**Division 8: Doors, Windows, Glazing****08000 Scope of Work**

Division 1 and the General Conditions are to be considered a part of this division. Furnish all labor, materials and equipment necessary to complete all work under this division and as indicated on drawings.

08100 Metal Doors and Frames & 08200 Wood and Plastic Doors

Exterior doors are to have hollow-metal (HM) frames. Interior doors are to have hollow-metal knock-down (KDHM) frames. Main entrance exterior doors shall be of metal-clad wood construction.

The door schedule is as follows:

Mark	Size	Frame	Description	Remarks
1	pr 3'x6'8" (0.91 m x 2.03 m)	HM	Wd, m/c, birch, 3-panel, $1\frac{3}{4}$ " (4.45 cm)	mfr paint
2	3'x6'8" (0.91 m x 2.03 m)	HM	2-panel HM, $1\frac{3}{4}$ " (4.45 cm)	mfr paint
3	3'x6'8" (0.91 m x 2.03 m)	KDHM	flush, wood, birch, $1\frac{3}{8}$ " (3.49 cm), h/c	stain (typ)
4	3'x6'8" (0.91 m x 2.03 m)	KDHM	flush, wood, birch, $1\frac{3}{8}$ " (3.49 cm), s/c	lead-lined
5	pr 2'x6'8" (0.61 m x 2.03 m)	KDHM	flush, wood, birch, $1\frac{3}{8}$ " (3.49 cm), h/c	6"x18" lite
6	3'x6'8" (0.91 m x 2.03 m)	KDHM	flush, wood, birch, $1\frac{3}{8}$ " (3.49 cm), h/c	pocket
7	2'x6'8" (0.61 m x 2.03 m)	KDHM	flush, wood, birch, $1\frac{3}{8}$ " (3.49 cm), h/c	stain (typ)
8	3'x6'8" (0.91 m x 2.03 m)	KDHM	cased opening	

Appendix III Project Manual for a Medical Clinic

All interior doors are to have sound insulation fill (STC 60) in the door cores.

08250 Door Opening Assemblies

All door hardware is to be supplied by one manufacturer. The hardware shall be Schlage. The following is the hardware schedule for all doors:

Front Entry - Schlage entry latch w/thumb latch handle and dead-bolt, w/matching key, antique brass. Schlage handle to match latch. 1 $\frac{1}{2}$ sets hinge butts, antique brass, each leaf.

Side Exterior Doors - Schlage emergency kit hardware only (no special knowledge). 1 $\frac{1}{2}$ sets hinge butts, antique brass.

Doctor Office, Accounting Office, Nurse Office, Reception, Record Storage, Restroom - Schlage privacy latch, antique brass, 1 $\frac{1}{2}$ sets hinge butts, antique brass.

Interior Halls, Break Room and Examination Rooms - Schlage passage latch, antique brass, 1 $\frac{1}{2}$ set hinge butts, antique brass.

Operating Room and X-Ray Laboratory - Schlage antique brass handle w/push plate both sides, each leaf. 2'6" x 1'-6" (0.76 m x 0.46 m) at X-Ray Laboratory and 3'-0" x 1'-6" (0.91 m x 0.46 m) at Operating Room, antique brass kick plate both sides, each leaf and 1 $\frac{1}{2}$ set hinge butts, antique brass, each leaf.

08500 Metal Windows

Windows shall be aluminum framed and manufactured to fit into frame or masonry wall openings. Windows shall be of such construction so that the mullions are installed at the mid-point width of the framing stud or the masonry unit.

All glazing for the exterior windows shall be integrally tinted, gray, dual pane insulated glass, $\frac{1}{8}$ " (0.32 cm) thick, with $\frac{1}{2}$ " (1.27 cm) air space between panes. The interior windows shall be installed with clear $\frac{1}{4}$ " (0.64 cm) tempered plate glass. Windows are to be installed as per plans and details.

The window schedule is as follows:

Mark	Size	Frame	Description	Remarks
A	4'x4' (1.22 m x 1.22 m)	Alum	FX GL,insulpane	
B	4'x2'8" (1.22 m x 0.81 m)	Alum	FX GL,insulpane	
C	6'x2'8" (1.83 m x 0.81 m)	N/A	4x8x8 GL BLK	Solar Decor
D	4'x2'8" (1.22 m x 0.81 m)	N/A	4x8x8 GL BLK	Solar Decor
E	4'x5' (1.22 m x 1.52 m)	Alum	FX Tempered GL	$\frac{1}{4}$ " (0.64 cm) thk
F	10'x2'6" (3.05 m x 0.76 m)	Alum	OXXO Sliding GL	

End of Division

Division 9: Finishes .**09000 Scope of Work**

Division 1 and the General Conditions are to be considered a part of this division. Furnish all labor, materials and equipment necessary to complete all work under this division and as indicated on drawings.

09200 Lath and Plaster

All metal accessories are to be supplied by one manufacturer. Install accessories such as base screed and control joints; J-metal at all window and door jambs, heads and sills, and at all dissimilar materials abutting the plaster; corneraid and cornertite; and any other accessories as may be necessary for a complete job. Lath shall be 8'-0" x 36" (2.44 m x 0.91 m), 22-ga expanded metal sheets w/building paper backing.

Apply $\frac{3}{8}$ " (0.95 cm) scratch coat over lath. Scratch coat shall be in accordance with manufacturer's recommendations and local codes and ordinances. Allow to cure for a minimum 3 days, wetting walls with fog spray daily. Apply $\frac{3}{8}$ " (0.95 cm) brown coat over freshly moistened scratch coat. Allow to cure for a minimum 7 days, wetting walls with fog spray daily. Wet walls just before application of finish coat. Finish coat is to be $\frac{1}{8}$ " (0.32 cm) thick, natural gray color, or, at the discretion of owner, with an integral color in lieu of painting.

It is the responsibility of the plaster contractor to make certain that all exposed metal, glazing or other materials are protected and/or thoroughly clean, making sure that there is no damage to the other finished trades around the work. Clean up job site and remove debris upon completion.

09250 Gypsum Board (GWB)

All GWB shall be $\frac{5}{8}$ " (1.59 cm) "X" (Firecode) by USG, or equal, as required by local codes and ordinances. Boards shall be laid horizontally with the long side perpendicular to the framing on both walls and ceilings. The sheets shall be placed so that all vertical joints on walls and the ends on the ceilings are staggered. Staggered joints shall be centered on the adjacent sheets.

GWB shall be fastened with minimum $\frac{1}{8}$ " (2.86 cm) drywall screws spaced at 6" O/C (15.24 cm) along the perimeter of each sheet and 9" O/C (22.86 cm) in the field. The screws shall be applied with sufficient force to slightly indent the GWB.

All joints on walls and ceilings shall be sealed with paper or self-adhering tape and multi-purpose compound. The first application shall be left to dry and is sanded smooth. A second application is applied to the taped joint, allowed to set, and sanded smooth to match the GWB for application of paint or wallcovering. All exposed screw heads shall also be embedded in multi-purpose compound, sanded and smoothed to match the GWB surface. See Finish Schedule for textures. All drywall ceilings are 9'-0" A.F.F. (2.74 m), UNO.

09300 Tile

See Finish Schedule for location and other information regarding ceramic wall tile to be installed. Tile shall be "Dal-Tile," or equal, 4x4 (10.16 cm x 10.16 cm), color to be selected by owner from standard ranges. Bullnose tile shall be applied at all exposed ends of tile.

Tile shall be applied using a thinset cement wall application and grouted with a color-matching grout between tiles as per manufacturer's recommendations.

09500 Acoustical Treatment

See Reflected Ceiling Plan for locations of ACT system. The ACT shall be Armstrong Acoustical Tile, 2'x4' (0.61 m x 1.22 m), 3/4" (1.91 cm) thick, treated wood fiber, fissured, fire retardant (1-hour rated). All ACT ceilings are to be 8'-0" (2.44 m) A.F.F. Install 1" (2.54 cm) wall angle along perimeter of all supporting walls. Install 1" (2.54 cm) main "T" runners spaced 2'-0" O/C (0.61 m) with secondary cross runners spaced at 4'-0" O/C (1.22 m). Center the main runners in each area for aesthetic appearance. In areas where the walls are 4'-0" (1.22 m) apart, only the wall angle and main "T" runners shall be used. All joints shall be fastened with corner clips at the walls and at the cross joints.

The ceiling shall be suspended with 9-ga tie wire fastened to the wood joists by a screw eye and to the runners with a clip fastener at the corners of the mains and cross secondary members. Tie wires shall be installed so as to offer support every 9 square feet of ceiling area or as necessary for proper support. Additional tie wire shall be added at each corner of the "T" bar ceiling structure where an electrical fluorescent fixture is to be installed. Add seismic support as may be required by local code and ordinance.

09650 Resilient Flooring

See Finish Schedule for location of resilient flooring. Resilient flooring may be either sheet vinyl flooring or 12"x12" (30.48 cm x 30.48 cm) vinyl tiles. Where sheet flooring is applied, an underlayment of 7 1/2 lb (3.40 kg) felt is to be adhered to the subfloor as a cushion for the sheet vinyl. The felt is to be smoothed and left to set. The sheet vinyl is to be applied over the felt, smoothed and allowed to set for twenty-four (24) hours.

Vinyl composition tile (VCT) flooring shall be installed with an adhesive directly to the subfloor. Tile shall be placed so that it is properly centered on the floor in each area where it is used.

The sheet and tile flooring shall have a 4" (10.16 cm) base coving, color selected by owner to match flooring, and is applied along the perimeter of all resilient floors. An alternate coving may be applied along the perimeter of the floor. The alternate coving is backed by a 1 1/2" (3.81 cm) concave quarter-round wood member.

The contractor shall allow for leftover material, sufficient for repairs, to remain on the project.

09680 Carpet

See Finish Schedule for location of carpet installation. Carpeting shall be DuPont, commercial grade, heavy traffic, with a rubber pad. Installation shall be by a reputable carpet contractor. Seams shall be kept to a minimum. Seams shall be installed so that the webbing or joint does not show after installation. A guarantee shall be supplied to the contractor and owner by manufacturer as to workmanship and material. A copy of the manufacturer's accreditation shall be in the hands of the owner prior to final payment and retention.

09900 Painting

See Finish Schedule for location of all interior painting. Colors to be selected by owner from standard color ranges.

Acceptable paint manufacturers for standard paints are:

Sinclair Paints	Sherwin-Williams Paints
Decatrend	Frazer Paints

Acceptable manufacturer for exterior wood paints shall be by Olympic Stain, or equal.

The painting shall be applied as follows:

Exterior Walls and Trim:**Exterior Plaster**

- 1 coat of primer
- 2 coats latex paint
- Sprayed, rolled or brushed
- Standard colors selected by owner

Exterior Wood Trim

- Oil based stain
- Standard colors selected by owner

Underside of Overhang

- 1 coat primer
- 2 coats latex paint
- Match cement plaster color

Interior Walls

- 1 coat sealer
- 1 coat primer
- 1 coat semi-gloss epoxy

09950 Wallcovering

Additional wallcoverings shall be selected by owner and shall be directed by change order after contract is signed.

End of Division

*** Division 10: Specialties****10000 Scope of Work**

Division 1 and the General Conditions are to be considered a part of this division. Furnish all labor, materials and equipment necessary to complete all work under this division and as indicated on drawings.

10500 Lockers

Individual personal storage lockers shall be installed for each employee and are to be located in the Restroom area. The number of employees is to be determined by owner (maximum of ten).

10800 Toilet and Bath Accessories

The contractor shall be responsible for the purchase and installation of all Restroom and Kitchen accessories including, but not limited to, mirrors, dispensers, waste depositories and grab bars per ADA requirements.

End of Division

Division 11: Equipment**11000 Scope of Work**

Division 1 and the General Conditions are to be considered a part of this division. Furnish all labor and equipment necessary to complete all work under this division and as indicated on drawings.

11700 Medical Equipment

The owner shall select all medical equipment for this project. The contractor shall be responsible for proper installation of the equipment. Where required, coordination shall be applied by the various subcontractors responsible for specialty installations such as plumbing and/or electrical.

End of Division

Division 12: Furnishings - NOT USED**Division 13: Special Construction - NOT USED****Division 14: Conveying Systems - NOT USED****Division 15: Mechanical****15000 Scope of Work**

Division 1 and the General Conditions are to be considered a part of this division. Furnish all labor, materials and equipment necessary to complete all work under this division and as indicated on drawings.

15050 Basic Mechanical Materials and Methods

In addition to the requirements stated in Section 15000, the mechanical contractor shall be governed by the regulations established by professional engineers who have designed the installation and material requirements. The mechanical contractor shall also be governed by the regulations of ASHRAE and OSHA and by national, regional and/or local

mechanical and plumbing codes, where applicable. The materials used shall be as specified in the following sections.

15400 Plumbing

The plumbing contractor shall be responsible for all fee and permit costs in reference to the plumbing and piping applying to this project.

Plumbing shall include, but is not limited to, installation of all sanitary sewer, storm drainage, gas and potable water connections from off-site to, and including, the appliance or fixture shut-off valves and the appliances or fixtures themselves. Fittings not specifically mentioned shall be construed to be included to make a complete installation.

Provide and install all soil, waste, vent pipes and clean-outs for all sewer lines in accordance with local code. Provide proper drainage where necessary and ensure that all stub-outs are properly capped. Pipe and fitting sizes shall be as per plans. Where discrepancies may occur with local codes and installation recommendations, such codes and recommendations shall prevail.

Provide and install type K copper pipe for all underground potable water service and connections. Use Type K or L copper pipe for all potable water above grade pipe.

If gas is used for heating and/or hot water heat, gas piping shall be schedule 40, black steel pipe. All below-grade gas pipe and gas pipe exposed to the atmosphere shall be wrapped with a polyethylene coating.

Insulate all cold and hot water piping as required by local codes and ordinances. Hold installation to inside of building insulation to prevent freezing.

The plumbing fixture schedule is as follows:

Handicap Water Closet: American "Cadet" #2108.408 - 18" high
Church #295, or equal

Lavatories: Custom-designed cultured marble one-piece lavatory tops w/basins integral (color and style to be selected by owner)

Mop Basin: Stainless Steel by Elkay, or equal

15050 Basic Mechanical Materials and Methods

In addition to the requirements stated in Section 15000, the mechanical contractor shall be governed by the regulations established by professional engineers who have designed the installation and material requirements. The mechanical contractor shall also be governed by the regulations of ASHRAE, OSHA and by national, regional and/or local mechanical and plumbing codes, where applicable. The materials used shall be as specified in the following sections.

15500 Heating, Ventilation and Air Conditioning

Mechanical contractor shall supply shop drawings for the installation of the EVAC system, if required. All fees and permits for the HVAC installation are at the expense of the mechanical contractor. The HVAC equipment shall be manufactured by Lennox Corporation, or equal.

The mechanical contractor shall propose a self-contained HVAC unit. The system contains two 3-ton, self-contained, heat exchangers

Appendix III Project Manual for a Medical Clinic

with all accessories necessary for a complete installation, including, but not limited to, ductwork, grilles, registers and other fittings as necessary, installed in the ceiling. The thermostat controls shall operate both manually and automatically. See EVAC Plan, M-1.

Coordinate all work with the plumbing and electrical contractors where required.

End of Division

Division 16: Electrical

16000 Scope of Work

Division 1 and the General Conditions are to be considered a part of this division. Furnish all labor, materials and equipment necessary to complete all work under this division and as indicated on drawings.

16050 Basic Electrical Materials and Methods. In addition to the requirements stated in Section 16000, the electrical contractor shall be governed by the regulations established by professional engineers who have designed the installation and material requirements. The electrical contractor shall also conform to the latest edition of the NEC OSHA, regional and/or local electrical codes, where applicable. The materials used shall be as specified in the following sections.

16400 Service and Distribution

Provide for an adequate service and grounding system as shown on drawings and as described in the specifications. Conduit shall be used as a continuous ground path from appliance to distribution center. A complete equipment ground conductor shall also be supplied from each appliance to the distribution center.

All materials shall be new and supplied by one manufacturer with shipping crates intact. The contractor shall be provided with proof of manufacturer's shipping record. All materials selected shall be as indicated in the specifications and/or electrical schedules. All equipment shall have a label and/or stamp from an approved testing laboratory such as Underwriters Laboratories (UL), and all motorized and switchgear equipment shall have nameplates which shall be supplied with the equipment. All disconnects shall be rated NEMA 1 enclosures.

The electrical contractor shall coordinate all installation with the local utility company and shall provide connections for service when all service is inspected and approved. The electrical contractor shall further coordinate all hookups with contractors of other trades where cooperation is necessary for speedy execution of the contract.

Acceptable manufacturers of the switchgear equipment are:

Square D	General Electric
White/Westinghouse	ITT

There shall be two (2) distribution panels as a part of the entry switchgear, one (1) for power and one (1) for lighting.

16500 Lighting (General Lighting and Power)

See Electrical Plans, E-1 and E-2. All standard lighting switches shall be Hubbell 1221-1, or equal. All duplex receptacles shall be Hubbell 5262-1, or equal. All 3-wire receptacles shall be as required for usage by Hubbell, or equal (minimum 25A, 240VAC). All GFCI receptacles shall be GE-TGTR115F, or equal.

Exterior lighting installations shall be underground using schedule 80 electrical PVC conduit.

The electrical contractor has the liberty to make the best application with the least cost and still acceptable to all codes and regulations. Sizes of conduit shall be determined by the electrical contractor with all connections, accessories and wiring to be in accordance with code. The minimum allowable size and insulation type of conductor shall be #12AWG, THNN, for power and exterior lighting circuits, and #14AWG, THNN, for interior lighting circuits.

The electrical contractor shall install an empty conduit for thermostat wiring.

16600 Special Systems

A special emergency system shall be installed for use in the event of power failure. The system shall be self-contained in an enclosure next to the main switchgear and shall include a throw-over switch, a battery supply and a gas-driven (natural or butane) generator. Proper ventilation shall be maintained for this system at all times. The generator shall be of sufficient size to maintain power and lighting for the Operating Room and X-Ray Laboratory as well as for all emergency lighting. The engineer shall supply load calculations.

16700 Communications

A special conduit and a special circuit shall be installed for an isolated computer system with additional junctions supplied in each office for networking.

The electrical contractor shall install an empty conduit for telephone communications and for intercom and fire alarm systems. The systems are to be installed by communications specialists who shall supply drawings and specifications to the owner for approval.

End of Division

Excerpts of a Soils Report

Soils Report

Controlled Earthwork

Do all grading, compaction, excavation and backfill within the limits of construction. Work and materials shall conform to the soils report and boring log, bound with this section of the Specifications. . . .

Observe the exposed subgrade before and during subsequent scarification for evidences of any remaining debris, old backfills, etc., requiring additional removal. . . .

All fill materials should be soils free of vegetation, debris, organic contaminants and fragments larger than six inches (6") in size. Natural site clay soils may be used for required fills beneath bituminous pavement. However, these soils may become expansive when compacted and are not recommended for fills beneath building floors and exterior concrete slabs.

Based on the results of one expansion test, the existing surface fill similarly is expansive and, therefore, not recommended for reuse beneath building floors and exterior concrete slabs.

Any import fill or backfill soils for use beneath the buildings or exterior concrete slab areas should conform with the following specification requirements:

Maximum Particle Size 6 inches*

Maximum Percent Expansion 1.5 %*

Maximum size may be reduced at Architect's direction to satisfy trenching or landscaping requirements, etc.

Base course materials for use beneath building floors and asphaltic concrete pavements should be well graded sand and gravel materials meeting (local government) specifications for aggregate base-course materials.

Fill materials shall be placed in horizontal lifts not exceeding six inches (6") compacted thickness.

Compaction

Compaction of subgrade soil, backfill, subbase fill and base course materials should be accomplished to the following density criteria:

Material	% Compaction (ASTM D698)
Subgrade Soil:	
Below Slabs	88 minimum - 94 maximum
Below Footings	95 minimum
Below Asphaltic Pavement	95 minimum
Subbase Fill of On-Site Soils:	
Below Slabs	Not Recommended for Use
Below Footings	Not Recommended for Use
Below Asphaltic Pavement	95 minimum
Imported Subbase Fill:	
Below Slabs	90 minimum
Below Footings	95 minimum
Below Asphaltic Pavement	95 minimum
Miscellaneous Backfill†	90 minimum
Base Course:	
Below Slabs	95 minimum
Below Asphaltic Pavement	100 minimum

Provide additional material required, of top soil quality, and place as part of the work of this section.

*Performed on sample remolded to 95% of the maximum ASTM D698 density and 2% below optimum moisture under 100 psf surcharge pressure.

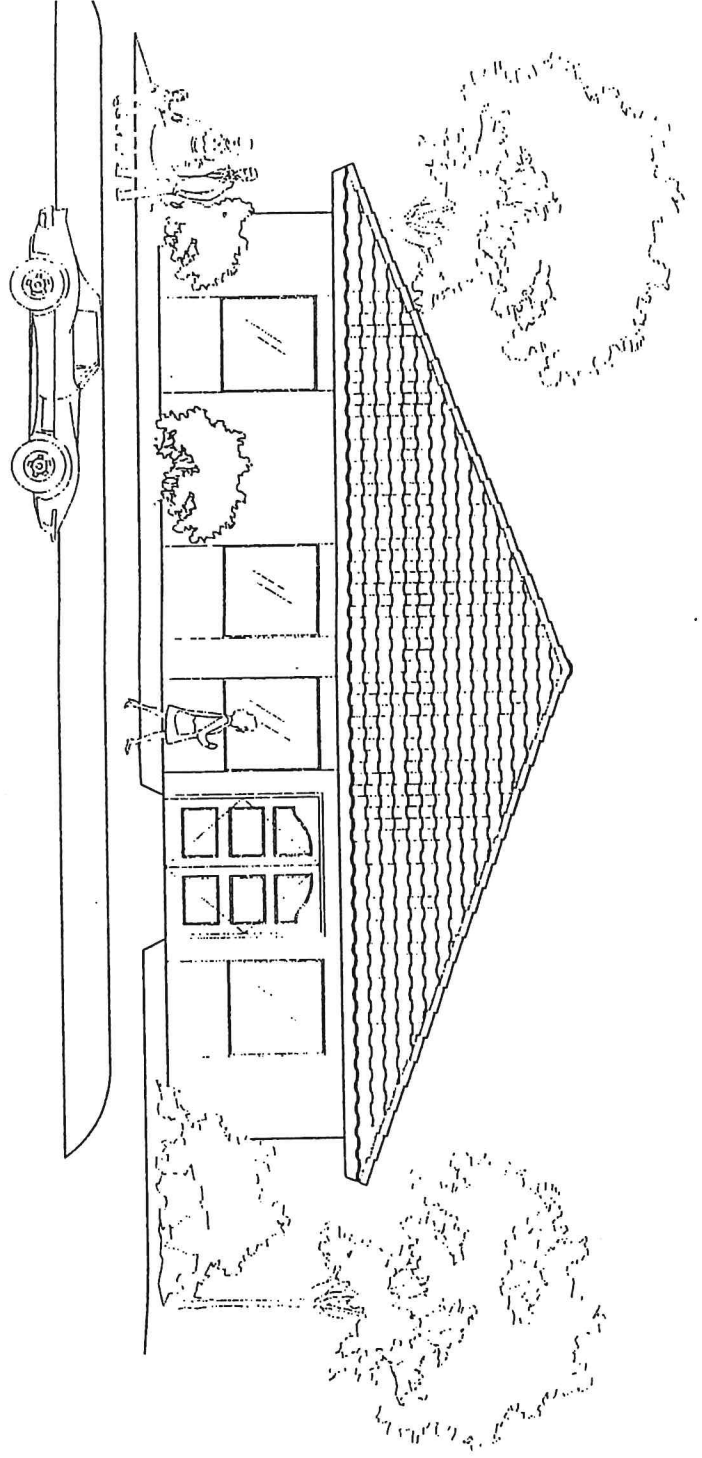
†Utility trench and wall backfill not used for foundation, pavement or utility line support.

Soil Boring Report

Boring log and site plan showing location of borings made by Thomas-Hartig and Associates, Inc., are included for information of bidders, but are not a part of the Contract Documents. Neither the Architect nor Owner guarantee the continuity of conditions indicated at the boring locations and the Contractor is responsible for any conclusions to be drawn from the boring data.

Courtesy of Thomas-Hartig and Associates, Inc., Phoenix, Arizona

Note: The above Soils Report information is *not* a part of the plans used for the text. This report is displayed for demonstration only.



MEDICAL CLINIC

CALENTE, NEVADA

- _____ PROPERTY LINE
- _____ UTILITY EASEMENT
- _____ WATER MAIN
- _____ SEWER MAIN
- _____ GAS MAIN
- _____ ELECTRIC FEEDER (UNDERGROUND)
- _____ DISTING CONTIGUA LINE
- _____ FINISH CONTIGUA LINE

BENCHMARK
 THE BENCHMARK IS A BRASS PIPE LOCATED IN THE CORNER OF THE
 INTERSECTION OF THE EAST SIDE OF CALLENTE AVENUE AND
 THE SOUTH SIDE OF 750' CITY OF CALENTE, NEVADA.

UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS
 BEEN OBTAINED FROM DISTRICT RECORDS, HOWEVER, THEY MAY NOT
 BE COMPLETELY ACCURATE. IT IS THE RESPONSIBILITY OF THE CLIENT
 TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 ANY NECESSARY REVISIONS TO THE EXISTING UTILITIES SHOULD BE
 MADE PRIOR TO THE START OF CONSTRUCTION. THE CLIENT SHOULD
 BE AWARE THAT ANY CHANGES TO THE EXISTING UTILITIES SHOULD
 BE DONE ONLY AFTER OBTAINING THE NECESSARY PERMITS FROM THE
 APPROPRIATE AGENCIES. THE CLIENT SHOULD BE CONTACTED FOR
 FURTHER INFORMATION ON THE DATE OF THE DRAWING.

NOTE: FOR INFORMATION REGARDING SITE WORK, SEE SHEET NO. 02
 WHICH SHOWS THE LOCATION OF THE BENCHMARK AND THE
 LOCATION OF THE UTILITY EASEMENTS. ALL STRUCTURAL AND ARCHITECTURAL
 DRAWINGS ARE BASED UPON THE FINISH OF SAND FILL AND
 ARE NOT THE RESPONSIBILITY OF THE ARCHITECT.

THE ALL INFORMATION CONTAINED IN THESE PLANS IS THE PROPERTY
 OF THE ARCHITECT AND NO COPIES MAY BE REPRODUCED
 WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

UNLESS OTHERWISE SPECIFIED, ALL MATERIALS TO BE USED
 SHALL BE OF THE QUALITY AND TYPE SPECIFIED IN THE
 SPECIFICATIONS. ANY OTHER TYPE OF MATERIALS, IF THERE IS ANY
 DISCREPANCY TO BE FOUND IN THE SPECIFICATIONS, SHALL BE
 APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.

TITLE SEARCH
 THE INFORMATION SHOWN HEREON WAS COMPILED WITHOUT RESORT TO
 A TITLE SEARCH AND THEREFORE DOES NOT NECESSARILY REFLECT THE
 TRUE CONDITION OF THE PROPERTY WITH RESPECT TO EASEMENTS,
 RIGHTS-OF-WAY, ENCUMBRANCES, ETC., OR PUBLIC RECORDS.

LEGAL DESCRIPTION
 AS DESCRIBED IN BOOK _____ OF THE COUNTY OF _____
 THE STATE OF _____ ON PAGE _____ OFFICE OF
 THE COUNTY RECORDER, THAT PORTION OF THE NORTHWEST CORNER OF
 THE SEVENTH QUARTER OF THE NORTHWEST SECTION, 10MNSP
 NORTH, RANGE _____

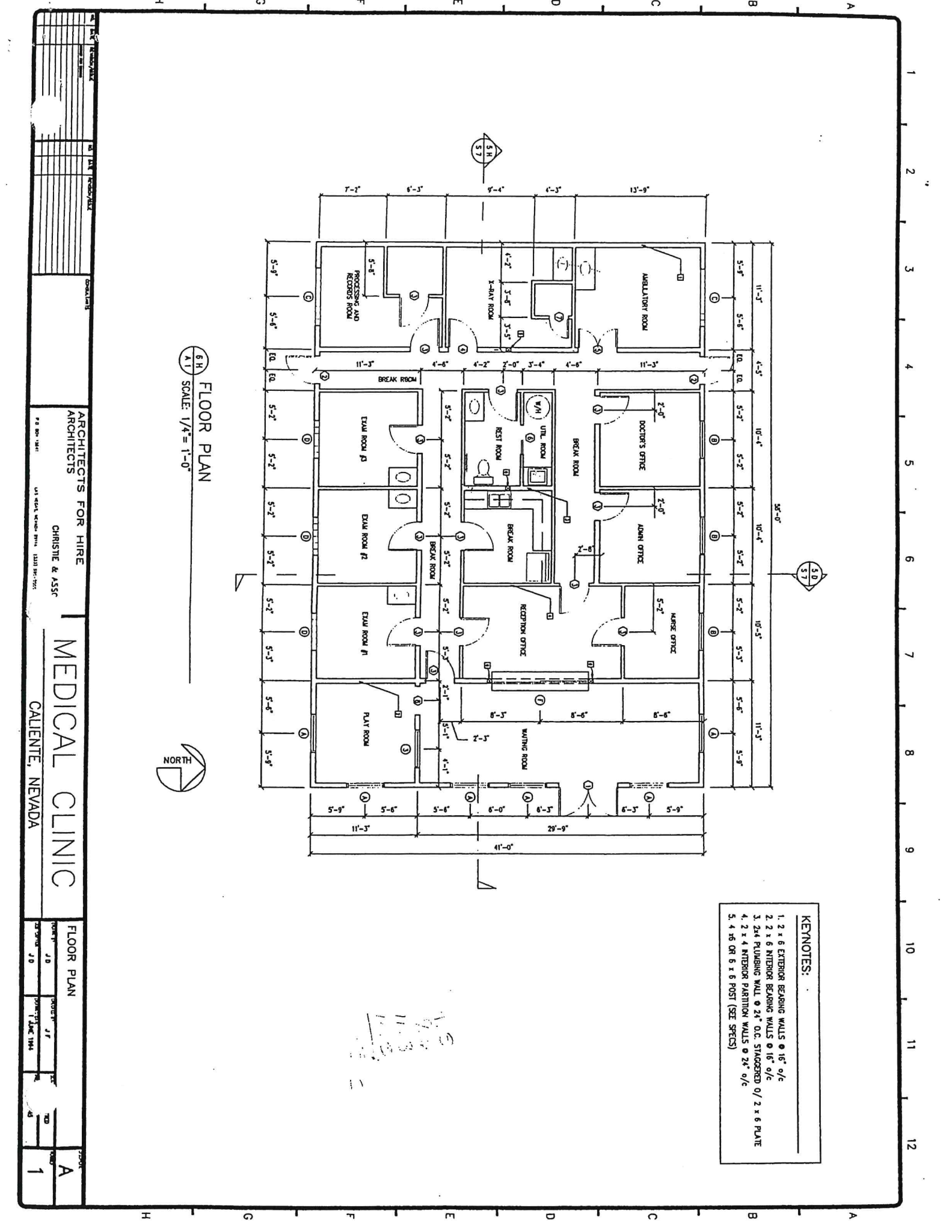
THAT PORTION OF THE PROPERTY DESCRIBED BY BROADWAY AND MAIN
 STREET AS SHOWN ON THE CITY INDUSTRIAL PARK UNIT
 AS RECORDED IN THE BOOK OF MAPS IN THE COUNTY RECORDERS OFFICE

THIS PROPERTY BEING 130' OF EAST ALONG A LINE 135.64'-157'
 BEING SOUTH ALONG A LINE 104.61'-150' 17.50' THEN WEST
 ALONG A LINE PARALLEL TO 135.64'-157' FOR A DISTANCE OF
 134.07' THEN NORTH ALONG A LINE PARALLEL TO THE SHARING
 POINT FOR A DISTANCE OF 115.15'

THE ABOVE DESCRIBED PROPERTY IS A PART OF THE CITY OF
 CALENTE, NEVADA.

CERTIFICATION
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED INFORMATION
 IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY
 AS SHOWN ON THE SAID PLANS AND IS A TRUE AND CORRECT
 REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE.

DATE _____



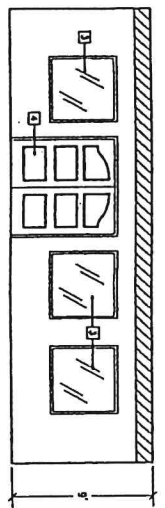

FLOOR PLAN
 SCALE: 1/4" = 1'-0"

- KEYNOTES:**
1. 2 x 6 EXTERIOR BEARING WALLS @ 16" o/c
 2. 2 x 6 INTERIOR BEARING WALLS @ 16" o/c
 3. 2x4 PLUMBING WALL @ 24" O.C. STAGGERED @ 2 x 6 PLATE
 4. 2 x 4 INTERIOR PARTITION WALLS @ 24" o/c
 5. 4 x 6 OR 6 x 6 POST (SEE SPECS)

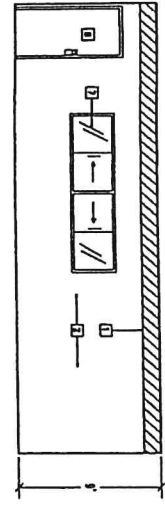
	ARCHITECTS FOR HIRE ARCHITECTS CHRISTIE & ASSOC. <small>1211 31st Street, Las Vegas, Nevada 89102</small>	<h1 style="margin: 0;">MEDICAL CLINIC</h1> <p style="margin: 0;">CALIENTE, NEVADA</p>										
FLOOR PLAN	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">DATE: 10/10/74</td> <td style="width: 25%;">DRAWN: J.F.</td> <td style="width: 25%;">CHECK: J.F.</td> <td style="width: 25%;">SCALE: 1/4" = 1'-0"</td> </tr> <tr> <td>NO. 10</td> <td>NO. 11</td> <td>NO. 12</td> <td>NO. 13</td> </tr> </table>	DATE: 10/10/74	DRAWN: J.F.	CHECK: J.F.	SCALE: 1/4" = 1'-0"	NO. 10	NO. 11	NO. 12	NO. 13	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;"> A </td> <td style="width: 50%; text-align: center;"> 1 </td> </tr> </table>	A	1
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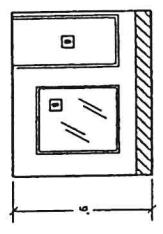
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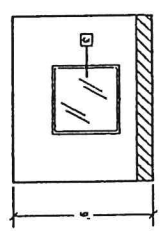
EAST (WAITING ROOM) ELEVATION



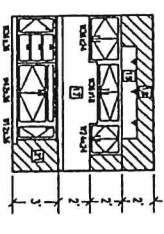
WEST (WAITING ROOM) ELEVATION



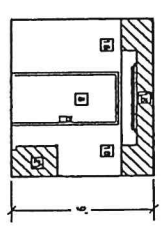
NORTH (PLAYROOM) ELEVATION
SOUTH (WAITING ROOM) OPP. HAND



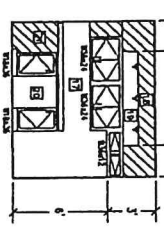
SOUTH (PLAYROOM) ELEVATION
NORTH (WAITING ROOM) SIMILAR



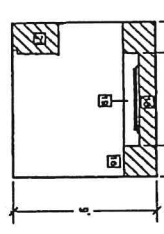
WEST (BREAK ROOM) ELEVATION



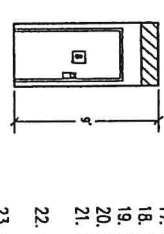
SOUTH (BREAK ROOM) ELEVATION



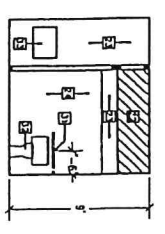
NORTH (BREAK ROOM) ELEVATION



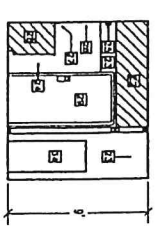
EAST (BREAK ROOM) ELEVATION



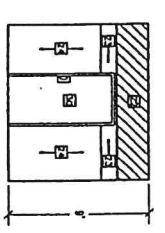
TYPICAL HALL ELEVATION



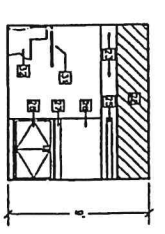
EAST (REST ROOM) ELEVATION



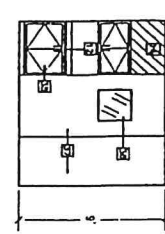
WEST (REST ROOM) ELEVATION



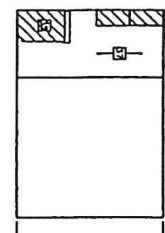
NORTH (REST ROOM) ELEVATION



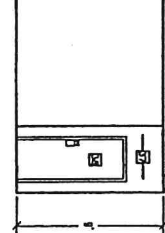
SOUTH (REST ROOM) ELEVATION



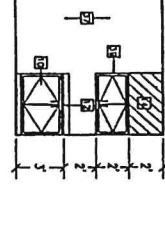
NORTH (X-RAY ROOM) ELEVATION



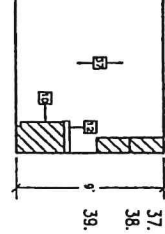
EAST (X-RAY ROOM) ELEVATION



WEST (X-RAY ROOM) ELEVATION



SOUTH (OPERATING ROOM) ELEVATION



EAST (OPERATING ROOM) ELEVATION

1. SUSPENDED ACOUSTICAL CEILING (ACT) TRP.
2. 5/8" x 6" GNB W/ WALLCOVERING SELECTED BY OWNER (TRP. ALL WALLS).
3. 4050 FIXED DUAL PANE WINDOW W/ 2" OAK VENER TRIM.
4. PR. 3068 6-PANEL OAK DOOR W/ HM FRAME PREPARED BY MANUFACTURER.
5. 4050 PLATE GLASS WINDOW AT PLAYROOM.
6. CASED OPENING AT PLAYROOM.
7. OXXX SLIDING PLATE GLASS ALUMINUM STOREFRONT WINDOW W/ WOOD SHELF.
8. 3068 H/C DOOR, 1 3/8" THICK, FLUSH.
9. 5/8" GNB W/ ORANGE PEEL AND WALL FINISH TRP. AT ALL PLAYROOM WALLS.
10. SB48X36 CABINET.
11. W48X24 CABINET.
12. 4" BACKSPLASH.
13. 5/8" GNB W/ FINISH PER FINISH SCHEDULE.
14. 2x SOFFIT, FINISH SAME AS #13 ABOVE.
15. 3068 FLUSH DOOR W/ KOHL FRAME.
16. 5/8" x 6" GNB W/ ORANGE PEEL TEXTURE. PAINT FINISH, COLOR SELECTED BY OWNER.
17. 4" CERAMIC TILE, COLOR SELECTED BY OWNER.
18. 2x SOFFIT - ALLOW ROOM FOR HVAC DUCT.
19. RECESSED FLOURESCENT FIXTURES.
20. DISH WASHER SPACE.
21. OAK FINISH CABINETS, CATHEDRAL DESIGN. MANUFACTURER SELECTED BY OWNER.
22. SUSPENDED 5/8" FIRE-RATED CEILING, ORANGE PEEL TEXTURE, PAINT FINISH.
23. 5/8" FIRE-RATED GNB WALLS, ORANGE PEEL TEXTURE, PAINT FINISH.
24. 4" CERAMIC TILE OVER MORTAR LATH. SEE SPECS FOR STYLE AND COLOR.
25. FLOURESCENT LIGHT FIXTURE. SEE SPECS FOR STYLE AND SIZE.
26. 4'-0" x 2'-8" MIRROR W/ BEVEL EDGE.
27. 4" HIGH SIMULATED MARBLE BACKSPLASH.
28. V48X36 VANITY BASE W/ SIMULATED MARBLE VANITY W/ OVAL BASIN.
29. 3068 DOOR - SEE DOOR SCHEDULE.
30. 3068 POCKET DOOR - SEE DOOR SCHEDULE.
31. HANDICAP GRAB BARS.
32. HANDICAP WC.
33. UTILITY SINK.
34. 60 GALLON HHM - SEE SPECS.
35. SB42X36 CABINET.
36. 2020 SHIELDED VIEW WINDOW.
37. 5/8" GNB W/ 4" CERAMIC WALLS THROUGHOUT.
38. 2068 SHIELDED, LAMINATED PLASTIC DOOR W/ SHIELDED SINGLE LITE.
39. W48X24 CABINET.

ARCHITECTS FOR HIRE
STRUCTURAL ENGINEERS
CHRISTIE & ASSOC.
1725 SOUTH MAIN
LAS VEGAS, NEVADA 89102
2020

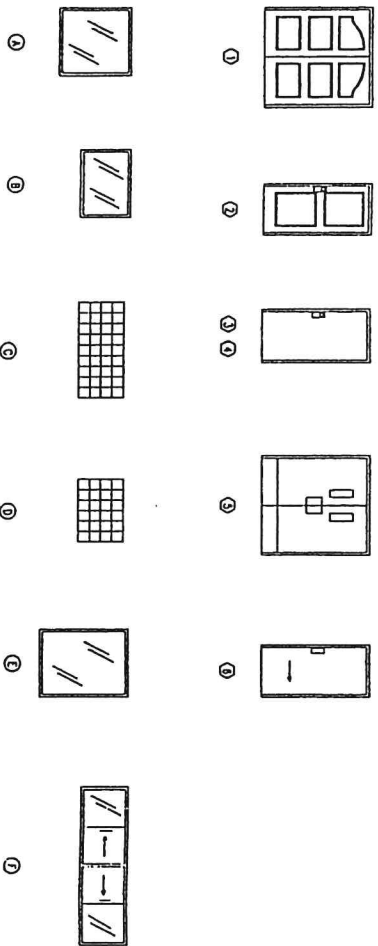
MEDICAL CLINIC
CALIENTE, NEVADA

DOOR, WINDOW & FINISH SCHEDULES
A
7

DOORS			
MARK	SIZE	DESCRIPTION	REMARKS
1	1 PR. 3'-0" x 6'-8"	3-PANEL, METAL-CLAD WOOD, 1 3/4" W/ HM FRAME	MFR BAKED ENAMEL FIN. FRAME
2	3'-0" x 6'-8"	2-PANEL, HM, 1 3/4" W/ HM FRAME	MFR BAKED ENAMEL FIN. FRAME
3	3'-0" x 6'-8"	FLUSH, BIRCH H/C 1 3/8" P/G	KOHM FRAME
4	3'-0" x 6'-8"	FLUSH, LEAD LINED, BIRCH S/C 1 3/8" P/G	KOHM FRAME
5	1 PR. 2'-6" x 6'-8"	FLUSH, BIRCH S/C 1 3/4" P/G, W/ LIGHT	KOHM FRAME 6" x 18" LITE
6	3'-0" x 6'-8"	FLUSH, BIRCH H/C 1 3/8" P/G	KOHM FRAME

NOTES: CASSED OPENING AT PLAYROOM IS KOHM - ALL COLORS SELECTED BY OWNER

WINDOWS	
MARK	DESCRIPTION
A	4'-0" x 4'-0" ALUMINUM FRAME, FIXED, INSULATING DUAL PANE GLASS
B	4'-0" x 2'-8" ALUMINUM FRAME, FIXED, INSULATING DUAL PANE GLASS
C	6'-0" x 2'-8" 8" x 8" x 4" SOLAR TREATED "DECOR" GLASS BLOCK
D	4'-0" x 2'-8" 8" x 8" x 4" SOLAR TREATED "DECOR" GLASS BLOCK
E	4'-0" x 5'-0" ALUMINUM FRAME, FIXED, PLATE GLASS
F	10'-0" x 2'-6" ALUMINUM FRAME, SLIDING GLASS



ROOM	FLOOR		WALLS					CEILING	REMARKS
	CARPET	TILE	BASE	N	S	E	W		
WAITING ROOM	X		1	d	q	q	q	ACT	8'-0"
PLAYROOM		X	2	d	q	q	q	ACT	8'-0"
NURSES OFFICE	X		1	d	q	q	q	GWB	9'-0"
RECEPTION OFFICE	X		1	d	q	q	q	GWB	9'-0"
ADMIN. OFFICE	X		1	d	q	q	q	GWB	9'-0"
DOCTOR OFFICE	X		1	d	q	q	q	GWB	9'-0"
BREAK ROOM		X	2	d	q	q	q	GWB	9'-0"
RESTROOM		X	2	d	q	q	q	GWB	9'-0"
EXAMINATION ROOM		X	2	d	q	q	q	GWB	9'-0"
PROCESSING & STORAGE		X	2	d	q	q	q	GWB	9'-0"
X-RAY LABORATORY		X	2	d	q	q	q	GWB	9'-0"
OPERATING ROOM		X	2	d	q	q	q	GWB	9'-0"
HALLS #1, 2 & 3	X		1	d	q	q	q	ACT	8'-0"
UTILITY ROOM		X	2	d	q	q	q	GWB	9'-0"

KEYNOTES:

FLOOR:

1. CARPET SELECTED BY OWNER.
2. RESILIENT TILE FLOORING - SELECTED BY OWNER.

BASE:

1. 2" SUNLINE, OAK VENEER FINISH, BASEBOARD.
2. 4" RUBBER COVING, BROWN.

WALLS:

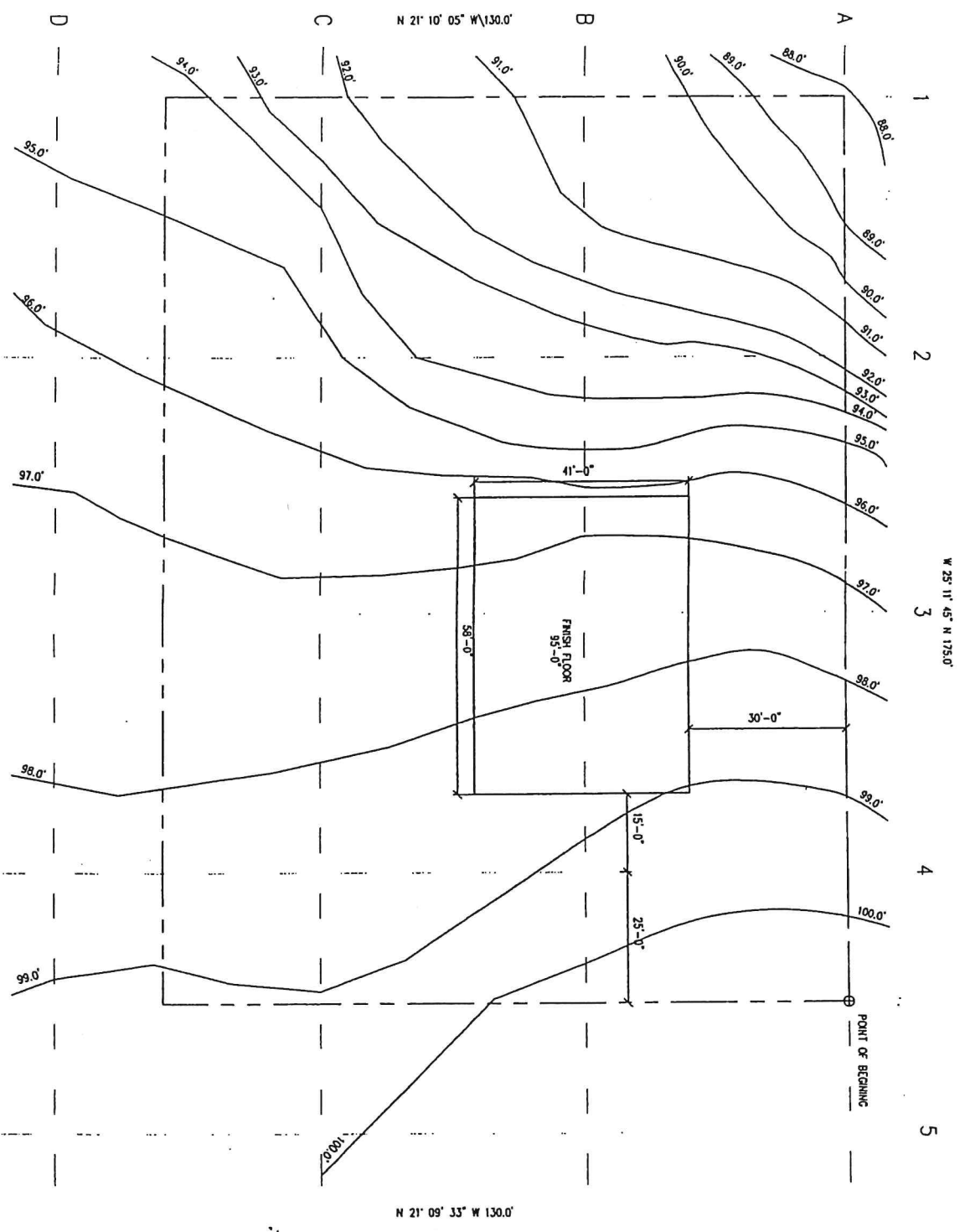
- a. 5/8" "X" GWB.
- b. WALLPAPER - SELECTED BY OWNER.
- c. ORANGE PEEL TEXTURE, PAINT FINISH - SELECTED BY OWNER.
- d. 4" CERAMIC WALL TILE - SELECTED BY OWNER.
- e. OAK WOOD PANELING - SELECTED BY OWNER.
- f. CLEAR VARNISH FINISH.
- g. 5/8" "X" GWB, LEAD-LINED BACKING, 1 SIDE.

CEILING:

1. 5/8" "X" GWB, ORANGE PEEL TEXTURE AT ALL CEILINGS, U.N.O.
2. 2x4 ACT, WHITE, DEEP TEXTURED, W/ RECESSED WHITE TRIM - 1-HOUR FIRE RATING

ARCHITECTS FOR HIRE
STRUCTURAL ENGINEERS
CHRISTIE & ASSOC
1725 SOUTH MAIN
LAS VEGAS, NEVADA 89102
PH: 792-1111
FAX: 792-1111

DOOR, WINDOW & FINISH SCHEDULES
A
8



6 H
C 1
SITE PLAN
SCALE: 1" = 10'-0"

ARCHITECTS FOR HIRE
ARCHITECTS
JANUS CORPORAT

MEDICAL CLINIC
CALIENTE, NEVADA

SITE PLAN
DATE: 10/1/84
SCALE: 1" = 10'-0"

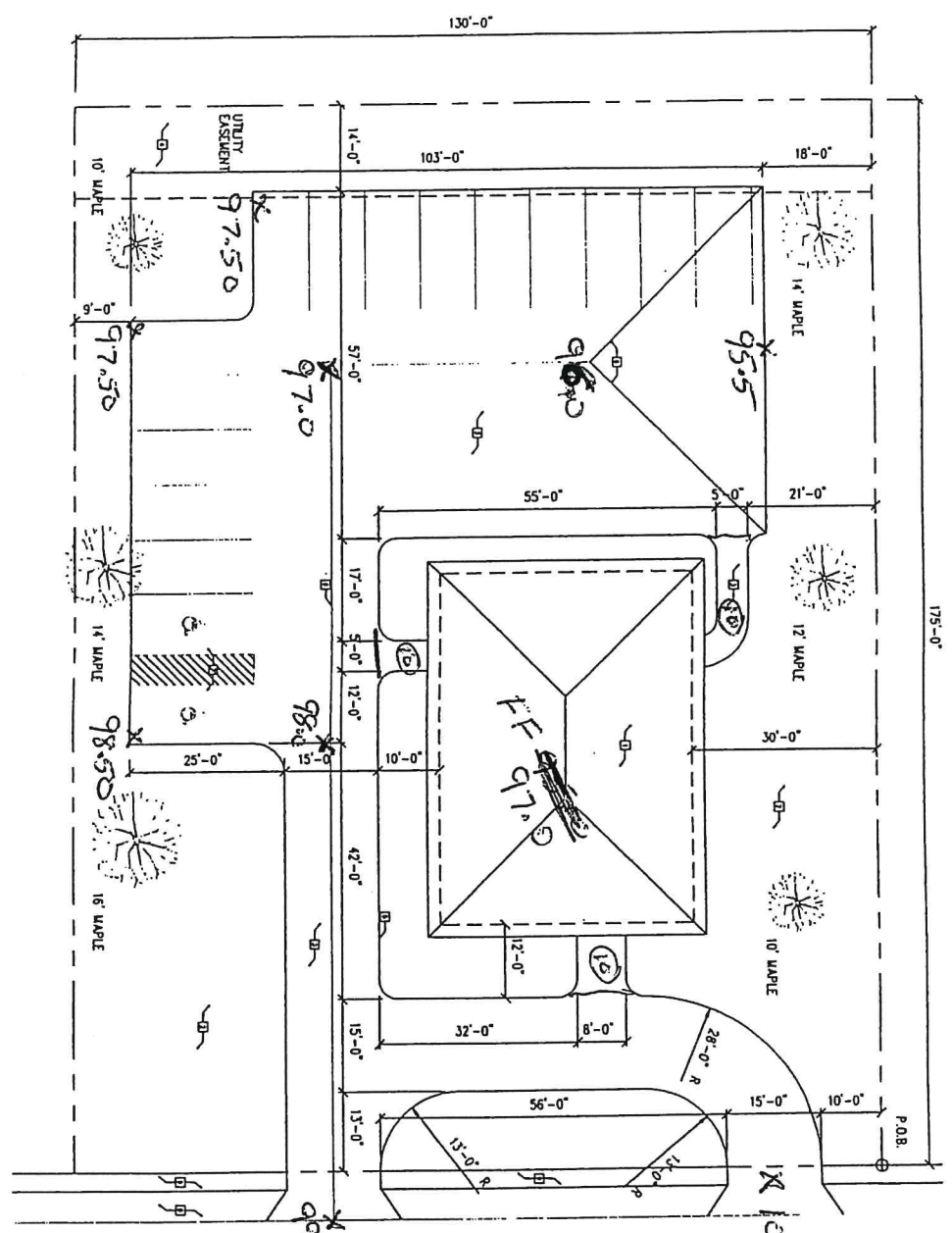
C
1

1	DATE	1/15/84
2	BY	J.F.
3	CHECKED	J.F.
4	SCALE	1" = 10'-0"
5	TITLE	PLOT PLAN
6	PROJECT	MEDICAL CLINIC
7	CLIENT	JANUS CORPORATION
8	ARCHITECTS	ARCHITECTS FOR HIRE
9	NO.	2

6H
C2
PLOT PLAN
SCALE: 1" = 10'-0"

MEDICAL CLINIC
CALIENTE, NEVADA

DATE	1/15/84
BY	J.F.
CHECKED	J.F.
SCALE	1" = 10'-0"
TITLE	PLOT PLAN
PROJECT	MEDICAL CLINIC
CLIENT	JANUS CORPORATION
ARCHITECTS	ARCHITECTS FOR HIRE
NO.	2



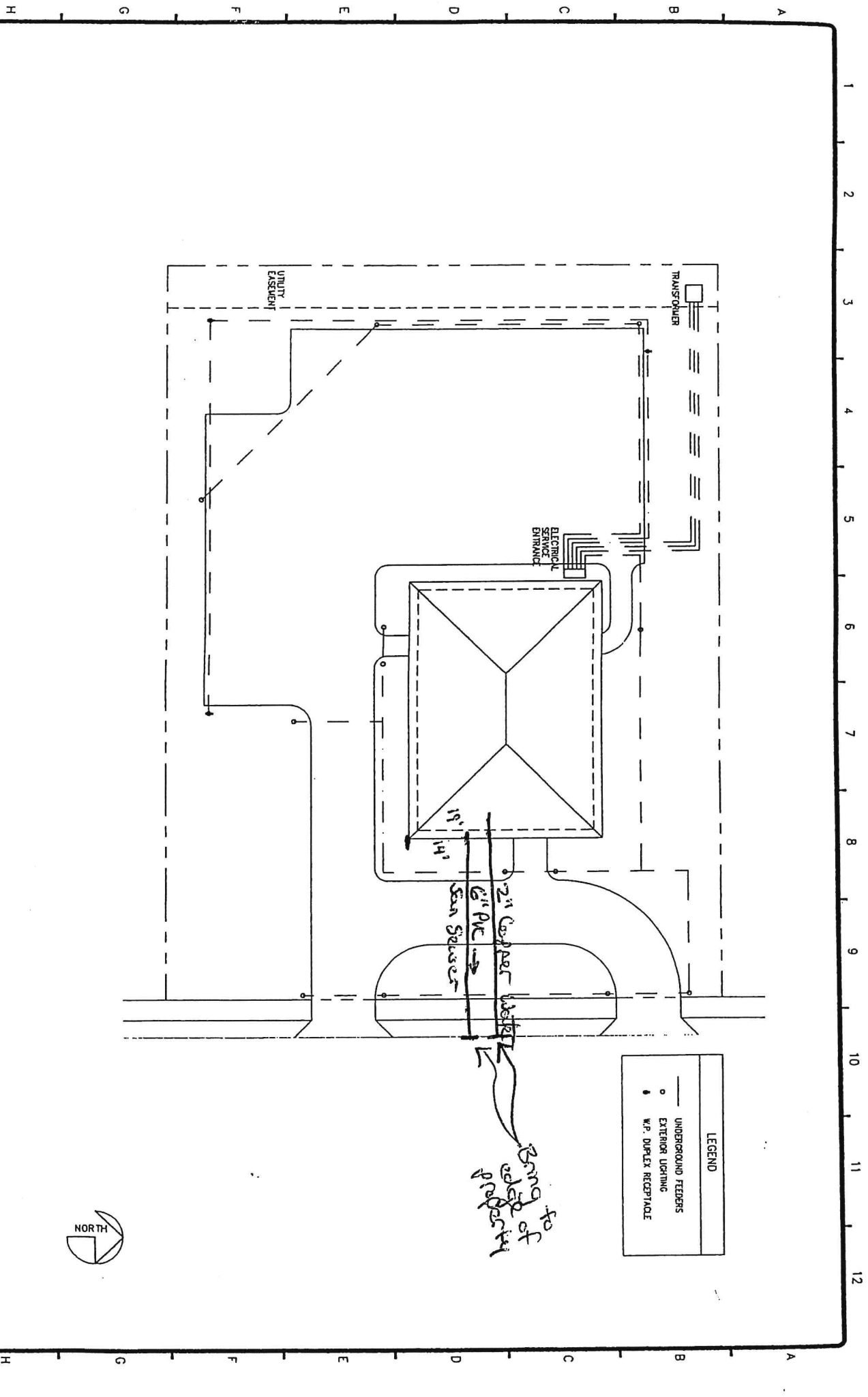
Assume
Sidewalks
are concrete
4" Concrete
6" Gravel Base

Disregard

NOTES:
ALL SITE IMPROVEMENT WORK BY LOCAL UTILITIES
ROUGH GRADE HEIGHT - 94.17'

- KEYNOTES:
1. MEDICAL OFFICE BUILDING
 2. GROUND COVER OR LAWN
 3. ASPHALT DRIVE
 4. 15'-0" WIDE DRIVE PAVEMENT
 5. H-HEAVY-FORMED CONCRETE JAW STRIPS
 6. ASPHALT DRIVE
 7. HANDICAP PARKING
 8. 5'-0" WIDE SIDEWALK - 6" CONCRETE
 9. BERM AREA

3) 4" Asphalt
4" Process Agg. Base
8" Gravel Base
Subbase



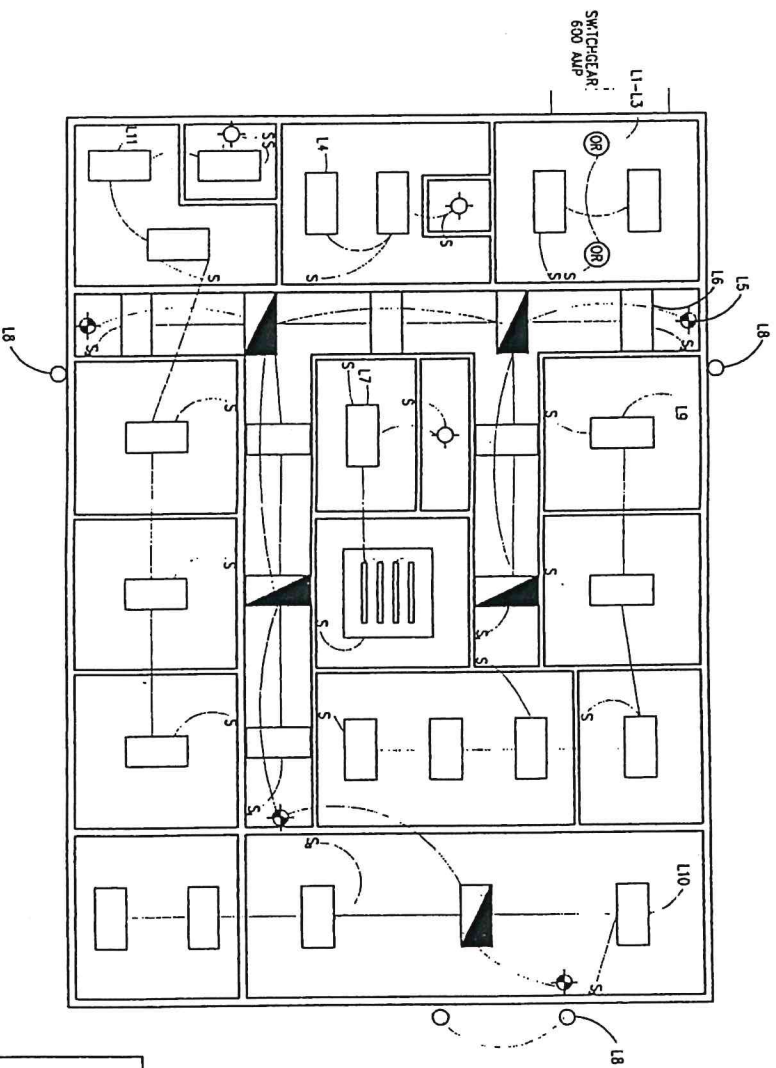
6H
E1
ELECTRICAL PLOT PLAN
SCALE: 1" = 10'-0"

LEGEND	
—	UNDERGROUND FEEDERS
○	EXTERIOR LIGHTING
●	W.P. DUPLEX RECEPTACLE

ARCHITECTS FOR HIRE
ARCHITECTS
BROPHY ELECTRIC, INC.
125 WARDEN RD.
371425 KENNESAW, WASH. 98596

MEDICAL CLINIC
CALLENTE, NEVADA

ELECTRICAL PLOT PLAN	
DATE	2.0
PROJECT	J.P.
DATE 1944	1.1
NO.	AS NOTED
E	
1	



6H
E3 LIGHTING PLAN
SCALE: 1/4" = 1'-0"

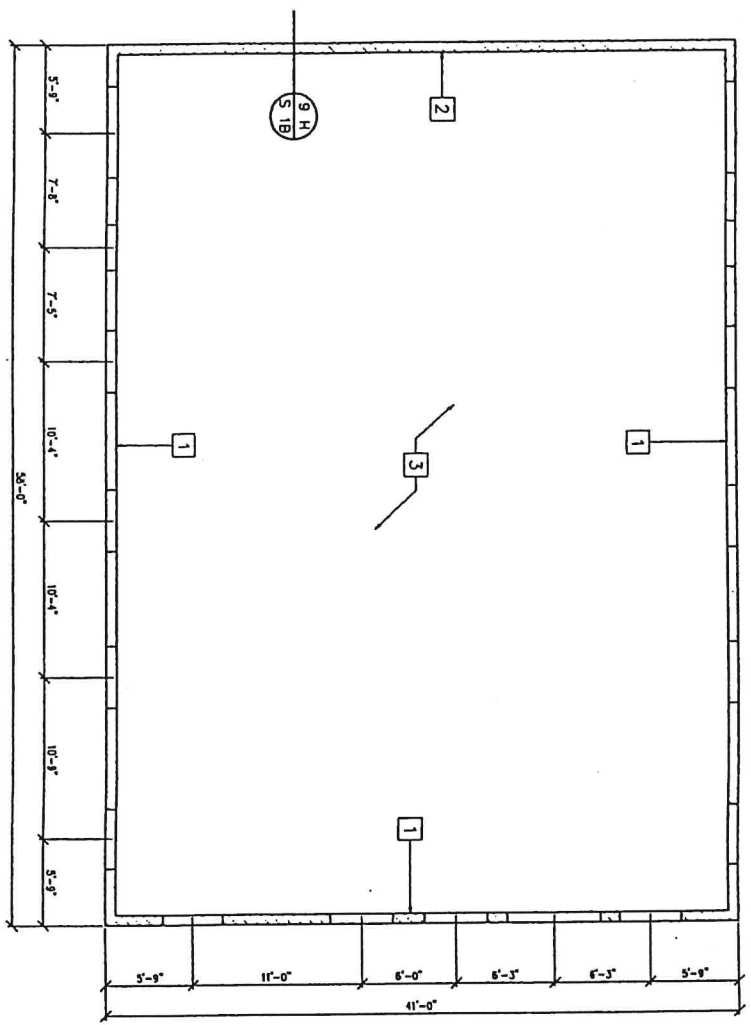
LEGEND:

S	SINGLE POLE SWITCH
S	THREE-WAY SWITCH
S	FOUR-WAY SWITCH
⊙	INCANDESCENT RECESSED FIXTURE
⊙	RECESSED 2 TUBE 40W FLOURESCENT EMERGENCY/NIGHT LIGHT FIXTURE
⊙	RECESSED 2 TUBE 40W FLORESCENT FIXTURE
⊙	SINGLE TUBE 40W FLORESCENT FIXTURE
⊙	500V OPERATING TABLE FIXTURE
⊙	INCANDESCENT EMERGENCY EXIT LIGHT
⊙	INCANDESCENT PHOTOCELL FIXTURE

ARCHITECTS FOR HIRE
 ARCHITECTS
 JOHN A. OGE AIA
 MEDICAL CLINIC
 CALIENTE, NEVADA

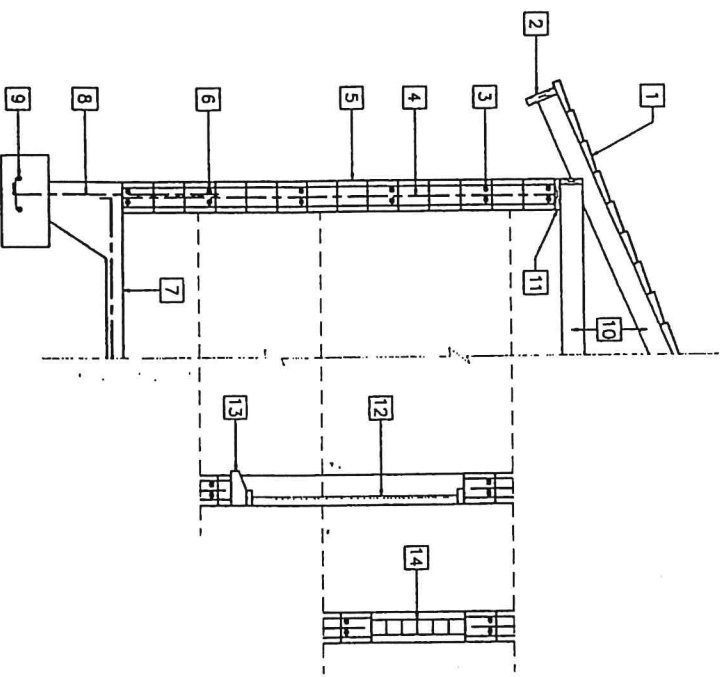
LIGHTING PLAN	
NO. 10	DATE 10/1/64
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NO. 12	DATE 10/1/64
NO. 13	DATE 10/1/64
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NO. 97	DATE 10/1/64
NO. 98	DATE 10/1/64
NO. 99	DATE 10/1/64
NO. 100	DATE 10/1/64

- KEYNOTES:**
1. 8X8X16 SPLIT FACE CMU ONE SIDE - TYPICAL NORTH SOUTH & EAST WALLS
 2. 8X8X16 PRECISION CMU - WEST WALL ONLY
 3. 4" THICK, 3000 PSI CONCRETE SLAB



MASONRY WALL (ALTERNATE)
 SCALE: 1/4" = 1'-0"

- KEYNOTES:**
1. TILE ROOFING OVER 43# FELT UNDERLAYMENT & 1/2" CDX PLYWOOD SHEATHING
 2. 2X8 R/S FASCIA BOARD
 3. 2-#4 HORIZ. REBAR (CONTINUOUS) - 4 PLACES
 4. #5 VERT. REBAR @ 4'-0" O.C. HORIZ.
 5. 8X8X16 CMU (SEE SPECS.)
 6. #4 HORIZ. REBAR (CONTINUOUS) @ 2'-0" O.C. VERTICALLY (SEE NOTE #3)
 7. 4" CONC. SLAB W/ 6X6/WH. 4XW1.4 WWF
 8. #5 REBAR DOWEL ("J" BAR) @ 4'-0" O.C. HORIZ. - MATCH VERT. REBAR
 9. 2-#4 HORIZ. REBAR IN FOOTING (CONTINUOUS)
 10. ROOF STRUCTURE - SEE FRAMING PLANS
 11. 2X6 TREATED TOP PLATE W/ 1/2"x7" AB @ 4'-0" O.C.
 12. DUAL PANE INSULATING GLASS WINDOW
 13. 9X4X8 SILL BLOCK
 14. 4X4X8 GLASS BLOCK

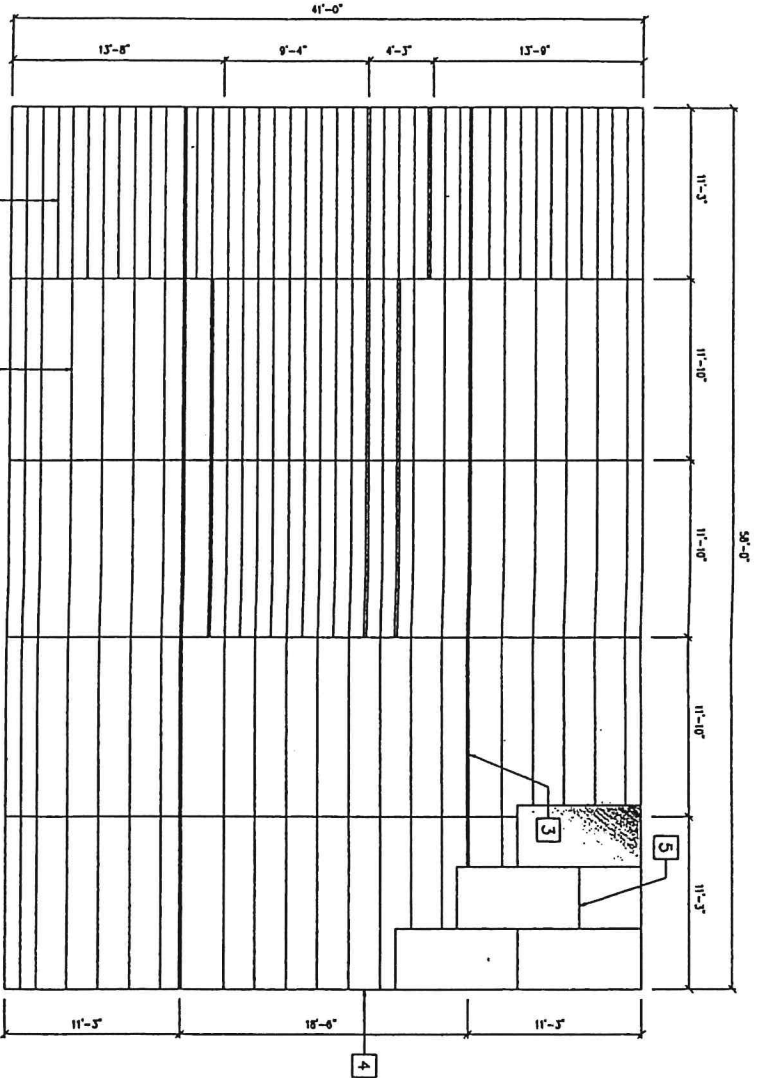


WALL SECTION
 SCALE: 3/4" = 1'-0"

ARCHITECTS FOR HIRE
 STRUCTURAL ENGINEERS
 JANUS CORPORATION
 1000 WEST
 LAS VEGAS, NEVADA 89102
 PHONE: 792-1111
 FAX: 792-1112

MEDICAL CLINIC
 CALIENTE, NEVADA

MASONRY WALL (ALTERNATE)
 SHEET NO. 18
 DATE: 11/21/84
 DRAWN BY: JLB
 CHECKED BY: JLB
 SCALE: 3/4" = 1'-0"



4H 52
 STRUCTURAL FLOOR PLAN
 SCALE: 1/4" = 1'-0"



KEYNOTES:

BASE FLOOR STRUCTURE

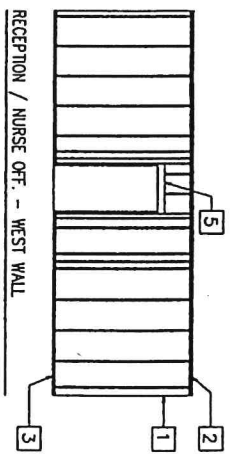
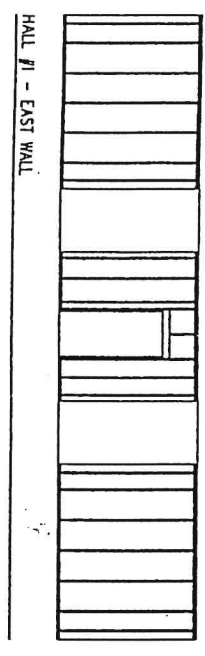
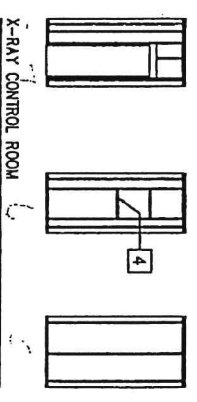
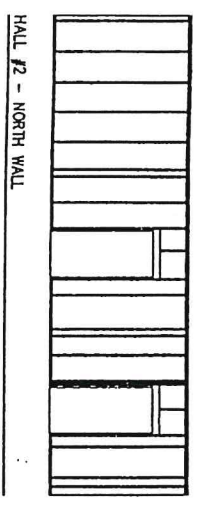
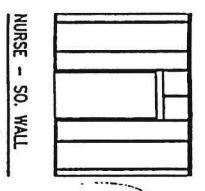
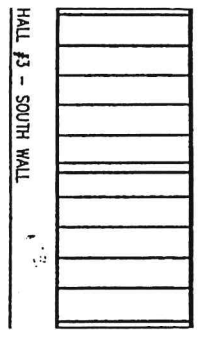
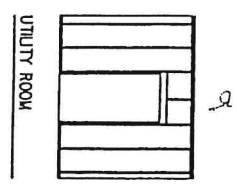
1. 2X10 DF #2 OR BETTER FLOOR JOIST @ 12" O.C. - SEE PLAN FOR LOCATION.
2. 2X10 DF #2 OR BETTER FLOOR JOIST @ 24" O.C. - SEE PLAN FOR LOCATION.
3. DOUBLE 2X10 DF #2 OR BETTER FLOOR JOIST PARALLEL TO WALLS ABOVE (TYPICAL)
4. 2X10 DF #2 OR BETTER HEADER JOIST
5. 3/4" X 4" X 8" PLYWOOD OR 1" OSB SUBFLOOR - CLIPS REQUIRED @ BUTT JOINTS OR SAWN TO FIT @ JOISTS

ALTERNATE FLOOR STRUCTURE

1. 10" - 18 GA. UNPUNCHED "C" STUD @ 12" O.C. - SEE PLAN FOR LOCATION
2. 10" - 18 GA. UNPUNCHED "C" STUD @ 24" O.C. - SEE PLAN FOR LOCATION
3. DOUBLE 10" - 18 GA. UNPUNCHED "C" STUD PARALLEL TO WALLS ABOVE (TYPICAL)
4. 10" - 18 GA. UNPUNCHED "C" STUD HEADER (RHS) JOIST @ PARALLEL
5. 3/4" X 4" X 8" PLYWOOD OR 1" OSB SUBFLOOR - CLIPS REQUIRED @ BUTT JOINTS OR SAWN TO FIT @ JOISTS

PROJECT NO. 2024-01 SHEET NO. 52 DATE: 10/15/24	ARCHITECTS FOR HIRE STRUCTURAL ENGINEERS JANUS CORPORATION	<h1>MEDICAL CLINIC</h1> <p>CALENTE, NEVADA</p>	STRUCTURAL FLOOR PLAN 2024-10-15 J.D.	<h1>S</h1> <p>2</p>
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1 2 3 4 5 6 7 8 9 10 11 12



KEYNOTES.

BASE FRAMING

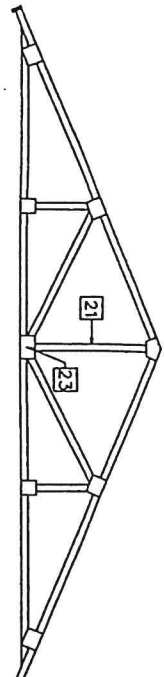
1. 2X4 STUDS @ 24" O.C. U.N.O.
2. 2X DOUBLE TOP PLATE
3. 2X SOLE PLATE
4. 2X SILL
5. HEADER - 4X OR 6X WHERE REQUIRED

ALTERNATE FRAMING

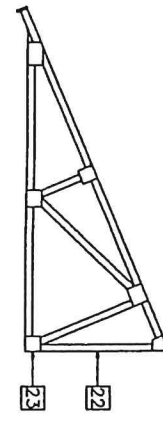
1. 3 5/8" - 18 GA. "C" STUDS @ 24" O.C. (N.I.S.)
2. 3 5/8" - 16 GA. TOP TRACK
3. 3 5/8" - 16 GA. BOTTOM TRACK
4. 3 5/8" - 16 GA. SILL TRACK
5. DOUBLE 8" - 18 GA. UNPUNCHED "C" STUD @ HEADER (TYPICAL)

NON-BEARING WALL ELEVATIONS
 SCALE: 1/4" = 1'-0"

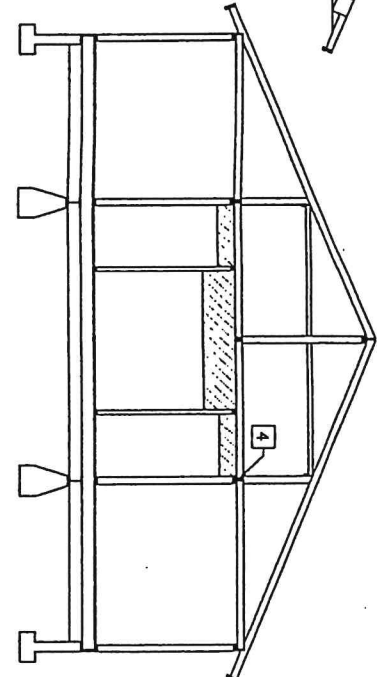
PROJECT NO.	DATE	BY	CHECKED	SCALE	DATE	BY	CHECKED
ARCHITECTS FOR HIRE STRUCTURAL ENGINEERS JANUS CORPORATION				MEDICAL CLINIC CALIENTE, NEVADA			
STRUCTURAL NON-BEARING WALL ELEVATIONS				S			
4				4			



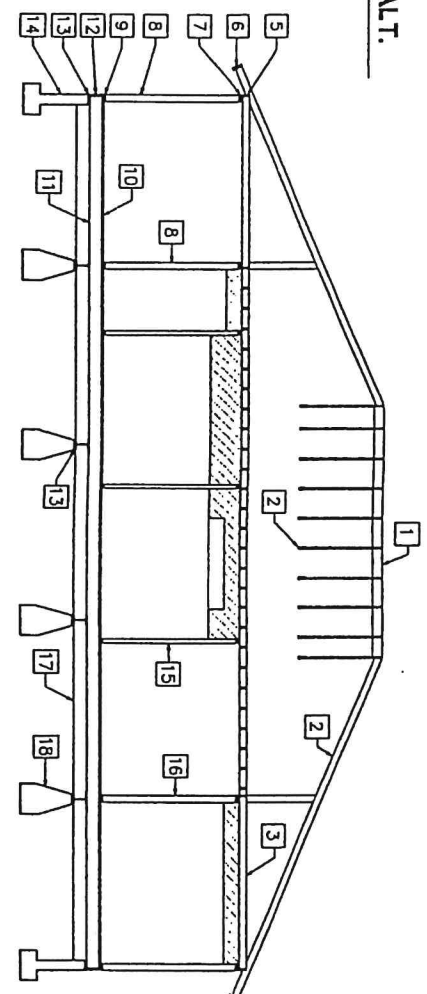
1B COMMON TRUSS ALT.
SCALE: 1/4" = 1'-0"



1E JACK TRUSS ALT.
SCALE: 1/4" = 1'-0"



5D TRANSVERSE SECTION
SCALE: 1/4" = 1'-0"



5H LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"

KEYNOTES:

1. 4X8 DF #2 OR BETTER RIDGE BEAM
2. 2X6 DF #2 OR BETTER RAFTERS @ 24" O.C. - UN.O.
3. 2X6 DF #2 OR BETTER CEILING JOISTS - SEE PLAN FOR SPACING.
4. 2X DOUBLE JOISTS - CEILING & FLOOR - SEE PLAN FOR LOCATION.
5. 2X6 DF #2 OR BETTER HEADER (RH) JOIST OR FRIEZE BLOCKING.
6. 2X8 DF #2 R.S. FASCIA BOARD.
7. 2X DOUBLE TOP PLATE - TYPICAL - UTILITY GRADE.
8. 2X6 CONSTRUCTION GRADE STUD @ 16" O.C. - TYPICAL ALL BEARING WALLS.
9. 2X SOLE PLATE - TYPICAL - UTILITY GRADE
10. 3/4" PLYWOOD SUBFLOOR
11. 2X10 DF #2 OR BETTER FLOOR JOISTS - SEE PLAN FOR SPACING.
12. 2X10 DF #2 OR BETTER HEADER (RH) JOIST.
13. 2X8 TREATED SILL PLATE - TYPICAL @ FOUNDATION WALLS AND PIERS.
14. FOUNDATION WALL AND FOOTING.
15. 2X4 CONSTRUCTION GRADE STUD @ 24" O.C. - ALL PARTITION WALLS.
16. 2X4 CONSTRUCTION GRADE STUD @ 24" O.C. - PLUMBING WALL OVER 2X6 PLATE
17. W8X28 STEEL BEAM.
18. CONCRETE PIER - TYPICAL OF 8.
19. 2X4 COLLAR TIE @ 4'-0" O.C.
20. 2X4 BRACING W/ PURLINS SPACED @ 4'-0" O.C.
21. ALTERNATE COMMON TRUSS.
22. ALTERNATE JACK (HALF) TRUSS.
23. GANG NAIL PLATE - TYPICAL

ARCHITECTS FOR HIRE STRUCTURAL ENGINEERS JANUS CORPORATION 1000 WEST 10TH STREET LAS VEGAS, NEVADA 89102 PHONE 792-1111	<h1 style="margin: 0;">MEDICAL CLINIC</h1> <p style="margin: 0;">CALIENTE, NEVADA</p>	BUILDING SECTIONS NO. 101 DATE 11/14/84 SHEET NO. 7
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