

ELECTRICAL SPECIFICATIONS

- THE ELECTRICAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS FOR THE INSTALLATION OF ELECTRICAL WORK.
- THE INSTALLATION SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL INSPECTION AUTHORITIES HAVING JURISDICTION.
- PROCURE AND DELIVER TO THE ARCHITECT ALL LICENSES AND CERTIFICATES REQUIRED.
- COORDINATE WORK WITH THE WORK OF OTHER TRADES.
- THE CONTRACTOR, BY THE ACCEPTANCE OF THIS SPECIFICATION AND THE SIGNING OF THE CONTRACT, ACKNOWLEDGES HIS ACQUAINTANCE WITH THE REQUIREMENTS AND GUARANTEES THE WORKMANSHIP AND EQUIPMENT AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
- BASIC MATERIALS AND METHODS:
 - MATERIAL AND EQUIPMENT SHALL BE NEW.
 - WIRING MAY, AT THE CONTRACTOR'S OPTION, BE WIRE AND CONDUIT OR NON-METALLIC CABLE (TYPE NM), SUBJECT TO THE REQUIREMENTS OF THE NEC, LOCAL CODES AND INSPECTION AUTHORITIES HAVING JURISDICTION.
- RACEWAYS AND FITTINGS:
 - RIGID CONDUIT SHALL BE STANDARD SIZE, HOT DIP GALVANIZED CONDUIT.
 - THIN WALL CONDUIT SHALL BE STANDARD SIZE, GALVANIZED.
 - ALL ELECTRICAL OUTLETS, INCLUDING RECEPTACLES, LIGHTING FIXTURES AND SWITCHES SHALL BE PROVIDED WITH CODE GAUGE STEEL BOXES, GALVANIZED AND OF REQUIRED SIZE. BOXES SHALL BE SET WITH OUTSIDE EDGE FLUSH WITH FINISHED SURFACE. COVERS SHALL BE SELECTED WITH PROPER OPENINGS FOR DEVICES INSTALLED IN BOX.
- CONDUCTORS:
 - CONDUCTORS SHALL BE 75°C INSULATED (TW) IN SIZES #8 AND SMALLER; 90° INSULATED (THW) IN SIZES #6 AND LARGER.
 - MINIMUM WIRE SIZE #12 UNLESS OTHERWISE NOTED.
- DISCONNECT SWITCHES: FURNISH AND INSTALL WESTINGHOUSE, CUTLER-HAMMER, SQUARE 'D', OR I-T-E, EXTERNALLY OPERATED, FUSED, HORSEPOWER RATED DISCONNECT SWITCHES AT ALL POINTS INDICATED ON THE DRAWINGS OR REQUIRED BY CODE.
- LIGHTING PANELBOARDS: LIGHTING PANELBOARDS SHALL BE:

GENERAL ELECTRIC	120/240 VOLT
WESTINGHOUSE	NLTQ
FEDERAL PACIFIC	NQP
SQUARE 'D'	NALP
I-T-E	NOD
CUTLER-HAMMER	NPAB
	NPLAB
- LIGHTING FIXTURES:
 - FURNISH AND INSTALL LAMPS FOR ALL FIXTURES AND CLEAN FIXTURES AND LAMPS AT THE CONCLUSION OF WORK. FIXTURES THAT ARE CRACKED, BROKEN, CHIPPED, RUSTED, DENTED, OR OTHERWISE DAMAGED, SHALL BE REPLACED AT NO COST TO THE OWNER. ALL RECESSED MOUNTED FIXTURES SHALL BE MOUNTED WITH THE TRIM FLUSH TO THE CEILINGS, FREE OF GAPS, CRACKS OR LIGHT LEAKAGE AROUND THE TRIM. PROVIDE GASKETING IF NECESSARY TO PREVENT LIGHT LEAKAGE.
 - INCANDESCENT LAMPS SHALL BE INSIDE FROSTED UNLESS OTHERWISE CALLED FOR.
 - ALL NON-GLASS LENSES SHALL BE ACRYLIC.
- LIGHTING FIXTURE: CONTRACTOR TO SUBMIT SCHEDULE & CUTS WITH PROPOSAL.
- WIRING DEVICES:
 - SWITCHES AND RECEPTACLES SHALL BE RESIDENTIAL GRADE, COLOR AS DIRECTED.
 - TRIM PLATES SHALL BE PLASTIC, COLOR AS DIRECTED.
- TELEPHONE SYSTEM: FURNISH AND INSTALL CONDUITS, OUTLETS, AND CABINETS FOR USE OF THE TELEPHONE COMPANY AND COORDINATE 'PREWIRING' IN ACCORDANCE WITH THE REQUIREMENTS OF THE TELEPHONE COMPANY.

PLUMBING SPECIFICATIONS

- CODES & PERMITS: ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES. ALL FEES & PERMITS SHALL BE PAID BY THE CONTRACTOR.
- WORKMANSHIP: ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ACCEPTED GOOD PRACTICE OF THE INDUSTRY. ALL MATERIALS AND INSTALLATION OF 2 LB. GAS SYSTEM SHALL BE IN ACCORDANCE WITH PEOPLES NATURAL GAS OPERATIONS MANUAL.
- MATERIAL:
 - WATER SERVICE FROM MAINS IN STREET TO BUILDINGS SHALL BE MECHANICAL JOINT CEMENT LINED CAST IRON PIPE.
 - INTERIOR WATER PIPING SHALL BE TYPE 'L' COPPER ABOVE GROUND AND TYPE 'K' COPPER UNDERGROUND.
 - ALL INTERIOR EXPOSED SANITARY DRAINAGE AND VENT PIPING 2" AND SMALLER SHALL BE STANDARD WEIGHT GALVANIZED STEEL PIPE WITH BLACK CAST IRON DRAINAGE FITTINGS OR SERVICE WEIGHT SOIL PIPE AND FITTINGS.
 - ALL SANITARY DRAINAGE AND VENT PIPING UNDERGROUND SHALL BE SERVICE WEIGHT CAST IRON SOIL PIPE AND FITTINGS.
 - GAS PIPING SHALL BE BLACK STEEL WITH MALLEABLE THREADED OR WELDED FITTINGS. SEE NO. 2 ABOVE ALSO.
- HOT WATER HEATERS SHALL BE A.G.A. APPROVED GAS FIRED, GLASS LINED OF CAPACITY AS SHOWN ON THE DRAWINGS.
- WALL HYDRANTS: NON-FREEZE TYPE, YARD HYDRANTS TO BE PER DETAIL ON DRAWINGS.
- SANITARY SYSTEM: FURNISH AND INSTALL A COMPLETE WASTE AND VENT SYSTEM FOR ALL FIXTURES SHOWN.
- WATER PIPING SYSTEM: FURNISH AND INSTALL A COMPLETE WATER PIPING SYSTEM TO ALL FIXTURES SHOWN. ADEQUATE PRESSURE MUST BE PROVIDED AT EACH FIXTURE FOR ITS OPERATION.
- GAS PIPING: FURNISH AND INSTALL COMPLETE INTERIOR GAS PIPING SYSTEM TO ALL FURNACES, H.W.H., DRYERS GRILLES, FIRE PLACES, & ALL OUTLETS SHOWN.
- FIXTURES: FURNISH AND INSTALL ALL PLUMBING FIXTURES SHOWN ON THE DRAWINGS. ALL FIXTURES SHALL BE FURNISHED WITH CHROME PLATED SUPPLIES WITH STOP VALVES AND TRAPS. BATH TUB & SHOWER SHALL HAVE INTEGRAL STOPS. SUBMIT LIST OF FIXTURES PROPOSED.
- PLUMBING SYSTEM: SHALL BE COMPLETE AND READY FOR OPERATION BY THE OWNER.
- GUARANTEE: ALL WORK AND MATERIALS FURNISHED SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR.

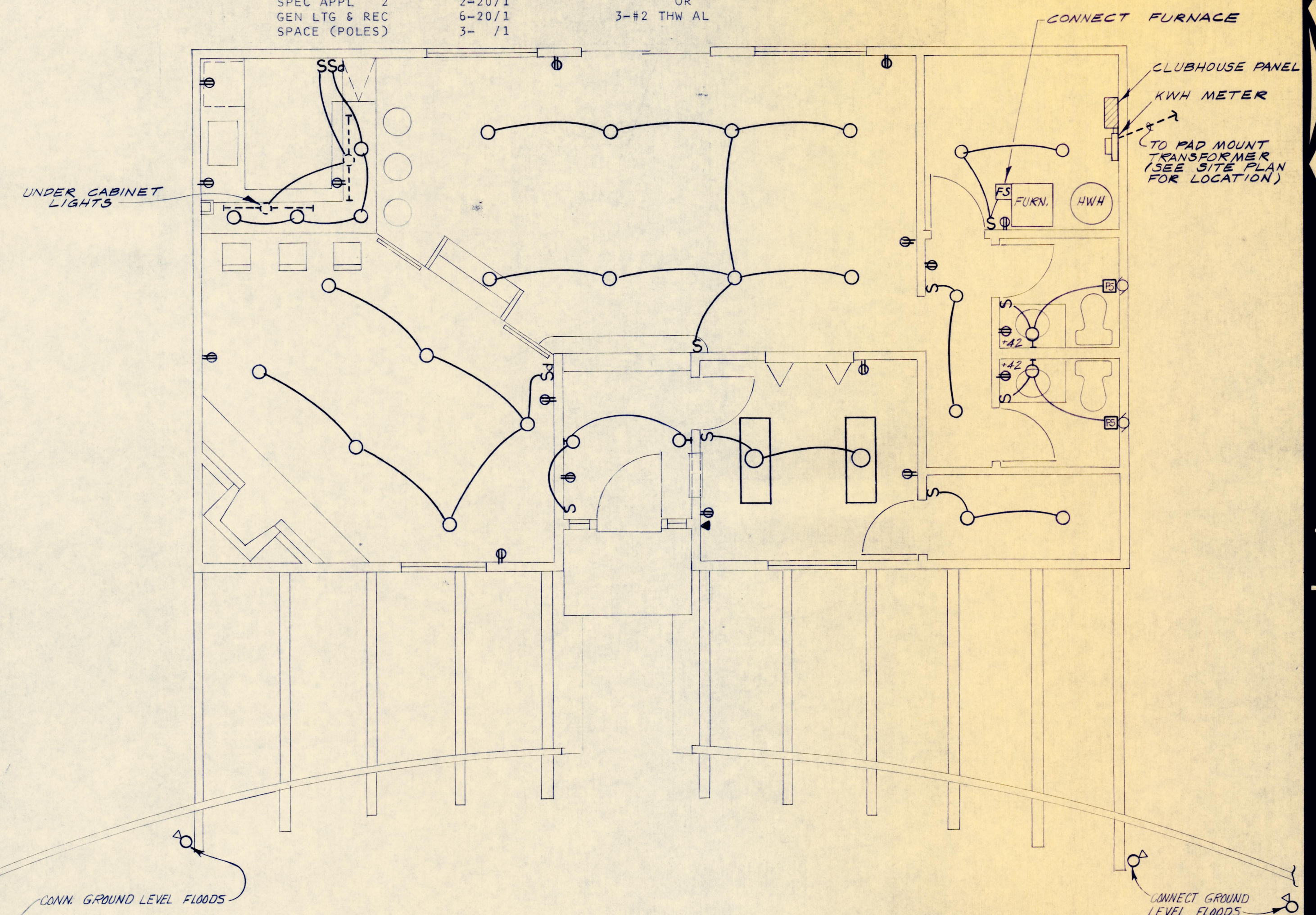
HEATING AND AIR CONDITIONING SPECIFICATIONS

- CODES & PERMITS: ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES. ALL FEES & PERMITS SHALL BE PAID BY THE CONTRACTOR. CONTRACTOR SHALL MEAN THIS SUB-CONTRACTOR.
- WORKMANSHIP: ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ACCEPTED GOOD PRACTICE OF THE INDUSTRY.
- DUCTWORK: ALL DUCTS SHALL BE GALVANIZED STEEL. FABRICATION AND INSTALLATION SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF ASHRAE "GUIDE". DUCTWORK OF UNITS ON TOP FLOOR AND ABOVE CEILING INSULATION SHALL HAVE 3/4" THICK DUCT INSULATION AROUND ENTIRE EXTERIOR OF DUCT.
- FURNACES: FURNACES SHALL BE GAS FIRED OF TYPE AND CAPACITY SHOWN ON THE DRAWINGS. UNITS SHALL BE A.G.A. APPROVED.
- AIR CONDITIONING UNITS: UNITS SHALL CONSIST OF COOLING COIL MOUNTED IN BONNET OF ITS RESPECTIVE FURNACE, AND AN OUTDOOR CONDENSING UNIT OF CAPACITY SHOWN ON THE DRAWINGS. BASES FOR CONDENSING UNITS FURNISHED & INSTALLED BY GENERAL CONTRACTOR. MECHANICAL CONTRACTOR TO PROVIDE RUBBER IN SHEAR VIBRATION MOUNTS UNDER CONDENSING UNITS.
- REFRIGERANT PIPING: SHALL BE TYPE 'L' SEALED AND DRIED COPPER TUBING. ALL SUCTION LINES SHALL BE INSULATED.
- EXHAUST FANS: ALL APARTMENT TOILET EXHAUST FANS TO BE NUTONE NO. 8832. THIS CONTRACTOR SHALL FURNISH TOILET EXHAUST FANS. EXHAUST FANS FOR TOILETS IN CLUBHOUSE SHALL BE OF SIZE & CAPACITY AS SHOWN ON THE DRAWINGS. THIS CONTRACTOR SHALL INSTALL ALL DUCTWORK REQUIRED FOR EXHAUST SYSTEM, FROM TOILETS AND RANGE EXHAUST, FURNISH AND INSTALL ROOF CAP OR WALL CAP AS REQUIRED.
- CONTROLS: EACH FURNACE UNIT SHALL BE EQUIPPED WITH HEATING-COOLING THERMOSTAT, WITH SUB-BASE FOR HEATING, COOLING, OFF-SELECTIONS, AND FAN CONTROL. ROBERTSHAW #375 W/SB 375 SUBBASE.
- FLUES: ALL FLUES SHALL BE METALBESTOS WITH BELMONT TOPS (SIZE AS PER CODE). INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
- COIL CONDENSATE DRAINS: SHALL BE PIPED TO FLOOR DRAINS OR SITE DRAINS ON LOWEST LEVEL.
- GUARANTEE: ALL WORK AND MATERIALS FURNISHED SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR.
- MECHANICAL CONTRACTOR SHALL VERIFY PHYSICAL SIZE OF ALL EQUIPMENT TO ASSURE PROPER INSTALLATION IN SPACE REQUIRED.

CLUB HOUSE PANEL: 120/240 V, 1 PHASE, 3 WIRE, 90 A BKR SURF MOUNT

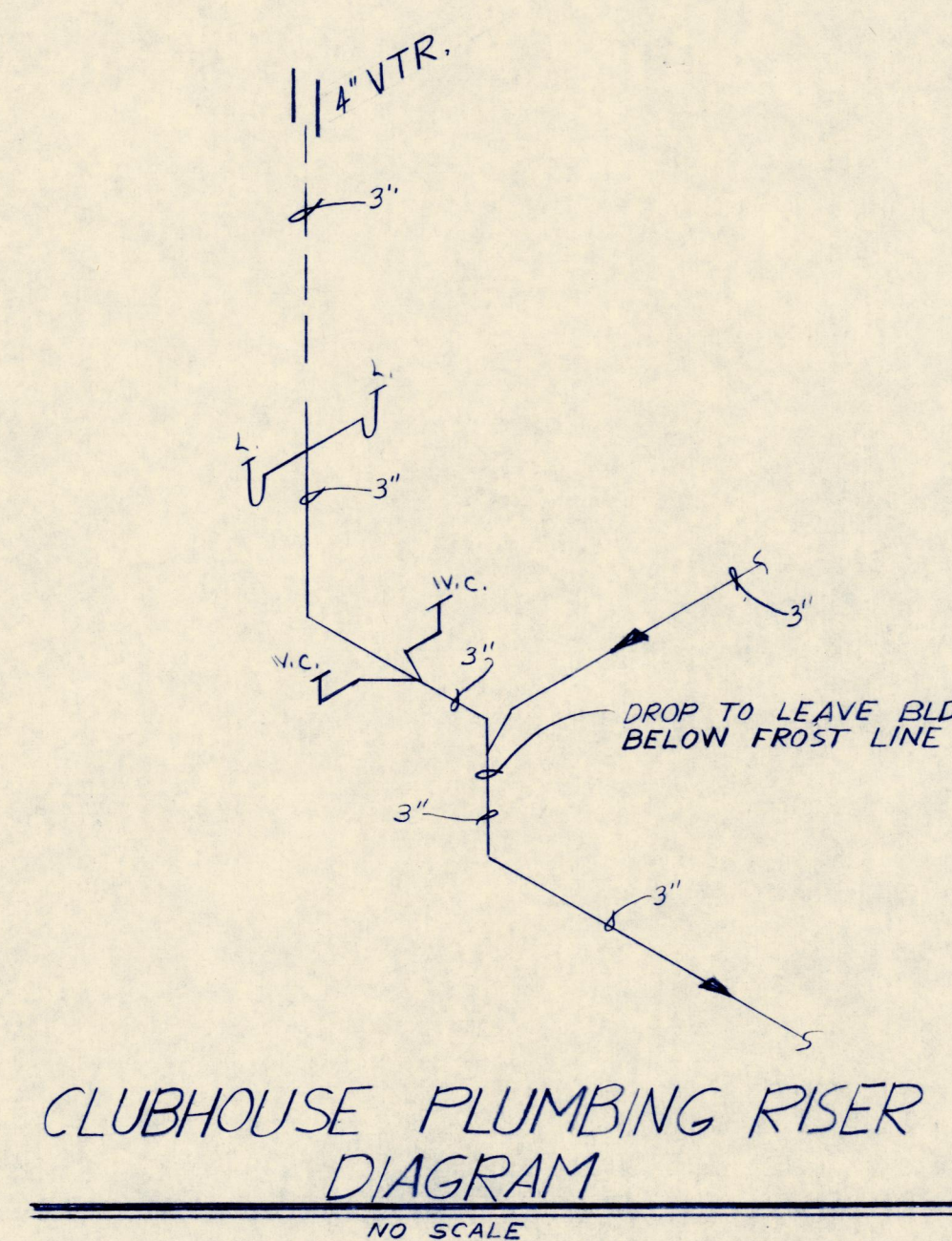
BRANCH CIRCUIT BREAKERS:

FURNACE	1-15/1	LOAD CENTER FEEDER:
EXTERIOR LTG	2-20/1	METER SOCKET: 100A:
AIR COND	1-45/2	WIRE QUAN & SIZE:
POOL EQUIP	1-7/2	3-#4 THW CU
SPEC APPL	2-20/1	OR
GEN LTG & REC	6-20/1	3-#2 THW AL
SPACE (POLES)	3- /1	



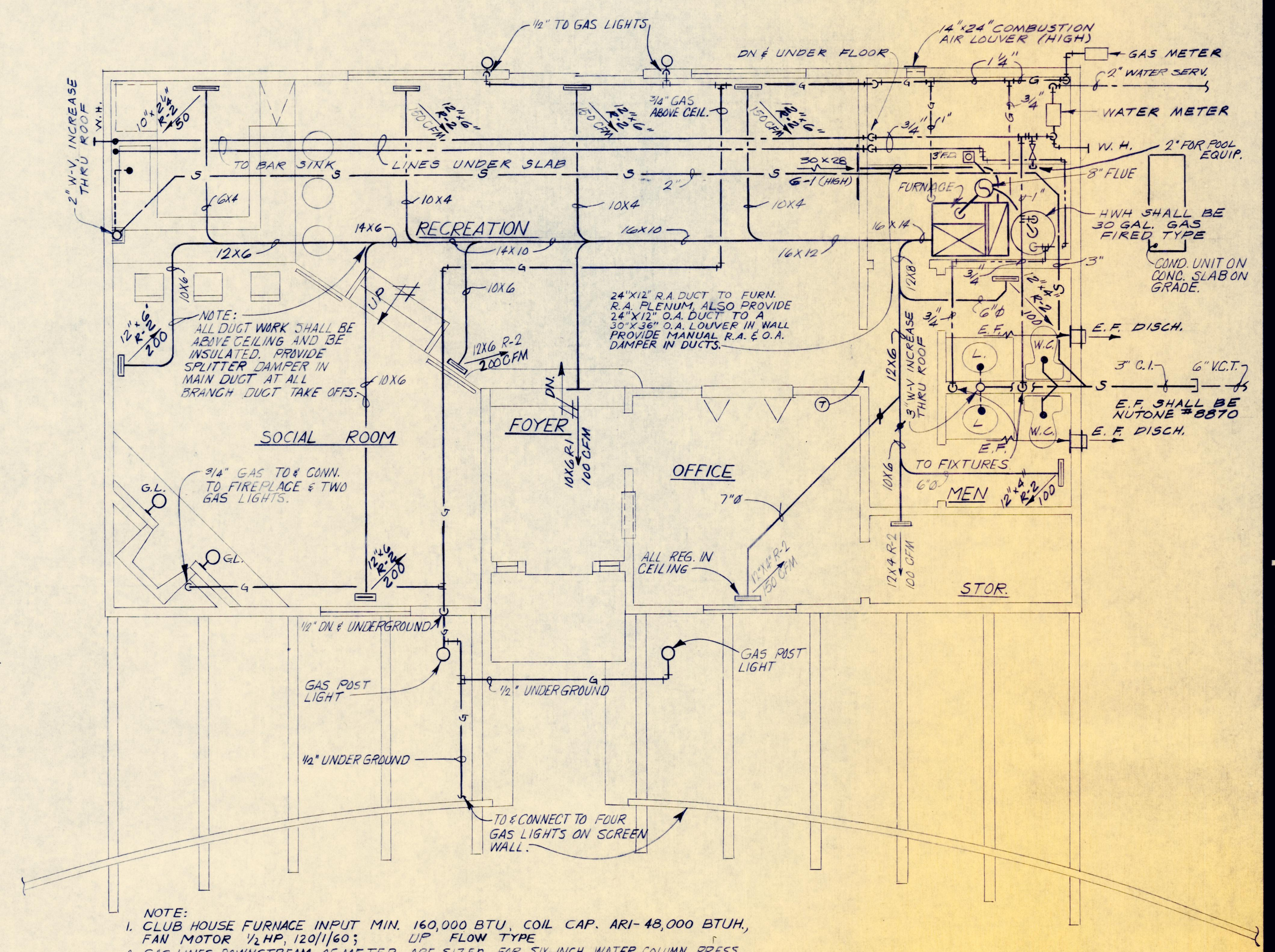
CLUBHOUSE PLAN (ELECTRICAL)

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



CLUBHOUSE PLUMBING RISER DIAGRAM

NO SCALE



CLUBHOUSE PLAN (MECHANICAL)

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

JOB NUMBER
312 A

DATE
6-7-71

JOB CAPTAIN
FUSTON

DRAWN BY
EA

CHECKED BY
FUSTON

REVISIONS
10-7-71

(402) 397-7557

OMAHA, NEBRASKA 68106

6969 GROVER STREET

SHEET NUMBER
14
TOTAL SHEETS

ENGINEERING ASSOCIATES INC.
CONSULTING ENGINEERS
401 WEST CENTER ROAD
OMAHA, NEBRASKA

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