CONSTRUCTION DOCUMENTS

VAIL UNIFIED SCHOOL DISTRICT
SYCAMORE ELEMENTARY SCHOOL - WEATHERIZATION PROJECT
SFB RENEWAL GRANT

SFB # 100220109-9999-010BRG

Project Location

Scope of Work

sheet index

011  COVERSHEET
011  ABBREVIATIONS AND SYMBOLS
a1.0  SITE PLAN
a4.0  BUILDING 100 - ELEVATIONS
a4.1  BUILDING 200 - ELEVATIONS
a4.2  BUILDING 300 - ELEVATIONS
a4.3  BUILDING 400 - ELEVATIONS
a4.4  BUILDING 500 - ELEVATIONS
a4.5  BUILDING 600 - ELEVATIONS
a4.6  PORTABLES - ELEVATIONS

design team

architect

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IN ADVANCE OF ANY CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO HIRE A PRIVATE UTILITY LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITIES ON OR NEAR THE PROJECT SITE.

ALL ITEMS REMOVED SHALL BE TEMPORARILY STORED IN A LOCATION APPROVED BY THE OWNER, AND THE OWNER SHALL REVIEW ALL ITEMS PRIOR TO ANY DISPOSAL. ANY ITEM WHICH IS DEEMED SALVAGEABLE SHALL REMAIN THE OWNER’S PROPERTY, AND WILL BE REMOVED TO THE OWNER’S STORAGE FACILITY DESIGNATED BY THE OWNER FOR FUTURE USE. IF THE OWNER DEEMS AN ITEM AS NON-CONTRACTOR INSTALLED, THAT ITEM WILL BE REMOVED TO THE OWNER’S STORAGE FACILITY.

THE CONTRACTOR IS ADVISED THAT DAMAGE TO ANY PORTION OF THIS PROJECT’S BUILDING(S) & SURROUNDING AREA AS A RESULT OF THIS CONSTRUCTION PROJECT. THE CONTRACTORS AND LOCAL UTILITY AND TRAFFIC CREWS SHALL COORDINATE WORK SCHEDULES SO AS TO CONFLICT WITH THE NORMAL OPERATION.

CONSTRUCTION IS TO BE REPAIRED AT THE CONTRACTOR’S EXPENSE. CONSTRUCTION SHALL BE RESPONSIBLE FOR VERIFYING ANY OR ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION. ANY CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING RECORDED DIMENSIONS INDICATED AND ALL EXISTING CONDITIONS THAT ARE NOT AUTHORIZED BEFORE CONSTRUCTION.

THE CONTRACTOR SHALL ESTABLISH ALL QUANTITIES BASED ON ACTUAL CONDITIONS. THESE DRAWINGS ARE NOT TO BE SCALED. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL EXISTING RECORDED DIMENSIONS INDICATED AND ALL EXISTING CONDITIONS THAT ARE NOT AUTHORIZED BEFORE CONSTRUCTION.

CONTRACTOR SHALL DISPOSE OF IT. IT IS THE CONTRACTOR’S RESPONSIBILITY TO INSPECT THE JOB SITE TO FAMILIARIZE HER/HIM SELF WITH ALL THE EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION. AT NO TIME SHALL ANY OF THIS MATERIAL OBSTRUCT THE NORMAL OPERATION.

THE CONTRACTOR IS RESPONSIBLE TO HIRE A PRIVATE UTILITY LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITIES ON OR NEAR THE PROJECT SITE. UTILITY LOCATIONS SHALL BE PRIMARILY IN ADVANCE OF ANY EXCAVATION. UTILITY LOCATIONS SHALL BE OF A GRADE AND QUALITY CONSISTENT WITH THE INTENDED USE AS SPECIFIED & APPROVED BY THE OWNER.

ALL MATERIALS REQUIRED SHALL BE OF A GRADE AND QUALITY CONSISTENT WITH THE INTENDED USE AS SPECIFIED & APPROVED BY THE OWNER.

THE CONTRACTOR SHALL ESTABLISH ALL QUANTITIES BASED ON ACTUAL CONDITIONS. THESE DRAWINGS ARE NOT TO BE SCALED. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL EXISTING RECORDED DIMENSIONS INDICATED AND ALL EXISTING CONDITIONS THAT ARE NOT AUTHORIZED BEFORE CONSTRUCTION.

THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL EXISTING RECORDED DIMENSIONS INDICATED AND ALL EXISTING CONDITIONS THAT ARE NOT AUTHORIZED BEFORE CONSTRUCTION.
1. Do not scale drawings; coordinate all work with the school schedule.
2. The exterior coating system will include multiple colors. Refer to graphic texture on exterior elevations for details.
3. Not all elevations are represented in the exterior elevation sheets. Recessed alcoves shall be field verified. All exterior envelope surfaces shall be coated.
4. All exterior doors shall receive new hardware. Reference overall site plan & exterior building elevations.
5. All adhesive applied signage at class & entry doors shall be removed. Remove adhesive residue for painting. Reinstall signage where approved.

**General Notes:**

**Keynotes:**

8.1 HM DOOR & DRAME. REMOVE PERIMETER DOOR SEALS, DOOR SHOE & DRIP. FILL ALL HOLES. PREPARE, PRIME & PAINT DOOR. INSTALL NEW HARDWARE. PERIMETER SEALS - 379 AS. DOOR SHOE - 345-ANB. DRIP - 364A PERMKO OR EQUAL.
1. DO NOT SCALE DRAWINGS. COORDINATE ALL WORK WITH THE SCHOOL SCHEDULE.

2. THE EXTERIOR COATING SYSTEM WILL INCLUDE MULTIPLE COLORS. REFER TO GRAPHIC TEXTURE ON EXTERIOR ELEVATIONS FOR LOCATIONS.

3. NOT ALL ELEVATIONS ARE REPRESENTED IN THE EXTERIOR ELEVATION SHEETS. ADDED ELEMENTS SHALL BE FULLY VERIFIED. ALL EXTERIOR ENVELOPE SURFACES SHALL BE COATED.

4. ALL EXTERIOR DOORS SHALL RECEIVE NEW HARDWARE. REFERENCE OVERALL SITE PLAN & EXTERIOR BUILDING ELEVATIONS.

5. ALL ADHESIVE APPLIED SIGNAGE AT CLASS & ENTRY DOORS SHALL BE REMOVED. REMOVE ADHESIVE RESIDUE FOR PAINTING.

6. EXISTING REVEAL JOINTS IN PANELS.

7. REMOVE ALL EXISTING JOINT SEALANT AND BACKER ROD. INSTALL NEW BACKER ROD & SEALANT IN CONCRETE PANEL JOINTS. +/- 1" WIDE JOINTS. THIS APPLIES TO THE TOP & BACKSIDE OF PARAPET. CHECK CONDITIONS.

8. ELECTRICAL DEVICE. REMOVE ALL EXISTING SEALANT. PREPARE JOINT BETWEEN DEVICE & CONCRETE AND APPLY NEW SEALANT. NOTE: (2) BRACKETS AT LIGHT FIXTURE.

9. HOSE BIB / ELECTRICAL CONDUIT PENETRATION / PIPE PENETRATION, REMOVE ALL SEALANT AND BOTH MATERIALS AND APPLY NEW SEALANT.

10. EXISTING ALUMINUM STOREFRONT WINDOWS. REMOVE ALL SEALANT AROUND PERIMETER. PREPARE, ADD A BACKER ROD AND SEALANT, CLEAR SEAM. USE CLEAR SEALANT & CAULK PERIMETER OF GLASS PANELS.

11. REMOVE CAULKING AT SHADE STRUCTURE COUNTERFLASHING. RE-CAULK.

12. REMOVE METAL JOINT FLASHING. PINNED TO WALL WITH EXPANSION ANCHORS. RE-CAULK JOINT PER KN 7.1. REINSTALL METAL, PRIME & PAINT.

13. HM DOOR & FRAME. REMOVE PERIMETER DOOR SEALS, DOOR SHOE & DRIP. FILL ALL HOLES. PREPARE, PRIME & PAINT DOOR. INSTALL NEW HARDWARE. PERMITTER SEALS 379 AS. DOOR SHOE - 345-ANB. DRIP - 364A PERMKO OR EQUAL.

14. PREPARE, PRIME & PAINT PRECAST CONCRETE PANELS. MULTIPLE COLORS.

15. SHEET METAL DOWNSPOUT. RE-CAULK THROUGH WALL SCUPPER. PREPARE, PRIME AND PAINT.

16. SIGNAGE. TAPE OFF & PROTECT DURING PAINTING.

17. CAULK PERIMETER OF SOFFIT TO VERTICAL SURFACE, PRIME & PAINT.

18. REMOVE RUST FROM STEEL COMPONENTS, PREPARE, PRIME AND PAINT ALL STEEL COLUMNS AND BEAMS.

19. PAINT HARDWARE.

20. 1/8" = 1'-0" a4.0
general notes

1. DO NOT SCALE DRAWINGS. COORDINATE ALL WORK WITH THE ASSOCIATES LTD.
2. THE EXTERIOR COATING SYSTEM WILL INCLUDE MULTIPLE COLORS. REFER TO GRAPHIC TEXTURE ON EXTERIOR ELEVATIONS FOR LOCATIONS.
3. NOT ALL ELEVATIONS ARE REPRESENTED IN THE EXTERIOR ELEVATION SHEETS. RECOMMENDED COLORS WILL BE FIELD VERIFIED.
4. ALL OTHER WORK SHALL COMPLY WITH JOB SITE PLAN AND FIELD CONDITIONS.

keynotes

4.1 Masonry Control Joint. Remove all sealant and prepare, prime & paint all Masonry Components.
4.2 Exposed CMU shall be primed prior to the application of the exterior coating system. Clean, Prime & Paint.
4.3 Electrical Device. Remove all existing sealant. Prepare, prime and apply new sealant.
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4.5 Electrical Device. Remove all existing sealant. Prepare, prime and apply new sealant.
4.6 Existing Aluminum Storefront Windows. Remove all sealant around perimeter. Prepare, prime and apply new sealant. Note: (2) Brackets at Light Fixture.
4.7 Masonry Control Joint. Remove all sealant and prepare, prime & paint all Masonry Components. At Glass, cut back the rubber seal.
4.8 Steel Ladder. Caulk all connection plates at stucco. Prepare, prime & paint.
4.9 Roll up Doors. Caulk perimeter frame to CMU. Prepare, prime & paint.
4.10 Sheet Metal Downspout. Re-caulk through wall clean, prepare & reseal wall.
4.11 Roll up Doors. Caulk perimeter frame to CMU. Prepare, prime & paint.
4.15 Sheet Metal Downspout. Re-caulk through wall. Prepare, prime & paint.
4.18 Caulk perimeter of dryer to vertical surface. Prime & paint.
4.19 Seal all CMU in recessed alcoves. Paint all HM and stucco. Refer to site plan and field conditions.
4.20 Remove rust from steel components. Prepare, prime and paint all steel, columns and beams.
4.21 Paint Handrail.
4.3 REMOVE & RENTAL STORAGE UNIT TO PERFORM WORK.
3.1 EXISTING REVEL JOINTS IN PANELS.
7.1 REMOVAL & EXISTING SEALANT AND BACKER ROOF INSTALL, BACKER ROOF V & C WALL, NO SEALANT IN CONCRETE PANEL. JOINTS AT TOP & BOTTOM. APPLY TO THE TOP & BOTTOM OF PANEL. CHECK CONDITIONS.
7.3 ELECTRICAL DEVICE REMOVE EXISTING SEALANT, PREPARE JOINT BETWEEN STRUCTURE & COMPLETE AND APPLY NEW SEALANT. NOTE 2 BRACKETS AT LIGHT FIXTURE.
7.4 HOSE RE: ELECTRICAL CONDUIT PENETRATION PIPE PENETRATION REMOVE ALL EXISTING SEALANT, PREPARE JOINT, INSTALL BACKER ROOF-JOINT EXCEEDING 1/4" & APPLY NEW SEALANT.
7.5 EXISTING ALUMINUM STOREFRONT WINDOWS REMOVE EXISTING SEALANT. PREPARE, APPLY CLEAR BACKER ROOF & RE-CUT INTERIOR BETWEEN ALUMINUMつまり CONCRETE. AT 1/8" CUTOFF, INSTALL RUBBER SEAL. CLEAR SEALANT & CAULK PERMTER OF GLASS PANES & THE (4) JOINTS IN THE HEAD & SILL FLUSHING.
7.6 REMOVE CAULKING AT SCAFFOLD STRUCTURE COUNTERFLASHING & CAULK.
7.7 EXISTING IN WINDOW FRAME, REMOVE PERIMETER CAULKING, RE-CAULK TO SCAFFOLD.
7.8 REMOVE METAL JOINT FLASHING. PRINCO TO WALL WITH EXISTING MATERIALS. USE CLEAR & CAULK CLEAT FIXTURE (2) RENTAL METAL, PRIME & PAINT. 
7.9 CAULK PERMTER OF SCAFFOLDプレート. PREPARE, PRIME & PAINT PLATES.
7.11 DIMENSION FOUNTAIN: SEAL ALL PIPE PENETRATIONS PER KN 7.4 TO PREPARE, PRIME & PAINT CONCRETE PANELS. 
7.12 SHEET METAL DOWNSPOUT, RE-CAULK THROUGH WALL, SCOURPES, PRIME AND PAINT.
9.3 SIGNAGE. TAP OFF & PROTECT DURING PAINTING.
9.5 SEAL ALL CRACKS, PREPARE, PRIME & APPLY ELASTOMERIC COATING OVER STUDS. MULTIPLE COLORS.
9.6 SEAL ALL CRACKS, PREPARE, PRIME & PAINT ALL STEEL. COLORS AND TEXTURES.
9.7 SEAL ALL CRACKS, PREPARE, PRIME & PAINT ALL STEEL. COLORS AND TEXTURES.
9.8 SEAL ALL CRACKS, PREPARE, PRIME & PAINT ALL STEEL. COLORS AND TEXTURES.
9.9 SEAL ALL CRACKS, PREPARE, PRIME & PAINT ALL STEEL. COLORS AND TEXTURES.
9.10 SEAL ALL CRACKS, PREPARE, PRIME & PAINT ALL STEEL. COLORS AND TEXTURES.

keynotes

0.3 REMOVE & RENTAL STORAGE UNIT TO PERFORM WORK.
3.1 EXISTING REVEL JOINTS IN PANELS.
7.1 REMOVAL & EXISTING SEALANT AND BACKER ROOF INSTALL, BACKER ROOF V & C WALL, NO SEALANT IN CONCRETE PANEL. JOINTS AT TOP & BOTTOM. APPLY TO THE TOP & BOTTOM OF PANEL. CHECK CONDITIONS.
7.3 ELECTRICAL DEVICE REMOVE EXISTING SEALANT, PREPARE JOINT BETWEEN STRUCTURE & COMPLETE AND APPLY NEW SEALANT. NOTE 2 BRACKETS AT LIGHT FIXTURE.
7.4 HOSE RE: ELECTRICAL CONDUIT PENETRATION PIPE PENETRATION REMOVE ALL EXISTING SEALANT, PREPARE JOINT, INSTALL BACKER ROOF-JOINT EXCEEDING 1/4" & APPLY NEW SEALANT.
7.5 EXISTING ALUMINUM STOREFRONT WINDOWS REMOVE EXISTING SEALANT. PREPARE, APPLY CLEAR BACKER ROOF & RE-CUT INTERIOR BETWEEN ALUMINUMつまり CONCRETE. AT 1/8" CUTOFF, INSTALL RUBBER SEAL. CLEAR SEALANT & CAULK PERMTER OF GLASS PANES & THE (4) JOINTS IN THE HEAD & SILL FLUSHING.
7.6 REMOVE CAULKING AT SCAFFOLD STRUCTURE COUNTERFLASHING & CAULK.
7.7 EXISTING IN WINDOW FRAME, REMOVE PERIMETER CAULKING, RE-CAULK TO SCAFFOLD.
7.8 REMOVE METAL JOINT FLASHING. PRINCO TO WALL WITH EXISTING MATERIALS. USE CLEAR & CAULK CLEAT FIXTURE (2) RENTAL METAL, PRIME & PAINT. 
7.9 CAULK PERMTER OF SCAFFOLDプレート. PREPARE, PRIME & PAINT PLATES.
7.11 DIMENSION FOUNTAIN: SEAL ALL PIPE PENETRATIONS PER KN 7.4 TO PREPARE, PRIME & PAINT CONCRETE PANELS. 
7.12 SHEET METAL DOWNSPOUT, RE-CAULK THROUGH WALL, SCOURPES, PRIME AND PAINT.
9.3 SIGNAGE. TAP OFF & PROTECT DURING PAINTING.
9.5 SEAL ALL CRACKS, PREPARE, PRIME & APPLY ELASTOMERIC COATING OVER STUDS. MULTIPLE COLORS.
9.6 SEAL ALL CRACKS, PREPARE, PRIME & PAINT ALL STEEL. COLORS AND TEXTURES.
9.7 SEAL ALL CRACKS, PREPARE, PRIME & PAINT ALL STEEL. COLORS AND TEXTURES.
general notes

1. DO NOT SCALE DRAWINGS. COORDINATE ALL WORK WITH THE ASSOCIATES LTD.

2. THE EXTERIOR COATING SYSTEM WILL INCLUDE MULTIPLE COLORS. REFER TO GRAPHIC TEXTURE ON EXTERIOR ELEVATIONS FOR LOCATIONS.

3. NOT ALL ELEVATIONS ARE REPRESENTED IN THE EXTERIOR ELEVATION SHEETS. REFERENCED LOCATIONS SHALL BE FIELD VERIFIED. ALL EXTERIOR EXPOSURE SURFACES SHALL BE LOCATED.

4. ALL EXTERIOR DOORS SHALL RECEIVE NEW HARDWARE.

5. ALL ADESIVE APPLIED SIGNAGE AT CLASS & ENTRY DOORS SHALL BE REMOVED. REMOVE ADESIVE RUGS FOR PAINTING.

keynotes

05 EXISTING WATER HARVESTING TANK.
11 REMOVED JOINTS IN ALUM.
11 REMOVE ALL EXISTING JOINT SEALANT AND BACKER ROD. INSTALL PRIMED ROD AND NEW SEALANT IN CONCRETE PANEL JOINTS. +/- 1" WIDE JETS. THIS APPLIES TO THE TOP 1/4" OF WALLS. CHECK CONDITIONS.
11 ELECTRICAL DEVICE. REMOVE ALL EXISTING SEALANT AROUND JOINTS. INSTALL DEVICE & APPLY SEALANT.
11 EXISTING ALUMINUM DEVICES REMOVED. REMOVE ALL EXISTING JOINT SEALANT AND BACKER ROD. INSTALL NEW SEALANT.
11 REMOVE ALL EXISTING JOINT SEALANT AND BACKER ROD. INSTALL NEW SEALANT.
11 REMOVE JOINTS IN THE HEAD & SILL FLASHING.
11 INSTALL METAL, PRIME & PAINT.
11 PREPARE JOINT BETWEEN DEVICE & CONCRETE AND APPLY SEALANT AROUND PERIMETER. PREPARE, ADD A BACKER ROD AND RE-CAULK INTERSECTION BETWEEN ALUMINUM FRAME AND CONCRETE. AT GLASS, CUT BACK THE RUBBER SEAL, USE GLASS SEALANT & CAULK PERIMETER OF GLASS Pane & THE (4) JOINTS IN THE HEAD & SILL FLASHING.
11 REMOVE CAULK AT SHEET METAL DOWNSPOUT. RE-CAULK THROUGH WALL.
11 REMOVE JOINTS IN THE HEAD & SILL FLASHING.
11 INSTALL METAL, PRIME & PAINT.
11 REMOVE XI DISTRICT IDENTITY SIGNAGE. REMOVE ALL EXISTING SEALANT.
11 PREPARE, PRIME & PAINT EARTH TONE PANELS.
11 PREPARE, PRIME & PAINT CONCRETE PANELS. MULTIPLE COLORS.
11 REMOVE ALL SOUTHWEST EXISTING VEHICLE ENTRANCE SIGNAGE. REMOVE ALL EXISTING ADHESIVE APPLIED SIGNAGE.
11 INSTALL NEW BACKER ROD & INSTALL NEW SEALANT IN EXISTING HM WINDOW FRAME.
11 PREPARE, PRIME & PAINT. NOTE: (2) BRACKETS AT LIGHT FIXTURE.
11 REMOVE METAL JOINT FLASHING. PINNED TO WALL WITH EXPANSION WOODEN BC-CALK. JOINT PER XR.1 retrieves METAL, PRIME & PAINT.
11 PREPARE, PRIME & PAINT PRECAST CONCRETE PANELS. MULTIPLE COLORS.
11 REMOVE METAL DOWNSPOUT. RE-CAULK THROUGH WALL.
11 REMOVE JOINTS IN THE HEAD & SILL FLASHING.
11 PREPARE JOINT BETWEEN DEVICE & CONCRETE. CHECK CONDITIONS.
11 PRIME, PRIME & PAINT ALL STEEL COLUMNS AND BEAMS.
11 PRIME & PAINT.
1. 
   DO NOT SCALE DRAWINGS. COORDINATE ALL WORK WITH THE SCHOOL SCHEDULE.

2. 
   THE EXTERIOR COATING SYSTEM WILL INCLUDE MULTIPLE COLORS. REFER TO GRAPHIC TEXTURE ON EXTERIOR ELEVATIONS FOR LOCATIONS.

3. 
   NOT ALL ELEVATIONS ARE REPRESENTED IN THE EXTERIOR ELEVATION SHEETS. RECESSED ALCOVES SHALL BE FIELD VERIFIED. ALL EXTERIOR ENVELOPE SURFACES SHALL BE COATED.

4. 
   ALL EXTERIOR DOORS SHALL RECEIVE NEW HARDWARE. REFERENCE OVERALL SITE PLAN & EXTERIOR BUILDING ELEVATIONS.

5. 
   ALL ADHESIVE APPLIED SIGNAGE AT CLASS & ENTRY DOORS SHALL BE REMOVED. REMOVE ADHESIVE RESIDUE FOR PAINTING.

6. 
   EXISTING REVEAL JOINTS IN PANELS.

7. 
   ELECTRICAL DEVICE, REMOVE ALL EXISTING SEALANT. PREPARE JOINT BETWEEN DEVICE & CONCRETE AND APPLY NEW SEALANT. NOTE: CHARACTERS AT LIGHT FIXTURE.

8. 
   HOSE BIB, ELECTRICAL, CONDUIT Penetration, REMOVE ALL EXISTING SEALANT. INSTALL BOLTED ROOF & JOINT EXCEEDS 1/4" AND APPLY NEW SEALANT.

9. 
   INSTALL A PRE-FINISHED METAL CAP FLASHING ON BEAR WALLS.

10. HM DOOR & FRAME, REMOVE PERIMETER SEAL, DOOR SHOE & DRIP. FILL ALL HOLES. PREPARE, PRIME & PAINT.

11. SHEET METAL DOWNSPOUT, RE-CAULK THROUGH WALL SCUPPER. PREPARE, PRIME AND PAINT.

12. SEAL ALL CRACKS, PREPARE, PRIME & APPLY ELASTOMERIC COATING OVER STUCCO. MULTIPLE COLORS.