



**City of Northfield Heritage Preservation Commission**

801 Washington Street, Northfield, MN 55057

Phone (507) 645-3004 Fax (507) 645-3055

**CERTIFICATE OF APPROPRIATENESS (Compliance /Completion/Final Review)**

This certificate officially documents the results of the Heritage Preservation Review of this project as proposed and in accordance with the City Ordinances and Downtown Preservation Design Guidelines.

Property Address	_____	Parcel No.	_____
Property Name	_____		
Property Owner	_____		
Owner Address	_____	Telephone	_____
	_____	Email	_____
Applicant	_____		
Applicant Address	_____	Telephone	_____
	_____	Email	_____

Type of Building Changes (Check all that apply.)	Submitted date at HPC	Approved (Y or N)	Notes
Info or Conceptual Review	_____	_____	_____
Sign and/or Awning Review	_____	_____	_____
Material and/or Color Review	_____	_____	_____
Storefront Level Facade Change	_____	_____	_____
Upper Level Facade Change	_____	_____	_____
Side and/or Rear Elevations Change	_____	_____	_____
Other	_____	_____	_____

**Notations, Conditions and Directives**

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**Signatures**

HPC Chair	_____	Date	_____
Applicant	_____	Date	_____
Owner	_____	Date	_____

**Copies:**    \_\_\_ Com Dev    \_\_\_ EDA    \_\_\_ PC    \_\_\_ Bldg Insp    \_\_\_ City Council    \_\_\_ MHS

### **Item 1**

**Feature:** Introduction

**Date of Feature:**

**Describe existing feature and its condition:** The Bjoraker Building was constructed ca. 1870. The two-story commercial block housed a variety of commercial tenants during its early decades before its longest-term tenant, the Bierman Furniture Company, moved into the building in 1934. The company constructed a two-story addition in 1941. The Bjoraker Building is a contributing resource in the Northfield Commercial Historic District. The district's period of significance begins in 1856 and ends in 1966. The Morris Building is also undergoing a historic tax credit rehabilitation and has a separate application.

### **Item 2**

**Feature:** Masonry

**Date of Feature:** ca. 1870, 1941, later alterations

**Describe existing feature and its condition:** The primary east facade and secondary south facade of the ca. 1870 block are rough-cut ashlar limestone. The limestone foundation is partially exposed on the south wall. The storefront windows and doors are on the first floor of the east wall. The bays area separated by gray stone piers. Six rectangular window openings are on the second floor and have stone sills and lintels. Three windows and a secondary door are on the second floor of the south wall. Each have a gray stone sills and lintels. The north wall adjoins the neighboring Morris Building. The stone is in good condition, but the mortar joins are deteriorating, especially at the base of the walls.

The south wall of the 1941 addition is buff limestone. The west wall is painted concrete block. A small portion of north wall is exposed and is also concrete block. The walls of the addition are in good condition.

**Photo No.:** 1-12

**Drawing No.:**

**Describe the proposed work:** The damaged and deteriorated masonry joints will be repointed where needed, particularly the lower portions of the south wall. The existing mortar will be removed with hand tools and will not damage the adjacent masonry. The repointing mortar will match the color, texture, and profile of the historic joints. All work will follow *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings*. No masonry replacement is planned.

### **Item 3**

**Feature:** Windows

**Date of Feature:** 1941, ca. 1980, later alterations

**Describe existing feature and its condition:** The ca. 1870 block has nine non-historic two-over-two wood sashes, six on the second floor of the east facade and three on the second floor of the south facade. All windows are non-historic, but reference historic panel arrangements. They were installed after the original NRHP nomination in 1978. Five historic two-over-two double-hung sashes are on the second floor of the 1941 addition's south wall. A historic half-round window with a non-historic storm window is in the center of the first floor. Four historic windows are at the basement, each in its own window well with a grate. The sashes are three-pane wood units. The windows on the original building are in good condition.

On the west wall, three historic two-over-two windows are on the first floor and five windows are on the second floor. The first-floor windows have non-historic storm windows. Three historic three-over-three windows are at the basement of the west wall. On historic three-over-three window is at the basement of the north wall. Each basement window has a non-historic storm window. The windows are in good condition.

**Photo No.:** 1, 2, 4, 9, 11-12

**Drawing No.:**

**Describe the proposed work:** The existing windows will be retained on all walls. The window frames and sashes will be repaired and repainted. The sashes will be reglazed where needed. All existing storm windows will be removed. New storm windows will be installed on all walls. The storm windows will have a one-over-one design and will be painted to match the existing windows. On the south wall, the storm window for the large half-round window will be divided into four panels. The frame for each section will follow the primary rails and stiles of the historic window and will not obscure the window design.

### **Item 5**

**Feature:** Secondary Entrances

**Date of Feature:** ca. 1870, later alterations

**Describe existing feature and its condition:** Three secondary entrances are on the south wall of the building. A historic door opening is on the second floor of the ca. 1870 building. The opening is partially infilled and holds a non-historic screen door and historic wood interior door. The entrance is in good condition. Two secondary entrances are in the south wall of the 1941 addition, both on the first floor. The east door is deeply recessed with a set of historic limestone stairs and metal handrails leading to the door. The door opening has a round-arch lintel; the non-historic screen door and historic wood panel door are the same shape. The entrance is in good condition. The west secondary door is at grade. It has a rectangular opening with a pair of narrow wood-panel doors. The doors have significant water damage, particularly at the base, and do not meet current code requirements for door widths. A non-historic metal door is at the basement of the west wall.

**Photo No.:** 7-8, 10-12, 60

**Drawing No.:**

**Describe the proposed work:** The west pair of doors on the south wall will be removed, and a new door and sidelight will be installed in the opening. The door will be stained wood with ten panels, mirroring the design of the historic doors. It will be 3' wide to meet code requirements. The non-historic basement door will be retained. All other existing doors will be retained.

### **Item 7**

**Feature:** Exterior Stair

**Date of Feature:** ca. 1870, later alterations

**Describe existing feature and its condition:** A historic metal stair leads to the second-floor entrance on the south wall of the ca. 1870 block. It has two concrete steps at the base. A metal platform is on the second floor. It is supported by four angled steel bars and I beams that connect directly into the wall. A simple metal-tube railing runs up the stairs and around the second-floor platform. The stair is corroded and the rust damage has compromised its structural integrity.

**Photo No.:** 1, 5-7

**Drawing No.:**

**Describe the proposed work:** The existing exterior stair and concrete stoop will be removed. A new stair will be installed following the same footprint. The new stair will have a steel frame with steel-grate steps. The railing will have simple vertical pickets with a handrail mounted on the inside face. All elements will have a black painted finish. A new concrete stoop will measure 3'6" square and will be set back 10" from the face of the east facade.





**Photo 1 (April 22, 2021)**

**View:** Bjoraker Building, looking northwest

**Description:** Overview of the east (right) and south (left) facades



**Photo 2 (April 22, 2021)**

**View:** Bjoraker Building, looking west

**Description:** Overview of the east facade





**Photo 3 (April 22, 2021)**

**View:** Bjoraker Building, east facade, looking west

**Description:** View of non-historic second-floor windows with historic stone sills and lintels



**Photo 4 (April 22, 2021)**

**View:** Bjoraker Building, south facade, looking north

**Description:** Overview of the south wall of original building and the 1941 addition (left)





**Photo 5 (April 22, 2021)**

**View:** Bjoraker Building, south facade, looking west

**Description:** Fire escape on the south wall

**Photo 6 (July 21, 2021)**

**View:** Bjoraker Building, south facade, looking north

**Description:** Fire escape landing with stone damage at connections







**Photo 7 (April 22, 2021)**

**View:** Bjoraker Building, south facade, looking north

**Description:** Historic window on south wall of 1941 addition



**Photo 8 (April 22, 2021)**

**View:** Bjoraker Building, south facade, looking north

**Description:** Historic secondary entrance on south wall of 1941 addition; the doors are deteriorated and do not meet current code





**Photo 9 (April 22, 2021)**

**View:** Bjoraker Building, west facade, looking southeast

**Description:** Overview of west (right) and north (left) walls



**Photo 10**

422-424 Division Street (near right), 1870 (Northfield Historical Society)



**Photo 11**

422-424 Division Street (second from right), 1900 (Northfield Historical Society)



## Building Key





PROJECT INFORMATION

PROJECT NAME:	BIERMAN BUILDING INTERIOR REMODELING
PROJECT LOCATION:	420 & 422 DIVISION STREET, NORTHFIELD MINNESOTA
DESCRIPTION:	INTERIOR REMODELING OF EXISTING MIXED-USE, 2 STORY + BASEMENT BUILDING CONSTRUCTED CA. 1970. STRUCTURE IS IN PROCESS OF BEING ADDED TO THE HISTORIC REGISTER AND PROVISIONS OF MINNESOTA CONSERVATION CODE FOR EXISTING BUILDING, CHAPTER 12 MAY BE APPLICABLE.
EXISTING LAYOUT CONSISTS OF:	<ul style="list-style-type: none"><li>TWO RETAIL SPACES ON FIRST FLOOR</li><li>RETAIL SHOWROOMS AND AN APARTMENT ON SECOND</li><li>STORAGE/UTILITY ROOMS IN BASEMENT</li></ul>
NEW WORK TO BE AS FOLLOWS:	<ul style="list-style-type: none"><li>REMODELING OF SECOND FLOOR TO CONVERT SPACES INTO FIVE APARTMENT UNITS</li><li>DEMOLITION AND LIMITED RESTORATION AT FIRST FLOOR &amp; BASEMENT SPACES IN PREPARATION FOR BUILD-OUT BY RETAIL TENANTS (BUILD-OUT NOT IN CURRENT SCOPE)</li><li>NEW APARTMENT LOBBY AND ENCLOSING ONE STAR WELL ON FIRST FLOOR</li><li>ADDING NEW WINDOWS TO NORTH SIDE OF SECOND FLOOR</li><li>REPLACEMENT OF EXISTING EXTERIOR FIRE ESCAPE STAIR</li><li>STRUCTURAL ENGINEERING REQUIRED TO SIZE BEAMS &amp; LINTELS FOR NEW OPENINGS</li></ul>
MEIP SCOPE TO BE PERFORMED ON DESIGN-BUILD BASIS BY OWNER'S SELECTED GENERAL CONTRACTOR. DOCUMENTS SHALL BE SUBMITTED UNDER SEPARATE COVER.	
BUILDING IS NOT CURRENTLY SPRINKLERED; PROJECT PROPOSES TO INSTALL FULLY COMPLIANT NFPA 13 SYSTEM. FIRE PROTECTION ALSO TO BE PERFORMED ON DESIGN-BUILD BASIS BY OWNER'S SELECTED GENERAL CONTRACTOR & SUBMITTED UNDER SEPARATE COVER.	
APPLICABLE CODES:	<p>2020 MINNESOTA STATE CONSERVATION CODE FOR EXISTING BUILDINGS</p> <ul style="list-style-type: none"><li>2018 INTERNATIONAL CONSERVATION CODE FOR EXISTING BUILDINGS (ICCBE) WITH MINNESOTA AMENDMENTS, MINNESOTA RULES CHAPTER 1311</li></ul> <p>2020 MINNESOTA STATE BUILDING CODE</p> <ul style="list-style-type: none"><li>2018 INTERNATIONAL BUILDING CODE (IBC) WITH MINNESOTA AMENDMENTS, MINNESOTA RULES CHAPTER 1305</li></ul> <p>2020 MINNESOTA STATE FIRE CODE</p> <ul style="list-style-type: none"><li>2018 INTERNATIONAL FIRE CODE (IFC) WITH MINNESOTA AMENDMENTS, MINNESOTA RULES CHAPTER 7511.</li></ul> <p>2020 MINNESOTA ACCESSIBILITY CODE</p> <ul style="list-style-type: none"><li>2018 INTERNATIONAL BUILDING CODE (IBC), CHAPTER 11 AS AMENDED BY MINNESOTA RULES CHAPTER 1341</li><li>2009 ICC/ANSI A117.1 AS AMENDED BY MINNESOTA RULES CHAPTER 1341</li></ul> <p>2015 MINNESOTA PLUMBING CODE</p> <ul style="list-style-type: none"><li>2012 UNIFORM PLUMBING CODE (UPC)</li><li>MINNESOTA RULES, CHAPTER 4714</li></ul> <p>2020 MINNESOTA MECHANICAL AND FUEL GAS CODE</p> <ul style="list-style-type: none"><li>2018 INTERNATIONAL MECHANICAL CODE (IMC)</li><li>2018 INTERNATIONAL FUEL GAS CODE (IFGC)</li><li>2016 ANSI/ASHRAE STANDARD 154</li><li>2016 ASHRE STANDARD 62.2</li><li>MINNESOTA RULES, CHAPTER 1346</li></ul> <p>MINNESOTA ELECTRICAL CODE</p> <ul style="list-style-type: none"><li>NFPA 70: 2020 NATIONAL ELECTRICAL CODE (WITHOUT AMENDMENTS)</li></ul>
JURISDICTIONS:	CITY OF NORTHFIELD, MINNESOTA

PROJECT CONTACT INDEX

OWNER:	REBOUND PROPERTIES 527 PROFESSIONAL DRIVE, SUITE 100 NORTHFIELD, MINNESOTA 55057	ARCHITECT:	NILE, INC. 700 MAIN AVE PO BOX 2464 FARGO, ND 58108 PHONE: 701-293-1350
CONTRACTOR:	NORTHFIELD CONSTRUCTION 1610 RIVERVIEW LANE NORTHFIELD, MN 55056 PHONE: 507-645-4042		381 KELLOGG BOULEVARD EAST SAINT PAUL, MN 55101 PHONE: 651-227-0644

DRAWING INDEX

SHEET	DESCRIPTION	REVISIONS
ARCHITECTURAL		
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AD102	FIRST FLOOR DEMOLITION PLAN	
AD103	SECOND FLOOR DEMOLITION PLAN	
A-101	PROPOSED BASEMENT PLAN	
A-102	PROPOSED FIRST FLOOR PLAN	
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A-122	PROPOSED FIRST FLOOR CEILING PLAN	
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S-101	FOOTING & FOUNDATION PLAN	
S-202	SECOND FLOOR FRAMING PLAN	
S-203	ROOF FRAMING PLAN	
2-301	STRUCTURAL DETAILS	

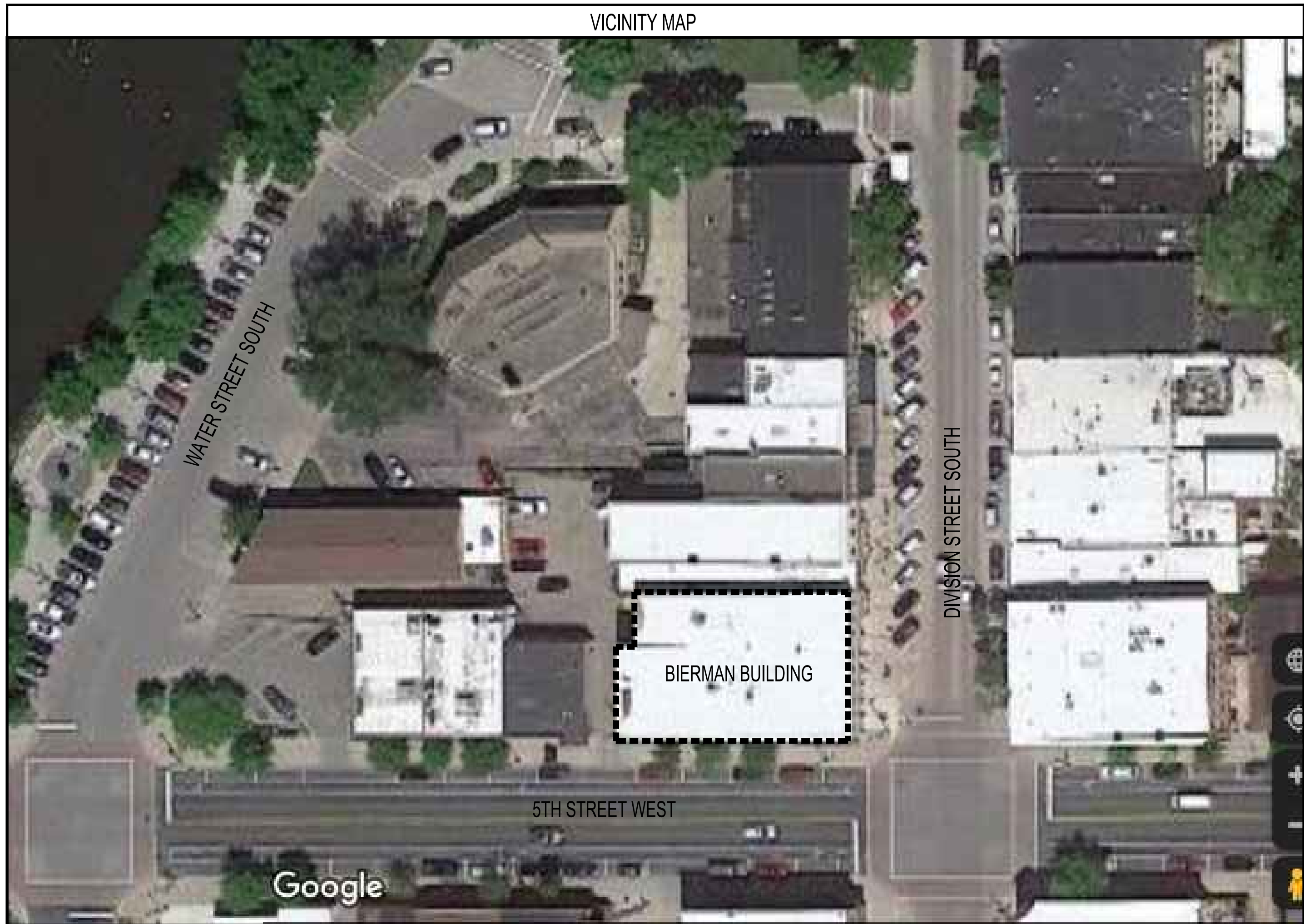
GENERAL NOTES & CONDITIONS

- FOR FULL UL ASSEMBLY REQUIREMENTS AND DESCRIPTIONS, REFER TO [HTTP://PRODUCTSPECUL.COM](http://PRODUCTSPECUL.COM).
- FIREBLOCKING SHALL BE PROVIDED IN ACCORDANCE WITH IBC SECTION 718.2. BLOCKING TO BE INSTALLED VERTICALLY AND HORIZONTALLY IN INTERVALS NOT TO EXCEED 10 FEET.
- ACOUSTICAL SEALANTS AT RATED ASSEMBLY INTERSECTIONS AT FLOOR AND CEILINGS SHALL BE AN APPROVED RATED JOINT MATERIAL (FIRE CAULK) USED IN ACCORDANCE WITH IBC SECTION 715.
- GYPSUM BOARD TO BE APPLIED HORIZONTALLY UNLESS NOTED OTHERWISE IN UL DESIGN CRITERIA.
- PROVIDE WATER RESISTANT GYPSUM BOARD (DENSARMOR OR EQUAL) IN LIEU OF 5/8" GYPSUM BOARD AT ALL WET WALL LOCATIONS AND 5/8" TILE BOARD (DENS-SHIELD OR EQUAL) BEHIND ALL TILE WAINSCOTINGS.
- AT ALL PARTY WALLS AND UNIT CORRIDOR WALLS, WALL PLATES SHALL BE SET IN SEALANT AND SEALED TO DECK ABOVE.
- ALL ELECTRICAL BOXES IN PARTY WALLS SHALL BE SOUND WRAPPED.
- FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS BEFORE PROCEEDING WITH NEW CONSTRUCTION.
- CUTOUPS FOR MECHANICAL AND ELECTRICAL WORK SHALL BE ACCOMPLISHED IN SUCH A MANNER THAT STANDARD ESCUTCHION PLATES, COVERS, ETC., WILL ADEQUATELY COVER ROUGH OPENINGS. OVERSIZE OPENINGS SHALL BE REPAIRED TO MATCH ADJACENT SURFACES BY THE CONTRACTOR RESPONSIBLE FOR CUT-OUTS.
- IF SUSPICIOUS MATERIALS OR UNDOCUMENTED CONDITIONS ARE UNVEILED BY WORK, COORDINATE TO CONTINUE WORK IN ADJACENT AREA AND IMMEDIATELY CONTACT ARCHITECT AND ENGINEERS OF RECORD.
- CONTRACTOR SHALL STRICTLY ADHERE TO STATE AND FEDERAL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS.
- IT IS RECOMMENDED AND ENCOURAGED THAT CONTRACTORS VISIT THE PROPOSED CONSTRUCTION SITE PRIOR TO SUBMITTING THEIR BIDS.
- ALL OWNER PROPERTY IS TO BE SAFEGUARDED FROM DAMAGE. ANY DAMAGED OWNER PROPERTY IS TO BE RESTORED TO ORIGINAL CONDITION PRIOR TO DAMAGE OR REPLACED COMPLETELY, INCLUDING INSTALLATION, LABOR & PROCUREMENT EXPENSES.
- ALL DEMOLISHED OR WASTE MATERIAL BECOMES THE PROPERTY AND RESPONSIBILITY OF THE CONTRACTOR WITH THE EXCEPTION OF SPECIFIED ITEMS DESIGNATED EITHER IN THE PLANS OR VERBALLY REQUESTED BY THE ARCHITECT OR ENGINEERS TO BE RETAINED BY THE OWNER. OFFSITE DISPOSAL OF THE DEMOLISHED ITEMS IS THE RESPONSIBILITY OF THE CONTRACTOR.
- LADDERS MUST BE REMOVED AND LOCKED UP AT THE COMPLETION OF EACH WORKING DAY TO PREVENT UNAUTHORIZED PERSONS FROM HAVING ACCESS.
- CLEAN UP ALL DEBRIS FROM CONSTRUCTION SITE TO THE SATISFACTION OF THE SUPERINTENDENT AND OWNER OR OWNER'S REPRESENTATIVE. MAINTAIN DAILY CLEANLINESS TO SATISFACTION OF SUPERINTENDENT.

PROJECT NUMBER: 21001  
DRAWN BY: DPT/PSH  
CHECKED BY: JWH  
ISSUED FOR PERMIT: 07/20/2021

COVER SHEET

G-001



SYMBOLS LEGEND

	NORTH ARROW		ROOM TAG
	VIEW TITLE		DOOR TAG
	SCALE		WINDOW TAG
	INTERIOR ELEVATIONS		WALL TAG
	WALL SECTION		CENTERLINE
	VIEW CALLOUT		KEYNOTE TAG (NEW CONSTRUCTION)
			KEYNOTE TAG (DEMO)

LIST OF ABBREVIATIONS

2 x 4 OR 2X	NOMINAL STOCK LUMBER	F.D.	FLOOR DRAIN	PLAST.	PLASTIC
@	AT	FIN.	FINISHED	P.L.F.	POUNDS PER LINEAR FOOT
Ø	DIAMETER	FIN.	FLOOR	POLYVISO	POLYISOCYANURATE
ABS	ACRYLONITRILE BUTADIENE STYRENE	F.D.	FIRE EXTINGUISHER	PVC	POLYVINYL CHLORIDE
ACM	ASBESTOS CONTAINING MAT.	F.D.C.	FIRE EXTINGUISHER CABINET	R.C.	RADUSED CORNER
ACT	ACOUSTICAL CEILING TILE	F.	FOOTING	REINF.	REINFORCED
ADA	AMERICANS W/ DISABILITIES	FDN.	FOUNDATION	REQ'D.	REQUIRED
ALUM.	ALUMINUM	FWC.	FABRIC WALL COVERING	REV	REVERSE
BD.	BOARD	GALV.	GALVANIZED	RM	ROOM
BLK	BLOCK	GEN.	GENERAL	R.C.	ROUGH OPENING
B.O.	BOTTOM OF	GC	GENERAL CONTRACTOR	S.D.	SEE DETAIL / DRAWING
BRG.	BEARING	G.T.	GENERAL TRADES	S.M.	SHEET METAL
BTW	BETWEEN	GL	GLASS OR GLAZING	SIM.	SIMILAR
C.B.	CATCH BASIN	GWB.	GYPSUM WALL BOARD	SPEC.	SPECIFICATIONS MANUAL
CPVC	CELLULAR CORE POLYVINYL CHLORIDE	HDP.	HANDICAPPED	STRUCT.	STRUCTURAL
C.G.	CHALK BOARD	HDPB	HIGH DENSITY FIBER BOARD	STL	STEEL
CK. BD.	CEILING BOARD	H.M.	HOLLOW METAL	SHT. VIN.	SHEET VINYL
CLG.	CEILING	HORIZ	HORIZONTALLY	T&G	TONGUE AND GROOVE
C.J.	CONTROL JOINT	HT.	HEIGHT	T.C.	THIN COAT
CL	CENTER LINE	IBC	INTERNATIONAL BUILDING CODE	TEMP.	TEMPERED
CMU	CONCRETE MASONRY UNIT	INSUL.	INSULATION	TEMP.	TEMPERED
C.O.	CLEAN OUT	LAM.	LAMINATE	TEMR.	TERRAZZO
CPVC	CHLORINATED POLYVINYL CHLORIDE	LAV.	LAVATORY	TK. BD.	TACK BOARD
CONC.	CONCRETE	LBS.	POUNDS	T.O.	TOP OF
COND.	CONDITION	MAS.	MASONRY	T.P.	TOILET PAPER DISPENSER
CONT.	CONTINUOUS	MAX.	MAXIMUM	TRTD.	TREATED
CONTR.	CONTRACTOR	MDF.	MEDIUM DENSITY FIBERBD.	T.S.	TRANSITION STRIP
CPT.	CARPET	MECH.	MECHANICAL	TYP.	TYPICAL
C.T.	CERAMIC TILE	MANUF.	MANUFACTURER	U.N.O.	UNLESS NOTED OTHERWISE
C.U.H.	CABINET UNIT HEATER	MIN.	MINIMUM	VAT.	VINYL ASBESTOS TILE
D.F.	DRINKING FOUNTAIN	MK. BD.	MARKER BOARD	VCT.	VINYL COMPOSITION TILE
DIM.	DIMENSION	MTL. STUD	METAL STUD	VER.	VERIFY
DTL.	DETAIL	MTL.	METAL	VERT.	VERTICALLY
E.J.	EXPANSION JOINT	M.R.G.B.	MOISTURE RESISTIVE GYP. BD.	VNC	VINYL WALL COVERING
E.T.	ELECTRICAL TRADES	N.I.C.	NOT IN CONTRACT	WI	WHERE
ECT.	ELECTRICAL	OH	OVERHEAD	W/O	WITHOUT
ELEV.	ELEVATION	O.C.	ON CENTER	W/C	WATER CLOSET
EW/C	ELECTRIC WATER COOLER	OSB	ORIENTED STRAND BOARD	W/DW	WINDOW
EQ.	EQUAL	PB	PARTICLE BOARD	WD	WOOD
EX/EXIST	EXISTING	P.D.	PENCIL DRAWER	WPB	WALL PROTECTION BOARD
EXP.	EXPOSED	PLYWOOD	PLYWOOD	W/R.B.	WEATHER RESISTIVE BARRIER
ETC.	ETCETERA	P.LAM	PLASTIC LAMINATE	W.R.G.B.	WEATHER RESISTIVE GYP. BD.



## Contract Drawing Short Form Specifications

A project manual containing specifications is not used. Items listed are CSI Divisions. Division 9 and 1 Bidding, Project Conditions, Completion and Final Payment.

**SITE VISITS PRIOR TO BIDDING:**  
OWNER MAY ASK THAT CONTRACTORS INTERVIEW IN EXISTING THE WORK OF THIS PROJECT SHALL VISIT THE SITE AND FULLY EXAMINE EXISTING SOILS, BUILDINGS, STRUCTURES, SYSTEMS, REPORTS MADE AVAILABLE AND EQUIPMENT. CONTRACTORS BIDDING THIS WORK THAT HAVE NOT VISITED SITE OR CONSIDERED SOIL CONDITIONS MAY AT THE DISCRETION OF THE OWNER NOT BE CONSIDERED FOR SELECTION.

**CONTRACTORS ACCEPTANCE OF SITE AND CONTRACT DOCUMENTS:**  
ALL CONTRACTORS SUBMITTING BID FOR THE WORK ASSERT BY SUBMITTING A BID THAT CONTRACTOR: UNDERSTANDS THE SITE AND OTHER CONDITIONS UNIQUE TO THIS PROJECT; CONTRACTOR HAS THOROUGHLY REVIEWED ALL BIDDING DOCUMENTS, ADDENDA AND ANY OTHER INFORMATION (SUCH AS SOIL INVESTIGATION REPORTS) THAT HAVE BEEN MADE AVAILABLE TO ALL BIDDERS.

**BIDDING QUESTIONS & ADDENDA:**  
BIDDING QUESTIONS ANSWERED BY ARCHITECT, ENGINEER OR OWNER DURING BIDS WILL ONLY BE BY ADDENDA. IF A QUESTION IS NOT ANSWERED, THE BIDDER SHALL BID THE GREATER QUALITY OR BETTER QUALITY. VERBAL ANSWERS ARE NOT BINDING. QUESTIONS WILL NOT BE ANSWERED WITHIN 3 DAYS OF BID.

**CONTRACTORS AFFIDAVIT OF LICENSE, INSURANCE AND ABILITY TO BID:**  
CONTRACTOR ASSERTS BY BIDDING THE WORK OF THIS PROJECT THAT HE IS LICENSED BY THE STATE, CITY OR LOCAL JURISDICTION WHERE THE PROJECT WILL BE PERFORMED. CARRIES FULL INSURANCE FOR PROJECT, FOR HIS ACTS, WORK & OMISSIONS, CARRIES FULL WORKERS COMPENSATION COVERAGE.

**COSTS OF PERMITS, LICENSES AND FEES:**  
CONTRACTOR SHALL PAY FOR AND OBTAIN ALL REQUIRED PERMITS, LICENSES AND INSPECTION FEES. SEWER/WATER ACCESS CHARGES OR SIMILAR TO PROVIDE THE WORK OF THIS PROJECT.

**OWNER DETERMINATION OF MATERIALS, COLORS, FINISHING & EQUIPMENT:**  
THE OWNER WILL SELECT ALL BRANDS, MODELS, COLORS, FINISHES & FINISHES TO BE USED. THIS QUESTIONS NOT PROVIDED BY THE ARCHITECTS OR ENGINEERS. ALL RELATIONS TO PROJECTS, EQUIPMENT, FINISHES & CHARACTERISTICS ARE ONLY ANSWERED BY THE OWNER.

**SUBSTITUTION OF MATERIALS:**  
PRIOR TO BIDDING, CONTRACTOR OR MATERIAL SUPPLIER MAY REQUEST A SUBSTITUTION FOR SPECIFIC MATERIALS LISTED TO THE OWNER. THE CONTRACTOR MUST PROVIDE DOCUMENTATION THAT THE PROPOSED SUBSTITUTION IS EQUAL TO THOSE LISTED. "EQUAL" MEANS: AT A MINIMUM - THE PROPOSED SUBSTITUTION MEETS SAME ASTM OR OTHER MATERIAL STANDARDS AND DOES NOT AFFECT QUALITY. IN ALL CASES, THE CONTRACTOR MUST INFORM THE OWNER IN WRITING OF A SUBSTITUTION. THIS SHALL INCLUDE WEATHER PROPOSED SUBSTITUTION IS A PRODUCT THAT A REDUCES PROJECT COST OR TIME, IS A NON-COST, NO TIME AFFECTED SUBSTITUTION, IS OR IS A SUBSTITUTION MADE DUE TO UNAVAILABILITY OF INTENDED MATERIAL. THE CONTRACTOR MUST ALSO STATE IN WRITING HIS WILLINGNESS AND BE RESPONSIBLE FOR ANY CHANGES OF COST OR TIME IN OTHER PORTIONS OF THE WORK AFFECTED (DIRECTLY OR INDIRECTLY) BY THIS PROPOSED SUBSTITUTION. ANY ADDITIONAL COST OR INCREASE IN TIME CAUSED BY THIS SUBSTITUTION AND NOT DISCLOSED IN THE WRITTEN REQUEST WILL BE PAID BY THE CONTRACTOR. REQUESTS WITHOUT THIS INFORMATION WILL NOT BE CONSIDERED. AFTER BIDS ARE RECEIVED CONTRACTOR SHALL NOT SUBSTITUTE MATERIALS WITHOUT PERMISSION OF THE OWNER. ANY SUBSTITUTIONS THAT IMPACT OR AFFECT ANY CODE RELATED ITEMS (SUCH AS FIRE RATINGS) SHALL BE ADDRESSED BY THE ARCHITECT THROUGH THE PLAN REVIEW AND APPROVAL PROCESS PRIOR TO INSTALLATION PER IRC 107.2.1 AND 107.3.4.

**AWARD OF CONTRACT:**  
OWNER MAY SELECT ANY CONTRACTOR & OR CONTRACTORS TO PROVIDE WORK OF THIS PROJECT. SELECTION SHALL BE BASED ON EXPERIENCE, COST, SCHEDULE, QUALITY OF WORK EXPERIENCE FOR OTHERS OR WITH OWNER, BONDING ABILITY, INSURANCE COVERAGE, AND LITIGIOUS BACKGROUND. IN ADDITION OWNER MAY MAKE SELECTION BASED ON A COMBINATION OF BASE AND ALTERNATE BIDS OR OWNER MAY REBID PORTIONS OF OR ENTIRE WORK OF THE PROJECT. IF THERE ARE MINOR INCONSISTENCIES ON THE BID FORM THAT DO NOT AFFECT THE BID, THE OWNER MAY WAIVE OR ACCEPT THEM.

**CONTRACTOR SHALL PROVIDE THE WORK OF THE PROJECT:**  
THE TERM "PROVIDE" MEANS THE CONTRACTOR SHALL FURNISH AND INSTALL ALL WORK OF THIS PROJECT IN ITS FINAL LOCATION AS DESCRIBED BY THE CONTRACT DOCUMENTS (INCLUDING ALL LABOR, MATERIAL, EQUIPMENT AND OTHER ACTIVITIES/RESOURCES). THE TERM "INSTALL" MEANS TO TAKE MATERIAL, DELIVERED TO THE JOBSITE AND PLACE IT IN THE FINAL LOCATION FOR ITS INTENDED USE. THE TERM "FURNISH" MEANS TO BRING TO PROJECT SITE FOR INSTALLATION.

**ACTION WORDS:**  
ALL DIRECTIVES SUCH AS MUST, SHALL, WILL OR SIMILAR HAVE THE SAME INTENT AND UNDER THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR REQUIRE ACTION BY THE CONTRACTOR OR OWNER, WHERE THE WORD "MAY" IS USED, THE WORD "MAY" ALLOWS FOR A CHOICE TO BE MADE BY THE OWNER.

**"OWNER FURNISHED, CONTRACTOR INSTALLED" ITEMS:**  
IN CERTAIN CASES SHOWN ON THE DRAWINGS, THE OWNER WILL FURNISH MATERIALS AND THE CONTRACTOR SHALL INSTALL THEM. THE OWNER WILL PROVIDE DRAWINGS AND INFORMATION ABOUT SIZE, ATTACHMENT METHODS AND OTHER CHARACTERISTICS INCLUDING TEMPLATES TO THE ARCHITECT & CONTRACTOR FOR REVIEW. THE OWNER SHALL PAY FREIGHT TO DELIVER SAME TO THE JOBSITE. THE OWNER SHALL ORDER AND DELIVER THE MATERIALS BASED ON THE CONTRACTORS SCHEDULE. THE CONTRACTOR SHALL SCHEDULE DELIVERY, UNLOAD, COUNT QUANTITIES AND REPORT ANY DISCREPANCIES OR DAMAGE TO THE OWNER. THE CONTRACTOR SHALL PROTECT AND COVER THE MATERIALS UNDER THEIR INSURANCE AND BONDS ONCE DELIVERED AND UNLOADED. THE CONTRACTOR SHALL INSTALL, FIT AND CONNECT TO THE PROJECT. ARCHITECTS APPROVAL MUST BE OBTAINED BEFORE INSTALLATION MAY OCCUR.

**CONTRACTORS SCHEDULE OF VALUES:**  
CONTRACTOR SHALL PROVIDE AN ITEMIZED "SCHEDULE OF VALUES" ON AIA FORM G703 INCLUDING SEPARATE LINES FOR COMMON TYPES OF CONSTRUCTION WORK BY CSI DIVISION NUMBER.

- DIVISION 9: LIST SEPARATE BY THE TYPE OF FINISH
- DIVISIONS 21-28: BREAKDOWN TO PLUMBING, HVAC, CONTROLS, ELECTRICAL, POWER, ELECTRICAL LIGHT AND COMMUNICATIONS.

PROVIDE INDIVIDUAL LISTINGS OF EACH CONTRACTOR ACCOUNT FOR ALL ENTITIES FURNISHING LABOR, MATERIALS, EQUIPMENT, FEES, PERMITS, TRANSPORTATION OR ANY OTHER COSTS FOR SERVICES TO PERFORM THE WORK. SUBMIT SIGNED AND NOTARIZED COPY OF THIS INFORMATION TO THE OWNER NO LATER THAN 15 DAYS AFTER EXECUTION OF OWNER/CONTRACTOR AGREEMENT.

**CONTRACTORS PAYMENT PROCEDURES (SEE ALSO FINAL PAYMENT):**  
CONTRACTOR SHALL PROVIDE TO THE OWNER AN APPLICATION FOR PAYMENT REFLECTING HIS APPROVED SCHEDULE OF VALUES ON AIA FORMS G702/G703. EXECUTE FORM BY SIGNATURE OF AUTHORIZED OFFICER. PAY APPLICATIONS MUST LIST ALL CURRENT MONTHS REQUESTED. PREVIOUS MONTHS REQUESTS, RETAINAGE, ANY AUTHORIZED CHANGE ORDERS AND ANY REQUIRED LIE WAIVERS. USE MATHEMATICAL FORMULATION SHOWN ON THE AIA FORMS. FOR ITEMS NOT ON SITE WHEN PAYMENT IS REQUESTED, OWNER HAS FULL RIGHT OF INSPECTION AND MUST BE COVERED UNDER CONTRACTORS INSURANCE POLICY FOR LOSS. OWNER SHALL REVIEW, MAKE COMMENTS, AND DETERMINE PROPER PAYMENT DUE. SUBMIT AT INTERVALS STIPULATED IN THE OWNER/CONTRACTOR AGREEMENT.

**MODIFICATION PROCEDURES:**  
ARCHITECT WILL ADVISE THE CONTRACTOR OF MINOR CHANGES IN THE WORK OR INTERPRETATIONS TO THE CONTRACT DOCUMENTS NOT INVOLVING ADJUSTMENTS TO CONTRACT SUM OR CONTRACT TIME BY ISSUING AN AIA FORM G710 "ARCHITECTS SUPPLEMENTAL INSTRUCTIONS" (ASI). IF THE CONTRACTOR CONSIDERS THAT AN ASI SHALL REQUIRE CHANGE TO CONTRACT SUM OR CONTRACT TIME, THEY SHALL SUBMIT AN ITEMIZED PROPOSAL FOR OWNER AUTHORIZATION BEFORE PROCEEDING WITH THE WORK DESCRIBED. CONTRACTOR MAY PROPOSE MODIFICATIONS TO THE WORK BY SUBMITTING A REQUEST FOR CHANGE. IT SHALL INCLUDE DESIGN REASON OF CHANGE AND DOCUMENTATION OF EFFECT ON CONTRACT SUM OR CONTRACT TIME. CHANGES TO CONTRACT SUM FOR BOTH ADDITIONS AND CREDITS) SHALL INCLUDE FULLY DOCUMENTED SUBSTANTIATION OF COSTS FOR EVALUATION. PROMPTLY REVISUE SCHEDULE OF VALUES AND CONSTRUCTION PROGRESS SCHEDULE WITH AUTHORIZED CHANGES AND INCLUDE IN SUBSEQUENT SUBMITTALS.

**CONSTRUCTION PROGRESS SCHEDULE:**  
THE CONTRACTOR SHALL PROVIDE A PROJECT SCHEDULE WHICH INCLUDES ALL ELEMENTS OF THE WORK. BREAKDOWN SHALL BE BY COMMON CSI WORK DIVISIONS OR IN A MANNER SUFFICIENT TO SHOW EACH PORTION. MILESTONES SHALL BE SHOWN WHICH DEFINE EACH SUB-COMPLETED PHASE (I.E. SITE WORK, UTILITIES, LANDSCAPE, ERECTION OF STRUCTURE, BUILDING ENVELOPE ENCLOSURE, MECHANICAL, PLUMBING, ELECTRICAL AND INTERIOR FINISH COMPLETIONS). INCLUDE PROJECT SUBSTANTIAL COMPLETION DATE(S), FINAL COMPLETION DATE AND START OF WARRANTY PERIODS.

PROGRESS SCHEDULE SHALL BE PROVIDED TO THE OWNER FOR APPROVAL NO LATER THAN 20 DAYS AFTER EXECUTION OF OWNER/CONTRACTOR AGREEMENT. ONCE APPROVED, SCHEDULE SHALL BE FOLLOWED, UPDATED AT LEAST MONTHLY, AND BE THE BASIS FOR THE ARCHITECTS TO DETERMINE IF THE PROJECT IS BEING PROVIDED ON TIME.

**REQUESTS FOR INTERPRETATION (RFI):**  
PRIOR TO BIDDING, CONTRACTOR MAY REQUEST DISCOVERY OF NEED FOR INTERPRETATION TO CONTRACT DOCUMENTS. THESE MAY INCLUDE CLARIFICATIONS ARISING FROM: INABILITY TO DETERMINE EXACT MATERIAL, PROCESS OR SYSTEM TO BE INSTALLED; WHEN ELEMENTS OF CONSTRUCTION INTERFERE WITH ONE ANOTHER; WHEN AN ITEM OF WORK IS DESCRIBED DIFFERENTLY AT MORE THAN ONE PLACE IN THE CONTRACT DOCUMENTS; OR CONFLICTS ARISING FROM FIELD CONDITIONS WHICH AFFECT THE DESIGN INTENT. AN RFI SHALL NOT BE USED FOR REVIEW OF SHOP DRAWINGS, APPROVAL OF PRODUCT/MATERIAL SUBSTITUTIONS OR PROPOSALS FOR CHANGES AFFECTING CONTRACT SUM OR CONTRACT TIME. PRIOR TO INITIATION OF AN RFI, CAREFULLY STUDY ALL DOCUMENTS TO CONFIRM SUFFICIENT INFORMATION IS NOT INCLUDED.

CONTRACTOR SHALL MAINTAIN A LOG OF ALL RFIS. SPECIFIC ISSUES SHALL BE ADDRESSED INDIVIDUALLY, PROVIDED WITH A CONSECUTIVE NUMBER FOR TRACKING AND A DATE OF INITIATION. REQUESTS SHALL INCLUDE DATE OF EXPECTED RESPONSE, RELEVANT DRAWING REFERENCE, FIELD MEASUREMENT OR CONDITIONS PROMPTING ISSUE, AND CONTRACTORS SUGGESTED RESOLUTION (INCLUDING ANY IMPACT ON CONTRACT SUM OR CONTRACT TIME).

ARCHITECT SHALL REVIEW AND RESPOND TO RFIS WITHIN TEN BUSINESS DAYS OF RECEIPT. NOTIFY ARCHITECT WITHIN SEVEN BUSINESS DAYS IF ADDITIONAL OR CORRECTED RESPONSE IS REQUIRED. CONTENT OF ANSWER WILL NOT CONSTITUTE AUTHORIZATION TO PERFORM EXTRA WORK OR DELAY PROJECT. IF CONTRACTOR FEELS RESPONSE WILL REQUIRE CHANGE TO EITHER, PROFFER IT/ISSUE NOTICE TO THIS EFFECT.

**SUBMITTALS/SHOP DRAWINGS:**  
SUBMITTALS SHALL INCLUDE (WHERE RELEVANT): PRODUCT DATA, SCALED DRAWINGS OF SPECIFIC ITEMS TO BE PROVIDED, CERTIFICATES, TEST REPORTS, MANUFACTURERS INSTRUCTIONS, DESIGN DATA, AND SAMPLES FOR SELECTION OR VERIFICATION.

CONTRACTOR SHALL MAINTAIN A LOG OF SUBMITTALS WHICH IS COORDINATED WITH THE SCHEDULE OF VALUES AND CONSTRUCTION PROGRESS SCHEDULE. SUBMIT ITEMS INDIVIDUALLY AND IDENTIFY THE FOLLOWING INFORMATION ON EACH: SPECIFIC SUPPLIER(S)-CONTRACTOR, PERTINENT DRAWING REFERENCES, AND STANDARD CSI SPECIFICATION NUMBER. PROVIDE ONE COPY ELECTRONICALLY (IN PDF FORMAT) OF DRAWINGS AND DATA, PROVIDE FOUR COPIES OF EACH PRODUCT SAMPLE FOR REVIEW.

CONTRACTOR SHALL INITIAL AND STAMP EACH SUBMITTAL CERTIFYING IT HAS BEEN REVIEWED FOR COMPLIANCE WITH ACTUAL PROJECT CONDITIONS AND INTENT OF CONTRACT DOCUMENTS. ARCHITECT SHALL REVIEW FOR INTENT PURPOSE OF CHECKING CONFORMANCE WITH INFORMATION GIVEN AND DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS. SAMPLES WILL BE REVIEWED FOR AESTHETIC, COLOR OR FINISH SELECTION. ALLOW 10 BUSINESS DAYS (EXCLUDING DELIVERY TIME) FOR ARCHITECTS REVIEW. ALLOW ADDITIONAL FIVE DAYS FOR SEQUENTIAL REVIEW BY ARCHITECTS CONSULTANT OR OWNER. ALLOW ADDITIONAL 30 DAYS FOR SEQUENTIAL REVIEW INVOLVING ARCHITECT AND APPROVAL BY AUTHORITIES HAVING JURISDICTION.

**TEMPORARY FACILITIES AND CONTROLS:**  
CONTRACTOR SHALL PROVIDE AND PAY FOR ALL ELECTRICAL, POWER, LIGHTING, WATER, SANITATION, SOLID WASTE REMOVAL, TOILET FACILITIES, HEATING / COOLING AND VENTILATION REQUIRED FOR THE CONSTRUCTION PROCESS. MAINTAIN ALL TEMPORARY FACILITIES AND CONTROLS IN PROPER AND SAFE CONDITION THROUGHOUT THE PROGRESS OF THE WORK. REMOVE ALL TEMPORARY UTILITIES, EQUIPMENT, ETC. PRIOR TO DATE OF SUBSTANTIAL COMPLETION AND RESTORE ALL AFFECTED AREAS.

CONTRACTOR SHALL PROVIDE SECURITY FOR THE SITE:

- 6 FOOT TALL CHAIN-LINK FENCE AROUND CONSTRUCTION SITE INCLUDING VEHICLE AND PEDESTRIAN GATES WITH LOCKS.
- TEMPORARY INSULATED WEATHER TIGHT CLOSURES FOR OPENINGS AND TO ACCOMMODATE WORKING CONDITIONS, AMBIENT TEMPERATURES REQUIRED FOR PRODUCT INSTALLATIONS AND PREVENT UNAUTHORIZED ENTRY.

CONSTRUCTION MATERIALS SHALL BE SECURELY STORED, VEHICLES, EQUIPMENT AND ALL FUELS SHALL BE RENDERED UNUSABLE AND LOCKED UP. LADDERS, CONVEYORS AND CONSTRUCTION ELEVATORS SHALL BE DISMANTLED AT THE END OF EACH DAY'S WORK AND SHALL BE DISABLED TO PREVENT ACCESS TO PROPERTY OR ROOFS. ELECTRICAL, POWER, GAS AND FUEL LINES SHALL BE PROTECTED FROM UNAUTHORIZED CONTACT. DAMAGE TO PROPERTY OR WORK OR PERSONS SHALL BE COVERED BY CONTRACTORS LIABILITY INSURANCE.

**CLOSEOUT PROCEDURES:**  
MAKE ALL SUBMITTALS THAT ARE REQUIRED BY GOVERNING OR OTHER AUTHORITIES, ACCOMPANY PROJECT COORDINATOR ON PRELIMINARY INSPECTION TO DETERMINE ITEMS TO BE LISTED FOR COMPLETION OR CORRECTION IN THE CONTRACTORS CORRECTION PUNCH LIST. PRIOR TO CONTRACTORS NOTICE OF SUBSTANTIAL COMPLETION, NOTIFY ARCHITECT AND OWNER WHEN WORK IS CONSIDERED READY FOR ARCHITECTS SUBSTANTIAL COMPLETION INSPECTION, INCLUDING WRITTEN CERTIFICATION CONTAINING CONTRACTORS CORRECTION PUNCH LIST, THAT CONTRACT DOCUMENTS HAVE BEEN REVIEWED, WORK HAS BEEN BEEN INSPECTED, AND THAT WORK IS COMPLETE IN ACCORDANCE WITH CONTRACT DOCUMENTS, CONDUIT SUBSTANTIAL COMPLETION INSPECTION AND CREATE FINAL CORRECTION PUNCH LIST CONTAINING ARCHITECTS AND CONTRACTORS COMPREHENSIVE LIST OF ITEMS IDENTIFIED TO BE COMPLETED OR CORRECTED AND SUBMIT TO ARCHITECT. CORRECT ITEMS ON CORRECTION PUNCH LIST. CORRECTION PUNCH LIST AND CORRECT WITH REQUIREMENTS FOR ACCESS TO OWNER OCCUPIED AREAS. NOTIFY ARCHITECT WHEN WORK IS CONSIDERED FINALLY COMPLETE AND READY FOR ARCHITECTS SUBSTANTIAL COMPLETION FINAL INSPECTION. COMPLETE ITEMS OF WORK DETERMINED BY ARCHITECT LISTED IN EXECUTED CERTIFICATE OF SUBSTANTIAL COMPLETION.

**CLOSEOUT SUBMITTALS:**  
PROJECT RECORD DOCUMENTS: SUBMIT DOCUMENTS TO ARCHITECT WITH CLAIM FOR FINAL APPLICATION FOR PAYMENT. MAINTAIN ON SITE ONE SET OF THE FOLLOWING RECORD DOCUMENTS, INCLUDING AIA FORM G710 "ARCHITECTS SUPPLEMENTAL INSTRUCTIONS" (ASI). IF THE CONTRACTOR CONSIDERS THAT AN ASI SHALL REQUIRE CHANGE TO CONTRACT SUM OR CONTRACT TIME, THEY SHALL SUBMIT AN ITEMIZED PROPOSAL FOR OWNER AUTHORIZATION BEFORE PROCEEDING WITH THE WORK DESCRIBED. CONTRACTOR MAY PROPOSE MODIFICATIONS TO THE WORK BY SUBMITTING A REQUEST FOR CHANGE. IT SHALL INCLUDE DESIGN REASON OF CHANGE AND DOCUMENTATION OF EFFECT ON CONTRACT SUM OR CONTRACT TIME. CHANGES TO CONTRACT SUM FOR BOTH ADDITIONS AND CREDITS) SHALL INCLUDE FULLY DOCUMENTED SUBSTANTIATION OF COSTS FOR EVALUATION. PROMPTLY REVISUE SCHEDULE OF VALUES AND CONSTRUCTION PROGRESS SCHEDULE WITH AUTHORIZED CHANGES AND INCLUDE IN SUBSEQUENT SUBMITTALS.

OPERATION AND MAINTENANCE DATA: SUBMIT TWO SETS OF REVISED FINAL DOCUMENTS FOR EQUIPMENT, OR COMPONENT PARTS OF EQUIPMENT PUT INTO SERVICE DURING CONSTRUCTION AND OPERATED BY OWNER. SUBMIT COMPLETED DOCUMENTS 15 DAYS PRIOR TO FINAL INSPECTION AND TWO SETS OF REVISED FINAL DOCUMENTS IN FINAL FORM WITHIN 10 DAYS AFTER FINAL INSPECTION. FOR EACH PRODUCT, APPLIED MATERIAL, AND FINISH PROVIDE (A) PRODUCT DATA, WITH CATALOG NUMBER, SIZE, COMPOSITION, AND COLOR AND TEXTURE DESIGNATIONS; (B) PRODUCT DATA, WITH CATALOG NUMBER, SIZE, COMPOSITION, AND COLOR AND TEXTURE DESIGNATIONS; (C) WHERE ADDITIONAL INSTRUCTIONS ARE REQUIRED; BEYOND THE MANUFACTURERS STANDARD PRINTED INSTRUCTIONS, HAVE INSTRUCTIONS PREPARED BY PERSONNEL EXPERIENCED IN THE OPERATION AND MAINTENANCE OF THE SPECIFIC PRODUCTS.

FOR EACH ITEM OF EQUIPMENT AND EACH SYSTEM PROVIDE (A) DESCRIPTION OF UNIT OR SYSTEM AND COMPONENT PARTS, IDENTIFY FUNCTION, NORMAL OPERATING CHARACTERISTICS, AND LIMITING CONDITIONS; INCLUDE PERFORMANCE CURVES, WITH ENGINEERING DATA AND TESTS, COMPLETE NOMENCLATURE AND MODEL NUMBER, REPLACEABLE PARTS; (B) WHERE ADDITIONAL INSTRUCTIONS ARE REQUIRED, BEYOND THE MANUFACTURERS STANDARD PRINTED INSTRUCTIONS, HAVE INSTRUCTIONS PREPARED BY PERSONNEL, EXPERIENCED IN THE OPERATION AND MAINTENANCE OF THE SPECIFIC PRODUCTS; (C) OPERATING PROCEDURES: INCLUDE START-UP, BREAK-DOWN, ROUTINE NORMAL OPERATING PROCEDURES AND SEQUENCES; INCLUDE REGULATION, CONTROL, STOPPING, SHUT-DOWN, AND EMERGENCY INSTRUCTIONS. INCLUDE SUMMER, WINTER, AND ANY SPECIAL OPERATING INSTRUCTIONS; (D) MAINTENANCE REQUIREMENTS: INCLUDE ROUTINE PROCEDURES AND GUIDE FOR PREVENTATIVE MAINTENANCE AND TROUBLE SHOOTING, DISASSEMBLY, REPAIR, AND REASSEMBLY INSTRUCTIONS; (E) ALIGNMENT, ADJUSTING, BALANCING, AND CHECKING INSTRUCTIONS; (F) PROVIDE SCHEDULING (S) INCLUDE SEQUENCE OF OPERATION BY CONTROLS MANUFACTURER; (G) ASSEMBLY OPERATION AND MAINTENANCE DATA ON DURABLE, LEGIBLE MANUALS FOR OWNER'S PERSONNEL USE. WITH DATA ARRANGED IN THE SAME SEQUENCE AS AND IDENTIFIED BY THE SPECIFICATION SECTIONS.

**WARRANTIES AND BONDS:** (A) FOR EQUIPMENT OR COMPONENT PARTS PUT INTO SERVICE DURING CONSTRUCTION WITH OWNER'S PERMISSION, SUBMIT DOCUMENTS WITHIN 10 DAYS AFTER ACCEPTANCE; (B) MAKE OTHER SUBMITTALS WITHIN 10 DAYS AFTER DATE OF SUBSTANTIAL COMPLETION, PRIOR TO FINAL APPLICATION FOR PAYMENT; (C) FOR ITEMS OF WORK FOR WHICH ACCEPTANCE IS DELAYED BEYOND DATE OF SUBSTANTIAL COMPLETION, SUBMIT WITHIN 10 DAYS AFTER ACCEPTANCE, LISTING THE DATE OF ACCEPTANCE AS THE BEGINNING OF THE WARRANTY PERIOD. OBTAIN WARRANTIES AND BONDS, CHECKED FOR COMPLIANCE WITH CONTRACT AND OWNER'S PERSONNEL USE. WITH DATA ARRANGED IN THE SAME SEQUENCE AS AND IDENTIFIED BY THE SPECIFICATION SECTIONS.

ARCHITECT SHALL REVIEW AND RESPOND TO RFIS WITHIN TEN BUSINESS DAYS OF RECEIPT. NOTIFY ARCHITECT WITHIN SEVEN BUSINESS DAYS IF ADDITIONAL OR CORRECTED RESPONSE IS REQUIRED. CONTENT OF ANSWER WILL NOT CONSTITUTE AUTHORIZATION TO PERFORM EXTRA WORK OR DELAY PROJECT. IF CONTRACTOR FEELS RESPONSE WILL REQUIRE CHANGE TO EITHER, PROFFER IT/ISSUE NOTICE TO THIS EFFECT.

**SUBMITTALS/SHOP DRAWINGS:**  
SUBMITTALS SHALL INCLUDE (WHERE RELEVANT): PRODUCT DATA, SCALED DRAWINGS OF SPECIFIC ITEMS TO BE PROVIDED, CERTIFICATES, TEST REPORTS, MANUFACTURERS INSTRUCTIONS, DESIGN DATA, AND SAMPLES FOR SELECTION OR VERIFICATION.

CONTRACTOR SHALL MAINTAIN A LOG OF SUBMITTALS WHICH IS COORDINATED WITH THE SCHEDULE OF VALUES AND CONSTRUCTION PROGRESS SCHEDULE. SUBMIT ITEMS INDIVIDUALLY AND IDENTIFY THE FOLLOWING INFORMATION ON EACH: SPECIFIC SUPPLIER(S)-CONTRACTOR, PERTINENT DRAWING REFERENCES, AND STANDARD CSI SPECIFICATION NUMBER. PROVIDE ONE COPY ELECTRONICALLY (IN PDF FORMAT) OF DRAWINGS AND DATA, PROVIDE FOUR COPIES OF EACH PRODUCT SAMPLE FOR REVIEW.

CONTRACTOR SHALL INITIAL AND STAMP EACH SUBMITTAL CERTIFYING IT HAS BEEN REVIEWED FOR COMPLIANCE WITH ACTUAL PROJECT CONDITIONS AND INTENT OF CONTRACT DOCUMENTS. ARCHITECT SHALL REVIEW FOR INTENT PURPOSE OF CHECKING CONFORMANCE WITH INFORMATION GIVEN AND DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS. SAMPLES WILL BE REVIEWED FOR AESTHETIC, COLOR OR FINISH SELECTION. ALLOW 10 BUSINESS DAYS (EXCLUDING DELIVERY TIME) FOR ARCHITECTS REVIEW. ALLOW ADDITIONAL FIVE DAYS FOR SEQUENTIAL REVIEW BY ARCHITECTS CONSULTANT OR OWNER. ALLOW ADDITIONAL 30 DAYS FOR SEQUENTIAL REVIEW INVOLVING ARCHITECT AND APPROVAL BY AUTHORITIES HAVING JURISDICTION.

**TEMPORARY FACILITIES AND CONTROLS:**  
CONTRACTOR SHALL PROVIDE AND PAY FOR ALL ELECTRICAL, POWER, LIGHTING, WATER, SANITATION, SOLID WASTE REMOVAL, TOILET FACILITIES, HEATING / COOLING AND VENTILATION REQUIRED FOR THE CONSTRUCTION PROCESS. MAINTAIN ALL TEMPORARY FACILITIES AND CONTROLS IN PROPER AND SAFE CONDITION THROUGHOUT THE PROGRESS OF THE WORK. REMOVE ALL TEMPORARY UTILITIES, EQUIPMENT, ETC. PRIOR TO DATE OF SUBSTANTIAL COMPLETION AND RESTORE ALL AFFECTED AREAS.

CONTRACTOR SHALL PROVIDE SECURITY FOR THE SITE:

- 6 FOOT TALL CHAIN-LINK FENCE AROUND CONSTRUCTION SITE INCLUDING VEHICLE AND PEDESTRIAN GATES WITH LOCKS.
- TEMPORARY INSULATED WEATHER TIGHT CLOSURES FOR OPENINGS AND TO ACCOMMODATE WORKING CONDITIONS, AMBIENT TEMPERATURES REQUIRED FOR PRODUCT INSTALLATIONS AND PREVENT UNAUTHORIZED ENTRY.

CONSTRUCTION MATERIALS SHALL BE SECURELY STORED, VEHICLES, EQUIPMENT AND ALL FUELS SHALL BE RENDERED UNUSABLE AND LOCKED UP. LADDERS, CONVEYORS AND CONSTRUCTION ELEVATORS SHALL BE DISMANTLED AT THE END OF EACH DAY'S WORK AND SHALL BE DISABLED TO PREVENT ACCESS TO PROPERTY OR ROOFS. ELECTRICAL, POWER, GAS AND FUEL LINES SHALL BE PROTECTED FROM UNAUTHORIZED CONTACT. DAMAGE TO PROPERTY OR WORK OR PERSONS SHALL BE COVERED BY CONTRACTORS LIABILITY INSURANCE.

**CLOSEOUT PROCEDURES:**  
MAKE ALL SUBMITTALS THAT ARE REQUIRED BY GOVERNING OR OTHER AUTHORITIES, ACCOMPANY PROJECT COORDINATOR ON PRELIMINARY INSPECTION TO DETERMINE ITEMS TO BE LISTED FOR COMPLETION OR CORRECTION IN THE CONTRACTORS CORRECTION PUNCH LIST. PRIOR TO CONTRACTORS NOTICE OF SUBSTANTIAL COMPLETION, NOTIFY ARCHITECT AND OWNER WHEN WORK IS CONSIDERED READY FOR ARCHITECTS SUBSTANTIAL COMPLETION INSPECTION, INCLUDING WRITTEN CERTIFICATION CONTAINING CONTRACTORS CORRECTION PUNCH LIST, THAT CONTRACT DOCUMENTS HAVE BEEN REVIEWED, WORK HAS BEEN BEEN INSPECTED, AND THAT WORK IS COMPLETE IN ACCORDANCE WITH CONTRACT DOCUMENTS, CONDUIT SUBSTANTIAL COMPLETION INSPECTION AND CREATE FINAL CORRECTION PUNCH LIST CONTAINING ARCHITECTS AND CONTRACTORS COMPREHENSIVE LIST OF ITEMS IDENTIFIED TO BE COMPLETED OR CORRECTED AND SUBMIT TO ARCHITECT. CORRECT ITEMS ON CORRECTION PUNCH LIST. CORRECTION PUNCH LIST AND CORRECT WITH REQUIREMENTS FOR ACCESS TO OWNER OCCUPIED AREAS. NOTIFY ARCHITECT WHEN WORK IS CONSIDERED FINALLY COMPLETE AND READY FOR ARCHITECTS SUBSTANTIAL COMPLETION FINAL INSPECTION. COMPLETE ITEMS OF WORK DETERMINED BY ARCHITECT LISTED IN EXECUTED CERTIFICATE OF SUBSTANTIAL COMPLETION.

**CLOSEOUT PROCEDURES:**  
MAKE ALL SUBMITTALS THAT ARE REQUIRED BY GOVERNING OR OTHER AUTHORITIES, ACCOMPANY PROJECT COORDINATOR ON PRELIMINARY INSPECTION TO DETERMINE ITEMS TO BE LISTED FOR COMPLETION OR CORRECTION IN THE CONTRACTORS CORRECTION PUNCH LIST. PRIOR TO CONTRACTORS NOTICE OF SUBSTANTIAL COMPLETION, NOTIFY ARCHITECT AND OWNER WHEN WORK IS CONSIDERED READY FOR ARCHITECTS SUBSTANTIAL COMPLETION INSPECTION, INCLUDING WRITTEN CERTIFICATION CONTAINING CONTRACTORS CORRECTION PUNCH LIST, THAT CONTRACT DOCUMENTS HAVE BEEN REVIEWED, WORK HAS BEEN BEEN INSPECTED, AND THAT WORK IS COMPLETE IN ACCORDANCE WITH CONTRACT DOCUMENTS, CONDUIT SUBSTANTIAL COMPLETION INSPECTION AND CREATE FINAL CORRECTION PUNCH LIST CONTAINING ARCHITECTS AND CONTRACTORS COMPREHENSIVE LIST OF ITEMS IDENTIFIED TO BE COMPLETED OR CORRECTED AND SUBMIT TO ARCHITECT. CORRECT ITEMS ON CORRECTION PUNCH LIST. CORRECTION PUNCH LIST AND CORRECT WITH REQUIREMENTS FOR ACCESS TO OWNER OCCUPIED AREAS. NOTIFY ARCHITECT WHEN WORK IS CONSIDERED FINALLY COMPLETE AND READY FOR ARCHITECTS SUBSTANTIAL COMPLETION FINAL INSPECTION. COMPLETE ITEMS OF WORK DETERMINED BY ARCHITECT LISTED IN EXECUTED CERTIFICATE OF SUBSTANTIAL COMPLETION.

**CLOSEOUT PROCEDURES:**  
MAKE ALL SUBMITTALS THAT ARE REQUIRED BY GOVERNING OR OTHER AUTHORITIES, ACCOMPANY PROJECT COORDINATOR ON PRELIMINARY INSPECTION TO DETERMINE ITEMS TO BE LISTED FOR COMPLETION OR CORRECTION IN THE CONTRACTORS CORRECTION PUNCH LIST. PRIOR TO CONTRACTORS NOTICE OF SUBSTANTIAL COMPLETION, NOTIFY ARCHITECT AND OWNER WHEN WORK IS CONSIDERED READY FOR ARCHITECTS SUBSTANTIAL COMPLETION INSPECTION, INCLUDING WRITTEN CERTIFICATION CONTAINING CONTRACTORS CORRECTION PUNCH LIST, THAT CONTRACT DOCUMENTS HAVE BEEN REVIEWED, WORK HAS BEEN BEEN INSPECTED, AND THAT WORK IS COMPLETE IN ACCORDANCE WITH CONTRACT DOCUMENTS, CONDUIT SUBSTANTIAL COMPLETION INSPECTION AND CREATE FINAL CORRECTION PUNCH LIST CONTAINING ARCHITECTS AND CONTRACTORS COMPREHENSIVE LIST OF ITEMS IDENTIFIED TO BE COMPLETED OR CORRECTED AND SUBMIT TO ARCHITECT. CORRECT ITEMS ON CORRECTION PUNCH LIST. CORRECTION PUNCH LIST AND CORRECT WITH REQUIREMENTS FOR ACCESS TO OWNER OCCUPIED AREAS. NOTIFY ARCHITECT WHEN WORK IS CONSIDERED FINALLY COMPLETE AND READY FOR ARCHITECTS SUBSTANTIAL COMPLETION FINAL INSPECTION. COMPLETE ITEMS OF WORK DETERMINED BY ARCHITECT LISTED IN EXECUTED CERTIFICATE OF SUBSTANTIAL COMPLETION.

**CLOSEOUT PROCEDURES:**  
MAKE ALL SUBMITTALS THAT ARE REQUIRED BY GOVERNING OR OTHER AUTHORITIES, ACCOMPANY PROJECT COORDINATOR ON PRELIMINARY INSPECTION TO DETERMINE ITEMS TO BE LISTED FOR COMPLETION OR CORRECTION IN THE CONTRACTORS CORRECTION PUNCH LIST. PRIOR TO CONTRACTORS NOTICE OF SUBSTANTIAL COMPLETION, NOTIFY ARCHITECT AND OWNER WHEN WORK IS CONSIDERED READY FOR ARCHITECTS SUBSTANTIAL COMPLETION INSPECTION, INCLUDING WRITTEN CERTIFICATION CONTAINING CONTRACTORS CORRECTION PUNCH LIST, THAT CONTRACT DOCUMENTS HAVE BEEN REVIEWED, WORK HAS BEEN BEEN INSPECTED, AND THAT WORK IS COMPLETE IN ACCORDANCE WITH CONTRACT DOCUMENTS, CONDUIT SUBSTANTIAL COMPLETION INSPECTION AND CREATE FINAL CORRECTION PUNCH LIST CONTAINING ARCHITECTS AND CONTRACTORS COMPREHENSIVE LIST OF ITEMS IDENTIFIED TO BE COMPLETED OR CORRECTED AND SUBMIT TO ARCHITECT. CORRECT ITEMS ON CORRECTION PUNCH LIST. CORRECTION PUNCH LIST AND CORRECT WITH REQUIREMENTS FOR ACCESS TO OWNER OCCUPIED AREAS. NOTIFY ARCHITECT WHEN WORK IS CONSIDERED FINALLY COMPLETE AND READY FOR ARCHITECTS SUBSTANTIAL COMPLETION FINAL INSPECTION. COMPLETE ITEMS OF WORK DETERMINED BY ARCHITECT LISTED IN EXECUTED CERTIFICATE OF SUBSTANTIAL COMPLETION.

**CLOSEOUT PROCEDURES:**  
MAKE ALL SUBMITTALS THAT ARE REQUIRED BY GOVERNING OR OTHER AUTHORITIES, ACCOMPANY PROJECT COORDINATOR ON PRELIMINARY INSPECTION TO DETERMINE ITEMS TO BE LISTED FOR COMPLETION OR CORRECTION IN THE CONTRACTORS CORRECTION PUNCH LIST. PRIOR TO CONTRACTORS NOTICE OF SUBSTANTIAL COMPLETION, NOTIFY ARCHITECT AND OWNER WHEN WORK IS CONSIDERED READY FOR ARCHITECTS SUBSTANTIAL COMPLETION INSPECTION, INCLUDING WRITTEN CERTIFICATION CONTAINING CONTRACTORS CORRECTION PUNCH LIST, THAT CONTRACT DOCUMENTS HAVE BEEN REVIEWED, WORK HAS BEEN BEEN INSPECTED, AND THAT WORK IS COMPLETE IN ACCORDANCE WITH CONTRACT DOCUMENTS, CONDUIT SUBSTANTIAL COMPLETION INSPECTION AND CREATE FINAL CORRECTION PUNCH LIST CONTAINING ARCHITECTS AND CONTRACTORS COMPREHENSIVE LIST OF ITEMS IDENTIFIED TO BE COMPLETED OR CORRECTED AND SUBMIT TO ARCHITECT. CORRECT ITEMS ON CORRECTION PUNCH LIST. CORRECTION PUNCH LIST AND CORRECT WITH REQUIREMENTS FOR ACCESS TO OWNER OCCUPIED AREAS. NOTIFY ARCHITECT WHEN WORK IS CONSIDERED FINALLY COMPLETE AND READY FOR ARCHITECTS SUBSTANTIAL COMPLETION FINAL INSPECTION. COMPLETE ITEMS OF WORK DETERMINED BY ARCHITECT LISTED IN EXECUTED CERTIFICATE OF SUBSTANTIAL COMPLETION.

**CLOSEOUT PROCEDURES:**  
MAKE ALL SUBMITTALS THAT ARE REQUIRED BY GOVERNING OR OTHER AUTHORITIES, ACCOMPANY PROJECT COORDINATOR ON PRELIMINARY INSPECTION TO DETERMINE ITEMS TO BE LISTED FOR COMPLETION OR CORRECTION IN THE CONTRACTORS CORRECTION PUNCH LIST. PRIOR TO CONTRACTORS NOTICE OF SUBSTANTIAL COMPLETION, NOTIFY ARCHITECT AND OWNER WHEN WORK IS CONSIDERED READY FOR ARCHITECTS SUBSTANTIAL COMPLETION INSPECTION, INCLUDING WRITTEN CERTIFICATION CONTAINING CONTRACTORS CORRECTION PUNCH LIST, THAT CONTRACT DOCUMENTS HAVE BEEN REVIEWED, WORK HAS BEEN BEEN INSPECTED, AND THAT WORK IS COMPLETE IN ACCORDANCE WITH CONTRACT DOCUMENTS, CONDUIT SUBSTANTIAL COMPLETION INSPECTION AND CREATE FINAL CORRECTION PUNCH LIST CONTAINING ARCHITECTS AND CONTRACTORS COMPREHENSIVE LIST OF ITEMS IDENTIFIED TO BE COMPLETED OR CORRECTED AND SUBMIT TO ARCHITECT. CORRECT ITEMS ON CORRECTION PUNCH LIST. CORRECTION PUNCH LIST AND CORRECT WITH REQUIREMENTS FOR ACCESS TO OWNER OCCUPIED AREAS. NOTIFY ARCHITECT WHEN WORK IS CONSIDERED FINALLY COMPLETE AND READY FOR ARCHITECTS SUBSTANTIAL COMPLETION FINAL INSPECTION. COMPLETE ITEMS OF WORK DETERMINED BY ARCHITECT LISTED IN EXECUTED CERTIFICATE OF SUBSTANTIAL COMPLETION.

### Division 9 Metals (See also Structural Notes sheet)

**STEEL:**  
STEEL SHALL BE ASSEMBLED, ERECTED, WELDED AND BOLTED BY CONTRACTORS WHO HAVE CERTIFIED WELDERS. DETAILING, WORK & ASSEMBLY BY FABRICATOR SHALL BE TO AISC STANDARDS EVEN IF NOT A MEMBER. STEEL SHALL BE ASSEMBLED TO AN ERECTION STANDARD OF 1 IN 500 VARIATION FROM PLUMB HORIZONTAL OR VERTICAL. ALL BOLT CONNECTIONS SHALL HAVE RATED NUTS, BOLTS AND WASHERS. CONNECTING BOLTS SHALL HAVE THREADS DAMAGED BEHIND NUTS THAT ARE TIGHTENED AFTER VERIFICATION OF PLUMB ASSEMBLY. BRACE AND ANCHOR BOLT ALL STEEL, STRUCTURAL STEEL, JOISTS, DECK OR LIGHT GAUGE FRAMING MEMBERS SHALL NOT BE CUT WITHOUT PERMISSION IN WRITING OF THE PROJECT STRUCTURAL ENGINEER. ALL EXPOSED STRUCTURAL STEEL SHALL BE PAINTED.

**DIS-SIMILAR METALS:**  
METALS OF DIFFERING TYPES, I.E. ALUMINUM & STEEL, SHALL NOT BE IN DIRECT CONTACT WITH EACH OTHER. USE A SEALANT OR ASPHALT PAINT TO SEPARATE.

**MISC. METALS:**  
METALS TO SUPPORT NON STRUCTURAL ITEMS, VENEERS, LINTEL, SHELVES, CASEWORK, PARTITIONS, STAIRWAYS, LADDERS ARE AS SHOWN ON DRAWINGS AND MUST FOLLOW CODE AND OSHA REQUIREMENTS. ALL ARE PREMIUM FINISHED WITH MIM SEAMS. SMOOTH EDGES AND EITHER PRIMED AT INTERIOR OR STAINLESS, GALVANIZED OR ALUMINUM AT EXTERIOR.

**Division 6 Wood, Plastics And Composites**  
**BACKING/LOCKING:**  
IN WORK WHERE HOLLOW SUBSTRATES EXIST, SUCH AS METAL FRAMING, HOLLOW MASONRY OR OTHER, SUFFICIENT WOOD BACKING SHALL BE PROVIDED BY THE CONTRACTOR TO ATTACH ITEMS OR EQUIPMENT THAT UP TO ACHIEVE PROPER INSULATION VALUES AND DRAINAGE. PROVIDE TAPERED INSULATION WHERE REQUIRED. (SLOPE = 1 PER 12). PROVIDE PREFORMED SHADLES, CRICKETS, TAPERED EDGE STRIPS AND OTHER INSULATION SHAPES WHERE INDICATED FOR SLOPING TO DRAIN. EMBED EACH LAYER OF INSULATION IN ADHESIVE IN FULL CONTACT. IN ACCORDANCE WITH ROOFING AND INSULATION MANUFACTURERS INSTRUCTIONS. LAP SUBSEQUENT LAYERS OF INSULATION WITH JOINTS STAGGERED. MINIMUM 6" FROM JOINTS OF PRECUTTING LAYER. FULLY ADHERED. TAPE JOINTS OF INSULATION IN ACCORDANCE WITH ROOFING AND INSULATION MANUFACTURERS INSTRUCTIONS. DO NOT APPLY MORE INSULATION THAN CAN BE COVERED WITH MEMBRANE IN SAME DAY.

**WOOD STUD, JOIST, STRUCTURAL WOOD ENGINEERING FRAMING:**  
CONTRACTOR SHALL VERIFY TYPE OF MATERIALS, SPACING AND THICKNESS REQUIRED TO MEET PROJECT DESIGN AND LOCAL CODE REQUIREMENTS. NAIL OR SCREW STANDARDS ARE REGULATED BY AND MUST COMPLY WITH LOCAL CODE. ALL PARTITIONS MUST BE HELD OPEN WITHOUT FINISH MATERIALS INSTALLED ON ONE SIDE FOR INSPECTION BY LOCAL CODE OFFICIALS AND BY INSPECTION REQUIRED BY THIS PROJECT. ENGINEERING OF JOISTS AND SPANNING MEMBERS IS REQUIRED. SEE STRUCTURAL NOTES PAGE ALSO.

**WOOD STUD, JOIST, STRUCTURAL WOOD ENGINEERING FRAMING:**  
CONTRACTOR SHALL VERIFY TYPE OF MATERIALS, SPACING AND THICKNESS REQUIRED TO MEET PROJECT DESIGN AND LOCAL CODE REQUIREMENTS. NAIL OR SCREW STANDARDS ARE REGULATED BY AND MUST COMPLY WITH LOCAL CODE. ALL PARTITIONS MUST BE HELD OPEN WITHOUT FINISH MATERIALS INSTALLED ON ONE SIDE FOR INSPECTION BY LOCAL CODE OFFICIALS AND BY INSPECTION REQUIRED BY THIS PROJECT. ENGINEERING OF JOISTS AND SPANNING MEMBERS IS REQUIRED. SEE STRUCTURAL NOTES PAGE ALSO.

**DOOR FRAMING:**  
THE FRAMING FOR DOOR OPENINGS SHOULD BE HELD A MINIMUM OF 4'-2" FROM INTERSECTION WALLS TO ALLOW FOR PROPER FIT OF FINISHED DOOR FRAMES.

**SHEATHING:**  
ALL FLOOR SHEATHING SHALL BE WOOD RATED PER STRUCTURAL DRAWINGS. SHEET PILING SHALL BE VERIFIED BY THE ARCHITECT BY NAIL OR SCREW AND CLIPPED/CLUED IF REQUIRED. SEE STRUCTURAL NOTES PAGE ALSO.

**FINISH CARPENTRY:**  
ALL WOOD TRIM OR SIMILAR TO BE PREMIUM GRADE WOOD. ALL TO BE CLEAR STAIN GRADE. OWNER TO DECIDE. FIT MUST BE BY AN EXPERIENCED CARPENTER WHO CAN SCRIBE AND MAKE TIGHT FITTING JOINTS. ALL SIDES MUST BE SEAMED. ALL EXPOSED MUST BE FINISHED PER DIVISION 9. SPECIES DETERMINED BY OWNER.

**CABINETS AND TOPS:**  
VERIFY TO FIT OPENINGS AND CONDITIONS. SCRIBE TO WALLS AND ADJUST TO FLOORS. ALL HARDWARE AND INTERIOR AND EXTERIOR FINISHES ARE TO BE PREMIUM AND PRE-FINISHED. ALL SHELVES ARE ADJUSTABLE. VERIFY THAT ALL DRAWERS, SHELVES AND DOORS WILL FIT FILES, BOOKS, EQUIPMENT AND ITEMS TO BE INCLUDED INCLUDING FILE SYSTEMS, ALL PLAM AND SOLID SURFACE, GRANITE TOPS TO BE PREMIUM GRADE AND NEEDS TO BE SEALED. CUT OPENINGS ON SITE.

**INSULATION:**  
**BLOWN - LOOSE FILL INSULATION:** ASTM C739, CELLULOSE FIBER TYPE, MODULATED FOR FOUR AND BULK FOR PNEUMATIC PLACEMENT AND POURED INTO JOIST SPACES THROUGH ACCESS HOLES. THERMAL CONDUCTIVITY = 0.27 BTU IN/HR SQ FT DEG F. VERIFY THAT SPACES ARE UNSTRUCTURED TO ALLOW PLACEMENT OF INSULATION AND THAT LIGHT FIXTURES HAVE THERMAL CUT-OUT DEVICE TO RESTRICT OVER-HEATING IN SOFFIT OR CEILING SPACES. COMPLETELY FILT INTENDED SPACES. LEAVE NO GAPS OR VOIDS.

**BATT INSULATION AND VAPOR RETARDER:** IN EXTERIOR WALLS, (SEE DIVISION 9 FOR SOUND BATS AT TERNOR PARTITIONS), CEILING, AND ROOF CONSTRUCTION GLASS OR MINERAL FIBER MATERIAL: ASTM C 665. PREFORMED BATT, FRICTION FIT, CONFORMING TO THE FOLLOWING: FLAME SPREAD INDEX: 25 OR LESS; UNFACED MATERIAL; AND NON-COMBUSTIBLE. WHEN TESTED IN ACCORDANCE WITH ASTM E136. PROVIDE RA-VALUES SHOWN ON DRAWINGS. SHEET VAPOR RETARDER (WHERE INDICATED IN WALL TYPES) SHALL BE CLEAR POLYETHYLENE FILM FOR ABOVE GRADE APPLICATION. 6 MIL THICK. INSTALL INSULATION AND VAPOR RETARDER IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. INSTALL IN EXTERIOR WALL AND ROOF SPACES WITHOUT GAPS OR VOIDS. DO NOT COMPRESS INSULATION. INSULATE MISCELLANEOUS GAPS AND VOIDS. AT INSULATION FRAMING, PLACE VAPOR RETARDER ON WARM SIDE OF WALL BY STAPLING AT 6 INCHES ON CENTER. LAP AND SEAL SHEET RETARDER JOINTS OVER MEMBER FACE. TAPE SEAL TEARS OR CUTS IN VAPOR RETARDER. EXTEND VAPOR RETARDER TIGHTLY TO FULL PERIMETER OF ADJACENT WINDOW AND DOOR FRAMES AND OTHER ITEMS INTERRUPTING THE PLANE OF THE MEMBRANE. TAPE SEAL IN PLACE.

**UNDER-SLAB VAPOR RETARDER:** 15 MIL THICK MULTI-LAYER, REINFORCED POLYETHYLENE (OR APPROVED EQ.) COMPLYING WITH ASTM E 1745, CLASS A. PERFORMANCE LESS THAN 0.01 PERMS - AS SUITABLE FOR INSTALLATION IN CONTACT WITH SOIL OR GRANULAR FILL UNDER SLABS. SINGLE PLY MATERIAL IS PROHIBITED. SEAL ALL JOINTS AND PENETRATIONS WITH MANUFACTURERS RECOMMENDED TAPES/ADHESIVES/ACCESSORIES.

CONCRETE MIX SHALL BE DESIGNED BY REGISTERED ENGINEER CONFORMING TO PROPERTIES SHOWN ON STRUCTURAL DRAWINGS. PROVIDE SIGNED COPY OF MIX DESIGN TO STRUCTURAL ENGINEER OF RECORD PRIOR TO CONSTRUCTION. ALSO SUBMIT COPY OF EACH DESIGN TO AN INDEPENDENT TESTING AGENCY FOR REVIEW. WRITTEN COPY OF TEST REPORT SHALL BE ARCHITECT AND CONTRACTOR WITHIN 24 HOURS OF TEST.

AT SEPARATE FLOOR TOPPINGS: PLACE DIVIDERS, EDGE STRIPS, REINFORCING, ETC. TO BE CAST IN. APPLY BONDING AGENT IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. SCALED TOPPINGS LEVEL TO SURFACE FLATNESS OF 1:1000 MAX.

FINISH ALL SLABS TO REQUIREMENTS OF ACI 302.1R.

CURING AND PROTECTION REQUIREMENTS SHALL COMPLY WITH ACI 308R. MAINTAIN CONCRETE WITH MINIMUM MOISTURE LOSS AT CONSTANT TEMPERATURE FOR PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE. MUST CURE FORMED SURFACES WITH FORMS THAT PLACE FOR FULL PERIOD. SURFACES NOT IN CONTACT WITH FORMS SHALL BE KEPT CONTINUOUSLY MOIST FOR AT LEAST THREE DAYS. BEGINNING AFTER FREE WATER HAS DISAPPEARED AND BEFORE SURFACE IS DRY, APPLY SEALED MOISTURE RETAINING COVER OR CURING COMPOUND AFTER INITIAL CURING BUT BEFORE SURFACE IS DRY. AT SLABS AND FLOORS TO RECEIVE ADHESIVE APPLIED FLOORING, OBTAIN APPROVAL OF FLOORING AND ADHESIVE MANUFACTURER PRIOR TO USE OF CURING COMPOUNDS OR SURFACE COATING OR REMOVED COATING AFTER CURING TO MANUFACTURERS SATISFACTION. DO NOT PERMIT TRAFFIC OVER UNPROTECTED CONCRETE FLOOR SURFACES UNTIL FULLY CURED.

**ELASTOMERIC MEMBRANE ROOFING, ONE PLY MEMBRANE, FULLY ADHERED, OVER INSULATION:**  
PERFORM WORK IN ACCORDANCE WITH NRCA M-104 AND MANUFACTURERS INSTRUCTIONS. DO NOT APPLY ROOFING MEMBRANE DURING UNSUITABLE WEATHER, WHEN AMBIENT TEMPERATURE IS BELOW 40 DEGREES F OR ABOVE 100 DEGREES F. TO DAMP OR FROZEN DECK SURFACE OR WHEN PRECIPITATION IS EXPECTED OR OCCURRING. DO NOT EXPOSE MATERIALS VULNERABLE TO WATER OR SUN DAMAGE IN QUANTITIES GREATER THAN CAN BE WEATHERPROOFED THE SAME DAY.

**EPDM MEMBRANE MATERIALS:** CARLSUE SYNTEC, FIRESTONE BUILDING PRODUCTS, OR APPROVED EQUAL.  
BLACK, 0.080 INCH THICK, EXTERNALLY REINFORCED WITH FABRIC, COMPLYING WITH MINIMUM PROPERTIES OF ASTM D6243/D6247M. TENSILE STRENGTH = 1400 PSI. ULTIMATE ELONGATION, 300 PERCENT. HARDNESS: 60 (+/-) 10. TENSILE STRENGTH: 125 LBF-IN. SEAMING MATERIALS. AS RECOMMENDED BY MEMBRANE MANUFACTURER. FLEXIBLE FLASHING MATERIAL: SAME MATERIAL AS MEMBRANE, 60 MIL THICKNESS. APPLY ADHESIVE TO SUBSTRATE AT RATE GOVERNED BY MEMBRANE MANUFACTURER. FULLY EMBED MEMBRANE IN ADHESIVE EXCEPT IN AREAS DIRECTLY OVER OR WITHIN 3" OF EXPANSION JOINTS. FULLY ADHERE ONE ROLL BEFORE PROCEEDING TO ADJACENT ROLLS. OVERLAP EDGES AND ENDS AND SEAL SEAMS BY CONTACT ADHESIVE, 3" MINIMUM. EXTEND MEMBRANE OVER CANT STRIPS AND UP A MINIMUM OF 18" ONTO VERTICAL SURFACES. SEAL FLANGES AND FLASHINGS WITH FLEXIBLE FLASHING AROUND ROOF PENETRATIONS.

**INSULATION, DOW CHEMICAL CO., OWENS CORNING CORPORATION, OR APPROVED EQUAL:**  
POLYISOCYANURATE BOARD INSULATION, RIGID CELLULAR FOAM, COMPLYING WITH ASTM C1289, TYPE II, CLASS 1, CELLULOSE FELT OR GLASS FIBER MAT BOTH FACES GRADE 1, 48 BTU 96 INCH 2" THICKNESS AND BUILT UP TO ACHIEVE PROPER INSULATION VALUES AND DRAINAGE. PROVIDE TAPERED INSULATION WHERE REQUIRED. (SLOPE = 1 PER 12). PROVIDE PREFORMED SHADLES, CRICKETS, TAPERED EDGE STRIPS AND OTHER INSULATION SHAPES WHERE INDICATED FOR SLOPING TO DRAIN.



Division 8 Openings (Continued from sheet G-002)

**HARDWARE:**  
FINAL DOOR HARDWARE TO BE SPECIFIED BY GENERAL CONTRACTOR'S VENDOR ON A DESIGN/BUILD BASIS. THE HARDWARE SCHEDULE LISTED ON SHEET A-601 IS A PERFORMANCE STANDARD FOR DESIGN. NOTE: FUNCTIONS OF SOME OPENINGS MAY BE SUBJECT TO CHANGE BY OWNER.

PROVIDE HARDWARE SPECIFIED ON SHEET A-601 OR REQUIRED TO MAKE DOORS FULLY FUNCTIONAL, COMPLIANT WITH APPLICABLE CODES, AND SECURE TO THE EXTENT INDICATED. PROVIDE ITEMS OF A SINGLE TYPE OF THE SAME MODEL BY THE SAME MANUFACTURER.

- ALL DOORS (INTERIOR OR EXTERIOR) TO HAVE 1-1/2 PAIR OF 4 1/2" BUTTS, BB TYPE FOR ALL SOLID CORE (OUT SWING DOORS TO HAVE NON REMOVABLE PINS)
- ALL DOOR HANDLES TO BE LEVER TYPE ( INVERTED AT END TO AVOID SNAG)
- ALL DOORS TO HAVE EITHER WALL STOPS (INVERTED) OR OVERHEAD DOOR STOPS IF WALL IS MORE THAN 5 INCHES AWAY FROM DOOR AT 90 DEGREE OPEN POSITION.
- ALL EXTERIOR AND ALL RATED DOORS TO HAVE CLOSERS, EXTERIOR CLOSERS TO HAVE HOLD OPEN STOPS, CLOSERS TO BE ADJUSTABLE FOR TRAVEL FORCE AND SPEED OF CLOSURE.
- ALL EXTERIOR DOORS TO HAVE DOOR SWEEPS, THRESHOLDS, FULL 3 SIDE WEATHER STRIPPING (VINYL JACKED) FOAM TYPE).
- RATED DOORS (RR AND LESS) SHALL COMPLY WITH NFPA 80 AND IBC SECTION 716, AND HAVE FIRE/SMOKE THRESHOLDS AND SWEEPS AND FIRE/SMOKE W/STRIPPING.
- ALL DOOR LOCKS SHALL BE MEDIUM COMMERCIAL GRADE TO FUNCTION FOR THE ROOM ENTERED AS FOLLOWS:  
TOILET ROOMS (PRIVATE) WITH SPECIAL OPENER;  
STOREROOM, EQUIPMENT OR MECHANICAL OR JANITORIAL (KEY ALWAYS EXTERIOR, PASSAGE INTERIOR AND BACK BUTTON KEY LOCK RETRACTOR);  
ELECTRICAL ROOM (PUSH INTERIOR PANIC-OUTSIDE KEY LOCK);  
CLOSET (LATCH ONLY PASSAGE-INSIDE AND OUT);  
SECURITY STORAGE (F LABELED (KEY ONLY IN SWING AND OUT SWING);  
EXTERIOR ENTRY (PANIC INTERIOR/PASSAGE EXTERIOR) INTERIOR VESTIBULE OF EXTERIOR ENTRY (PANIC INTERIOR-KEY EXTERIOR WITH LATCH RETRACTOR FUNCTION BY FULL KEY TURN);  
ALL OTHER EXTERIOR DOORS INCLUDING SECONDARY ENTRY AND OTHER KEY EXTERIOR-PANIC INTERIOR NON RETRACTABLE ALWAYS FUNCTIONING LATCH)  
APARTMENT ENTRY DOORS TO HAVE 260 DEGREE VIEWERS, DOOR LATCH CHAIN OR OPENING RESTRICTION BARS AND THE LOCK SHALL HAVE A DEADLOCKING FUNCTION FROM INTERIOR FOR SECURITY.
- STRIKES FOR ALL DOORS TO BE ADJUSTABLE FOR SLIGHT LATCH TOLERANCES (EXTERIOR STRIKES TO HAVE SECURITY DEVICE TO PREVENT RETRACTION OF LATCH BOLT.
- LATCH BOLTS FOR ALL DOORS (2-3/4" UNLESS STYLE OF DOOR DOES NOT ALLOW)
- ALL DOUBLE DOORS TO HAVE ASTRAGALS WITH COORDINATORS WITH TOP AND BOTTOM PUSH PINS AND DUSTPROOF CUPS.
- ALL DOORS INTO STOREROOMS, ELECTRICAL, MECHANICAL OR JANITORIAL OR KITCHENS TO HAVE INTERIOR EPOXY ADHESIVE ATTACHED PROTECTOR PADS, 2" LESS THAN DOOR WIDTH AND 3/2" IN HEIGHT.
- ALL BIFOLD DOORS TO HAVE TRACK, BOTTOM AND TOP PIVOTS, 2 PAIR BIFOLD HINGES PER DOOR PAIR, MEETING COORDINATORS, DOOR PULLS ON EACH PAIR, RUBBER SNUBBERS AND RUBBER STOPS AT JAMBS.
- ALL POCKET DOORS TO HAVE INTERIOR SPLIT FRAME AND TRACK, 2 ADJUSTABLE LATCH TO RELEASE TYPE TRACK HOLDERS PER DOOR, FLOOR GUIDE FOR SIZE OF DOOR, EDGE OF DOOR RETRACTABLE DOOR PULL, RUBBER STOP AT BACK JAMB, 1/2" RUBBER STOP AT MEETING JAMB.

**GLAZING:**  
GLASS PRODUCTS NOT SPECIFIED ELSEWHERE; GLAZING COMPOUNDS AND ACCESSORIES: PROVIDE PRODUCTS TO MEET REFERENCE STANDARDS OF: 16 CFR 1201 - SAFETY STANDARD FOR ARCHITECTURAL GLAZING MATERIALS (CURRENT EDITION); ASTM C820 - STANDARD SPECIFICATION FOR ELASTOMERIC JOINT SEALANTS (2014).

FOR ALL SEALED INSULATING GLASS UNITS PROVIDE A FIVE YEAR WARRANTY TO INCLUDE COVERAGE ON NO 2 SURFACE WITHIN THE UNIT, DUSTING OR MISTING), INCLUDING REPLACEMENT OF FILLED UNITS.

FLOAT GLASS: (PROVIDE FLOAT GLASS BASED GLAZING UNLESS NOTED OTHERWISE) ANNEALED TYPE TO MEET ASTM C1036, TYPE I - TRANSPARENT FLAT, CLASS 1 - CLEAR, QUALITY Q3, HEAT-STRENGTHENED AND FULLY TEMPERED TYPES SHALL BE ASTM C1040, KIND H5 AND KIND FT, TINTED TYPES: ASTM C1036, CLASS 2 - TINTED (COLOR AND PERFORMANCE CHARACTERISTICS AS INDICATED), THICKNESSES AS INDICATED, FOR EXTERIOR GLAZING COMPLY WITH REQUIREMENTS INDICATED FOR WIND LOAD DESIGN REGARDLESS OF THICKNESS INDICATED.

SAFETY GLASS (CLEAR, FULLY TEMPERED WITH HORIZONTAL TEMPERING) LAMINATED WITH 0.030 INCH THICK PLASTIC INTERLAYER, COMPLY WITH ASTM C 1172, COMPLY WITH ASTM C 1036, TYPE I, TRANSPARENT FLAT, CLASS 1 CLEAR, QUALITY Q3 AND ASTM C 1048, COMPLY WITH 16 CFR 1201 TEST REQUIREMENTS FOR CATEGORY II, WHERE GLAZING IS TO BE INSTALLED IN FIRE-RATED PARTITION, PROVIDE GLAZING THAT IS ALSO FIRE-PROTECTION RATED IN ACCORDANCE WITH APPLICABLE CODE.

FIRE RATED - FILM-FACED CERAMIC GLAZING: CLEAR, CERAMIC FLAT GLASS, ¾" NOMINAL THICKNESS, FACED ON ONE SURFACE WITH A CLEAR GLAZING FILM, COMPLYING WITH TESTING REQUIREMENTS IN 16 CFR 1201 FOR CATEGORY II MATERIALS.

INSULATED GLASS UNITS : DOUBLE PANE WITH GLASS TO ELASTOMER EDGE SEAL, PLACE LOW E COATING ON NO 2 SURFACE WITHIN THE UNIT, CERTIFY DURABILITY BY AN INDEPENDENT TESTING AGENCY TO COMPLY WITH ASTM E 2190, PURGE INTERPANE SPACE WITH DRY HERMETIC AIR.

SILICONE SEALANT SHALL BE SINGLE COMPONENT, NEUTRAL CURING, CAPABLE OF WATER IMMERSION WITHOUT LOSS OF PROPERTIES; NON-BLEEDING, NON-STAINING, ASTM C820, TYPE S, GRADE NS, CLASS 25, USES M, A, AND G, WITH CURED SHORE A HARDNESS RANGE OF 15 TO 25; MANUFACTURER'S STANDARD COLOR, SETTING BLOCKS SHALL BE NEOPRENE, 80 TO 90 SHORE A DUROMETER HARDNESS AND COMPLIANT WITH ASTM C864 OPTION II. GLAZING GASKETS SHALL BE RESILIENT SILICONE EXTRUDED SHAPE TO SUIT GLAZING CHANNEL, RETAINING SLOT AND COMPLIANT WITH ASTM C864 OPTION II. FOR INSTALLATION USE DRY METHOD (GASKET GLAZING) FOR INTERIOR LOCATIONS ONLY; WET (SEALANT) OR DRY METHOD FOR EXTERIOR LOCATIONS, CLEAN GLASS AND REMOVE GLAZING MATERIALS FROM FINISH SURFACES.

Division 9: Finishes

**GYPSUM BOARD ASSEMBLIES:**  
METAL STUD WALL FRAMING, METAL CHANNEL CEILING FRAMING, GYPSUM WALLBOARD, CEMENTITIOUS BACKING BOARD, JOINT TREATMENT AND ACCESSORIES

PROVIDE COMPLETED ASSEMBLIES COMPLYING WITH ASTM C840 AND GA-216, AT ACOUSTIC RATED INTERIOR PARTITIONS, PROVIDE MINIMUM SOUND ATTENUATION AT STC OF 50-54 IN ACCORDANCE WITH ASTM E413, BASED ON ASTM E90 TESTING.

METAL FRAMING MATERIALS SHALL BE AS FOLLOWS: NON-LOADBEARING FRAMING SYSTEM COMPONENTS = ASTM C845 GALVANIZED SHEET STEEL TO COMPLY WITH ASTM C754 FOR THE SPACING INDICATED (MAX. DEFLECTION OF WALL FRAMING OF L240 AT 5 PSF), PROVIDE BRACING FOR FOR TALL WALLS AS RECOMMENDED BY STUD MANUFACTURER AT NO ADDITIONAL COST, C-SHAPED CEILING CHANNELS AND STUDS, U SHAPED RUNNERS TO MATCH STUDS, MIN. 7/8" DEEP HAT-SHAPED FURRING SECTIONS, R-21 TYPE RESILIENT CHANNELS, 2 1/2" WIDE X 1/2" THICK, CEILING HANGERS AS SPECIFIED IN ASTM C754 FOR SPACING REQUIRED.

BOARD MATERIALS SHALL BE AS FOLLOWS: GYPSUM WALL BOARD (FOR USE AT VERTICAL SURFACES) SHALL BE ASTM C 1396/C 1396M; ½" THICK REGULAR CORE OR TYPE X (FOR RATED ASSEMBLIES INDICATED ON DRAWINGS - IF NO TESTED ASSEMBLY IS INDICATED, USE TYPE X), WITH SQUARE CUT ENDS AND TAPERED EDGES, INSTALL IN COMPLIANCE WITH ASTM C840, GA-216, AND MANUFACTURER'S INSTRUCTIONS. INSTALL TO MINIMIZE BUTT END JOINTS, ESPECIALLY IN HIGHLY VISIBLE LOCATIONS. BACKING BOARD FOR WET AREAS (INCLUDING TUB AND SHOWER SURROUNDS AND SHOWER CEILING), ESPECIALLY IN HIGHLY VISIBLE LOCATIONS. BACKING BOARD FOR WET AREAS (INCLUDING TUB AND SHOWER SURROUNDS AND SHOWER CEILING), EXCEPT IN WET AREAS) SHALL BE ASTM C 1396/C 1396M; ½" THICK REGULAR OR TYPE X (AS INDICATED ON DRAWINGS) WITH SQUARE CUT ENDS AND TAPERED EDGES. TREAT CUT EDGES AND HOLES IN MOISTURE RESISTANT GYPSUM BOARD AND EXTERIOR GYPSUM SOFFIT BOARDS WITH SEALANT.

ACOUSTIC INSULATION COMPLIANT WITH ASTM C 665, PREFORMED GLASS FIBER, FRICTION FIT TYPE, UNFACED, PLACE TIGHTLY WITHIN SPACES, AROUND CUT OPENINGS, BEHIND AND AROUND ELECTRICAL AND MECHANICAL ITEMS WITHIN PARTITIONS, AND TIGHT TO ITEMS PASSING THROUGH PARTITIONS. ACOUSTIC SEALANT SHALL BE NON-HARDENING, NON-SKINNING ACRYLIC EMULSION LATEX OR WATER-BASED ELASTOMERIC SEALANT, DO NOT USE SOLVENT-BASED NON-CURING BUTYL SEALANT. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PLACE ONE BEAD CONTINUOUSLY ON SUBSTRATE BEFORE INSTALLATION OF PERIMETER FRAMING MEMBERS AND SEAL AROUND ALL PENETRATIONS BY CONDUIT, PIPE, DUCTS, AND ROUGH-IN BOXES (EXCEPT WHERE FIRESTOPPING IS PROVIDED).

FINISHING ACCESSORIES COMPLIANT WITH ASTM C1047 IN GALVANIZED STEEL OR ROLLED ZINC, JOINT MATERIALS COMPLIANT WITH ASTM C475/C475M AND AS RECOMMENDED BY GYPSUM BOARD MANUFACTURER FOR PROJECT CONDITIONS. PLACE CONTROL JOINTS NOT MORE THAN 30 FEET APART ON WALLS AND CEILINGS OVER 50 FEET LONG AND ABOVE DOORS / OPENINGS IN WALLS. SCREWS FOR FASTENING OF GYPSUM PANEL PRODUCTS TO COLD-FORMED STEEL STUDS LESS THAN 0.033 INCH IN THICKNESS AND WOOD MEMBERS COMPLIANT WITH ASTM C1002, FOR EXTERIOR LOCATIONS COMPLIANT WITH ASTM C 1002, FOR FASTENING OF GYPSUM PANEL PRODUCTS TO STEEL MEMBERS FROM 0.033 TO 0.112 INCH IN THICKNESS COMPLIANT WITH ASTM C854.

JOINT TREATMENT: TAPE, FILL, AND SAND EXPOSED JOINTS, EDGES, AND CORNERS TO PRODUCE SMOOTH SURFACE READY TO RECEIVE FINISHES. FILL AND FINISH JOINTS AND CORNERS OF CEMENTITIOUS BACKING BOARD WITH FIBERGLASS JOINT TAPE AND MORTAR FOR TILING, DO NOT USE DRYWALL COMPOUND, FINISH GYPSUM BOARD IN ACCORDANCE WITH LEVELS DEFINED IN ASTM C840, AS FOLLOWS:  
LEVEL 1: FIRE RATED WALL AREAS ABOVE FINISHED CEILINGS, WHETHER OR NOT ACCESSIBLE IN THE COMPLETED CONSTRUCTION  
LEVEL 2: UTILITY AREAS AND AREAS BEHIND CABINETRY  
LEVEL 4: WALLS AND CEILINGS TO RECEIVE FLAT OR EGGSHELL PAINT FINISH, WITH AND WITHOUT TEXTURE FINISH  
LEVEL 5: WALLS AND CEILINGS TO RECEIVE SEMI-GLOSS OR GLOSS PAINT FINISH AND OTHER AREAS SPECIFICALLY INDICATED, WHERE LEVEL 5 IS INDICATED, SPRAY APPLY HIGH BUILD DRYWALL SURFACER OVER ENTIRE SURFACE AFTER JOINTS HAVE BEEN PROPERLY TREATED; ACHIEVE A FLAT AND TOOL MARK-FREE FINISH.

**SUSPENDED ACOUSTICAL CEILINGS:**  
SUSPENDED METAL GRID CEILING SYSTEM, AND ACOUSTICAL UNITS : AS MANUFACTURED BY USG, ARMSTRONG, OR EQUAL.

PROVIDE EXTRA MATERIALS AT RATE OF 5 PERCENT OF TOTAL ACOUSTICAL UNIT AREA OF EACH TYPE OF ACOUSTICAL UNIT FOR OWNERS USE IN MAINTENANCE OF PROJECT.

ACOUSTICAL PANELS: ASTM E1264 COMPLIANT, TYPE III, ½" THICK, 24"x24" PADS (UNO ON DRAWINGS); SQUARE EDGES. PROVIDE VINYL FACED UNITS AS RECOMMENDED BY MANUFACTURER FOR WET LOCATIONS IN BATHROOMS AND KITCHENS. INSTALL ACOUSTICAL UNITS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. INSTALL UNITS AFTER ABOVE-CEILING WORK IS COMPLETE. FIT BORDER TRIM NEATLY AGAINST ABUTTING SURFACES. MAKE FIELD CUT EDGES OF SAME PROFILE AS FACTORY EDGES.

SUSPENSION SYSTEM: COMPLYING WITH ASTM C635/C635M, DIE CUT AND INTERLOCKING COMPONENTS, WITH STABILIZER BARS, CLIPS, SPLICES, PERIMETER MOLDINGS, AND HOLD DOWN CLIPS AS REQUIRED. EXPOSED SUSPENSION SYSTEM SHALL BE FORMED STEEL, COMMERCIAL QUALITY COLD ROLLED; HEAVY-DUTY TYPE, TEE PROFILES = ½" WIDE FACE, DOUBLE WEB CONSTRUCTION; PAINTED WHITE. INSTALL SUSPENSION SYSTEM IN ACCORDANCE WITH ASTM C636/C636M, ASTM E580/E580M, AND MANUFACTURER'S INSTRUCTIONS. RIGIDLY SECURE SYSTEM, INCLUDING INTEGRAL MECHANICAL AND ELECTRICAL COMPONENTS, FOR MAXIMUM DEFLECTION OF 1/360 HANG SUSPENSION SYSTEM INDEPENDENT OF WALLS, COLUMNS, DUCTS, PIPES AND CONDUIT, WHERE CARRYING MEMBERS ARE SPLICED, AVOID VISIBLE DISPLACEMENT OF FACE PLANE OF ADJACENT MEMBERS.

**FAUX TIN CEILINGS:**  
NAIL-UP TYPE, METAL CEILING PANEL: "AMERICAN TIN" PATTERN #2 - 24"x24" TILES, 11 GRADE TIN PLATED STEEL - 0.010" THICKNESS, FINISH TO BE "CREAMY WHITE SATIN" (VERIFY WITH OWNER).

INSTALL PANELS ON ½" WOOD FURRING STRIPS, OVERLAP PANELS AND NAIL THROUGH RAIL FORMED IN SHEETS FOR THIS PURPOSE. IF INSTALLING BY HAND, USE CONE HEAD NAILS AS SUPPLIED BY PANEL MANUFACTURER, IF INSTALLED WITH BRAD NAILER, USE 18 GA BRAD NAILS (25 PSF).

**FLOORING:**  
ALL FLOORING MATERIAL INDICATED ON DRAWINGS / SCHEDULE & SHALL BE SELECTED BY OWNER

INSTALLATION OVER CONCRETE: PRIOR TO INSTALLATION CONTRACTOR SHALL VERIFY THAT CONCRETE SUBSTRATE IS SUFFICIENTLY DRY AND OF A PH THAT WILL ALLOW GLUE TO BOND ADEQUATELY AND PERMANENTLY TO THE CONCRETE SUBSTRATE. A PH OF NO MORE THAN 8 AND A VAPOR PRESSURE RATE OF LESS THAN 2.5 LBS PER HOUR ARE REQUIRED. GLUE SHALL BE A HIGH SOLIDS BASE ACRYLIC BASE AND SHALL BE APPLIED OVER AN ACRYLIC COPOLYMER RESIN BASED PRIMER BOTH MANUFACTURED BY SEALFLEX INDUSTRIES OR APPROVED EQUAL. IF PRIOR PATCHING OF CONCRETE IS REQUIRED ONLY USE A CEMENTITIOUS BASED AND NOT A GYPSUM BASED PRODUCT.

**RESILIENT FLOORING BASE:**  
LUXURY VINYL TILE - MINIMUM REQUIREMENTS: COMPLY WITH ASTM F1066, 0.125" THICKNESS

RESILIENT BASE- ASTM F 1861, TARKETT "MILLWORK" CONTOURED RUBBER WALL BASE (TYPE TP) - REVEAL 6" TALL, SERIES OR EQUAL AS APPROVED BY OWNER.

INSTALL ALL RESILIENT PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PROHIBIT TRAFFIC ON RESILIENT FLOORING FOR 48 HOURS AFTER INSTALLATION.

**CARPET:**  
PROVIDE THE FOLLOWING TYPES AT THESE LOCATIONS: STRETCHED CARPET FOR TENANT ROOMS, DIRECT GLUE CARPET FOR PUBLIC AREAS, CUSHIONS SHALL BE CELLULAR RUBBER / DOUBLE BOND RUBBER CARPET PAD.

GENERAL CARPET INSTALLATION: STARTING INSTALLATION CONSTITUTES ACCEPTANCE OF SUB-FLOOR CONDITIONS. INSTALL CARPET AND CUSHION IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND CRI 104. VERIFY CARPET MATCH BEFORE CUTTING TO ENSURE MINIMAL VARIATION BETWEEN DYE LOTS. LOCATE SEAMS IN AREA OF LEAST TRAFFIC, OUT OF AREAS OF PIVOTING TRAFFIC, AND PARALLEL TO MAIN TRAFFIC. DO NOT LOCATE SEAMS PERPENDICULAR THROUGH DOOR OPENINGS. ALIGN RUN OF PILE IN SAME DIRECTION AS ANTICIPATED TRAFFIC AND IN SAME DIRECTION ON ADJACENT PIECES. PROVIDE MONOLITHIC COLOR, PATTERN, AND TEXTURE MATCH WITHIN ANY ONE AREA. PROVIDE MONOLITHIC COLOR, PATTERN, AND TEXTURE MATCH WITHIN ANY ONE AREA.

STRETCHED-IN CARPET: INSTALL TACKLESS STRIPS WITH PINS FACING THE WALL AROUND ENTIRE PERIMETER, EXCEPT ACROSS DOOR OPENINGS. USE EDGE STRIP WHERE CARPET TERMINATES AT OTHER FLOOR COVERINGS. SPACE STRIPS SLIGHTLY LESS THAN CARPET THICKNESS AWAY FROM VERTICAL SURFACES, BUT NOT MORE THAN 3/8 INCH. INSTALL CUSHION IN MAXIMUM SIZE PIECES USING SPOT ADHESIVE TO ADHERE TO SUB-FLOOR, BUTT CUSHION EDGES TOGETHER AND TAPE SEAMS. DOUBLE CUT CARPET SEAMS, WITH ACCURATE PATTERN MATCH. MAKE CUTS STRAIGHT, TRUE, AND UNFRAYED. APPLY SEAM ADHESIVE TO ALL CUT EDGES IMMEDIATELY. JOIN SEAMS BY HAND SEWING, FOLLOWING SEAMING, HOOK CARPET ONTO TACKLESS STRIP AT ONE EDGE, POWER STRETCH, AND HOOK FIRMLY AT OTHER EDGES. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR METHOD AND AMOUNT OF STRETCH.

DIRECT-GLUED CARPET: DOUBLE CUT CARPET SEAMS, WITH ACCURATE PATTERN MATCH. MAKE CUTS STRAIGHT, TRUE, AND UNFRAYED. APPLY SEAM ADHESIVE TO CUT EDGES OF WOVEN CARPET IMMEDIATELY. APPLY CONTACT ADHESIVE TO FLOOR UNIFORMLY AT RATE RECOMMENDED BY MANUFACTURER. APPLY SEAM ADHESIVE TO THE BASE OF THE EDGE GLUED DOWN. LAY ADJOINING PIECE WITH SEAM STRAIGHT, NOT OVERLAPPED OR PEAKED, AND FREE OF GAPS. ROLL WITH APPROPRIATE ROLLER FOR COMPLETE CONTACT OF ADHESIVE TO CARPET BACKING. REMOVE EXCESS ADHESIVE FROM FLOOR AND WALL SURFACES WITHOUT DAMAGE.

**PAINTING:**  
WORK SHALL CONFORM TO THE FOLLOWING REFERENCE STANDARDS: 40 CFR 59, SUBPART D - NATIONAL VOLATILE ORGANIC COMPOUND EMISSION STANDARDS FOR ARCHITECTURAL COATINGS (CURRENT EDITION); ASTM D4442 - STANDARD TEST METHODS FOR DIRECT MOISTURE CONTENT MEASUREMENT OF WOOD AND WOOD-BASE MATERIALS (2007).

ALL PAINT COLORS TO BE SELECTED BY OWNER. PROVIDE ALL PAINT AND COATING PRODUCTS USED IN ANY INDOOR SPACE BY THE SAME MANUFACTURER, NO EXCEPTIONS. SUBMIT TWO 8"x10" SAMPLES FOR EACH COLOR AND SYSTEM SELECTED. PROVIDE EXTRA MATERIALS FOR OWNER'S ATTIC STOCK AS FOLLOWS: 1 GALLON OF EACH COLOR AND TYPE; STORE WHERE DIRECTED, LABEL EACH CONTAINER WITH COLOR, TYPE, AND ROOM LOCATIONS IN ADDITION TO THE MANUFACTURER'S LABEL.

**PAINT SYSTEMS - EXTERIOR**  
PAINT WE-OP-2L - WOOD, OPAQUE, LATEX, 2 COAT: ONE COAT OF LATEX PRIMER SEALER.  
PAINT CE-OP-3A - CONCRETE/MASONRY, OPAQUE, ALKYD, 3 COAT: ONE COAT OF BLOCK FILLER, SEMI-GLOSS; TWO COATS OF ALKYD ENAMEL. WALLS.  
PAINT ME-OP-3A - FERROUS METALS, UNPRIMED, ALKYD, 3 COAT: ONE COAT OF ALKYD PRIMER, SEMI-GLOSS; TWO COATS OF ALKYD ENAMEL.  
PAINT ME-OP-2A - FERROUS METALS, PRIMED, ALKYD, 2 COAT: TOUCH-UP WITH RUST-INHIBITIVE PRIMER RECOMMENDED BY TOP COAT MANUFACTURER; SEMI-GLOSS; TWO COATS OF ALKYD ENAMEL.

**PAINT SYSTEMS - INTERIOR**  
PAINT WE-OP-3 - WOOD, OPAQUE, LATEX, 3 COAT: ONE COAT OF LATEX PRIMER SEALER; SEMI-GLOSS; TWO COATS OF LATEX ENAMEL.  
PAINT WE-TR-V-S - WOOD, TRANSPARENT, POLYURETHANE, STAIN (MUST BE CLASS C FIRE RATED); ONE COAT OF STAIN; ONE COAT POLYURETHANE SEALER, SATIN.  
PAINT ME-OP-3A - FERROUS METALS, UNPRIMED, ALKYD, 3 COAT: ONE COAT OF ALKYD PRIMER, SEMI-GLOSS; TWO COATS OF ALKYD ENAMEL.  
PAINT ME-OP-2A - FERROUS METALS, PRIMED, ALKYD, 2 COAT: TOUCH-UP WITH ALKYD PRIMER; SEMI-GLOSS; TWO COATS OF ALKYD ENAMEL.  
PAINT CE-OP-3L - GYPSUM BOARD, LATEX, 3 COAT: ONE COAT OF LATEX PRIMER SEALER; EGGSHELL ON WALLS; TWO COATS OF LATEX ENAMEL. FLAT ON CEILINGS; TWO COATS OF LATEX.

CONTRACTOR SHALL REVIEW ALL SUBSTRATES UPON WHICH PAINT IS TO BE PROVIDED. PAINTING SHALL INCLUDE LIGHT CLEANING, DEBRADING AND OXIDATION REMOVAL OF SUBSTRATES. PROVIDE PRIMING AND FINISH COATS IN SUFFICIENT QUANTITY THAT MATCH APPROVED SAMPLES IN SHEEN AND COLOR. APPLY ENOUGH PRODUCT TO PREVENT ANY SHOW THROUGH AND IN ACCORDANCE WITH MANUFACTURER'S MINIMUM MILL THICKNESS STANDARDS IN 1 PRIME AND AT LEAST 2 FINISH COATS. APPLICATION OF COATINGS SHALL ALSO INCLUDE BACKROLL FINISH OF ALL SPRAYED COATS WITH 3/4" NAP ROLLER. SEE GYPSUM BOARD MATERIAL SECTION FOR ADDITIONAL INFORMATION ON FINISH LEVELS. ALL WOODWORK WITH TRANSPARENT FINISH SHALL BE FULLY STAINED, SEALED, SATIN-FINISH TOP-COATED, CLEAN (WITHOUT TRAPPED DEBRIS) AND SMOOTH TO THE TOUCH. TOUCH-UP OF ALL SURFACES IS REQUIRED. FOR WALL SECTIONS WITH MORE THAN 2 SMALL BLEMISHES THE ENTIRE SECTION MUST BE REDONE.

Division 10 To 13 Accessories and Equipment

**SIGNAGE:**  
ROOM AND DOOR SIGNS: INTERIOR DIRECTIONAL AND INFORMATIONAL SIGNS: PROVIDE PRODUCTS TO MEET REFERENCE STANDARDS OF: ICC A117.1 - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (2009)

SUBMIT SIGNAGE SCHEDULE FOR APPROVAL PRIOR TO FABRICATION: PROVIDE INFORMATION SUFFICIENT TO COMPLETELY DEFINE EACH SIGN FOR FABRICATION, INCLUDING ROOM NUMBER, ROOM NAME, OTHER TEXT TO BE APPLIED, SIGN AND LETTER SIZES, FONTS, AND COLORS. WHEN ROOM NUMBERS TO APPEAR ON SIGNS DIFFER FROM THOSE ON THE DRAWINGS, INCLUDE THE DRAWING ROOM NUMBER ON SCHEDULE. IF CONTENT OF SIGNS IS UNDETERMINED, REQUEST SUCH INFORMATION AT LEAST 2 MONTHS PRIOR TO START OF FABRICATION. UPON REQUEST, SUBMIT PRELIMINARY SCHEDULE. PROVIDE TWO SAMPLES OF EACH TYPE OF SIGN, OF SIZE SIMILAR TO THAT REQUIRED FOR PROJECT, ILLUSTRATING SIGN STYLE, FONT, AND METHOD OF ATTACHMENT. SUBMIT TWO SETS OF COLOR SELECTION CHARTS OR CHIPS.

ROOM AND DOOR SIGNS: PROVIDE A SIGN FOR EVERY DOORWAY, WHETHER IT HAS A DOOR OR NOT, NOT INCLUDING CORRIDORS, LOBBIES, AND SIMILAR OPEN AREAS. PROVIDE "TACTILE" SIGNAGE, WITH LETTERS RAISED MINIMUM 1/32 INCH AND GRADE II BRAILLE. USE MANUFACTURER'S STANDARD PROCESS FOR PRODUCING TEXT AND SYMBOLS COMPLYING WITH ADA-ABA ACCESSIBILITY GUIDELINES AND WITH ICC/ANSI A117.1.

PRODUCE PRECISELY FORMED CHARACTERS WITH SQUARE-CUT EDGES FREE FROM BURRS AND CUT MARKS, BRAILLE DOTS WITH COMED OR ROUNDED SHAPE, THE CHARACTERS AND BACKGROUND OF SIGNS SHALL BE MATT, NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THE BACKGROUND, LIGHT CHARACTERS ON A DARK BACKGROUND UNLESS OTHERWISE NOTED. USE TAPE ADHESIVE FOR WALL MOUNTING OF ONE-SIDED SIGNS.

INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. ROOM AND DOOR SIGNS SHALL BE LOCATE ON WALL AT LATCH SIDE OF DOOR WITH CENTERLINE OF SIGN AT 60" ABOVE FINISHED FLOOR AND 4" FROM STRIKE SIDE OF DOOR. IF NO LOCATION IS INDICATED OBTAIN OWNERS INSTRUCTIONS.

**TOILET AND BATH ACCESSORIES:**  
OWNER WILL SELECT ALL ITEMS. SUBMIT PRODUCT DATA ON ACCESSORIES DESCRIBING SIZE, FINISH, DETAILS OF FUNCTION, AND ATTACHMENT METHODS, PROVIDE SAMPLES WHEN REQUESTED.

PROVIDE ONE EACH OF FOLLOWING ITEMS AT A MINIMUM IN ALL UNIT BATHROOMS: TOWEL BAR, TOILET PAPER HOLDER, SHOWER OR TUB SOAP DISH, WALL MOUNTED MIRROR, AT ALL JANITORS CLOSETS PROVIDE CUSTODIAL ORGANIZER WITH SHELF, BRADLEY CORP. MODEL # 9984.

VERIFY EXISTING CONDITIONS BEFORE STARTING WORK AND EXACT LOCATION OF ACCESSORIES FOR INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF BLOCKING, REINFORCING PLATES, AND CONCEALED ANCHORS IN WALLS AND CEILINGS - INCLUDING AT LOCATIONS OF FUTURE GRAB BARS FOR TYPE A AND TYPE B ACCESSIBLE UNITS AS DEFINED BY MINNESOTA ACCESSIBILITY CODE. INSTALL ACCESSORIES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS IN LOCATIONS INDICATED ON THE DRAWINGS. INSTALL PLUMB AND LEVEL, SECURELY AND RIGIDLY ANCHORED TO SUBSTRATE.

**FIRE PROTECTION SPECIALTIES:**  
PROVIDE FIRE EXTINGUISHER CABINETS AND ACCESSORIES AS MANUFACTURED BY J.L INDUSTRIES, INC. OR EQUAL.

**FIRE EXTINGUISHERS - GENERAL:** SHALL COMPLY WITH PRODUCT REQUIREMENTS OF NFPA 10 AND APPLICABLE CODES, WHICHEVER IS MORE STRINGENT. DRY CHEMICAL TYPE FIRE EXTINGUISHERS SHALL BE CAST STEEL TANK, WITH PRESSURE GAGE, CLASS = ABC, SIZE = COSMIC 10E MULTI PURPOSE.

**FIRE EXTINGUISHER CABINETS - RECESSED TYPE:** CLEAR VUL SERIES METAL, FORMED PRIMED, WHITE FINISH, SHEET STEEL, 0.036 INCH THICK BASE METAL, SIZED TO ACCOMMODATE ACCESSORIES. AT WALLS THAT ALLOW LESS THAN 4" RECESS INSTALL TRIM: RETURNED TO WALL SURFACE, WITH 1 1/2 INCH PROJECTION, 1516-F25. MOUNTING BRACKET- MB 846

INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

**POSTAL SPECIALTIES:**  
CENTRAL MAIL DELIVERY BOXES: COMPLYING WITH 39 CFR 111 - U.S. POSTAL SERVICE STANDARD 4C (2006)

PROVIDE MAIL DELIVERY BOXES AND ACCESSORIES AS MANUFACTURED BY SALSBUURY INDUSTRIES (MAXIMUM HEIGHT RECESSED MOUNTED 4C HORIZONTAL MAILBOX WITH 6 DOORS AND 2 PARCEL LOCKERS WITH USPS ACCESS - FRONT LOADING, MODEL # 3716S-06AFU) OR EQUAL. PROVIDE ONLY PRODUCTS APPROVED FOR UNITED STATES POSTAL SERVICE (USPS) DELIVERY. BOXES SHALL BE ALUMINUM WITH STAINLESS STEEL HARDWARE IN POWDER COAT FINISH (COLOR SELECTED BY OWNER FROM MANUFACTURER'S STANDARD SET), PROVIDE IN TYPES, SIZES AND CONFIGURATIONS SHOWN ON DRAWINGS. WALL-MOUNTED MAILBOXES SHALL BE FULLY-RECESSED, COMPLYING WITH 39 CFR 111 (USPS-STD-4C), INCLUDE THREE-POINT LATCHING MECHANISM WITH USPS MASTER LOCK FURNISHED AND INSTALLED BY POSTMASTER, IDENTIFY CUSTOMER AND PARCEL COMPARTMENTS WITH SEQUENTIAL NUMERICAL OR ALPHABETIC CHARACTERS, TOP TO BOTTOM LEFT TO RIGHT, FACTORY-INSTALLED AND HAVING ENGRAVED CHARACTERS, 3/4 INCH HIGH, WITH BLACK FILL.

INSTALL POSTAL SPECIALTIES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND USPS REQUIREMENTS.

**WIRE STORAGE SHELVING:**  
PROVIDE WALL MOUNTED WIRE CLOSET SHELVING AND ACCESSORIES AS MANUFACTURED BY CLOSETMAID CORPORATION, RUBBERMAID CLOSET AND ORGANIZATION PRODUCTS OR EQUAL. CONTRACT SHALL INCLUDE BLOCKING IN WALLS FOR ATTACHMENT OF SHELVING. SHELF DEPTH SHALL BE 12" UNLESS OTHERWISE INDICATED. PROVIDE FACTORY-ASSEMBLED, COATED, WIRE MESH SHELF ASSEMBLIES FOR WALL MOUNTING, WITH ALL COMPONENTS AND CONNECTIONS REQUIRED TO PRODUCE A RIGID STRUCTURE THAT IS FREE OF BUCKLING AND WARPING, PVC OR EPOXY, APPLIED AFTER FABRICATION, COVERING ALL SURFACES. STANDARD MESH SHELVES SHALL HAVE CROSS DECK WIRES SPACED AT 1 INCH. PROVIDE MANUFACTURER'S STANDARD MOUNTING HARDWARE, INCLUDE SUPPORT BRACES, WALL BRACKETS, BACK CLIPS, END CLIPS, POLES, AND OTHER ACCESSORIES AS REQUIRED FOR COMPLETE AND SECURE INSTALLATION, FACTORY FINISHED TO MATCH SHELVING.

INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, WITH SHELF SURFACES LEVEL, CAP EXPOSED ENDS OF CUT WIRES, TOUCH-UP, REPAIR, OR REPLACE DAMAGED PRODUCTS BEFORE SUBSTANTIAL COMPLETION IN A MANNER THAT ELIMINATES EVIDENCE OF REPLACEMENT.

**BIERMAN BUILDING**  
MIXED-USE INTERIOR REMODELING & RELATED WORK  
420 / 422 DIVISION STREET, NORTHFIELD, MINNESOTA 55057

**NORTH DAKOTA**  
700 Main Avenue  
Fargo, ND 58103  
(701) 293-1350

**MINNESOTA**  
381 East 48th Avenue, Northfield  
Saint Paul, MN 55101  
(651) 227-0644

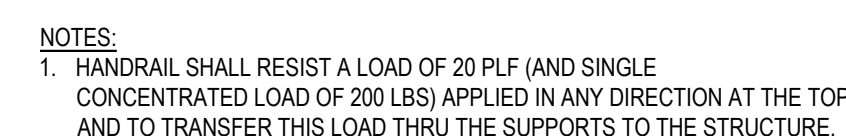
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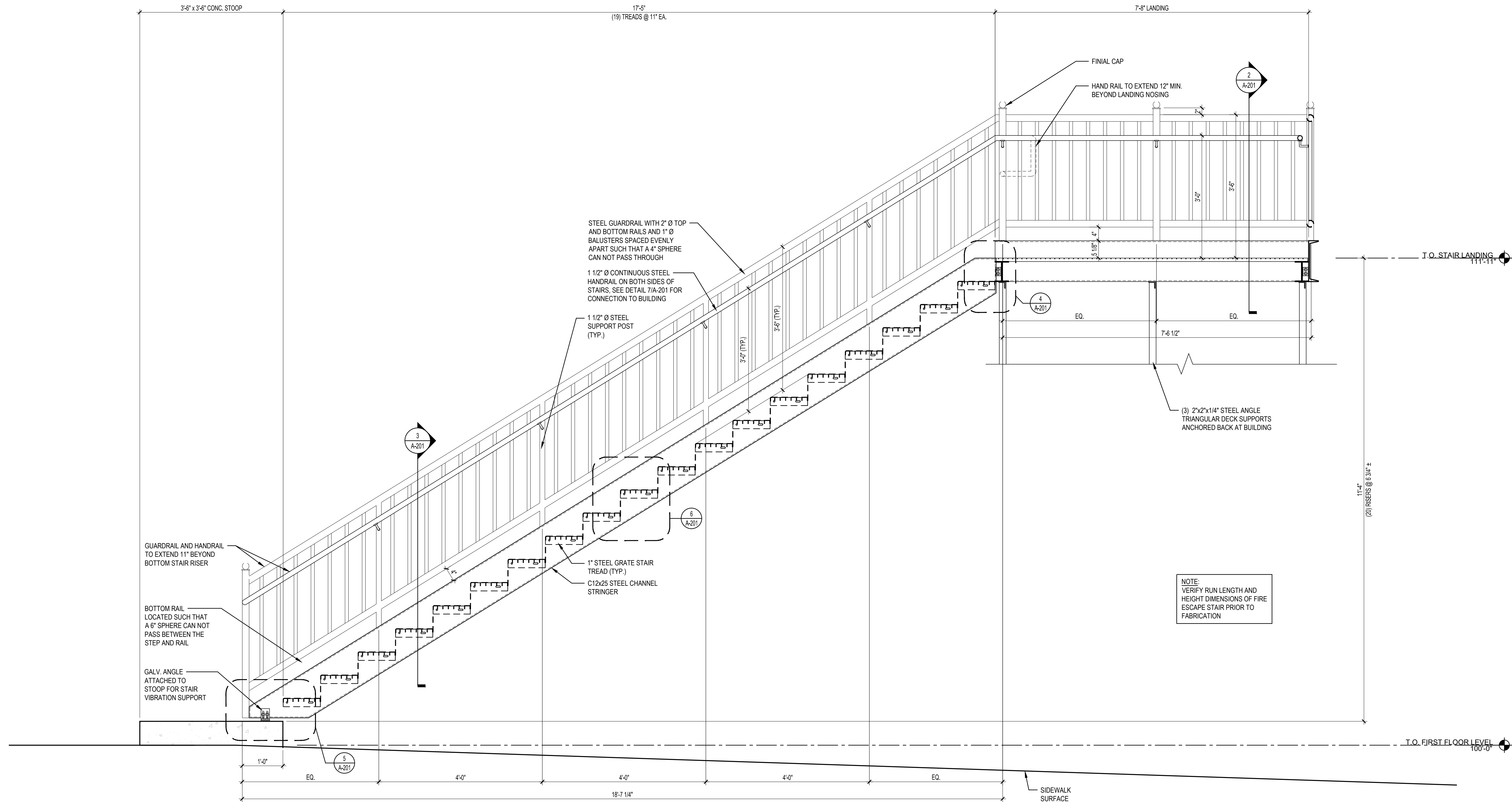
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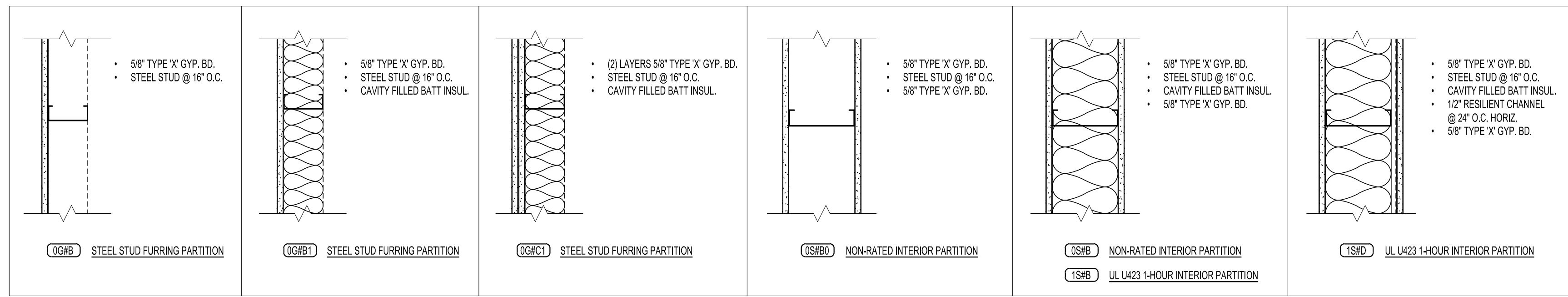
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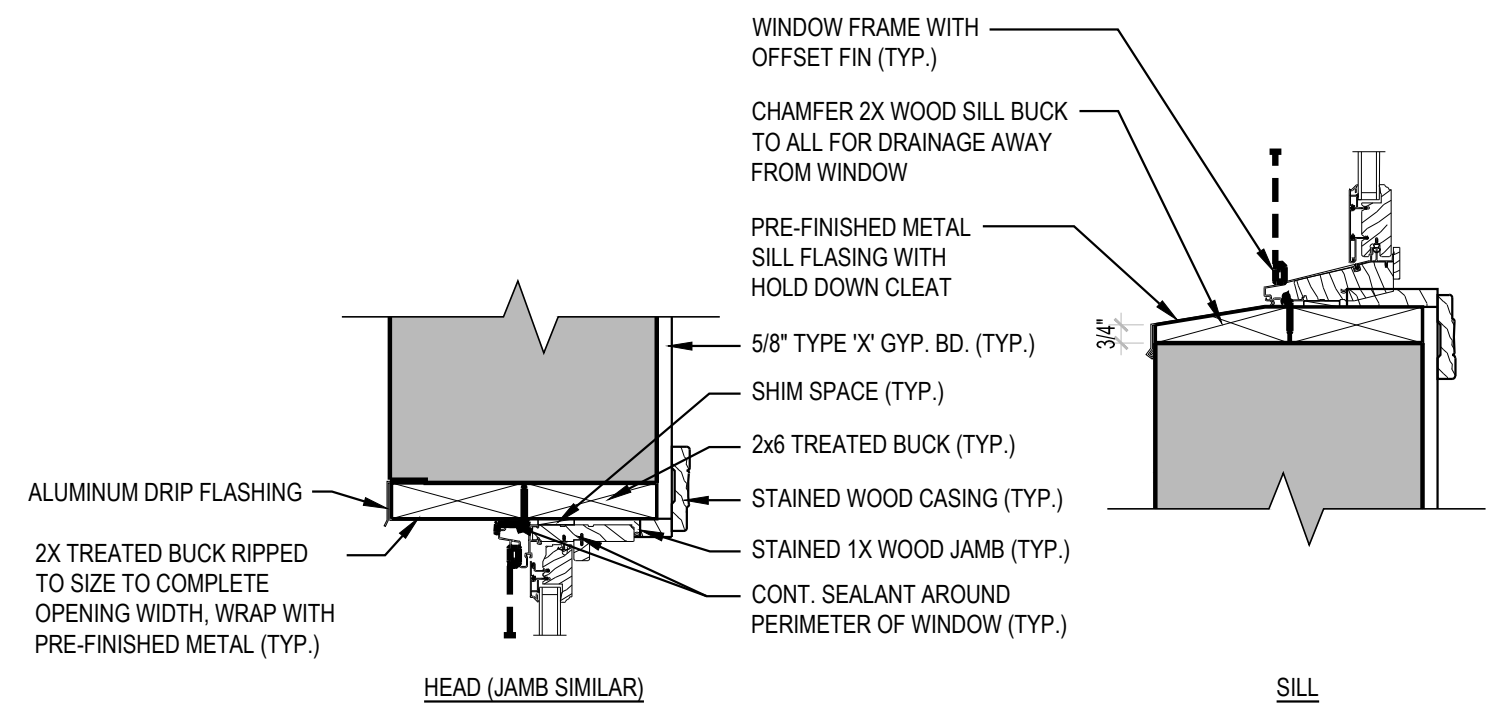
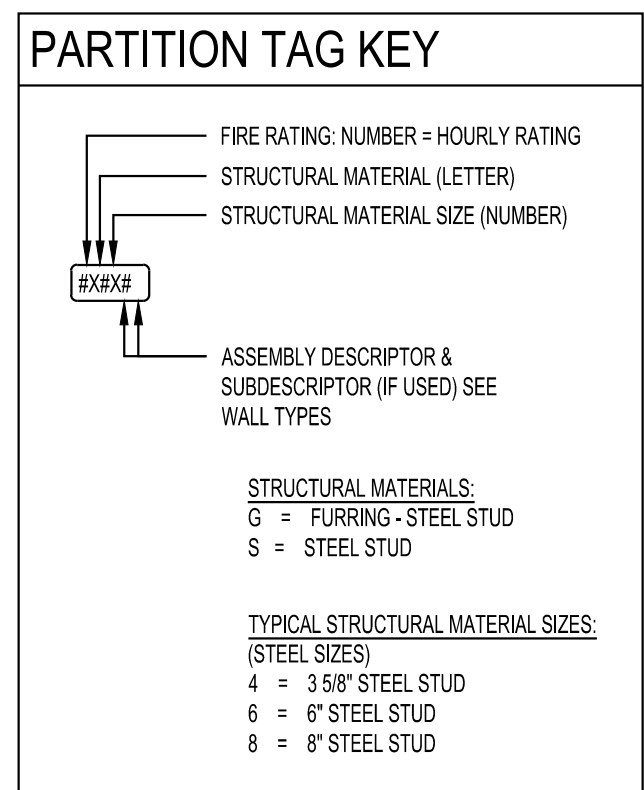
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1 EXTERIOR STAIR SECTION  
3/4" = 1'-0"



2 WALL TYPES  
1 1/2" = 1'-0"



3 WINDOW DETAILS  
1 1/2" = 1'-0"

NILE

NORTH DAKOTA

700 Main Avenue  
Fargo, ND 58103  
(701) 293-1350

MINNESOTA

381 East Kellogg Boulevard  
Saint Paul, MN 55101  
(651) 227-0644

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BIERMAN BUILDING

MIXED-USE INTERIOR REMODELING  
& RELATED WORK

420 / 422 DIVISION STREET  
NORTHFIELD, MINNESOTA 55057

REV	DATE	DESCRIPTION
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PROJECT NUMBER: 21001

DRAWN BY: DPT/PSH

CHECKED BY: JWH

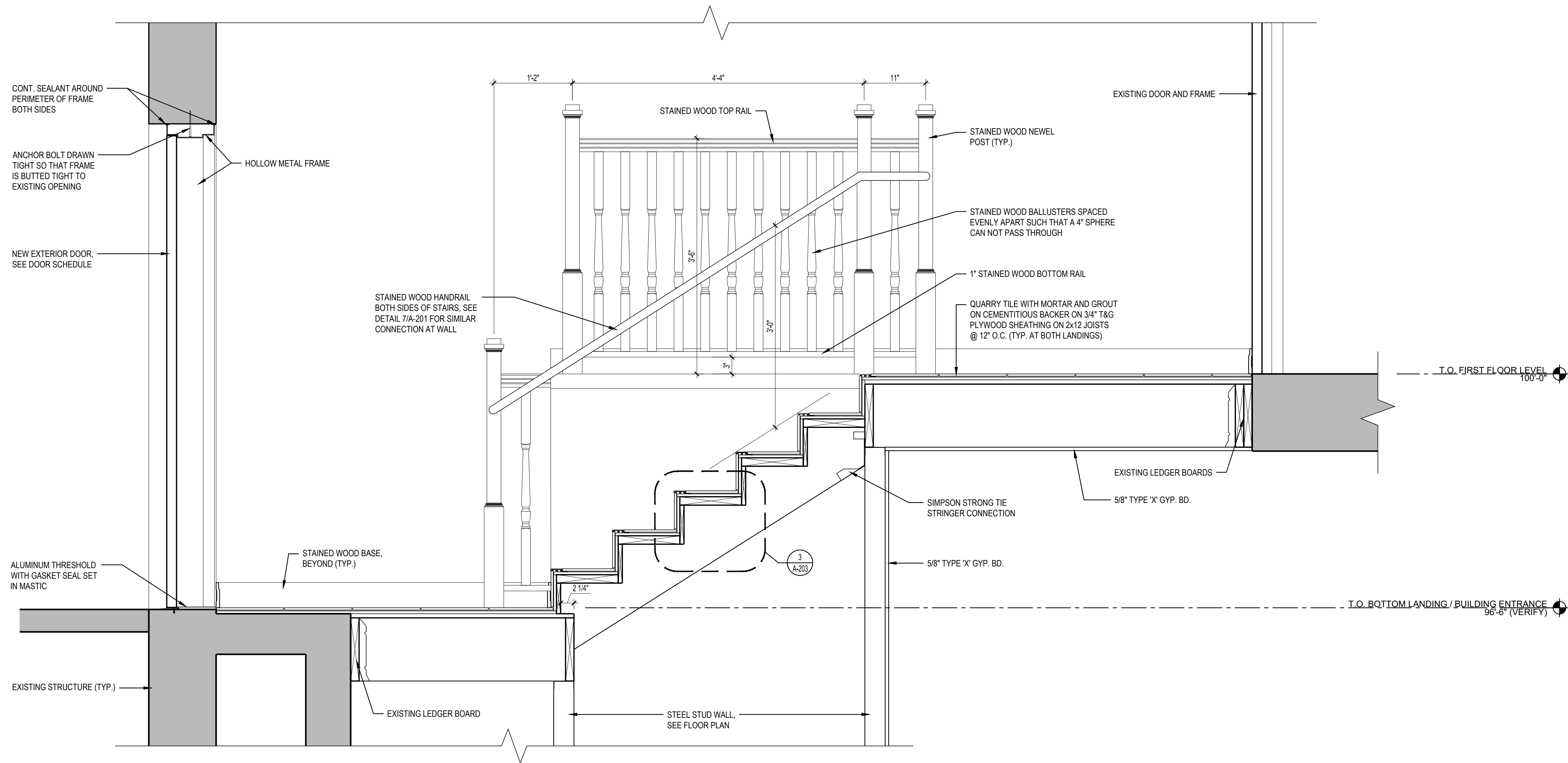
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EXTERIOR STAIR SECTION

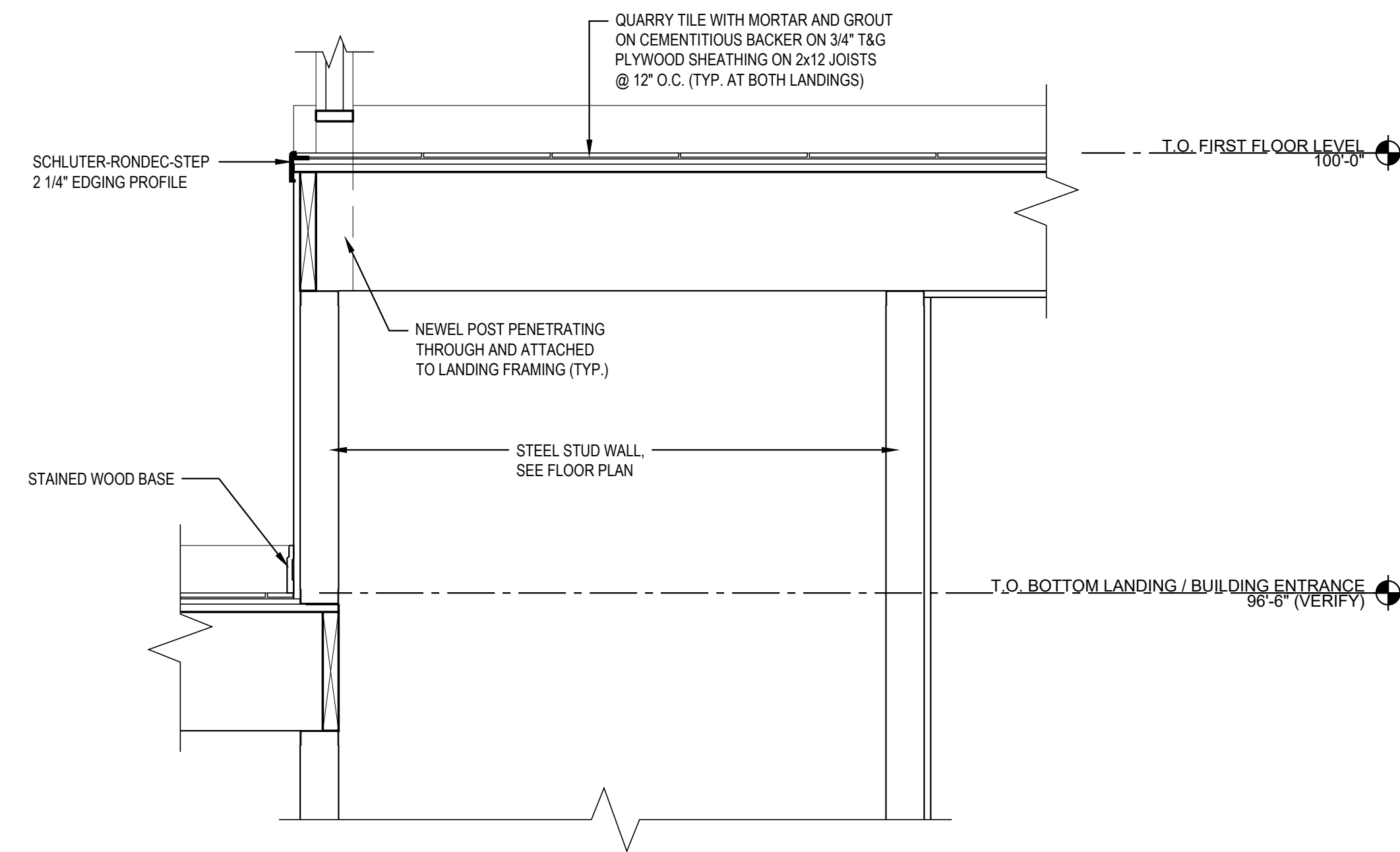
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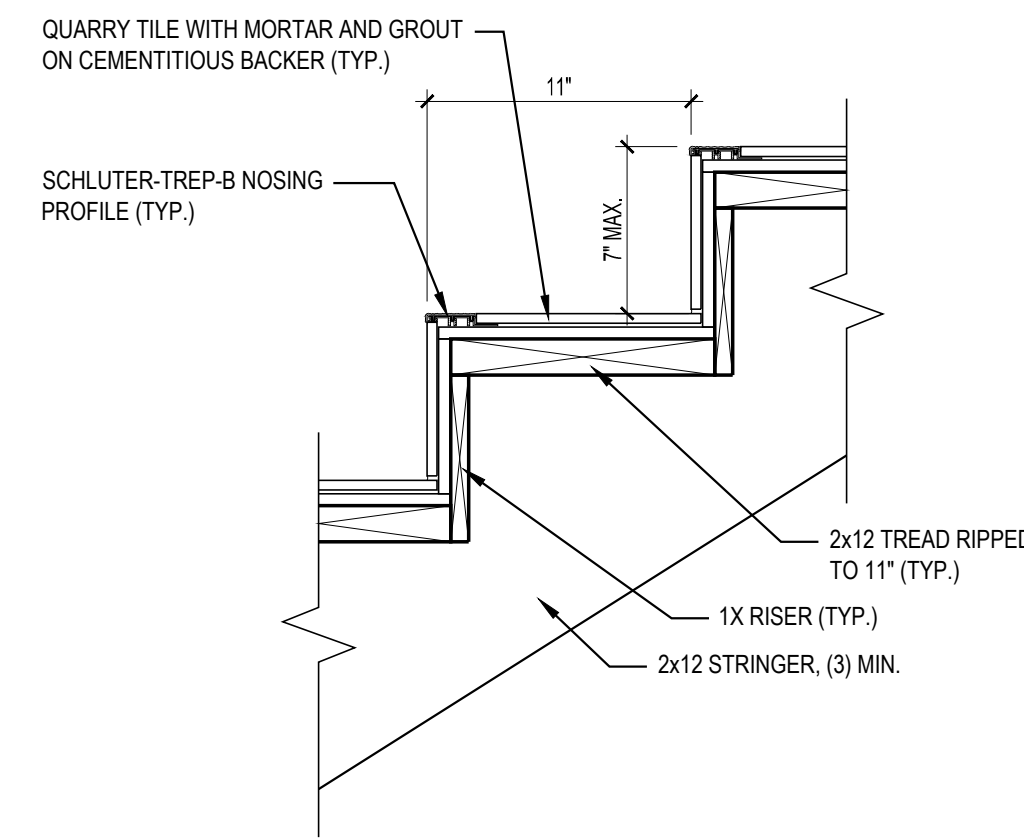




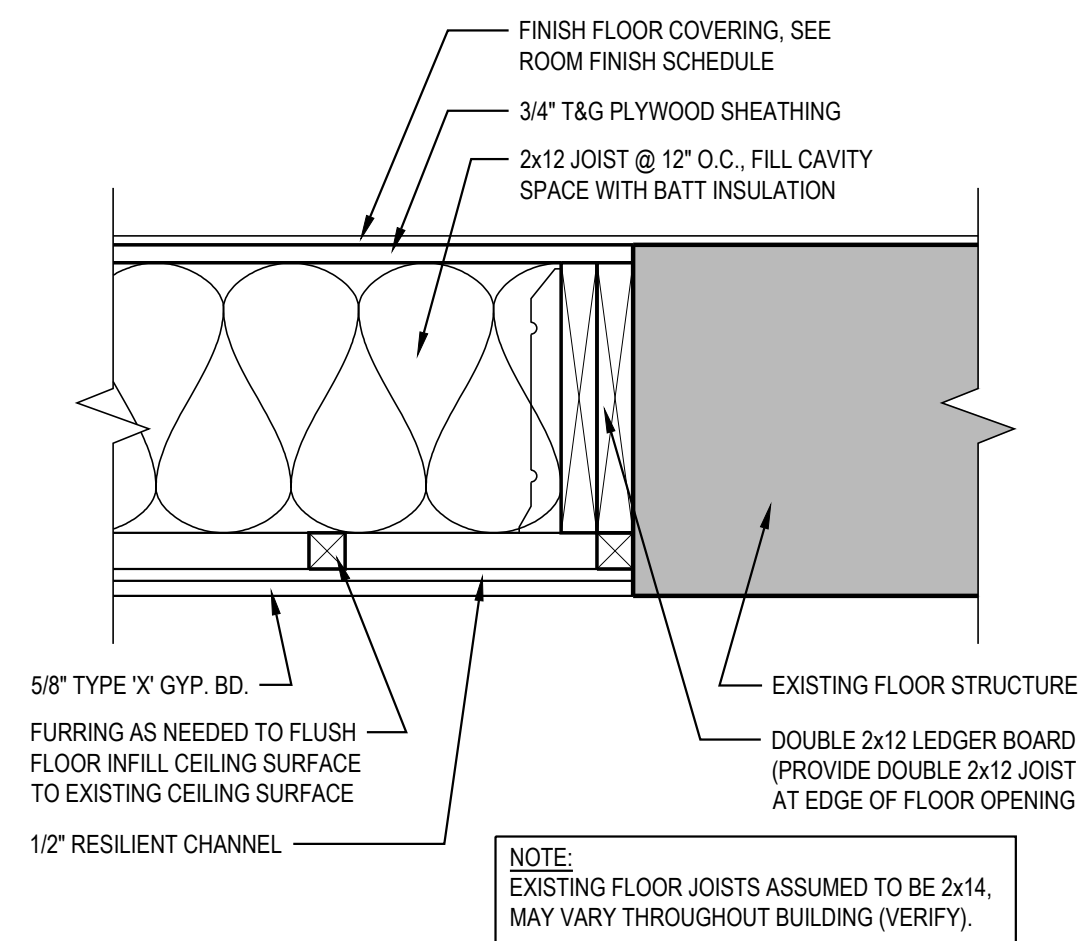
1 VESTIBULE 102 STAIR SECTION  
1" = 1'-0"



2 VESTIBULE 102 SECTION @ LANDING  
1" = 1'-0"



3 STAIR TREAD/RISER DETAIL  
1 1/2" = 1'-0"



4 FLOOR INFILL CONNECTION DETAIL  
1 1/2" = 1'-0"

ROOM FINISH SCHEDULE						
NO.	ROOM	FLOOR	BASE	WALLS	CEILING	REMARKS
BASEMENT FLOOR AREAS						
001	STORAGE	-	-	-	-	
002	FUTURE TENANT SPACE	-	-	-	-	
003	FUTURE TENANT SPACE	-	-	-	-	
004	MECHANICAL	-	-	-	-	
005	FUTURE TENANT SPACE	-	-	-	-	
006	FUTURE TENANT SPACE	-	-	-	-	
007	MECHANICAL	-	-	-	-	
008	FUTURE TENANT SPACE	-	-	-	-	
009	TOILET	-	-	-	-	
010	FUTURE TENANT SPACE	CARPET	RESILIENT	-	-	PRIME & PAINT ALL NEW GYP BD WALLS.
011	STORAGE	-	-	-	-	
012	FUTURE TENANT SPACE	CARPET	RESILIENT	-	-	PRIME & PAINT ALL NEW GYP BD WALLS. OMIT BASE AT EX STONE.
013	FUTURE TENANT SPACE	-	-	-	-	
014	FUTURE TENANT SPACE	-	-	-	-	
FIRST FLOOR AREAS						
101	MAILROOM / VESTIBULE	QUARRY TILE	WOOD	PAINT	PAINT	
102	VESTIBULE	QUARRY TILE	WOOD	PAINT	PAINT	
103	WOMEN'S	QUARRY TILE	Q - TILE	TILE / PAINT	VINYL ACT	PROVIDE 5'-0" TALL WAISCOTT OF CERAMIC TILE ON ALL 4 WALLS
104	MEN'S	QUARRY TILE	Q - TILE	TILE / PAINT	VINYL ACT	PROVIDE 5'-0" TALL WAISCOTT OF CERAMIC TILE ON ALL 4 WALLS
105	FUTURE TENANT SPACE	EX WOOD	EX WOOD	-	PAINT	REFINISH EX WOOD FLOORING
106	FUTURE TENANT SPACE	EX WOOD	EX WOOD	-	PAINT	REFINISH EX WOOD FLOORING
107	FUTURE TENANT SPACE	EX WOOD	EX WOOD	-	PAINT	REFINISH EX WOOD FLOORING
108	FUTURE TENANT SPACE	CARPET	WOOD	-	PAINT	
109	FUTURE TENANT SPACE	CARPET	WOOD	-	FAUX TIN	
110	FUTURE TENANT SPACE	-	-	-	FAUX TIN	
111	FUTURE TENANT SPACE	-	-	-	PAINT	
112	FUTURE TENANT SPACE	-	-	-	PAINT	
113	FUTURE TENANT SPACE	-	-	-	PAINT	
114	FUTURE TENANT SPACE	-	-	-	PAINT	
115	FUTURE TENANT SPACE	-	-	-	PAINT	
SECOND FLOOR AREAS						
201	KITCHEN	LVT	RESILIENT	PAINT	PAINT	
202	ENTRY CLOSET	LVT	RESILIENT	PAINT	PAINT	PORTION OF CEILING IS NEW. SEE 1/A-123
203	LIVING AREA	CARPET	RESILIENT	PAINT	PAINT	PORTION OF CEILING IS NEW. SEE 1/A-123
204	BEDROOM AREA	CARPET	RESILIENT	PAINT	PAINT	
205	BEDROOM CLOSET	LVT	RESILIENT	PAINT	PAINT	
206	BATHROOM	LVT	RESILIENT	PAINT	PAINT	
211	LIVING ROOM	CARPET	RESILIENT	PAINT	PAINT	
212	MECHANICAL / CLOSET	LVT	RESILIENT	PAINT	PAINT	
213	BATHROOM	LVT	RESILIENT	PAINT	PAINT	
214	KITCHEN	LVT	RESILIENT	PAINT	PAINT	
215	BEDROOM	CARPET	RESILIENT	PAINT	PAINT	
216	BEDROOM CLOSET	CARPET	RESILIENT	PAINT	PAINT	
221	ENTRY / HALLWAY	LVT	RESILIENT	PAINT	PAINT	
222	MECHANICAL	LVT	RESILIENT	PAINT	PAINT	
223	ENTRY CLOSET	LVT	RESILIENT	PAINT	PAINT	
224	BATHROOM	LVT	RESILIENT	PAINT	PAINT	
225	BEDROOM	CARPET	RESILIENT	PAINT	PAINT	
226	BEDROOM CLOSET	CARPET	RESILIENT	PAINT	PAINT	
227	LIVING AREA / KITCHEN	CARPET / LVT	RESILIENT	PAINT	PAINT	
231	ENTRY	LVT	RESILIENT	PAINT	PAINT	
232	ENTRY CLOSET	LVT	RESILIENT	PAINT	PAINT	
233	MECHANICAL	LVT	RESILIENT	PAINT	PAINT	
234	KITCHEN	LVT	RESILIENT	PAINT	PAINT	
235	LIVING AREA	CARPET	RESILIENT	PAINT	PAINT	
236	BATHROOM	LVT	RESILIENT	PAINT	PAINT	
237	BATHROOM	LVT	RESILIENT	PAINT	PAINT	PORTION OF CEILING IS EXISTING. SEE 1/A-123
238	BEDROOM	CARPET	RESILIENT	PAINT	PAINT	PORTION OF CEILING IS EXISTING. SEE 1/A-123
239	BEDROOM CLOSET	CARPET	RESILIENT	PAINT	PAINT	
240	BEDROOM	CARPET	RESILIENT	PAINT	PAINT	
241	BEDROOM CLOSET	CARPET	RESILIENT	PAINT	PAINT	
244	HALLWAY	CARPET	RESILIENT	PAINT	PAINT	PORTION OF CEILING IS EXISTING. SEE 1/A-123
245	BEDROOM	CARPET	RESILIENT	PAINT	PAINT	
246	BEDROOM CLOSET	CARPET	RESILIENT	PAINT	PAINT	
251	ENTRY	LVT	RESILIENT	PAINT	PAINT	
252	ENTRY CLOSET	LVT	RESILIENT	PAINT	PAINT	
253	HALLWAY	LVT	RESILIENT	PAINT	PAINT	
254	HALLWAY CLOSET	LVT	RESILIENT	PAINT	PAINT	
255	BEDROOM	CARPET	RESILIENT	PAINT	PAINT	
256	BEDROOM CLOSET	CARPET	RESILIENT	PAINT	PAINT	
257	BEDROOM	CARPET	RESILIENT	PAINT	PAINT	
258	BEDROOM CLOSET	CARPET	RESILIENT	PAINT	PAINT	
259	BEDROOM	CARPET	RESILIENT	PAINT	PAINT	
260	BEDROOM CLOSET	CARPET	RESILIENT	PAINT	PAINT	
261	BATHROOM	LVT	RESILIENT	PAINT	PAINT	
262	BATHROOM	LVT	RESILIENT	PAINT	PAINT	
263	BEDROOM	CARPET	RESILIENT	PAINT	PAINT	
264	BEDROOM CLOSET	CARPET	RESILIENT	PAINT	PAINT	
265	MECHANICAL	LVT	RESILIENT	PAINT	PAINT	
266	KITCHEN	LVT	RESILIENT	PAINT	PAINT	
267	LIVING AREA	LVT	RESILIENT	PAINT	PAINT	
271	HALLWAY	LVT	WOOD	PAINT	PAINT	PORTION OF CEILING IS NEW. SEE 1/A-123
272	MECHANICAL	LVT	RESILIENT	PAINT	PAINT	
273	MECHANICAL	LVT	RESILIENT	PAINT	PAINT	
274	COMMUNITY LAUNDRY	LVT	RESILIENT	PAINT	PAINT	
275	STAIR	CARPET	WOOD	PAINT	PAINT	

DOOR SCHEDULE														
DOOR NO	LOCATION	FIRE RATING	DOOR INFORMATION						FRAME INFORMATION			HDMR GROUP	REMARKS	
			PAIR	WIDTH	HEIGHT	THICK	TYPE	MATERIAL	FINISH	TYPE	MATERIAL			FINISH
004A	MECH	-	-	3'-0"	8'-0"	1 3/4"	FP	HM	PAINT	1	HM	PAINT	8	
004B	MECH	-	-	3'-0"	8'-0"	1 3/4"	FP	HM	PAINT	1	HM	PAINT	8	
007	MECH	-	-	3'-0"	8'-0"	1 3/4"	FP	HM	PAINT	1	HM	PAINT	8	
011	STORAGE	-	-	3'-0"	8'-0"	1 3/4"	FP	WOOD	STAIN	1	HM	PAINT	8	
101	MALL / VESTIBULE	-	-	EX	EX	EX	EX	WOOD	STAIN	EX	EX	PAINT	10	EXISTING WOOD DOOR TO BE REFINISHED
102	VESTIBULE	-	-	3'-0"	7'-0"	1 3/4"	10P	WOOD	STAIN	2	HM	PAINT	9	VERIFY DOOR HEIGHT WITH EXISTING OPENING CONDITIONS.
102B	VESTIBULE	-	•	EX	EX	EX	EX	WOOD	STAIN	EX	EX	PAINT	12	EXISTING PAIR DOORS TO BE REFINISHED
103	WOMEN'S	-	-	3'-0"	8'-0"	1 3/8"	FP	WOOD	PAINT	1	HM	PAINT	7	
104	MEN'S	-	-	3'-0"	8'-0"	1 3/8"	FP	WOOD	PAINT	1	HM	PAINT	7	
201	KITCHEN	20 MIN	-	3'-0"	8'-0"	1 3/8"	4P	WOOD	PAINT	1	HM	PAINT	1	
202	ENTRY CLOSET	-	•	2'-0"	8'-0"	1 3/8"	4P2	WOOD	PAINT	1	HM	PAINT	3	
205	BEDROOM CLOSET	-	-	3'-0"	8'-0"	1 3/8"	4P	WOOD	PAINT	1	HM	PAINT	3	
206	BATHROOM	-	-	3'-0"	8'-0"	1 3/8"	4P	WOOD	PAINT	1	HM	PAINT	2	
211	LIVING ROOM	20 MIN	-	3'-0"	8'-0"	1 3/8"	-	WOOD	PAINT	1	HM	PAINT	1	DOOR, INCLUDING TRANSOM, TO BE ONE OF THE SALVAGED DOORS.
213	BATHROOM	-	-	3'-0"	8'-0"	1 3/8"	4P	WOOD	PAINT	1	HM	PAINT	2	
215	BEDROOM	-	-	3'-0"	8'-0"	1 3/8"	4P	WOOD	PAINT	1	HM	PAINT	2	
216	BEDROOM CLOSET	-	•	3'-0"	8'-0"	1 3/8"	4P5	WOOD	PAINT	1	HM	PAINT	4	
221	ENTRY / HALLWAY	20 MIN	-	3'-0"	8'-0"	1 3/8"	4P	WOOD	PAINT	1	HM	PAINT	1	
222	MECHANICAL	-	•	2'-0"	8'-0"	1 3/8"	4P2	WOOD	PAINT	1	HM	PAINT	3	
223	ENTRY CLOSET	-	•	2'-0"	8'-0"	1 3/8"	4P2	WOOD	PAINT	1	HM	PAINT	3	
224	BATHROOM	-	-	3'-0"	8'-0"	1 3/8"	4P	WOOD	PAINT	1	HM	PAINT	2	
225	BEDROOM	-	-	3'-0"	8'-0"	1 3/8"	4P8N	WOOD	PAINT	1	HM	PAINT	11	
226	BEDROOM CLOSET	-	•	2'-0"	8'-0"	1 3/8"	4P5	WOOD	PAINT	1	HM	PAINT	4	
231	ENTRY	20 MIN	-	3'-0"	8'-0"	1 3/8"	4P	WOOD	PAINT	1	HM	PAINT	1	
232	ENTRY CLOSET	-	•	2'-0"	8'-0"	1 3/8"	4P5	WOOD	PAINT	1	HM	PAINT	4	
233	MECHANICAL	-	•	2'-0"	8'-0"	1 3/8"	4P2	WOOD	PAINT	1	HM	PAINT	3	
236	BATHROOM	-	-	3'-0"	8'-0"	1 3/8"	4P	WOOD	PAINT	1	HM	PAINT	2	
237	BATHROOM	-	-	3'-0"	8'-0"	1 3/8"	4P	WOOD	PAINT	1	HM	PAINT	2	
238	BEDROOM	-	-	3'-0"	8'-0"	1 3/8"	4P	WOOD	PAINT	1	HM	PAINT	2	
239	BEDROOM CLOSET	-	•	2'-0"	8'-0"	1 3/8"	4P5	WOOD	PAINT	1	HM	PAINT	4	
240	BEDROOM	-	-	3'-0"	8'-0"	1 3/8"	4P	WOOD	PAINT	1	HM	PAINT	2	
241	BEDROOM CLOSET	-	•	2'-0"	8'-0"	1 3/8"	4P5	WOOD	PAINT	1	HM	PAINT	4	
242	BEDROOM	-	-	3'-0"	8'-0"	1 3/8"	4P	WOOD	PAINT	1	HM	PAINT	2	
243	BEDROOM CLOSET	-	•	2'-0"	8'-0"	1 3/8"	4P5	WOOD	PAINT	1	HM	PAINT	4	
246	BEDROOM	-	-	3'-0"	8'-0"	1 3/8"	4P	WOOD	PAINT	1	HM	PAINT	2	
246	BEDROOM CLOSET	-	•	3'-0"	8'-0"	1 3/8"	4P5	WOOD	PAINT	1	HM	PAINT	4	
251	ENTRY	20 MIN	-	3'-0"	8'-0"	1 3/8"	4P	WOOD	PAINT	1	HM	PAINT	1	
252	ENTRY CLOSET	-	•	3'-0"	8'-0"	1 3/8"	4P5	WOOD	PAINT	1	HM	PAINT	4	
254	HALLWAY CLOSET	-	•	2'-0"	8'-0"	1 3/8"	4P2	WOOD	PAINT	1	HM	PAINT	3	
255	BEDROOM	-	-	3'-0"	8'-0"	1 3/8"	4P	WOOD	PAINT	1	HM	PAINT	2	
256	BEDROOM CLOSET	-	-	3'-0"	8'-0"	1 3/8"	4P8N	WOOD	PAINT	1	HM	PAINT	11	
257	BEDROOM	-	-	3'-0"	8'-0"	1 3/8"	4P	WOOD	PAINT	1	HM	PAINT	2	
258	BEDROOM CLOSET	-	•	2'-0"	8'-0"	1 3/8"	4P5	WOOD	PAINT	1	HM	PAINT	4	
259	BEDROOM	-	-	3'-0"	8'-0"	1 3/8"	4P	WOOD	PAINT	1	HM	PAINT	2	
260	BEDROOM CLOSET	-	-	3'-0"	8'-0"	1 3/8"	4P8N	WOOD	PAINT	1	HM	PAINT	11	
261	BATHROOM	-	-	3'-0"	8'-0"	1 3/8"	4P	WOOD	PAINT	1	HM	PAINT	2	
262	BATHROOM	-	-	3'-0"	8'-0"	1 3/8"	4P	WOOD	PAINT	1	HM	PAINT	2	
263	BEDROOM	-	-	3'-0"	8'-0"	1 3/8"	4P	WOOD	PAINT	1	HM	PAINT	2	
264	BEDROOM CLOSET	-	-	3'-0"	8'-0"	1 3/8"	4P8N	WOOD	PAINT	1	HM	PAINT	11	
265	MECHANICAL	-	•	2'-0"	8'-0"	1 3/8"	4P2	WOOD	PAINT	1	HM	PAINT	3	
272	MECHANICAL	20 MIN	-	3'-0"	8'-0"	1 3/8"	4P2	WOOD	PAINT	1	HM	PAINT	5	
273	MECHANICAL	20 MIN	-	3'-0"	8'-0"	1 3/8"	-	WOOD	PAINT	1	HM	PAINT	5	DOOR, INCLUDING TRANSOM, TO BE ONE OF THE SALVAGED DOORS.
274	COMMUNITY LAUNDRY	20 MIN	-	3'-0"	8'-0"	1 3/8"	-	WOOD	PAINT	1	HM	PAINT	5	DOOR, INCLUDING TRANSOM, TO BE ONE OF THE SALVAGED DOORS.
275	STAIR	60 MIN	-	3'-0"	8'-0"	1 3/8"	4P	WOOD	PAINT	1	HM	PAINT	6	

## DOOR HARDWARE

## HARDWARE GROUP 1: UNIT ENTRY DOORS

QTY	ITEM	MODEL #	FINISH
1 EA	HINGE	PBB B881; 4 1/2" x 4 1/2"	US26D
2 EA	SPRING HINGE	PBB SP81; 4 1/2" x 4 1/2"	US26D
1 EA	LOCKSET	SCHLAGE F10F ELA 626 16-080 LLL-STRIKE	626
1 EA	DEADLOCK	SCHLAGE B960PF	626
1 EA	WALLSTOP	PHG JUMBO SPRING STOP (3")	US26D
1 EA	THRESHOLD	NGP 410-36"	A
1 EA	GASKETING	NGP 5050C-204"	C
1 EA	GASKETING	NGP 5050C-204"	US26D
1 EA	DOOR VIEWER	TAYMOR 37-P4820SC	US26D

## HARDWARE GROUP 2: UNIT BEDROOM &amp; BATHROOM DOORS

QTY	ITEM	MODEL #	FINISH
1 SET	HINGE	AS SUPPLIED BY PRE-HUNG DOOR MFR	619
1 EA	LOCKSET	SCHLAGE F40 ELA 626 16-080 10-027	US26D
1 EA	WALL STOP	PHG JUMBO SPRINT STOP (3")	US26D

## HARDWARE GROUP 3: UNIT SWINGING CLOSET DOORS