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	420 Division Street	Parcel No.	2206225026
Property Name	Morris Building		
Property Owner	Undertaking LLC		
Owner Address	107 6th Street West	Telephone	612-220-2826
	Northfield, MN 55057	Email	chris@northfieldconstruction.com
Applicant	Rachel Peterson, Hess, Roise and Co.		
Applicant Address	100 North First Street	Telephone	612-338-1987
	Minneapolis, MN 55408	Email	rachel@hessroise.com

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

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 Morris Building was constructed in 1879. The two-story commercial block held a variety of commercial tenants over its history. When the Northfield Commercial Historic District was originally listed in 1979, the Morris Building was listed as a non-contributing resource. The building underwent a substantial renovation project in 2005 and was classified as a contributing resource when the district nomination was updated in 2020-2021. The district's period of significance begins in 1856 and ends in 1966. The Bjoraker Building is also undergoing a historic rehabilitation and has a separate application.

Item 2
Feature: Masonry
Date of Feature: 1879, later alterations
Describe existing feature and its condition: The east facade of the building has tan brick around the first-floor storefront and gray stone on the second floor. The window openings have stone sills and lintels. The north and west walls are rough-cut ashlar stone and brick. The east end of the north wall is covered with a non-historic panel and the west wall is covered with a parge coat. The mortar joints on the east and north walls are deteriorating and the parge coat on the west wall is failing.
Photo No.: 1-2, 5-8
Drawing No.: 8-9/A201
Describe the proposed work: The east facade will be repointed where the existing mortar is damaged or deteriorated. 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.* Test panels of the repointing will be prepared for SHPO to review before work proceeds. No masonry replacement is planned. The parge coat on the west wall will be patched and repainted.

Item 3
Feature: Windows
Date of Feature: ca. 2005
Describe existing feature and its condition: The east facade has three non-historic one-over-one wood-frame sashes on the second floor. The windows have stone sills and lintels. They are in good condition. Two former window openings on the north wall have been covered with wood panels. The window sashes are not extant. On the west wall, a small window opening at the basement is infilled with wood paneling. Two arched window openings are on the first floor. They have been partially infilled to fit non-historic one-over-one sashes. Three rectangular window openings are on the second floor. They have been partially infilled to fit non-historic one-over-one windows. All windows on the building are in good condition.
Photo No.: 1-2, 5-8, 18
Drawing No.: AD103, A 103, 8-9/A201, 1/A601
Describe the proposed work: The existing windows will be retained. The frames and sashes will be repainted and reglazed as needed. The existing storm windows will be removed and new

storms will be installed. They will have a one-over-one design and will be painted to match the existing windows.

A new sash will be installed in the historic opening on the north wall. A new window opening will be installed on the west side of the north wall. A second new window will be installed in a former door opening at the west end of the north wall. The existing concrete-block infill will be partially removed from the for the new window. Both new openings will match the dimension of the historic window opening on this wall. They will have a one-over-one pane arrangement with an aluminum-clad wood frame. The new openings will not be visible from the street and will not impact the building's overall integrity.

The infilled window opening on the west wall of the basement will be retained.

Item 6
Feature: Secondary Entrances
Date of Feature: 1879, later alterations
Describe existing feature and its condition: The building has a pedestrian door at the basement of the west wall. The door opening appears to be historic, but the metal security door is not historic. The entrance is in fair condition. Two historic doorways are on the second floor of the north wall. The building originally had an exterior stair along leading to the doors, which was removed when 418 Division Street was expanded ca. 1900. The door openings are filled with concrete block and clad with wood panels on the exterior. They are exposed on the interior. Both are wood paneled doors; the east door also has a transom. The doors are in fair condition.
Photo No.: 6-7
Drawing No.: 8/A201
Describe the proposed work: The existing basement door on the west wall will be retained. On the second floor, the existing concrete-block infill will be partially removed from the east door opening for the installation of a new window (see Item 3). The west door will be removed and infilled with insulation and gypsum board. Both historic doors will be salvaged and reinstalled elsewhere on the second floor as part of this project.

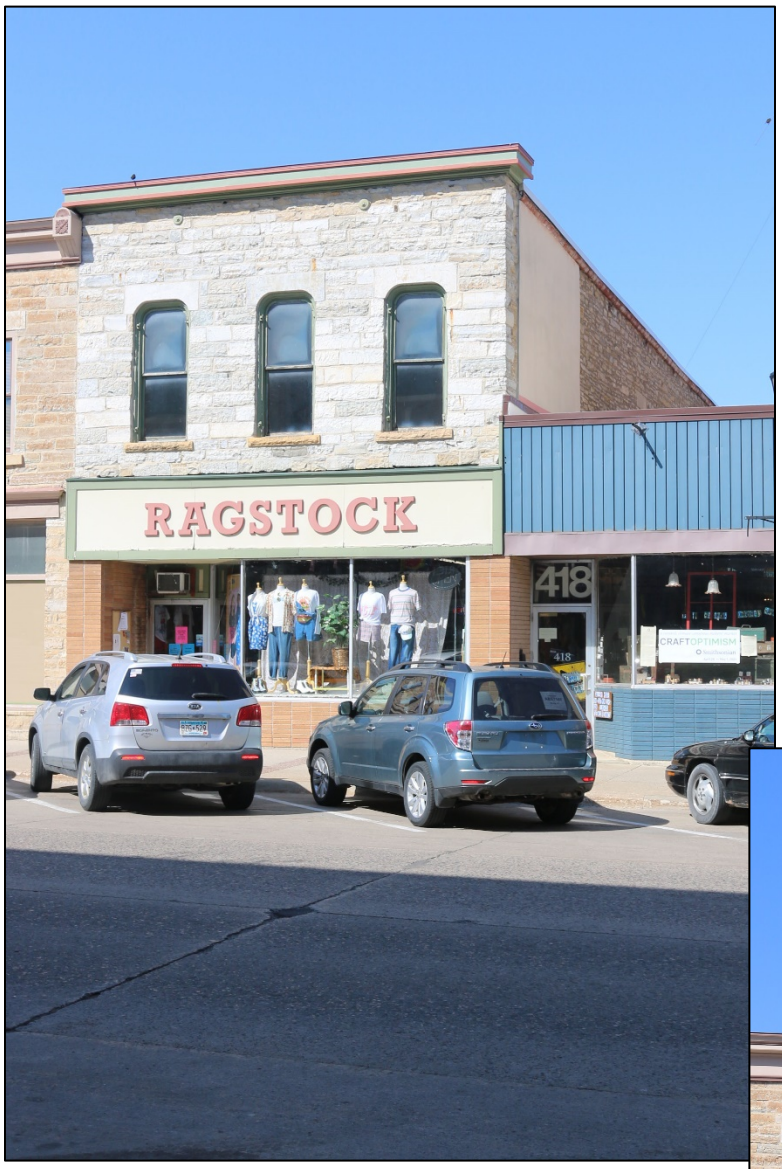

Photo 1 (April 22, 2021)
View: Morris Building, east (left) and north (right) facades, looking southwest
Description: Overview of the Morris Building

Photo 2 (April 22, 2021)
View: East facade, looking west
Description: East facade of the Morris Building

Photo 3 (April 22, 2021)
View: East facade, looking northwest
Description: First-floor storefront

Photo 4 (April 22, 2021)
View: East facade, looking southwest
Description: Main entrance to the commercial space

Photo 5 (April 22, 2021)
View: East facade, looking southwest
Description: Non-historic windows with historic stone sills and lintels

Photo 6 (April 22, 2021)
View: West facade, looking east
Description: West facade with partially infilled window openings and failing plaster parge coat

Photo 7 (April 22, 2021)
View: West facade, looking east
Description: Non-historic pedestrian door and infilled window at the basement

Photo 8 (April 22, 2021)
View: West (left) and north (left) facade, looking southeast
Description: North wall with infilled partially infilled openings; the former door openings on the north wall are visible on the second floor (left)

Photo 28
420 Division Street, 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. 1870. 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:

- TWO RETAIL SPACES ON FIRST FLOOR
- RETAIL SHOWROOMS AND AN APARTMENT ON SECOND
- STORAGE/UTILITY ROOMS IN BASEMENT

NEW WORK TO BE AS FOLLOWS:

- REMODELING OF SECOND FLOOR TO CONVERT SPACES INTO FIVE APARTMENT UNITS
- DEMOLITION AND LIMITED RESTORATION AT FIRST FLOOR & BASEMENT SPACES IN PREPARATION FOR BUILD-OUT BY RETAIL TENANTS (BUILD-OUT NOT IN CURRENT SCOPE)
- NEW APARTMENT LOBBY AND ENCLOSING ONE STAIR WELL ON FIRST FLOOR
- ADDING NEW WINDOWS TO NORTH SIDE OF SECOND FLOOR
- REPLACEMENT OF EXISTING EXTERIOR FIRE ESCAPE STAIR
- STRUCTURAL ENGINEERING REQUIRED TO SIZE BEANS & LINTELS FOR NEW OPENINGS

- ME/P 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:

2020 MINNESOTA STATE CONSERVATION CODE FOR EXISTING BUILDINGS
- 2018 INTERNATIONAL CONSERVATION CODE FOR EXISTING BUILDINGS (ICCEB) WITH MINNESOTA AMENDMENTS, MINNESOTA RULES CHAPTER 1311

2020 MINNESOTA STATE BUILDING CODE
- 2018 INTERNATIONAL BUILDING CODE (IBC) WITH MINNESOTA AMENDMENTS, MINNESOTA RULES CHAPTER 1305

2020 MINNESOTA STATE FIRE CODE
- 2018 INTERNATIONAL FIRE CODE (IFC) WITH MINNESOTA AMENDMENTS, MINNESOTA RULES CHAPTER 7511.

2020 MINNESOTA ACCESSIBILITY CODE
- 2018 INTERNATIONAL BUILDING CODE (IBC), CHAPTER 11 AS AMENDED BY MINNESOTA RULES CHAPTER 1341
- 2009 ICC/ANSI A117.1 AS AMENDED BY MINNESOTA RULES CHAPTER 1341

2015 MINNESOTA PLUMBING CODE
- 2012 UNIFORM PLUMBING CODE (UPC)
- MINNESOTA RULES, CHAPTER 4714

2020 MINNESOTA MECHANICAL AND FUEL GAS CODE
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2016 ANSI/ ASHRAE STANDARD 154
- 2016 ASHRE STANDARD 62.2
- MINNESOTA RULES, CHAPTER 1346

MINNESOTA ELECTRICAL CODE
- NFPA 70: 2020 NATIONAL ELECTRICAL CODE (WITHOUT AMENDMENTS)

JURISDICTIONS: CITY OF NORTHFIELD, MINNESOTA

CODE ANALYSIS AND SUMMARY

- REQUIRED FIRE SUPPRESSION
  PROPOSED SYSTEM SHALL BE COMPLIANT WITH NFPA 13 AND CHAPTER 9, SECTION 903.3.1.1 IBC 2018/MSBC 2020, PROVIDED THROUGHOUT BUILDING AND COMPLIANT TO REQUIREMENTS OF OCCUPANCY IT SERVES. PROVIDE DRY HEADS AT LOCATIONS SUSCEPTIBLE TO TEMPERATURE OR OTHERWISE REQUIRED BY CODE.
- OCCUPANCY CLASSIFICATION

CLASSIFICATION BY FLOOR & ACTUAL AREA:

BASEMENT FLOOR		
	S-2 LOW HAZARD STORAGE (IBC SECTION 311.3)	2,099 GSF
	M MERCANTILE (IBC SECTION 309)	4,927 GSF
	BASEMENT TOTAL	7,026 GSF
FIRST FLOOR		
	M MERCANTILE (IBC SECTION 309)	5,792 GSF
	A-2 ASSEMBLY (IBC SECTION 303.3)	1,058 GSF
	R-2 RESIDENTIAL - APT. (IBC SECTION 310.3)	131 GSF
	FIRST FLOOR TOTAL	6,979 GSF
SECOND FLOOR		
	R-2 RESIDENTIAL - APT. (IBC SECTION 310.3)	7,026 GSF
TOTAL BUILDING AREA		21,031 GSF

- CONSTRUCTION TYPE
  TYPE V-B CONSTRUCTION (IBC SECTION 602.5 & TABLE 601)
  FIRE RESISTIVE REQUIREMENTS FOR BUILDING ELEMENTST (IBC TABLE 601)

PRIMARY STRUCTURAL FRAME	0 HOURS
BEARING WALLS (INTERIOR & EXTERIOR)	0 HOURS
NON-BEARING PARTITIONS	0 HOURS
FLOOR / CEILING ASSEMBLIES	0 HOURS
ROOF / CEILING ASSEMBLIES	0 HOURS

- BUILDING HEIGHT
  MIXED OCCUPANCY: NO INDIVIDUAL OCCUPANCY SHALL EXCEED THE HEIGHT AND NUMBER OF STORIES FOR APPLICABLE OCCUPANCY (IBC SECTION 504.2)
  BUILDING HEIGHT IN FEET (TABLE 504.3)
  OCCUPANCIES A, M, R & S WITH SPRINKLERED, TYPE V-B CONSTRUCTION
  - ALLOWABLE BUILDING HEIGHT 60 FEET
  - ACTUAL BUILDING HEIGHT 31 FEET

  NUMBER OF STORIES (IBC TABLE 504.4)
  OCCUPANCIES A-2 & M WITH SPRINKLERED, TYPE V-B CONSTRUCTION
  - ALLOWABLE STORIES ABOVE GRADE 2 STORIES
  - ACTUAL STORIES ABOVE GRADE 1 STORY

  OCCUPANCIES R-2 & S-2 WITH SPRINKLERED, TYPE V-B CONSTRUCTION
  - ALLOWABLE STORIES ABOVE GRADE 3 STORIES
  - ACTUAL STORIES ABOVE GRADE 2 STORIES (R-2 ONLY)

- BUILDING AREA
  MIXED-USE, MULTI-STORY BUILDING . PROJECT PROPOSES NON-SEPARATED OCCUPANCY AREAS (IBC SECTION 508.3.2)
  NON-SEPARATED OCCUPANCY GROUPS A-2, M, R-2 & S-2 - LOCATED IN BASEMENT ,1st AND 2nd FLOOR LEVELS -
  NOTE: DWELLING UNITS WITHIN R-2 OCCUPANCY SHALL BE SEPARATED FROM ONE ANOTHER AND OTHER SPACES BY 1 HOUR RATED HORIZONTAL ASSEMBLIES AND FIRE PARTITIONS IN COMPLIANCE WITH IBC SECTION 420.
  ALLOWABLE AREA PER STORY BASED ON MOST RESTRICTIVE GROUP/CONSTRUCTION TYPE LISTED IN TABLE 506.2 AND APPLIED TO AGGREGATE SUM OF NON-SEPARATED OCCUPANCIES ON EACH FLOOR (IBC SECTIONS 506.2.4 & 508.3.2)
  EQUATION 5-3 $A_a = [A_t + (NS \times I_f)]$
  A_a = ALLOWABLE AREA (SQUARE FEET)
  A_t = TABULAR AREA = MOST RESTRICTIVE OCCUPANCY FROM TABLE 506.2 = 18,000 SF (GROUP A-2, SM, V-B)
  NS = TABULAR AREA FOR NON-SPRINKLERED BUILDING FROM TABLE 506.2 = 6,000 SF (GROUP A-2, SM, V-B)
  I_f = FRONTAGE AREA INCREASE - NOT APPLICABLE ON THIS PROJECT = 0
  A_a = ALLOWABLE AREA (SQUARE FEET) = 18,000 SF

	ACTUAL AREA		ALLOWABLE AREA
BASEMENT			
M	4,927 GSF		
S-2	2,099 GSF		
TOTAL BSMT	7,026 GSF	<	18,000 GSF
1st FLOOR			
A-2	1,058 GSF		
M	5,792 GSF		
R-2	131 GSF		
TOTAL 1st	6,979 GSF	<	18,000 GSF
2nd FLOOR			
R-2	7,026 GSF	<	18,000 GSF

- MEANS OF EGRESS
  STAIRS:
  FIRE ESCAPES: SECOND MEANS OF EGRESS FOR UPPER LEVEL SHALL BE PROVIDED BY A FIRE ESCAPE. ONE CURRENTLY EXISTS AND SHALL BE REMOVED/REPLACED BY THIS PROJECT. DESIGN SHALL BE BASED ON PROVISIONS OF MN CONSERVATION CODE FOR EXISTING BUILDINGS, SECTION 805.3.1.2.

  SCOPE OF WORK INCLUDES ABANDONING OPEN STAIR FROM 1st FLOOR TO 2nd LOCATED IN CENTER OF STRUCTURE. TOP OF RUN SHALL BE CAPPED WITH 1 HOUR RATED FLOOR ASSEMBLY. TREADS/RISERS SHALL REMAIN. TWO MEANS OF EGRESS FROM SECOND FLOOR ARE SATISFIED BY REPLACED FIRE ESCAPE AND STAIR 101/275.

  GUARDRAILS & HANDRAILS: NEW RAILS PROPOSED AT REPLACED FIRE ESCAPE AND IN VESTIBULE 101 SHALL COMPLY WITH IBC SECTIONS 1014 & 1015. EXISTING RAILINGS SHALL REMAIN OR REPAIRED TO MATCH EXISTING COMPONENTS/SPACING IN COMPLIANCE WITH MN CONSERVATION CODE FOR EXISTING BUILDINGS SECTIONS 1203.9 & 1203.10.

  OTHER EGRESS COMPONENTS:
  DOORS AND OPENINGS: MINIMUM CLEAR WIDTH REQUIRED = 32" ; MINIMUM CLEAR WIDTH IN DWELLING UNITS 31 $\frac{3}{4}$" SEE DOOR SCHEDULE AND SHEET G-010 LIFE SAFETY PLANS FOR PROVIDED WIDTHS.

  DOORS 101 & 110B:
  BOTH OPENS ARE EXISTING AND - ASIDE FROM MINOR HARDWARE CHANGES - PROJECT PROPOSES NO ALTERATION TO THE EXISTING CONDITION. DOOR 101 IS MAIN ENTRANCE TO RESIDENTIAL OCCUPANCY FROM EXTERIOR (5TH STREET FACADE). BOTH DOOR OPENING AND LEAF ARE ARCHED TOP AND ORIGINAL TO THE BUILDING. DOOR 110 IS LOCATED AT 1ST FLOOR LANDING FROM TENANT #2 SPACE TO STAIRS INTO BASEMENT. IT IS ALSO ORIGINAL TO THE STRUCTURE. BOTH OPENINGS CURRENTLY SWING OPPOSITE TO THE DIRECTION OF TRAVEL. NFPA 101 STATES THAT DOORS WHICH ARE PART OF EXIT PATH MUST SWING IN THE DIRECTION OF EGRESS. HOWEVER, IBC SECTION 1010.1.2.1 ONLY REQUIRES OPENINGS WITH OCCUPANT LOAD GREATER THAN 50 PERSONS TO SWING WITH EGRESS (DOOR 101: OCC LOAD = 15 / DOOR 110B: OCC LOAD = 16) . IN ADDITION MN CONSERVATION CODE FOR EXISTING BUILDINGS SECTION 1203.3 ALLOWS FOR THE FOLLOWING:
  "EXISTING DOOR OPENINGS AND CORRIDOR AND STAIRWAY WIDTHS LESS THAN THOSE SPECIFIED ELSEWHERE IN THIS CODE MAY BE APPROVED, PROVIDED THAT, IN THE OPINION OF THE CODE OFFICIAL, THERE IS SUFFICIENT WIDTH AND HEIGHT FOR A PERSON TO PASS THROUGH THE OPENING OR TRAVERSE THE MEANS OF EGRESS. WHERE APPROVED BY THE CODE OFFICIAL, THE FRONT OR MAIN EXIT DOORS NEED NOT SWING IN THE DIRECTION OF THE PATH OF EXIT TRAVEL, PROVIDED THAT OTHER APPROVED MEANS OF EGRESS HAVING SUFFICIENT CAPACITY TO SERVE THE TOTAL OCCUPANT LOAD ARE PROVIDED."
  BOTH DOORS CURRENTLY OCCUR VERY CLOSE TO EXISTING STAIRS AND IF SWING WERE REVERSE,D WOULD TRAVEL OVER THE STEPS. WE BELIEVE THAT COMPLIANCE WITH THE SWING WOULD CAUSE AS MUCH HAZARD TO LIFE SAFETY AS THE EXISTING CONDITION AND ASK FOR THE CODE OFFICIAL'S DISCRETION TO ALLOW THE SWING TO REMAIN.

- ACCESSIBILITY:
  ELEVATOR :NOT REQUIRED FOR ACCESSIBLE MEANS OF EGRESS PER IBC SETION 1009.1.2.
  DWELLING UNITS: IBC SECTION 1107.6.2.2.1 ALLOWS FOR THE OMISSION OF 'TYPE A' ACCESSIBLE DWELLING UNITS IN STRUCTURES CONTAININING LESS THAN 7 UNITS TOTAL.
  ALL FIVE PROPOSED DWELLING UNITS SHALL BE 'TYPE B' ACCESSIBLE IN COMPLIANCE WITH IBC SECTION 1107.6.2.2.2

PROJECT CONTACT INDEX

OWNER:
REBOUND PROPERTIES
527 PROFESSIONAL DRIVE, SUITE 100
NORTHFIELD, MINNESOTA 55057

CONTRACTOR:
NORTHFIELD CONSTRUCTION
1610 RIVERVIEW LANE
NORTHFIELD, MN 55056
PHONE: 507-645-4042

ARCHITECT:
NILE, INC.
700 MAIN AVE
PO BOX 2464
FARGO, ND 58108
PHONE: 701-293-1350

381 KELLOGG BOULEVARD EAST
SAINT PAUL, MN 55101
PHONE: 651-227-0644

DRAWING INDEX

SHEET	DESCRIPTION	REVISIONS
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G-003	SPECIFICATIONS	
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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	
A-103	PROPOSED SECOND FLOOR PLAN	
A-104	ROOF PLAN & DETAILS	
A-121	PROPOSED BASEMENT FLOOR CEILING PLAN	
A-122	PROPOSED FIRST FLOOR CEILING PLAN	
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A-201	EXTERIOR STAIR ELEVATION & DETAILS	
A-202	EXTERIOR STAIR SECTION	
A-203	INTERIOR STAIR SECTION AND DETAILS	
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A-601	ROOM FINISH, DOOR & WINDOW SCHEDULES AND WALL TYPES	
STRUCTURAL		**REVISIONS**
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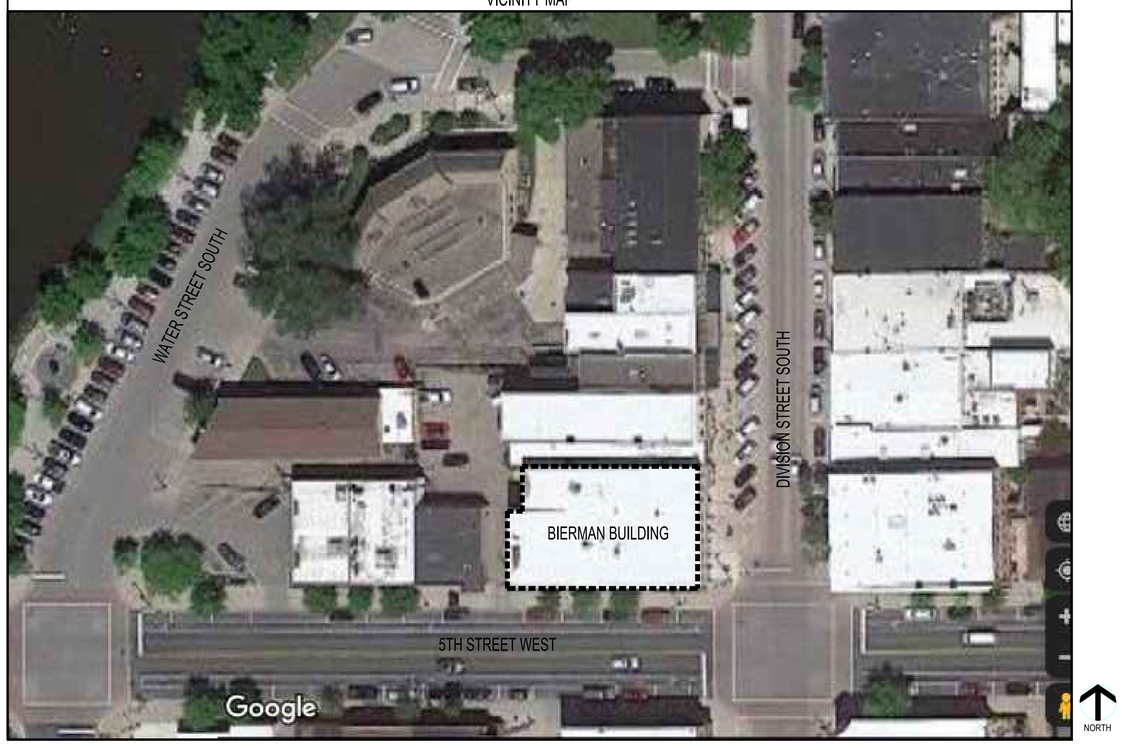
S-101	FOOTING & FOUNDATION PLAN	
S-202	SECOND FLOOR FRAMING PLAN	
S-203	ROOF FRAMING PLAN	
2-301	STRUCTURAL DETAILS	

VICINITY MAP



SYMBOLS LEGEND

NORTH	NORTH ARROW
0 VIEW TITLE SCALE	VIEW TITLE
X A-XXX	INTERIOR ELEVATIONS
1 A-XXX	WALL SECTION
1 A-XXX	VIEW CALLOUT
Room Name XXX	ROOM TAG
101	DOOR TAG
A	WINDOW TAG
#X#X#	WALL TAG
℄	CENTERLINE
X	KEYNOTE TAG (NEW CONSTRUCTION)
X	KEYNOTE TAG (DEMO)

LIST OF ABBREVIATIONS

2 x 4 OR 2X	NOMINAL STOCK LUMBER	F.D.	FLOOR DRAIN	PLAST.	PLASTIC
@	AT	FIN.	FINISHED	PLF	POUNDS PER LINEAR FOOT
Ø	DIAMETER	FIN.	FLOOR	POLOY-ISO	POLYISOCYANYRATE
ABS	ACRYLONITRILE BUTADIENE STYRENE	F.D.	FIRE EXTINGUISHER	PVC	POLYVINYL CHLORIDE
ACM	ASBESTOS CONTAINING MAT.	F.D.C.	FIRE EXTINGUISHER CABINET	R.C.	RADUISED 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
ccPVC	CELLULAR CORE POLYVINYL CHLORIDE	HDCP	HANDICAPPED	STRUCT.	STRUCTURAL
C.G.	CORNER GUARD	HDFB	HIGH DENSITY FIBER BOARD	STL.	STEEL
CK. BD.	CHALK 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	TERR.	TERRAZZO
C.O.	CLEAN OUT	LAM.	LAMINATE	TK. BD.	TACK BOARD
CPVC	CHLORINATED POLYVINYL CHLORIDE	LAV.	LAVATORY	T.O.	TOP OF
CONC.	CONCRETE	LBS.	POUNDS	T.P.	TOILET PAPER DISPENSER
COND.	CONDITION	MAS.	MASONRY	TRTD.	TREATED
CONT.	CONTINUOUS	MAX.	MAXIMUM	T.S.	TRANSITION STRIP
CONTR.	CONTRACTOR	MDF	MEDIUM DENSITY FIBERBD.	TSI	THERMAL SYSTEM INSULATION
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 GPY. BD.	VWC	VINYL WALL COVERING
E.T.	ELECTRICAL TRADES	N.I.C.	NOT IN CONTRACT	W/	WITH / WHERE
ECT.	ELECTRICAL	OH	OVERHEAD	W/O	WITHOUT
ELEV.	ELEVATION	O.C.	ON CENTER	WC	WATER CLOSET
EWC	ELECTRIC WATER COOLER	OSB	ORIENTED STRAND BOARD	WDW	WINDOW
EQ.	EQUAL	PB	PARTICLE BOARD	WD	WOOD
EX./EXIST	EXISTING	P.D.	PENCIL DRAWER	WPB	WALL PROTECTION BOARD
EXP.	EXPOSED	PLYWD	PLYWOOD	W.R.B.	WEATHER RESISTIVE BARRIER
ETC.	ETCETERA	P.LAM	PLASTIC LAMINATE	W.R.G.B.	WEATHER RESISTIVE GYP. BD.

GENERAL NOTES & CONDITIONS

1. FOR FULL UL ASSEMBLY REQUIREMENTS AND DESCRIPTIONS, REFER TO HTTP://PRODUCTSPEC.UL.COM.
2. 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.
3. 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.
4. GYPSUM BOARD TO BE APPLIED HORIZONTALLY UNLESS NOTED OTHERWISE IN UL DESIGN CRITERIA.
5. 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 (DENSSHIELD OR EQUAL) BEHIND ALL TILE WAINSCOTING.
6. AT ALL PARTY WALLS AND UNIT CORRIDOR WALLS, WALL PLATES SHALL BE SET IN SEALANT AND SEALED TO DECK ABOVE.
7. ALL ELECTRICAL BOXES IN PARTY WALLS SHALL BE SOUND WRAPPED.
8. FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS BEFORE PROCEEDING WITH NEW CONSTRUCTION.
9. CUTOUTS FOR MECHANICAL AND ELECTRICAL WORK SHALL BE ACCOMPLISHED N SUCH A MANNER THAT STANDARD ESCHUTION PLATES, COVERS, ETC. WILL ADEQUATELY COVER ROUGH OPENINGS. OVERSIZE OPENINGS SHALL BE REPAIRED TO MATCH ADJACENT SURFACES BY THE CONTRACTOR RESPONSIBLE FOR CUT-OUTS.
10. 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.
11. CONTRACTOR SHALL STRICTLY ADHERE TO STATE AND FEDERAL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS.
12. IT IS RECOMMENDED AND ENCOURAGED THAT CONTRACTORS VISIT THE PROPOSED CONSTRUCTION SITE PRIOR TO SUBMITTING THEIR BIDS.
13. 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.
14. 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.
15. LADDERS MUST BE REMOVED AND LOCKED UP AT THE COMPLETION OF EACH WORKING DAY TO PREVENT UNAUTHORIZED PERSONS FROM HAVING ACCESS.
16. 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.

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

REV	DATE	DESCRIPTION

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

COVER SHEET

G-001

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7/20/2021 7:54 PM

Contract Drawing Short Form Specifications

A project manual containing specifications is not used. Items listed are in CSI Divisions.

Division 0 and 1 Bidding, Project Conditions, Completion and Final Payment.

SITE VISITS PRIOR TO BIDDING:
OWNER MAY ASK THAT CONTRACTORS INTERESTED IN BIDDING 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.

CONTRACTOR'S 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 QUANTITY 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 PROVIDED, 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 & FABRICS TO BE USED. THIS IS NOT PROVIDED BY THE ARCHITECTS OR ENGINEERS. ALL RELATED QUESTIONS ON PRODUCTS, 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 SIMILAR 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, b) IS A NON-COST, NO TIME AFFECTED SUBSTITUTION, c) 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 REVISION AND APPROVAL PROCESS PRIOR TO INSTALLATION PER IBC 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, MATERIALS, 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 CONTRACTOR'S 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 CONTRACT AMOUNT 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 MONTH'S REQUESTS, PREVIOUS MONTH'S REQUESTS, RETAINAGE, ANY AUTHORIZED CHANGE ORDERS AND ANY REQUIRED LIEN WAIVERS. USE MATHEMATICAL FORMULATION SHOWN ON THE AIA FORMS. FOR ITEMS NOT ON SITE WHICH 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 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 DESCRIPTION / 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 REVISE 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 DEFINING DOCUMENT TO DETERMINE IF THE PROJECT IS BEING PROVIDED ON TIME.

REQUESTS FOR INTERPRETATION (RFI):
PREPARE AN RFI IMMEDIATELY UPON 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 RFI'S. 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 CONTRACTOR'S SUGGESTED RESOLUTION (INCLUDING ANY IMPACT ON CONTRACT SUM OR CONTRACT TIME).

ARCHITECT SHALL REVIEW AND RESPOND TO RFI'S 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, PROMPTLY 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/SUB-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 LIMITED 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 ARCHITECT'S REVIEW; ALLOW ADDITIONAL FIVE DAYS FOR SEQUENTIAL REVIEW BY ARCHITECT'S 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 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 CONTRACTOR'S 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 CONTRACTOR'S CORRECTION PUNCH LIST FOR CONTRACTOR'S NOTICE OF SUBSTANTIAL COMPLETION. NOTIFY ARCHITECT AND OWNER WHEN WORK IS CONSIDERED READY FOR ARCHITECT'S SUBSTANTIAL COMPLETION INSPECTION, INCLUDING WRITTEN CERTIFICATION CONTAINING CONTRACTOR'S CORRECTION PUNCH LIST, THAT CONTRACT DOCUMENTS HAVE BEEN REVIEWED, WORK HAS BEEN INSPECTED, AND THAT WORK IS COMPLETE IN ACCORDANCE WITH CONTRACT DOCUMENTS. CONDUCT SUBSTANTIAL COMPLETION INSPECTION AND CREATE FINAL CORRECTION PUNCH LIST CONTAINING ARCHITECT'S AND CONTRACTOR'S COMPREHENSIVE LIST OF ITEMS IDENTIFIED TO BE COMPLETED OR CORRECTED AND SUBMIT TO ARCHITECT. CORRECT ITEMS OF WORK LISTED IN FINAL CORRECTION PUNCH LIST AND COMPLY WITH REQUIREMENTS FOR ACCESS TO OWNER-OCCUPIED AREAS. NOTIFY ARCHITECT WHEN WORK IS CONSIDERED FINALLY COMPLETE AND READY FOR ARCHITECT'S 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; RECORD ACTUAL REVISIONS TO THE WORK: (A) DRAWINGS (B) SPECIFICATIONS (C) ADDENDA (D) CHANGE ORDERS AND OTHER MODIFICATIONS TO THE CONTRACT (E) REVIEWED SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES (F) MANUFACTURER'S INSTRUCTION FOR ASSEMBLY, INSTALLATION, AND ADJUSTING. ENSURE ENTRIES ARE COMPLETE AND ACCURATE, ENABLING FUTURE REFERENCE BY OWNER. LEGIBLY MARK EACH ITEM TO RECORD ACTUAL CONSTRUCTION INCLUDING: FIELD CHANGES OF DIMENSION AND DETAIL; DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS.

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 MANUFACTURER'S 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 OF REPLACEABLE PARTS. (B) WHERE ADDITIONAL INSTRUCTIONS ARE REQUIRED, BEYOND THE MANUFACTURER'S 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-IN, AND ROUTINE NORMAL OPERATING INSTRUCTIONS 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; AND
ALIGNMENT, ADJUSTING, BALANCING, AND CHECKING INSTRUCTIONS. (E) PROVIDE SERVICING SCHEDULES (F) INCLUDE SEQUENCE OF OPERATION BY CONTROLS MANUFACTURER.
ASSEMBLE OPERATION AND MAINTENANCE DATA INTO 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, EXECUTED IN DUPLICATE BY RESPONSIBLE SUBCONTRACTORS, SUPPLIERS, AND MANUFACTURERS, WITHIN 10 DAYS AFTER COMPLETION OF THE APPLICABLE ITEM OF WORK. EXCEPT FOR ITEMS PUT INTO USE WITH OWNER'S PERMISSION, LEAVE DATE OF BEGINNING OF TIME OF WARRANTY UNTIL DATE OF SUBSTANTIAL COMPLETION IS DETERMINED. VERIFY THAT DOCUMENTS ARE IN PROPER FORM, CONTAIN FULL INFORMATION, AND ARE NOTARIZED; CO-EXECUTE SUBMITTALS WHEN REQUIRED. RETAIN WARRANTIES AND BONDS UNTIL TIME SPECIFIED FOR SUBMITTAL. BIND ALL ITEMS FOR SUBMITTAL INTO MANUAL FORM: (A) SEPARATE EACH WARRANTY OR BOND WITH INDEX TAB SHEETS KEYED TO A TABLE OF CONTENTS LISTING. (B) PROVIDE FULL INFORMATION, USING SEPARATE TYPED SHEETS AS NECESSARY. (C) LIST SUBCONTRACTOR, SUPPLIER, AND MANUFACTURER, WITH NAME, ADDRESS, AND TELEPHONE NUMBER OF RESPONSIBLE PRINCIPAL.

Division 3 and 4 Concrete and Masonry (See also Structural Notes sheet)

CAST-IN-PLACE CONCRETE
SEE STRUCTURAL NOTES FOR STRENGTH AND OTHER CONDITIONS.

PERFORM WORK IN ACCORDANCE WITH ACI 301 & ACI 318. FOLLOW RECOMMENDATIONS OF ACI 305R FOR HOT WEATHER CONDITIONS; ACI 306R FOR COLD WEATHER CONDITIONS.

FORM MATERIALS SHALL BE CONTRACTOR'S CHOICE OF STANDARD PRODUCTS WITH SUFFICIENT STRENGTH TO WITHSTAND DISTORTION IN EXCESS OF INDUSTRY STANDARD TOLERANCES. AT EXPOSED LOCATIONS, USE FORMS THAT WILL PROVIDE SMOOTH, STAIN-FREE FINAL APPEARANCE. RELEASE AGENTS SHALL NOT ADVERSELY AFFECT CONCRETE OR INTERFERE WITH APPLICATION OF COATINGS.

REINFORCING STEEL SHALL BE ASTM A615 / A615M, GRADE 60, UNFINISHED DEFORMED BILLET-STEEL BARS. STEEL WELDED WIRE REINFORCEMENT SHALL BE ASTM A185 / A185M, PLAIN TYPE IN SIZE AND GAUGE INDICATED ON DRAWINGS

ACQUIRE ALL CEMENT AND AGGREGATE MATERIALS FOR ENTIRE PROJECT FROM SAME SOURCE. MATERIALS SHALL BE AS FOLLOWS:
CEMENT: ASTM C150/C150M, TYPE I - NORMAL PORTLAND TYPE
FINE AND COURSE AGGREGATES: ASTM C33
FLY ASH: ASTM C618, CLASS C OR F
WATER: CLEAN AND NOT DETRIMENTAL TO CONCRETE

DO NOT USE CHEMICAL ADMIXTURES THAT RESULT IN SOLUBLE CHLORINE IONS IN EXCESS OF 0.1% BY WEIGHT OF CEMENT. AIR ENTRAINMENT ADMIXTURES SHALL CONFORM TO ASTM C260/C260M.

UNDER-SLAB VAPOR RETARDER: 15 MIL THICK MULTI-LAYER, REINFORCED POLYETHYLENE (OR APPROVED EQ.) COMPLYING WITH ASTM E 1745, CLASS A; PERMEANCE 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 MANUFACTURER'S 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 MANUFACTURER'S INSTRUCTIONS. SCREED 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. MOIST CURE FORMED SURFACES WITH FORMS IN 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 REMOVE COATING AFTER CURING TO MANUFACTURERS SATISFACTION. DO NOT PERMIT TRAFFIC OVER UNPROTECTED CONCRETE FLOOR SURFACES UNTIL FULLY CURED.

Division 5 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 MIN SEAMS, SMOOTH EDGES AND EITHER PRIMED AT INTERIOR OR STAINLESS, GALVANIZED OR ALUMINUM AT EXTERIOR.

Division 6 Wood, Plastics And Composites

BACKING/BLOCKING:
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 MUST BE HUNG, SUPPORTED OR ATTACHED TO WALLS, CEILINGS, ROOFING, INTERIOR OR EXTERIOR SURFACES.

WOOD STUD, JOIST, STRUCTURAL WOOD ENGINEERED 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 4-1/2" FROM INTERSECTION WALLS TO ALLOW FOR PROPER FIT OF FINISHED DOOR FRAMES.

SHEATHING:
ALL FLOOR SHEATHING SHALL BE WOOD RATED PER STRUCTURAL DRAWINGS, AND KEPT UNDAMAGED BY WEATHER WITH ATTACHMENT BY NAIL OR SCREW AND CLIPPED/GLUED 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 SEALED. 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 PREFINISHED. ALL SHELVES ARE ADJUSTABLE. VERIFY THAT SIZE OF DRAWERS, SHELVES AND DOORS WILL FIT FILES, BOOKS, EQUIPMENT AND ITEMS TO BE INSIDE INCLUDING FILE SYSTEMS. ALL PLAM AND SOLID SURFACE, GRANITE TOPS TO BE PREMIUM GRADE AND NEEDS TO BE SEALED. CUT OPENINGS ON SITE.

Division 7 Roofing, Sealing, Insulating, Firestop

INSULATION:
BLOWN - LOOSE FILL INSULATION: ASTM C739, CELLULOSE FIBER TYPE, MODULATED FOR POUR 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 UNOBSTRUCTED TO ALLOW PLACEMENT OF INSULATION AND THAT LIGHT FIXTURES HAVE THERMAL CUT-OUT DEVICE TO RESTRICT OVER-HEATING IN SOFFIT OR CEILING SPACES. COMPLETELY FILL INTENDED SPACES. LEAVE NO GAPS OR VOIDS.

BATT INSULATION AND VAPOR RETARDER: IN EXTERIOR WALLS, (SEE DIVISION 9 FOR SOUND BATTS AT NTERIOR 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 R-VALUES SHOWN ON DRAWINGS. SHEET VAPOR RETARDER (WHERE INDICATED IN WALL TYPE) SHALL BE CLEAR POLYETHYLENE FILM FOR ABOVE GRADE APPLICATION, 6 MIL THICK. INSTALL INSULATION AND VAPOR RETARDER IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. INSTALL IN EXTERIOR WALL AND ROOF SPACES WITHOUT GAPS OR VOIDS. DO NOT COMPRESS INSULATION. INSULATE MISCELLANEOUS GAPS AND VOIDS. AT WOOD FRAMING, PLACE VAPOR RETARDER ON WARM SIDE OF INSULATION 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.

ELASTOMERIC MEMBRANE ROOFING, ONE PLY MEMBRANE, FULLY ADHERED, OVER INSULATION.:
PERFORM WORK IN ACCORDANCE WITH NRCA ML104 AND MANUFACTURER'S 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: *CARLISLE SYNTEC*; *FIRESTONE BUILDING PRODUCTS*, OR APPROVED EQUAL.
BLACK; 0.060 INCH THICK; EXTERNALLY REINFORCED WITH FABRIC; COMPLYING WITH MINIMUM PROPERTIES OF ASTM D4637/D4637M; TENSILE STRENGTH: 1400 PSI; ULTIMATE ELONGATION: 300 PERCENT,HARDNESS: 60 (+/- 10); TEAR 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 RECOMMENDED 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 BY 96 INCH - 2" THICKNESS AND BUILT UP TO ACHIEVE PROPER INSULATION VALUES AND DRAINAGE; PROVIDE TAPERED INSULATION WHERE REQUIRED (SLOPE = $\frac{1}{4}$" PER 12"). PROVIDE PREFORMED SADDLES, CRICKETS, TAPERED EDGE STRIPES 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. LAY SUBSEQUENT LAYERS OF INSULATION WITH JOINTS STAGGERED MINIMUM 6 INCH FROM JOINTS OF PRECEDING 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.

VAPOR RETARDER: PLASTIC; COMPATIBLE WITH ROOFING AND INSULATION MATERIALS (VAPOR PERMEABILITY: 1.0 PERM INCH); APPLY VAPOR RETARDER TO DECK SURFACE WITH ADHESIVE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

ACCESSORIES: PREFABRICATED FLEXIBLE BOOT AND COLLAR FOR PIPE STACKS; GLASS FIBER REINFORCED INSULATION JOINT TAPE (6" WIDE, SELF ADHERING); INSULATION FASTENERS, SEALANTS AND MEMBRANE ADHESIVE AS RECOMMENDED BY MANUFACTURER; GALVANIZED STEEL STRIP REGLET DEVICES; 24" X24", 3/16" THICK WALKWAY PADS IN CONTRASTING COLOR FROM MEMBRANE.

WEATHER TESTING OF ROOFS:
PERFORM HOSE STREAM TEST ON ALL ROOF SURFACES; PERFORM ADDITIONAL FLOOD TEST ON EPDM MEMBRANE ROOFING. REPAIR ALL LEAKS.

SHEET METAL FLASHING AND TRIM:
FABRICATED SHEET METAL ITEMS, INCLUDING FLASHINGS, COUNTERFLASHINGS: PERFORM WORK IN ACCORDANCE WITH SMACNA (ASMM) AND CDA A4050 REQUIREMENTS AND STANDARD DETAILS, EXCEPT AS OTHERWISE INDICATED.

MATERIALS - PRE-FINISHED GALVANIZED STEEL: ASTM A653/A653M, WITH G90/Z275 ZINC COATING; MINIMUM 24 GAGE (0.0239) INCH THICK BASE METAL, SHOP PRE-COATED WITH PVDF COATING. PRE-FINISHED ALUMINUM: ASTM B 209 (ASTM B 209M); 0.032 INCH THICK; PLAIN FINISH SHOP PRE-COATED WITH FLUOROPOLYMER COATING. COLORS AS SELECTED BY OWNER.

FORM SECTIONS TRUE TO SHAPE, ACCURATE IN SIZE, SQUARE, AND FREE FROM DISTORTION OR DEFECTS. FORM PIECES IN LONGEST POSSIBLE LENGTHS. HEM EXPOSED EDGES ON UNDERSIDE 1/2 INCH; MITER AND SEAM CORNERS. FORM MATERIAL WITH FLAT LOCK SEAMS, EXCEPT WHERE OTHERWISE INDICATED. AT MOVING JOINTS, USE SEALED LAPPED, BAYONET-TYPE OR INTERLOCKING HOOKED SEAMS. FABRICATE CORNERS FROM ONE PIECE WITH MINIMUM 18 INCH LONG LEGS; SEAM FOR RIGIDITY, SEAL WITH SEALANT. FABRICATE VERTICAL FACES WITH BOTTOM EDGE FORMED OUTWARD $\frac{1}{4}$" AND HEMMED TO FORM DRIP. FABRICATE FLASHINGS TO ALLOW TOE TO EXTEND 2" OVER ROOFING GRAVEL. RETURN AND BRAKE EDGES.

VERIFY ROOFING TERMINATION, CURBS AND BASE FLASHINGS ARE IN PLACE, SEALED, AND SECURE. INSTALL STARTER AND EDGE STRIPS, AND CLEATS BEFORE STARTING INSTALLATION. BACK PAINT CONCEALED METAL SURFACES WITH PROTECTIVE BACKING PAINT TO A MINIMUM DRY FILM THICKNESS OF 15 MIL.SECURE FLASHINGS IN PLACE USING CONCEALED FASTENERS. USE EXPOSED FASTENERS ONLY WHERE PERMITTED. APPLY PLASTIC CEMENT COMPOUND BETWEEN METAL FLASHINGS AND FELT FLASHINGS. SEAL METAL JOINTS WATERTIGHT.

FIRESTOPPING:
FIRESTOPPING OF ALL JOINTS AND PENETRATIONS IN FIRE RESISTANCE RATED AND SMOKE RESISTANT ASSEMBLIES, WHETHER INDICATED ON DRAWINGS OR NOT, AND OTHER OPENINGS INDICATED. PROVIDE FIRESTOPPING ASSEMBLIES OF DESIGNS THAT PROVIDE THE SCHEDULED FIRE RATINGS WHEN TESTED IN ACCORDANCE WITH METHODS INDICATED BY UL, FM OR A VALID EVALUATION REPORT PUBLISHED BY ICC EVALUATION SERVICE, INC. (ICC-ES). SUBMIT COPIES OF PROJECT'S PROPOSED ASSEMBLIES FOR APPROVAL BY ARCHITECT.

PROVIDE ALL PRIMERS, SLEEVES, FORMS, INSULATION, PACKING, STUFFING, AND ACCESSORIES IN TYPES REQUIRED FOR TESTED ASSEMBLY DESIGN. COMPLY WITH FIRESTOPPING MANUFACTURER'S RECOMMENDATIONS FOR TEMPERATURE AND CONDITIONS
DURING AND AFTER INSTALLATION.

PROVIDE FIRESTOPPING SYSTEM OF ANY MATERIAL MEETING THE TESTED REQUIREMENTS AT: UNINSULATED METALLIC PIPE AND CONDUIT PENETRATIONS, OF DIAMETER 4 INCHES OR LESS; COMBUSTIBLE PIPE AND CONDUIT PENETRATIONS, OF DIAMETER 4 INCHES OR LESS; UNINSULATED METALLIC PIPE AND CONDUIT PENETRATIONS, OF DIAMETER 4 INCHES OR LESS; CABLE TRAY PENETRATIONS; CONTROL JOINTS (WITHOUT PENETRATIONS). USE CAULK OR PUTTY SYSTEMS AT CABLE PENETRATIONS, NOT IN CONDUIT OR CABLE TRAY; USE GLASS FIBER OR MINERAL FIBER SAFING MATERIALS BETWEEN EDGES OF CONCRETE FLOOR SLAB AND WALL ASSEMBLIES.

SEALANTS:
FOLLOW REFERENCE STANDARDS OF ASTM C919 - STANDARD PRACTICE FOR USE OF SEALANTS IN ACOUSTICAL APPLICATIONS; ASTM C1193 - STANDARD GUIDE FOR USE OF JOINT SEALANTS.

AT EXTERIOR JOINTS: SEAL OPEN JOINTS - WHETHER OR NOT THE JOINT IS INDICATED ON THE DRAWINGS - UNLESS SPECIFICALLY INDICATED NOT TO BE SEALED. USE NON-SAG NON-STAINING SILICONE SEALANT, UNLESS OTHERWISE INDICATED. AT LAP JOINTS IN SHEET METAL FABRICATIONS USE BUTYL RUBBER, NON-CURING; AT CONTROL AND EXPANSION JOINTS IN CONCRETE PAVING USE SELF-LEVELING POLYURETHANE "TRAFFIC-GRADE" SEALANT.

INTERIOR JOINTS TO BE SEALED INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING ITEMS: (A) JOINTS BETWEEN DOOR, WINDOW, AND OTHER FRAMES AND ADJACENT CONSTRUCTION. (B) IN SOUND-RATED WALL AND CEILING ASSEMBLIES, GAPS AT ELECTRICAL OUTLETS, WIRING DEVICES, PIPING, AND OTHER OPENINGS; BETWEEN WALL/CEILING AND OTHER CONSTRUCTION; AND OTHER FLANKING SOUND PATHS. (C) JOINT BETWEEN CABINETS AND WALL, COUNTERTOPS (AND SINK TOPS) AND WALL OR ABUTTING CABINETS. (D) CONTROL JOINTS IN GYPSUM BOARD WALLS. USE NON-SAG POLYURETHANE SEALANT, UNLESS OTHERWISE INDICATED. AT WALL AND CEILING JOINTS IN NON-WET AREAS USE ACRYLIC EMULSION LATEX SEALANT. IN SOUND-RATED ASSEMBLIES USE ACRYLIC EMULSION LATEX SEALANT. AT JOINTS BETWEEN FIXTURES, CABINETS AND COUNTERTOPS AT FLOORS, WALLS, AND CEILINGS AND INTERIOR WET AREAS USE MILDEW-RESISTANT SILICONE SEALANT; COLOR TO MATCH FIXTURE.

DO NOT SEAL THE FOLLOWING TYPES OF JOINTS: INTENTIONAL WEEPHOLES IN MASONRY; JOINTS INDICATED TO BE TREATED WITH MANUFACTURED EXPANSION JOINT COVER OR SOME OTHER TYPE OF SEALING DEVICE; JOINTS WHERE SEALANT IS SPECIFIED TO BE PROVIDED BY MANUFACTURER OF PRODUCT TO BE SEALED; JOINTS BETWEEN SUSPENDED PANEL CEILINGS/GRID AND WALLS.

PERFORM WORK IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS FOR PREPARATION OF SURFACES AND MATERIAL INSTALLATION INSTRUCTIONS AND IN ACCORDANCE WITH ASTM C1193.

Division 8 Openings (See also Door and Window Schedule on Drawings)

HOLLOW METAL (HM) DOORS / FRAMES & LIGHT DUTY STEEL FRAMES:
RATED AND NON-RATED HOLLOW METAL DOORS AND FRAMES; LIGHT DUTY (KNOCK-DOWN - KD - TYPE) STEEL DOOR FRAMES; FRAMES FOR WOOD DOORS; THERMALLY INSULATED HOLLOW METAL DOORS WITH FRAMES; HOLLOW METAL BORROWED LITES GLAZING FRAMES; ACCESSORIES.

GENERAL REQUIREMENTS FOR HOLLOW METAL DOORS AND FRAMES: EXTERIOR DOOR TOP CLOSURES TO BE FLUSH END CHANNEL, WITH TOP AND DOOR FACES ALIGNED; MANUFACTURERS STANDARD DOOR EDGE PROFILE; FLUSH DOOR FACE SHEETS; GLAZED LIGHTS SHALL HAVE NON-REMOVABLE STOPS ON NON-SECURE SIDE IN SIZES AND CONFIGURATIONS AS INDICATED ON DRAWINGS. HARDWARE PREPARATIONS AND LOCATIONS FOR ALL FRAME TYPES TO COMPLY WITH NAAMM HMMA 830 AND NAAMM HMMA 831 OR BHMA A156.115 AND ANSI/SDI A250.8 (SDI-100). ALL FRAMES TO RECEIVE COMPLETEL FACTORY FINISH (RUST-INHIBITING PRIMER COMPLYING WITH ANSI/SDI A250.10 AND MANUFACTURER'S STANDARD COATING COMPLYING WITH ANSI/SDI A250.3).

EXTERIOR HM DOORS: THERMALLY INSULATED; PROVIDE MANUFACTURERS STANDARD CORE MATERIAL/CONSTRUCTION; COMPONENTS HOT-DIPPED ZINC-IRON ALLOY-COATED (GALVANNEALED) PROVIDED IN ACCORDANCE WITH ASTM A653/A653M, WITH MANUFACTURER'S STANDARD COATING THICKNESS.

INTERIOR HM DOORS, NON-FIRE RATED: MANUFACTURERS STANDARD CORE MATERIAL/CONSTRUCTION AND IN COMPLIANCE WITH REQUIREMENTS; 1-3/4 INCH, NOMINAL THICKNESS.

FIRE-RATED HM DOORS: RATING AS INDICATED ON DOOR SCHEDULE, TESTED IN ACCORDANCE WITH UL 10C AND NFPA 252 ("POSITIVE PRESSURE FIRE TESTS"); PROVIDE UNITS LISTED AND LABELED BY UL OR ITS - ATTACH RATING LABEL TO EACH FIRE RATED UNIT; MANUFACTURERS STANDARD CORE MATERIAL/CONSTRUCTION IN COMPLIANCE WITH REQUIREMENTS.

HM FRAMES: COMPLY WITH FRAME REQUIREMENTS IN ACCORDANCE WITH ANSI/SDI A250.8 (SDI-100), - LEVEL 1 DOOR FRAMES; MINIMUM THICKNESS SHALL BE18 GAGE (0.042 INCH) AT FRAMES FOR WOOD DOORS AND 16 GAGE (0.053 INCH) AT ALL OTHER LOCATIONS. EXTERIOR DOOR FRAMES SHALL BE FULL PROFILE/CONTINUOUSLY WELDED TYPE; INTERIOR (RATED AND NON-RATED) DOOR FRAMES SHALL BE FULLY WELDED TYPE. RATINGS TO BE SAME AS DOOR AND LABELED.

LIGHT DUTY (KNOCK-DOWN TYPE) STEEL DOOR FRAMES: MANUFACTURED BY REDIFRAMES PRODUCTS DIVISION OF DUNBARTON CORPORATION, INC.; TIMELY INDUSTRIES; OR EQUAL. BASED ON SDI STANDARDS: ANSI/SDI A250.8 (SDI-100): LEVEL 1 - STANDARD-DUTY; PHYSICAL PERFORMANCE LEVEL C, 250,000 CYCLES; IN ACCORDANCE WITH ANSI/SDI A250.4; FRAMES SHALL BE 18 GAGE MINIMUM THICKNESS. PROVIDE FIRE RATING AS INDICATED ON DOOR AND FRAME SCHEDULE, TESTED IN ACCORDANCE WITH UL 10C OR NFPA 252 ("POSITIVE PRESSURE FIRE TESTS").

COAT INSIDE OF FRAMES INSTALLED IN MASONRY OR TO BE GROUTED WITH BITUMINOUS COATING (ASPHALT EMULSION OR OTHER HIGH-BUILD, WATER-RESISTANT, RESILIENT COATING) PRIOR TO INSTALLATION. COORDINATE INSTALLATION OF HARDWARE (INCLUDING ELECTRICAL CONNECTIONS TO HARDWARE ITEMS), GLAZING, AND FRAME ANCHOR PLACEMENT WITH WALL CONSTRUCTION. INSTALL FIRE RATED UNITS IN ACCORDANCE WITH NFPA 80. PROVIDE AND INSTALL RESILIENT RUBBER SILENCERS, FITTED INTO DRILLED HOLE (3 ON STRIKE SIDE OF SINGLE DOOR, 3 ON CENTER MULLION OF PAIRS, AND 2 ON HEAD OF PAIRS WITHOUT CENTER MULLIONS).TOUCH UP DAMAGED FACTORY FINISHES. PROVIDE MAXIMUM DIAGONAL DISTORTION OF 1/16" MEASURED WITH STRAIGHT EDGE, CORNER TO CORNER. ADJUST DOORS AND FRAMES FOR SMOOTH AND BALANCED DOOR MOVEMENT.

ACCESS DOORS & PANELS:
ACCESS DOOR AND FRAME UNITS IN FIRE-RATED AND NON FIRE-RATED WALL AND CEILING LOCATIONS. MANUFACTURED BY ACUDOR PRODUCTS INC; MILCOR BY COMMERCIAL PRODUCTS GROUP; NYSTRON BUILDING PRODUCTS; OR EQUAL. ALL UNITS SHALL BE FACTORY FABRICATED, FULLY ASSEMBLED UNITS WITH CORNER JOINTS WELDED, FILLED, AND GROUND FLUSH; SQUARE AND WITHOUT RACK OR WARP; COORDINATE REQUIREMENTS WITH ASSEMBLIES THEY ARE TO BE INSTALLED IN. AT FIRE RATED UNITS, PROVIDE FIRE RATING EQUIVALENT TO THE FIRE RATED ASSEMBLY IN WHICH THEY ARE TO BE INSTALLED. SIZES TO BE AS SHOWN ON DRAWINGS OR AS REQUIRED TO PROVIDE ACCESS TO MECHANICAL / ELECTRICAL ITEMS DESIGNATED ON SEPARATE DESIGN/BUILD DOCUMENTS. UNITS TO INCLUDE PRIMED FINISH WITH ALKYD PRIMER. HARDWARE AT FIRE RATED UNITS TO MATCH RATING. ALL UNITS SHALL INCLUDE 175 DEGREE STAINLESS STEEL PIANO HINGE WITH REMOVABLE PIN AND LATCH/LOCK WITH SCREW DRIVER SLOT FOR QUARTER TURN CAM LATCH. INSTALL UNITS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. INSTALL FRAMES PLUMB AND LEVEL IN OPENINGS. SECURE RIGIDLY IN PLACE. POSITION UNITS TO PROVIDE CONVENIENT ACCESS TO THE CONCEALED WORK REQUIRING ACCESS.

FLUSH WOOD DOORS:
RATED AND NON-RATED WOOD DOORS SHALL MEET STANDARDS OF AWI/AWMAC (QSI) - ARCHITECTURAL WOODWORK QUALITY STANDARDS ILLUSTRATED 2005, 8TH ED., VERSION 2.0. RATED DOORS SHALL MEET CURRENT EDITIONS OF NFPA 80, NFPA 252 AND UL 10B. PROVIDE MANUFACTURER'S WARRANTY FOR THE LIFE OF THE INSTALLATION. INCLUDE COVERAGE FOR DELAMINATION OF VENEER, WARPING BEYOND SPECIFIED INSTALLATION TOLERANCES, DEFECTIVE MATERIALS, AND TELEGRAPHING CORE CONSTRUCTION.

PROTECT DOORS DELIVERED TO SITE WITH RESILIENT PACKAGING SEALED WITH HEAT SHRUNK PLASTIC. DO NOT STORE IN DAMP OR WET AREAS; OR IN AREAS WHERE SUNLIGHT MIGHT BLEACH VENEER. SEAL TOP AND BOTTOM EDGES WITH TINTED SEALER IF STORED MORE THAN ONE WEEK. BREAK SEAL ON SITE TO PERMIT VENTILATION. COORDINATE THE WORK WITH DOOR OPENING CONSTRUCTION, DOOR FRAME AND DOOR HARDWARE INSTALLATION.

PROVIDE AND INSTALL WOOD VENEER FACED DOORS AS MANUFACTURED BY: GRAHAM WOOD DOORS; EGGERS INDUSTRIES; MARSHFIELD DOOR SYSTEMS, INC; OR EQUAL. QUALITY LEVEL SHALL BE EQUAL TO CUSTOM GRADE, HEAVY DUTY PERFORMANCE, IN ACCORDANCE WITH WDMA I.S.1A.

INTERIOR DOORS TO BE 1-3/4 INCHES THICK, FLUSH CONSTRUCTION UNLESS OTHERWISE INDICATED. NON-RATED SOLID CORE AND 20 MINUTE RATED DOORS SHALL HAVE PARTICLEBOARD CORE (PC); FIRE RATED DOORS SHALL HAVE MINERAL CORE TYPE, WITH FIRE RESISTANT COMPOSITE CORE (FD) WITH CORE BLOCKING AS REQUIRED TO PROVIDE ADEQUATE ANCHORAGE OF HARDWARE WITHOUT THROUGH-BOLTING. CORES CONSTRUCTED WITH STILES AND RAILS SHALL PROVIDE SOLID BLOCKS AT LOCK EDGE FOR HARDWARE REINFORCEMENT AND FOR OTHER THROUGH-BOLTED HARDWARE. FIT DOOR EDGE TRIM TO EDGE OF STILES AFTER APPLYING VENEER FACING. PROVIDE EDGE CLEARANCES IN ACCORDANCE WITH THE QUALITY STANDARD SPECIFIED. FACTORY MACHINE DOORS FOR HARDWARE OTHER THAN SURFACE-MOUNTED HARDWARE, IN ACCORDANCE WITH HARDWARE REQUIREMENTS AND DIMENSIONS.

PROVIDE FACTORY FINISH AS SELECTED BY OWNER. ALL WOOD VENEER FACED DOORS TO 5-PLY. FACING FOR DOOR WITH TRANSPARENT FINISH SHALL BE RED OAK (VERIFY SPECIES WITH OWNER), VENEER GRADE IN ACCORDANCE WITH QUALITY STANDARD INDICATED, PLAIN SLICED (FLAT CUT), WITH BOOK MATCH BETWEEN LEAVES OF VENEER, RUNNING MATCH OF SPLICED VENEER LEAVES ASSEMBLED ON DOOR OR PANEL FACE. VENEER FACING FOR OPAQUE FINISHES SHALL BE MEDIUM DENSITY OVERLAY (MDO), IN COMPLIANCE WITH INDICATED QUALITY STANDARD. SEAL DOOR TOP EDGE WITH COLOR SEALER TO MATCH DOOR FACING.

INSTALL ALL DOORS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFIED QUALITY STANDARD. INSTALL FIRE-RATED DOORS IN ACCORDANCE WITH NFPA 80 REQUIREMENTS. DO NOT FIELD CUT OR TRIM FACTORY FINISHED DOORS WHEN FIT OR CLEARANCE IS NOT CORRECT: REPLACE DOOR. COORDINATE INSTALLATION OF DOORS WITH INSTALLATION OF FRAMES, GLAZING AND HARDWARE. ADJUST DOORS FOR SMOOTH AND BALANCED DOOR MOVEMENT.

PREHUNG WOOD DOORS:
SOLID AND HOLLOW CORE PREHUNG WOOD DOORS OF RATED AND NON-RATED TYPES TO BE FACTORY PRE-FIT AND FACTORY FINISHED: FOR ALL RESIDENT UNIT INTERIOR APPLICATIONS AND WHERE NOTED ON DRAWINGS.

PROTECT DOORS DELIVERED TO SITE WITH RESILIENT PACKAGING SEALED WITH HEAT SHRUNK PLASTIC. DO NOT STORE IN DAMP OR WET AREAS; OR IN AREAS WHERE SUNLIGHT MIGHT BLEACH VENEER. BREAK SEAL ON SITE TO PERMIT VENTILATION. COORDINATE THE WORK WITH DOOR OPENING CONSTRUCTION, DOOR FRAME AND DOOR HARDWARE INSTALLATION.

PROVIDE DOORS AS MANUFACTURED BY A COMPANY SPECIALIZING IN MANUFACTURING THE PRODUCTS SPECIFIED WITH MINIMUM THREE YEARS EXPERIENCE. FINISH DOORS IN ACCORDANCE WITH MANUFACTURER'S STANDARD FACTORY "WOOD LIKE" FINISH. PROVIDE STANDARD FIVE YEAR WARRANTY ON INTERIOR DOORS AND FRAMES. INCLUDE COVERAGE FOR DELAMINATION OF VENEER, WARPING BEYOND SPECIFIED INSTALLATION TOLERANCES, DEFECTIVE MATERIALS AND TELEGRAPHING CORE CONSTRUCTION. ALSO INCLUDE REMOVAL, REINSTALLATION (INCLUDING ALL HARDWARE) AND REFINISHING OF THE NEW DOOR BY THE INSTALLER AND FINISH CONTRACTOR.

TYPICAL DOOR MATERIALS: STILES AND RAILS SHALL BE WOOD OR MEDIUM DENSITY FIBERBOARD (MDF), MINIMUM OF 7/8" WIDE. VERTICAL EXPOSED EDGE OF STILES SHALL BE OF SAME SPECIES AS VENEER FACING. BLOCKING/PADS TO BE CARDBOARD OR EPS (TYPICALLY 1" WIDE). LOCK BLOCK MADE FROM WOOD OR MDF (DIMENSIONS: 3"X6", 3"X8", OR 3"X10" - AT LOCK EDGE AND WHERE REQUIRED FOR HARDWARE REINFORCEMENT). FACTORY MACHINE DOORS FOR FINISH HARDWARE IN ACCORDANCE WITH HARDWARE REQUIREMENTS AND DIMENSIONS. DO NOT MACHINE FOR SURFACE HARDWARE. PROVIDE SOLID BLOCKING FOR THROUGH BOLTED HARDWARE. WHERE TERM "HOLLOW CORE" IS USED IT SHALL BE DEFINED AS INCLUDING A CORE MATERIAL WHICH DOES NOT COMPRISE THE ENTIRE DOOR CAVITY. SOLID CORE MATERIALS SHALL INCLUDE PARTICLEBOARD, MDF, MINERAL CORE, OR WOOD STAVE CORE; CUT-OUT OR ROUTED IN PATTERN TO ALLOW PANEL CONFIGURATION TO FIT INSIDE THE CORE. FIRE RATED DOORS SHALL BE TESTED TO RATINGS INDICATED ON DRAWINGS IN ACCORDANCE WITH NFPA 252, UL 10B, OR UBC STANDARD 7-2-94 ("NEUTRAL PRESSURE"); LABELED WITHOUT ANY VISIBLE SEALS WHEN DOOR IS OPEN. DOOR FACINGS SHALL BE ANSI A135.4, CLASS 1 - TEMPERED, TYPE S2S HARDBOARD, COMPOSITION FACE, $\frac{1}{8}$" THICK PRE MOLDED. PROVIDE FACTORY PAINTED SMOOTH FINISH IN COLOR TO BE SELECTED BY OWNER.

FRAME TO MATCH DOOR SKINS, OVER MANUFACTURERS STANDARD CORE. MATCH FRAME WIDTHS TO WALL SECTIONS. INCLUDE THREE 4"X4" HINGES; FINISH TO MATCH ASSOCIATED DOOR HARDWARE. PREHANG DOORS INTO FRAMES AT THE FACTORY EXCEPT DOORS TO BE SET IN HOLLOW METAL AND LIGHT DUTY STEEL FRAMES.

INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. INSTALL FIRE-RATED DOORS IN ACCORDANCE WITH NFPA 80 REQUIREMENTS. MACHINE CUT FOR HARDWARE. ADJUST DOORS FOR SMOOTH AND BALANCED DOOR MOVEMENT.

CLAD WINDOWS
SINGLE HUNG, ALUMINUM CLAD WOOD WINDOWS: AS MANUFACTURED BY MARVIN WINDOWS AND DOORS - "SIGNATURE ULTIMATE" SERIES

WINDOW UNITS SHALL BE TESTED TO COMPLY WITH MOST CURRENT EDITIONS OF AAMA/WDMA/CSA 101/I.S.2/A440-11 ; AAMA 902-07 ; ASTM E 283-04 ; ASTM E 330-02 ; ASTM E 547-00 ; NFRC 400-2014 ; AND NFRC 500-2014.

WINDOW UNITS ARE TO BE INSTALLED BY A SINGLE INSTALLER WITH A MINIMUM OF FIVE YEARS DEMONSTRATED EXPERIENCE IN INSTALLING PRODUCTS OF THE SAME TYPE AND SCOPE AS SPECIFIED. STORE PRODUCTS IN MANUFACTURER'S UNOPENED PACKAGING UNTIL READY FOR INSTALLATION. ALL WINDOWS ARE TO BE HANDLED AND STORED SILL DOWN IN AN UPRIGHT POSITION AND NOT ON SIDES OR HEAD. NO MORE THAN 12 WINDOWS ARE TO BE STORED IN A STACK AND KEEP OUT OF DIRECT SUNLIGHT.

PROVIDE MANUFACTURER'S STANDARD LIMITED WARRANTY AGAINST MANUFACTURING DEFECT: CLEAR INSULATING GLASS WITH STAINLESS STEEL SPACERS IS WARRANTED AGAINST SEAL FAILURE CAUSED BY MANUFACTURING DEFECTS AND RESULTING IN VISIBLE OBSTRUCTION THROUGH THE GLASS FOR TWENTY (20) YEARS FROM THE ORIGINAL DATE OF PURCHASE. GLASS IS WARRANTED AGAINST STRESS CRACKS CAUSED BY MANUFACTURING DEFECTS FROM TEN (10) YEARS FROM THE ORIGINAL DATE OF PURCHASE. STANDARD EXTERIOR CLADDING FINISH IS WARRANTED AGAINST MANUFACTURING DEFECTS RESULTING IN CHALK, FADE AND LOSS OF ADHESION (PEEL) PER THE AMERICAN ARCHITECTURAL MANUFACTURER'S ASSOCIATION (AAMA) SPECIFICATION 2605-11 SECTION 8.4 AND 8.9 FOR TWENTY (20) YEARS FROM THE ORIGINAL DATE OF PURCHASE. FACTORY APPLIED INTERIOR FINISH IS WARRANTED TO BE FREE FROM FINISH DEFECTS FOR A PERIOD OF FIVE (5) YEARS FROM THE ORIGINAL DATE OF PURCHASE. HARDWARE AND OTHER NON-GLASS COMPONENTS ARE WARRANTED TO BE FREE FROM MANUFACTURING DEFECTS FOR TEN (10) YEARS FROM THE ORIGINAL DATE OF PURCHASE.

ULTIMATE SINGLE HUNG HOPPER, AS MANUFACTURED BY MARVIN WINDOWS AND DOORS, WARROAD, MINNESOTA. FRAME DESCRIPTION: INTERIOR: FINGER-JOINTED WITH NON FINGER-JOINTED OAK VENEER: KILN-DRIED TO MOISTURE CONTENT NO GREATER THAN 12 PERCENT AT THE TIME OF FABRICATION; WATER REPELLANT, PRESERVATIVE TREATED IN ACCORDANCE WITH ANSI/WDMA I.S.4. FRAME EXTERIOR CLAD WITH 0.050" (THICK EXTRUDED ALUMINUM. FRAME THICKNESS: 11/16" HEAD JAMB AND SIDE JAMB. FRAME DEPTH: FRAME DEPTH HAD AN OVERALL 6 5/32" JAMB. 5 1/16" JAMB DEPTH FROM THE NAILING FIN PLANE TO THE INTERIOR FACE. FRAME BEVEL: 8 DEGREE. SILL: 1 23/32". SASH DESCRIPTION: INTERIOR: FINGER-JOINTED WITH NON FINGER-JOINTED OAK VENEER: KILN-DRIED TO MOISTURE CONTENT NO GREATER THAN TWELVE (12) PERCENT AT THE TIME OF FABRICATION; WATER REPELLANT PRESERVATIVE TREATED WITH ACCORDANCE WITH WDMA I.S.4. SASH EXTERIOR CLAD WITH 0.050" THICK EXTRUDED ALUMINUM. SASH THICKNESS: 1 7/8", CORNERS DOUBLE SLOT AND TENONED. REMOVABLE INTERIOR GLAZING STOPS.

GLAZING UNITS FOR ALL WINDOWS: $\frac{7}{8}$" DUAL PANE INSULATED GLASS UNITS UTILIZING WARM EDGE SPACER SYSTEM AND 2 PANES OF $\frac{3}{16}$" TRIPLE STRENGTH GLASS SECURED TO SASH FRAME USING A SILICONE SEALANT AND GLAZING BEAD. PROVIDE HIGH PERFORMANCE LOW E^2 272 COATING (ON 2ND SURFACE) WITH STANDARD ARGON FILL TO MEET FOLLOWING STANDARDS: U-FACTOR = 0.30; SOLAR HEAT GAIN COEFFICIENT = 0.33 (NO GRIDS), 0.30 (WITH GRIDS); VISIBLE LIGHT TRANSMITTANCE = 0.58 (NO GRIDS), 0.51 (WITH GRIDS); CONDENSATION RESISTANCE = 52

INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.ADJUST HARDWARE FOR SMOOTH OPERATION AND SECURE WEATHERTIGHT CLOSURE. PROTECT INSTALLED PRODUCTS UNTIL COMPLETION OF PROJECT. REMOVE PROTECTIVE MATERIAL FROM PRE-FINISHED SURFACES BEFORE OWNER OCCUPATION. TOUCH-UP, REPAIR OR REPLACE DAMAGED PRODUCTS BEFORE SUBSTANTIAL COMPLETION.

CUSTOM STORM WINDOWS
CUSTOM ALUMINUM STORM WINDOWS: BASIS OF DESIGN *ALLIED WINDOW INC.* "HISTORIC ONE LITE" OR APPROVED EQUAL. EXTERIOR MOUNTED, ALUMINUM FRAMED REMOVABLE PANEL(S) IN ALUMINUM MASTER FRAME; PANELS REMOVABLE TO INTERIOR, WITHOUT HARDWARE ON OUTSIDE. CUSTOM FABRICATE TO FIT EXISTING WINDOWS WITHOUT GAPS LARGER THAN $\frac{1}{8}$" PER UNIT. FIELD VERIFY ALL OPENINGS PRIOR TO FABRICATION; ALLOW FOR IRREGULAR CONDITIONS & ADAPT TO SUIT EXISTING CONDITIONS. FRAME & SASH SIGHTLINE: 2 $\frac{1}{8}$" MAX; FRAME THICKNESS: $\frac{3}{8}$".

FIXED TOP AND OPERABLE BOTTOM SASH WITH EXTERIOR HALF SCREEN, IN ALUMINUM MASTER FRAME, WITH GLASS/SCREEN ASSEMBLY REMOVABLE TO INTERIOR; $\frac{1}{2}$" BUILD-OUT TO ENSURE ADEQUATE SPACING FOR OPERATION OF PRIME WINDOW UPPER SASH; OPERABLE BOTTOM SASH WITH HEAVY DUTY SPRING LOADED LATCHES THAT ENGAGE AT MULTIPLE SASH POSITIONS FOR VENTILATION AND FULL WIDTH BOTTOM RAIL LIFT HANDLE. PROVIDE INTERCHANGEABLE HEAVY-DUTY SCREENS FOR EACH REMOVABLE PANEL. APPROVED BY NATIONAL PARK SERVICE FOR HISTORIC STRUCTURES.

MASTER FRAME AND PANEL AND SASH FRAME MEMBERS: EXTRUDED 6063-T5 ALLOY ALUMINUM WITH WALL THICKNESS NOT LESS THAN 0.062 INCHES; MITER CORNERS AND JOIN WITH EXTRUDED ALUMINUM CORNER KEYS. PROVIDE SILL EXPANDERS - WHERE NECESSARY TO FIT EXISTING SLOPING SILLS, USE H-SHAPED MEMBER BELOW MASTER FRAME WITH WEEP HOLES. FINISH: BAKED ACRYLIC ENAMEL, COMPLYING WITH AAMA 2603, ELECTROSTATICALLY APPLIED; 15 YEAR WARRANTY. COLOR TO BE SELECTED BY OWNER. SCREENS: EXTRUDED ALUMINUM FRAME OF SAME TYPE OF CONSTRUCTION AND FINISH AS PANEL FRAMES; SCREEN CLOTH HELD IN PLACE WITH VINYL SPLINES. FASTENERS: ZINC PLATED, CADMIUM PLATED OR OTHER NON-CORROSIVE METAL COMPATIBLE WITH ALUMINUM. HARDWARE: NYLON OR ZINC DIE-CAST. PROVIDE STANDARD SINGLE-GLAZED ANNEALED OR TEMPERED GLASS AS REQUIRED BY LOCATION OF WINDOW.

CLEAN SURFACES THOROUGHLY PRIOR TO INSTALLATION. PREPARE OPENING SURFACES AND INSTALL UNITS PER MANUFACTURERS INSTRUCTIONS. PROVIDE TOUCH-UP REPAIRS OR REPLACE DAMAGED PRODUCTS PRIOR TO SUBSTANTIAL COMPLETION.

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BIERMAN BUILDING

MIXED-USE INTERIOR REMODELING & RELATED WORK

420 / 422 DIVISION STREET
NORTHFIELD, MINNESOTA 55057

REV	DATE	DESCRIPTION

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

SPECIFICATIONS

G-002

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 JACKETED FOAM TYPE).
- RATED DOORS (2HR 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 (PRIVACY-WITH SPECIAL OPENER);
  STOREROOM, EQUIPMENT OR MECHANICAL OR JANITORIAL (KEY ALWAYS EXTERIOR, PASSAGE INTERIOR-NO BACK BUTTON KEY LOCK RETRACTOR);
  ELECTRICAL ROOM (PUSH INTERIOR PANIC-OUTSIDE KEY LOCK);
  CLOSET (LATCH ONLY PASSAGE-INSIDE AND OUT);
  SECURITY STORAGE IF 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 STILE 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 32" 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. ¼" 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 C920 - STANDARD SPECIFICATION FOR ELASTOMERIC JOINT SEALANTS (2014).

FOR ALL SEALED INSULATING GLASS UNITS PROVIDE A FIVE YEAR WARRANTY TO INCLUDE COVERAGE FOR SEAL FAILURE, INTERPANE DUSTING OR MISTING, INCLUDING REPLACEMENT OF FAILED 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 C1048, KIND HS 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; $\frac{3}{16}$" 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 C920, 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 C645; GALVANIZED SHEET STEEL TO COMPLY WITH ASTM C754 FOR THE SPACING INDICATED (MAX. DEFLECTION OF WALL FRAMING OF L/240 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. RC-1 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; $\frac{5}{8}$" 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 CEILINGS) SHALL BE $\frac{5}{8}$" THICK NON-GYPSUM-BASED; AGGREGATED PORTLAND CEMENT PANELS WITH GLASS FIBER MESH EMBEDDED IN FRONT AND BACK SURFACES COMPLYING WITH ANSI A118.9 OR ASTM C1325. *WATER-RESISTANT GYPSUM BACKING BOARD* (FOR USE AT VERTICAL SURFACES BEHIND THINSET TILE, EXCEPT IN WET AREAS) SHALL BE ASTM C 1396/C 1396M; $\frac{5}{8}$" 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 C954.

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 OWNER'S USE IN MAINTENANCE OF PROJECT.

ACOUSTICAL PANELS: ASTM E1264 COMPLIANT, TYPE III; $\frac{5}{8}$" 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 = $\frac{15}{16}$" 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, T1 GRADE TIN PLATED STEEL - 0.010" THICKNESS. FINISH TO BE "CREAMY WHITE SATIN" (VERIFY WITH OWNER).

INSTALL PANELS ON $\frac{3}{4}$" 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 PSI).

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 9 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 PULIC 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 INDIVIDUAL SYSTEM FROM 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 WI-OP-3L - WOOD, OPAQUE, LATEX, 3 COAT: ONE COAT OF LATEX PRIMER SEALER; SEMI-GLOSS: TWO COATS OF LATEX ENAMEL.
PAINT WI-TR-VS - WOOD, TRANSPARENT, POLYURETHANE, STAIN (MUST BE CLASS C FIRE RATED): ONE COAT OF STAIN; ONE COAT POLYURETHANE SEALER; SATIN.
PAINT MI-OP-3A - FERROUS METALS, UNPRIMED, ALKYD, 3 COAT: ONE COAT OF ALKYD PRIMER; SEMI-GLOSS: TWO COATS OF ALKYD ENAMEL.
PAINT MI-OP-2A - FERROUS METALS, PRIMED, ALKYD, 2 COAT: TOUCH-UP WITH ALKYD PRIMER; SEMI-GLOSS: TWO COATS OF ALKYD ENAMEL.
PAINT GI-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, DEBRAIDING 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 ADDIDITONAL 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 DOMED OR ROUNDED SHAPE. THE CHARACTERS AND BACKGROUND OF SIGNS SHALL BE MATTE, 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 OWNER'S 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 MANUFACTURERS' 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 JL 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 VU SERIES METAL: FORMED PRIMED, WHITE FINISH, STEEL SHEET; 0.036 INCH THICK BASE METAL. SIZED TO ACCOMMODATE ACCESSORIES. AT WALLS THAT ALLOW LESS THAN A 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 SALSBURY 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.

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

REV DATE DESCRIPTION

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

SPECIFICATIONS

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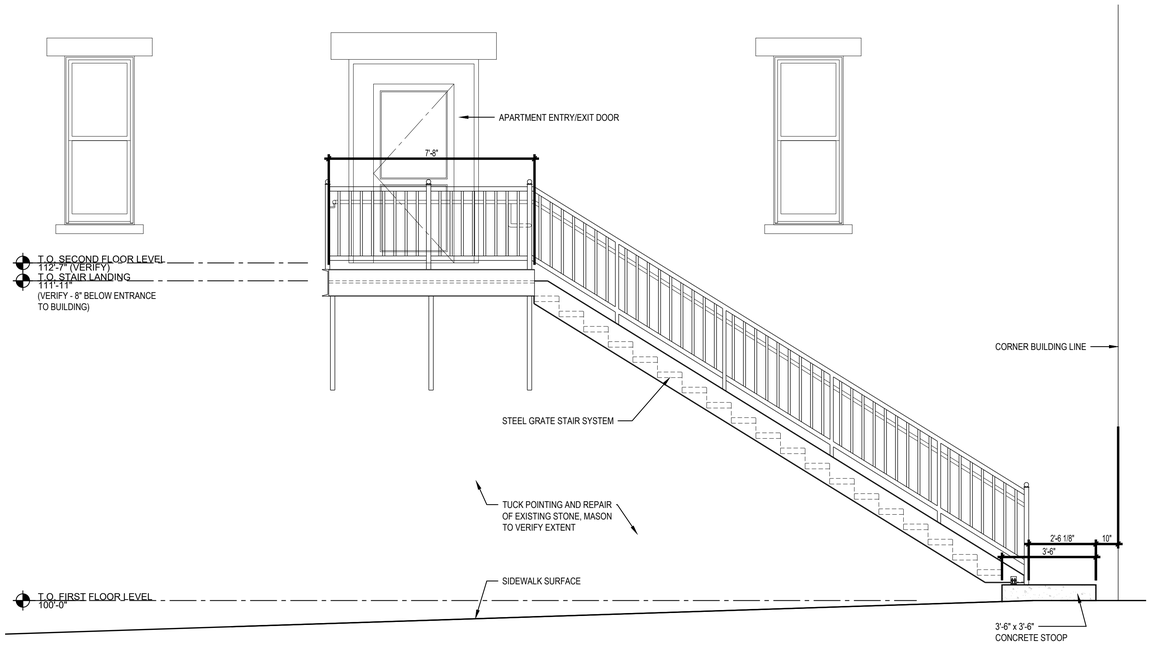
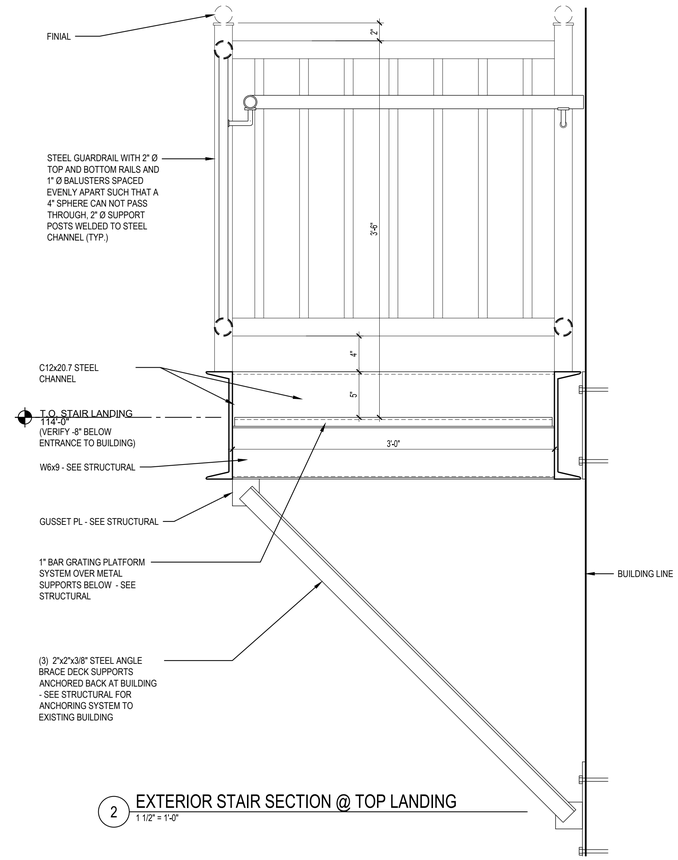
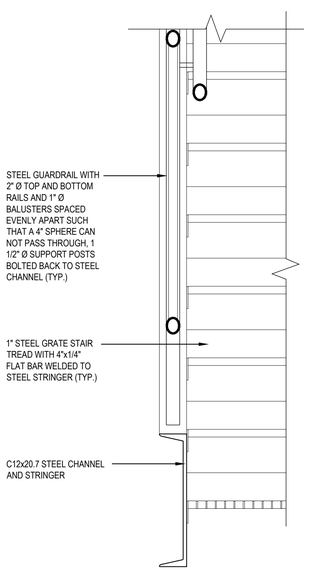


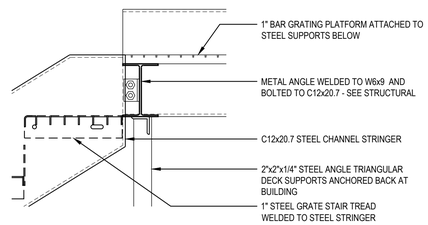
1 EXTERIOR STAIR ELEVATION
3/8" = 1'-0"



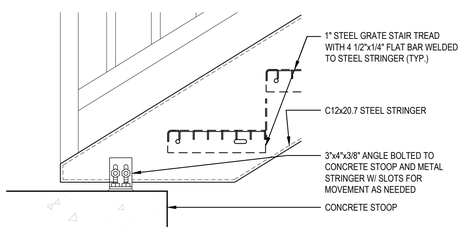
2 EXTERIOR STAIR SECTION @ TOP LANDING
1 1/2" = 1'-0"



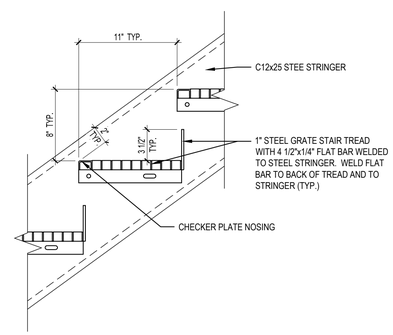
3 GUARDRAIL/HANDRAIL DETAIL @ STAIR
1 1/2" = 1'-0"



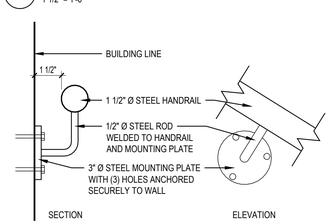
4 STAIR CONNECTION DETAIL @ TOP LANDING
1 1/2" = 1'-0"



5 STAIR CONNECTION DETAIL @ BOTTOM LANDING
1 1/2" = 1'-0"

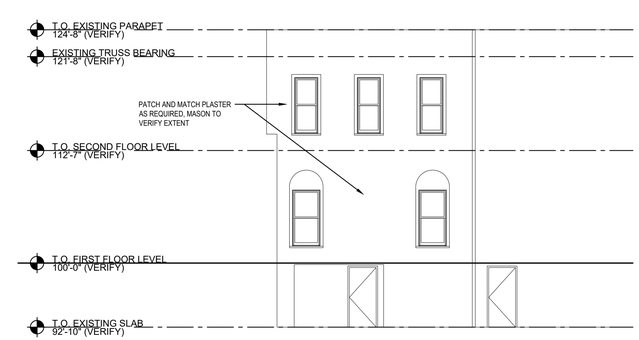


6 STAIR TREAD/RISER DETAIL
1 1/2" = 1'-0"

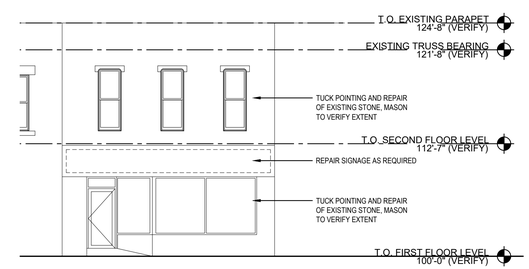


NOTES:
1. HANDRAIL SHALL RESIST A LOAD OF 20 PLF (AND SINGLE CONCENTRATED LOAD OF 200 LBS) APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER THIS LOAD THRU THE SUPPORTS TO THE STRUCTURE.

7 HANDRAIL DETAIL @ BUILDING SIDE
3" = 1'-0"



8 EXTERIOR STAIR ELEVATION
1/8" = 1'-0"



9 EXTERIOR STAIR ELEVATION
1/8" = 1'-0"

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

REV	DATE	DESCRIPTION

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

EXTERIOR STAIR
ELEVATION & DETAILS

A-201

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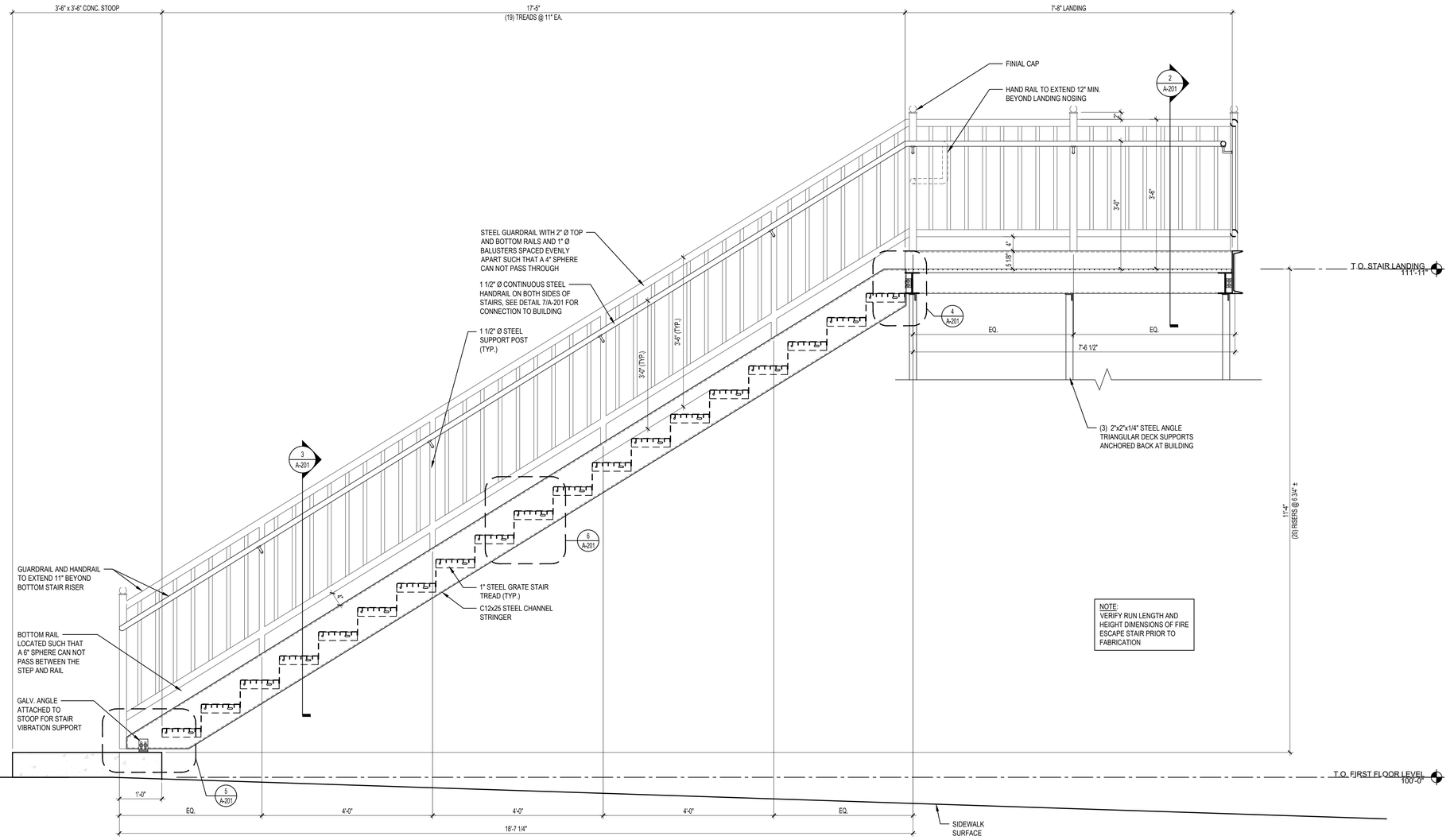
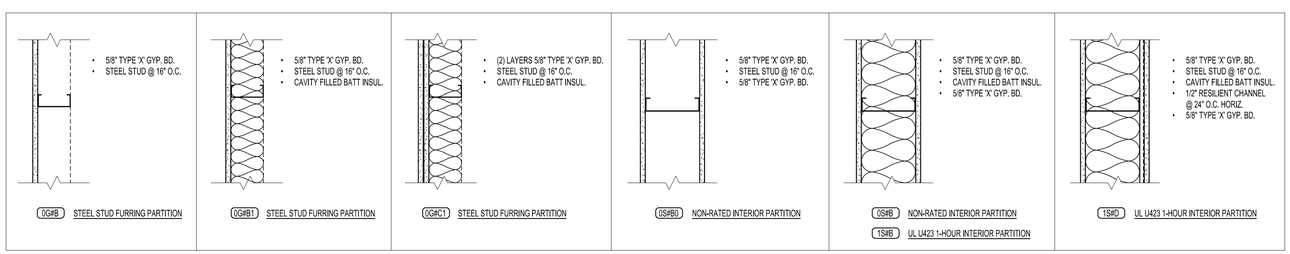


NOTE:
VERIFY RUN LENGTH AND HEIGHT DIMENSIONS OF FIRE ESCAPE STAIR PRIOR TO FABRICATION

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



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

PARTITION TAG KEY

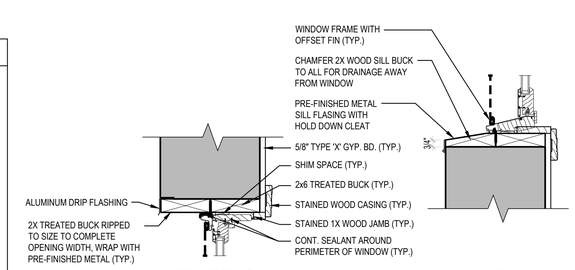
FIRE RATING: NUMBER = HOURLY RATING
STRUCTURAL MATERIAL (LETTER)
STRUCTURAL MATERIAL SIZE (NUMBER)

#X#X#

ASSEMBLY DESCRIPTOR & SUBDESCRIPTOR (IF USED) SEE WALL TYPES

STRUCTURAL MATERIALS:
G = FURRING - STEEL STUD
S = STEEL STUD

TYPICAL STRUCTURAL MATERIAL SIZES:
(STEEL SIZES)
4 = 3 5/8" STEEL STUD
6 = 6" STEEL STUD
8 = 8" STEEL STUD



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

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EXTERIOR STAIR SECTION

A-202

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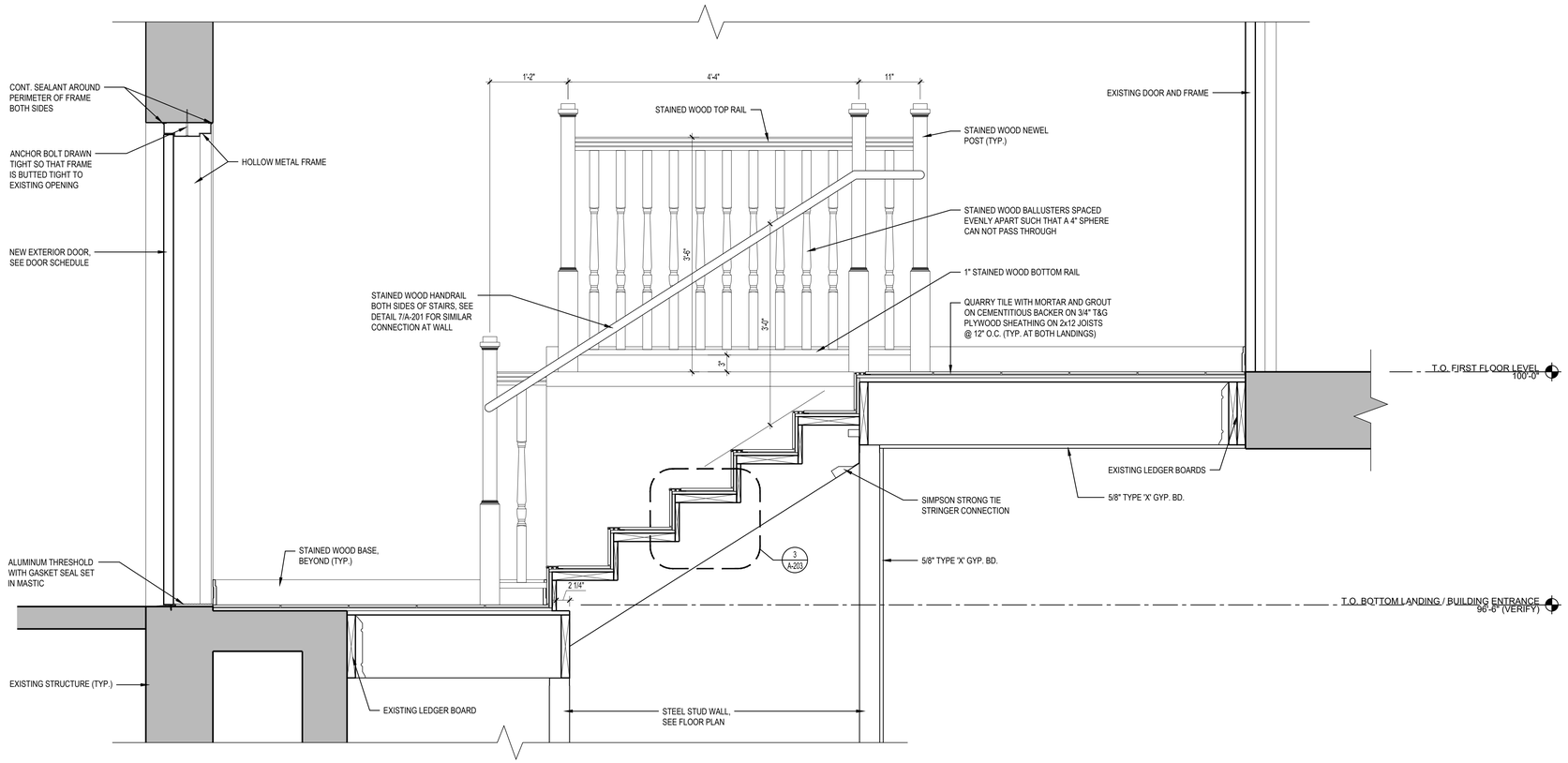
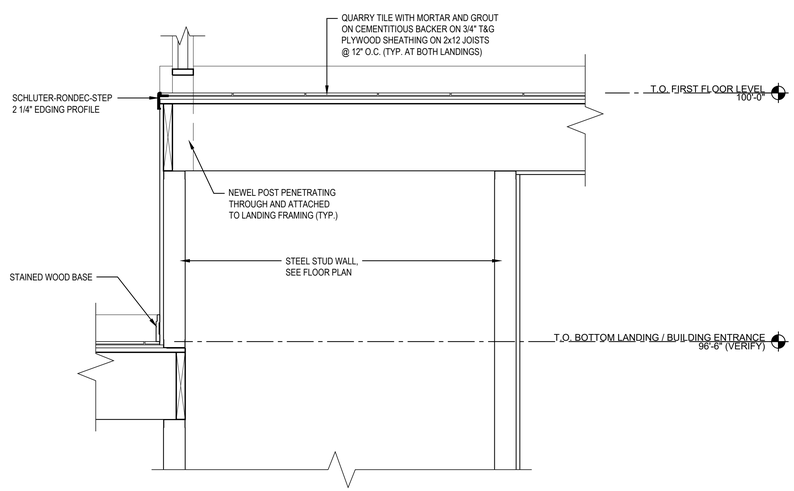
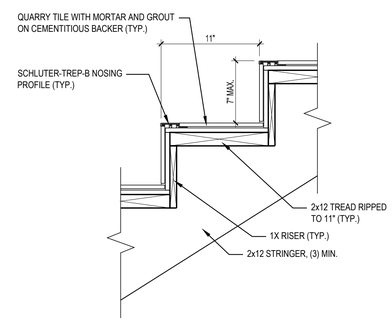


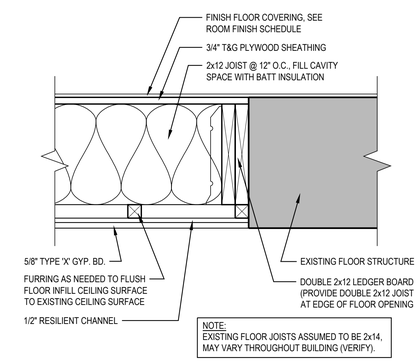
1 VESTIBULE 102 STAIR SECTION
1" = 1'-0"



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"

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INTERIOR STAIR SECTION & DETAILS

A-203

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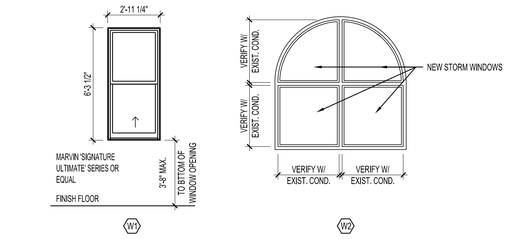
ROOM FINISH SCHEDULE

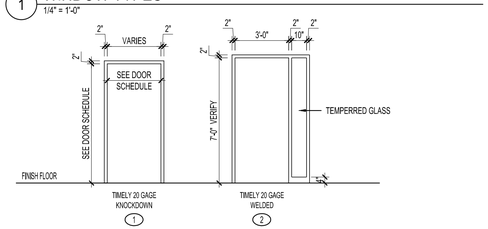
NO.	ROOM	FLOOR	BASE	WALLS	CEILING	REMARKS
	BASEMENT FLOOR AREAS					
001	STORAGE	-	-	-	-	
002	FUTURE TENANT SPACE	-	-	-	-	
003	FUTURE TENANT SPACE	-	-	-	-	
004	MECHANICAL	-	-	-	-	
005	FUTURE TENANT SPACE	-	-	-	-	
006	FUTURE TENANT SPACE	-	-	-	-	
007	MECHANICAL	-	-	-	-	
008	FUTURE TENANT SPACE	-	-	-	-	
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	
242	BEDROOM	CARPET	RESILIENT	PAINT	PAINT	
243	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

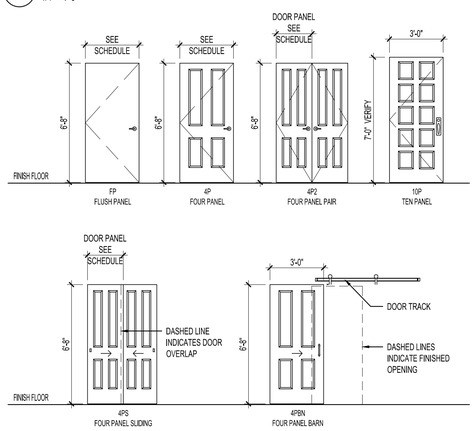
			DOOR INFORMATION						FRAME INFORMATION				
DOOR NO	LOCATION	FIRE RATING	PAIR	WIDTH	HEIGHT	THICK	TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH	HDWR GROUP	REMARKS
004A	MECH	-		3'-0"	6'-8"	1 3/4"	FP	HM	PAINT	1	HM	PAINT	8	
004B	MECH	-		3'-0"	6'-8"	1 3/4"	FP	HM	PAINT	1	HM	PAINT	8	
007	MECH	-		3'-0"	6'-8"	1 3/4"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



1 WINDOW TYPES
1/4" = 1'-0"



2 DOOR FRAME TYPES
1/4" = 1'-0"



3 DOOR TYPES
1/4" = 1'-0"

DOOR HARDWARE

HARDWARE GROUP 1: UNIT ENTRY DOORS

QTY	ITEM	MODEL #	FINISH
1 EA	HINGE	PBB BB81; 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 16-204 LLL-STRIKE	626
1 EA	DEADLOCK	SCHLAGE B560PF	626
1 EA	WALLSTOP	PHG JUMBO SPRING STOP (3")	US26D
1 EA	THRESHOLD	NGP 410-36"	
1 EA	GASKETING	NGP 200NA-36"	A
1 EA	GASKETING	NGP 5050C-204"	C
1 EA	DOOR VIEWER	TAYMOR 37-P4820SC	US26D

HARDWARE GROUP 2: UNIT BEDROOM & BATHROOM DOORS

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

HARDWARE GROUP 3: UNIT SWINGING CLOSET DOORS

QTY	ITEM	MODEL #	FINISH
1 SET	HINGE	AS SUPPLIED BY PRE-HUNG DOOR MFR	
1 EA	LOCKSET	SCHLAGE F10 ELA 626 16-080 10-027	619
1 EA	WALL STOP	PHG JUMBO SPRINT STOP (3")	US26D

HARDWARE GROUP 4: UNIT SLIDING CLOSET DOORS

DOOR MANUFACTRUER'S STANDARD TRACK, ROLLER & PULLS

HARDWARE GROUP 5: RATED MECHANICAL, LAUNDRY & STORAGE ROOM DOORS

QTY	ITEM	MODEL #	FINISH
3 EA	HINGE	PBB BB81; 4 1/2" x 4 1/2"	US26D
1 EA	LOCKSET	SCHLAGE AL80PD SAT 626 LLL-STRIKE	626
1 EA	CLOSER	FALCON SC 61A STD Rw/ PA 689	689
1 EA	KICK PLATE	IVES 8402 US32D 34x34	US32D
1 EA	WALLSTOP	IVES WS406/407CCV	US32D
1 EA	THRESHOLD	NGP 425E-36"	
1 EA	GASKETING	NGP B606A-36"	A
1 EA	GASKETING	NGP 5050C-204"	C

HARDWARE GROUP 6: STAIR DOORS

QTY	ITEM	MODEL #	FINISH
3 EA	HINGE	PBB BB81; 4 1/2" x 4 1/2"	US26D
1 EA	EXIT DEVICE	FALCON F-25-R-L-BE US26D 510L-BE US26D	US26D
1 EA	CLOSER	FALCON SC 81A STD Rw/ PA 689	689
1 EA	KICK PLATE	IVES 8402 US32D 34x10	US32D
1 EA	WALLSTOP	IVES WS406/407CCV	US32D
1 EA	THRESHOLD	NGP 425E-36"	
1 EA	GASKETING	NGP B606A-36"	A
1 EA	GASKETING	NGP 5050C-204"	C

HARDWARE GROUP 7: PUBLIC RESTROOM DOORS

QTY	ITEM	MODEL #	SCHLAGE F40 ELA 626 16-080 10-027	FINISH
3 EA	HINGE	PBB BB81; 4 1/2" x 4 1/2"		US26D
1 EA	LOCKSET	SCHLAGE S40D SAT 626		626
1 EA	CLOSER	FALCON SC 81A STD Rw/ PA 689		689
1 EA	WALLSTOP	IVES WS406/407CCV		US32D
1 EA	GASKETING	NGP B606A-36"		A
1 EA	GASKETING	NGP 5050C-204"		C

HARDWARE GROUP 8: NON-RATED MECHANICAL ROOM DOOR

QTY	ITEM	MODEL #	FINISH
3 EA	HINGE	PBB BB81; 4 1/2" x 4 1/2"	US26D
1 EA	LOCKSET	SCHLAGE AL80PD SAT 626 LLL-STRIKE	626
1 EA	KICK PLATE	IVES 8402 US32D 34x34	US32D

HARDWARE GROUP 9: REAR ENTRY DOOR

QTY	ITEM	MODEL #	FINISH
3 EA	HINGE	MANUF STANDARD HINGES	US26D
1 EA	PULL	1" ROUND D-PULL	626
1 EA	EXIT DEVICE	ADAMS RITE 8400 PANIC BAR	
1 EA	LATCH	ADAMS RITE 4900 DEAD LATCH	
1 EA	ELEC STRIKE	ADAMS RITE 7400 ELECT STRIKE	
1 EA	CLOSER	LCN 4040XP	
1 EA	THRESHOLD	MANUF STANDARD THRESHOLD	
1 EA	SWEEP	MANUF STANDARD SWEEP	
1 EA	WEATHER	MANUF STANDARD WEATHER STRIPS	
1 EA	KEY FOB	TBD	

HARDWARE GROUP 10: APARTMENT EXTERIOR ENTRY DOOR

QTY	ITEM	MODEL #	FINISH
3 EA	HINGE	PBB BB81; 4 1/2" x 4 1/2"	US26D
1 EA	LOCKSET	FALCON 712L-NL US26D	US26D
1 EA	CLOSER	FALCON SC 81A STD Rw/ PA 689	689
1 EA	KICK PLATE	IVES 8402 US32D 34x10	US32D
1 EA	WALLSTOP	IVES WS406/407CCV	US32D
1 EA	THRESHOLD	NGP 425E-36"	
1 EA	GASKETING	NGP B606A-36"	A
1 EA	GASKETING	NGP 5050C-204"	C
1 EA	KEY FOB	TBD	A

HARDWARE GROUP 11: BARN DOORS

QTY	ITEM	MODEL #	FINISH
2 EA	FLUSH PULL	IVES 223	B4
1 EA	TRACK	JOHNSON HDWR 2610F72H X HD	

HARDWARE GROUP 12: VESTIBULE ENTRY DOOR

QTY	ITEM	MODEL #	FINISH
6 EA	HINGE	PBB BB81; 4 1/2" x 4 1/2"	US26D
2 EA	PULL	1" ROUND D-PULL	626
2 EA	PUSH PLATE	4"x12"	626
2 EA	KICK PLATE	IVES 8402 US32D 34x10	US32D
2 EA	WALLSTOP	IVES WS406/407CCV	US32D

OPENING SCHEDULE NOTES (DOOR AND WINDOW)

1. PROVIDE ADD ALTERNATE FOR 2 PANEL DOOR.
2. FIRE RATING LABELS ARE SHOWN IN MINUTES UNO.
3. UNDERCUT AT ALL INTERIOR DOORS UNO.
4. DOOR HARDWARE TO BE CENTERED ON RAIL OF PANEL DOORS.

GLAZING TYPES

IN	1" INSULATED NON-TEMPERED
IT	1" INSULATED TEMPERED
P	1/4" PLATE GLASS
T	1/4" TEMPERED
F	1/4" FROSTED GLASS
W	1/4" WIRED GLASS

DOOR AND WINDOW ABBREVIATIONS

ALUM	ALUMINUM
CL	CHAIN LINK
DW	DRYWALL
FRP	FIBERGLASS REINFORCED PLASTIC
HCHB	HOLLOW CORE HARDBOARD
HCW	HOLLOW CORE WOOD
HM	HOLLOW METAL
HMKD	HOLLOW METAL KNOCKED DOWN
PLAM	PLASTIC LAMINATE
PREFIN	PRE-FINISHED
PT	PAINT
SCHB	SOLID CORE HARDBOARD
SCW	SOLID CORE WOOD
ST	STAIN
STL	STEEL
TR	TRAFFIC DOOR (SOLID CORE)
CLWD	CLAD WOOD
WD	WOOD

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BIERMAN BUILDING

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

REV	DATE	DESCRIPTION

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

ROOM FINISH & DOOR SCHEDULES

A-601

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