Envisage
ARCHITECTURE

Addendum No. 01

Date: September 17, 2025

Project: **CMHA Linn Street Exchange**
No. 2025-3024

From: Envisage Architecture
Krista Paas Nicholas

To: Michael Koch, CMHA
CC:

Description:

1. **The following additions, deletions, modifications, or clarifications shall be made to the appropriate sections of the plans and specifications and shall become a part of the Contract Documents. Bidders shall acknowledge receipt of this Addendum in the space provided on the Bid form.**

2. Bidder Questions
    a. Response Document is attached
3. Project Manual
    a. Alternate Deduction: Add deduction 01 & 02 Roofing. See attached. (pg 5)
    b. Unit Pricing: add description to Joist repair pricing. See attached. (pg 6)
    c. Architectural Specifications have been updated to provide more detail.
    d. 07 01 51 silicone roof coating has been added to the specification.
    e. Removed spec section 055000 Metal Fabrications from the specifications.
4. Architectural Exterior Drawings:
    a. 1502 Linn Street
        i. Base bid coating at roof C-1 [the newer EPDM roof]…original scope was simply patch / repair as needed.
        ii. Base bid new EPDM at roof C-2
        iii. Alt Deduct – remove roof coating from roof C-1
        iv. Alt Deduct – provide silicone roof coating system in lieu of EPDM at roof C-2
    b. 1526 Linn Street
        i. Base bid new EPDM at roof C-1 and C-2
        ii. Alt Deduct – provide silicone roof coating system in lieu of EPDM at roof C-1 and C-2

5. Architectural Interior Drawings:
    a. Sheet G400 is updated to show 2 new deducts and color selections on the material schedule.
    b. Sheet A001 is revised to typical joist repair details.
    c. Typical shower pan and ceramic details are added to Sheet A002.
    d. Typical closet shelf detail is added to sheet A003.
    e. Demolition drawings are updated to show demo doors that were hidden on the sheet.
    f. Sheet A11 removed bedroom closet to align with the enlarged typical Type A plan.
6. Electrical Drawings
    a. Existing Condition
        i. The facility currently utilizes a multi-tenant single-entrance secured access system with an audio call feature.
        ii. Existing control wiring infrastructure is in place from the entrance station to tenant locations.
        iii. The existing main-unit sits at the base of the multi-tenant staircase and has the functionality of calling (4) individual tenant spaces to request that a signal be provided to an electric strike at the stair's first floor entrance.
    b. Revised Design
        i. The existing system shall be replaced one-for-one with an Aiphone DA-Series Single Entrance Audio System, configured for multi-tenant operation with four answering stations.
        ii. The new system (per shared stairwell) shall include:
            1. One (1) single entrance station with integral audio call feature.
            2. One (1) electric strike for the main entrance.
            3. Four (4) audio handsets, one within each tenant space.
            4. One (1) 120-volt power supply with integral transformer. The power supply converts to 15V AC to serve the entrance station, which in turn distributes signal power to the four tenant handsets.
    c. Wiring and Infrastructure
        i. The system shall utilize existing control wiring wherever feasible to minimize disruption and demolition.
        ii. The entrance station and handsets shall be installed in locations consistent with the original design, subject to field verification and coordination with the Architect/Owner.
        iii. The existing single entrance station is served from the adjacent commercial space and design intent is to reutilize this existing circuit.
    d. Scope of Change

i. No significant changes have been made to the electrical drawings in terms of added scope. Rather, this equipment has been further specified to assist in the bidding process.
    1. Replacement of previously specified entrance access/audio equipment with a basis of design Aiphone DA-Series system as described above.
    2. No changes to branch circuiting are required other than providing the dedicated 120-volt supply to the Aiphone power unit.
    3. No changes to general building electrical infrastructure outside the intercom system.
    4.

<u>New Project Manual/ Specifications:</u>
07 01 51 [silicone roof coating]

<u>Revised Project Manual/ Specifications</u>
Pg 5-6 of CMHA project manual: Alternate Deductions/ Unit prices
003126
011000
017300
017419
024119
030130
032000
033000
061000
061600
062023
064023
064100
079100
081113
085313
087100
088300
090190.52
092900
093050
096513

099123
101419
102600
102800
105500.16
122113
123530123623.13
123661

New drawing sheets:

Building 1526:

A519

Building 1502:

A529

Revised sheets:

General (shared sheets):

G400, A001, A002, A003

Building 1431:

A302, E111, E112, E121, E122, E131, E132

Building 1502:

A520, A521, A522, A523, A527, A528, E111, E112, E121, E122, E131, E132

Building 1526:

A103, A111, A510, A511, A512, A513, A517, A518, E111, E112, E121, E122, E131, E132

END

CINCINNATI METROPOLITAN HOUSING AUTHORITY

SOLICITATION 2025-3024: Linn St. Exchange RAD Conversion Renovations

Addendum 01

Bidder Questions & Responses

September 17, 2025

1. Fire Alarm - Could you please let me know your preferred fire alarm vendors for the Linn Street Exchange RAD Conversion Renovations project?
    a. **RESPONSE - No preferred vendor.**

2. Awning – There looks like there may be a page missing the spec? Section 105500 ends, but section 107100 starts with 2.2. Section 107100 is for the awnings and just want to make sure I am not missing anything. The fabric is what we recommended to Envisage when they contacted us, just not sure what else may be on the missing page.
    a. **RESPONSE – See specifications**

3. Appliance – Will you clarify the model of the ADA range, the dishwashers (the one listed is not E-Star), and the refrigerators for the ADA units please? The model listed for the ADA units is a GBE21DYKFS but is not ADA compliant. The GBE17HYRFS listed for the regular units is so maybe they had this backwards?
    a. **RESPONSE – Appliances have been updated, refer to G400**

4. General / All - Has anything changed from the last time this was put out for bid
    a. **RESPONSE – Yes**

5. HVAC - Did they clean up the bid pkg from the last time to clarify what is required?
    a. **RESPONSE – Yes**

6. Mailboxes – Can you please share where information on mailboxes are required?
    a. **RESPONSE – See G400 for mailbox.**

7. Are commercial spaces on 1st floor to be open during the project? Are these parking lot to remain open as well? If so, how is parking lot work to be coordinated? How are electric shutdowns performed, if needed?
    a. **RESPONSE – Commercial spaces will need to remain open during construction**
    b. **The residents will still need to have access to and use of parking during construction. Coordinate with CMHA for contractor use and parking lot repair.**

c. **Electric and water shutdowns, if required, need to be coordinated with CMHA and building maintenance several days in advance to allow for adequate communication to tenants. All units including the commercial spaces are metered separately.**

8. Has the previous bid attempt addendums which included many sheet updates already been included in this bid, replacing the sheets and specifications that had been revised and replaced?

    a. **RESPONSE - Yes**

9. Permit: Can you please provide expected cost for building permits to be included in the bid? This is based on the value of the project listed during permit application (which is by Others), so we need one of those values presented for accurate budgeting.

    a. **RESPONSE – bidder should base the permit fees on their bids without deductions**

10. In regards to "Part 3 – Make Ready Procedures", there are many items that would require detailed investigation and inventorying to understand the scope of work needed to satisfy the requirements. One such example of many is "C. Doors", where it states to basically fix openings and install missing items where required. Is the scope of work to be included in the bid fully captured in the project drawings and specific specifications, or will we need to include general allowances to address these general requirements throughout? If so, can an allowance be provided to everyone is bidding the same scope?

    a. **RESPONSE – Efforts were made to identify any issues with doors, hardware, windows, cabinets, etc. that need repair. Please see the plans and schedules for additional information. There are still people living in several apartments. Once those units are vacated the GC will be responsible for identifying any additional scope to get the unit up to working order.**

11. Spec Section Questions: "003126 – Hazardous Report

    Item B and C of this spec is incomplete

    Is there a hazardous material report? If so, is there a spec section of what we are to include in regards to hazardous materials? "

    a. **RESPONSE - Hazardous material testing was not performed due to the age of the building (c. 2025).**

12. Spec Section Questions: 011000 – Summary

    Can 1.3-A-1 be updated? It is not complete and does not provide the "Work Covered by Contract Documents" information

a. **RESPONSE - Work provided is outlined in the contract documents.**

13. Schedule info per 1.4:

    a. **RESPONSE - Construction will occur on a building by building basis. Contractor will receive one building at the start of construction and then each subsequent building upon completion of the previous building. Three phases are anticipated, one per building, with 2 weeks in between each phase for relocation of tenants. All three phases are to be completed within the contract period of 420 calendar days.**

    b. **Liquidated damages will be determined by the contract sum as outlined in table 16.1.4 of the Construction General Terms and Conditions.**

14. 0144523 – Testing

    Pull / Uplift Testing – Provide more information of requirements of OS roof sheathing testing in regards to # of tests, is it each roof, etc.?

    a. **RESPONSE - The number / quantity of tests will be what is required by the roof membrane manufacturer to obtain the warranty and confirm the average pull values.**

15. How is this interfacing with the roof replacement project that is a separate project? Is that project including patching of areas for testing, etc.?

    a. **RESPONSE - The contractor does not have to test the areas which are part of the separate project.**

16. Is this a requirement that is to be included in bid?

    a. **RESPONSE - Yes, this is in the bid amount.**

    b. **NOTE - The coating manufacturer, as part of the alternate, will have adhesion testing for their coating as well. Likely, they will also accomplish some pull tests of the existing roof system to ensure that the existing membrane is well-adhered to the structure.**

17. Provide updated spec that inserts proper information where currently is states “insert number”, or something similar, etc.

    a. **RESPONSE – Please see revised specifications**

18. 030130 (MAINTENANCE OF CAST IN PLACE CONCRETE) + 033000(Cast in place Concrete): Clarify that GC is to include Testing Agent, this would standardly be the Owner

a. **RESPONSE - Special inspections will be procured by CMHA if required by the building department.**

19. Please clarify expectation and requirement related to 018113, especially where it states to "provide 3rd part testing" related to Owner contracted green rater / verifier.

    a. **RESPONSE - This is part of the green energy rater's contract.**

20. Please provide a Door Hardware spec as currently there is not one in the spec book

    a. **RESPONSE – SECTION 087100 - DOOR HARDWARE was issued in the bid, pg 477. It is being reissued for clarification.**

21. Project Alternates – Can these be clarified as to which addresses they are related to?

    a. **RESPONSE – They apply to all three buildings**

22. For unit prices, can more information be provided as to what each unit price is requiring? For instance, #5 – Repair damaged joist, what is expectation of repair? Are we removing drywall to expose, sistering the joist, reinstalling drywall, etc.? What is the sistering detail? Currently I am not sure how to approach these without details of expectation.

    a. **RESPONSE: The scope is described in the Architectural General Notes.**

    b. **Joist – For the structural damage in the bedrooms below the roof terraces - provide a per joist cost to sister a new member alongside an existing damaged joist, or to replace it completely. Structural damage beyond the replacement of joists to be communicated to Architect and Owner, and repaired as additional scope**

23. Looking through plans of this project I see in lots of areas the mention of new roof top pavers on the upper deck. I have not been able to find the upper deck plans. Is this work that has maybe been done in a previous phase?
    a. **RESPONSE - Refer to Roof Plan A/512 [1526 Linn St building] and A/A522 [1502 Linn St building] for the terrace roofs. Key note 9 indicates the new roof pavers. The key note is indicated at each terrace roof B-1 thru B-7 and B-1 thru B-10 respectively. Drawing details on A518 and A528 show the details of the rooftop terraces, and install the roof pavers. The roof pavers are spec'd in section 07 76 10.**
24. What is the procedure to prove prevailing wages for the project?
    a. **RESPONSE - Contractor is to provide certified payrolls with draw requests and are to include hourly rates.**

25. Will there be technology drawings and specs provided? What is the scope of work related to data, cabling, A/V, security, etc.?
    a. **RESPONSE - Everything is shown on the Power drawings. Main scope item with communications/data was the intercom / multi-tenant access which we have shown with Keynotes E1 and E3. Outside of the intercom / access items we show a COAX device in the living room and bedroom.**

26. Door schedule doesn't align with demolition plans, which one do we go by?
    a. **RESPONSE – Demolition drawings have been revised to clarify and to remove hidden doors.**
27. Kitchens, do we refer to the hatched or demo drawings?
    a. **RESPONSE – Refer to architectural General Notes M-P, on the demolition drawings, refer to any demo or demo keynotes but most of the cabinetry scope is found on the new work plans and the layouts and elevations are shown on the enlarged elevations found on the A400 sheets.**
28. Existing doors with a hardware #, do we provide new hardware and will it require new hinges?
    a. **RESPONSE – Existing door hardware set #20 is the only hardware set that might require new hinges. This is a catch all repair of doors that requires the contractor to look at the remarks column of the door schedule. Note: Hardware Sets #1-#4 and #15 are replacing existing doorknobs with new ADA compliant levers; this should require no new hinges. Hardware set #21 states existing hinges to remain. Hardware Set #22 is adding to existing hardware.**
29. Is there wood base to remove and install new, or just new shoe where mentioned?
    a. **RESPONSE – Existing wood base is to be removed only as specifically noted as a repair or as part wall demo and/ or to coordinate with new wall installation. Shoe molding is to be provided as per Architectural general note Q.**

2. Alternate Bid

An Alternate Bid or Alternate is an amount stated in the Bid to be added to or deducted from the amount of the Base Bid if the corresponding change in the Work, as described in the Bidding Documents, is accepted. Any alternates accepted by the owner shall be accepted in the order in which they are listed in the form of Bid.

DEDUCT D01:

Remove silicone roof coating specified for roof area C-1 at 1502 Linn St from the project. Maintain existing EPDM roof at this area with repairs as required by proposed work.

$_____

DEDUCT D02:

Provide silicone roof coating in lieu of new EPDM roof system at roof areas C-2 at 1502 Linn St and C-1 and C-2 at 1526 Linn St building. $_____

DEDUCT D03:

Remove Masonry Cleaning. Remove work shown on A500 Sheets and in Specifications.

$_____

DEDUCT D04:

Sitework: Remove fence repair. Remove all stone work and metal work associated with parking lot boundary fence and mechanical yard fences and gates. Remove work shown on G401 and Work Shown in A500 sheets. $_____

DEDUCT D05:

Sitework: remove parking lot repair and stripping (excluding lighting). Remove work shown on Sheet G401 & C100. $_____

DEDUCT D06:

Remove second level bedroom enclosure where open loft is enclosed by extending existing half wall to ceiling. remove keynotes "D40" and "A61", as well as new wall at this location.

$_____

DEDUCT D07:

Remove Linn Street building lighting. Remove work from A500 Sheet Elevations and Electrical drawings. $_____

DEDUCT D08:

Remove new solid surface countertop and replace with plastic laminate countertop. Refer to material schedule. $_____

DEDUCT D09:

Remove "Provide vanity cabinet, counter with integral sink and facet" (note W02) with revised note to say "Provide counter with integral sink and facet, UNO" the existing vanity cabinet to remain. Provide price per unit to replace the vanity cabinet. See Material Schedule basis of design for reference.

$_____

3. Unit Costs

Unit costs shall be inclusive of materials, labor, overhead and profit. The unit prices offered will be used to increase or decrease the Total Contract Amount based on the existing conditions determined by the Owner at the time of construction of any given building. No unit prices may be used without the written permission of the Owner. CMHA has the right to reject any proposal which indicates an unbalanced proposal or prices.

1. Repair sub floor: $/sf _____
2. Subfloor seal: $/ sf _____
3. Roof substrate repair: $/sf _____
4. Replace wet or removed insulation: $/sf _____
5. Repair damaged joist. For the structural damage in the bedrooms below the roof terraces - provide a per joist cost to sister a new member alongside an existing damaged joist, or to replace it completely.: $/unit _____
6. Replace kitchen / vanity countertops: $/lf _____
7. Price per unit vanity cabinet. $/ unit _____

SECTION 07 01 51 – SILICONE ROOF COATING SYSTEM

PART 1 – GENERAL

1.1 WORK INCLUDES, BUT IS NOT LIMITED TO:

General: Remedial coating system for application of pre-existing weathered EPDM membrane roofing systems:

Building 1502 Linn St - Roofs C-1 and C-2: Prep existing EPDM roof systems in accordance with the manufacturer requirements, including removal and replacement of deteriorated insulation, damaged wood deck, and the repair of EPDM roof membrane resultant from such work.

Building 1526 Linn St - Roofs C-1 and C-2: Prep existing EPDM roof systems in accordance with the manufacturer requirements, including removal and replacement of deteriorated insulation, damaged wood deck, and the repair of EPDM roof membrane resultant from such work.

A. Removal of associated equipment supports and related items.

B. Removal and reinstall existing electrical conduits, cable lines and associated wall attachments.

C. Removal of wood nailers and blocking. Wood members that are securely bolted or adequately fastened or can be adequately fastened to the structure per the specifications and are in a dry good condition can remain in place as a base for new members or sheet metal items. Remove deteriorated and damaged wood members. [Refer to section 06 10 53 for anchoring requirements].

D. Removal of sheet metal items such as copings, edges, scuppers, conductor heads, downspouts, skirt flashings, counter-flashings, penetration pockets, pipe flashings, equipment supports and like components necessary for application of new roof coating system.

E. Removal of existing unused curbs, membrane repairs, abandoned equipment as noted in the drawings.

F. Removal of existing curbs, vents and covering of associated openings as noted on the drawings.

G. Other removals are necessary to accomplish the new work.

H. Coordinate with Section 07 01 50.

1.2 QUALITY ASSURANCE

A. Work shall be performed in strict accordance with the terms and conditions of all municipal and state regulations and local codes.

B. Demolition shall comply with the requirements of ANSI - American National Standard Safety Requirements for Demolition.

C. Conduct demolition work in a manner that will minimize disruption of Owner’s normal operations. Coordinate work activities daily with Owner.

D. Properly protect all facility surfaces and associated landscaping from damage due to normal demolition operations. Return all areas to their original condition at no charge to the Owner.

E. Drainage Testing: The contractor shall test each roof drain, downspouts/scuppers and other drainage elements for proper water flow before commencement of work. Commencement of work shall constitute acceptance of drainage device and any costs to unclog or repair these items shall be borne by the Contractor.

F. Do not remove existing roofing membrane or components when weather conditions threaten the integrity of building contents.

G. Field adhesion testing is required prior to commencing with work. All test results must meet the design pressures, manufacturer's requirements [deck/membrane resistance], requirements by the state building codes.

1.3 SUBMITTALS

A. PRODUCT DATA: Submit manufacturer's submittal package including specification, installation instructions and general information for each waterproofing material.

B. APPLICATOR QUALIFICATIONS: Submit current Letter of Good Standing from the specified waterproofing manufacturer. Applicator must be approved by the roof coating manufacturer for a minimum of [5] five years, and have never been terminated for workmanship.

C. SUBSTRATE CONDITIONS:
   1. Provide inspection report verifying substrate condition and any noted defects not specifically addressed in regard to the installation of the coating.
   2. Surface shall be free from loose dirt, stone, debris, moisture, and shall be in stable condition. Any work on the area to receive this application shall be completed prior to the installation of the coating.
   3. Complete a substrate inspection prior to the start of the installation of the coating. The Architect / Owner and Contractor shall accept the substrate. Start of the work constitutes acceptance.

1.4 QUALIFICATIONS

A. Primary waterproofing materials shall be the products of a single manufacturer. Secondary materials shall be recommended by the primary manufacturer. The manufacturer shall have a minimum of [10] ten years' experience in the manufacturing of materials of this type.

B. Applicators shall have a minimum of [5] five years' experience in the application of waterproofing materials of the type specified, be approved for the application of the roof coating specified, able to obtain the specified warranty, and have never been terminated by the manufacturer due to workmanship. The Applicator shall possess a current Letter of Good Standing from the specified waterproofing manufacturer.

1.5 PRE-INSTALLATION CONFERENCE

A. Attendees: Applicator, Coating Manufacturer Representative, Contractor, Architect, Owner.

B. Review methods and procedures for installation, including verification of substrate conditions, scheduling, and safety.

1.6 DELIVERY, STORAGE AND HANDLING

A. Owner/owner's representative shall reject damaged or non-conforming materials. Rejected materials must be removed immediately from the job site.

B. Store the coating materials as recommended by the manufacturer and conforming to applicable safety regulatory agencies: town or city, state, and federal. Refer to all applicable data including, but not limited to: Safety Data Sheets, Product Data Sheets, product labels, and specific instructions for personal protection.

C. Provide adequate ventilation, protection from hazardous fumes, and overspray potential to workers and associated trades in close proximity of the site application.

1.7 ALLOWANCES.

A. Include removal / repair of existing EPDM, insulation, and roof deck at 5% of the roof area.

B. Include removal and resecurement of EPDM base flashing / base flashing tie in at 100% of the roof / parapet wall perimeters.

1.8 WARRANTY

A. Manufacturer warrants that the material supplied will meet or exceed physical properties as published. The Applicator guarantees that workmanship will be free of defects in coating application. Since performance of previously applied coatings is beyond the control of Manufacturer and Applicator, requests for additional warranty coverage shall be subject to prior approval by Manufacturer.

B. A TWENTY (20) YEAR LABOR AND MATERIAL WARRANTY MUST BE OBTAINED THROUGH THE MANUFACTURER.

C. PROTECTION OF BUILDING AND OCCUPANTS:
   1. All surfaces not to receive the coating specified shall be protected from overspray hazard, e.g., windows, doors, exterior surfaces and facades, parking lots, and vehicles. Protective coverings shall be secured against wind and shall be vented if used in conjunction with applications preventing collection and moisture.
   2. Applicator to post signs noting potential overspray hazard within 400 ft of applications.
   3. All air intake ventilation equipment shall be turned off to prevent fumes from entering building.
   4. Surfaces damaged during application shall be restored at no expense to the owner.
   5. No smoking signs to be posted as mandated by local fire officials.

D. SUBSTRATE: Proceed with work as specified only after substrate construction, preparation, and detail work has been completed.

E. EQUIPMENT: All equipment used during operations shall be located so as not to adversely affect the daily operations or endanger occupants, structure, or materials on-site. All spray equipment must be grounded during operations.

PART 2 – PRODUCTS

2.1 SILICONE ROOF COATING SYSTEM

A. Manufacturers:
   1. Gaco [GacoFlex S42 Series, Silicone Roof Coating] – Basis of Design
   2. Henry Company, Carlisle
   3. Garland Company
   4. Sherwin Williams Uniflex Silicone 44
   5. Approved Equal

B. Materials
   1. CLEANER: GacoFlex GacoWash Concentrated Cleaner
   2. PRIMER: GacoPrime LVOC Primer; GacoFlex E5320 2-Part Epoxy Primer/Filler
   3. FLASHING:
      a. GacoFlex 66S Reinforcing Polyester Mesh Tape
      b. GacoFlex SF4200 SeamSeal
      c. GacoPatch Silicone Roof Sealant
      d. GacoFlex UF9022 – GacoMastic™
      e. ERsystems® H.E.R.
   4. SILICONE COATING
      a. GacoFlex S42 Elastomeric Silicone Roof Coating
         1) Tensile Strength: ASTM D2370, 275 psi
         2) Elongation: ASTM D2370, 196%
         3) Solids Content: ASTM D2697, 95% by volume
         4) VOC: EPA Method 24, <50 g/L
         5) Reflectance: ASTM C1549, Initial 0.87
         6) Water Vapor Permeability: ASTM E96-B, 6.4 perms

PART 3 - EXECUTION

3.1 PROTECTION OF BUILDING AND OCCUPANTS:

A. All surfaces not to receive the coating specified shall be protected from overspray hazard, e.g., windows, doors, exterior surfaces and facades, parking lots, and vehicles. Protective coverings shall be secured against wind and shall be vented if used in conjunction with applications preventing collection and moisture.

B. Applicator to post signs noting potential overspray hazard within 400 ft of applications.

C. All air intake ventilation equipment shall be turned off to prevent fumes from entering building.

D. Surfaces damaged during application shall be restored at no expense to the owner.

E. No smoking signs to be posted as mandated by local fire officials.

3.2 SUBSTRATE

A. Proceed with work as specified only after substrate construction, preparation, and detail work has been completed.

3.3 EQUIPMENT

A. All equipment used during operations shall be located so as not to adversely affect the daily operations or endanger occupants, structure, or materials on-site. All spray equipment must be grounded during operations.

3.4 EXAMINATION

A. A nuclear or infrared scan must be performed, and any wet roofing materials must be removed and replaced.

B. Repair to the structural components of the roof should be completed.

C. Verify that the drains, vents, ducts, gutters, metal cap flashing or other penetrations have been replaced or modified.

D. An aged reinforced single-ply membrane exhibiting significant millage loss to the point that the reinforcement scrim is exposed must be disqualified as a suitable substrate to receive a coating system. Aged thermoplastic membranes that shrink or have become brittle due to plasticizer loss must be disqualified as suitable substrates to receive a coating system.

3.5 PREPARATION

NOTE: IT IS EXTREMELY IMPORTANT FOR THE ROOF TO BE CLEAN AND DRY.

A. First, remove heavy deposits of dirt, leaves, and other debris from the roof using a stiff broom or air broom, then inspect the entire roof surface and flashings for any open seams, tears, cuts, etc., including any damage that may have occurred during the Repair these defects using “like” materials recommended by the membrane manufacturer so water does not enter the roofing system during the cleaning process. Pressure wash roof with water and allow to dry completely.

B. After the roof is dry from initial cleaning, apply GacoWash Concentrated Cleaner according to label instructions with sprayer of choice, using a 3 ft - 4 ft arc pattern. A Hudson-type agricultural sprayer, conventional pressure sprayer or airless sprayer is recommended. Allow solution to stand for 10 - 15 minutes, adding a light mist of water to prevent drying. While it sets, lightly agitate any heavily soiled areas with a broom or brush. Do not allow dirt to settle in low areas. Use a commercial power washer >3,000 psi to remove debris and continue rinsing until all suds are gone. Start at the highest point of the roof and work towards the lowest point. For low-sloped roofs, work away from and then back towards, roof drains. It is important to keep the surface wet until all the GacoWash and other residue has been completely rinsed off and the surface is clean. After cleaning and rinsing the roof, ensure no dirt or debris is

present. NOTE: Up to three (3) passes with GacoWash may be necessary to ensure the membrane has been sufficiently cleaned. Wet and dry adhesion tests are strongly recommended prior to proceeding with the coating application process.

C. BIOLOGICAL CONTROL: Areas of algae, mildew or fungus on the roof membrane or the existing coating should be treated with a solution of 1-part household bleach to 3 parts water, followed by a power washer rinse using clear water.

D. DRYING: Allow surfaces to thoroughly dry to prevent blistering of the GacoFlex S42 Series Elastomeric Silicone Roof Coating. Examine roof, paying attention to areas of physical damage to determine that residual water has in fact dried before applying GacoFlex S42 Series Elastomeric Silicone Roof Coating. NOTE: Drying time depends on weather conditions such as temperature, humidity, and air movement. The above drying times assume good weather (70 °F daytime temperature) and no rain. Conditions of lower temperature and rain will require a longer period for drying

3.6 INSTALLATION

A. TECHNICAL ADVICE: The installation of this system shall be accomplished with the advice of, the manufacturer's technical representative.

B. REPAIRS:
1. Inspect the roofing system for open seams, open T-Joints, open corner patches or flashing voids and perform repairs with like materials as recommended by the membrane manufacturer.
2. Repair or replace any areas of delaminated, warped, bowed, or displaced insulation utilizing materials and methods recommended by the membrane manufacturer.
3. Repair or replace defective edge attachments or base tie-ins and bridged or tented wall or penetration flashings utilizing materials and methods recommended by the membrane manufacturer.
4. Remove defective pitch pan filler, metal flashing sealants or termination caulking and replace with appropriate materials.
5. Areas of wet roofing materials must be removed down to the structural decking and replaced utilizing materials and methods recommended by the membrane manufacturer. NOTE: All areas repaired with new membrane must be primed GacoPrime LVOC only, prior to installation of GacoFlex S42 Series Elastomeric Silicone Roof Coating. C.

C. PRIMER:
1. COVERAGE RATE - GACOPRIME LVOC PRIMER: If adhesion testing indicates the need for a primer, apply GacoPrime LVOC Primer at an approximate rate of 200 - 250 ft² / gal. Avoid puddling of primer on the surface. Target Wet Film Thickness (WFT) is 6 - 8 mils. Apply through one of the following methods:
   a. BRUSH: Use solvent resistant brush and apply.
   b. ROLLER: Apply GacoPrime with a solvent resistant short nap roller (standard 3/8 in nap recommended).
   c. SPRAY: Do not thin. Use pressure pot or airless sprayer to apply primer. Avoid puddling of primer on surface when spraying.
2. COVERAGE RATE - GACOFLEX E5320 PRIMER: If adhesion testing indicates the need for a primer, Apply one coat at the rate of 1 gal / 500 ft² a total Dry Film Thickness (DFT) of 1 – 2 mils. NOTE: Combined material will need to be thinned 10 – 20 % with clean water to achieve this spread rate.:
   a. BRUSH: Use solvent resistant brush and apply.
   b. ROLLER: Apply GacoFlex E5320 primer with a solvent resistant short nap roller (standard 3/8 in nap recommended).
   c. SPRAY: Use pressure pot or airless sprayer to apply primer Avoid puddling of primer on surface when spraying.

3. CURING TIME – GACOPRIME LVOC PRIMER: Allow appropriate amount of cure time before applying base / topcoats (approximately 2 hours depending on ambient temperature). The primer will dry to a slightly tacky film. Test the primer film by pressing firmly with a finger and removing. Properly dried film will be well bonded to the substrate. If the film is removed from the substrate allow for further drying time.
4. CURING TIME – GACOFLEX E5320 PRIMER: Allow appropriate amount of cure time before applying base / topcoats (approximately 6 hours minimum depending on ambient temperature). Dry time is dependent upon temperature and humidity. Apply GacoFlex topcoat within 72 hours.

D. AT ALL FLASHING SEAMS, CORNERS AND LAPS, CHOOSE ONE OF THE FOLLOWING:
1. Apply GacoFlex S42 Series Elastomeric Silicone Roof Coating by brush or roller at a minimum width of 6 in (152.4 mm) centered on the seam at a minimum rate of 1.5 gal / 100 ft² (5.7 L / 9.3 m²) to achieve 24 wet mils – approximately 200 LF (60 LM). Immediately embed a 4 in (102 mm) strip GacoFlex 66S Reinforcing Polyester Mesh into the wet coating until the Polyester Mesh is completely saturated. The Polyester Mesh must be smoothly applied without wrinkles, “fish mouths,” blisters, or pin holes. Once the Coating with embedded Polyester Mesh is firm to the touch, apply another coat of GacoFlex S42 Series Elastomeric Silicone Roof Coating at a minimum rate of 1.5 gal / 100 ft² to completely encapsulate the Polyester Mesh. Allow to cure for a minimum of 24 hours (longer in overcast or low humidity conditions) before applying GacoFlex S42 Series Elastomeric Silicone Roof Coating topcoat.
2. Apply GacoFlex SF4200 SeamSeal applied at a minimum of in wide, crested and centered at the seam, with a minimum thickness at the center of 64 wet mils (approximately 70 LF / gal. Allow to cure for a minimum of 4 hours (longer in overcast or low humidity conditions)
3. Apply GacoPatch Silicone Roof Sealant at a minimum of 4 in wide, crested and centered at the seam, with a minimum thickness at the center of 64 wet mils (approx. 70 LF / gal). Allow to cure for a minimum of 4 hours (longer in overcast or low humidity conditions).
4. Apply GacoFlex UF9022 – GacoMastic at the approximate rate of 70 LF / gal and 4 in wide, crested and centered at the seam. Achieve an average minimum WFT of 64 mils when measured at center at all areas to receive flashing. Allow to dry a minimum of forty (40) hours at 75 °F and 55 % R.H. to achieve full cure. Low humidity and low temperature will result in longer cure times.
5. Apply ERSystems H.E.R. Sealant at the approximate rate of 70 LF / gal and 4 in wide, crested and centered at the seam. Achieve an average minimum WFT of 64 mils when measured at center at all areas to receive flashing. Allow to dry a minimum of twelve (12) to twenty-four (24) hours at 75 °F and 45 % R.H. Weather-related conditions such as frost, dew, mist, condensation, humidity, and temperature must be taken into consideration prior to coating. Temperature should be above 40 °F more than 5 °F above the dew point and rising, for best application results.
6. NOTE: Refer to manufacturer’s product instructions and/or data sheet for important information regarding drying times and other important factors to consider regarding application.

E. HVAC / ELECTRICAL: Existing HVAC Units and other equipment on curbs with a membrane flashing: The membrane flashing must be coated up to the bottom of the metal cap of the unit and sealed underneath with a 100% silicone sealant. Curbs must be a minimum of 8 in above the roofing membrane.

F. SLEEPERS: Any units that are sitting on 4 x 4 in wooden sleepers will be lifted so that the membrane underneath the units can be cleaned, primed, and coated. An approved slip sheet shall be placed under the sleepers to protect the coating system. If the units are not lifted off the deck to be able to accomplish this procedure, the untreated area will be excluded from the warranty.

G. SILICONE COATING: Apply one (1) coat of GacoFlex S42 Series Elastomeric Silicone Roof Coating at the average rate of 2.25 gal / 100 ft² to obtain 36 mil Wet Film Thickness (WFT) / 34 mil Dry Film Thickness (DFT). Coat all surfaces including expansion joint covers and flashings. At all edges and penetrations, an extra pass must be applied.

3.7 FIELD QUALITY CONTROL

A. Any variations from the specified limits found by the Applicator or owner's representative shall be corrected by the Applicator.

B. MINIMUM DRY FILM THICKNESS (DFT) REQUIREMENT: Gaco recommends adding a 10% variance factor to meet the minimum Dry Film Thickness (DFT) mil requirement to qualify as a warrantable application. It is the Applicator's responsibility to calculate the amount of coating needed to obtain the minimum Dry Film Thickness (DFT) mil thickness.

C. No traffic shall be permitted on the coated surface for a minimum of three (3) days. Damage to the surface by other trades shall not be the responsibility of the Applicator.

END OF SECTION

DOCUMENT 003126 - EXISTING HAZARDOUS MATERIAL INFORMATION

PART 1 - GENERAL

1.1 EXISTING HAZARDOUS MATERIAL INFORMATION

A. This Document with its referenced attachments is part of the Procurement and Contracting Requirements for the Project. They provide Owner's information for Bidders' convenience and are intended to supplement rather than serve in lieu of Bidders' own investigations. They are made available for Bidders' convenience and information. This Document and its attachments are not part of the Contract Documents.

B. Follow standard mold remediation where indicated on construction documents and as observed.

C. An existing radon report for Project tested negative.

D. Related Requirements:

1. "Invitation for Bids, Schedule and Instructions" for the Bidder's responsibilities for examination of Project site and existing conditions.
2. Division 02 Sections for abatement of hazardous materials.
3. Section 024119 "Selective Demolition" for notification requirements if materials suspected of containing hazardous materials are encountered.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF DOCUMENT 003126

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SECTION 011000 - SUMMARY

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Project information.
2. Work covered by Contract Documents.
3. Phased construction.
4. Contractor's use of site and premises.
5. Coordination with occupants.
6. Work restrictions.
7. Specification and Drawing conventions.
8. Miscellaneous provisions.

1.2 PROJECT INFORMATION

A. Project Identification: Linn Street Exchange RAD Conversion Renovations, Solicitation No. 2025-3018.

1. Project Location: 1436 Linn Street, 1502 Linn Street, and 1526 Linn Street, Cincinnati, OH.

B. Owner: Cincinnati Metropolitan Housing Authority.

1. Owner's Representative: Michael Koch, michael.koch@cintimha.com.

C. Architect: Envisage Architecture, Sarah Kleiner, skleiner@envisage-arch.com.

1. Architect's Representative: Krista Nicholas, knicholas@envisage-arch.com.

D. Architect's Consultants: Architect has retained the following design professionals, who have prepared designated portions of the Contract Documents:

1. Building Envelope Specialist: RDA Group Architects.

a. Principal, Sr. Project Architect Representative: Jonathan Schaaf, jrs@rda-group.com.

2. Mechanical, Electrical, Plumbing Engineering: True Power Systems

a. Owner Representative: Ben True, ben@truepowersystems.com

E. Other Owner Consultants: Owner has retained the following design professionals who have prepared designated portions of the Contract Documents:

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1. Sustainability Assessment: SOL Design & Consulting has prepared the following portions of the Contract Documents:

    a. Assistant Project Manager Representative: David Su, davids@solconsults.com.

F. Web-Based Project Software: Project software will be used for purposes of managing communication and documents during the construction stage.

1. See Section 013100 "Project Management and Coordination" for requirements for using web-based Project software.

1.3 WORK COVERED BY CONTRACT DOCUMENTS

A. The Work of Project is defined by the Contract Documents and includes, but is not limited to, the following:

1. The phased renovation work to be completed as described in the construction documents..

B. Type of Contract:

1. Project will be constructed under a single prime contract.
2. Project will be constructed under coordinated, concurrent multiple contracts. See Section 011200 "Multiple Contract Summary" for a list of multiple contracts, a description of work included under each of the multiple contracts, and the responsibilities of Project coordinator.

1.4 PHASED CONSTRUCTION

A. Construct the Work in phases on a building by building basis. Contractor will receive one building at the start of construction and then each subsequent building upon substantial completion of the previous building. Three phases are anticipated, one per building, with two weeks in between each phase for telocation of tenants. all three phases are to be completed within the contract period of 420 calendar days. .

B. Liquidated damages will be determined by the contract sum as outlined in table 16.1.4 of the Construction General Terms and Conditions.

C. Before commencing Work of each phase, submit an updated copy of Contractor's construction schedule, showing the sequence, commencement and completion dates, and move-out and -in dates of Owner's personnel for all phases of the Work.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 011000

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SECTION 017300 - EXECUTION

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes general administrative and procedural requirements governing execution of the Work, including, but not limited to, the following:

1. Construction layout.
2. Field engineering.
3. Installation.
4. Cutting and patching.
5. Coordination of Owner's portion of the Work.
6. Progress cleaning.
7. Starting and adjusting.
8. Protection of installed construction.
9. Correction of the Work.

B. Related Requirements:

1. Section 013300 "Submittal Procedures" for submitting surveys.
2. Section 024119 "Selective Demolition" for demolition and removal of selected portions of the building.
3. Section 078413 "Penetration Firestopping" for patching penetrations in fire-rated construction.

1.2 PREINSTALLATION MEETINGS

A. Cutting and Patching Conference: Conduct conference at Project site.

1. Prior to submitting cutting and patching plan, review extent of cutting and patching anticipated and examine procedures for ensuring satisfactory result from cutting and patching work. Inform Architect and Construction Manager of scheduled meeting. Require representatives of each entity directly concerned with cutting and patching to attend, including the following:

a. Contractor's superintendent.
b. Trade supervisor responsible for cutting operations.
c. Trade supervisor(s) responsible for patching of each type of substrate.
d. Mechanical, electrical, and utilities subcontractors' supervisors, to the extent each trade is affected by cutting and patching operations.

2. Review areas of potential interference and conflict. Coordinate procedures and resolve potential conflicts before proceeding.

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1.3 INFORMATIONAL SUBMITTALS

A. Cutting and Patching Plan: Submit plan describing procedures at least 10 days prior to the time cutting and patching will be performed. Include the following information:

1. Extent: Describe reason for and extent of each occurrence of cutting and patching.
2. Changes to In-Place Construction: Describe anticipated results. Include changes to structural elements and operating components as well as changes in building appearance and other significant visual elements.
3. Products: List products to be used for patching and firms or entities that will perform patching work.
4. Dates: Indicate when cutting and patching will be performed.
5. Utilities and Mechanical and Electrical Systems: List services and systems that cutting and patching procedures will disturb or affect. List services and systems that will be relocated and those that will be temporarily out of service. Indicate length of time permanent services and systems will be disrupted.

a. Include description of provisions for temporary services and systems during interruption of permanent services and systems.

1.4 CLOSEOUT SUBMITTALS

A. Final Property Survey: Submit 10 copies showing the Work performed and record survey data.

1.5 QUALITY ASSURANCE

A. Cutting and Patching: Comply with requirements for and limitations on cutting and patching of construction elements.

1. Structural Elements: When cutting and patching structural elements, or when encountering the need for cutting and patching of elements whose structural function is not known, notify Architect of locations and details of cutting and await directions from Architect before proceeding. Shore, brace, and support structural elements during cutting and patching. Do not cut and patch structural elements in a manner that could change their load-carrying capacity or increase deflection.
2. Operational Elements: Do not cut and patch operating elements and related components in a manner that results in reducing their capacity to perform as intended or that results in increased maintenance or decreased operational life or safety. Operational elements include the following:

a. Primary operational systems and equipment.
b. Fire separation assemblies.
c. Air or smoke barriers.
d. Fire-suppression systems.
e. Plumbing piping systems.
f. Mechanical systems piping and ducts.
g. Control systems.

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h. Communication systems.
i. Fire-detection and -alarm systems.
j. Conveying systems.
k. Electrical wiring systems.
l. Operating systems of special construction.

3. Other Construction Elements: Do not cut and patch other construction elements or components in a manner that could change their load-carrying capacity, that results in reducing their capacity to perform as intended, or that results in increased maintenance or decreased operational life or safety. Other construction elements include but are not limited to the following:

a. Water, moisture, or vapor barriers.
b. Membranes and flashings.
c. Exterior curtain-wall construction.
d. Sprayed fire-resistive material.
e. Equipment supports.
f. Piping, ductwork, vessels, and equipment.
g. Noise- and vibration-control elements and systems.

4. Visual Elements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch exposed construction in a manner that would, in Architect's opinion, reduce the building's aesthetic qualities. Remove and replace construction that has been cut and patched in a visually unsatisfactory manner.

B. Manufacturer's Installation Instructions: Obtain and maintain on-site manufacturer's written recommendations and instructions for installation of specified products and equipment.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Comply with requirements specified in other Sections.

1. For projects requiring compliance with sustainable design and construction practices and procedures, use products for patching that comply with sustainable design requirements.

B. In-Place Materials: Use materials for patching identical to in-place materials. For exposed surfaces, use materials that visually match in-place adjacent surfaces to the fullest extent possible.

1. If identical materials are unavailable or cannot be used, use materials that, when installed, will provide a match acceptable to Architect for the visual and functional performance of in-place materials. Use materials that are not considered hazardous.

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C. Cleaning Agents: Use cleaning materials and agents recommended by manufacturer or fabricator of the surface to be cleaned. Do not use cleaning agents that are potentially hazardous to health or property or that might damage finished surfaces.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Locate the Work and components of the Work accurately, in correct alignment and elevation, as indicated.

1. Make vertical work plumb, and make horizontal work level.
2. Where space is limited, install components to maximize space available for maintenance and ease of removal for replacement.
3. Conceal pipes, ducts, and wiring in finished areas unless otherwise indicated.
4. Maintain minimum headroom clearance of 96 inches in occupied spaces and 90 inches in unoccupied spaces, unless otherwise indicated on Drawings.

B. Comply with manufacturer's written instructions and recommendations for installing products in applications indicated.

C. Install products at the time and under conditions that will ensure satisfactory results as judged by Architect. Maintain conditions required for product performance until Substantial Completion.

D. Conduct construction operations, so no part of the Work is subjected to damaging operations or loading in excess of that expected during normal conditions of occupancy of type expected for Project.

E. Sequence the Work and allow adequate clearances to accommodate movement of construction items on-site and placement in permanent locations.

F. Tools and Equipment: Select tools or equipment that minimize production of excessive noise levels.

G. Templates: Obtain and distribute to the parties involved templates for Work specified to be factory prepared and field installed. Check Shop Drawings of other portions of the Work to confirm that adequate provisions are made for locating and installing products to comply with indicated requirements.

H. Attachment: Provide blocking and attachment plates and anchors and fasteners of adequate size and number to securely anchor each component in place, accurately located and aligned with other portions of the Work. Where size and type of attachments are not indicated, verify size and type required for load conditions with manufacturer.

1. Mounting Heights: Where mounting heights are not indicated, mount components at heights directed by Architect.
2. Allow for building movement, including thermal expansion and contraction.

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3. Coordinate installation of anchorages. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to Project site in time for installation.

I. Joints: Make joints of uniform width. Where joint locations in exposed Work are not indicated, arrange joints for the best visual effect, as judged by Architect. Fit exposed connections together to form hairline joints.

END OF SECTION 017300

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SECTION 017419 - CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL

PART 1 - GENERAL

1.1 SUMMARY

A. The Work of this Section includes administrative and procedural requirements for the following:

1. Salvaging nonhazardous demolition and construction waste.
2. Recycling nonhazardous demolition and construction waste.
3. Disposing of nonhazardous demolition and construction waste.

1.2 ACTION SUBMITTALS

A. Waste Management Plan: Submit plan within 30 days of date established for commencement of the Work. Plan must include the following:

1. Strategies to reduce the generation of waste during Project design and construction.
2. Waste diversion goals for Project, identifying the materials (both structural and nonstructural) targeted for recycling, reuse, or salvage and identifying the target diversion percentage (at least 50 percent).
3. Where materials will be taken, including expected diversion rates for each material.

1.3 INFORMATIONAL SUBMITTALS

A. Waste Reduction Progress Reports: Concurrent with each Application for Payment, submit report. Use Form CWM-7 for construction waste and Form CWM-8 for demolition waste. Include the following information:

1. Material category.
2. Generation point of waste.
3. Total quantity of waste in **tons**.
4. Quantity of waste salvaged, both estimated and actual in **tons**.
5. Quantity of waste recycled, both estimated and actual in **tons**.
6. Total quantity of waste recovered (salvaged plus recycled) in **tons**.
7. Total quantity of waste recovered (salvaged plus recycled) as a percentage of total waste.

B. Waste Reduction Calculations: Before request for Substantial Completion, submit calculated end-of-Project rates for salvage, recycling, and disposal as a percentage of total waste generated by the Work.

C. Records of Donations: Indicate receipt and acceptance of salvageable waste donated

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to individuals and organizations. Indicate whether organization is tax exempt.

D. Records of Sales: Indicate receipt and acceptance of salvageable waste sold to individuals and organizations. Indicate whether organization is tax exempt.

E. Recycling and Processing Facility Records: Indicate receipt and acceptance of recyclable waste by recycling and processing facilities licensed to accept them. Include manifests, weight tickets, receipts, and invoices.

F. Landfill and Incinerator Disposal Records: Indicate receipt and acceptance of waste by landfills and incinerator facilities licensed to accept them. Include manifests, weight tickets, receipts, and invoices.

G. Enterprise Green Communities: Submit documentation to Sol and CMHA as required.

H. Qualification Statements: For waste management coordinator and refrigerant recovery technician.

I. Statement of Refrigerant Recovery: Signed by refrigerant recovery technician responsible for recovering refrigerant, stating that all refrigerant that was present was recovered and that recovery was performed in accordance with EPA regulations. Include name and address of technician and date refrigerant was recovered.

J. Refrigerant Recovery: Comply with requirements in Section 024119 "Selective Demolition" for refrigerant recovery submittals.

1.4 QUALITY ASSURANCE

A. Waste Management Coordinator Qualifications: Experienced firm, or individual employed and assigned by General Contractor, with a record of successful waste management coordination of projects with similar requirements. Superintendent may not serve as Waste Management Coordinator.

B. Refrigerant Recovery Technician Qualifications:

1. Universal, certified by EPA-approved certification program.
2. Comply with requirements in Section 024119 "Selective Demolition."

C. Regulatory Requirements: Comply with transportation and disposal regulations of authorities having jurisdiction.

D. Waste Management Conference(s): Conduct conference(s) at Project site to comply with requirements in Section 013100 "Project Management and Coordination." Review methods and procedures related to waste management including, but not limited to, the following:

1. Review and discuss waste management plan including responsibilities of each contractor and waste management coordinator.
2. Review requirements for documenting quantities of each type of waste and its disposition.

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3. Review and finalize procedures for materials separation, and verify availability of containers and bins needed to avoid delays.
4. Review procedures for periodic waste collection and transportation to recycling and disposal facilities.
5. Review waste management requirements for each trade.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. General: Achieve end-of-Project rates for salvage/recycling of 25 percent by weight of total nonhazardous solid waste generated by the Work. Practice efficient waste management in use of materials in the course of the Work. Use all reasonable means to divert construction and demolition waste from landfills and incinerators. Facilitate recycling and salvage of materials.

PART 3 - EXECUTION (Not Used)

END OF SECTION 017419

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SECTION 024119 - SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 SUMMARY

A. The Work of this Section Includes:

1. Demolition and removal of selected portions of exterior or interior of building or structure and site elements.
2. Removal and salvage of existing items for delivery to Owner and removal of existing items for reinstallation.

B. Related Requirements:

1. Section 011000 "Summary" for restrictions on use of the premises, Owner-occupancy requirements, and phasing requirements.
2. Section 015639 "Temporary Tree and Plant Protection" for temporary protection of existing trees and plants that are affected by selective demolition.
3. Section 017300 "Execution" for cutting and patching procedures.
4. Section 013516 "Alteration Project Procedures" for general protection and work procedures for alteration projects.
5. Section 311000 "Site Clearing" for site clearing and removal of above- and below-grade improvements not part of selective demolition.
6. Section 330500 "Common Work Results for Utilities" for removal of site utility systems piping, equipment, and components.

1.2 PREINSTALLATION MEETINGS

A. Predemolition Conference: Conduct conference at Project site.

1. Inspect and discuss condition of construction to be selectively demolished.
2. Review structural load limitations of existing structure.
3. Review and finalize selective demolition schedule and verify availability of demolition personnel, equipment, and facilities needed to make progress and avoid delays.
4. Review requirements of work performed by other trades that rely on substrates exposed by selective demolition operations.
5. Review areas where existing construction is to remain and requires protection.
6. Review and finalize protection requirements.
7. Review procedures for noise control.
8. Review storage, protection, and accounting for items to be removed for salvage or reinstallation.

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1.3 INFORMATIONAL SUBMITTALS

A. Qualification Statements: For refrigerant recovery technician.

B. Proposed Protection Measures: Submit report, including Drawings, that indicates the measures proposed for protecting individuals and property, for dust control and , for noise control. Indicate proposed locations and construction of barriers.

C. Schedule of Selective Demolition Activities: Indicate the following:

1. Detailed sequence of selective demolition and removal work, with starting and ending dates for each activity. Ensure Owner's on-site operations are uninterrupted.
2. Temporary interruption of utility services. Indicate how long utility services will be interrupted.
3. Coordination for shutoff, capping, and continuation of utility services.
4. Coordination of Owner's continuing occupancy of portions of existing building and of Owner's partial occupancy of completed Work.

D. Statement of Refrigerant Recovery: Signed by refrigerant recovery technician responsible for recovering refrigerant, stating that all refrigerant that was present was recovered and that recovery was performed in accordance with EPA regulations. Include name and address of technician and date refrigerant was recovered.

E. Warranties: Documentation indicating that existing warranties are still in effect after completion of selective demolition.

1.4 CLOSEOUT SUBMITTALS

A. Inventory: Submit a list of items that have been removed and salvaged.

1.5 QUALITY ASSURANCE

A. Refrigerant Recovery Technician Qualifications: Type III certified by an EPA-approved certification program.

1.6 FIELD CONDITIONS

A. Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted in occupied commercial spaces.

B. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.

C. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.

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D. Hazardous Materials:

1. It is not expected that hazardous materials will be encountered in the Work.

a. If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Hazardous materials will be removed by Owner under a separate contract.

E. On-site sale of removed items or materials is not permitted.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.

B. Standards: Comply with ANSI/ASSP A10.6 and NFPA 241.

C. Sustainable Design Requirements for Building Reuse:

1. Maintain the existing building structure, envelope, and interior nonstructural elements of an abandoned or blighted building. Do not demolish such existing construction beyond indicated limits.
2. Maintain the existing building structural systems where indicated to remain. Do not demolish such existing construction beyond indicated limits.
3. Maintain the existing interior ceilings, interior partitions, and/or demountable walls where indicated to remain. Do not demolish such existing construction beyond indicated limits.

PART 3 - EXECUTION

3.1 UTILITY SERVICES AND BUILDING SYSTEMS

A. Existing Services/Systems to Remain: Maintain utilities and building systems and equipment to remain and protect against damage during selective demolition operations.

1. Maintain fire-protection facilities in service during selective demolition operations.

B. Existing Services/Systems to Be Removed, Relocated, or Abandoned: Locate, identify, disconnect, and seal or cap off utilities and building systems serving areas to be selectively demolished.

1. Owner will arrange to shut off indicated utilities when requested by Contractor.
2. Arrange to shut off utilities with utility companies.

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3. If disconnection of utilities and building systems will affect adjacent occupied parts of the building, provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to those parts of the building.
4. Demolish and remove existing building systems, equipment, and components indicated on Drawings to be removed.

    a. Piping to Be Removed: Remove portion of piping indicated to be removed and cap or plug remaining piping with same or compatible piping material.
    b. Ducts to Be Removed: Remove portion of ducts indicated to be removed and plug remaining ducts with same or compatible ductwork material.
    c. Equipment to Be Removed: Disconnect and cap services and remove equipment and components.

5. Abandon existing building systems, equipment, and components indicated on Drawings to be abandoned in place.

    a. Piping to Be Abandoned in Place: Drain piping and cap or plug piping with same or compatible piping material and leave in place.
    b. Ducts to Be Abandoned in Place: Cap or plug ducts with same or compatible ductwork material and leave in place.

6. Remove and reinstall/salvage existing building systems, equipment, and components indicated on drawings to be removed and reinstalled or removed and salvaged:

    a. Equipment to Be Removed and Reinstalled: Disconnect and cap services and remove, clean, and store equipment and components; when appropriate, reinstall, reconnect, and make equipment operational.
    b. Equipment to Be Removed and Salvaged: Disconnect and cap services and remove equipment and components and deliver to Owner.

END OF SECTION 024119

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SECTION 030130 - MAINTENANCE OF CAST-IN-PLACE CONCRETE

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Removal of deteriorated concrete and subsequent replacement and patching.
2. Floor joint repair.
3. Epoxy crack injection.
4. Drying process

    a. Remove standing water
    b. Enhance air circulation w/ fresh air, fans, and dehumidifiers
    c. Monitor Drying process

1.2 INFORMATIONAL SUBMITTALS

A. Qualification Data: For manufacturers.

B. Material Certificates: For each type of portland cement aggregate ready-mix concrete supplied for mixing or adding to products at Project site.

C. Product Test Reports: For each cementitious patching mortar joint-filler, for tests performed by manufacturer and witnessed by a qualified testing agency.

D. Field quality-control reports.

E. Quality-Control Program: Submit before work begins.

1.3 QUALITY ASSURANCE

A. Manufacturer Qualifications: Each packaged patching-mortar joint-filler crack-injection-adhesive manufacturer shall employ factory-authorized service representatives who are available for consultation and Project-site inspection and on-site assistance.

B. Concrete-Maintenance Specialist Qualifications: Engage an experienced concrete-maintenance firm that employs installers and supervisors who are trained and approved by manufacturer to apply crack-injection adhesive to perform work of this Section. Firm shall have completed work similar in material, design, and extent to that indicated for this Project with a record of successful in-service performance. Experience in only installing or patching new concrete is insufficient experience for concrete-maintenance work.

1. Field Supervision: Concrete-maintenance specialist firm shall maintain

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experienced full-time supervisors on Project site during times that concrete-maintenance work is in progress.

C. Quality-Control Program: Prepare a written plan for concrete maintenance to systematically demonstrate the ability of personnel to properly perform maintenance work, including each phase or process, protection of surrounding materials during operations, and control of debris and runoff during the Work. Describe in detail materials, methods, equipment, and sequence of operations to be used for each phase of the Work.

1.4 DELIVERY, STORAGE, AND HANDLING

A. Comply with manufacturer's written instructions for minimum and maximum temperature requirements and other conditions for storage.

B. Store cementitious materials off the ground, under cover, and in a dry location.

C. Store aggregates covered and in a dry location; maintain grading and other required characteristics and prevent contamination.

1.5 FIELD CONDITIONS

A. Environmental Limitations for Epoxies: Do not apply when air and substrate temperatures are outside limits permitted by manufacturer. During hot weather, cool epoxy components before mixing, store mixed products in shade, and cool unused mixed products to retard setting. Do not apply to wet substrates unless approved by manufacturer.

1. Use only Class A epoxies when substrate temperatures are below or are expected to go below **40 deg F** within eight hours.
2. Use only Class A or B epoxies when substrate temperatures are below or are expected to go below **60 deg F** within eight hours.
3. Use only Class C epoxies when substrate temperatures are above and are expected to stay above **60 deg F** for eight hours.

B. Cold-Weather Requirements for Cementitious Materials:

1. Do not apply unless concrete-surface and air temperatures are above **40 deg F** and will remain so for at least 48 hours after completion of Work.
2. Comply with the following procedures:

a. When air temperature is below **40 deg F**, heat patching-material ingredients and existing concrete to produce temperatures between **40 and 90 deg F**.
b. When mean daily air temperature is between **25 and 40 deg F**, cover completed Work with weather-resistant insulating blankets for 48 hours after repair or provide enclosure and heat to maintain temperatures above **32 deg F** within the enclosure for 48 hours after repair.
c. When mean daily air temperature is below **25 deg F**, provide enclosure and

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heat to maintain temperatures above **32 deg F** within the enclosure for 48 hours after repair.

C. Hot-Weather Requirements for Cementitious Materials: Protect repair work when temperature and humidity conditions produce excessive evaporation of water from patching materials. Provide artificial shade and wind breaks, and use cooled materials as required. Do not apply to substrates with temperatures of **90 deg F** and above.

D. Environmental Limitations for High-Molecular-Weight Methacrylate Sealers: Do not apply when concrete surface temperature is below **55 deg F** or above 75 deg F. Apply only to dry substrates.

PART 2 - PRODUCTS

2.1 SOURCE LIMITATIONS

A. For repair products, obtain each color, grade, finish, type, and variety of product from single source and from single manufacturer with resources to provide products of consistent quality in appearance and physical properties.

2.2 PREPLACED CONCRETE MATERIALS

A. Preplaced Aggregate: Washed aggregate, ASTM C33/C33M, Class 5S, with 95 to 100 percent passing a 1-1/2-inch sieve, 40 to 80 percent passing a 1-inch sieve, 20 to 45 percent passing a 3/4-inch sieve, zero to 10 percent passing a 1/2-inch sieve, and zero to 2 percent passing a 3/8-inch sieve.

B. Fine Aggregate for Grout: Fine aggregate according to ASTM C33/C33M, but with 100 percent passing a **No. 8** sieve, 95 to 100 percent passing a **No. 16** sieve, 55 to 80 percent passing a **No. 30** sieve, 30 to 55 percent passing a **No. 50** sieve, 10 to 30 percent passing a **No. 100** sieve, zero to 10 percent passing a **No. 200** sieve, and having a fineness modulus of 1.30 to 2.10.

C. Grout Fluidifier for Grout: ASTM C937.

D. Pozzolans for Grout: ASTM C618.

2.3 MISCELLANEOUS MATERIALS

A. Portland Cement: ASTM C150/C150M, Type I, II, or III unless otherwise indicated.

B. Water: Potable.

2.4 MIXES

A. General: Mix products, in clean containers, according to manufacturer's written

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instructions.

1. Do not add water, thinners, or additives unless recommended by manufacturer.
2. When practical, use manufacturer's premeasured packages to ensure that materials are mixed in proper proportions. When premeasured packages are not used, measure ingredients using graduated measuring containers; do not estimate quantities or use shovel or trowel as unit of measure.
3. Do not mix more materials than can be used within time limits recommended by manufacturer. Discard materials that have begun to set.

B. Mortar Scrub Coat: Mix dry ingredients with enough water to provide consistency of thick cream.

C. Dry-Pack Mortar: Mix required type(s) of patching-mortar dry ingredients with just enough liquid to form damp cohesive mixture that can be squeezed by hand into a ball but is not plastic.

D. Concrete: Comply with Section 033000 "Cast-in-Place Concrete."

E. Grout for Use with Preplaced Aggregate: Proportion according to ASTM C938. Add grout fluidifier to mixing water followed by portland cement, pozzolan, and fine aggregate.

PART 3 - EXECUTION

3.1 CONCRETE-MAINTENANCE SPECIALIST
3.2 CONCRETE MAINTENANCE

A. Have concrete-maintenance work performed only by qualified concrete-maintenance specialist.

B. Comply with manufacturers' written instructions for surface preparation and product application.

3.3 EXAMINATION

A. Notify Architect seven days in advance of dates when areas of deteriorated or delaminated concrete and deteriorated reinforcing bars will be located.

B. Locate areas of deteriorated or delaminated concrete using hammer or chain-drag sounding and mark boundaries. Mark areas for removal by simplifying and squaring off boundaries. At columns and walls make boundaries level and plumb unless otherwise indicated.

C. Pachometer Testing: Locate at least three reinforcing bars using a pachometer, and drill test holes to determine depth of cover. Calibrate pachometer using depth of cover measurements, and verify depth of cover in removal areas using pachometer.

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D. Perform surveys as the Work progresses to detect hazards resulting from concrete-maintenance work.

3.4 PREPARATION

A. Ensure that supervisory personnel are on-site and on duty when concrete maintenance work begins and during its progress.

B. Protect persons, motor vehicles, surrounding surfaces of building being repaired, building site, plants, and surrounding buildings from harm resulting from concrete maintenance work.

1. Comply with each product manufacturer's written instructions for protections and precautions. Protect against adverse effects of products and procedures on people and adjacent materials, components, and vegetation.
2. Use only proven protection methods appropriate to each area and surface being protected.
3. Provide temporary barricades, barriers, and directional signage to exclude public from areas where concrete maintenance work is being performed.
4. Erect temporary protective covers over walkways and at points of pedestrian and vehicular entrance and exit that must remain in service during course of concrete maintenance work.
5. Contain dust and debris generated by concrete maintenance work and prevent it from reaching the public or adjacent surfaces.
6. Use water-mist sprinkling and other wet methods to control dust only with adequate, approved procedures and equipment that ensure that such water will not create a hazard or adversely affect other building areas or materials.
7. Protect floors and other surfaces along haul routes from damage, wear, and staining.
8. Provide supplemental sound-control treatment to isolate removal and dismantling work from other areas of the building.
9. Protect adjacent surfaces and equipment by covering them with heavy polyethylene film and waterproof masking tape or a liquid strippable masking agent. If practical, remove items, store, and reinstall after potentially damaging operations are complete.
10. Neutralize and collect alkaline and acid wastes for disposal off Owner's property.
11. Dispose of debris and runoff from operations by legal means and in a manner that prevents soil erosion, undermining of paving and foundations, damage to landscaping, and water penetration into building interiors.

C. Existing Drains: Prior to the start of work in an area, test drainage system to ensure that it is functioning properly. Notify Architect immediately of inadequate drainage or blockage. Do not begin work in an area until the drainage system is in working order.

1. Prevent solids such as aggregate or mortar residue from entering the drainage system. Clean out drains and drain lines that become sluggish or blocked by sand or other materials resulting from concrete maintenance work.
2. Protect drains from pollutants. Block drains or filter out sediments, allowing only clean water to pass.

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D. Preparation for Concrete Removal: Examine construction to be repaired to determine best methods to safely and effectively perform concrete maintenance work. Examine adjacent work to determine what protective measures will be necessary. Make explorations, probes, and inquiries as necessary to determine condition of construction to be removed in the course of repair.

1. Verify that affected utilities have been disconnected and capped.
2. Inventory and record the condition of items to be removed for reinstallation or salvage.
3. Provide and maintain shoring, bracing, and temporary structural supports as required to preserve stability and prevent unexpected or uncontrolled movement, settlement, or collapse of construction being demolished and construction and finishes to remain. Strengthen or add new supports when required during progress of removal work.

E. Reinforcing-Bar Preparation: Remove loose and flaking rust from exposed reinforcing bars by wire brushing until only tightly adhered light rust remains.

1. Where section loss of reinforcing bar is more than 25 percent, or 20 percent in two or more adjacent bars, cut bars and remove and replace as indicated on Drawings.
2. Remove additional concrete as necessary to provide at least **3/4-inch** clearance at existing and replacement bars.
3. Splice replacement bars to existing bars according to **ACI 318** by lapping, welding, or using mechanical couplings.

F. Preparation of Floor Joints for Repair: Saw-cut joints full width to edges and depth of spalls, but not less than 3/4 inch deep. Clean out debris and loose concrete; vacuum or blow clear with compressed air.

G. Surface Preparation for Corrosion-Inhibiting Treatment: Clean concrete to remove dirt, oils, films, and other materials detrimental to treatment application.

1. Use detergent scrubbing.
2. Allow surface to dry before applying corrosion-inhibiting treatment.

H. Surface Preparation for Overlays:

1. Remove delaminated material and deteriorated concrete surface material.
2. Roughen surface of concrete to produce a surface profile matching CSP 3 according to ICRI 310.2.
3. Use scarifying.
4. Sweep and vacuum roughened surface to remove debris followed by low-pressure water cleaning.

I. Acidic Surface Preparation for Sealers: Acid etch surface of concrete to produce a surface profile matching CSP 1 according to ICRI 310.2. Prepare surface for acid etching by detergent scrubbing to remove oils and films that may prevent acid penetration.

1. Remove excess acid solution, reaction products, and debris by squeegeeing or

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vacuuming.

2. Scrub surface with an alkaline detergent, rinse, and squeegee or vacuum.
3. Check acidity of surface with pH test paper and continue rinsing until pH is acceptable according to sealer manufacturer's written instructions.
4. When pH is acceptable according to sealer manufacturer's written instructions and surface is clean, vacuum dry.

J. Nonacidic Surface Preparation for Sealers: Clean concrete to remove dirt, oils, films, and other materials detrimental to sealer application.

1. Use detergent scrubbing.

K. Surface Preparation for Composite Structural Reinforcement: Clean concrete where reinforcement and epoxy patching mortar is to be placed by detergent scrubbing to remove dirt, oils, films, and other materials detrimental to epoxy patching mortar.

1. Roughen surface of concrete by sand blasting.
2. Remove delaminated material and deteriorated concrete surface material.
3. Sweep and vacuum roughened surface to remove debris followed by low-pressure water cleaning.

3.5 REMOVAL OF CONCRETE

A. Do not overload structural elements with debris.

B. Saw-cut perimeter of areas indicated for removal to a depth of at least 1/2 inch. Make cuts perpendicular to concrete surfaces and no deeper than cover on reinforcement.

C. Remove deteriorated and delaminated concrete by breaking up and dislodging from reinforcement.

D. Remove additional concrete if necessary to provide a depth of removal of at least 1/2 inch over entire removal area.

E. Where half or more of the perimeter of reinforcing bar is exposed, bond between reinforcing bar and surrounding concrete is broken, or reinforcing bar is corroded, remove concrete from entire perimeter of bar and to provide at least **3/4-inch** clearance around bar.

F. Test areas where concrete has been removed by tapping with hammer, and remove additional concrete until unsound and disbonded concrete is completely removed.

G. Provide surfaces with a fractured profile of at least **1/8 inch** that are approximately perpendicular or parallel to original concrete surfaces. At columns and walls, make top and bottom surfaces level unless otherwise directed.

H. Thoroughly clean removal areas of loose concrete, dust, and debris.

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3.6 APPLICATION OF BONDING AGENT

A. Epoxy-Modified, Cementitious Bonding and Anticorrosion Agent: Apply to reinforcing bars and concreteby stiff brush or hopper spray according to manufacturer's written instructions. Apply to reinforcing bars in two coats, allowing first coat to dry two to three hours before applying second coat. Allow to dry before placing patching mortar or concrete.

B. Epoxy Bonding Agent: Apply to reinforcing bars and concrete by brush, roller, or spray according to manufacturer's written instructions, leaving no pinholes or other uncoated areas. Apply to reinforcing bars in at least two coats, allowing first coat to dry before applying second coat. Place patching mortar or concrete while epoxy is still tacky. If epoxy dries, recoat before placing patching mortar or concrete.

C. Latex Bonding Agent, Type I: Apply to concrete by brush roller or spray. Allow to dry before placing patching mortar or concrete.

D. Latex Bonding Agent, Type II: Mix with portland cement and scrub into concrete surface according to manufacturer's written instructions. Place patching mortar or concrete while bonding agent is still wet. If bonding agent dries, recoat before placing patching mortar or concrete.

E. Mortar Scrub Coat for Job-Mixed Patching Mortar and Concrete: Dampen repair area and surrounding concrete **6 inches** beyond repair area. Remove standing water and apply scrub coat with a brush, scrubbing it into surface and thoroughly coating repair area. If scrub coat dries, recoat before placing patching mortar or concrete.

F. Slurry Coat for Cementitious Patching Mortar: Wet substrate thoroughly and then remove standing water. Scrub a slurry of neat patching mortar[**mixed with latex bonding agent**] into substrate, filling pores and voids.

3.7 CONCRETE PLACEMENT

A. Place concrete according to Section 033000 "Cast-in-Place Concrete" and as specified in this article.

B. Standard Placement: Place concrete by form-and-pump method unless otherwise indicated.

1. Use vibrators to consolidate concrete as it is placed.
2. At unformed surfaces, screed concrete to produce a surface that when finished with patching mortar will match required profile and surrounding concrete.

C. Wet-cure concrete for not less than seven days by leaving forms in place or keeping surfaces continuously wet by water-fog spray or water-saturated absorptive cover.

D. Fill placement cavities with dry-pack mortar and repair voids with patching mortar. Finish to match surrounding concrete.

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3.8 FLOOR-JOINT REPAIR

A. Cut out deteriorated concrete and reconstruct sides of joint with patching mortar as indicated on Drawings. Install joint filler in nonmoving floor joints where indicated and as specified in this article.

B. Depth: Install joint filler to a depth of at least 3/4 inch. Use fine silica sand no more than **1/4 inch** deep to close base of joint. Do not use sealant backer rods or compressible fillers below joint filler.

C. Top Surface: Install joint filler so that when cured, it is flush at top surface of adjacent concrete. If necessary, overfill joint and remove excess when filler has cured.

3.9 EPOXY CRACK INJECTION

A. Clean cracks with oil-free compressed air or low-pressure water to remove loose particles.

B. Clean areas to receive capping adhesive of oil, dirt, and other substances that would interfere with bond.

C. Place injection ports as recommended by epoxy manufacturer, spacing no farther apart than thickness of member being injected. Seal injection ports in place with capping adhesive.

D. Seal cracks at exposed surfaces with a ribbon of capping adhesive at least **1/4 inch** thick by **1 inch** wider than crack.

E. Inject cracks wider than **0.003 inch** to a depth of **8 inches**.

F. Inject epoxy adhesive, beginning at widest part of crack and working toward narrower parts. Inject adhesive into ports to refusal, capping adjacent ports when they extrude epoxy. Cap injected ports and inject through adjacent ports until crack is filled.

G. After epoxy adhesive has set, remove injection ports and grind surfaces smooth.

3.10 APPLICATION OF CORROSION-INHIBITING-TREATMENT

A. Apply corrosion-inhibiting treatment to as required.

B. Apply by brush, roller, or airless spray in two coats at manufacturer's recommended application rate. Remove film of excess treatment by high-pressure washing before patching treated concrete or applying a sealer or overlay.

3.11 APPLICATION OF POLYMER SEALER

A. Apply to traffic-bearing surfaces, including parking areas and walks.

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3.12 FIELD QUALITY CONTROL

A. Testing Agency: Owner will engage a qualified testing agency to perform tests and inspections as required by local jurisdiction.

END OF SECTION 030130

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SECTION 032000 - CONCRETE REINFORCING

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Steel reinforcement bars.

B. Related Requirements:

1.2 ACTION SUBMITTALS

A. Product Data: For the following:

1. Each type of steel reinforcement.
2. Epoxy repair coating.
3. Zinc repair material.

B. Sustainable Design Submittals:

1. Product Certificates: For indigenous materials, indicating location of material manufacturer and point of extraction, harvest, or recovery for each raw material. Include distance to Project, means of transportation, and cost for each indigenous material.
2. Third-Party Certifications: For each product.
3. Third-Party Certified Life Cycle Assessment: For each product.

C. Delegated Design Submittal: For structural thermal break insulated connection system, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.

1.3 INFORMATIONAL SUBMITTALS

A. Qualification Statements: For testing and inspection agency.

B. Delegated Design Engineer Qualifications: Include the following:

1. Experience providing delegated design engineering services of the type indicated.
2. Documentation that delegated design engineer is licensed in the jurisdiction in which Project is located.

C. Material Certificates: For each of the following, signed by manufacturers:

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1. Epoxy-Coated Reinforcement: CRSI's "Epoxy Coating Plant Certification."
2. Dual-Coated Reinforcement: CRSI's "Epoxy Coating Plant Certification."

D. Field quality-control reports.

E. Minutes of preinstallation conference.

1.4 QUALITY ASSURANCE

A. Testing Agency Qualifications: An independent agency, acceptable to authorities having jurisdiction, qualified in accordance with ASTM C1077 and ASTM E329 for testing indicated.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Delegated Design: Engage a qualified professional engineer, as defined in Section 014000 "Quality Requirements," to design structural thermal break insulated connection system, including attachment to building construction.

2.2 STEEL REINFORCEMENT

1. Indigenous Materials: Steel shall be manufactured within **500 miles** of Project site from materials that have been extracted, harvested, or recovered, as well as manufactured, within **500 miles** of Project site. If materials are transported by rail or water, the distance transported by rail or water shall be multiplied by 0.25 to determine the distance to Project site.

B. Reinforcing Bars: ASTM A615/A615M, Grade 60, deformed.

C. Low-Alloy Steel Reinforcing Bars: ASTM A706/A706M, deformed.

D. Headed-Steel Reinforcing Bars: ASTM A970/A970M.

E. Galvanized Reinforcing Bars:

1. Steel Bars: ASTM A615/A615M, Grade 60, deformed bars.

PART 3 - EXECUTION

3.1 INSTALLATION OF STEEL REINFORCEMENT

A. Comply with CRSI's "Manual of Standard Practice" for placing and supporting reinforcement.

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B. Accurately position, support, and secure reinforcement against displacement.

1. Locate and support reinforcement with bar supports to maintain minimum concrete cover.
2. Do not tack weld crossing reinforcing bars.

C. Preserve clearance between bars of not less than **1 inch**, not less than one bar diameter, or not less than 1-1/3 times size of large aggregate, whichever is greater.

D. Provide concrete coverage in accordance with **ACI 318**.

3.2 INSTALLATION TOLERANCES

A. Comply with **ACI 117**.

3.3 FIELD QUALITY CONTROL

A. Special Inspections: Owner will engage a qualified testing and inspecting agency to perform field tests and inspections and prepare test reports as required.

END OF SECTION 032000

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SECTION 033000 - CAST-IN-PLACE CONCRETE

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Cast-in-place concrete, including concrete materials, mixture design, placement procedures, and finishes.

B. Related Requirements:

1. Section 032000 "Concrete Reinforcing" for steel reinforcing bars and welded-wire reinforcement.

1.2 DEFINITIONS

A. Cementitious Materials: Portland cement alone or in combination with one or more of the following: blended hydraulic cement, fly ash, slag cement, other pozzolans, and silica fume; materials subject to compliance with requirements.

B. Water/Cement Ratio (w/cm): The ratio by weight of water to cementitious materials.

1.3 ACTION SUBMITTALS

A. Product Data: For each of the following.

1. Portland cement.
2. Fly ash.
3. Slag cement.
4. Blended hydraulic cement.
5. Silica fume.
6. Performance-based hydraulic cement
7. Aggregates.
8. Admixtures:

    a. Include limitations of use, including restrictions on cementitious materials, supplementary cementitious materials, air entrainment, aggregates, temperature at time of concrete placement, relative humidity at time of concrete placement, curing conditions, and use of other admixtures.

9. Vapor retarders.
10. Floor and slab treatments.
11. Curing materials.

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a. Include documentation from color pigment manufacturer, indicating that proposed methods of curing are recommended by color pigment manufacturer.

12. Joint fillers.
13. Repair materials.

B. Design Mixtures: For each concrete mixture, include the following:

1. Mixture identification.
2. Minimum 28-day compressive strength.
3. Durability exposure class.
4. Maximum w/cm.
5. Calculated equilibrium unit weight, for lightweight concrete.
6. Slump limit.
7. Air content.
8. Nominal maximum aggregate size.
9. Steel-fiber reinforcement content.
10. Intended placement method.
11. Submit alternate design mixtures when characteristics of materials, Project conditions, weather, test results, or other circumstances warrant adjustments.

C. Concrete Schedule: For each location of each Class of concrete indicated in "Concrete Mixtures" Article, including the following:

1. Concrete Class designation.
2. Location within Project.
3. Exposure Class designation.
4. Formed Surface Finish designation and final finish.
5. Final finish for floors.
6. Curing process.

1.4 INFORMATIONAL SUBMITTALS

A. Qualification Data: For the following:

1. Installer: Include copies of applicable ACI certificates.
2. Ready-mixed concrete manufacturer.
3. Testing agency: Include copies of applicable ACI certificates.

B. Material Certificates: For each of the following, signed by manufacturers:

1. Cementitious materials.
2. Admixtures.
3. Curing compounds.
4. Floor and slab treatments.
5. Bonding agents.
6. Adhesives.
7. Vapor retarders.
8. Repair materials.

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C. Material Test Reports: For the following, from a qualified testing agency:

1. Portland cement.
2. Fly ash.
3. Slag cement.
4. Blended hydraulic cement.
5. Silica fume.
6. Performance-based hydraulic cement.
7. Aggregates.
8. Admixtures:

a. Permeability-Reducing Admixture: Include independent test reports, indicating compliance with specified requirements, including dosage rate used in test.

D. Floor surface flatness and levelness measurements report, indicating compliance with specified tolerances.

E. Research Reports:

1. For concrete admixtures in accordance with ICC's Acceptance Criteria AC198.
2. For sheet vapor retarder/termite barrier, showing compliance with ICC AC380.

F. Preconstruction Test Reports: For each mix design.

G. Field quality-control reports.

H. Minutes of preinstallation conference.

1.5 QUALITY ASSURANCE

A. Installer Qualifications: A qualified installer who employs Project personnel qualified as an ACI-certified Flatwork Technician and Finisher and a supervisor who is a certified ACI Flatwork Concrete Finisher/Technician or an ACI Concrete Flatwork Technician with experience installing and finishing concrete, incorporating permeability-reducing admixtures.

1. Post-Installed Concrete Anchors Installers: ACI-certified Adhesive Anchor Installer.

B. Ready-Mixed Concrete Manufacturer Qualifications: A firm experienced in manufacturing ready-mixed concrete products and that complies with ASTM C94/C94M requirements for production facilities and equipment.

1. Manufacturer certified in accordance with NRMCA's "Certification of Ready Mixed Concrete Production Facilities."

C. Laboratory Testing Agency Qualifications: A testing agency qualified in accordance with ASTM C1077 and ASTM E329 for testing indicated and employing an ACI-certified Concrete Quality Control Technical Manager.

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1. Personnel performing laboratory tests to be an ACI-certified Concrete Strength Testing Technician and Concrete Laboratory Testing Technician, Grade I. Testing agency laboratory supervisor to be an ACI-certified Concrete Laboratory Testing Technician, Grade II.

1.6 PRECONSTRUCTION TESTING

A. Preconstruction Testing Service: Engage a qualified testing agency to perform preconstruction testing on each concrete mixture.

1. Include the following information in each test report:

a. Admixture dosage rates.
b. Slump.
c. Air content.
d. Seven-day compressive strength.
e. 28-day compressive strength.
f. Permeability.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Comply with ASTM C94/C94M and **ACI 301**.

1.8 FIELD CONDITIONS

A. Cold-Weather Placement: Comply with **ACI 301** and ACI 306.1 and as follows.

1. Protect concrete work from physical damage or reduced strength that could be caused by frost, freezing actions, or low temperatures.
2. When average high and low temperature is expected to fall below **40 deg F** for three successive days, maintain delivered concrete mixture temperature within the temperature range required by **ACI 301**.
3. Do not use frozen materials or materials containing ice or snow.
4. Do not place concrete in contact with surfaces less than **35 deg F**, other than reinforcing steel.
5. Do not use calcium chloride, salt, or other materials containing antifreeze agents or chemical accelerators unless otherwise specified and approved in mixture designs.

B. Hot-Weather Placement: Comply with **ACI 301** and **ACI 305.1**, and as follows:

1. Maintain concrete temperature at time of discharge to not exceed **95 deg F**.
2. Fog-spray forms, steel reinforcement, and subgrade just before placing concrete. Keep subgrade uniformly moist without standing water, soft spots, or dry areas.

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1.9 WARRANTY

A. Manufacturer's Warranty: Manufacturer agrees to furnish replacement sheet vapor retarder/termite barrier material and accessories for sheet vapor retarder/ termite barrier and accessories that do not comply with requirements or that fail to resist penetration by termites within specified warranty period.

1. Warranty Period: 10 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 CONCRETE, GENERAL

A. ACI Publications: Comply with **ACI 301** unless modified by requirements in the Contract Documents.

2.2 CONCRETE MATERIALS

A. Indigenous Materials: Concrete shall be manufactured within **500 miles** of Project site from aggregates[**and cementitious materials**] that have been extracted, harvested, or recovered, as well as manufactured, within **500 miles** of Project site. If materials are transported by rail or water, the distance transported by rail or water shall be multiplied by 0.25 to determine the distance to Project site.

B. Source Limitations:

1. Obtain all concrete mixtures from a single ready-mixed concrete manufacturer for entire Project.
2. Obtain each type or class of cementitious material of the same brand from the same manufacturer's plant.
3. Obtain aggregate from single source.
4. Obtain each type of admixture from single source from single manufacturer.

C. Cementitious Materials:

1. Portland Cement: ASTM C150/C150M, Type I, gray.
2. Fly Ash: ASTM C618, Class C or F.
3. Slag Cement: ASTM C989/C989M, Grade 100 or 120.

D. Normal-Weight Aggregates: ASTM C33/C33M, Class 1N coarse aggregate or better, graded. Provide aggregates from a single source.

1. Alkali-Silica Reaction: Comply with one of the following:

a. Expansion Result of Aggregate: Not more than 0.04 percent at one-year when tested in accordance with ASTM C1293.
b. Expansion Results of Aggregate and Cementitious Materials in Combination: Not more than 0.10 percent at an age of 16 days when tested

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in accordance with ASTM C1567.

c. Alkali Content in Concrete: Not more than **4 lb./cu. yd.** for moderately reactive aggregate or **3 lb./cu. yd.** for highly reactive aggregate, when tested in accordance with ASTM C1293 and categorized in accordance with ASTM C1778, based on alkali content being calculated in accordance with **ACI 301**.

2. Maximum Coarse-Aggregate Size: 3/4 inch nominal.
3. Fine Aggregate: Free of materials with deleterious reactivity to alkali in cement.

E. Water and Water Used to Make Ice: ASTM C94/C94M, potable

2.3 VAPOR RETARDERS

A. Sheet Vapor Retarder, Class A: ASTM E1745, Class A; not less than **10 mils** thick. Include manufacturer's recommended adhesive or pressure-sensitive tape.

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

a. Barrier-Bac; Inteplast Group
b. Foxfire Enterprises, Inc.
c. ISI Building Products
d. Poly-America, L.P.
e. R&D Workshop
f. Reef Industries, Inc.
g. Stego Industries, LLC
h. W. R. Meadows, Inc

2.4 REPAIR MATERIALS

A. Repair Underlayment: Cement-based, polymer-modified, self-leveling product that can be applied in thicknesses from **1/8 inch** and that can be feathered at edges to match adjacent floor elevations.

1. Cement Binder: ASTM C150/C150M portland cement or hydraulic or blended hydraulic cement, as defined in ASTM C219.
2. Primer: Product of underlayment manufacturer recommended for substrate, conditions, and application.
3. Aggregate: Well-graded, washed gravel, **1/8 to 1/4 inch** or coarse sand, as recommended by underlayment manufacturer.
4. Compressive Strength: Not less than 4100 psi at 28 days when tested in accordance with ASTM C109/C109M.

B. Repair Overlayment: Cement-based, polymer-modified, self-leveling product that can be applied in thicknesses from **1/4 inch** and that can be filled in over a scarified surface to match adjacent floor elevations.

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1. Cement Binder: ASTM C150/C150M portland cement or hydraulic or blended hydraulic cement, as defined in ASTM C219.
2. Primer: Product of topping manufacturer recommended for substrate, conditions, and application.
3. Aggregate: Well-graded, washed gravel, **1/8 to 1/4 inch** or coarse sand as recommended by topping manufacturer.
4. Compressive Strength: Not less than 5000 psi at 28 days when tested in accordance with ASTM C109/C109M.

2.5 CONCRETE MIXTURES, GENERAL

A. Prepare design mixtures for each type and strength of concrete, proportioned on the basis of laboratory trial mixture or field test data, or both, in accordance with **ACI 301**.

1. Use a qualified testing agency for preparing and reporting proposed mixture designs, based on laboratory trial mixtures.

B. Cementitious Materials: Limit percentage, by weight, of cementitious materials other than portland cement in concrete as follows:

1. Fly Ash or Other Pozzolans: 25 percent by mass.
2. Slag Cement: 50 percent by mass.
3. Silica Fume: 10 percent by mass.
4. Total of Fly Ash or Other Pozzolans, Slag Cement, and Silica Fume: 50 percent by mass, with fly ash or pozzolans not exceeding 25 percent by mass and silica fume not exceeding 10 percent by mass.
5. Total of Fly Ash or Other Pozzolans and Silica Fume: 35 percent by mass with fly ash or pozzolans not exceeding 25 percent by mass and silica fume not exceeding 10 percent by mass.

2.6 CONCRETE MIXING

A. Ready-Mixed Concrete: Measure, batch, mix, and deliver concrete in accordance with ASTM C94/C94M[**and ASTM C1116/C1116M**], and furnish batch ticket information.

B. Project-Site Mixing: Measure, batch, and mix concrete materials and concrete in accordance with ASTM C94/C94M. Mix concrete materials in appropriate drum-type batch machine mixer.

1. For mixer capacity of **1 cu. yd.** or smaller, continue mixing at least 1-1/2 minutes, but not more than five minutes after ingredients are in mixer, before any part of batch is released.
2. For mixer capacity larger than **1 cu. yd.**, increase mixing time by 15 seconds for each additional **1 cu. yd.**.
3. Provide batch ticket for each batch discharged and used in the Work, indicating Project identification name and number, date, mixture type, mixture time, quantity, and amount of water added. Record approximate location of final deposit in structure.

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PART 3 - EXECUTION

3.1 EXAMINATION

A. Verification of Conditions:

1. Before placing concrete, verify that installation of concrete forms, accessories, and reinforcement, and embedded items is complete and that required inspections have been performed.
2. Do not proceed until unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Provide reasonable auxiliary services to accommodate field testing and inspections, acceptable to testing agency, including the following:

1. Daily access to the Work.
2. Incidental labor and facilities necessary to facilitate tests and inspections.
3. Secure space for storage, initial curing, and field curing of test samples, including source of water and continuous electrical power at Project site during site curing period for test samples.
4. Security and protection for test samples and for testing and inspection equipment at Project site.

3.3 INSTALLATION OF EMBEDDED ITEMS

A. Place and secure anchorage devices and other embedded items required for adjoining Work that is attached to or supported by cast-in-place concrete.

1. Use setting drawings, templates, diagrams, instructions, and directions furnished with items to be embedded.
2. Install anchor rods, accurately located, to elevations required and complying with tolerances in Section 7.5 of ANSI/AISC 303.
3. Install reglets to receive waterproofing and to receive through-wall flashings in outer face of concrete frame at exterior walls, where flashing is shown at lintels, shelf angles, and other conditions.

3.4 INSTALLATION OF VAPOR RETARDER

A. Sheet Vapor Retarders: Place, protect, and repair sheet vapor retarder in accordance with ASTM E1643 and manufacturer's written instructions.

1. Install vapor retarder with longest dimension parallel with direction of concrete pour.
2. Face laps away from exposed direction of concrete pour.
3. Lap vapor retarder over footings and grade beams not less than **6 inches**, sealing vapor retarder to concrete.

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4. Lap joints **6 inches** and seal with manufacturer's recommended tape.
5. Terminate vapor retarder at the top of floor slabs, grade beams, and pile caps, sealing entire perimeter to floor slabs, grade beams, foundation walls, or pile caps.
6. Seal penetrations in accordance with vapor retarder manufacturer's instructions.
7. Protect vapor retarder during placement of reinforcement and concrete.

    a. Repair damaged areas by patching with vapor retarder material, overlapping damages area by **6 inches** on all sides, and sealing to vapor retarder.

B. Bituminous Vapor Retarders: Place, protect, and repair bituminous vapor retarder in accordance with manufacturer's written instructions.

3.5 CONCRETE PLACEMENT

A. Before placing concrete, verify that installation of formwork, reinforcement, embedded items, and vapor retarder is complete and that required inspections are completed.

1. Immediately prior to concrete placement, inspect vapor retarder for damage and deficient installation, and repair defective areas.
2. Provide continuous inspection of vapor retarder during concrete placement and make necessary repairs to damaged areas as Work progresses.

B. Notify Architect and testing and inspection agencies 24 hours prior to commencement of concrete placement.

C. Do not add water to concrete during delivery, at Project site, or during placement unless approved by Architect in writing, but not to exceed the amount indicated on the concrete delivery ticket.

1. Do not add water to concrete after adding high-range water-reducing admixtures to mixture.

D. Before test sampling and placing concrete, water may be added at Project site, subject to limitations of **ACI 301**, but not to exceed the amount indicated on the concrete delivery ticket.

1. Do not add water to concrete after adding high-range water-reducing admixtures to mixture.

E. Deposit concrete continuously in one layer or in horizontal layers of such thickness that no new concrete is placed on concrete that has hardened enough to cause seams or planes of weakness.

1. If a section cannot be placed continuously, provide construction joints as indicated.
2. Deposit concrete to avoid segregation.
3. Deposit concrete in horizontal layers of depth not to exceed formwork design pressures and in a manner to avoid inclined construction joints.

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4. Consolidate placed concrete with mechanical vibrating equipment in accordance with **ACI 301**.

    a. Do not use vibrators to transport concrete inside forms.
    b. Insert and withdraw vibrators vertically at uniformly spaced locations to rapidly penetrate placed layer and at least **6 inches** into preceding layer.
    c. Do not insert vibrators into lower layers of concrete that have begun to lose plasticity.
    d. At each insertion, limit duration of vibration to time necessary to consolidate concrete, and complete embedment of reinforcement and other embedded items without causing mixture constituents to segregate.

F. Deposit and consolidate concrete for floors and slabs in a continuous operation, within limits of construction joints, until placement of a panel or section is complete.

1. Do not place concrete floors and slabs in a checkerboard sequence.
2. Consolidate concrete during placement operations, so concrete is thoroughly worked around reinforcement and other embedded items and into corners.
3. Maintain reinforcement in position on chairs during concrete placement.
4. Screed slab surfaces with a straightedge and strike off to correct elevations.
5. Level concrete, cut high areas, and fill low areas.
6. Slope surfaces uniformly to drains where required.
7. Begin initial floating using bull floats or darbies to form a uniform and open-textured surface plane, before excess bleedwater appears on the surface.
8. Do not further disturb slab surfaces before starting finishing operations.

3.6 FINISHING FLOORS AND SLABS

A. Comply with ACI 302.1R recommendations for screeding, restraightening, and finishing operations for concrete surfaces. Do not wet concrete surfaces.

B. Float Finish:

1. When bleedwater sheen has disappeared and concrete surface has stiffened sufficiently to permit operation of specific float apparatus, consolidate concrete surface with power-driven floats or by hand floating if area is small or inaccessible to power-driven floats.
2. Repeat float passes and restraightening until surface is left with a uniform, smooth, granular texture and complies with **ACI 117** tolerances for conventional concrete.

C. Broom Finish: Apply a broom finish to exterior concrete platforms, steps, ramps, and locations indicated on Drawings.

1. Immediately after float finishing, slightly roughen trafficked surface by brooming with fiber-bristle broom perpendicular to main traffic route.
2. Coordinate required final finish with Architect before application.

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3.7 INSTALLATION OF MISCELLANEOUS CONCRETE ITEMS

A. Filling In:

1. Fill in holes and openings left in concrete structures after Work of other trades is in place unless otherwise indicated.
2. Mix, place, and cure concrete, as specified, to blend with in-place construction.
3. Provide other miscellaneous concrete filling indicated or required to complete the Work.

3.8 CONCRETE CURING

A. Protect freshly placed concrete from premature drying and excessive cold or hot temperatures.

1. Comply with **ACI 301** and ACI 306.1 for cold weather protection during curing.
2. Comply with **ACI 301** and **ACI 305.1** for hot-weather protection during curing.
3. Maintain moisture loss no more than **0.2 lb/sq. ft. x h** before and during finishing operations.

B. Curing Unformed Surfaces: Comply with **ACI 308.1** as follows:

1. Begin curing immediately after finishing concrete.
2. Interior Concrete Floors:

a. Floors to Receive Floor Coverings Specified in Other Sections: Contractor has option of the following:

1) Absorptive Cover: As soon as concrete has sufficient set to permit application without marring concrete surface, install prewetted absorptive cover over entire area of floor.

a) Lap edges and ends of absorptive cover not less than **12 inches**.
b) Maintain absorptive cover water saturated, and in place, for duration of curing period, but not less than seven days.

2) Moisture-Retaining-Cover Curing: Cover concrete surfaces with moisture-retaining cover for curing concrete, placed in widest practicable width, with sides and ends lapped at least **12 inches**, and sealed by waterproof tape or adhesive.

a) Immediately repair any holes or tears during curing period, using cover material and waterproof tape.
b) Cure for not less than seven days.

3) Ponding or Continuous Sprinkling of Water: Maintain concrete surfaces continuously wet for not less than seven days, utilizing one, or a combination of, the following:

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a) Water.
b) Continuous water-fog spray.

b. Floors to Receive Curing Compound:

1) Apply uniformly in continuous operation by power spray or roller in accordance with manufacturer's written instructions.
2) Recoat areas subjected to heavy rainfall within three hours after initial application.
3) Maintain continuity of coating, and repair damage during curing period.
4) Removal: After curing period has elapsed, remove curing compound without damaging concrete surfaces by method recommended by curing compound manufacturer unless manufacturer certifies curing compound does not interfere with bonding of floor covering used on Project.

c. Floors to Receive Curing and Sealing Compound:

1) Apply uniformly to floors and slabs indicated in a continuous operation by power spray or roller in accordance with manufacturer's written instructions.
2) Recoat areas subjected to heavy rainfall within three hours after initial application.
3) Repeat process 24 hours later, and apply a second coat. Maintain continuity of coating, and repair damage during curing period.

3.9 TOLERANCES

A. Conform to **ACI 117**.

3.10 JOINT FILLING

A. Prepare, clean, and install joint filler in accordance with manufacturer's written instructions.

1. Do not fill joints until construction traffic has permanently ceased.

B. Remove dirt, debris, saw cuttings, curing compounds, and sealers from joints; leave contact faces of joints clean and dry.

C. Install semirigid joint filler full depth in saw-cut joints and at least **2 inches** deep in formed joints.

D. Overfill joint, and trim joint filler flush with top of joint after hardening.

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3.11 CONCRETE SURFACE REPAIRS

A. Defective Concrete:

1. Repair and patch defective areas when approved by Architect.
2. Remove and replace concrete that cannot be repaired and patched to Architect's approval.

B. Patching Mortar: Mix dry-pack patching mortar, consisting of 1 part portland cement to 2-1/2 parts fine aggregate passing a **No. 16** sieve, using only enough water for handling and placing.

C. Repairing Formed Surfaces: Surface defects include color and texture irregularities, cracks, spalls, air bubbles, honeycombs, rock pockets, fins and other projections on the surface, and stains and other discolorations that cannot be removed by cleaning.

1. Immediately after form removal, cut out honeycombs, rock pockets, and voids more than **1/2 inch** in any dimension to solid concrete.

a. Limit cut depth to **3/4 inch**.
b. Make edges of cuts perpendicular to concrete surface.
c. Clean, dampen with water, and brush-coat holes and voids with bonding agent.
d. Fill and compact with patching mortar before bonding agent has dried.
e. Fill form-tie voids with patching mortar or cone plugs secured in place with bonding agent.

2. Repair defects on surfaces exposed to view by blending white portland cement and standard portland cement, so that, when dry, patching mortar matches surrounding color.

a. Patch a test area at inconspicuous locations to verify mixture and color match before proceeding with patching.
b. Compact mortar in place and strike off slightly higher than surrounding surface.

3. Repair defects on concealed formed surfaces that will affect concrete's durability and structural performance as determined by Architect.

D. Repairing Unformed Surfaces:

1. Test unformed surfaces, such as floors and slabs, for finish, and verify surface tolerances specified for each surface.

a. Correct low and high areas.
b. Test surfaces sloped to drain for trueness of slope and smoothness; use a sloped template.

2. Repair finished surfaces containing surface defects, including spalls, popouts, honeycombs, rock pockets, crazing, and cracks in excess of **0.01 inch** wide or that penetrate to reinforcement or completely through unreinforced sections

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regardless of width, and other objectionable conditions.

3. After concrete has cured at least 14 days, correct high areas by grinding.
4. Correct localized low areas during, or immediately after, completing surface-finishing operations by cutting out low areas and replacing with patching mortar.

    a. Finish repaired areas to blend into adjacent concrete.

5. Correct other low areas scheduled to receive floor coverings with a repair underlayment.

    a. Prepare, mix, and apply repair underlayment and primer in accordance with manufacturer's written instructions to produce a smooth, uniform, plane, and level surface.
    b. Feather edges to match adjacent floor elevations.

6. Correct other low areas scheduled to remain exposed with repair topping.

    a. Cut out low areas to ensure a minimum repair topping depth of **1/4 inch** to match adjacent floor elevations.
    b. Prepare, mix, and apply repair topping and primer in accordance with manufacturer's written instructions to produce a smooth, uniform, plane, and level surface.

7. Repair defective areas, except random cracks and single holes **1 inch** or less in diameter, by cutting out and replacing with fresh concrete.

    a. Remove defective areas with clean, square cuts, and expose steel reinforcement with at least a **3/4-inch** clearance all around.
    b. Dampen concrete surfaces in contact with patching concrete and apply bonding agent.
    c. Mix patching concrete of same materials and mixture as original concrete, except without coarse aggregate.
    d. Place, compact, and finish to blend with adjacent finished concrete.
    e. Cure in same manner as adjacent concrete.

8. Repair random cracks and single holes **1 inch** or less in diameter with patching mortar.

    a. Groove top of cracks and cut out holes to sound concrete, and clean off dust, dirt, and loose particles.
    b. Dampen cleaned concrete surfaces and apply bonding agent.
    c. Place patching mortar before bonding agent has dried.
    d. Compact patching mortar and finish to match adjacent concrete.
    e. Keep patched area continuously moist for at least 72 hours.

E. Perform structural repairs of concrete, subject to Architect's approval, using epoxy adhesive and patching mortar.

F. Repair materials and installation not specified above may be used, subject to Architect's approval.

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3.12 FIELD QUALITY CONTROL

A. Special Inspections: Owner will engage a special inspector to perform field tests and inspections and prepare testing and inspection reports as required.

3.13 PROTECTION

A. Protect concrete surfaces as follows:

1. Protect from petroleum stains.
2. Diaper hydraulic equipment used over concrete surfaces.
3. Prohibit vehicles from interior concrete slabs.
4. Prohibit use of pipe-cutting machinery over concrete surfaces.
5. Prohibit placement of steel items on concrete surfaces.
6. Prohibit use of acids or acidic detergents over concrete surfaces.
7. Protect liquid floor treatment from damage and wear during the remainder of construction period. Use protective methods and materials, including temporary covering, recommended in writing by liquid floor treatments installer.
8. Protect concrete surfaces scheduled to receive surface hardener or polished concrete finish using Floor Slab Protective Covering.

END OF SECTION 033000

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SECTION 061000 - ROUGH CARPENTRY

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Wood products.
2. Wood-preservative-treated lumber.
3. Fire-retardant-treated lumber.
4. Dimension lumber framing.
5. Miscellaneous lumber.
6. Plywood backing panels.

B. Related Requirements:

1. Section 061600 "Sheathing" for sheathing, subflooring, and underlayment.
2. Section 064023 "Interior Architectural Woodwork" for interior wood stairs and railings.
3. Section 313116 "Termite Control" for site application of borate treatment to wood framing.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of process and factory-fabricated product. Indicate component materials and dimensions and include construction and application details.

1. Include data for wood-preservative treatment from chemical treatment manufacturer and certification by treating plant that treated materials comply with requirements. Indicate type of preservative used and net amount of preservative retained.

1.3 INFORMATIONAL SUBMITTALS

A. Material Certificates:

1. For dimension lumber specified to comply with minimum allowable unit stresses. Indicate species and grade selected for each use and design values approved by the ALSC Board of Review.
2. For preservative-treated wood products. Indicate type of preservative used and net amount of preservative retained.

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PART 2 - PRODUCTS

2.1 WOOD PRODUCTS

A. Lumber: Comply with DOC PS 20 and applicable rules of grading agencies indicated. If no grading agency is indicated, comply with the applicable rules of any rules-writing agency certified by the ALSC Board of Review. Grade lumber by an agency certified by the ALSC Board of Review to inspect and grade lumber under the rules indicated.

1. Factory mark each piece of lumber with grade stamp of grading agency.
2. For exposed lumber indicated to receive a stained or natural finish, mark grade stamp on end or back of each piece.
3. Where nominal sizes are indicated, provide actual sizes required by DOC PS 20 for moisture content specified. Where actual sizes are indicated, they are minimum dressed sizes for dry wood products.
4. Dress lumber, S4S, unless otherwise indicated.

B. Maximum Moisture Content:

1. Boards: 15 percent.
2. Dimension Lumber: 15 percent unless otherwise indicated.

2.2 WOOD-PRESERVATIVE-TREATED LUMBER

A. Preservative Treatment by Pressure Process: AWPA U1, Use categories as follows:

1. UC1: Interior construction not in contact with ground or subject to moisture. Include all rough carpentry.

    a. Wood sills, sleepers, blocking, furring,and similar concealed members in contact with masonry or concrete.
    b. Wood framing and furring attached directly to the interior of below-grade exterior masonry or concrete walls.
    c. Wood floor plates that are installed over concrete slabs-on-grade.
    d. Wood furniture.
    e. Wood millwork.

2. UC2: Interior construction not in contact with ground but may be subject to moisture. Include all rough carpentry.

    a. Wood sills, sleepers, blocking, furring,and similar concealed members in contact with masonry or concrete.
    b. Wood framing and furring attached directly to the interior of below-grade exterior masonry or concrete walls.
    c. Wood floor plates that are installed over concrete slabs-on-grade.
    d. Wood millwork.
    e. Wood flooring.

3. Preservative Chemicals: Acceptable to authorities having jurisdiction and

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containing no arsenic or chromium. Do not use inorganic boron (SBX) for sill plates.

B. Kiln-dry lumber after treatment to a maximum moisture content of 19 percent. Do not use material that is warped or that does not comply with requirements for untreated material.

C. Mark lumber with treatment quality mark of an inspection agency approved by the ALSC Board of Review.

D. Application: Treat all rough carpentry unless otherwise indicated.

1. Wood cants, nailers, curbs, equipment support bases, blocking, stripping, and similar members in connection with roofing, flashing, vapor barriers, and waterproofing.
2. Wood sills, sleepers, blocking, furring, and similar concealed members in contact with masonry or concrete.
3. Wood framing and furring attached directly to the interior of below-grade exterior masonry or concrete walls.
4. Wood framing members that are less than **18 inches** above the ground in crawlspaces or unexcavated areas.
5. Wood floor plates that are installed over concrete slabs-on-grade.

2.3 FIRE-RETARDANT-TREATED LUMBER

A. General: Where fire-retardant-treated materials are indicated, materials are to comply with requirements in this article, that are acceptable to authorities having jurisdiction, and with fire-test-response characteristics specified as determined by testing identical products per test method indicated by a qualified testing agency.

B. Fire-Retardant-Treated Lumber and Plywood by Pressure Process: Products with a flame-spread index of 25 or less when tested in accordance with ASTM E84, and with no evidence of significant progressive combustion when the test is extended an additional 20 minutes, and with the flame front not extending more than **10.5 feet** beyond the centerline of the burners at any time during the test.

1. Treatment is not to promote corrosion of metal fasteners.
2. Exterior Type: Treated materials are to comply with requirements specified above for fire-retardant-treated lumber and plywood by pressure process after being subjected to accelerated weathering in accordance with ASTM D2898. Use for exterior locations and where indicated.
3. Interior Type A: Treated materials are to have a moisture content of 28 percent or less when tested in accordance with ASTM D3201/D3201M at 92 percent relative humidity. Use where exterior type is not indicated.

C. Kiln-dry lumber after treatment to maximum moisture content of 19 percent. Kiln-dry plywood after treatment to maximum moisture content of 15 percent.

D. Identify fire-retardant-treated wood with appropriate classification marking of qualified testing agency and other information required by authorities having jurisdiction.

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1. For exposed lumber indicated to receive a stained or natural finish, mark end or back of each piece or omit marking and provide certificates of treatment compliance issued by testing agency.

E. For exposed items indicated to receive a stained or natural finish, chemical formulations are not to bleed through, contain colorants, or otherwise adversely affect finishes.

F. Application: Treat all rough carpentry unless otherwise indicated.

1. Concealed blocking.
2. Wood cants, nailers, curbs, equipment support bases, blocking, and similar members in connection with roofing.
3. Plywood backing panels.

2.4 DIMENSION LUMBER FRAMING

A. Non-Load-Bearing Interior Partitions by Grade: Construction or No. 2 grade.

1. Application: All interior partitions.
2. Species:

a. Hem-fir (north); NLGA.
b. Southern pine or mixed southern pine; SPIB.
c. Spruce-pine-fir; NLGA.
d. Hem-fir; WCLIB, or WWPA.
e. Spruce-pine-fir (south); NeLMA, WCLIB, or WWPA.

2.5 METAL FRAMING ANCHORS

A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

1. MiTek Industries, Inc.
2. Simpson Strong-Tie Co., Inc.
3. Tamlyn

B. Wall Bracing:

1. T-shaped bracing made for letting into studs in saw kerf, **1-1/8 inches** wide by **9/16 inch** deep by **0.034 inch** thick with hemmed edges.
2. Angle bracing made for letting into studs in saw kerf, **15/16 by 15/16 by 0.040 inch** thick with hemmed edges.

C. Materials: Unless otherwise indicated, fabricate from the following materials:

1. Galvanized-Steel Sheet: Hot-dip, zinc-coated steel sheet complying with ASTM A653/A653M, **G60** coating designation.

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a. Use for interior locations unless otherwise indicated.

2. Heavy-Galvanized-Steel Sheet: Hot-dip, zinc-coated steel sheet complying with ASTM A653/A653M; structural steel (SS), high-strength low-alloy steel Type A (HSLAS Type A), or high-strength low-alloy steel Type B (HSLAS Type B); **G185** coating designation; and not less than **0.036 inch** thick.

a. Use for wood-preservative-treated lumber and where indicated.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Framing Standard: Comply with AF&PA's WCD 1, "Details for Conventional Wood Frame Construction," unless otherwise indicated.

B. Set work to required levels and lines, with members plumb, true to line, cut, and fitted. Fit rough carpentry accurately to other construction. Locate furring,nailers, blocking, and similar supports to comply with requirements for attaching other construction.

C. Install metal framing anchors to comply with manufacturer's written instructions. Install fasteners through each fastener hole.

D. Do not splice structural members between supports unless otherwise indicated.

E. Provide blocking and framing as indicated and as required to support facing materials, fixtures, specialty items, and trim.

1. Provide metal clips for fastening gypsum board or lath at corners and intersections where framing or blocking does not provide a surface for fastening edges of panels. Space clips not more than **16 inches** o.c.

F. Provide fire blocking in furred spaces, stud spaces, and other concealed cavities as indicated and as follows:

1. Fire block furred spaces of walls, at each floor level, at ceiling, and at not more than **96 inches** o.c. with solid wood blocking or noncombustible materials accurately fitted to close furred spaces.
2. Fire block concealed spaces of wood-framed walls and partitions at each floor level, at ceiling line of top story, and at not more than **96 inches** o.c. Where fire blocking is not inherent in framing system used, provide closely fitted solid wood blocks of same width as framing members and **2-inch nominal** thickness.
3. Fire block concealed spaces between floor sleepers with same material as sleepers to limit concealed spaces to not more than **100 sq. ft.** and to solidly fill space below partitions.
4. Fire block concealed spaces behind combustible cornices and exterior trim at not more than **20 feet** o.c.

G. Sort and select lumber so that natural characteristics do not interfere with installation or

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with fastening other materials to lumber. Do not use materials with defects that interfere with function of member or pieces that are too small to use with minimum number of joints or optimum joint arrangement.

H. Comply with AWPA M4 for applying field treatment to cut surfaces of preservative-treated lumber.

1. Use inorganic boron for items that are continuously protected from liquid water.
2. Use copper naphthenate for items not continuously protected from liquid water.

I. Where wood-preservative-treated lumber is installed adjacent to metal decking, install continuous flexible flashing separator between wood and metal decking.

J. Securely attach rough carpentry work to substrate by anchoring and fastening as indicated, complying with the following:

1. Table 2304.10.1, "Fastening Schedule," in ICC's International Building Code (IBC).
2. Table R602.3(1), "Fastener Schedule for Structural Members," and Table R602.3(2), "Alternate Attachments," in ICC's International Residential Code for One- and Two-Family Dwellings.
3. ICC-ES evaluation report for fastener.

K. Use steel common nails unless otherwise indicated. Select fasteners of size that will not fully penetrate members where opposite side will be exposed to view or will receive finish materials. Make tight connections between members. Install fasteners without splitting wood. Drive nails snug but do not countersink nail heads unless otherwise indicated.

3.2 INSTALLATION OF WOOD BLOCKING AND NAILERS

A. Install where indicated and where required for screeding or attaching other work. Form to shapes indicated and cut as required for true line and level of attached work. Coordinate locations with other work involved.

B. Attach wood blocking to substrates to support applied loading. Recess bolts and nuts flush with surfaces unless otherwise indicated.

C. Provide permanent grounds of dressed, pressure-preservative-treated, key-beveled lumber not less than **1-1/2 inches** wide and of thickness required to bring face of ground to exact thickness of finish material. Remove temporary grounds when no longer required.

3.3 INSTALLATION OF WOOD FURRING

A. Install level and plumb with closure strips at edges and openings. Shim with wood as required for tolerance of finish work.

B. Furring to Receive Gypsum Board or Plaster Lath: Install **1-by-2-inch nominal-** size

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furring vertically at 16 inches o.c.

3.4 INSTALLATION OF WALL AND PARTITION FRAMING

A. General: Provide single bottom plate and double top plates using members of **2-inch nominal** thickness whose widths equal that of studs, except single top plate may be used for non-load-bearing partitions. Fasten plates to supporting construction unless otherwise indicated.

1. For interior partitions and walls, provide 2-by-6-inch nominal- 2-by-4-inch nominal- size wood studs spaced 16 inches o.c. unless otherwise indicated.
2. Provide continuous horizontal blocking at midheight of partitions more than **96 inches** high, using members of **2-inch nominal** thickness and of same width as wall or partitions.

B. Construct corners and intersections with three or more studs, except that two studs may be used for interior non-load-bearing partitions.

C. Frame openings with multiple studs and headers. Provide nailed header members of thickness equal to width of studs. Support headers on jamb studs.

1. For non-load-bearing partitions, provide double-jamb studs and headers not less than **4-inch nominal** depth for openings **48 inches** and less in width, **6-inch nominal** depth for openings **48 to 72 inches** in width, **8-inch nominal** depth for openings **72 to 120 inches** in width, and not less than **10-inch nominal** depth for openings **10 to 12 feet** in width.

END OF SECTION 061000

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SECTION 061600 - SHEATHING

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Subflooring and underlayment.
2. Sheathing joint-and-penetration treatment materials.

B. Related Requirements:

1. Section 061000 "Rough Carpentry" for plywood backing panels.

1.2 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at Project site.

1. Review air-barrier and water-resistant glass-mat gypsum sheathing requirements and installation, special details, transitions, mockups, air-leakage testing, protection, and work scheduling that covers air-barrier and water-resistant glass-mat gypsum sheathing.

1.3 ACTION SUBMITTALS

A. Product Data:

1. Subflooring and underlayment.
2. Sheathing joint-and-penetration treatment materials.

B. Sustainable Design Submittals:

1. Chain-of-Custody Certificates: For certified wood products. Include statement of costs.
2. Product Data: For composite wood products, indicating compliance with requirements for formaldehyde emissions.

C. Shop Drawings: For air-barrier and water-resistant glass-mat gypsum sheathing assemblies.

1. Show locations and extent of sheathing, accessories, and assemblies specific to Project conditions.
2. Include details for sheathing joints and cracks, counterflashing strips, penetrations, inside and outside corners, terminations, and tie-ins with adjoining construction.

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3. Include details of interfaces with other materials that form part of air barrier.

1.4 INFORMATIONAL SUBMITTALS

A. Qualification Data: For Installer, including list of ABAA-certified installers and supervisors employed by Installer, who work on Project.

B. Product Certificates: From air-barrier and water-resistant glass-mat gypsum sheathing manufacturer, certifying compatibility of sheathing accessory materials with Project materials that connect to or that come in contact with the sheathing.

C. Product Test Reports: For each air-barrier and water-resistant glass-mat gypsum sheathing assembly, indicating compliance with specified requirements, for tests performed by a qualified testing agency.

D. Evaluation Reports: For the following, from ICC-ES:

1. Foam-plastic sheathing.
2. Air-barrier and water-resistant glass-mat gypsum sheathing.

E. Field quality-control reports.

1.5 QUALITY ASSURANCE

A. Installer Qualifications: An entity that employs installers and supervisors who are trained and approved by manufacturer of air-barrier and water-resistant glass-mat gypsum sheathing.

1. Installer is to be licensed by ABAA in accordance with ABAA's Quality Assurance Program and is to employ ABAA-certified installers and supervisors on Project.

B. Testing Agency Qualifications:

1. For testing and inspecting agency providing tests and inspections related to air-barrier and water-resistant glass-mat gypsum sheathing: an independent agency, qualified in accordance with ASTM E329 for testing indicated, and certified by Air Barrier Association of America, Inc.

1.6 PRECONSTRUCTION TESTING

A. Preconstruction Testing Service: Engage a qualified testing agency to perform preconstruction testing on field mockups.

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PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Air-Barrier and Water-Resistant Glass-Mat Gypsum Sheathing Performance: Air-barrier and water-resistant glass-mat gypsum sheathing assembly, and seals with adjacent construction, are to be capable of performing as a continuous air barrier and as a liquid-water drainage plane flashed to discharge to the exterior incidental condensation or water penetration. Air-barrier assemblies are to be capable of accommodating substrate movement and of sealing substrate expansion and control joints, construction material changes, penetrations[**, tie-ins to installed waterproofing**][**, tie-ins to other installed air barriers**], and transitions at perimeter conditions without deterioration and air leakage exceeding specified limits.

2.2 WALL SHEATHING

A. Cementitious Backer Units, Walls: ASTM C1325, Type A.

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

    a. C-Cure
    b. Custom Building Products
    c. FinPan, Inc.
    d. USG Corporation

2. Thickness: As indicated.

2.3 SUBFLOORING AND UNDERLAYMENT

A. Plywood Combination Subfloor-Underlayment: DOC PS 1, Exposure 1, Underlayment single-floor panels.

1. Span Rating: Not less than 16.
2. Nominal Thickness: Not less than 23/32 inch.
3. Edge Detail: Tongue and groove.
4. Surface Finish: Fully sanded face.

B. Plywood Subflooring: DOC PS 1, Exposure 1 single-floor panels or sheathing.

1. Span Rating: Not less than 16.
2. Nominal Thickness: Not less than 23/32 inch.

C. Underlayment: Provide underlayment in nominal thicknesses indicated or, if not indicated, not less than **1/4 inch** over smooth subfloors and not less than **3/8 inch** over board or uneven subfloors.

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1. Plywood Underlayment for Resilient Flooring: DOC PS 1, Exposure 1 Underlayment with fully sanded face.
2. Plywood Underlayment for Ceramic Tile: DOC PS 1, Exterior, C-C Plugged, not less than **5/8-inch** nominal thickness.

2.4 SHEATHING JOINT-AND-PENETRATION TREATMENT MATERIALS

A. Sealant for Paper-Surfaced and Glass-Mat Gypsum Sheathing: Elastomeric, medium-modulus, neutral-curing silicone joint sealant compatible with joint substrates formed by gypsum sheathing and other materials, recommended by sheathing manufacturer for application indicated and complying with requirements for elastomeric sealants specified in Section 079200 "Joint Sealants."

B. Sealant for Glass-Mat Gypsum Sheathing: Silicone emulsion sealant complying with ASTM C834, compatible with sheathing tape and sheathing and recommended by tape and sheathing manufacturers for use with glass-fiber sheathing tape and for covering exposed fasteners.

1. Sheathing Tape: Self-adhering glass-fiber tape, minimum **2 inches** wide, **10 by 10 or 10 by 20 threads/inch**, of type recommended by sheathing and tape manufacturers for use with silicone emulsion sealant in sealing joints in glass-mat gypsum sheathing and with a history of successful in-service use.

C. Sheathing Tape for Foam-Plastic Sheathing: Pressure-sensitive plastic tape recommended by sheathing manufacturer for sealing joints and penetrations in sheathing.

2.5 MISCELLANEOUS MATERIALS

A. Adhesives for Field Gluing Panels to Wood Framing: Formulation complying with ASTM D3498 that is approved for use with type of construction panel indicated by manufacturers of both adhesives and panels.

1. Adhesive shall have a VOC content of 50 g/L or less.
2. Adhesive shall comply with the testing and product requirements of the California Department of Public Health's "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Formaldehyde emissions shall not exceed 9 mcg/cu. m or 7 ppb, whichever is less.

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

A. Do not use materials with defects that impair quality of sheathing or pieces that are too small to use with minimum number of joints or optimum joint arrangement. Arrange joints so that pieces do not span between fewer than three support members.

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B. Cut panels at penetrations, edges, and other obstructions of work; fit tightly against abutting construction unless otherwise indicated.

C. Securely attach to substrate by fastening as indicated, complying with the following:

1. Table 2304.10.1, "Fastening Schedule," in the ICC's International Building Code.
2. Table R602.3(1), "Fastener Schedule for Structural Members," and Table R602.3(2), "Alternate Attachments," in the ICC's International Residential Code for One- and Two-Family Dwellings.
3. ICC-ES evaluation report for fastener.

D. Use common wire nails unless otherwise indicated. Select fasteners of size that will not fully penetrate members where opposite side will be exposed to view or will receive finish materials. Make tight connections. Install fasteners without splitting wood.

E. Do not bridge building expansion joints; cut and space edges of panels to match spacing of structural support elements.

F. Coordinate sheathing installation with installation of materials installed over sheathing so sheathing is not exposed to precipitation or left exposed at end of the workday when rain is forecast.

3.2 INSTALLATION OF GYPSUM SHEATHING

A. Comply with GA-253 and with manufacturer's written instructions.

1. Fasten gypsum sheathing to wood framing with nails.
2. Fasten gypsum sheathing to cold-formed metal framing with screws.
3. Install panels with a **3/8-inch** gap where non-load-bearing construction abuts structural elements.
4. Install panels with a **1/4-inch** gap where they abut masonry or similar materials that might retain moisture, to prevent wicking.

B. Apply fasteners so heads bear tightly against face of sheathing, but do not cut into facing.

C. Horizontal Installation: Install sheathing with V-grooved edge down and tongue edge up. Interlock tongue with groove to bring long edges in contact with edges of adjacent panels without forcing. Abut ends over centers of studs, and stagger end joints of adjacent panels not less than one stud spacing. Attach at perimeter and within field of panel to each stud.

1. Space fasteners approximately **8 inches** o.c. and set back a minimum of **3/8 inch** from edges and ends of panels.
2. For sheathing under stucco cladding, panels may be initially tacked in place with screws if overlying self-furring metal lath is screw-attached through sheathing to studs immediately after sheathing is installed.

D. Vertical Installation: Install vertical edges centered over studs. Abut ends and edges with those of adjacent panels. Attach at perimeter and within field of panel to each

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stud.

1. Space fasteners approximately **8 inches** o.c. and set back a minimum of **3/8 inch** from edges and ends of panels.
2. For sheathing under stucco cladding, panels may be initially tacked in place with screws if overlying self-furring metal lath is screw-attached through sheathing to studs immediately after sheathing is installed.

E. Seal sheathing joints in accordance with sheathing manufacturer's written instructions.

1. Apply elastomeric sealant to joints and fasteners and trowel flat. Apply sufficient amount of sealant to completely cover joints and fasteners after troweling. Seal other penetrations and openings.
2. Apply glass-fiber sheathing tape to glass-mat gypsum sheathing joints and apply and trowel sealant to embed entire face of tape in sealant. Apply sealant to exposed fasteners with a trowel so fasteners are completely covered. Seal other penetrations and openings.

F. Air-Barrier and Water-Resistant Glass-Mat Gypsum Sheathing:

1. Install accessory materials in accordance with sheathing manufacturer's written instructions and details to form a seal with adjacent construction, to seal fasteners, and ensure continuity of air and water barrier.

    a. Coordinate the installation of sheathing with installation of roofing membrane and base flashing to ensure continuity of air barrier with roofing membrane.
    b. Install transition strip on roofing membrane or base flashing, so that a minimum of **3 inches** of coverage is achieved over each substrate.

2. Connect and seal sheathing material continuously to air barriers specified under other Sections as well as to roofing-membrane air barrier, concrete below-grade structures, floor-to-floor construction, exterior glazing and window systems, glazed curtain-wall systems, storefront systems, exterior louvers, exterior door framing, and other construction used in exterior wall openings, using accessory materials.
3. Apply joint sealants forming part of air-barrier assembly within manufacturer's recommended application temperature ranges. Consult manufacturer when sealant cannot be applied within these temperature ranges.
4. Wall Openings: Prime concealed, perimeter frame surfaces of windows, curtain walls, storefronts, and doors. Apply transition strip, so that a minimum of **3 inches** of coverage is achieved over each substrate. Maintain **3 inches** of full contact over firm bearing to perimeter frames, with not less than **1 inch** of full contact.

    a. Transition Strip: Roll firmly to enhance adhesion.
    b. Preformed Silicone Extrusion: Set in full bed of silicone sealant applied to walls, frame, and air-barrier material.

5. Fill gaps in perimeter frame surfaces of windows, curtain walls, storefronts, doors, and miscellaneous penetrations of sheathing material with foam sealant.
6. Seal strips and transition strips around masonry reinforcing or ties and

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penetrations with termination mastic.

7. Seal top of through-wall flashings to sheathing with an additional **6-inch-** wide, transition strip.
8. Seal exposed edges of strips at seams, cuts, penetrations, and terminations not concealed by metal counterflashings or ending in reglets with termination mastic.
9. Repair punctures, voids, and deficient lapped seams in strips and transition strips extending **6 inches** beyond repaired areas in strip direction.

3.3 INSTALLATION OF CEMENTITIOUS BACKER UNITS

A. Install panels and treat joints in accordance with ANSI A108.11 and manufacturer's written instructions for type of application indicated.

3.4 FIELD QUALITY CONTROL

A. ABAA Quality Assurance Program: Perform examinations, preparation, installation, testing, and inspections under ABAA's Quality Assurance Program.

B. Testing and Inspecting Agency: Owner will engage a qualified testing agency to perform tests and inspections as required.

END OF SECTION 061600

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SECTION 062023 - INTERIOR FINISH CARPENTRY

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Interior trim.
2. Shelving and clothes rods.

B. Related Requirements:

1. Section 061000 "Rough Carpentry" for furring, blocking, and other carpentry work not exposed to view and for framing exposed to view.
2. Section 064023 "Interior Architectural Woodwork" for shop-fabricated carpentry.
3. Section 099123 "Interior Painting" for priming and backpriming of interior finish carpentry.

1.2 ACTION SUBMITTALS

A. Product Data:

1. Interior trim.
2. Shelving and clothes rods.

B. Product Data Submittals: For each type of process and factory-fabricated product. Indicate component materials, dimensions, profiles, textures, and colors and include construction and application details.

C. Sustainable Design Submittals:

1. Product Certificates: For indigenous materials, indicating location of material manufacturer and point of extraction, harvest, or recovery for each raw material. Include distance to Project, means of transportation, and cost for each indigenous material.
2. Environmental Product Declaration: For each product.
3. Third-Party Certifications: For each product.
4. Third-Party Certified Life Cycle Assessment: For each product.
5. Chain-of-Custody Certificates: For certified wood products. Include statement of costs.
6. Product Data: For composite wood products, indicating compliance with requirements for formaldehyde emissions.
7. Product Data: For installation adhesives, indicating VOC content.
8. Laboratory Test Reports: For installation adhesives, indicating compliance with requirements for low-emitting materials.

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1.3 FIELD CONDITIONS

A. Environmental Limitations: Do not deliver or install interior finish carpentry materials until building is enclosed and weatherproof, wet-work in space is completed and nominally dry, and HVAC system is operating and maintaining temperature and relative humidity at occupancy levels during the remainder of the construction period.

B. Do not install finish carpentry materials that are wet, moisture damaged, or mold damaged.

1. Indications that materials are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
2. Indications that materials are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

PART 2 - PRODUCTS

2.1 MATERIALS, GENERAL

A. Certified Wood: The following wood products shall be labeled according to the AF&PA's Sustainable Forestry Initiative, be certified as "FSC Pure" according to FSC STD-01-001 and FSC STD-40-004, or be certified and labeled according to the standards of the Programme for Endorsement of Forest Certification.

1. Interior trim.
2. Shelving and clothes rods.
3. Interior railings.

B. Composite Wood Products: Formaldehyde emission rates shall not be greater than the following when tested according to ASTM D6007 or ASTM E1333:

1. Hardwood Plywood: 0.05 ppm.
2. Particleboard: 0.09 ppm.
3. MDF More Than **5/16 Inch** Thick: 0.11 ppm.
4. MDF **5/16 Inch** or Less in Thickness: 0.13 ppm.

C. Lumber: DOC PS 20 and applicable rules of grading agencies indicated. If no grading agency is indicated, comply with applicable rules of any rules-writing agency certified by the American Lumber Standard Committee's (ALSC) Board of Review. Grade lumber by an agency certified by the ALSC's Board of Review to inspect and grade lumber under the rules indicated.

1. Factory mark each piece of lumber with grade stamp of grading agency.
2. For exposed lumber, mark grade stamp on end or back of each piece, or omit grade stamp and provide certificates of grade compliance issued by grading agency.

D. Softwood Plywood: DOC PS 1.

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E. Hardboard: ANSI A135.4.

F. MDF: ANSI A208.2, Grade 130.

G. Particleboard: ANSI A208.1, Grade M-2.

2.2 SHELVING AND CLOTHES RODS

A. Shelving: shelving, made from one of the following materials, **3/4 inch** thick:

1. Melamine-faced particleboard with applied-PVC front edge.

B. Shelf Brackets with Rod Support: BHMA A156.16, B04051; prime-painted formed steel.

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

a. A&M Hardware, Inc.
b. EPCO, Engineered Products Co.
c. Knape & Vogt Manufacturing Company

C. Metal Rod Flanges: Aluminum.

2.3 MISCELLANEOUS MATERIALS

A. Fasteners for Interior Finish Carpentry: Nails, screws, and other anchoring devices of type, size, material, and finish required for application indicated to provide secure attachment, concealed where possible.

B. Glue: Aliphatic-resin, polyurethane, or resorcinol wood glue recommended by manufacturer for general carpentry use.

1. Adhesive shall comply with the testing and product requirements of the California Department of Public Health's "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Formaldehyde emissions shall not exceed 9 mcg/cu. m or 7 ppb, whichever is less.
2. Adhesives shall have a VOC content of 30 g/L or less.

C. Installation Adhesive for Foam-Plastic Moldings: Product recommended for indicated use by foam-plastic molding manufacturer.

1. Adhesives shall have a VOC content of 50 g/L or less.
2. Adhesive shall comply with the testing and product requirements of the California Department of Public Health's "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Formaldehyde emissions shall not exceed 9 mcg/cu. m or 7 ppb, whichever is less.

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D. Multipurpose Construction Adhesive: Formulation, complying with ASTM D3498, that is recommended for indicated use by adhesive manufacturer.

1. Adhesives shall have a VOC content of 70 g/L or less.
2. Adhesive shall comply with the testing and product requirements of the California Department of Public Health's "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Formaldehyde emissions shall not exceed 9 mcg/cu. m or 7 ppb, whichever is less.

2.4 FABRICATION

A. Back out or kerf backs of the following members, except those with ends exposed in finished work:

1. Interior standing and running trim, except shoe and crown molds.

B. Ease edges of lumber less than **1 inch** in nominal thickness to **1/16-inch** radius and edges of lumber **1 inch** or more in nominal thickness to **1/8-inch** radius.

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

A. Do not use materials that are unsound; warped; improperly treated or finished; inadequately seasoned; too small to fabricate with proper jointing arrangements; or with defective surfaces, sizes, or patterns.

B. Install interior finish carpentry level, plumb, true, and aligned with adjacent materials.

1. Use concealed shims where necessary for alignment.
2. Scribe and cut interior finish carpentry to fit adjoining work. Refinish and seal cuts as recommended by manufacturer.
3. Where face fastening is unavoidable, countersink fasteners, fill surface flush, and sand unless otherwise indicated.
4. Install to tolerance of **1/8 inch in 96 inches** for level and plumb. Install adjoining interior finish carpentry with **1/32-inch** maximum offset for flush installation and **1/16-inch** maximum offset for reveal installation.
5. Coordinate interior finish carpentry with materials and systems in or adjacent to it. Provide cutouts for mechanical and electrical items that penetrate interior finish carpentry.

3.2 INSTALLATION OF SHELVING AND CLOTHES RODS

A. Cut shelf cleats at ends of shelves about **1/2 inch** less than width of shelves and sand exposed ends smooth.

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1. Install shelf cleats by fastening to framing or backing with finish nails or trim screws, set below face and filled.
2. Space fasteners not more than **16 inches** o.c. Use two fasteners at each framing member or fastener location for cleats 4 inches nominal in width and wider.
3. Apply a bead of multipurpose construction adhesive to back of shelf cleats before installing.
4. Remove adhesive that is squeezed out after fastening shelf cleats in place.

B. Install shelf brackets according to manufacturer's written instructions, spaced not more than 32 inches o.c. Fasten to framing members, blocking, or metal backing, or use toggle bolts or hollow wall anchors.

C. Install standards for adjustable shelf supports according to manufacturer's written instructions. Fasten to framing members, blocking, or metal backing, or use toggle bolts or hollow wall anchors. Space fasteners not more than **12 inches** o.c.

D. Install standards for adjustable shelf brackets according to manufacturer's written instructions, spaced not more than **36 inches** o.c. and within **6 inches** of ends of shelves. Fasten to framing members, blocking, or metal backing, or use toggle bolts or hollow wall anchors.

E. Cut shelves to neatly fit openings with only enough gap to allow shelves to be removed and reinstalled.

1. Install shelves, fully seated on cleats, brackets, and supports.
2. Fasten shelves to cleats with finish nails or trim screws, set flush.
3. Fasten shelves to brackets to comply with bracket manufacturer's written instructions.

F. Install rod flanges for rods as indicated.

1. Fasten to shelf cleats, framing members, blocking, or metal backing, or use toggle bolts or hollow wall anchors.
2. Install rods in rod flanges.

END OF SECTION 062023

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SECTION 064023 - INTERIOR ARCHITECTURAL WOODWORK

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Interior standing and running trim for opaque finish.
2. Interior frames and jambs for opaque finish.
3. Interior wood railings.
4. Miscellaneous materials.
5. Shop priming.
6. Field finishing.

B. Related Requirements:

1. Section 061000 "Rough Carpentry" for wood furring, blocking, shims, and hanging strips required for installing interior architectural woodwork that are concealed within other construction before interior architectural woodwork installation.
2. Section 062023 "Interior Finish Carpentry" for interior carpentry exposed to view that is not specified in this Section.

1.2 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at Project site.

1.3 ACTION SUBMITTALS

A. Product Data:

1. Anchors.
2. Adhesives.
3. Shop finishing materials.

B. Sustainable Design Submittals:

1. Product Certificates: For indigenous materials, indicating location of material manufacturer and point of extraction, harvest, or recovery for each raw material. Include distance to Project, means of transportation, and cost for each indigenous material.
2. Environmental Product Declaration: For each product.
3. Third-Party Certifications: For each product.
4. Third-Party Certified Life Cycle Assessment: For each product.
5. Chain-of-Custody Certificates: For certified wood products. Include statement of

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costs.

6. Product Data: For adhesives, indicating that product contains no urea formaldehyde.
7. Product Data: For composite wood products, indicating compliance with requirements for formaldehyde emissions.

C. Shop Drawings:

1. Include the following:

a. Dimensioned plans, elevations, and sections.
b. Attachment details.

2. Show large-scale details.
3. Show locations and sizes of furring, blocking, and hanging strips, including blocking and reinforcement concealed by construction and specified in other Sections.
4. Apply AWI Quality Certification Program label to Shop Drawings.

D. Samples: For each exposed product and for each shop-applied color and finish specified.

1. Size:

a. Panel Products: **12 inches by 12 inches**.
b. Lumber Products: Not less than 5 inches wide by 12 inches long, for each species and cut, finished on one side and one edge.

E. Samples for Initial Selection: For each type of shop-applied exposed finish.

1. Size:

a. Panel Products: **12 inches by 12 inches**.
b. Lumber Products: Not less than 5 inches wide by 12 inches long, for each species and cut, finished on one side and one edge.

1.4 INFORMATIONAL SUBMITTALS

A. Qualification Data: For architectural woodwork manufacturer and Installer.

B. Product Certificates: For the following:

1. Composite wood products.
2. Adhesives.

C. Field quality-control reports.

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1.5 CLOSEOUT SUBMITTALS

A. Quality Standard Compliance Certificates: AWI Quality Certification Program certificates.

1.6 QUALITY ASSURANCE

A. Manufacturer's Qualifications: Employs skilled workers who custom fabricate products similar to those required for this Project and whose products have a record of successful in-service performance.

1. Manufacturer's Certification: Licensed participant in AWI's Quality Certification Program.
2. Installer Qualifications: Manufacturer of products.

1.7 FIELD CONDITIONS

A. Environmental Limitations without Humidity Control: Do not deliver or install interior architectural woodwork until building is enclosed, wet-work is complete, and HVAC system is operating and maintaining temperature and relative humidity at levels designed for building occupants for the remainder of the construction period.

B. Environmental Limitations with Humidity Control: Do not deliver or install interior architectural woodwork until building is enclosed, wet-work is complete, and HVAC system is operating and maintaining temperature between **60 and 90 deg F** and relative humidity between 25 and 55 percent during the remainder of the construction period.

C. Field Measurements: Where interior architectural woodwork is indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication, and indicate measurements on Shop Drawings.

1. Locate concealed framing, blocking, and reinforcements that support woodwork by field measurements before being concealed by construction, and indicate measurements on Shop Drawings.

D. Established Dimensions: Where interior architectural woodwork is indicated to fit to other construction, establish dimensions for areas where woodwork is to fit. Provide allowance for trimming at site, and coordinate construction to ensure that actual dimensions correspond to established dimensions.

PART 2 - PRODUCTS

2.1 WOODWORK, GENERAL

A. Quality Standard: Unless otherwise indicated, comply with the Architectural Woodwork Standards for grades of interior architectural woodwork indicated for construction,

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finishes, installation, and other requirements.

1. Provide labels and certificates from AWI certification program indicating that woodwork and installation complies with requirements of grades specified.
2. The Contract Documents contain requirements that are more stringent than the Architectural Woodwork Standards. Comply with Contract Documents and Architectural Woodwork Standards.

2.2 INTERIOR WOOD STAIRS AND RAILINGS

A. Architectural Woodwork Standards Grade: Economy.

B. Wood for Opaque Finish:

1. Species: Any closed-grain hardwood.
2. Wood Moisture Content: 5 to 10 percent.

C. Finishes for Stair Parts:

1. Handrails: Opaque.

D. Handrail Brackets: Cast bronze with wall flange drilled and tapped for concealed hanger bolt and with support arm for screwing to underside of rail. Size to provide **1-1/2-inch** clearance between handrail and face of wall.

1. Manufacturers: Subject to compliance with requirements, provide products by the following:

a. Julius Blum & Co., Inc.
b. The Wagner Companies

2.3 HARDWOOD SHEET MATERIALS

A. Composite Wood Products: Provide materials that comply with requirements of the Architectural Woodwork Standards for each type of interior architectural woodwork and quality grade specified unless otherwise indicated.

1. Composite Wood Products: Formaldehyde emission rates shall not be greater than the following when tested according to ASTM D6007 or ASTM E1333:

a. Hardwood Plywood: 0.05 ppm.
b. Particleboard: 0.09 ppm.
c. MDF More Than **5/16 Inch** Thick: 0.11 ppm.
d. MDF **5/16 Inch** or Less in Thickness: 0.13 ppm.

2. Medium-Density Fiberboard (MDF): ANSI A208.2, Grade 130.
3. Particleboard: ANSI A208.1, Grade M-2.
4. Softwood Plywood: DOC PS 1, medium-density overlay.

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2.4 MISCELLANEOUS MATERIALS

A. Furring, Blocking, Shims, and Nailers: Softwood or hardwood lumber, kiln-dried to less than 15 percent moisture content.

1. Preservative Treatment: Provide softwood lumber treated by pressure process, AWPA U1; Use Category UC3b.

a. Provide where indicated.
b. Kiln-dry lumber after treatment to a maximum moisture content of 19 percent.
c. Preservative Chemicals: Acceptable to authorities having jurisdiction and containing no arsenic or chromium.
d. Mark lumber with treatment quality mark of an inspection agency approved by the American Lumber Standards Committee's (ALSC) Board of Review.

2. Fire-Retardant Treatment: Complying with requirements; provide where indicated.

B. Provide self-drilling screws for metal-framing supports, as recommended by metal-framing manufacturer.

C. Anchors: Select material, type, size, and finish required for each substrate for secure anchorage.

1. Provide metal expansion sleeves or expansion bolts for post-installed anchors.
2. Use nonferrous-metal or hot-dip galvanized anchors and inserts at inside face of exterior walls and at floors.

D. Adhesives: Do not use adhesives that contain urea formaldehyde.

E. Installation Adhesive: Product recommended by fabricator for each substrate for secure anchorage.

1. Adhesives shall have a VOC content of 70 g/L or less.
2. Adhesive shall comply with the testing and product requirements of the California Department of Public Health's "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Formaldehyde emissions shall not exceed 9 mcg/cu. m or 7 ppb, whichever is less.

2.5 FABRICATION

A. Sand fire-retardant-treated wood lightly to remove raised grain on exposed surfaces before fabrication.

B. Fabricate interior architectural woodwork to dimensions, profiles, and details indicated.

1. Ease edges to radius indicated for the following:

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a. Edges of Solid-Wood (Lumber) Members: **1/16 inch** unless otherwise indicated.
b. Edges of Rails and Similar Members More Than 3/4 Inch (19 mm) Thick: **1/8 inch**.

C. Complete fabrication, including assembly, to maximum extent possible before shipment to Project site.

1. Disassemble components only as necessary for shipment and installation.
2. Where necessary for fitting at site, provide allowance for scribing, trimming, and fitting.
3. Notify Architect seven days in advance of the dates and times interior architectural woodwork fabrication will be complete.
4. Trial fit assemblies at fabrication shop that cannot be shipped completely assembled.

a. Install dowels, screws, bolted connectors, and other fastening devices that can be removed after trial fitting.
b. Verify that parts fit as intended, and check measurements of assemblies against field measurements indicated on approved Shop Drawings before disassembling for shipment.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Grade: Install interior architectural woodwork to comply with same grade as item to be installed.

B. Assemble interior architectural woodwork and complete fabrication at Project site to the extent that it was not completed during shop fabrication.

C. Install interior architectural woodwork level, plumb, true in line, and without distortion.

1. Shim as required with concealed shims.
2. Install level and plumb to a tolerance of **1/8 inch in 96 inches**.

D. Scribe and cut interior architectural woodwork to fit adjoining work, refinish cut surfaces, and repair damaged finish at cuts.

E. Preservative-Treated Wood: Where cut or drilled in field, treat cut ends and drilled holes in accordance with AWPA M4.

F. Fire-Retardant-Treated Wood: Install fire-retardant-treated wood to comply with chemical treatment manufacturer's written instructions, including those for adhesives used to install woodwork.

G. Anchor interior architectural woodwork to anchors or blocking built in or directly attached to substrates.

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1. Secure with countersunk, concealed fasteners and blind nailing.
2. Use fine finishing nails or finishing screws for exposed fastening, countersunk and filled flush with interior architectural woodwork.
3. For shop-finished items, use filler matching finish of items being installed.

H. Standing and Running Trim:

1. Install with minimum number of joints possible, using full-length pieces (from maximum length of lumber available) to greatest extent possible.
2. Do not use pieces less than 60 inches long, except where shorter single-length pieces are necessary.
3. Scarf running joints and stagger in adjacent and related members.
4. Fill gaps, if any, between top of base and wall with latex sealant, painted to match wall.
5. Install standing and running trim with no more variation from a straight line than **1/8 inch in 96 inches**.

I. Railings:

1. Install rails with no more than **1/8 inch in 96-inch** variation from a straight line.
2. Stair Rails: Glue and dowel or pin balusters to treads and railings, and railings to newel posts.

    a. Secure with countersunk, concealed fasteners and blind nailing.
    b. Use fine finishing nails or finishing screws for exposed fastening, countersunk and filled flush with wood surface.

3. Wall Rails: Support rails on wall brackets securely fastened to wall framing.

    a. Space rail brackets not more than 6'-0" o.c.

3.2 FIELD QUALITY CONTROL

A. Inspections: Provide inspection of installed Work through AWI's Quality Certification Program certifying that woodwork, including installation, complies with requirements of the Architectural Woodwork Standards for the specified grade.

1. Inspection entity is to prepare and submit report of inspection.

END OF SECTION 064023

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SECTION 064100 - ARCHITECTURAL WOOD CASEWORK

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Wood-veneer-faced casework for transparent finish.
2. Wood-veneer-faced casework for opaque finish.
3. Plastic-laminate-clad casework.
4. Wood materials.
5. Casework hardware.
6. Shop finishing.

B. Related Requirements:

1. Section 061000 "Rough Carpentry" for wood furring, blocking, shims, and hanging strips required for installing cabinets that are concealed within other construction before cabinet installation.
2. Section 123623.13 "Plastic-Laminate-Clad Countertops." Section 123661 "Simulated Stone Countertops."

1.2 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at Project site.

1. Review locations and method of attachment of backing required for casework installation.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include panel material description and finish.
2. Include accessories.
3. Include hardware.
4. Include shop finishing.

B. Shop Drawings:

1. Plans, elevations, sections, and attachment details.

a. Show large-scale details.
b. Show locations and sizes of furring, blocking, and hanging strips, including concealed blocking and reinforcement specified in other Sections.

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c. Show locations and sizes of cutouts and holes for items installed in architectural cabinets.
d. Show veneer leaves with dimensions, grain direction, exposed face, and identification numbers indicating the flitch and sequence within the flitch for each leaf.

2. Apply AWI's Quality Certification Program (hereafter AWI QCP) label to Shop Drawings.

C. Samples for Initial Selection: For each exposed product and for each color and finish specified, in manufacturer's standard size.

D. Sustainable Design Submittals:

1. Product Certificates: For indigenous materials, indicating location of material manufacturer and point of extraction, harvest, or recovery for each raw material. Include distance to Project, means of transportation, and cost for each indigenous material.

1.4 INFORMATIONAL SUBMITTALS

A. Test Reports: Valid AWI "Performance Quality Test Report" indicating compliance with specified ANSI/AWI 0641 Structural Performance Duty Level.

B. Certification Reports:

1. Provide labels and certificates from AWI QCP indicating woodwork and installation comply with requirements of aesthetic grade and duty level specified.

a. Register the Work of this Section with AWI's Quality Certification Program.

C. Product Certificates: For each type of product.

1. Composite wood products.
2. Thermally fused laminate (TFL) panels.
3. Adhesives.

D. Field quality control reports.

E. Qualification Statements: For manufacturer and Installer.

1.5 CLOSEOUT SUBMITTALS

A. Quality Standard Compliance Certificates: AWI QCP Certificate.

1.6 QUALITY ASSURANCE

A. Manufacturer Qualifications: Employs skilled workers who custom fabricate products

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similar to those required for this Project and whose products have a record of successful in-service performance.

1. Manufacturer's Certification: Licensed participant in AWI's Quality Certification Program.

B. Installer Qualifications: Manufacturer of products.

1.7 FIELD CONDITIONS

A. Environmental Limitations without Humidity Control: Do not deliver or install cabinets until building is enclosed, wet-work is complete, and HVAC system is operating and maintaining temperature and relative humidity at levels planned for building occupants during the remainder of the construction period.

B. Field Measurements: Where cabinets are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication, and indicate measurements on Shop Drawings. Coordinate fabrication schedule with construction progress to avoid delaying the Work.

1. Locate concealed framing, blocking, and reinforcements that support cabinets by field measurements before being enclosed/concealed by construction, and indicate measurements on Shop Drawings.

C. Established Dimensions: Where cabinets are indicated to fit to other construction, establish dimensions for areas where cabinets are to fit. Provide allowance for trimming at site, and coordinate construction to ensure that actual dimensions correspond to established dimensions.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Unless otherwise indicated, comply with ANSI/AWI 0641 for duty level and grade of architectural cabinets indicated for construction, finishes, installation, and other requirements.

1. Provide labels and certificates from AWI QCP indicating that woodwork and installation comply with requirements of aesthetic grade and duty level specified.
2. The Contract Documents contain requirements that are more stringent than the referenced woodwork quality standard. Comply with requirements of the Contract Documents in addition to those of the referenced quality standard.

2.2 Cabinet Hardware

A. Basis-of-Design Product: Subject to compliance with requirements, provide <**Insert manufacturer's name; product name or designation**> or comparable product by one of

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the following:

1. Hickory Hardware

2.3 PLASTIC-LAMINATE-CLAD CASEWORK

A. High-Pressure Decorative Laminate (HDPL): ISO 4586-3, grades as indicated or, if not indicated, as required by quality standard.

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

a. Formica Corporation
b. Wilsonart LLC

2.4 WOOD MATERIALS

A. Wood Products: Provide materials that comply with requirements of referenced quality standard for each type of architectural cabinet and quality grade specified unless otherwise indicated.

1. Do not use plain-sawn softwood lumber with exposed, flat surfaces more than **3 inches** wide.
2. Wood Moisture Content:

a. Non-Climate-Controlled Environments: 9 to 15 percent.
b. Climate-Controlled Environments: 6 to 10 percent.

B. Composite Wood Products: Provide materials that comply with requirements of referenced quality standard for each type of architectural cabinet and quality grade specified unless otherwise indicated.

1. Composite Wood Products: Verify formaldehyde emission rates are not greater than the following when tested in accordance with ASTM D6007 or ASTM E1333:

a. Hardwood Plywood: 0.05 ppm.
b. Particleboard: 0.09 ppm.
c. MDF More Than 5/16 Inch (8 mm) Thick: 0.11 ppm.
d. MDF 5/16 Inch (8 mm) or Less in Thickness: 0.13 ppm.

2. Medium-Density Fiberboard (MDF): ANSI A208.2, Grade 130.
3. Particleboard (Medium Density): ANSI A208.1, Grade M-2.
4. Softwood Plywood: DOC PS 1, medium-density overlay.
5. Veneer-Faced Panel Products (Hardwood Plywood): HPVA HP-1.
6. Thermally Fused Laminate (TFL) Panels: Particleboard or MDF finished with thermally fused, melamine-impregnated decorative paper and complying with requirements of AWI 300.

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2.5 FABRICATION

A. Fabricate architectural cabinets to dimensions, profiles, and details indicated. Ease sharp edges and corners.

B. Complete fabrication, including assembly and hardware application, to maximum extent possible before shipment to Project site. Disassemble components only as necessary for shipment and installation. Where necessary for fitting at site, provide ample allowance for scribing, trimming, and fitting.

1. Notify Architect seven days in advance of dates and times architectural cabinet fabrication will be complete.
2. Trial fit assemblies at manufacturer's shop that cannot be shipped completely assembled. Install dowels, screws, bolted connectors, and other fastening devices that can be removed after trial fitting. Verify that various parts fit as intended and check measurements of assemblies against field measurements before disassembling for shipment.

C. Shop-cut openings to maximum extent possible to receive hardware, appliances, electrical work, and similar items. Locate openings accurately and use templates or roughing-in diagrams to produce accurately sized and shaped openings. Sand edges of cutouts to remove splinters and burrs.

PART 3 - EXECUTION

3.1 INSTALLATION OF CASEWORK

A. Install casework to comply with requirements of the structural and aesthetic performance specified.

B. Assemble cabinets and complete fabrication at Project site to extent that it was not completed in the shop.

C. Install cabinets level, plumb, and true in line to a tolerance of **1/8 inch in 96 inches** using concealed shims.

1. Scribe and cut cabinets to fit adjoining work, refinish cut surfaces, and repair damaged finish at cuts.
2. Install cabinets without distortion so doors and drawers fit openings and are accurately aligned. Adjust hardware to center doors and drawers in openings and to provide unencumbered operation. Complete installation of hardware and accessory items as indicated.
3. Maintain veneer sequence matching of cabinets with transparent finish.

D. Anchor cabinets in accordance with AWI requirements or tested method to anchors or blocking built in or directly attached to framing or substrates.

1. Install cabinets to comply with seismic requirements as indicated on Drawings.

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E. Shop Finishes: Touch up finishing after installation of architectural cabinets. Fill nail holes with matching filler.

1. Apply specified finish coats, including stains and paste fillers if any, to exposed surfaces where only sealer/prime coats are shop applied.

a. Use filler matching finish of items being installed.

F. Field Finishing: See Section 099123 "Interior Painting" for finishing of installed architectural cabinets.

3.2 FIELD QUALITY CONTROL

A. Inspections: Provide inspection of installed Work through AWI's Quality Certification Program certifying that casework, including installation, complies with requirements of ANSI/AWI 0620 for the specified grade.

1. AWI QCP Inspector to prepare and submit inspection report.

END OF SECTION 064100

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SECTION 07 01 51 – SILICONE ROOF COATING SYSTEM

PART 1 – GENERAL

1.1 WORK INCLUDES, BUT IS NOT LIMITED TO:

General: Remedial coating system for application of pre-existing weathered EPDM membrane roofing systems:

Building 1502 Linn St - Roofs C-1 and C-2: Prep existing EPDM roof systems in accordance with the manufacturer requirements, including removal and replacement of deteriorated insulation, damaged wood deck, and the repair of EPDM roof membrane resultant from such work.

Building 1526 Linn St - Roofs C-1 and C-2: Prep existing EPDM roof systems in accordance with the manufacturer requirements, including removal and replacement of deteriorated insulation, damaged wood deck, and the repair of EPDM roof membrane resultant from such work.

A. Removal of associated equipment supports and related items.

B. Removal and reinstall existing electrical conduits, cable lines and associated wall attachments.

C. Removal of wood nailers and blocking. Wood members that are securely bolted or adequately fastened or can be adequately fastened to the structure per the specifications and are in a dry good condition can remain in place as a base for new members or sheet metal items. Remove deteriorated and damaged wood members. [Refer to section 06 10 53 for anchoring requirements].

D. Removal of sheet metal items such as copings, edges, scuppers, conductor heads, downspouts, skirt flashings, counter-flashings, penetration pockets, pipe flashings, equipment supports and like components necessary for application of new roof coating system.

E. Removal of existing unused curbs, membrane repairs, abandoned equipment as noted in the drawings.

F. Removal of existing curbs, vents and covering of associated openings as noted on the drawings.

G. Other removals are necessary to accomplish the new work.

H. Coordinate with Section 07 01 50.

1.2 QUALITY ASSURANCE

A. Work shall be performed in strict accordance with the terms and conditions of all municipal and state regulations and local codes.

B. Demolition shall comply with the requirements of ANSI - American National Standard Safety Requirements for Demolition.

C. Conduct demolition work in a manner that will minimize disruption of Owner’s normal operations. Coordinate work activities daily with Owner.

D. Properly protect all facility surfaces and associated landscaping from damage due to normal demolition operations. Return all areas to their original condition at no charge to the Owner.

E. Drainage Testing: The contractor shall test each roof drain, downspouts/scuppers and other drainage elements for proper water flow before commencement of work. Commencement of work shall constitute acceptance of drainage device and any costs to unclog or repair these items shall be borne by the Contractor.

F. Do not remove existing roofing membrane or components when weather conditions threaten the integrity of building contents.

G. Field adhesion testing is required prior to commencing with work. All test results must meet the design pressures, manufacturer's requirements [deck/membrane resistance], requirements by the state building codes.

1.3 SUBMITTALS

A. PRODUCT DATA: Submit manufacturer's submittal package including specification, installation instructions and general information for each waterproofing material.

B. APPLICATOR QUALIFICATIONS: Submit current Letter of Good Standing from the specified waterproofing manufacturer. Applicator must be approved by the roof coating manufacturer for a minimum of [5] five years, and have never been terminated for workmanship.

C. SUBSTRATE CONDITIONS:
   1. Provide inspection report verifying substrate condition and any noted defects not specifically addressed in regard to the installation of the coating.
   2. Surface shall be free from loose dirt, stone, debris, moisture, and shall be in stable condition. Any work on the area to receive this application shall be completed prior to the installation of the coating.
   3. Complete a substrate inspection prior to the start of the installation of the coating. The Architect / Owner and Contractor shall accept the substrate. Start of the work constitutes acceptance.

1.4 QUALIFICATIONS

A. Primary waterproofing materials shall be the products of a single manufacturer. Secondary materials shall be recommended by the primary manufacturer. The manufacturer shall have a minimum of [10] ten years' experience in the manufacturing of materials of this type.

B. Applicators shall have a minimum of [5] five years' experience in the application of waterproofing materials of the type specified, be approved for the application of the roof coating specified, able to obtain the specified warranty, and have never been terminated by the manufacturer due to workmanship. The Applicator shall possess a current Letter of Good Standing from the specified waterproofing manufacturer.

1.5 PRE-INSTALLATION CONFERENCE

A. Attendees: Applicator, Coating Manufacturer Representative, Contractor, Architect, Owner.

B. Review methods and procedures for installation, including verification of substrate conditions, scheduling, and safety.

1.6 DELIVERY, STORAGE AND HANDLING

A. Owner/owner's representative shall reject damaged or non-conforming materials. Rejected materials must be removed immediately from the job site.

B. Store the coating materials as recommended by the manufacturer and conforming to applicable safety regulatory agencies: town or city, state, and federal. Refer to all applicable data including, but not limited to: Safety Data Sheets, Product Data Sheets, product labels, and specific instructions for personal protection.

C. Provide adequate ventilation, protection from hazardous fumes, and overspray potential to workers and associated trades in close proximity of the site application.

1.7 ALLOWANCES.

A. Include removal / repair of existing EPDM, insulation, and roof deck at 5% of the roof area.

B. Include removal and resecurement of EPDM base flashing / base flashing tie in at 100% of the roof / parapet wall perimeters.

1.8 WARRANTY

A. Manufacturer warrants that the material supplied will meet or exceed physical properties as published. The Applicator guarantees that workmanship will be free of defects in coating application. Since performance of previously applied coatings is beyond the control of Manufacturer and Applicator, requests for additional warranty coverage shall be subject to prior approval by Manufacturer.

B. A TWENTY (20) YEAR LABOR AND MATERIAL WARRANTY MUST BE OBTAINED THROUGH THE MANUFACTURER.

C. PROTECTION OF BUILDING AND OCCUPANTS:
   1. All surfaces not to receive the coating specified shall be protected from overspray hazard, e.g., windows, doors, exterior surfaces and facades, parking lots, and vehicles. Protective coverings shall be secured against wind and shall be vented if used in conjunction with applications preventing collection and moisture.
   2. Applicator to post signs noting potential overspray hazard within 400 ft of applications.
   3. All air intake ventilation equipment shall be turned off to prevent fumes from entering building.
   4. Surfaces damaged during application shall be restored at no expense to the owner.
   5. No smoking signs to be posted as mandated by local fire officials.

D. SUBSTRATE: Proceed with work as specified only after substrate construction, preparation, and detail work has been completed.

E. EQUIPMENT: All equipment used during operations shall be located so as not to adversely affect the daily operations or endanger occupants, structure, or materials on-site. All spray equipment must be grounded during operations.

PART 2 – PRODUCTS

2.1 SILICONE ROOF COATING SYSTEM

A. Manufacturers:
   1. Gaco [GacoFlex S42 Series, Silicone Roof Coating] – Basis of Design
   2. Henry Company, Carlisle
   3. Garland Company
   4. Sherwin Williams Uniflex Silicone 44
   5. Approved Equal

B. Materials
   1. CLEANER: GacoFlex GacoWash Concentrated Cleaner
   2. PRIMER: GacoPrime LVOC Primer; GacoFlex E5320 2-Part Epoxy Primer/Filler
   3. FLASHING:
      a. GacoFlex 66S Reinforcing Polyester Mesh Tape
      b. GacoFlex SF4200 SeamSeal
      c. GacoPatch Silicone Roof Sealant
      d. GacoFlex UF9022 – GacoMastic™
      e. ERsystems® H.E.R.
   4. SILICONE COATING
      a. GacoFlex S42 Elastomeric Silicone Roof Coating
         1) Tensile Strength: ASTM D2370, 275 psi
         2) Elongation: ASTM D2370, 196%
         3) Solids Content: ASTM D2697, 95% by volume
         4) VOC: EPA Method 24, <50 g/L
         5) Reflectance: ASTM C1549, Initial 0.87
         6) Water Vapor Permeability: ASTM E96-B, 6.4 perms

PART 3 - EXECUTION

3.1 PROTECTION OF BUILDING AND OCCUPANTS:

A. All surfaces not to receive the coating specified shall be protected from overspray hazard, e.g., windows, doors, exterior surfaces and facades, parking lots, and vehicles. Protective coverings shall be secured against wind and shall be vented if used in conjunction with applications preventing collection and moisture.

B. Applicator to post signs noting potential overspray hazard within 400 ft of applications.

C. All air intake ventilation equipment shall be turned off to prevent fumes from entering building.

D. Surfaces damaged during application shall be restored at no expense to the owner.

E. No smoking signs to be posted as mandated by local fire officials.

3.2 SUBSTRATE

A. Proceed with work as specified only after substrate construction, preparation, and detail work has been completed.

3.3 EQUIPMENT

A. All equipment used during operations shall be located so as not to adversely affect the daily operations or endanger occupants, structure, or materials on-site. All spray equipment must be grounded during operations.

3.4 EXAMINATION

A. A nuclear or infrared scan must be performed, and any wet roofing materials must be removed and replaced.

B. Repair to the structural components of the roof should be completed.

C. Verify that the drains, vents, ducts, gutters, metal cap flashing or other penetrations have been replaced or modified.

D. An aged reinforced single-ply membrane exhibiting significant millage loss to the point that the reinforcement scrim is exposed must be disqualified as a suitable substrate to receive a coating system. Aged thermoplastic membranes that shrink or have become brittle due to plasticizer loss must be disqualified as suitable substrates to receive a coating system.

3.5 PREPARATION

NOTE: IT IS EXTREMELY IMPORTANT FOR THE ROOF TO BE CLEAN AND DRY.

A. First, remove heavy deposits of dirt, leaves, and other debris from the roof using a stiff broom or air broom, then inspect the entire roof surface and flashings for any open seams, tears, cuts, etc., including any damage that may have occurred during the Repair these defects using “like” materials recommended by the membrane manufacturer so water does not enter the roofing system during the cleaning process. Pressure wash roof with water and allow to dry completely.

B. After the roof is dry from initial cleaning, apply GacoWash Concentrated Cleaner according to label instructions with sprayer of choice, using a 3 ft - 4 ft arc pattern. A Hudson-type agricultural sprayer, conventional pressure sprayer or airless sprayer is recommended. Allow solution to stand for 10 - 15 minutes, adding a light mist of water to prevent drying. While it sets, lightly agitate any heavily soiled areas with a broom or brush. Do not allow dirt to settle in low areas. Use a commercial power washer >3,000 psi to remove debris and continue rinsing until all suds are gone. Start at the highest point of the roof and work towards the lowest point. For low-sloped roofs, work away from and then back towards, roof drains. It is important to keep the surface wet until all the GacoWash and other residue has been completely rinsed off and the surface is clean. After cleaning and rinsing the roof, ensure no dirt or debris is

present. NOTE: Up to three (3) passes with GacoWash may be necessary to ensure the membrane has been sufficiently cleaned. Wet and dry adhesion tests are strongly recommended prior to proceeding with the coating application process.

C. BIOLOGICAL CONTROL: Areas of algae, mildew or fungus on the roof membrane or the existing coating should be treated with a solution of 1-part household bleach to 3 parts water, followed by a power washer rinse using clear water.

D. DRYING: Allow surfaces to thoroughly dry to prevent blistering of the GacoFlex S42 Series Elastomeric Silicone Roof Coating. Examine roof, paying attention to areas of physical damage to determine that residual water has in fact dried before applying GacoFlex S42 Series Elastomeric Silicone Roof Coating. NOTE: Drying time depends on weather conditions such as temperature, humidity, and air movement. The above drying times assume good weather (70 °F daytime temperature) and no rain. Conditions of lower temperature and rain will require a longer period for drying

3.6 INSTALLATION

A. TECHNICAL ADVICE: The installation of this system shall be accomplished with the advice of, the manufacturer's technical representative.

B. REPAIRS:
1. Inspect the roofing system for open seams, open T-Joints, open corner patches or flashing voids and perform repairs with like materials as recommended by the membrane manufacturer.
2. Repair or replace any areas of delaminated, warped, bowed, or displaced insulation utilizing materials and methods recommended by the membrane manufacturer.
3. Repair or replace defective edge attachments or base tie-ins and bridged or tented wall or penetration flashings utilizing materials and methods recommended by the membrane manufacturer.
4. Remove defective pitch pan filler, metal flashing sealants or termination caulking and replace with appropriate materials.
5. Areas of wet roofing materials must be removed down to the structural decking and replaced utilizing materials and methods recommended by the membrane manufacturer. NOTE: All areas repaired with new membrane must be primed GacoPrime LVOC only, prior to installation of GacoFlex S42 Series Elastomeric Silicone Roof Coating. C.

C. PRIMER:
1. COVERAGE RATE - GACOPRIME LVOC PRIMER: If adhesion testing indicates the need for a primer, apply GacoPrime LVOC Primer at an approximate rate of 200 - 250 ft² / gal. Avoid puddling of primer on the surface. Target Wet Film Thickness (WFT) is 6 - 8 mils. Apply through one of the following methods:
   a. BRUSH: Use solvent resistant brush and apply.
   b. ROLLER: Apply GacoPrime with a solvent resistant short nap roller (standard 3/8 in nap recommended).
   c. SPRAY: Do not thin. Use pressure pot or airless sprayer to apply primer. Avoid puddling of primer on surface when spraying.
2. COVERAGE RATE - GACOFLEX E5320 PRIMER: If adhesion testing indicates the need for a primer, Apply one coat at the rate of 1 gal / 500 ft² a total Dry Film Thickness (DFT) of 1 – 2 mils. NOTE: Combined material will need to be thinned 10 – 20 % with clean water to achieve this spread rate.:
   a. BRUSH: Use solvent resistant brush and apply.
   b. ROLLER: Apply GacoFlex E5320 primer with a solvent resistant short nap roller (standard 3/8 in nap recommended).
   c. SPRAY: Use pressure pot or airless sprayer to apply primer Avoid puddling of primer on surface when spraying.

3. CURING TIME – GACOPRIME LVOC PRIMER: Allow appropriate amount of cure time before applying base / topcoats (approximately 2 hours depending on ambient temperature). The primer will dry to a slightly tacky film. Test the primer film by pressing firmly with a finger and removing. Properly dried film will be well bonded to the substrate. If the film is removed from the substrate allow for further drying time.
4. CURING TIME – GACOFLEX E5320 PRIMER: Allow appropriate amount of cure time before applying base / topcoats (approximately 6 hours minimum depending on ambient temperature). Dry time is dependent upon temperature and humidity. Apply GacoFlex topcoat within 72 hours.

D. AT ALL FLASHING SEAMS, CORNERS AND LAPS, CHOOSE ONE OF THE FOLLOWING:
1. Apply GacoFlex S42 Series Elastomeric Silicone Roof Coating by brush or roller at a minimum width of 6 in (152.4 mm) centered on the seam at a minimum rate of 1.5 gal / 100 ft² (5.7 L / 9.3 m²) to achieve 24 wet mils – approximately 200 LF (60 LM). Immediately embed a 4 in (102 mm) strip GacoFlex 66S Reinforcing Polyester Mesh into the wet coating until the Polyester Mesh is completely saturated. The Polyester Mesh must be smoothly applied without wrinkles, “fish mouths,” blisters, or pin holes. Once the Coating with embedded Polyester Mesh is firm to the touch, apply another coat of GacoFlex S42 Series Elastomeric Silicone Roof Coating at a minimum rate of 1.5 gal / 100 ft² to completely encapsulate the Polyester Mesh. Allow to cure for a minimum of 24 hours (longer in overcast or low humidity conditions) before applying GacoFlex S42 Series Elastomeric Silicone Roof Coating topcoat.
2. Apply GacoFlex SF4200 SeamSeal applied at a minimum of in wide, crested and centered at the seam, with a minimum thickness at the center of 64 wet mils (approximately 70 LF / gal. Allow to cure for a minimum of 4 hours (longer in overcast or low humidity conditions)
3. Apply GacoPatch Silicone Roof Sealant at a minimum of 4 in wide, crested and centered at the seam, with a minimum thickness at the center of 64 wet mils (approx. 70 LF / gal). Allow to cure for a minimum of 4 hours (longer in overcast or low humidity conditions).
4. Apply GacoFlex UF9022 – GacoMastic at the approximate rate of 70 LF / gal and 4 in wide, crested and centered at the seam. Achieve an average minimum WFT of 64 mils when measured at center at all areas to receive flashing. Allow to dry a minimum of forty (40) hours at 75 °F and 55 % R.H. to achieve full cure. Low humidity and low temperature will result in longer cure times.
5. Apply ERSystems H.E.R. Sealant at the approximate rate of 70 LF / gal and 4 in wide, crested and centered at the seam. Achieve an average minimum WFT of 64 mils when measured at center at all areas to receive flashing. Allow to dry a minimum of twelve (12) to twenty-four (24) hours at 75 °F and 45 % R.H. Weather-related conditions such as frost, dew, mist, condensation, humidity, and temperature must be taken into consideration prior to coating. Temperature should be above 40 °F more than 5 °F above the dew point and rising, for best application results.
6. NOTE: Refer to manufacturer’s product instructions and/or data sheet for important information regarding drying times and other important factors to consider regarding application.

E. HVAC / ELECTRICAL: Existing HVAC Units and other equipment on curbs with a membrane flashing: The membrane flashing must be coated up to the bottom of the metal cap of the unit and sealed underneath with a 100% silicone sealant. Curbs must be a minimum of 8 in above the roofing membrane.

F. SLEEPERS: Any units that are sitting on 4 x 4 in wooden sleepers will be lifted so that the membrane underneath the units can be cleaned, primed, and coated. An approved slip sheet shall be placed under the sleepers to protect the coating system. If the units are not lifted off the deck to be able to accomplish this procedure, the untreated area will be excluded from the warranty.

G. SILICONE COATING: Apply one (1) coat of GacoFlex S42 Series Elastomeric Silicone Roof Coating at the average rate of 2.25 gal / 100 ft² to obtain 36 mil Wet Film Thickness (WFT) / 34 mil Dry Film Thickness (DFT). Coat all surfaces including expansion joint covers and flashings. At all edges and penetrations, an extra pass must be applied.

3.7 FIELD QUALITY CONTROL

A. Any variations from the specified limits found by the Applicator or owner's representative shall be corrected by the Applicator.

B. MINIMUM DRY FILM THICKNESS (DFT) REQUIREMENT: Gaco recommends adding a 10% variance factor to meet the minimum Dry Film Thickness (DFT) mil requirement to qualify as a warrantable application. It is the Applicator's responsibility to calculate the amount of coating needed to obtain the minimum Dry Film Thickness (DFT) mil thickness.

C. No traffic shall be permitted on the coated surface for a minimum of three (3) days. Damage to the surface by other trades shall not be the responsibility of the Applicator.

END OF SECTION

SECTION 079100 - PREFORMED JOINT SEALS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Preformed, foam joint seals.

B. Related Requirements:

1. Section 079200 "Joint Sealants" for liquid sealants applied over preformed seals in dual-seal systems.

1.2 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at Project site.

1.3 ACTION SUBMITTALS

A. Product Data:

1. Preformed, foam joint seals.

B. Samples for Initial Selection: Manufacturer's color sheets, showing full range of available colors for each type of exposed preformed joint seal.

C. Samples for Verification: Actual samples of each type and color of exposed preformed joint seal.

1. Size: **1/2-inch-** wide joints formed between two **6-inch-** long strips of material matching the appearance of exposed surfaces adjacent to joint seals.

1.4 INFORMATIONAL SUBMITTALS

A. Test and Evaluation Reports:

1. Product Test Reports: For each preformed joint seal, for tests performed by qualified testing agency.

B. Sample warranties.

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1.5 WARRANTY

A. Special Installer's Warranty: Installer agrees to repair or replace preformed joint seals that fail in materials or workmanship within specified warranty period.

1. Warranty Period: Two years from date of Substantial Completion.

B. Special Manufacturer's Warranty: Manufacturer agrees to furnish preformed joint seals to repair or replace those that fail in materials or workmanship within specified warranty period.

1. Warranty Period: Five years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PREFORMED, FOAM JOINT SEALS

A. Preformed, Foam Joint Seals: Manufacturer's standard joint seal manufactured from urethane or EVA (ethylene vinyl acetate) foam with minimum density of **10 lb/cu. ft.** and impregnated with a nondrying, water-repellent agent. Factory produce them in precompressed sizes in roll or stick form to fit joint widths based on design criteria indicated, with factory- or field-applied adhesive for bonding to substrates.

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

a. EMSEAL; a Sika Company
b. LymTal International, Inc.
c. MM Systems Corporation
d. Nystrom, Inc.
e. Pecora Corporation
f. Schul International Company, LLC
g. Watson Bowman Acme Corp.
h. Willseal LLC, part of Tremco CPG

2. Design Criteria:

a. Nominal Joint Width: As indicated on Drawings.
b. Minimum Joint Width: As indicated on Drawings.
c. Maximum Joint Width: As indicated on Drawings.
d. Movement Capability: As indicated on Drawings.

3. Joint Seal Color: As selected by Architect from full range of industry colors.

2.2 MISCELLANEOUS MATERIALS

A. Primer: Material recommended by preformed joint seal manufacturer for joint

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substrates indicated.

B. Cleaners for Nonporous Surfaces: Chemical cleaners acceptable to preformed joint seal manufacturer, free of oily residues or other substances capable of staining or harming joint substrates and adjacent nonporous surfaces, and formulated to promote best adhesion to joint substrates.

C. Masking Tape: Nonstaining, nonabsorbent material compatible with preformed joint seals and surfaces adjacent to joints.

D. Sealant for Adhering Extruded-Silicone Joint Seals: Silicone adhesive sealant recommended by extruded-silicone joint seal manufacturer.

PART 3 - EXECUTION

3.1 INSTALLATION OF PREFORMED, FOAM JOINT SEALS

A. General: Comply with preformed joint seal manufacturer's written installation instructions for products and applications indicated unless more stringent requirements apply.

1. Install each length of seal immediately after removing protective wrapping.
2. Firmly secure compressed joint seals to joint gap side to obtain full bond using exposed pressure-sensitive adhesive or field-applied adhesive as recommended by manufacturer.
3. Do not pull or stretch material. Produce seal continuity at splices, ends, turns, and intersections of joints.
4. For applications at low ambient temperatures, heat foam joint seal material in compliance with manufacturer's written instructions.

END OF SECTION 079100

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SECTION 081113 - HOLLOW METAL DOORS AND FRAMES

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Interior standard steel doors and frames.

B. Related Requirements:

1. Section 083473.13 "Metal Sound Control Door Assemblies" for packaged, acoustically rated hollow-metal door and frame assemblies.
2. Section 087100 "Door Hardware" for door hardware for hollow-metal doors.

1.2 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at Project site.

1.3 ACTION SUBMITTALS

A. Product Data:

1. Interior standard steel doors and frames.

B. Product Data Submittals: For each product.

1. Include construction details, material descriptions, core descriptions, fire-resistance ratings, and finishes.

C. Shop Drawings: Include the following:

1. Elevations of each door type.
2. Details of doors, including vertical- and horizontal-edge details and metal thicknesses.
3. Frame details for each frame type, including dimensioned profiles and metal thicknesses.
4. Locations of reinforcement and preparations for hardware.
5. Details of each different wall opening condition.
6. Details of anchorages, joints, field splices, and connections.
7. Details of accessories.
8. Details of moldings, removable stops, and glazing.

D. Samples for Initial Selection: For hollow-metal doors and frames with factory-applied color finishes.

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E. Samples for Verification:

1. Finishes: For each type of exposed finish required, prepared on Samples of not less than **3 by 5 inches**.

F. Product Schedule: For hollow-metal doors and frames, prepared by or under the supervision of supplier, using same reference numbers for details and openings as those on Drawings. Coordinate with final door hardware schedule.

1.4 INFORMATIONAL SUBMITTALS

A. Qualification Data: For door inspector.

1. Fire-Rated Door Inspector: Submit documentation of compliance with NFPA 80, Section 5.2.3.1.
2. Egress Door Inspector: Submit documentation of compliance with NFPA 101, Section 7.2.1.15.4.
3. Submit copy of DHI Fire and Egress Door Assembly Inspector (FDAI) certificate.

B. Product Test Reports: For each type of fire-rated hollow-metal door and frame assembly for tests performed by a qualified testing agency indicating compliance with performance requirements.

C. Field quality-control reports.

1.5 CLOSEOUT SUBMITTALS

A. Record Documents: For fire-rated doors, list of door numbers and applicable room name and number to which door accesses.

1.6 QUALITY ASSURANCE

A. Fire-Rated Door Inspector Qualifications: Inspector for field quality-control inspections of fire-rated door assemblies is to meet the qualifications set forth in NFPA 80, Section 5.2.3.1 and the following:

1. Door and Hardware Institute Fire and Egress Door Assembly Inspector (FDAI) certification.

B. Egress Door Inspector Qualifications: Inspector for field quality-control inspections of egress door assemblies is to meet the qualifications set forth in NFPA 101, Section 7.2.1.15.4 and the following:

1. Door and Hardware Institute Fire and Egress Door Assembly Inspector (FDAI) certification.

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PART 2 - PRODUCTS

2.1 HOLLOW METAL DOORS AND FRAMES

A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

1. Ceco Door; AADG, Inc.; ASSA ABLOY
2. Curries, AADG, Inc.; ASSA ABLOY Group
3. Deansteel Manufacturing Company, Inc.
4. Republic Doors and Frames; a Allegion brand
5. Steelcraft; Allegion plc
6. Concept Frames, Inc

2.2 PERFORMANCE REQUIREMENTS

A. Fire-Rated Door Assemblies: Assemblies complying with NFPA 80 that are listed and labeled by a qualified testing agency acceptable to authorities having jurisdiction for fire-protection ratings and temperature-rise limits indicated on Drawings, based on testing at positive pressure in accordance with NFPA 252 or UL 10C.

1. Smoke- and Draft-Control Door Assemblies: Listed and labeled for smoke and draft control by a qualified testing agency acceptable to authorities having jurisdiction, based on testing in accordance with UL 1784 and installed in compliance with NFPA 105.

2.3 MATERIALS

A. Recycled Content of Steel Products: Postconsumer recycled content plus one-half of preconsumer recycled content not less than 25 percent.

B. Cold-Rolled Steel Sheet: ASTM A1008/A1008M, Commercial Steel (CS), Type B; suitable for exposed applications.

C. Hot-Rolled Steel Sheet: ASTM A1011/A1011M, Commercial Steel (CS), Type B; free of scale, pitting, or surface defects; pickled and oiled.

D. Metallic-Coated Steel Sheet: ASTM A653/A653M, Commercial Steel (CS), Type B.

E. Inserts, Bolts, and Fasteners: Hot-dip galvanized in accordance with ASTM A153/A153M.

F. Power-Actuated Fasteners in Concrete: Fastener system of type suitable for application indicated, fabricated from corrosion-resistant materials, with clips or other accessory devices for attaching hollow-metal frames of type indicated.

G. Mineral-Fiber Insulation: ASTM C665, Type I (blankets without membrane facing);

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consisting of fibers manufactured from slag or rock wool; with maximum flame-spread and smoke-developed indexes of 25 and 50, respectively; passing ASTM E136 for combustion characteristics.

H. Glazing: Comply with requirements in Section 088000 "Glazing."

2.4 FABRICATION

A. Door Astragals: Provide overlapping astragal on one leaf of pairs of doors where required by NFPA 80 for fire-performance rating or where indicated. Extend minimum **3/4 inch** beyond edge of door on which astragal is mounted or as required to comply with published listing of qualified testing agency.

B. Hollow-Metal Frames: Fabricate in one piece except where handling and shipping limitations require multiple sections. Where frames are fabricated in sections, provide alignment plates or angles at each joint, fabricated of metal of same or greater thickness as frames.

1. Sidelite and Transom Bar Frames: Provide closed tubular members with no visible face seams or joints, fabricated from same material as door frame. Fasten members at crossings and to jambs by welding, or by rigid mechanical anchors.
2. Provide countersunk, flat- or oval-head exposed screws and bolts for exposed fasteners unless otherwise indicated.
3. Door Silencers: Except on weather-stripped frames, drill stops to receive door silencers as follows. Keep holes clear during construction.

    a. Single-Door Frames: Drill stop in strike jamb to receive three door silencers.
    b. Double-Door Frames: Drill stop in head jamb to receive two door silencers.

C. Hardware Preparation: Factory prepare hollow-metal doors and frames to receive templated mortised hardware, and electrical wiring; include cutouts, reinforcement, mortising, drilling, and tapping in accordance with ANSI/SDI A250.6, the Door Hardware Schedule on Drawings, and templates.

1. Reinforce doors and frames to receive nontemplated, mortised, and surface-mounted door hardware.
2. Comply with BHMA A156.115 for preparing hollow-metal doors and frames for hardware.

D. Glazed Lites: Provide stops and moldings around glazed lites where indicated. Form corners of stops and moldings with butted or mitered hairline joints.

1. Provide stops and moldings flush with face of door, and with beveled stops unless otherwise indicated.
2. Provide fixed frame moldings on outside of exterior and on secure side of interior doors and frames. Provide loose stops and moldings on inside of hollow-metal doors and frames.
3. Coordinate rabbet width between fixed and removable stops with glazing and installation types indicated.

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4. Provide stops for installation with countersunk flat- or oval-head machine screws spaced uniformly not more than **9 inches** o.c. and not more than **2 inches** o.c. from each corner.

2.5 STEEL FINISHES

A. Prime Finish: Clean, pretreat, and apply manufacturer's standard primer.

1. Shop Primer: Manufacturer's standard, fast-curing, lead- and chromate-free primer complying with ANSI/SDI A250.10; recommended by primer manufacturer for substrate; compatible with substrate and field-applied coatings despite prolonged exposure.

B. Factory Finish: Clean, pretreat, and apply manufacturer's standard two-coat, baked-on finish consisting of prime coat and thermosetting topcoat, complying with ANSI/SDI A250.3.

1. Color and Gloss: As selected by Architect from manufacturer's full range.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Install hollow-metal doors and frames plumb, rigid, properly aligned, and securely fastened in place. Comply with approved Shop Drawings and with manufacturer's written instructions.

B. Hollow-Metal Frames: Comply with ANSI/SDI A250.11.

1. Set frames accurately in position; plumbed, aligned, and braced securely until permanent anchors are set. After wall construction is complete, remove temporary braces without damage to completed Work.

a. Where frames are fabricated in sections, field splice at approved locations by welding face joint continuously; grind, fill, dress, and make splice smooth, flush, and invisible on exposed faces. Touch-up finishes.
b. Install frames with removable stops located on secure side of opening.

2. Fire-Rated Openings: Install frames in accordance with NFPA 80.
3. Floor Anchors: Secure with postinstalled expansion anchors.

a. Floor anchors may be set with power-actuated fasteners instead of postinstalled expansion anchors if so indicated and approved on Shop Drawings.

4. Solidly pack mineral-fiber insulation inside frames.
5. Masonry Walls: Coordinate installation of frames to allow for solidly filling space between frames and masonry with grout or mortar.

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6. In-Place Concrete or Masonry Construction: Secure frames in place with postinstalled expansion anchors. Countersink anchors, and fill and make smooth, flush, and invisible on exposed faces.
7. Installation Tolerances: Adjust hollow-metal frames to the following tolerances:

    a. Squareness: Plus or minus **1/16 inch**, measured at door rabbet on a line 90 degrees from jamb perpendicular to frame head.
    b. Alignment: Plus or minus **1/16 inch**, measured at jambs on a horizontal line parallel to plane of wall.
    c. Twist: Plus or minus **1/16 inch**, measured at opposite face corners of jambs on parallel lines, and perpendicular to plane of wall.
    d. Plumbness: Plus or minus **1/16 inch**, measured at jambs at floor.

C. Hollow-Metal Doors: Fit and adjust hollow-metal doors accurately in frames, within clearances specified below.

1. Non-Fire-Rated Steel Doors: Comply with ANSI/SDI A250.8.
2. Fire-Rated Doors: Install doors with clearances in accordance with NFPA 80.
3. Smoke-Control Doors: Install doors in accordance with NFPA 105.

D. Glazing: Comply with installation requirements in Section 088000 "Glazing" and with hollow-metal manufacturer's written instructions.

3.2 FIELD QUALITY CONTROL

A. Inspection Agency: Owner will engage a qualified inspector to perform inspections and to furnish reports to Architect.

B. Repair or remove and replace installations where inspections indicate that they do not comply with specified requirements.

C. Reinspect repaired or replaced installations to determine if replaced or repaired door assembly installations comply with specified requirements.

D. Prepare and submit separate inspection report for each fire-rated door assembly indicating compliance with each item listed in NFPA 80.

END OF SECTION 081113

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SECTION 085313 - VINYL WINDOWS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Vinyl windows.

1.2 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at Project site.

1. Review and finalize construction schedule and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
2. Review, discuss, and coordinate interrelationship of vinyl windows with other exterior wall components. Include provisions for anchoring, flashing, weeping, sealing perimeters, and protecting finishes.
3. Review and discuss sequence of work required to construct a watertight and weathertight exterior building envelope.
4. Inspect and discuss condition of substrate and other preparatory work performed by other trades.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include construction details, material descriptions, glazing and fabrication methods, dimensions of individual components and profiles, hardware, and finishes.

B. Shop Drawings:

1. Plans, elevations, sections, hardware, accessories, insect screens, operational clearances, and details of installation, including anchor, flashing, and sealant installation.

C. Samples for Initial Selection: Manufacturer's standard color sheets, showing full range of available colors for each type of exposed finish.

D. Samples for Verification: Actual sample of finished products for each type of exposed finish:

1. Exposed Finishes: 2 by 4 inches.

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2. Exposed Hardware: Full-size units.

E. Product Schedule: For vinyl windows. Use same designations indicated on Drawings.

F. Sustainable Design Submittals:

1. Product Data: For indicated products, indicating compliance with requirements for ENERGY STAR product labeling.

1.4 INFORMATIONAL SUBMITTALS

A. Product Test Reports: For each type of vinyl window, for tests performed by a qualified testing agency.

B. Field Quality-Control Reports: For vinyl windows.

C. Qualification Statements: For manufacturer and Installer.

D. Sample warranties.

1.5 CLOSEOUT SUBMITTALS

A. Warranty Documentation:

1. Manufacturers' special warranties.

1.6 QUALITY ASSURANCE

A. Manufacturer Qualifications: A manufacturer capable of fabricating vinyl windows that meet or exceed performance requirements indicated and of documenting this performance by test reports and calculations.

B. Installer Qualifications: Authorized representative who is trained and approved by vinyl window manufacturer.

C. Delegated Design Engineer Qualifications: A professional engineer who is legally qualified to practice in state where Project is located and who is experienced in providing engineering services of the type indicated.

D. Testing Agency Qualifications: An FGIA-accredited testing agency for testing indicated.

1.7 WARRANTY

A. Special Warranty: Manufacturer agrees to repair or replace vinyl windows that fail in materials or workmanship within specified warranty period.

1. Failures include, but are not limited to, the following:

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a. Failure to meet performance requirements.
b. Structural failures including excessive deflection, water leakage, and air infiltration.
c. Faulty operation of movable sash and hardware.
d. Deterioration of materials and finishes beyond normal weathering.
e. Failure of insulating glass.

2. Warranty Period:

a. Window: 10 years from date of Substantial Completion.
b. Glazing Units: 10 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Product Standard: Comply with AAMA/WDMA/CSA 101/I.S.2/A440 for definitions and minimum standards of performance, materials, components, accessories, and fabrication unless more stringent requirements are indicated.

1. Window Certification: FGIA or WDMA certified with label attached to each window.

B. Energy Performance: Certified and labeled by manufacturer for energy performance as follows:

1. Thermal Transmittance (U-factor): As determined in accordance with NFRC 100:

a. Operable Windows: Not more than 0.45 Btu/sq. ft. x h x deg F.

2. Solar Heat-Gain Coefficient (SHGC): As determined in accordance with NFRC 200.

a. Operable Windows: Not more than 0.57 as determined in accordance with NFRC 200.

C. Windborne-Debris Impact Resistance: Passes ASTM E1886 missile-impact and cyclic-pressure tests in accordance with ASTM E1996 for Wind Zone 1 for basic protection.

2.2 VINYL WINDOWS

A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

1. JELD-WEN, Inc.
2. American Window

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B. Provide manufacturer's standard vinyl window assemblies consisting of frames, sashes, glass, hardware, fasteners, and all components and accessories as required for a complete installation.

C. Operating Types: Provide the following operating types in locations indicated on Drawings:

1. Single hung.

D. Frames and Sashes: Impact-resistant, UV-stabilized PVC complying with AAMA/WDMA/CSA 101/I.S.2/A440.

1. Finish: Integral color, Match existing window color and style.
2. Gypsum Board Returns: Provide at interior face of frame.

E. Glazing System: Manufacturer's standard factory-glazing system that produces weathertight seal.

F. Hardware, General: Provide manufacturer's standard hardware fabricated from aluminum, stainless steel, carbon steel complying with AAMA 907, or other corrosion-resistant material compatible with adjacent materials; designed to smoothly operate, tightly close, and securely lock windows, and sized to accommodate sash weight and dimensions.

1. Exposed Hardware Color and Finish: Match existing windows.

G. Hung Window Hardware:

1. Counterbalancing Mechanism: Complying with AAMA 902, concealed, of size and capacity to hold sash stationary at any open position.
2. Locks and Latches: Allow unobstructed movement of the sash across adjacent sash in direction indicated and operated from the inside only.
3. Tilt Hardware: Releasing tilt latch allows sash to pivot about horizontal axis to facilitate cleaning exterior surfaces from the interior.

H. Weather Stripping: Provide full-perimeter weather stripping for each operable sash unless otherwise indicated.

I. Fasteners: Noncorrosive and compatible with window members, trim, hardware, anchors, and other components.

1. Exposed Fasteners: Avoid exposed fasteners to greatest extent possible. For application of hardware, use fasteners that match finish hardware being fastened.

2.3 FABRICATION

A. Fabricate vinyl windows in sizes indicated. Include a complete system for installing and anchoring windows.

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B. Glaze vinyl windows in the factory.

C. Weather strip each operable sash to provide weathertight installation.

D. Hardware: Mount hardware through double walls of vinyl extrusions or provide corrosion-resistant reinforcement.

E. Complete fabrication, assembly, finishing, hardware application, and other work in the factory to greatest extent possible. Disassemble components only as necessary for shipment and installation. Allow for scribing, trimming, and fitting at Project site.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Comply with manufacturer's written instructions for installing windows, hardware, accessories, and other components. For installation procedures and requirements not addressed in manufacturer's written instructions, comply with installation requirements in ASTM E2112.

B. Install windows level, plumb, square, true to line, without distortion, anchored securely in place to structural support, and in proper relation to wall flashing and other adjacent construction to produce weathertight construction.

C. Mullions: Install combination and reinforcing mullions for combination assemblies in accordance with manufacturer's written instructions.

3.2 FIELD QUALITY CONTROL

A. Testing Agency: Owner will engage a qualified testing agency to perform tests and inspections.

1. Testing and inspecting agency will interpret tests and state in each report whether tested work complies with or deviates from requirements.

END OF SECTION 085313

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SECTION 08 71 00 - DOOR HARDWARE

PART 1 GENERAL

1.1 SUMMARY

A. Section includes hardware exterior patio doors being replaced as part of this project.
   1. Provide cylinders and keys for all doors.

1.2 SUBMITTALS

A. Shop Drawings:
   1. Indicate locations and mounting heights of each type of hardware, schedule, and catalog cuts.
   2. Submit manufacturer's parts list, and templates.

B. Manufacturer's installation instructions: Submit special procedures, and perimeter conditions requiring special attention.

1.3 CLOSEOUT SUBMITTALS

A. Project Record Documents: Record actual locations of installed cylinders and their master key code.

B. Operation and Maintenance Data: Submit data on operating hardware, lubrication requirements, and inspection procedures related to preventative maintenance.

C. Keys: Deliver with identifying tags to Owner by security shipment direct from hardware supplier.

1.4 QUALITY ASSURANCE

A. Perform Work in accordance with the following requirements:
   1. ANSI A156 series.
   2. NFPA 80 - Fire Doors and Windows.
   3. NFPA 101 - Life Safety Code.

B. Furnish hardware marked and listed in BHMA Directory of Certified Products.

C. Coordinate work with other directly affected sections involving manufacture or fabrication of internal reinforcement for door hardware and recessed items.
   1. Provide templates or actual hardware as required to ensure proper preparation of doors and frames.

D. Coordinate Owner's keying requirements during course of work.

1.5 WARRANTY

A. Furnish five year manufacturer warranty for door hardware.

1.6 MAINTENANCE SERVICE

A. Provide special wrenches and tools applicable to each different or special hardware component.

PART 2 PRODUCTS

2.1 DOOR HARDWARE

A. Lockset, Latch Set, and Cylinder Manufacturers:
   1. KwikSet Delta Lever Latchset [match building standard]

B. Deadlock Manufactures:
   1. KwikSet SmartKey – Key Control Deadbolt [match building standard].

C. Cylinders: Match CMHA standards, field verify all requirements.

2.2 COMPONENTS

A. General Hardware Requirements: Where not specifically indicated, comply with applicable ANSI A156 standard for type of hardware required. Furnish each type of hardware with accessories as required for applications indicated and for complete, finished, operational doors.
   1. Templates: Furnish templates or physical hardware items to door and frame manufacturers sufficiently in advance to avoid delay in Work.
   2. Reinforcing Units: Furnished by door and frame manufacturers; coordinated by hardware supplier or hardware manufacturer.
   3. Fasteners: Furnish as recommended by hardware manufacturer and as required to secure hardware.
      a. Finish: Match hardware item being fastened.

B. Hinges: ANSI A156.1, full mortise type, template type, ANSI A156.7, complying with following general requirements unless otherwise scheduled.
   1. Widths: Sufficient to clear trim projection when door swings 180 degrees.
   2. Number: Furnish minimum three hinges to 90 inches high, four hinges to 120 inches high for each door leaf.
   3. Pins: Furnish nonferrous hinges with non-removable pins (NRP) at exterior doors, non rising pins at interior doors.
   4. Tips: Flat button tips with matching plug.

C. Locksets: Furnish locksets compatible with specified cylinders. Furnish standard strikes with extended lips to protect trim from being marred by latch bolt verify type of cutouts provided in metal frames.
   1. Bored (Cylindrical) Locksets: ANSI A156.2, Grade 3 unless otherwise indicated.

D. Latch Sets: Match locksets. Typical 2-3/4” backset. Furnish standard strikes with extended lips to protect trim from being marred by latch bolt.
   1. Bored (Cylindrical) Latchsets: ANSI A156.2, Grade 3 unless otherwise indicated.

E. Push/Pulls, Gaskets, Thresholds, and Trim: Furnish as indicated in Schedule, with accessories as required for complete operational door installations.
   1. Weatherstripping: Furnish continuous weatherstripping at top and sides of exterior doors.
   2. Thresholds: Standard high dam type at non accessible dwelling units.

F. Cylinders: Match Owner Standard.

G. Keying: Keyed as directed by Owner to integrate with existing Keying Schedule.
   1. Keys: Nickel silver. Stamp keys with “DO NOT DUPLICATE”.
   2. Supply keys in the following minimum quantities
      a. 3 keys per residential unit.

2.3 ACCESSORIES

A. Lock Trim: Furnish levers with 2 3/8” rose.

B. Through Bolts: Through bolts and grommet nuts are not permitted on door faces in occupied areas unless no alternative is possible.
   1. Do not permit through bolts on solid wood core doors.

2.4 FINISHING

A. Finishes: ANSI A156.18; with following finishes except where otherwise indicated in Schedule at end of section.
   1. Hinges: Satin nickel.
   2. Exterior Door Hardware: Satin nickel

3. Thresholds: Finish appearance to match door hardware on exterior face of door.
4. Other Items: Provide manufacturer's standard finishes matching similar hardware types on same door, and maintaining acceptable finish considering anticipated use and BHMA category of finish.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify doors and frames are ready to receive work and dimensions are as indicated on shop drawings and as instructed by manufacturer.

3.2 INSTALLATION

A. Coordinate mounting heights with door and frame manufacturers. Use templates provided by hardware item manufacturer.

B. Mounting Heights from Finished Floor to Center Line of Hardware Item: Comply with manufacturer recommendations and applicable codes.
1. Locksets: 38 inches
2. Dead Bolt: 48 inches
3. Top Hinge: Jamb manufacturer's standard, but not greater than 10 inches from head of frame to centerline of hinge.
4. Bottom Hinge: Jamb manufacturer's standard, but not greater than 12-1/2" from floor to centerline of hinge.
5. Intermediate Hinges: Equally spaced between top and bottom hinges and from each other.

3.3 ADJUSTING

A. Adjust hardware for smooth operation.

3.4 SCHEDULE

A. The following hardware sets are intended to establish type and standard of quality when used together with these section requirements. Examine Drawings and Specifications and furnish proper hardware for door openings.

1. Each new door requires two (2) of the Rockwood 528 stop. Also provide wall mounted plastic door stop plate at any door adjacent to a gypsum wall.

Hardware Set H-1: Patio Entry Doors

Hinges:	1-1/2 pair, 4x4 butt hinges
Stops:	Rockwood 528, plastic wall plate
Lock Set:	ANSI function F75 [passage latchset]
Dead Bolt	ANSI function E0152 [deadbolt with interior thumbturn]
Weatherstripping	Compression type
Threshold	Standard, high dam threshold

END OF SECTION

SECTION 087100 - DOOR HARDWARE

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Hinges.
2. Mortise locks.
3. Roller latches.
4. Electric strikes.
5. Delayed-egress electromagnetic locks.
6. Surface closers.
7. Wall- and floor-mounted stops.
8. Thresholds.

B. Related Requirements:

1. Section 064100 "Architectural Wood Casework" for cabinet door hardware provided with cabinets.
2. Section 081113 "Hollow Metal Doors and Frames" for astragals provided as part of labeled fire-rated assemblies and for door silencers provided as part of hollow-metal frames.
3. Section 081213 "Hollow Metal Frames" for astragals provided as part of labeled fire-rated assemblies and for door silencers provided as part of hollow-metal frames.
4. Section 083113 "Access Doors and Frames" for access door hardware, [**except**][**including**] cylinders.
5. Section 102600 "Wall and Door Protection" for plastic door protection units that match wall protection units.

1.2 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at Project site.

1. Conference participants must include Installer's Architectural Hardware Consultant[**and Owner's security consultant**].

B. Keying Conference: Conduct conference at Project site.

1. Conference participants must include Installer's Architectural Hardware Consultant[**and Owner's security consultant**].
2. Incorporate conference decisions into keying schedule after reviewing door hardware keying system, including, but not limited to, the following:

a. Flow of traffic and degree of security required.

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b. Preliminary key system schematic diagram.
c. Requirements for key control system.
d. Requirements for access control.
e. Address for delivery of keys.
f. <**Insert requirements to suit Project**>.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes.

B. Shop Drawings: For electrified door hardware.

1. Include diagrams for power, signal, and control wiring.
2. Include details of interface of electrified door hardware and building safety and security systems.

C. Samples: For each exposed product in each finish specified, in manufacturer's standard size.

1. Tag Samples with full product description to coordinate Samples with door hardware schedule.

D. Door Hardware Schedule: Prepared by or under the supervision of Installer's Architectural Hardware Consultant. Coordinate door hardware schedule with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of door hardware.

1. Submittal Sequence: Submit door hardware schedule concurrent with submissions of product data, Samples, and Shop Drawings. Coordinate submission of door hardware schedule with scheduling requirements of other work to facilitate the fabrication of other work that is critical in Project construction schedule.
2. Format: Use same scheduling sequence and format and use same door numbers as in door hardware schedule in the Contract Documents.
3. Content: Include the following information:

a. Identification number, location, hand, fire rating, size, and material of each door and frame.
b. Locations of each door hardware set, cross-referenced to Drawings on floor plans and to door and frame schedule.
c. Complete designations, including name and manufacturer, type, style, function, size, quantity, function, and finish of each door hardware product.
d. Description of electrified door hardware sequences of operation and interfaces with other building control systems.
e. Fastenings and other installation information.
f. Explanation of abbreviations, symbols, and designations contained in door hardware schedule.

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g. Mounting locations for door hardware.
h. List of related door devices specified in other Sections for each door and frame.

E. Keying Schedule: Prepared by or under the supervision of Installer's Architectural Hardware Consultant, detailing Owner's final keying instructions for locks. Include schematic keying diagram and index each key set to unique door designations that are coordinated with the Contract Documents.

1.4 INFORMATIONAL SUBMITTALS

A. Qualification Data: For Installer.

B. Product Certificates: For each type of electrified door hardware.

1. Certify that door hardware for use on each type and size of labeled fire-rated doors complies with listed fire-rated door assemblies.

C. Product Test Reports: For compliance with accessibility requirements, for tests performed by manufacturer and witnessed by a qualified testing agency, for door hardware on doors located in accessible routes.

D. Field quality-control reports.

E. Sample Warranty: For special warranty.

1.5 CLOSEOUT SUBMITTALS

A. Maintenance Data: For each type of door hardware to include in maintenance manuals.

B. Schedules: Final door hardware and keying schedule.

1.6 QUALITY ASSURANCE

A. Installer Qualifications: Supplier of products and an employer of workers trained and approved by product manufacturers and of an Architectural Hardware Consultant who is available during the course of the Work to consult Contractor, Architect, and Owner about door hardware and keying.

1. Warehousing Facilities: In Project's vicinity.
2. Scheduling Responsibility: Preparation of door hardware and keying schedule.
3. Engineering Responsibility: Preparation of data for electrified door hardware, including Shop Drawings, based on testing and engineering analysis of manufacturer's standard units in assemblies similar to those indicated for this Project.

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1.7 WARRANTY

A. Special Warranty: Manufacturer agrees to repair or replace components of door hardware that fail in materials or workmanship within specified warranty period.

1. Failures include, but are not limited to, the following:

a. Structural failures, including excessive deflection, cracking, or breakage.
b. Faulty operation of doors and door hardware.
c. Deterioration of metals, metal finishes, and other materials beyond normal weathering and use.

2. Warranty Period: Three years from date of Substantial Completion unless otherwise indicated below:

a. Electromagnetic and Delayed-Egress Locks: Five years from date of Substantial Completion.
b. Exit Devices: Two years from date of Substantial Completion.
c. Manual Closers: 10 years from date of Substantial Completion.
d. Concealed Floor Closers: Five years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Fire-Rated Door Assemblies: Where fire-rated doors are indicated, provide door hardware complying with NFPA 80 that is listed and labeled by a qualified testing agency, for fire-protection ratings indicated, based on testing at positive pressure in accordance with NFPA 252 or UL 10C.

B. Electrified Door Hardware: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.

C. Means of Egress Doors: Latches do not require more than **15 lbf** to release the latch. Locks do not require use of a key, tool, or special knowledge for operation.

D. Accessibility Requirements: For door hardware on doors in an accessible route, comply with ICC A117.1.

1. Provide operating devices that do not require tight grasping, pinching, or twisting of the wrist and that operate with a force of not more than **5 lbf**.
2. Comply with the following maximum opening-force requirements:

a. Interior, Non-Fire-Rated Hinged Doors: **5 lbf** applied perpendicular to door.
b. Sliding or Folding Doors: **5 lbf** applied parallel to door at latch.
c. Fire Doors: Minimum opening force allowable by authorities having jurisdiction.

3. Bevel raised thresholds with a slope of not more than 1:2. Provide thresholds not

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more than **1/2 inch** high.

4. Adjust door closer sweep periods so that, from an open position of 90 degrees, the door will take at least 5 seconds to move to a position of 12 degrees from the latch.
5. Adjust spring hinges so that, from an open position of 70 degrees, the door will take at least 1.5 seconds to move to the closed position.

2.2 HINGES

A. Hinges: ANSI/BHMA A156.1. Provide template-produced hinges for hinges installed on hollow-metal doors and hollow-metal frames.

2.3 MECHANICAL LOCKS AND LATCHES

A. Mortise Locks: ANSI/BHMA A156.13, Operational Grade 1; stamped steel case with steel or brass parts; Series 1000.

B. Roller Latches: ANSI/BHMA A156.16, Grade 1; rolling plunger that engages socket or catch, with adjustable roller projection.

2.4 ELECTRIC STRIKES

A. Electric Strikes: ANSI/BHMA A156.31, Grade 1; with faceplate to suit lock and frame.

2.5 ACCESSORIES FOR PAIRS OF DOORS

A. Coordinators: ANSI/BHMA A156.3; consisting of active-leaf, hold-open lever, and inactive-leaf release trigger; fabricated from steel with nylon-coated strike plates; with built-in, adjustable safety release[**; and with internal override**].

B. Carry-Open Bars: ANSI/BHMA A156.3; prevent the inactive leaf from opening before the active leaf; provide polished brass or bronze carry-open bars with strike plate for inactive leaves of pairs of doors unless automatic or self-latching bolts are used.

C. Astragals: ANSI/BHMA A156.22.

2.6 SURFACE CLOSERS

A. Surface Closers: ANSI/BHMA A156.4; rack-and-pinion hydraulic type with adjustable sweep and latch speeds controlled by key-operated valves and forged-steel main arm. Comply with manufacturer's written instructions for size of door closers depending on size of door, exposure to weather, and anticipated frequency of use. Provide factory-sized closers, adjustable to meet field conditions and requirements for opening force.

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2.7 MECHANICAL STOPS AND HOLDERS

A. Wall- and Floor-Mounted Stops: ANSI/BHMA A156.16.

2.8 THRESHOLDS

A. Thresholds: ANSI/BHMA A156.21; fabricated to full width of opening indicated.

2.9 FABRICATION

A. Manufacturer's Nameplate: Do not provide products that have manufacturer's name or trade name displayed in a visible location except in conjunction with required fire-rating labels and as otherwise approved by Architect.

1. Manufacturer's identification is permitted on rim of lock cylinders only.

B. Base Metals: Produce door hardware units of base metal indicated, fabricated by forming method indicated, using manufacturer's standard metal alloy, composition, temper, and hardness. Furnish metals of a quality equal to or greater than that of specified door hardware units and ANSI/BHMA A156.18.

C. Fasteners: Provide door hardware manufactured to comply with published templates prepared for machine, wood, and sheet metal screws. Provide screws that comply with commercially recognized industry standards for application intended; however, aluminum fasteners are not permitted. Provide Phillips flat-head screws with finished heads to match surface of door hardware unless otherwise indicated.

1. Concealed Fasteners: For door hardware units that are exposed when door is closed, except for units already specified with concealed fasteners. Do not use through bolts for installation where bolt head or nut on opposite face is exposed unless it is the only means of securely attaching the door hardware. Where through bolts are used on hollow door and frame construction, provide sleeves for each through bolt.
2. Fire-Rated Applications:

a. Wood or Machine Screws: For the following:

1) Hinges mortised to doors or frames[**; use threaded-to-the-head wood screws for wood doors and frames**].
2) Strike plates to frames.
3) Closers to doors and frames.

b. Steel Through Bolts: For the following unless door blocking is provided:

1) Surface hinges to doors.
2) Closers to doors and frames.
3) Surface-mounted exit devices.

3. Spacers or Sex Bolts: For through bolting of hollow-metal doors.

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4. Gasketing Fasteners: Provide noncorrosive fasteners for exterior applications and elsewhere as indicated.

2.10 FINISHES

A. Provide finishes complying with ANSI/BHMA A156.18 as indicated in door hardware schedule.

B. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

C. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if they are within one-half of the range of approved Samples. Noticeable variations in the same piece are not acceptable. Variations in appearance of other components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

PART 3 - EXECUTION

3.1 INSTALLATION OF DOOR HARDWARE

A. Mounting Heights: Mount door hardware units at heights indicated on Drawings unless otherwise indicated or required to comply with governing regulations.

1. Standard Steel Doors and Frames: ANSI/SDI A250.8.
2. Wood Doors: DHI's "Recommended Locations for Architectural Hardware for Wood Flush Doors."

B. Install each door hardware item to comply with manufacturer's written instructions. Where cutting and fitting are required to install door hardware onto or into surfaces that are later to be painted or finished in another way, coordinate removal, storage, and reinstallation of surface protective trim units with finishing work. Do not install surface-mounted items until finishes have been completed on substrates involved.

1. Set units level, plumb, and true to line and location. Adjust and reinforce attachment substrates as necessary for proper installation and operation.
2. Drill and countersink units that are not factory prepared for anchorage fasteners. Space fasteners and anchors in accordance with industry standards.

C. Hinges: Install types and in quantities indicated in door hardware schedule, but not fewer than the number recommended by manufacturer for application indicated or one hinge for every **30 inches** of door height, whichever is more stringent, unless other equivalent means of support for door, such as spring hinges or pivots, are provided.

D. Lock Cylinders: Install construction cores to secure building and areas during construction period.

1. Replace construction cores with permanent cores as directed by Owner.

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2. Furnish permanent cores to Owner for installation.

E. Key Control System:

1. Key Control Cabinet: Tag keys and place them on markers and hooks in key control system cabinet, as determined by final keying schedule.
2. Key Lock Boxes: Install where indicated or approved by Architect to provide controlled access for fire and medical emergency personnel.
3. Key Control System Software: Set up multiple-index system based on final keying schedule.

F. Boxed Power Supplies:Utilize existing power supplies, refer Electrical Drawings **above accessible ceilings**][**in equipment room**]. .

G. Thresholds: Set thresholds for exterior doors and other doors indicated in full bed of sealant complying with requirements specified in Section 079200 "Joint Sealants."

H. Stops: Provide floor stops for doors unless wall or other type stops are indicated in door hardware schedule. Do not mount floor stops where they will impede traffic.

I. Perimeter Gasketing: Apply to head and jamb, forming seal between door and frame.

1. Do not notch perimeter gasketing to install other surface-applied hardware.

J. Meeting Stile Gasketing: Fasten to meeting stiles, forming seal when doors are closed.

K. Door Bottoms: Apply to bottom of door, forming seal with threshold when door is closed.

3.2 FIELD QUALITY CONTROL

3.3 MAINTENANCE SERVICE

A. Maintenance Tools and Instructions: Furnish a complete set of specialized tools and maintenance instructions for Owner's continued adjustment, maintenance, and removal and replacement of door hardware.

B. Maintenance Service: Beginning at Substantial Completion, maintenance service is to include 12 months' full maintenance by skilled employees of door hardware Installer. Include quarterly preventive maintenance, repair or replacement of worn or defective components, lubrication, cleaning, and adjusting as required for proper door and door hardware operation. Parts and supplies are to be manufacturer's authorized replacement parts and supplies.

3.4 DEMONSTRATION

A. Engage Installer to train Owner's maintenance personnel to adjust, operate, and maintain door hardware.

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3.5 DOOR HARDWARE SCHEDULE

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SECTION 088300 - MIRRORS

PART 1 - GENERAL

1.1 SUMMARY

A. Related Requirements:

1. Section 102800 "Toilet, Bath, and Laundry Accessories" for metal-framed mirrors.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Mirrors: Include description of materials and process used to produce each type of silvered flat glass mirror specified that indicates sources of glass, glass coating components, edge sealer, and quality-control provisions.

B. Shop Drawings: Include mirror elevations, edge details, mirror hardware, and attachment details.

C. Samples: For each type of the following:

1. Mirrors: **12 inches** square, including edge treatment on two adjoining edges.
2. Mirror Clips: Full size.
3. Mirror Trim: **12 inches** long.

D. Sustainable Design Submittals:

1. Laboratory Test Reports: For adhesives, indicating compliance with requirements for low-emitting materials.

1.3 INFORMATIONAL SUBMITTALS

A. Product Certificates: For each type of mirror and mirror mastic.

B. Preconstruction Test Reports: From mirror manufacturer indicating that mirror mastic was tested for compatibility and adhesion with mirror backing and substrates on which mirrors are installed.

C. Qualification Statements: For Installer.

D. Sample Warranty: For special warranty.

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1.4 CLOSEOUT SUBMITTALS

A. Maintenance Data: For mirrors to include in maintenance manuals.

1.5 QUALITY ASSURANCE

A. Installer Qualifications: A qualified Installer, who employs glass installers for this Project who are certified under the National Glass Association's Certified Glass Installer Program.

1.6 PRECONSTRUCTION TESTING

A. Preconstruction Mirror Mastic Compatibility Test: Submit mirror mastic products to mirror manufacturer for testing to determine compatibility of mastic with mirror backing.

1. Testing is not required if data are submitted based on previous testing of mirror mastic products and mirror backing matching those submitted.

1.7 FIELD CONDITIONS

A. Environmental Limitations: Do not install mirrors until ambient temperature and humidity conditions are maintained at levels indicated for final occupancy.

1.8 WARRANTY

A. Special Warranty: Manufacturer agrees to replace mirrors that deteriorate within specified warranty period. Deterioration of mirrors is defined as defects developed from normal use that are not attributed to mirror breakage or to maintaining and cleaning mirrors contrary to manufacturer's written instructions. Defects include discoloration, black spots, and clouding of the silver film.

1. Warranty Period: Five years from date of [**Substantial Completion**][**manufacture**].

PART 2 - PRODUCTS

2.1 MIRROR HARDWARE

A. Mirror Bottom Clips: As indicated.

B. Mirror Top Clips: As indicated.

C. Plated Steel Hardware: Formed-steel shapes with plated finish indicated.

1. Profile: As indicated.
2. Finish: <**Insert manufacturer's finish designation and name**>.

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D. Fasteners: Fabricated of same basic metal and alloy as fastened metal and matching it in finished color and texture where fasteners are exposed.

E. Anchors and Inserts: Provide devices as required for mirror hardware installation. Provide toothed or lead-shield, expansion-bolt devices for drilled-in-place anchors. Provide galvanized anchors and inserts for applications on inside face of exterior walls and where indicated.

2.2 FABRICATION

A. Shop fabricate mirrors to greatest extent possible.

B. Fabricate cutouts for notches and holes in mirrors without marring visible surfaces. Locate and size cutouts, so they fit closely around penetrations in mirrors.

C. Mirror Edge Treatment: Beveled polished edge of width shown.

1. Seal edges of mirrors with edge sealer after edge treatment to prevent chemical or atmospheric penetration of glass coating.
2. Require mirror manufacturer to perform edge treatment and sealing in factory immediately after cutting to final sizes.

D. Film-Backed Safety Mirrors: Apply film backing with adhesive coating over mirror backing paint, as recommended in writing by film-backing manufacturer, to produce a surface free of bubbles, blisters, and other imperfections.

PART 3 - EXECUTION

3.1 INSTALLATION OF MIRRORS

A. General: Install mirrors to comply with mirror manufacturer's written instructions and with referenced National Glass Association (NGA) publications. Mount mirrors accurately in place in a manner that avoids distorting reflected images.

1. NGA Publications: "Laminated Glazing Reference Manual,""Glazing Manual" and "Installation Techniques Designed to Prolong the Life of Flat Glass Mirrors."

B. Install mirrors with mastic andmirror hardware. Attach mirror hardware securely to mounting surfaces with mechanical fasteners installed with anchors or inserts as applicable. Install fasteners so heads do not impose point loads on backs of mirrors.

1. Mirror Clips: Place a felt or plastic pad between mirror and each clip to prevent spalling of mirror edges. Locate clips where indicated.
2. Install mastic as follows:

a. Apply barrier coat to mirror backing where approved in writing by manufacturers of mirrors and backing material.
b. Apply mastic to comply with mastic manufacturer's written instructions for

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coverage and to allow air circulation between back of mirrors and face of mounting surface.

c. After mastic is applied, align mirrors and press into place while maintaining a minimum airspace of **1/8 inch** between back of mirrors and mounting surface.

END OF SECTION 088300

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SECTION 090190.52 - MAINTENANCE REPAINTING

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes maintenance repainting as follows:

1. Removing existing paint.
2. Patching substrates.
3. Repainting.

B. Related Requirements:

1. Section 013516 "Alteration Project Procedures" for general remodeling, renovation, repair, and maintenance requirements.
2. Section 099113 "Exterior Painting," Section 099123 "Interior Painting,"

1.2 DEFINITIONS

A. Gloss Level 1: Not more than 5 units at 60 degrees and 10 units at 85 degrees, according to ASTM D523.

B. Gloss Level 2: Not more than 10 units at 60 degrees and 10 to 35 units at 85 degrees, according to ASTM D523.

C. Gloss Level 3: 10 to 25 units at 60 degrees and 10 to 35 units at 85 degrees, according to ASTM D523.

D. Gloss Level 4: 20 to 35 units at 60 degrees and not less than 35 units at 85 degrees, according to ASTM D523.

E. Gloss Level 5: 35 to 70 units at 60 degrees, according to ASTM D523.

F. Gloss Level 6: 70 to 85 units at 60 degrees, according to ASTM D523.

G. Gloss Level 7: More than 85 units at 60 degrees, according to ASTM D523.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include recommendations for product application and use.
2. Include test data substantiating that products comply with requirements.

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1.4 INFORMATIONAL SUBMITTALS

A. Color Matching Certificate: For computer-matched colors.

B. Preconstruction Test Reports: For cleaning materials, [**paint removers**][**and**][**paint coatings and systems**].

C. Furnish extra materials, from the same product run, that match products installed and thar are packaged with protective covering for storage and identified with labels describing contents.

1. Paint: 5 percent, but not less than 1 gal. of each material and color applied.

PART 2 - PRODUCTS

2.1 PREPARATORY CLEANING MATERIALS

A. Water: Potable.

B. Hot Water: Water heated to a temperature of **140 to 160 deg F**.

C. Detergent Solution: Solution prepared by mixing **2 cups** of tetrasodium pyrophosphate (TSPP), **1/2 cup** of laundry detergent that contains no ammonia, **5 quarts** of 5 percent sodium hypochlorite bleach, and **15 quarts** of warm water for every **5 gal.** of solution required.

D. Mildewcide: Commercial proprietary mildewcide or a job-mixed solution prepared by mixing **1/3 cup** of household detergent that contains no ammonia, **1 quart** of 5 percent sodium hypochlorite bleach, and **3 quarts** of warm water.

E. Abrasives for Ferrous Metal Cleaning: Aluminum oxide paper, emery paper, fine steel wool, steel scrapers, and steel-wire brushes of various sizes.

2.2 PAINT, GENERAL

A. Material Compatibility:

1. Provide materials for use within each paint system that are compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
2. For each coat in a paint system, provide products recommended in writing by manufacturers of topcoat for use in paint system and on substrate indicated.

B. Colors: As selected by Architect from full range of industry colors.

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2.3 PAINT MATERIALS, GENERAL

A. MPI Standards: Provide products that comply with MPI standards indicated and that are listed in its "MPI Approved Products List."

2.4 PRIMERS/SEALERS

A. Primer Sealer, Interior, Institutional Low Odor/VOC: MPI #149.

2.5 METAL PRIMERS

A. Primer, Rust-Inhibitive, Water Based MPI#107.

2.6 WATER-BASED PAINTS

A. Latex, Interior, Institutional Low Odor/VOC, (Gloss Level 3): MPI #145 .

B. Latex, Interior, Institutional Low Odor/VOC, Semi-gloss (Gloss Level 5): MPI #147.

PART 3 - EXECUTION

3.1 MAINTENANCE REPAINTING, GENERAL

A. Maintenance Repainting Appearance Standard: Completed work is to have a uniform appearance as viewed by Architect from building interior at 5 feet away from painted surface and from building exterior at 20 feet away from painted surface.

B. Execution of the Work: In repainting surfaces, disturb them as minimally as possible and as follows:

1. Remove failed coatings and corrosion and repaint.
2. Verify that substrate surface conditions are suitable for repainting.
3. Allow other trades to repair items in place before repainting.

C. Mechanical Abrasion: Where mechanical abrasion is needed for the work, use gentle methods, such as scraping and lightly hand sanding, that will not abrade softer substrates, reducing clarity of detail.

D. Heat Processes: Do not use torches, heat guns, or heat plates.

3.2 EXAMINATION

A. Examine substrates and conditions, with Installer present, for compliance with requirements for maximum moisture content and other conditions affecting performance of painting work. Comply with paint manufacturer's written instructions for

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inspection.

B. Maximum Moisture Content of Substrates: Do not begin application of coatings unless moisture content of exposed surface is below the maximum value recommended in writing by paint manufacturer and not greater than the following maximum values when measured with an electronic moisture meter appropriate to the substrate material:

1. Gypsum Board: 12 percent.
2. Masonry (Clay and CMU): 12 percent.
3. Wood: 15 percent.
4. <**Insert surface to be repainted**>: <**Insert number**> percent.

C. Alkalinity: Do not begin application of coatings unless surface alkalinity is within range recommended in writing by paint manufacturer. Conduct alkali testing with litmus paper on exposed plaster, cementitious, and masonry surfaces.

D. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.

1. If existing surfaces cannot be prepared to an acceptable condition for proper finishing by using specified surface-preparation methods, notify Architect in writing.

E. Begin coating application only after unsatisfactory conditions have been corrected and surfaces are dry.

1. Beginning coating application constitutes Contractor's acceptance of substrates and conditions.

3.3 PREPARATORY CLEANING

A. General: Use the gentlest, appropriate method necessary to clean surfaces in preparation for painting. Clean all surfaces, corners, contours, and interstices.

B. Comply with manufacturer's written instructions and recommendations in "MPI Manual" applicable to substrates indicated.

C. Remove hardware, covers, plates, and similar items already in place that are removable and are not to be painted. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and painting.

1. After completing painting operations, use workers skilled in the trades involved to reinstall items that were removed. Remove surface-applied protection if any.

D. Detergent Cleaning: Wash surfaces by hand using clean rags, sponges, and bristle brushes. Scrub surface with detergent solution and bristle brush until soil is thoroughly dislodged and can be removed by rinsing. Use small brushes to remove soil from joints and crevices. Dip brush in solution often to ensure that adequate fresh detergent is used and that surface remains wet. Rinse with water applied by clean rags or sponges.

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E. Solvent Cleaning: Use solvent cleaning to remove oil, grease, smoke, tar, and asphalt from painted or unpainted surfaces before other preparation work. Wipe surfaces with solvent using clean rags and sponges. If necessary, spot-solvent cleaning may be employed just prior to commencement of paint application, provided enough time is allowed for complete evaporation. Use clean solvent and clean rags for the final wash to ensure that all foreign materials have been removed. Do not use solvents, including primer thinner and turpentine, that leave residue.

F. Mildew: Clean off existing mildew, algae, moss, plant material, loose paint, grease, dirt, and other debris by scrubbing with bristle brush or sponge and detergent solution. Scrub mildewed areas with mildewcide. Rinse with water applied by clean rags or sponges.

G. Chemical Rust Removal:

1. Remove loose rust scale with specified abrasives for ferrous-metal cleaning.
2. Apply rust remover with brushes or as recommended in writing by manufacturer.
3. Allow rust remover to remain on surface for period recommended in writing by manufacturer or as determined by preconstruction testing. Do not allow extended dwell time.
4. Wipe off residue with mineral spirits and either steel wool or soft rags, or clean with method recommended in writing by manufacturer to remove residue.
5. Dry immediately with clean, soft cloths. Follow direction of grain in metal.
6. Prime immediately to prevent rust. Do not touch cleaned metal surface until primed.

H. Mechanical Rust Removal:

1. Remove rust with specified abrasives for ferrous-metal cleaning. Clean to bright metal.
2. Wipe off residue with mineral spirits and either steel wool or soft rags.
3. Dry immediately with clean, soft cloths. Follow direction of grain in metal.
4. Prime immediately to prevent rust. Do not touch cleaned metal surface until primed.

3.4 PAINT APPLICATION, GENERAL

A. Comply with manufacturers' written instructions for application methods unless otherwise indicated in this Section.

B. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.

C. Prepare surfaces to be painted according to the Surface-Preparation Schedule and with manufacturer's written instructions for each substrate condition.

D. Apply a transition coat over incompatible existing coatings.

E. Metal Substrate: Stripe paint corners, crevices, bolts, welds, and sharp edges before

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applying full coat. Apply two coats to surfaces that are inaccessible after completion of the Work. Tint stripe coat different than the main coating and apply with brush.

F. Blending Painted Surfaces: When painting new substrates patched into existing surfaces or touching up missing or damaged finishes, apply coating system specified for the specific substrate. Apply final finish coat over entire surface from edge to edge and corner to corner.

3.5 CLEANING AND PROTECTION

A. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from Project site.

B. After completing paint application, clean spattered surfaces. Remove spattered paints by washing, scraping, or other methods. Do not scratch or damage adjacent finished surfaces.

C. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.

D. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

3.6 SURFACE-PREPARATION SCHEDULE

A. General: Before painting, prepare surfaces where indicated on Drawings for painting according to applicable requirements specified in this schedule.

1. Examine surfaces to evaluate each surface condition according to paragraphs below.
2. Where existing degree of soiling prevents examination, preclean surface and allow it to dry before making an evaluation.
3. Repair substrate defects according to "Substrate Repair" Article.

B. Surface Preparation for MPI DSD 0 Degree of Surface Degradation:

1. Surface Condition: Existing paint film in good condition and tightly adhered.
2. Paint Removal: Not required.
3. Preparation for Painting: Wash surface by detergent cleaning; use solvent cleaning where needed. Roughen or degloss cleaned surfaces to ensure paint adhesion according to paint manufacturer's written instructions.

C. Surface Preparation for [**MPI DSD 1**]<**Insert designation**> Degree of Surface Degradation:

1. Surface Condition: Paint film cracked or broken but adhered.
2. Paint Removal: Scrape by hand-tool cleaning methods to remove loose paint until only tightly adhered paint remains.

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3. Preparation for Painting: Wash surface by detergent cleaning; use other cleaning methods for small areas of bare substrate if required. Roughen, degloss, and sand the cleaned surfaces to ensure paint adhesion and a smooth finish according to paint manufacturer's written instructions.

D. Surface Preparation for [**MPI DSD 2**]<**Insert designation**> Degree of Surface Degradation:

1. Surface Condition: Paint film loose, flaking, or peeling.
2. Paint Removal: Remove loose, flaking, or peeling paint film by hand-tool or chemical paint-removal methods.
3. Preparation for Painting: Wash surface by detergent cleaning; use solvent cleaning where needed. Use other cleaning methods for small areas of bare substrate if required. Sand surfaces to smooth remaining paint film edges. Prepare bare cleaned surface to be painted according to paint manufacturer's written instructions for substrate construction materials.

E. Surface Preparation for [**MPI DSD 3**]<**Insert designation**> Degree of Surface Degradation:

1. Surface Condition: Paint film severely deteriorated.
2. Paint Removal: Completely remove paint film by hand-tool or chemical paint-removal methods. Remove rust.
3. Preparation for Painting: Prepare bare cleaned surface according to paint manufacturer's written instructions for substrate construction materials.

F. Surface Preparation for [**MPI DSD 4**]<**Insert designation**> Degree of Surface Degradation:

1. Surface Condition: Missing material, small holes and openings, and deteriorated or corroded substrate.
2. Substrate Preparation: Repair, replace, and treat substrate according to "Substrate Repair" Article[**and requirements in other Specification Sections**].
3. Preparation for Painting: Sand substrate surfaces to smooth remaining paint film edges and prepare according to paint manufacturer's written instructions for substrate construction materials. Remove rust.
4. Painting: Paint as required for MPI DSD 2 degree of surface degradation.

G. Gypsum Board Substrates:

1. Institutional Low-Odor/VOC Latex System:

a. Prime Coat: Primer sealer, interior, institutional low odor/VOC, MPI #149.
b. Intermediate Coat: Latex, interior, institutional low odor/VOC, matching topcoat.
c. Topcoat: Latex, interior, institutional low odor/VOC, (Gloss Level 3), MPI #145.

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3.7 EXTERIOR MAINTENANCE REPAINTING SCHEDULE

A. Ferrous Metal Substrates: Hollow metal doors and frames.:

1. Alkyd System: MPI REX 5.1D system over a transition coat.

a. Prime Coat:

1) For MPI DSD 1 degree of surface degradation, touch up with topcoat.
2) For MPI DSD 2 degree of surface degradation, spot prime with Primer, Metal, Surface Tolerant[**, MPI #23**].

b. Intermediate Coat: Alkyd, exterior, matching topcoat.
c. Topcoat:

1) Alkyd, exterior, semigloss (Gloss Level 5), MPI #94.
2) Alkyd, exterior, gloss (Gloss Level 6), MPI #9.

d. Color: Match existing colors.

2. High-Performance, Pigmented-Polyurethane-over-Epoxy System: MPI REX 5.1H system over a transition coat.

a. Prime Coat:

1) For MPI DSD 1 degree of surface degradation, touch up with topcoat.
2) For MPI DSD 2 degree of surface degradation, spot prime with Primer, Epoxy, Anti-Corrosive, for Metal, MPI #101.
3) For MPI DSD 3 degree of surface degradation, fully prime coat with Primer, Epoxy, Anti-Corrosive, for Metal, MPI #101.

b. Intermediate Coat in Primed Areas: Epoxy, High Build, Low Gloss, MPI #108.
c. Topcoat: Polyurethane, two-component, pigmented, gloss (Gloss Level 6), MPI #72.
d. Second Topcoat: Polyurethane, two-component, pigmented, gloss (Gloss Level 6), MPI #72.
e. Color: Match existing colors.

B. Wood Doors Frames Casings:

1. Latex System: MPI REX 6.3A system over a transition coat.

a. Prime Coat:

1) For MPI DSD 1 degree of surface degradation, touch up with topcoat.
2) For MPI DSD 2 degree of surface degradation, spot prime with Primer, Alkyd for Exterior Wood, MPI #5.
3) For MPI DSD 3 degree of surface degradation, fully prime coat with Primer, Alkyd for Exterior Wood, MPI #5.

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b. Intermediate Coat: Latex, exterior, matching topcoat.
c. Topcoat:

1) Latex, exterior flat (Gloss Levels 1-2), MPI #10.
2) Latex, exterior, low sheen (Gloss Levels 3-4), MPI #15.
3) Latex, exterior semigloss (Gloss Level 5), MPI #11.
4) Latex, exterior gloss (Gloss Level 6), MPI #119.

d. Color: Match colors indicated on Drawings.

3.8 INTERIOR MAINTENANCE REPAINTING SCHEDULE

A. Wood Doors Frames Moldings:

1. Latex System over Latex Primer: MPI RIN 6.3U system over a transition coat.

a. Prime Coat:

1) For MPI DSD 1 degree of surface degradation, touch up with topcoat.
2) For MPI DSD 2 degree of surface degradation, spot prime with Primer, Latex, for Interior Wood, MPI #39.
3) For MPI DSD 3 degree of surface degradation, fully prime coat with Primer, Latex, for Interior Wood, MPI #39.

b. Intermediate Coat: Latex, interior, matching topcoat.
c. Topcoat:

1) Latex, interior, semigloss (Gloss Level 5), MPI #54.
2) Latex, interior, gloss (Gloss Level 6), MPI #114.

d. Color: Match colors indicated on Drawings.

2. Low-Odor Latex System over Latex Primer: MPI RIN 6.3V system[**over a transition coat**].

a. Prime Coat:

1) For [**MPI DSD 1**]<**Insert designation**> degree of surface degradation, touch up with topcoat.
2) For [**MPI DSD 2**]<**Insert designation**> degree of surface degradation, spot prime with Primer, Latex, for Interior Wood[**, MPI #39**].
3) For [**MPI DSD 3**]<**Insert designation**> degree of surface degradation, fully prime coat with Primer, Latex, for Interior Wood[**, MPI #39**].

b. Intermediate Coat: [**Latex, interior, matching topcoat**]<**Insert requirement or coating designation**>.
c. Topcoat:

1) Latex, interior, institutional low odor/VOC flat (Gloss Level 1)[**, MPI #143**].

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2) Latex, interior, institutional low odor/VOC (Gloss Level 2)[**, MPI #144**].
3) Latex, interior, institutional low odor/VOC (Gloss Level 3)[**, MPI #145**].
4) Latex, interior, institutional low odor/VOC (Gloss Level 4)[**, MPI #146**].
5) Latex, interior, institutional low odor/VOC, semigloss (Gloss Level 5)[**, MPI #147**].
6) Latex, interior, institutional low odor/VOC, gloss (Gloss Level 6)[**, MPI #148**].

d. Color: Match [**Munsell Color 10 G 8/2**][**Plochere Color System #8da399**][**existing colors**][**colors indicated on Drawings**]<**Insert color(s) or requirement**>.

3. Latex System over Alkyd Primer: [**MPI RIN 6.3A**]<**Insert system description**> system[**over a transition coat**].

a. Prime Coat:

1) For [**MPI DSD 1**]<**Insert designation**> degree of surface degradation, touch up with topcoat.
2) For [**MPI DSD 2**]<**Insert designation**> degree of surface degradation, spot prime with Undercoat, Enamel, Interior[**, MPI #46**].
3) For [**MPI DSD 3**]<**Insert designation**> degree of surface degradation, fully prime coat with Undercoat, Enamel, Interior[**, MPI #46**].

b. Intermediate Coat: [**Latex, interior, matching topcoat**]<**Insert requirement or coating designation**>.

c. Topcoat:

1) Latex, interior, semigloss (Gloss Level 5)[**, MPI #54**].
2) Latex, interior, gloss (Gloss Level 6)[**, MPI #114**].

d. Color: Match [**Munsell Color 10 G 8/2**][**Plochere Color System #8da399**][**existing colors**][**colors indicated on Drawings**]<**Insert color(s) or requirement**>.

4. Alkyd System: [**MPI RIN 6.3B**]<**Insert system description**> system[**over a transition coat**].

a. Prime Coat:

1) For [**MPI DSD 1**]<**Insert designation**> degree of surface degradation, touch up with topcoat.
2) For [**MPI DSD 2**]<**Insert designation**> degree of surface degradation, spot prime with Undercoat, Enamel, Interior[**, MPI #46**].
3) For [**MPI DSD 3**]<**Insert designation**> degree of surface degradation, fully prime coat with Undercoat, Enamel, Interior[**, MPI #46**].

b. Intermediate Coat: [**Alkyd, matching topcoat**]<**Insert requirement or coating**

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designation>.

c. Topcoat:

1) Alkyd, interior, semigloss (Gloss Level 5)[**, MPI #47**].
2) Alkyd, interior, gloss (Gloss Level 6)[**, MPI #48**].

d. Color: Match [**Munsell Color 10 G 8/2**][**Plochere Color System #8da399**][**existing colors**][**colors indicated on Drawings**]<**Insert color(s) or requirement**>.

END OF SECTION 090190.52

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SECTION 092900 - GYPSUM BOARD

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Interior gypsum board.
2. Tile backing panels.

B. Related Requirements:

1. Section 061600 "Sheathing" for gypsum sheathing for exterior walls.
2. Section 093013 "Ceramic Tiling" for cementitious backer units installed as substrates for ceramic tile.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Shop Drawings:

1. Locations and installation of control and expansion joints, including plans, elevations, sections, and attachment details.

C. Samples for Initial Selection:

1. Texture Finish: For each type required.

D. Sustainable Design Submittals:

1. Product Certificates: For indigenous materials, indicating location of material manufacturer and point of extraction, harvest, or recovery for each raw material. Include distance to Project, means of transportation, and cost for each indigenous material.
2. Laboratory Test Reports: For ceiling and wall materials, indicating compliance with requirements for low-emitting materials.

1.3 FIELD CONDITIONS

A. Environmental Limitations: Comply with ASTM C840 requirements or manufacturer's written instructions, whichever are more stringent.

B. Do not install paper-faced gypsum panels until installation areas are enclosed and conditioned.

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C. Do not install panels that are wet, moisture damaged, or mold damaged.

1. Indications that panels are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
2. Indications that panels are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Fire-Resistance-Rated Assemblies: For fire-resistance-rated assemblies, provide materials and construction identical to those tested in assembly indicated on Drawings in accordance with ASTM E119; tested by a qualified testing agency.

B. STC-Rated Assemblies: For STC-rated assemblies, provide materials and construction identical to those tested in assembly indicated on Drawings in accordance with ASTM E90 and classified in accordance with ASTM E413; tested by a qualified testing agency.

C. Verify ceiling and wall materials comply with requirements of the California Department of Public Health's "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Verify formaldehyde emissions do not exceed 16.5 mcg/cu. m or 13.5 ppb, whichever is less.

2.2 GYPSUM BOARD, GENERAL

A. Size: Provide panel products in maximum lengths and widths available that will minimize joints in each area and that correspond with support system specified or indicated on Drawings.

2.3 INTERIOR GYPSUM BOARD

A. Gypsum Wallboard: ASTM C1396/C1396M.

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

    a. Georgia-Pacific Gypsum LLC
    b. PABCO Gypsum
    c. USG Corporation

2. Thickness: As indicated on Drawings.
3. Long Edges: Tapered.

B. Gypsum Board, Type X: ASTM C1396/C1396M.

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1. Manufacturers: Subject to compliance with requirements, provide products by the following:

    a. Georgia-Pacific Gypsum LLC
    b. PABCO Gypsum
    c. USG Corporation

2. Thickness: [**As indicated on Drawings**][**5/8 inch**][**3/4 inch**].
3. Long Edges: Tapered.

2.4 TILE BACKING PANELS

A. Cementitious Backer Units: ANSI A118.9 and ASTM C1288 or ASTM C1325, with manufacturer's standard edges.

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

    a. James Hardie Building Products, Inc.
    b. USG Corporation

2. Thickness: As indicated on Drawings.
3. Mold Resistance: ASTM D3273, score of 10 as rated in accordance with ASTM D3274.

B. Water-Resistant Gypsum Backing Board: ASTM C1396/C1396M, with manufacturer's standard edges.

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

    a. American Gypsum
    b. CertainTeed; SAINT-GOBAIN
    c. Gold Bond Building Products, LLC provided by National Gypsum Company

2. Core: As indicated on Drawings.

2.5 Joint Tape

A. Basis-of-Design Product: Subject to compliance with requirements, provide <**Insert manufacturer's name; product name or designation**> or comparable product by one of the following:

1. CertainTeed; Saint-Gobain North America:

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2.6 JOINT TREATMENT MATERIALS

A. General: Comply with ASTM C475/C475M requirements.

1. Mold-Resistant Joint Compound: Use mold-resistant formulations with mold-resistant panel products.

B. Joint Tape:

1. Interior Gypsum Board: Paper.
2. Glass-Mat Gypsum Sheathing Board: 10-by-10 glass mesh.
3. Tile Backing Panels: As recommended in writing by panel manufacturer.

C. Joint Compound for Interior Gypsum Board: For each coat, use formulation that is compatible with other compounds applied on previous or for successive coats.

1. Prefilling: At open joints, rounded or beveled panel edges, and damaged surface areas, use setting-type taping compound.
2. Embedding and First Coat: For embedding tape and first coat on joints, fasteners, and trim flanges, use setting-type taping compound.

a. Use setting-type compound for installing paper-faced metal trim accessories.

3. Fill Coat: For second coat, use setting-type, sandable topping compound.
4. Finish Coat: For third coat, use setting-type, sandable topping compound.
5. Skim Coat: For final coat of Level 5 finish, use setting-type, sandable topping compound.

D. Joint Compound for Exterior Applications:

1. Exterior Gypsum Soffit Board: Use setting-type taping compound and setting-type, sandable topping compound.
2. Glass-Mat Gypsum Sheathing Board: As recommended in writing by sheathing board manufacturer.

E. Joint Compound for Tile Backing Panels:

1. Glass-Mat, Water-Resistant Backing Panel: As recommended in writing by backing panel manufacturer.
2. Cementitious Backer Units: As recommended in writing by backer unit manufacturer.
3. Water-Resistant Gypsum Backing Board: Use setting-type taping compound and setting-type, sandable topping compound.

2.7 Paperless Wallboard

A. Basis-of-Design Product: Subject to compliance with requirements, provide <**Insert manufacturer's name; product name or designation**> or comparable product by one of the following:

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1. USG Corporation:

2.8 AUXILIARY MATERIALS

A. Provide auxiliary materials that comply with referenced installation standards and manufacturer's written instructions.

B. Laminating Adhesive: Adhesive or joint compound recommended in writing by manufacturer for directly adhering gypsum panels to continuous substrate.

1. Verify adhesives have a VOC content of 50 g/L or less.

C. Steel Drill Screws: ASTM C1002 unless otherwise specified or indicated on Drawings.

1. Use screws complying with ASTM C954 for fastening panels to steel members from **0.033 to 0.112 inch** thick.
2. For fastening cementitious backer units, use screws of type and size recommended in writing by panel manufacturer.

D. Sound-Attenuation Blankets: ASTM C665, Type I (blankets without membrane facing) produced by combining thermosetting resins with mineral fibers as follows:

1. Non-Fire-Resistance-Rated Assemblies: Glass or slag or rock wool.
2. Fire-Resistance-Rated Assemblies: Comply with mineral-fiber requirements of assembly.
3. Recycled Content: Postconsumer recycled content plus one-half of preconsumer recycled content not less than <**Insert number**> percent.

E. Acoustical Sealant: As specified in Section 079219 "Acoustical Joint Sealants."

1. Product Data: Verify architectural sealant has a VOC content of 250 g/L or less.

F. Vapor Retarder: As specified in Section 072600 "Vapor Retarders."

PART 3 - EXECUTION

3.1 INSTALLATION AND FINISHING OF PANELS, GENERAL

A. Comply with ASTM C840 requirements.

B. Install ceiling panels across framing to minimize the number of abutting end joints and to avoid abutting end joints in central area of each ceiling. Stagger abutting end joints of adjacent panels not less than one framing member.

C. Install panels with face side out. Butt panels together for a light contact at edges and ends with not more than **1/16 inch** of open space between panels. Do not force into place.

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D. Locate edge and end joints over supports, except in ceiling applications where intermediate supports or gypsum board back-blocking is provided behind end joints. Do not place tapered edges against cut edges or ends. Stagger vertical joints on opposite sides of partitions. Do not make joints other than control joints at corners of framed openings.

E. Form control and expansion joints with space between edges of adjoining gypsum panels.

F. Cover both faces of support framing with gypsum panels in concealed spaces (above ceilings, etc.), except in chases braced internally.

1. Unless concealed application is indicated or required for sound, fire, air, or smoke ratings, coverage may be accomplished with scraps of not less than **8 sq. ft.** in area.
2. Fit gypsum panels around ducts, pipes, and conduits.
3. Where partitions intersect structural members projecting below underside of floor/roof slabs and decks, cut gypsum panels to fit profile formed by structural members; allow **1/4- to 3/8-inch-** wide joints to install sealant.

G. Isolate perimeter of gypsum board applied to non-load-bearing partitions at structural abutments. Provide **1/4- to 1/2-inch-** wide spaces at these locations and trim edges with edge trim where edges of panels are exposed. Seal joints between edges and abutting structural surfaces with acoustical sealant.

H. Wood Framing: Install gypsum panels over wood framing, with floating internal corner construction. Do not attach gypsum panels across the flat grain of wide-dimension lumber, including floor joists and headers. Float gypsum panels over these members or provide control joints to counteract wood shrinkage.

I. STC-Rated Assemblies: Seal construction at perimeters, behind control joints, and at openings and penetrations with a continuous bead of acoustical sealant. Install acoustical sealant at both faces of partitions at perimeters and through penetrations. Comply with ASTM C919 requirements and with manufacturer's written instructions for locating edge trim and closing off sound-flanking paths around or through assemblies, including sealing partitions above acoustical ceilings.

J. Install sound-attenuation blankets before installing gypsum panels unless blankets are readily installed after panels have been installed on one side.

3.2 INSTALLATION OF INTERIOR GYPSUM BOARD

A. Install interior gypsum board in the following locations:

1. Gypsum Wallboard: As indicated on Drawings.
2. Gypsum Board, Type X: As indicated on Drawings.
3. Gypsum Ceiling Board: As indicated on Drawings.
4. Mold-Resistant Gypsum Board: As indicated on Drawings.
5. Glass-Mat Interior Gypsum Board: As indicated on Drawings.

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B. Single-Layer Application:

1. On ceilings, apply gypsum panels before wall/partition board application to greatest extent possible and at right angles to framing unless otherwise indicated on Drawings.
2. On partitions/walls, apply gypsum panels vertically (parallel to framing) unless otherwise specified or indicated on Drawings or required by fire-resistance-rated assembly, and minimize end joints.

    a. Stagger abutting end joints not less than one framing member in alternate courses of panels.
    b. At stairwells and other high walls, install panels horizontally unless otherwise indicated on Drawings or required by fire-resistance-rated assembly.

3. On Z-shaped furring members, apply gypsum panels vertically (parallel to framing) with no end joints. Locate edge joints over furring members.
4. Fastening Methods: Apply gypsum panels to supports with steel drill screws.

C. Multilayer Application:

1. On ceilings, apply gypsum board indicated for base layers before applying base layers on walls/partitions; apply face layers in same sequence. Apply base layers at right angles to framing members and offset face-layer joints one framing member, **16 inches** minimum, from parallel base-layer joints, unless otherwise indicated on Drawings or required by fire-resistance-rated assembly.
2. On partitions/walls, apply gypsum board indicated for base layers and face layers vertically (parallel to framing) with joints of base layers located over studs or furring members and face-layer joints offset at least one stud or furring member with base-layer joints unless otherwise indicated on Drawings or required by fire-resistance-rated assembly. Stagger joints on opposite sides of partitions.
3. On Z-shaped furring members, apply base layer vertically (parallel to framing) and face layer either vertically (parallel to framing) or horizontally (perpendicular to framing) with vertical joints offset at least one furring member. Locate edge joints of base layer over furring members.
4. Fastening Methods: Fasten base layers and face layers separately to supports with screws.

3.3 INSTALLATION OF TILE BACKING PANELS

A. Glass-Mat, Water-Resistant Backing Panels: Comply with manufacturer's written installation instructions and install at showers, tubs, and where indicated on Drawings. Install with **1/4-inch** gap where panels abut other construction or penetrations.

B. Cementitious Backer Units: ANSI A108.11, at showers, tubs, and where indicated on Drawings.

C. Water-Resistant Backing Board: Install where indicated with **1/4-inch** gap where panels abut other construction or penetrations.

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D. Where tile backing panels abut other types of panels in same plane, shim surfaces to produce a uniform plane across panel surfaces.

3.4 APPLICATION OF JOINT TREATMENT MATERIALS

A. Finishing Panel Products: Treat joints, interior angles, edge trim, control joints, penetrations, fastener heads, surface defects, and elsewhere as required to prepare panel surfaces for decoration. Promptly remove residual joint compound from adjacent surfaces.

B. Prefill open joints, rounded or beveled edges, and damaged surface areas.

C. Apply joint tape over panel joints, except for trim products specifically indicated as not intended to receive tape.

D. Interior Gypsum Board: Finish panels to levels indicated below and in accordance with ASTM C840:

1. Level 1: Ceiling plenum areas, concealed areas, and where indicated.
2. Level 2: Where indicated on Drawings.
3. Level 3: Where indicated on Drawings.

    a. Primer and its application to surfaces are specified in Section 099123 "Interior Painting."

4. Level 4: At panel surfaces that will be exposed to view unless otherwise indicated.

    a. Primer and its application to surfaces are specified in Section 099123 "Interior Painting."

5. Level 5: Where indicated on Drawings.

    a. Primer and its application to surfaces are specified in Section 099123 "Interior Painting."

E. Glass-Mat Faced Panels: Finish in accordance with manufacturer's written instructions.

F. Cementitious Backer Units: Finish in accordance with manufacturer's written instructions.

END OF SECTION 092900

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SECTION 09 30 00

SPECIFICATION FOR CERAMIC TILING – INCLUDING LARGE FORMAT TILE AND GAUGED PORCELAIN TILE/PANELS SETTING MATERIALS AND ACCESSORIES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Large Format Tile and Gauged Porcelain Tile/Panels Setting Materials.

C. Self-Leveling Underlayment.

D. Waterproof membrane.

E. Crack isolation membrane.

F. Flexible sealant.

1.02 RELATED REQUIREMENTS

A. Section 035400 - Cast Underlayment.

1.03 REFERENCE STANDARDS

A. ANSI A108/A118/A136 - American National Standard Specifications for the Installation of Ceramic Tile (Compendium).

B. ANSI A108.1a - American National Standard Specifications for Installation of Ceramic Tile in the Wet-Set Method, with Portland Cement Mortar.

C. ANSI A108.1b - American National Standard Specifications for Installation of Ceramic Tile on a Cured Portland Cement Mortar Setting Bed with Dry-Set or Latex-Portland Cement Mortar.

D. ANSI A108.1c - Specifications for Contractors Option: Installation of Ceramic Tile in the Wet-Set Method with Portland Cement Mortar or Installation of Ceramic Tile on a Cured Portland Cement Mortar Bed with Dry-Set or Latex-Portland Cement.

E. ANSI A108.2 - American National Standard General Requirements: Materials, Environmental and Workmanship.

F. ANSI A108.4 - American National Standard Specifications for Installation of Ceramic Tile with Organic Adhesives or Water Cleanable Tile-Setting Epoxy Adhesive.

G. ANSI A108.5 - American National Standard Specifications for Installation of Ceramic Tile with Dry-Set Portland Cement Mortar or Latex-Portland Cement Mortar.

H. ANSI A108.6 - American National Standard Specifications for Installation of Ceramic Tile with Chemical Resistant, Water Cleanable Tile-Setting and -Grouting Epoxy.

I. ANSI A108.8 - American National Standard Specifications for Installation of Ceramic Tile with Chemical Resistant Furan Resin Mortar and Grout.

J. ANSI A108.9 - American National Standard Specifications for Installation of Ceramic Tile with Modified Epoxy Emulsion Mortar/Grout.

K. ANSI A108.10 - American National Standard Specifications for Installation of Grout in Tilework.

L. ANSI A108.11 - American National Standard Specifications for Interior Installation of Cementitious Backer Units.

M. ANSI A108.12 - American National Standard for Installation of Ceramic Tile with EGP (Exterior Glue Plywood) Latex-Portland Cement Mortar.

N. ANSI A108.13 - American National Standard for Installation of Load Bearing, Bonded, Waterproof Membranes for Thin-Set Ceramic Tile and Dimension Stone.

O. ANSI A108.19 - American National Standard Specifications for **Interior** Installation of Gauged Porcelain Tiles and Gauged Porcelain Tile Panels/Slabs by the Thin-Bed Method Bonded with Modified Dry-Set Cement Mortar or Improved Modified Dry-Set Cement Mortar.

P. ANSI A108.20 **Exterior** Installation of Vertical and Overhead Gauged Porcelain Tiles and Gauged Porcelain Tile Panels/Slabs by the Thin-Bed Method bonded with Improved Modified Dry-Set Cement Mortar

Q. ANSI A118.3 - American National Standard Specifications for Chemical Resistant, Water Cleanable Tile-Setting and -Grouting Epoxy and Water Cleanable Tile-Setting Epoxy Adhesive.

R. ANSI A118.4 - American National Standard Specifications for Modified Dry-Set Cement Mortar.

S. ANSI A118.7 - American National Standard Specifications for High Performance Cement Grouts for Tile Installation.

T. ANSI A118.9 - American National Standard Specifications for Test Methods and Specifications for Cementitious Backer Units.

U. ANSI A118.10 - American National Standard Specifications for Load Bearing, Bonded, Waterproof Membranes For Thin-Set Ceramic Tile And Dimension Stone Installation.

V. ANSI A118.12 - American National Standard Specifications for Crack Isolation Membranes for Thin-Set Ceramic Tile and Dimension Stone Installation.

W. ANSI A118.15 - American National Standard Specifications for Improved Modified Dry-Set Cement Mortar 2012.

X. ANSI A137.1 - American National Standard Specifications for Ceramic Tile.

Y. ANSI A137.2 - American National Standard Specifications for Glass Tile.

Z. ANSI A137.3 - American National Standard Specifications for Gauged Porcelain Tiles and Gauged Porcelain Tile Panels/Slabs.

AA. ASTM C373 - Standard Test Methods for Determination of Water Absorption and Associated Properties by Vacuum Method for Pressed Ceramic Tiles and Glass Tiles and Boil Method for Extruded Ceramic Tiles and Non-tile Fired Ceramic Whiteware Products.

BB. TCNA (HB) - Handbook for Ceramic, Glass, and Stone Tile Installation.

1.04 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.

B. Product Data: Provide manufacturers' data sheets on tile, mortar, grout, and accessories. Include installation instructions.

C. LEED or ‘green’ requirements: MAS Certified Green compliance certificates for CDPH VOC Emissions for cement-based tile setting mortars/grouts and surface preparation products

D. Shop Drawings: Indicate tile layout, patterns, color arrangement, perimeter conditions, junctions with dissimilar materials, control and expansion joints, thresholds, ceramic accessories, and setting details.

E. Storage and handling requirements and recommendations.

F. Samples: Mount tile and apply grout on two plywood panels, minimum 18 by 18 inches (457 by 457 mm) in size illustrating pattern, color variations, and grout joint size variations.

G. Manufacturer's Certificate: Certify that products meet or exceed specified requirements.

H. Installer's Qualification Statement:
   1. Submit documentation of National Tile Contractors Association (NTCA) or Tile Contractors' Association of America (TCAA) accreditation.
   2. Submit documentation of completion of apprenticeship and certification programs.

I. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
   1. See Section 016000 - Product Requirements, for additional provisions.
   2. Extra Tile: 10 square feet (1 square meters) of each size, color, and surface finish combination.

1.05 QUALITY ASSURANCE

A. Maintain one copy of ANSI A108/A118/A136/A137 and TCNA on site.

B. Installer Qualifications:
   1. Company specializing in performing tile installation, with minimum of three years of documented experience.
      a. Accredited Five-Star member of the National Tile Contractors Association (NTCA) or Trowel of Excellence member of the Tile Contractors' Association of America (TCAA), or
      b. Ceramic Tile Education Foundation (CTEF): Certified Tile Installer (CTI), or
      c. Advanced Certifications for Tile Installers (ACT): Certification in the installation of membranes, mortar bed (mud) floors, mortar (mud) walls, shower receptors, large format tile, gauged porcelain tile/panels/slabs, and grouts.
      d. For Surface Preparation scope - INSTALL Substrate Prep Certified installer / **www.installfloors.org.**
   2. Source Limitations: Provide each type of product from a single manufacturing source to ensure uniformity.

1.06 FIELD CONDITIONS

A. Maintain ambient and substrate temperature above 50 degrees F (10 degrees C) and below 100 degrees F (38 degrees C) during installation and curing of setting materials.

1.07 PRE-INSTALLATION CONFERENCE

A. Convene one week prior to commencing work of this section

B. Require attendance of setting material manufacturer, tile supplier, tile installer and installers of related work. Review installation procedures and coordination required with related work. Meeting agenda includes but is not limited to:

C. Surface preparation

D. Gauged Porcelain Tile Panel installation procedure

E. Grouting material and procedure

F. Cleaning products and maintenance

1.08 DELIVERY, STORAGE, AND HANDLING

A. Store and handle in strict compliance with tile manufacturer's written instructions and recommendations.

B. Protect from damage due to weather, excessive temperature, and construction operations.

1.10 WARRANTY

A. Tile Manufacturer's Warranty: Provide manufacturer's standard limited product warranty.

B. Tile Setting and Surface Preparation for any tile size: Premium Bond System Limited Warranty: Provide system warranty to maintain **the bond between the tile and approved substrate**, under normal use.

PART 2 PRODUCTS

2.01 TILE

A. Manufacturers: All products by the same manufacturer.
   1. Wilcox 55
   2. Atlas Concorde USA
   3. Portobello America
   4. Stonepeak Ceramics
   5. Mosa
   6. American Olean
   7. Ragno

B. Porcelain Tile, Type [Floor/Field Tile]: ANSI A137.1 standard grade.
   1. Moisture Absorption: 0 to 0.5 percent as tested in accordance with ASTM C373.
   2. Size: 12 by 24 inch (152 by 152 mm), nominal.
   3. Thickness: 8.5 mm.
   4. Products:
      a. Wilcox 55 Flax Beige

2.02 MORTARS/ADHESIVES

A. Provide surface preparation, waterproofing/crack isolation membrane, mortar, and grout materials from same manufacturer.

B. Manufacturers:
   1. **BASIS OF DESIGN**: **TEC/H.B. Fuller Construction Products, Inc**; www.tecspecialty.com ; Aurora, IL 60504; Toll Free Tel: 800-832-9002; Email: request info (christopher.burns **at** hbfuller.com)
   2. Laticrete

3. Custom Building Products

C. Polymer Modified Large and Heavy Tile (including Gauged Porcelain panels) Mortar and Standard Size Tile Mortar: **ANSI A118.4 and ANSI A118.11**; ISO 13007 C2TEP1.

Applications: Use this type of bond coat in all areas not indicated otherwise.

1. **Products:**
   a. **BASIS OF DESIGN**: TEC/H.B. Fuller Construction Products, Inc; **TEC TotalFlex 110 Universal Polymer-Modified Mortar**: www.tecspecialty.com.
      1) Porcelain Tile 28 day: Equal to or greater than 390 psi
      2) Gray or White
      3) Lightweight bags for installer comfort (32lb bag vs 50lb bags)
      4) Non-sag/Non-Slump performance for Large and Heavy Tile.
      5) **Thixotropic – better for vertical surfaces without slipping**
      6) **Pot Life: 3-4 hours**
      7) **Open Time: Up to 60 minutes**
      8) **Time to Grout: 9-12 hours**
      9) **Initial Cure: 9-12 hours**
      10) Product Warranty: Lifetime limited. Will be free from substantial manufacturing defects and will not break down or deteriorate under normal use

   b. Applications: Use this type of bond coat in all areas not indicated otherwise.

2. **Products:**
   a. TEC/H.B. Fuller Construction Products, Inc; **TEC Ultimate 6 Plus Large Tile Mortar**: www.tecspecialty.com.
      1) Porcelain Tile 28 day: Equal to or greater than 480 psi
      2) White
      3) Lightweight bags for installer comfort (40lb bag vs 50lb bags)
      4) Non-sag/Non-Slump performance for Large and Heavy Tile
      5) **Pot life: 2-3 hours**
      6) **Open Time: 30 minutes**
      7) **Time to grout: 6 hours minimum**
      8) **Initial Cure: 6 hours**
      9) Product Warranty: Lifetime limited. Will be free from substantial manufacturing defects and will not break down or deteriorate under normal use

2.03 GROUTS

A. Provide mortar, grout, waterproofing membrane/crack isolation and concrete surface prep materials from same manufacturer.

D. Manufacturers:
   1. **BASIS OF DESIGN**: TEC, H.B. Fuller Construction Products, Inc: www.tecspecialty.com.
   2. Laticrete

3. Custom Building Products

E. **High Performance Polymer Modified Grout**: ANSI A118.7 polymer modified cement grout.
1. Applications: Use this type of grout where indicated .
2. For grout joints from 1 /16" to 1 /2" wide (1.6 mm to 12 mm)
3. Color(s): As indicated on drawings.
4. **Products:**
a. **BASIS OF DESIGN**: TEC/H.B. Fuller Construction Products, Inc; **TEC AccuColor Plus Grout:** www.tecspecialty.com
1) Five Year Limited Warranty
2) **Efflorescence resistant and color accurate**
3) Shrink/Crack Resistant
4) Residential to Extra Heavy Commercial Applications; virtually any environment, including high traffic and wet conditions (not commercial kitchens that use enzymatic cleaners)
5) Color uniform
6) 28 Day Compressive Strength: **6500 psi minimum**
7) 28 Day Water Absorption: **< 3%**

2.04 MAINTENANCE MATERIALS

A. Tile Sealant: Gunnable, 100% silicone; moisture and mildew resistant type. Shall meet ASTM C920 – Type S, NS, Class 50

1. Products:
a. **BASIS OF DESIGN**: TEC/H. B. Fuller Construction Products: TEC AccuColor 100 Silicone Sealant.

2.05 ACCESSORY MATERIALS

A. **Waterproofing and Crack Isolation Fluid Membrane**: Ready-to-Use, specifically designed for bonding to cementitious substrate under medium bed or thin-set tile; exceeds ANSI A118.10 and ANSI A118.12.
1. Crack Resistance: No failure at 1/4" inch (6.35 mm)gap, min.
2. IAPMO approved
3. Waterproofing membrane: Two coats required; perpendicular; 46-50 mils wet film thickness over entire surface.
4. Flood Testing (where applicable): Conduct testing after 2 hours under ideal conditions (depending on temperature, relative humidity, substrate porosity and air flow)
5. Approved over control (saw cut) joints – no need to locate tile or stone field movement joints directly over control joints (full coverage only)
6. Fluid or Trowel Applied Type
a. Material: Synthetic rubber or Acrylic.
b. Thickness: 50 mils total in one or two coats, minimum, wet film thickness(WFT) to obtain maximum ¼" crack resistance.
c. Thickness: 25 mils total in one or two coats, minimum, wet film thickness(WFT) to obtain maximum ⅛" crack resistance.
d. Products:

1) **BASIS OF DESIGN**: TEC/H.B. Fuller Construction Products, Inc; **TEC HydraFlex Waterproofing Crack Isolation Membrane**: www.tecspecialty.com.
2) Merkrete
3) Bostik

B. Self-Leveling Underlayment: calcium aluminate-based, self-leveling underlayment that provides and smooth surface for large format tile.
1. Applications: Floor Flatness.
a. Tile Installation time: 4 hours
b. Compressive Strength, 28 Day: 5,500 psi minimum
c. Flexural Strength, 28 Day: Greater than 1100 psi.
d. Products:
1) **BASIS OF DESIGN**: TEC/H. B. Fuller Construction Products: **TEC Level Set 300** self-leveling underlayment.
2) Merkrete
3) Bostik

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that subfloor surfaces are smooth and flat within the tolerances specified for that type of work and are ready to receive tile. For tiles with at least one edge 15 inches in length or longer, maximum allowable variation from the required plane shall be 1/8 inch in 10 feet with no more than 1/16-inch variation in 24 inches.

B. Verify that wall surfaces are plumb, smooth and flat within the tolerances specified for that type of work, are dust-free, and are ready to receive tile.

C. Verify that subfloor surfaces are dust free and free of substances that could impair bonding of setting materials to subfloor surfaces.

3.02 PREPARATION

A. Protect surrounding work from damage.

B. Vacuum clean surfaces and damp clean.

C. Seal substrate surface cracks with filler. Level existing substrate surfaces to acceptable flatness tolerances.

D. Deflection of substrate not to exceed 1/360th of the span 1/2 inch in 15 feet in accordance with ANSI A108.01–2.3. Allow for live and impact load as well as dead load weight of tile and setting bed.

E. Install backer board in accordance with ANSI A108.11 and board manufacturer's instructions. Tape joints and corners, cover with skim coat of setting material to a feather edge.

F. Prepare substrate surfaces for adhesive installation in accordance with adhesive manufacturer's instructions.

3.03 INSTALLATION – WATERPROOFING MEMBRANE

A. Install in accordance with manufacturer's instructions, approved submittals, and in proper relationship with adjacent construction.

B. Install in compliance with ANSIA108.1, ANSI A108.13, and ANSI A108.17.

C. Required wet film thickness is 46 to 50 mils (1.2 to 1.3 mm) over entire surface.

D. Pre-fill all concrete crack and plywood gaps up to 1/8 inch (3 mm) wide as expansion joints.

E. Apply membrane to entire surface using a 1/4 to 1/2 inch (6 to 12 mm) nap roller, 3/16 inch (5 mm) v-notch trowel, or airless sprayer.

F. Apply in two coats, 25 mil (0.64 mm) wet film thickness each. Cure first coat approximately 1 hour before applying second coat at right angles to first coat.

3.04 INSTALLATION – CRACK ISOLATION MEMBRANE IN FULL COVERAGE

A. Install in accordance with manufacturer's instructions, approved submittals, and in proper relationship with adjacent construction.

B. Cracks and Generic Movement Joints

C. Place movement joints per TCNA EJ171.

D. Expansion, Isolation and Construction Joints:
   1. Ensure cracks or joints are clean and free of all debris.
   2. Install compressible backer rod.
   3. Compress specified sealant into the joint per sealant manufacturer's instructions, leaving it flush with surface.
   4. After sealant has cured, cover joint with bond breaker tape.
   5. Apply membrane as directed.
   6. After installing membrane over entire surface ensuring 50 mil (1.3 mm) wet film thickness and required cure time, place bond breaker tape over the joint and install tile without bridging the joint.
   7. Caulk joint with specified sealant.

3.05 INSTALLATION - GENERAL

A. Install in accordance with manufacturer's instructions.

B. Tile Installation Standards: Comply with parts of ANSI A108 Series "Specifications for Installation of Ceramic Tile" and the TCNA's "Handbook for Ceramic, Glass, and Stone Tile Installation" that apply to types of setting and grouting materials and to methods indicated.

C. Lay tile in running bond pattern. Do not interrupt tile pattern through openings.

D. Cut and fit tile to penetrations through tile, leaving sealant joint space. Form corners and bases neatly. Align floor joints.

E. Place tile joints uniform in width, subject to variance in tolerance allowed in tile size. Make grout joints without voids, cracks, excess mortar or excess grout, or too little grout.

F. Form internal angles square and external angles bullnosed.

G. Sound tile after setting. Replace hollow sounding units.

H. Keep control and expansion joints free of mortar, grout, and adhesive.

I. Prior to grouting, allow installation to completely cure; minimum of 48 hours.

J. Grout tile joints unless otherwise indicated.

K. Metal Edge Strips: Install where exposed edge of wall tile meets other wall finishes that finish flush with or below face of tile and the manufacturer of the field tile does not manufacture a tile edge transition trim. Where metal edge strips are indicated and full length single units are not available, joints are to be butted, ends shall touch and align.

1. Products: Schluter Systems Reno-U for newly installed tile to Vinyl Plank Flooring transitions

1. Detail Material, Finish, Height

L. At changes in plane and tile-to-tile control joints, use 100% silicone tile sealant (same color and manufacturer as nearby grout) instead of grout, with either bond breaker tape or backer rod as appropriate to prevent three-sided bonding.

3.06 THINSET TILE OVER WATERPROOF MEMBRANE (TOILET ROOMS):

A. Install in accordance with the mortar manufacturer's recommendations and requirements indicated below for setting bed methods, installation methods related to types of subfloor construction, and grout installation methods and grout types. Where recommendations and methods conflict, the manufacturer's recommendations shall apply.

1. Mortar: Latex-Portland Cement Mortar: ANSI A108.5.
2. Concrete Subfloors, Interior: TCNA F116E-24 (on ground and above ground).
3. Wood Subfloors, Interior: TCNA F144-24

B. Grout Installation: Do not begin grouting tiles until they are firmly set and, in no case, in less than 24 hours after they have been installed. Remove spacers, if any, prior to grouting. Fill joints of cushion edged tile to the depth of the cushion; fill joints of square edge tile flush with the tile surface. Do not permit mortar, mounting mesh, or spacer material to show through grouted joints. Provide hard finished grout, which is uniform in color, smooth, and without voids, pinholes, or low spots. Tool surfaces with shallow concave profile.

3.07 THINSET TILE OVER CRACK ISOLATION MEMBRANE:

A. Install in accordance with the mortar manufacturer's recommendations and requirements indicated below for setting bed methods, installation methods related to types of subfloor construction, and grout installation methods and grout types. Where recommendations and methods conflict, the manufacturer's recommendations shall apply.

1. Mortar: Latex-Portland Cement Mortar: ANSI A108.5.
2. Concrete Subfloors, Interior: TCNA F125-**Full.**

B. Grout Installation: Do not begin grouting tiles until they are firmly set and, in no case, in less than 24 hours after they have been installed. Remove spacers, if any, prior to grouting. Fill joints of cushion edged tile to the depth of the cushion; fill joints of square edge tile flush with the tile surface. Do not permit mortar, mounting mesh, or spacer material to show through grouted joints. Provide hard finished grout, which is uniform in color, smooth, and without voids, pinholes, or low spots. Tool surfaces with shallow concave profile.

3.08 CLEANING

A. Clean tile and grout surfaces.

3.09 PROTECTION

A. Do not permit traffic over finished floor surface for 4 days after installation in areas where cement grout is applied. For 100% epoxy grout areas, job may be opened to light traffic (but not other trades) and intermittent water exposure 24 hours after grouting. Complete cure and stain resistance will be achieved in 7 days.

END OF SECTION

SECTION 096513 - RESILIENT BASE AND ACCESSORIES

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Thermoset rubber base.
2. Thermoplastic rubber base.
3. Vinyl base.
4. Rubber stair treads.
5. Vinyl stair treads.
6. Rubber molding accessories.
7. Vinyl molding accessories.

B. Related Requirements:

1. Section 024119 "Selective Demolition" for removing existing floor coverings.
2. Section 096519 "Resilient Tile and Plank Flooring" for modular resilient flooring.

1.2 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at Project site.

1. Review methods and procedures related to resilient base and accessory installation including, but not limited to, the following:

a. Delivery, storage, and handling procedures.
b. Ambient conditions and ventilation procedures.
c. Subfloor preparation procedures for resilient stair accessories.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include manufacturer's written data on physical characteristics, durability, and fade resistance.
2. Include manufacturer's written installation instructions for each type of substrate.

B. Samples: For each exposed product and for each color and texture specified, not less than **12 inches** long.

C. Samples for Initial Selection: For each type of exposed product.

D. Samples for Verification: For each type of exposed product indicated and for each

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color, texture, and pattern required in manufacturer's standard-size Samples, but not less than **12 inches** long.

E. Product Schedule: For resilient base and accessory products.

F. Sustainable Design Submittals:

1. Environmental Product Declaration (EPD): For each product.

a. Floor Score Compliant

1.4 INFORMATIONAL SUBMITTALS

A. Product Test Reports: For resilient base and accessory products, for tests performed by a qualified testing agency.

1.5 FIELD CONDITIONS

A. Maintain ambient temperatures within range recommended by manufacturer, but not less than 70 deg F or more than 95 deg F, in spaces to receive resilient products during the following periods:

1. 48 hours before installation.
2. During installation.
3. 48 hours after installation.

B. After installation and until Substantial Completion, maintain ambient temperatures within range recommended by manufacturer, but not less than 55 deg F or more than 95 deg F.

C. Install resilient products after other finishing operations, including painting, have been completed.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Fire-Test-Response Characteristics: As determined by testing identical products in accordance with ASTM E648 or ASTM E662 by a qualified testing agency.

1. Critical Radiant Flux Classification: Class I, not less than 0.45 W/sq. cm.

B. Verify flooring products comply with requirements of the California Department of Public Health's "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Verify formaldehyde emissions do not exceed 16.5 mcg/cu. m or 13.5 ppb, whichever is less.

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2.2 RESILIENT BASE

A. Thermoset Rubber Base:

1. Manufacturers: Subject to compliance with requirements, provide products by the following:

    a. Roppe Corporation; Roppe Holding Company

2. Classification: ASTM F1861, Type TS (rubber, vulcanized thermoset), Group I (solid, homogeneous).
3. Style and Location:

    a. Style B, Cove: Provide in areas with resilient floor coverings.

4. Height: 4 inches.
5. Lengths: Cut lengths 48 inches long or coils in manufacturer's standard length.
6. Outside Corners: Job formed or preformed.
7. Inside Corners: Job formed or preformed.
8. Colors: Match Architect's sample.

B. Thermoplastic Rubber Base:

1. Manufacturers: Subject to compliance with requirements, provide products by the following:

    a. Roppe Corporation; Roppe Holding Company

2. Classification: ASTM F1861, Type TP (rubber, thermoplastic), Group I (solid, homogeneous).
3. Style and Location:

    a. Style B, Cove: Provide in areas with resilient floor coverings.

4. Thickness: 0.125 inch.
5. Height: 4 inches.
6. Lengths: Cut lengths 98 inches long or coils in manufacturer's standard length.
7. Outside Corners: Job formed or preformed.
8. Inside Corners: Job formed or preformed.
9. Colors: Match Architect's sample.

2.3 RESILIENT STAIR ACCESSORIES

A. Rubber Stair Treads:

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

    a. Roppe Corporation; Roppe Holding Company

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2. Classification: ASTM F2169, Type TS (rubber, vulcanized thermoset) or TP (rubber, thermoplastic).

    a. Class: 2 (pattern; embossed, grooved, or ribbed).
    b. Group: 1 (embedded abrasive strips) 2 (with contrasting color for the visually impaired).

3. Nosing Style: Square, adjustable to cover angles between 60 and 90 degrees.
4. Nosing Height: [**1-1/2 inches**][**2 inches**][**2-3/16 inches**]<**Insert dimension**>.
5. Thickness: 1/4 inch and tapered to back edge.
6. Size: Lengths and depths to fit each stair tread in one piece.

B. Integral Risers: Smooth, flat; in height that fully covers substrate.

C. Separate Risers: Smooth, flat; in height that fully covers substrate; produced by same manufacturer who produced treads and recommended by manufacturer for installation with treads.

1. Style: Coved toe, 7 inches high by length matching treads.
2. Thickness: 0.125 inch.

D. Stringers: Height and length after cutting to fit risers and treads and to cover stair stringers, produced by same manufacturer who produced treads, and recommended by manufacturer for installation with treads.

1. Thickness: 0.125 inch.

E. Landing Tile: Matching treads; produced by same manufacturer who produced treads and recommended by manufacturer for installation with treads.

F. Locations: Provide resilient stair accessories in areas indicated.

G. Colors and Patterns: Match Architect's sample.

2.4 RESILIENT MOLDING ACCESSORIES

A. Rubber Molding Accessories :

1. Accessory Description: Stair-tread nosing reducer strip for resilient floor covering transition strips.
2. Profile and Dimensions: As indicated.

B. Vinyl Molding Accessories :

1. Accessory Description: Stair-tread nosing reducer strip for resilient floor covering transition strips.
2. Profile and Dimensions: As indicated.

C. Locations: Provide resilient molding accessories in areas indicated.

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D. Colors and Patterns: Match Architect's sample.

2.5 INSTALLATION MATERIALS

A. Trowelable Leveling and Patching Compounds: Latex-modified, portland-cement-based or blended hydraulic-cement-based formulation provided or approved by resilient-product manufacturer for applications indicated.

B. Adhesives: Water-resistant type recommended in writing by resilient-product manufacturer for resilient products and substrate conditions indicated.

1. Verify adhesive complies with testing and product requirements of the California Department of Public Health's "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Verify formaldehyde emissions do not exceed 9 mcg/cu. m or 7 ppb, whichever is less.

C. Stair-Tread Nose Filler: Two-part epoxy compound recommended by resilient stair-tread manufacturer to fill nosing substrates that do not conform to tread contours.

2.6 Threshold Accessories

A. Basis-of-Design Product: Subject to compliance with requirements, provide Refer drawings or comparable product by one of the following:

1. [**Roppe Corporation; Roppe Holding Company**]
2. <**Insert manufacturer's name**>

2.7 Nosing Accessories

A. Basis-of-Design Product: Subject to compliance with requirements, provide Refer drawings or comparable product by one of the following:

1. [**Roppe Corporation; Roppe Holding Company**]
2. <**Insert manufacturer's name**>

2.8 Corner Guard Accessories

A. Basis-of-Design Product: Subject to compliance with requirements, provide Refer drawings or comparable product by one of the following:

1. Roppe Corporation; Roppe Holding Company:

2.9 Reducer Accessories

A. Basis-of-Design Product: Subject to compliance with requirements, provide Refer

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drawings or comparable product by one of the following:

1. [**Roppe Corporation; Roppe Holding Company**]
2. <**Insert manufacturer's name**>

2.10 Landing Trim Accessories

A. Basis-of-Design Product: Subject to compliance with requirements, provide Refer drawings or comparable product by one of the following:

1. [**Roppe Corporation; Roppe Holding Company**]
2. <**Insert manufacturer's name**>

PART 3 - EXECUTION

3.1 INSTALLATION OF RESILIENT BASE

A. Comply with manufacturer's written instructions for installing resilient base.

B. Apply resilient base to walls, columns, pilasters, casework and cabinets in toe spaces, and other permanent fixtures in rooms and areas where base is required.

C. Install resilient base in lengths as long as practical without gaps at seams and with tops of adjacent pieces aligned.

D. Tightly adhere resilient base to substrate throughout length of each piece, with base in continuous contact with horizontal and vertical substrates.

E. Do not stretch resilient base during installation.

F. On masonry surfaces or other similar irregular substrates, fill voids along top edge of resilient base with manufacturer's recommended adhesive filler material.

G. Preformed Corners: Install preformed corners before installing straight pieces.

H. Job-Formed Corners:

1. Outside Corners: Use straight pieces of maximum lengths possible and form with returns not less than 3 inches in length.

    a. Form without producing discoloration (whitening) at bends.

2. Inside Corners: Use straight pieces of maximum lengths possible and form with returns not less than 3 inches in length.

    a. Miter or cope corners to minimize open joints.

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3.2 INSTALLATION OF RESILIENT STAIR ACCESSORIES

A. Comply with manufacturer's written instructions for installing resilient accessories.

B. Resilient Stair Accessories:

1. Use stair-tread-nose filler to fill nosing substrates that do not conform to tread contours.
2. Tightly adhere to substrates throughout length of each piece.
3. For treads installed as separate, equal-length units, install to produce a flush joint between units.

C. Resilient Molding Accessories: Butt to adjacent materials and tightly adhere to substrates throughout length of each piece. Install reducer strips at edges of floor covering that would otherwise be exposed.

END OF SECTION 096513

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SECTION 099123 - INTERIOR PAINTING

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes: Surface preparation of interior substrates and application of the following:

1. Primers.
2. Water-based finish coatings.
3. Floor sealers and paints.

B. Related Requirements:

1. Section 099000" Painting & Coating."

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include preparation requirements and application instructions.
2. Indicate VOC content.

B. Samples: For each type of topcoat product.

C. Samples for Initial Selection: For each type of topcoat product.

D. Product List: Cross-reference to paint system and locations of application areas. Use same designations indicated on Drawings and in applicable interior painting schedule articles to cross-reference paint systems specified in this Section. Include color designations.

E. Sustainable Design Submittals:

1. Environmental Product Declaration (EPD): For each product.

a. Greenwise Gold or CDPH Compliant

2. Third-Party Certifications: For each product.
3. Third-Party-Certified Life-Cycle Assessment: For each product.

1.3 MAINTENANCE MATERIAL SUBMITTALS

A. Furnish extra materials that match paint products applied and that are packaged with protective covering for storage and identified with labels describing contents.

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1. Paint Products: 5 percent, but not less than 1 gal. of each material and color applied.

1.4 FIELD CONDITIONS

A. Apply paints only when temperature of surfaces to be painted and ambient air temperatures are between **50 and 95 deg F**.

B. Do not apply paints when relative humidity exceeds 85 percent; at temperatures of less than **5 deg F** above the dew point; or to damp or wet surfaces.

PART 2 - PRODUCTS

2.1 INTERIOR PAINTS, GENERAL

A. Interior Paints: Subject to compliance with requirements, available products that may be incorporated into the Work include but are not limited to products listed in product types below and applicable interior painting schedule articles for the paint category indicated.

B. Material Compatibility:

1. Materials for use within each paint system must be compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer based on testing and field experience.
2. For each coat in a paint system, provide products recommended in writing by topcoat manufacturer for use in paint system and on substrate indicated.

C. Material Emissions and Pollutant Control: Verify not less than 85 percent of field-applied paints and coatings that are inside the weatherproofing system comply with either of the following:

1. Low-Emitting Materials: Verify VOC emissions comply with requirements of the California Department of Public Health's "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Verify formaldehyde emissions do not exceed 9 mcg/cu. m or 7 ppb, whichever is less.
2. Verify VOC content does not exceed limits of authorities having jurisdiction and the following:

    a. Flat Coatings: 50 g/L.
    b. Nonflat Coatings: 100 g/L.
    c. Nonflat - High-Gloss Coatings: 150 g/L.
    d. Concrete/Masonry Sealers: 100 g/L.
    e. Floor Coatings: 100 g/L.
    f. Industrial Maintenance Coatings: 250 g/L.
    g. Low-Solids Coatings: 120 g/L.
    h. Mastic Texture Coatings: 100 g/L.

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i. Metallic Pigmented Coatings: 500 g/L.
j. Pretreatment Wash Primers: 420 g/L.
k. Primers, Sealers, and Undercoaters: 100 g/L.
l. Reactive Penetrating Sealers: 350 g/L.
m. Recycled Coatings: 250 g/L.
n. Rust-Preventive Coatings: 250 g/L.

D. Colors: As indicated in a color schedule.

2.2 PRIMERS

A. Interior Latex Primer Sealer: Pigmented, water-based latex sealer; formulated to reduce porosity of substrate for finish coats; for use on new interior plaster, concrete, and gypsum board substrates. Not intended for use on wood or previously painted surfaces.

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

a. Behr Paint Company (Behr Process LLC)
b. Sherwin-Williams Company (The)
c. The Pittsburgh Paints Company
d. Benjamin Moore & Co

B. Interior, Latex Primer for Wood: Waterborne-emulsion primer formulated for resistance to extractive bleeding, mold, and microbials; for hiding stains; and for use on interior wood substrates.

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

a. Behr Paint Company (Behr Process LLC)
b. Benjamin Moore & Co.
c. KILZ (Behr Paint Company)
d. Sherwin-Williams Company (The)
e. The Pittsburgh Paints Company

2.3 WATER-BASED FINISH COATINGS

A. Interior Latex Paint: Pigmented, water-based coating for use on interior primed/sealed plaster and gypsum board, and on primed wood and metals.

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

a. Behr Paint Company (Behr Process LLC)

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b. Benjamin Moore & Co.
c. Sherwin-Williams Company (The)
d. The Pittsburgh Paints Company
e. Benjamin Moor & Co

2. Gloss and Sheen Level: Manufacturer's standard flat eggshell satin semigloss.

B. Interior, Latex, Institutional Low-Odor/VOC Paint: White or colored latex coating with low-odor characteristics and a VOC of less than 10 grams per liter, for use in areas, such as hospitals and other occupied buildings, where the odor and VOC levels of conventional latex products would preclude their use.

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

a. Behr Paint Company (Behr Process LLC)
b. Benjamin Moore & Co.
c. Sherwin-Williams Company (The)
d. The Pittsburgh Paints Company

2. Gloss and Sheen Level: Manufacturer's standard .

2.4 FLOOR SEALERS AND PAINTS

A. Water-Based Concrete Floor Sealer: Clear, water-based, acrylic-copolymer-emulsion sealer formulated for oil, gasoline, alkali, and water resistance and for use on concrete traffic surfaces.

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

a. Behr Paint Company (Behr Process LLC)
b. H&C Decorative Concrete Products; a brand of Sherwin-Williams Co.
c. Sherwin-Williams Company (The)
d. The Pittsburgh Paints Company

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the Work.

B. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows:

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1. Wood: 15 percent.
2. Gypsum Board: 12 percent. Verify that finishing compound is dry and sanded smooth.

C. Verify suitability of substrates, including surface conditions and compatibility, with finishes and primers. Proceed with coating application only after unsatisfactory conditions have been corrected.

1. Application of coating indicates acceptance of surfaces and conditions.

3.2 APPLICATION OF INTERIOR PAINT PRODUCTS

A. Apply paints in accordance with manufacturer's written instructions.

1. Use applicators and techniques suited for paint and substrate indicated.
2. Paint surfaces behind movable equipment and furniture same as similar exposed surfaces. Before final installation, paint surfaces behind permanently fixed equipment or furniture with prime coat only.
3. Paint front and backsides of access panels, removable or hinged covers, and similar hinged items to match exposed surfaces.
4. Paint entire exposed surface of window frames and sashes.
5. Do not paint over labels of independent testing agencies or equipment name, identification, performance rating, or nomenclature plates.
6. Primers specified in the applicable interior painting schedule articles may be omitted on items that are factory primed or factory finished if compatible with intermediate and topcoat coatings and acceptable to intermediate and topcoat paint manufacturers.

B. Tint each undercoat a lighter shade to facilitate identification of each coat if multiple coats of same material are to be applied. Tint undercoats to match color of topcoat but provide sufficient difference in shade of undercoats to distinguish each separate coat.

C. If undercoats or other conditions show through topcoat, apply additional coats until cured film has a uniform paint finish, color, and appearance.

D. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.

E. Painting Fire-Suppression, Plumbing, HVAC, Electrical, Communication, and Electronic Safety and Security Work:

1. Paint the following work where exposed to view in equipment rooms:

a. Equipment, including panelboards.
b. Metal conduit.

2. Paint portions of internal surfaces of metal ducts, without liner, behind air inlets and outlets that are visible from occupied spaces.

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3.3 INTERIOR PAINTING SCHEDULE, GYPSUM-BASED SUBSTRATES

A. Gypsum Board and Plaster Substrates:

1. Latex over Latex Sealer System :

   a. Prime Coat: Interior latex primer sealer.
   b. Intermediate Coat: Matching topcoat.
   c. Topcoat: Interior latex paint, eggshell.

2. Latex over Alkyd Primer System (for Plaster Only) :

   a. Prime Coat: Interior alkyd primer sealer.
   b. Intermediate Coat: Matching topcoat.
   c. Topcoat: Interior latex paint, eggshell.

3. Institutional Low-Odor/VOC Latex System :

   a. Prime Coat: Interior, institutional low-odor/VOC primer sealer.
   b. Intermediate Coat: Matching topcoat.
   c. Topcoat: Interior, latex, institutional low odor/VOC, eggshell.

END OF SECTION 099123

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SECTION 101419 - DIMENSIONAL LETTER SIGNAGE

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Dimensional characters.

a. Molded-plastic dimensional characters.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Shop Drawings: For signs.

1. Include fabrication and installation details and attachments to other work.
2. Show sign mounting heights, locations of supplementary supports to be provided by other installers, and accessories.
3. Show message list, typestyles, graphic elements, and layout for each sign at least half size.

C. Samples for Initial Selection: For each type of sign assembly, exposed component, and exposed finish.

1. Include representative Samples of available typestyles and graphic symbols.

D. Product Schedule: For dimensional letter signs. Use same designations indicated on Drawings or specified.

E. Delegated Design Submittal: For signs indicated in "Performance Requirements" Article.

1. Include structural analysis calculations for signs indicated to comply with design loads; signed and sealed by the qualified professional engineer responsible for their preparation.

1.3 INFORMATIONAL SUBMITTALS

A. Qualification Data: For Installer and manufacturer.

B. Sample Warranty: For special warranty.

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1.4 CLOSEOUT SUBMITTALS

A. Maintenance Data: For signs to include in maintenance manuals.

1.5 QUALITY ASSURANCE

A. Installer Qualifications: An entity that employs installers and supervisors who are trained and approved by manufacturer.

1.6 FIELD CONDITIONS

A. Field Measurements: Verify locations of electrical service embedded in permanent construction by other installers by field measurements before fabrication, and indicate measurements on Shop Drawings.

1.7 WARRANTY

A. Special Warranty: Manufacturer agrees to repair or replace components of signs that fail in materials or workmanship within specified warranty period.

1. Failures include, but are not limited to, the following:

a. Deterioration of finishes beyond normal weathering.
b. Separation or delamination of sheet materials and components.

2. Warranty Period: Five years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 DIMENSIONAL CHARACTER MATERIALS

A. Paints and Coatings for Sheet Materials: Inks, dyes, and paints that are recommended by manufacturer for optimum adherence to surface and are UV and water resistant for colors and exposure indicated.

2.2 ACCESSORIES

A. Fasteners and Anchors: Manufacturer's standard as required for secure anchorage of signs, noncorrosive and compatible with each material joined, and complying with the following:

1. Use concealed fasteners and anchors unless indicated to be exposed.
2. For exterior exposure, furnish nonferrous-metal devices unless otherwise indicated.
3. Exposed Metal-Fastener Components, General:

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a. Fabricated from same basic metal and finish of fastened metal unless otherwise indicated.
b. Fastener Heads: For nonstructural connections, use oval countersunk screws and bolts with tamper-resistant Allen-head slots unless otherwise indicated.

4. Sign Mounting Fasteners:

a. Concealed Studs: Concealed (blind), threaded studs welded or brazed to back of sign material, screwed into back of sign assembly, or screwed into tapped lugs cast integrally into back of cast sign material, unless otherwise indicated.
b. Projecting Studs: Threaded studs with sleeve spacer, welded or brazed to back of sign material, screwed into back of sign assembly, or screwed into tapped lugs cast integrally into back of cast sign material, unless otherwise indicated.
c. Through Fasteners: Exposed metal fasteners matching sign finish, with type of head indicated, installed in predrilled holes.

B. Adhesive: As recommended by sign manufacturer.

1. Adhesives shall have a VOC content of 70 g/L or less.
2. Adhesive shall comply with the testing and product requirements of the California Department of Public Health's "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Formaldehyde emissions shall not exceed 9 mcg/cu. m or 7 ppb, whichever is less.

C. Two-Face Tape: Manufacturer's standard high-bond, foam-core tape, **0.045 inch** thick, with adhesive on both sides.

D. Bituminous Paint: Cold-applied asphalt emulsion complying with ASTM D1187/D1187M.

2.3 FABRICATION

A. General: Provide manufacturer's standard sign assemblies according to requirements indicated.

1. Preassemble signs and assemblies in the shop to greatest extent possible. Disassemble signs and assemblies only as necessary for shipping and handling limitations. Clearly mark units for reassembly and installation; apply markings in locations concealed from view after final assembly.
2. Mill joints to a tight, hairline fit. Form assemblies and joints exposed to weather to resist water penetration and retention.
3. Comply with AWS for recommended practices in welding and brazing. Provide welds and brazes behind finished surfaces without distorting or discoloring exposed side. Clean exposed welded and brazed connections of flux, and dress exposed and contact surfaces.
4. Conceal connections if possible; otherwise, locate connections where they are

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inconspicuous.

5. Internally brace dimensional characters for stability, to meet structural performance loading without oil-canning or other surface deformation, and for securing fasteners.
6. Provide rabbets, lugs, and tabs necessary to assemble components and to attach to existing work. Drill and tap for required fasteners. Use concealed fasteners where possible; use exposed fasteners that match sign finish.
7. Castings: Fabricate castings free of warp, cracks, blowholes, pits, scale, sand holes, and other defects that impair appearance or strength. Grind, wire brush, sandblast, and buff castings to remove seams, gate marks, casting flash, and other casting marks before finishing.

2.4 GENERAL FINISH REQUIREMENTS

A. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

B. Appearance of Finished Work: Noticeable variations in same piece are not acceptable. Variations in appearance of adjoining components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

C. Directional Finishes: Run grain with long dimension of each piece and perpendicular to long dimension of finished trim or border surface unless otherwise indicated.

D. Organic, Anodic, and Chemically Produced Finishes: Apply to formed metal after fabrication but before applying contrasting polished finishes on raised features unless otherwise indicated.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance.

END OF SECTION 101419

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SECTION 102600 - WALL AND DOOR PROTECTION

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Corner guards.

B. Related Requirements:

1. Section 064023 "Interior Architectural Woodwork for solid-wood handrails, bumper rails, chair rails, or corner moldings without plastic bumpers.
2. Section 087100 "Door Hardware" for metal and plastic protective trim units, according to BHMA A156.6, used for armor, kick, mop, and push plates.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include construction details, material descriptions, impact strength, dimensions of individual components and profiles, and finishes.
2. Include fire ratings of units recessed in fire-rated walls and listings for door-protection items attached to fire-rated doors.

B. Sustainable Design Submittals:

1. Chain-of-Custody Certificates: For certified wood products. Include statement of costs.
2. Product Data: For composite wood products, indicating compliance with requirements for formaldehyde emissions.

C. Shop Drawings: For each type of wall and door protection showing locations and extent.

1. Include plans, elevations, sections, and attachment details.

D. Samples for Initial Selection: For each type of impact-resistant wall-protection unit indicated, in each color and texture specified.

1. Include Samples of accent strips and accessories to verify color selection.

1.3 INFORMATIONAL SUBMITTALS

A. Product Certificates: For each type of handrail.

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B. Material Certificates: For each type of exposed plastic material.

C. Sample Warranty: For special warranty.

1.4 CLOSEOUT SUBMITTALS

A. Maintenance Data: For each type of wall and door protection product to include in maintenance manuals.

1. Include recommended methods and frequency of maintenance for maintaining best condition of plastic covers under anticipated traffic and use conditions. Include precautions against using cleaning materials and methods that may be detrimental to finishes and performance.

1.5 WARRANTY

A. Special Warranty: Manufacturer agrees to repair or replace components of wall- and door-protection units that fail in materials or workmanship within specified warranty period.

1. Failures include, but are not limited to, the following:

a. Structural failures including detachment of components from each other or from the substrates, delamination, and permanent deformation beyond normal use.
b. Deterioration of metals, metal finishes, plastics, and other materials beyond normal use.

2. Warranty Period: Five years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Surface Burning Characteristics: Comply with ASTM E84 or UL 723; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.

1. Flame-Spread Index: 25 or less.
2. Smoke-Developed Index: 450 or less.

B. Regulatory Requirements: Comply with applicable provisions in the U.S. Architectural & Transportation Barriers Compliance Board's ADA-ABA Accessibility Guidelines for Buildings and Facilities.

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2.2 CORNER GUARDS

A. Surface-Mounted, Plastic-Cover Corner Guards: Manufacturer's standard assembly consisting of snap-on, resilient plastic cover installed over retainer; including mounting hardware; fabricated with 90- or 135-degree turn to match wall condition.

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

   a. Koroseal Interior Products, LLC
   b. WallGuard.com
   c. Wallprotex

2. Cover: Extruded rigid plastic, minimum 0.078-inch wall thickness; in dimensions and profiles indicated on Drawings.

   a. Profile: Nominal 2-inch- long leg and 1/4-inch corner radius.
   b. Height: 4 feet.
   c. Color and Texture: Clear Lexan.

2.3 MATERIALS

A. Plastic Materials: Chemical- and stain-resistant, high-impact-resistant plastic with integral color throughout; extruded and sheet material as required, thickness as indicated.

B. Polycarbonate Plastic Sheet: ASTM D6098, S-PC01, Class 1 or Class 2, abrasion resistant; with a minimum impact-resistance rating of **15 ft.-lbf/in.** of notch when tested according to ASTM D256, Test Method A.

C. Fasteners: Aluminum, nonmagnetic stainless-steel, or other noncorrosive metal screws, bolts, and other fasteners compatible with items being fastened. Use security-type fasteners where exposed to view.

D. Adhesive: As recommended by protection product manufacturer.

1. Adhesives shall have a VOC content of 70 g/L or less.
2. Adhesive shall comply with the testing and product requirements of the California Department of Public Health's "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Formaldehyde emissions shall not exceed 9 mcg/cu. m or 7 ppb, whichever is less.

2.4 FABRICATION

A. Fabricate wall and door protection according to requirements indicated for design, performance, dimensions, and member sizes, including thicknesses of components.

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B. Curved Panels: Preform curved semirigid, abuse-resistant sheet wall covering in factory for radius and sheet thickness as follows:

1. Sheet Thickness of **0.040 Inch**: **24-inch** radius.
2. Sheet Thickness of **0.060 Inch**: **36-inch** radius.

C. Factory Assembly: Assemble components in factory to greatest extent possible to minimize field assembly. Disassemble only as necessary for shipping and handling.

D. Quality: Fabricate components with uniformly tight seams and joints and with exposed edges rolled. Provide surfaces free of wrinkles, chips, dents, uneven coloration, and other imperfections. Fabricate members and fittings to produce flush, smooth, and rigid hairline joints.

E. Wood Handrails: Miter corners and ends of wood handrails for returns.

2.5 FINISHES

A. Protect finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

B. Appearance of Finished Work: Noticeable variations in same piece are not acceptable. Variations in appearance of adjoining components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Installation Quality: Install wall and door protection according to manufacturer's written instructions, level, plumb, and true to line without distortions. Do not use materials with chips, cracks, voids, stains, or other defects that might be visible in the finished Work.

B. Mounting Heights: Install wall and door protection in locations and at mounting heights indicated on Drawings.

C. Accessories: Provide splices, mounting hardware, anchors, trim, joint moldings, and other accessories required for a complete installation.

1. Provide anchoring devices and suitable locations to withstand imposed loads.
2. Where splices occur in horizontal runs of more than **20 feet**, splice aluminum retainers and plastic covers at different locations along the run, but no closer than **12 inches** apart.
3. Adjust end top caps as required to ensure tight seams.

D. Fire Doors: Install protection according to the listing of each item.

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END OF SECTION 102600

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SECTION 102800 - TOILET, BATH, AND LAUNDRY ACCESSORIES

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Public-use washroom accessories.
2. Private-use bathroom accessories.

B. Related Requirements:

1. Section 088300 "Mirrors" for frameless mirrors.
2. Section 093013 "Ceramic Tiling" for ceramic toilet and bath accessories.

1.2 ACTION SUBMITTALS

A. Product Data: For each product.

1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes.
2. Include anchoring and mounting requirements, including requirements for cutouts in other work and substrate preparation.
3. Include electrical characteristics.

B. Product Schedule: Indicating types, quantities, sizes, and installation locations by room of each accessory required.

1. Identify locations using room designations indicated.
2. Identify accessories using designations indicated.

C. Delegated Design Submittals: For grab bars.

1. Include structural design calculations indicating compliance with specified structural-performance requirements.

1.3 INFORMATIONAL SUBMITTALS

A. Sample Warranty: For manufacturer's special warranties.

1.4 CLOSEOUT SUBMITTALS

A. Maintenance Data: For accessories to include in maintenance manuals.

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1.5 WARRANTY

A. Manufacturer's Special Warranty for Mirrors: Manufacturer agrees to repair or replace mirrors that fail in materials or workmanship within specified warranty period.

1. Failures include, but are not limited to, visible silver spoilage defects.
2. Warranty Period: 10 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Structural Performance: Design accessories and fasteners to comply with the following requirements:

1. Grab Bars: Installed units are able to resist **250 lbf** concentrated load applied in any direction and at any point.

2.2 PUBLIC-USE WASHROOM ACCESSORIES

A. Grab Bar:

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

a. ASI-American Specialties, Inc.
b. Bobrick Washroom Equipment, Inc
c. Bradley Corporation

2. Material: Stainless steel, **0.05 inch** thick.

a. Finish: Smooth, ASTM A480/A480M No. 4 finish (satin)[**on ends and slip-resistant texture in grip area**].

3. OD: 1-1/2 inches.
4. Configuration and Length: As indicated on Drawings.

B. Mirror Unit:

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

a. ASI-American Specialties, Inc.
b. Bobrick Washroom Equipment, Inc
c. Bradley Corporation

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2. Frame: Stainless steel angle, 0.05 inch thick.

a. Corners: Mitered and mechanically interlocked.

3. Size: As indicated on Drawings.

C. Source Limitations: Obtain [**public-use shower room accessories**][**each type of public-use shower room accessory**] from single source from single manufacturer.

2.3 PRIVATE-USE BATHROOM ACCESSORIES

A. Source Limitations: Obtain private-use bathroom accessories from single source from single manufacturer.

B. Private-Use Toilet Tissue Dispenser:

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

a. Bobrick Washroom Equipment, Inc
b. Bradley Corporation
c. Franklin Brass; Liberty Hardware Manufacturing Corporation; Masco Corporation

2. Description: Single-roll dispenser with the following features:

a. Hood.
b. <**Insert requirements**>.

3. Mounting: Surface mounted.
4. Capacity: Designed for **4-1/2- or 5-inch-** diameter tissue rolls.
5. Material and Finish: Stainless steel, ASTM A480/A480M No. 4 finish (satin).

C. Private-Use Shower Curtain Rod:

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

a. ASI-American Specialties, Inc.
b. Bobrick Washroom Equipment, Inc
c. Bradley Corporation

2. Basis-of-Design Product: Subject to compliance with requirements, provide <**Insert manufacturer's name; product name or designation**> or comparable product by one of the following:

a. ASI-American Specialties, Inc.
b. Bobrick Washroom Equipment, Inc

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c. Bradley Corporation

3. Description: 1-1/4-inch- OD, straight rod.
4. Configuration: As indicated on Drawings.
5. Mounting Flanges: Exposed fasteners; in [**manufacturer's standard material and finish**][**material and finish matching rod**]<**Insert requirements**>.
6. Rod Material and Finish: Stainless steel, ASTM A480/A480M No. 4 finish (satin).
7. Features: Integral chrome-plated brass glide hooks.

D. Private-Use Medicine Cabinet:

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

a. ASI-American Specialties, Inc.
b. Bobrick Washroom Equipment, Inc
c. Bradley Corporation

2. Mounting: Recessed, for nominal 4-inch wall depth.
3. Size: 18 by 24 inches.
4. Door: Framed mirror door concealing storage cabinet equipped with continuous hinge and spring-buffered, rod-type stop and magnetic door catch.
5. Shelves: Three, adjustable.
6. Material and Finish:

a. Cabinet: Stainless steel, ASTM A480/A480M No. 4 finish (satin).

E. Private-Use Robe Hook:

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

a. ASI-American Specialties, Inc.
b. Bobrick Washroom Equipment, Inc
c. Bradley Corporation

2. Material and Finish: Stainless steel, ASTM A480/A480M No. 4 finish (satin).

F. Private-Use Towel Bar:

1. Manufacturers: Subject to compliance with requirements, provide products by the following:

a. Bobrick Washroom Equipment, Inc
b. Bradley Corporation
c. Franklin Brass; Liberty Hardware Manufacturing Corporation; Masco Corporation

2. Description: 3/4-inch- square tube with rectangular end brackets.

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3. Mounting: Flanges with concealed fasteners.
4. Length: 18 inches 30 inches.
5. Material and Finish: Polished Chrome.

G. Source Limitations: Obtain [**healthcare accessories**][**each type of healthcare accessory**] from single source from single manufacturer.

H. Source Limitations: Obtain [**childcare accessories**][**each type of childcare accessory**] from single source from single manufacturer.

I. Source Limitations: Obtain [**custodial accessories**][**each type of custodial accessory**] from single source from single manufacturer.

2.4 MATERIALS

A. Stainless Steel: ASTM A240/A240M or ASTM A666, Type 304, **0.031-inch-** minimum nominal thickness unless otherwise indicated.

B. Steel Sheet: ASTM A1008/A1008M, Designation CS (cold rolled, commercial steel), **0.036-inch-** minimum nominal thickness.

C. Galvanized-Steel Sheet: ASTM A653/A653M, with **G60** hot-dip zinc coating.

D. Galvanized-Steel Mounting Devices: ASTM A153/A153M, hot-dip galvanized after fabrication.

E. Fasteners: Screws, bolts, and other devices of same material as accessory unit, unless otherwise recommended by manufacturer or specified in this Section, and tamper and theft resistant where exposed, and of stainless or galvanized steel where concealed.

F. Mirrors: ASTM C1503, Mirror Glazing Quality, clear-glass mirrors, nominal 6.0 mm thick.

2.5 FABRICATION

A. General: Fabricate units with tight seams and joints, and exposed edges rolled. Hang doors and access panels with full-length, continuous hinges. Equip units for concealed anchorage and with corrosion-resistant backing plates.

PART 3 - EXECUTION

3.1 INSTALLATION OF TOILET, BATH, AND LAUNDRY ACCESSORIES

A. Install accessories in accordance with manufacturers' written instructions, using fasteners appropriate to substrate indicated and recommended by unit manufacturer. Install units level, plumb, and firmly anchored in locations and at heights indicated.

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1. Remove temporary labels and protective coatings.

B. Grab Bars: Install to comply with specified structural-performance requirements.

C. Shower Seats: Install to comply with specified structural-performance requirements.

END OF SECTION 102800

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FUTRUS® ADA SHOWER MODULE

PROJECT: _____

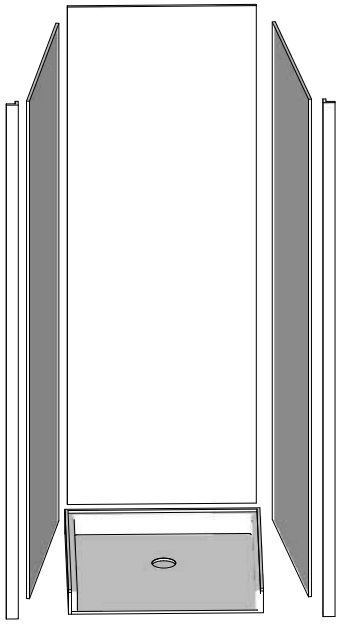
MODEL NUMBER: ADAFSK_____

SECTION 10 - Wall Protection

SOLUTIONS WITH DUPONT™ CORIAN®

MODEL ADAFSK - ___

Ready-To-Install 3 Wall Shower Surround



· Easy-to-clean nonporous Corian® surface resists mold and mildew

· Smooth wall panels eliminate the need for grout

· Semigloss finish reduces visible water spotting

· Optional built-in niche holds soap and shampoo

· Coordinates with Corian® vanity tops & bowls

EACH KIT CONTAINS

3 -- Wall Panels
1 -- ADA Shower Base
1 -- Color-match silicone adhesive
1 -- Installation Guide

AVAILABLE IN MULTIPLE SIZES

· Shower base 39" & 48" standard widths, custom widths available - enter custom size _____

· Depths available 36" & 48", custom depths available - enter custom size _____

· Wall panels 84" and 96" standard heights, custom heights available - enter custom size _____

-Base avaiable with standard drain(SD) handed [LEFT, RIGHT, CENTER]

OPTIONAL ACCESSORY/TRIM PIECES

N1 --Built-in soap and shampoo niche (14T" x 7"W x 3"D)

2 -- 2¼" wide x 96" high Corian® corner matching trim pieces
Enter custom size _____
* Use when creating a more custom look

Additional items needed for installation:
-Quality grade 100% silicone for adhesive
-Hot-melt glue sticks
-120 grit sandpaper
-denatured alcohol
-shims

Tools for assembly
-Belt sander, circular saw or jigsaw, router with single flute, carbide tipped bit or power drill with hole cutter or spade bit
-Hot melt glue gun, caulking gun

COLOR OFFERING

00 Glacier White
01 Cameo White
02 Bisque
03 Bone
04 Vanilla
10 Aurora
11 Linen
12 Sandstone
13 Venaro White

*Additional colors available call for pricing

EXAMPLE MODEL SPECIFICATION

A	D	A	F	S	K		3	0		3	0		9	6		S	D		C			0	0		Y
MODEL							WIDTH			DEPTH			HEIGHT			DRAIN			HANDED			COLOR			TRIM [Y/N]

futrus.com
info@futrus.com
1.877.388.FUTRUS1 [388.7871]

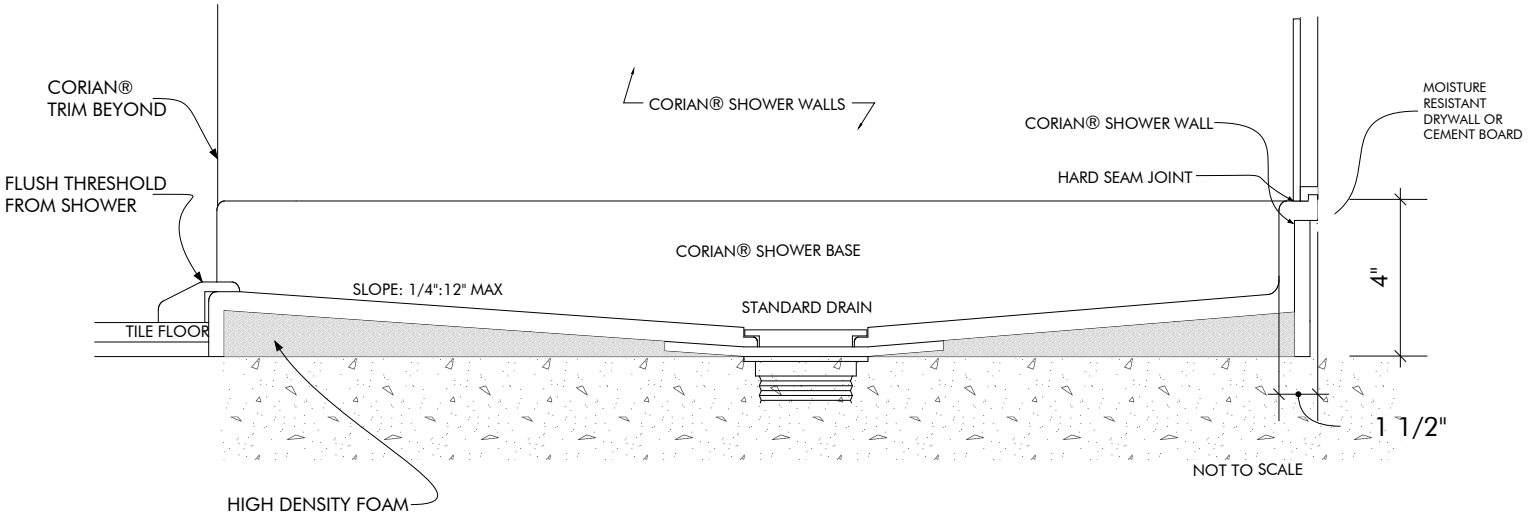
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FUTRUS® ADA SHOWER MODULE

SOLUTIONS WITH DUPONT™ CORIAN®

DUPONT Corian. SOLID SURFACE

Futrus® Suggested Specifications
ADA Shower Base Detail



futrus.com
info@futrus.com
1.877.388.FUTRUS1 [388.7871]

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FUTRUS® SHOWER MODULE

SOLUTIONS WITH DUPONT™ CORIAN®

DUPONT Corian. SOLID SURFACE

Futrus® Suggested Specifications

SECTION 10 26 00
WALL AND DOOR PROTECTION
PART 1 - GENERAL
1.1 RELATED DOCUMENTS
A. Drawings and general provisions of the contract, including general and supplementary conditions and Division 1 Specification Sections, apply to this Section.
1.2 SUMMARY
A. This Section includes the following horizontal and trim solid surface product types:
1. Corner Guards.
2. Bumper Guards/Handrails
3. Trim.
B. Related Sections include the following:
1. Division 1 Section “LEED Requirements” for additional LEED requirements.
2. Division 6 Section “Rough Carpentry” for Blocking.
3. Division 6 Section “Solid Surface Fabrications.”
4. Division 10 Section “Wall Protection.”
5. Division 16 Section “Wiring Devices.”
1.3 DEFINITION
A. Solid surface is defined as nonporous, homogeneous material maintaining the same composition throughout the part with a composition of acrylic polymer, aluminum trihydrate filler and pigment.
1.4 SUBMITTALS
A. Product data:
1. For each type of product indicated.
2. Product data for the following:
a.Chemical-resistant wall cladding:
B. Shop drawings:
1. Show location of each item, dimensioned plans and elevations, largescale details, attachment devices and other components.
a. Show full-size details, edge details, thermoforming requirements, attachments, etc.
b. Show locations and sizes of cutouts and holes for fixtures or other items installed in solid surface.
C. Samples:
1. For each type of product indicated.
a. Submit minimum 6-inch sample in specified gloss.
b. Cut sample and seam together for representation of inconspicuous seam.
c. Indicate full range of color and pattern variation.
2. Approved samples will be retained as a standard for work.
D. Product data:
1. Indicate product description, fabrication information and compliance with specified performance requirements.
E. Product certificates:
1. For each type of product, signed by product manufacturer.
G. Fabricator/installer qualifications:
1. Provide copy of certification number.
H. Manufacturer certificates:
1. Signed by manufacturers certifying that they comply with requirements.
I. Maintenance data:
1. Submit manufacturer’s care and maintenance data, including repair and cleaning instructions.
a. Maintenance kit for finishes shall be submitted.
2. Include in project closeout documents.
1.5 QUALITY ASSURANCE
A. Qualifications:
1. Shop that employs skilled workers who custom fabricate products similar to those required for this project, have extensive experience in thermoforming, and whose products have a record of successful in-service performance.
B. Fabricator/installer qualifications:
1. Work of this section shall be by a certified fabricator/installer, certified in writing by the manufacturer.
C. Applicable standards:
1. Standards of the following, as referenced herein:
a. American National Standards Institute (ANSI)
b. American Society for Testing and Materials (ASTM)
c. National Electrical Manufacturers Association (NEMA)
2. Fire test response characteristics:
a. Provide with the following Class A (Class I) surface burning characteristics as determined by testing identical products per UL 723 (ASTM E84) or another testing and inspecting agency acceptable to authorities having jurisdiction:
1) Flame Spread Index: 25 or less.
2) Smoke Developed Index: 450 or less.
D. Coordination drawings:
1. Shall be prepared indicating:
a. Electrical work.
b. Miscellaneous steel for the general work.
c. Indicate location of all walls (rated and non-rated), blocking locations
and recessed wall items, etc.
2. Content:
a. Project-specific information, drawn accurately to scale.
b. Do not base coordination drawings on reproductions of the contract documents or standard printed data.
c. Indicate dimensions shown on the contract drawings and make specific note of dimensions that appear to be in conflict with submitted equipment and minimum clearance requirements.
d. Provide alternate sketches to designer for resolution of such conflicts.
1) Minor dimension changes and difficult installations will not be considered changes to the contract.
3. Drawings shall:
a. Be produced in 1/2-inch scale for all fabricated items.
4. Drawings must be complete and submitted to the architect within 60 days after award of contract for record only.
a. No review or approval will be forthcoming.
b. Coordination drawings are required for the benefit of contractor’s fabricators/installers as an aid to coordination of their work so as to eliminate or reduce conflicts that may arise during the installation of their work.
1.6 DELIVERY, STORAGE AND HANDLING
A. Deliver no components to project site until areas are ready for installation.
B. Store components indoors prior to installation.
C. Handle materials to prevent damage to finished surfaces.
1. Provide protective coverings to prevent physical damage or staining following installation for duration of project.
1.7 WARRANTY
A. Provide manufacturer’s warranty against defects in materials.
1. Warranty shall provide material and labor to repair or replace defective materials.
2. Damage caused by physical or chemical abuse or damage from excessive heat will not be warranted.
1.8 MAINTENANCE
A. Provide maintenance requirements as specified by the manufacturer.
PART 2 - PRODUCTS
2.1 MANUFACTURERS
A. Manufacturers:
1. Subject to compliance with requirements, provide products by one of the following:
a. Futrus Solutions with DuPont™ Corian® solid surfaces (basis of design).
2.2 MATERIALS
A. Solid polymer components
1. Cast, nonporous, filled polymer, not coated, laminated or of composite construction with through body colors meeting ANSI Z124.3 or ANSI Z124.6, having minimum physical and performance properties specified.
2. Superficial damage to a depth of 0.010 inch (25 mm) shall be repairable by sanding and/or polishing.
B. Solid surface material thickness:
1. 1/4 inch
2. 1/2 inch
2.3 ACCESSORIES
A. Joint adhesive:
1. Manufacturer’s standard one- or two-part adhesive kit to create inconspicuous, nonporous joints.
B. Sealant:
1. Manufacturer’s standard mildew-resistant, FDA-compliant, NSF 51-compliant (food zone - any type), UL-listed silicone sealant in colors matching components.
2.4 FACTORY FABRICATION
A. Shop assembly
1. Fabricate components to greatest extent practical to sizes and shapes indicated, in accordance with approved shop drawings and manufacturer’s printed instructions and technical bulletins.
2. Form joints between components using manufacturer’s standard joint adhesive without conspicuous joints.
3. Rout and finish component edges with clean, sharp returns.
a. Rout cutouts, radii and contours to template.
b. Smooth edges.
c. Repair or reject defective and inaccurate work.
B. Thermoforming:
1. Comply with manufacturer’s data.
2. Heat entire component.
a. Material shall be uniform, between 275 and 325 degrees Fahrenheit during forming.
3. Form pieces to shape prior to seaming and joining.
4. Cut pieces to finished dimensions.
5. Sand edges and remove nicks and scratches.
2.5 FINISHES
A. Select from the manufacturer’s standard color chart.
1. Color: _____
B. Finish: _____
1. Provide surfaces with a uniform finish.
a. Matte; gloss range of 5-20.
PART 3 - EXECUTION
3.1 EXAMINATION
A. Examine substrates and conditions, with fabricator present for compliance with requirements for installation tolerances, and other conditions affecting performance of work.
B. Proceed with installation only after unsatisfactory conditions have been corrected.
3.2 INSTALLATION
A. Install components plumb, level and rigid, scribed to adjacent finishes, in accordance with approved shop drawings and product data.
1. Provide product in the largest pieces available.
2. Form field joints using manufacturer’s recommended adhesive, with joints inconspicuous in finished work.
a. Exposed joints/seams shall not be allowed.
3. Reinforce field joints with solid surface strips extending a minimum of 1 inch on either side of the seam with the strip being the same thickness as the surface.
4. Cut and finish component edges with clean, sharp returns.
5. Rout radii and contours to template.
6. Carefully dress joints smooth, remove surface scratches and clean entire surface.
3.3 REPAIR
A. Repair or replace damaged work, which cannot be repaired to architect’s satisfaction.
3.4 CLEANING AND PROTECTION
A. Keep components clean during installation.
B. Remove adhesives, sealants and other stains.
WRITING
3.5 SCHEDULE
A. Corner Guards:
1. Surfaces of material adhesively joined with inconspicuous seams.
Color_____
a. Vertical Thickness _____
b.. Edge Details _____
c. Finish _____
B. Bumper Guards/Handrails:
1. Surfaces of material adhesively joined with inconspicuous seams.
Color_____
a. Horizontal Thickness _____
b.. Profile Details _____
c. Finish _____
C. Trim:
1. Surfaces of material adhesively joined with inconspicuous seams.
Color_____
a. Vertical Thickness _____
b.. Edge Details _____
c. Finish _____

MODEL WIDTH DEPTH HEIGHT DRAIN HANDED COLOR TRIM [Y/N]

futrus.com
info@futrus.com
1.877.388.FUTRUS1 [388.7871]

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FUTRUS® 3 WALL SHOWER KIT

SOLUTIONS WITH DUPONT™ CORIAN®

DUPONT Corian. SOLID SURFACE

MODEL FSK - ___

Ready-To-Install 3 Wall Shower Surround

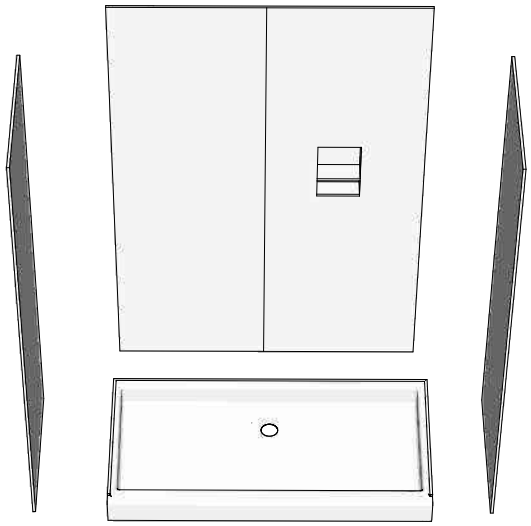
· Easy-to-clean nonporous Corian® surface resists mold and mildew

· Smooth wall panels eliminate the need for grout

· Semigloss finish reduces visible water spotting

· Optional built-in niche holds soap and shampoo

· Coordinates with Corian® vanity tops & bowls



MODEL FSK_60_30_84_SD_C_00_N_N+N1

EACH KIT CONTAINS

3 -- Wall Panels
1 -- Shower Base
1 -- Color-match silicone adhesive
1 -- Installation Guide

AVAILABLE IN MULTIPLE SIZES

· Shower base 48" (1219 mm) and 60" (1524mm) standard widths, custom widths available - enter custom size _____

· Depths available 30" (760 mm), 36" (914 mm) & 48" (1219 mm), custom depths available - enter custom size _____

· Wall panels 84' (2135mm) and 96' (2438mm) standard heights, custom heights available - enter custom size _____

· Base available with standard drain(SD) integration in desired position-handed left (L), right (R), center (C) or custom (X)

· Standard threshold [S] or ADA [A] threshold

EXAMPLE MODEL SPECIFICATION

F S K	4 8	3 0	8 4	S D	L	0 0	Y	A
MODEL	WIDTH	DEPTH	HEIGHT	DRAIN	HANDED	COLOR	TRIM [Y/N]	THESHOLD[S/A]

OPTIONAL ACCESSORY/TRIM PIECES

N1 --Built-in soap and shampoo niche (14T" x 7"W x 3"D)

2 -- 2¼" wide x 96" high Corian® corner matching trim pieces
* Use when creating a more custom look

Additional items needed for installation:
-Quality grade 100% silicone for adhesive
-Hot-melt glue sticks
-120 grit sandpaper
-denatured alcohol

Tools for assembly
-Belt sander, circular saw or jigsaw, router with single flute, carbide tipped bit or power drill with hole cutter or spade bit
-Hot melt glue gun, caulking gun, shims

COLOR OFFERING

00 Glacier White
01 Cameo White
02 Bisque
03 Bone
04 Vanilla
10 Aurora
11 Linen
12 Sandstone
13 Venaro White

*Additional colors available call for pricing

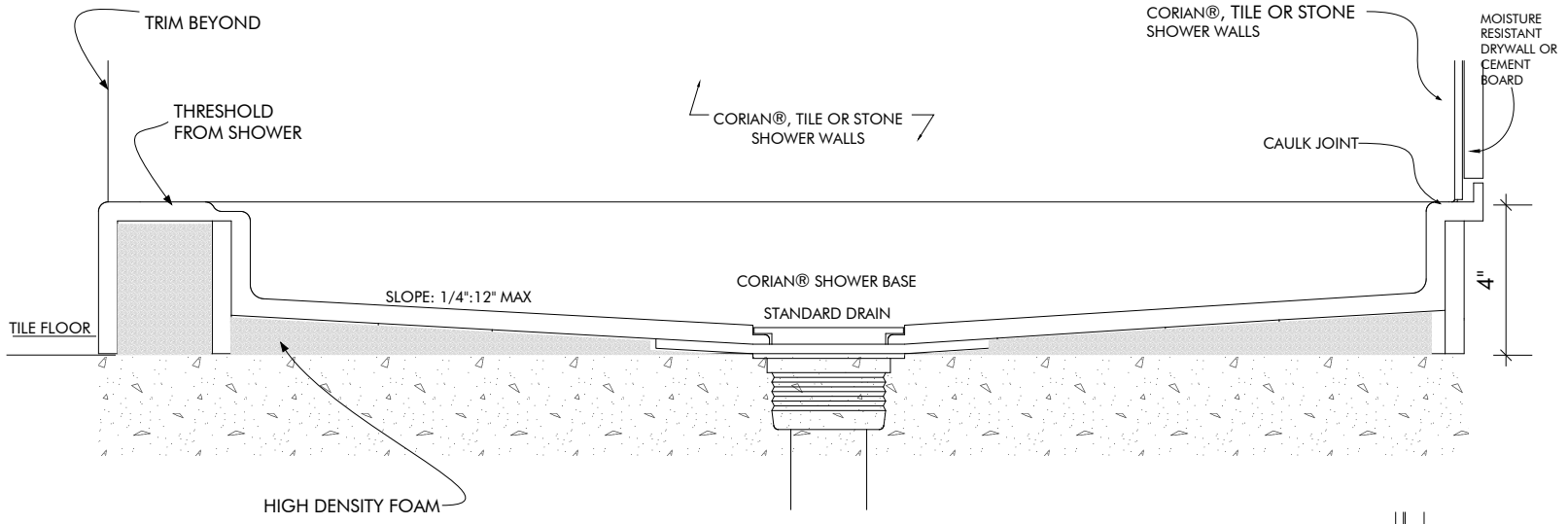
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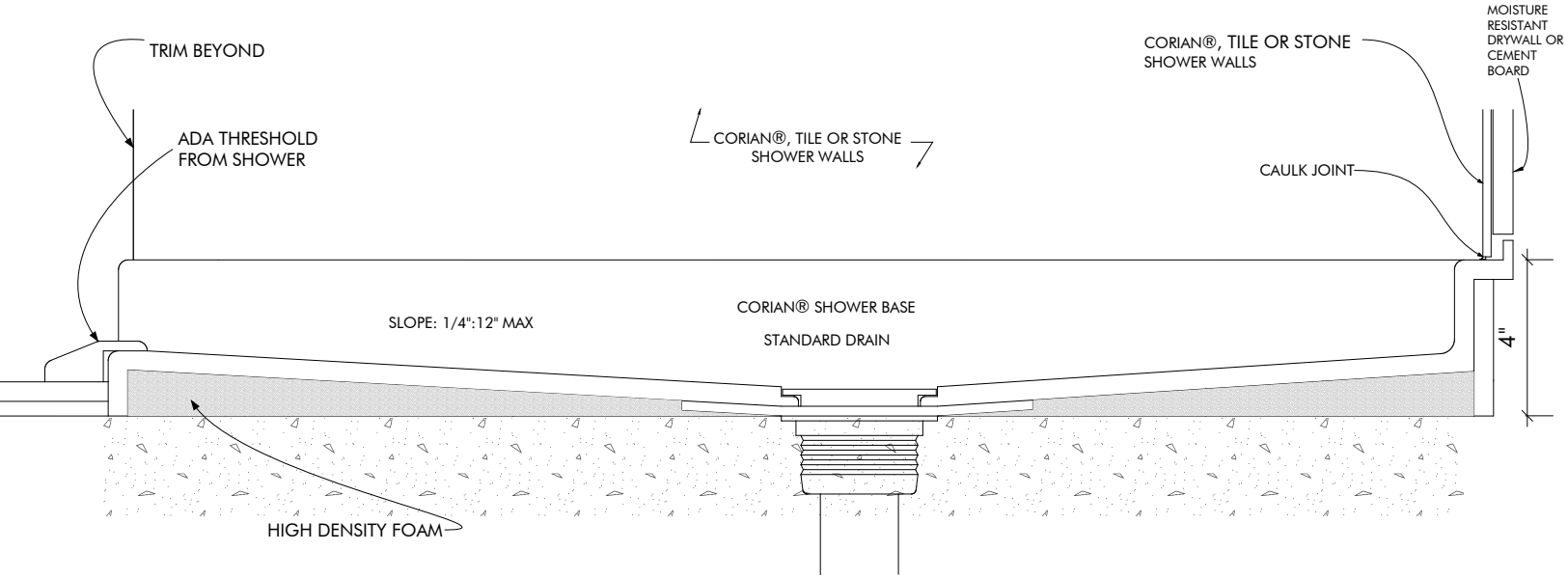
FUTRUS® SHOWER MODULE

SOLUTIONS WITH DUPONT™ CORIAN®

Futrus® Suggested Specification
Standard Shower Base w/Cove Detail



Futrus® Suggested Specification
ADA Shower Base w/Cove Detail



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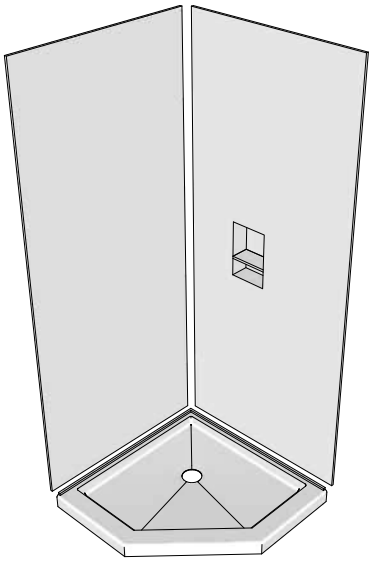
FUTRUS® NEO SHOWER MODULE

SOLUTIONS WITH DUPONT™ CORIAN®

PROJECT:
MODEL NUMBER: FSKNEO_
SECTION 10 - Wall Protection

MODEL FSKNEO_

Ready-To-Install Neo Angle Shower Surround



· Easy-to-clean nonporous Corian® surface resists mold and mildew

· Smooth wall panels eliminate the need for grout

· Semigloss finish reduces visible water spotting

· Optional built in niche holds soap and shampoo

· Coordinated with Corian® vanity tops & bowls

EACH KIT CONTAINS

2 -- Wall Panels
1 -- ADA Shower Base
1 -- Color-match silicone adhesive
1 -- Shims
1 -- Installation Guide

AVAILABLE IN MULTIPLE SIZES

· Shower base 36", 38" and 42" standard widths, custom widths available - enter custom size _____

· Depths available 36", 38" and 42", custom depths available - enter custom size _____

· Wall panels 84" and 96" standard heights, custom heights available - enter custom size _____

-Base available with standard drain(SD) integration

OPTIONAL ACCESSORY/TRIM PIECES

N1 --Built-in soap and shampoo niche (14T" x 7"W x 3"D)

2 -- 2" wide x 96" high Corian® corner matching trim pieces
* Use when creating a more custom look

Additional items needed for installation:
-Quality grade 100% silicone for adhesive
-Hot-melt glue sticks
-120 grit sandpaper
-denatured alcohol

Tools for assembly
-Belt sander, circular saw or jigsaw, router with single flute, carbide tipped bit or power drill with hole cutter or spade bit
-Hot melt glue gun, caulking gun

COLOR OFFERING

00 Glacier White	10 Aurora	*Additional colors available call for pricing
01 Cameo White	11 Linen	
02 Bisque	12 Sandstone	
03 Bone	13 Venaro White	
04 Vanilla		

EXAMPLE MODEL SPECIFICATION

F S K							
N E O	3 0	3 0	9 6	S D	C	0 0	Y
MODEL	WIDTH	DEPTH	HEIGHT	DRAIN	HANDED	COLOR	TRIM [Y/N]

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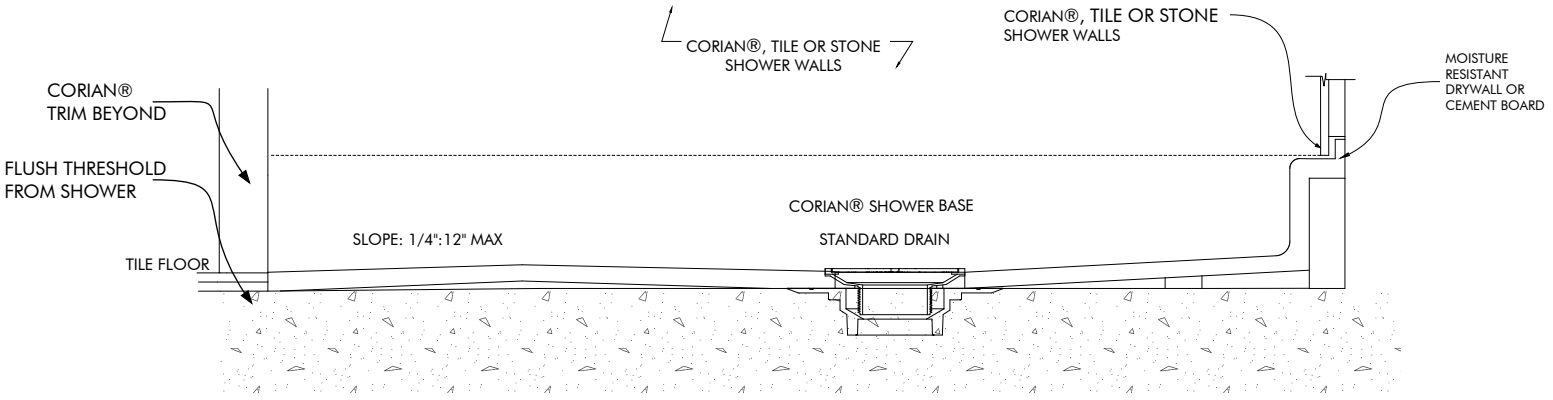
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FUTRUS® NEO SHOWER MODULE

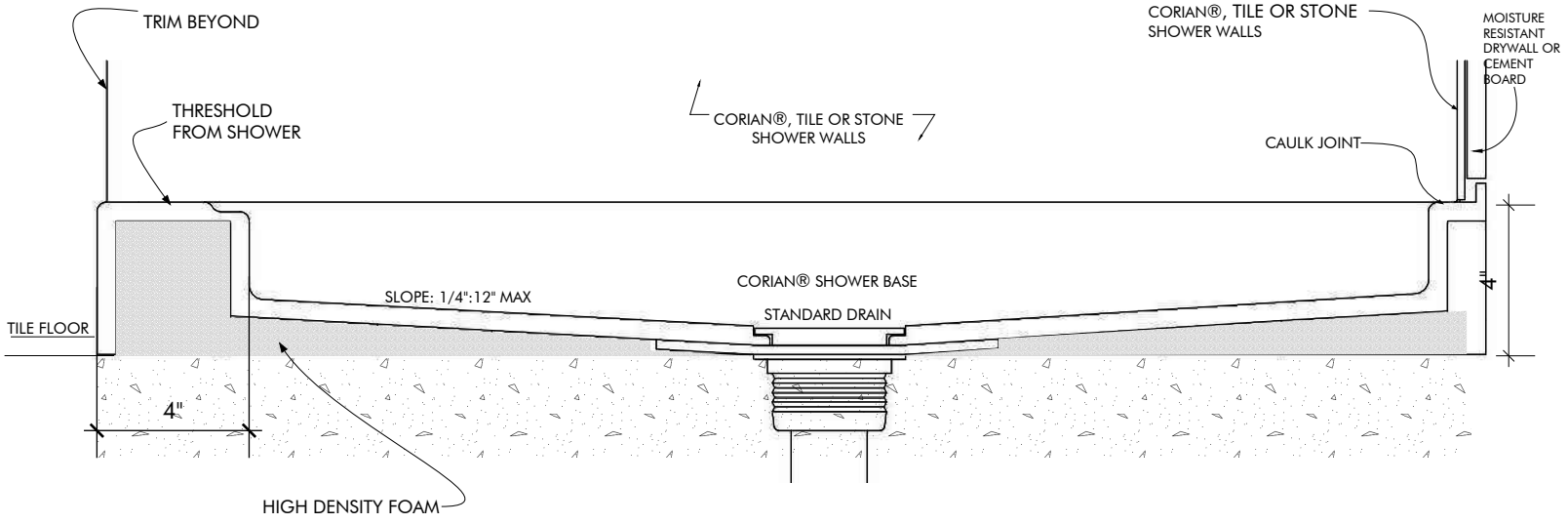
SOLUTIONS WITH DUPONT™ CORIAN®

DUPONT Corian. SOLID SURFACE

Futrus® Suggested Specifications
ADA Shower Base Detail



Futrus® Suggested Specifications
Shower Base Detail



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SECTION 105500.16 - PRIVATE-DELIVERY POSTAL SPECIALTIES

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Vertical mail receptacles.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for each type of postal specialty.

B. Shop Drawings: For postal specialties.

1. Include plans, elevations, sections, and attachment details.
2. Include identification sequence for compartments.
3. Include layout of identification text.
4. Include setting drawings, templates, and installation instructions for anchor bolts and other anchorages installed as part of the Work of other Sections.

C. Samples for Verification: For each type of exposed finish, prepared on **6-by-6-inch-** square Samples.

1.3 INFORMATIONAL SUBMITTALS

A. Sample Warranty: For special warranty.

1.4 CLOSEOUT SUBMITTALS

A. Maintenance Data: For postal specialties and finishes to include in maintenance manuals.

1.5 WARRANTY

A. Special Warranty: Manufacturer agrees to repair or replace components of postal specialties that fail in materials or workmanship within specified warranty period.

1. Failures include, but are not limited to, the following:

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a. Structural failures.
b. Deterioration of metals, metal finishes, and other materials beyond normal weathering.

2. Warranty Period: Five years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 FABRICATION

A. Form postal specialties to required shapes and sizes, with true lines and angles, square, rigid, and without warp, and with metal faces flat and free of dents or distortion. Make exposed metal edges and corners free of sharp edges and burrs and safe to touch. Fabricate doors of postal specialties to preclude binding, warping, or misalignment.

B. Preassemble postal specialties in shop to greatest extent possible to minimize field assembly.

C. Mill joints to a tight, hairline fit. Cope or miter corner joints. Form joints exposed to weather to exclude water penetration.

D. Drill or punch holes required for fasteners and remove burrs. Use security fasteners where fasteners are exposed. If used, seal external rivets before finishing.

E. Weld in concealed locations to greatest extent possible without distorting or discoloring exposed surfaces. Remove weld spatter and welding oxides from exposed surfaces.

F. Fabricate tubular and channel frame assemblies with manufacturer's standard welded or mechanical joints. Provide subframes and reinforcement as required for a complete system to support loads.

G. Fabricate rack ladders to support indicated number of units to form a column of units.

H. Where dissimilar metals will contact each other, protect against galvanic action by painting contact surfaces with bituminous coating or by applying other permanent separation as recommended by manufacturers of dissimilar metals.

2.2 GENERAL FINISH REQUIREMENTS

A. Comply with NAAMM/NOMMA's "Metal Finishes Manual for Architectural and Metal Products (AMP 500-06)" for recommendations for applying and designating finishes.

B. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

C. Appearance of Finished Work: Noticeable variations in same piece are not acceptable. Variations in appearance of adjoining components are acceptable if they are within the

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range of approved Samples and are assembled or installed to minimize contrast.

PART 3 - EXECUTION

3.1 INSTALLATION

A. General: Install postal specialties level and plumb, according to manufacturer's written instructions and roughing-in drawings.

1. Where dissimilar metals are in permanent contact with each other, protect against galvanic action by painting contact surfaces with bituminous coating or by applying other permanent separation as recommended by manufacturer for this purpose.
2. Where aluminum contacts grout, concrete, masonry, or wood, protect against corrosion by painting contact surfaces with bituminous coating.

B. Horizontal Mail Receptacles: Install horizontal mail receptacles with center of tenant-door lock cylinders not more than **48 inches** and bottom of receptacles not less than **15 inches** above finished floor.

1. Install removable-core and keyed-in door lock cylinders as required for each type of cylinder lock.
2. Install and align two rack ladders for the first column of mail receptacles and one rack ladder for each additional adjacent column of mail receptacles.

C. Vertical Mail Receptacles: Install vertical mail receptacles with center of master lock cylinder not more than **48 inches** and bottom of receptacles not less than **15 inches** above finished floor.

D. Pedestal-Mounted Postal Specialties: Anchor units with **1/2-inch-** diameter, galvanized-steel anchor bolts with hooked ends.

E. Mail Collection Boxes: Install collection boxes with centerline of mail slots not more than **48 inches** above finished floor.

END OF SECTION 105500.16

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Fax (954) 942-5555
Website www.sergeferrari.com/us
E-mail marketing.us@sergeferrari.com

Product Guide Specification

SECTION 10 71 00

TEXTILE FOR AWNINGS & CANOPIES

Specifier Notes: This section covers Serge Ferrari “Soltis Proof W96” textile used for awning and or canopy structures. Serge Ferrari manufacturers the textile and does not manufacture or install awnings or canopy structures. Consult Serge Ferrari for assistance in editing this section for the specific application.

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Textile for awnings and canopies.

1.2 RELATED SECTIONS

Specifier Notes: Edit the following list of related sections as required for the project. List other sections with work directly related to this section.

A. Section 10 73 13 – Awning and Canopies.

1.3 REFERENCES

Specifier Notes: List standards referenced in this section, complete with designations and titles. This article does not require compliance with standards, but is merely a listing of those used.

A. ASHRAE 74 – Method of Measuring Solar-Optical Properties of Materials.

B. ASTM D 751 – Standard Test Methods for Coated Fabrics.
Methods 5102, 5100, 5134 – European Standard Test Methods for Coated Fabrics.

C. ISO 9001:2000 – Quality Management Systems – Requirements.

D. NFPA 701 – Standard Methods of Fire Tests for Flame Propagation of Textiles and Films.

1.4 SUBMITTALS

A. Comply with Section 01 33 00 – Submittal Procedures.

B. Product Data: Submit manufacturer's product data.

C. Samples: Submit manufacturer's samples.

D. Certification: Submit manufacturer's certification that textile complies with specified requirements.

E. Maintenance and Cleaning Instructions: Submit manufacturer's maintenance and cleaning instructions.

F. Warranty: Submit manufacturer's standard and optional warranties.

1.5 QUALITY ASSURANCE

A. Quality Management System: ISO 9001:2000.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Delivery: Deliver textile to fabricator of tensioned fabric structures in manufacturer's original, unopened containers and packaging, with labels clearly identifying product name and manufacturer.

B. Storage: Store textile in clean, dry area indoors in accordance with manufacturer's instructions.

C. Handling: Protect textile during handling to prevent damage in accordance with manufacturer's instructions.

1.7 WARRANTY

A. Warranty Period and Coverage: Warrant textile for 5 years, fabric only, pro-rated.

PART 2 PRODUCTS

2.1 MANUFACTURER

A. Serge Ferrari North America
504 Hillsboro Technology Drive
Deerfield Beach, Florida 33441

Toll Free (866) 942-3600. Phone (954) 942-3600. Fax (954) 942-5555.
Website www.sergeferrari.com/us.
E-mail marketing.us@sergeferrari.com

2.2 TEXTILE FOR TENSIONED FABRIC STRUCTURES

A. Textile: Ferrari Soltis Proof 502.
   1. Manufacturing Process: Serge Ferrari Precontraint. Equally tension high-tenacity polyester weave in warp and weft directions before and during coating process.
   2. Non recyclable Textile
   3. Surface Treatment: Varnish both sides
   4. Yarn: PES HT 280 Dtex
   5. Total Mass: 14.4 oz/yd^2
   6. Width: 105”
   7. Tensile Strength, EN ISO 1421:
      a. Warp: 140 daN/ 5cm
      b. Weft: 140 daN/ 5cm
   8. Tear Strength, DIN 53.363:
      a. Warp: 12 daN
      b. Weft: 12 daN
   9. Flame Retardancy:
      a. NFPA 701method 1 and method 2: Passed
      b. California State Fire Marshal: Passed
   10. Thickness: 0.43 mm
   11. Light Transmission: depends on color.
   12. Withstand Extreme Intermittent Temperatures by Installed Membrane: Minus 22 degrees F, plus 158 degrees F
   13. Color: Burgundy

2.3 FABRICATION

A. Textile manufacturer shall instruct fabricator of fabric structures in proper methods of shop assembly of panels by use of high-frequency welding by overlapping edges; and or method deemed most appropriate for that project.

PART 3 EXECUTION

(Not Used)

END OF SECTION

SECTION 122113 - HORIZONTAL LOUVER BLINDS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Horizontal louver blinds, aluminum slats.

B. Related Requirements:

1. Section 061000 "Rough Carpentry" for wood blocking and grounds for mounting horizontal louver blinds and accessories.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes.
2. Include rated capacities, operating characteristics, and furnished accessories.

B. Samples for Initial Selection: Manufacturer's standard color sheets, showing full range of available colors for each type and color of horizontal louver blind.

1. Include Samples of accessories involving color selection.

C. Samples for Verification: Actual sample of finished products for each type and color of horizontal louver blind.

1. Size: refer construction documents.

D. Product Schedule: For horizontal louver blinds. Use same designations indicated on Drawings.

1.3 INFORMATIONAL SUBMITTALS

A. Product Test Reports: For horizontal louver blinds with polymer slats that have been tested for compliance with NFPA 701, for tests performed by a qualified testing agency.

1.4 CLOSEOUT SUBMITTALS

A. Operation and Maintenance Data: For horizontal louver blinds.

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1.5 FIELD CONDITIONS

A. Environmental Limitations: Do not install horizontal louver blinds until construction and wet-work and finish work in spaces, including painting, is complete and dry and ambient temperature and humidity conditions are maintained at levels indicated for Project when occupied for its intended use.

B. Field Measurements: Where horizontal louver blinds are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication and indicate measurements on Shop Drawings. Allow clearances for operating hardware of operable glazed units through entire operating range. Notify Architect of installation conditions that vary from Drawings. Coordinate fabrication schedule with construction progress to avoid delaying the Work.

1.6 WARRANTY

A. Special Warranty: Manufacturer agrees to repair or replace components of motorized products that fail in materials or workmanship within specified warranty period.

1. Failures include, but are not limited to, the following:

a. Faulty operation of motorized operating system components.

2. Warranty Period: 5 year(s) from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Window Covering Safety Standard: Provide horizontal louver blinds that comply with WCMA A100.1 and are listed and labeled as "Best for Kids" by a qualified testing agency.

2.2 HORIZONTAL LOUVER BLINDS, ALUMINUM SLATS

A. Horizontal Louver Blinds, Aluminum Slats:

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

a. CACO, Inc.
b. Hunter Douglas Architectural

B. Recycled Content: Postconsumer recycled content plus one-half of preconsumer recycled content not less than <**Insert number**> percent.

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C. Slats: Aluminum; alloy and temper recommended in writing by producer for type of use and finish indicated; with crowned profile and radius corners.

1. Width: 1 inch.
2. Thickness: Manufacturer's standard.
3. Spacing: Manufacturer's standard.
4. Finish: Ionized antistatic, dust-repellent, baked polyester finish.
5. Features:

a. Privacy Slats: Manufacturer's standard privacy slats with no inner lift-cord route holes or with minimum size inner lift-cord route holes located near back (outside) edge of slat to maximize slat overlap and minimize light gaps between slats.
b. Perforated Slats: Openness factor of 7 to 8 percent.
c. Inverted slats.

D. Ladders: Evenly spaced across headrail at spacing that prevents long-term slat sag.

1. Type: Braided cord.

E. Headrail: Formed steel or extruded aluminum; long edges returned or rolled. Headrails fully enclose control mechanisms on three sides.

1. Capacity: One blind(s) per headrail unless otherwise indicated.
2. Ends: Manufacturer's standard.

F. Manual Cordless Operation:

1. Lift Mechanism: Manufacturer's standard lift- or tension-control mechanism that allows blinds to be raised or lowered into position by manually pushing the bottom rail up or pulling it down.
2. Lift Operator: Plastic lip on bottom rail for manually raising/lowering blinds.
3. Tilt Mechanism: Enclosed worm-gear mechanism and linkage rod that adjusts ladders.
4. Tilt Position:

a. Full.
b. One-direction, positive stop or lockout limited at an angle of 20 degrees from horizontal, both directions.

5. Tilt Operator: Clear-plastic wand.
6. Tilt Over-Rotation Protection: Manufacturer's detachable operator or slip clutch to prevent over-rotation of gear.
7. Tilt-Operator Length: 24 inches.
8. Tilt-Operator Location: Manufacturer's standard unless otherwise indicated.

G. Bottom Rail: Formed-steel or extruded-aluminum tube that secures and protects ends of ladders and inner lift cords and has plastic- or metal-capped ends.

1. Type: Manufacturer's standard.

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H. Integrated Headrail/Valance: Curved face.

I. Valance: Two slats.

J. Mounting Brackets: With spacers and shims required for blind placement and alignment indicated.

1. Type: Overhead.
2. Intermediate Support: Provide intermediate support brackets to produce support spacing recommended by horizontal louver blind manufacturer for weight and size of blind.

K. Hold-Down Brackets and Hooks or Pins: Manufacturer's standard.

L. Side Channels and Perimeter Light Gap Seals: Manufacturer's standard.

M. Colors, Textures, Patterns, and Gloss:

1. Slats: Match Architect's samples.
2. Components: Provide rails, cords, ladders, and materials exposed to view matching or coordinating with slat color unless otherwise indicated.

2.3 FABRICATION OF HORIZONTAL LOUVER BLINDS

A. Unit Sizes: Fabricate units in sizes to fill window and other openings as follows, measured at **74 deg F**:

1. Between (Inside) Jamb Installation: Width equal to jamb-to-jamb dimension of opening in which blind is installed less **1/4 inch** per side or **1/2 inch** total, plus or minus **1/8 inch**. Length equal to head-to-sill dimension of opening in which blind is installed less **1/4 inch**, plus or minus **1/8 inch**.
2. Outside of Jamb Installation: Width and length as indicated, with terminations between blinds of end-to-end installations at centerlines of mullion or other defined vertical separations between openings.

B. Concealed Components: Noncorrodible or corrosion-resistant-coated materials.

1. Lift-and-Tilt Mechanisms: With permanently lubricated moving parts.

C. Mounting Brackets: Designed for removal and reinstallation of blind without damaging blind and adjacent surfaces, for supporting blind components, and for bracket positions and blind mounting method indicated.

D. Installation Fasteners: No fewer than two fasteners per bracket, fabricated from metal noncorrosive to brackets and adjoining construction; type designed for securing to supporting substrate; and supporting blinds and accessories under conditions of normal use.

E. Color-Coated Finish:

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1. Metal: For components exposed to view, unless anodized or plated finish is indicated, apply manufacturer's standard baked finish complying with manufacturer's written instructions for surface preparation including pretreatment, application, baking, and minimum dry film thickness.
2. Wood: Apply [**manufacturer's standard**]<**Insert description**> factory-applied finish complying with manufacturer's written instructions for surface preparation, application, and minimum dry film thickness.

PART 3 - EXECUTION

3.1 INSTALLATION OF HORIZONTAL LOUVER BLINDS

A. Install horizontal louver blinds level and plumb, aligned and centered on openings, and aligned with adjacent units in accordance with manufacturer's written instructions.

1. Locate so exterior slat edges are not closer than 1 inch from interior faces of glass and not closer than 1/2 inch from interior faces of glazing frames at top and bottom through full operating ranges of blinds.
2. Install mounting brackets to prevent deflection of headrails.
3. Install with clearances that prevent interference with adjacent blinds, adjacent construction, and operating hardware of glazed openings, other window treatments, and similar building components and furnishings.

B. Electrical Connections: Connect motorized operators to building electrical system.

3.2 DEMONSTRATION

A. Train Owner's maintenance personnel to adjust, operate, and maintain systems.

END OF SECTION 122113

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SECTION 123530 - RESIDENTIAL CASEWORK

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Residential stock cabinets.

B. Related Requirements:

1. Section 061000 "Rough Carpentry" for wood blocking for anchoring casework.
2. Section 123623.13 "Plastic-Laminate-Clad Countertops."
3. Section 123640 "Stone Countertops."
4. Section 123661 "Simulated Stone Countertops."

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include construction details, material descriptions, dimensions of individual components, and profiles and finishes for casework.
2. Include rated capacities, operating characteristics, profiles, and finishes for hardware.

B. Sustainable Design Submittals:

1. Product Certificates: For indigenous materials, indicating location of material manufacturer and point of extraction, harvest, or recovery for each raw material. Include distance to Project, means of transportation, and cost for each indigenous material.
2. Chain-of-Custody Certificates: For certified wood products. Include statement of costs.
3. Product Data: For adhesives, indicating that product contains no urea formaldehyde.

C. Shop Drawings:

1. Include plans, elevations, details, and attachments to other work.
2. Show materials, finishes, filler panels, and hardware.
3. Indicate manufacturer's catalog numbers for casework.

D. Samples: For casework and hardware finishes.

E. Samples for Initial Selection: For casework and hardware finishes.

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F. Samples for Verification: For the following:

1. Casework Finishes: **8-by-10-inch** Samples for each type of casework finish.
2. Hardware: One full-size Sample of each type of exposed hardware in each finish required.
3. Base Cabinet: One full-size, 16-inch- wide, finished base cabinet complete with hardware, doors, and drawers but without countertop.
4. Wall Cabinet: One full-size, 12-inch- wide, finished wall cabinet complete with hardware, doors, and adjustable shelves.
5. Full-Size Samples: Maintain at Project site during construction in an undisturbed condition as a standard for judging the completed Work. Unless otherwise indicated, approved sample units may become part of the completed Work if in undisturbed condition at time of Substantial Completion. Notify Architect of their exact locations.

1.3 INFORMATIONAL SUBMITTALS

A. Qualification Data: For manufacturer.

B. Product Certificates: For casework.

1.4 FIELD CONDITIONS

A. Environmental Limitations: Do not deliver or install casework until building is enclosed, wet-work is complete, and HVAC system is operating and maintaining temperature and relative humidity at levels planned for building occupants during the remainder of the construction period.

B. Established Dimensions: Where casework is indicated to fit to other construction, establish dimensions for areas where casework is to fit. Coordinate construction to ensure that actual dimensions correspond to established dimensions. Provide fillers and scribes to allow for trimming and fitting.

C. Field Measurements: Where casework is indicated to fit to other construction, verify dimensions of existing construction by field measurements before fabrication and indicate measurements on Shop Drawings. Provide fillers and scribes to allow for trimming and fitting.

1. Locate concealed framing, blocking, and reinforcements that support casework by field measurements before being enclosed/concealed by construction, and indicate measurements on Shop Drawings.

PART 2 - PRODUCTS

2.1 RESIDENTIAL STOCK CABINETS

A. Manufacturers: Subject to compliance with requirements, provide products by the

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following:

1. Smart Cabinetry; Cabinetworks Group

B. Quality Standard: Provide cabinets that comply with KCMA A161.1.

1. KCMA Certification: Provide cabinets with KCMA's "Certified Cabinet" seal affixed in a semiexposed location of each unit and showing compliance with KCMA A161.1.

C. Regional Materials: Verify the following wood products are manufactured within 500 miles (800 km) of Project site from materials that have been extracted, harvested, or recovered, as well as manufactured, within 500 miles (800 km) of Project site. If materials are transported by rail or water, multiply the distance by 0.25 to determine the distance to Project site.

1. Interior trim.
2. Interior plywood paneling.
3. Shelving and clothes rods.

D. Exposed Cabinet End Finish: Wood veneer.

E. Cabinet End Construction: 1/2-inch- thick particleboard or 3/8-inch- thick plywood.

F. Cabinet Tops and Bottoms: 1/2-inch - thick plywood.

1. Fully support in rabbets in and secure to end panels, front frame, and back rail.

G. Back, Top, and Bottom Rails: **3/4-by-2-1/2-inch** solid wood, interlocking with end panels and rabbeted to receive top and bottom panels. Back rails secured under pressure with glue and with mechanical fasteners.

H. Wall-Hung-Unit Back Panels: **3/16-inch-** thick plywood fastened to rear edge of end panels and to top and bottom rails.

I. Base-Unit Back Panels: 3/16-inch- thick plywood fastened to rear edge of end panels and to top and bottom rails.

J. Front Frame Drawer Rails: **3/4-by-1-1/4-inch** solid wood mortised and fastened into face frame.

K. Drawers: Fabricate with exposed fronts fastened to subfront with mounting screws from interior of body.

1. Join subfronts, backs, and sides with glued dovetail joints.
2. Subfronts, Backs, and Sides: 1/2-inch plywood.
3. Bottoms: 1/4-inch- thick plywood.

L. Shelves: 3/4-inch- thick particleboard or 5/8-inch- thick plywood.

M. Joinery: Rabbet backs flush into end panels and secure with concealed mechanical

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fasteners. Connect tops and bottoms of wall cabinets and bottoms and stretchers of base cabinets to ends and dividers with mechanical fasteners. Rabbet tops, bottoms, and backs into end panels.

N. Factory Finishing: Finish cabinets at factory.

2.2 CABINET MATERIALS

A. Hardwood Lumber: Kiln dried to 7 percent moisture content.

B. Softwood Lumber: Kiln dried to 10 percent moisture content.

C. Composite Wood Products: Verify formaldehyde emission rates are not greater than the following when tested in accordance with ASTM D6007 or ASTM E1333:

1. Hardwood Plywood: 0.05 ppm.

D. Hardwood Plywood: HPVA HP-1.

E. Adhesives: Do not use adhesives that contain urea formaldehyde.

F. Exposed Materials:

1. Exposed Wood Species: Refer drawings.

    a. Select materials for compatible color and grain. Do not use two adjacent exposed surfaces that are noticeably dissimilar in color, grain, figure, or natural character markings.
    b. Staining and Finish: As indicated by manufacturer's designations.

2. Solid Wood: Clear hardwood lumber of species indicated, free of defects.
3. Plywood: Hardwood plywood with face veneer of species indicated, with Grade A faces and Grade C backs of same species as faces.
4. Plastic Laminate: Particleboard faced with high-pressure decorative laminate complying with ISO 4586, Grade VGS and edgebanded.

    a. Colors, Textures, and Patterns: As indicated by manufacturer's designations.
    b. Plastic-Laminate Edgebanding: Of same grade, pattern, color, and texture of plastic laminate as for faces.

5. Thermally Fused Laminate (TFL) Panels: Particleboard or MDF finished with thermally fused, melamine-impregnated decorative paper.

    a. Provide material finished on both sides for doors and drawer fronts.
    b. Provide PVC edge molding on components with exposed or semiexposed edges.
    c. Colors: As indicated by manufacturer's designations.

G. Semiexposed Materials: Unless otherwise indicated, provide the following:

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1. Solid Wood: Sound hardwood lumber, selected to eliminate appearance defects. Same species as exposed surfaces or stained to be compatible with exposed surfaces.
2. Plywood: Hardwood plywood with Grade C faces and not less than Grade 3 backs of same species as faces. Face veneers of same species as exposed surfaces or stained to be compatible with exposed surfaces.
3. Plastic Laminate: Particleboard faced with high-pressure decorative laminate complying with ISO 4586, Grade VGS.

    a. For backs of doors and drawer fronts faced with plastic laminate, provide same grade, pattern, color, and texture of plastic laminate as for faces.
    b. For face frames faced with plastic laminate, provide plastic-laminate edges of same grade, pattern, color, and texture of plastic laminate as for faces.
    c. Colors, Textures, and Patterns: Match Architect's sample.

4. Thermally Fused Laminate Panels: Particleboard or MDF finished with thermally fused, melamine-impregnated decorative paper.

    a. Provide material finished on both sides for shelves, dividers, drawer bodies, and other components with two semiexposed surfaces.
    b. Provide PVC edge molding on components with semiexposed edges.
    c. Colors: Match Architect's sample.

H. Concealed Materials: Solid wood or plywood, of any hardwood or softwood species, with no defects affecting strength or utility; particleboard; MDF; or hardboard.

PART 3 - EXECUTION

3.1 INSTALLATION OF RESIDENTIAL CASEWORK

A. Install casework with no variations in adjoining surfaces; use concealed shims. Where casework abuts other finished work, scribe and cut for accurate fit. Provide filler strips, scribe strips, and moldings in finish to match casework.

B. Install casework without distortion so doors and drawers fit the openings, are aligned, and are uniformly spaced. Complete installation of hardware and accessories as indicated.

C. Install casework level and plumb to a tolerance of **1/8 inch in 8 ft.**.

D. Fasten casework to adjacent units and to backing.

1. Fasten wall cabinets through back, near top and bottom, and at ends not more than **16 inches** o.c.

    a. Fasteners: No. 10 wafer-head screws sized for not less than 1-1/2-inch penetration into wood framing, blocking, or hanging strips.

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END OF SECTION 123530

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SECTION 123623.13 - PLASTIC-LAMINATE-CLAD COUNTERTOPS

PART 1 - GENERAL

1.1 SUMMARY

1. Plastic-laminate-clad countertops.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include data for fire-retardant treatment from chemical-treatment manufacturer and certification by treating plant that treated materials comply with requirements.

B. Sustainable Design Submittals:

1. Product Certificates: For indigenous materials, indicating location of material manufacturer and point of extraction, harvest, or recovery for each raw material. Include distance to Project, means of transportation, and cost for each indigenous material.
2. Environmental Product Declaration: For each product.
3. Third-Party Certifications: For each product.
4. Third-Party Certified Life Cycle Assessment: For each product.
5. Chain-of-Custody Certificates: For certified wood products. Include statement of costs.
6. Product Data: For adhesives, indicating that product contains no urea formaldehyde.
7. Product Data: For installation adhesives, indicating VOC content.
8. Laboratory Test Reports: For installation adhesives, indicating compliance with requirements for low-emitting materials.
9. Product Data: For composite wood products, indicating compliance with requirements for formaldehyde emissions.

C. Shop Drawings: For plastic-laminate-clad countertops.

1. Include plans, sections, details, and attachments to other work. Detail fabrication and installation, including field joints.
2. Show locations and sizes of cutouts and holes for items installed in plastic-laminate-clad countertops.
3. Apply AWI Quality Certification Program label to Shop Drawings.

D. Samples: Plastic laminates in each type, color, pattern, and surface finish required in manufacturer's standard size.

E. Samples for Initial Selection: For plastic laminates.

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F. Samples for Verification: As follows:

1. Plastic Laminates: For each type, color, pattern, and surface finish required, 8 by 10 inches in size.
2. Wood-Grain Plastic Laminates: For each type, color, pattern, and surface finish required, 12 by 24 inches in size.
3. Fabrication Sample: For each type and profile of countertop required, provide one sample applied to core material with specified edge material applied to one edge.

1.3 INFORMATIONAL SUBMITTALS

A. Qualification Data: For Installer.

B. Product Certificates: For the following:

1. Composite wood products.
2. High-pressure decorative laminate.
3. Adhesives.

C. Quality Standard Compliance Certificates: AWI Quality Certification Program.

D. Evaluation Reports: For fire-retardant-treated materials, from ICC-ES.

1.4 QUALITY ASSURANCE

A. Fabricator Qualifications: Shop that employs skilled workers who custom fabricate products similar to those required for this Project and whose products have a record of successful in-service performance.

1. Shop Certification: AWI's Quality Certification Program accredited participant.

B. Installer Qualifications: AWI's Quality Certification Program accredited participant.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Deliver countertops only after casework and supports on which they will be installed have been completed in installation areas.

B. Store countertops in areas where environmental conditions comply with requirements specified in "Field Conditions" Article.

C. Keep surfaces of countertops covered with protective covering during handling and installation.

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1.6 FIELD CONDITIONS

A. Environmental Limitations without Humidity Control: Do not deliver or install countertops until building is enclosed, wet-work is complete, and HVAC system is operating and maintaining temperature and relative humidity at levels planned for building occupants during the remainder of the construction period.

B. Environmental Limitations with Humidity Control: Do not deliver or install countertops until building is enclosed, wet-work is complete, and HVAC system is operating and maintaining temperature between **60 and 90 deg F** and relative humidity between 25 and 55 percent during the remainder of the construction period.

C. Field Measurements: Where countertops are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication and indicate measurements on Shop Drawings. Coordinate fabrication schedule with construction progress to avoid delaying the Work.

D. Established Dimensions: Where countertops are indicated to fit to other construction, establish dimensions for areas where countertops are to fit. Provide allowance for trimming at site, and coordinate construction to ensure that actual dimensions correspond to established dimensions.

PART 2 - PRODUCTS

2.1 FABRICATORS
2.2 WOOD MATERIALS

A. Wood Products: Provide materials that comply with requirements of referenced quality standard unless otherwise indicated. Provide moisture resistant high density fiberboard substrate.

1. Wood Moisture Content: 8 to 13 percent.

2.3 MISCELLANEOUS MATERIALS

A. Adhesives: Do not use adhesives that contain urea formaldehyde.

B. Adhesive for Bonding Plastic Laminate: As selected by fabricator to comply with requirements.

1. Adhesive for Bonding Edges: Hot-melt adhesive or adhesive specified above for faces.

C. Installation Adhesive:

1. Adhesives shall have a VOC content of 70 g/L or less.
2. Adhesive shall comply with the testing and product requirements of the California Department of Public Health's "Standard Method for the Testing and Evaluation

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of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Formaldehyde emissions shall not exceed 9 mcg/cu. m or 7 ppb, whichever is less.

2.4 FABRICATION

A. Sand fire-retardant-treated wood lightly to remove raised grain on exposed surfaces before fabrication.

B. Fabricate countertops to dimensions, profiles, and details indicated. Provide front and end overhang of **1 inch** over base cabinets. Ease edges to radius indicated for the following:

1. Solid-Wood (Lumber) Members: **1/16 inch** unless otherwise indicated.

C. Complete fabrication, including assembly, to maximum extent possible before shipment to Project site. Disassemble components only as necessary for shipment and installation. Where necessary for fitting at site, provide ample allowance for scribing, trimming, and fitting.

1. Notify Architect seven days in advance of the dates and times countertop fabrication will be complete.
2. Trial fit assemblies at fabrication shop that cannot be shipped completely assembled. Install dowels, screws, bolted connectors, and other fastening devices that can be removed after trial fitting. Verify that various parts fit as intended, and check measurements of assemblies against field measurements before disassembling for shipment.

D. Shop cut openings to maximum extent possible to receive appliances, plumbing fixtures, electrical work, and similar items. Locate openings accurately, and use templates or roughing-in diagrams to produce accurately sized and shaped openings. Sand edges of cutouts to remove splinters and burrs.

1. Seal edges of cutouts by saturating with varnish.

PART 3 - EXECUTION

3.1 PREPARATION

A. Before installation, condition countertops to average prevailing humidity conditions in installation areas.

B. Before installing countertops, examine shop-fabricated work for completion and complete work as required, including removal of packing.

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3.2 INSTALLATION

A. Grade: Install countertops to comply with same grade as item to be installed.

B. Assemble countertops and complete fabrication at Project site to the extent that it was not completed in the shop.

1. Provide cutouts for appliances, plumbing fixtures, electrical work, and similar items. Locate openings accurately, and use templates or roughing-in diagrams to produce accurately sized and shaped openings. Sand edges of cutouts to remove splinters and burrs.
2. Seal edges of cutouts by saturating with varnish.

C. Field Jointing: Where possible, make in the same manner as shop jointing, using dowels, splines, adhesives, and fasteners recommended by manufacturer. Prepare edges to be joined in shop so Project-site processing of top and edge surfaces is not required. Locate field joints where shown on Shop Drawings.

1. Secure field joints in countertops with concealed clamping devices located within **6 inches** of front and back edges and at intervals not exceeding **24 inches**. Tighten in accordance with manufacturer's written instructions to exert a constant, heavy-clamping pressure at joints.

D. Scribe and cut countertops to fit adjoining work, refinish cut surfaces, and repair damaged finish at cuts.

E. Fire-Retardant-Treated Wood: Handle, store, and install fire-retardant-treated wood to comply with chemical-treatment manufacturer's written instructions, including those for adhesives used to install woodwork.

F. Countertop Installation: Anchor securely by screwing through corner blocks of base cabinets or other supports into underside of countertop.

1. Install countertops level and true in line. Use concealed shims as required to maintain not more than a **1/8-inch-in-96-inches** variation from a straight, level plane.
2. Secure backsplashes to tops with concealed metal brackets at 16 inches o.c. and to walls with adhesive.
3. Seal joints between countertop and backsplash, if any, and joints where countertop and backsplash abut walls with mildew-resistant silicone sealant or another permanently elastic sealing compound recommended by countertop material manufacturer.

3.3 ADJUSTING AND CLEANING

A. Repair damaged and defective countertops, where possible, to eliminate functional and visual defects. Where not possible to repair, replace countertops. Adjust joinery for uniform appearance.

B. Clean countertops on exposed and semiexposed surfaces.

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C. Protection: Provide Kraft paper or other suitable covering over countertop surfaces, taped to underside of countertop at a minimum of **48 inches** o.c. Remove protection at Substantial Completion.

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SECTION 123661 - SIMULATED STONE COUNTERTOPS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Solid surface material countertops.

B. Related Requirements:

1. Section 055000 "Metal Fabrications" for cantilever supports.
2. Section 224100 "Residential Plumbing Fixtures" and Section 224200 "Commercial Plumbing Fixtures" for non-integral sinks and plumbing fittings.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of countertop material and sink.

B. Shop Drawings:

1. Plans, sections, details, edge and backsplash profiles, and attachment to other work.
2. Locations and details of joints.
3. Locations, quantity, and type of supports/brackets.
4. Direction of directional pattern, if any.
5. Locations and sizes of cutouts and holes for items installed in countertop.
6. Apply AWI's Quality Certification Program label to Shop Drawings.

C. Samples for Initial Selection: For each type of material exposed to view.

D. Samples for Verification:

1. Countertop material, **6 inches** square.
2. One full-size countertop, with front edge and backsplash, **8 by 10 inches**, of construction and in configuration specified.

E. Sustainable Design Submittals:

1. Product Data: For adhesives, indicating VOC content.

1.3 INFORMATIONAL SUBMITTALS

A. Coordination Drawings: Indicate locations and sizes of cutouts and holes for items installed in countertops or backsplashes.

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B. Qualification Statements: For fabricator.

1.4 CLOSEOUT SUBMITTALS

A. Maintenance Data: For solid surface material countertops to include in maintenance manuals. Include product data for care products used or recommended by Installer and names, addresses, and telephone numbers of local sources for products.

1.5 QUALITY ASSURANCE

A. Fabricator Qualifications: Shop that employs skilled workers who custom-fabricate countertops similar to that required for this Project, and whose products have a record of successful in-service performance.

B. Installer Qualifications: Fabricator of countertops.

1.6 FIELD CONDITIONS

A. Field Measurements: Where countertops are indicated to fit to other construction, verify dimensions of countertops by field measurements after base cabinets are installed but before countertop fabrication is complete and indicate measurements on Shop Drawings. Coordinate fabrication schedule with construction progress to avoid delaying the Work..

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Quality Standard: Unless otherwise indicated, comply with [**ANSI/AWI 1236**][**NAAWS**] for grades of simulated stone countertops indicated for construction, finishes, installation, and other requirements.

1. Provide inspections of fabrication and installation together with labels and certificates from AWI certification program indicating that countertops comply with requirements of grade specified.
2. The Contract Documents contain more stringent requirements than that of the referenced quality standard. Comply with requirements of the Contract Documents in addition to those of referenced quality standard.

2.2 SOLID SURFACE MATERIAL COUNTERTOPS

A. Solid Surface Countertop Type :

1. Grade: Economy.

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B. Solid Surface Material: Homogeneous fabrication of mineral fillers and pigments bound together with a matrix of polymers and resins, complying with ISFA 2-01.

1. Manufacturers: Subject to compliance with requirements, provide products by the following:

   a. Corian Design

2. Colors and Patterns: Match Architect's samples.
3. Countertop:

   a. Type: Standard.
   b. Thickness:

      1) 1/2-inch- thick, solid surface material with front edge built up with same material.

   c. Exposed Edge Treatment: Radius.
   d. Provide drip groove 1/8 inch by 1/8 inch set back 3/8 inch from front edge of countertop.
   e. Backsplash: Detached straight.

      1) Height: 4 inches.
      2) Thickness: 1/2 inch.

   f. End Splash: Matching backsplash.

4. Sink Bowls:

   a. Integral.
   b. Material: Stainless steel.
   c. Shape: Oval.
   d. Color: Match countertop.

2.3 FABRICATION

A. Fabricate countertops in sizes and shapes required to comply with requirements indicated.

B. Fabricate tops with shop-applied edges and backsplashes unless otherwise indicated. Comply with solid surface material manufacturer's written instructions for adhesives, sealers, fabrication, and finishing.

1. Fabricate with loose backsplashes for field assembly.
2. Install integral sink bowls in countertops in the shop.

C. Joints:

1. Fabricate countertops without joints.
2. Fabricate countertops in sections for joining in field, with joints at locations

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indicated.

a. Joint Locations: Not within **18 inches** of a sink or cooktop and not where a countertop section less than **36 inches** long would result, unless unavoidable.
b. Splined Joints: Accurately cut kerfs in edges at joints for insertion of metal splines to maintain alignment of surfaces at joints where indicated. Make width of cuts slightly more than thickness of splines to provide snug fit. Provide at least three splines in each joint.

D. Cutouts and Holes:

1. Undercounter Plumbing Fixtures: Make cutouts for fixtures in shop using template or pattern furnished by fixture manufacturer. Form cutouts to smooth, even curves.

a. Provide vertical edges, slightly eased at juncture of cutout edges with top and bottom surfaces of countertop and projecting **3/16 inch** into fixture opening.
b. Provide vertical edges, rounded to **3/8-inch** radius at juncture of cutout edges with top surface of countertop, slightly eased at bottom, and projecting **3/16 inch** into fixture opening.
c. Provide **3/4-inch** full bullnose edges projecting **3/8 inch** into fixture opening.

2. Counter-Mounted Plumbing Fixtures: Prepare countertops in shop for field cutting openings for counter-mounted fixtures. Mark tops for cutouts and drill holes at corners of cutout locations. Make corner holes of largest radius practical.
3. Fittings: Drill countertops in shop for grommets, plumbing fittings, undercounter soap dispensers, and similar items.
4. Counter-Mounted Cooktops: Prepare countertops in shop for field cutting openings for cooktops. Mark tops for cutouts and drill holes at corners of cutout locations. Make corner holes of largest radius practical.

2.4 INSTALLATION MATERIALS

A. Particleboard: ANSI A208.1, Grade M-2.

B. Plywood: Exterior softwood plywood complying with DOC PS 1, Grade C-C Plugged, touch sanded.

1. Laboratory Test Reports: For composite wood products, indicating compliance with the formaldehyde emissions evaluation.
2. Composite Wood Products: Verify formaldehyde emission rates are not greater than the following when tested in accordance with ASTM D6007 or ASTM E1333:

a. Hardwood Plywood: 0.05 ppm.
b. Particleboard: 0.09 ppm.
c. MDF More Than 5/16 Inch (8 mm) Thick: 0.11 ppm.
d. MDF 5/16 Inch (8 mm) or Less in Thickness: 0.13 ppm.

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C. Adhesive: Product recommended by manufacturer.

1. Verify adhesive complies with testing and product requirements of the California Department of Public Health's "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Verify formaldehyde emissions do not exceed 9 mcg/cu. m or 7 ppb, whichever is less.

D. Sealant for Countertops: Comply with applicable requirements in Section 079200 "Joint Sealants."

PART 3 - EXECUTION

3.1 INSTALLATION OF SIMULATED STONE COUNTERTOPS

A. Grade: Install countertops to comply with specified grade.

B. Assemble countertops and complete fabrication at Project site to the extent that it was not completed in the shop.

1. Provide cutouts not finished in the shop. Make cutouts to accurately fit items to be installed, and at right angles to finished surfaces unless beveling is required for clearance. Ease edges slightly to prevent snipping.

C. Countertop Installation:

1. Scribe and cut countertops to fit adjoining work, refinish cut surfaces, and repair damaged finish at cuts.
2. Anchor securely by screwing through corner blocks of base cabinets or other supports into underside of countertop.
3. Anchor wall cleating necessary for proper setting for countertops not supported by casework.
4. Install countertops level to a tolerance of **1/8 inch in 8 ft.**, **1/4 inch** maximum. Do not exceed **1/64-inch** difference between planes of adjacent units.
5. Fasten countertops by screwing through corner blocks of base units into underside of countertop. Predrill holes for screws as recommended by manufacturer. Align adjacent surfaces and, using adhesive in color to match countertop, form seams to comply with quartz agglomerate manufacturer's written instructions. Carefully dress joints smooth, remove surface scratches, and clean entire surface.
6. Fasten subtops to cabinets by screwing through subtops into cornerblocks of base cabinets. Shim as needed to align subtops in a level plane.
7. Secure countertops to subtops with adhesive according to manufacturer's written instructions. Align adjacent surfaces and, using adhesive in color to match countertop, form seams to comply with quartz agglomerate manufacturer's written instructions. Carefully dress joints smooth, remove surface scratches, and clean entire surface.
8. Bond joints with adhesive and draw tight as countertops are set. Mask areas of countertops adjacent to joints to prevent adhesive smears.

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a. Install metal splines in kerfs in countertop edges at joints where indicated. Fill kerfs with adhesive before inserting splines and remove excess immediately after adjoining units are drawn into position.
b. Clamp units to temporary bracing, supports, or each other to ensure that countertops are properly aligned and joints are of specified width.

9. Install backsplashes and end splashes by adhering to wall and countertops with adhesive. Mask areas of countertops and splashes adjacent to joints to prevent adhesive smears.
10. Install aprons to backing and countertops with adhesive. Mask areas of countertops and splashes adjacent to joints to prevent adhesive smears. Fasten by screwing through backing. Predrill holes for screws as recommended by manufacturer.
11. Seal joints between countertop and backsplash, if any, and joints where countertop and backsplash abut walls. Comply with Section 079200 "Joint Sealants."

END OF SECTION 123661

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Material & Equipment Schedule - Basis of Design

Material	Company	Product/Model #	Collection	Name	Color	Rep Contact	Comments
DOORS							
Interior Doors				Composite, painted			6 Panel - Match Ex'g
Wood Door Frame				Wood, painted			Match Ex'g
Door Hardware					Bright Brass	Blair Walsh M: 513.490.9672 Blair.Walsh@laforceinc.com	Refer to Hardware Schedule
Door Knob Wall Guard Protection	Inpro		Palladium		Gala 0380	www.inprocorp.com	
WINDOWS							
Window Sills/Trim							Match Existing
Window Hardware	Pickens Window Service Inc.					www.pickenswindowparts.com	
Window Blinds	Home Decorators Collection			Cordless Faux Wood Blinds	White	Home Depot	
FLOORING							
LVT	Tarkett		11220 Event+	Heritage Plank PEHP	Hiroki Oak 2129	Greg Weldon 513-909-9033	
LVT to New Tile Transition Strip	Schluter			Reno-U	Aluminum	Kayla Malone 513-206-7557	New tile installation
LVT to Ex'g Tile Transition Strip	Roppe	#172		Tile Reducer	676 Caribou	Scott Greiner 513-316-9800	Existing tile to new or ex'g lvt
Wall Base - Rubber	Roppe		700 Series	Wall Base Pinnacle Type TS	676 Caribou	Scott Greiner 513-316-9800	Kitchen Cabinets & Vanity
Stair Tread	Roppe	#60/#61	Rubber Tread with Riser		M676 Caribou	Scott Greiner 513-316-9800	w/ High Contrast Nosing
High Contrast Nosing	Roppe	193	Rubber Inserts		TT Brown	Scott Greiner 513-316-9800	
Porcelain Floor Tile	Louisville Tile	WCX900052E-12X24	Wilcox 55	Flax	Beige	Kayla Malone 513-206-7557	
Thinset	TEC			TEC Ultimate 6 Plus		Kayla Malone 513-206-7557	
Grout	TEC			TEC Power	909 Sterling	Kayla Malone 513-206-7557	
Wood Wall Base				Painted			Match Ex'g
PAINT							
Ceiling Paint	Sherwin Williams		Flat Finish		Ceiling Bright White SW 7007		
Unit Wall Paint	Sherwin Williams		Promar 200 Interior Latex Eggshell		Repose Gray SW 7015		
Bathroom Wall Paint	Sherwin Williams		Promar 200 Interior Latex Semi-Gloss		Repose Gray SW 7015		
Stairwell Wall Paint	Sherwin Williams		Eggshell Finish		Light Pewter SW 1464		
Unit Entry Doors	Sherwin Williams		Semi-Gloss Finish		Moroccan Brown SW 6060		4 Accent Colors, Selection TBD
Interior Doors	Sherwin Williams		Semi-Gloss Finish		Pure White SW 7005		
Exterior Metal Doors	Sherwin Williams		Semi-Gloss Finish		Amber Wave SW 6657		4 Accent Colors, Selection TBD
Wood Trim	Sherwin Williams		Semi-Gloss Finish		Pure White SW 7005		
Exterior Siding	Sherwin Williams		Flat Finish		Henna Shade SW 6326		
PLUMBING							
Toilet Seat	Kohler			Quiet Close Toilet Seat			Match style to toilet
Toilet Tank Lid							Match Existing
Tub	Sterling	71171710-0		60in x 30in Soaking Bathtub with Left(Right) Drain in White	White		
Tub Surround	Corian				Whipped Cream		84" H
Shower Pan & Surround	Futrus Corian	FSK-60-30-84-SD -N1		Rely 60" x 30" Alcove Shower Base	Whipped Cream	Brian Fortin Ohio Valley Supply 513-582-2528	84"H, with Soap Niche
Vanity Cabinetry	Smart Cabinetry	VS2D27		Vanity 2 Drawer Base Cabinets			Size varies, refer to plans
Shower Head	American Standard	FloWise 1.5 gpm	Flowise	Shower	Chrome		Anti-Scald; Water Sense Required; Max. 1.5 GPM
ADA Shower Wand	American Standard		Colony				1.5 gpm max
Lavatory Faucet	American Standard		Colony Pro	Single Control Lavatory Faucet			1.2 gpm max, ADA
Kitchen Faucet	American Standard		Colony Pro	Single Control Pull Down Faucet	Stainless Steel		
Water Closet	American Standard		Colony				1.2 gpf (1.6 gpf max), ADA
BATH ACCESSORIES							
Bathroom Mirror	Bradley	No. 781		Channel Frame Mirror 18" x 36"			
Medicine Cabinet	Bradley		9664				Verify size in field
Towel Bar 24"	Franklin Brass	D2424PC	Futura	Futura 24in Wall Mount Towel Bar Bath Hardware Accessory in Polished Chrome	Polished Chrome		
Towel Bar 18"	Franklin Brass	D2418PC	Futura	Futura 24in Wall Mount Towel Bar Bath Hardware Accessory in Polished Chrome	Polished Chrome		
Toilet Paper Holder	Franklin Brass	D2408PC	Futura	Futura 24in Wall Mount Towel Bar Bath Hardware Accessory in Polished Chrome	Polished Chrome		
Robe Hook	Bradley	9B1-1100	Elvari	Elvari Coat/Robe Hook	Satin Stainless P15-601		
Shower Curtain Rod	Bradley		9531				
Grab Bars 18"	Bradley		812				
Grab Bars 36"	Bradley		812				
Grab Bars 42"	Bradley		812				
Vanity			Dover	Veneer Flat Panel, Slab Drawer	Oak, Slate		Two Drawer Base Cabinet, refer to dwgs for size
ADA Vanity - Type A only			Dover	Veneer Flat Panel, Slab Drawer	Oak, Slate		Hanging Sink Cabinet
Type B Vanity			Dover	Veneer Flat Panel, Slab Drawer	Oak, Slate		Provide 9" toe kick, 34" Max Height
Vanity sink	Corian	Whipped Cream					
SHOWER							
Shower Pan							
ADA Zero Entry Shower	Schluter Systems		Kerdi-Shower	Prefabricated Shower Ramp			See Details
Linear Drain	Schluter Systems		Kerdi-Line				
CLOSET							
Shelving	Closet Maid			Shelf Kit with Closet Shelf Kit, Brackets and End Caps	White	Home Depot	
KITCHEN							
Kitchen Cabinetry	Smart Cabinetry		Dover	Veneer Flat Panel, Slab Drawer	Oak, Slate		New kitchens, Plywood Upgrade,
ADA Kitchen Cabinetry	Smart Cabinetry		Dover	Veneer Flat Panel, Slab Drawer	Oak, Slate		Universal Access Cabinets, Type A & B units
ADA Kitchen Cabinet Hardware	Hickory Hardware	HH075328-SS	Skylight	Modern Stainless Steel Bar Pull Handle for Kitchen, Bathroom, Furniture	Stainless Steel		For ADA and Semi-Ambulatory Units Only (Type A & Type B Units)
Kitchen Cabinet Shelves				1/2" Melamine Cabinet Shelf w/ PVC Edge Banding + Support Pins	White		Replace ex'g
Countertops - Solid Surface	Livingstone	L805		Solid Surface	Caldera		Base Bid, *1 3/8" thick max.
Countertops - Laminate	Wilsonart	5044-60	Standard Laminate	Beachwalk, Fine Velvet Finish	Beachwalk		See Deducts, *1 3/8" thick max.
Pantry Shelving	Closet Maid		ShelfTrack		White	Home Depot	(4) 12" Deep shelves
APPLIANCES							
Range	Amana	ACR4303MMS		4.8 cu.ft. 4 Burner Element Electric Range in white	Stainless Steel		
ADA Range	Whirlpool	WEE515S0LS		Front Control Electric Range			Type A & B units
All Dishwashers	GE	GDT225SSLSS		24in Buit-In Tall Tub Front Control White dishwasher w/ 60dba, Energy Star	Stainless Steel		Energy Star Rated, All units
Range Hood	GE	JVX3300SJSS		Over the Range Convertible Hood	Stainless Steel		Recirculating, Hardwired, 50 CFM Min.
ADA Refrigerator	GE	GBE17HYRFS		Bottom-Freezer Refrigerator	Stainless Steel		Energy Star Rated, Type A & B Units
Refrigerator	GE	GBE21DYKFS		Bottom-Freezer Refrigerator	Stainless Steel		Energy Star Rated
Disposal	Moen	GXP50C		Prep Series 1/2 HP Continuous Feed Garbage Disposal w/ Power Cord and Universal Mount			
EXTERIOR & STAIRWELL							
Mailbox/Parcel Box	Salsbury	3504SSU	3500 Series	Vertical Mailbox - 4 Doors - Surface Mounted	Sandstone		
Awnings	Serge Ferrari	Proof 502	Soltis	Queen City Awning	Burgundy	Andrew Angelo 513-530-9660 andrew@queencityawning.com	Address number to be on awning front, Aluminum frame for new locations
Signage	Inpro		Savannah	Architectural Signage, Acrylic	Back: Black 0152; Face: Pebble Gray 0387; Text: Black 29920		Font: ADA Arial, Size: 6"H x 8"W

Architectural General Notes

A. ALL PARTITIONS ARE TYPE A1, UNLESS NOTED OTHERWISE.

B. ALL FURRING WALLS (1) SIDE GYPSUM BOARD ARE TYPE G1, UNLESS NOTED OTHERWISE.

C. ALL FURRING WALLS LOCATED AGAINST THE EXTERIOR BLOCK WALL ARE TYPE E3, MIN.

D. CONTRACTOR TO PROVIDE A FINAL CONSTRUCTION CLEAN (INSIDE CABINETS, TOPS OF CABINETS, TOP OF DUCT WORK, WINDOWS, ETC), BEFORE THE RELEASE OF THE WORK TO THE OWNER.

E. CLEAN ALL EXISTING TOILETS TO LIKE NEW CONDITION. PROVIDE A NEW WAX RING AT ALL EXISTING TOILETS.

F. GC TO INSPECT SUBFLOOR AFTER REMOVAL OF CARPET / FLOORING SYSTEMS. BRING EXISTING SUBFLOOR CONDITION THAT REQUIRES REPAIR AND/ OR RE-SEAL DUE TO DAMAGE TO THE ARCHITECTS AND OWNERS ATTENTION FOR APPROVAL AND IDENTIFY THE EXTENT OF WORK. PROVIDE PRICE PER SF TO PATCH, REPAIR AND/ OR SEAL SUBFLOOR FOR UNSEEN WORK CONDITIONS. COORDINATE WITH MATERIAL / FINISH SCHEDULE.

G. REMOVE EXISTING ROOFING. INSPECT ROOF SHEATHING FOR DETERIORATION. REPAIR AS REQUIRED. EXISTING ROOF FRAMING TO REMAIN. REPAIR AS REQUIRED. BRING EXISTING SHEATHING/ JOIST CONDITION THAT REQUIRES REPAIR DUE TO DAMAGE TO THE ARCHITECTS AND OWNERS ATTENTION FOR APPROVAL AND IDENTIFY THE EXTENT OF WORK. PROVIDE PRICE PER SF TO PATCH, REPAIR AND/ OR REPLACEMENT FOR UNSEEN WORK CONDITIONS. PREPARE SURFACE FOR NEW ROOFING. SEE A500 SHEETS.

H. REPLACE ALL EXISTING BUILDING AWNING FABRIC ON THE EAST FACE OF THE BUILDING. SEE SPECIFICATIONS. COORDINATE WITH ELEVATIONS AND DETAILS. SEE DRAWINGS FOR NEW WORK LOCATIONS.

I. REMOVE ALL WINDOW SCREENS, FIELD VERIFY SIZE AND REPLACE ALL LOCATIONS, EXCEPT: NOT REPLACE AT WINDOW SCREENS AT THE SECOND LEVEL OF THE DOUBLE STORY LIVING ROOMS.

J. REPLACE ALL VANITY CABINETS AND COUNTERS WITH INTEGRAL SINK. COORDINATE WITH ARCHITECTURAL AND PLUMBING DRAWING.

K. REPLACE ALL WINDOW TILT LATCHES AND LOCKS. ADD SAFETY WINDOW FALL PROTECTION STOP HARDWARE TO ALL WINDOWS AT FLOOR LEVEL.

L. PROVIDE 5" DOOR KNOB WALL GUARD PROTECTION AT ALL MISSING LOCATIONS. PROVIDE DOOR/HINGE BUMPS IN LOCATIONS WHERE WALL PROTECTOR PLATES ARE INFEASIBLE. COORDINATE WITH DOOR HARDWARE SCHEDULE.

M. REMOVE ALL EXISTING KITCHEN COUNTERS AND SINKS; REPLACE WITH A SOLID SURFACE COUNTERTOP AND STAINLESS STEEL SINK AND FAUCET. SEE MATERIAL AND EQUIPMENT SCHEDULE AND PLUMBING DRAWINGS.

N. WHERE EXISTING KITCHEN CABINETRY IS NOTED TO BE REMOVED, SALVAGE CABINETRY FOR REPLACEMENT AND REPLACEMENT PARTS FOR OTHER UNITS REQUIRING REPAIR.

O. REMOVE AND REPLACE ALL CABINET BUMPERS AT ALL EXISTING UPPER AND LOWER CABINETS.

P. REPLACE ALL SHELVES AND SHELF SUPPORTS IN ALL THE EXISTING UPPER AND LOWER CABINETS.

Q. AT ALL UNITS PROVIDE (OR REINSTALL) SHOE MOLD AT ALL LOCATIONS WHERE THE CARPET IS REMOVED AND NEW FLOORING IS INSTALLED AND WHERE SHOE MOLD IS MISSING.

R. PATCH, REPAIR AND PAINT WOOD BASE TRIM.

S. PATCH, REPAIR AND PAINT ALL WOOD HANDRAIL TO REMAIN.

T. PREP, PRIME AND PAINT ALL INTERIOR WALLS, CEILINGS, DOORS, AND TRIM. SEE THE MATERIAL/ FINISH SCHEDULE.

U. STEAM CLEAN AND RESEAL ALL FLOOR TILE AND GROUT, TO REMAIN.

V. STEAM CLEAN AND RESEAL ALL TUB SHOWER SURROUND TILE AND GROUT.

W. REPLACE TUB AND SHOWER CAULK WITH SILICONIZED CAULK. COLOR MATCH FINISHED SURFACE.

X. AT CABINETRY, INSTALL RUBBER BASE AT CABINET TOE KICK IN KITCHEN AND BATHROOMS. CUT TOP EDGE TO FIT AS REQUIRED.

Y. REMOVE ALL UNIT KITCHEN MID-LEVEL, CEILING ROUGH HEWN CEILING JOISTS. PATCH AND REPAIR THE WALLS AND PREP FOR PAINT.

Z. REPLACE ALL WINDOW BLINDS AT EACH WINDOW. SEE MATERIAL SCHEDULE FOR BASIS OF DESIGN.

AA. PROVIDE LOW-PROFILE, HEAVY-DUTY TRANSITIONS BETWEEN CERAMIC TILE AND VINYL FLOORING. SEE DETAILS AND MATERIAL SCHEDULE FOR BASIS OF DESIGN.

AB. PROVIDE NEW UNIT SIGNAGE AT EVERY UNIT AND STAIR ENTRY. SEE MATERIAL SCHEDULE FOR BASIS OF DESIGN, SPECIFICATIONS, SHEET A002 FOR TYPICAL ELEVATION AND THE COVER SHEET FOR SIGNAGE MESSAGE SCHEDULE.

AC. CONTRACTOR TO PROVIDE RESIDENTIAL MAILBOXES FOR EACH UNIT WITH THE UNIT NUMBER CLEARLY READABLE ON THE MAILBOX. SEE THE MATERIAL SCHEDULE FOR THE BASIS OF DESIGN AND SHEET A404 FOR LAYOUT.

AD. CLEAN OUT THE INSIDE OF, OR REPLACE NEW, EACH OF THE DRYER EXHAUST DUCT VENTS.

AE. REPLACE SHOWER CURTAIN RODS AT EACH BATH AND SHOWER. PROVIDE SHOWER CURTAIN RODS AT ALL NEW SHOWER/ BATH LOCATIONS.

AF. PROVIDE NEW BATHROOM ACCESSORIES IN ALL RESIDENTIAL UNITS, TOWEL BARS, TOILET PAPER HOLDERS, AND ROBE HOOKS. SEE A400 SHEETS AND THE MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION.

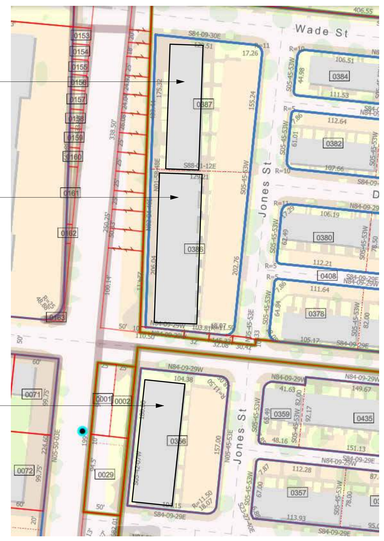
EE. PROVIDE NEW REFRIGERATOR, RANGE, HOOD, DISHWASHER, AND DISPOSAL IN ALL UNITS. COORDINATE WITH BASIS OF DESIGN EQUIPMENT SCHEDULE AND A400 SHEETS.

FF. SECURELY FASTEN ALL LOOSE WINDOW SILLS THROUGHOUT.

GG. ALL UNITS: MODIFY CEILINGS FOR NEW 240 POWER INSTALLED TO SUPPORT ELECTRIC WATER HEATERS IN UNIT MECH ROOMS. AS REQUIRED, REMOVE DRYWALL CEILING ABOVE LAUNDRY ROOM, COAT CLOSET, AND HALL. REPAIR CEILINGS. COORDINATE WITH MEP DRAWINGS.

HH. CAULKING / SEALING OF THE UNIT
- A. REFER TO SUSTAINABILITY SPECIFICATIONS REQUIREMENTS
- B. DOORS SERVING AS A UNIT ENTRANCE FROM STAIRWELL/ EXTERIOR SHOULD BE MADE SUBSTANTIALLY AIR-TIGHT WITH DOOR SEAL AND WEATHERSTRIPPING OR EQUIVALENT GASKET
- C. CAULK WHERE NEEDED ON COUNTER TOPS, WINDOW FRAMES, DOOR FRAMES, KITCHEN CABINETS ETC.
- D. IN APARTMENTS CAULK THE BASE OF ALL WALLS THAT CONNECT TWO UNITS.
- E. CAULK AROUND BREAKER BOX.
- F. IPM (INTEGRATED PEST MANAGEMENT) PRACTICES MUST BE FOLLOWED:
  - a. SEAL ALL OPENINGS, CRACKS, AND VOIDS WHERE POSSIBLE INCLUDING BUT NOT LIMITED TO AROUND CONDUITS AND PIPES
  - b. CAULK ALL BASEBOARDS.
  - c. CAULK BETWEEN KITCHEN CABINET TRIM AND CABINETS IF YOUR I.D. BADGE CAN SLIDE BETWEEN THE TRIM AND THE CABINET.
  - d. SECURE ALL LOOSE MATERIAL TO PREVENT HARBORAGES (E.G., LOOSE TRIM BOARDS, LOOSE HINGES, UNCAULKED TRIM).
  - e. CLEAR SILICONE MUST BE USED INSIDE ALL CABINETS/DRAWERS AND WHERE COVE BASE/BASEBOARD MEETS FLOOR.
  - f. PAINTABLE CAULKING MUST BE USED WHERE CABINETS MEET WALL AND WHERE COVE BASE/BASEBOARD MEETS WALL.
  - g. ALL CAULKING COLOR SHOULD MATCH SURROUNDING SURFACE.
  - h. WHERE ANY VOIDS LARGER THAN ¼" CANNOT BE CAULKED, ADDITIONAL SUPPORT IS NEEDED TO FILL THE OPENING

JJ. SEE NOTES ON INDIVIDUAL SHEETS AND DISCIPLINES, SUCH AS DOOR SCHEDULES FOR ADDITIONAL GENERAL NOTES.



1526 LINN

1502 LINN

1431 LINN

PROPERTY MAP

Project General Notes

LINN ST EXCHANGE PROJECT:

- RENOVATE 3 EXISTING BUILDINGS, CONTAINING 62 APARTMENTS, THAT WERE BUILT APPROX. 20 YEARS AGO.

- THREE BUILDINGS PERMITTED INDIVIDUALLY: 1526, 1502 AND 1431 LINN STREET.

- NOTE: THERE IS NO WORK AT THE LINN STREET SIDE 1ST FLOOR MERCANTILE/COMMERCIAL WORK AT ANY OF THE BUILDINGS.

- THREE PHASES - COMPLETE ONE BUILDING AT A TIME, WITH TWO WEEKS IN BETWEEN CONSTRUCTION COMPLETION OF ONE BUILDING AND THE START OF CONSTRUCTION ON THE FOLLOWING BUILDING.

- ENTERPRISE GREEN COMMUNITIES CERTIFICATION (EGC) CERTIFICATION. REFER TO PROJECT MANUAL FOR ADDITIONAL INSPECTIONS AND TESTING THAT WILL BE REQUIRED TO PASS THIS CERTIFICATION, INCLUDING FINAL BLOWER DOOR TEST.

- TWO UNITS ON THE FIRST FLOOR, 752 BETTON AND 755 WADE, TO BE RENOVATED TO TYPE A UNITS, 5 UNITS BE RENOVATED TO TYPE B UNITS, 2 ADDITIONAL UNITS FOR AUDIO AND VISUAL IMPAIRMENT.

- MEET HUD, OHFA, CMHA AND EGC STANDARDS/REQUIREMENTS.

- PAY PARTICULAR ATTENTION TO THE GENERAL NOTES TO HAPPEN ACROSS THE PROJECT.

IN ADDITION THERE ARE SEVERAL CONDITIONS THAT ARE CALLED OUT PER UNIT AS NOTE ON PLANS.

1. GC SHALL VERIFY ALL EXISTING CONDITIONS, ANY ERRORS, INCONSISTENCIES OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. ANY CHANGES FROM THESE DOCUMENTS ARE THE RESPONSIBILITY OF THE GC.
2. WHENEVER POSSIBLE, CONDITIONS WHICH ARE SUBJECT TO MODIFICATION OR CHANGE ARE SHOWN AS EXISTING. GC SHALL INSPECT THE EXISTING CONDITIONS AND PROVIDE MODIFICATIONS TO MEET GOVERNING CODES AND PERFORMANCE SPECIFICATIONS, WHETHER OR NOT SPECIFICALLY INDICATED IN THE DRAWINGS. IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT/ENGINEER FOR CLARIFICATION,
3. IF IN THE GC'S OPINION, ANY WORK IS INDICATED ON THE DRAWINGS OR IS SPECIFIED IN SUCH A MANNER AS WILL MAKE IT IMPOSSIBLE TO PRODUCE FIRST CLASS WORK, OR IF THE WORK OF A PREVIOUS TRADE SHOULD MAKE FIRST CLASS WORK IMPOSSIBLE FOR ANOTHER TRADE, THE GC SHALL REFER THE PROBLEM TO THE ARCHITECT AND/ OR OWNER 'S REPRESENTATIVE FOR INTERPRETATION BEFORE PROCEEDING WITH THE WORK.
4. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR.
5. GC SHALL MAINTAIN THE INTEGRITY OF ALL EXISTING FIRE RATED ASSEMBLIES (WALL, CEILING AND/OR ROOF). ANY/ALL DAMAGED, DETERIORATED, COMPROMISED OR MISSING FIRE-PROOFING SHALL BE RESTORED TO FULL PROTECTIVE CAPACITY AS ORIGINALLY DESIGNED AND PERMITTED.
6. GC SHALL MAINTAIN THE INTEGRITY OF ALL EXISTING THERMAL INSULATION (WALLS AND/OR ROOF). ANY/ALL DAMAGED, DETERIORATED, COMPROMISED OR MISSING THERMAL INSULATION EXPOSED DURING CONSTRUCTION SHALL BE RESTORED TO FULL CAPACITY AS REQUIRED BY CURRENT CODE STANDARDS.
7. ALL MATERIALS AND / OR LABOR FOR THE PROJECT WHICH IS SHOWN ON THE DRAWINGS AND SPECIFICATIONS OR IS REASONABLY INFERABLE THEREIN AS BEING NECESSARY TO PRODUCE A FINISHED PROJECT, SHALL BE PROVIDED BY GC, WHETHER OR NOT THE WORK IS EXPRESSLY COVERED IN THE DOCUMENTS. THIS APPLIES TO ALL WORK, WITH THE EXCEPTION OF THOSE ITEMS INDICATED NIC ("NOT IN CONTRACT") OR BY OTHERS. THE DESIGN INTENT OF THE DRAWINGS SHALL ALWAYS BE THE GOAL.
8. THE GC SHALL BE RESPONSIBLE FOR ALL COORDINATION BETWEEN SUBCONTRACTORS, SUPPLIERS, VENDORS OR ANY OTHER PARTIES SUPPLYING GOODS OR SERVICES TO THE PROJECT. IN THE EVENT OF INCONSISTENCIES OR DISCREPANCIES BETWEEN THE DOCUMENTS, CODES, CRITERIA OR REQUIREMENTS, THE MOST STRINGENT SHALL APPLY. THE GC SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF SUCH DISCREPANCIES OR INCONSISTENCIES.
9. THE GC SHALL RECEIVE, UNLOAD, AND PROVIDE SAFE STORAGE OF ALL SUPPLIED AND / OR INSTALLED MATERIAL. TRASH REMOVAL OF ALL BOXES / CRATES CONTAINING THESE MATERIALS, INCLUDING FLOORING, FIXTURES, LIGHTING, HARDWARE, ACCESSORIES, EQUIPMENT, ETC. SHALL BE BY THE GC.
10. ALL DIMENSIONS ON THE DRAWINGS ARE TO BE CONFIRMED BY THE GC. ANY DISCREPANCIES ARE TO BE RESOLVED BY ARCHITECT PRIOR TO EXECUTION OF WORK.
11. THESE CONSTRUCTION DOCUMENTS ARE NOT TO BE SCALED. ALL DIMENSIONS ARE TO FINISH FACE OF WALL, UNLESS OTHERWISE NOTED.

Project Alternates - Deducts

DEDUCT D01
REMOVE SILICONE ROOF COATING SPECIFIED FOR ROOF AREA C-1 AT 1502 LINN ST FROM THE PROJECT. MAINTAIN EXISTING EPDM ROOF AT THIS AREA WITH REPAIRS AS REQUIRED BY PROPOSED WORK.

DEDUCT D02
PROVIDE SILICONE ROOF COATING IN LIEU OF NEW EPDM ROOF SYSTEM AT ROOF AREAS C-2 AT 1502 LINN ST AND C-1 AND C-2 AT 1526 LINN ST BUILDING.

DEDUCT D03
REMOVE MASONRY CLEANING. REMOVE WORK SHOWN ON A500 SHEETS AND IN SPECIFICATIONS.

DEDUCT D04
SITEWORK: REMOVE FENCE REPAIR. REMOVE ALL STONE WORK AND METAL WORK ASSOCIATED WITH PARKING LOT BOUNDARY FENCE AND MECHANICAL YARD FENCES / GATES. REMOVE WORK SHOWN ON G401 AND SITE / GROUND LEVEL FENCE REPAIR WORK SHOWN IN A500 SHEETS.

DEDUCT D05
SITEWORK: REMOVE PARKING LOT REPAIR AND STRIPPING (EXCLUDING LIGHTING). REMOVE WORK SHOWN ON SHEET G401 & C100.

DEDUCT 06
REMOVE SECOND LEVEL BEDROOM ENCLOSURE WHERE LOFT IS ENCLOSED BY EXTENDING EXISTING HALF WALL TO CEILING. REMOVE KEYNOTES "D40" & "A61", AS WELL AS NEW WALL AT THIS LOCATION.

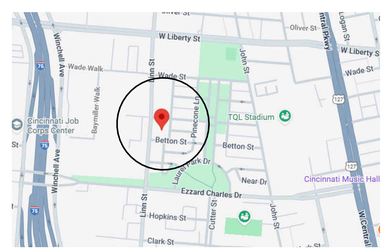
DEDUCT 07
REMOVE LINN STREET BUILDING LIGHTING. REMOVE WORK FROM A500 SHEET ELEVATIONS AND ELECTRICAL DRAWINGS.

DEDUCT D08
REMOVE NEW SOLID SURFACE COUNTERTOP AND REPLACE WITH PLASTIC LAMINATE COUNTERTOP. REFER TO MATERIAL SCHEDULE.

DEDUCT D09
REMOVE "PROVIDE VANITY CABINET, COUNTER WITH INTEGRAL SINK AND FAUCET (NOTE W02) WITH REVISED NOTE TO SAY "PROVIDE COUNTER WITH INTEGRAL SINK AND FAUCET, UNO" THE EXISTING VANITY CABINET TO REMAIN. PROVIDE PRICE PER UNIT TO REPLACE THE VANITY CABINET. SEE MATERIAL SCHEDULE BASIS OF DESIGN FOR REFERENCE.

PROVIDE A UNIT PRICE FOR:

1. REPAIR SUB FLOOR (ARCH GEN NOTE F.)
2. SUBFLOOR SEAL (ARCH GEN NOTE F.)
3. ROOF SUBSTRATE REPAIR (ARCH GEN NOTE G.)
4. REPLACE WET OR REMOVED INSULATION
5. REPAIR DAMAGED JOIST
6. REPLACE KITCHEN/ VANITY COUNTERTOPS
7. PRICE PER UNIT TO REPLACE THE VANITY CABINET (DEDUCT #D09)



VICINITY MAP

Envisage ARCHITECTURE
3244 Fairfield Ave., Cincinnati OH 45207
www.envisage-arch.com

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NOT FOR CONSTRUCTION

CMHA
Cincinnati Metropolitan Housing Authority
1627 Western Ave.
Cincinnati OH 45214

Solicitation 2025-3024

LINN STREET EXCHANGE
Cincinnati Metropolitan Housing Authority
Linn St.
Cincinnati, OH 45214

No.	Description	Date
1	Addendum 1	9/17/2025

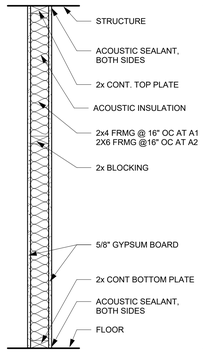
GENERAL NOTES & INFORMATION

Project number	2025-912
Date	07/18/25
Drawn by	NH
Checked by	KPN

G400

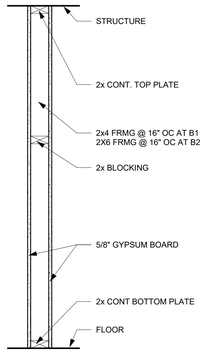
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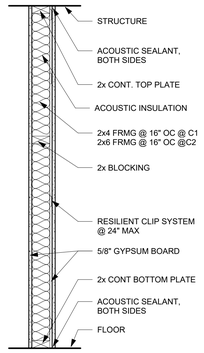
TYPE A1/ A2
(FULL HEIGHT)

WALL TYPE	WD STUD SIZE	WALL WIDTH
A1	2X4 (3.5")	4 3/4"
A2	2X6 (5.5")	6 3/4"



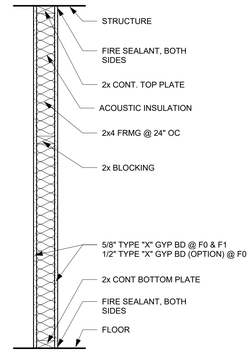
TYPE B1 TYPICAL
(FULL HEIGHT)

WALL TYPE	WD STUD SIZE	WALL WIDTH
B1	2X4 (3.5")	4 3/4"
B2	2X6 (5.5")	6 3/4"



TYPE C1/ C2 - STC 50 MIN/ 1HOUR
UL: U311/305 - 1HR
(FULL HEIGHT)

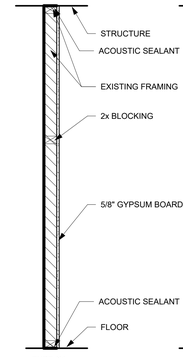
WALL TYPE	WD STUD SIZE	WALL WIDTH	RATED	UL #:	STC
C1	2X4 (3.5")	5 1/4"	1/2-HR	U311	50
C2	2X6 (5.5")	7 1/4"	1-HR	U305	50



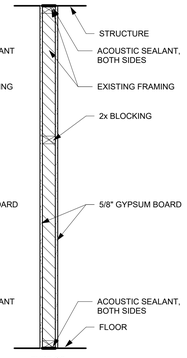
TYPE F0/F1; FIRE RATED
(FULL HEIGHT)

WALL TYPE	WD STUD SIZE	WALL WIDTH	RATED	UL #:	STC
F0	2X4 (3.5")	4 3/4"	1/2-HR	U317	N/A
F1	2X4 (3.5")	4 3/4"	1-HR	U305	46

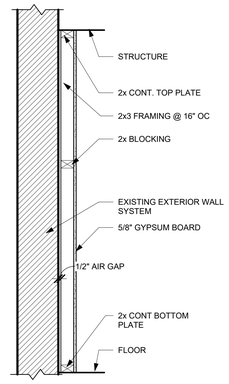
NOTE: FOR 1-HOUR RATED STC 50 PARTITON, PROVIDE TYPE C1 WITH FIRE SEALANT.



TYPE G1
(FULL HEIGHT)



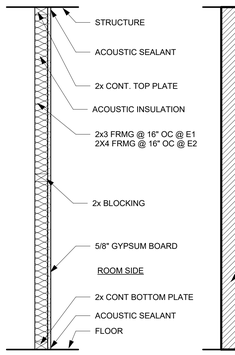
TYPE G2
(FULL HEIGHT)



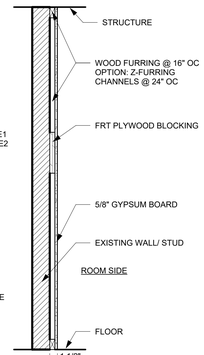
TYPE G3
(FULL HEIGHT AT EXTR WALL)

PARTITION TYPE NOTES

A. PARTITION TYPES ARE INDICATED ON THE ARCHITECTURAL FLOOR PLAN. THE TYPICAL PARTITION TYPE IS WALL TYPE "A1" UNLESS NOTED OTHERWISE.
B. PROVIDE 5/8" TYPE X GYPSUM WALL BOARD, UNLESS NOTED OTHERWISE.
C. ALL GYPSUM BOARD TO BE TAPED AND SANDED TO LEVEL 4 FINISH.
D. AT ALL WALL INDICATED TO HAVE AN STC RATING, PROVIDE OFFSET ELECTRICAL BOXES, STAGGER GYP BRD JOINTS FROM ONE SIDE OF STUD TO THE OTHER, AND SEAL ALL WALL PENETRATIONS WITH ACOUSTICAL SEALANT OR PUTTY PADS.
E. AT ANY CONCRETE SLAB FLOOR, THE 2x CONTINUOUS BOTTOM PLATE TO BE PRESSURE TREATED.
F. PARTITION TYPES INDICATED ARE CONTINUOUS TO A CORNER OR AN INTERSECTING PARTITION UNLESS NOTED OTHERWISE. WHERE PARTITIONS OF DIFFERENT THICKNESS MEET MAINTAIN A FLUSH SURFACE ON THE SIDE WHERE FACES ARE STRAIGHT AND CONTINUOUS UNLESS NOTED OTHERWISE.
G. WOOD STUDS SCHEDULED ARE THE MINIMUM REQUIRED AND MAY BE INCREASED BY SPECIFICATIONS TO ACCOMMODATE LOADS, FINISHES, OR UNBRACED CEILING HEIGHT LIMITS.
H. CEILING SYSTEM(S) SHALL NOT BE USED AS A PARTITION BRACING ELEMENT.
I. WOOD AND PLYWOOD BLOCKING TO BE FIRE RETARDANT TREATED (FRT).
J. EDGES OF GYPSUM WALL BOARD LEFT EXPOSED TO VIEW OR ABUTTING DISSIMILAR MATERIAL SHALL BE FINISHED WITH METAL "L" BEAD TRIM AND COMPOUND UNLESS NOTED OTHERWISE.
K. PARTITION SCHEDULE IS BASED ON USE OF GYPSUM WALL BOARD BUT FACING BOARD MAY VARY. IN LIEU OF GWB:
   A. USE CEMENTITIOUS BACKER BOARD WHERE CERAMIC TILE IS SCHEDULED - WHERE CERAMIC TILE IS NOT FULL HEIGHT, INSTALL CEMENTITIOUS BACKER BOARD TO TOP OF TILE WITH MOISTURE RESISTANT PAPERLESS GYPSUM BOARD ABOVE
   B. AT SHOWER AND TUBS, PROVIDE PAPERLESS GYPSUM BOARD, AT THE SIDE OF ANY WALL ENCLOSING A SHOWER OR TUB UP TO 7'-0" MIN
   C. USE GYPSUM LATH BOARD (BLUE BOARD) WHERE VENEER PLASTER IS SCHEDULED
   D. USE PAPERLESS GYPSUM BOARD AT ALL LOCATIONS WITHIN 4'-0" OF A PLUMBING FIXTURE INCLUDING ADJACENT SIDE WALLS, FOR TUB AND SHOWER SEE NOTE ABOVE
L. ALL FIRE RATED WALL AND FLOOR PENETRATION MUST COMPLY WITH ASTM-E814.
M. ANCHORING/ BLOCKING:
   a. PROVIDE BLOCKING FOR ANCHORING FOR WALL MOUNTED ITEMS: SHELVES, WALL CABINETS, GRAB BARS, SYSTEMS FURNITURE AND EQUIPMENT, ETC.
   b. ANCHORING TO THE FINISH ONLY IS NOT PERMITTED. ALL ANCHORS SHALL EXTEND INTO THE BLOCKING OR INTO THE STUD.
   c. REVIEW AND MEET THE MANUFACTURER'S REQUIREMENTS FOR BLOCKING.
   d. MANUFACTURER BLOCKING SYSTEMS MAY BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.
N. ALL DOOR OPENINGS SHALL BE 3" FROM A PERPENDICULAR PARTITION TO OUTSIDE FACE OF FRAME, UNLESS NOTED OR DETAILED OTHERWISE.
O. ALL PARTITIONS, INCL. STUDS, BOARD, SOUND ATTENUATION BLANKETS, ETC. TO BE FULL HEIGHT FROM FLOOR SLAB TO UNDERSIDE OF DECK ABOVE UNLESS OTHERWISE NOTED.
P. CONTRACTOR SHALL SEAL AROUND ALL MECHANICAL, ELECTRICAL, AND PLUMBING ELEMENTS WHERE THEY PENETRATE FLOORS, WALLS, AND HORIZONTAL OR VERTICAL ASSEMBLIES, INCLUDING PENETRATIONS OCCURRING ABOVE CEILINGS OR IN OTHERWISE CONCEALED SPACES.
Q. HOLD GYPSUM BOARD AND PLYWOOD 1/2" ABOVE CONCRETE SLAB.

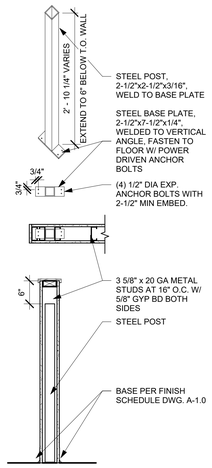


TYPE E1/ E2
(FULL HEIGHT FURRING)



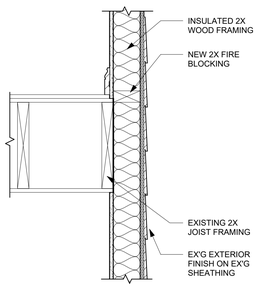
TYPE E3
(FULL HEIGHT FURRING)

WALL TYPE	WD STUD SIZE	WALL WIDTH
E1	2X3 (2.5")	3 1/8"
E2	2X4 (3.5")	4 1/4"

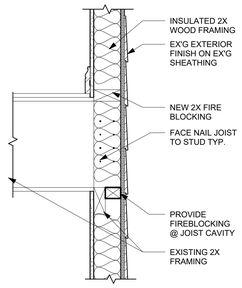


KNEE WALL - TYPE A4

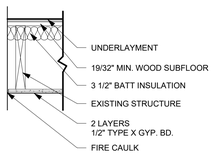
Partition Types



1 Detail - Typ Fireblocking @ Ex'g Framing
1 1/2" = 1'-0"

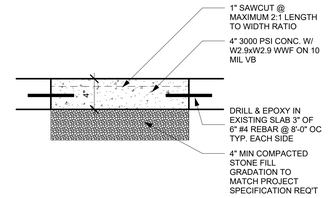


2 Detail - Typ Fireblocking @ Ex'g Joist Cavity
1 1/2" = 1'-0"

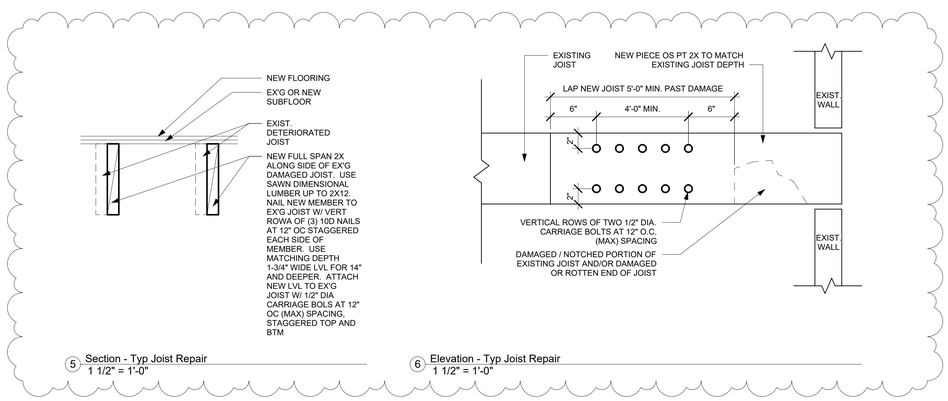


UL L570

3 DETAIL - 1-HOUR FLOOR/ CLG
3/4" = 1'-0"



4 Detail - Concrete Patch
1 1/2" = 1'-0"



5 Section - Typ Joist Repair
1 1/2" = 1'-0"

6 Elevation - Typ Joist Repair
1 1/2" = 1'-0"

ARCHITECTURE ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
BTM	BOTTOM
B/O	BOTTOM OF
BRG	BEARING
B/W	BETWEEN
CLG	CEILING
CLR	CLEAR
CONC	CONCRETE
CONT	CONTINUOUS
COORD	COORDINATE
CPT	CARPET
DIM	DIMENSION
DWG	DRAWING
DWGS	DRAWINGS
EG	FOR EXAMPLE
ELEC	ELECTRIC
EQ	EQUAL
EQUIP	EQUIPMENT
EX'G	EXISTING
EXT	EXTERIOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FIN	FINISH
FLR	FLOOR
FO	FINISHED OPENING
FRT	FIRE RETARDANT TREATED
FTG	FOOTING
GC	GENERAL CONTRACTOR
GL	GLASS/GLAZING
GWB	GYPSUM WALLBOARD
GYP BD	GYPSUM WALLBOARD
HC	HOLLOW CORE
HM	HOLLOW METAL
HR	HOUR
HT	HEIGHT
HVAC	HEATING/VENT/AIR CONDITIONING
INT	INTERIOR
LVT	LUXURY VINYL TILE
MAX	MAXIMUM
MEP	MECHANICAL ELECTRICAL PLUMBING
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO.	NUMBER
OC	ON CENTER
OPNG	OPENING
OFI	OWNER FURNISHED ITEMS
PT	PRESSURE TREATED
PTD	PAINTED
RECO	RECOMMENDATIONS
REQ'D	REQUIRED
RM	ROOM
RO	ROUGH OPENING
SF	SQUARE FEET
SIM	SIMILAR
TME	TO MATCH EXISTING
T/O	TOP OF
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VB	VAPOR BARRIER
VERT	VERTICAL
W/	WITH
W/O	WITHOUT
WD	WOOD
VIF	VERIFY IN FIELD

Envisage ARCHITECTURE
3244 Fairfield Ave., Cincinnati OH 45207
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CMHA
Cincinnati Metropolitan Housing Authority
1627 Western Ave.
Cincinnati OH 45214

Solicitation 2025-3024

LINN STREET EXCHANGE
Cincinnati Metropolitan Housing Authority
Linn St.
Cincinnati, OH 45214

No.	Description	Date
1	Addendum 1	9/17/2025

PARTITION TYPES & INTERIOR DTLS

Project number	2025-912
Date	07/18/25
Drawn by	JB
Checked by	KPN

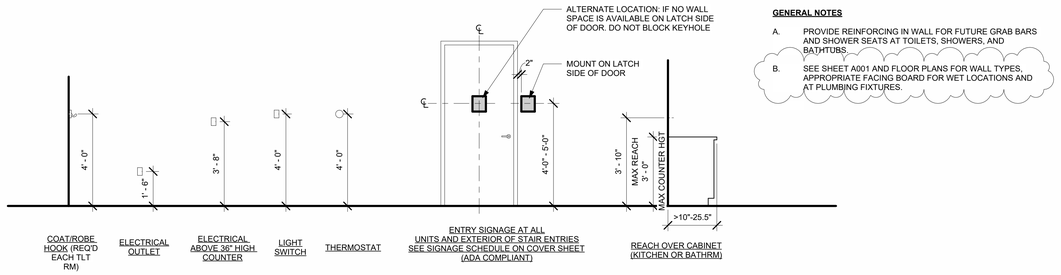
A001

Scale: As Indicated

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Architecture Drawing Symbols

1	REVISION	101	DOOR NUMBER
			NORTH ARROW
1 Ref / A101 / 1 Ref / 1 Ref	ELEVATION ELEV NUMBER ELEV DWG	1 / A101 SIM	SECTION SECTION NUMBER SECTION DWG
	PLAN DETAIL	Room name 101 Clg. Ht.	ROOM NAME/NUMBER
1i	WALL TYPE		SPOT ELEVATION
	CODED NOTES	1i	FURNITURE/MILLWORK TAG

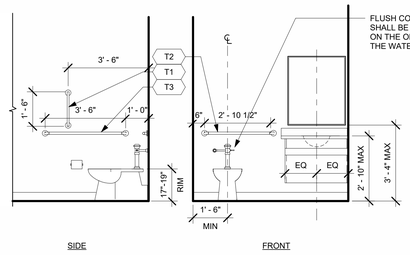


*SEE ENLARGED PLANS FOR TOILET ACCESSORIES

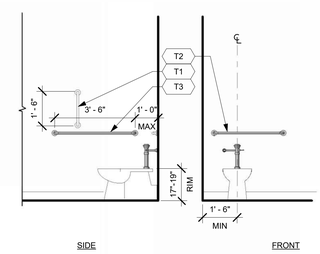
GENERAL NOTES

A. PROVIDE REINFORCING IN WALL FOR FUTURE GRAB BARS AND SHOWER SEATS AT TOILETS, SHOWERS, AND BATHTUBS.

B. SEE SHEET A001 AND FLOOR PLANS FOR WALL TYPES, APPROPRIATE FACING BOARD FOR WET LOCATIONS AND AT PLUMBING FIXTURES.



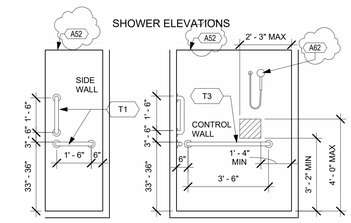
TYPE A TOILET ELEVATIONS



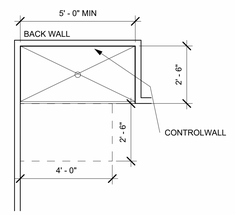
Type B TOILET ROOM

NOTE: TYPICAL MOUNTING HEIGHTS UNLESS NOTED OTHERWISE IN PLAN, ELEVATION OR SHEET NOTE.

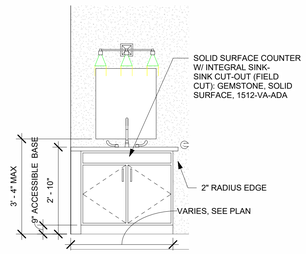
TYPICAL MOUNTING HEIGHTS



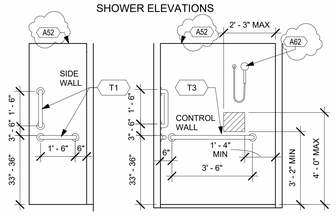
1 Type B Dwelling Unit - Tub and Shower Elevations
3/8" = 1'-0"



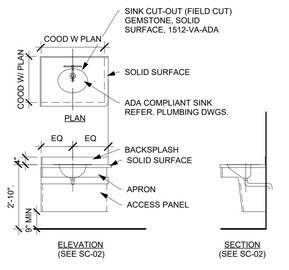
2 Type B Dwelling Unit - Tub and Shower Requirements
3/8" = 1'-0"



3 Type B Vanity
1/2" = 1'-0"



4 Type A Dwelling Unit - Shower Elevations
3/8" = 1'-0"



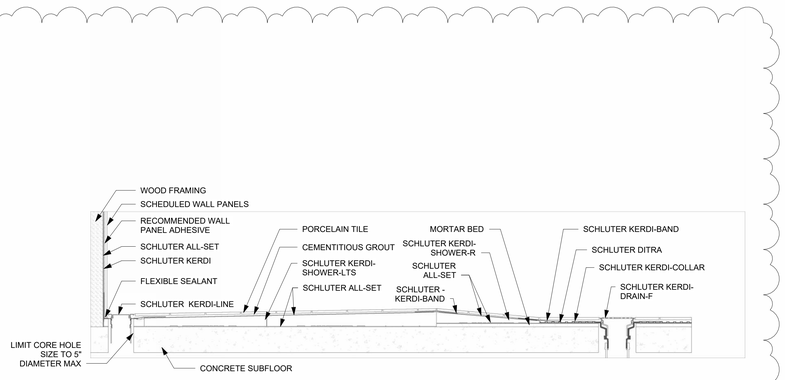
5 Type A Vanity/Sink
3/8" = 1'-0"

CMHA FLOOR CODED PLAN NOTES (A)

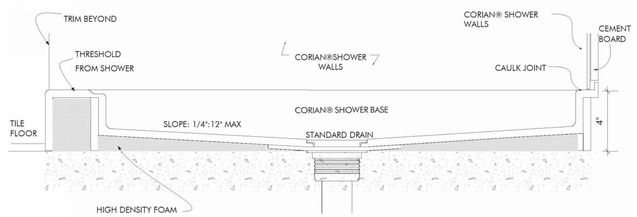
NO.	NOTE
A52	Shower surround, 7'-0" tall solid surface panels.
A62	A hand shower with a hose 59 inches (1500 mm) in length, that can be used both as a fixed shower head and as a hand shower, shall be provided. The hand shower shall have a control with a nonpositive shut-off feature. Where provided, an adjustable-height hand shower mounted on a vertical bar shall be installed so as to not obstruct the use of grab bars. A means to hold the hand shower wand while in the on or off position shall be located at height of 38 inches (965 mm) minimum and 49 (1220 mm) maximum above the shower finish floor.

Toilet & Closet Accessories

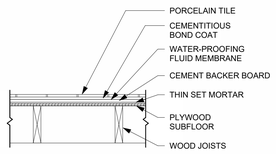
Mark	Item	Remarks
T1	18" GRAB BAR	
T2	36" GRAB BAR	
T3	42" GRAB BAR	
T4	MIRROR	EXISTING MIRRIORS TO REMAIN, PROVIDE NEW MIRRORS AS NOTED
T5	TOWEL BAR 18"	
T6	TOWEL BAR 24"	
T7	ROBE HOOK	
T8	TOILET PAPER HOLDER	
T9	MEDICINE CABINET	
T10	MIRROR	SEE INDIVIDUAL UNIT PLANS TO CONFIRM IF ACCESSORIES ARE EX'G TO REMAIN OR PROVIDED IN NEW WORK
T14	MEDICINE CABINET	SEE INDIVIDUAL UNIT PLANS TO CONFIRM IF ACCESSORIES ARE EX'G TO REMAIN OR PROVIDED IN NEW WORK
T15	SHOWER CURTAIN ROD	
T16	WIRE SHELVING	SEE INDIVIDUAL UNIT PLANS TO CONFIRM IF ACCESSORIES ARE EX'G TO REMAIN OR PROVIDED IN NEW WORK; AT TYPE A & B UNITS, PROVIDE AT 46" AFF, ALL OTHER UNITS MATCH EXISTING MOUNTING.



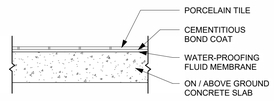
9 Type A Shower
1" = 1'-0"



8 Type B Shower
1" = 1'-0"



7 Ceramic Flooring Tile - On Wood Joist Flooring
1" = 1'-0"



6 Ceramic Flooring Tile - On/Above Ground Concrete
1" = 1'-0"

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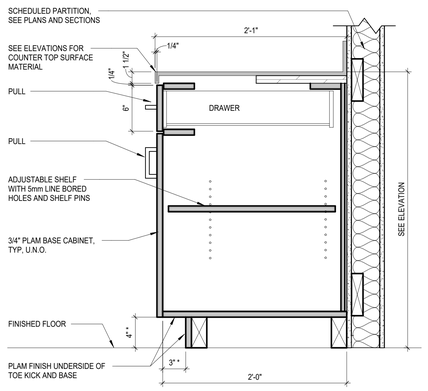
TYPICAL ELEVATIONS & LAYOUTS

Project number	2025-912
Date	07/18/25
Drawn by	NH
Checked by	KPN

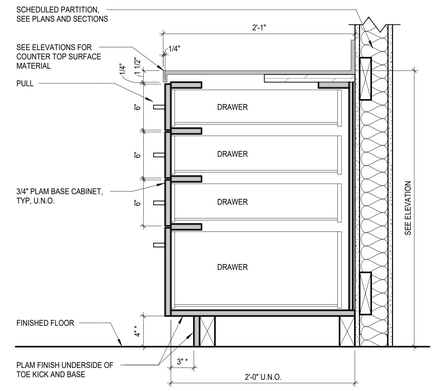
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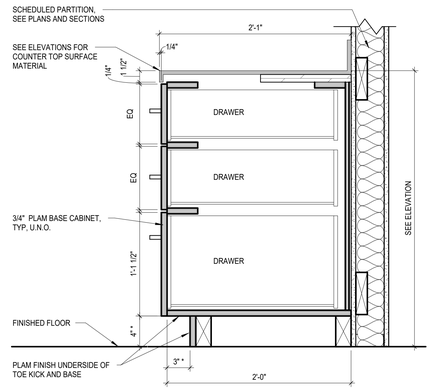
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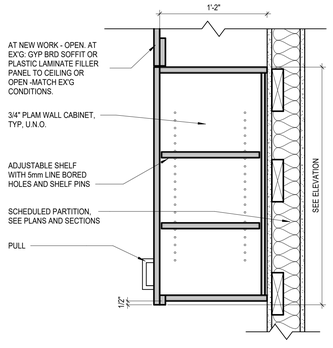
1 BC-01
1 1/2" = 1'-0"



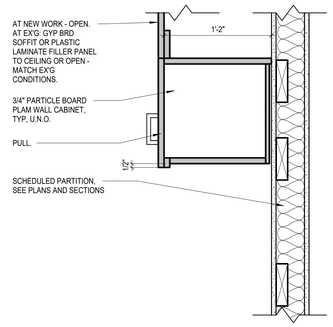
2 BC-04
1 1/2" = 1'-0"



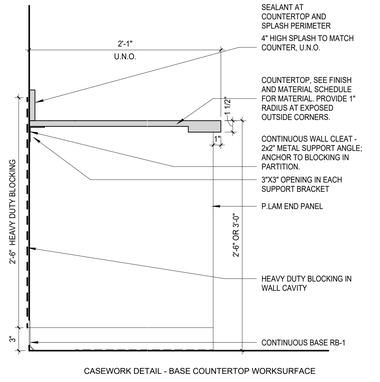
3 BC-06
1 1/2" = 1'-0"



4 WC-01
1 1/2" = 1'-0"

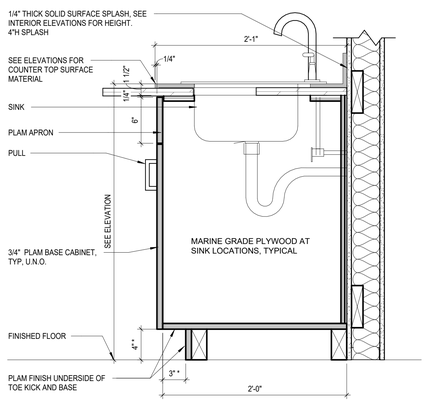


5 WC-02 (ABOVE FRIDGE & RANGE)
1 1/2" = 1'-0"

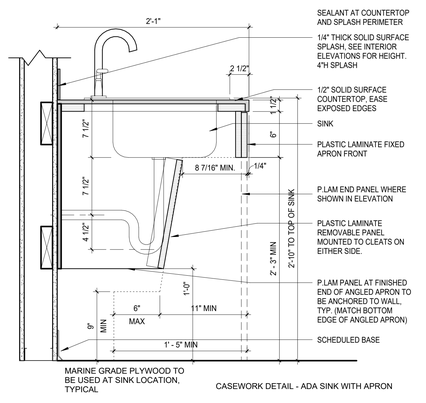


CASEWORK DETAIL - BASE COUNTERTOP WORKSURFACE

6 CT-01
1 1/2" = 1'-0"

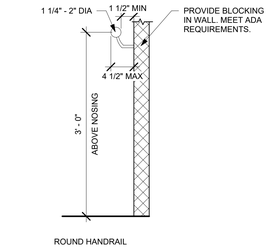


7 SC-01
1 1/2" = 1'-0"



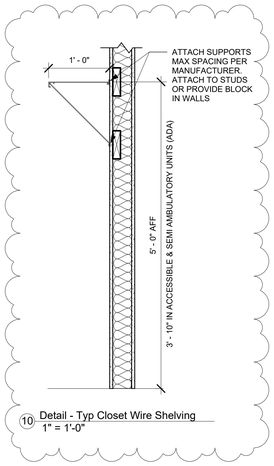
CASEWORK DETAIL - ADA SINK WITH APRON

8 SC-02
1 1/2" = 1'-0"



ROUND HANDRAIL

9 Detail - Typ Handrail
1" = 1'-0"



10 Detail - Typ Closet Wire Shelving
1" = 1'-0"

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Cincinnati Metropolitan Housing Authority
1627 Western Ave.
Cincinnati OH 45214

Solicitation 2025-3024

LINN STREET EXCHANGE
Cincinnati Metropolitan Housing Authority
Linn St.
Cincinnati, OH 45214

No.	Description	Date
1	Addendum 1	9/17/2025

CASEWORK & WOOD WORK DETAILS

Project number	2025-912
Date	07/18/25
Drawn by	NH
Checked by	KPN

A003

Scale: As Indicated

9/17/2025 3:01:01 PM

DEMOLITION FLOOR PLAN GENERAL NOTES

A. See Project and General Architectural Notes on G400 for additional scope and information.

B. Refer to Life Safety Plans and the Code Summary for life safety information and rated wall locations.

C. Do not remove or demolish anything without verifying and coordinating with all general trades as to how they relate to the overall project.

D. See A530-A534 sheets for additional Exterior envelop demolition work, as well as the MEP drawings.

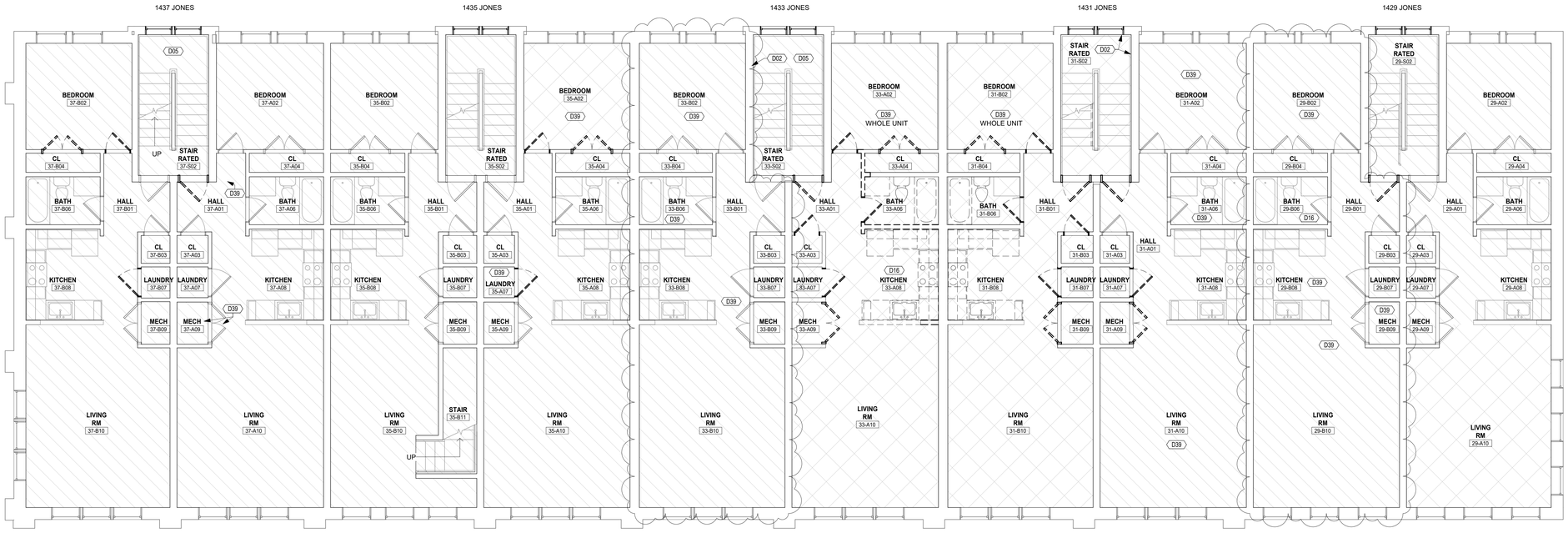
E. Remove awning fabric on east face of the building.

F. Remove all existing residential mailboxes. See new work for replacements.

CMHA DEMOLITION CODED NOTES (D)	
NO.	NOTE
D02	Remove gypsum board and finish, stud to remain.
D05	Remove ceiling.
D16	Remove tile flooring system, prep for new floor.
D39	Remove ceiling this room. Remove all wet insulation or as required to repair joists and remediate mold.

DEMOLITION LEGEND

- EXISTING DOOR TO REMAIN
- EXISTING ITEM TO REMAIN
- EXISTING DOOR, FRAME AND HARDWARE TO BE REMOVED OR SALVAGED.
- EXISTING WALL
- EXISTING WALL TO BE REMOVED FROM FLOOR TO STRUCTURE ABOVE
- EXISTING ITEM TO BE REMOVED OR SALVAGED
- HATCHED AREA, TYPICAL: REMOVE CARPET & STAIR VCT FLOOR SYSTEM THROUGHOUT AND PREP FOR NEW FLOORING. REMOVE FLOORING DOWN TO SUBFLOOR, INCLUDING ADHESIVES, FASTENERS, ETC. REMOVE WOOD TOE KICK AND SALVAGE FOR RE-INSTALL WITH NEW FLOORING. REMOVE ALL INTERIOR AND EXTERIOR LIGHT FIXTURES & REPLACE WITH LED FIXTURES. COORDINATE WITH NEW WORK ELECTRICAL DRAWINGS AND CEILING PLANS FOR COORDINATION AND TO IDENTIFY LIGHTS TO BE CAPPED VS. REINSTALLED. REMOVE BATHROOM LIGHT/ FAN COMBO & REPLACE WITH LED BASED FIXTURE. REMOVE ALL BLINDS. REMOVE ALL BATHROOM ACCESSORIES. REMOVED ALL LOW WALL BASED DOOR BUMPERS (NOT WALL PLATES). REMOVE ALL EXISTING KITCHEN APPLIANCES, UNLESS NOTED OTHERWISE. COORDINATE WITH NEW WORK PLANS.
- HATCHED AREA: DEMOLISH EXTENSIVELY IN THIS AREA. REMOVE ALL FLOORING, WALLS, ACCESSORIES, BLINDS, APPLIANCES, CEILING FINISHES. REMOVE ALL CABINETRY, ACCESSORIES, APPLIANCES, GYP BOARD, DOORS AND HARDWARE AS NOTED, DOWN TO THE EXPOSED STUDS. COORDINATE MEP TO BE REMOVED WITH MECHANICAL DRAWINGS. REMOVE ALL WET AND DAMAGED INSULATION. NO NEW WORK OR FINAL REMEDIATION CAN COMMENCE UNTIL THE ENVELOPE REPAIRS ARE COMPLETED. RE-MEDIATE OR REMOVE AND REPLACE THE REMAINING STRUCTURE WITH MOLD REMAINING ON IT. CLEAN THE INSIDE OF THE DUCTWORK AND THE UNIT BEFORE NEW WORK BEGINS. REMEDIATE MOLD.
- HATCHED AREA: SEE SHEET A5OO SHEETS FOR THE EXTENT OF DEMOLITION AND NEW WORK AT THE EXTERIOR ROOF TERRACES AND ROOF. COORDINATE MEP TO BE REMOVED WITH MECHANICAL DRAWINGS.
- HATCH AREA: 1400 BUILDING ONLY - THIS AREA COVERED BY SEPARATE PERMIT/ CONTRACT. COORDINATE WITH CMHA. ROOFTOP TERRACE, ROOF, EXTERIOR WALL AND DOOR REPAIR / REPLACEMENT. SEE PERMIT #2025P_____.
- HATCH AREA: NOT IN CONTRACT - NO WORK IN THIS SPACE



1 Second Floor Demo Plan
3/16" = 1'-0"

1526 | 1502 | 1431

BUILDING KEY

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Cincinnati OH 45214

Solicitation 2025-3024

LINN STREET EXCHANGE
Cincinnati Metropolitan Housing Authority
1431 Linn St.
Cincinnati, OH 45214

No.	Description	Date
1	Addendum 01	09/17/2025

SECOND FLOOR DEMO PLAN

Project number 2025-912
Date 08/27/25
Drawn by Author
Checked by Checker

A302

Scale: As Indicated

9/17/2025 2:30:59 PM

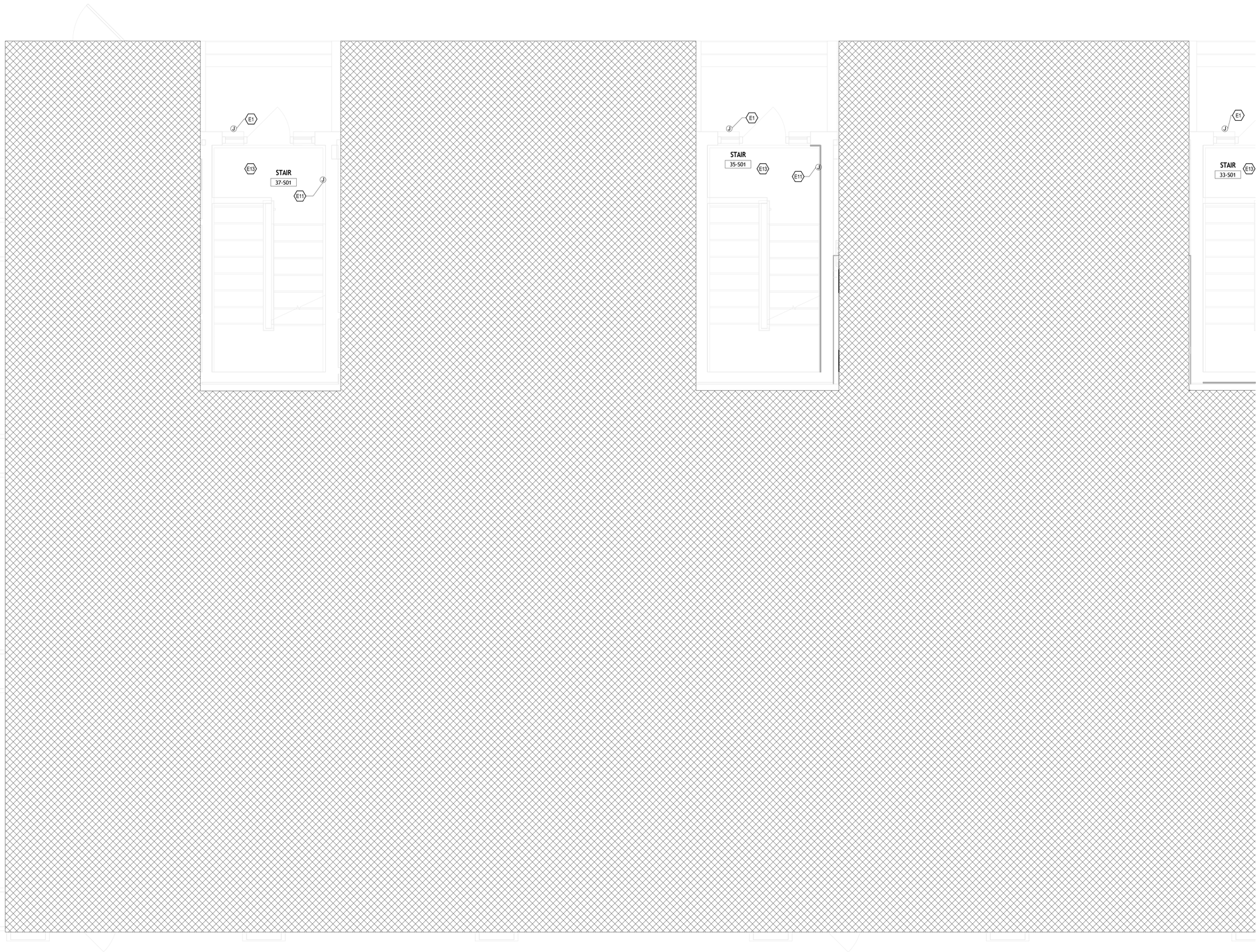
KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
E1	PROVIDE 120V CIRCUIT FROM NEAREST COMMERCIAL SPACE AND ASSOCIATED PANEL FOR MULTI-TENANT INTERCOM ACCESS CONTROL SYSTEM. EXISTING EQUIPMENT TO BE REPLACE IN KIND, UTILIZING EXISTING 120V CIRCUIT FROM ADJACENT COMMERCIAL SPACE. COORDINATE FACEPLATE SELECTION AND EXACT PLACEMENT WITH ARCHITECT. BASIS OF DESIGN IS AIPHONE DA-4DS FOR 4-CALL AUDIO ENTRANCE STATION, EL-12S FOR DOOR ELECTRIC STRIKE, AND PT-1211C FOR 120V/15V POWER SUPPLY TRANSFORMER TO BE MOUNTED WITHIN SERVING COMMERCIAL SPACE BACK OF HOUSE.
E11	EXISTING ELECTRIC WALL HEAT CIRCUITRY TO REMAIN SOURCED BY ADJACENT COMMERCIAL SPACE PANEL. VERIFY EXACT LOCATION WITH MECHANICAL DRAWINGS.
E13	CONTRACTOR TO PROVIDE SUFFICIENT HORN/STROBE WITHIN STAIRWELL TIED TO BUILDINGS SPRINKLER AND FIRE ALARM SYSTEM WITHIN COMMERCIAL / FIRE PUMP ROOM.

POWER GENERAL NOTES:

A. REFER TO ARCHITECT'S REFLECTED CEILING PLANS, ELEVATIONS, AND CASEWORK DETAILS FOR EXACT LOCATIONS OF ALL WALL AND CEILING MOUNTED ELECTRICAL DEVICES.

B. IDENTIFY THE SERVING PANEL AND ASSOCIATED CIRCUIT DESIGNATION FOR ALL RECEPTACLES, JUNCTION BOXES, EQUIPMENT, OR DISCONNECTS SHOWN IN POWER FLOOR PLANS.

C. COORDINATE EQUIPMENT-SPECIFIC POWER CONNECTIONS WITH MANUFACTURER INSTALLATION INSTRUCTIONS AND THE DOCUMENTS OF OTHER DISCIPLINES PROVIDED WITH THIS ENGINEERED SET OF DRAWINGS. ENSURE THAT NO EQUIPMENT CONNECTIONS ARE INSTALLED IN SUCH A WAY THAT DIMINISHES VIEW FOR EQUIPMENT ACCESS, MAINTENANCE CLEARANCES OR NAMEPLATES.



1 ELECTRICAL NEW WORK PLAN
3/8" = 1'-0"

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Solicitation 2025-3018

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443 Burgess Smith Rd
Sadieville, KY 40370

Linn Street Exchange
Cincinnati Metropolitan Housing Authority
1431 Linn St.
Cincinnati, OH 45214

No.	Description	Date
A	BID DOCUMENTS	08/29/2025
B	ADDENDUM 1	09/17/2025

ELECTRICAL FIRST FLOOR POWER - NORTH

Project number	2025-3042
Date	8/29/2025
Drawn by	BT
Checked by	BT

E111

Scale: As Indicated

POWER GENERAL NOTES:
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B. IDENTIFY THE SERVING PANEL AND ASSOCIATED CIRCUIT DESIGNATION FOR ALL RECEPTACLES, JUNCTION BOXES, EQUIPMENT, OR DISCONNECTS SHOWN IN POWER FLOOR PLANS.
C. COORDINATE EQUIPMENT-SPECIFIC POWER CONNECTIONS WITH MANUFACTURER INSTALLATION INSTRUCTIONS AND THE DOCUMENTS OF OTHER DISCIPLINES PROVIDED WITH THIS ENGINEERED SET OF DRAWINGS. ENSURE THAT NO EQUIPMENT CONNECTIONS ARE INSTALLED IN SUCH A WAY THAT DIMINISHES VIEW FOR EQUIPMENT ACCESS, MAINTENANCE CLEARANCES OR NAMEPLATES.



1 ELECTRICAL NEW WORK PLAN
3/8" = 1'-0"

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
E1	PROVIDE 120V CIRCUIT FROM NEAREST COMMERCIAL SPACE AND ASSOCIATED PANEL FOR MULTI-TENANT INTERCOM ACCESS CONTROL SYSTEM. EXISTING EQUIPMENT TO BE REPLACE IN KIND, UTILIZING EXISTING 120V CIRCUIT FROM ADJACENT COMMERCIAL SPACE. COORDINATE FACEPLATE SELECTION AND EXACT PLACEMENT WITH ARCHITECT. BASIS OF DESIGN IS AIPHONE DA-4DS FOR 4-CALL AUDIO ENTRANCE STATION, EL-12S FOR DOOR ELECTRIC STRIKE, AND PT-1211C FOR 120V/15V POWER SUPPLY TRANSFORMER TO BE MOUNTED WITHIN SERVING COMMERCIAL SPACE BACK OF HOUSE.
E2	EXHAUST FAN TO BE INTEGRATED INTO LIGHTING CIRCUIT FOR THIS ROOM. DESIGN INTENT IS FOR SETBACK SPEED TO PERSIST PERPETUALLY AND INCREASED SPEED TO BE APPLIED DURING OCCUPANCY.
E4	EXISTING PLATES TO BE SWITCHED/REPLACED TO MATCH EXISTING SWITCH/OUTLET. CONTRACTOR TO CONFIRM QUANTITY BY TESTING, OWNER VERIFICATION, AND TO PROVIDE UNIT PRICE TO REPLACE AS NEEDED.
E6	PROVIDE NEW 25A/2P BREAKER FOR EXISTING PANELBOARD (SQD LOADCENTER, SERIES S01). UTILIZE NEW BREAKER FOR NEW 3800-WATT WATER HEATER, ROUTING CIRCUIT THROUGH EXISTING SPACE SO AS TO MINIMIZE DRYWALL/PATCH WORK.
E9	CIRCUITRY IN THIS UNIT TO MATCH TYPICALS OF SIMILAR ROOM LAYOUT/TYPE, 37-B10 FOR EXAMPLE.
E10	COORDINATE EXACT WIRING CONNECTION WITH NEW WATER HEATER MANUFACTURER'S INSTRUCTIONS.
E11	EXISTING ELECTRIC WALL HEAT CIRCUITRY TO REMAIN, SOURCED BY ADJACENT COMMERCIAL SPACE PANEL. VERIFY EXACT LOCATION WITH MECHANICAL DRAWINGS.
E12	CONTRACTOR TO REPLACE EXISTING BATTERY-FED CO DETECTOR IN AND/OR ADJACENT TO NATURAL GAS FURNACE CLOSET. EACH DWELLING UNIT TO HAVE NEWLY INSTALLED OR REPLACED EXISTING SMOKE DETECTORS (PROVIDE UNIT PRICE) FOR: INSIDE EACH BEDROOM, HALLWAY OUTSIDE SLEEPING AREAS, EACH STORY OF DWELLING.
E13	CONTRACTOR TO PROVIDE SUFFICIENT HORN/STROBE WITHIN STAIRWELL TIED TO BUILDING'S SPRINKLER AND FIRE ALARM SYSTEM WITHIN COMMERCIAL / FIRE PUMP ROOM.
E14	CONTRACTOR TO PROVIDE SUFFICIENT HORN/STROBE WITHIN AUDITORY/VISUAL AID UNITS, COORDINATE EXACT UNIT COUNT WITH ARCHITECT. FOR EACH UNIT OF THIS TYPE PROVIDE: SYNCHRONIZED STROBES AT 110 cd FOR WALL-MOUNTED AT 24" AFF TO LENS, SMOKE ALARMS WITHIN THESE UNITS MUST ACTIVATE BOTH HORN AND STROBE WITHIN UNIT, FIRE ALARM SYSTEM MUST ACTIVATE STROBES INSIDE THE UNIT FOR BUILDING-WIDE EVENTS. STROBES TO BE LOCATED IN LIVING ROOMS, KITCHEN, BEDROOMS, AND BATHROOMS.

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Linn Street Exchange
Cincinnati Metropolitan Housing Authority
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Cincinnati, OH 45214

No.	Description	Date
A	BID DOCUMENTS	08/29/2025
B	ADDENDUM 1	09/17/2025

ELECTRICAL FIRST FLOOR POWER - SOUTH

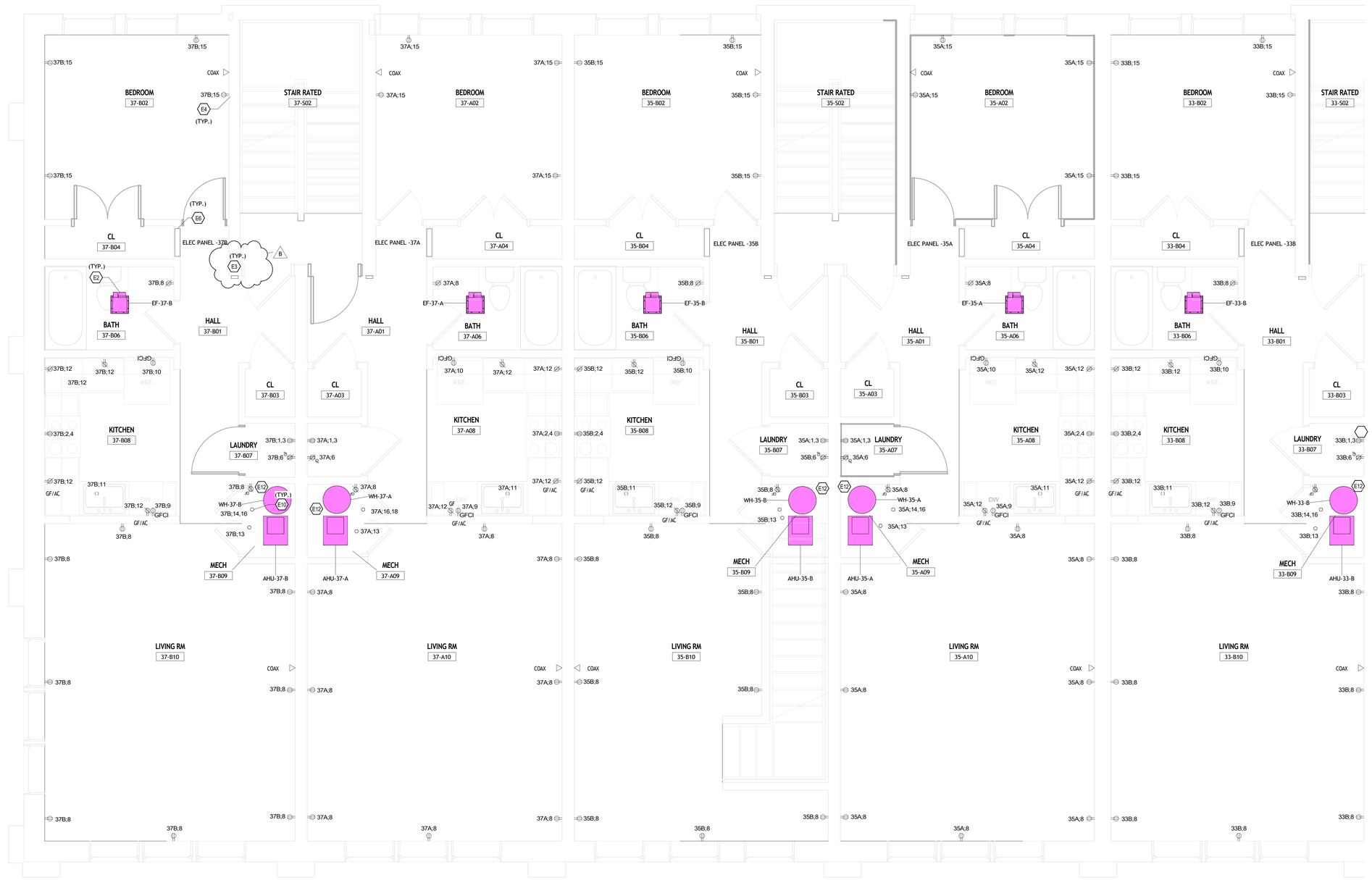
Project number	2025-3042
Date	8/29/2025
Drawn by	BT
Checked by	BT

E112

Scale: As Indicated

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
E1	PROVIDE 120V CIRCUIT FROM NEAREST COMMERCIAL SPACE AND ASSOCIATED PANEL FOR MULTI-TENANT INTERCOM ACCESS CONTROL SYSTEM. EXISTING EQUIPMENT TO BE REPLACE IN KIND, UTILIZING EXISTING 120V CIRCUIT FROM ADJACENT COMMERCIAL SPACE. COORDINATE FACEPLATE SELECTION AND EXACT PLACEMENT WITH ARCHITECT. BASIS OF DESIGN IS AIPHONE DA-4DS FOR 4-CALL AUDIO ENTRANCE STATION, EL-12S FOR DOOR ELECTRIC STRIKE, AND PT-1211C FOR 120V/15V POWER SUPPLY TRANSFORMER TO BE MOUNTED WITHIN SERVING COMMERCIAL SPACE BACK OF HOUSE.
E2	EXHAUST FAN TO BE INTEGRATED INTO LIGHTING CIRCUIT FOR THIS ROOM. DESIGN INTENT IS FOR SETBACK SPEED TO PERSIST PERPETUALLY AND INCREASED SPEED TO BE APPLIED DURING OCCUPANCY.
E3	EXISTING MULTI-TENANT INTERCOM ACCESS CONTROL SYSTEM TO BE REPLACED IN KIND. BASIS OF DESIGN FOR APARTMENT STATION TO BE AIPHONE DA-1MD. UTILIZE EXISTING CONTROL VOLTAGE WIRING.
E4	EXISTING PLATES TO BE SWITCHED/REPLACED TO MATCH EXISTING SWITCH/OUTLET. CONTRACTOR TO CONFIRM QUANTITY BY TESTING. OWNER VERIFICATION, AND TO PROVIDE UNIT PRICE TO REPLACE AS NEEDED.
E6	PROVIDE NEW 25A/2P BREAKER FOR EXISTING PANELBOARD (SQD LOADCENTER, SERIES 501). UTILIZE NEW BREAKER FOR NEW 3800-WATT WATER HEATER, ROUTING CIRCUIT THROUGH EXISTING SPACE SO AS TO MINIMIZE DRYWALL/PATCH WORK.
E10	COORDINATE EXACT WIRING CONNECTION WITH NEW WATER HEATER MANUFACTURER'S INSTRUCTIONS.
E12	CONTRACTOR TO REPLACE EXISTING BATTERY-FED CO DETECTOR IN AND/OR ADJACENT TO NATURAL GAS FURNACE CLOSET. EACH DWELLING UNIT TO HAVE NEWLY INSTALLED OR REPLACED EXISTING SMOKE DETECTORS (PROVIDE UNIT PRICE) FOR: INSIDE EACH BEDROOM, HALLWAY OUTSIDE SLEEPING AREAS, EACH STORY OF DWELLING.

POWER GENERAL NOTES:
A. REFER TO ARCHITECT'S REFLECTED CEILING PLANS, ELEVATIONS, AND CASEWORK DETAILS FOR EXACT LOCATIONS OF ALL WALL AND CEILING MOUNTED ELECTRICAL DEVICES.
B. IDENTIFY THE SERVING PANEL AND ASSOCIATED CIRCUIT DESIGNATION FOR ALL RECEPTACLES, JUNCTION BOXES, EQUIPMENT, OR DISCONNECTS SHOWN IN POWER FLOOR PLANS.
C. COORDINATE EQUIPMENT-SPECIFIC POWER CONNECTIONS WITH MANUFACTURER INSTALLATION INSTRUCTIONS AND THE DOCUMENTS OF OTHER DISCIPLINES PROVIDED WITH THIS ENGINEERED SET OF DRAWINGS. ENSURE THAT NO EQUIPMENT CONNECTIONS ARE INSTALLED IN SUCH A WAY THAT DIMINISHES VIEW FOR EQUIPMENT ACCESS, MAINTENANCE CLEARANCES OR NAMEPLATES.



1 Second Floor Electrical Plan - North
3/8" = 1'-0"

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Cincinnati, OH 45214

No.	Description	Date
A	BID DOCUMENTS	08/29/2025
B	ADDENDUM 1	09/17/2025

ELECTRICAL SECOND FLOOR POWER - NORTH

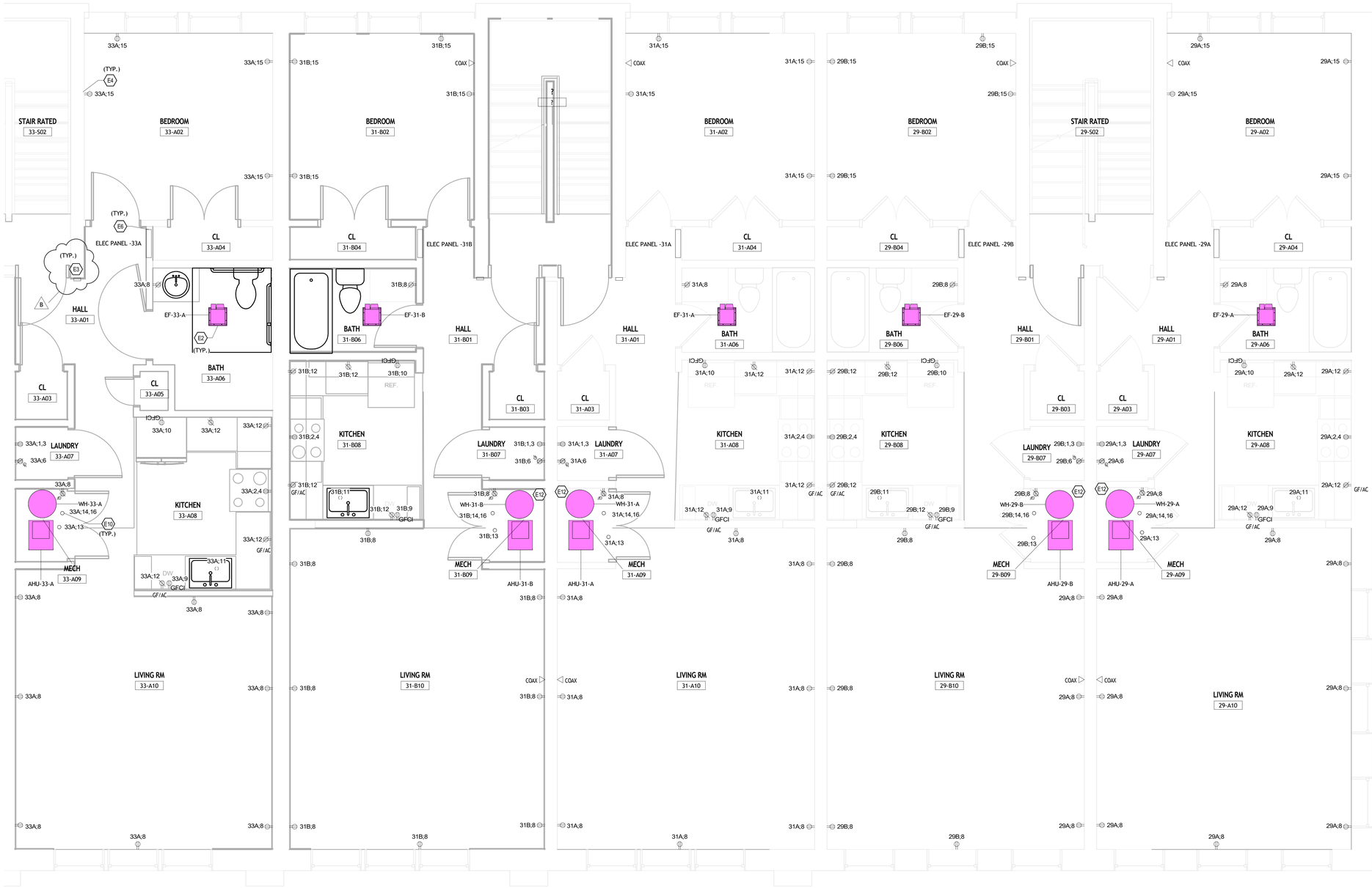
Project number	2025-3042
Date	8/29/2025
Drawn by	BT
Checked by	BT

E121

Scale: As Indicated

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
E2	EXHAUST FAN TO BE INTEGRATED INTO LIGHTING CIRCUIT FOR THIS ROOM. DESIGN INTENT IS FOR SETBACK SPEED TO PERSIST PERPETUALLY AND INCREASED SPEED TO BE APPLIED DURING OCCUPANCY.
E3	EXISTING MULTI-TENANT INTERCOM ACCESS CONTROL SYSTEM TO BE REPLACED IN KIND. BASIS OF DESIGN FOR APARTMENT STATION TO BE AIPHONE DA-1MD. UTILIZE EXISTING CONTROL VOLTAGE WIRING.
E4	EXISTING PLATES TO BE SWITCHED/REPLACED TO MATCH EXISTING SWITCH/OUTLET. CONTRACTOR TO CONFIRM QUANTITY BY TESTING, OWNER VERIFICATION, AND TO PROVIDE UNIT PRICE TO REPLACE AS NEEDED.
E6	PROVIDE NEW 25A/2P BREAKER FOR EXISTING PANELBOARD (SQD LOADCENTER, SERIES S01). UTILIZE NEW BREAKER FOR NEW 3800-WATT WATER HEATER, ROUTING CIRCUIT THROUGH EXISTING SPACE SO AS TO MINIMIZE DRYWALL/PATCH WORK.
E10	COORDINATE EXACT WIRING CONNECTION WITH NEW WATER HEATER MANUFACTURER'S INSTRUCTIONS.
E12	CONTRACTOR TO REPLACE EXISTING BATTERY-FED CO DETECTOR IN AND/OR ADJACENT TO NATURAL GAS FURNACE CLOSET. EACH DWELLING UNIT TO HAVE NEWLY INSTALLED OR REPLACED EXISTING SMOKE DETECTORS (PROVIDE UNIT PRICE) FOR: INSIDE EACH BEDROOM, HALLWAY OUTSIDE SLEEPING AREAS, EACH STORY OF DWELLING.

POWER GENERAL NOTES:
A. REFER TO ARCHITECT'S REFLECTED CEILING PLANS, ELEVATIONS, AND CASEWORK DETAILS FOR EXACT LOCATIONS OF ALL WALL AND CEILING MOUNTED ELECTRICAL DEVICES.
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C. COORDINATE EQUIPMENT-SPECIFIC POWER CONNECTIONS WITH MANUFACTURER INSTALLATION INSTRUCTIONS AND THE DOCUMENTS OF OTHER DISCIPLINES PROVIDED WITH THIS ENGINEERED SET OF DRAWINGS. ENSURE THAT NO EQUIPMENT CONNECTIONS ARE INSTALLED IN SUCH A WAY THAT DIMINISHES VIEW FOR EQUIPMENT ACCESS, MAINTENANCE CLEARANCES OR NAMEPLATES.



1 Second Floor Electrical Plan - South
3/8" = 1'-0"

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Cincinnati, OH 45214

No.	Description	Date
A	BID DOCUMENTS	08/29/2025
B	ADDENDUM 1	09/17/2025

ELECTRICAL SECOND FLOOR POWER - SOUTH

Project number	2025-3042
Date	8/29/2025
Drawn by	BT
Checked by	BT

E122

Scale: As Indicated

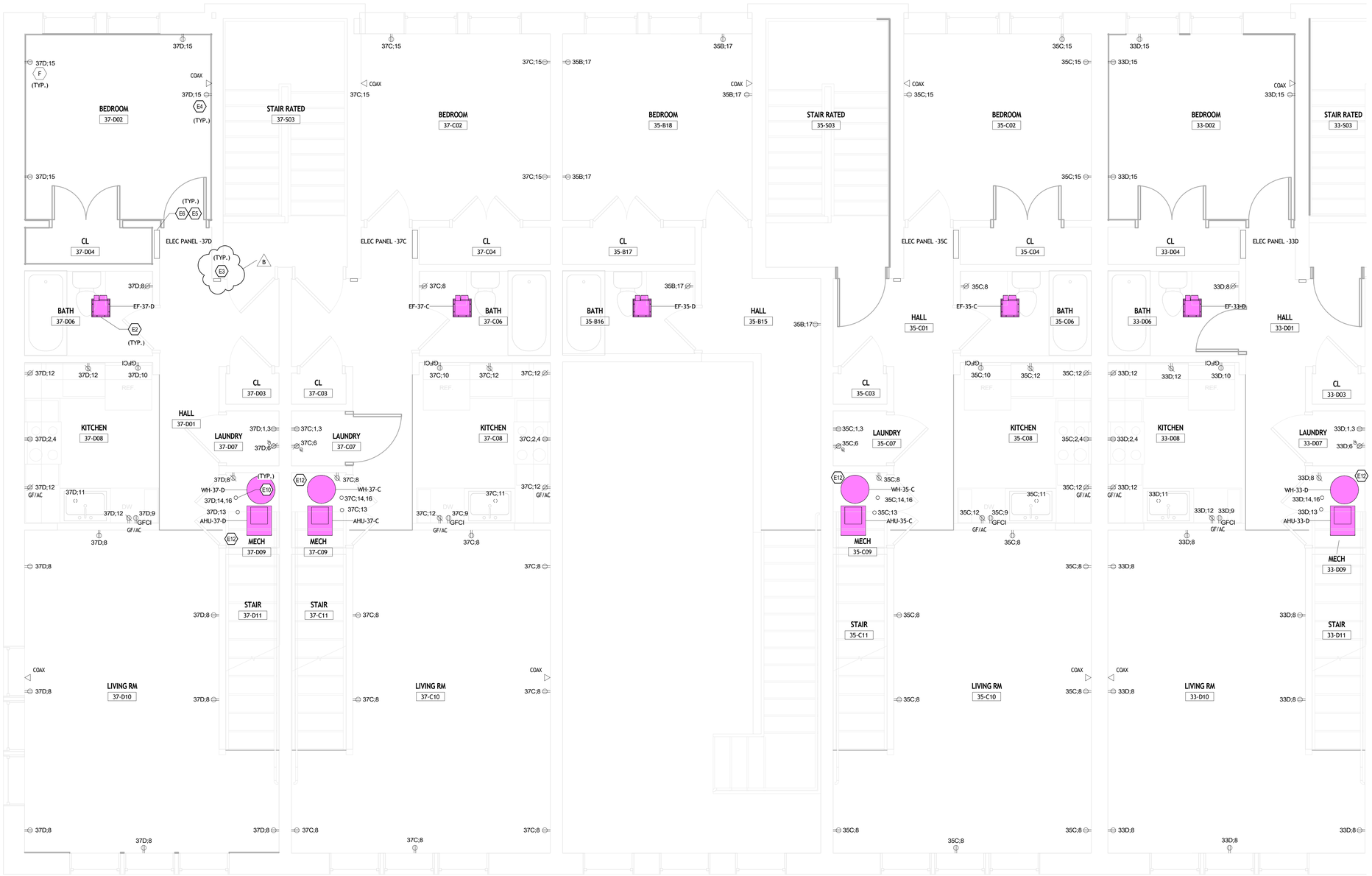
KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
E2	EXHAUST FAN TO BE INTEGRATED INTO LIGHTING CIRCUIT FOR THIS ROOM. DESIGN INTENT IS FOR SETBACK, SPEED TO PERSIST PERPETUALLY AND INCREASED SPEED TO BE APPLIED DURING OCCUPANCY.
E3	EXISTING MULTI-TENANT INTERCOM ACCESS CONTROL SYSTEM TO BE REPLACED IN KIND. BASIS OF DESIGN FOR APARTMENT STATION TO BE AIPHONE DA-1MD. UTILIZE EXISTING CONTROL VOLTAGE WIRING.
E4	EXISTING PLATES TO BE SWITCHED/REPLACED TO MATCH EXISTING SWITCH/OUTLET. CONTRACTOR TO CONFIRM QUANTITY BY TESTING, OWNER VERIFICATION, AND TO PROVIDE UNIT PRICE TO REPLACE AS NEEDED.
E5	ALL MULTI-LEVEL UNITS TO HAVE NEW 2-POLE, 240V/25A BREAKER INSTALLED FOR NEW CONDENSING UNIT. COORDINATE FURTHER REQUIREMENTS WITH MECHANICAL DRAWINGS. EXISTING PANELBOARDS ARE SQUARE D LOAD CENTERS, SERIES S01.
E6	PROVIDE NEW 25A/2P BREAKER FOR EXISTING PANELBOARD (SQD LOADCENTER, SERIES S01). UTILIZE NEW BREAKER FOR NEW 3800-WATT WATER HEATER, ROUTING CIRCUIT THROUGH EXISTING SPACE SO AS TO MINIMIZE DRYWALL/PATCH WORK.
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POWER GENERAL NOTES:

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1 Third Floor Electrical Plan - North
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Cincinnati Metropolitan Housing Authority
1627 Western Ave.
Cincinnati OH 45214

Solicitation 2025-3018

True Power Systems
443 Burgess Smith Rd
Sadieville, KY 40370

Linn Street Exchange
Cincinnati Metropolitan Housing Authority
1431 Linn St.
Cincinnati, OH 45214

No.	Description	Date
A	BID DOCUMENTS	08/29/2025
B	ADDENDUM 1	09/17/2025

ELECTRICAL THIRD FLOOR POWER - NORTH

Project number	2025-3042
Date	8/29/2025
Drawn by	BT
Checked by	BT

E131

Scale: As Indicated

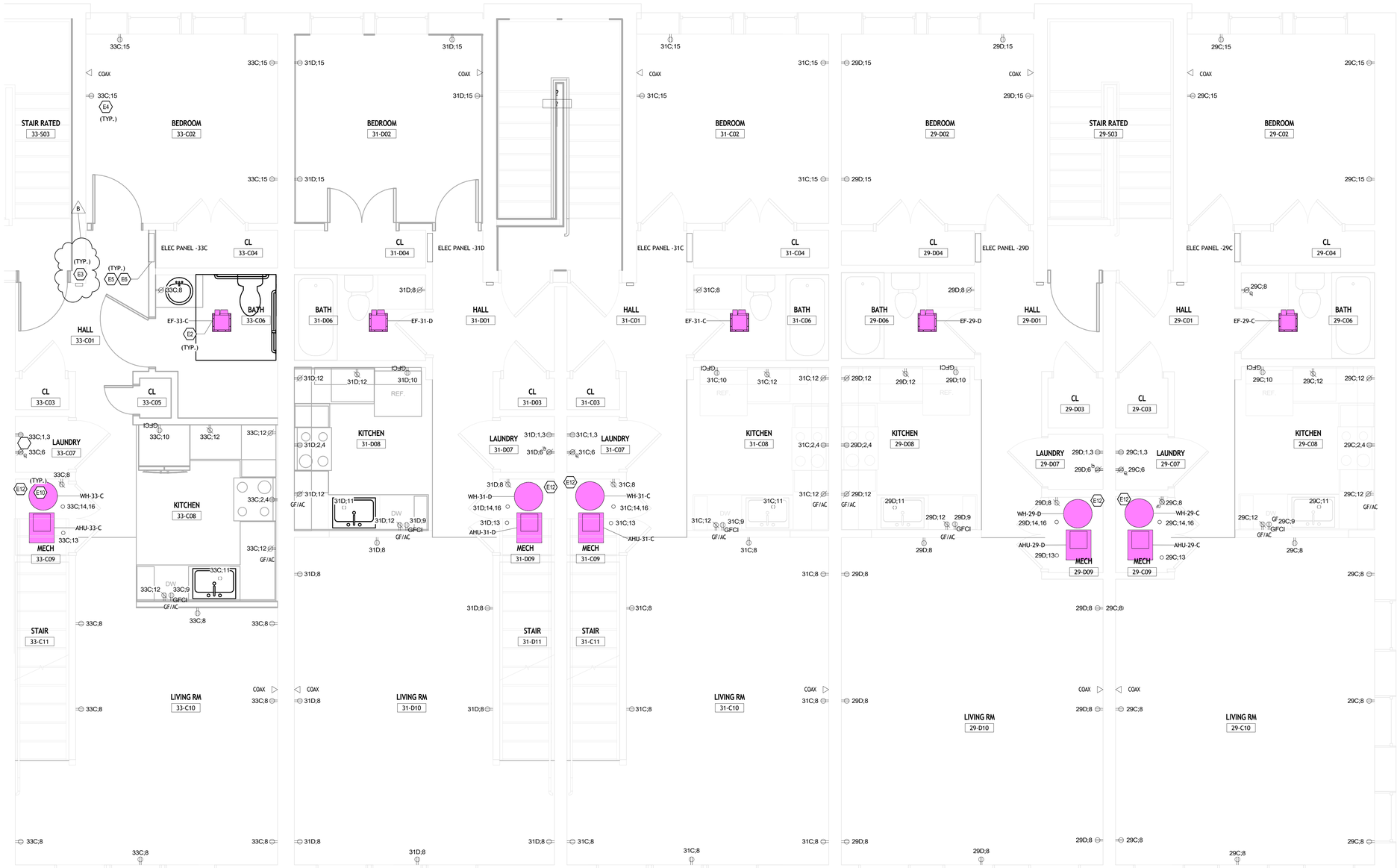
KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
E2	EXHAUST FAN TO BE INTEGRATED INTO LIGHTING CIRCUIT FOR THIS ROOM. DESIGN INTENT IS FOR SETBACK SPEED TO PERSIST PERPETUALLY AND INCREASED SPEED TO BE APPLIED DURING OCCUPANCY.
E3	EXISTING MULTI-TENANT INTERCOM ACCESS CONTROL SYSTEM TO BE REPLACED IN KIND. BASIS OF DESIGN FOR APARTMENT STATION TO BE AIPHONE DA-1MD. UTILIZE EXISTING CONTROL VOLTAGE WIRING.
E4	EXISTING PLATES TO BE SWITCHED/REPLACED TO MATCH EXISTING SWITCH/OUTLET. CONTRACTOR TO CONFIRM QUANTITY BY TESTING. OWNER VERIFICATION AND TO PROVIDE UNIT PRICE TO REPLACE AS NEEDED.
E5	ALL MULTI-LEVEL UNITS TO HAVE NEW 2-POLE, 240V/25A BREAKER INSTALLED FOR NEW CONDENSING UNIT. COORDINATE FURTHER REQUIREMENTS WITH MECHANICAL DRAWINGS. EXISTING PANELBOARDS ARE SQUARE D LOAD CENTERS, SERIES 501.
E6	PROVIDE NEW 25A/2P BREAKER FOR EXISTING PANELBOARD (SQD LOADCENTER, SERIES S01). UTILIZE NEW BREAKER FOR NEW 3800-WATT WATER HEATER, ROUTING CIRCUIT THROUGH EXISTING SPACE SO AS TO MINIMIZE DRYWALL/PATCH WORK.
E10	COORDINATE EXACT WIRING CONNECTION WITH NEW WATER HEATER MANUFACTURER'S INSTRUCTIONS.
E12	CONTRACTOR TO REPLACE EXISTING BATTERY-FED CO DETECTOR IN AND/OR ADJACENT TO NATURAL GAS FURNACE CLOSET. EACH DWELLING UNIT TO HAVE NEWLY INSTALLED OR REPLACED EXISTING SMOKE DETECTORS (PROVIDE UNIT PRICE) FOR: INSIDE EACH BEDROOM, HALLWAY OUTSIDE SLEEPING AREAS, EACH STORY OF DWELLING.

POWER GENERAL NOTES:

A. REFER TO ARCHITECT'S REFLECTED CEILING PLANS, ELEVATIONS, AND CASEWORK DETAILS FOR EXACT LOCATIONS OF ALL WALL AND CEILING MOUNTED ELECTRICAL DEVICES.

B. IDENTIFY THE SERVING PANEL AND ASSOCIATED CIRCUIT DESIGNATION FOR ALL RECEPTACLES, JUNCTION BOXES, EQUIPMENT, OR DISCONNECTS SHOWN IN POWER FLOOR PLANS.

C. COORDINATE EQUIPMENT-SPECIFIC POWER CONNECTIONS WITH MANUFACTURER INSTALLATION INSTRUCTIONS AND THE DOCUMENTS OF OTHER DISCIPLINES PROVIDED WITH THIS ENGINEERED SET OF DRAWINGS. ENSURE THAT NO EQUIPMENT CONNECTIONS ARE INSTALLED IN SUCH A WAY THAT DIMINISHES VIEW FOR EQUIPMENT ACCESS, MAINTENANCE CLEARANCES OR NAMEPLATES.



1 Third Floor Electrical Plan - South
3/8" = 1'-0"

Envisage ARCHITECTURE
3244 Fairfield Ave., Cincinnati OH 45207
www.envisage-arch.com

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NOT FOR CONSTRUCTION

CMHA
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1627 Western Ave.
Cincinnati OH 45214

Solicitation 2025-3018

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Cincinnati Metropolitan Housing Authority
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Cincinnati, OH 45214

No.	Description	Date
A	BID DOCUMENTS	08/29/2025
B	ADDENDUM 1	09/17/2025

ELECTRICAL THIRD FLOOR POWER - SOUTH

Project number	2025-3042
Date	8/29/2025
Drawn by	BT
Checked by	BT

E132

Scale: As Indicated

FACADE RESTORATION WORK SCOPE

1. CONCRETE
   - 1.1. REMOVE EXISTING, INSTALL NEW SEALANT AT INTERSECTION WITH BUILDING AND SCREEN WALLS
   - 1.2. CLEAN 100% OF EXISTING CONCRETE STOOPS AND STEP SURFACES
2. SPLIT FACE BLOCK [CMU]:
   - 2.1. RE-POINT EXPOSED FACES AS NOTED AND AS REQ'D AT FACADE AND SCREEN WALLS. REFER TO DETAILS - REFER TO ALLOWANCES
   - 2.2. CLEAN 100% OF EXISTING EXPOSED SURFACES
3. BRICK:
   - 3.1. RE-POINT EXPOSED FACES AS NOTED AND AS REQ'D AT FAÇADE AND SCREEN WALLS. REFER TO DETAILS - REFER TO ALLOWANCES
   - 3.2. CLEAN 100% OF EXISTING EXPOSED SURFACES
4. STONE:
   - 4.1. RE-POINT 100% OF EXPOSED STONE BANDS, SILLS & DECORATIVE COMPONENTS.
   - 4.2. CLEAN 100% OF EXISTING EXPOSED SURFACES
   - 4.3. APPLY SEALER TO ALL SKYWARD & VERTICAL FACES.
5. MORTAR:
   - 5.1. CONTRACTOR TO PERFORM ANALYSIS OF EXISTING ORIGINAL MORTAR. NEW MORTAR TO MATCH EXISTING COMPOSITION AND TOOLING.
   - 5.2. REFER TO DETAILS
6. CONTROL / EXPANSION JOINTS:
   - 6.1. REMOVE EXISTING, INSTALL NEW JOINT SEALANT. REFER TO DETAIL.
7. CLADDING:
   - 7.1. REMOVE EXISTING COMPOSITE SIDING PANELS / TRIM COMPLETE TO EXPOSE EXISTING SHEATHING.
   - 7.2. REPAIR/REPLACE EXISTING SHEATHING - REFER TO ALLOWANCES
   - 7.3. INSTALL NEW WEATHER RESISTANT BARRIER
   - 7.4. INSTALL NEW FIBER CEMENT LAP SIDING AND TRIM
8. ENTABLATURE
   - 8.1. REMOVE EXISTING COMPOSITE PANELS / TRIM COMPLETE TO EXPOSE EXISTING SHEATHING.
   - 8.2. REPAIR/REPLACE EXISTING SHEATHING - REFER TO ALLOWANCES
   - 8.3. INSTALL NEW WEATHER RESISTANT BARRIER
   - 8.4. INSTALL NEW FIBER CEMENT PANELS AND TRIM - REFER TO DETAILS
9. STEEL LINTELS:
   - 9.1. PREP AND PAINT ALL STEEL LINTELS / ANGLES / PLATES ETC.
   - 9.2. COLOR AS SELECTED BY ARCHITECT.
10. COPINGS / EDGE METAL
    - 10.1. REMOVE EXISTING, INSTALL NEW METAL COPINGS
    - 10.2. REFER TO ROOF SCOPE
11. CONDUCTOR HEADS AND DOWNSPOUTS:
    - 11.1. AT BRICK:
      - 11.1.1. EXISTING TO REMAIN
      - 11.1.2. ENSURE PROPER FUNCTION [JET AS REQ'D]
      - 11.1.3. RESECURE AS / IF REQ'D.
    - 11.2. AT CLADDING [6TH FLOOR ONLY]
      - 11.2.1. REMOVE EXISTING, INSTALL NEW - REFER TO ROOF SCOPE
12. WINDOWS:
    - 12.1. REMOVE EXISTING, INSTALL NEW JOINT SEALANT AT PERIMETER OF ALL WINDOW OPENINGS.
    - 12.2. REPLACE EXISTING SASHES WHERE GLAZING IS DAMAGED AS NOTED AND AS REQUIRED.
    - 12.3. REPLACE WINDOW UNITS / SASHES AS INDICATED.
    - 12.4. CLEAN ALL EXISTING WINDOWS (FRAMES AND GLAZING) UPON THE COMPLETION OF MASONRY RESTORATION.
    - 12.5. REPLACE ALL DAMAGED OR MISSING SCREENS.
13. DOORS
    - 13.1. REMOVE EXISTING, INSTALL NEW JOINT SEALANT AT THE PERIMETER OF ALL DOORS.
    - 13.2. CLEAN / PREP / PAINT EXISTING METAL DOORS AND FRAMES COMPLETE. REMOVE / REINSTALL EXISTING HARDWARE AS REQUIRED.
    - 13.3. REMOVE EXISTING, INSTALL NEW EXTERIOR DOORS ACCESSING EXTERIOR BALCONIES ON THE FOURTH FLOOR
    - 13.4. CLEAN ALUMINUM DOORS
14. ALUMINUM STOREFRONT
    - 14.1. REMOVE EXISTING, INSTALL NEW JOINT SEALANT AT PERIMETER OF OPENINGS.
    - 14.2. CLEAN ALL FRAMES AND GLAZING UPON COMPLETION OF MASONRY RESTORATION.
15. SURFACE MOUNTED EQUIPMENT & CONDUITS:
    - 15.1. EXISTING EQUIPMENT AND CONDUITS TO REMAIN.
    - 15.2. REMOVE AND REINSTALL AS REQUIRED BY WORK.
    - 15.3. CONTRACTOR TO ENSURE THAT ALL EXISTING SURFACE MOUNTED EQUIPMENT & CONDUITS ARE SECURELY FASTENED TO BUILDING.
16. THROUGH WALL PENETRATIONS [VENTS/PIPES/GRILLES/ETC]
    - 16.1. LOCATED IN MASONRY
      - 16.1.1. COMPONENTS TO REMAIN
      - 16.1.2. SEAL ALL PERIMETER JOINTS
    - 16.2. LOCATED IN CLADDING
      - 16.2.1. REMOVE EXISTING, SALVAGE & REINSTALL EXISTING VENT COVERS AS REQ'D BY NEW WORK.
      - 16.2.2. SEAL ALL PERIMETER JOINTS
    - 16.3. REFER TO ROOF SCOPE FOR THRU WALL SCUPPERS
17. CAMERAS:
    - 17.1. PROTECT FROM DAMAGE DURING WORK
18. LIGHT FIXTURES:
    - 18.1. REMOVE EXISTING, INSTALL NEW LIGHT FIXTURES. REFER TO ELECTRICAL DRAWINGS.
19. SATELLITE DISHES
    - 19.1. REMOVE EXISTING COMPONENTS COMPLETE
20. SIGNS:
    - 20.1. EXISTING SIGNS ARE TO REMAIN.
    - 20.2. REMOVE / RE-INSTALL AS REQUIRED BY WORK.
21. CANOPIES
    - 21.1. REMOVE EXISTING, INSTALL NEW AWNING FABRIC ON EXISTING ALUMINUM FRAMES.
22. METAL RAILINGS
    - 22.1. SITE
      - 22.1.1. EXISTING TO REMAIN - RESECURE AS/IF REQ'D - PREP & PAINT.
    - 22.2. BALCONIES
      - 22.2.1. REMOVE EXISTING RAILINGS COMPLETE - MODIFY WALL FRAMING / FINISHES - REFER TO ROOF SCOPE.
23. BRISE SOLEIL
    - 23.1. EXISTING TO REMAIN - RESECURE AS/IF REQ'D.
    - 23.2. PROTECT FROM DAMAGE
24. PROVIDE ALL REQUIRED ANCILLARY WORK, INCLUDING REMOVALS AND REINSTALLATIONS OF ITEMS INDICATED TO REMAIN, NECESSARY FOR THE PROPER COMPLETION OF THE SCOPE OF WORK.
25. REMOVE EXISTING MAILBOXES COMPLETE. REPAIR MASONRY AS REQUIRED. NEW MAILBOXES WILL BE INSTALLED INSIDE BUILDING.
26. INTERCOM SYSTEM:
    - 26.1. REMOVE EXISTING, INSTALL NEW INTERCOM SYSTEM. REFER TO ELECTRICAL DRAWINGS.

PROJECT ALLOWANCES

1. INCLUDE AN ALLOWANCE FOR REPOINTING 10% OF THE SPLIT FACE CMU FACADES.
2. INCLUDE AN ALLOWANCE FOR REPOINTING 10% OF THE BRICK VENEER FACADES.
3. INCLUDE AN ALLOWANCE FOR REMOVAL / REPLACEMENT OF 40 SHEETS [1,280 SF] OF 1/2" OSB WALL SHEATHING.
4. INCLUDE AN ALLOWANCE FOR REMOVAL / REPLACEMENT OF 4 SHEETS [128 SF] OF 1/2" OSB ENTABLATURE SHEATHING.
5. INCLUDE AN ALLOWANCE FOR REMOVAL / REPLACEMENT OF 70 SHEETS [2,240 SF] OF 1/2" OSB ROOF DECK [MIN. 4'x4' SECTIONS FOR REPLACEMENT]
6. INCLUDE AN ALLOWANCE FOR REMOVAL / REPLACEMENT OF 14 SHEETS [448 SF] OF 3/4" T&G OSB SUBFLOOR.

ALTERNATES

ALTERNATE DEDUCT: REMOVE SILICONE ROOF COATING SYSTEM FROM ROOF AREA C-1.

ALTERNATE DEDUCT: PROVIDE A SILICONE ROOF COATING SYSTEM IN LIEU OF NEW EPDM ROOF SYSTEM AT ROOF AREA C-2.

ADD 01

CODE REVIEW

PROJECT DESCRIPTION:
THIS PROJECT INCLUDES ROOF REPLACEMENT INCLUDING ASSOCIATED IMPROVEMENTS TO ROOFTOP & BUILDING ENCLOSURE COMPONENTS. NO CHANGES TO EGRESS COMPONENTS OR OCCUPANCY, NO CHANGE IN HEIGHT OR BUILDING AREA.

PRIMARY AND SECONDARY ROOF DRAINAGE IS ACCOMPLISHED BY THRU WALL SCUPPERS.

AUTHORITY HAVING JURISDICTION:
ZONING PERMIT - CITY OF CINCINNATI
BUILDING PERMIT - CITY OF CINCINNATI

BUILDING CODE:
2024 OHIO EXISTING BUILDING CODE [OEBC]
2024 OHIO BUILDING CODE [OBC]
2021 INTERNATIONAL ENERGY CONSERVATION CODE [IECC 2021]
CINCINNATI BUILDING CODE [CBC]

OHIO EXISTING BUILDING CODE
301.3.2: WORK AREA COMPLIANCE METHOD [REFER TO 302-309 AND CH. 6-12]
602.2: ALTERATION - LEVEL 1 [REFER TO CH. 7]
705.1: REFER TO CHAPTER 15 OF OHIO BUILDING CODE
ROOF REPLACEMENT OR ROOF RECOVER OF EXISTING LOW SLOPE ROOF COVERINGS SHALL NOT BE REQUIRED TO MEET MINIMUM DESIGN SLOPE OF 1/4" PER 12", FOR ROOFS WHICH PROVIDE POSITIVE DRAINAGE.

RECOVERING OR REPLACING AN EXISTING ROOF COVERING SHALL NOT BE REQUIRED TO MEET THE REQUIREMENT FOR SECONDARY [EMERGENCY OVERFLOW] DRAINS OR SCUPPERS FOR ROOFS WHICH PROVIDE FOR POSITIVE ROOF DRAINAGE. EXISTING SECONDARY DRAINS OR SCUPPERS SHALL NOT BE REMOVED.

OHIO BUILDING CODE
OBC CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION
USE GROUP: B / M / R-2 - MIXED USE - NO CHANGE

OBC CHAPTER 5: GENERAL BUILDING HEIGHT AND AREA
BUILDING AREA: EXISTING [NO CHANGE]
BUILDING HEIGHT: 4-STORY EXISTING [NO CHANGE]

OBC CHAPTER 6: TYPES OF CONSTRUCTION
CONSTRUCTION TYPE: V B
ROOF CONSTRUCTION = 0 HOUR RATED

EXISTING BUILDING CONSTRUCTION:
STRUCTURE: WOOD STRUCTURE
EXTERIOR WALLS: WOOD STUD / BRICK VENEER / FIBER CEMENT CLADDING
ROOF DECK: WOOD DECK OVER WOOD STRUCTURE

OBC CHAPTER 15: ROOFTOP ASSEMBLIES AND ROOFTOP STRUCTURES
TABLE 1505.1: FIRE CLASSIFICATION: V B CONSTRUCTION -
MIN. CLASS C, ACTUAL CLASS A

INTERNATIONAL ENERGY CONSERVATION CODE
TABLE C402.1.3: THERMAL ENVELOPE INSULATION R-VALUE METHOD
EXISTING INSULATION IS BELOW DECK IN FRAMING CAVITY [R-30 PER ORIGINAL BUILDING DRAWINGS]. INSULATION ABOVE DECK IS FOR ROOF SYSTEM INSTALLATION ONLY. NOT REQUIRED FOR FULL UPGRADE TO MEET CURRENT R-VALUE REQUIREMENTS
EXISTING R-VALUE [ABOVE DECK]= R-5.7
PROPOSED R-VALUE [ABOVE DECK]= R-8.6

C402.1.4.1.1: TAPERED, ABOVE DECK INSULATION BASED ON THICKNESS: WHERE USED AS A COMPONENT OF MAXIMUM ROOF ASSEMBLY U-FACTOR CALCULATION, THE SLOPED ROOF INSULATION R-VALUE CONTRIBUTION TO THAT CALCULATION TO USE THE AVERAGE THICKNESS IN INCHES ALONG WITH THE MATERIAL R-VALUE PER INCH.
C402.2.1.2: MINIMUM THICKNESS: THE MINIMUM THICKNESS OF ABOVE DECK ROOF INSULATION AT ITS LOWEST POINT, GUTTER EDGE, ROOF DRAIN, OR SCUPPER SHALL NOT BE LESS THAN 1".

C503.2.1: ROOF REPLACEMENT. COMPLY WITH C402.1.3. ~~C402.1.4, C402.1.5, OR C407~~ WHERE THE EXISTING ROOF ASSEMBLY IS PART OF THE THERMAL ENVELOPE AND CONTAINS INSULATION ENTIRELY ABOVE THE ROOF DECK. IN NO CASE SHALL THE R-VALUE OF THE ROOF INSULATION BE REDUCED AS PART OF THE ROOF REPLACEMENT. [NOT REQUIRED AS INSULATION IS BELOW DECK]

ROOF SYSTEM DESIGN WIND-LOAD ANALYSIS:
ENGINEERED DESIGN BASED UPON 2135 OHIO BUILDING CODE AND ASCE 7-17 WIND DESIGN UPLIFT PRESSURES [ASD].
COMPONENTS AND CLADDING:
BUILDING HEIGHT: 50'
BASIC WIND SPEED: 105 MPH
BUILDING CONFIGURATION: ENCLOSED.
EXPOSURE: 'B'
RISK CATEGORY: II

DESIGN WIND UPLIFT LOADS [ASD]
ZONE 1[INTERIOR FIELD]: -12.7 PSF
ZONE 1 [EXTERIOR FIELD] -22.0 PSF
ZONE 2 [PERIMETER]: -29.0 PSF
ZONE 3 [CORNERS]: -39.5 PSF

DESIGN UPLIFT-RESISTANCE CAPACITY
[FACTOR OF SAFETY OF 2, FROM [ASD] INDICATED ABOVE]
ZONE 1 [INTERIOR FIELD]: -25.3 PSF
ZONE 1 [EXTERIOR FIELD] -44.0 PSF
ZONE 2 [PERIMETER]: -58.0 PSF
ZONE 3 [CORNERS]: -79.1 PSF

NAILER ATTACHMENT: ANSI/SPRI/FM-4435/ES-1 SEE SPECIFICATIONS

METAL COPING / EDGE: SEE SPECIFICATIONS
DESIGN WIND-RESISTANCE CAPACITY
ZONE 2 [PERIMETER, VERTICAL] -58.0 PSF
ZONE 3 [CORNERS, VERTICAL] -79.1 PSF
ZONE 4 [PERIMETER, HORIZONTAL] -29.0 PSF
ZONE 5 [CORNERS, HORIZONTAL] -37.0 PSF

GENERAL REQUIREMENTS

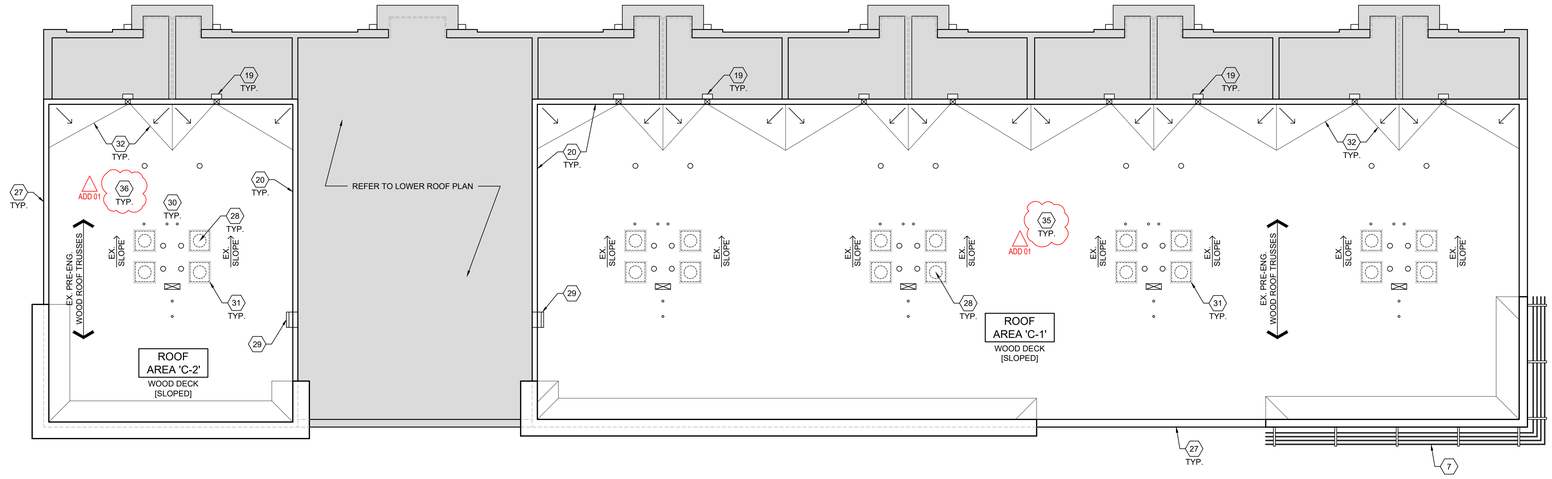
SECTION 01 00 00: GENERAL REQUIREMENTS

1. PERMITS:
   - 1.1. CONFORM TO THE 2024 OHIO EXISTING BUILDING CODE AND 2024 OHIO BUILDING CODE, AND ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES HAVING THE AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.
   - 1.2. VERIFY ALL PERMITS HAVE BEEN APPROVED BY APPROPRIATE AGENCIES PRIOR TO START OF CONSTRUCTION. NO CONSTRUCTION OR FABRICATION OF ANY ITEMS SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY DOCUMENTATION FROM ALL OF THE PERMITTING AND REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY AN REGULATORY AUTHORITY.
   - 1.3. PAY FOR ALL REQUIRED PERMITS. WORK SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS ARE OBTAINED.
   - 1.4. ARCHITECT IS NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM WORK STARTED PRIOR TO OBTAINING ALL PERMITS / GOVERNING AGENCIES APPROVALS.
   - 1.5. MAINTAIN A COPY OF APPROVED PERMIT DRAWINGS ON-SITE FOR INSPECTION PURPOSES. COORDINATE WITH BUILDING DEPARTMENT.
   - 1.6. NOTIFY THE BUILDING DEPARTMENT WHEN WORK IS READY FOR INSPECTION. FOLLOW ALL REQUIREMENTS OF BUILDING DEPARTMENT. PROVIDE ACCESS FOR ALL INSPECTORS.
   - 1.7. MAINTAIN RECORDS OF INSPECTIONS ON THE JOB SITE IN ACCORDANCE WITH REQUIREMENTS OF BUILDING DEPARTMENT.
   - 1.8. PAY ALL FEES REQUIRED BY INSPECTIONS, EXCEPT FOR INSPECTIONS MADE BY OWNER OR ITS AGENTS.
   - 1.9. COMPLETE ALL WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY EACH RESPECTIVE TRADE.
2. TRASH / DEBRIS: PROVIDE ALL REQUIRED TRASH DUMPSTERS, HAULING, ETC. AS REQ'D FOR THE PROJECT. KEEP JOB SITE CLEAN DURING CONSTRUCTION. PROMPTLY REMOVE ALL DEBRIS ON A DAILY BASIS FROM SITE IN A LEGAL MANNER. ENSURE THAT ALL DEBRIS AND MATERIALS LOCATED ON THE ROOF ARE PROPERLY SECURED / STRAPPED DOWN. NO DEBRIS SHALL BE LEFT ON THE GROUNDS AROUND THE BUILDING AT ANY TIME.
3. FINAL CLEANING: PROVIDE FINAL CLEANING PRIOR TO FINAL INSPECTION AND TURN OVER OF THE PROJECT.
4. CONSTRUCTION SAFETY: PROVIDE, MAINTAIN, AND COMPLY WITH ALL APPLICABLE SAFETY REQUIREMENTS IN ACCORDANCE WITH ALL STATE, FEDERAL, AND O.S.H.A. REGULATIONS.
   - 4.1. ALL FIRE EXITS ARE TO REMAIN CLEAR AND OPEN DURING ALL PHASES OF CONSTRUCTION. PROVIDE ADEQUATE, MAINTAIN ALL REQUIRED PATHS OF EGRESS DURING CONSTRUCTION. PROVIDE PROTECTIVE BARRICADES AND BARRIERS AT BUILDING ENTRANCES AND PUBLIC SIDEWALKS, DRIVEWAYS, ETC. AS NECESSARY TO MAINTAIN SAFE INGRESS/EGRESS. PROVIDE PROTECTION FROM DAMAGE TO WALLS / WINDOW SYSTEMS, ETC. BELOW THE WORK AREAS.
   - 4.2. TEMPORARY PROTECTION / BARRICADES: ERECT ALL NECESSARY TEMPORARY PROTECTION AND BARRICADES TO ALLOW CONTINUED USE OF THE FACILITY. COORDINATE WITH OWNER AS NECESSARY.
   - 4.3. ERECT BARRICADES AT ENTRANCES AND AROUND ACCESS POINTS INTO THE BUILDING INDICATING "MEN WORKING OVERHEAD" LIMIT ACCESS WHERE THERE IS THE POTENTIAL FOR FALLING DEBRIS OR OTHER HAZARDS. PROVIDE GROUND CREW AS REQ'D TO SUPPLEMENT SAFETY ON AN AS NEEDED BASIS.
   - 4.4. PROVIDE AND MAINTAIN A COMPLETE SET OF SAFETY DATA SHEETS [SDS] FOR ALL MATERIALS USED ON THE PROJECT ON THE PROJECT SITE.
5. FIRE PREVENTION: PROVIDE FIRE EXTINGUISHERS AT THE JOBSITE. PROVIDE FIRE WATCH FOR ALL HOT WORK ACTIVITIES INCLUDING CUTTING, WELDING, AND OTHER CONSTRUCTION OPERATIONS THAT ARE CAPABLE OF STARTING FIRES. CONFORM TO OWNER AND FIRE DEPARTMENT REQUIREMENTS.
6. TEMPORARY UTILITIES:
   - 6.1. UTILIZE EXISTING ELECTRIC SERVICE, WATER, AND HVAC IF AVAILABLE.
   - 6.2. PROVIDE TEMPORARY LIGHTING FOR CONSTRUCTION PURPOSES.
   - 6.3. PROVIDE TEMPORARY VENTILATION, FILTRATION MEDIA, ETC. AS REQ'D TO PROPERLY VENTILATE THE CONSTRUCTION AREA AS WELL AS TO PREVENT DUST, DIRT, DEBRIS FROM ENTERING OTHER PORTIONS OF THE FACILITY.
   - 6.4. PROVIDE PORTABLE TOILET FACILITIES FOR CONSTRUCTION PURPOSES.
7. PRODUCTS:
   - 7.1. INSTALL ALL MATERIALS, EQUIPMENT, FLASHING, TERMINATIONS, ETC. ACCORDING TO MANUFACTURERS SPECIFICATIONS, RECOMMENDATIONS, AND INSTRUCTIONS, WHETHER A COMPLETE SYSTEM OR A COMPONENT PART OF A COMPLETE CONSTRUCTION SYSTEM. BY THE NATURE OF THE WORK, IT IS DIFFICULT TO IDENTIFY ALL POSSIBLE DETAIL CONDITIONS, REQUIRED FLASHINGS, ETC. COORDINATE ALL APPLICABLE DETAILS WITH THE MANUFACTURER FOR ACCEPTANCE.
   - 7.2. CLIENT / OWNER TO COORDINATE AND SELECT ALL FINAL FINISHES / SELECTIONS. COORDINATE ALL REQUIREMENTS OF FINISH SELECTIONS, AND CORRELATION BETWEEN FINISHES, TRIM COMPONENTS, ETC. PROVIDE MOCKUPS OF WORK/FINISHES AS APPLICABLE TO ENSURE CONFORMANCE WITH THE DESIGN INTENT.
   - 7.3. ITEMS MAY BE REFERRED TO AS SINGULAR, OR PLURAL ON THE DRAWINGS AND SPECIFICATIONS. CONTRACTOR TO DETERMINE QUANTITY OF EACH ITEM REQUIRED.
8. COORDINATION:
   - 8.1. COORDINATE ALL SPECIFIC WORK / SCOPE ITEMS WITH CLIENT.
   - 8.2. COORDINATE ALL WORK / SCOPE BETWEEN SUB-CONTRACTORS, SUPPLIERS, AND VENDORS BASED ON THE ENTIRE SET OF DOCUMENTS. PROVIDE ANY REQ'D ADAPTATIONS TO ACCOMMODATE FIELD CONDITIONS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION.
   - 8.3. PROVIDE FULL SET OF CONSTRUCTION DOCUMENTS TO ALL SUB-CONTRACTORS.
   - 8.4. NO ADDITIONAL COMPENSATION TO CONTRACTOR FOR ISSUES RESULTING FROM THE USE OF AN INCOMPLETE SET OF CONSTRUCTION DOCUMENTS.
   - 8.5. NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ERRORS, OMISSIONS, INCONSISTENCIES, OR DISCREPANCIES BETWEEN CONTRACT DOCUMENTS, DRAWINGS, SPECIFICATIONS, ETC. PRIOR TO PROCEEDING WITH WORK. ANY SITE / JOB CONDITIONS THAT ARISE AND CAUSE CONTRACTOR TO VARY FROM CONTRACT DOCUMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR IF NOT REPORTED TO ARCHITECT PRIOR TO PROCEEDING.
   - 8.6. DO NOT SCALE DRAWINGS. ANY / ALL DIMENSIONS INDICATED ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION. REFER TO DRAWINGS FOR ANY SPECIAL NOTES THAT MAY GOVERN THE LAYOUT OF THE WORK.
   - 8.7. "N.I.C." INDICATES WORK AND / OR MATERIALS NOT IN THE CONTRACT OF THE CONTRACTOR. THIS DOES NOT RELIEVE THE CONTRACTOR OF ALL ASPECTS OF COORDINATION.
   - 8.8. EXAMINE AND BECOME FAMILIAR WITH SITE AND JOB CONDITIONS PRIOR TO START OF WORK. VERIFY ALL DIMENSIONS, EXISTING CONDITIONS, INFORMATION IN THE DRAWINGS, AVAILABLE UTILITIES, ETC. GOVERNING THEIR SCOPE OF THE WORK. NOTIFY ARCHITECT IN WRITING OF ANY AND ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND CONTRACT DOCUMENTS. COMMENCEMENT OF WORK IMPLIES ACCEPTANCE OF CONDITIONS.
   - 8.9. CONTACT CLIENT OR ARCHITECT REGARDING ALL QUESTIONS OR DISCREPANCIES. COMMUNICATION WITH ARCHITECT'S CONSULTANTS OR OTHERS IS NOT CONSIDERED VALID AND ANY RESULTANT CHANGES IN WORK, ADDITIONAL COSTS, APPROVALS, PERMITS, ETC. IS THE CONTRACTOR'S RESPONSIBILITY.
   - 8.10. ARCHITECT IS NOT RESPONSIBLE FOR QUALITY OR QUANTITY OF WORK, FIELD INSPECTIONS, REVIEWING CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCING, PROCEDURES, PAYMENT APPLICATIONS, OR TO DETERMINE THE DISTRIBUTIONS OF FUNDS, ETC.
   - 8.11. CONTRACT DOCUMENTS, DRAWINGS, OR DETAILS IN THIS SET MAY INDICATE TYPICAL CONDITIONS WHICH MAY VARY FROM ACTUAL CONSTRUCTION. COORDINATE CONDITIONS / DETAILS WITH CLIENT.
9. OCCUPANCY: BUILDING WILL BE OCCUPIED DURING CONSTRUCTION FOR ON-GOING OPERATIONS. COORDINATE CONSTRUCTION ACTIVITIES WITH OWNER AND THE PROJECT TEAM TO MINIMIZE THE IMPACT ON THE OCCUPANTS - REFER TO SPECIFICATIONS. INCLUDE ANY ADDITIONAL COSTS FOR PROJECT SCHEDULING AS INDICATED HEREIN AND WITHIN SPECIFICATIONS.
10. TEMPORARY WEATHERTIGHTNESS / WEATHER SEAL: AT THE END OF EACH WORK DAY, COMPLETE ALL WORK IN SUCH A MANNER TO BE ADEQUATELY SEALED WATERTIGHT TO EITHER EXISTING ROOF SYSTEMS OR PROPER FLASHINGS / TERMINATIONS AS IS APPLICABLE TO THE WORK. TAKE ALL PROVISIONS TO MINIMIZE ANY LEAKS INTO THE BUILDING.
   - 10.1. ONLY LAY OUT THE AMOUNT OF MATERIALS WHICH CAN BE INSTALLED WATERTIGHT THAT DAY. NO TEMPORARY ROOFING / LOOSE MEMBRANE, ETC. PERMITTED.
11. CONTRACTOR'S USE OF JOB SITE:
   - 11.1. WORK HOURS: COORDINATE WITH OWNER.
   - 11.2. ACCESS: PROVIDE ROOF ACCESS VIA CONTRACTOR PROVIDED PORTABLE LADDERS, SCAFFOLDING, OR MAN-LIFTS. ROOF ACCESS FROM THE INTERIOR OF THE BUILDING MAY NOT BE PERMITTED BY OWNER. ASSUME NO DIRECT ACCESS WILL BE PROVIDED TO THE INTERIOR OF THE BUILDING UNLESS SPECIFICALLY APPROVED AND COORDINATED BY THE OWNER.
   - 11.3. PROVIDE ALL NECESSARY CRANES, MAN-LIFTS, CHUTES, ETC. FOR THE PROPER EXECUTION OF THE WORK.
   - 11.4. PROVIDE CHUTE FOR ALL TRASH / DEBRIS REMOVAL UNLESS SO REMOVED VIA A CRANE.
   - 11.5. THROWING DEBRIS OFF THE ROOF IS NOT PERMITTED.
   - 11.6. PROJECT STAGING AREA: AT OWNER DIRECTION
   - 11.7. PROVIDE ON-SITE SECURABLE CONSTRUCTION MATERIALS STORAGE AND TRASH DUMPSTER FOR THE PROJECT. LOCATE IN AN APPROVED LOCATION, COORDINATE WITH THE OWNER. PROVIDE ALL NECESSARY / REQUIRED SECURITY/PROTECTION MEASURES.
   - 11.8. PARKING: AT OWNER DIRECTION
12. CLOSEOUT REQUIREMENTS
   - 12.1. AS-BUILT / RECORD DRAWINGS: MAINTAIN A RED-LINE COPY OF AS-BUILT / RECORD DRAWINGS INDICATING FIELD CHANGES, HIDDEN/CONCEALED UTILITIES, AND OTHER PERTINENT DEVIATIONS FROM THE APPROVED CONSTRUCTION DOCUMENTS.
   - 12.2. OPERATIONS AND MAINTENANCE DATA: PROVIDE O+M MANUAL TO CLIENT / OWNER WITH ALL PERTINENT SELECTIONS, SYSTEMS, PROJECT DOCUMENTS, AND CERTIFICATES.
   - 12.3. STARTING OF SYSTEMS / DEMONSTRATION: DEMONSTRATE THE OPERATION AND MAINTENANCE OF INSTALLED PRODUCTS AND SYSTEMS TO CLIENT / OWNER PRIOR TO TURN OVER OF THE PROJECT.
   - 12.4. TESTING, ADJUSTING, BALANCING: TEST AND BALANCE SYSTEMS AS REQUIRED FOR SMOOTH AND UNHINDERED OPERATION.

SECTION 02 41 19: EXISTING CONDITIONS / SELECTIVE DEMOLITION

1. NOTIFY ARCHITECT AND CLIENT IF ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE SHOW SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR OTHER DAMAGE / FAILURE / DETERIORATION WHICH MAY CAUSE ANY PART / PARTS / BUILDING TO NOT MEET APPLICABLE BUILDING CODES, COMPROMISE SAFETY, CREATE RISK OF FAILURE, OR NOT MEET STANDARD BUILDING PRACTICES.
2. VERIFY EXISTING STRUCTURE HAS CAPACITY TO SUPPORT NEW NEW CONSTRUCTION WHERE INDICATED TO BE SUSPENDED FROM THE EXISTING STRUCTURE.
3. VERIFICATION OF EXISTING CONDITIONS / ACCEPTANCE OF CONDITIONS
   - 3.1. VERIFY ALL CONDITIONS, DIMENSIONS, ELEVATIONS, SLOPES, DETAILS, DRAINS, PENETRATIONS, AND INTERRELATED INFORMATION IN THESE DRAWINGS FOR ACCURACY AS SHOWN WITH THE INTENT OF THESE DRAWINGS PRIOR TO THE START OF WORK. REPORT ANY CONCEALED ELEMENTS OR DIFFERING CONDITIONS WHICH MAY AFFECT CONSTRUCTION TO THE ARCHITECT.
   - 3.2. VERIFY EXISTING DECK SURFACES AND SLOPES PRIOR TO INSTALLATION OF INSULATION / TAPERED INSULATION, ETC. TAKE ALL PROVISIONS TO ENSURE PROPER DRAINAGE INCLUDING STRING LEVELING THE DECK, ETC. TO DETERMINE ANY IRREGULARITIES, BELLY, RIDGE, ETC. THAT MAY AFFECT THE PROPER FLOW OF WATER TO THE DRAINAGE SYSTEM.
   - 3.3. VERIFY THE CONDITION OF ALL EXISTING DRAINAGE SYSTEM COMPONENTS [INTERNAL ROOF DRAINS, SCUPPERS, GUTTERS, ETC.]. NOTIFY ARCHITECT OF ANY REPAIRS THAT ARE REQUIRED SUCH AS BROKEN DRAIN BOLTS, CLAMPING RINGS, ETC. ALL DRAINS REQUIRE NEW FLASHING AND ANY COMPONENTS TO MAKE / MAINTAIN THEM OPERATIONAL.
   - 3.4. VERIFY ALL DRAINAGE SYSTEMS ARE FREE-FLOWING AND DRAINING PROPERLY. ADDRESS AND UN-CLOG ANY DRAINAGE SYSTEMS WHICH BECOME CLOGGED DURING COURSE OF THE WORK AT THE CONTRACTOR'S EXPENSE.
   - 3.5. TAPERED INSULATION OR CRICKET / SADDLE LAYOUT AS SHOWN PROVIDES A GUIDE [AS APPLICABLE], FOLLOW THE INTENT OF THE DRAWINGS, ONLY SLIGHT ADJUSTMENTS SHALL BE MADE. ACTUAL INSTALLATION SHALL BE IN ACCORDANCE WITH APPROVED MANUFACTURERS SCALED LAYOUT.
4. PROTECTION / CUTTING AND PATCHING:
   - 4.1. PROTECT EXISTING CONSTRUCTION AND RESTORE ALL FINISH SURFACES TO THEIR ORIGINAL CONDITION WHERE DAMAGED BY WORK.
   - 4.2. PROVIDE ALL LEVELING, PATCHING, AND REMEDIAL REPAIRS AS REQUIRED BY THE SCOPE OF WORK. REPAIRS INCLUDE, BUT ARE NOT LIMITED TO, WORK REQUIRED TO PROVIDE A SMOOTH AND EVEN TRANSITION BETWEEN NEW AND EXISTING FINISHES AND TO PREPARE EXISTING SURFACES FOR NEW FINISHES.
   - 4.3. REMOVE ALL UNUSED VENT PIPES, EQUIPMENT SUPPORTS, ETC. COORDINATE WITH THE OWNER.
   - 4.4. ENSURE THAT ALL PENETRATIONS ARE PROPERLY SUPPORTED BELOW THE DECK.
   - 4.5. CHECK FOR ROOFTOP CONDUITS, OBSTRUCTIONS, ETC. UNDER DECK PRIOR TO APPLICATION OF INSULATION, MECHANICAL FASTENING, ETC. COORDINATE ACCESS TO BELOW ROOF DECK WITH OWNER.
   - 4.6. REMOVE AND REINSTALL EXISTING CONDUITS/CABLING, ETC. AS REQUIRED TO INSTALL NEW ROOF SYSTEM
   - 4.7. TAKE ALL MEASURES NECESSARY TO MINIMIZE DUST/DIRT/DEBRIS FROM ENTERING INTERIOR PORTIONS OF THE BUILDING. PROVIDE ALL TEMPORARY PROTECTION REQ'D.
   - 4.8. COORDINATE ALL WORK TO MINIMIZE DISTURBANCE TO THE BUILDING OCCUPANTS.
   - 4.9. COORDINATE SHUT DOWN OF HVAC / VENTILATION SYSTEMS, ELECTRICAL COMPONENTS, ETC. A MINIMUM OF 48 HOURS PRIOR TO ANY DISRUPTION OF SERVICE.
   - 4.10. DISCONNECT AND RECONNECT ALL HVAC EQUIPMENT INCLUDING ELECTRICAL CONNECTION, REFRIGERANT PIPING, ETC. AS REQUIRED. PROVIDE OWNER A 48 HOUR NOTICE PRIOR TO PERFORMING THIS WORK.
   - 4.11. PROVIDE ADEQUATE PROTECTION FROM VAPORS, FUMES, SMELL, ETC. FROM ENTERING THE BUILDING TO THE BEST OF THEIR ABILITY. PROVIDE PROTECTION OF EXISTING SYSTEMS AS REQUIRED. COORDINATE WITH THE OWNER.
   - 4.12. FIT WORK TIGHT TO ADJACENT ELEMENTS. MAINTAIN INTEGRITY OF ROOF DECK, WALL, OR OTHER CONSTRUCTION, COMPLETELY SEAL VOIDS.
   - 4.13. REFINISH SURFACES TO MATCH ADJACENT FINISHES, UNLESS NOTED OTHERWISE.
   - 4.14. SALVAGED ITEMS: COORDINATE W/ CLIENT / OWNER.
5. HAZARDOUS MATERIALS: FOLLOW ALL APPLICABLE REQUIREMENTS RELATED TO THE REMOVAL / ABATEMENT OF EXISTING CONSTRUCTION AS HAVE BEEN IDENTIFIED. PROPERLY DISPOSE OF ANY HAZARDOUS MATERIALS. MAINTAIN ALL REQUIRED CERTIFICATIONS.

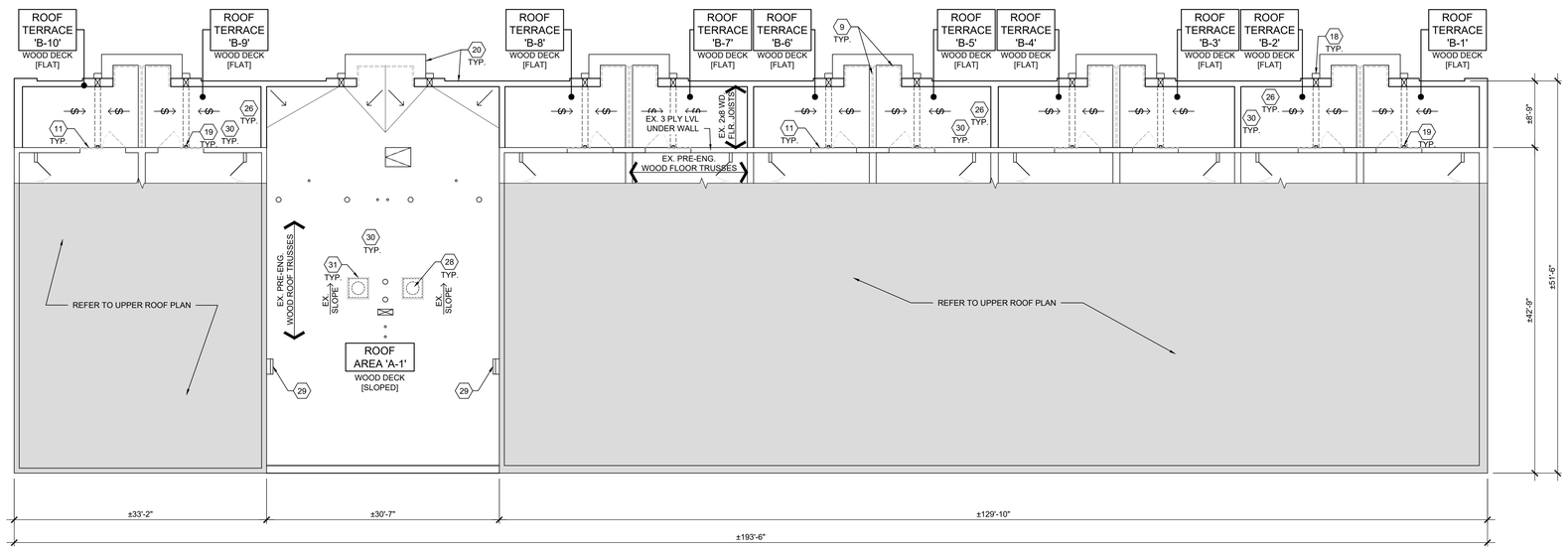
RDA CONTRACT ADMINIS



B EXISTING / DEMOLITION UPPER ROOF PLAN

SCALE: 1/8" = 1'-0"

0 4 8 16 N



A EXISTING / DEMOLITION LOWER ROOF PLAN

SCALE: 1/8" = 1'-0"

0 4 8 16 N

EXISTING / DEMOLITION KEY NOTES

1. EX. GRADE
2. EX. CONC. STEPS/STOOP TO REMAIN
3. EX. SPLIT FACE BLOCK [CMU] TO REMAIN
4. EX. BRICK VENEER TO REMAIN
5. REMOVE EX. FIBER CEMENT CLADDING, TRIM, & WRB COMPLETE TO SUB-SHEATHING - PREP FOR NEW WORK. REPAIR EXISTING SUB-SHEATHING AS REQ'D TO ADDRESS ROTTED / DETERIORATED FRAMING [REFER TO ALLOWANCES]
6. REMOVE EX. ENTABLATURE CLADDING AND TRIM COMPLETE TO EXPOSE SHEATHING - PREP FOR NEW WORK. SALVAGE EX. BRACKETS FOR REINSTALLATION
7. EX. BRISE SOLEIL TO REMAIN
8. EX. MTL RAIL SYSTEM TO REMAIN
9. REMOVE EX. MTL RAIL SYSTEM COMPLETE.
10. EX. DOOR TO REMAIN.
11. REMOVE EX. PATIO DOOR COMPLETE. REPAIR EXISTING FRAMING AS REQ'D TO ADDRESS ROTTED / DETERIORATED FRAMING. [REFER TO ALLOWANCES]
12. EX. STOREFRONT TO REMAIN.
13. EX. VINYL WINDOW TO REMAIN
14. EX. STONE SILL / BAND TO REMAIN
15. EX. STONE ACCENT TO REMAIN
16. REMOVE EX. VENT COVER / THRU WALL PENETRATION, SALVAGE FOR REINSTALLATION.
17. EX. UTILITIES TO REMAIN
18. EX. CONDUCTOR HEADS AND DOWNSPOUTS TO REMAIN.
19. REMOVE EX. CONDUCTOR HEAD AND DOWNSPOUT COMPLETE.
20. REMOVE EX. COPING / EDGE METAL
21. EX. CANOPY TO REMAIN - REMOVE FABRIC, KEEP FRAME
22. EX. SIGNAGE TO REMAIN
23. REMOVE EXISTING BANNER
24. EX. METAL ARCHWAY TO REMAIN
25. REMOVE EX. LIGHT FIXTURES.
26. REMOVE EX. ROOF PAVERS AT ROOFTOP TERRACE.
27. EX. PARAPET WALL TO REMAIN
28. REMOVE EX., INSTALL NEW A/C UNITS - REFER TO MECHANICAL DRAWINGS.
29. REMOVE EX. LADDER, SALVAGE FOR REINSTALLATION AFTER COMPLETE OF NEW SIDING WORK.
30. REMOVE EX. ROOF SYSTEM COMPLETE TO ROOF DECK. REPAIR EXISTING ROOF DECK AS REQ'D TO ADDRESS ROTTED / DETERIORATED FRAMING. [REFER TO ALLOWANCE]
31. REMOVE EX. FIBERGLASS PAD UNDER A/C UNITS.
32. EX. WOOD FRAMING SADDLES TO REMAIN.
33. REMOVE EX. EPDM BASE FLASHING - REFER TO ROOF PLAN
34. REMOVE EX. FIBER CEMENT TRIM BETWEEN WINDOWS.
35. ASSESS, REPAIR, & PREP EXISTING EPDM ROOF MEMBRANE FOR NEW SILICONE ROOF COATING SYSTEM. INCLUDE ALL REPAIRS / SECTIONAL REPLACEMENT TO ADDRESS DETERIORATED CONDITIONS, INCLUDE AN ALLOWANCE IN THE AMOUNT OF 10% OF THE ROOF AREA TO RECEIVE NEW INSULATION & EPDM REPAIR. [BASE BID]
36. ASSESS, REPAIR, & PREP EXISTING EPDM ROOF MEMBRANE FOR NEW SILICONE ROOF COATING SYSTEM. INCLUDE ALL REPAIRS / SECTIONAL REPLACEMENT TO ADDRESS DETERIORATED CONDITIONS, INCLUDE AN ALLOWANCE IN THE AMOUNT OF 10% OF THE ROOF AREA TO RECEIVE NEW INSULATION & EPDM REPAIR. [ALTERNATE DEDUCT SCOPE]

ADD 01

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CMHA SOLICITATION 2025-3024

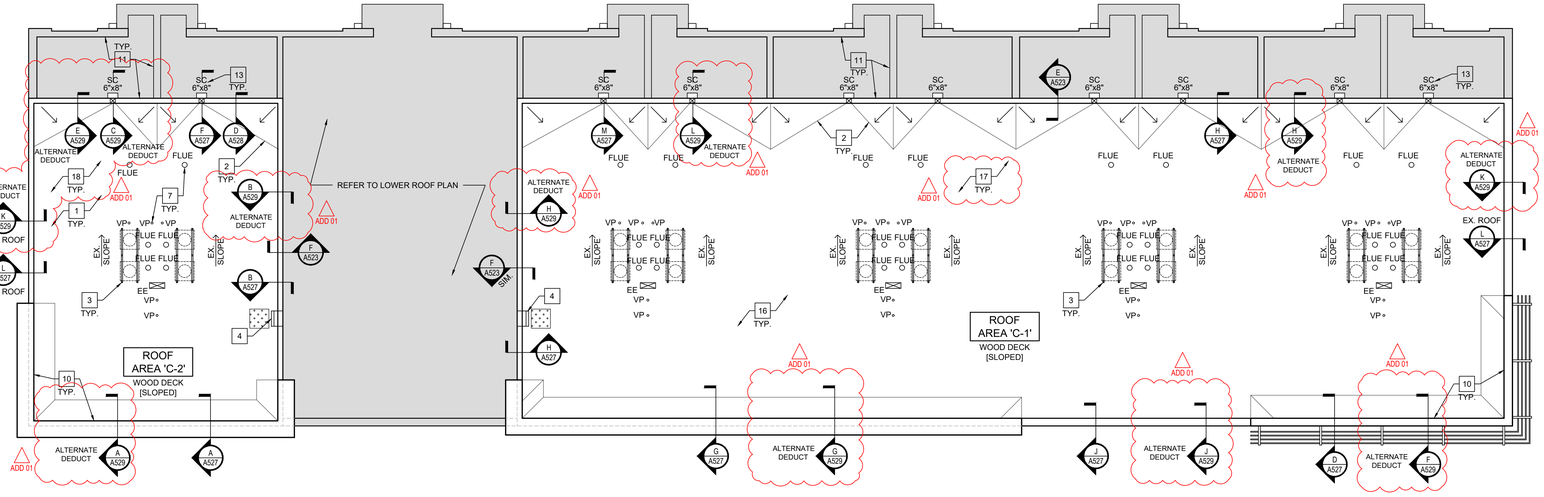
Project Number
2025-105

Date
September 17, 2025

Date	Issue
08.28.25	Bid Set
09.17.25	Addendum 01

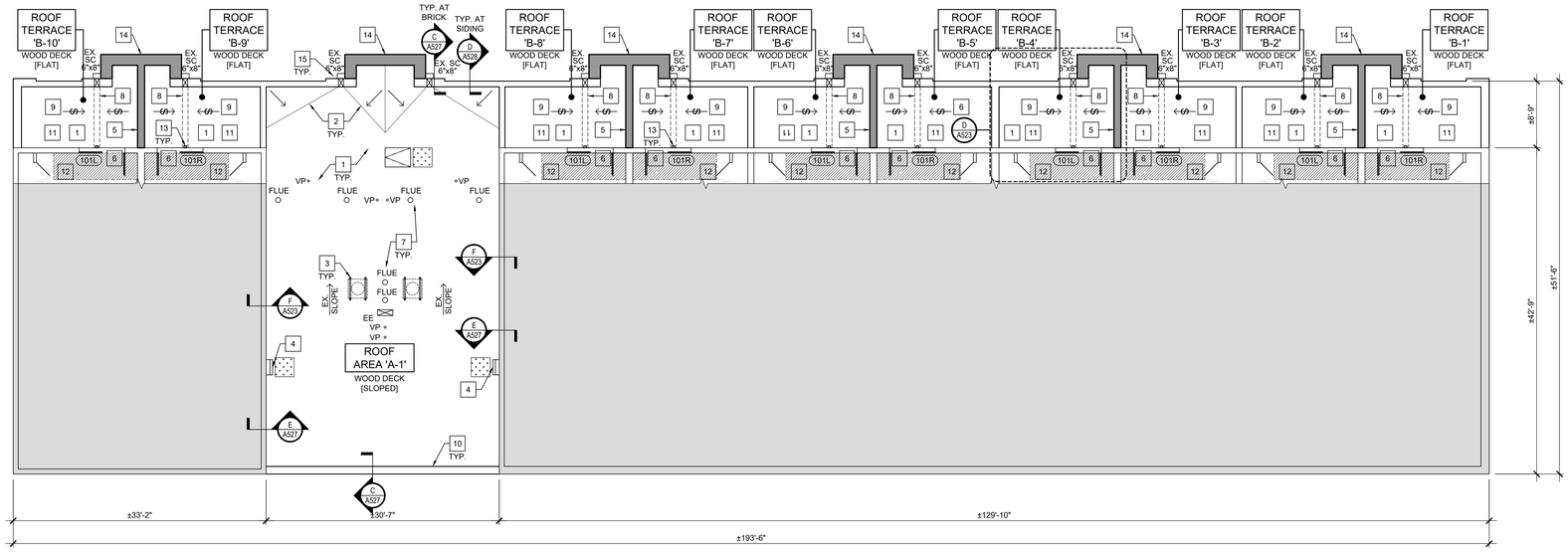
Sheet Title
Existing / Demolition Roof Plans

Sheet Number
A521



B PROPOSED UPPER ROOF PLAN

SCALE: 1/8" = 1'-0"



A PROPOSED LOWER ROOF PLAN

SCALE: 1/8" = 1'-0"

KEY NOTES

1. NEW EPDM ROOF SYSTEM. REFER TO ROOF MATRIX.
2. EXISTING WOOD FRAMED CRICKETS / SADDLES TO REMAIN. ENSURE POSITIVE DRAINAGE TO THE SCUPPERS.
3. NEW WIND RATED A/C STANDS. FLASH INTO NEW ROOF SYSTEM. REFER TO DETAILS. INSTALL NEW A/C UNITS. ANCHOR IN PLACE TO NEW STANDS. MODIFY / REPAIR / RECONNECT LINESETS AND ELECTRICAL FEEDS. REFER TO MECHANICAL DRAWINGS.
4. REINSTALL EXISTING ROOF ACCESS LADDER. PREP AND PAINT. RE-ANCHOR / SEAL SUPPORTS AT STRUCTURE. INSTALL WALK PADS AT TOP AND BOTTOM OF EACH LADDER.
5. FRAME NEW PONY WALL ON TOP OF EX. PARAPET WALL W/ 2x8 STUDS AT 16" O.C. WITH 1/2" OSB SHEATHING EACH SIDE. ALIGN TOP OF WALL WITH ADJACENT PARAPET WALL. INSTALL NEW 24 GA. PRE-FIN. WIND RATED COPING.
6. NEW PATIO DOOR INTO ORIGINAL ROUGH OPENING. REPAIR EXISTING FRAMING AS REQ'D TO ADDRESS ROTTED / DETERIORATED FRAMING.
7. NEW FLASHING / BOOTS AT EX. ROOF PENETRATIONS - SEE SYMBOL LEGEND
8. EXISTING DRAINAGE TROUGH. REFER TO DETAILS. REMOVE EXISTING, INSTALL NEW PERFORATED METAL FRAME / COVER.
9. NEW ROOF PAVERS AT ROOFTOP TERRACE. REFER TO DETAILS.
10. NEW PRE-FINISHED METAL COPING, REFER TO DETAILS.
11. REFER TO BUILDING ELEVATIONS FOR REMOVAL AND REPLACEMENT OF WALL CLADDING COMPONENTS.
12. AREA OF ANTICIPATED 3/4" T&G OSB SUBFLOOR REPLACEMENT. REMOVE EX. FINISH FLOOR [CARPET] AS REQ'D. PROVIDE SUPPLEMENTAL BLOCKING AS REQ'D TO SUPPORT NEW OSB.
13. REMOVE EXISTING, INSTALL NEW 24 GA. STAINLESS STEEL SCUPPER LINING. INSTALL NEW 24 GA. PRE-FINISHED METAL CONDUCTOR HEAD AT EXTERIOR FACE OF WALL AND RELATED FLASHINGS PER MFG. INSTALL NEW 24 GA. PRE-FINISHED METAL 3"x4" DOWNSPOUT.
14. FRAME NEW PONY WALL ON TOP OF EX. PARAPET WALL W/ 2x4 STUDS AT 16" O.C. WITH 1/2" OSB SHEATHING, WRB, & 7" EXPOSURE F.C. LAP SIDING ON INSIDE, & (2) 1x12 F.C. FREIZE TRIM ON OUTSIDE. ALIGN TOP OF WALL WITH ADJACENT PARAPET WALL. ALIGN INTERIOR FACE OF PONY WALL W/ INTERIOR FACE OF EX. ADJACENT PARAPET WALL. INSTALL NEW 22 GA. PRE-FIN. WIND RATED COPING.
15. REMOVE EXISTING, INSTALL NEW 24 GA. STAINLESS STEEL SCUPPER LINING. INSTALL NEW 24 GA. PRE-FINISHED METAL FACE PLATE. EXISTING CONDUCTOR HEAD & DOWNSPOUT TO REMAIN.
16. EX. EPDM ROOF SYSTEM TO REMAIN. REPAIR AS REQ'D BY NEW WORK. ROOF IS UNDER WARRANTY WITH ELEVATE. ALL REPAIRS / DETAILING SHALL BE COMPLETED PER ELEVATE DETAILING GUIDELINES / REQUIREMENTS TO MAINTAIN WARRANTY. [ALTERNATE DEDUCT SCOPE]
17. INSTALL SILICONE ROOF COATING SYSTEM OVER PREPPED EPDM ROOF. [BASE BID]
18. INSTALL SILICONE ROOF COATING SYSTEM OVER PREPPED EPDM ROOF. [ALTERNATE DEDUCT SCOPE]

SYMBOL LEGEND

COORDINATE WITH CONDITIONS AND KEY NOTES ON DRAWINGS

- EXISTING ROOF SLOPE — EXISTING ROOF SLOPE [STRUCTURAL DECK SLOPE]
- ROOF SLOPE DIRECTION - SEE DRAWING FOR SLOPE [TAPERED INSULATION SLOPE]
- EXISTING SPLIT SYSTEM CONDENSING / AC UNIT MOUNTED ON NEW WIND RATED STANDS [SINGLE OR MULTIPLE UNITS] - FIELD FLASH / EPDM FLASHING BOOT AT STAND SUPPORTS.
- +VP — EXISTING VENT PIPE, INSTALL NEW FLASHING BOOT PER MFG. RAISE / EXTEND VENT AS REQ'D TO INSTALL FLASHING.
- FLUE — FLUE / HOT STACK PENETRATION, INSTALL NEW FIELD FLASHING PER MFG.
- SC 6" x 8" — PRIMARY SCUPPER - REMOVE EXISTING, INSTALL NEW 24 GA. STAINLESS STEEL SCUPPER LINING. INSTALL NEW 24 GA. PRE-FINISHED METAL CONDUCTOR HEAD AT EXTERIOR FACE OF WALL AND RELATED FLASHINGS PER MFG. SIZED AS NOTED. MODIFY EXISTING OPENING IF REQ'D. TO MEET DIMENSIONS / NEW ROOF SYSTEM THICKNESS. REMOVE EX., INSTALL NEW 24 GA. PRE-FINISHED METAL DOWNSPOUT. PROVIDE ALL ELBOWS & OFFSETS AS REQUIRED. DOWNSPOUTS SIZED AT 3"x4" UNLESS OTHERWISE NOTED. DISCHARGE ONTO LOWER ROOF.
- EX. SC 6" x 8" — EXISTING SCUPPER - REMOVE EXISTING, INSTALL NEW 24 GA. STAINLESS STEEL SCUPPER LINING. INSTALL NEW 24 GA. PRE-FINISHED METAL FACE PLATE. EXISTING CONDUCTOR HEAD & DOWNSPOUT TO REMAIN. DISCHARGE INTO EXISTING UNDERGROUND STORM.
- EE — REMOVE EXISTING, INSTALL NEW EQUIPMENT ENCLOSURE - 24 GA. GALVANIZED SHEET METAL WITH SLOPED, REMOVABLE TOP TO ACCESS ENCLOSURE. SEAL ALL PENETRATIONS THRU ENCLOSURE. DISCONNECT / RECONNECT - REFER TO DETAIL K/A527
- NEW WALK PADS
- EXISTING ROOF HATCH TO REMAIN.

GENERAL NOTES

1. VERIFY BELOW DECK CONFLICTS, COMMUNICATION WIRING, ELECTRICAL CONDUITS, ETC. THAT MAY BE ATTACHED JUST BELOW THE ROOF DECK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO BELOW DECK ITEMS AND SUBSEQUENT REPAIRS.
2. INSTALL MISCELLANEOUS BLOCKING / FURRING AS REQ'D FOR FILLERS, ETC. TO ALLOW PROPER ALIGNMENT OF NEW / EXISTING CONDITIONS.
3. VERIFY ALL DIMENSIONS FOR METAL EDGE, FASCIA, COPING, ETC. TO ENSURE NEW METAL ADEQUATELY COVERS AND OVERLAPS EXISTING JOINTS, MASONRY, EIFS, ETC. AND WILL NOT LEAVE UNFINISHED EDGES, PROFILES, SHADOWS, ETC.
4. REMOVE / REINSTALL EXISTING ELECTRICAL DEVICES, SENSORS, ETC. AS REQ'D TO INSTALL NEW METAL COPING / METAL EDGE, TYP. ALL AREAS
5. ALL EXPOSED TO VIEW JOINT SEALANT SHALL BE INSTALLED BY A QUALIFIED APPLICATOR. QUALITY OF SEALANT JOINTS WILL BE REVIEWED DURING CONSTRUCTION INCLUDING PROPER WIDTH / DEPTH RATIO, BACKER ROD, PRIMER, AND AESTHETICS - COORDINATE AS REQ'D.
6. INCLUDE ALL NECESSARY 2x BLOCKING / NAILERS AS REQ'D TO INSTALL NEW / REPLACEMENT SHEATHING / DECKING. ENSURE THAT ALL PANEL EDGES ARE SUPPORTED BY FRAMING.
7. VERIFY SHEATHING / DECKING IS PROPERLY ATTACHED TO THE UNDERLYING WOOD STRUCTURE.
   - 7.1. 1/2" OSB ROOF / WALL SHEATHING: MIN. OF 8d RING SHANK NAILS AT 6" OC AT EDGES / PERIMETER OF PANELS AND 8d NAILS AT 12" OC AT FIELD OF PANELS.
   - 7.2. 3/4" OSB FLOOR SHEATHING: BED IN CONSTRUCTION ADHESIVE AND MIN. OF 6d RING SHANK NAILS AT 6" OC AT EDGES / PERIMETER OF PANELS AND 6d NAILS AT 12" OC AT FIELD OF PANELS.

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CMHA SOLICITATION 2025-3024

Project Number
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Date
September 17, 2025

Date	Issue
08.28.25	Bid Set
09.17.25	Addendum 01

Sheet Title
Proposed Lower Roof Plan / Enlarged Plan /Schedule

Sheet Number
A522

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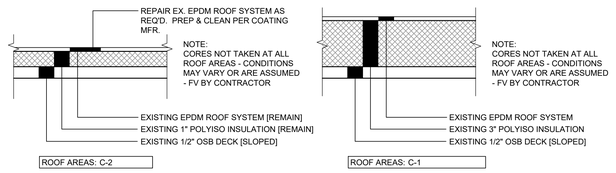
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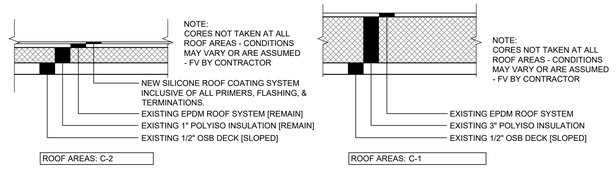
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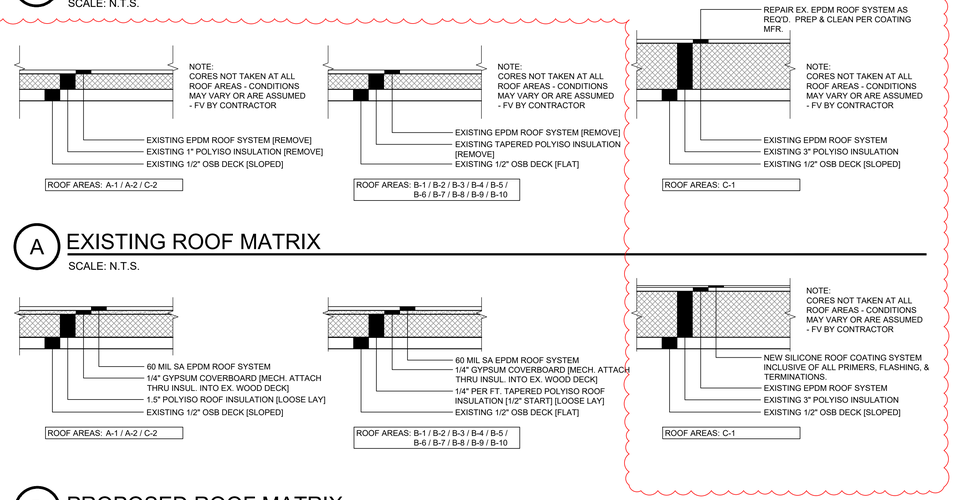
G ALTERNATE DEDUCT EXISTING ROOF MATRIX

SCALE: N.T.S.



H ALTERNATE DEDUCT PROPOSED ROOF MATRIX

SCALE: N.T.S.



A EXISTING ROOF MATRIX

SCALE: N.T.S.

B PROPOSED ROOF MATRIX

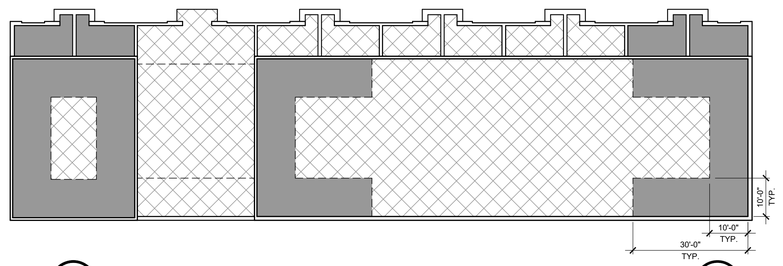
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MECHANICAL ATTACHMENT REQUIREMENTS

ZONE 1[1]:	INTERIOR FIELD	12 FASTENERS / 4' x 8' BOARD
ZONE 1:	EXTERIOR FIELD	12 FASTENERS / 4' x 8' BOARD
ZONE 2:	PERIMETER	16 FASTENERS / 4' x 8' BOARD
ZONE 3:	CORNERS	32 FASTENERS / 4' x 8' BOARD

NOTE:
CONTRACTOR TO CONDUCT MECHANICAL PULLOUT TESTING OF THE EXISTING OSB ROOF DECK. THE MINIMUM PULL OUT VALUE FOR THE ABOVE FASTENING RATES IS 300 LB. IF LOWER VALUES ARE FOUND THROUGH TESTING, ADJUST THE FASTENING RATES PER MANUFACTURER'S REQUIREMENTS. THE INDICATED MECHANICAL ATTACHMENT RATES ARE THE MINIMUM REQUIREMENTS PER MANUFACTURER TESTING RESULTS. THE CONTRACTOR SHALL CONFIRM WITH THE MANUFACTURER AND FACTORY MUTUAL GLOBAL SYSTEM ASSEMBLY [IF APPLICABLE] TO ENSURE THE ACTUAL SYSTEM BEING INSTALLED PER THEIR REQUIREMENTS TO MEET THE SPECIFIED WARRANTY [INCLUDING WIND] REQUIREMENTS. THIS SHALL BE ACCOMPLISHED PRIOR TO SUBMITTING FOR BIDS AND ANY DEVIATION SHALL BE INCLUDED IN THE BID AMOUNT.

KEY FOR ROOF ZONES:
- ZONE 1[1] - INTERIOR FIELD
- ZONE 1 - EXTERIOR FIELD
- ZONE 2 - PERIMETER
- ZONE 3 - CORNER



C ROOF PLAN INDICATING ROOF SECUREMENT ZONES

SCALE: 1/16" = 1'-0" 0 8 16 32 N

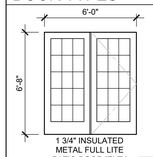
DOOR SCHEDULE

#	SIZE	NEW	EXISTING	SALVAGED	FRAME TYPE	DOOR TYPE	HDWR. SET #	FIRE RAT'G	REMARKS
101L	6'-0" X 6'-8"	●			F-1	D-1	#13	-	-
101R	6'-0" X 6'-8"	●			F-1	D-1	#13	-	-

FRAME TYPES

(F-1) WOOD FRAME W/ FIBER CEMENT TRIM AT EXTERIOR

DOOR TYPES



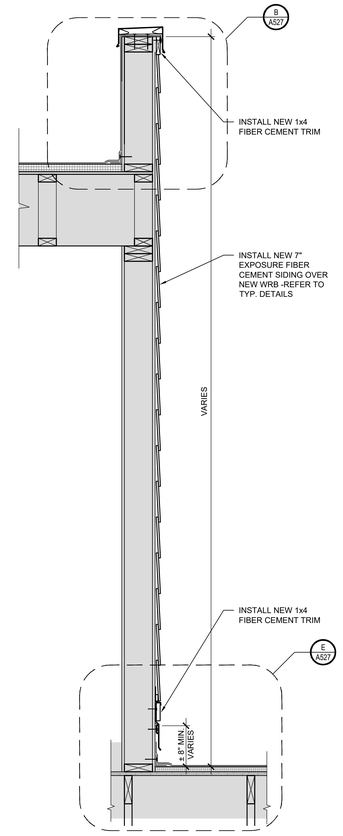
HARDWARE TYPES

#13 -TERRACE ENTRY [EXTERIOR]

[COORDINATE WITH SPECIFICATIONS]

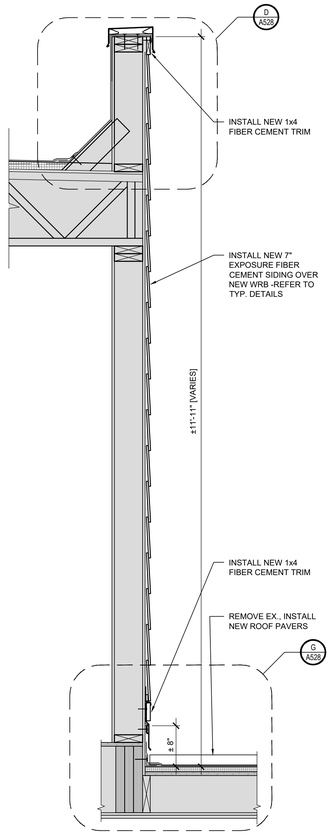
DOOR / FRAME / GLAZING NOTES

1. EXTERIOR DOOR FRAMES: WOOD, PAINT FINISH PER OWNER.
2. EXTERIOR DOORS SHALL BE INSULATED METAL, FULL LITE 15 PANEL, PAINT FINISH PER OWNER.
3. COORDINATE DOOR/FRAME TYPES, STYLE, FINISH WITH OWNER.
4. ALL HARDWARE SHALL MATCH OWNER STANDARD.
5. ALL HARDWARE TO COMPLY WITH THE LATEST REQUIREMENTS OF THE OHIO BUILDING CODE, ADAAG, NFPA, NEC AND OTHER APPLICABLE REGULATORY AGENCIES. THE HARDWARE SUPPLIER SHALL COORDINATE STYLE, FINISH, AND OPERATION REQUIREMENTS WITH THE OWNER.
6. COORDINATE THE KEYING REQUIREMENTS WITH THE OWNER.



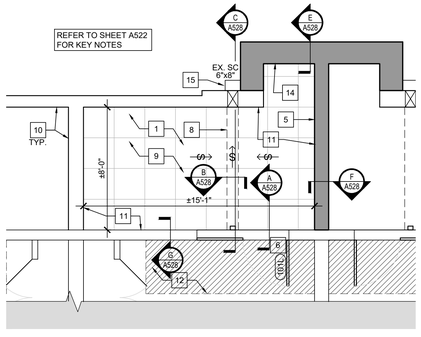
F SECTION

SCALE: 1" = 1'-0" 0 6" 1 2



E SECTION

SCALE: 1" = 1'-0" 0 6" 1 2



D ENLARGED TYPICAL ROOF TERRACE PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8 N

CMHA SOLICITATION 2025-3024

Cincinnati Metropolitan Housing Authority
Linn Street Exchange
1502 Linn St.
Cincinnati, Ohio 45214

Project Number	2025-105
Date	September 17, 2025

Date	Issue
08.28.25	Bid Set
09.17.25	Addendum 01

Sheet Title
Proposed Lower Roof Plan / Enlarged Plan /Schedule

Sheet Number
A523



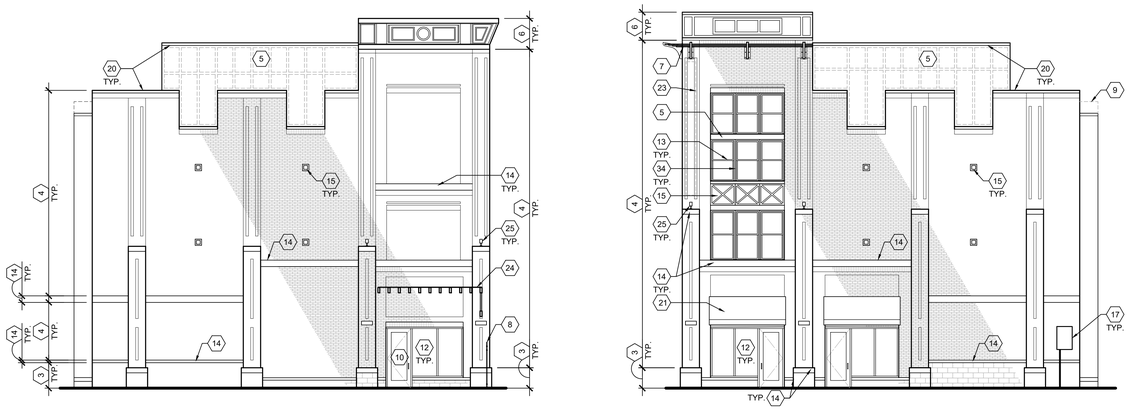
A EXISTING / DEMOLITION EAST ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16



B EXISTING / DEMOLITION WEST ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16

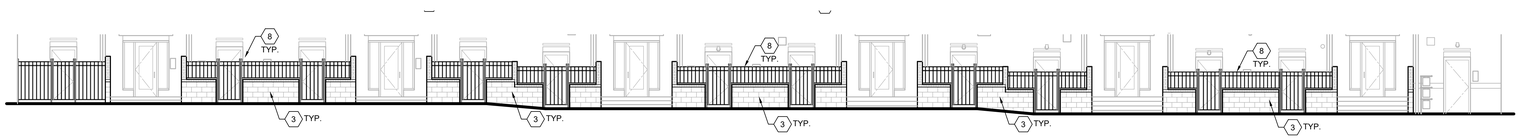


C EXISTING / DEMOLITION NORTH ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16

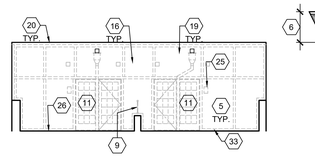
D EXISTING / DEMOLITION SOUTH ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16



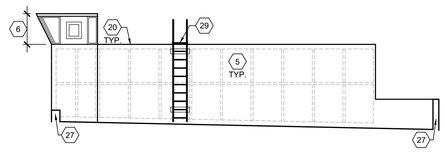
E EXISTING / DEMOLITION EAST ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16



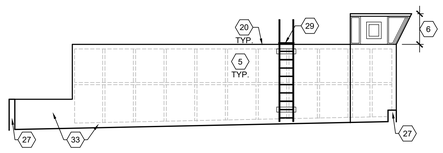
G EXISTING / DEMOLITION EAST ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16



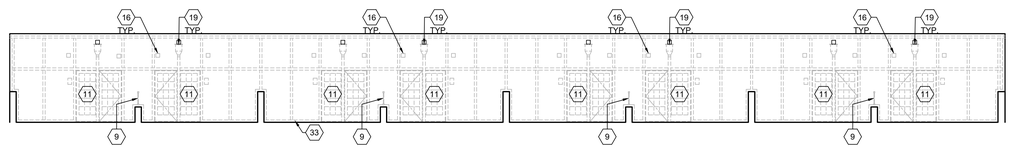
H EXISTING / DEMOLITION SOUTH ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16



J EXISTING / DEMOLITION NORTH ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16

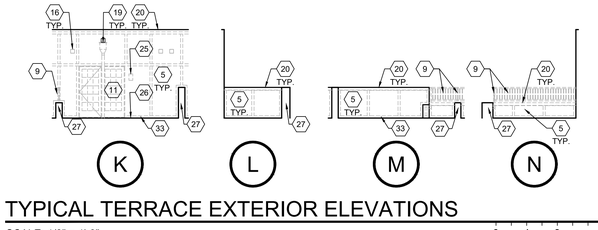


F EXISTING / DEMOLITION EAST ELEVATION

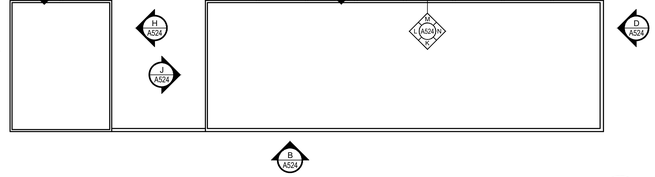
SCALE: 1/8" = 1'-0" 0 4 8 16

TYPICAL TERRACE EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0" 0 4 8 16



K L M N



KEY PLAN

SCALE: N.T.S.

N

EXISTING / DEMOLITION KEY NOTES

1. EX. GRADE
2. EX. CONC. STEPS/STOOP TO REMAIN
3. EX. SPLIT FACE BLOCK [CMU] TO REMAIN
4. EX. BRICK VENEER TO REMAIN
5. REMOVE EX. FIBER CEMENT CLADDING, TRIM, & WRB COMPLETE TO SUB-SHEATHING - PREP FOR NEW WORK. REPAIR EXISTING SUB-SHEATHING AS REQ'D TO ADDRESS ROTTED / DETERIORATED FRAMING [REFER TO ALLOWANCES]
6. REMOVE EX. ENTABLATURE CLADDING AND TRIM COMPLETE TO EXPOSE SHEATHING - PREP FOR NEW WORK. SALVAGE EX. BRACKETS FOR REINSTALLATION
7. EX. BRISE SOLEIL TO REMAIN
8. EX. MTL RAIL SYSTEM TO REMAIN
9. REMOVE EX. MTL RAIL SYSTEM COMPLETE.
10. EX. DOOR TO REMAIN.
11. REMOVE EX. PATIO DOOR COMPLETE. REPAIR EXISTING FRAMING AS REQ'D TO ADDRESS ROTTED / DETERIORATED FRAMING. [REFER TO ALLOWANCES]
12. EX. STOREFRONT TO REMAIN.
13. EX. VINYL WINDOW TO REMAIN
14. EX. STONE SILL / BAND TO REMAIN
15. EX. STONE ACCENT TO REMAIN
16. REMOVE EX. VENT COVER / THRU WALL PENETRATION, SALVAGE FOR REINSTALLATION.
17. EX. UTILITIES TO REMAIN
18. EX. CONDUCTOR HEADS AND DOWNSPOUTS TO REMAIN.
19. REMOVE EX. CONDUCTOR HEAD AND DOWNSPOUT COMPLETE.
20. REMOVE EX. COPING / EDGE METAL
21. EX. CANOPY TO REMAIN - REMOVE FABRIC, KEEP FRAME
22. EX. SIGNAGE TO REMAIN
23. REMOVE EXISTING BANNER
24. EX. METAL ARCHWAY TO REMAIN
25. REMOVE EX. LIGHT FIXTURES.
26. REMOVE EX. ROOF PAVERS AT ROOFTOP TERRACE.
27. EX. PARAPET WALL TO REMAIN
28. REMOVE EX., INSTALL NEW A/C UNITS - REFER TO MECHANICAL DRAWINGS.
29. REMOVE EX. LADDER, SALVAGE FOR REINSTALLATION AFTER COMPLETE OF NEW SIDING WORK.
30. REMOVE EX. ROOF SYSTEM COMPLETE TO ROOF DECK. REPAIR EXISTING ROOF DECK AS REQ'D TO ADDRESS ROTTED / DETERIORATED FRAMING. [REFER TO ALLOWANCE]
31. REMOVE EX. FIBERGLASS PAD UNDER A/C UNITS.
32. EX. WOOD FRAMING SADDLES TO REMAIN.
33. REMOVE EX. EPDM BASE FLASHING - REFER TO ROOF PLAN
34. REMOVE EX. FIBER CEMENT TRIM BETWEEN WINDOWS.
35. ASSESS, REPAIR, & PREP EXISTING EPDM ROOF MEMBRANE FOR NEW SILICONE ROOF COATING SYSTEM. INCLUDE ALL REPAIRS / SECTIONAL REPLACEMENT TO ADDRESS DETERIORATED CONDITIONS, INCLUDE AN ALLOWANCE IN THE AMOUNT OF 10% OF THE ROOF AREA TO RECEIVE NEW INSULATION & EPDM REPAIR. [BASE BID]
36. ASSESS, REPAIR, & PREP EXISTING EPDM ROOF MEMBRANE FOR NEW SILICONE ROOF COATING SYSTEM. INCLUDE ALL REPAIRS / SECTIONAL REPLACEMENT TO ADDRESS DETERIORATED CONDITIONS, INCLUDE AN ALLOWANCE IN THE AMOUNT OF 10% OF THE ROOF AREA TO RECEIVE NEW INSULATION & EPDM REPAIR. [ALTERNATE DEDUCT SCOPE]

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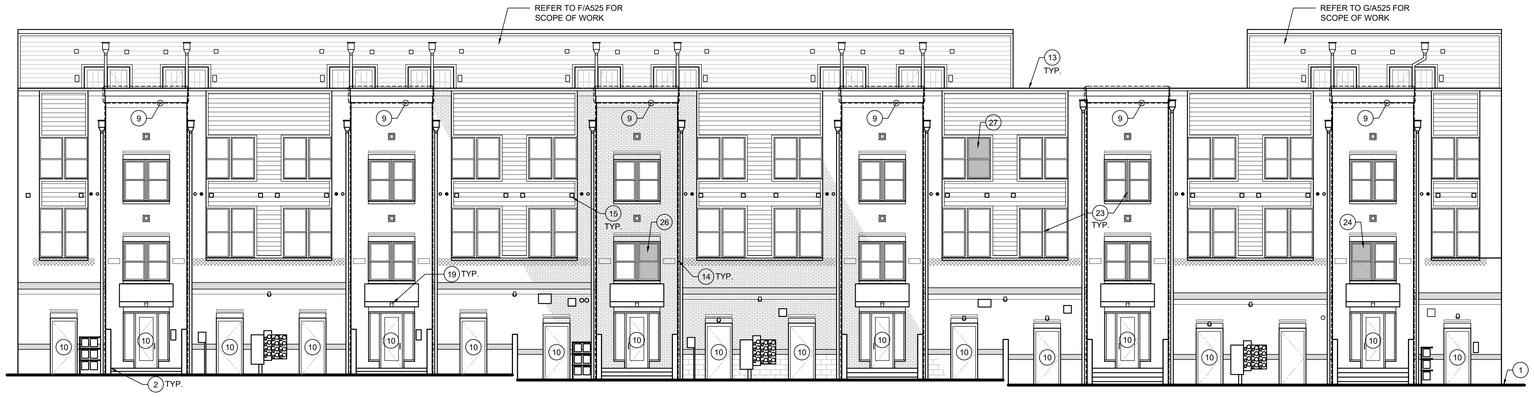
CMHA SOLICITATION 2025-3024

Project Number	2025-105
Date	September 17, 2025

Date	Issue
08.28.25	Bid Set
09.17.25	Addendum 01

Sheet Title: Existing / Demolition Exterior Elevations

Sheet Number: A524



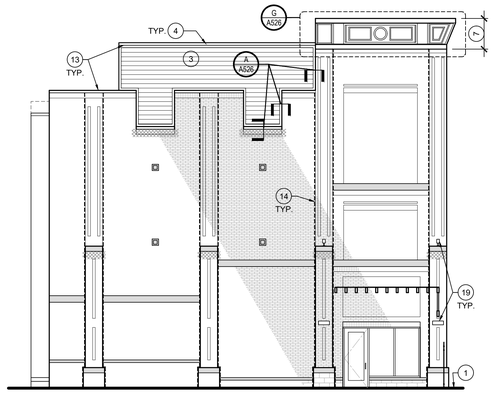
A PROPOSED EAST ELEVATION

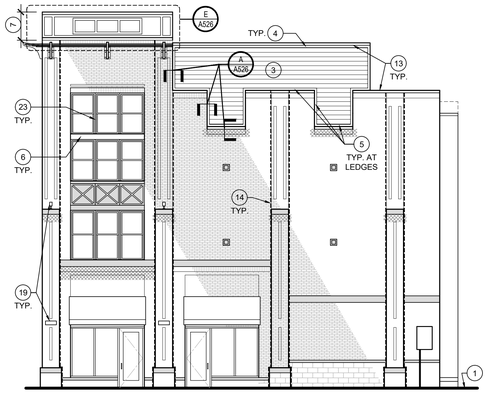
SCALE: 1/8" = 1'-0" 0 4 8 16



B PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16



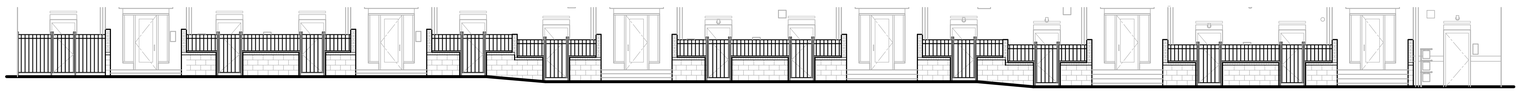


C PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16

D PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16



E PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16

PROPOSED KEY NOTES

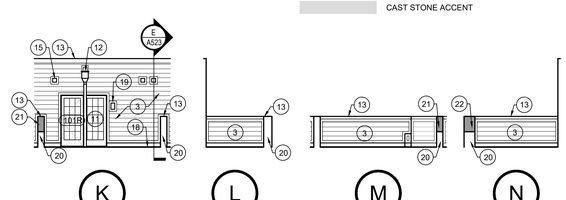
1. EX. GRADE
2. INSTALL NEW SEALANT AT EX. CONC. STEPS/STOOP PERIMETER
3. INSTALL NEW WRB & 7" EXPOSURE FIBER CEMENT LAP SIDING, 1x4 F.C. TRIM, & APPLICABLE FLASHING. PREP & PAINT.
4. NEW 1x 4 SMOOTH FIBER CEMENT TRIM
5. NEW 1x4 SMOOTH COMPOSITE BASE BD. TRIM
6. NEW 5/16" SMOOTH FIBER CEMENT PANEL
7. REFER TO ENTABLATURE DETAILS
8. REPLACE MISSING / DAMAGED BRICKS THIS AREA TO MATCH ADJACENT
9. EXTEND PARAPET WALL HEIGHT THIS AREA - REFER TO PLAN/ DETAILS FOR NEW WALL ASSEMBLY.
10. PREP AND PAINT EX. METAL DOORS AND FRAMES
11. INSTALL NEW PATIO DOOR INTO ORIGINAL OPENING. REPAIR EXISTING FRAMING AS REQ'D TO ADDRESS ROTTED / DETERIORATED FRAMING - REFER TO DOOR SCHEDULE & DETAILS.
12. INSTALL NEW 24 GA. PRE-FINISHED METAL CONDUCTOR HEAD & DOWNSPOUT.
13. INSTALL NEW PRE-FINISHED METAL COPING, REFER TO DETAILS.
14. NEW SEALANT AND BACKER AT EX. CONTROL JOINT
15. INSTALL SALVAGED VENT COVERS OVER NEW FIBER CEMENT TRIM BLOCK AROUND THRU WALL PENETRATION.
16. INSTALL NEW EPDM BASE FLASHING - REFER TO ROOF PLAN
17. REMOVE AND REINSTALL EXISTING ROOF ACCESS LADDER. PREP AND PAINT. RE-ANCHOR / SEAL SUPPORTS AT STRUCTURE. INSTALL WALK PADS AT TOP AND BOTTOM OF EACH LADDER.
18. INSTALL NEW ROOF PAVERS AT ROOFTOP TERRACE. REFER TO DETAILS.
19. INSTALL NEW LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS.
20. EXISTING PARAPET WALL.
21. FRAME NEW PONY WALL ON TOP OF EX. PARAPET WALL W/ 2x8 STUDS AT 16" O.C. WITH 1/2" OSB SHEATHING EACH SIDE. ALIGN TOP OF WALL WITH ADJACENT PARAPET WALL. INSTALL NEW 24 GA. PRE-FIN. WIND RATED COPING.
22. FRAME NEW PONY WALL ON TOP OF EX. PARAPET WALL W/ 2x4 STUDS AT 16" O.C. WITH 1/2" OSB SHEATHING, WRB, & 7" EXPOSURE F.C. LAP SIDING ON INSIDE, & [2] 1x12 F.C. FRIEZE TRIM ON OUTSIDE. ALIGN TOP OF WALL WITH ADJACENT PARAPET WALL. ALIGN INTERIOR FACE OF PONY WALL W/ INTERIOR FACE OF EX. ADJACENT PARAPET WALL. INSTALL NEW 22 GA. PRE-FIN. WIND RATED COPING.
23. INSTALL NEW FIBER CEMENT TRIM BETWEEN WINDOWS.
24. PROVIDE WINDOW. VERIFY IN FIELD EXISTING OPENING. MATCH EXISTING.
25. MODIFY EXISTING WINDOW, REPLACE WINDOW SASH. MAKE WINDOW OPERABLE AND WEATHER TIGHT.
26. MODIFY EXISTING WINDOW, REPLACE WINDOW BALANCE. MAKE WINDOW OPERABLE.
27. REPLACE GLASS, MATCH EXISTING. VERIFY IN FIELD.

LEGEND

AREA OF MASONRY REPOINTING

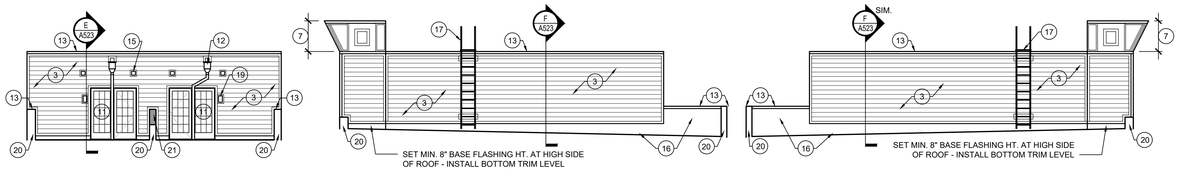
CONTROL JOINTS

CAST STONE ACCENT



TYPICAL TERRACE EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0" 0 4 8 16



G PROPOSED EAST ELEVATION

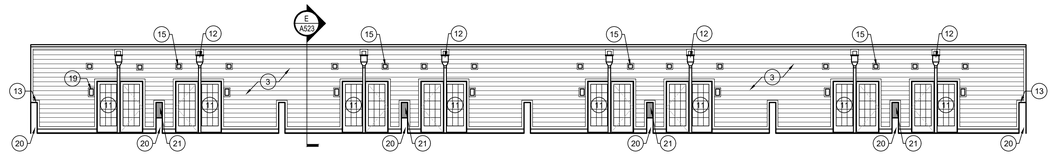
SCALE: 1/8" = 1'-0" 0 4 8 16

H PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16

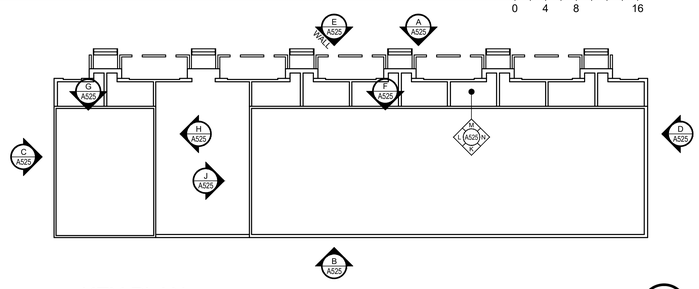
J PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16



F PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16



KEY PLAN

SCALE: N.T.S.

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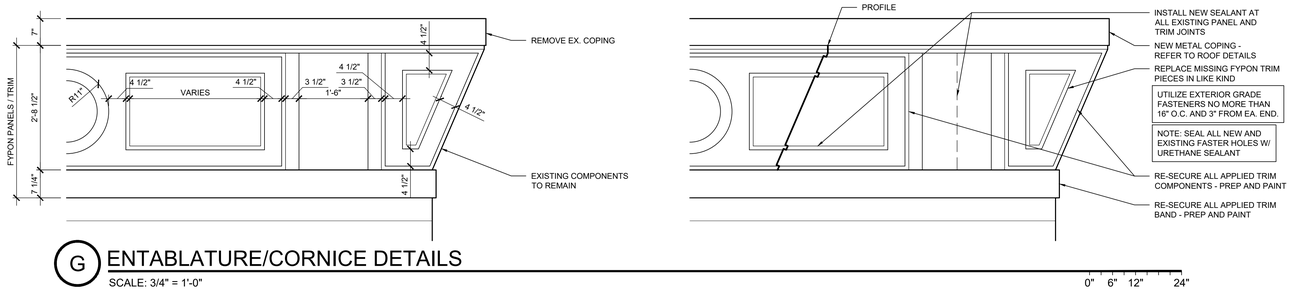
CMHA SOLICITATION 2025-3024

Project Number	2025-105
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08.28.25	Bid Set
09.17.25	Addendum 01

Sheet Title: Proposed Exterior Elevations

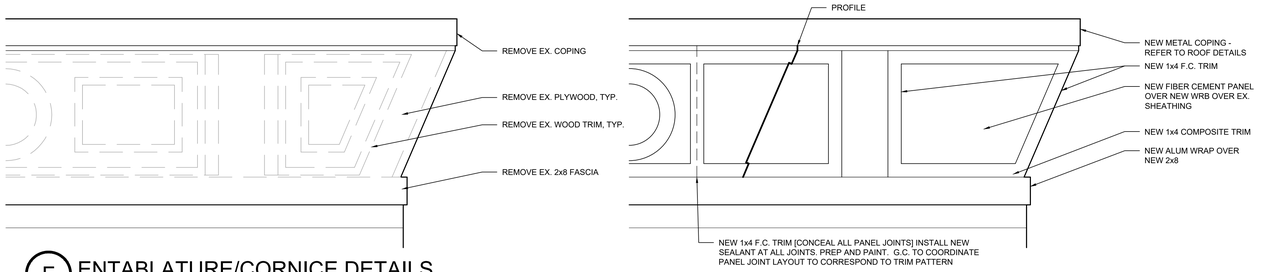
Sheet Number: A525



G ENTABLATURE/CORNICE DETAILS

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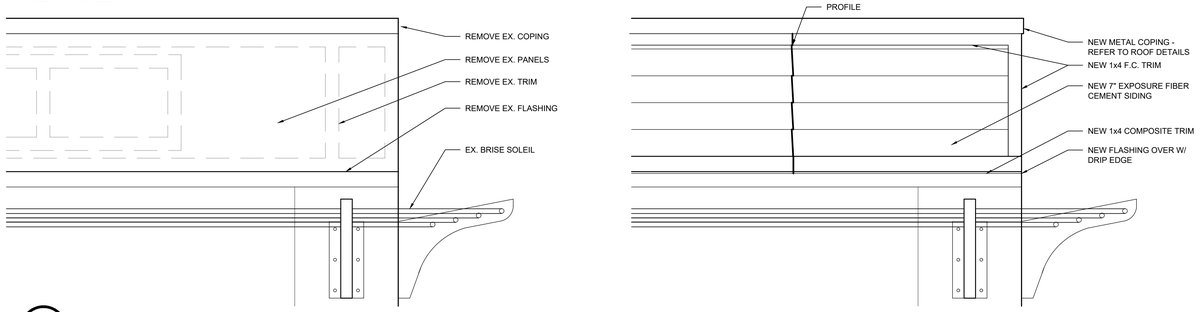
0" 6" 12" 24"



F ENTABLATURE/CORNICE DETAILS

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

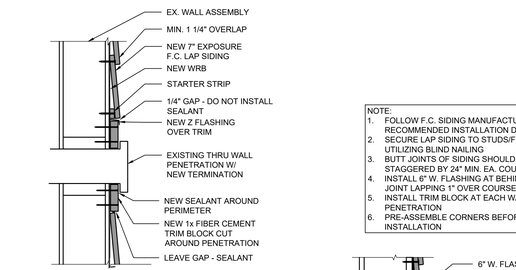
0" 6" 12" 24"



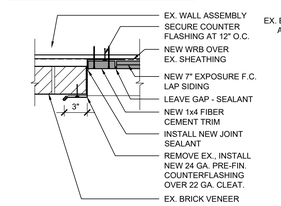
E ENTABLATURE/CORNICE DETAILS

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

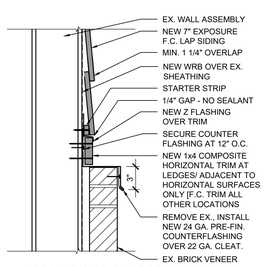
0" 6" 12" 24"



TYPICAL THRU WALL PENETRATION

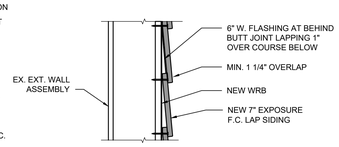


VERT. TRANSITION AT BRICK

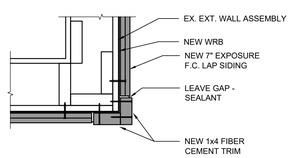


HORR. TRANSITION AT BRICK

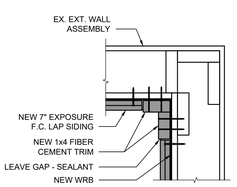
NOTE:
1. FOLLOW F.C. SIDING MANUFACTURER RECOMMENDED INSTALLATION DETAILS
2. SECURE LAP SIDING TO STUDS/FRAMING UTILIZING BLIND NAILING
3. BUTT JOINTS OF SIDING SHOULD BE STAGGERED BY 24" MIN. EA. COURSE
4. INSTALL 6" W. FLASHING AT BEHIND BUTT JOINT LAPPING 1" OVER COURSE BELOW
5. INSTALL TRIM BLOCK AT EACH WALL PENETRATION
6. PRE-ASSEMBLE CORNERS BEFORE INSTALLATION



TYPICAL BUTT JOINT



TYPICAL EXTERIOR CORNER



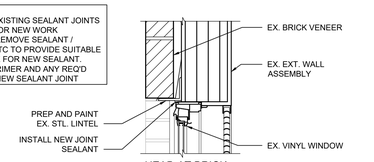
TYPICAL INTERIOR CORNER

A EXTERIOR SIDING DETAILS

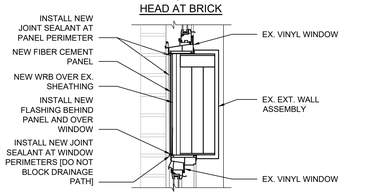
SCALE: 1 1/2" = 1'-0"

0" 3" 6" 12"

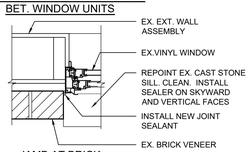
NOTE:
1. PREP ALL EXISTING SEALANT JOINTS AS REQ'D FOR NEW WORK
2. CUT OUT / REMOVE SEALANT / RESIDUE, ETC TO PROVIDE SUITABLE SUBSTRATE FOR NEW SEALANT.
3. PROVIDE PRIMER AND ANY REQ'D PREF FOR NEW SEALANT JOINT



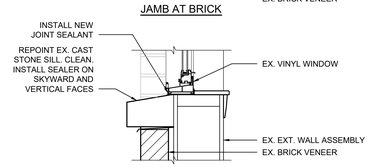
HEAD AT BRICK



HORR. INTERMEDIATE FRAMING BET. WINDOW UNITS



JAMB AT BRICK

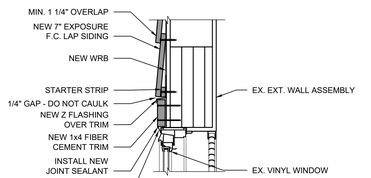


SILL AT STONE / BRICK

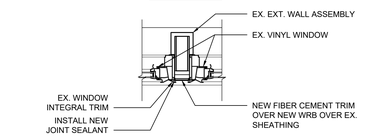
B WINDOW DETAILS

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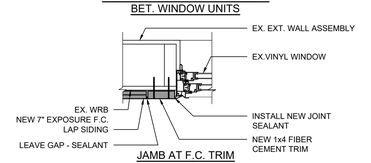
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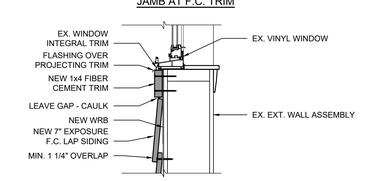
HEAD AT F.C. SIDING / TRIM



VERT. INTERMEDIATE FRAMING BET. WINDOW UNITS

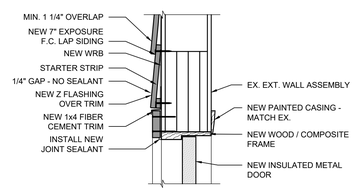


JAMB AT F.C. TRIM

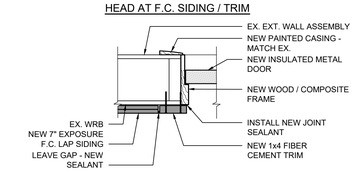


SILL AT F.C. SIDING / TRIM

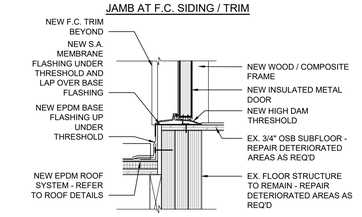
WRB - REMOVE EXISTING, INSTALL NEW WRB AT AREAS OF NEW FIBER CEMENT CLADDING. CUT EXISTING WRB ±6" FROM EXISTING BRICK TO ALLOW NEW WRB TO BE SEALED TO EXISTING WRB & ENSURE INTEGRAL DRAINAGE PATH.



HEAD AT F.C. SIDING / TRIM



JAMB AT F.C. SIDING / TRIM

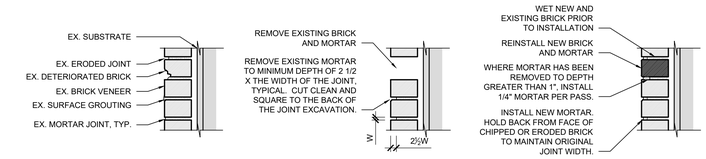


SILL AT TERRACE

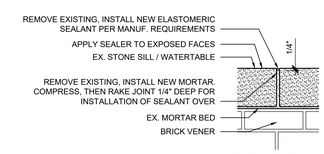
C DOOR DETAILS

SCALE: 1 1/2" = 1'-0"

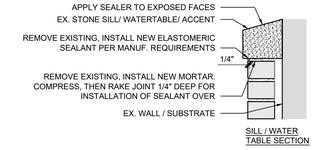
0" 3" 6" 12"



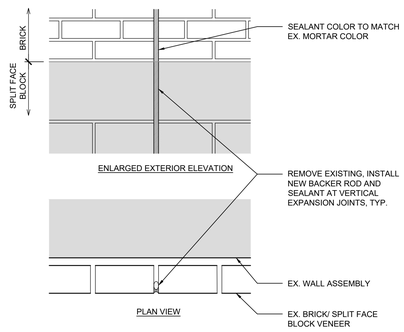
EXISTING CONDITIONS | JOINT PREPARATION | REPOINTING



SECTION AT STONE JOINT



SILL / WATER TABLE SECTION



D MASONRY DETAILS

SCALE: 1 1/2" = 1'-0"

0" 3" 6" 12"

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Cincinnati Metropolitan Housing Authority
Linn Street Exchange
1502 Linn St.
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CMHA SOLICITATION 2025-3024

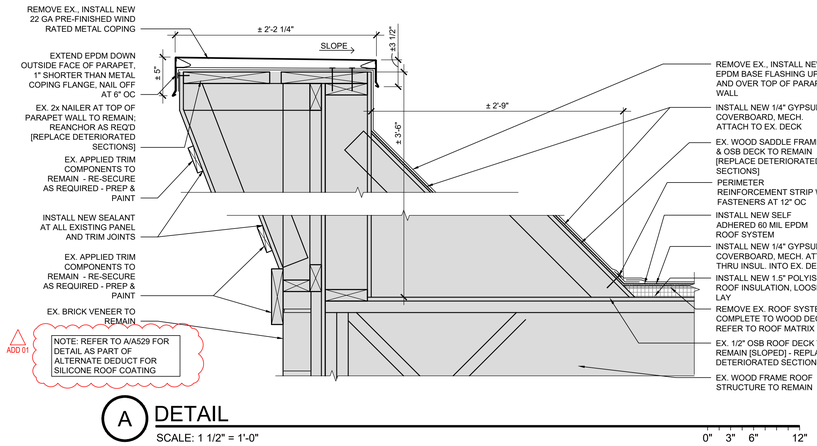
Project Number
2025-105

Date
September 17, 2025

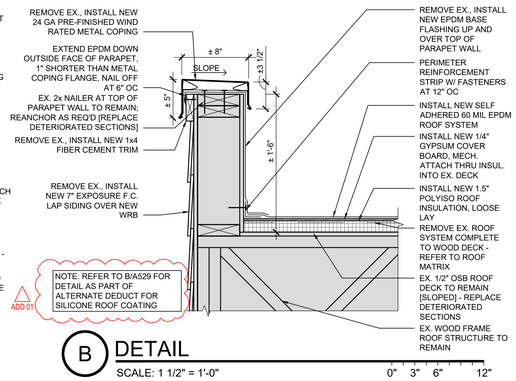
Date	Issue
08.28.25	Bid Set
09.17.25	Addendum 01

Sheet Title
Exterior Details

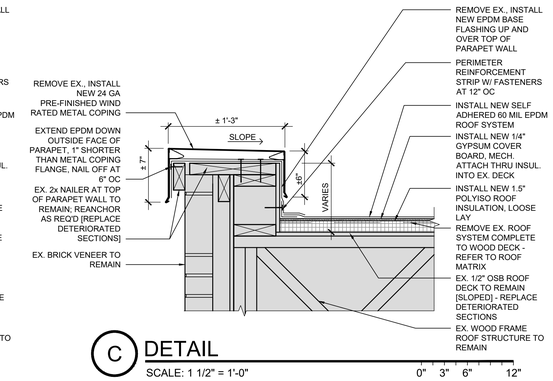
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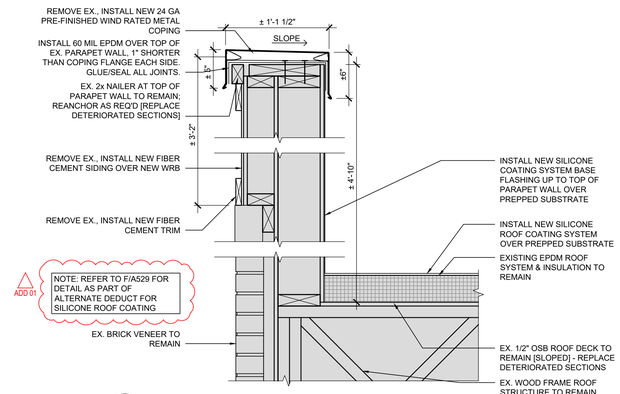
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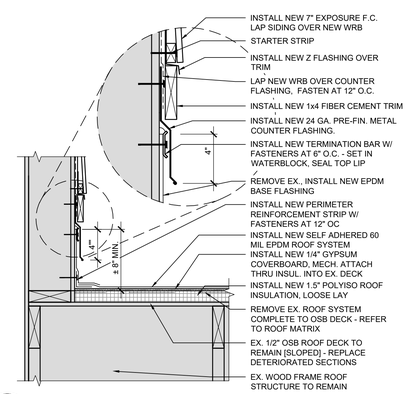
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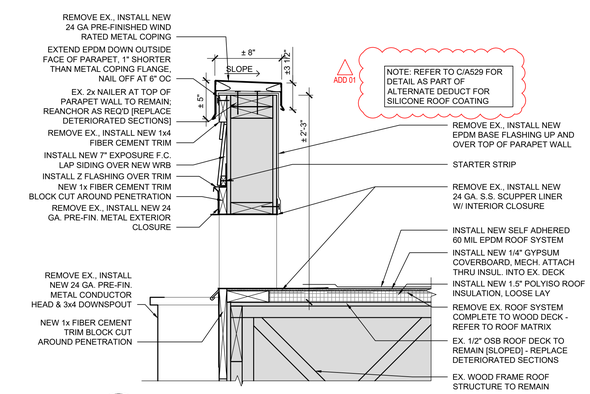
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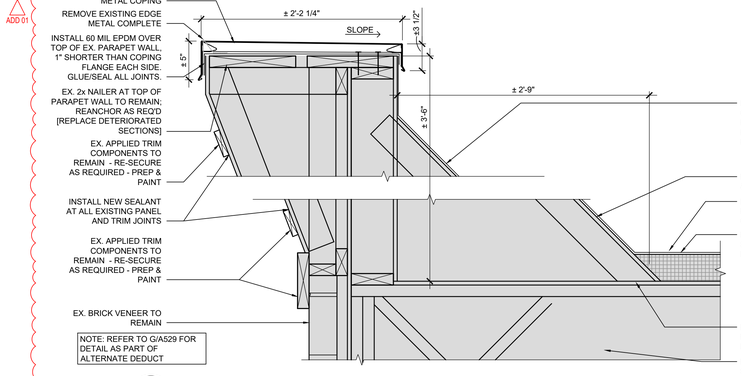
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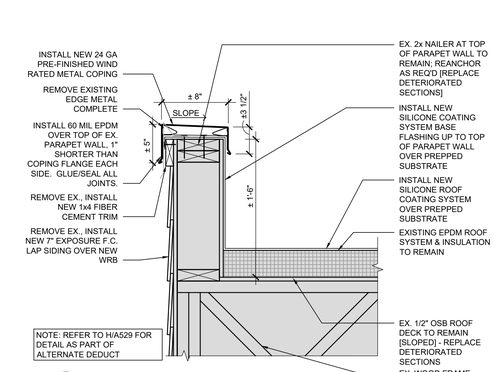
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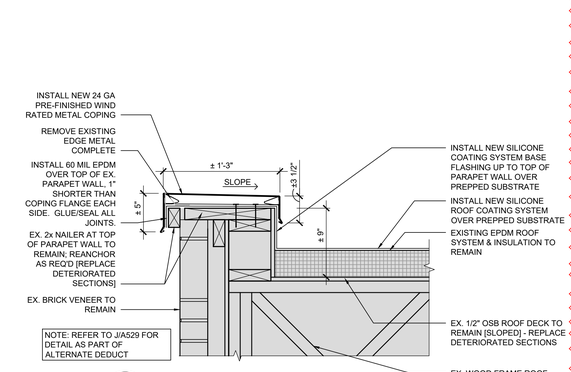
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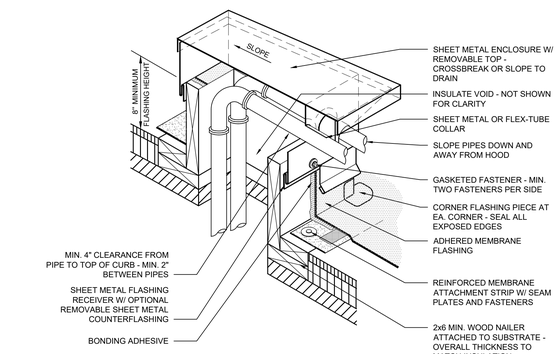
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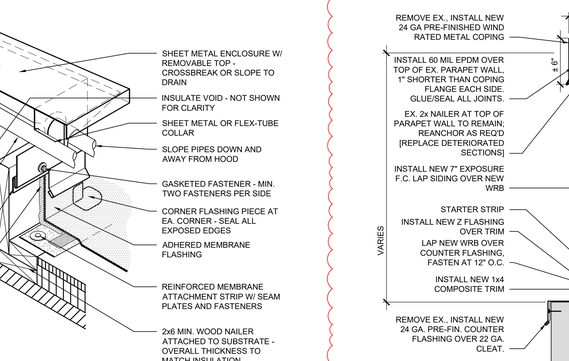
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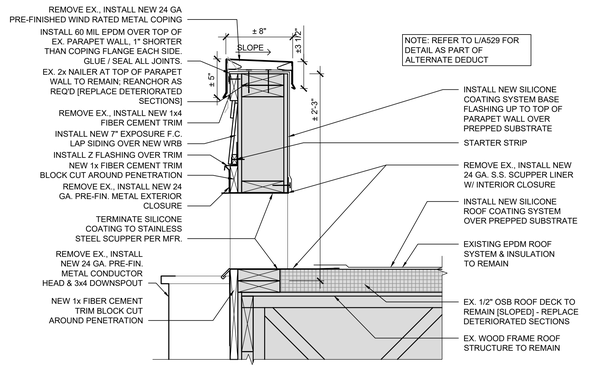
J DETAIL
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K DETAIL
SCALE: 1 1/2" = 1'-0"



L DETAIL
SCALE: 1 1/2" = 1'-0"



M DETAIL
SCALE: 1 1/2" = 1'-0"

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Linn Street Exchange
1502 Linn St.
Cincinnati, Ohio 45214

CMHA
SOLICITATION 2025-3024

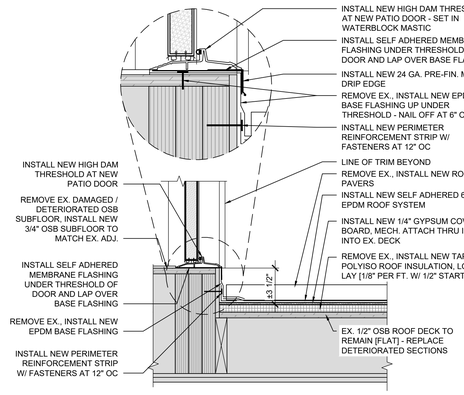
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Date
September 17, 2025

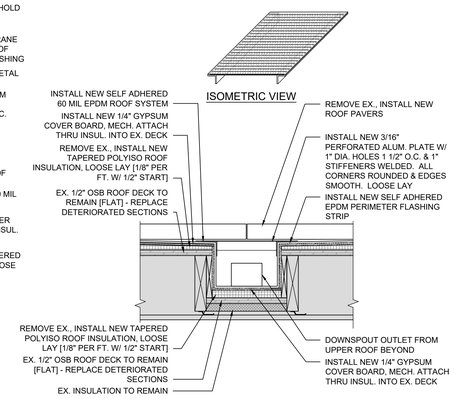
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08.28.25	Bid Set
09.17.25	Addendum 01

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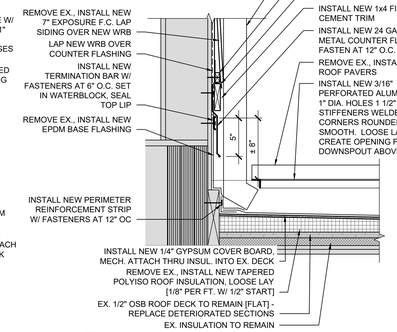
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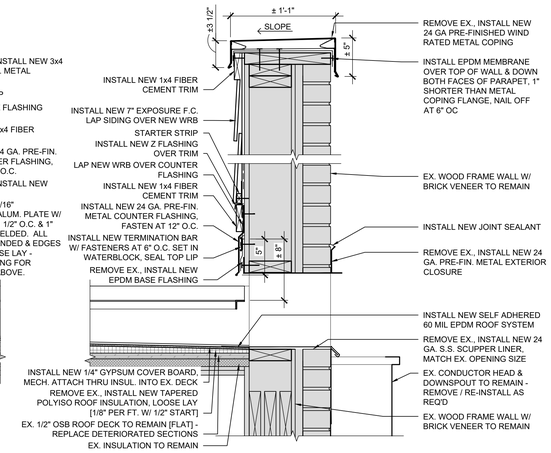
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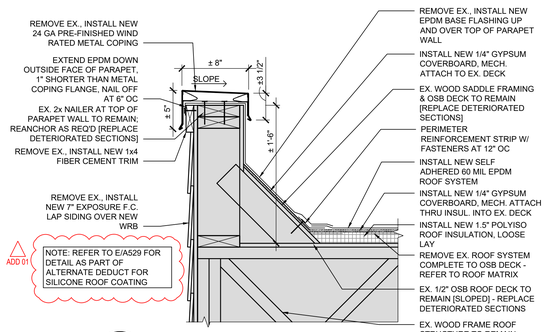


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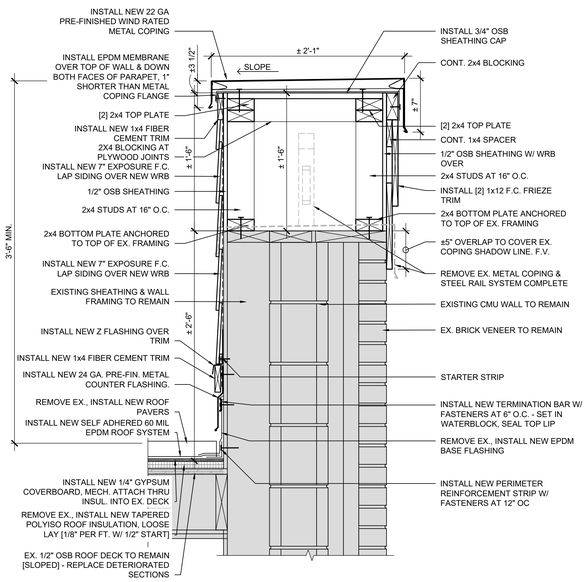


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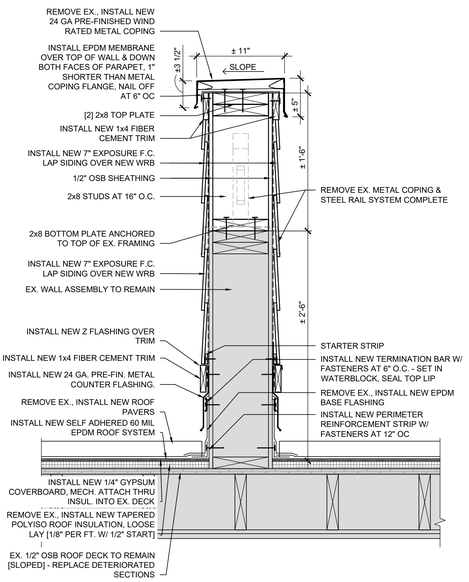




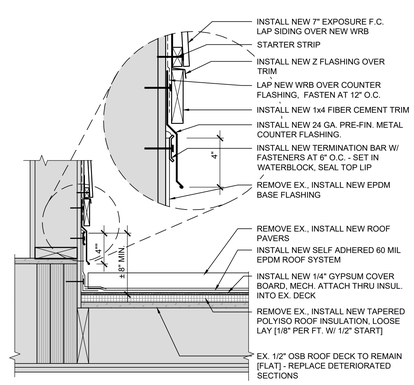
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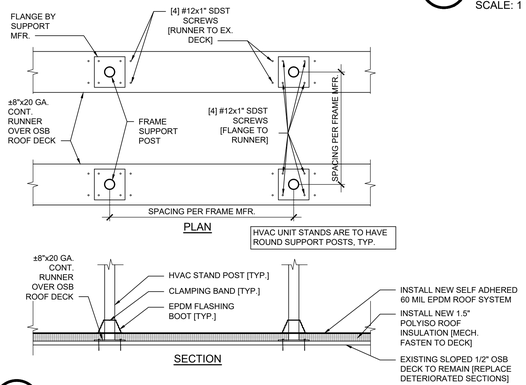
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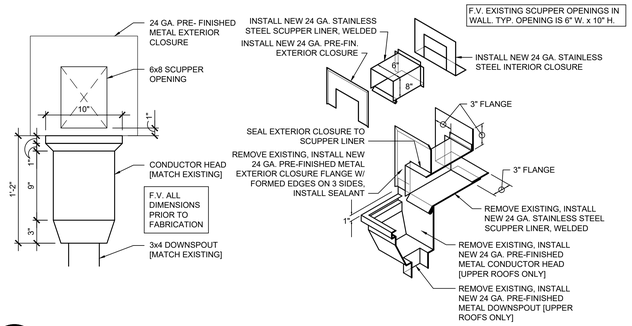
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G DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"



H WIND RATED HVAC STAND DETAIL
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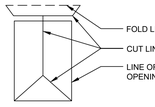
J SCUPPER / CONDUCTOR DETAIL
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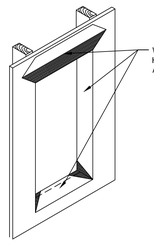
STEPS FOR FLASHING DOORS

A. FOR FRAME WALL:

1. UNWRAP ROLL AT CORNER LEAVING 6"-12" OVERLAP.
2. BEGIN AT BOTTOM OF WALL AND WORK UP TO SHINGLE THE PAPER OVERLAP. UPPER ROLLS OVERLAP BOTTOM ROLLS OF WRB BY 6". STAGGER VERTICAL OVERLAPS.
3. ROLL SHOULD BE PLUMB. BOTTOM ROLL EDGE SHOULD EXTEND OVER SILL PLATE INTERFACE.
4. UNROLL DIRECTLY OVER WINDOW AND DOOR ROUGH OPENINGS. SEE STEP B.
5. SECURE WRB EVERY 12"-18" ON VERTICAL STUD LINE. USE LARGE HEAD OR PLASTIC WASHER HEAD NAILS. WIDE STAPLES WITH 1" MINIMUM CROWN CAN ALSO BE USED. (WHEN ATTACHING TO MASONRY, USE ADHESIVES WITH POLYURETHANE, ELASTOMERIC OR LATEX BASE.)
6. COVER INTERFACE OF UPPER AND LOWER TOP PLATES AT BAND BOARD WITH WRB.
7. TAPE ALL SEAMS AT BAND JOISTS, HEADERS, UTILITY OPENINGS, AND ROLL OVERLAPS WITH 2" OR 3" MFR. APPROVED SEALANT TAPE. TAPE ANY ACCIDENTAL TEARS OR DAMAGE.

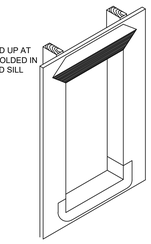
B. MAKE CUT IN WRB AS SHOWN AT EACH DOOR ROUGH OPENING. FOLD AS SHOWN BELOW.





C. INSTALL SELF ADHERED MEMBRANE ON SILL OF ROUGH OPENING. EXTEND MEMBRANE UP THE SIDES OF THE JAMB 6" MINIMUM. SECURE EDGES OF BOTTOM CORNERS WITH SEALANT TAPE.

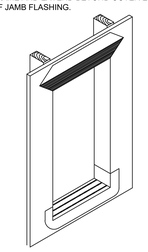
D. IF DOOR HAS FACTORY APPLIED BRICK MOULD - APPLY A CONTINUOUS BEAD OF SEALANT ALONG THE SIDES AND ACROSS THE TOP OF THE OPENING. POSITION SUCH THAT THE DOOR FLANGE WILL CONTACT. INSTALL [3] BEADS OF SEALANT UNDER INTERIOR THRESHOLD. BEADS SHALL BE SPACED 3/4" APART.



E. SET DOOR INTO OPENING, AS PER MANUFACTURER'S SPECIFICATIONS, PUSHING THE FLANGES INTO THE WET SEALANT SUCH THAT THE SEALANT SQUEEZES OUT FROM BEHIND THE FLANGE.

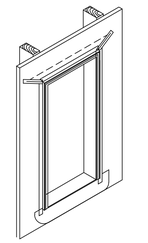
FLASH JAMBS OF DOOR BY PROVIDING TWO VERTICAL PIECES OF STRAIGHT FLASH ONTO SIDE OF DOOR FRAME OR BRICK MOULD. VERTICAL FLASHING SHOULD EXTEND BELOW THE SILL FLASHING AND 3" ABOVE TOP OF DOOR FRAME.

FLASH HEAD WITH PIECE OF STRAIGHT FLASH ACROSS TOP OF BRICK MOLD OR DOOR FRAME AND EXTEND BEYOND OUTER EDGES OF JAMB FLASHING.



F. FLIP DOWN FLAP OF HOME WRAP SO IT LAYS FLAT ACROSS HEAD FLASHING. TAPE ALONG CUTS IN HOME WRAP AND ACROSS THE HEAD OF THE DOOR WITH SEALANT TAPE.

G. SEALANT (AND BACKER ROD IF NECESSARY) FROM INTERIOR TO SEAL REAR OF THE DOOR FRAME TO INSIDE OF ROUGH OPENING.



G DOOR FLASHING DETAIL
SCALE: N.T.S.

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CMHA SOLICITATION 2025-3024

Project Number
2025-105

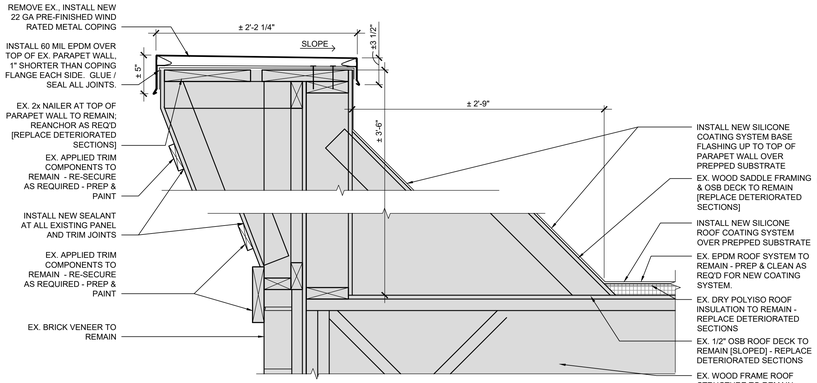
Date
September 17, 2025

Date	Issue
08.28.25	Bid Set
09.17.25	Addendum 01

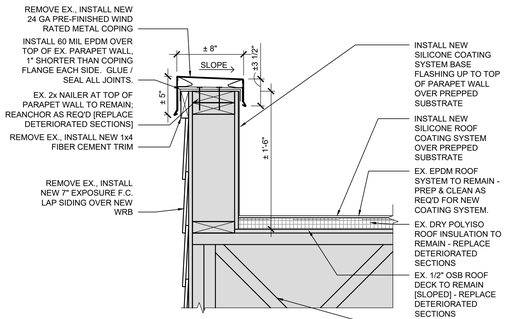
Sheet Title
Roof Details

Sheet Number
A528

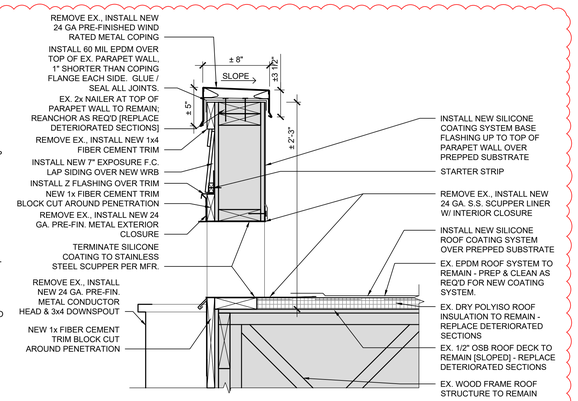
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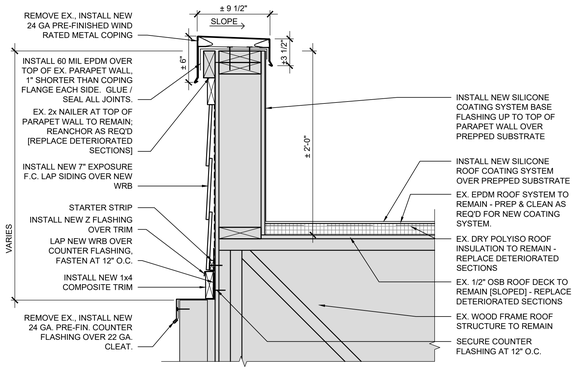
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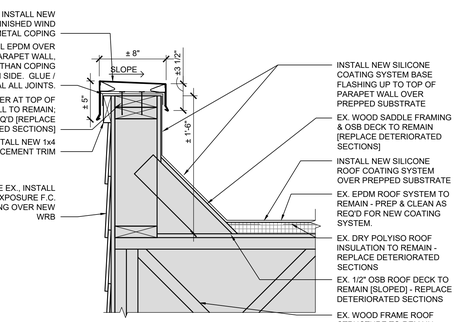
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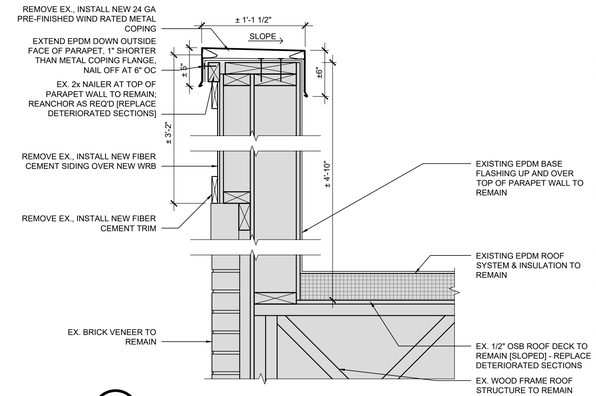
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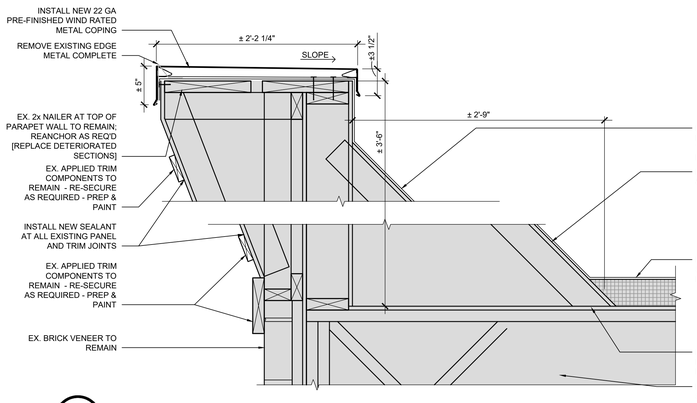
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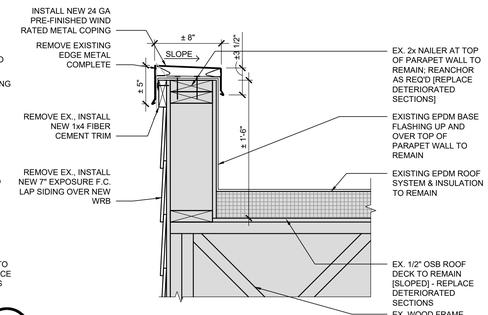
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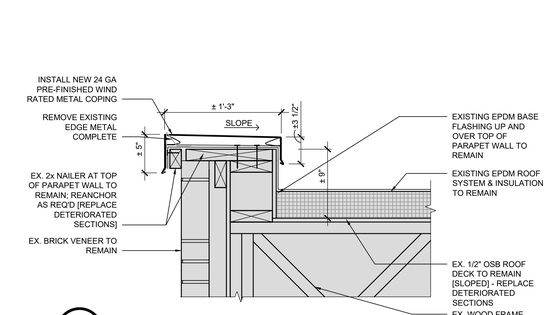
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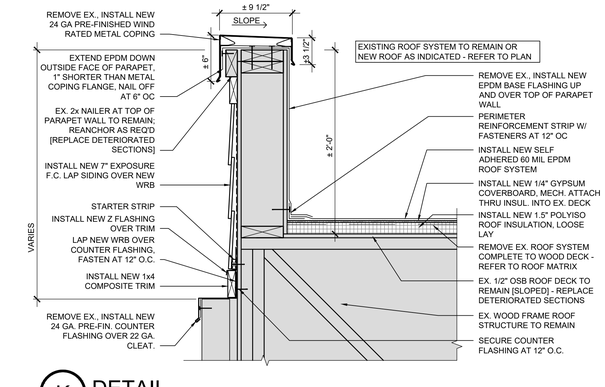
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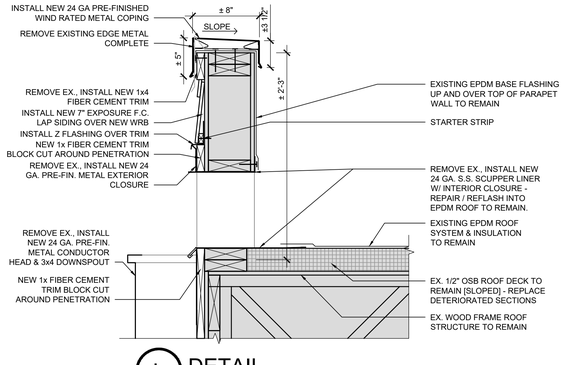
H DETAIL
SCALE: 1 1/2" = 1'-0"
0" 3" 6" 12"



J DETAIL
SCALE: 1 1/2" = 1'-0"
0" 3" 6" 12"



K DETAIL
SCALE: 1 1/2" = 1'-0"
0" 3" 6" 12"



L DETAIL
SCALE: 1 1/2" = 1'-0"
0" 3" 6" 12"

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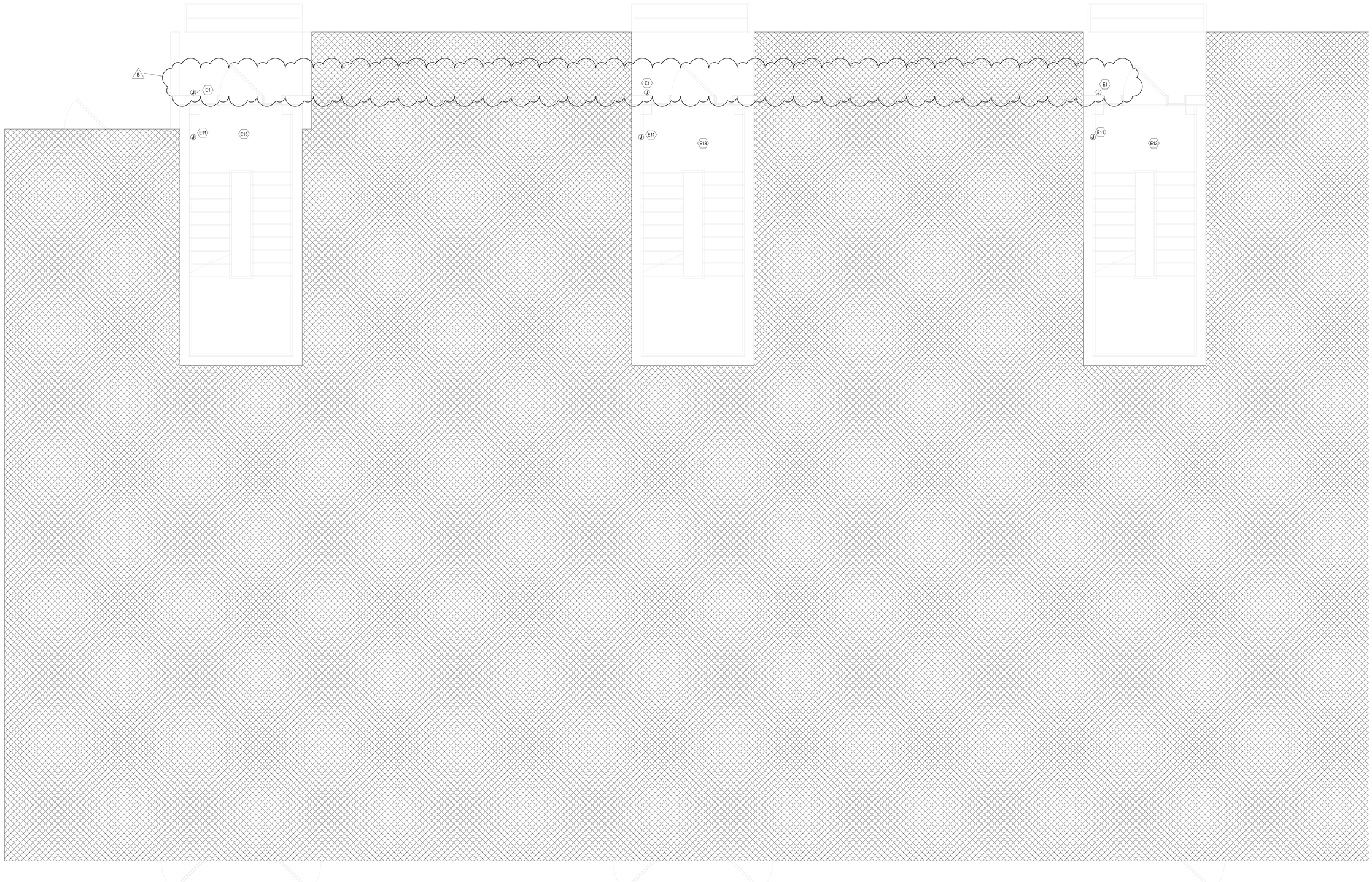
Sheet Title
Roof Details

ADD 01

Sheet Number
A529

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
E1	PROVIDE 120V CIRCUIT FROM NEAREST COMMERCIAL SPACE AND ASSOCIATED PANEL FOR MULTI-TENANT INTERCOM ACCESS CONTROL SYSTEM. EXISTING EQUIPMENT TO BE REPLACE IN KIND, UTILIZING EXISTING 120V CIRCUIT FROM ADJACENT COMMERCIAL SPACE. COORDINATE FACEPLATE SELECTION AND EXACT PLACEMENT WITH ARCHITECT. BASIS OF DESIGN IS AIPHONE DA-4DS FOR 4-CALL AUDIO ENTRANCE STATION, EL-12S FOR DOOR ELECTRIC STRIKE, AND PT-1211C FOR 120V/15V POWER SUPPLY TRANSFORMER TO BE MOUNTED WITHIN SERVING COMMERCIAL SPACE BACK OF HOUSE.
E11	EXISTING ELECTRIC WALL HEAT CIRCUITRY TO REMAIN, SOURCED BY ADJACENT COMMERCIAL SPACE PANEL. VERIFY EXACT LOCATION WITH MECHANICAL DRAWINGS.
E13	CONTRACTOR TO PROVIDE SUFFICIENT HORN/STROBE WITHIN STAIRWELL TIED TO BUILDING'S SPRINKLER AND FIRE ALARM SYSTEM WITHIN COMMERCIAL / FIRE PUMP ROOM.

POWER GENERAL NOTES:
A. REFER TO ARCHITECT'S REFLECTED CEILING PLANS, ELEVATIONS, AND CASEWORK DETAILS FOR EXACT LOCATIONS OF ALL WALL AND CEILING MOUNTED ELECTRICAL DEVICES.
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C. COORDINATE EQUIPMENT-SPECIFIC POWER CONNECTIONS WITH MANUFACTURER INSTALLATION INSTRUCTIONS AND THE DOCUMENTS OF OTHER DISCIPLINES PROVIDED WITH THIS ENGINEERED SET OF DRAWINGS. ENSURE THAT NO EQUIPMENT CONNECTIONS ARE INSTALLED IN SUCH A WAY THAT DIMINISHES VIEW FOR EQUIPMENT ACCESS, MAINTENANCE CLEARANCES OR NAMEPLATES.



1 ELECTRICAL NEW WORK PLAN
3/8" = 1'-0"

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No.	Description	Date
A	BID DOCUMENTS	8/29/2025
B	ADDENDUM 1	09/17/2025

ELECTRICAL FIRST FLOOR POWER - NORTH

Project number	2025-3042
Date	8/29/2025
Drawn by	BT
Checked by	BT

E111

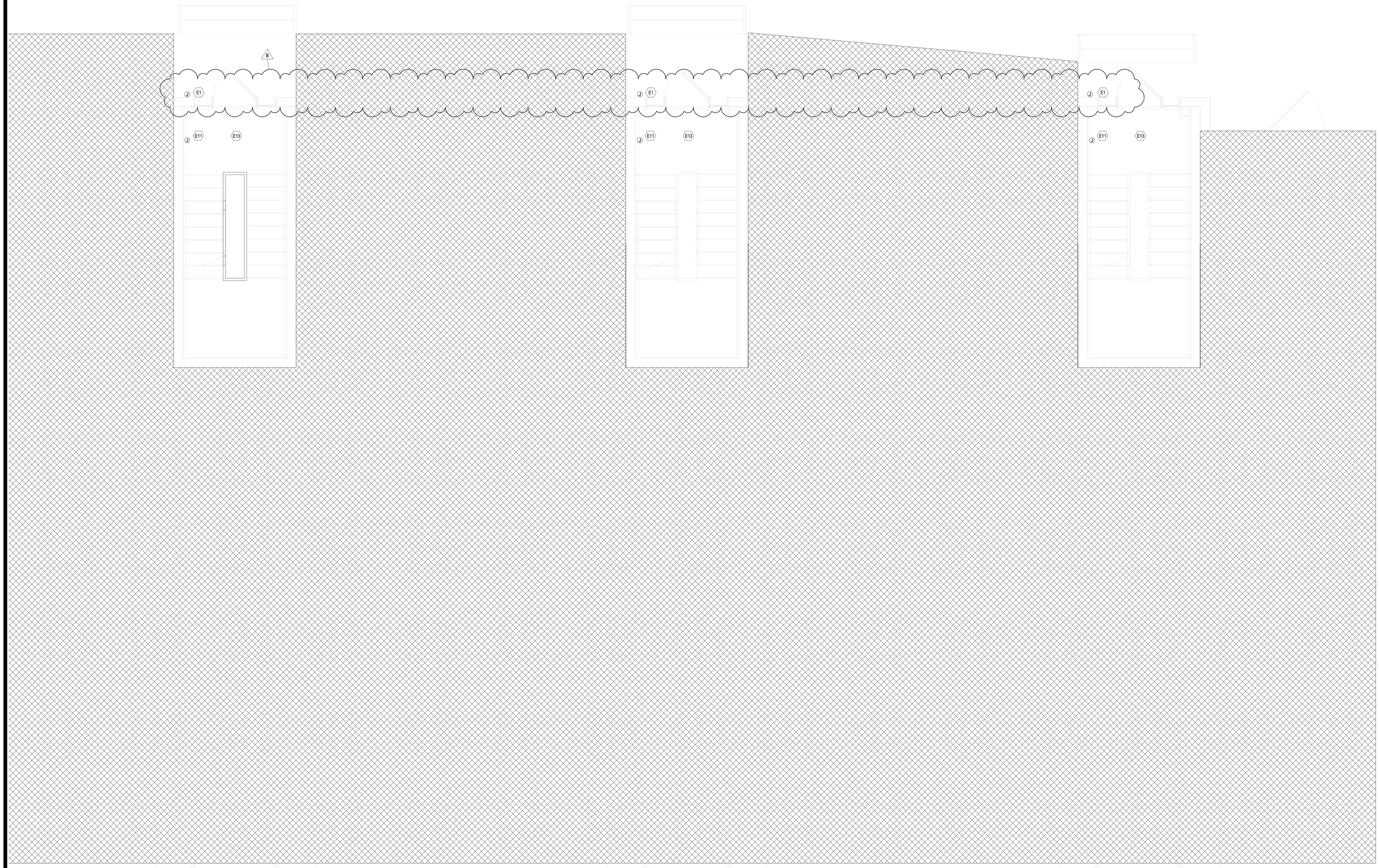
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KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
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No.	Description	Date
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B	ADDENDUM 1	09/17/2025

ELECTRICAL FIRST FLOOR POWER - SOUTH

Project number	2025-3042
Date	8/29/2025
Drawn by	BT
Checked by	BT

E112

Scale: As Indicated

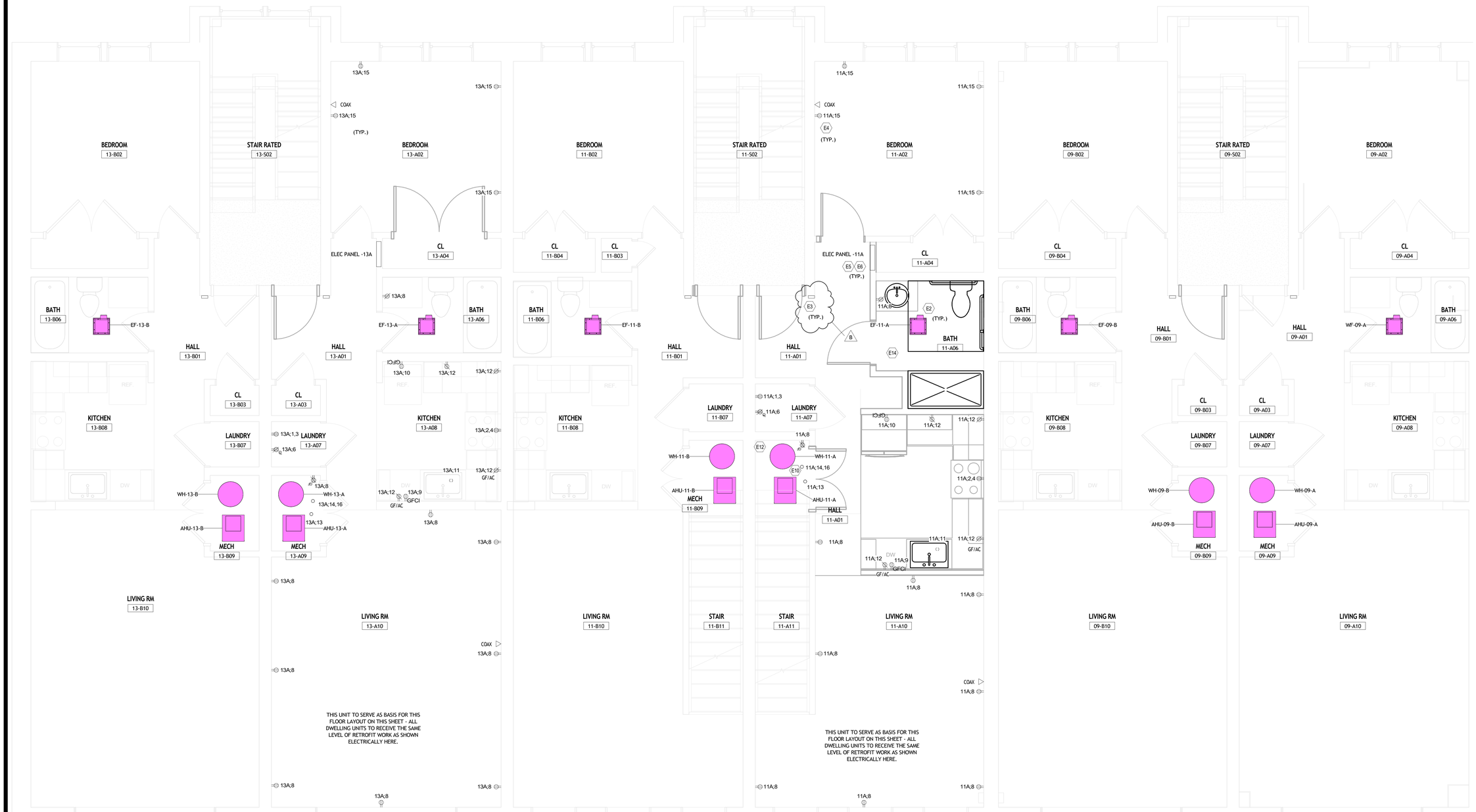
KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
E2	EXHAUST FAN TO BE INTEGRATED INTO LIGHTING CIRCUIT FOR THIS ROOM. DESIGN INTENT IS FOR SETBACK, SPEED TO PERSIST PERPETUALLY AND INCREASED SPEED TO BE APPLIED DURING OCCUPANCY.
E3	EXISTING MULTI-TENANT INTERCOM ACCESS CONTROL SYSTEM TO BE REPLACED IN KIND. BASIS OF DESIGN FOR APARTMENT STATION TO BE AIPHONE DA-1MD. UTILIZE EXISTING CONTROL VOLTAGE WIRING.
E4	EXISTING PLATES TO BE SWITCHED/REPLACED TO MATCH EXISTING SWITCH/OUTLET. CONTRACTOR TO CONFIRM QUANTITY BY TESTING, OWNER VERIFICATION, AND TO PROVIDE UNIT PRICE TO REPLACE AS NEEDED.
E5	ALL MULTI-LEVEL UNITS TO HAVE NEW 2-POLE, 240V/25A BREAKER INSTALLED FOR NEW CONDENSING UNIT. COORDINATE FURTHER REQUIREMENTS WITH MECHANICAL DRAWINGS. EXISTING PANELBOARDS ARE SQUARE D LOAD CENTERS, SERIES S01.
E6	PROVIDE NEW 25A/2P BREAKER FOR EXISTING PANELBOARD (SQD LOADCENTER, SERIES S01). UTILIZE NEW BREAKER FOR NEW 3800-WATT WATER HEATER, ROUTING CIRCUIT THROUGH EXISTING SPACE SO AS TO MINIMIZE DRYWALL/PATCH WORK.
E10	COORDINATE EXACT WIRING CONNECTION WITH NEW WATER HEATER MANUFACTURER'S INSTRUCTIONS.
E12	CONTRACTOR TO REPLACE EXISTING BATTERY-FED CO DETECTOR IN AND/OR ADJACENT TO NATURAL GAS FURNACE CLOSET. EACH DWELLING UNIT TO HAVE NEWLY INSTALLED OR REPLACED EXISTING SMOKE DETECTORS (PROVIDE UNIT PRICE) FOR: INSIDE EACH BEDROOM, HALLWAY OUTSIDE SLEEPING AREAS, EACH STORY OF DWELLING.
E14	CONTRACTOR TO PROVIDE SUFFICIENT HORN/STROBE WITHIN AUDITORY/VISUAL AID UNITS, COORDINATE EXACT UNIT COUNT WITH ARCHITECT. FOR EACH UNIT OF THIS TYPE PROVIDE: SYNCHRONIZED STROBES AT 110 cd FOR WALL-MOUNTED AT 24" AFF TO LENS, SMOKE ALARMS WITHIN THESE UNITS MUST ACTIVATE BOTH HORN AND STROBE WITHIN UNIT, FIRE ALARM SYSTEM MUST ACTIVATE STROBES INSIDE THE UNIT FOR BUILDING-WIDE EVENTS. STROBES TO BE LOCATED IN LIVING ROOMS, KITCHEN, BEDROOMS, AND BATHROOMS.

POWER GENERAL NOTES:

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1 Second Floor Electrical Plan - North
3/8" = 1'-0"

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No.	Description	Date
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B	ADDENDUM 1	09/17/2025

ELECTRICAL SECOND FLOOR POWER - NORTH

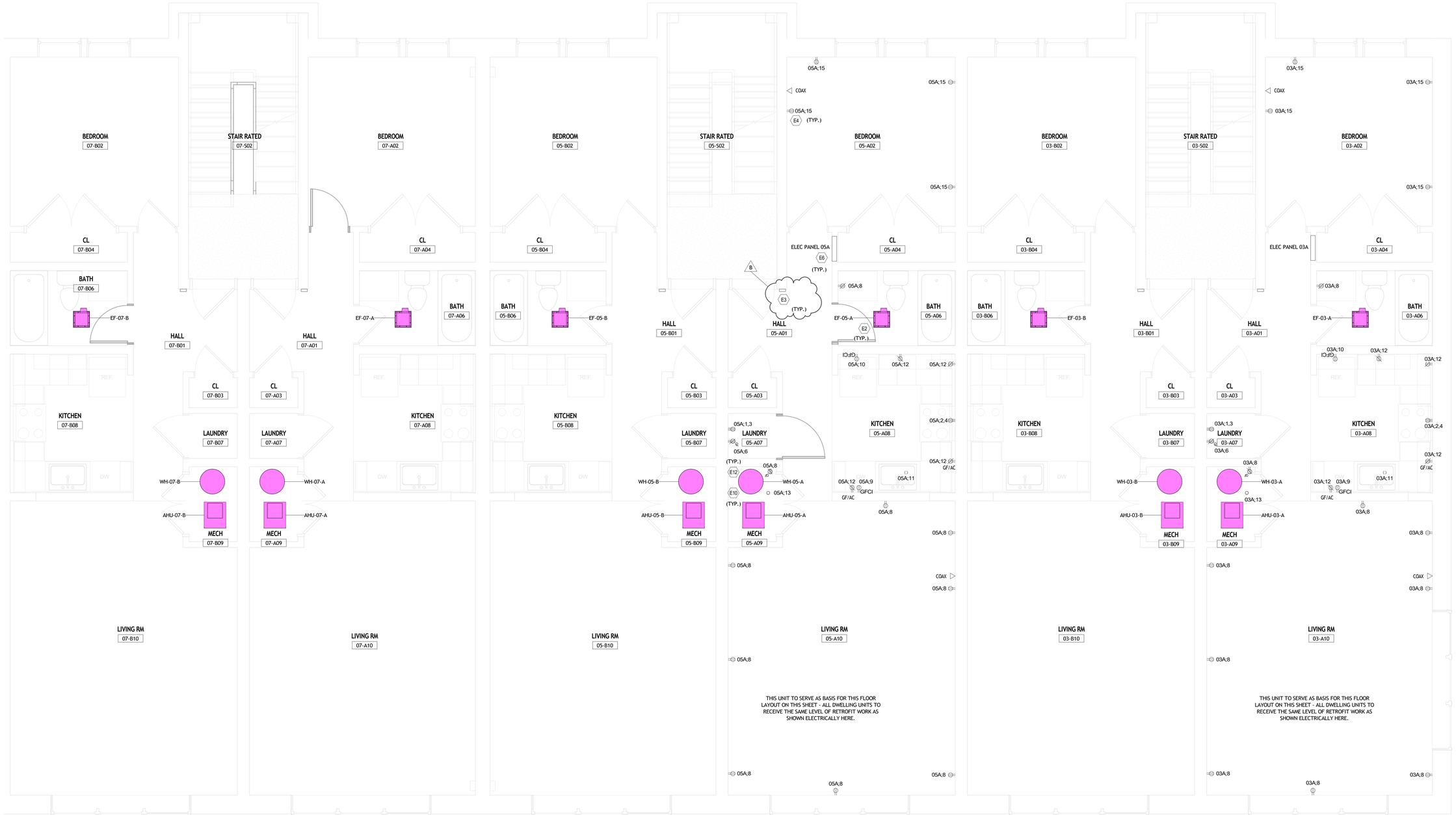
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Date	8/29/2025
Drawn by	BT
Checked by	BT

E121

Scale: As Indicated

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
E2	EXHAUST FAN TO BE INTEGRATED INTO LIGHTING CIRCUIT FOR THIS ROOM. DESIGN INTENT IS FOR SETBACK SPEED TO PERSIST PERPETUALLY AND INCREASED SPEED TO BE APPLIED DURING OCCUPANCY.
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1 Second Floor Electrical Plan - South
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ELECTRICAL SECOND FLOOR POWER - SOUTH

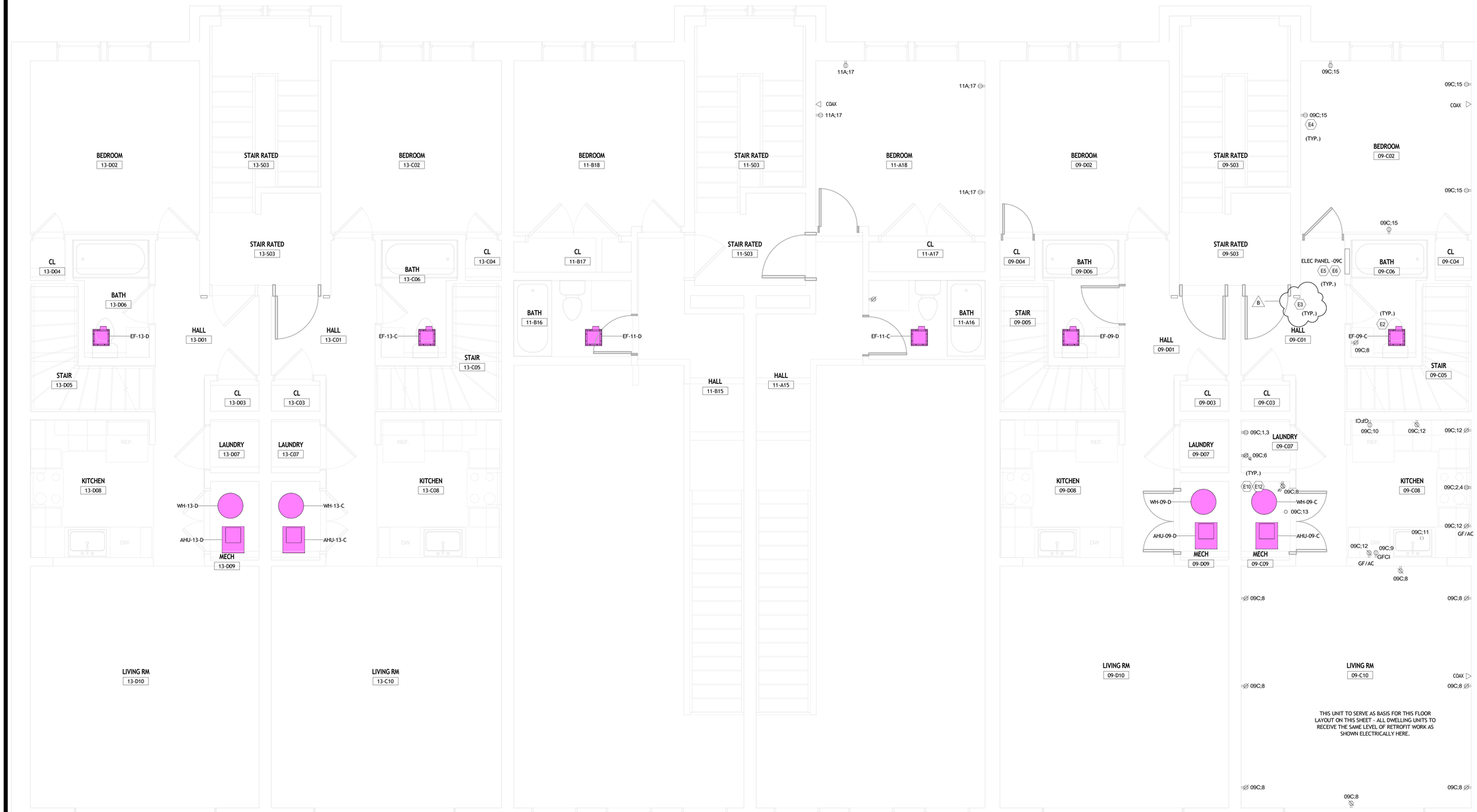
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E122

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KEYNOTE LEGEND	
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E4	EXISTING PLATES TO BE SWITCHED/REPLACED TO MATCH EXISTING SWITCH/OUTLET. CONTRACTOR TO CONFIRM QUANTITY BY TESTING, OWNER VERIFICATION, AND TO PROVIDE UNIT PRICE TO REPLACE AS NEEDED.
E5	ALL MULTI-LEVEL UNITS TO HAVE NEW 2-POLE, 240V/25A BREAKER INSTALLED FOR NEW CONDENSING UNIT. COORDINATE FURTHER REQUIREMENTS WITH MECHANICAL DRAWINGS. EXISTING PANELBOARDS ARE SQUARE D LOAD CENTERS, SERIES 501.
E6	PROVIDE NEW 25A/2P BREAKER FOR EXISTING PANELBOARD (SQD LOADCENTER, SERIES S01). UTILIZE NEW BREAKER FOR NEW 3800-WATT WATER HEATER, ROUTING CIRCUIT THROUGH EXISTING SPACE SO AS TO MINIMIZE DRYWALL/PATCH WORK.
E10	COORDINATE EXACT WIRING CONNECTION WITH NEW WATER HEATER MANUFACTURERS INSTRUCTIONS.
E12	CONTRACTOR TO REPLACE EXISTING BATTERY-FED CO DETECTOR IN AND/OR ADJACENT TO NATURAL GAS FURNACE CLOSET. EACH DWELLING UNIT TO HAVE NEWLY INSTALLED OR REPLACED EXISTING SMOKE DETECTORS (PROVIDE UNIT PRICE) FOR: INSIDE EACH BEDROOM, HALLWAY OUTSIDE SLEEPING AREAS, EACH STORY OF DWELLING.

POWER GENERAL NOTES:
A. REFER TO ARCHITECT'S REFLECTED CEILING PLANS, ELEVATIONS, AND CASEWORK DETAILS FOR EXACT LOCATIONS OF ALL WALL AND CEILING MOUNTED ELECTRICAL DEVICES.
B. IDENTIFY THE SERVING PANEL AND ASSOCIATED CIRCUIT DESIGNATION FOR ALL RECEPTACLES, JUNCTION BOXES, EQUIPMENT, OR DISCONNECTS SHOWN IN POWER FLOOR PLANS.
C. COORDINATE EQUIPMENT-SPECIFIC POWER CONNECTIONS WITH MANUFACTURER INSTALLATION INSTRUCTIONS AND THE DOCUMENTS OF OTHER DISCIPLINES PROVIDED WITH THIS ENGINEERED SET OF DRAWINGS. ENSURE THAT NO EQUIPMENT CONNECTIONS ARE INSTALLED IN SUCH A WAY THAT DIMINISHES VIEW FOR EQUIPMENT ACCESS, MAINTENANCE CLEARANCES OR NAMEPLATES.



1 Third Floor Electrical Plan - North
3/8" = 1'-0"

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CMHA
Cincinnati Metropolitan Housing Authority
1627 Western Ave.
Cincinnati OH 45214

Solicitation 2025-3018

True Power Systems
443 Burgess Smith Rd
Sadieville, KY 40370

Linn Street Exchange
Cincinnati Metropolitan Housing Authority
1502 Linn St.
Cincinnati, OH 45214

No.	Description	Date
A	BID DOCUMENTS	8/29/2025
B	ADDENDUM 1	09/17/2025

ELECTRICAL THIRD FLOOR POWER - NORTH

Project number	2025-3042
Date	8/29/2025
Drawn by	BT
Checked by	BT

E131

Scale: As Indicated

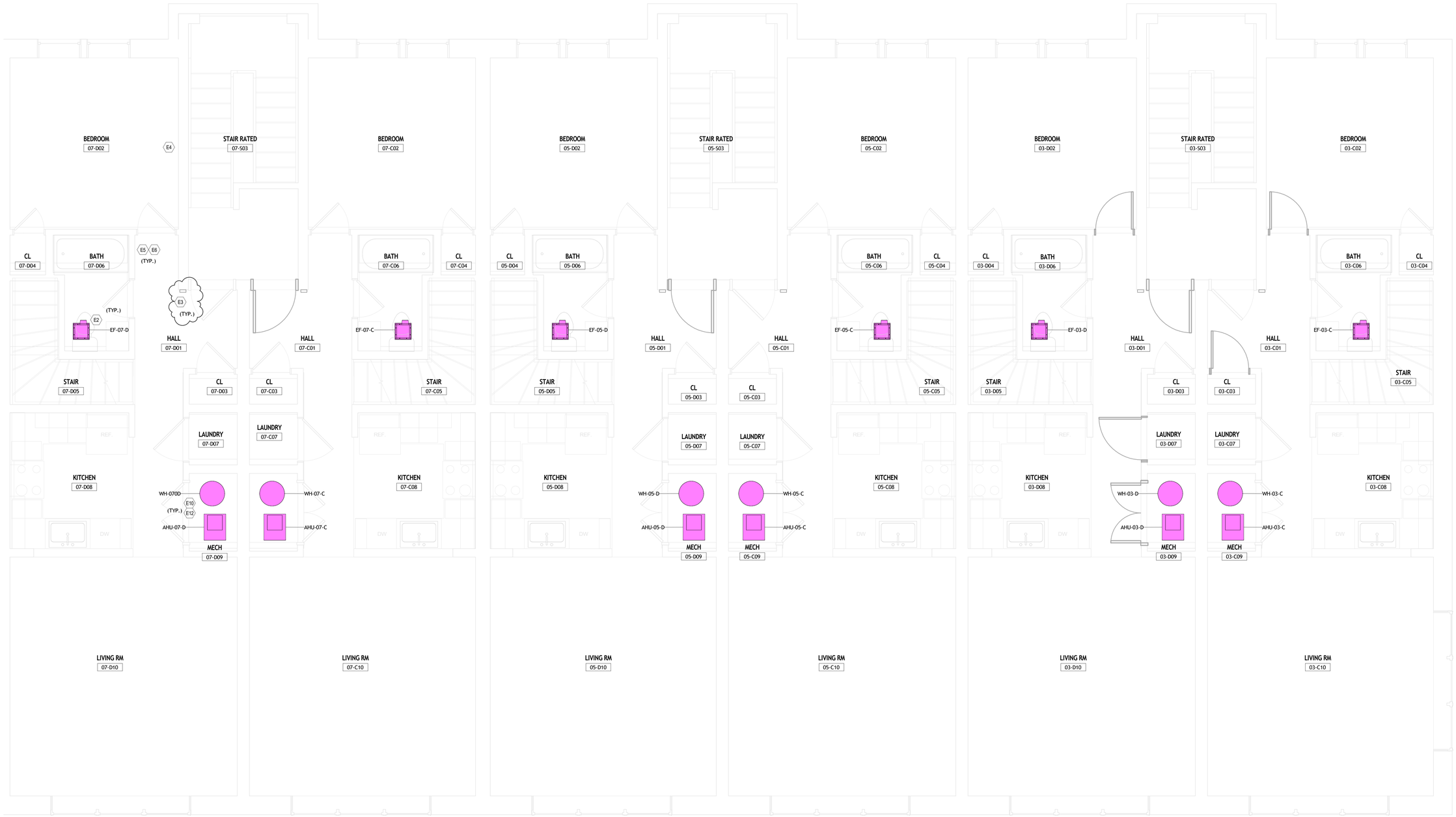
KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
E2	EXHAUST FAN TO BE INTEGRATED INTO LIGHTING CIRCUIT FOR THIS ROOM. DESIGN INTENT IS FOR SETBACK SPEED TO PERSIST PERPETUALLY AND INCREASED SPEED TO BE APPLIED DURING OCCUPANCY.
E3	EXISTING MULTI-TENANT INTERCOM ACCESS CONTROL SYSTEM TO BE REPLACED IN KIND. BASIS OF DESIGN FOR APARTMENT STATION TO BE AIPHONE DA-1MD. UTILIZE EXISTING CONTROL VOLTAGE WIRING.
E4	EXISTING PLATES TO BE SWITCHED/REPLACED TO MATCH EXISTING SWITCH/OUTLET. CONTRACTOR TO CONFIRM QUANTITY BY TESTING, OWNER VERIFICATION, AND TO PROVIDE UNIT PRICE TO REPLACE AS NEEDED.
E5	ALL MULTI-LEVEL UNITS TO HAVE NEW 2-POLE, 240V/25A BREAKER INSTALLED FOR NEW CONDENSING UNIT. COORDINATE FURTHER REQUIREMENTS WITH MECHANICAL DRAWINGS. EXISTING PANELBOARDS ARE SQUARE D LOAD CENTERS, SERIES S01.
E6	PROVIDE NEW 25A/2P BREAKER FOR EXISTING PANELBOARD (SQD LOADCENTER, SERIES S01). UTILIZE NEW BREAKER FOR NEW 3800-WATT WATER HEATER, ROUTING CIRCUIT THROUGH EXISTING SPACE SO AS TO MINIMIZE DRYWALL/PATCH WORK.
E10	COORDINATE EXACT WIRING CONNECTION WITH NEW WATER HEATER MANUFACTURER'S INSTRUCTIONS.
E12	CONTRACTOR TO REPLACE EXISTING BATTERY-FED CO DETECTOR IN AND/OR ADJACENT TO NATURAL GAS FURNACE CLOSET. EACH DWELLING UNIT TO HAVE NEWLY INSTALLED OR REPLACED EXISTING SMOKE DETECTORS (PROVIDE UNIT PRICE) FOR: INSIDE EACH BEDROOM, HALLWAY OUTSIDE SLEEPING AREAS, EACH STORY OF DWELLING.

POWER GENERAL NOTES:

A. REFER TO ARCHITECT'S REFLECTED CEILING PLANS, ELEVATIONS, AND CASEWORK DETAILS FOR EXACT LOCATIONS OF ALL WALL AND CEILING MOUNTED ELECTRICAL DEVICES.

B. IDENTIFY THE SERVING PANEL AND ASSOCIATED CIRCUIT DESIGNATION FOR ALL RECEPTACLES, JUNCTION BOXES, EQUIPMENT, OR DISCONNECTS SHOWN IN POWER FLOOR PLANS.

C. COORDINATE EQUIPMENT-SPECIFIC POWER CONNECTIONS WITH MANUFACTURER INSTALLATION INSTRUCTIONS AND THE DOCUMENTS OF OTHER DISCIPLINES PROVIDED WITH THIS ENGINEERED SET OF DRAWINGS. ENSURE THAT NO EQUIPMENT CONNECTIONS ARE INSTALLED IN SUCH A WAY THAT DIMINISHES VIEW FOR EQUIPMENT ACCESS, MAINTENANCE CLEARANCES OR NAMEPLATES.



1 Third Floor Electrical Plan - South
3/8" = 1'-0"

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Solicitation 2025-3018

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Sadieville, KY 40370

Linn Street Exchange
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1502 Linn St.
Cincinnati, OH 45214

No.	Description	Date
A	BID DOCUMENTS	8/29/2025
B	ADDENDUM 1	09/17/2025

ELECTRICAL THIRD FLOOR POWER - SOUTH

Project number	2025-3042
Date	8/29/2025
Drawn by	BT
Checked by	BT

E132

Scale: As Indicated

FLOOR PLAN GENERAL NOTES

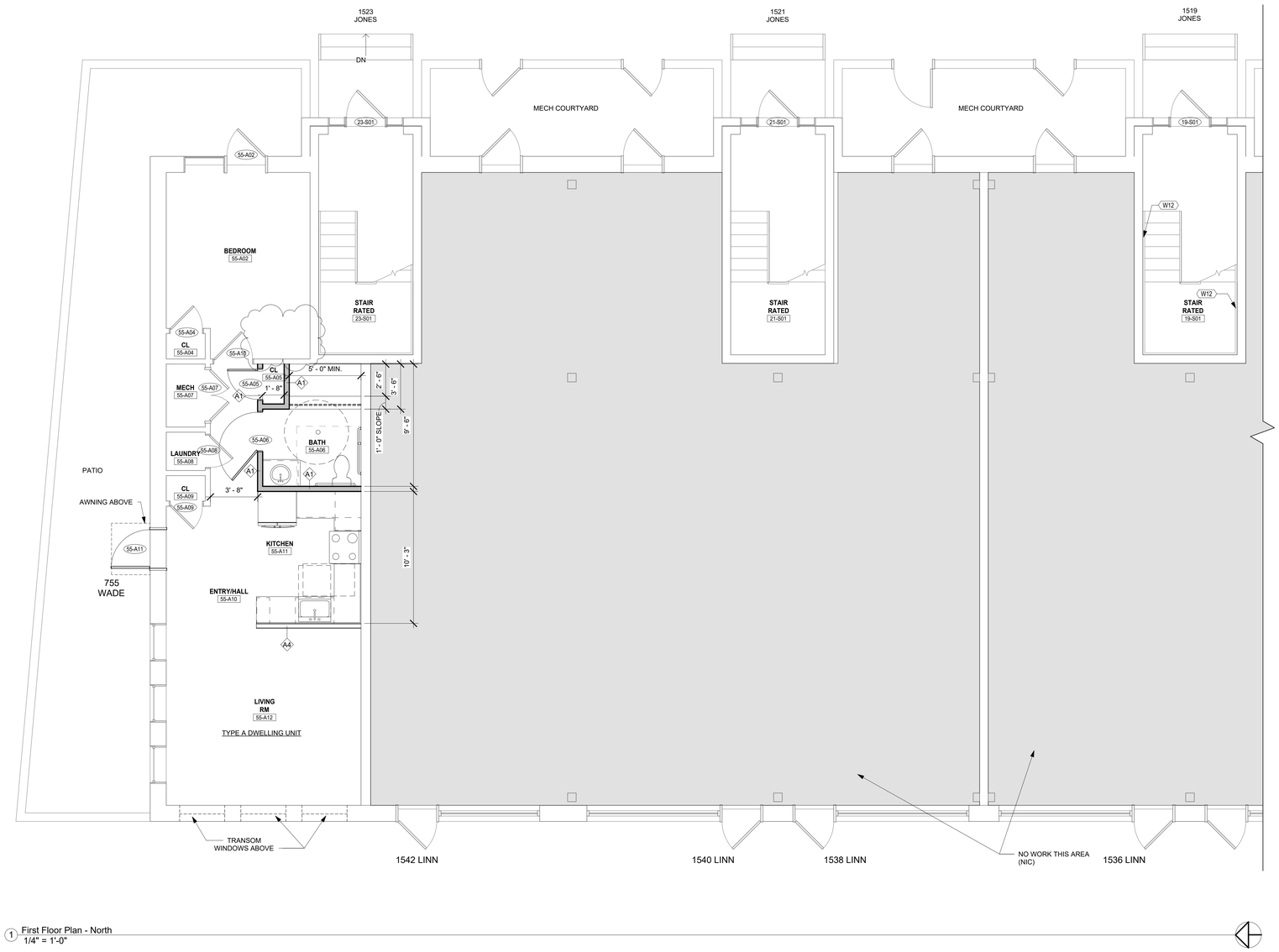
A. SEE PROJECT AND GENERAL ARCHITECTURAL NOTES ON G400.

B. REFER TO LIFE SAFETY PLANS AND THE CODE SUMMARY FOR LIFE SAFETY INFORMATION AND RATED WALL LOCATIONS.

C. SEE A401-A404 FOR TYPICAL ENLARGED UNIT PLANS FOR FINISH, EQUIPMENT, ELEVATION AND ACCESSORY INFORMATION. ENLARGED PLANS ARE TYPICAL BY EACH UNIT TYPE AND APPLY TO MIRRORED LAYOUTS AND APPLY TO SIMILAR LAYOUT.
   a. 1 BED ROOM - 1 BATH - SEE SHEET A402
   b. 2 BEDROOM - 1 BATH, STAIR OFF LIVING ROOM - SEE SHEET A403
   c. 2 BEDROOM - 1 BATH STAIR OFF HALLWAY - SEE SHEET A403
   d. 2 BEDROOM - 2 BATH - SEE SHEET A402
   e. TYPE A DWELLING UNIT (ACCESSIBLE/GROUND FLOOR) - SEE SHEET A401
   f. TYPE B DWELLING UNIT (SEMI-ACCESSIBLE) - SEE SHEET A401
   g. PUBLIC STAIR - SEE SHEET A404
   h. ACCESSIBLE STAIR - SEE SHEET A404
      ANY STAIR GOING TO TYPE B DWELLING UNIT OR AVI UNIT MUST BE ACCESSIBLE, CONTINUOUS FROM GROUND FLOOR TO TOP LEVEL.

D. SEE TYPICAL FINISH SCHEDULE, MATERIAL BASIS OF DESIGN SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

CMHA FLOOR CODED PLAN NOTES (A)	
NO.	NOTE



1 First Floor Plan - North
1/4" = 1'-0"

CMHA WOODWORK CODED NOTES (W)	
NO.	NOTE
W12	Patch and repair handrails at stair, sand, prime and paint. Fasten brackets into studs or blocking only (hollow wall anchors are unacceptable).

PLAN LEGEND

- NEW WALL - STUD WITH GYP BRD
- NEW WALL - MASONRY
- EXISTING WALL
- NEW OR RELOCATED DOOR, FRAME, OR HARDWARE
- EXISTING DOOR, FRAME, OR HARDWARE

1526	1502	1431

BUILDING KEY

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CMHA

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1627 Western Ave.
Cincinnati OH 45214

Solicitation 2025-3024

LINN STREET EXCHANGE
Cincinnati Metropolitan Housing Authority
1526 Linn St.
Cincinnati, OH 45214

No.	Description	Date
1	Addendum 01	9/17/2025

FIRST FLOOR PLAN - NORTH

Project number	2025-912
Date	08/27/2025
Drawn by	CS
Checked by	KPN

A111

Scale: As Indicated

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DEMOLITION FLOOR PLAN GENERAL NOTES

A. See Project and General Architectural Notes on G400 for additional scope and information.

B. Refer to Life Safety Plans and the Code Summary for life safety information and rated wall locations.

C. Do not remove or demolish anything without verifying and coordinating with all general trades as to how they relate to the overall project.

D. See A510-A518 sheets for additional Exterior envelop demolition work, as well as the MEP drawings.

E. Remove awning fabric on east face of the building.

F. Remove all existing residential mailboxes. See new work for replacements.

DEMOLITION LEGEND

EXISTING DOOR TO REMAIN

EXISTING ITEM TO REMAIN

EXISTING DOOR, FRAME AND HARDWARE TO BE REMOVED OR SALVAGED.

EXISTING WALL

EXISTING WALL TO BE REMOVED FROM FLOOR TO STRUCTURE ABOVE

EXISTING ITEM TO BE REMOVED OR SALVAGED

HATCHED AREA, TYPICAL: REMOVE CARPET & STAIR VCT FLOOR SYSTEM THROUGHOUT AND PREP FOR NEW FLOORING. REMOVE FLOORING DOWN TO SUBFLOOR, INCLUDING ADHESIVES, FASTENERS, ETC. REMOVE WOOD TOE KICK AND SALVAGE FOR RE-INSTALL WITH NEW FLOORING. REMOVE ALL INTERIOR AND EXTERIOR LIGHT FIXTURES & REPLACE WITH LED FIXTURES. COORDINATE WITH NEW WORK ELECTRICAL DRAWINGS AND CEILING PLANS FOR COORDINATION AND TO IDENTIFY LIGHTS TO BE CAPPED VS. REINSTALLED. REMOVE BATHROOM LIGHT/ FAN COMBO & REPLACE WITH LED BASED FIXTURE. REMOVE ALL BLINDS. REMOVE ALL BATHROOM ACCESSORIES. REMOVED ALL LOW WALL BASED DOOR BUMPERS (NOT WALL PLATES). REMOVE ALL EXISTING KITCHEN APPLIANCES, UNLESS NOTED OTHERWISE. COORDINATE WITH NEW WORK PLANS.

HATCHED AREA: DEMOLISH EXTENSIVELY IN THIS AREA. REMOVE ALL FLOORING, WALLS, ACCESSORIES, BLINDS, APPLIANCES, CEILING FINISHES, REMOVE ALL CABINETRY, ACCESSORIES, APPLIANCES, GYP BOARD, DOORS AND HARDWARE AS NOTED, DOWN TO THE EXPOSED STUDS. COORDINATE MEP TO BE REMOVED WITH MECHANICAL DRAWINGS. REMOVE ALL WET AND DAMAGED INSULATION. NO NEW WORK OR FINAL REMEDIATION CAN COMMENCE UNTIL THE ENVELOPE REPAIRS ARE COMPLETED. RE-MEDIATE OR REMOVE AND REPLACE THE REMAINING STRUCTURE WITH MOLD REMAINING ON IT. CLEAN THE INSIDE OF THE DUCTWORK AND THE UNIT BEFORE NEW WORK BEGINS. REMEDIATE MOLD.

HATCHED AREA: SEE SHEET A5OO SHEETS FOR THE EXTENT OF DEMOLITION AND NEW WORK AT THE EXTERIOR ROOF TERRACES AND ROOF. COORDINATE MEP TO BE REMOVED WITH MECHANICAL DRAWINGS.

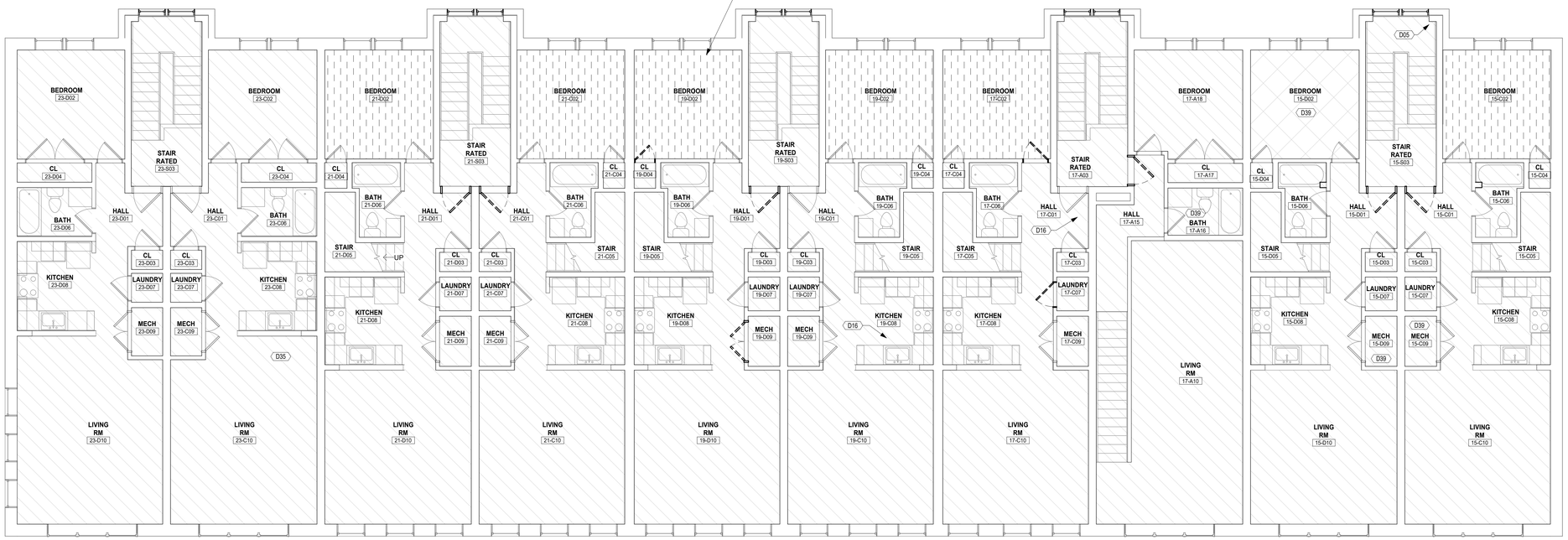
HATCHED AREA: REMOVE CEILING THIS ROOM. REMOVE WET AND DAMAGED INSULATION OR AS REQUIRED FOR NEW WORK. COORDINATE WITH FLOOR/CEILING REPAIR WORK. SEE A500 SHEETS.

HATCH AREA: NOT IN CONTRACT - NO WORK IN THIS SPACE

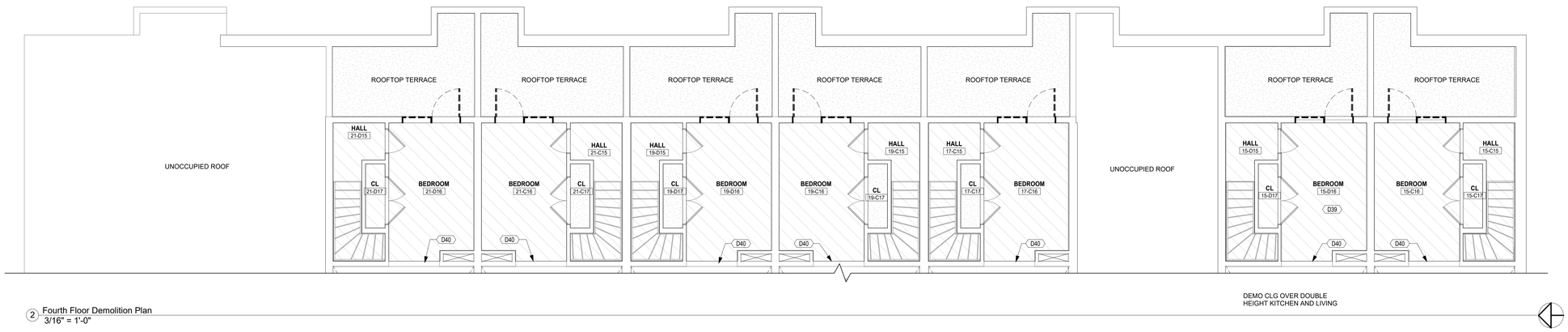
CMHA FLOOR CODED PLAN NOTES (D)

NO.	NOTE
D05	Remove ceiling.
D16	Remove tile flooring system, prep for new floor.
D35	Remove chandelier, cap wires and install paintable cover plate. See electrical drawings.
D39	Remove ceiling this room. Remove all wet insulation or as required to repair joists and remediate mold.
D40	Remove wall cap.

GRAPHIC PATTERN MADE TRANSPARENT TO REVEAL HIDDEN EXISTING DOOR WORK. TYP.



1 Third Floor Demolition Plan
3/16" = 1'-0"



2 Fourth Floor Demolition Plan
3/16" = 1'-0"

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Solicitation 2025-3024

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Cincinnati Metropolitan Housing Authority
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Cincinnati, OH 45214

No.	Description	Date
1	Addendum 01	9/17/2025

THIRD & FOURTH FLOOR DEMO PLANS

Project number	2025-912
Date	08/27/2025
Drawn by	CS
Checked by	KPN

A103

Scale: As Indicated

9/17/2025 2:19:04 PM

FACADE RESTORATION WORK SCOPE

1. CONCRETE
   - 1.1. REMOVE EXISTING, INSTALL NEW SEALANT AT INTERSECTION WITH BUILDING AND SCREEN WALLS
   - 1.2. CLEAN 100% OF EXISTING CONCRETE STOOPS AND STEP SURFACES
2. SPLIT FACE BLOCK [CMU]:
   - 2.1. RE-POINT EXPOSED FACES AS NOTED AND AS REQ'D AT FACADE AND SCREEN WALLS. REFER TO DETAILS - REFER TO ALLOWANCES
   - 2.2. CLEAN 100% OF EXISTING EXPOSED SURFACES
3. BRICK:
   - 3.1. RE-POINT EXPOSED FACES AS NOTED AND AS REQ'D AT FAÇADE AND SCREEN WALLS. REFER TO DETAILS - REFER TO ALLOWANCES
   - 3.2. CLEAN 100% OF EXISTING EXPOSED SURFACES
4. STONE:
   - 4.1. RE-POINT 100% OF EXPOSED STONE BANDS, SILLS & DECORATIVE COMPONENTS.
   - 4.2. CLEAN 100% OF EXISTING EXPOSED SURFACES
   - 4.3. APPLY SEALER TO ALL SKYWARD & VERTICAL FACES.
5. MORTAR:
   - 5.1. CONTRACTOR TO PERFORM ANALYSIS OF EXISTING ORIGINAL MORTAR. NEW MORTAR TO MATCH EXISTING COMPOSITION AND TOOLING.
   - 5.2. REFER TO DETAILS
6. CONTROL / EXPANSION JOINTS:
   - 6.1. REMOVE EXISTING, INSTALL NEW JOINT SEALANT. REFER TO DETAIL.
7. CLADDING:
   - 7.1. REMOVE EXISTING COMPOSITE SIDING PANELS / TRIM COMPLETE TO EXPOSE EXISTING SHEATHING.
   - 7.2. REPAIR/REPLACE EXISTING SHEATHING - REFER TO ALLOWANCES
   - 7.3. INSTALL NEW WEATHER RESISTANT BARRIER
   - 7.4. INSTALL NEW FIBER CEMENT LAP SIDING AND TRIM
8. ENTABLATURE
   - 8.1. REMOVE EXISTING COMPOSITE PANELS / TRIM COMPLETE TO EXPOSE EXISTING SHEATHING.
   - 8.2. REPAIR/REPLACE EXISTING SHEATHING - REFER TO ALLOWANCES
   - 8.3. INSTALL NEW WEATHER RESISTANT BARRIER
   - 8.4. INSTALL NEW FIBER CEMENT PANELS AND TRIM - REFER TO DETAILS
9. STEEL LINTELS:
   - 9.1. PREP AND PAINT ALL STEEL LINTELS / ANGLES / PLATES ETC.
   - 9.2. COLOR AS SELECTED BY ARCHITECT.
10. COPINGS / EDGE METAL
    - 10.1. REMOVE EXISTING, INSTALL NEW METAL COPINGS
    - 10.2. REFER TO ROOF SCOPE
11. CONDUCTOR HEADS AND DOWNSPOUTS:
    - 11.1. AT BRICK:
      - 11.1.1. EXISTING TO REMAIN
      - 11.1.2. ENSURE PROPER FUNCTION [JET AS REQ'D]
      - 11.1.3. RESECURE AS / IF REQ'D.
    - 11.2. AT CLADDING [4TH FLOOR ONLY]
      - 11.2.1. REMOVE EXISTING, INSTALL NEW - REFER TO ROOF SCOPE
12. WINDOWS:
    - 12.1. REMOVE EXISTING, INSTALL NEW JOINT SEALANT AT PERIMETER OF ALL WINDOW OPENINGS.
    - 12.2. REPLACE EXISTING SASHES WHERE GLAZING IS DAMAGED AS NOTED AND AS REQUIRED.
    - 12.3. REPLACE WINDOW UNITS / SASHES AS INDICATED.
    - 12.4. CLEAN ALL EXISTING WINDOWS (FRAMES AND GLAZING) UPON THE COMPLETION OF MASONRY RESTORATION.
    - 12.5. REPLACE ALL DAMAGED OR MISSING SCREENS.
13. DOORS
    - 13.1. REMOVE EXISTING, INSTALL NEW JOINT SEALANT AT THE PERIMETER OF ALL DOORS.
    - 13.2. CLEAN / PREP / PAINT EXISTING METAL DOORS AND FRAMES COMPLETE. REMOVE / REINSTALL EXISTING HARDWARE AS REQUIRED.
    - 13.3. REMOVE EXISTING, INSTALL NEW EXTERIOR DOORS ACCESSING EXTERIOR BALCONIES ON THE FOURTH FLOOR
    - 13.4. CLEAN ALUMINUM DOORS
14. ALUMINUM STOREFRONT
    - 14.1. REMOVE EXISTING, INSTALL NEW JOINT SEALANT AT PERIMETER OF OPENINGS.
    - 14.2. CLEAN ALL FRAMES AND GLAZING UPON COMPLETION OF MASONRY RESTORATION.
15. SURFACE MOUNTED EQUIPMENT & CONDUITS:
    - 15.1. EXISTING EQUIPMENT AND CONDUITS TO REMAIN.
    - 15.2. REMOVE AND REINSTALL AS REQUIRED BY WORK.
    - 15.3. CONTRACTOR TO ENSURE THAT ALL EXISTING SURFACE MOUNTED EQUIPMENT & CONDUITS ARE SECURELY FASTENED TO BUILDING.
16. THROUGH WALL PENETRATIONS [VENTS/PIPES/GRILLES/ETC]
    - 16.1. LOCATED IN MASONRY
      - 16.1.1. COMPONENTS TO REMAIN
      - 16.1.2. SEAL ALL PERIMETER JOINTS
    - 16.2. LOCATED IN CLADDING
      - 16.2.1. REMOVE EXISTING, SALVAGE & REINSTALL EXISTING VENT COVERS AS REQ'D BY NEW WORK.
      - 16.2.2. SEAL ALL PERIMETER JOINTS
    - 16.3. REFER TO ROOF SCOPE FOR THRU WALL SCUPPERS
17. CAMERAS:
    - 17.1. PROTECT FROM DAMAGE DURING WORK
18. LIGHT FIXTURES:
    - 18.1. REMOVE EXISTING, INSTALL NEW LIGHT FIXTURES. REFER TO ELECTRICAL DRAWINGS.
19. SATELLITE DISHES
    - 19.1. REMOVE EXISTING COMPONENTS COMPLETE
20. SIGNS:
    - 20.1. EXISTING SIGNS ARE TO REMAIN.
    - 20.2. REMOVE / RE-INSTALL AS REQUIRED BY WORK.
21. CANOPIES
    - A. REMOVE EXISTING, INSTALL NEW AWNING FABRIC ON EXISTING ALUMINUM FRAMES.
22. METAL RAILINGS
    - 22.1. SITE
      - 22.1.1. EXISTING TO REMAIN - RESECURE AS/IF REQ'D - PREP & PAINT.
    - 22.2. BALCONIES
      - 22.2.1. REMOVE EXISTING RAILINGS COMPLETE - MODIFY WALL FRAMING / FINISHES - REFER TO ROOF SCOPE.
23. BRISE SOLEIL
    - 23.1. EXISTING TO REMAIN - RESECURE AS/IF REQ'D.
    - 23.2. PROTECT FROM DAMAGE
24. PROVIDE ALL REQUIRED ANCILLARY WORK, INCLUDING REMOVALS AND REINSTALLATIONS OF ITEMS INDICATED TO REMAIN, NECESSARY FOR THE PROPER COMPLETION OF THE SCOPE OF WORK.
25. REMOVE EXISTING MAILBOXES COMPLETE. REPAIR MASONRY AS REQUIRED. NEW MAILBOXES WILL BE INSTALLED INSIDE BUILDING.
26. INTERCOM SYSTEM:
    - 26.1. REMOVE EXISTING, INSTALL NEW INTERCOM SYSTEM. REFER TO ELECTRICAL DRAWINGS.

PROJECT ALLOWANCES

1. INCLUDE AN ALLOWANCE FOR REPOINTING 10% OF THE SPLIT FACE CMU FACADES.
2. INCLUDE AN ALLOWANCE FOR REPOINTING 10% OF THE BRICK VENEER FACADES.
3. INCLUDE AN ALLOWANCE FOR REMOVAL / REPLACEMENT OF 40 SHEETS [1,280 SF] OF 1/2" OSB WALL SHEATHING.
4. INCLUDE AN ALLOWANCE FOR REMOVAL / REPLACEMENT OF 4 SHEETS [128 SF] OF 1/2" OSB ENTABLATURE SHEATHING.
5. INCLUDE AN ALLOWANCE FOR REMOVAL / REPLACEMENT OF 70 SHEETS [2,240 SF] OF 1/2" OSB ROOF DECK [MIN. 4'x4' SECTIONS FOR REPLACEMENT]
6. INCLUDE AN ALLOWANCE FOR REMOVAL / REPLACEMENT OF 14 SHEETS [448 SF] OF 3/4" T&G OSB SUBFLOOR.

ALTERNATES

ALTERNATE DEDUCT: PROVIDE A SILICONE ROOF COATING SYSTEM IN LIEU OF NEW EPDM ROOF SYSTEM AT ROOF AREAS C-1 AND C-2.

ADD 01

CODE REVIEW

PROJECT DESCRIPTION:
THIS PROJECT INCLUDES ROOF REPLACEMENT INCLUDING ASSOCIATED IMPROVEMENTS TO ROOFTOP & BUILDING ENCLOSURE COMPONENTS. NO CHANGES TO EGRESS COMPONENTS OR OCCUPANCY, NO CHANGE IN HEIGHT OR BUILDING AREA.

PRIMARY AND SECONDARY ROOF DRAINAGE IS ACCOMPLISHED BY THRU WALL SCUPPERS.

AUTHORITY HAVING JURISDICTION:
ZONING PERMIT - CITY OF CINCINNATI
BUILDING PERMIT - CITY OF CINCINNATI

BUILDING CODE:
2024 OHIO EXISTING BUILDING CODE [OEBC]
2024 OHIO BUILDING CODE [OBC]
2021 INTERNATIONAL ENERGY CONSERVATION CODE [IECC 2021]
CINCINNATI BUILDING CODE [CBC]

OHIO EXISTING BUILDING CODE
301.3.2: WORK AREA COMPLIANCE METHOD [REFER TO 302-309 AND CH. 6-12]
602.2: ALTERATION - LEVEL 1 [REFER TO CH. 7]
705.1: REFER TO CHAPTER 15 OF OHIO BUILDING CODE
ROOF REPLACEMENT OR ROOF RECOVER OF EXISTING LOW SLOPE ROOF COVERINGS SHALL NOT BE REQUIRED TO MEET MINIMUM DESIGN SLOPE OF 1/4" PER 12", FOR ROOFS WHICH PROVIDE POSITIVE DRAINAGE.

RECOVERING OR REPLACING AN EXISTING ROOF COVERING SHALL NOT BE REQUIRED TO MEET THE REQUIREMENT FOR SECONDARY [EMERGENCY OVERFLOW] DRAINS OR SCUPPERS FOR ROOFS WHICH PROVIDE FOR POSITIVE ROOF DRAINAGE. EXISTING SECONDARY DRAINS OR SCUPPERS SHALL NOT BE REMOVED.

OHIO BUILDING CODE
OBC CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION
USE GROUP: B / M / R-2 - MIXED USE - NO CHANGE

OBC CHAPTER 5: GENERAL BUILDING HEIGHT AND AREA
BUILDING AREA: EXISTING [NO CHANGE]
BUILDING HEIGHT: 4-STORY EXISTING [NO CHANGE]

OBC CHAPTER 6: TYPES OF CONSTRUCTION
CONSTRUCTION TYPE: V B
ROOF CONSTRUCTION = 0 HOUR RATED

EXISTING BUILDING CONSTRUCTION:
STRUCTURE: WOOD STRUCTURE
EXTERIOR WALLS: WOOD STUD / BRICK VENEER / FIBER CEMENT CLADDING
ROOF DECK: WOOD DECK OVER WOOD STRUCTURE

OBC CHAPTER 15: ROOFTOP ASSEMBLIES AND ROOFTOP STRUCTURES
TABLE 1505.1: FIRE CLASSIFICATION: V B CONSTRUCTION -
MIN. CLASS C, ACTUAL CLASS A

INTERNATIONAL ENERGY CONSERVATION CODE
TABLE C402.1.3: THERMAL ENVELOPE INSULATION R-VALUE METHOD
EXISTING INSULATION IS BELOW DECK IN FRAMING CAVITY [R-30 PER ORIGINAL BUILDING DRAWINGS]. INSULATION ABOVE DECK IS FOR ROOF SYSTEM INSTALLATION ONLY. NOT REQUIRED FOR FULL UPGRADE TO MEET CURRENT R-VALUE REQUIREMENTS
EXISTING R-VALUE [ABOVE DECK]= R-5.7
PROPOSED R-VALUE [ABOVE DECK]= R-8.6

C402.1.4.1.1: TAPERED, ABOVE DECK INSULATION BASED ON THICKNESS: WHERE USED AS A COMPONENT OF MAXIMUM ROOF ASSEMBLY U-FACTOR CALCULATION, THE SLOPED ROOF INSULATION R-VALUE CONTRIBUTION TO THAT CALCULATION TO USE THE AVERAGE THICKNESS IN INCHES ALONG WITH THE MATERIAL R-VALUE PER INCH.
C402.2.1.2: MINIMUM THICKNESS: THE MINIMUM THICKNESS OF ABOVE DECK ROOF INSULATION AT ITS LOWEST POINT, GUTTER EDGE, ROOF DRAIN, OR SCUPPER SHALL NOT BE LESS THAN 1".

C503.2.1: ROOF REPLACEMENT. COMPLY WITH C402.1.3, ~~C402.1.4, C402.1.5, OR C407~~ WHERE THE EXISTING ROOF ASSEMBLY IS PART OF THE THERMAL ENVELOPE AND CONTAINS INSULATION ENTIRELY ABOVE THE ROOF DECK. IN NO CASE SHALL THE R-VALUE OF THE ROOF INSULATION BE REDUCED AS PART OF THE ROOF REPLACEMENT. [NOT REQUIRED AS INSULATION IS BELOW DECK]

ROOF SYSTEM DESIGN WIND-LOAD ANALYSIS:
ENGINEERED DESIGN BASED UPON 2135 OHIO BUILDING CODE AND ASCE 7-17 WIND DESIGN UPLIFT PRESSURES [ASD].
COMPONENTS AND CLADDING:
BUILDING HEIGHT: 50'
BASIC WIND SPEED: 105 MPH
BUILDING CONFIGURATION: ENCLOSED.
EXPOSURE: 'B'
RISK CATEGORY: II

DESIGN WIND UPLIFT LOADS [ASD]
ZONE 1[INTERIOR FIELD]: -12.7 PSF
ZONE 1 [EXTERIOR FIELD] -22.0 PSF
ZONE 2 [PERIMETER]: -29.0 PSF
ZONE 3 [CORNERS]: -39.5 PSF

DESIGN UPLIFT-RESISTANCE CAPACITY
[FACTOR OF SAFETY OF 2, FROM [ASD] INDICATED ABOVE]
ZONE 1[INTERIOR FIELD]: -25.3 PSF
ZONE 1 [EXTERIOR FIELD] -44.0 PSF
ZONE 2 [PERIMETER]: -58.0 PSF
ZONE 3 [CORNERS]: -79.1 PSF

NAILER ATTACHMENT: ANSI/SPRI/FM-4435/ES-1 SEE SPECIFICATIONS

METAL COPING / EDGE: SEE SPECIFICATIONS
DESIGN WIND-RESISTANCE CAPACITY
ZONE 2 [PERIMETER, VERTICAL] -58.0 PSF
ZONE 3 [CORNERS, VERTICAL] -79.1 PSF
ZONE 4 [PERIMETER, HORIZONTAL] -29.0 PSF
ZONE 5 [CORNERS, HORIZONTAL] -37.0 PSF

GENERAL REQUIREMENTS

SECTION 01 00 00: GENERAL REQUIREMENTS

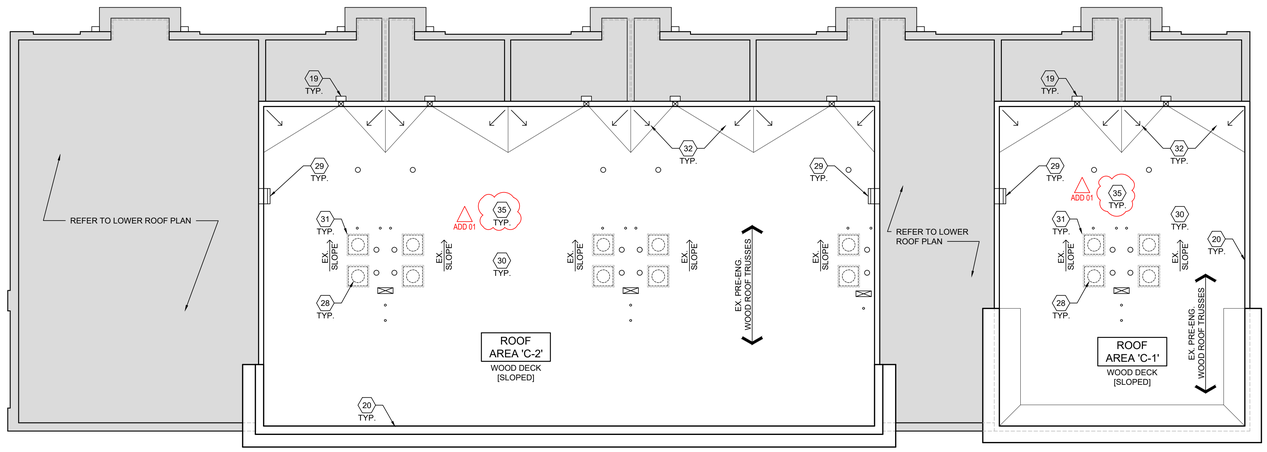
1. PERMITS:
   - 1.1. CONFORM TO THE 2024 OHIO EXISTING BUILDING CODE AND 2024 OHIO BUILDING CODE, AND ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES HAVING THE AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.
   - 1.2. VERIFY ALL PERMITS HAVE BEEN APPROVED BY APPROPRIATE AGENCIES PRIOR TO START OF CONSTRUCTION. NO CONSTRUCTION OR FABRICATION OF ANY ITEMS SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY DOCUMENTATION FROM ALL OF THE PERMITTING AND REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY AN REGULATORY AUTHORITY.
   - 1.3. PAY FOR ALL REQUIRED PERMITS. WORK SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS ARE OBTAINED.
   - 1.4. ARCHITECT IS NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM WORK STARTED PRIOR TO OBTAINING ALL PERMITS / GOVERNING AGENCIES APPROVALS.
   - 1.5. MAINTAIN A COPY OF APPROVED PERMIT DRAWINGS ON-SITE FOR INSPECTION PURPOSES. COORDINATE WITH BUILDING DEPARTMENT.
   - 1.6. NOTIFY THE BUILDING DEPARTMENT WHEN WORK IS READY FOR INSPECTION. FOLLOW ALL REQUIREMENTS OF BUILDING DEPARTMENT. PROVIDE ACCESS FOR ALL INSPECTORS.
   - 1.7. MAINTAIN RECORDS OF INSPECTIONS ON THE JOB SITE IN ACCORDANCE WITH REQUIREMENTS OF BUILDING DEPARTMENT.
   - 1.8. PAY ALL FEES REQUIRED BY INSPECTIONS, EXCEPT FOR INSPECTIONS MADE BY OWNER OR ITS AGENTS.
   - 1.9. COMPLETE ALL WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY EACH RESPECTIVE TRADE.
2. TRASH / DEBRIS: PROVIDE ALL REQUIRED TRASH DUMPSTERS, HAULING, ETC. AS REQ'D FOR THE PROJECT. KEEP JOB SITE CLEAN DURING CONSTRUCTION. PROMPTLY REMOVE ALL DEBRIS ON A DAILY BASIS FROM SITE IN A LEGAL MANNER. ENSURE THAT ALL DEBRIS AND MATERIALS LOCATED ON THE ROOF ARE PROPERLY SECURED / STRAPPED DOWN. NO DEBRIS SHALL BE LEFT ON THE GROUNDS AROUND THE BUILDING AT ANY TIME.
3. FINAL CLEANING: PROVIDE FINAL CLEANING PRIOR TO FINAL INSPECTION AND TURN OVER OF THE PROJECT.
4. CONSTRUCTION SAFETY: PROVIDE, MAINTAIN, AND COMPLY WITH ALL APPLICABLE SAFETY REQUIREMENTS IN ACCORDANCE WITH ALL STATE, FEDERAL, AND O.S.H.A. REGULATIONS.
   - 4.1. ALL FIRE EXITS ARE TO REMAIN CLEAR AND OPEN DURING ALL PHASES OF CONSTRUCTION. PROVIDE ADEQUATE, MAINTAIN ALL REQUIRED PATHS OF EGRESS DURING CONSTRUCTION. PROVIDE PROTECTIVE BARRICADES AND BARRIERS AT BUILDING ENTRANCES AND PUBLIC SIDEWALKS, DRIVEWAYS, ETC. AS NECESSARY TO MAINTAIN SAFE INGRESS/EGRESS. PROVIDE PROTECTION FROM DAMAGE TO WALLS / WINDOW SYSTEMS, ETC. BELOW THE WORK AREAS.
   - 4.2. TEMPORARY PROTECTION / BARRICADES: COMPLY WITH ALL NECESSARY TEMPORARY PROTECTION AND BARRICADES TO ALLOW CONTINUED USE OF THE FACILITY. COORDINATE WITH OWNER AS NECESSARY.
   - 4.3. ERECT BARRICADES AT ENTRANCES AND AROUND ACCESS POINTS INTO THE BUILDING INDICATING "MEN WORKING OVERHEAD" LIMIT ACCESS WHERE THERE IS THE POTENTIAL FOR FALLING DEBRIS OR OTHER HAZARDS. PROVIDE GROUND CREW AS REQ'D TO SUPPLEMENT SAFETY ON AN AS NEEDED BASIS.
   - 4.4. PROVIDE AND MAINTAIN A COMPLETE SET OF SAFETY DATA SHEETS [SDS] FOR ALL MATERIALS USED ON THE PROJECT ON THE PROJECT SITE.
5. FIRE PREVENTION: PROVIDE FIRE EXTINGUISHERS AT THE JOBSITE. PROVIDE FIRE WATCH FOR ALL HOT WORK ACTIVITIES INCLUDING CUTTING, WELDING, AND OTHER CONSTRUCTION OPERATIONS THAT ARE CAPABLE OF STARTING FIRES. CONFORM TO OWNER AND FIRE DEPARTMENT REQUIREMENTS.
6. TEMPORARY UTILITIES:
   - 6.1. UTILIZE EXISTING ELECTRIC SERVICE, WATER, AND HVAC IF AVAILABLE.
   - 6.2. PROVIDE TEMPORARY LIGHTING FOR CONSTRUCTION PURPOSES.
   - 6.3. PROVIDE TEMPORARY VENTILATION, FILTRATION MEDIA, ETC. AS REQ'D TO PROPERLY VENTILATE THE CONSTRUCTION AREA AS WELL AS TO PREVENT DUST, DIRT, DEBRIS FROM ENTERING OTHER PORTIONS OF THE FACILITY.
   - 6.4. PROVIDE PORTABLE TOILET FACILITIES FOR CONSTRUCTION PURPOSES.
7. PRODUCTS:
   - 7.1. INSTALL ALL MATERIALS, EQUIPMENT, FLASHING, TERMINATIONS, ETC. ACCORDING TO MANUFACTURERS SPECIFICATIONS, RECOMMENDATIONS, AND INSTRUCTIONS, WHETHER A COMPLETE SYSTEM OR A COMPONENT PART OF A COMPLETE CONSTRUCTION SYSTEM. BY THE NATURE OF THE WORK, IT IS DIFFICULT TO IDENTIFY ALL POSSIBLE DETAIL CONDITIONS, REQUIRED FLASHINGS, ETC. COORDINATE ALL APPLICABLE DETAILS WITH THE MANUFACTURER FOR ACCEPTANCE.
   - 7.2. CLIENT / OWNER TO COORDINATE AND SELECT ALL FINAL FINISHES / SELECTIONS. COORDINATE ALL REQUIREMENTS OF FINISH SELECTIONS, AND CORRELATION BETWEEN FINISHES, TRIM COMPONENTS, ETC. PROVIDE MOCKUPS OF WORK/FINISHES AS APPLICABLE TO ENSURE CONFORMANCE WITH THE DESIGN INTENT.
   - 7.3. ITEMS MAY BE REFERRED TO AS SINGULAR, OR PLURAL ON THE DRAWINGS AND SPECIFICATIONS. CONTRACTOR TO DETERMINE QUANTITY OF EACH ITEM REQUIRED.
8. COORDINATION:
   - 8.1. COORDINATE ALL SPECIFIC WORK / SCOPE ITEMS WITH CLIENT.
   - 8.2. COORDINATE ALL WORK / SCOPE BETWEEN SUB-CONTRACTORS, SUPPLIERS, AND VENDORS BASED ON THE ENTIRE SET OF DOCUMENTS. PROVIDE ANY REQ'D ADAPTATIONS TO ACCOMMODATE FIELD CONDITIONS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION.
   - 8.3. PROVIDE FULL SET OF CONSTRUCTION DOCUMENTS TO ALL SUB-CONTRACTORS.
   - 8.4. NO ADDITIONAL COMPENSATION TO CONTRACTOR FOR ISSUES RESULTING FROM THE USE OF AN INCOMPLETE SET OF CONSTRUCTION DOCUMENTS.
   - 8.5. NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ERRORS, OMISSIONS, INCONSISTENCIES, OR DISCREPANCIES BETWEEN CONTRACT DOCUMENTS, DRAWINGS, SPECIFICATIONS, ETC. PRIOR TO PROCEEDING WITH WORK. ANY SITE / JOB CONDITIONS THAT ARISE AND CAUSE CONTRACTOR TO VARY FROM CONTRACT DOCUMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR IF NOT REPORTED TO ARCHITECT PRIOR TO PROCEEDING.
   - 8.6. DO NOT SCALE DRAWINGS. ANY / ALL DIMENSIONS INDICATED ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION. REFER TO DRAWINGS FOR ANY SPECIAL NOTES THAT MAY GOVERN THE LAYOUT OF THE WORK.
   - 8.7. "N.I.C." INDICATES WORK AND / OR MATERIALS NOT IN THE CONTRACT OF THE CONTRACTOR. THIS DOES NOT RELIEVE THE CONTRACTOR OF ALL ASPECTS OF COORDINATION.
   - 8.8. EXAMINE AND BECOME FAMILIAR WITH SITE AND JOB CONDITIONS PRIOR TO START OF WORK. VERIFY ALL DIMENSIONS, EXISTING CONDITIONS, INFORMATION IN THE DRAWINGS, AVAILABLE UTILITIES, ETC. GOVERNING THEIR SCOPE OF THE WORK. NOTIFY ARCHITECT IN WRITING OF ANY AND ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND CONTRACT DOCUMENTS. COMMENCEMENT OF WORK IMPLIES ACCEPTANCE OF CONDITIONS.
   - 8.9. CONTACT CLIENT OR ARCHITECT REGARDING ALL QUESTIONS OR DISCREPANCIES. COMMUNICATION WITH ARCHITECT'S CONSULTANTS OR OTHERS IS NOT CONSIDERED VALID AND ANY RESULTANT CHANGES IN WORK, ADDITIONAL COSTS, APPROVALS, PERMITS, ETC. IS THE CONTRACTOR'S RESPONSIBILITY.
   - 8.10. ARCHITECT IS NOT RESPONSIBLE FOR QUALITY OR QUANTITY OF WORK, FIELD INSPECTIONS, REVIEWING CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCING, PROCEDURES, PAYMENT APPLICATIONS, OR TO DETERMINE THE DISTRIBUTIONS OF FUNDS, ETC.
   - 8.11. CONTRACT DOCUMENTS, DRAWINGS, OR DETAILS IN THIS SET MAY INDICATE TYPICAL CONDITIONS WHICH MAY VARY FROM ACTUAL CONSTRUCTION. COORDINATE CONDITIONS / DETAILS WITH CLIENT.
9. OCCUPANCY: BUILDING WILL BE OCCUPIED DURING CONSTRUCTION FOR ON-GOING OPERATIONS. COORDINATE CONSTRUCTION ACTIVITIES WITH OWNER AND THE PROJECT TEAM TO MINIMIZE THE IMPACT ON THE OCCUPANTS - REFER TO SPECIFICATIONS. INCLUDE ANY ADDITIONAL COSTS FOR PROJECT SCHEDULING AS INDICATED HEREIN AND WITHIN SPECIFICATIONS.
10. TEMPORARY WEATHERTIGHTNESS / WEATHER SEAL: AT THE END OF EACH WORK DAY, COMPLETE ALL WORK IN SUCH A MANNER TO BE ADEQUATELY SEALED WATERTIGHT TO EITHER EXISTING ROOF SYSTEMS OR PROPER FLASHINGS / TERMINATIONS AS IS APPLICABLE TO THE WORK. TAKE ALL PROVISIONS TO MINIMIZE ANY LEAKS INTO THE BUILDING.
   - 10.1. ONLY LAY OUT THE AMOUNT OF MATERIALS WHICH CAN BE INSTALLED WATERTIGHT THAT DAY. NO TEMPORARY ROOFING / LOOSE MEMBRANE, ETC. PERMITTED.
11. CONTRACTOR'S USE OF JOB SITE:
   - 11.1. WORK HOURS: COORDINATE WITH OWNER.
   - 11.2. ACCESS: PROVIDE ROOF ACCESS VIA CONTRACTOR PROVIDED PORTABLE LADDERS, SCAFFOLDING, OR MAN-LIFTS. ROOF ACCESS FROM THE INTERIOR OF THE BUILDING MAY NOT BE PERMITTED BY OWNER. ASSUME NO DIRECT ACCESS WILL BE PROVIDED TO THE INTERIOR OF THE BUILDING UNLESS SPECIFICALLY APPROVED AND COORDINATED BY THE OWNER.
   - 11.3. PROVIDE ALL NECESSARY CRANES, MAN-LIFTS, CHUTES, ETC. FOR THE PROPER EXECUTION OF THE WORK.
   - 11.4. PROVIDE CHUTE FOR ALL TRASH / DEBRIS REMOVAL UNLESS SO REMOVED VIA A CRANE.
   - 11.5. THROWING DEBRIS OFF THE ROOF IS NOT PERMITTED.
   - 11.6. PROJECT STAGING AREA: AT OWNER DIRECTION
   - 11.7. PROVIDE ON-SITE SECURABLE CONSTRUCTION MATERIALS STORAGE AND TRASH DUMPSTER FOR THE PROJECT. LOCATE IN AN APPROVED LOCATION, COORDINATE WITH THE OWNER. PROVIDE ALL NECESSARY / REQUIRED SECURITY/PROTECTION MEASURES.
   - 11.8. PARKING: AT OWNER DIRECTION
12. CLOSEOUT REQUIREMENTS
   - 12.1. AS-BUILT / RECORD DRAWINGS: MAINTAIN A RED-LINE COPY OF AS-BUILT / RECORD DRAWINGS INDICATING FIELD CHANGES, HIDDEN/CONCEALED UTILITIES, AND OTHER PERTINENT DEVIATIONS FROM THE APPROVED CONSTRUCTION DOCUMENTS.
   - 12.2. OPERATIONS AND MAINTENANCE DATA: PROVIDE O+M MANUAL TO CLIENT / OWNER WITH ALL PERTINENT SELECTIONS, SYSTEMS, PROJECT DOCUMENTS, AND CERTIFICATES.
   - 12.3. STARTING OF SYSTEMS / DEMONSTRATION: DEMONSTRATE THE OPERATION AND MAINTENANCE OF INSTALLED PRODUCTS AND SYSTEMS TO CLIENT / OWNER PRIOR TO TURN OVER OF THE PROJECT.
   - 12.4. TESTING, ADJUSTING, BALANCING: TEST AND BALANCE SYSTEMS AS REQUIRED FOR SMOOTH AND UNHINDERED OPERATION.

SECTION 02 41 19: EXISTING CONDITIONS / SELECTIVE DEMOLITION

1. NOTIFY ARCHITECT AND CLIENT IF ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE SHOW SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR OTHER DAMAGE / FAILURE / DETERIORATION WHICH MAY CONSTITUTE PART / PARTS / BUILDING TO NOT MEET APPLICABLE BUILDING CODES, COMPROMISE SAFETY, CREATE RISK OF FAILURE, OR NOT MEET STANDARD BUILDING PRACTICES.
2. VERIFY EXISTING STRUCTURE HAS CAPACITY TO SUPPORT NEW NEW CONSTRUCTION WHERE INDICATED TO BE SUSPENDED FROM THE EXISTING STRUCTURE.
3. VERIFICATION OF EXISTING CONDITIONS / ACCEPTANCE OF CONDITIONS
   - 3.1. VERIFY ALL CONDITIONS, DIMENSIONS, ELEVATIONS, SLOPES, DETAILS, DRAINS, PENETRATIONS, AND INTERRELATED INFORMATION IN THESE DRAWINGS FOR ACCURACY AS SHOWN WITH THE INTENT OF THESE DRAWINGS PRIOR TO THE START OF WORK. REPORT ANY CONCEALED ELEMENTS OR DIFFERING CONDITIONS WHICH MAY AFFECT CONSTRUCTION TO THE ARCHITECT.
   - 3.2. VERIFY EXISTING DECK SURFACES AND SLOPES PRIOR TO INSTALLATION OF INSULATION / TAPERED INSULATION, ETC. TAKE ALL PROVISIONS TO ENSURE PROPER DRAINAGE INCLUDING STRING LEVELING THE DECK, ETC. TO DETERMINE ANY IRREGULARITIES. BELLY, RIDGE, ETC. THAT MAY AFFECT THE PROPER FLOW OF WATER TO THE DRAINAGE SYSTEM.
   - 3.3. VERIFY THE CONDITION OF ALL EXISTING DRAINAGE SYSTEM COMPONENTS [INTERNAL ROOF DRAINS, SCUPPERS, GUTTERS, ETC.]. NOTIFY ARCHITECT OF ANY REPAIRS THAT ARE REQUIRED SUCH AS BROKEN DRAIN BOLTS, CLAMPING RINGS, ETC. ALL DRAINS REQUIRE NEW FLASHING AND ANY COMPONENTS TO MAKE / MAINTAIN THEM OPERATIONAL.
   - 3.4. VERIFY ALL DRAINAGE SYSTEMS ARE FREE-FLOWING AND DRAINING PROPERLY. ADDRESS AND UN-CLOG ANY DRAINAGE SYSTEMS WHICH BECOME CLOGGED DURING COURSE OF THE WORK AT THE CONTRACTOR'S EXPENSE.
   - 3.5. TAPERED INSULATION OR CRICKET / SADDLE LAYOUT AS SHOWN PROVIDES A GUIDE [AS APPLICABLE], FOLLOW THE INTENT OF THE DRAWINGS, ONLY SLIGHT ADJUSTMENTS SHALL BE MADE. ACTUAL INSTALLATION SHALL BE IN ACCORDANCE WITH APPROVED MANUFACTURERS SCALED LAYOUT.
4. PROTECTION / CUTTING AND PATCHING:
   - 4.1. PROTECT EXISTING CONSTRUCTION AND RESTORE ALL FINISH SURFACES TO THEIR ORIGINAL CONDITION WHERE DAMAGED BY WORK.
   - 4.2. PROVIDE ALL LEVELING, PATCHING, AND REMEDIAL REPAIRS AS REQUIRED BY THE SCOPE OF WORK. REPAIRS INCLUDE, BUT ARE NOT LIMITED TO, WORK REQUIRED TO PROVIDE A SMOOTH AND EVEN TRANSITION BETWEEN NEW AND EXISTING FINISHES AND TO PREPARE EXISTING SURFACES FOR NEW FINISHES.
   - 4.3. REMOVE ALL UNUSED VENT PIPES, EQUIPMENT SUPPORTS, ETC. COORDINATE WITH THE OWNER.
   - 4.4. ENSURE THAT ALL PENETRATIONS ARE PROPERLY SUPPORTED BELOW THE DECK.
   - 4.5. CHECK FOR ROOFTOP CONDUITS, OBSTRUCTIONS, ETC. UNDER DECK PRIOR TO APPLICATION OF INSULATION, MECHANICAL FASTENING, ETC. COORDINATE ACCESS TO BELOW ROOF DECK WITH OWNER.
   - 4.6. REMOVE AND REINSTALL EXISTING CONDUITS/CABLING, ETC. AS REQUIRED TO INSTALL NEW ROOF SYSTEM
   - 4.7. TAKE ALL MEASURES NECESSARY TO MINIMIZE DUST/DIRT/DEBRIS FROM ENTERING INTERIOR PORTIONS OF THE BUILDING. PROVIDE ALL TEMPORARY PROTECTION REQ'D.
   - 4.8. COORDINATE ALL WORK TO MINIMIZE DISTURBANCE TO THE BUILDING OCCUPANTS.
   - 4.9. COORDINATE SHUT DOWN OF HVAC / VENTILATION SYSTEMS, ELECTRICAL COMPONENTS, ETC. A MINIMUM OF 48 HOURS PRIOR TO ANY DISRUPTION OF SERVICE.
   - 4.10. DISCONNECT AND RECONNECT ALL HVAC EQUIPMENT INCLUDING ELECTRICAL CONNECTION, REFRIGERANT PIPING, ETC. AS REQUIRED. PROVIDE OWNER A 48 HOUR NOTICE PRIOR TO PERFORMING THIS WORK.
   - 4.11. PROVIDE ADEQUATE PROTECTION FROM VAPORS, FUMES, SMELL, ETC. FROM ENTERING THE BUILDING TO THE BEST OF THEIR ABILITY. PROVIDE PROTECTION OF EXISTING SYSTEMS AS REQUIRED, COORDINATE WITH THE OWNER.
   - 4.12. FIT WORK TIGHT TO ADJACENT ELEMENTS. MAINTAIN INTEGRITY OF ROOF DECK, WALL, OR OTHER CONSTRUCTION, COMPLETELY SEAL VOIDS.
   - 4.13. REFINISH SURFACES TO MATCH ADJACENT FINISHES, UNLESS NOTED OTHERWISE.
   - 4.14. SALVAGED ITEMS: COORDINATE W/ CLIENT / OWNER.
5. HAZARDOUS MATERIALS: FOLLOW ALL APPLICABLE REQUIREMENTS RELATED TO THE REMOVAL / ABATEMENT OF EXISTING CONSTRUCTION AS HAVE BEEN IDENTIFIED. PROPERLY DISPOSE OF ANY HAZARDOUS MATERIALS. MAINTAIN ALL REQUIRED CERTIFICATIONS.

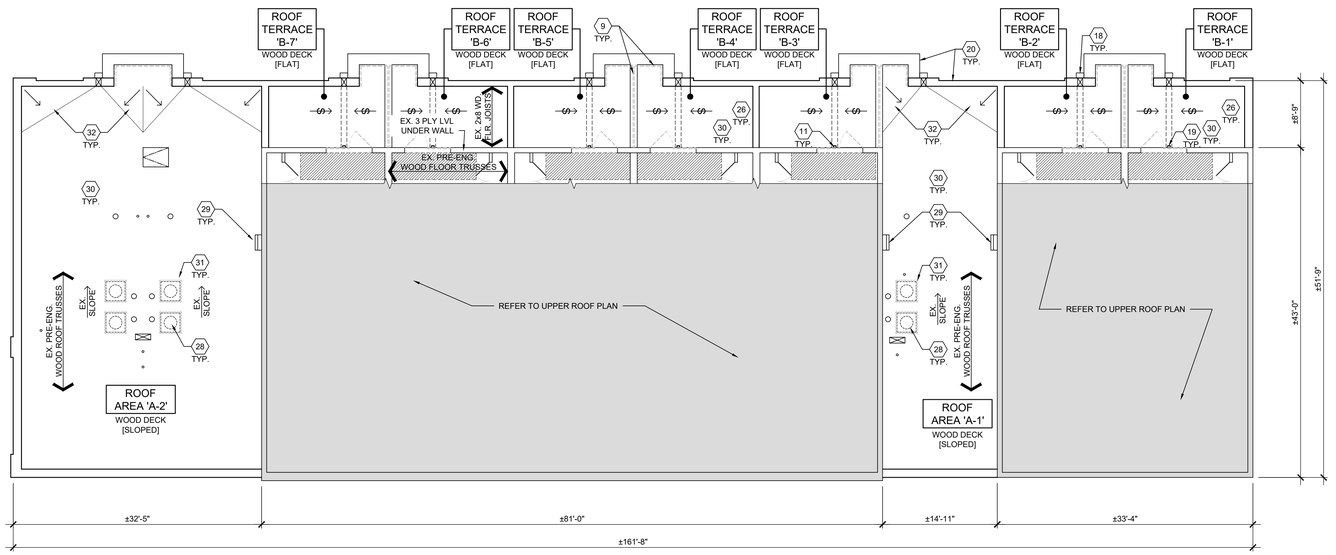
RDA CONTRACT ADMINISTRATION

1. RDA IS PROVIDING CONTRACT ADMINISTRATION SERVICES FOR THIS P



B EXISTING / DEMOLITION UPPER ROOF PLAN

SCALE: 1/8" = 1'-0"



A EXISTING / DEMOLITION LOWER ROOF PLAN

SCALE: 1/8" = 1'-0"

EXISTING / DEMOLITION KEY NOTES

1. EX. GRADE
2. EX. CONC. STEPS/STOOP TO REMAIN
3. EX. SPLIT FACE BLOCK [CMU] TO REMAIN
4. EX. BRICK VENEER TO REMAIN
5. REMOVE EX. FIBER CEMENT CLADDING, TRIM, & WRB COMPLETE TO SUB-SHEATHING - PREP FOR NEW WORK. REPAIR EXISTING SUB-SHEATHING AS REQ'D TO ADDRESS ROTTED / DETERIORATED FRAMING [REFER TO ALLOWANCES]
6. REMOVE EX. ENTABLATURE CLADDING AND TRIM COMPLETE TO EXPOSE SHEATHING - PREP FOR NEW WORK. SALVAGE EX. BRACKETS FOR REINSTALLATION
7. EX. BRISE SOLEIL TO REMAIN
8. EX. MTL RAIL SYSTEM TO REMAIN
9. REMOVE EX. MTL RAIL SYSTEM COMPLETE.
10. EX. DOOR TO REMAIN.
11. REMOVE EX. PATIO DOOR COMPLETE. REPAIR EXISTING FRAMING AS REQ'D TO ADDRESS ROTTED / DETERIORATED FRAMING. [REFER TO ALLOWANCES]
12. EX. STOREFRONT TO REMAIN.
13. EX. VINYL WINDOW TO REMAIN
14. EX. STONE SILL / BAND TO REMAIN
15. EX. STONE ACCENT TO REMAIN
16. REMOVE EX. VENT COVER / THRU WALL PENETRATION, SALVAGE FOR REINSTALLATION.
17. EX. UTILITIES TO REMAIN
18. EX. CONDUCTOR HEADS AND DOWNSPOUTS TO REMAIN.
19. REMOVE EX. CONDUCTOR HEAD AND DOWNSPOUT COMPLETE.
20. REMOVE EX. COPING / EDGE METAL
21. EX. CANOPY TO REMAIN - REMOVE EX. FABRIC, KEEP EX. FRAME.
22. EX. SIGNAGE TO REMAIN
23. REMOVE EXISTING BANNER
24. EX. METAL ARCHWAY TO REMAIN
25. REMOVE EX. LIGHT FIXTURES.
26. REMOVE EX. ROOF PAVERS AT ROOFTOP TERRACE.
27. EX. PARAPET WALL TO REMAIN
28. REMOVE EX. A/C UNITS, INSTALL NEW A/C UNITS - REFER TO MECHANICAL DRAWINGS.
29. REMOVE EX. LADDER, SALVAGE FOR REINSTALLATION AFTER COMPLETE OF NEW SIDING WORK.
30. REMOVE EX. ROOF SYSTEM COMPLETE TO ROOF DECK. REPAIR EXISTING ROOF DECK AS REQ'D TO ADDRESS ROTTED / DETERIORATED FRAMING. [REFER TO ALLOWANCE]
31. REMOVE EX. FIBERGLASS PAD UNDER A/C UNITS.
32. EX. WOOD FRAMING SADDLES TO REMAIN.
33. REMOVE EX. EPDM BASE FLASHING - REFER TO ROOF PLAN
34. REMOVE EX. FIBER CEMENT TRIM BETWEEN WINDOWS.
35. ASSESS, REPAIR, & PREP EXISTING EPDM ROOF MEMBRANE FOR NEW SILICONE ROOF COATING SYSTEM. INCLUDE ALL REPAIRS / SECTIONAL REPLACEMENT TO ADDRESS DETERIORATED CONDITIONS, INCLUDE AN ALLOWANCE IN THE AMOUNT OF 10% OF THE ROOF AREA TO RECEIVE NEW INSULATION & EPDM REPAIR. [ALTERNATE DEDUCT SCOPE]

ADD 01

NOT FOR CONSTRUCTION

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Cincinnati Metropolitan Housing Authority
Linn Street Exchange
1526 Linn St.
Cincinnati, Ohio 45214

CMHA
SOLICITATION 2025-3024

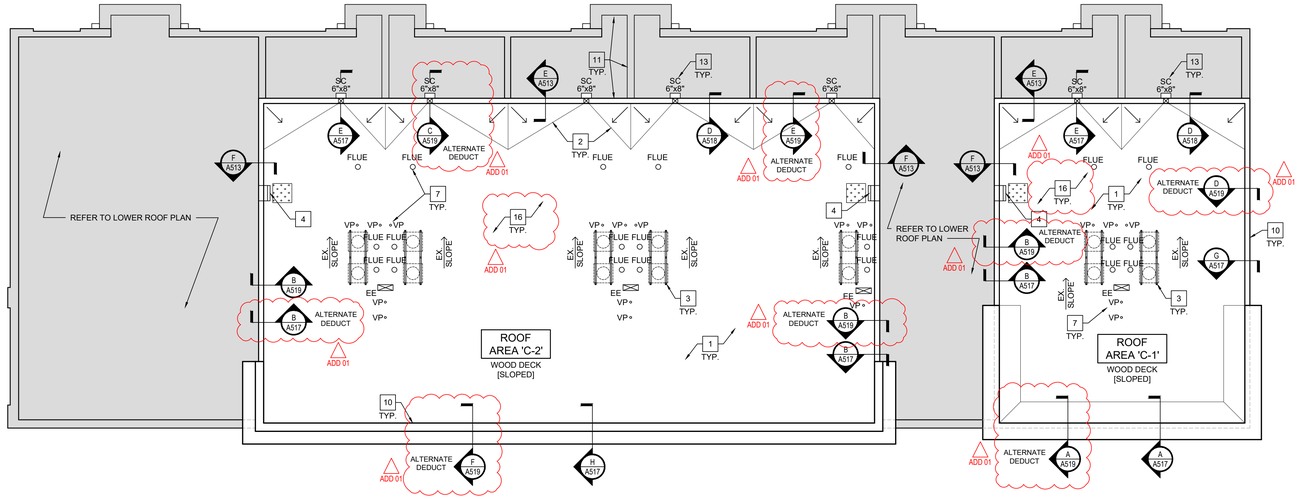
Project Number
2025-105

Date
September 17, 2025

Date	Issue
08.28.25	Bid Set
09.17.25	Addendum 01

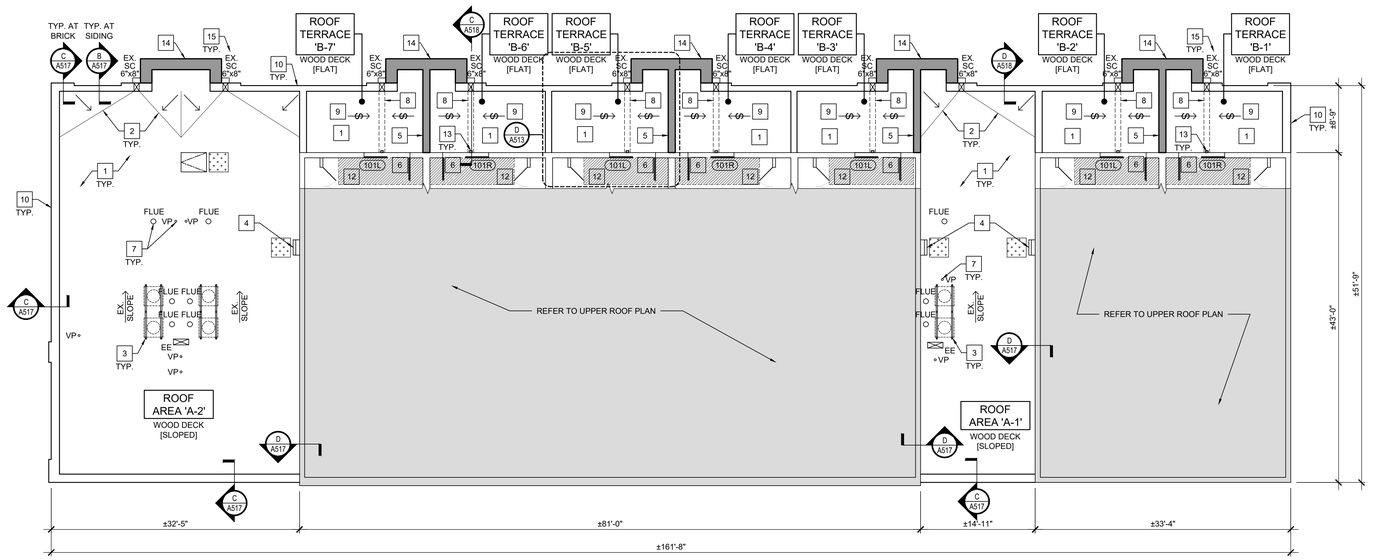
Sheet Title
Existing / Demolition Roof Plans

Sheet Number
A511



B PROPOSED UPPER ROOF PLAN

SCALE: 1/8" = 1'-0"



A PROPOSED LOWER ROOF PLAN

SCALE: 1/8" = 1'-0"

KEY NOTES

1. NEW EPDM ROOF SYSTEM. REFER TO ROOF MATRIX.
2. EXISTING WOOD FRAMED CRICKETS / SADDLES TO REMAIN. ENSURE POSITIVE DRAINAGE TO THE SCUPPERS.
3. NEW WIND RATED A/C STANDS. FLASH INTO NEW ROOF SYSTEM. REFER TO DETAILS. INSTALL NEW A/C UNITS. ANCHOR IN PLACE TO NEW STANDS. MODIFY / REPAIR / RECONNECT LINESETS AND ELECTRICAL FEEDS. REFER TO MECHANICAL DRAWINGS.
4. REINSTALL EXISTING ROOF ACCESS LADDER. PREP AND PAINT. RE-ANCHOR / SEAL SUPPORTS AT STRUCTURE. INSTALL WALK PADS AT TOP AND BOTTOM OF EACH LADDER.
5. FRAME NEW PONY WALL ON TOP OF EX. PARAPET WALL W/ 2x6 STUDS AT 16" O.C. WITH 1/2" OSB SHEATHING EACH SIDE. ALIGN TOP OF WALL WITH ADJACENT PARAPET WALL. INSTALL NEW 24 GA. PRE-FIN. WIND RATED COPING.
6. NEW PATIO DOOR INTO ORIGINAL ROUGH OPENING. REPAIR EXISTING FRAMING AS REQ'D TO ADDRESS ROTTED / DETERIORATED FRAMING.
7. NEW FLASHING / BOOTS AT EX. ROOF PENETRATIONS - SEE SYMBOL LEGEND
8. EXISTING DRAINAGE TROUGH. REFER TO DETAILS. REMOVE EXISTING, INSTALL NEW PERFORATED METAL FRAME / COVER.
9. NEW ROOF PAVERS AT ROOFTOP TERRACE. REFER TO DETAILS.
10. NEW PRE-FINISHED METAL COPING, REFER TO DETAILS.
11. REFER TO BUILDING ELEVATIONS FOR REMOVAL AND REPLACEMENT OF WALL CLADDING COMPONENTS.
12. AREA OF ANTICIPATED 3/4" T&G OSB SUBFLOOR REPLACEMENT. REMOVE EX. FINISH FLOOR [CARPET] AS REQ'D. PROVIDE SUPPLEMENTAL BLOCKING AS REQ'D TO SUPPORT NEW OSB.
13. REMOVE EXISTING, INSTALL NEW 24 GA. STAINLESS STEEL SCUPPER LINING. INSTALL NEW 24 GA. PRE-FINISHED METAL CONDUCTOR HEAD AT EXTERIOR FACE OF WALL AND RELATED FLASHINGS PER MFG. INSTALL NEW 24 GA. PRE-FINISHED METAL 3"x4" DOWNSPOUT.
14. FRAME NEW PONY WALL ON TOP OF EX. PARAPET WALL W/ 2x4 STUDS AT 16" O.C. WITH 1/2" OSB SHEATHING, WRB, & 7" EXPOSURE F.C. LAP SIDING ON INSIDE, & [2] 1x12 F.C. FRIEZE TRIM ON OUTSIDE. ALIGN TOP OF WALL WITH ADJACENT PARAPET WALL. ALIGN INTERIOR FACE OF PONY WALL W/ INTERIOR FACE OF EX. ADJACENT PARAPET WALL. INSTALL NEW 22 GA. PRE-FIN. WIND RATED COPING.
15. REMOVE EXISTING, INSTALL NEW 24 GA. STAINLESS STEEL SCUPPER LINING. INSTALL NEW 24 GA. ~~PRE-FINISHED METAL FACE PLATE. EXISTING CONDUCTOR HEAD & DOWNSPOUT TO REMAIN.~~
16. INSTALL SILICONE ROOF COATING SYSTEM OVER PREPPED EPDM ROOF. [ALTERNATE DEDUCT SCOPE]

SYMBOL LEGEND

COORDINATE WITH CONDITIONS AND KEY NOTES ON DRAWINGS

EXISTING SLOPE	EXISTING ROOF SLOPE [STRUCTURAL DECK SLOPE]
	ROOF SLOPE DIRECTION - SEE DRAWING FOR SLOPE [TAPERED INSULATION SLOPE]
	EXISTING SPLIT SYSTEM CONDENSING / AC UNIT MOUNTED ON NEW WIND RATED STANDS [SINGLE OR MULTIPLE UNITS] - FIELD FLASH / EPDM FLASHING BOOT AT STAND SUPPORTS.
+VP	EXISTING VENT PIPE, INSTALL NEW FLASHING BOOT PER MFG. RAISE / EXTEND VENT AS REQ'D TO INSTALL FLASHING.
FLUE	FLUE / HOT STACK PENETRATION, INSTALL NEW FIELD FLASHING PER MFG.
SC 6" x 8"	PRIMARY SCUPPER - REMOVE EXISTING, INSTALL NEW 24 GA. STAINLESS STEEL SCUPPER LINING. INSTALL NEW 24 GA. PRE-FINISHED METAL CONDUCTOR HEAD AT EXTERIOR FACE OF WALL AND RELATED FLASHINGS PER MFG. SIZED AS NOTED. MODIFY EXISTING OPENING IF REQ'D. TO MEET DIMENSIONS / NEW ROOF SYSTEM THICKNESS. REMOVE EX., INSTALL NEW 24 GA. PRE-FINISHED METAL DOWNSPOUT. PROVIDE ALL ELBOWS & OFFSETS AS REQUIRED. DOWNSPOUTS SIZED AT 3"x4" UNLESS OTHERWISE NOTED. DISCHARGE ONTO LOWER ROOF.
EX. SC 6" x 8"	EXISTING SCUPPER - REMOVE EXISTING, INSTALL NEW 24 GA. STAINLESS STEEL SCUPPER LINING. INSTALL NEW 24 GA. PRE-FINISHED METAL FACE PLATE. EXISTING CONDUCTOR HEAD & DOWNSPOUT TO REMAIN. DISCHARGE INTO EXISTING UNDERGROUND STORM.
EE	REMOVE EXISTING, INSTALL NEW EQUIPMENT ENCLOSURE - 24 GA. GALVANIZED SHEET METAL WITH SLOPED, REMOVABLE TOP TO ACCESS ENCLOSURE. SEAL ALL PENETRATIONS THRU ENCLOSURE. DISCONNECT / RECONNECT - REFER TO DETAIL F/A517
	NEW WALK PADS
	EXISTING ROOF HATCH TO REMAIN.

GENERAL NOTES

1. VERIFY BELOW DECK CONFLICTS, COMMUNICATION WIRING, ELECTRICAL CONDUITS, ETC. THAT MAY BE ATTACHED JUST BELOW THE ROOF DECK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO BELOW DECK ITEMS AND SUBSEQUENT REPAIRS.
2. INSTALL MISCELLANEOUS BLOCKING / FURRING AS REQ'D FOR FILLERS, ETC. TO ALLOW PROPER ALIGNMENT OF NEW / EXISTING CONDITIONS.
3. VERIFY ALL DIMENSIONS FOR METAL EDGE, FASCIA, COPING, ETC. TO ENSURE NEW METAL ADEQUATELY COVERS AND OVERLAPS EXISTING JOINTS, MASONRY, EIFS, ETC. AND WILL NOT LEAVE UNFINISHED EDGES, PROFILES, SHADOWS, ETC.
4. REMOVE / REINSTALL EXISTING ELECTRICAL DEVICES, SENSORS, ETC. AS REQ'D TO INSTALL NEW METAL COPING / METAL EDGE, TYP. ALL AREAS
5. ALL EXPOSED TO VIEW JOINT SEALANT SHALL BE INSTALLED BY A QUALIFIED APPLICATOR. QUALITY OF SEALANT JOINTS WILL BE REVIEWED DURING CONSTRUCTION INCLUDING PROPER WIDTH / DEPTH RATIO, BACKER ROD, PRIMER, AND AESTHETICS - COORDINATE AS REQ'D.
6. INCLUDE ALL NECESSARY 2x BLOCKING / NAILERS AS REQ'D TO INSTALL NEW / REPLACEMENT SHEATHING / DECKING. ENSURE THAT ALL PANEL EDGES ARE SUPPORTED BY FRAMING.
7. VERIFY SHEATHING / DECKING IS PROPERLY ATTACHED TO THE UNDERLYING WOOD STRUCTURE.
   - 7.1. 1/2" OSB ROOF / WALL SHEATHING: MIN. OF 8d RING SHANK NAILS AT 6" OC AT EDGES / PERIMETER OF PANELS AND 8d NAILS AT 12" OC AT FIELD OF PANELS.
   - 7.2. 3/4" OSB FLOOR SHEATHING: BED IN CONSTRUCTION ADHESIVE AND MIN. OF 6d RING SHANK NAILS AT 6" OC AT EDGES / PERIMETER OF PANELS AND 6d NAILS AT 12" OC AT FIELD OF PANELS.

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CINCINNATI METROPOLITAN HOUSING AUTHORITY
1635 WESTERN AVE.
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CMHA
SOLICITATION 2025-3024

Project Number
2025-105

Date
September 17, 2025

Date	Issue
08.28.25	Bid Set
09.17.25	Addendum 01

Sheet Title
Proposed Roof Plans

Sheet Number
A512

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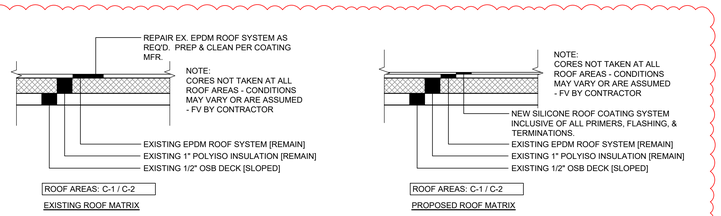
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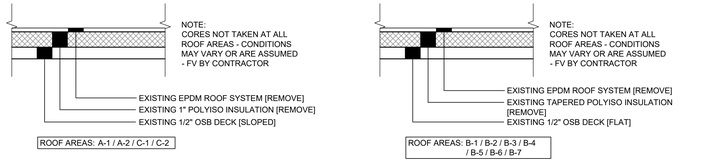
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ADD 01



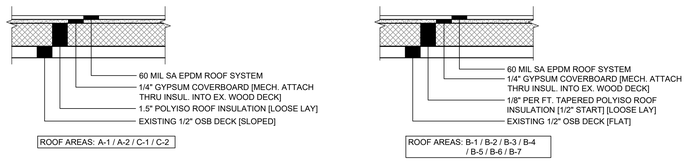
G ALTERNATE DEDUCT ROOF MATRIX

SCALE: N.T.S.



A EXISTING ROOF MATRIX

SCALE: N.T.S.



B PROPOSED ROOF MATRIX

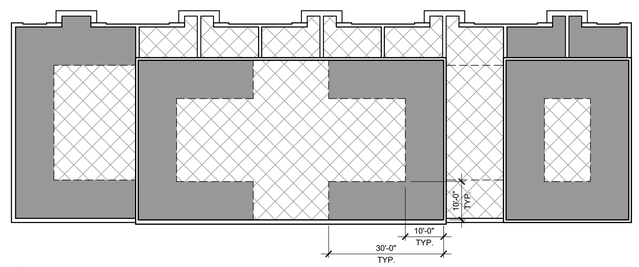
SCALE: N.T.S.

MECHANICAL ATTACHMENT REQUIREMENTS

ZONE 1[1]:	INTERIOR FIELD	12 FASTENERS / 4' x 8' BOARD
ZONE 1:	EXTERIOR FIELD	12 FASTENERS / 4' x 8' BOARD
ZONE 2:	PERIMETER	16 FASTENERS / 4' x 8' BOARD
ZONE 3:	CORNERS	32 FASTENERS / 4' x 8' BOARD

NOTE:
CONTRACTOR TO CONDUCT MECHANICAL PULLOUT TESTING OF THE EXISTING OSB ROOF DECK. THE MINIMUM PULL OUT VALUE FOR THE ABOVE FASTENING RATES IS 300 LB. IF LOWER VALUES ARE FOUND THROUGH TESTING, ADJUST THE FASTENING RATES PER MANUFACTURER'S REQUIREMENTS. THE INDICATED MECHANICAL ATTACHMENT RATES ARE THE MINIMUM REQUIREMENTS PER MANUFACTURER TESTING RESULTS. THE CONTRACTOR SHALL CONFIRM WITH THE MANUFACTURER AND FACTORY MUTUAL GLOBAL SYSTEM ASSEMBLY [IF APPLICABLE] TO ENSURE THE ACTUAL SYSTEM BEING INSTALLED PER THEIR REQUIREMENTS TO MEET THE SPECIFIED WARRANTY [INCLUDING WIND] REQUIREMENTS. THIS SHALL BE ACCOMPLISHED PRIOR TO SUBMITTING FOR BIDS AND ANY DEVIATION SHALL BE INCLUDED IN THE BID AMOUNT.

KEY FOR ROOF ZONES:
- ZONE 1[1] - INTERIOR FIELD
- ZONE 1 - EXTERIOR FIELD
- ZONE 2 - PERIMETER
- ZONE 3 - CORNER



C ROOF PLAN INDICATING ROOF SECUREMENT ZONES

SCALE: 1/16" = 1'-0"

0 8 16 32 N

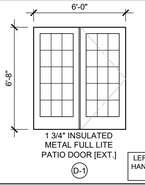
DOOR SCHEDULE

#	SIZE	NEW	EXISTING	SALVAGED	FRAME TYPE	DOOR TYPE	HDWR SET #	FIRE RAT'G	REMARKS
101L	6'-0" X 6'-8"	●			F-1	D-1	#13	-	-
101R	6'-0" X 6'-8"	●			F-1	D-1	#13	-	-

FRAME TYPES

(F-1) WOOD FRAME W/ FIBER CEMENT TRIM AT EXTERIOR

DOOR TYPES



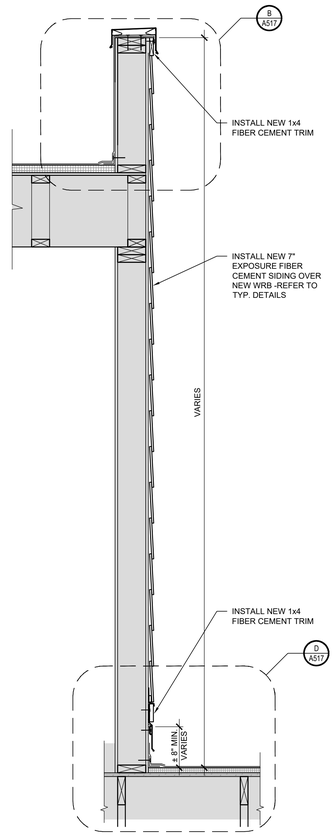
HARDWARE TYPES

#13 -TERRACE ENTRY [EXTERIOR]

[COORDINATE WITH SPECIFICATIONS]

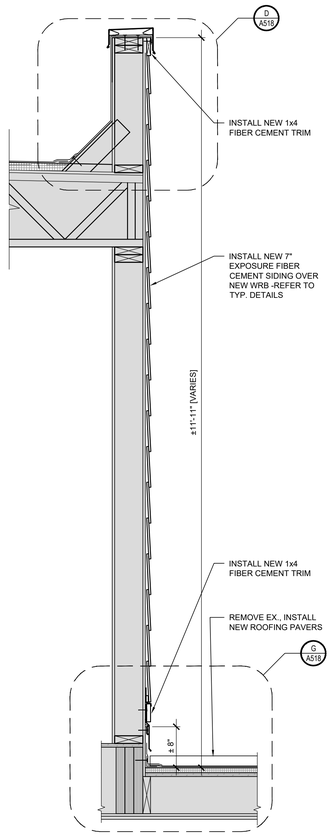
DOOR / FRAME / GLAZING NOTES

1. EXTERIOR DOOR FRAMES: WOOD, PAINT FINISH PER OWNER.
2. EXTERIOR DOORS SHALL BE INSULATED METAL, FULL LITE 15 PANEL, PAINT FINISH PER OWNER.
3. COORDINATE DOOR/FRAME TYPES, STYLE, FINISH WITH OWNER.
4. ALL HARDWARE SHALL MATCH OWNER STANDARD.
5. ALL HARDWARE TO COMPLY WITH THE LATEST REQUIREMENTS OF THE OHIO BUILDING CODE, ADAAG, NFPA, NEC AND OTHER APPLICABLE REGULATORY AGENCIES. THE HARDWARE SUPPLIER SHALL COORDINATE STYLE, FINISH, AND OPERATION REQUIREMENTS WITH THE OWNER.
6. COORDINATE THE KEYING REQUIREMENTS WITH THE OWNER.



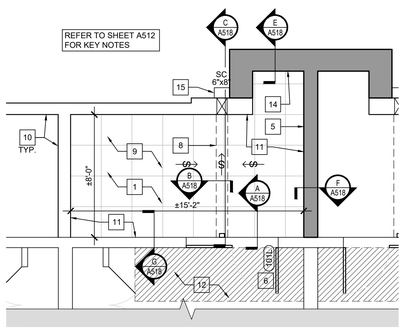
F SECTION

SCALE: 1" = 1'-0" 0 6" 1 2



E SECTION

SCALE: 1" = 1'-0" 0 6" 1 2



D ENLARGED TYPICAL ROOF TERRACE PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8 N

CMHA SOLICITATION 2025-3024

Cincinnati Metropolitan Housing Authority
Linn Street Exchange
1526 Linn St.
Cincinnati, Ohio 45214

Project Number	2025-105
Date	September 17, 2025

Date	Issue
08.28.25	Bid Set
09.17.25	Addendum 01

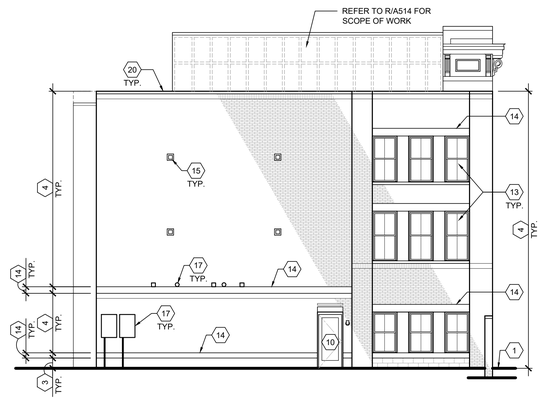
Sheet Title: Roof Matrix / Enlarged Plan /Schedule

Sheet Number: A513



A EXISTING / DEMOLITION EAST ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16



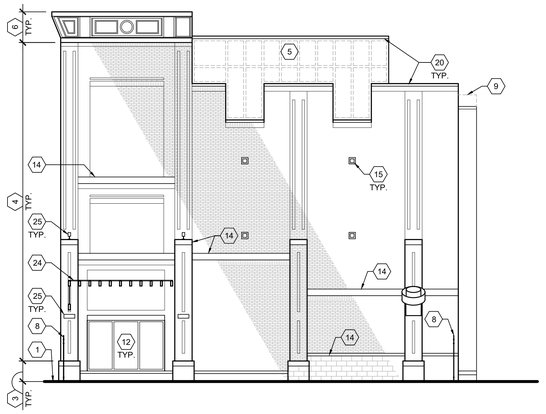
B EXISTING / DEMOLITION NORTH ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16



C EXISTING / DEMOLITION WEST ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16



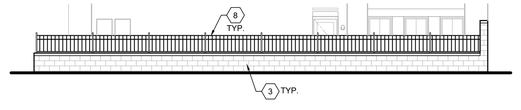
D EXISTING / DEMOLITION SOUTH ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16



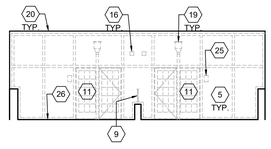
E EXISTING / DEMOLITION EAST ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16



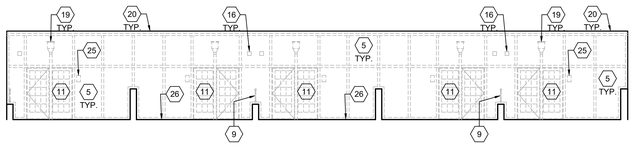
F EXISTING / DEMOLITION NORTH ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16



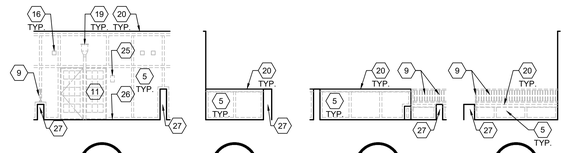
G EXISTING / DEMOLITION EAST ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16



H EXISTING / DEMOLITION EAST ELEVATION

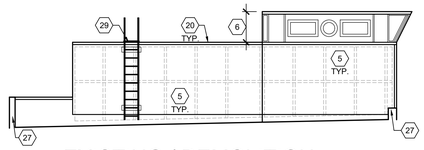
SCALE: 1/8" = 1'-0" 0 4 8 16



TYPICAL TERRACE EXTERIOR ELEVATIONS

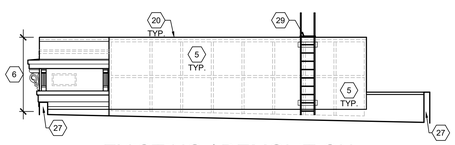
SCALE: 1/8" = 1'-0" 0 4 8 17

J K L M



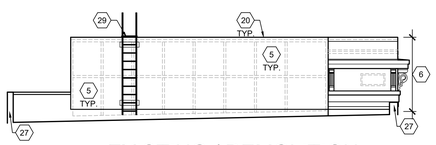
N EXISTING / DEMOLITION NORTH ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16



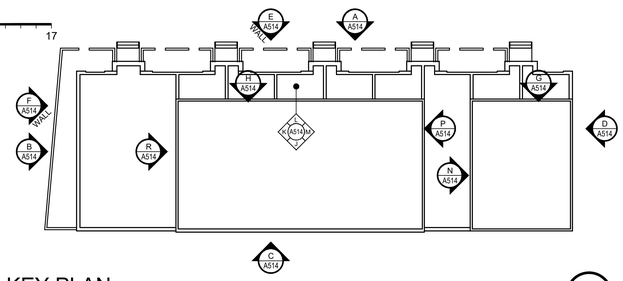
P EXISTING / DEMOLITION SOUTH ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16



R EXISTING / DEMOLITION NORTH ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16



KEY PLAN

SCALE: N.T.S.

EXISTING / DEMOLITION KEY NOTES

1. EX. GRADE
2. EX. CONC. STEPS/STOOP TO REMAIN
3. EX. SPLIT FACE BLOCK [CMU] TO REMAIN
4. EX. BRICK VENEER TO REMAIN
5. REMOVE EX. FIBER CEMENT CLADDING, TRIM, & WRB COMPLETE TO SUB-SHEATHING - PREP FOR NEW WORK. REPAIR EXISTING SUB-SHEATHING AS REQ'D TO ADDRESS ROTTED / DETERIORATED FRAMING [REFER TO ALLOWANCES]
6. REMOVE EX. ENTABLATURE CLADDING AND TRIM COMPLETE TO EXPOSE SHEATHING - PREP FOR NEW WORK. SALVAGE EX. BRACKETS FOR REINSTALLATION
7. EX. BRISE SOLEIL TO REMAIN
8. EX. MTL RAIL SYSTEM TO REMAIN
9. REMOVE EX. MTL RAIL SYSTEM COMPLETE.
10. EX. DOOR TO REMAIN.
11. REMOVE EX. PATIO DOOR COMPLETE. REPAIR EXISTING FRAMING AS REQ'D TO ADDRESS ROTTED / DETERIORATED FRAMING. [REFER TO ALLOWANCES]
12. EX. STOREFRONT TO REMAIN.
13. EX. VINYL WINDOW TO REMAIN
14. EX. STONE SILL / BAND TO REMAIN
15. EX. STONE ACCENT TO REMAIN
16. REMOVE EX. VENT COVER / THRU WALL PENETRATION, SALVAGE FOR REINSTALLATION.
17. EX. UTILITIES TO REMAIN
18. EX. CONDUCTOR HEADS AND DOWNSPOUTS TO REMAIN.
19. REMOVE EX. CONDUCTOR HEAD AND DOWNSPOUT COMPLETE.
20. REMOVE EX. COPING / EDGE METAL
21. EX. CANOPY TO REMAIN - REMOVE EX. FABRIC, KEEP EX. FRAME.
22. EX. SIGNAGE TO REMAIN
23. REMOVE EXISTING BANNER
24. EX. METAL ARCHWAY TO REMAIN
25. REMOVE EX. LIGHT FIXTURES.
26. REMOVE EX. ROOF PAVERS AT ROOFTOP TERRACE.
27. EX. PARAPET WALL TO REMAIN
28. REMOVE EX. A/C UNITS, INSTALL NEW A/C UNITS - REFER TO MECHANICAL DRAWINGS.
29. REMOVE EX. LADDER, SALVAGE FOR REINSTALLATION AFTER COMPLETE OF NEW SIDING WORK.
30. REMOVE EX. ROOF SYSTEM COMPLETE TO ROOF DECK. REPAIR EXISTING ROOF DECK AS REQ'D TO ADDRESS ROTTED / DETERIORATED FRAMING. [REFER TO ALLOWANCE]
31. REMOVE EX. FIBERGLASS PAD UNDER A/C UNITS.
32. EX. WOOD FRAMING SADDLES TO REMAIN.
33. REMOVE EX. EPDM BASE FLASHING - REFER TO ROOF PLAN
34. REMOVE EX. FIBER CEMENT TRIM BETWEEN WINDOWS.
35. ASSESS, REPAIR, & PREP EXISTING EPDM ROOF MEMBRANE FOR NEW SILICONE ROOF COATING SYSTEM. INCLUDE ALL REPAIRS / SECTIONAL REPLACEMENT TO ADDRESS DETERIORATED CONDITIONS, INCLUDE AN ALLOWANCE IN THE AMOUNT OF 10% OF THE ROOF AREA TO RECEIVE NEW INSULATION & EPDM REPAIR. [ALTERNATE DEDUCT SCOPE]

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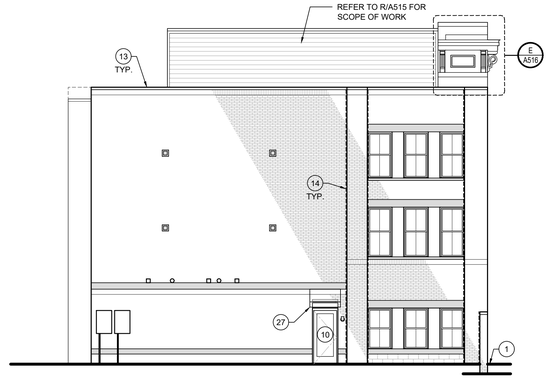
Sheet Title: Existing / Demolition Exterior Elevations

Sheet Number: A514



A PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16



B PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16

PROPOSED KEY NOTES

1. EX. GRADE
2. INSTALL NEW SEALANT AT EX. CONC. STEPS/STOOP PERIMETER
3. INSTALL NEW WRB & 7" EXPOSURE FIBER CEMENT LAP SIDING, 1x4 F.C. TRIM, & APPLICABLE FLASHING. PREP & PAINT.
4. NEW 1x 4 SMOOTH FIBER CEMENT TRIM
5. NEW 1x4 SMOOTH COMPOSITE BASE BD. TRIM
6. NEW 5/16" SMOOTH FIBER CEMENT PANEL
7. REFER TO ENTABLATURE DETAILS
8. REPLACE MISSING / DAMAGED BRICKS THIS AREA TO MATCH ADJACENT
9. EXTEND PARAPET WALL HEIGHT THIS AREA - REFER TO PLAN/ DETAILS FOR NEW WALL ASSEMBLY.
10. PREP AND PAINT EX. METAL DOORS AND FRAMES
11. INSTALL NEW PATIO DOOR INTO ORIGINAL OPENING. REPAIR EXISTING FRAMING AS REQ'D TO ADDRESS ROTTED / DETERIORATED FRAMING - REFER TO DOOR SCHEDULE & DETAILS.
12. INSTALL NEW 24 GA. PRE-FINISHED METAL CONDUCTOR HEAD & DOWNSPOUT.
13. INSTALL NEW PRE-FINISHED METAL COPING, REFER TO DETAILS.
14. NEW SEALANT AND BACKER AT EX. CONTROL JOINT
15. INSTALL SALVAGED VENT COVERS OVER NEW FIBER CEMENT TRIM BLOCK AROUND THRU WALL PENETRATION.
16. INSTALL NEW EPDM BASE FLASHING - REFER TO ROOF PLAN
17. REMOVE AND REINSTALL EXISTING ROOF ACCESS LADDER. PREP AND PAINT. RE-ANCHOR / SEAL SUPPORTS AT STRUCTURE. INSTALL WALK PADS AT TOP AND BOTTOM OF EACH LADDER.
18. INSTALL NEW ROOF PAVERS AT ROOFTOP TERRACE. REFER TO DETAILS.
19. INSTALL NEW LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS.
20. EXISTING PARAPET WALL.
21. FRAME NEW PONY WALL ON TOP OF EX. PARAPET WALL W/ 2x8 STUDS AT 16" O.C. WITH 1/2" OSB SHEATHING EACH SIDE. ALIGN TOP OF WALL WITH ADJACENT PARAPET WALL. INSTALL NEW 24 GA. PRE-FIN. WIND RATED COPING.
22. FRAME NEW PONY WALL ON TOP OF EX. PARAPET WALL W/ 2x4 STUDS AT 16" O.C. WITH 1/2" OSB SHEATHING, WRB, & 7" EXPOSURE F.C. LAP SIDING ON INSIDE, & [2] 1x12 F.C. FRIEZE TRIM ON OUTSIDE. ALIGN TOP OF WALL WITH ADJACENT PARAPET WALL. ALIGN INTERIOR FACE OF PONY WALL W/ INTERIOR FACE OF EX. ADJACENT PARAPET WALL. INSTALL NEW 22 GA. PRE-FIN. WIND RATED COPING.
23. EX. BRICK VENEER TO REMAIN.
24. NEW METAL COUNTER FLASHING
25. INSTALL NEW FIBER CEMENT TRIM BETWEEN WINDOWS.
26. PREP & PAINT METAL RAIL / GATE BETWEEN BUILDINGS.
27. INSTALL NEW CANOPY - FABRIC OVER ALUMINUM FRAME.
28. PROVIDE WINDOW. VERIFY IN FIELD EXISTING OPENING. MATCH EXISTING.
29. MODIFY EXISTING WINDOW, REPLACE WINDOW SASH. MAKE WINDOW OPERABLE AND WEATHER TIGHT.
30. MODIFY EXISTING WINDOW, REPLACE WINDOW BALANCE. MAKE WINDOW OPERABLE.
31. REPLACE GLASS, MATCH EXISTING. VERIFY IN FIELD.

LEGEND

AREA OF MASONRY REPOINTING

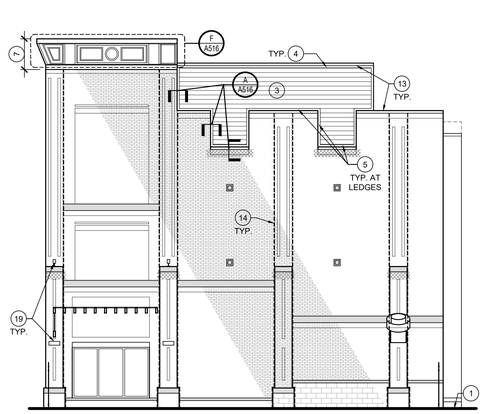
CONTROL JOINTS

CAST STONE ACCENT



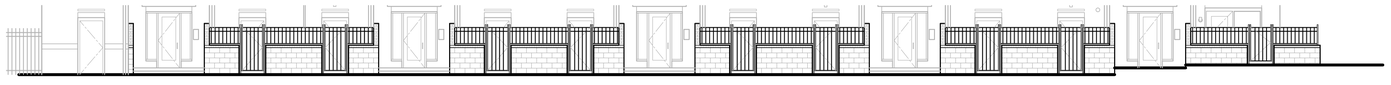
C PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16



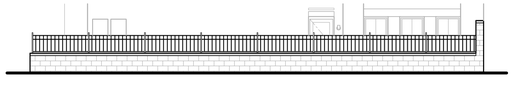
D PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16



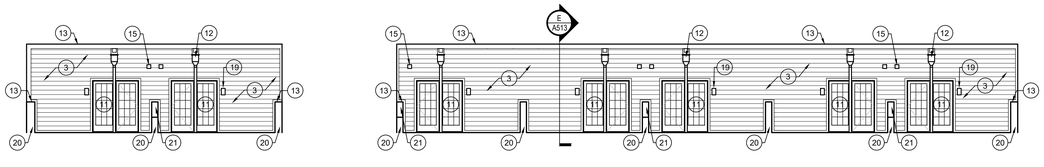
E PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16



F PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16



G PROPOSED EAST ELEVATION

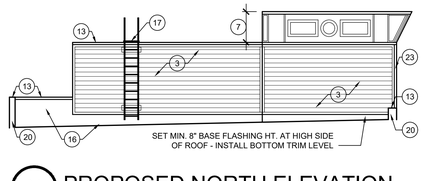
SCALE: 1/8" = 1'-0" 0 4 8 16

H PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16

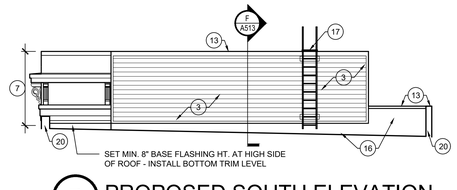
TYPICAL TERRACE EXTERIOR ELEVATIONS

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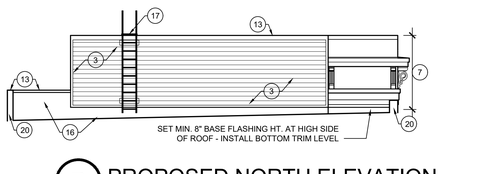
N PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16



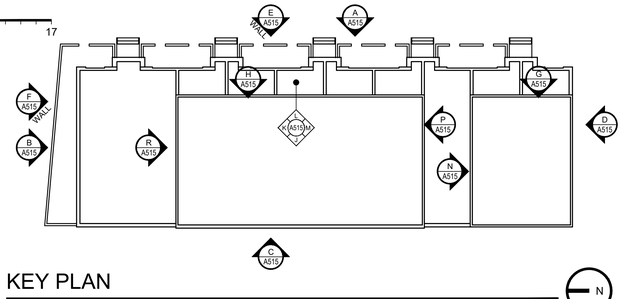
P PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16



R PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0" 0 4 8 16



KEY PLAN

SCALE: N.T.S.

N

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3244 FAIRFIELD AVE.
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513.409.0609

Cincinnati Metropolitan Housing Authority
Linn Street Exchange
1526 Linn St.
Cincinnati, Ohio 45214

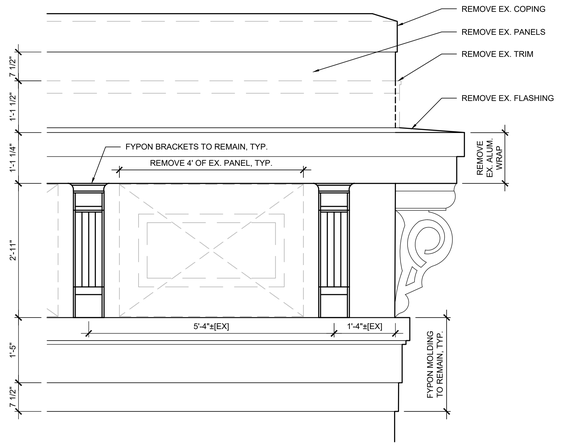
CMHA SOLICITATION 2025-3024

Project Number
2025-105
Date
September 17, 2025

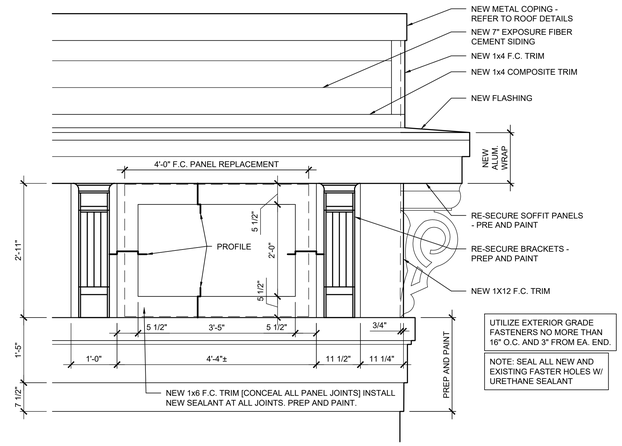
Date	Issue
08.28.25	Bid Set
09.17.25	Addendum 01

Sheet Title
Proposed Exterior Elevations

Sheet Number
A515



EXISTING / DEMOLITION

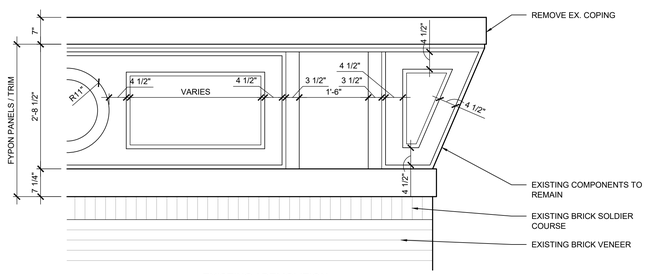


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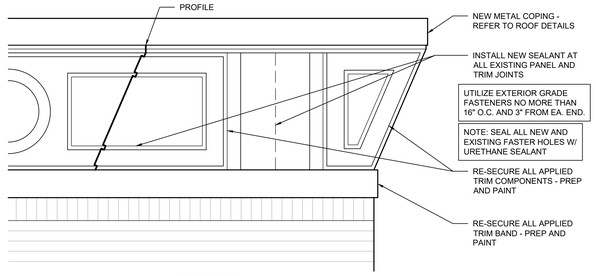
E ENTABLATURE/CORNICE DETAILS

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

0" 6" 12" 24"



EXISTING / DEMOLITION

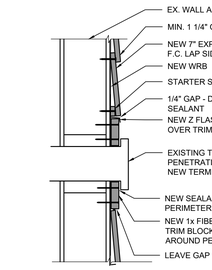


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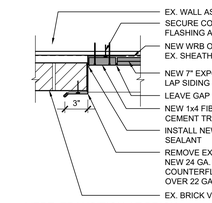
F ENTABLATURE/CORNICE DETAILS

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

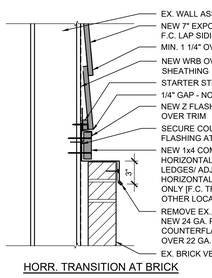
0" 6" 12" 24"



TYPICAL THRU WALL PENETRATION

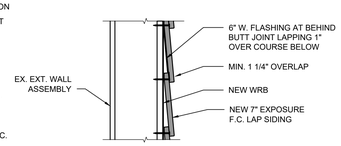


VERT. TRANSITION AT BRICK

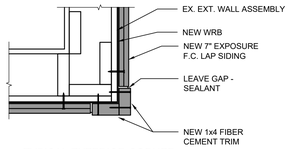


HORR. TRANSITION AT BRICK

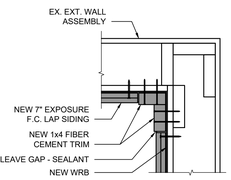
NOTE:
1. FOLLOW F.C. SIDING MANUFACTURER RECOMMENDED INSTALLATION DETAILS
2. SECURE LAP SIDING TO STUDS/FRAMING UTILIZING BLIND NAILING
3. BUTT JOINTS OF SIDING SHOULD BE STAGGERED BY 24" MIN. EA. COURSE
4. INSTALL 6" W. FLASHING AT BEHIND BUTT JOINT LAPPING 1" OVER COURSE BELOW
5. INSTALL TRIM BLOCK AT EACH WALL PENETRATION
6. PRE-ASSEMBLE CORNERS BEFORE INSTALLATION



TYPICAL BUTT JOINT



TYPICAL EXTERIOR CORNER



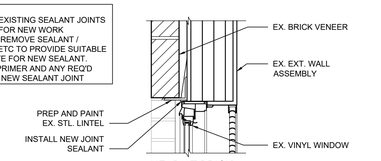
TYPICAL INTERIOR CORNER

A EXTERIOR SIDING DETAILS

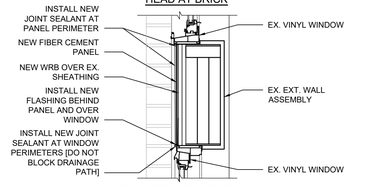
SCALE: 1 1/2" = 1'-0"

0" 3" 6" 12"

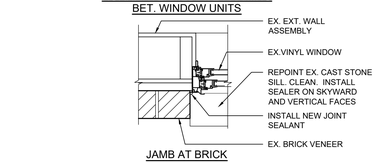
NOTE:
1. PREP ALL EXISTING SEALANT JOINTS AS REQ'D FOR NEW WORK
2. CUT OUT / REMOVE SEALANT / RESIDUE, ETC TO PROVIDE SUITABLE SUBSTRATE FOR NEW SEALANT.
3. PROVIDE PRIMER AND ANY REQ'D PREP FOR NEW SEALANT JOINT



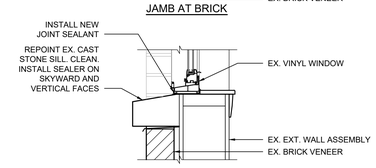
HEAD AT BRICK



HORR. INTERMEDIATE FRAMING BET. WINDOW UNITS



JAMB AT BRICK

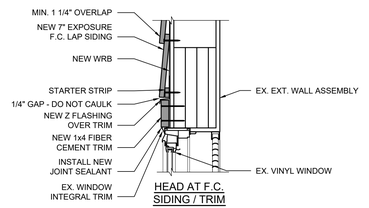


SILL AT STONE / BRICK

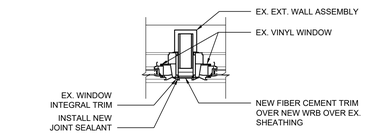
B WINDOW DETAILS

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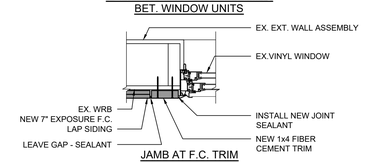
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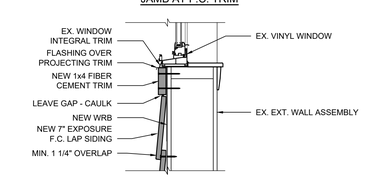
HEAD AT F.C. SIDING / TRIM



VERT. INTERMEDIATE FRAMING BET. WINDOW UNITS



JAMB AT F.C. TRIM



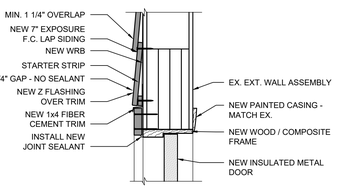
SILL AT F.C. SIDING / TRIM

C DOOR DETAILS

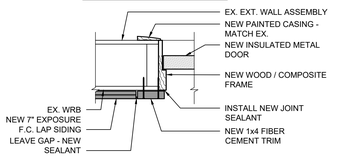
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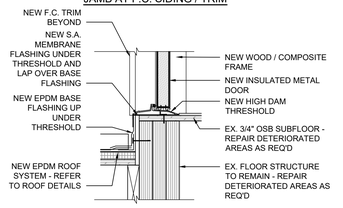
WRB - REMOVE EXISTING, INSTALL NEW WRB AT AREAS OF NEW FIBER CEMENT CLADDING. CUT EXISTING WRB ±6" FROM EXISTING BRICK TO ALLOW NEW WRB TO BE SEALED TO EXISTING WRB & ENSURE INTEGRAL DRAINAGE PATH.



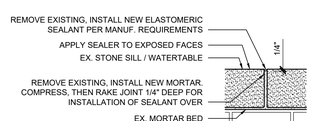
HEAD AT F.C. SIDING / TRIM



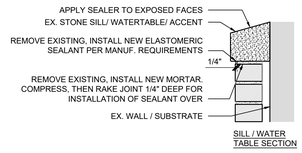
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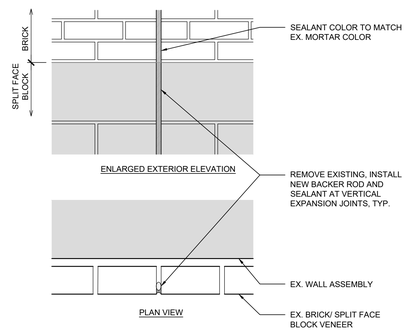
SILL AT TERRACE

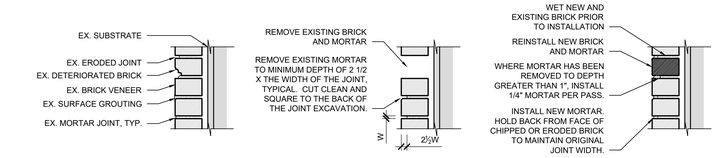


SECTION AT STONE JOINT



SILL / WATER TABLE SECTION





D MASONRY DETAILS

SCALE: 1 1/2" = 1'-0"

0" 3" 6" 12"

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CMHA SOLICITATION 2025-3024

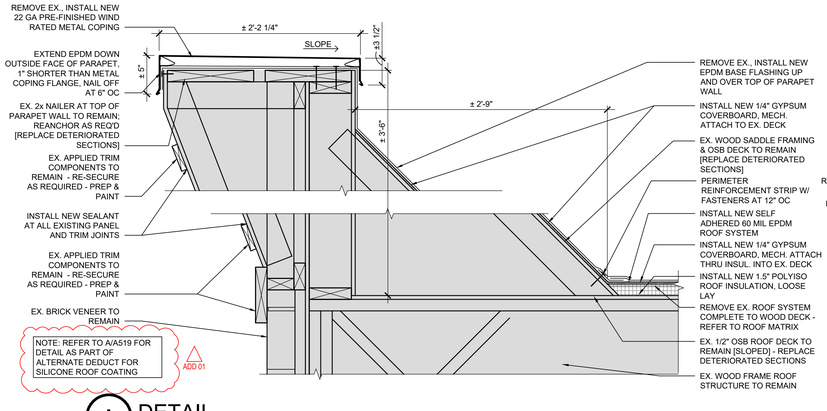
Project Number
2025-105

Date
September 17, 2025

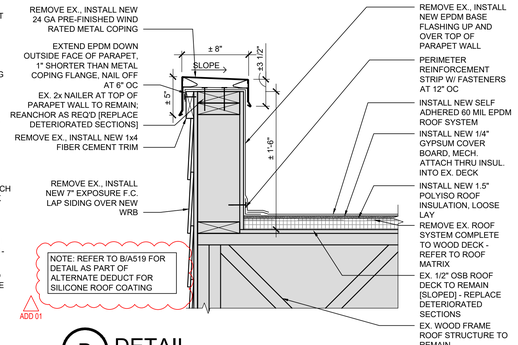
Date	Issue
08.28.25	Bid Set
09.17.25	Addendum 01

Sheet Title
Exterior Details

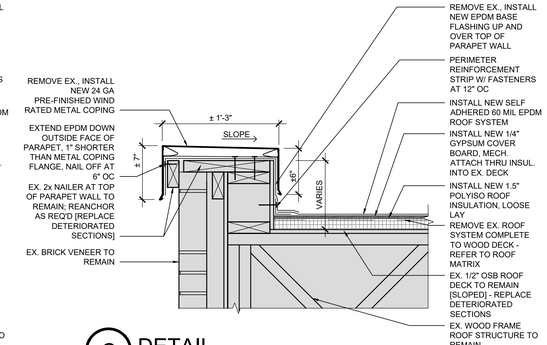
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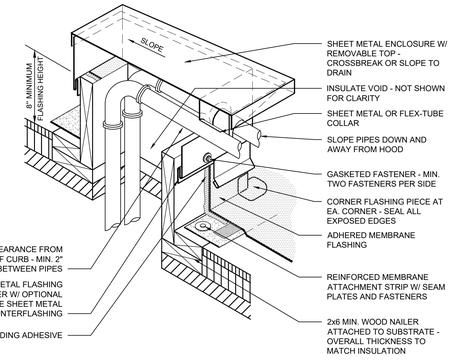
A DETAIL
SCALE: 1 1/2" = 1'-0"
0" 3" 6" 12"



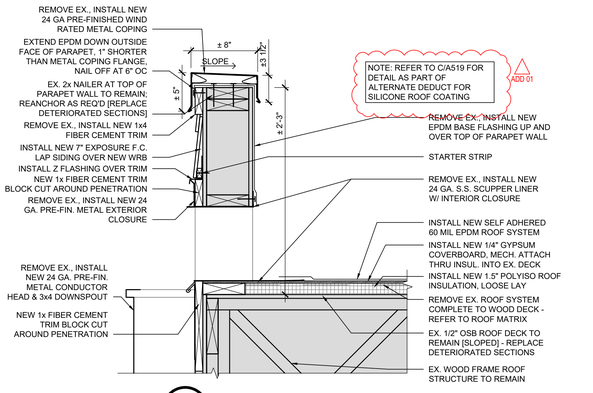
B DETAIL
SCALE: 1 1/2" = 1'-0"
0" 3" 6" 12"



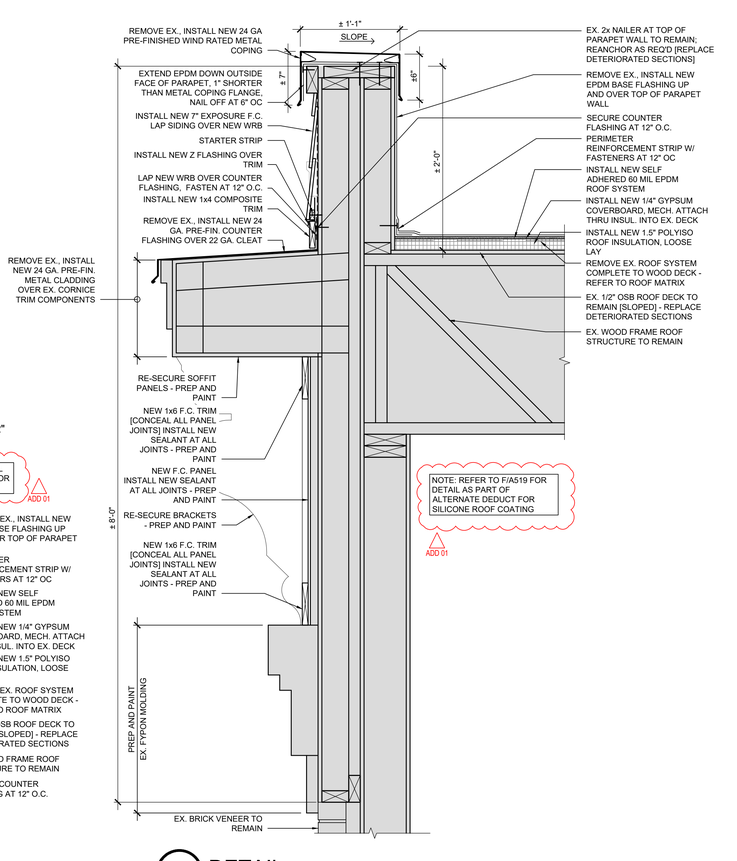
C DETAIL
SCALE: 1 1/2" = 1'-0"
0" 3" 6" 12"



D DETAIL
SCALE: 1 1/2" = 1'-0"
0" 3" 6" 12"

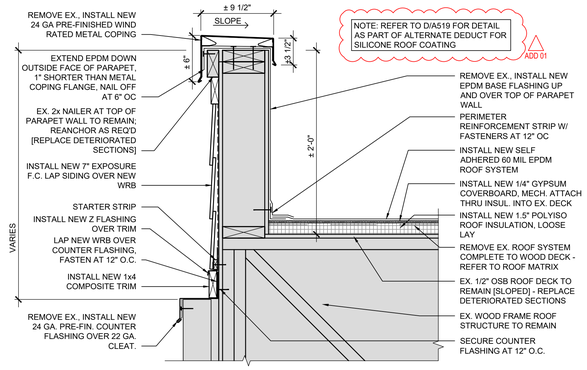


E DETAIL
SCALE: 1 1/2" = 1'-0"
0" 3" 6" 12"



H DETAIL
SCALE: 1 1/2" = 1'-0"
0" 3" 6" 12"

F DETAIL
SCALE: 1 1/2" = 1'-0"
0" 3" 6" 12"



G DETAIL
SCALE: 1 1/2" = 1'-0"
0" 3" 6" 12"

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Cincinnati Metropolitan Housing Authority
CINCINNATI METROPOLITAN HOUSING AUTHORITY
1635 WESTERN AVE.
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Envisage ARCHITECTURE
ENVISAGE ARCHITECTURE LLC.
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513.409.0609

Cincinnati Metropolitan Housing Authority
Linn Street Exchange
1526 Linn St.
Cincinnati, Ohio 45214

CMHA SOLICITATION 2025-3024

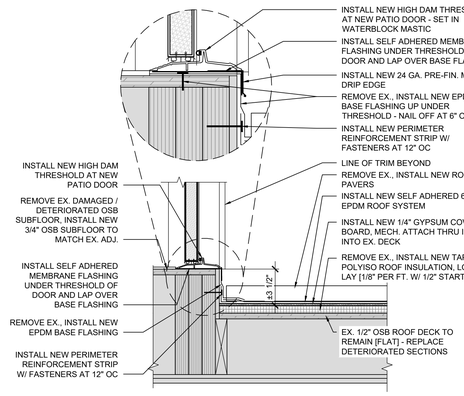
Project Number
2025-105

Date
September 17, 2025

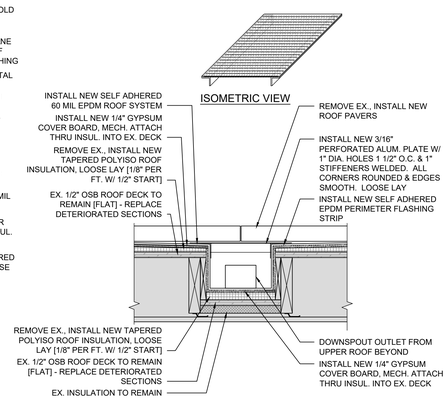
Date	Issue
08.28.25	Bid Set
09.17.25	Addendum 01

Sheet Title
Details

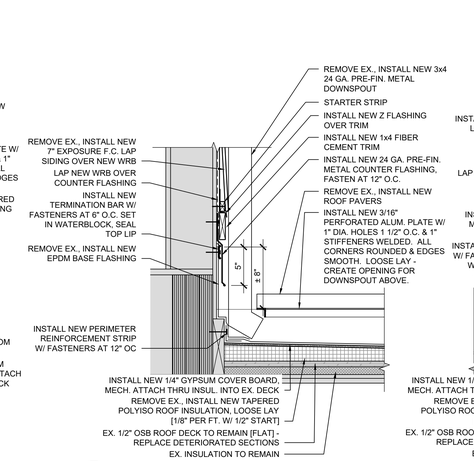
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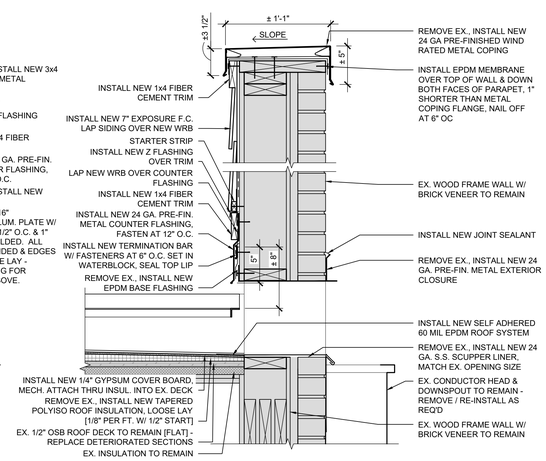
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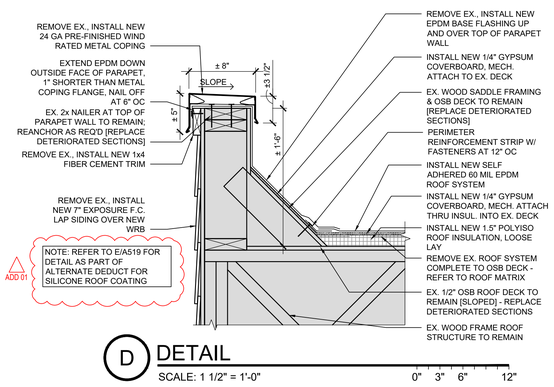
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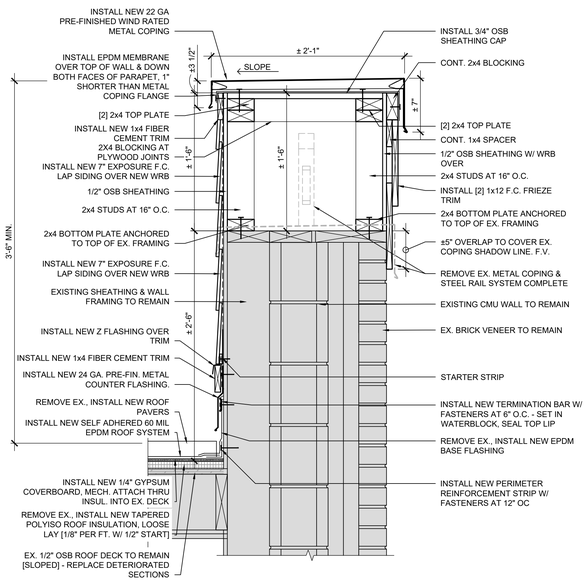


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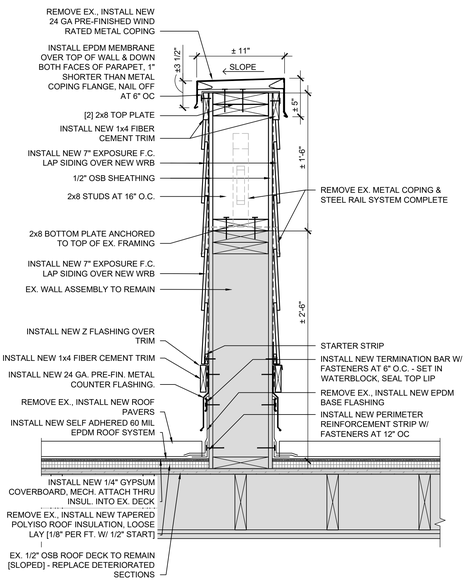


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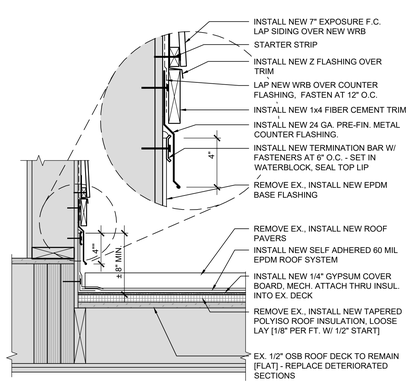




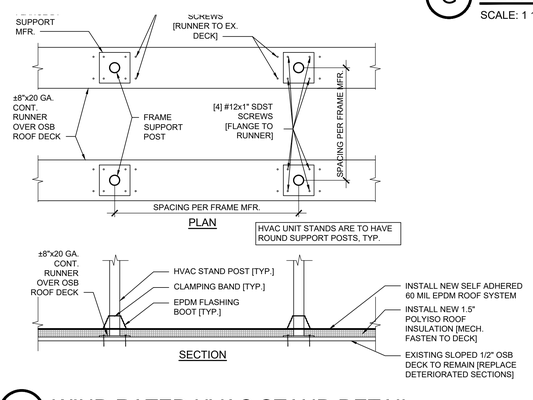
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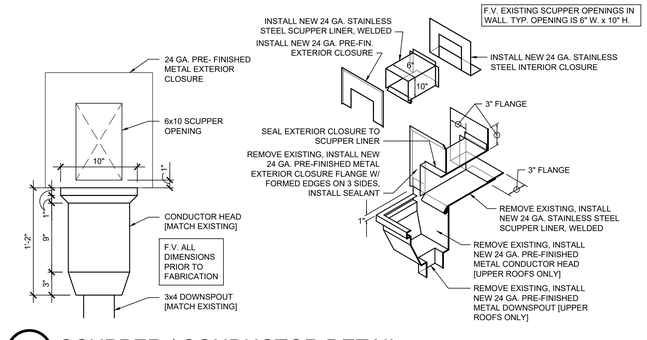
F DETAIL
SCALE: 1 1/2" = 1'-0"



G DETAIL
SCALE: 1 1/2" = 1'-0"



H WIND RATED HVAC STAND DETAIL
SCALE: 1" = 1'-0"



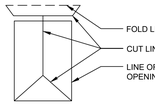
J SCUPPER / CONDUCTOR DETAIL
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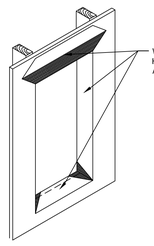
STEPS FOR FLASHING DOORS

A. FOR FRAME WALL:

1. UNWRAP ROLL AT CORNER LEAVING 6"-12" OVERLAP.
2. BEGIN AT BOTTOM OF WALL AND WORK UP TO SHINGLE THE PAPER OVERLAP. UPPER ROLLS OVERLAP BOTTOM ROLLS OF WRB BY 6". STAGGER VERTICAL OVERLAPS.
3. ROLL SHOULD BE PLUMB. BOTTOM ROLL EDGE SHOULD EXTEND OVER SILL PLATE INTERFACE.
4. UNROLL DIRECTLY OVER WINDOW AND DOOR ROUGH OPENINGS. SEE STEP B.
5. SECURE WRB EVERY 12"-18" ON VERTICAL STUD LINE. USE LARGE HEAD OR PLASTIC WASHER HEAD NAILS. WIDE STAPLES WITH 1" MINIMUM CROWN CAN ALSO BE USED. (WHEN ATTACHING TO MASONRY, USE ADHESIVES WITH POLYURETHANE, ELASTOMERIC OR LATEX BASE.)
6. COVER INTERFACE OF UPPER AND LOWER TOP PLATES AT BAND BOARD WITH WRB.
7. TAPE ALL SEAMS AT BAND JOISTS, HEADERS, UTILITY OPENINGS, AND ROLL OVERLAPS WITH 2" OR 3" MFR. APPROVED SEALANT TAPE. TAPE ANY ACCIDENTAL TEARS OR DAMAGE.

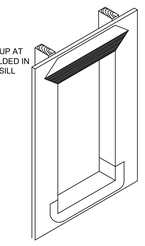
B. MAKE CUT IN WRB AS SHOWN AT EACH DOOR ROUGH OPENING. FOLD AS SHOWN BELOW.





C. INSTALL SELF ADHERED MEMBRANE ON SILL OF ROUGH OPENING. EXTEND MEMBRANE UP THE SIDES OF THE JAMB 6" MINIMUM. SECURE EDGES OF BOTTOM CORNERS WITH SEALANT TAPE.

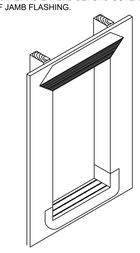
D. IF DOOR HAS FACTORY APPLIED BRICK MOULD - APPLY A CONTINUOUS BEAD OF SEALANT ALONG THE SIDES AND ACROSS THE TOP OF THE OPENING. POSITION SUCH THAT THE DOOR FLANGE WILL CONTACT. INSTALL [3] BEADS OF SEALANT UNDER INTERIOR THRESHOLD. BEADS SHALL BE SPACED 3/4" APART.



E. SET DOOR INTO OPENING, AS PER MANUFACTURER'S SPECIFICATIONS, PUSHING THE FLANGES INTO THE WET SEALANT SUCH THAT THE SEALANT SQUEEZES OUT FROM BEHIND THE FLANGE.

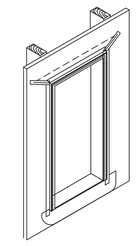
FLASH JAMBS OF DOOR BY PROVIDING TWO VERTICAL PIECES OF STRAIGHT FLASH ONTO SIDE OF DOOR FRAME OR BRICK MOULD. VERTICAL FLASHING SHOULD EXTEND BELOW THE SILL FLASHING AND 3" ABOVE TOP OF DOOR FRAME.

FLASH HEAD WITH PIECE OF STRAIGHT FLASH ACROSS TOP OF BRICK MOLD OR DOOR FRAME AND EXTEND BEYOND OUTER EDGES OF JAMB FLASHING.



F. FLIP DOWN FLAP OF HOME WRAP SO IT LAYS FLAT ACROSS HEAD FLASHING. TAPE ALONG CUTS IN HOME WRAP AND ACROSS THE HEAD OF THE DOOR WITH SEALANT TAPE.

G. SEALANT (AND BACKER ROD IF NECESSARY) FROM INTERIOR TO SEAL REAR OF THE DOOR FRAME TO INSIDE OF ROUGH OPENING.



K DOOR FLASHING DETAIL
SCALE: N.T.S.

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CMHA SOLICITATION 2025-3024

Project Number
2025-105

Date
September 17, 2025

Date	Issue
08.28.25	Bid Set
09.17.25	Addendum 01

Sheet Title
Details

Sheet Number
A518

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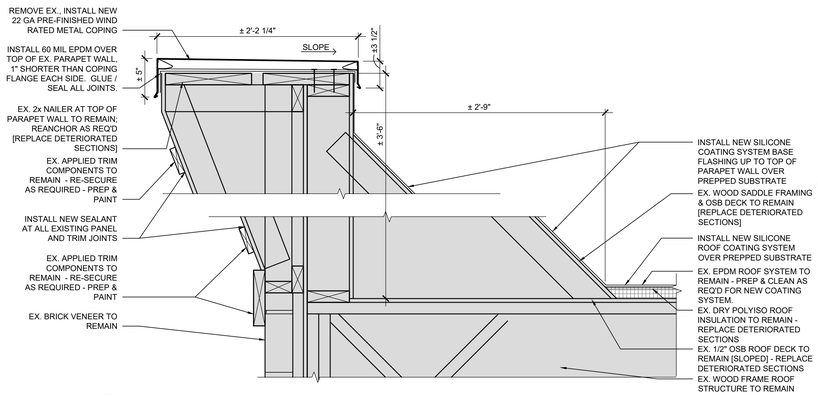
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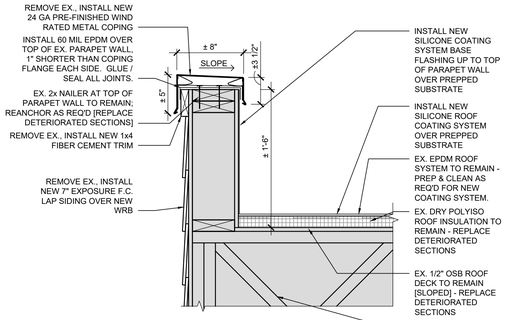
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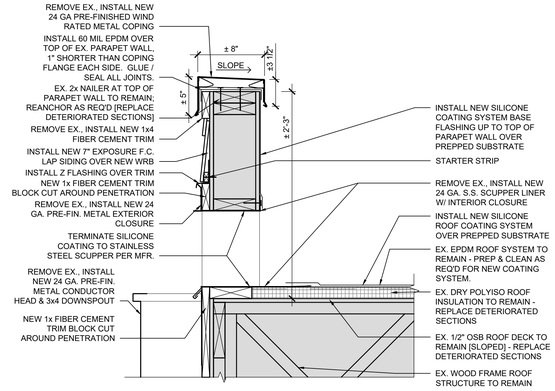
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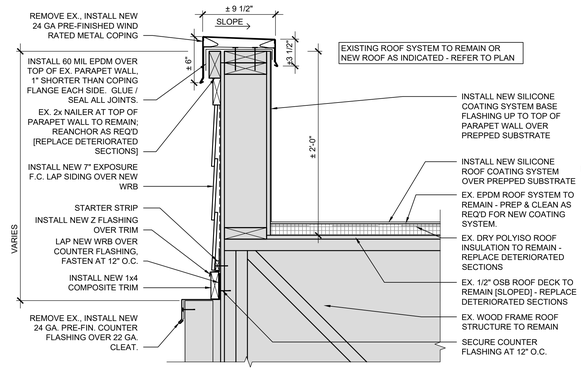
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0" 3" 6" 12"



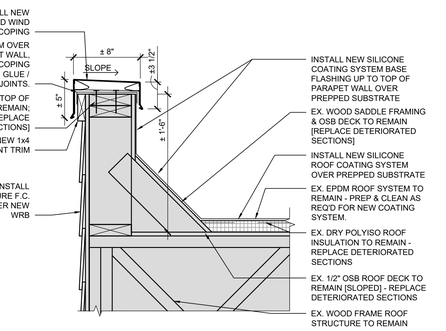
B DETAIL
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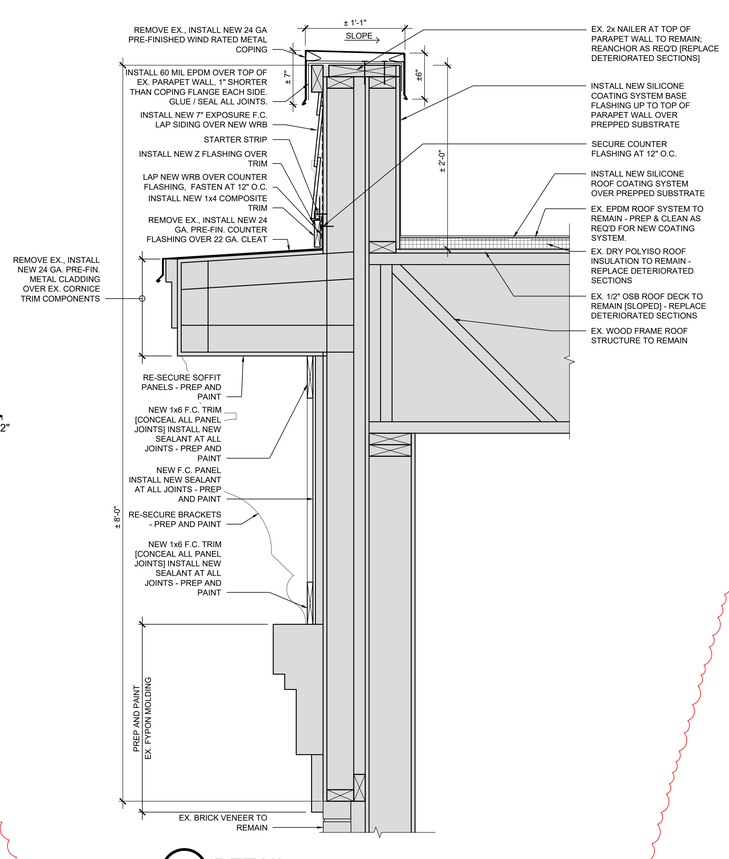
C DETAIL
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D DETAIL
SCALE: 1 1/2" = 1'-0"
0" 3" 6" 12"



E DETAIL
SCALE: 1 1/2" = 1'-0"
0" 3" 6" 12"



F DETAIL
SCALE: 1 1/2" = 1'-0"
0" 3" 6" 12"

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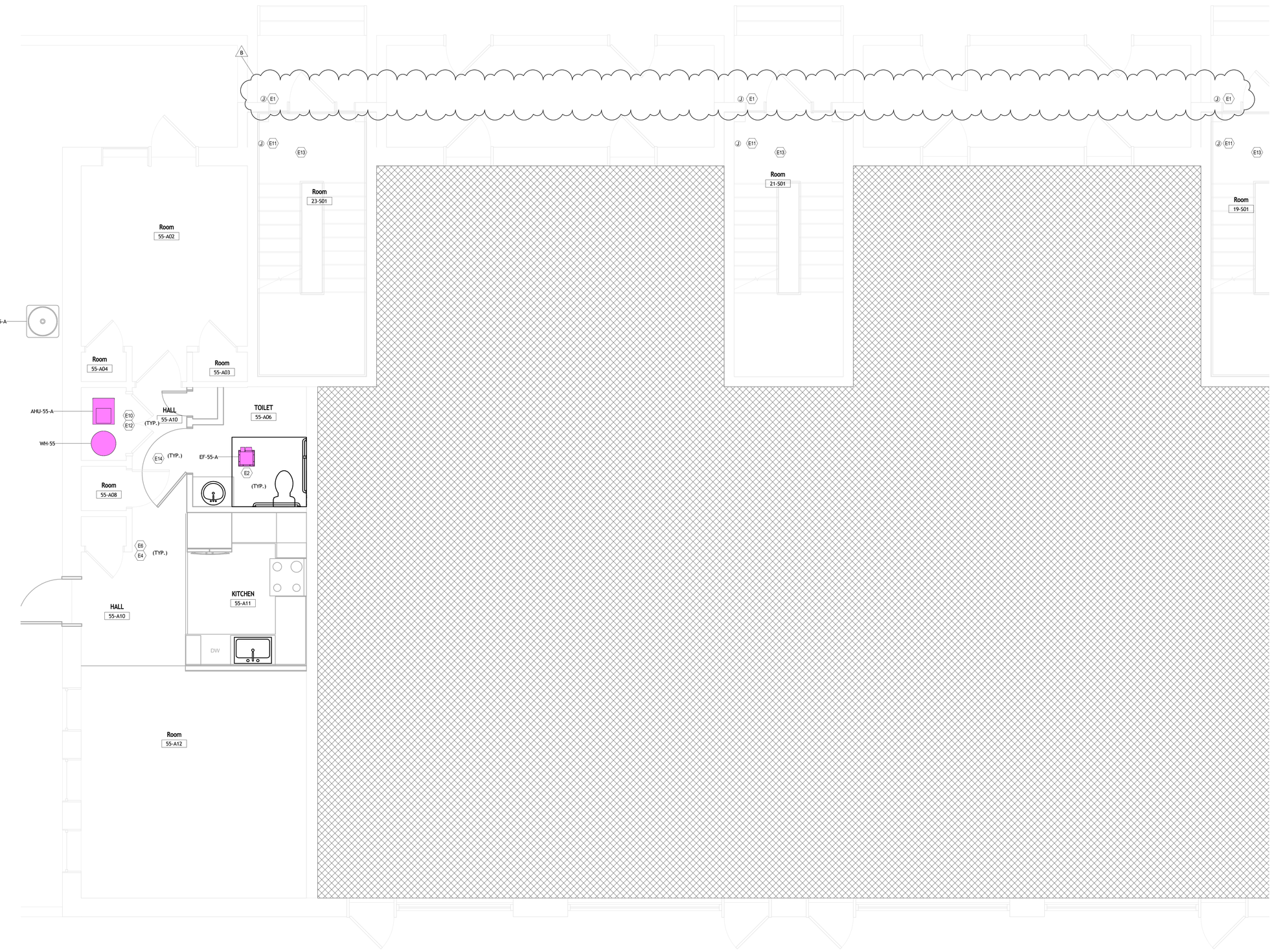
Sheet Title
Details

ADD 01
Sheet Number
A519

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
E1	PROVIDE 120V CIRCUIT FROM NEAREST COMMERCIAL SPACE AND ASSOCIATED PANEL FOR MULTI-TENANT INTERCOM ACCESS CONTROL SYSTEM. EXISTING EQUIPMENT TO BE REPLACE IN KIND, UTILIZING EXISTING 120V CIRCUIT FROM ADJACENT COMMERCIAL SPACE. COORDINATE FACEPLATE SELECTION AND EXACT PLACEMENT WITH ARCHITECT. BASIS OF DESIGN IS AIPHONE DA-4DS FOR 4-CALL AUDIO ENTRANCE STATION, EL-12S FOR DOOR ELECTRIC STRIKE, AND PT-1211C FOR 120V/15V POWER SUPPLY TRANSFORMER TO BE MOUNTED WITHIN SERVING COMMERCIAL SPACE BACK OF HOUSE.
E2	EXHAUST FAN TO BE INTEGRATED INTO LIGHTING CIRCUIT FOR THIS ROOM. DESIGN INTENT IS FOR SETBACK SPEED TO PERSIST PERPETUALLY AND INCREASED SPEED TO BE APPLIED DURING OCCUPANCY.
E4	EXISTING RECEPTACLES TO BE SWITCHED/REPLACED TO MATCH EXISTING SWITCH/OUTLET. CONTRACTOR TO CONFIRM QUANTITY BY TESTING; OWNER VERIFICATION, AND TO PROVIDE UNIT PRICE TO REPLACE AS NEEDED.
E6	PROVIDE NEW 25A/2P BREAKER FOR EXISTING PANELBOARD (SQD LOADCENTER, SERIES S01). UTILIZE NEW BREAKER FOR NEW 3800-WATT WATER HEATER, ROUTING CIRCUIT THROUGH EXISTING SPACE SO AS TO MINIMIZE DRYWALL/PATCH WORK.
E10	COORDINATE EXACT WIRING CONNECTION WITH NEW WATER HEATER MANUFACTURER'S INSTRUCTIONS.
E11	EXISTING ELECTRIC WALL HEAT CIRCUITRY TO REMAIN, SOURCED BY ADJACENT COMMERCIAL SPACE PANEL. VERIFY EXACT LOCATION WITH MECHANICAL DRAWINGS.
E12	CONTRACTOR TO REPLACE EXISTING BATTERY-FED CO DETECTOR IN AND/OR ADJACENT TO NATURAL GAS FURNACE CLOSET. EACH DWELLING UNIT TO HAVE NEWLY INSTALLED OR REPLACED EXISTING SMOKE DETECTORS (PROVIDE UNIT PRICE) FOR: INSIDE EACH BEDROOM, HALLWAY OUTSIDE SLEEPING AREAS, EACH STORY OF DWELLING.
E13	CONTRACTOR TO PROVIDE SUFFICIENT HORN/STROBE WITHIN STAIRWELL TIED TO BUILDING'S SPRINKLER AND FIRE ALARM SYSTEM WITHIN COMMERCIAL / FIRE PUMP ROOM.
E14	CONTRACTOR TO PROVIDE SUFFICIENT HORN/STROBE WITHIN AUDITORY/VISUAL AID UNITS, COORDINATE EXACT UNIT COUNT WITH ARCHITECT. FOR EACH UNIT OF THIS TYPE PROVIDE: SYNCHRONIZED STROBES AT 110 cd FOR WALL-MOUNTED AT 24" AFF TO LENS, SMOKE ALARMS WITHIN THESE UNITS MUST ACTIVATE BOTH HORN AND STROBE WITHIN UNIT, FIRE ALARM SYSTEM MUST ACTIVATE STROBES INSIDE THE UNIT FOR BUILDING-WIDE EVENTS. STROBES TO BE LOCATED IN LIVING ROOMS, KITCHEN, BEDROOMS, AND BATHROOMS.

POWER GENERAL NOTES:
A. REFER TO ARCHITECT'S REFLECTED CEILING PLANS, ELEVATIONS, AND CASEWORK DETAILS FOR EXACT LOCATIONS OF ALL WALL AND CEILING MOUNTED ELECTRICAL DEVICES.
B. IDENTIFY THE SERVING PANEL AND ASSOCIATED CIRCUIT DESIGNATION FOR ALL RECEPTACLES, JUNCTION BOXES, EQUIPMENT, OR DISCONNECTS SHOWN IN POWER FLOOR PLANS.
C. COORDINATE EQUIPMENT-SPECIFIC POWER CONNECTIONS WITH MANUFACTURER INSTALLATION INSTRUCTIONS AND THE DOCUMENTS OF OTHER DISCIPLINES PROVIDED WITH THIS ENGINEERED SET OF DRAWINGS. ENSURE THAT NO EQUIPMENT CONNECTIONS ARE INSTALLED IN SUCH A WAY THAT DIMINISHES VIEW FOR EQUIPMENT ACCESS, MAINTENANCE CLEARANCES OR NAMEPLATES.



1 ELECTRICAL NEW WORK PLAN
3/8" = 1'-0"

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1627 Western Ave.
Cincinnati OH 45214

Solicitation 2025-3018

True Power Systems
443 Burgess Smith Rd
Sadieville, KY 40370

Linn Street Exchange
Cincinnati Metropolitan Housing Authority
1526 Linn St.
Cincinnati, OH 45214

No.	Description	Date
A	BID DOCUMENTS	8/29/2025
B	ADDENDUM 1	09/17/2025

ELECTRICAL FIRST FLOOR POWER - NORTH

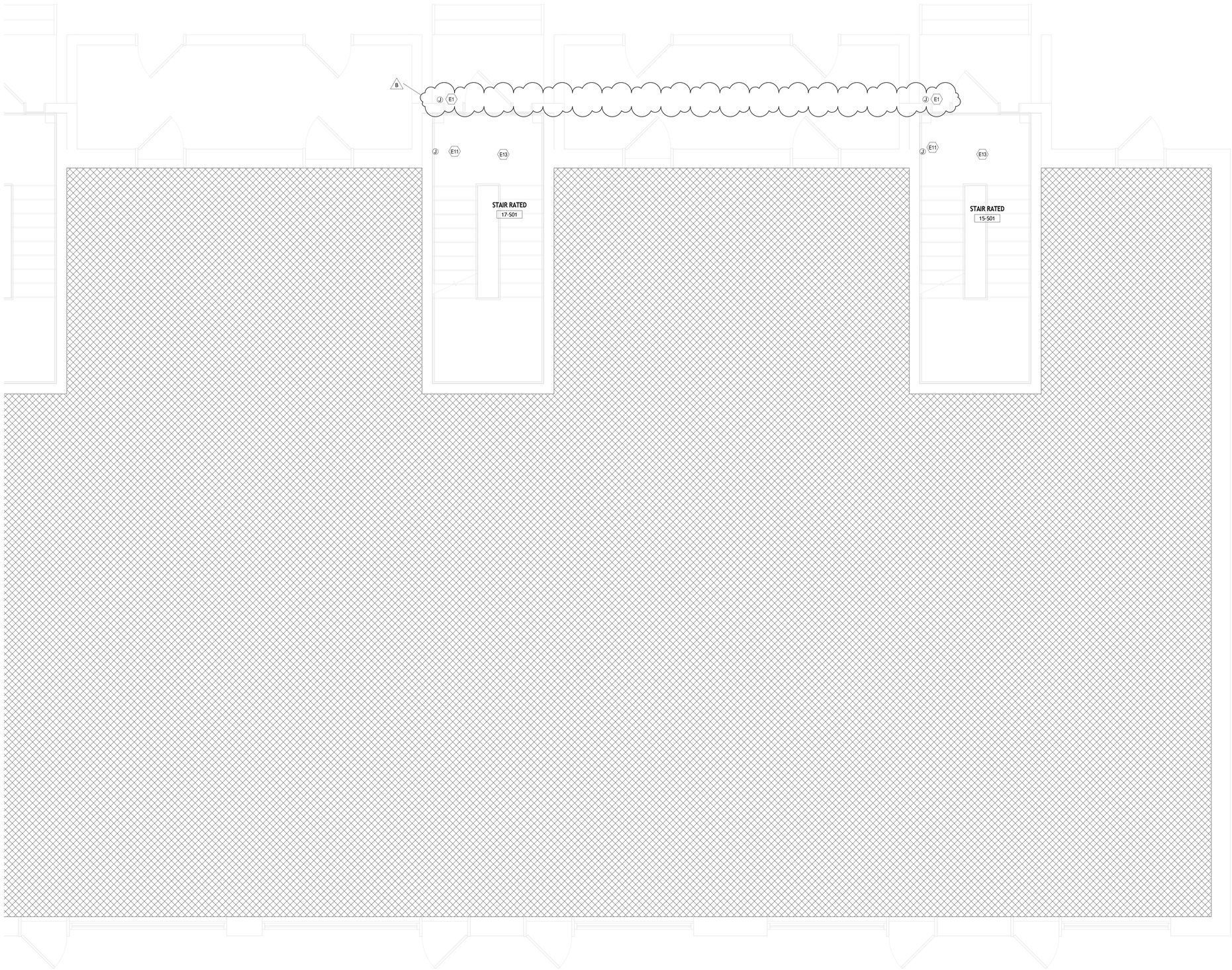
Project number	2025-3042
Date	8/29/2025
Drawn by	BT
Checked by	BT

E111

Scale: As Indicated

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
E1	PROVIDE 120V CIRCUIT FROM NEAREST COMMERCIAL SPACE AND ASSOCIATED PANEL FOR MULTI-TENANT INTERCOM ACCESS CONTROL SYSTEM. EXISTING EQUIPMENT TO BE REPLACE IN KIND, UTILIZING EXISTING 120V CIRCUIT FROM ADJACENT COMMERCIAL SPACE. COORDINATE FACEPLATE SELECTION AND EXACT PLACEMENT WITH ARCHITECT. BASIS OF DESIGN IS AIPHONE DA-4DS FOR 4-CALL AUDIO ENTRANCE STATION, EL-12S FOR DOOR ELECTRIC STRIKE, AND PT-1211C FOR 120V/15V POWER SUPPLY TRANSFORMER TO BE MOUNTED WITHIN SERVING COMMERCIAL SPACE BACK OF HOUSE.
E11	EXISTING ELECTRIC WALL HEAT CIRCUITRY TO REMAIN, SOURCED BY ADJACENT COMMERCIAL SPACE PANEL. VERIFY EXACT LOCATION WITH MECHANICAL DRAWINGS.
E13	CONTRACTOR TO PROVIDE SUFFICIENT HORN/STROBE WITHIN STAIRWELL TIED TO BUILDING'S SPRINKLER AND FIRE ALARM SYSTEM WITHIN COMMERCIAL / FIRE PUMP ROOM.

POWER GENERAL NOTES:
A. REFER TO ARCHITECT'S REFLECTED CEILING PLANS, ELEVATIONS, AND CASEWORK DETAILS FOR EXACT LOCATIONS OF ALL WALL AND CEILING MOUNTED ELECTRICAL DEVICES.
B. IDENTIFY THE SERVING PANEL AND ASSOCIATED CIRCUIT DESIGNATION FOR ALL RECEPTACLES, JUNCTION BOXES, EQUIPMENT, OR DISCONNECTS SHOWN IN POWER FLOOR PLANS.
C. COORDINATE EQUIPMENT-SPECIFIC POWER CONNECTIONS WITH MANUFACTURER INSTALLATION INSTRUCTIONS AND THE DOCUMENTS OF OTHER DISCIPLINES PROVIDED WITH THIS ENGINEERED SET OF DRAWINGS. ENSURE THAT NO EQUIPMENT CONNECTIONS ARE INSTALLED IN SUCH A WAY THAT DIMINISHES VIEW FOR EQUIPMENT ACCESS, MAINTENANCE CLEARANCES OR NAMEPLATES.



1 MECHANICAL NEW WORK PLAN
3/8" = 1'-0"

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Solicitation 2025-3018

True Power Systems
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Linn Street Exchange
Cincinnati Metropolitan Housing Authority
1526 Linn St.
Cincinnati, OH 45214

No.	Description	Date
A	BID DOCUMENTS	8/29/2025
B	ADDENDUM 1	09/17/2025

ELECTRICAL FIRST FLOOR POWER - SOUTH

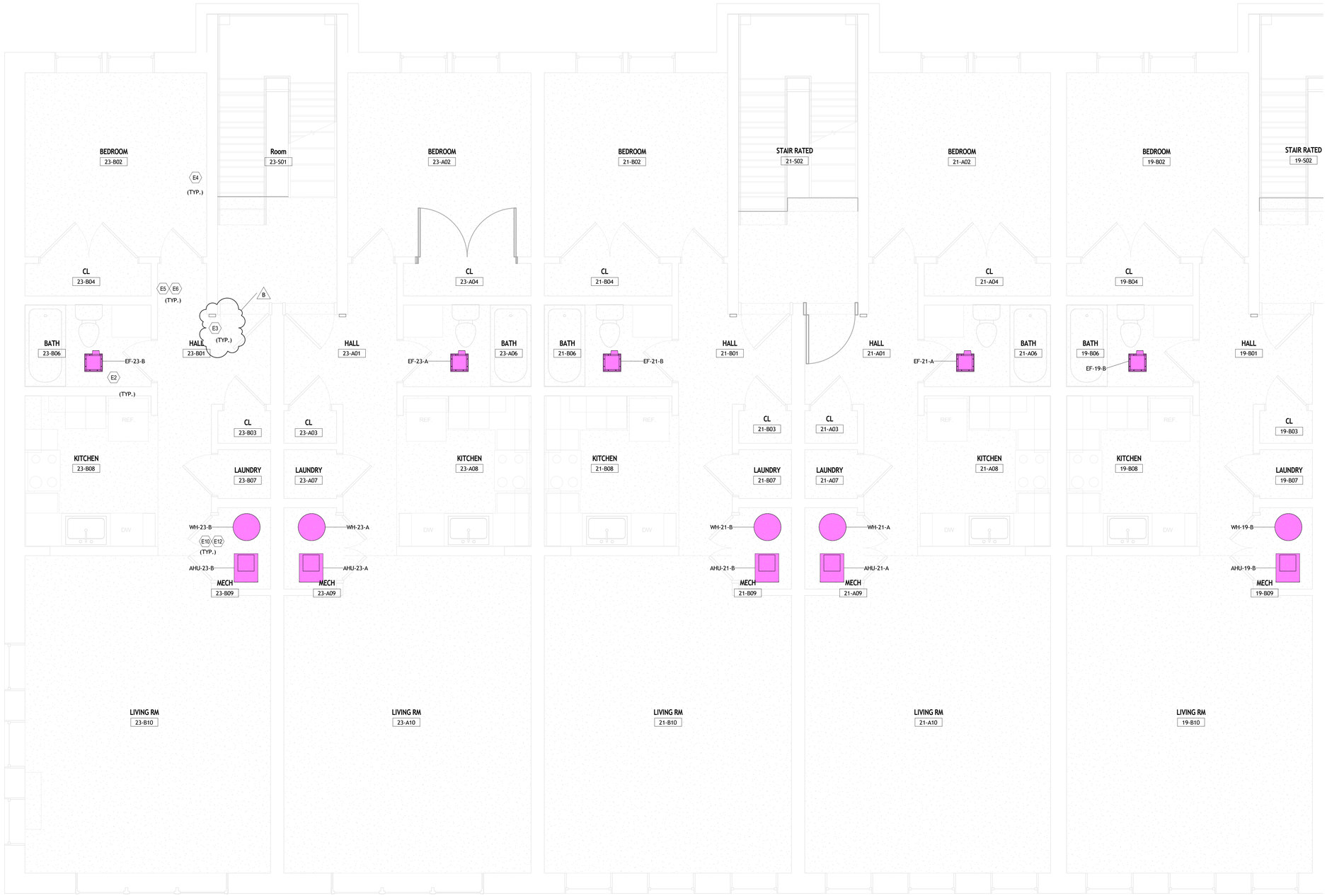
Project number	2025-3042
Date	8/29/2025
Drawn by	BT
Checked by	BT

E112

Scale: As Indicated

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
E2	EXHAUST FAN TO BE INTEGRATED INTO LIGHTING CIRCUIT FOR THIS ROOM. DESIGN INTENT IS FOR SETBACK SPEED TO PERSIST PERPETUALLY AND INCREASED SPEED TO BE APPLIED DURING OCCUPANCY.
E3	EXISTING MULTI-TENANT INTERCOM ACCESS CONTROL SYSTEM TO BE REPLACED IN KIND. BASIS OF DESIGN FOR APARTMENT STATION TO BE AIPHONE DA-1MD. UTILIZE EXISTING CONTROL VOLTAGE WIRING.
E4	EXISTING PLATES TO BE SWITCHED/REPLACED TO MATCH EXISTING SWITCH/OUTLET. CONTRACTOR TO CONFIRM QUANTITY BY TESTING, OWNER VERIFICATION, AND TO PROVIDE UNIT PRICE TO REPLACE AS NEEDED.
E5	ALL MULTI-LEVEL UNITS TO HAVE NEW 2-POLE, 240V/25A BREAKER INSTALLED FOR NEW CONDENSING UNIT. COORDINATE FURTHER REQUIREMENTS WITH MECHANICAL DRAWINGS. EXISTING PANELBOARDS ARE SQUARE D LOAD CENTERS, SERIES S01.
E6	PROVIDE NEW 25A/2P BREAKER FOR EXISTING PANELBOARD (SQD LOADCENTER, SERIES S01). UTILIZE NEW BREAKER FOR NEW 3800-WATT WATER HEATER, ROUTING CIRCUIT THROUGH EXISTING SPACE SO AS TO MINIMIZE DRYWALL/PATCH WORK.
E10	COORDINATE EXACT WIRING CONNECTION WITH NEW WATER HEATER MANUFACTURER'S INSTRUCTIONS.
E12	CONTRACTOR TO REPLACE EXISTING BATTERY-FED CO DETECTOR IN AND/OR ADJACENT TO NATURAL GAS FURNACE CLOSET. EACH DWELLING UNIT TO HAVE NEWLY INSTALLED OR REPLACED EXISTING SMOKE DETECTORS (PROVIDE UNIT PRICE) FOR: INSIDE EACH BEDROOM, HALLWAY OUTSIDE SLEEPING AREAS, EACH STORY OF DWELLING.

POWER GENERAL NOTES:
A. REFER TO ARCHITECTS REFLECTED CEILING PLANS, ELEVATIONS, AND CASEWORK DETAILS FOR EXACT LOCATIONS OF ALL WALL AND CEILING MOUNTED ELECTRICAL DEVICES.
B. IDENTIFY THE SERVING PANEL AND ASSOCIATED CIRCUIT DESIGNATION FOR ALL RECEPTACLES, JUNCTION BOXES, EQUIPMENT, OR DISCONNECTS SHOWN IN POWER FLOOR PLANS.
C. COORDINATE EQUIPMENT-SPECIFIC POWER CONNECTIONS WITH MANUFACTURER INSTALLATION INSTRUCTIONS AND THE DOCUMENTS OF OTHER DISCIPLINES PROVIDED WITH THIS ENGINEERED SET OF DRAWINGS. ENSURE THAT NO EQUIPMENT CONNECTIONS ARE INSTALLED IN SUCH A WAY THAT DIMINISHES VIEW FOR EQUIPMENT ACCESS, MAINTENANCE CLEARANCES OR NAMEPLATES.



1 Second Floor Electrical Plan- North
3/8" = 1'-0"

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1627 Western Ave.
Cincinnati OH 45214

Solicitation 2025-3018

True Power Systems
443 Burgess Smith Rd
Sadieville, KY 40370

Linn Street Exchange
Cincinnati Metropolitan Housing Authority
1526 Linn St.
Cincinnati, OH 45214

No.	Description	Date
A	BID DOCUMENTS	8/29/2025
B	ADDENDUM 1	09/17/2025

ELECTRICAL SECOND FLOOR POWER - NORTH

Project number	2025-3042
Date	8/29/2025
Drawn by	BT
Checked by	BT

E121

Scale: As Indicated

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
E2	EXHAUST FAN TO BE INTEGRATED INTO LIGHTING CIRCUIT FOR THIS ROOM. DESIGN INTENT IS FOR SETBACK SPEED TO PERSIST PERPETUALLY AND INCREASED SPEED TO BE APPLIED DURING OCCUPANCY.
E3	EXISTING MULTI-TENANT INTERCOM ACCESS CONTROL SYSTEM TO BE REPLACED IN KIND. BASIS OF DESIGN FOR APARTMENT STATION TO BE AIPHONE DA-1MD. UTILIZE EXISTING CONTROL VOLTAGE WIRING.
E4	EXISTING PLATES TO BE SWITCHED/REPLACED TO MATCH EXISTING SWITCH/OUTLET. CONTRACTOR TO CONFIRM QUANTITY BY TESTING, OWNER VERIFICATION, AND TO PROVIDE UNIT PRICE TO REPLACE AS NEEDED.
E5	ALL MULTI-LEVEL UNITS TO HAVE NEW 2-POLE, 240V/25A BREAKER INSTALLED FOR NEW CONDENSING UNIT. COORDINATE FURTHER REQUIREMENTS WITH MECHANICAL DRAWINGS. EXISTING PANELBOARDS ARE SQUARE D LOAD CENTERS, SERIES 501.
E6	PROVIDE NEW 25A/2P BREAKER FOR EXISTING PANELBOARD (SQD LOADCENTER, SERIES 501). UTILIZE NEW BREAKER FOR NEW 3800-WATT WATER HEATER, ROUTING CIRCUIT THROUGH EXISTING SPACE SO AS TO MINIMIZE DRYWALL/PATCH WORK.
E10	COORDINATE EXACT WIRING CONNECTION WITH NEW WATER HEATER MANUFACTURER'S INSTRUCTIONS.
E12	CONTRACTOR TO REPLACE EXISTING BATTERY-FED CO DETECTOR IN AND/OR ADJACENT TO NATURAL GAS FURNACE CLOSET. EACH DWELLING UNIT TO HAVE NEWLY INSTALLED OR REPLACED EXISTING SMOKE DETECTORS (PROVIDE UNIT PRICE) FOR: INSIDE EACH BEDROOM, HALLWAY OUTSIDE SLEEPING AREAS, EACH STORY OF DWELLING.
E14	CONTRACTOR TO PROVIDE SUFFICIENT HORN/STROBE WITHIN AUDITORY/VISUAL AID UNITS, COORDINATE EXACT UNIT COUNT WITH ARCHITECT. FOR EACH UNIT OF THIS TYPE PROVIDE: SYNCHRONIZED STROBES AT 110 cd FOR WALL-MOUNTED AT 24" AFF TO LENS, SMOKE ALARMS WITHIN THESE UNITS MUST ACTIVATE BOTH HORN AND STROBE WITHIN UNIT, FIRE ALARM SYSTEM MUST ACTIVATE STROBES INSIDE THE UNIT FOR BUILDING-WIDE EVENTS. STROBES TO BE LOCATED IN LIVING ROOMS, KITCHEN, BEDROOMS, AND BATHROOMS.

POWER GENERAL NOTES:
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1 Second Floor Electrical Plan- South
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No.	Description	Date
A	BID DOCUMENTS	8/29/2025
B	ADDENDUM 1	09/17/2025

ELECTRICAL SECOND FLOOR POWER - SOUTH

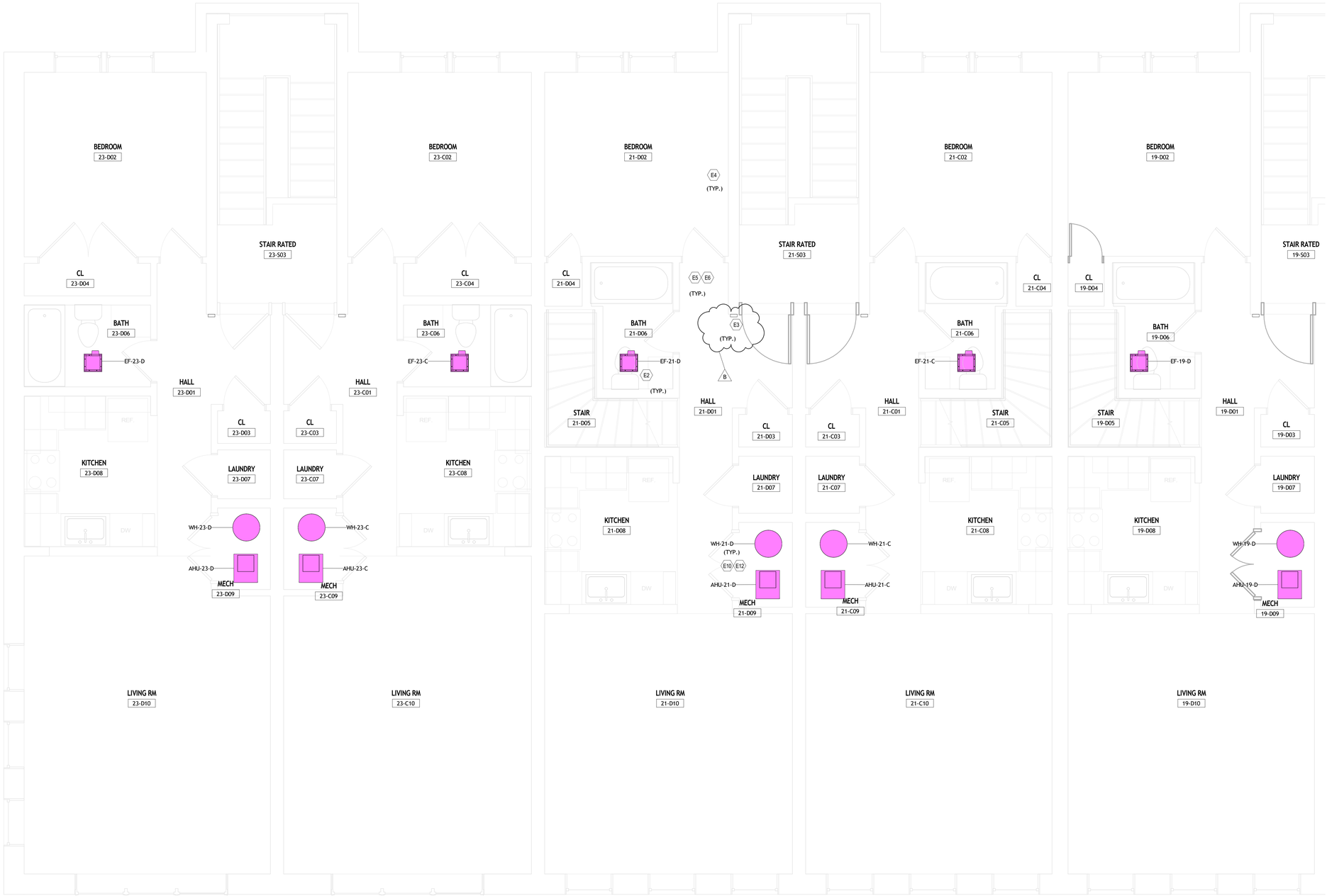
Project number	2025-3042
Date	8/29/2025
Drawn by	BT
Checked by	BT

E122

Scale: As Indicated

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
E2	EXHAUST FAN TO BE INTEGRATED INTO LIGHTING CIRCUIT FOR THIS ROOM. DESIGN INTENT IS FOR SETBACK SPEED TO PERSIST PERPETUALLY AND INCREASED SPEED TO BE APPLIED DURING OCCUPANCY.
E3	EXISTING MULTI-TENANT INTERCOM ACCESS CONTROL SYSTEM TO BE REPLACED IN KIND. BASIS OF DESIGN FOR APARTMENT STATION TO BE AIPHONE DA-1MD. UTILIZE EXISTING CONTROL VOLTAGE WIRING.
E4	EXISTING PLATES TO BE SWITCHED/REPLACED TO MATCH EXISTING SWITCH/OUTLET. CONTRACTOR TO CONFIRM QUANTITY BY TESTING. OWNER VERIFICATION, AND TO PROVIDE UNIT PRICE TO REPLACE AS NEEDED.
E5	ALL MULTI-LEVEL UNITS TO HAVE NEW 2-POLE, 240V/25A BREAKER INSTALLED FOR NEW CONDENSING UNIT. COORDINATE FURTHER REQUIREMENTS WITH MECHANICAL DRAWINGS. EXISTING PANELBOARDS ARE SQUARE D LOAD CENTERS, SERIES S01.
E6	PROVIDE NEW 25A/2P BREAKER FOR EXISTING PANELBOARD (SQD LOADCENTER, SERIES S01). UTILIZE NEW BREAKER FOR NEW 3800-WATT WATER HEATER, ROUTING CIRCUIT THROUGH EXISTING SPACE SO AS TO MINIMIZE DRYWALL/PATCH WORK.
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1 Third Floor Electrical Plan - North
3/8" = 1'-0"

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No.	Description	Date
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B	ADDENDUM 1	09/17/2025

ELECTRICAL THIRD FLOOR POWER - NORTH

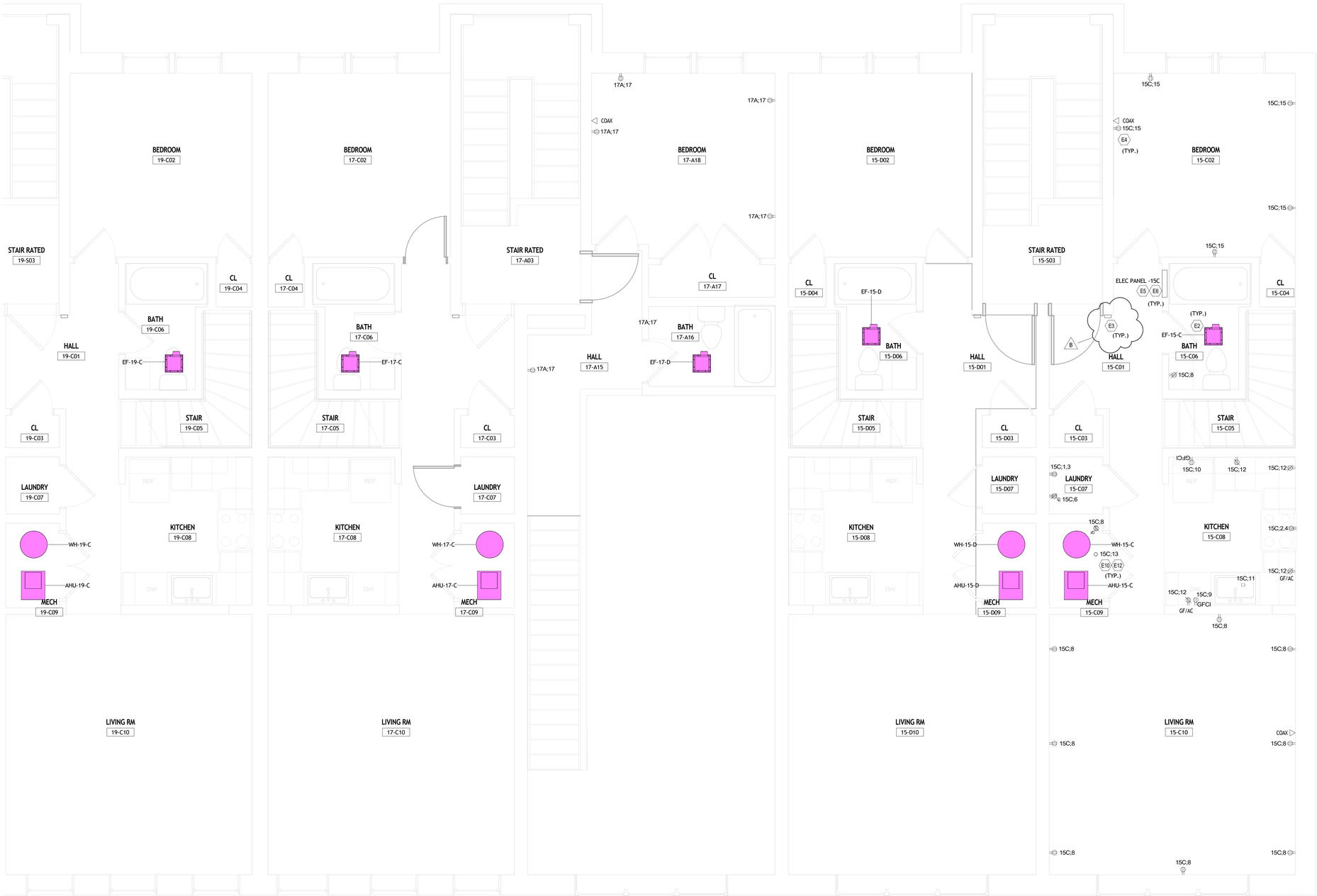
Project number	2025-3042
Date	8/29/2025
Drawn by	BT
Checked by	BT

E131

Scale: As Indicated

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
E2	EXHAUST FAN TO BE INTEGRATED INTO LIGHTING CIRCUIT FOR THIS ROOM. DESIGN INTENT IS FOR SETBACK SPEED TO PERSIST PERPETUALLY AND INCREASED SPEED TO BE APPLIED DURING OCCUPANCY.
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1 Third Floor Electrical Plan - South
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ELECTRICAL THIRD FLOOR POWER - SOUTH

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Scale: As Indicated