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18. PIPES AND VENTS REMOVE TO SOURCE ALL ANCILLARY PIPES, VENTS, APPLIANCES AND DRAINS SCHEDULED FOR DEMOLITION. WHERE APPLICABLE, CAIRISER AND FIRESAFE PER UL EXISTING PENETRATIONS. 19. FLOORING REMOVE ALL EXISTING IRREGULAR MATERIALS WHICH CAUSE RISES AND DEPRESSIONS IN FLOORING SURFACE, SUCH AS FASTENERS, CORES, COVER PLATES, RESILIENT FLOOR COVERINGS, CARPET, CARPET PAD, FLASH PATCH, CONCRETE FILL, PLYWOOD, ETC. 20. WALL COVERING SHOULD PAPER LAYER OF EXISTING GYP BD BE DAMAGED, REMOVE AND REPLACE EXISTING GYP BD AT SCHEDULED WALL COVERING REMOVAL, LOCATIONS. 21. DEMOLITION DEMOLITION DEMOLITION DEMOLITION DEMOLITION SO NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK HEREIN. IF OUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL IN ACCORDANC WITH THE CONTRACT DOCUMENTS, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT BEFORE PROCEEDING. 22. STAIRWAYS STAIRWAYS STAIRWAYS STAIRWAYS MUST REMAIN ACCESSIBLE INCLUDING A CLEAR PATH OF EGRESS AT ALL TIMES DURING DEMOLITION. 23. GRAPHICS REMOVE EXISTING SIGNAGE/GRAPHICS AND STORE FOR RE-USE WHERE APPLICABLE. 24. FIRE AND LIFE SAFETY, SYSTEM NO EXISTING SMOKE DETECTOR, PUBLIC ADDRESS SPEAKER, FIRE ALARM BOX, OR SIMILAR DEVICE, INCLUDING THE ASSOCIATED WIRINS SHALL BE DAMAGED DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION. RELOCATION OF SMOKE DETECTORS, PUBLIC ADDRESS SPEAKER, AND FIRE ALARM EQUIPMENT, INCESSITATED BY NEW CONSTRUCTION. RELOCATION OF SMOKE DETECTORS, PUBLIC ADDRESS SPEAKER, FIRE ALARM BOX, OR SIMILAR DEVICE, INCLUDING THE ASSOCIATED WIRINS SHALL BE DAMAGED DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION. RELOCATION OF SMOKE DETECTORS, PUBLIC ADDRESS SPEAKER, FIRE ALARM BOX, OR SIMILAR DEVICE, INCLUDING THE ASSOCIATED WIRINS SHALL BE DAMAGED DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION. RELOCATION OF SMOKE DETECTORS, PUBLIC ADDRESS SPEAKER, FIRE ALARM BOX, OR SIMILAR DEVICE, INCLUDING THE ASSOCIATED WIRINS SHALL BE ACCOMPEDIATEDED OF A PUBLIC ADDRESS SPEAKER,	17 C0 EX	PATCHING NTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED BY HIM OR HIS SUBCONTRACTORS TO STING CONSTRUCTION IN ELEVATOR LOBBY, PUBLIC CORRIDORS, RESTROOMS, OR TENANT SPACES. REFINISH TO MATCH EXISTING
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	•	SOMMOTA TEGIONAL VALIET REVEANMENTION FAVILITTION SALVAGE OF VARYETING

IOLITION NOTES LUDES FURNISHING LABOR FOR DEMOLITION, REMOVAL OF DEBRIS, PATCHING AS E DISCOVERED DURING CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE OWNER IN E PROJECT SITE MAY BE LOCATED ON THE PROJECT SITE, WHICH MAY INCLUDE, BUT NOT CE OF OPERATIONS FOR SELECTIVE DEMOLITION WORK TO ARCHITECT AND THEIR CITY BUILDING OFFICIALS, AND BUILDING MANAGEMENT FOR REVIEW. INCLUDE INUATION OF UTILITY SERVICES AS REQUIRED TOGETHER WITH DETAILS FOR DUST AND F DEMOLITION, FLOOR BY FLOOR, AND REMOVAL WORK TO ENSURE UNINTERRUPTED BUILDING OPERATIONS. CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED. MENT OF CONTRACT WILL BE MAINTAINED BY OWNER INSOFAR AS PRACTICAL. VNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF SELECTIVE DEMOLITION AS DIRECTED BY THE OWNER NOPIES, AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER'S UE TO SELECTIVE DEMOLITION WORK. PROVIDE FREE AND SAFE PASSAGE OF OWNER'S PERSONNEL, TENANT, THEIR EMPLOYEE FROM OCCUPIED PORTIONS OF BUILDING. HAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS N NECESSARY. PROOF PARTITIONS WHERE REQUIRED TO SEPARATE AREAS WHERE NOISY OR EXTENSIVE P PARTITIONS WITH DUST PROOF DOORS AND SECURITY LOCKS IF REQUIRED. N APPLICABLE DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING ALLATION OF NEW CONSTRUCTION TO ENSURE THAT NO WATER LEAKAGE OR DAMAGE STING BUILDING. REMOVE PROTECTIONS AT COMPLETION OF WORK. T FACILITIES BY DEMOLITION WORK AT NO ADDITIONAL COST TO OWNER.) DEBRIS REMOVAL IN A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS UTILITIES TO REMAIN, KEEP IN SERVICE, IDENTITY, AND PROTECT AGAINST DAMAGE DRARY LIGHT AND POWER AS REQUIRED. SEE DRAWINGS FOR EXISTING STANDPIPE , AND CONDUIT PERTAINING TO DATA/COMMUNICATIONS AND TELEPHONE SHALL BE WNER OR TENANT DATA/COMMUNICATIONS REPRESENTATIVE AS REQUIRED TO PREVENT ALL PIPES, VENTS, APPLIANCES, OR DRAINS NOT BEING RE-USED. LE METHODS TO ISOLATE DUST AND DIRT RISING AND SCATTERING. COMPLY WITH NING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. TION WORK. INSPECT AREAS IN WHICH WORK WILL BE PERFORMED IF NECESSARY E SURFACES, EQUIPMENT, OR TO SURROUNDING PROPERTIES WHICH COULD BE IOLITION WORK. FILE WITH OWNER PRIOR TO STARTING WORK. FERIOR AND EXTERIOR SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, EDEMOLISHED AND ADJACENT FACILITIES TO REMAIN. WORK SHALL BE DONE UNDER THE ER PROVIDED BY THE CONTRACTOR AT THE PROJECT SITE. IISCRETION AND NOTIFY OWNER AND BUILDING MANAGEMENT IMMEDIATELY IF SAFE NTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS AS DIRECTED BY THE O SAFELY SUPPORT THE STRUCTURE UNTIL A DETERMINATION IS MADE FOR CONTINUING FNSFD STRUCTURAL FNGINFFR. L DETERMINATION IS MADE FOR CONTINUING OPERATIONS. CONTRACTOR IS SOLELY FIXTURES, AND OTHER ITEMS TO REMAIN FROM SOILING OR DAMAGE WHEN DEMOLITION HICH SUCH ITEMS HAVE BEEN REMOVED. TRUCTION AREAS SHALL BE LEFT IN BROOMED AND CLEAN CONDITION. CARPETED AREAS FLOORING SHALL BE DAMP MOPPED AT THE END OF EACH WORK DAY. ALL DEBRIS AND THE END OF EACH WORK DAY. FREIGHT ELEVATOR. CONTACT THE BUILDING MANAGEMENT OFFICE TO OBTAIN IREMENTS AND PROCEDURES. AS REQUIRED TO PREVENT NEW CONSTRUCTION DELAYS. H CAUSE RISES AND DEPRESSIONS IN FLOORING SURFACE, SUCH AS FASTENERS, OUTLET GS, CARPET, CARPET PAD, FLASH PATCH, CONCRETE FILL, PLYWOOD, ETC. MAGED, REMOVE AND REPLACE EXISTING GYP BD AT SCHEDULED WALL COVERING I IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF EREIN. IF QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL IN ACCORDANCE DINT IN QUESTION WITH THE ARCHITECT BEFORE PROCEEDING. A CLEAR PATH OF EGRESS AT ALL TIMES DURING DEMOLITION. FOR RE-USE WHERE APPLICABLE. SPEAKER, FIRE ALARM BOX, OR SIMILAR DEVICE, INCLUDING THE ASSOCIATED WIRING SEQUENT CONSTRUCTION. RELOCATION OF SMOKE DETECTORS, PUBLIC ADDRESS

R PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL SHALL BE PERFORMED IN WHERE LOCAL GREEN BUILDING ORDINANCE DOES NOT DICTATE TO THE CONTRARY AND LEED CERTIFICATION IS NOT REQUIRED BY THE OWNER; STEEL FRAMING: MINIMUM RECYCLED CONTENT SHALL INCLUDE 25% POST-CONSUMER RECYCLED CONTENT LAMINATING ADHESIVE: ADHESIVE Φ R JOINT COMPOUND RECOMMENDED FOR DIRECTLY ADHERING GYPSUM PANELS TO CONTINUOUS SUBSTRATE. ADHESIVES SHALL HAVE A VOC CONTENT OF 50 G/L OR LESS WHEN CALCULATED ACCORDING TO 40 CFR 59, SUBPART D (EPA METHOD 24). ALL OUTLETS, SWITCHES, WIRES, THERMOSTATS, ETC. TO THEIR SOURCE AS REQUIRED. GYPSUM WALLBOARD: RECYCLED CONTENT SHOULD BE A PRIORITY, LOCALLY MANUFACTURED PRODUCTS SHALL BE SOURCED WHERE POSSIBLE OTED TO BE REMOVED OR RELOCATED, SHALL BE CAPPED OFF TO THE NEAREST NEW FLOOR COVERING. REMOVAL OF ANY EQUIPMENT, CABLING SWITCHES, AND ALL LIGHT GAGE COLD FORMED METAL FRAMING SHALL MEET OR EXCEED PROPERTIES SPECIFIED FOR THE CORRESPONDING MEMBER SIZE IN AND TELEPHONE SHALL BE VERIFIED WITH TELEPHONE COMPANIES, SERVICE OWNER, OR STEEL MANUFACTURERS ASSOCIATION [SSMA] PRODUCT TECHNICAL INFORMATION [ICC-ES REPORT NO. ER-4943P] AND SHALL COMPLY WITH APPLICABLE AMERICAN SOCIETY FOR TESTING AND MATERIALS, AMERICAN IRON AND STEEL INSTITUTE S100 AND SPECIFIED TRUE GAGE FLAT ST MIL THICKNESS THAT ONLY TRUE GAUGE FLAT STEEL CAN SATISFY. USE OF "EFFECTIVE THICKNESS" COLD REDUCED AFTERMARKET EQUIVALENT NG AND/OR REPAIRING ANY DAMAGE CAUSED BY HIM OR HIS SUBCONTRACTORS TO PRODUCT (EQ) STUDS FURNISHED BY EQ STUD MANUFACTURERS, VENDORS OR SUPPLIERS ARE NOT PERMITTED WITHOUT EXCEPTION. LIC CORRIDORS, RESTROOMS, OR TENANT SPACES. REFINISH TO MATCH EXISTING APPLIANCES AND DRAINS SCHEDULED FOR DEMOLITION. WHERE APPLICABLE, CAP AT

DOOR NOTES REFER TO DOOR SCHEDULE FOR ALL DOOR/HARDWARE SPECIFICATIONS. FIELD MEASURE FLOOR TO CEILING DOORS FOR PROPER FIT. EXTERIOR LEVEL LANDING MAY SLOPE UP TO 1/4" PER FOOT MAX. IN ANY DIRECTION FOR SURFACE DRAINAGE. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. BEVEL (1:2 MAX. SLOPE) WHERE THE THRESHOLD EXCEEDS 1/4" IN HEIGHT.

DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 4" OF ADJOINING PARTITION, U.O.N.

PARTITION PLAN NOTES

DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF

DIMENSIONS NOTED "CLEAR" OR "CLR" MUST BE ACCURATELY MAINTAINED, AND SHALL NOT VARY MORE THAN ±1/8" WITHOUT WRITTEN

DIMENSIONS TOLERANCES SHALL NOT EXCEED (LOCAL JURISDICTION CODE DEFINED CRITERIA). VERIFY FIELD DIMENSIONS EXCEEDING TOLERAN

NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION. UPON COMPLETION OF

PARTITION OF THE LAYOUT, NOTIFY THE ARCHITECT. VERIFICATION OF THE LAYOUT TO BE PROVIDED BY THE ARCHITECT PRIOR TO PARTITION

INSTALLATION. FOR BID PRICING, G.C. TO PRICE HIGHER OPTION REQUIRED BY ANY DISCREPANCY NOTED IN CONTRACT DOCUMENTS. NOTIFY

CONFLICT, NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT TAKES PRECEDENCE OVER ALL OTHER PLANS.

"CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL WALL FINISHES, U.O.N.

ALL DIMENSIONS TO THE EXTERIOR WINDOW WALL ARE TO THE INSIDE FACE OF WINDOW FRAME ASSEMBLY, U.O.N.

ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT.

REFER TO REFLECTED CEILING PLANS FOR SOFFITS, CEILING HEIGHTS, AND PLENUM BARRIER LOCATIONS.

REFER TO SHEET A-1.0 FOR ADDITIONAL NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, AND SCHEDULES.

REFER TO MILLWORK SHOP DRAWINGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN DRYWALL/MILLWORK CONDITIONS.

REFER TO POWER & SIGNAL AND REFLECTED CEILING PLANS FOR LOCATIONS OF SWITCHES, OUTLETS, AND THE LIKE TO BE REMOVED. PATCH AN

OBTAIN APPROVAL FROM ARCHITECT PRIOR TO MODIFYING COLUMN FURRING, RELOCATING PIPES, AND SIMILAR SYSTEMS AND ITEMS, ADJUSTI

TRIM THE BOTTOMS OF DOORS TO CLEAR THE TOP OF FINISHED FLOOR, AS APPLICABLE, BY 1/4" INCH MAXIMUM, U.O.N. VERIFY SLAB CONDITIONS

AND TRIM EACH DOOR TO FIT CONDITIONS. WHERE RADICAL VARIATIONS IN FLOOR ELEVATION EXIST, DOORS SHALL BE ORDERED WITH BOTTOM

ALL GLASS SHALL BE CLEAR TEMPERED GLASS, U.O.N. GLAZING TONG MARKS SHALL NOT BE VISIBLE. CLEAN AND POLISH ALL GLASS PRIOR TO

CEILING HEIGHT PARTITIONS SHALL BE INSTALLED TIGHT TO FINISHED CEILING; WITH NO JOINTS VARYING MORE THAN 1/8" OVER 6'-0" AND NO

ALL INTERIOR DOORS SHALL HAVE MIN. 1'-6" CLEAR ON STRIKE/PULL SIDE OF DOOR. VERIFY AND ADVISE ARCHITECT OF EXCEPTIONS PRIOR TO

ALL MILLWORK TO BE FASTENED TO THE PARTITION. PROVIDE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY SLABS OR ABOVE 4'-0" HEIGHT.

20. WHERE NOT STATED IN THE SHEET SPECIFICATIONS AND THERE IS NO PROJECT MANUAL, AT A MINIMUM PROVIDE SHOP DRAWINGS FOR:

AT ALL PERIMETER CONDITIONS WHERE DEMO OCCURS SHALL BE PATCHED AND REPAIRED. ALL EXISTING WALLS DAMAGED SHALL BE REPAIRED

CLOSING OUT PARTITIONS. ALL EXTERIOR DOORS TO HAVE 2'-0" CLEAR ON STRIKE/PULL SIDE OF DOOR U.O.N.

ALL SURFACES SHALL BE ALIGNED AND SANDED SMOOTH.

WITH THE ARCHITECT AND SECURE ARCHITECT'S APPROVAL.

ALL EXPOSED GYPSUM BOARD EDGES TO HAVE METAL EDGE TRIM.

REPAIR PARTITION TO MATCH ADJACENT SURFACE AND FINISH.

ANY AND ALL OTHER FIELD CONDITIONS REQUIRED TO FIT PLANS.

STILE SIZED TO ACCOMMODATE THESE UNDERCUT CONDITIONS.

DIMENSIONS LOCATING DOORS ARE TO THE INSIDE EDGE OF JAMB, U.O.N.

ALL CONCEALED LUMBER AND BLOCKING TO BE FIRE TREATED.

DOORS/FRAMES/HARDWARE

· CARPET SEAMING DIAGRAM

FABRIC WRAPPED PANELS DEMOUNTABLE PARTITIONS

SPECIAL CONSTRUCTION

AS REQUIRED TO RECEIVE SCHEDULED FINISH.

22. GYPSUM WALLBOARD ASSEMBLIES:

. PATCH AND REPAIR

WITH THE APPLICABLE BUILDING AND FIRE CODES.

PROJECT DELIVERY.

18. <u>DOOR DIMENSIONS</u>

JOINTS GREATER THAN 3/16", U.O.N.

ARCHITECT FOR FINAL SCOPE DECISION FOR THESE ITEMS PRIOR TO PURCHASING.

"ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.

INSTRUCTION FROM ARCHITECT.

ALL GLASS IN DOORS SHALL BE TEMPERED SAFETY GLASS, U.O.N. HOLLOW METAL DOORS SHALL BE FINISHED WITH SEMI-GLOSS PAINT. REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION. DOORS OPENING INTO REQUIRED EXIT CORRIDORS DO NOT RESTRICT THE REQUIRED WIDTH WHEN OPENED IN ANY POSITION. ALL DOORS REQUIRED AS EXITS SHALL SWING IN THE DIRECTION OF TRAVEL.

PROVIDE DOORS MADE WITH ADHESIVES AND COMPOSITE WOOD PRODUCTS WHERE POSSIBLE THAT DO NOT CONTAIN UREA FORMALDEHYDE. ALL WOOD UTILIZED ON THE JOB (SOLID LUMBER AND TIMBER PANEL PRODUCTS PLUS FINISHED WOOD) SHOULD ORIGINATE FROM

REGIONAL SOURCES AND FROM CERTIFIED AND SUSTAINABLE SOURCES (SUCH AS SUSTAINABLE FORESTRY INITIATIVE, CSA, FORESTRY STEWARDSHIP COUNCIL, OR AMERICAN TREE FARM SYSTEMS).

SPRINKLER NOTES

LAYUUI	
DESIGN BUILD ENGINEERING DRAWINGS FOR LOCATION OF RISERS, MAINS, HEADS, BRANCH PIPING, ETC., AND ALL WORK REQUIRED TO	
IPLETE THIS PROJECT. SUBMIT PLANS TO OWNER AND OBTAIN THEIR REVIEW PRIOR TO COMMENCEMENT OF ANY SPRINKLER WORK.	
VIDE ACCESS PANELS WHERE REQUIRED, COORDINATE LOCATIONS WITH ARCHITECT PRIOR TO START OF WORK.	
<u>FIRE WATCH</u>	
SHALL BE RESPONSIBLE FOR TEMPORARY FIRE WATCH AND ALL PROTECTIVE MEASURES REQUIRED BY OWNER WHEN SYSTEM IS MADE	

INACTIVE TO ACCOMMODATE SPRINKLER WORK. G.C. SHALL BE RESPONSIBLE FOR ALL FINAL TESTS AND INSPECTIONS OF COMPLETED WORK REQUIRED BY THE OWNER PRIOR TO OCCUPANCY OF SPACE. G.C. SHALL PROPERLY TEST AND INSPECT EXISTING SPRINKLER SYSTEM PRIOR TO COMMENCEMENT OF WORK, AND SHALL NOTIFY BUILDING OWNER AND ARCHITECT IMMEDIATELY IF REPAIR WORK OF EXISTING SPRINKLER SYSTEM IS REQUIRED.

G.C. SHALL COORDINATE ARRANGEMENTS FOR TEMPORARY DISCONNECT AND RECONNECT OF FIRE SYSTEMS WITH OWNER. G.C. SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND APPROVALS REQUIRED BY BUILDING INSPECTORS AND FIRE MARSHAL IN CONJUNCTION WITH CHANGES TO EXISTING SPRINKLER SYSTEM.

6. LOCATIONS ALL SPRINKLER HEADS (BUILDING STANDARD TYPE) UNLESS NOTED OTHERWISE, SHALL BE INSTALLED IN THE CENTER OF CEILING TILES. ANY DEVIATION TO THIS NOTE MUST BE REVIEWED WITH BUILDING OWNER PRIOR TO PROCEEDING WITH WORK. PROVIDE CONCEALED HEADS AT ALL GYP. BD. CEILINGS. CENTER HEADS WITH ADJACENT DEVICES AT GYPSUM BOARD CEILING IN PUBLIC AREAS SUCH AS LOBBIES, RECEPTIONS, AND CONFERENCE ROOMS. THESE DEVICES INCLUDE BUT NOT LIMITED TO SPEAKERS, EXIT SIGNS, SMOKE DETECTORS, MOTION SENSORS, AND

REFLECTED CEILING PLAN NOTES COORDINATE THE WORK OF ALL TRADES INVOLVED IN THE CEILING WORK TO INSURE CLEARANCES FOR FIXTURES, DUCTS, PIPING, CEILING SUSPENSION SYSTEM, ETC., NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS. SEE REFLECTED CEILING PLANS FOR FINISHED CEILING HEIGHTS. VERIFY IN FIELD.

ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS OR LINES. ALL SCREWS OR OTHER ATTACHMENT DEVICES SHALL BE PATCHED AND NOT VISIBLE. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED PERIMETER CEILING ANGLE, WHERE OCCURS, SHALL BE INSTALLED TIGHT TO VERTICAL SURFACES, FREE FROM CURVES, BREAKS, OR OTHER IRREGULARITIES, AND PAINTED TO MATCH CEILING FINISH. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE OF GYPSUM BOARD TO FINISH FACE OF GYPSUM BOARD, U.O.N. ALL DIMENSIONS MARKED FURNISH AND INSTALL ALL FIXTURES, ASSOCIATED TRIM, FIXTURE LAMPS, AND SEISMIC BRACING AS REQUIRED.

> LIGHT FIXTURES, EXIT SIGNS, SPRINKLERS, AND OTHER CEILING ELEMENTS SHALL BE LOCATED IN CENTER OF INDIVIDUAL CEILING TILE, U.O.N ALL SWITCHES AND DIMMERS SHALL BE LOCATED 48" ABOVE FINISHED FLOOR TO CENTER OF SWITCH, U.O.N. MULTIPLE SWITCHES AT ONE LOCATION SHALL BE GANGED TOGETHER AND FINISHED WITH ONE COVER PLATE, U.O.N.

PROVIDE CEILING ACCESS AS REQUIRED FOR EQUIPMENT AND SYSTEM MAINTENANCE, AND MATCH ADJACENT CEILING FINISH, U.O.N. SOFFITS AND CEILING HEIGHTS DIMENSIONS ALL SOFFITS AND CEILING HEIGHTS ARE DIMENSIONED FROM TOP OF FINISHED FLOOR TO BOTTOM OF FINISHED GYPBOARD OR CEILING TILE AND SHALL ALLOW FOR THICKNESS OF ALL FLOOR FINISHES.

THE REFLECTED CEILING PLAN INDICATES THE LOCATION OF CEILING HEIGHTS, LIGHT TYPES, LIGHT FIXTURES, SWITCH LOCATIONS, AND ASSOCIATED ITEMS. REFER TO ENGINEERING DRAWING (LIGHTING PLAN) FOR CIRCUITING, WIRING LAYOUT, AND ADDITIONAL INFORMATION. IN THE EVENT OF DISCREPANCIES BETWEEN THE ARCHITECT'S REFLECTED CEILING PLAN AND THE ENGINEER'S LIGHTING PLAN, IMMEDIATELY

NOTIFY THE ARCHITECT IN WRITING BEFORE ORDERING MATERIALS OR PROCEEDING WITH WORK ALL SPECIFIC INFORMATION CONCERNING INSTALLATION OF VARIOUS ABOVE-CEILING ELEMENTS ARE TO BE FOUND IN THE HVAC, PLUMBING. FIRE PROTECTION, ELECTRICAL, AND LIGHTING DRAWINGS.

NOTIFY ARCHITECT OF ANY CONFLICTS OF LIGHT FIXTURE LOCATIONS WITH MAIN RUNNERS, DUCTS, STRUCTURES, HVAC, AND/OR (E)CONDUIT, PRIOR TO FRAMING FOR LIGHTS. ANY DISCREPANCIES BETWEEN ARCHITECT'S CEILING GRID LOCATION AND ACTUAL FIELD CONDITIONS ARE TO BE CLARIFIED WITH THE ARCHITECT PRIOR TO FRAMING. SUBMIT GRILLE. SPRINKLER, THERMOSTAT, AND OTHER FIXTURE AND ELEMENT LAYOUTS TO THE ARCHITECT FOR REVIEW AT LEAST 2

12. FIELD VERIFICATION OF WORK VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL PLUMBING, MECHANICAL DUCTS, STRUCTURAL ELEMENTS, AND ANY AND ALL OTHER APPLICABLE ITEMS; INSTALL APPLICABLE NEW PLUMBING, MECHANICAL FANS, DUCTS, CONDUITS, AND OTHER RELATED AND APPURTENANT ITEMS SO AS TO NOT CONFLICT WITH LUMINARIES AND ANY AND ALL FIELD CONDITIONS.

13. UL RATED ASSEMBLIES FURNISH AND INSTALL UNDERWRITERS LABORATORIES INC. (UL) LABELED DEVICES THROUGHOUT. ALL EXISTING AND NEW UL RATED FLOOR SLAB PENETRATIONS FOR PIPING AND CONDUIT SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE INSTALL LIGHT FIXTURES WITH PROTECTIVE FILM OR SIMILAR COVER OVER LOUVER, LENS, BAFFLE, AND THE LIKE, TO AVOID FIXTURE SOILING

OR DAMAGE; FIXTURES SHALL BE MAINTAINED CLEAN AND AS NEW; LAMPS SHALL BE NEW AT PROJECT COMPLETION. REFER TO ENGINEERING DRAWINGS FOR ALL LIFE SAFETY DEVICES REQUIRED BY CODE AND ALL EMERGENCY LIGHT FIXTURES. ARCHITECTURAL DRAWINGS SHALL GOVERN LOCATION OF THESE DEVICES. COORDINATE LOCATION OF DEVICES WITH ALL ARCHITECTURAL DOCUMENTS PRIOR TO INSTALLATION OF BACK BOXES. REVIEW ALL ARCHITECTURAL AND ENGINEERING DOCUMENTS AND NOTIFY ARCHITECT OF ANY CONFLICTS. GENERAL CONTRACTOR TO COORDINATE AND VERIFY LOCATIONS OF EXISTING DEVICES TO REMAIN WITH ARCHITECTURAL PLANS AND NOTIFY

TO BE COORDINATED WITH FURNITURE AND WALL MOUNTED EQUIPMENT LOCATIONS PRIOR TO BOX ROUGH-INS. NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLATION OF ROUGH-INS.

18. ENGINEERING DOCUMENTS REFER TO ENGINEERING PLANS FOR ADDITIONAL NOTES AND SPECIFICATIONS.

ARCHITECT OF ANY CONFLICTS DURING THE ROUGH-IN PHASE OF PROJECT.

WEEKS PRIOR TO INSTALLATION.

19. <u>SUSPENDED CEILING GRID LAYOUT</u> CENTER FULL TILES IN ROOM IN BOTH DIRECTIONS AS INDICATED ON DRAWINGS UNLESS DIMENSIONED OR NOTED OTHERWISE.

POWER AND SIGNAL PLAN NOTES

WHEN FLOOR BELOW IS OCCUPIED, PRICE EXTENSIVE FLOOR SLAB PENETRATIONS AND/OR CORING ON AN OVERTIME BASIS ALL CORE AND/OR FLOOR TRENCHING FOR TELEPHONE/ELECTRICAL CONDUITING SHALL BE PERFORMED AFTER HOURS AS REQUIRED AND COORDINATED WITH BUILDING OWNER FOR APPROVAL.

SURVEY FIELD CONDITIONS AND VERIFY THAT WORK IS FEASIBLE AS SHOWN. VERIFY LOCATION OF FLOOR OUTLETS AND OTHER OUTLETS IN RELATION TO STRUCTURAL AND OTHER ELEMENTS AS REQUIRED. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDIN

ELECTRICAL SWITCH AND OUTLET COVER PLATES, SURFACE HARDWARE, ETC., SHALL BE INSTALLED AFTER PAINTING AND/OR APPLICATION OF WALLCOVERINGS AND CARPET SPECIFIED.

ARCHITECTURAL DRAWINGS DETERMINE LOCATION AND TYPE (ARCHITECT TO VERIFY WITH ENGINEER) OF ALL OUTLETS AND TAKE PRECEDENCE OVER ALL OTHERS, U.O.N. ELECTRICAL ENGINEER'S POWER PLAN SHALL GOVERN THE WIRING LAYOUT AND INSTALLATION IN COMPLIANCE WITH ALL LAWS APPLICABLE AND ENFORCED BY GOVERNING AUTHORITIES.

OUTLETS SHOWN BACK TO BACK ON PARTITION WALLS SHALL BE OFFSET 1'-0" MAXIMUM, OR MOUNTED AT DIFFERENT HEIGHTS IF INDICATED

FURNITURE, IF SHOWN, IS FOR REFERENCE ONLY AND IS NOT IN CONTRACT, U.O.N. COORDINATE ALL WORK RELATED TO EQUIPMENT WITH MANUFACTURER'S RECOMMENDATIONS, SPECIFICATIONS, AND INSTRUCTIONS.

LL EXISTING AND NEW UL RATED FLOOR SLAB PENETRATIONS FOR CONDUIT SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.

REFER TO FINISH PLAN FOR OUTLET AND SWITCH COVERPLATE FINISH. VERIFY SELECTION AND CHOICE WITH THE ARCHITECT PRIOR TO ORDERING MATERIALS.

9. <u>ELECTRICAL COORDINATION</u> COORDINATE NEW ELECTRICAL WITH EXISTING, WHERE OCCURS.

UPON COMPLETION OF OUTLET LAYOUT, NOTIFY THE ARCHITECT. ARCHITECT SHALL SITE VERIFY ALL OUTLET LOCATIONS PRIOR TO COMMENCEMENT OF CORING OR OUTLET INSTALLATION. G.C. TO PROVIDE AND INSTALL COVER PLATES FOR ALL WALL MOUNTED ELECTRICA AND COMMUNICATIONS OUTLETS.

. <u>UL RATED ASSEMBLIES</u> FURNISH AND INSTALL UNDERWRITERS LABORATORIES, INC. (UL) LABELED DEVICES THROUGHOUT.

INSTALL WALL MOUNTED OUTLETS 18 INCHES ABOVE FINISHED FLOOR. U.O.N. HEIGHTS SHALL BE DETERMINED FROM FINISHED FLOOR TO THE CENTERLINE OF COVERPLATE, INSTALLED VERTICALLY, GROUNDING POLE AT BOTTOM, U.O.N. OUTLETS MOUNTED HIGHER THAN 27" SHALL BE INSTALLED HORIZONTALLY, GROUNDING POLE AT LEFT, U.O.N. FOURPLEX OUTLETS TO BE INSTALLED VERTICALLY, U.O.N.

MAINTAIN A 4-INCH HORIZONTAL CLEARANCE IN ALL DIRECTIONS, MIN. FROM EDGE OF COVERPLATE, FOR WALL MOUNTED OUTLETS, OR FROM EDGE OF MONUMENT FOR FLOOR MOUNTED OUTLETS, WHEN ADJACENT TO A WALL, COLUMN, OR SIMILAR ELEMENTS, U.O.N.

INDICATED DIMENSIONS ARE TO THE CENTER OF THE COVERPLATE OR MONUMENT; CLUSTERS OF OUTLETS ARE DIMENSIONED TO THE CENTER OF THE CLUSTER, U.O.N.; GANG COVERPLATES SHALL BE ONE-PIECE TYPE, U.O.N.

15. <u>CABINETRY</u>
OUTLETS INSIDE AND/OR ATTACHED TO CABINETRY SHALL BE FURNISHED AND INSTALLED TO MATCH SIMILAR CONDITIONS SUCH AS WALL, FLOOR, AND THE LIKE. FURNISH AND INSTALL BOX EXTENSION OR OTHER APPROPRIATE DEVICES AS REQUIRED. ADJACENT OUTLETS SHALL NOT BE GREATER THAN 6" O.C. APART, U.O.N.

CIRCUIT BREAKERS SHALL BE NEATLY TAGGED AND NUMBERED BY G.C. TO CORRESPOND WITH CIRCUITING OUTLINED ON ENGINEERING

ALL WALL MOUNTED DATA AND VOICE RECEPTACLES TO HAVE 3/4" CONDUIT STUB UP AND TERMINATED 6" ABOVE HUNG CEILING

THE G.C. SHALL COORDINATE ANY ELECTRICAL WORK OR LIGHTING INSTALLATION INTO CABINET WORK IF AND AS REQUIRED.

19. PULL STRINGS G.C. TO PROVIDE PULL STRINGS IN ALL EMPTY CONDUIT.

WHERE FLOOR OUTLETS ARE SHOWN AT SLAB ON GRADE LOCATIONS. SAW CUT AND DEMO EXISTING SLAB AS REQUIRED FOR NEW WORK. EXPOSE (E) SLAB REINFORCING 1'-0" MIN. BACK FROM EA. SAWCUT. PROVIDE NEW SLAB REINFORCING TO MATCH EXISTING. REPAIR AND TAPE JOINTS AT VAPOR BARRIER WHERE ENCOUNTERED. PROVIDE CRUSHED AGGREGATE TO MATCH EXISTING. PROVIDE 3.000 PSI CONCRETE. FINISH TO MATCH EXISTING PER APPLICABLE ACI CRITERIA.

1. ABANDONED CORE/FLOOR PENETRATIONS ALL ABANDONED CORE AND ABANDONED FLOOR PENETRATIONS THAT ARE NOT SCHEDULED TO BE REUSED ARE TO BE REMOVED. FLOOR TO BE REPAIRED AS REQUIRED PER UL AND LOCAL CODE. 22. EXISTING LIFE SAFETY DEVICES

GENERAL CONTRACTOR TO COORDINATE LOCATIONS OF EXISTING LIFE SAFETY DEVICES WITH ENGINEERING AND ARCHITECTURAL PLANS AND FURNITURE AND WALL MOUNTED EQUIPMENT. ALL DEVICES THAT ARE IN CONFLICTS WITH CONSTRUCTION DOCUMENTS, FURNITURE AND WALL MOUNTED EQUIPMENT ARE TO BE RELOCATED. NOTIFY ARCHITECTS IN WRITING TO CONFIRM NEW LOCATION PRIOR TO RELOCATION OF

23. ENGINEERING DOCUMENTS REFER TO ENGINEERING PLANS FOR ADDITIONAL NOTES AND SPECIFICATIONS.

MILLWORK NOTES

ALL LOCKSETS SHALL HAVE LIPS OF SUFFICIENT LENGTH TO CLEAR TRIM AND PROTECT CLOTHING. BLOCKING.

GENERAL CONTRACTOR TO COORDINATE HARDWARE PURCHASE, SPECIFICATION, AND INSTALLATION WITH BUILDING MANAGEMENT.

KEYING OF CYLINDER LOCKS SHALL BE COORDINATED WITH THE OWNER: FOR ESTIMATE USE GRANDMASTER KEYING CHARGE. UNDER OWNER'S DIRECTION, KEY TO NEW OR EXISTING SYSTEM TO BE APPROVED BY OWNER'S REPRESENTATIVE IN WRITING. FURNISH CONSTRUCTION KEY SYSTEM WITH KEYS WHICH CAN BE RENDERED INOPERATIVE BY THE TURN OF THE CHANGE KEY. STAMP ALL KEYS "DO NOT DUPLICATE". FOR PROTECTION OF THE OWNER, ALL LOCKS AND CYLINDERS SHALL BE KEYED AT THE FACTORY OF THE LOCK MANUFACTURER WHERE PERMANENT RECORDS ARE MAINTAINED.

HARDWARE NOTES

FURNISH TWO PAIR HINGES PER LEAF, U.O.N. FURNISH HINGES WITH STAINLESS STEEL PINS AND CONCEALED BEARINGS. SIZE LISTED IN HARDWARE SETS INDICATE HEIGHT

FURNISH SILENCERS FOR ALL INTERIOR FRAMES: 3 FOR SINGLE DOORS, 4 FOR PAIR OF DOORS. OMIT WHERE SOUND OR LIGHT SEAL OCCURS.

LOCK TO BE 38" FROM BOTTOM OF DOOR TO CENTER OF LEVER U.N.O.

A. INSTALL EACH HARDWARE ITEM PER MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. DO NOT INSTALL SURFACE MOUNTED ITEMS UNTIL FINISHES HAVE BEEN COMPLETED ON THE SUBSTRATE. SET UNITS LEVEL, PLUMB, AND TRUE TO LINE AND LOCATION. ADJUST AND REINFORCE THE ATTACHMENT SUBSTRATE AS NECESSARY FOR PROPER INSTALLATION AND OPERATION.

REPLACE UNITS WHICH CANNOT BE ADJUSTED TO OPERATE FREELY AND SMOOTHLY. ALL ELECTRONIC HARDWARE SHALL BE FAILSAFE AND TIED INTO THE LIFE SAFETY SYSTEM UNLESS OTHERWISE NOTED. SEE DOOR SCHEDULE,

B. $\,$ ADJUST AND CHECK EACH OPERATING ITEM OF HARDWARE AND EACH DOOR TO ENSURE PROPER OPERATION OR FUNCTION OF EVERY UNI

HARDWARE GROUPS AND SEQUENCE OF OPERATION FOR COMPLETE OPERATION ALL EXIT DOORS SCHEDULED WITH ELECTRONIC HARDWARE SHALL UNLOCK UPON THE ACTUATION OF A LIFE SAFETY DEVICE. ALL DOORS

REQUIRED AS EXITS WITH ELECTRONIC HARDWARE UNLOCK UPON THE LOSS OF POWER CONTROLLING THE LOCK OR LOCK MECHANISM. ALL DOORS REQUIRED AS EXITS WITH ELECTRONIC HARDWARE SHALL HAVE THE CAPABILITY OF BEING UNLOCKED BY A SIGNAL FROM THE FIRE COMMAND CENTER IN HIGHRISE BUILDINGS WHERE APPLICABLE. SEE DOOR SCHEDULE, HARDWARE GROUPS AND SEQUENCE OF OPERATION FOR COMPLETE DESCRIPTION.

EMERGENCY LIGHTING AND AUDIBLE ALARM SHALL BE PROVIDED AT ALL DOORS REQUIRED AS EXITS WITH DELAYED EGRESS ELECTRIC HARDWARE. ALARM SHALL NOTIFY TENANT FLOOR AND CUSTOMER'S BURGLAR ALARM SYSTEM.

10. <u>DOOR HANDLES</u> ALL DOORS WITH LOCK SETS AND LATCH SETS SHALL HAVE A LEVER HANDLE.

HAND-ACTIVATED DOOR OPENING HARDWARE MUST BE MOUNTED BETWEEN 30 AND 44 INCHES ABOVE FINISH FLOOR.

12. <u>DOOR HARDWARE</u> DOOR HARDWARE SHALL BE OPERABLE WITH A SINGLE EFFORT WITHOUT REQUIRING THE ABILITY TO GRASP THE HARDWARE (LEVER OR PUSH TYPE IS ACCEPTABLE PER LOCAL JURISDICTION CODE DEFINED CRITERIA)

CARD READER DEVICES TO BE PROVIDED AS REFERENCED IN DOOR SCHEDULE. ALL DEVICES AND INSTALLATION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES. SEE DOOR SCHEDULE, HARDWARE GROUPS AND SEQUENCE OF OPERATION FOR COMPLETE DESCRIPTION.

GENERAL CONTRACTOR IS TO COORDINATE REQUIREMENTS WITH TENANT'S PREFERRED VENDOR, SALTO SYSTEMS.

ALL BLOCKING REQUIRED SHALL BE SCRIBED TO WALL OR CEILING, G.C. TO CHECK JOB PROGRESS AND COORDINATE WITH OTHER TRADES INVOLVED. G.C. IS RESPONSIBLE FOR ALL BLOCKING REQUIRED; UNDER NO CIRCUMSTANCES WILL "EXTRA" WORK BE AUTHORIZED FOR EXTRA

. <u>SHOP DRAWINGS</u> THE G.C. SHALL SUBMIT SHOP DRAWINGS AND SAMPLES TO THE ARCHITECT FOR REVIEW.

PRIOR TO THE START OF FABRICATION, THE G.C. SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND SHALL BE RESPONSIBLE FOR SAME.

WHERE MEMBERS ARE MITERED OR BUTTED, THEY SHALL BE JOINED AND SECURED IN A MANNER TO INSURE AGAINST THE JOINT OPENING.

ALL OF THE WORK SHALL BE FABRICATED. ASSEMBLED, FINISHED, AND ERECTED IN THE BEST METHOD KNOWN TO THE CABINET TRADE. SURFACES SHALL BE TRUE, STRAIGHT, AND FREE FROM ALL MACHINE AND TOOLS MARKINGS, BRUISES, INDENTATIONS, CHIPS, OR ABRASIONS.

IT SHALL BE THE G.C.'S RESPONSIBILITY TO HAVE EXAMINED THE JOB SITE IN CONJUNCTION WITH THE PROJECT DOCUMENTS SO AS TO BE SATISFIED AS TO THE CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED, INCLUDING SUCH MATTERS AS UNLOADING FACILITIES, LOCATIONS AND SIZES OF ELEVATORS, EQUIPMENT, OR FACILITIES NEEDED PRELIMINARY TO AND DURING THE WORK, AND OTHER CONDITIONS WHICH MAY AFFECT THE WORK.

THE G.C. SHALL MAINTAIN REASONABLE PROTECTION TO SAFEGUARD HIS WORK FROM DAMAGE AND TO PROTECT BUILDING OWNER'S

PROPERTY FROM INJURY OR LOSS ARISING IN CONNECTION WITH ALL PROJECT WORK. THE G.C. SHALL GUARANTEE THAT ALL MATERIALS AND WORKMANSHIP SHALL BE OF THE QUALITY SPECIFIED AND SHOWN AND THAT ANY

DEFECT DUE TO IMPROPER WORKMANSHIP OR MATERIALS DISCOVERED AND MADE KNOWN WITHIN ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE INSTALLATION SHALL BE REPAIRED OR REPLACED WITH REASONABLE PROMPTNESS WITHOUT ADDITIONAL COST. ARCHITECT WILL GIVE NOTICE OF SUCH OBSERVED DEFECTS WITH REASONABLE PROMPTNESS.

G.C. SHALL SHIM AND LEVEL COUNTERTOPS ABOVE FILES AFTER FILES ARE INSTALLED BY OTHERS. FILES IN OPERATIONS AREA TO BE SHIMMED AND SECURED TO MILLWORK AFTER THEY ARE SET IN PLACE. G.C. TO LEVEL FLOOR UNDER FILES IN ALL AREAS WHERE FILES ARE GANGED OR INSTALLED BELOW FIXED CABINETRY. (PLASTIC LAMINATED SHIMS AS REQUIRED AT FILE CABINET AREA).

ALL MILLWORK SHALL RECEIVE FINAL FINISH AT THE SHOP OR FACTORY PRIOR TO DELIVERY. G.C. SHALL PROTECT ALL FINISHED AND INSTALLED MILLWORK FROM DAMAGE BY OTHER TRADES. DAMAGED OR DEFECTIVE MILLWORK SHALL BE REPLACED BY THE G.C. AT HIS

MILLWORK CONTRACTOR TO COORDINATE LOCATION OF ELECTRICAL, TELEPHONE, AND COMMUNICATIONS OUTLETS AND INSTALL GROMMETS IN COUNTERTOP SURFACES AS REQUIRED TO CONCEAL CABLES.

NO UNBRACED LENGTH OF SHELVING AND OR COUNTER WORK SHALL EXCEED 3'-0" WITHOUT ADDITIONAL SUPPORTS AND OR BLOCKING. ALL END CONDITIONS SHALL BE PROPERLY BLOCKED AND OR SUPPORTED.

ALL BLOCKING AND WOOD CLEATS FOR OVERHEAD CABINETS TO BE SCREWED AND SECURED TO FULL HEIGHT METAL STUDS AND WOOD GROUNDS. 14. WOOD ORIGINS: ALL WOOD UTILIZED ON THE JOB (SOLID LUMBER AND TIMBER PANEL PRODUCTS PLUS FINISHED WOOD) SHALL ORIGINATE FROM REGIONAL SOURCES AND FROM CERTIFIED AND SUSTAINABLE SOURCES (SUCH AS SUSTAINABLE FORESTRY INITIATIVE, CSA, FORESTRY STEWARDSHIP

COUNCIL, OR AMERICAN TREE FARM SYSTEMS).

GENERAL CONTRACTOR IS TO COORDINATE REQUIREMENTS WITH TENANT'S PREFERRED VENDOR, Idx.

FINISH PLAN NOTES

NO PAINTING OR INTERIOR FINISHING SHALL BE DONE UNDER CONDITIONS WHICH WILL JEOPARDIZE THE QUALITY OR APPEARANCE OF SUCH WORK. ALL WORKMANSHIP WHICH IS JUDGED LESS THAN FIRST QUALITY BY THE ARCHITECT WILL BE REJECTED.

ALL COLORS ARE TO BE SELECTED BY THE ARCHITECT, U.O.N.

ALL SURFACES SHALL BE PREPARED TO RECEIVE THE SCHEDULED FINISH PER MANUFACTURERS' RECOMMENDATIONS. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH. PAINT GRADE WOODWORK SHALL BE HAND SANDED BETWEEN COATS AND DUSTED CLEAN. ALL HOLES, PITCH POCKETS, OR SAPPY PORTIONS SHALL BE SCRAPED AND SEALED WITH KNOT SEALER. NAIL HOLES, CRACKS, OR DEFECTS SHALL BE PUTTIED AFTER FIRST COAT, WITH PUTTY MATCHING COLOR OF STAIN OR PAINT FINISH. REMOVE OIL OR GREASE WITH

ALL CRACKS, HOLES, IMPERFECTIONS IN EXISTING WALLS, PARTITIONS, OR GYPSUM WALLBOARD SHALL BE FILLED WITH PATCHING PLASTER AND SMOOTHED OFF TO MATCH ADJOINING SURFACES.

INTERIOR GYPSUM WALLBOARD SURFACES SHALL BE WIPED WITH A DAMP CLOTH JUST PRIOR TO APPLICATION OF THE FIRST COAT, IN ORDER TO LAY FLAT ANY NAP WHICH MAY HAVE FORMED IN SANDING PROCESS. WHERE APPLICABLE EXISTING PLASTER AND CONCRETE STRUCTURE SCHEDULED TO BE EXPOSED SHALL BE FINISHED TO PROVIDE A LEVEL 3

UPON COMPLETION, REMOVE ALL PAINT FROM WHERE IT HAS SPILLED, SPLASHED, OR SPLATTERED ON EXPOSED SURFACES. 5. <u>Staining veneer</u> All veneer stains shall have uniform color.

EXAMINE ALL FINISH SURFACES AFTER COMPLETION OF WORK, INCLUDING WOOD FLOORING AND MILLWORK INSTALLATION, AND PROCEED WITH "TOUCH-UP" AS REQUIRED.

WEEKS PRIOR TO SITE APPLICATION. ON-SITE APPLICATION WILL BE REQUIRED ONE WEEK PRIOR TO FINAL APPROVAL. ARCHITECT RESERVES THE RIGHT TO ADJUST ANY COLOR/FINISH ONCE THE WALL TEST HAS BEEN MADE. PRIOR TO SITE APPLICATION, PROVIDE ARCHITECT WITH 8" X 10" SAMPLE CUTTINGS FROM ACTUAL DYE LOTS OF ALL SPECIFIED

PROVIDE ARCHITECT WITH A MINIMUM OF (3) 8" X 10" BRUSH-OUTS OF EACH COLOR AND FINISH FOR ARCHITECT'S APPROVAL AT LEAST 2

UNDERSIDE OF SOFFITS (WHERE OCCURS) TO RECEIVE A FINISH TO MATCH ADJACENT VERTICAL FINISH, U.O.N.

ARCHITECT'S ATTENTION IMMEDIATELY TO ALLOW FOR RE-SPECIFICATION IF NECESSARY.

WALLCOVERINGS FOR ARCHITECT'S APPROVAL AND PROVIDE EXPECTED DELIVERY DATE TO JOB SITE.

9. <u>DELIVERY LEAD TIME</u> CONTRACTOR SHALL BE RESPONSIBLE FOR ALLOWING FOR DELIVERY LEAD TIMES FOR ALL FABRICS AND OTHER CUSTOM FINISHES WITHIN THE CONSTRUCTION SCHEDULE. ALL DELIVERY TIMES MUST BE CONFIRMED, AND ANY EXCESSIVE LEAD TIME MUST BE BROUGHT TO THE

MODIFY EXISTING FLOOR SURFACES AS REQUIRED TO INSTALL NEW FLOORING MATERIALS, THUS PREVENTING NOTICEABLE LUMPS OR

SEE FINISH PLAN, ELEVATIONS, AND DETAILS FOR CLARIFICATION OF EXTENT OF FINISH MATERIALS.

STAINED AND PAINTED SURFACES SHALL BE FINISHED SUCH THAT JOINTS ARE NOT VISIBLE WHEN VIEWED FROM ANY REASONABLE ANGLE.

ALL INTERSECTIONS OF FLOOR FINISH MATERIALS SHALL BE LOCATED DIRECTLY UNDER CENTER OF DOOR, WHERE OCCURS, U.O.N.

ALL OPEN CABINETRY SHALL BE PLASTIC LAMINATE ON ALL EXPOSED SURFACES, U.O.N. APPLY WHITE MELAMINE TO INTERIOR OF CABINETRY WITH DOORS AND DRAWERS, U.O.N.

SUBMIT CARPET SEAMING PLAN TO ARCHITECT PRIOR TO ORDERING AND AT LEAST (4) WEEKS PRIOR TO INSTALLATION FOR ARCHITECT'S REVIEW AND APPROVAL.

EXISTING FINISHES IN BUILDING SERVICE/CORE AREA TO REMAIN, U.O.N.

TEMPERATURE OF NOT LESS THAN 45 DEGREES F

ALL WOOD UTILIZED ON THE JOB (SOLID LUMBER AND TIMBER PANEL PRODUCTS PLUS FINISHED WOOD) SHALL ORIGINATE FROM REGIONAL SOURCES AND FROM CERTIFIED AND SUSTAINABLE SOURCES (SUCH AS SUSTAINABLE FORESTRY INITIATIVE, CSA, FORESTRY STEWARDSHIP COUNCIL, OR AMERICAN TREE FARM SYSTEMS

CONTRACTOR SHALL USE PAINT SPECIFIED BY ARCHITECT AND SHALL PROPERLY PREPARE ALL SURFACES TO RECEIVE ONE (1) PRIME COAT AND (2) FINISH COATS (MIN) OF PAINT IN COLOR SPECIFIED BY ARCHITECT." PROVIDE ADDITIONAL PREPARATION AND FINISH PAINT COATS AS REQUIRED BY PAINT MANUFACTURER. REFER TO SPECIFICATION FOR ADDITIONAL INFORMATION.

APPLIED AND ARE PACKAGED FOR STORAGE, IDENTIFIED WITH LABELS DESCRIBING CONTENTS. STORE IN LOCATION MAINTAINING AN AMBIENT

19. PAINT MANUFACTURE TO BE AS INDICATED ON THE FINISH SCHEDULE - NO SUBSTITUTIONS U.O.N. FURNISH EXTRA MATERIALS DESCRIBED IN CONTRACT DOCUMENTS THAT ARE FROM THE SAME PRODUCTION RUN (BATCH MIX) AS MATERIALS

-QUANTITY: FURNISH AN ADDITIONAL (5) PERCENT OF EACH MATERIAL AND COLOR SPECIFIED.

NORTH TOLLWAY

3300 DALLAS PARKWAY, PLANO, TX

I CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF TEXAS.



ISSUE FOR BID & PERMIT

DALLAS

2001 ROSS AVE, SUITE 4650 DALLAS, TX 75201 TEL 214-740-1922

 $^\circ$ 2019 Interior architects. Inc. a california corporation L DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT, AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

Owner Approval 06RGUX 0006 000 1/8" = 1'-0"Scale Job No.

GENERAL NOTES
Title
AN-2 0

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

012300 - ALTERNATES

PART 1 - GENERAL

1.2 SUMMARY

1.1 RELATED DOCUMENTS A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

A. Section includes administrative and procedural requirements for alternates. 1.3 DEFINITIONS

A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the bidding requirements that may be added to or deducted from the base bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents. 1. Alternates described in this Section are part of the Work only if enumerated in the Agreement.

2. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum. 1.4 PROCEDURES

A. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project. 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.

B. Notification: Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated revisions to alternates. C. Execute accepted alternates under the same conditions as other work of the Contract.

D. Schedule: A schedule of alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used

012500 - SUBSTITUTION PROCEDURES

PART 1 - GENERAL 1.1 RELATED DOCUMENTS

1.2 SUMMARY

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

A. Section includes administrative and procedural requirements for substitutions. B. Related Requirements:

1. Section 012100 "Allowances" for products selected under an allowance.

and proposed by Contractor.

2. Section 012300 "Alternates" for products selected under an alternate. 3. Section 016000 "Product Requirements" for requirements for submitting comparable product submittals for products by listed

manufacturers. 1.3 DEFINITIONS A. Substitutions: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents

1. Substitutions for Cause: Changes proposed by Contractor that are required due to changed Project conditions, such as unavailability of product, regulatory changes, or unavailability of required warranty terms. 2. Substitutions for Convenience: Changes proposed by Contractor or Owner that are not required in order to meet other Project requirements but may offer advantage to Contractor or Owner.

1.4 ACTION SUBMITTALS A. Substitution Requests: Submit three copies of each request for consideration. Identify product or fabrication or installation method to

be replaced. Include Specification Section number and title and Drawing numbers and titles. 1. Substitution Request Form: Use facsimile of form provided by Architect.

2. Documentation: Show compliance with requirements for substitutions and the following, as applicable: a. Statement indicating why specified product or fabrication or installation cannot be provided, if applicable.

b. Coordination information, including a list of changes or revisions needed to other parts of the Work and to construction performed by Owner and separate contractors, that will be necessary to accommodate proposed substitution. c. Detailed comparison of significant qualities of proposed substitution with those of the Work specified. Include annotated copy of

applicable Specification Section. Significant qualities may include attributes such as performance, weight, size, durability, visual effect, sustainable design characteristics, warranties, and specific features and requirements indicated. Indicate deviations, if any, from the Work specified. d. Product Data, including drawings and descriptions of products and fabrication and installation procedures.

e. Samples, where applicable or requested. f. Certificates and qualification data, where applicable or requested. g. List of similar installations for completed projects with project names and addresses and names and addresses of architects and

h. Material test reports from a qualified testing agency indicating and interpreting test results for compliance with requirements

i. Research reports evidencing compliance with building code in effect for Project.

j. Detailed comparison of Contractor's construction schedule using proposed substitution with products specified for the Work, including effect on the overall Contract Time. If specified product or method of construction cannot be provided within the Contract Time, include letter from manufacturer, on manufacturer's letterhead, stating date of receipt of purchase order, lack of availability, or delays in delivery.

k. Cost information, including a proposal of change, if any, in the Contract Sum. I. Contractor's certification that proposed substitution complies with requirements in the Contract Documents except as indicated in

substitution request, is compatible with related materials, and is appropriate for applications indicated.

m. Contractor's waiver of rights to additional payment or time that may subsequently become necessary because of failure of proposed substitution to produce indicated results. 3. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within 5 days of receipt

of a request for substitution. Architect will notify Contractor of acceptance or rejection of proposed substitution within 10 days of receipt of request, or five days of receipt of additional information or documentation, whichever is later. a. Forms of Acceptance: Change Order, Construction Change Directive, or Architect's Supplemental Instructions for minor changes

in the Work. b. Use product specified if Architect does not issue a decision on use of a proposed substitution within time allocated. 1.5 QUALITY ASSURANCE

A. Compatibility of Substitutions: Investigate and document compatibility of proposed substitution with related products and materials. Engage a qualified testing agency to perform compatibility tests recommended by manufacturers.

1.6 PROCEDURES A. Coordination: Revise or adjust affected work as necessary to integrate work of the approved substitutions.

PART 2 - PRODUCTS C. Costs of services not required by the Contract Documents are not included in the allowance. At Project closeout, credit unused amounts 2.1 SUBSTITUTIONS

A. Substitutions for Cause: Submit requests for substitution immediately on discovery of need for change, but not later than 15 days prior to time required for preparation and review of related submittals. 1. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following

b. Requested substitution provides sustainable design characteristics that specified product provided. c. Substitution request is fully documented and properly submitted.

d. Requested substitution will not adversely affect Contractor's construction schedule. e. Requested substitution has received necessary approvals of authorities having jurisdiction.

f. Requested substitution is compatible with other portions of the Work. g. Requested substitution has been coordinated with other portions of the Work.

PART 3 - EXECUTION (Not Used)

014200 - REFERENCES, CONT.

47. IES - Illuminating Engineering Society; (Formerly: Illuminating Engineering Society of North America); www.ies.org.

57. MMPA - Moulding & Millwork Producers Association; (Formerly: Wood Moulding & Millwork Producers Association);

59. MSS - Manufacturers Standardization Society of The Valve and Fittings Industry Inc.; www.mss-hq.org.

61. NACE - NACE International; (National Association of Corrosion Engineers International); www.nace.org.

22. BHMA - Builders Hardware Manufacturers Association: www.buildershardware.com.

23. BIA - Brick Industry Association (The): www.gobrick.com. 24. CISCA - Ceilings & Interior Systems Construction Association: www.cisca.org. 25. CRI - Carpet and Rug Institute (The); www.carpet-rug.org. 26. CRRC - Cool Roof Rating Council; www.coolroofs.org.

27. CRSI - Concrete Reinforcing Steel Institute; www.crsi.org. 28. CSA - Canadian Standards Association: www.csa.ca. 29. CSI - Construction Specifications Institute (The): www.csinet.org.

30. CSSB - Cedar Shake & Shingle Bureau; www.cedarbureau.org. 31. DASMA - Door and Access Systems Manufacturers Association; www.dasma.com.

41. GANA - Glass Association of North America; www.glasswebsite.com.

43. HMMA - Hollow Metal Manufacturers Association; (See NAAMM).

44. HPVA - Hardwood Plywood & Veneer Association; www.hpva.org.

45. ICBO - International Conference of Building Officials; (See ICC).

48. IESNA - Illuminating Engineering Society of North America; (See IES).

49. IGMA - Insulating Glass Manufacturers Alliance; www.igmaonline.org.

50. IGSHPA - International Ground Source Heat Pump Association; www.igshpa.okstate.edu.

53. MFMA - Maple Flooring Manufacturers Association, Inc.; www.maplefloor.org.

54. MFMA - Metal Framing Manufacturers Association, Inc.; www.metalframingmfg.org.

60. NAAMM - National Association of Architectural Metal Manufacturers; www.naamm.org.

62. NAIMA - North American Insulation Manufacturers Association; www.naima.org.

63. NBGQA - National Building Granite Quarries Association, Inc.; www.nbgga.com.

46. ICC - International Code Council; www.iccsafe.org.

51. LMA - Laminating Materials Association; (See CPA).

58. MPI - Master Painters Institute; www.paintinfo.com.

70. NFPA - NFPA International; (See NFPA).

84. SDI - Steel Deck Institute; www.sdi.org.

85. SDI - Steel Door Institute; www.steeldoor.org.

89. SJI - Steel Joist Institute; www.steeljoist.org.

52. LPI - Lightning Protection Institute; www.lightning.org.

55. MHIA - Material Handling Industry of America; www.mhia.org.

56. MIA - Marble Institute of America; www.marble-institute.com.

64. NCMA - National Concrete Masonry Association; www.ncma.org.

65. NEBB - National Environmental Balancing Bureau; www.nebb.org.

66. NECA - National Electrical Contractors Association; www.necanet.org.

68. NEMA - National Electrical Manufacturers Association; www.nema.org.

74. NOFMA - National Oak Flooring Manufacturers Association; (See NWFA).

77. NTMA - National Terrazzo & Mosaic Association, Inc. (The); www.ntma.com.

82. SAE - SAE International; (Society of Automotive Engineers); www.sae.org.

86. SEFA - Scientific Equipment and Furniture Association; www.sefalabs.com.

87. SEI/ASCE - Structural Engineering Institute/American Society of Civil Engineers; (See ASCE).

91. SMACNA - Sheet Metal and Air Conditioning Contractors' National Association; www.smacna.org.

97. TCNA - Tile Council of North America, Inc.; (Formerly: Tile Council of America); www.tileusa.com.

105. WI - Woodwork Institute; (Formerly: WIC - Woodwork Institute of California); www.wicnet.org.

99. TRI - Tile Roofing Institute; (Formerly: National Tile Roofing Manufacturing Association); www.tileroofing.org.

C. Code Agencies: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the

recognized name of the entities in the following list. This information is believed to be accurate as of the date of the Contract

D. Federal Government Agencies: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall

E. Standards and Regulations: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall

F. State Government Agencies: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall

1. CBHF; State of California; Department of Consumer Affairs; Bureau of Electronic Appliance and Repair, Home Furnishings and

2. CCR; California Code of Regulations; Office of Administrative Law; California Title 24 Energy Code; www.calregs.com.

mean the recognized name of the entities in the following list. This information is subject to change and is believed to be accurate as of

mean the recognized name of the standards and regulations in the following list. This information is subject to change and is believed

mean the recognized name of the entities in the following list. Information is subject to change and is up-to-date as of the date of the

83. SCTE - Society of Cable Telecommunications Engineers; www.scte.org.

75. NOMMA - National Ornamental & Miscellaneous Metals Association; www.nomma.org.

69. NFPA - NFPA; (National Fire Protection Association); www.nfpa.org.

71. NFRC - National Fenestration Rating Council; www.nfrc.org.

73. NLGA - National Lumber Grades Authority; www.nlga.org.

72. NHLA - National Hardwood Lumber Association; www.nhla.com.

76. NRCA - National Roofing Contractors Association; www.nrca.net

78. NWFA - National Wood Flooring Association; www.nwfa.org.

79. PCI - Precast/Prestressed Concrete Institute; www.pci.org.

80. PDI - Plumbing & Drainage Institute; www.pdionline.org.

81. RFCI - Resilient Floor Covering Institute; www.rfci.com.

88. SIA - Security Industry Association; www.siaonline.org.

92. SPIB - Southern Pine Inspection Bureau; www.spib.org.

96. SWI - Steel Window Institute; www.steelwindows.com.

98. TMS - The Masonry Society; www.masonrysociety.org.

101. USGBC - U.S. Green Building Council; www.usgbc.org.

108. WPA - Western Wood Products Association; www.wwpa.org.

2. ICC - International Code Council; www.iccsafe.org.

1. DOE - Department of Energy; www.energy.gov.

3. ICC-ES - ICC Evaluation Service, LLC; www.icc-es.org.

2. EPA - Environmental Protection Agency; www.epa.gov.

3. FG - Federal Government Publications; www.gpo.gov.

4. GSA - General Services Administration; www.gsa.gov.

to be accurate as of the date of the Contract Documents.

4. USAB - United States Access Board; www.access-board.gov.

3. CDHS; California Department of Health Services; (See CDPH).

2. FED-STD - Federal Standard; (See FS).

the date of the Contract Documents.

5. OSHA - Occupational Safety & Health Administration; www.osha.gov.

Documents.

Contract Documents.

102. WCLIB - West Coast Lumber Inspection Bureau; www.wclib.org.

103. WCMA - Window Covering Manufacturers Association; www.wcmanet.org.

106. WMMPA - Wood Moulding & Millwork Producers Association; (See MMPA).

107. WSRCA - Western States Roofing Contractors Association; www.wsrca.com.

1. IAPMO - International Association of Plumbing and Mechanical Officials; www.iapmo.org.

1. CFR - Code of Federal Regulations; Available from Government Printing Office; www.gpo.gov/fdsys.

5. USATBCB - U.S. Architectural & Transportation Barriers Compliance Board; (See USAB).

4. CDPH; California Department of Public Health; Indoor Air Quality Program; www.cal-iaq.org.

3. FS - Federal Specification; Available from Department of Defense Single Stock Point; http://dodssp.daps.dla.mil.

104. WDMA - Window & Door Manufacturers Association; www.wdma.com.

100. UL - Underwriters Laboratories Inc.; www.ul.com.

93. SPRI - Single Ply Roofing Industry; www.spri.org.

90. SMA - Screen Manufacturers Association; www.smainfo.org.

94. SSINA - Specialty Steel Industry of North America; www.ssina.com.

95. SSPC - SSPC: The Society for Protective Coatings; www.sspc.org.

67. NeLMA - Northeastern Lumber Manufacturers Association; www.nelma.org.

32. DHI - Door and Hardware Institute: www.dhi.org. 33. ECA - Electronic Components Association; (See ECIA). 34. ECAMA - Electronic Components Assemblies & Materials Association; (See ECIA).

35. EIMA - EIFS Industry Members Association: www.eima.com. 36. EJMA - Expansion Joint Manufacturers Association, Inc.; www.ejma.org. 37. ESD - ESD Association; (Electrostatic Discharge Association); www.esda.org.

42. GS - Green Seal; www.greenseal.org.

www.wmmpa.com.

38. FSA - Fluid Sealing Association; www.fluidsealing.com. 39. FSC - Forest Stewardship Council U.S.; www.fscus.org. 40. GA - Gypsum Association; www.gypsum.org.

A. Architect's Digital Data Files: Electronic digital data files of the Contract Drawings will be provided by Architect for Contractor's use in

1. Architect will furnish Contractor one set of digital data drawing files of the Contract Drawings for use in preparing Shop Drawings and Project record drawings.

a. Architect makes no representations as to the accuracy or completeness of digital data drawing files as they relate to the Contract

b. Digital Drawing Software Program: The Contract Drawings are available in Revit.

c. Contractor shall execute a data licensing agreement in the form of IA's Electronic Media Agreement. d. The following digital data files will by furnished for each appropriate discipline: 1) Floor plans.

2) Reflected ceiling plans.

B. Coordination: Coordinate preparation and processing of submittals with performance of construction activities. 1. Architect reserves the right to withhold action on a submittal requiring coordination with other submittals until related submittals

C. Paper Submittals: Place a permanent label or title block on each submittal item for identification. D. Electronic Submittals: Identify and incorporate information in each electronic submittal file as follows:

1. Assemble complete submittal package into a single indexed file incorporating submittal requirements of a single Specification Section and transmittal form with links enabling navigation to each item.

2. Name file with submittal number or other unique identifier, including revision identifier. a. File name shall use project identifier and Specification Section number.

E. Distribution: Furnish copies of final submittals to manufacturers, subcontractors, suppliers, fabricators, installers, authorities having jurisdiction, and others as necessary for performance of construction activities. Show distribution on transmittal forms. F. Use for Construction: Retain complete copies of submittals on Project site. Use only final action submittals that are marked with

approval notation from Architect's action stamp.

PART 2 - PRODUCTS 2.1 SUBMITTAL PROCEDURES

A. General Submittal Procedure Requirements for Project Data and Shop Drawings: Prepare and submit submittals required by individual Specification Sections. Types of submittals are indicated in individual Specification Sections. 1. Submit electronic submittals via email as PDF electronic files.

a. Architect will return annotated file. Annotate and retain one copy of file as an electronic Project record document file. B. Samples: Submit Samples for review of kind, color, pattern, and texture for a check of these characteristics with other elements and for a comparison of these characteristics between submittal and actual component as delivered and installed. 2.2 DELEGATED-DESIGN SERVICES

A. Performance and Design Criteria: Where professional design services or certifications by a design professional are specifically required of Contractor by the Contract Documents, provide products and systems complying with specific performance and design

B. Delegated-Design Services Certification: In addition to Shop Drawings, Product Data, and other required submittals, submit digitally signed PDF electronic file paper copies of certificate, signed and sealed by the responsible design professional, for each product and system specifically assigned to Contractor to be designed or certified by a design professional.

C. BIM File Incorporation: Incorporate delegated-design drawing and data files into Building Information Model established for Project.

PART 3 - EXECUTION 3.1 CONTRACTOR'S REVIEW

A. Action and Informational Submittals: Review each submittal and check for coordination with other Work of the Contract and for compliance with the Contract Documents. Note corrections and field dimensions. Mark with approval stamp before submitting to

B. Project Closeout and Maintenance Material Submittals: See requirements in Section 017700 "Closeout Procedures." C. Approval Stamp: Stamp each submittal with a uniform, approval stamp, Include Project name and location, submittal number, Specification Section title and number, name of reviewer, date of Contractor's approval, and statement certifying that submittal has been reviewed, checked, and approved for compliance with the Contract Documents.

3.2 ARCHITECT'S ACTION A. Action Submittals: Architect will review each submittal, make marks to indicate corrections or revisions required, and return it. Architect will stamp each submittal with an action stamp and will mark stamp appropriately to indicate action. B. Informational Submittals: Architect will review each submittal and will not return it, or will return it if it does not comply with

requirements. Architect will forward each submittal to appropriate party. Partial submittals prepared for a portion of the Work will be reviewed when use of partial submittals has received prior approval from Architect. C. Incomplete submittals are unacceptable, will be considered nonresponsive, and will be returned for resubmittal without review.

Submittals not required by the Contract Documents may be returned by the Architect without action.

014200 - REFERENCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section. 1.2 DEFINITIONS

A. General: Basic Contract definitions are included in the Conditions of the Contract. B. "Approved": When used to convey Architect's action on Contractor's submittals, applications, and requests, "approved" is limited to Architect's duties and responsibilities as stated in the Conditions of the Contract.

C. "Directed": A command or instruction by Architect. Other terms including "requested," "authorized," "selected," "required," and "permitted" have the same meaning as "directed." D. "Indicated": Requirements expressed by graphic representations or in written form on Drawings, in Specifications, and in other Contract

Documents. Other terms including "shown," "noted," "scheduled," and "specified" have the same meaning as "indicated." E. "Regulations": Laws, ordinances, statutes, and lawful orders issued by authorities having jurisdiction, and rules, conventions, and

agreements within the construction industry that control performance of the Work. F. "Furnish": Supply and deliver to Project site, ready for unloading, unpacking, assembly, installation, and similar operations. G. "Install": Unload, temporarily store, unpack, assemble, erect, place, anchor, apply, work to dimension, finish, cure, protect, clean, and

similar operations at Project site. H. "Provide": Furnish and install, complete and ready for the intended use. I. "Project Site": Space available for performing construction activities. The extent of Project site is shown on Drawings and may or may

not be identical with the description of the land on which Project is to be built. 1.3 INDUSTRY STANDARDS A. Applicability of Standards: Unless the Contract Documents include more stringent requirements, applicable construction industry standards have the same force and effect as if bound or copied directly into the Contract Documents to the extent referenced. Such

standards are made a part of the Contract Documents by reference. B. Publication Dates: Comply with standards in effect as of date of the Contract Documents unless otherwise indicated. C. Copies of Standards: Each entity engaged in construction on Project should be familiar with industry standards applicable to its

construction activity. Copies of applicable standards are not bound with the Contract Documents. 1. Where copies of standards are needed to perform a required construction activity, obtain copies directly from publication source. 1.4 ABBREVIATIONS AND ACRONYMS A. Industry Organizations: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the

recognized name of the entities indicated in Gale's "Encyclopedia of Associations: National Organizations of the U.S." or in Columbia Books' "National Trade & Professional Associations of the United States." B. Industry Organizations: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the

recognized name of the entities in the following list. This information is subject to change and is believed to be accurate as of the date of the Contract Documents. AABC - Associated Air Balance Council; www.aabc.com.

AAMA - American Architectural Manufacturers Association; www.aamanet.org.

4. AEIC - Association of Edison Illuminating Companies, Inc. (The); www.aeic.org. AIA - American Institute of Architects (The); www.aia.org.

9. APA - Architectural Precast Association; www.archprecast.org. 10. ARI - Air-Conditioning & Refrigeration Institute; (See AHRI). 11. ARI - American Refrigeration Institute; (See AHRI).

14. ASHRAE - American Society of Heating, Refrigerating and Air-Conditioning Engineers; www.ashrae.org.

16. ASTM - ASTM International; (American Society for Testing and Materials International); www.astm.org. 17. AWEA - American Wind Energy Association: www.awea.org. 18. AWI - Architectural Woodwork Institute; www.awinet.org.

19. AWMAC - Architectural Woodwork Manufacturers Association of Canada; www.awmac.com. 20. AWPA - American Wood Protection Association; (Formerly: American Wood-Preservers' Association); www.awpa.com.

SPACES.

NORTH TOLLWAY

3300 DALLAS PARKWAY, PLANO, TX 75093

I CERTIFY THAT THIS PLAN SPECIFICATION. OR REPORT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF TEXAS.



ISSUE FOR BID & PERMIT

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DALLAS

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WRITTEN CONSENT OF THE ARCHITECT.

Drawn Owner Approval 06RGUX.0006.000 12" = 1'-0" Job No. Scale

PART 3 - EXECUTION 3.1 EXAMINATION

PART 2 - PRODUCTS (Not Used)

A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement. 3.2 PREPARATION

B. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

project in accordance with requirements of Contract Documents except minor items which will not interfere with complete and

the Contract for Construction and to terms of entire agreement between Owner and Contractor.

Building Management. Such requirements include, but are not limited to

Safety System, and commissioning, testing and inspection thereof.

asbestos products, PCB, Mold, or other toxic substances.

9. Miscellaneous building standard details, products, means and methods.

1.7 REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS BY CONTRACTOR

A.Contractor agrees to bind in writing all subcontractors and materials suppliers in terms of General and Supplementary Conditions of

A.All work performed in connection with this project shall be coordinated and carried out in compliance with the requirements of the

8. Modifications to building services including HVAC, Plumbing, Fire Protection, Electrical, Building Management System and Life

A.Owner acknowledges Architect shall have no responsibility for the discovery, removal, presence, handling, disposal of, or exposure

B.The Owner shall retain an independent consultant who is trained and experienced in identification and survey of existing sites prior to

A.Since the Contract Documents are complementary, before starting each portion of the Work, the Contractor shall carefully study and

compare the various Drawings and other Contract Documents relative to that portion of the Work, as well as the information furnished

conditions at the site affecting it. These obligations are for the purpose of facilitating construction by the Contractor and are not for the

by the Owner, shall take field measurements of any existing conditions related to that portion of the Work and shall observe any

purpose of discovering errors, omissions, or inconsistencies in the Contract Documents; however, any errors, inconsistencies or

omissions discovered by the Contractor shall be reported promptly to the Architect as a request for information in such form as the

B.Any design errors, conflicts or omissions noted by the Contractor during this review shall be reported promptly to the Architect prior

to start of work, but it is recognized that the Contractor's review is made in the Contractor's capacity as a contractor and not as a

licensed design professional unless otherwise specifically provided in the Contract Documents. The Contractor is not required to

regulations, but any nonconformity discovered by or made known to the Contractor shall be reported promptly to the Architect.

the Architect and shall be delivered to the Architect for submittal to the Owner upon completion of the Work.

A. Section includes administrative and procedural requirements governing allowances.

necessary, additional requirements will be issued by Change Order.

1. Section 012200 "Unit Prices" for procedures for using unit prices.

system described by an allowance must be completed to avoid delaying the Work.

ascertain that the Contract Documents are in accordance with applicable laws, statutes, ordinances, building codes, and rules and

A.The Contractor shall maintain at the site for the Owner one record copy of the Drawings, Specifications, Addenda, Change Orders and

record copy of Architect reviewed Shop Drawings, Product Data, Samples and similar required submittals. These shall be available to

other Modifications, in good order and marked currently to record field changes and selections made during construction, and one

A.In addition to the Material Safety and Data Sheets listed in junction with LEED credits, provide MSDS's for traditional purposes

012100 - ALLOWANCES

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification

1. Certain items are specified in the Contract Documents by allowances. Allowances have been established in lieu of additional

requirements and to defer selection of actual materials and equipment to a later date when direction will be provided to Contractor. If

A. At the earliest practical date after award of the Contract, advise Architect of the date when final selection and purchase of each product or

B. At Architect's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant

B. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.

Submit time sheets and other documentation to show labor time and cost for installation of allowance items that include installation as part

A. Allowance shall include cost to Contractor of specific products and materials ordered by Owner or selected by Architect under allowance

similar costs related to products and materials ordered by Owner under allowance shall be included as part of the Contract Sum and not

1. If requested by Architect, retain and prepare unused material for storage by Owner. Deliver unused material to Owner's storage space

A. Use the contingency allowance only as directed by Architect for Owner's purposes and only by Change Orders that indicate amounts to

B. Contractor's overhead, profit, and related costs for products and equipment ordered by Owner under the contingency allowance are

included in the allowance and are not part of the Contract Sum. These costs include delivery, installation, taxes, insurance, equipment

C. Change Orders authorizing use of funds from the contingency allowance will include Contractor's related costs and reasonable overhead

and profit margins. At Project closeout, credit unused amounts remaining in the contingency allowance to Owner by Change Order.

A. Testing and inspecting allowances include the cost of engaging testing agencies, actual tests and inspections, and reporting results.

B. The allowance does not include incidental labor required to assist the testing agency or costs for retesting if previous tests and

inspections result in failure. The cost for incidental labor to assist the testing agency shall be included in the Contract Sum.

A. Allowance Adjustment: To adjust allowance amounts, prepare a Change Order proposal based on the difference between purchase

amount and the allowance, multiplied by final measurement of work-in-place where applicable. If applicable, include reasonable

B. Submit claims for increased costs because of a change in scope or nature of the allowance described in the Contract Documents,

allowances for cutting losses, tolerances, mixing wastes, normal product imperfections, and similar margins.

whether for the purchase order amount or Contractor's handling, labor, installation, overhead, and profit.

B. Unless otherwise indicated, Contractor's costs for receiving and handling at Project site, labor, installation, overhead and profit, and

C. Unused Materials: Return unused materials purchased under an allowance to manufacturer or supplier for credit to Owner, after

to performing the Work. Purchase products and systems selected by Architect from the designated supplier.

A. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.

of the allowance. Coordinate and process submittals for allowance items in same manner as for other portions of the Work

A. Coordinate allowance items with other portions of the Work. Furnish templates as required to coordinate installation.

including but not limited to materials, finishes and products that contain hazardous substances, separate from LEED.

of persons to hazardous substances materials and wastes in any form at the Project Site, including but not limited to asbestos,

intended use of the premises.

1.5 BUILDING MANAGEMENT REQUIREMENTS

2. Work affecting other tenants.

3. Protection and cleaning.

Security requirements.

6. Garbage removal.

1.6 HAZARDOUS MATERIALS

Architect may require.

1.8 DOCUMENTS AT THE SITE

PART 1 - GENERAL

1.2 SUMMARY

1.1 RELATED DOCUMENTS

Sections, apply to this Section.

1. Lump-sum allowances.

2. Unit-cost allowances.

1.3 SELECTION AND PURCHASE

1.5 INFORMATIONAL SUBMITTALS

1.7 LUMP-SUM AND UNIT-COST ALLOWANCES

installation has been completed and accepted.

and shall include taxes, freight and delivery to Project site.

C. Related Requirements:

1.4 ACTION SUBMITTALS

1.6 COORDINATION

part of the allowance.

as directed.

1.8 CONTINGENCY ALLOWANCES

rental, and similar costs.

1.10 ADJUSTMENT OF ALLOWANCES

1.9 TESTING AND INSPECTING ALLOWANCES

remaining in the testing and inspecting allowance to Owner by Change Order.

3. Contingency allowances

B. Types of allowances include the following:

1.9 MATERIAL SAFETY DATA SHEETS

Site work.

start of work.

1. Building access, delivery, use of loading dock.

4. Working hours and required after-hours work.

1.4 SUBCONTRACTUAL RELATIONS

conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements: a. Requested substitution is consistent with the Contract Documents and will produce indicated results.

h. Requested substitution provides specified warranty.

i. If requested substitution involves more than one contractor, requested substitution has been coordinated with other portions of the Work, is uniform and consistent, is compatible with other products, and is acceptable to all contractors involved. B. Substitutions for Convenience: Not allowed.

ACI - American Concrete Institute; (Formerly: ACI International); www.concrete.org. AISC - American Institute of Steel Construction; www.aisc.org.

AITC - American Institute of Timber Construction; www.aitc-glulam.org. 8. ANSI - American National Standards Institute; www.ansi.org.

12. ARMA - Asphalt Roofing Manufacturers Association; www.asphaltroofing.org. 13. ASCE/SEI - American Society of Civil Engineers/Structural Engineering Institute: (See ASCE). 15. ASSE - American Society of Sanitary Engineering; www.asse-plumbing.org.

21. AWS - American Welding Society; www.aws.org.

5. CPUC; California Public Utilities Commission; www.cpuc.ca.gov. 6. SCAQMD; South Coast Air Quality Management District; www.agmd.gov.

Thermal Insulation; www.bearhfti.ca.gov.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

7. TFS; Texas Forest Service; Forest Resource Development and Sustainable Forestry; http://txforestservice.tamu.edu.

017300 - EXECUTION 016000 - PRODUCT REQUIREMENTS 017419 - CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL PART 1 - GENERAL PART 1 - GENERAL 1.1 RELATED DOCUMENTS 1.1 RELATED DOCUMENTS PART 1 - GENERAL A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 1.1 RELATED DOCUMENTS Sections, apply to this Section. Specification Sections, apply to this Section. 1.2 SUMMARY A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification 1.2 SUMMARY A. Section includes administrative and procedural requirements for selection of products for use in Project; product delivery, storage, and Sections, apply to this Section. A. Section includes general administrative and procedural requirements governing execution of the Work including, but not limited to, 1.2 SUMMARY handling; manufacturers' standard warranties on products; special warranties; and comparable products. the following: A. Section includes administrative and procedural requirements for the following: B. Related Requirements: 1. Construction layout. 1. Salvaging nonhazardous demolition and construction waste. 1. Section 012100 "Allowances" for products selected under an allowance. 2. Field engineering and surveying. 2. Recycling nonhazardous demolition and construction waste. 2. Section 012300 "Alternates" for products selected under an alternate. 3. Installation of the Work. 3. Disposing of nonhazardous demolition and construction waste. 3. Section 012500 "Substitution Procedures" for requests for substitutions. 4. Coordination of Owner-installed products. 4. Section 014200 "References" for applicable industry standards for products specified. B. Related Requirements: 5. Progress cleaning. 1. Section 024119 "Selective Demolition" for disposition of waste resulting from partial demolition of buildings, structures, and site 1.3 DEFINITIONS 6. Starting and adjusting. A. Products: Items obtained for incorporating into the Work, whether purchased for Project or taken from previously purchased stock. The improvements, and for disposition of hazardous waste. 3.4 RECYCLING DEMOLITION WASTE 7. Protection of installed construction. 2. Section 042000 "Unit Masonry" for disposal requirements for masonry waste. term "product" includes the terms "material," "equipment," "system," and terms of similar intent. B. Related Requirements: 1.3 DEFINITIONS 1. Named Products: Items identified by manufacturer's product name, including make or model number or other designation shown or 1. Section 011000 "Summary" for limits on use of Project site. A. Construction Waste: Building and site improvement materials and other solid waste resulting from construction, remodeling, listed in manufacturer's published product literature, that is current as of date of the Contract Documents. 2. Section 013300 "Submittal Procedures" for submitting surveys. renovation, or repair operations. Construction waste includes packaging. 2. New Products: Items that have not previously been incorporated into another project or facility. Products salvaged or recycled from 3. Section 017700 "Closeout Procedures" for submitting final property survey with Project Record Documents, recording of Owner-B. Demolition Waste: Building and site improvement materials resulting from demolition or selective demolition operations. other projects are not considered new products. accepted deviations from indicated lines and levels, and final cleaning. C. Disposal: Removal off-site of demolition and construction waste and subsequent sale, recycling, reuse, or deposit in landfill or 3. Comparable Product: Product that is demonstrated and approved through submittal process to have the indicated qualities related to 4. Section 024119 "Selective Demolition" for demolition and removal of selected portions of the building. incinerator acceptable to authorities having jurisdiction. type, function, dimension, in-service performance, physical properties, appearance, and other characteristics that equal or exceed 5. Section 078413 "Penetration Firestopping" for patching penetrations in fire-rated construction. D. Recycle: Recovery of demolition or construction waste for subsequent processing in preparation for reuse. E. Salvage: Recovery of demolition or construction waste and subsequent sale or reuse in another facility. B. Basis-of-Design Product Specification: A specification in which a specific manufacturer's product is named and accompanied by the PART 2 - PRODUCTS F. Salvage and Reuse: Recovery of demolition or construction waste and subsequent incorporation into the Work. words "basis-of-design product," including make or model number or other designation, to establish the significant qualities related to 2.1 MATERIALS 1.4 PERFORMANCE REQUIREMENTS type, function, dimension, in-service performance, physical properties, appearance, and other characteristics for purposes of evaluating A. General: Comply with requirements specified in other Sections. A. General: Practice efficient waste management in the use of materials in the course of the Work. Use all reasonable means to divert comparable products of additional manufacturers named in the specification. 1. For projects requiring compliance with sustainable design and construction practices and procedures, use products for patching construction and demolition waste from landfills and incinerators. Facilitate recycling and salvage of materials. 1.4 ACTION SUBMITTALS that comply with requirements in Section 018113.13 "Sustainable Design Requirements - LEED for New Construction and Major 1. Demolition Waste: A. Comparable Product Requests: Submit request for consideration of each comparable product. Identify product or fabrication or Renovations," Section 018113.16 "Sustainable Design Requirements - LEED for Commercial Interiors," Section 018113.19 a. Asphalt paving. installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles. "Sustainable Design Requirements - LEED for Core and Shell Development," and Section 018113.23 "Sustainable Design b. Concrete. 1. Include data to indicate compliance with the requirements specified in "Comparable Products" Article. Requirements - LEED for Schools." c. Concrete reinforcing steel. 2. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within one week of B. In-Place Materials: Use materials for patching identical to in-place materials. For exposed surfaces, use materials that visually match d. Brick. receipt of a comparable product request. Architect will notify Contractor of approval or rejection of proposed comparable product 3.5 RECYCLING CONSTRUCTION WASTE in-place adjacent surfaces to the fullest extent possible. Concrete masonry units. reguest within 15 days of receipt of request, or seven days of receipt of additional information or documentation, whichever is later. 1. If identical materials are unavailable or cannot be used, use materials that, when installed, will provide a match acceptable to A. Packaging: Wood studs. a. Form of Approval: As specified in Section 013300 "Submittal Procedures." Architect for the visual and functional performance of in-place materials. Wood joists. b. Use product specified if Architect does not issue a decision on use of a comparable product request within time allocated. Plywood and oriented strand board. B. Basis-of-Design Product Specification Submittal: Comply with requirements in Section 013300 "Submittal Procedures." Show PART 3 - EXECUTION Wood paneling. compliance with requirements. 3.1 EXAMINATION 1.5 QUALITY ASSURANCE Wood trim. A. Existing Conditions: The existence and location of underground and other utilities and construction indicated as existing are not A. Compatibility of Options: If Contractor is given option of selecting between two or more products for use on Project, select product Structural and miscellaneous steel. guaranteed. Before beginning sitework, investigate and verify the existence and location of underground utilities, mechanical and B. Wood Materials: Rough hardware. compatible with products previously selected, even if previously selected products were also options. electrical systems, and other construction affecting the Work. m. Roofing. 1. Each contractor is responsible for providing products and construction methods compatible with products and construction 1. Before construction, verify the location and invert elevation at points of connection of sanitary sewer, storm sewer, and watern. Insulation. methods of other contractors. service piping; underground electrical services, and other utilities. Doors and frames 2. If a dispute arises between contractors over concurrently selectable but incompatible products, Architect will determine which 2. Furnish location data for work related to Project that must be performed by public utilities serving Project site. p. Door hardware. products shall be used. B. Examination and Acceptance of Conditions: Before proceeding with each component of the Work, examine substrates, areas, and Windows. 1.6 PRODUCT DELIVERY, STORAGE, AND HANDLING conditions, with Installer or Applicator present where indicated, for compliance with requirements for installation tolerances and other Glazing. A. Deliver, store, and handle products using means and methods that will prevent damage, deterioration, and loss, including theft and conditions affecting performance. Record observations. Metal studs. vandalism. Comply with manufacturer's written instructions. 1. Examine roughing-in for mechanical and electrical systems to verify actual locations of connections before equipment and fixture 3.6 DISPOSAL OF WASTE t. Gypsum board. B. Delivery and Handling: u. Acoustical tile and panels 1. Schedule delivery to minimize long-term storage at Project site and to prevent overcrowding of construction spaces. 2. Examine walls, floors, and roofs for suitable conditions where products and systems are to be installed. v. Carpet. 2. Coordinate delivery with installation time to ensure minimum holding time for items that are flammable, hazardous, easily damaged, 3. Verify compatibility with and suitability of substrates, including compatibility with existing finishes or primers. w. Carpet pad. or sensitive to deterioration, theft, and other losses. C. Proceed with installation only after unsatisfactory conditions have been corrected. Proceeding with the Work indicates acceptance x. Demountable partitions. 3. Deliver products to Project site in an undamaged condition in manufacturer's original sealed container or other packaging system, of surfaces and conditions. y. Equipment. complete with labels and instructions for handling, storing, unpacking, protecting, and installing. 3.2 PREPARATION 4. Inspect products on delivery to determine compliance with the Contract Documents and to determine that products are undamaged Cabinets. A. Existing Utility Information: Furnish information to Owner that is necessary to adjust, move, or relocate existing utility structures, aa. Plumbing fixtures and properly protected. utility poles, lines, services, or other utility appurtenances located in or affected by construction. Coordinate with authorities having bb. Piping. C. Storage: cc. Supports and hangers. Store products to allow for inspection and measurement of quantity or counting of units. B. Field Measurements: Take field measurements as required to fit the Work properly. Recheck measurements before installing each dd. Valves. 2. Store materials in a manner that will not endanger Project structure. product. Where portions of the Work are indicated to fit to other construction, verify dimensions of other construction by field ee. Sprinklers. 3. Store products that are subject to damage by the elements, under cover in a weathertight enclosure above ground, with ventilation measurements before fabrication. Coordinate fabrication schedule with construction progress to avoid delaying the Work. adequate to prevent condensation. ff. Mechanical equipment. C. Space Requirements: Verify space requirements and dimensions of items shown diagrammatically on Drawings. 4. Protect foam plastic from exposure to sunlight, except to extent necessary for period of installation and concealment. gg. Refrigerants. D. Review of Contract Documents and Field Conditions: Immediately on discovery of the need for clarification of the Contract hh.Electrical conduit. 5. Comply with product manufacturer's written instructions for temperature, humidity, ventilation, and weather-protection requirements Documents caused by differing field conditions outside the control of Contractor, submit a request for information to Architect ii. Copper wiring. according to requirements in Section 013100 "Project Management and Coordination." jj. Lighting fixtures. 6. Protect stored products from damage and liquids from freezing. 3.3 CONSTRUCTION LAYOUT 7. Provide a secure location and enclosure at Project site for storage of materials and equipment by Owner's construction forces. kk. Lamps. A. Verification: Before proceeding to lay out the Work, verify layout information shown on Drawings, in relation to the property survey and Coordinate location with Owner. II. Ballasts. existing benchmarks. If discrepancies are discovered, notify Architect promptly. 1.7 PRODUCT WARRANTIES mm. Electrical devices. B. Site Improvements: Locate and lay out site improvements, including pavements, grading, fill and topsoil placement, utility slopes, nn.Switchgear and panelboards. A. Warranties specified in other Sections shall be in addition to, and run concurrent with, other warranties required by the Contract and rim and invert elevations. oo. Transformers. Documents. Manufacturer's disclaimers and limitations on product warranties do not relieve Contractor of obligations under C. Building Lines and Levels: Locate and lay out control lines and levels for structures, building foundations, column grids, and floor 2. Construction Waste: requirements of the Contract Documents. levels, including those required for mechanical and electrical work. Transfer survey markings and elevations for use with control lines a. Masonry and CMU. 1. Manufacturer's Warranty: Written warranty furnished by individual manufacturer for a particular product and specifically endorsed by and levels. Level foundations and piers from two or more locations. b. Lumber. manufacturer to Owner. 3.4 FIELD ENGINEERING c. Wood sheet materials. 2. Special Warranty: Written warranty required by the Contract Documents to provide specific rights for Owner. A. Identification: Owner will identify existing benchmarks, control points, and property corners. d. Wood trim. B. Special Warranties: Prepare a written document that contains appropriate terms and identification, ready for execution. B. Reference Points: Locate existing permanent benchmarks, control points, and similar reference points before beginning the Work. e. Metals. 1. Manufacturer's Standard Form: Modified to include Project-specific information and properly executed. Preserve and protect permanent benchmarks and control points during construction operations. f. Roofing. 2. Specified Form: When specified forms are included with the Specifications, prepare a written document using indicated form 3.5 INSTALLATION g. Insulation. properly executed. A. General: Locate the Work and components of the Work accurately, in correct alignment and elevation, as indicated. h. Carpet and pad. 3. See other Sections for specific content requirements and particular requirements for submitting special warranties. 1. Make vertical work plumb and make horizontal work level. C. Submittal Time: Comply with requirements in Section 017700 "Closeout Procedures." i. Gypsum board. 2. Where space is limited, install components to maximize space available for maintenance and ease of removal for replacement. j. Piping. 3. Conceal pipes, ducts, and wiring in finished areas unless otherwise indicated. PART 2 - PRODUCTS k. Electrical conduit. 4. Maintain minimum headroom clearance of **96 inches (2440 mm)** in occupied spaces and **90 inches (2300 mm)** in I. Packaging: Regardless of salvage/recycle goal indicated in "General" Paragraph above, salvage or recycle 100 percent of the 2.1 PRODUCT SELECTION PROCEDURES A. General Product Requirements: Provide products that comply with the Contract Documents, are undamaged and, unless otherwise following uncontaminated packaging materials: B. Comply with manufacturer's written instructions and recommendations for installing products in applications indicated. 1) Paper. C. Install products at the time and under conditions that will ensure the best possible results. Maintain conditions required for product 2) Cardboard. 1. Provide products complete with accessories, trim, finish, fasteners, and other items needed for a complete installation and performance until Substantial Completion. Boxes. indicated use and effect. D. Conduct construction operations so no part of the Work is subjected to damaging operations or loading in excess of that expected 4) Plastic sheet and film. 2. Standard Products: If available, and unless custom products or nonstandard options are specified, provide standard products of during normal conditions of occupancy. 5) Polystyrene packaging types that have been produced and used successfully in similar situations on other projects. E. Sequence the Work and allow adequate clearances to accommodate movement of construction items on site and placement in 6) Wood crates. 3. Owner reserves the right to limit selection to products with warranties not in conflict with requirements of the Contract Documents. 7) Plastic pails. 4. Where products are accompanied by the term "as selected," Architect will make selection. F. Tools and Equipment: Do not use tools or equipment that produce harmful noise levels. 1.5 QUALITY ASSURANCE 5. Descriptive, performance, and reference standard requirements in the Specifications establish salient characteristics of products. G. Templates: Obtain and distribute to the parties involved templates for work specified to be factory prepared and field installed. Check A. Regulatory Requirements: Comply with hauling and disposal regulations of authorities having jurisdiction. 6. Or Equal: For products specified by name and accompanied by the term "or equal," or "or approved equal," or "or approved," comply Shop Drawings of other work to confirm that adequate provisions are made for locating and installing products to comply with B. Waste Management Conference: Conduct conference at Project site. Review methods and procedures related to waste management with requirements in "Comparable Products" Article to obtain approval for use of an unnamed product. indicated requirements. including, but not limited to, the following: B. Product Selection Procedures: H. Attachment: Provide blocking and attachment plates and anchors and fasteners of adequate size and number to securely anchor each 1. Review and discuss waste management plan including responsibilities of waste management coordinator. 1. Product: Where Specifications name a single manufacturer and product, provide the named product that complies with component in place, accurately located and aligned with other portions of the Work. Where size and type of attachments are not 2. Review requirements for documenting quantities of each type of waste and its disposition. requirements. Comparable products or substitutions for Contractor's convenience will not be considered indicated, verify size and type required for load conditions. 3. Review and finalize procedures for materials separation and verify availability of containers and bins needed to avoid delays. 2. Manufacturer/Source: Where Specifications name a single manufacturer or source, provide a product by the named manufacturer or 1. Mounting Heights: Where mounting heights are not indicated, mount components at heights directed by Architect. source that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered. 4. Review procedures for periodic waste collection and transportation to recycling and disposal facilities. 2. Allow for building movement, including thermal expansion and contraction. 5. Review waste management requirements for each trade. 3. Basis-of-Design Product: Where Specifications name a product, or refer to a product indicated on Drawings, and include a list of 3. Coordinate installation of anchorages. Furnish setting drawings, templates, and directions for installing anchorages, including manufacturers, provide the specified or indicated product or a comparable product by one of the other named manufacturers. sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver PART 2 - PRODUCTS (Not Used) Drawings and Specifications indicate sizes, profiles, dimensions, and other characteristics that are based on the product named.

such items to Project site in time for installation.

Fit exposed connections together to form hairline joints.

differences in actual construction progress.

A. Site Access: Provide access to Project site for Owner's construction personnel.

E. Waste Disposal: Comply with local green building ordinance written requirements.

lubricate operable components to ensure operability without damaging effects.

from adjacent finished surfaces.

3.6 OWNER-INSTALLED PRODUCTS

3.7 PROGRESS CLEANING

3.8 STARTING AND ADJUSTING

3.9 PROTECTION OF INSTALLED CONSTRUCTION

eguipment.

I. Joints: Make joints of uniform width. Where joint locations in exposed work are not indicated, arrange joints for the best visual effect.

K. Cleaning: Clean areas and spaces where cutting and patching are performed. Remove paint, mortar, oils, putty, and similar materials

1. Construction Schedule: Inform Owner of Contractor's preferred construction schedule for Owner's portion of the Work, Adjust

construction schedule based on a mutually agreeable timetable. Notify Owner if changes to schedule are required due to

A. General: Clean Project site and work areas daily, including common areas. Enforce requirements strictly. Dispose of materials lawfully.

C. Installed Work: Keep installed work clean. Clean installed surfaces according to written instructions of manufacturer or fabricator of

D. Concealed Spaces: Remove debris from concealed spaces before enclosing the space. Exposed Surfaces in Finished Areas: Clean

exposed surfaces and protect as necessary to ensure freedom from damage and deterioration at time of Substantial Completion.

protective covering where required to ensure protection from damage or deterioration at Substantial Completion. Clean and provide

maintenance on completed construction as frequently as necessary through the remainder of the construction period. Adjust and

G. Limiting Exposures: Supervise construction operations to assure that no part of the construction, completed or in progress, is subject

retest. Adjust equipment for proper operation. Adjust operating components for proper operation without binding. Test each piece of

equipment to verify proper operation. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and

A. Provide final protection and maintain conditions that ensure installed Work is without damage or deterioration at time of Substantial

A. Start equipment and operating components to confirm proper operation. Remove malfunctioning units, replace with new units, and

F. During handling and installation, clean and protect construction in progress and adjoining materials already in place. Apply

product installed, using only cleaning materials specifically recommended. If specific cleaning materials are not recommended, use

B. Coordination: Coordinate construction and operations of the Work with work performed by Owner's construction personnel.

B. Work Areas: Clean areas where work is in progress to the level of cleanliness necessary for proper execution of the Work.

cleaning materials that are not hazardous to health or property and that will not damage exposed surfaces.

to harmful, dangerous, damaging, or otherwise deleterious exposure during the construction period.

Completion. Comply with manufacturer's written instructions for temperature and relative humidity.

J. Hazardous Materials: Use products, cleaners, and installation materials that are not considered hazardous.

PART 3 - EXECUTION

3.1 PLAN IMPLEMENTATION

donated, and sold.

Clean salvaged items.

1. Clean salvaged items.

location where removed.

3.2 SALVAGING DEMOLITION WASTE

location where removed

3. Store items in a secure area until installation.

4. Protect items from damage during transport and storage.

3. Store items in a secure area until delivery to Owner.

E. Plumbing Fixtures: Separate by type and size.

5. Protect items from damage during transport and storage.

F. Lighting Fixtures: Separate lamps by type and protect from breakage.

A. General: Implement approved waste management plan. Provide handling, containers, storage, signage, transportation, and other items

2. Distribute waste management plan to entities when they first begin work on-site. Review plan procedures and locations established

C. Site Access and Temporary Controls: Conduct waste management operations to ensure minimum interference with roads, streets,

1. Designate and label specific areas on Project site necessary for separating materials that are to be salvaged, recycled, reused,

2. Pack or crate items after cleaning. Identify contents of containers with label indicating elements, date of removal, quantity, and

5. Install salvaged items to comply with installation requirements for new materials and equipment. Provide connections, supports,

2. Pack or crate items after cleaning. Identify contents of containers with label indicating elements, date of removal, quantity, and

C. Doors and Hardware: Brace open end of door frames. Except for removing door closers, leave door hardware attached to doors.

G. Electrical Devices: Separate switches, receptacles, switchgear, transformers, meters, panelboards, circuit breakers, and other devices

D. Equipment: Drain tanks, piping, and fixtures. Seal openings with caps or plugs. Protect equipment from exposure to weather.

B. Training: Train workers, subcontractors, and suppliers on proper waste management procedures, as appropriate for the Work.

as required to implement waste management plan during the entire duration of the Contract.

A. Salvaged Items for Reuse in the Work: Salvage items for reuse and handle as follows:

and miscellaneous materials necessary to make items functional for use indicated.

B. Salvaged Items for Owner's Use: Salvage items for Owner's use and handle as follows:

4. Transport items to Owner's storage area [on-site] [off-site] [designated by Owner].

1. Distribute waste management plan to everyone concerned.

walks, walkways, and other adjacent occupied and used facilities.

for salvage, recycling, and disposal.

materials free of dirt, adhesives, solvents, petroleum contamination, and other substances deleterious to the recycling process. B. Procedures: Separate recyclable waste from other waste materials, trash, and debris. Separate recyclable waste by type at Project site to the maximum extent practical according to approved construction waste management plan. 1. Provide appropriately marked containers or bins for controlling recyclable waste until removed from Project site. Include list of acceptable and unacceptable materials at each container and bin. 2. Stockpile processed materials on-site without intermixing with other materials. Place, grade, and shape stockpiles to drain surface 3. Stockpile materials away from construction area. Do not store within drip line of remaining trees. 4. Store components off the ground and protect from the weather. 5. Remove recyclable waste from Owner's property and transport to recycling receiver or processor. A. Wood Materials: Sort and stack members according to size, type, and length. Separate lumber, engineered wood products, panel B. Metals: Separate metals by type. Structural Steel: Stack members according to size, type of member, and length. Remove and dispose of bolts, nuts, washers, and other rough hardware. C. Gypsum Board: Stack large clean pieces on wood pallets or in container and store in a dry location. Remove edge trim and sort with other metals. Remove and dispose of fasteners. D. Acoustical Ceiling Panels and Tile: Stack large clean pieces on wood pallets and store in a dry location. E. Metal Suspension System: Separate metal members including trim, and other metals from acoustical panels and tile and sort with F. Carpet and Pad: Roll large pieces tightly after removing debris, trash, adhesive, and tack strips. 1. Store clean, dry carpet and pad in a closed container or trailer provided by Carpet Reclamation Agency or carpet recycler. G. Carpet Tile: Remove debris, trash, and adhesive. 1. Stack tile on pallet and store clean, dry carpet in a closed container or trailer provided by Carpet Reclamation Agency or carpet H. Piping: Reduce piping to straight lengths and store by type and size. Separate supports, hangers, valves, sprinklers, and other I. Conduit: Reduce conduit to straight lengths and store by type and size. 1. Cardboard and Boxes: Break down packaging into flat sheets. Bundle and store in a dry location. 2. Polystyrene Packaging: Separate and bag materials. 3. Pallets: As much as possible, require deliveries using pallets to remove pallets from Project site. For pallets that remain on-site, break down pallets into component wood pieces and comply with requirements for recycling wood. 4. Crates: Break down crates into component wood pieces and comply with requirements for recycling wood. 1. Clean Cut-Offs of Lumber: Grind or chip into small pieces. 2. Clean Sawdust: Bag sawdust that does not contain painted or treated wood. Comply with requirements in Section 329300 "Plants" for use of clean sawdust as organic mulch. C. Gypsum Board: Stack large clean pieces on wood pallets or in container and store in a dry location. 1. Clean Gypsum Board: Grind scraps of clean gypsum board using small mobile chipper or hammer mill. Screen out paper after grinding.." Comply with requirements in Section 329300 "Plants" for use of clean ground gypsum board as inorganic soil A. General: Except for items or materials to be salvaged, recycled, or otherwise reused, remove waste materials from Project site and legally dispose of them in a landfill acceptable to authorities having jurisdiction. Except as otherwise specified, do not allow waste materials that are to be disposed of accumulate on-site. Remove and transport debris in a manner that will prevent spillage on adjacent

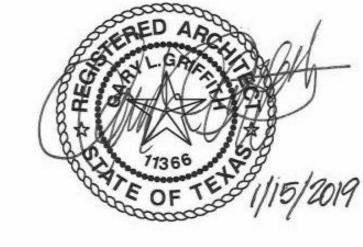
CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL -CONT'D 3.3 RECYCLING DEMOLITION AND CONSTRUCTION WASTE, GENERAL A. Preparation of Waste: Prepare and maintain recyclable waste materials according to recycling or reuse facility requirements. Maintain

SPACES.

NORTH TOLLWAY

3300 DALLAS PARKWAY, PLANO, TX

OR REPORT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF TEXAS.



017839 - PROJECT RECORD DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

A. Section includes administrative and procedural requirements for project record documents, including the following:

Record Product Data.

1. Number of Copies: Submit copies of record Drawings as follows:

a. Final Submittal:

B. Record Specifications: Submit annotated PDF electronic files of Project's Specifications, including addenda and contract

Work, including revisions, concealed conditions, field changes, product selections, and other notations incorporated.

data files of the Contract Drawings, as follows:

a. Architect will provide data file layer information. Record markups in separate layers.

2.2 RECORD SPECIFICATIONS

1. Give particular attention to information on concealed products and installations that cannot be readily identified and recorded later. 2. Mark copy with the proprietary name and model number of products, materials, and equipment furnished, including substitutions

3. Record the name of manufacturer, supplier, Installer, and other information necessary to provide a record of selections made. 4. For each principal product, indicate whether record Product Data has been submitted in operation and maintenance manuals instead

5. Note related Change Orders, record Product Data, and record Drawings where applicable.

1. Give particular attention to information on concealed products and installations that cannot be readily identified and recorded later. 2. Include significant changes in the product delivered to Project site and changes in manufacturer's written instructions for

PART 3 - EXECUTION

Documents used for construction. Do not use project record documents for construction purposes. Maintain record documents in good order and in a clean, dry, legible condition, protected from deterioration and loss. Provide access to project record documents for Architect's reference during normal working hours.

75093

I CERTIFY THAT THIS PLAN SPECIFICATION.



PART 1 - GENERAL

amendment.

surfaces and areas.

1.1 RELATED DOCUMENTS

1.2 SUMMARY

1. Record Drawings. 2. Record Specifications.

water. Cover to prevent windblown dust.

products, and treated wood materials.

components by type and size.

1.3 CLOSEOUT SUBMITTALS

A. Record Drawings: Comply with the following:

1) Submit record digital data files.

C. Reports: Submit written report weekly indicating items incorporated into project record documents concurrent with progress of the

PART 2 - PRODUCTS 2.1 RECORD DRAWINGS

A. Record Digital Data Files: Immediately before inspection for Certificate of Substantial Completion, prepare a full set of corrected digital 1. Format: DWF and PDF electronic files, Microsoft Windows operating system.

2. Architect will furnish Contractor one set of digital data files of the Contract Drawings for use in recording information.

A. Preparation: Mark Specifications to indicate the actual product installation where installation varies from that indicated in

Specifications, addenda, and contract modifications.

and product options selected.

of submitted as record Product Data.

B. Format: Submit record Specifications as annotated PDF electronic file 2.3 RECORD PRODUCT DATA

A. Preparation: Mark Product Data to indicate the actual product installation where installation varies substantially from that indicated in

3. Note related Change Orders, record Specifications, and record Drawings where applicable. B. Format: Submit record Product Data as annotated PDF electronic file.

1. Include record Product Data directory organized by Specification Section number and title, electronically linked to each item of record Product Data.

3.1 RECORDING AND MAINTENANCE

A. Recording: Maintain one copy of each submittal during the construction period for project record document purposes. Post changes and revisions to project record documents as they occur; do not wait until end of Project.

B. Maintenance of Record Documents and Samples: Store record documents and Samples in the field office apart from the Contract

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ISSUE FOR BID & PERMIT

INTERIOR

ARCHITECTS

Drawn Owner Approval 06RGUX.0006.000 12" = 1'-0"Scale Job No.

SPECIFICATIONS

Comply with requirements in "Comparable Products" Article for consideration of an unnamed product by one of the other named

C. Visual Matching Specification: Where Specifications require "match Architect's sample", provide a product that complies with

1. If no product available within specified category matches and complies with other specified requirements, comply with

D. Visual Selection Specification: Where Specifications include the phrase "as selected by Architect from manufacturer's full range" or

similar phrase, select a product that complies with requirements. Architect will select color, gloss, pattern, density, or texture from

A. Conditions for Consideration: Architect will consider Contractor's request for comparable product when the following conditions are

satisfied. If the following conditions are not satisfied, Architect may return requests without action, except to record noncompliance

1. Evidence that the proposed product does not require revisions to the Contract Documents, that it is consistent with the Contract

include attributes such as performance, weight, size, durability, visual effect, and specific features and requirements indicated.

4. List of similar installations for completed projects with project names and addresses and names and addresses of architects and

2. Detailed comparison of significant qualities of proposed product with those named in the Specifications. Significant qualities

requirements and matches Architect's sample. Architect's decision will be final on whether a proposed product matches.

Documents and will produce the indicated results, and that it is compatible with other portions of the Work.

requirements in Section 012500 "Substitution Procedures" for proposal of product.

manufacturer's product line that includes both standard and premium items.

3. Evidence that proposed product provides specified warranty.

2.2 COMPARABLE PRODUCTS

owners, if requested.

5. Samples, if requested.

PART 3 - EXECUTION (Not Used)

017700 - CLOSEOUT PROCEDURES

PART 1 - GENERAL

- 1.1 RELATED DOCUMENTS
- 1.2 SUMMARY A. Section includes administrative and procedural requirements for contract closeout, including, but not limited to, the following:
- 3. Division 7 Section "Through-Penetration Firestop Systems" for patching fire-rated construction.
- A. Cutting and Patching Proposal: Submit a proposal describing procedures before the time cutting and patching will be performed,
- requesting approval to proceed. Include the following information: 1. Extent: Describe cutting and patching, show how they will be performed, and indicate why they cannot be avoided.
- 2. Changes to In-Place Construction: Describe anticipated results. Include changes to structural elements and operating components as well as changes in building's appearance and other significant visual elements.
- 3. Products: List products to be used and firms or entities that will perform the Work.
- 4. Dates: Indicate when cutting and patching will be performed.
- 5. Utility Services and Mechanical/Electrical Systems: List services/systems that cutting and patching procedures will disturb or affect. List services/systems that will be relocated and those that will be temporarily out of service. Indicate how long services/systems will be disrupted.
- 6. Structural Elements: Where cutting and patching involve adding reinforcement to structural elements, submit details and engineering calculations showing integration of reinforcement with original structure.
- A. Structural Elements: Do not cut and patch structural elements in a manner that could change their load-carrying capacity or load-
- B. 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.
- 1. Primary operational systems and equipment.
- 4. Mechanical systems piping and ducts.
- C. Miscellaneous Elements: Do not cut and patch miscellaneous elements or related 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

- 6. Noise- and vibration-control elements and systems.
- D. Visual Requirements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch construction exposed on the exterior or in occupied spaces 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.
- A. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during cutting and patching operations, by methods and with materials so as not to void existing warranties.
- A. General: Comply with requirements specified in other Sections.
- B. In-Place Materials: Use materials identical to in-place materials. For exposed surfaces, use materials that visually match in-place adjacent surfaces to the fullest extent possible. If identical materials are unavailable or cannot be used, use materials that, when installed, will match the visual and functional performance of in-place materials.
- A. Examine surfaces to be cut and patched and conditions under which cutting and patching are to be performed. Compatibility: Before patching, verify compatibility with and suitability of substrates, including compatibility with in-place finishes or primers. Proceed with installation only after unsafe or unsatisfactory conditions have been corrected.
- A. Temporary Support: Provide temporary support of Work to be cut. Protection: Protect in-place construction during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of Project that might be exposed during
- B. Adjoining Areas: Avoid interference with use of adjoining areas or interruption of free passage to adjoining areas. Existing Utility Services and Mechanical/Electrical Systems: Where existing services/systems are required to be removed, relocated, or abandoned. bypass such services/systems before cutting to prevent interruption to occupied areas.
- A. General: Employ skilled workers to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time, and
- 1. Cut in-place construction to provide for installation of other components or performance of other construction, and subsequently patch as required to restore surfaces to their original condition.
- B. Cutting: Cut in-place construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's written recommendations.
- 1. In general, use hand or small power tools designed for sawing and grinding, not hammering and chopping. Cut holes and slots as small as possible, neatly to size required, and with minimum disturbance of adjacent surfaces. Temporarily cover openings when
- 2. Finished Surfaces: Cut or drill from the exposed or finished side into concealed surfaces.
- 3. Concrete and Masonry: Cut using a cutting machine, such as an abrasive saw or a diamond-core drill.
- 4. Mechanical and Electrical Services: Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit to prevent entrance of moisture or other foreign matter after cutting. 5. Proceed with patching after construction operations requiring cutting are complete.
- C. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other Work. Patch with durable seams that are as invisible as possible. Provide materials and comply with installation requirements specified in
- 1. Inspection: Where feasible, test and inspect patched areas after completion to demonstrate integrity of installation.
- 2. Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will eliminate evidence of patching and refinishing.
- a. Clean piping, conduit, and similar features before applying paint or other finishing materials. b. Restore damaged pipe covering to its original condition.
- 3. Floors and Walls: Where walls or partitions that are removed extend one finished area into another, patch and repair floor and wall surfaces in the new space. Provide an even surface of uniform finish, color, texture, and appearance. Remove in-place floor and
- wall coverings and replace with new materials, if necessary, to achieve uniform color and appearance. a. Where patching occurs in a painted surface, apply primer and intermediate paint coats over the patch and apply final paint coat over entire unbroken surface containing the patch. Provide additional coats until patch blends with adjacent surfaces.
- D. Cleaning: Clean areas and spaces where cutting and patching are performed. Completely remove paint, mortar, oils, putty, and similar
- 4. Ceilings: Patch, repair, or rehang in-place ceilings as necessary to provide an even-plane surface of uniform appearance. 5. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weathertight condition.

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.
- 1. Substantial Completion procedures. 2. Final completion procedures.
- 3. Warranties. 4. Final cleaning.
- 5. Repair of the Work
- 1.3 ACTION SUBMITTALS A. Product Data: For cleaning agents. Contractor's List of Incomplete Items: Initial submittal at Substantial Completion. Certified List of Incomplete Items: Final submittal at Final Completion.
- 1.4 CLOSEOUT SUBMITTALS A. Certificates of Release: From authorities having jurisdiction. Certificate of Insurance: For continuing coverage. Field Report: For pest control inspection. 1.5 MAINTENANCE MATERIAL SUBMITTALS
- A. Schedule of Maintenance Material Items: For maintenance material submittal items specified in other Sections. 1.6 SUBSTANTIAL COMPLETION PROCEDURES
- A. Contractor's List of Incomplete Items: Prepare and submit a list of items to be completed and corrected (Contractor's punch list), indicating reasons why the Work is incomplete.
- B. Submittals Prior to Substantial Completion: Complete the following a minimum of **10** days prior to requesting inspection for determining date of Substantial Completion. List items below that are incomplete at time of request. 1. Certificates of Release: Obtain and submit releases from authorities having jurisdiction permitting Owner unrestricted use of the
- Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases. 2. Submit closeout submittals specified in other Division 01 Sections, including project record documents, operation and maintenance manuals, final completion construction photographic documentation, damage or settlement surveys, property surveys, and similar final record information.
- 3. Submit closeout submittals specified in individual Sections, including specific warranties, workmanship bonds, maintenance service agreements, final certifications, and similar documents. 4. Submit maintenance material submittals specified in individual Sections, including tools, spare parts, extra materials, and similar
- items, and deliver to location designated by Architect and / or Engineer. Label with manufacturer's name and model number where applicable. 5. Submit test/adjust/balance records.
- 6. Submit changeover information related to Owner's occupancy, use, operation, and maintenance. C. Procedures Prior to Substantial Completion: Complete the following a minimum of **10** days prior to requesting inspection for determining date of Substantial Completion. List items below that are incomplete at time of request. 1. Advise Owner of pending insurance changeover requirements.
- 2. Make final changeover of permanent locks and deliver keys to Owner. Advise Owner's personnel of changeover in security
- 3. Complete startup and testing of systems and equipment.
- 4. Perform preventive maintenance on equipment used prior to Substantial Completion. 5. Instruct Owner's personnel in operation, adjustment, and maintenance of products, equipment, and systems.
- 6. Advise Owner of changeover in heat and other utilities. 7. Participate with Owner in conducting inspection and walkthrough with local emergency responders.
- 8. Terminate and remove temporary facilities from Project site, along with mockups, construction tools, and similar elements. 9. Complete final cleaning requirements, including touchup painting. 10. Touch up and otherwise repair and restore marred exposed finishes to eliminate visual defects.
- 1.7 FINAL COMPLETION PROCEDURES
- A. Submittals Prior to Final Completion: Before requesting final inspection for determining final completion, complete the following: 1. Submit a final Application for Payment according to Section 012900 "Payment Procedures. 2. Certified List of Incomplete Items: Submit certified copy of Architect's Substantial Completion inspection list of items to be
- completed or corrected (punch list), endorsed and dated by Architect. Certified copy of the list shall state that each item has been completed or otherwise resolved for acceptance. 3. Certificate of Insurance: Submit evidence of final, continuing insurance coverage complying with insurance requirements.
- 1.8 LIST OF INCOMPLETE ITEMS (PUNCH LIST) A. Organization of List: Include name and identification of each space and area affected by construction operations for incomplete items
- and items needing correction including, if necessary, areas disturbed by Contractor that are outside the limits of construction. 1. Organize items applying to each space by major element, including categories for ceiling, individual walls, floors, equipment, and building systems. Include the following information at the top of each page:
- a. Project name. b. Date. c. Name of Architect
- d. Name of Contractor.
- e. Page number. 2. Submit list of incomplete items in the following format. PDF electronic file. Architect, will return annotated file.
- 1.9 SUBMITTAL OF PROJECT WARRANTIES A. Time of Submittal: Submit written warranties on request of Architect for designated portions of the Work where commencement of
- warranties other than date of Substantial Completion is indicated, or when delay in submittal of warranties might limit Owner's rights
- B. Organize warranty documents into an orderly sequence based on the table of contents of Project Manual. Provide additional copies of each warranty to include in operation and maintenance manuals.

PART 2 - PRODUCTS 2.1 MATERIALS

A. 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

- A. General: Perform final cleaning. Conduct cleaning and waste-removal operations to comply with local laws and ordinances and Federal and local environmental and antipollution regulations. Employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit to condition expected in an average commercial building cleaning and maintenance program. Comply with
- manufacturer's written instructions. 3.2 REPAIR OF THE WORK A. Complete repair and restoration operations before requesting inspection for determination of Substantial Completion.
- B. Repair or remove and replace defective construction. Repairing includes replacing defective parts, refinishing damaged surfaces, touching up with matching materials, and properly adjusting operating equipment. Where damaged or worn items cannot be repaired or restored, provide replacements. Remove and replace operating components that cannot be repaired. Restore damaged construction
- and permanent facilities used during construction to specified condition. 1. Remove and replace chipped, scratched, and broken glass, reflective surfaces, and other damaged transparent materials. 2. Touch up and otherwise repair and restore marred or exposed finishes and surfaces. Replace finishes and surfaces that that already show evidence of repair or restoration.
- a. Do not paint over "UL" and other required labels and identification, including mechanical and electrical nameplates. Remove paint applied to required labels and identification. 3. Replace parts subject to operating conditions during construction that may impede operation or reduce longevity.
- 4. Replace burned-out bulbs, bulbs noticeably dimmed by hours of use, and defective and noisy starters in fluorescent and mercury vapor fixtures to comply with requirements for new fixtures.

024119 - SELECTIVE DEMOLITION

PART 1 - GENERAL

- 1.1 RELATED DOCUMENTS A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.
- 1.2 SUMMARY A. Section Includes:
- 1. Demolition and removal of selected portions of building or structure. 2. Demolition and removal of selected site elements. 3. Salvage of existing items to be reused or recycled.
- 1.3 DEFINITIONS A. Remove: Detach items from existing construction and legally dispose of them off-site unless indicated to be removed and salvaged or
- B. Remove and Salvage: Carefully detach from existing construction, in a manner to prevent damage, and deliver to Owner ready for reuse. C. Remove and Reinstall: Detach items from existing construction, prepare for reuse, and reinstall where indicated. D. Existing to Remain: Existing items of construction that are not to be permanently removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled.
- 1.4 QUALITY ASSURANCE A. Refrigerant Recovery Technician Qualifications: Certified by an EPA-approved certification program.
- 1.5 FIELD CONDITIONS A. Owner may occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted.
- 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. D. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition
- 1. Maintain fire-protection facilities in service during selective demolition operations.

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/ASSE A10.6 and NFPA 241.

PART 3 - EXECUTION

- 3.1 EXAMINATION
- A. Verify that utilities have been disconnected and capped before starting selective demolition operations. B. Review record documents of existing construction provided by Owner. Owner does not guarantee that existing conditions are same as
- those indicated in record documents. C. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.

024119 - SELECTIVE DEMOLITION, CONT.

- D. When unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Promptly submit a written report to Architect.
- 3.2 UTILITY SERVICES AND MECHANICAL /FI FCTRICAL SYSTEMS A. Existing Services/Systems to Remain: Maintain services/systems indicated to remain and protect them against damage.
- B. Existing Services/Systems to Be Removed, Relocated, or Abandoned: Locate, identify, disconnect, and seal or cap off indicated utility services and mechanical/electrical systems serving areas to be selectively demolished.
- 1. Arrange to shut off indicated utilities with utility companies. 2. If services/systems are required to be removed, relocated, or abandoned, provide temporary services/systems that bypass area of
- selective demolition and that maintain continuity of services/systems to other parts of building. 3. Disconnect, demolish, and remove fire-suppression systems, plumbing, and HVAC systems, equipment, and components indicated
- 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. Piping to Be Abandoned in Place: Drain piping and cap or plug piping with same or compatible piping material. c. Equipment to Be Removed: Disconnect and cap services and remove equipment. d. Equipment to Be Removed and Reinstalled: Disconnect and cap services and remove, clean, and store equipment; when
- appropriate, reinstall, reconnect, and make equipment operational. e. Equipment to Be Removed and Salvaged: Disconnect and cap services and remove equipment and deliver to Owner. f. Ducts to Be Removed: Remove portion of ducts indicated to be removed and plug remaining ducts with same or compatible
- g. Ducts to Be Abandoned in Place: Cap or plug ducts with same or compatible ductwork material.
- C. Refrigerant: Remove refrigerant from mechanical equipment to be selectively demolished according to 40 CFR 82 and regulations of authorities having jurisdiction. 3.3 PREPARATION A. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference
- with roads, streets, walks, walkways, and other adjacent occupied and used facilities, B. Temporary Facilities: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain. 1. Provide temporary weather protection, during interval between selective demolition of existing construction on exterior surfaces and
- 2. Protect walls, ceilings, floors, and other existing finish work that are to remain or that are exposed during selective demolition 3. Cover and protect furniture, furnishings, and equipment that have not been removed.

new construction, to prevent water leakage and damage to structure and interior areas.

3.4 CLEANING A. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.

035420 - CEMENT BASED UNDERLAYMENT

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 complete cement-based, polymer-modified, self-leveling underlayment for interior finish flooring over concrete fill / metal decking composite floor deck.
- 1.3 SUBMITTALS
- B. Shop Drawings: Plans indicating substrates, locations, and average depths of cement-based underlayment based on survey of substrate conditions.
- 1.4 QUALITY ASSURANCE
- A. Installer Qualifications: An experienced installer (applicator) who is acceptable to manufacturer, who has completed cement-based underlayment applications similar in material and extent to that required for this Project, and whose work has resulted in construction with a record of successful in-service performance. 1.5 DELIVERY, STORAGE, AND HANDLING
- A. Deliver materials in original packages and containers, with seals unbroken, bearing manufacturer's labels indicating brand name and directions for storage, mixing with other components, and application. B. Store materials to comply with manufacturer's written instructions to prevent deterioration from moisture or other detrimental effects.
- 1.6 PROJECT CONDITIONS A. Environmental Limitations: Comply with manufacturer's written recommendations for substrate temperature and moisture content, ambient temperature and humidity, ventilation, and other conditions affecting underlayment performance.
- B. Close areas to traffic during underlayment application and for time period after application recommended in writing by manufacturer. 1.7 COORDINATION A. Coordinate cement-based underlayment with requirements of finish flooring products, including adhesives, specified in Division 9

1. Before installing surface sealers recommended by underlayment manufacturer, if any, verify compatibility with finish flooring

PART 2 - PRODUCTS

installation adhesives.

- 2.1 MANUFACTURERS A. Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not
- limited to, the following:
- 1. K-15 Self-Leveling Underlayment Concrete; Ardex, Inc. 2. 300 Premium Underlayment; Burke Group, LLC (The).
- 3. Conflow; Conspec Marketing and Manufacturing Co., Inc.
- 4. Selby Self-Leveling Underlayment; Harris Specialty Chemicals, Inc. 5. Thoro Underlayment, Self-Leveling; Harris Specialty Chemicals, Inc.
- 6. Levelex Underlayment; L&M Construction Chemicals, Inc.
- 7. Ultra/Plan MB; Mapei Corporation. PRODUCTS AND MATERIALS A. Underlayment: Cement-based, polymer-modified, self-leveling product that can be applied in uniform thicknesses from 1/8 inch
- and that can be feathered at edges to match adjacent floor elevations. 1. Cement Binder: ASTM C 150, portland cement, or hydraulic or blended hydraulic cement as defined by ASTM C 219. 2. Compressive Strength: Not less than 4100 psi at 28 days when tested according to ASTM C 109/C 109M. 3. Underlayment Additive: Resilient-emulsion product of underlayment manufacturer formulated for use with underlayment when
- applied to substrate and conditions indicated. B. Aggregate: Well-graded, washed gravel, 1/8 to 1/4 inch, or coarse sand as recommended by underlayment manufacturer. 1. Provide aggregate when recommended in writing by underlayment manufacturer for underlayment thickness required.
- C. Water: Potable and at a temperature of not more than 70 deg F. D. Reinforcement: For underlayment applied to wood substrates, provide galvanized metal lath or other corrosion-resistant reinforcement recommended in writing by underlayment manufacturer.

E. Primer: Product of underlayment manufacturer recommended in writing for substrate, conditions, and application indicated. PART 3 - EXECUTION

3.4 FIELD QUALITY CONTROL

3.1 EXAMINATION

- A. Examine substrates, with Installer present, for conditions affecting performance of underlayment including substrate moisture content. Begin underlayment application only after unsatisfactory conditions have been corrected. 3.2 PREPARATION
- A. General: Prepare and clean substrate according to manufacturer's written instructions for substrate indicated. Provide clean, dry, neutral-pH substrate for underlayment application. 1. Treat nonmoving substrate cracks to prevent cracks from telegraphing (reflecting) through underlayment according to
- manufacturer's written recommendations. 2. Fill substrate voids to prevent underlayment from leaking. B. Concrete Substrates: Mechanically remove laitance, glaze, efflorescence, curing compounds, form-release agents, dust, dirt, grease, oil, and other contaminants that might impair underlayment bond according to manufacturer's written instructions. C. Adhesion Tests: After substrate preparation, test substrate for adhesion with underlayment according to manufacturer's written
- 3.3 APPLICATION A. General: Mix and apply underlayment components according to manufacturer's written instructions. 1. Coordinate application of components to provide optimum underlayment-to-substrate and intercoat adhesion.
- B. Apply primer over prepared substrate at manufacturer's recommended spreading rate. C. Apply underlayment to produce uniform, level surface.
- 1. Apply a final layer without aggregate if required to produce smooth surface. 2. Feather edges to match adjacent floor elevations. D. Cure underlayment according to manufacturer's written instructions. Prevent contamination during application and curing
- E. Do not install finish flooring over underlayment until after time period recommended by underlayment manufacturer. F. Remove and replace underlayment areas that evidence lack of bond with substrate, including areas that emit a "hollow" sound when

A. Slump Test: If slump testing is recommended in writing by manufacturer, test underlayment for slump as it is placed for compliance

2. At substrate expansion, isolation, and other moving joints, allow joint of same width to continue through underlayment.

with manufacturer's written recommendations. B. Field Samples: Take at least three molded-cube samples from each underlayment batch. Test samples according to ASTM C 109/C 109M for compliance with compressive-strength requirements. When requested, provide test results to Architect.

A. Protect underlayment from concentrated and rolling loads for remainder of construction period.

042000 - UNIT MASONRY

- PART 1 GENERAL 1.1 RELATED DOCUMENTS
 - A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.
 - 1.2 SUMMARY
- A. Section Includes: 1. Concrete masonry units.
- 2. Mortar and grout.
- 3. Steel reinforcing bars.
- 1.3 ACTION SUBMITTALS A. Product Data: For each type of product.
- B. Shop Drawings: For the following:
- 1. Masonry Units: Show sizes, profiles, coursing, and locations of special shapes. 2. Mix Designs: For each type of mortar and grout
- 1.4 QUALITY ASSURANCE A. Testing Agency Qualifications: Qualified according to ASTM C 1093 for testing indicated.
- 1.5 DELIVERY, STORAGE, AND HANDLING A. Store masonry units on elevated platforms in a dry location. If units are not stored in an enclosed location, cover tops and sides of
- stacks with waterproof sheeting, securely tied. If units become wet, do not install until they are dry. B. Store cementitious materials on elevated platforms, under cover, and in a dry location. Do not use cementitious materials that have become damp.

PART 2 - PRODUCTS

- 2.1 MANUFACTURERS A. Source Limitations for Masonry Units and Mortar Materials: Obtain exposed masonry units of a uniform texture and color, or a uniform blend within the ranges accepted for these characteristics, from single source from single manufacturer for each product required. 2.2 UNIT MASONRY, GENERAL
- A. Masonry Standard: Comply with TMS 602/ACI 530.1/ASCE 6, except as modified by requirements in the Contract Documents. 2.3 CONCRETE MASONRY UNITS
- A. CMUs: ASTM C 90.
- 2.4 MORTAR AND GROUT MATERIALS A. Portland Cement: ASTM C 150/C 150M, Type I or II, except Type III may be used for cold-weather construction. Provide natural color or white cement as required to produce mortar color indicated.
- B. Hydrated Lime: ASTM C 207, Type S.
- C. Portland Cement-Lime Mix: Packaged blend of portland cement and hydrated lime containing no other ingredients.
- D. Masonry Cement: ASTM C 91/C 91M, Mortar Cement: ASTM C 1329/C 1329M. E. Aggregate for Grout: ASTM C 404. F. Water: Potable.
- A. Uncoated-Steel Reinforcing Bars: ASTM A 615/A 615M or ASTM A 996/A 996M, Grade 60 2.6 TIES AND ANCHORS A. General: Ties and anchors shall extend at least 1-1/2 inches (38 mm) into veneer but with at least a 5/8-inch (16-mm) cover on
- 2.7 MORTAR AND GROUT MIXES A. General: Do not use admixtures, including pigments, air-entraining agents, accelerators, retarders, water-repellent agents, antifreeze compounds, or other admixtures unless otherwise indicated.
- 1. Do not use calcium chloride in mortar or grout. B. Grout for Unit Masonry: Comply with ASTM C 476.

specified requirements shall be done at Contractor's expense.

PART 3 - EXECUTION

2.5 REINFORCEMENT

outside face.

- 3.1 EXAMINATION A. Examine conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.
- B. Before installation, examine rough-in and built-in construction for piping systems to verify actual locations of piping connections. Proceed with installation only after unsatisfactory conditions have been corrected. 3.2 INSTALLATION, GENERAL
- widths of masonry units, using units of widths indicated. B. Leave openings for equipment to be installed before completing masonry. After installing equipment, complete masonry to match construction immediately adjacent to opening.

A. Thickness: Build cavity and composite walls and other masonry construction to full thickness shown. Build single-wythe walls to actual

C. Use full-size units without cutting if possible. If cutting is required to provide a continuous pattern or to fit adjoining construction, cut

units with motor-driven saws; provide clean, sharp, unchipped edges. Allow units to dry before laying unless wetting of units is

- specified. Install cut units with cut surfaces and, where possible, cut edges concealed. D. Select and arrange units for exposed unit masonry to produce a uniform blend of colors and textures. Mix units from several pallets or cubes as they are placed.
- 3.3 FIELD QUALITY CONTROL A. Testing and Inspecting: Owner will engage special inspectors to perform tests and inspections and prepare reports. Allow inspectors access to scaffolding and work areas as needed to perform tests and inspections. Retesting of materials that fail to comply with
- B. Concrete Masonry Unit Test: For each type of unit provided, according to ASTM C 140 for compressive strength. C. Mortar Aggregate Ratio Test (Proportion Specification): For each mix provided, according to ASTM C 780. D. Mortar Test (Property Specification): For each mix provided, according to ASTM C 780. "Grout Test (Compressive Strength)" Grout Test
- (Compressive Strength): For each mix provided, according to ASTM C 1019. 3.4 REPAIRING, POINTING, AND CLEANING A. Remove and replace masonry units that are loose, chipped, broken, stained, or otherwise damaged or that do not match adjoining
- units. Install new units to match adjoining units; install in fresh mortar, pointed to eliminate evidence of replacement. B. Pointing: During the tooling of joints, enlarge voids and holes, except weep holes, and completely fill with mortar. Point up joints, including corners, openings, and adjacent construction, to provide a neat, uniform appearance. Prepare joints for sealant application,
- C. In-Progress Cleaning: Clean unit masonry as work progresses by dry brushing to remove mortar fins and smears before tooling joints. D. Final Cleaning: After mortar is thoroughly set and cured, clean exposed masonry as follows:
- 2. Test cleaning methods on sample wall panel; leave one-half of panel uncleaned for comparison purposes. Obtain Architect's approval of sample cleaning before proceeding with cleaning of masonry. 3. Protect adjacent stone and nonmasonry surfaces from contact with cleaner by covering them with liquid strippable masking agent or
- polyethylene film and waterproof masking tape. 4. Wet wall surfaces with water before applying cleaners; remove cleaners promptly by rinsing surfaces thoroughly with clear water.

6. Clean masonry with a proprietary acidic cleaner applied according to manufacturer's written instructions.

5. Clean concrete masonry by applicable cleaning methods indicated in NCMA TEK 8-4A.

7. Clean stone trim to comply with stone supplier's written instructions.

1. Remove large mortar particles by hand with wooden paddles and nonmetallic scrape hoes or chisels.



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ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT, AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

SPECIFICATIONS

SPACES.

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I CERTIFY THAT THIS PLAN SPECIFICATION. OR REPORT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF TEXAS.



051213 - ARCHITECTURAL EXPOSED STRUCTURAL STEEL

PART 1 - GENERAL

.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes architecturally exposed structural-steel (AESS). 1. Interior stairs with exposed, custom structural steel framing and componentry including steel surfaces that are to be painted and remain

unpainted as indicated. 2. Interior window wall with exposed, structural steel components including but not limited to system's vertical mullions, head and sill members, door frames and work necessary for a complete assembly. Work includes steel surfaces that are to be painted and remain unpainted as indicated. B. Related Requirements:

1. Section 055000 "Metal Fabrications" for miscellaneous steel fabrications, other metal items not defined as structural steel. 2. Section 099123 "Interior Painting" and Section 099600 "High-Performance Coatings" for surface preparation and priming requirements.

1.3 DEFINITIONS

A. AESS: Structural steel designated as "architecturally exposed structural steel" or "AESS" in the Contract Documents. B. Category 1 AESS: AESS that is within 96 inches (2400 mm) vertically and 36 inches (900 mm) horizontally of a walking surface and that is visible to a person standing on that walking surface or is designated as "Category 1 architecturally exposed structural steel" or "AESS-1" in the Contract Documents.

1.4 COORDINATION

A. Coordinate selection of shop primers with topcoats to be applied over them. Comply with paint and coating manufacturers' written recommendations to ensure that shop primers and topcoats are compatible with one another. .5 PREINSTALLATION MEETINGS

A. Pre-installation Conference: Conduct conference at Project site.

1.6 ACTION SUBMITTALS A. Shop Drawings: Show fabrication of AESS components.

1. Include details of cuts, connections, splices, camber, holes, and other pertinent data.

2. Include embedment Drawings. 3. Indicate welds by standard AWS symbols, distinguishing between shop and field welds, and show size, length, and type of each weld. Show backing bars that are to be removed and supplemental fillet welds where backing bars are to remain. Indicate grinding,

finish, and profile of welds. 4. Indicate type, size, and length of bolts, distinguishing between shop and field bolts.

5. Indicate exposed surfaces and edges and surface preparation being used. B. Samples: Submit Samples of AESS to set quality standards for exposed welds.

1. Steel plate, 3/8 by 8 by 8 inches (9.5 by 200 by 200 mm), with one end of a short length of rectangular steel tube, 4 by 6 by 3/8 inches (100 by 150 by 9.5 mm), welded to plate with a continuous fillet weld and with weld ground smooth and blended. 2. Round steel tube or pipe, with end of another round steel tube or pipe, welded to its side with a continuous fillet weld and with weld ground smooth and blended. INFORMATIONAL SUBMITTALS

A. Paint Compatibility Certificates: From manufacturers of topcoats applied over shop primers, certifying that shop primers are compatible

with topcoats. 1.8 DELIVERY, STORAGE, AND HANDLING

A. Use special care in handling to prevent twisting, warping, nicking, and other damage. Store materials to permit easy access for inspection and identification. Keep steel members off ground and spaced by using pallets, dunnage, or other supports and spacers. Protect steel members and packaged materials from corrosion and deterioration.

1. Do not store materials on structure in a manner that might cause distortion, damage, or overload to members or supporting structures. Repair or replace damaged materials or structures as directed. 1.9 FIELD CONDITIONS

A. Field Measurements: Where AESS is indicated to fit against other construction, verify actual dimensions by field measurements before fabrication.

PART 2 - PRODUCTS

A. Filler: Polyester filler intended for use in repairing dents in automobile bodies.

A. Primer: Fabricator's standard lead- and chromate-free, nonasphaltic, rust-inhibiting primer complying with MPI#79 and compatible

2.3 HIGH-PERFORMANCE COATINGS, GENERAL

A. MPI Standards: Products shall comply with MPI standards indicated and shall be listed in its "MPI Approved Products Lists." B. Material Compatibility:

1. Materials for use within each paint system shall 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, products shall be recommended in writing by topcoat manufacturers for use in paint system and on

3. Products shall be of same manufacturer for each coat in a coating system. C. Colors: As selected by Architect from manufacturer's full range.

2.4 FABRICATION

A. Shop fabricate and assemble AESS to the maximum extent possible. Locate field joints at concealed locations if possible. Detail assemblies to minimize handling and to expedite erection.

B. In addition to special care used to handle and fabricate AESS, comply with the following: 1. Fabricate with exposed surfaces smooth, square, and free of surface blemishes including pitting, rust, scale, and roughness. 2. Grind sheared, punched, and flame-cut edges of Category 1 AESS to remove burrs and provide smooth surfaces and edges.

3. Fabricate Category 1 AESS with exposed surfaces free of mill marks, including rolled trade names and stamped or raised 4. Fabricate Category 1 AESS with exposed surfaces free of seams to maximum extent possible.

5. Remove blemishes by filling or grinding or by welding and grinding, before cleaning, treating, and shop priming. 6. Fabricate with piece marks fully hidden in the completed structure or made with media that permits full removal after erection. 7. Fabricate Category 1 AESS to the tolerances specified in AISC 303 for steel that is designated AESS.

8. Seal-weld open ends of hollow structural sections with 3/8-inch (9.5-mm) closure plates for Category 1 AESS. C. Curved Members: Fabricate indicated members to curved shape by rolling to final shape in fabrication shop. 1. Distortion of webs, stems, outstanding flanges, and legs of angles shall not be visible from a distance of 20 feet (6 m) under any

lighting conditions. 2. Tolerances for walls of hollow steel sections after rolling shall be approximately 1/2 inch (13 mm).

D. Coping, Blocking, and Joint Gaps: Maintain uniform gaps of 1/8 inch (3.2 mm) with a tolerance of 1/32 inch (0.8 mm) for Category

E. Cleaning Corrosion-Resisting Structural Steel: Clean and prepare steel surfaces that are to remain unpainted according to SSPC-SP 6/NACE No. 3, "Commercial Blast Cleaning."

F. Holes: Provide holes required for securing other work to structural steel and for other work to pass through steel members. 1. Cut, drill, or punch holes perpendicular to steel surfaces. Do not thermally cut bolt holes or enlarge holes by burning. 2. Baseplate Holes: Cut, drill, mechanically thermal cut, or punch holes perpendicular to steel surfaces. 3. Weld threaded nuts to framing and other specialty items indicated to receive other work.

2.5 SHOP CONNECTIONS

A. Weld Connections: Comply with AWS D1.1/D1.1M for tolerances, appearances, welding procedure specifications, weld quality, and methods used in correcting welding work, and comply with the following: 1. Assemble and weld built-up sections by methods that will maintain true alignment of axes without exceeding specified

2. Use weld sizes, fabrication sequence, and equipment for AESS that limit distortions to allowable tolerances.

3. Provide continuous welds of uniform size and profile where **Category 1** AESS is welded. 4. Grind butt and groove welds flush to adjacent surfaces within tolerance of plus 1/16 inch, minus zero inch (plus 1.5 mm, minus zero mm) for **Category 1** AESS.

5. At locations where welding on the far side of an exposed connection of **Category 1** AESS occurs, grind distortions and marking of the steel to a smooth profile aligned with adjacent material.

6. Make fillet welds for **Category 1** AESS oversize and grind to uniform profile with smooth face and transition. 2.6 SHOP PRIMING

A. Shop prime steel surfaces except the following: 1. Surfaces to be field welded.

2. Surfaces to be high-strength bolted with slip-critical connections.

B. Surface Preparation: Clean surfaces to be painted. Remove loose rust and mill scale and spatter, slag, or flux deposits. Prepare surfaces according to the following specifications and standards:

C. Priming: Immediately after surface preparation, apply primer according to manufacturer's written instructions and at rate recommended by SSPC to provide a minimum dry film thickness of 1.5 mils (0.038 mm). Use priming methods that result in full coverage of joints, corners, edges, and exposed surfaces.

PART 3 - EXECUTION 3.1 INSTALLATION. GENERAL

A. Cutting, Fitting, and Placement: Perform cutting, drilling, and fitting required for installing metal fabrications. Set metal fabrications accurately in location, alignment, and elevation; with edges and surfaces level, plumb, true, and free of rack; and measured from established lines and levels.

B. Fit exposed connections accurately together to form hairline joints. Weld connections that are not to be left as exposed joints but cannot be shop welded because of shipping size limitations.

C. Fastening to In-Place Construction: Provide anchorage devices and fasteners where metal fabrications are required to be fastened to in-place construction. Provide threaded fasteners for use with concrete and masonry inserts, toggle bolts, through bolts, and other

D. Corrosion Protection: Coat concealed surfaces of aluminum that come into contact with grout, concrete, masonry, wood, or dissimilar metals with the following:

3.2 PREPARATION

3.3 APPLICATION

A. Apply high-performance coatings according to manufacturer's written instructions and recommendations in "MPI Architectural Painting" Specification Manual."

1. Use applicators and techniques suited for coating and substrate indicated. 2. Coat surfaces behind movable equipment and furniture same as similar exposed surfaces. Before final installation, coat surfaces

behind permanently fixed equipment or furniture with prime coat only. 3. Coat backsides of access panels, removable or hinged covers, and similar hinged items to match exposed surfaces.

051213 - ARCHITECTURAL EXPOSED STRUCTURAL STEEL, CONT.

4. Do not apply coatings over labels of independent testing agencies or equipment name, identification, performance rating, or

B. If undercoats or other conditions show through final coat, apply additional coats until cured film has a uniform coating finish, color, and

C. Apply coatings to produce surface films without cloudiness, spotting, holidays, laps, brush marks, runs, sags, ropiness, or other surface imperfections. Produce sharp glass lines and color breaks.

D. Steel Substrates: 1. Epoxy over Self-Priming Epoxy System MPI EXT 5.1S: a. Prime Coat: Epoxy, high build, self-priming, MPI #120.

3. Fill weld access holes in Category 1 AESS and grind smooth.

b. Intermediate Coat: Epoxy, matching topcoat. c. Topcoat: Epoxy with specified sheen.

A. Set AESS accurately in locations and to elevations indicated and according to AISC 303 and AISC 360. 1. Erect Category 1 AESS to the tolerances specified in AISC 303 for steel that is designated AESS.

3.5 FIELD CONNECTIONS A. Weld Connections: Comply with requirements in "Weld Connections" Paragraph in "Shop Connections" Article.

1. Remove backing bars or runoff tabs; back-gouge and grind steel smooth for Category 1 AESS. 2. Remove erection bolts in Category 1 AESS, fill holes, and grind smooth.

3.6 FIELD QUALITY CONTROL

A. Architect will observe AESS in place to determine acceptability relating to aesthetic effect

3.7 REPAIRS AND PROTECTION

3.4 ERECTION

A. Remove welded tabs that were used for attaching temporary bracing and safety cabling and that are exposed to view in the completed

B. Touchup Painting: Immediately after erection, clean field welds, bolted connections, and abraded areas of shop paint, and paint exposed areas with the same material as used for shop painting to comply with SSPC-PA 1 for touching up shop-painted surfaces. 1. Clean and prepare surfaces by SSPC-SP 2 hand-tool cleaning or SSPC-SP 3 power-tool cleaning.

062023 - INTERIOR FINISH CARPENTRY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification

Sections, apply to this Section. 1.2 SUMMARY A. Section Includes:

1. Interior trim, including non-fire-rated interior door and sidelight frames.

2. Fire-rated interior door and sidelight frames. 3. Interior plywood

4. Shelving.

5. Interior railings. 1.3 ACTION SUBMITTALS

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

1. Include data for fire-retardant treatment from chemical-treatment manufacturer and certification by treating plant that treated materials comply with requirements. 1.4 DELIVERY, STORAGE, AND HANDLING

A. Stack plywood flat with spacers between each bundle to provide air circulation. Protect materials from weather by covering with waterproof sheeting, securely anchored. Provide for air circulation around stacks and under coverings. Deliver interior finish carpentry materials only when environmental conditions meet requirements specified for installation areas. If interior finish carpentry materials must be stored in other than installation areas, store only where environmental conditions meet requirements specified for installation

1.5 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. Factory mark each piece of lumber with grade stamp of inspection agency indicating grade, species, moisture content at time of surfacing, and mill. MDF: ANSI A208.2, Grade 130, made with binder containing no urea-formaldehyde resin. Particleboard: ANSI A208.1, Grade M-2, made with binder containing no urea-formaldehyde resin. 2.2 FIRE-RETARDANT-TREATED MATERIALS

A. General: For applications indicated, use materials complying with requirements in this article that are acceptable to authorities having jurisdiction, and comply with testing requirements; testing 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

according to ASTM E 84, 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 (3.2 m) beyond the centerline of the burners at any time during the test. 1. Kiln dry lumber and plywood after treatment to a maximum moisture content of 19 and 15 percent respectively. C. Identify fire-retardant-treated wood with appropriate classification marking of testing and inspecting agency acceptable to authorities

having jurisdiction. 2.3 FIRE-RATED INTERIOR DOOR AND SIDELIGHT FRAMES

A. Frames, complete with casings, fabricated from fire-retardant particleboard, or from solid fire-retardant-treated wood. Frames shall comply with NFPA 80 and be listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, based on testing according to NFPA 252.

2.4 SHELVING A. Shelf Brackets with Rod Support: BHMA A156.16, B04051; prime-painted formed steel. Shelf Brackets without Rod Support: BHMA A156.16, B04041; prime-painted formed steel. Standards for Adjustable Shelf Brackets: BHMA A156.9, B04102; zinc-plated steel. Adjustable Shelf Brackets: BHMA A156.9, B04112; zinc-plated steel. Standards for Adjustable Shelf Supports: BHMA A156.9, B04071; zinc-plated steel. Adjustable Shelf Supports: BHMA A156.9, B04081 or B04091; zinc-plated steel. Clothes Rods: 1-5/16inch- (33-mm-) diameter, chrome-plated-steel tubes.

2.5 RAILINGS A. Interior Railings: Clear, kiln-dried red oak or similar of pattern indicated, either solid or laminated. B. Balusters: Clear, kiln-dried, red oak, or similar turned balusters of pattern and size indicated.

C. Newel Posts: Clear, kiln-dried, red oak or similar turned newel posts of pattern and size indicated. PART 3 - EXECUTION

3.1 EXAMINATION

3.7 CLEANING

A. Examine substrates, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance. Examine finish carpentry materials before installation. Reject materials that are wet, moisture damaged, and mold damaged. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION A. Clean substrates of projections and substances detrimental to application. Before installing interior finish carpentry, condition materials to average prevailing humidity in installation areas for a minimum of 24 hours unless longer conditioning is recommended by

3.3 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. Use concealed shims where necessary for 1. Scribe and cut interior finish carpentry to fit adjoining work. Refinish and seal cuts as recommended by manufacturer. 2. Install to tolerance of 1/8 inch in 96 inches (3 mm in 2438 mm) for level and plumb. Install adjoining interior finish carpentry with 1/32-inch (0.8-mm) maximum offset for flush installation and 1/16-inch (1.5-mm) maximum offset for reveal installation.

3.4 SHELVING AND CLOTHES ROD INSTALLATION A. Cut shelf cleats at ends of shelves about 1/2 inch (13 mm) less than width of shelves and sand exposed ends smooth. B. Install shelf cleats by fastening to framing or backing with finish nails or trim screws, set below face and filled. Space fasteners not more than 16 inches (400 mm) o.c. Use 2 fasteners at each framing member or fastener location for cleats 4 inches nominal (89 mm actual) in width and wider.

C. Install shelf brackets according to manufacturer's written instructions, spaced not more than 32 inches (800 mm) o.c. Fasten to framing members, blocking, or metal backing, or use toggle bolts or hollow wall anchors. D. 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 (300 mm) o.c.

mm) o.c. and within 6 inches (150 mm) of end of shelves. Fasten to framing members, blocking, or metal backing, or use toggle bolts or hollow wall anchors. 3.5 RAILING INSTALLATION A. Railings: Secure wall rails with metal brackets. Fasten freestanding railings to newel posts and to trim at walls with countersunk-head

E. Install standards for adjustable shelf brackets according to manufacturer's written instructions, spaced not more than 36 inches (900

wood screws or rail bolts, and glue. Assemble railings at goosenecks, easements, and splices with rail bolts and glue. 3.6 ADJUSTING A. Replace interior finish carpentry that is damaged or does not comply with requirements. Interior finish carpentry may be repaired or refinished if work complies with requirements and shows no evidence of repair or refinishing. Adjust joinery for uniform appearance.

A. Clean interior finish carpentry on exposed and semiexposed surfaces. Restore damaged or soiled areas and touch up factory-applied finishes, if any. 3.8 PROTECTION

A. Protect installed products from damage from weather and other causes during construction.

B. Remove and replace finish carpentry materials that are wet, moisture damaged, and mold damaged.

079200 - JOINT SEALANTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY A. Section Includes:

1. Exterior joints in the following vertical surfaces and horizontal nontraffic surfaces: a. Joints between different materials listed above. b. Perimeter joints between materials listed above and frames of doors, windows.

c. Other joints as indicated.

2. Interior joints in the following vertical surfaces and horizontal nontraffic surfaces: a. Control and expansion joints on exposed interior surfaces of exterior walls.

c. Tile control and expansion joints. d. Vertical joints on exposed surfaces of partitions.

b. Perimeter joints of exterior openings where indicated.

e. Perimeter joints between interior wall surfaces and frames of interior doors and windows. f. Joints between plumbing fixtures and adjoining walls, floors, and counters. g. Tile control joints.

h. Joints in stone paving i. Joints between different materials listed above. i. Other joints as indicated.

k. Existing base building concealed non-compliant as built field conditions 3. Interior joints in the following horizontal traffic surfaces: a. Control and expansion joints in stone flooring.

b. Control and expansion joints in tile flooring. c. Other joints as indicated. 4. Silicone joint sealants.

1.3 ACTION SUBMITTALS A. Product Data: For each joint-sealant product.

5. Nonstaining silicone joint sealants.

6. Butyl joint sealants

1.4 FIELD CONDITIONS A. Do not proceed with installation of joint sealants under the following conditions: When ambient and substrate temperature conditions are outside limits permitted by joint-sealant manufacturer or are below 40 deg F (5 deg C). When joint substrates are wet. Where joint widths are less than those allowed by joint-sealant manufacturer for applications indicated. Where contaminants capable of interfering with adhesion have not yet been removed from joint substrates.

1.5 WARRANTY A. Special Installer's Warranty: Installer agrees to repair or replace joint sealants that do not comply with performance and other requirements specified in this Section within specified warranty period. Warranty Period: **Two** years from date of Substantial Completion.

PART 2 - PRODUCTS

2.3 MISCELLANEOUS MATERIALS

2.1 JOINT SEALANTS, GENERAL A. Compatibility: Provide joint sealants, backings, and other related materials that are compatible with one another and with joint substrates under conditions of service and application, as demonstrated by joint-sealant manufacturer, based on testing and field

B. Colors of Exposed Joint Sealants: As selected by Architect from manufacturer's full range. 2.2 JOINT-SEALANT BACKING A. Sealant Backing Material, General: Nonstaining; compatible with joint substrates, sealants, primers, and other joint fillers; and

approved for applications indicated by sealant manufacturer based on field experience and laboratory testing.

B. Cylindrical Sealant Backings: ASTM C 1330, Type C (closed-cell material with a surface skin), and of size and density to control sealant depth and otherwise contribute to producing optimum sealant performance. C. Bond-Breaker Tape: Polyethylene tape or other plastic tape recommended by sealant manufacturer for preventing sealant from adhering to rigid, inflexible joint-filler materials or joint surfaces at back of joint. Provide self-adhesive tape where applicable.

A. Primer: Material recommended by joint-sealant manufacturer where required for adhesion of sealant to joint substrates indicated, as determined from preconstruction joint-sealant-substrate tests and field tests. B. Cleaners for Nonporous Surfaces: Chemical cleaners acceptable to manufacturers of sealants and sealant backing materials, free of oily residues or other substances capable of staining or harming joint substrates and adjacent nonporous surfaces in any way, and

formulated to promote optimum adhesion of sealants to joint substrates. C. Masking Tape: Nonstaining, nonabsorbent material compatible with joint sealants and surfaces adjacent to joints.

PART 3 - EXECUTION

3.1 EXAMINATION A. Examine joints indicated to receive joint sealants, with Installer present, for compliance with requirements for joint configuration, installation tolerances, and other conditions affecting performance of the Work. Proceed with installation only after unsatisfactory

3.2 PREPARATION

A. Surface Cleaning of Joints: Clean out joints immediately before installing joint sealants to comply with joint-sealant manufacturer's written instructions. Remove all foreign material from joint substrates that could interfere with adhesion of joint sealant, including dust, paints (except for permanent, protective coatings tested and approved for sealant adhesion and compatibility by sealant manufacturer), old joint sealants, oil, grease, waterproofing, water repellents, water, surface dirt, and frost. 1. Clean porous joint substrate surfaces by brushing, grinding, mechanical abrading, or a combination of these methods to produce a

clean, sound substrate capable of developing optimum bond with joint sealants. Remove loose particles remaining after cleaning operations above by vacuuming or blowing out joints with oil-free compressed air. Porous joint substrates include the following: 2. Remove laitance and form-release agents from concrete.

3. Clean nonporous joint substrate surfaces with chemical cleaners or other means that do not stain, harm substrates, or leave

residues capable of interfering with adhesion of joint sealants. Nonporous joint substrates include the following: a. Metal.

b. Glass. c. Porcelain enamel.

d. Glazed surfaces of ceramic tile. B. Joint Priming: Prime joint substrates where recommended by joint-sealant manufacturer or as indicated by preconstruction jointsealant-substrate tests or prior experience. Apply primer to comply with joint-sealant manufacturer's written instructions. Confine

primers to areas of joint-sealant bond; do not allow spillage or migration onto adjoining surfaces. C. Masking Tape: Use masking tape where required to prevent contact of sealant or primer with adjoining surfaces that otherwise would be permanently stained or damaged by such contact or by cleaning methods required to remove sealant smears. Remove tape immediately after tooling without disturbing joint seal.

3.3 INSTALLATION OF JOINT SEALANTS A. General: Comply with joint-sealant manufacturer's written installation instructions for products and applications indicated, unless more

B. Sealant Installation Standard: Comply with recommendations in ASTM C 1193 for use of joint sealants as applicable to materials, applications, and conditions indicated. C. Install sealant backings of kind indicated to support sealants during application and at position required to produce cross-sectional shapes and depths of installed sealants relative to joint widths that allow optimum sealant movement capability.

1. Do not leave gaps between ends of sealant backings.

installations with repaired areas are indistinguishable from original work.

2. Do not stretch, twist, puncture, or tear sealant backings. 3. Remove absorbent sealant backings that have become wet before sealant application, and replace them with dry materials.

D. Install bond-breaker tape behind sealants where sealant backings are not used between sealants and backs of joints. E. Install sealants using proven techniques that comply with the following and at the same time backings are installed: F. Tooling of Nonsag Sealants: Immediately after sealant application and before skinning or curing begins, tool sealants according to requirements specified in subparagraphs below to form smooth, uniform beads of configuration indicated; to eliminate air pockets;

and to ensure contact and adhesion of sealant with sides of joint. 3.4 FIFI D QUALITY CONTROL A. Field-Adhesion Testing: Field test joint-sealant adhesion to joint substrates. Record test results in a field-adhesion-test log. Include dates when sealants were installed, names of persons who installed sealants, test dates, test locations, whether joints were primed, adhesion results and percent elongations, sealant material, sealant configuration, and sealant dimensions. Repair sealants pulled from test area by applying new sealants following same procedures used originally to seal joints. Ensure that original sealant surfaces are

clean and that new sealant contacts original sealant. B. Evaluation of Field-Adhesion-Test Results: Sealants not evidencing adhesive failure from testing or noncompliance with other indicated requirements will be considered satisfactory. Remove sealants that fail to adhere to joint substrates during testing or to comply with other requirements. Retest failed applications until test results prove sealants comply with indicated requirements. 3.5 CLEANING

in writing by manufacturers of joint sealants and of products in which joints occur. 3.6 PROTECTION A. Protect joint sealants during and after curing period from contact with contaminating substances and from damage resulting from construction operations or other causes so sealants are without deterioration or damage at time of Substantial Completion. If, despite such protection, damage or deterioration occurs, cut out, remove, and repair damaged or deteriorated joint sealants immediately so

A. Clean off excess sealant or sealant smears adjacent to joints as the Work progresses by methods and with cleaning materials approved

081416 - FLUSH WOOD DOORS

PART 1 - GENERAL 1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY A. Section Includes:

1. Solid-core doors with wood-veneer faces

2. Shop priming and Factory finishing flush wood doors. 3. Factory fitting flush wood doors to frames and factory machining for hardware.

1.3 ACTION SUBMITTALS A. Product Data: For each type of door. Include details of core and edge construction and trim for openings. Include factory-finishing

B. Shop Drawings: Indicate location, size, and hand of each door; elevation of each kind of door; construction details not covered in Product Data: and the following:

1. Dimensions and locations of blocking.

2. Dimensions and locations of mortises and holes for hardware. 3. Dimensions and locations of cutouts. 4. Undercuts.

5. Doors to be factory finished and finish requirements. 6. Fire-protection ratings for fire-rated doors.

C. Samples for Verification: 1. Factory finishes applied to actual door face materials, approximately 8 by 10 inches (200 by 250 mm), for each material and finish. For each wood species and transparent finish, provide set of three Samples showing typical range of color and grain to be expected in finished Work.

1.4 QUALITY ASSURANCE A. Manufacturer Qualifications: A qualified manufacturer that is a certified participant in AWI's Quality Certification Program

1.5 DELIVERY, STORAGE, AND HANDLING A. Comply with requirements of referenced standard and manufacturer's written instructions. Package doors individually in cardboard cartons and wrap bundles of doors in plastic sheeting. 1.6 FIELD CONDITIONS

A. Environmental Limitations: Do not deliver or install doors until spaces are enclosed and weathertight, wet work in spaces is complete and dry, and HVAC system is operating and maintaining ambient temperature and humidity conditions at occupancy levels during remainder of construction period.

1.7 WARRANTY A. Special Warranty: Manufacturer agrees to repair or replace doors that fail in materials or workmanship within specified warranty period.

PART 2 - PRODUCTS 2.1 FLUSH WOOD DOORS, GENERAL

A. Quality Standard: In addition to requirements specified, comply with AWI's "Architectural Woodwork Standards. Provide AWI Quality Certification Labels indicating that doors comply with requirements of grades specified. B. Low-Emitting Materials: Fabricate doors with adhesives and composite wood products that comply with the testing and product

requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers." C. Fire-Rated Wood Doors: Doors complying with NFPA 80 that are listed and labeled by a qualified testing agency, for fire-protection ratings indicated, based on testing at positive pressure according to **UL 10C**.

D. Smoke- and Draft-Control Door Assemblies: Listed and labeled for smoke and draft control, based on testing according to UL 1784. 2.2 FABRICATION A. Factory fit doors to suit frame-opening sizes indicated. Comply with clearance requirements of referenced quality standard for fitting unless otherwise indicated. Comply with NFPA 80 requirements for fire-rated doors.

B. Factory machine doors for hardware that is not surface applied. Locate hardware to comply with DHI-WDHS-3. Comply with final

hardware schedules, door frame Shop Drawings, BHMA-156.115-W, and hardware templates. C. Transom and Side Panels: Fabricate matching panels with same construction, exposed surfaces, and finish as specified for associated doors. Finish bottom edges of transoms and top edges of rabbeted doors same as door stiles. Fabricate door and transom panels with full-width, solid-lumber meeting rails. Provide factory-installed spring bolts for concealed attachment into jambs of metal door frames. D. Openings: Factory cut and trim openings through doors.

2.4 FACTORY FINISHING A. General: Comply with referenced quality standard for factory finishing. Complete fabrication, including fitting doors for openings and

machining for hardware that is not surface applied, before finishing. Finish faces, all four edges, edges of cutouts, and mortises. Stains

A. Doors for Transparent Finish: Shop prime faces and all four edges with stain (if required), other required pretreatments, and first coat of

schedules or on Drawings as factory finished.

3.3 ADJUSTING

refinishing.

PART 3 - EXECUTION 3.1 EXAMINATION A. Examine doors and installed door frames, with Installer present, before hanging doors. Proceed with installation only after

B. Factory finish doors. Factory finish doors that are indicated to receive transparent finish. Factory finish doors where indicated in

and fillers may be omitted on top and bottom edges, edges of cutouts, and mortises.

unsatisfactory conditions have been corrected. 3.2 INSTALLATION A. Installation Instructions: Install doors to comply with manufacturer's written instructions and referenced quality standard, and as

Install fire-rated doors according to NFPA 80.

fitting or machining is required at Project site.

2. Install smoke- and draft-control doors according to NFPA 105. B. Job-Fitted Doors: Align and fit doors in frames with uniform clearances and bevels as indicated below; do not trim stiles and rails in excess of limits set by manufacturer or permitted for fire-rated doors. Machine doors for hardware. Seal edges of doors, edges of cutouts, and mortises after fitting and machining. Clearances: Provide 1/8 inch (3.2 mm) at heads, jambs, and between pairs of doors. Provide 1/8 inch (3.2 mm) from bottom of door to top of decorative floor finish or covering unless otherwise indicated. Where threshold is shown or scheduled, provide 1/4 inch (6.4 mm) from bottom of door to top of threshold unless otherwise indicated. Comply with NFPA 80 for fire-rated doors.

C. Factory-Fitted Doors: Align in frames for uniform clearance at each edge. Factory-Finished Doors: Restore finish before installation if

A. Operation: Rehang or replace doors that do not swing or operate freely. Finished Doors: Replace doors that are damaged or that do not

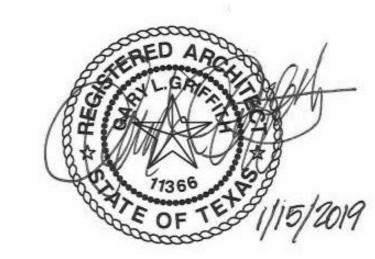
comply with requirements. Doors may be repaired or refinished if Work complies with requirements and shows no evidence of repair or

SPACES.

NORTH TOLLWAY

3300 DALLAS PARKWAY, PLANO, TX 75093

I CERTIFY THAT THIS PLAN SPECIFICATION. OR REPORT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF TEXAS.



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ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT, AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

2001 ROSS AVE, SUITE 4650

Owner Approval 06RGUX.0006.000 12" = 1'-0"Scale Job No.

PART 1 - GENERAL 1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY A. Section includes interior aluminum frames for **doors and glazing** installed in gypsum board partitions.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product indicated. Include construction details, material descriptions, dimensions of individual components and profiles, fire-resistance rating, and finishes.

B. Shop Drawings: Include the following: 1. Frame details for each frame type, including dimensioned profiles and metal thicknesses.

2. Locations of reinforcements and preparations for hardware.

Details of each different wall-opening condition. 4. Details of anchorages, joints, field splices, and connections.

C. Samples for Verification: For interior aluminum frames, prepared on Samples of size indicated below:

1. Framing Member: 12 inches (300 mm) long. 2. Corner Fabrication: 12-by-12-inch- (300-by-300-mm-) long, full-size window corner, including full-size sections of extrusions with factory-applied color finish.

D. Schedule: For interior aluminum frames. Use same designations indicated on Drawings. Coordinate with door hardware schedule and glazing.

1.4 QUALITY ASSURANCE

A. Fire-Rated Assemblies: Assemblies complying with NFPA 80 that are listed and labeled by a qualified testing agency, for fireprotection ratings indicated, based on testing at positive pressure according to NFPA 252 or UL 10C.

B. Smoke- and Draft-Control Assemblies: Where indicated, provide assemblies tested according to UL 1784 and installed in compliance with NFPA 105. Air leakage rate in subparagraph below is the most stringent required by NFPA 105; retain rate or revise to suit Project. Verify requirements of authorities having jurisdiction. Air Leakage Rate: Maximum air leakage of 0.3 cfm/sq. ft. (3 cu. m per minute/sq. m) at the tested pressure differential of 0.3-inch wg (75 Pa) of water. 1.5 DELIVERY, STORAGE, AND HANDLING

A. Deliver interior aluminum frames palletized, wrapped, or crated to provide protection during transit and Project-site storage. Do not use nonvented plastic. Store interior aluminum frames under cover at Project site.

PART 2 - PRODUCTS 2.1 COMPONENTS

A. Aluminum Framing: ASTM B 221 (ASTM B 221M), Alloy 6063-T5 or alloy and temper required to suit structural and finish requirements, not less than 0.062 inch (1.6 mm) thick. B. Door Frames: Extruded aluminum, reinforced for hinges, strikes, and closers. 90-Minute Fire-Protection Rating: Fabricate aluminum

frame assemblies with a cold-formed, primed, interior steel liner. Glazing Frames: Extruded aluminum, for glazing thickness indicated. 2.2 ACCESSORIES

A. Door Silencers: Manufacturer's standard. Smoke Seals: Intumescent strip or fire-rated gaskets

2.3 FABRICATION A. Provide concealed corner reinforcements and alignment clips for accurately fitted hairline joints at butted or mitered connections. Factory prepare interior aluminum frames to receive templated mortised hardware; include cutouts, reinforcements, mortising, drilling, and tapping, according to the Door Hardware Schedule. Fabricate frames for glazing with removable stops to allow glazing replacement without dismantling frame. Fabricate components to allow secure installation without exposed fasteners.

2.4 GENERAL FINISH REQUIREMENTS A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes. 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 2.5 ALUMINUM FINISHES

A. Clear Anodic Finish: AAMA 611, AA-M12C22A31, Class II, 0.010 mm or thicker.

PART 3 - EXECUTION 3.1 EXAMINATION

A. Examine walls, floors, and ceilings, with Installer present, for conditions affecting performance of the Work.

B. Verify that wall thickness does not exceed standard tolerances allowed by throat size indicated C. Proceed with installation only after unsatisfactory conditions have been corrected

3.2 INSTALLATION

A. General: Install interior aluminum frames plumb, rigid, properly aligned, and securely fastened in place; comply with manufacturer's written instructions. Set frames accurately in position and plumbed, aligned, and securely anchored to substrates. At fire-protectionrated openings, install interior aluminum frames according to NFPA 80

B. Install frame components in the longest possible lengths; components up to **96 inches (2450 mm)** long must be one piece. Fasten to suspended ceiling grid on maximum 48-inch (1220-mm) centers, using sheet metal screws or other fasteners approved by frame manufacturer. Use concealed installation clips to produce tightly fitted and aligned splices and connections. Secure clips to extruded main-frame components and not to snap-in or trim members. Do not leave screws or other fasteners exposed to view when installation is complete.

3.3 CLEANING A. Clean exposed frame surfaces promptly after installation, using cleaning methods recommended by frame manufacturer and according to AAMA 609 & 610. Touch up marred frame surfaces so touchup is not visible from a distance of 48 inches (1220 mm). Remove and replace frames with damaged finish that cannot be satisfactorily repaired.

083113 - ACCESS DOORS AND FRAMES

PART 1 - GENERAL 1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY A. Section Includes:

1. Access doors and frames for walls and ceilings. 1.3 ALLOWANCES A. Access doors and frames are part of an access door and frame allowance.

1.4 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include construction details, **fire ratings**, materials, individual components and profiles, and finishes.

B. Shop Drawings: 1. Include plans, elevations, sections, details, and attachments to other work.

2. Detail fabrication and installation of access doors and frames for each type of substrate.

C. Product Schedule: Provide complete access door and frame schedule, including types, locations, sizes, latching or locking provisions, and other data pertinent to installation.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS A. Fire-Rated Access Doors and Frames: Units complying with NFPA 80 that are identical to access door and frame assemblies tested for fire-test-response characteristics according to the following test method and that are listed and labeled by UL or another testing and inspecting agency acceptable to authorities having jurisdiction:

1. NFPA 252 or UL 10B for fire-rated access door assemblies installed vertically. 2. NFPA 288 for fire-rated access door assemblies installed horizontally.

2.2 ACCESS DOORS AND FRAMES FOR WALLS AND CEILINGS A. Source Limitations: Obtain each type of access door and frame from single source from single manufacturer.

2.3 FABRICATION A. General: Provide access door and frame assemblies manufactured as integral units ready for installation.

B. Metal Surfaces: For metal surfaces exposed to view in the completed Work, provide materials with smooth, flat surfaces without

blemishes. Do not use materials with exposed pitting, seam marks, roller marks, rolled trade names, or roughness. C. Doors and Frames: Grind exposed welds smooth and flush with adjacent surfaces. Furnish attachment devices and fasteners of type required to secure access doors to types of supports indicated.

1. For concealed flanges with drywall bead, provide edge trim for **gypsum board** securely attached to perimeter of frames. 2. For concealed flanges with plaster bead for full-bed plaster applications, provide zinc-coated expanded metal lath and exposed

casing bead welded to perimeter of frames. D. Recessed Access Doors: Form face of panel to provide recess for application of applied finish. Reinforce panel as required to prevent

E. Latching Mechanisms: Furnish number required to hold doors in flush, smooth plane when closed. Extruded Aluminum: After

fabrication, apply manufacturer's standard protective coating on aluminum that will come in contact with concrete. 2.4 FINISHES A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and

designating finishes. 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. Steel and Metallic-Coated-Steel Finishes: Factory Prime: Apply manufacturer's standard, fast-curing, lead- and chromate-free, universal primer immediately after surface preparation and pretreatment. Factory Finish: Immediately after cleaning and pretreating, apply manufacturer's standard two-coat, baked-on finish consisting of prime coat and thermosetting topcoat, with a minimum dryfilm thickness of 1 mil (0.025 mm) for topcoat.

PART 3 - EXECUTION

3.1 EXAMINATION A. Examine substrates for compliance with requirements for installation tolerances and other conditions affecting performance of the Work. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION A. Comply with manufacturer's written instructions for installing access doors and frames. Install doors flush with adjacent finish surfaces or recessed to receive finish material. Adjust doors and hardware, after installation, for proper operation. Remove and replace doors and frames that are warped, bowed, or otherwise damaged.

084113 - ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY A. Section Includes:

> 1. Interior storefront framing. 2. Interior manual-swing entrance doors and door-frame units.

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 aluminum-framed entrances and storefronts. Include plans, elevations, sections, full-size details, and attachments

1. Include details of provisions for assembly expansion and contraction and for draining moisture occurring within the assembly to the 2. Include full-size isometric details of each vertical-to-horizontal intersection of aluminum-framed entrances and storefronts, showing

the following: a. Joinery, including concealed welds.

> b. Anchorage. c. Expansion provisions.

d. Glazing. e. Flashing and drainage

3. Show connection to and continuity with adjacent thermal, weather, air, and vapor barriers.

C. Entrance Door Hardware Schedule: Prepared by or under supervision of supplier, detailing fabrication and assembly of entrance door hardware, as well as procedures and diagrams. Coordinate final entrance door hardware schedule with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of entrance door hardware. 1.4 WARRANTY

A. Special Warranty: Installer agrees to repair or replace components of aluminum-framed entrances and storefronts that do not comply with requirements or that fail in materials or workmanship within specified warranty period.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS A. General Performance: Comply with performance requirements specified, as determined by testing of aluminum-framed entrances and storefronts representing those indicated for this Project without failure due to defective manufacture, fabrication, installation, or other

1. Aluminum-framed entrances and storefronts shall withstand movements of supporting structure including, but not limited to, story drift, twist, column shortening, long-term creep, and deflection from uniformly distributed and concentrated live loads.

2. Failure also includes the following: Thermal stresses transferring to building structure.

b. Glass breakage. c. Noise or vibration created by wind and thermal and structural movements.

d. Loosening or weakening of fasteners, attachments, and other components. e. Failure of operating units. B. Seismic Performance: Aluminum-framed entrances and storefronts shall withstand the effects of earthquake motions determined

according to ASCE/SEL 7. Seismic Drift Causing Glass Fallout: Complying with criteria for passing based on building occupancy type when tested according to AAMA 501.6 at design displacement. 2.2 FRAMING

A. Framing Members: Manufacturer's extruded- or formed-aluminum framing members of thickness required and reinforced as required to support imposed loads. B. Backer Plates: Manufacturer's standard, continuous backer plates for framing members, if not integral, where framing abuts adjacent construction. Brackets and Reinforcements: Manufacturer's standard high-strength aluminum with nonstaining, nonferrous shims for

aligning system components 2.3 ENTRANCE DOOR SYSTEMS

A. Entrance Doors: Manufacturer's standard glazed entrance doors for manual-swing operation.

2.4 ENTRANCE DOOR HARDWARE A. General: Provide entrance door hardware and entrance door hardware sets indicated in door and frame schedule for each entrance door to comply with requirements in this Section.

B. Panic Exit Devices where shown: BHMA A156.3, Grade 1, listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for panic protection, based on testing according to UL 305.

C. Closers: BHMA A156.4, Grade 1, with accessories required for a complete installation, sized as required by door size, exposure to weather, and anticipated frequency of use; adjustable to comply with field conditions and requirements for opening force. D. Concealed Overhead Holders: BHMA A156.8. Grade 1.

E. Door Stops: BHMA A156.16, Grade 1, floor or wall mounted, as appropriate for door location indicated, with integral rubber bumper. 2.5 FABRICATION A. Form or extrude aluminum shapes before finishing.

B. Weld in concealed locations to greatest extent possible to minimize distortion or discoloration of finish. Remove weld spatter and welding oxides from exposed surfaces by descaling or grinding. C. Entrance Door Frames: Reinforce as required to support loads imposed by door operation and for installing entrance door hardware.

D. Entrance Doors: Reinforce doors as required for installing entrance door hardware. E. Entrance Door Hardware Installation: Factory install entrance door hardware to the greatest extent possible. Cut, drill, and tap for factory-installed entrance door hardware before applying finishes. After fabrication, clearly mark components to identify their locations in Project according to Shop Drawings.

2.6 SOURCE QUALITY CONTROL A. Structural Sealant: Perform quality-control procedures complying with ASTM C 1401 recommendations including, but not limited to, assembly material qualification procedures, sealant testing, and assembly fabrication reviews and checks.

PART 3 - EXECUTION

3.1 EXAMINATION A. Examine areas, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work. Proceed with installation only after unsatisfactory conditions have been corrected.

A. Prepare surfaces that are in contact with structural sealant according to sealant manufacturer's written instructions to ensure compatibility and adhesion. Preparation includes, but is not limited to, cleaning and priming surfaces. 3.3 INSTALLATION

A. General:

1. Comply with manufacturer's written instructions. 2. Fit joints to produce hairline joints free of burrs and distortion. 3. Install anchors with separators and isolators to prevent metal corrosion and electrolytic deterioration and to prevent impeding

movement of moving joints. B. Install operable units level and plumb, securely anchored, and without distortion. Adjust weather-stripping contact and hardware movement to produce proper operation.

C. Entrance Doors: Install doors to produce smooth operation and tight fit at contact points. Field-Installed Entrance Door Hardware: Install surface-mounted entrance door hardware according to entrance door hardware manufacturers' written instructions using concealed fasteners to greatest extent possible.

3.4 ERECTION TOLERANCES A. Erection Tolerances: Install aluminum-framed entrances and storefronts to comply with the following maximum tolerances: 1. Plumb: 1/8 inch in 10 feet (3.2 mm in 3 m); 1/4 inch in 40 feet (6.35 mm in 12.2 m). 2. Level: 1/8 inch in 20 feet (3.2 mm in 6 m); 1/4 inch in 40 feet (6.35 mm in 12.2 m).

a. Where surfaces abut in line or are separated by reveal or protruding element up to 1/2 inch (12.7 mm) wide, limit offset from true alignment to 1/16 inch (1.6 mm). b. Where surfaces are separated by reveal or protruding element from 1/2 to 1 inch (12.7 to 25.4 mm) wide, limit offset from true

alignment to 1/8 inch (3.2 mm). c. Where surfaces are separated by reveal or protruding element of 1 inch (25.4 mm) wide or more, limit offset from true alignment

to 1/4 inch (6 mm). 4. Location: Limit variation from plane to 1/8 inch in 12 feet (3.2 mm in 3.6 m); 1/2 inch (12.7 mm) over total length. 3.5 MAINTENANCE SERVICE

A. Entrance Door Hardware: 1. Maintenance Tools and Instructions: Furnish a complete set of specialized tools and maintenance instructions as needed for Owner's continued adjustment, maintenance, and removal and replacement of entrance door hardware.

2. Initial Maintenance Service: Beginning at Substantial Completion, provide six months' full maintenance by skilled employees of entrance door hardware Installer. Include quarterly preventive maintenance, repair or replacement of worn or defective components, lubrication, cleaning, and adjusting as required for proper entrance door hardware operation at rated speed and capacity. Use parts and supplies that are the same as those used in the manufacture and installation of original equipment.

087100 - DOOR HARDWARE

PART 1 - GENERAL

3. Alignment:

1.1 RELATED DOCUMENTS A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification

Sections, apply to this Section. 1.2 SUMMARY A. Section includes:

> 1. Mechanical door hardware for the following: a. Swinging doors. b. Sliding doors.

c. Folding doors. 2. Cylinders for door hardware specified in other Sections.

3. Electrified door hardware. 1.3 ACTION SUBMITTALS A. Product Data: For each type of product indicated. Include construction and installation details, material descriptions, dimensions of

individual components and profiles, and finishes. B. Door Hardware Schedule: Prepared by or under the supervision of Installer, detailing fabrication and assembly of door hardware, as well as installation procedures and diagrams. Coordinate final door hardware schedule with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of door hardware. Keying Schedule: Prepared by or under the supervision of Installer, 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.

087100 - DOOR HARDWARE, CONT.

1.4 QUALITY ASSURANCE

A. Installer Qualifications: Supplier of products and an employer of workers trained and approved by product manufacturers and an Architectural Hardware Consultant who is available during the course of the Work to consult with Contractor, Architect, and Owner

B. Source Limitations: Obtain each type of door hardware from a single manufacturer.

C. Fire-Rated Door Assemblies: Where fire-rated door assemblies are indicated, provide door hardware rated for use in assemblies complying with NFPA 80 that are listed and labeled by a qualified testing agency, for fire-protection ratings indicated, based on testing

at positive pressure according to NFPA 252 or UL 10C, unless otherwise indicated. D. Smoke- and Draft-Control Door Assemblies: Where smoke- and draft-control door assemblies are required, provide door hardware that meet requirements of assemblies tested according to UL 1784 and installed in compliance with NFPA 105. E. Electrified Door Hardware: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having

F. Means of Egress Doors: Latches do not require more than 15 lbf (67 N) to release the latch. Locks do not require use of a kev. tool. or

special knowledge for operation.

G. Accessibility Requirements: Comply with applicable provisions in the DOJ's ADA Standards for Accessible Design for door hardware on doors in an accessible route. 1.5 DELIVERY, STORAGE, AND HANDLING

A. Inventory door hardware on receipt and provide secure lock-up for door hardware delivered to Project site. Tag each item or package separately with identification coordinated with the final door hardware schedule, and include installation instructions, templates, and necessary fasteners with each item or package. Deliver keys and permanent cores to Owner by registered mail or overnight package service.

1.6 COORDINATION A. Coordinate layout and installation of floor-recessed door hardware with floor construction. Cast anchoring inserts into concrete. B. Installation Templates: Distribute for doors, frames, and other work specified to be factory prepared. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing door hardware to comply with indicated requirements. C. Security: Coordinate installation of door hardware, keying, and access control with Owner's security consultant.

D. Electrical System Roughing-In: Coordinate layout and installation of electrified door hardware with connections to power supplies and

building safety and security systems. E. Existing Openings: Where hardware components are scheduled for application to existing construction or where modifications to existing door hardware are required, field verify existing conditions and coordinate installation of door hardware to suit opening conditions and to provide proper door operation.

1.7 WARRANTY A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of door hardware that fail in materials or workmanship within specified warranty period. 1.8 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.

2.1 SCHEDULED DOOR HARDWARE

PART 2 - PRODUCTS

A. Provide door hardware for each door as scheduled on Drawings to comply with requirements in this Section.

2.2 MECHANICAL LOCKS AND LATCHES A. Lock Functions: As indicated in door hardware schedule.

2.3 ELECTRIC STRIKES A. Electric Strikes: BHMA A156.31; Grade 1; with faceplate to suit lock and frame.

2.4 ELECTROMAGNETIC LOCKS A. Electromagnetic Locks: BHMA A156.23; electrically powered; with electromagnet attached to frame and armature plate attached to door: full-exterior or full-interior type, as required by application indicated.

2.5 EXIT LOCKS AND EXIT ALARMS A. Exit Locks and Alarms: BHMA A156.29, Grade 1.

2.6 MANUAL FLUSH BOLTS A. Manual Flush Bolts: BHMA A156.16; minimum 3/4-inch (19-mm) throw; designed for mortising into door edge.

2.7 AUTOMATIC AND SELF-LATCHING FLUSH BOLTS A. Automatic and Self-Latching Flush Bolts: BHMA A156.16; minimum 3/4-inch (19-mm) throw; designed for mortising into door

2.8 EXIT DEVICES AND AUXILIARY ITEMS A. Exit Devices and Auxiliary Items: BHMA A156.3.

2.9 LOCK CYLINDERS A. Lock Cylinders: Tumbler type, constructed from brass or bronze, stainless steel, or nickel silver.

2.10 ACCESSORIES FOR PAIRS OF DOORS A. Coordinators: 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. 2.11 SURFACE CLOSERS

A. Surface Closers: 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 recommendations 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. 2.12 CONCEALED CLOSERS A. Concealed Closers: BHMA A156.4; rack-and-pinion hydraulic type with adjustable sweep and latch speeds controlled by key-operated

valves. Comply with manufacturer's written recommendations 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 2.13 CLOSER HOLDER RELEASE DEVICES A. Closer Holder Release Devices: BHMA A156.15; Grade 1; closer connected with separate or integral releasing and fire- or smokedetecting devices. Door shall become self-closing on interruption of signal to release device. Automatic release is activated by smoke

2.14 OVERHEAD STOPS AND HOLDERS

detection system, loss of power

A. Overhead Stops and Holders: BHMA A156.8. 2.15 DOOR GASKETING A. Door Gasketing: BHMA A156.22; air leakage not to exceed 0.50 cfm per foot (0.000774 cu. m/s per m) of crack length for gasketing other than for smoke control, as tested according to ASTM E 283; with resilient or flexible seal strips that are easily

replaceable and readily available from stocks maintained by manufacturer. 2.16 THRESHOLDS

A. Thresholds: BHMA A156.21; fabricated to full width of opening indicated. 2.17 SLIDING DOOR HARDWARE A. Sliding Door Hardware: BHMA A156.14; consisting of complete sets including rails, hangers, supports, bumpers, floor guides, and

accessories indicated. 2.18 FABRICATION A. 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, except aluminum fasteners are not permitted. Provide Phillips flat-head screws with finished heads to match surface of door hardware, unless otherwise indicated.

2.19 FINISHES A. Provide finishes complying with BHMA A156.18 as indicated in door hardware schedule. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping. 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 EXAMINATION

A. Examine doors and frames, with Installer present, for compliance with requirements for installation tolerances, labeled fire-rated door assembly construction, wall and floor construction, and other conditions affecting performance.

B. Examine roughing-in for electrical power systems to verify actual locations of wiring connections before electrified door hardware

C. Proceed with installation only after unsatisfactory conditions have been corrected. 3.2 PREPARATION A. Steel Doors and Frames: For surface applied door hardware, drill and tap doors and frames according to ANSI/SDI A250.6.

B. Wood Doors: Comply with DHI WDHS.5 "Recommended Hardware Reinforcement Locations for Mineral Core Wood Flush Doors." 3.3 INSTALLATION 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.

where they will impede traffic.

2. Custom Steel Doors and Frames: HMMA 831. 3. Wood Doors: DHI WDHS.3, "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. Do not install surface-mounted items until finishes have been completed on substrates

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 (750 mm) of door height, whichever is more stringent. unless other equivalent means of support for door, such as spring hinges or pivots, are provided.

(750 mm) of door height greater than 90 inches (2286 mm). E. Lock Cylinders: Install construction cores to secure building and areas during construction period. F. Thresholds: Set thresholds for exterior doors and other doors indicated in full bed of sealant. G. Stops: Provide floor stops for doors unless wall or other type stops are indicated in door hardware schedule. Do not mount floor stops

D. Intermediate Offset Pivots: Where offset pivots are indicated, provide intermediate offset pivots in quantities indicated in door hardware

schedule but not fewer than one intermediate offset pivot per door and one additional intermediate offset pivot for every 30 inches

H. Perimeter Gasketing: Apply to head and jamb, forming seal between door and frame. l. Meeting Stile Gasketing: Fasten to meeting stiles, forming seal when doors are closed. Door Bottoms: Apply to bottom of door, forming seal with threshold when door is closed. 3.4 ADJUSTING

A. Initial Adjustment: Adjust and check each operating item of door hardware and each door to ensure proper operation or function of

of heating and ventilating equipment and to comply with referenced accessibility requirements.

every unit. Replace units that cannot be adjusted to operate as intended. Adjust door control devices to compensate for final operation

087100 - DOOR HARDWARE, CONT. B. Occupancy Adjustment: Approximately six months after date of Substantial Completion, Installer's Architectural Hardware Consultant

door hardware, and electrified door hardware. 3.5 CLEANING AND PROTECTION

A. Clean adjacent surfaces soiled by door hardware installation. Clean operating items as necessary to restore proper function and finish. Provide final protection and maintain conditions that ensure that door hardware is without damage or deterioration at time of Substantial Completion.

shall examine and readjust each item of door hardware, including adjusting operating forces, as necessary to ensure function of doors,

088000 - GLAZING

PART 1 - GENERAL 1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

A. Section includes: 1. Glass for interior windows, interior doors, interior borrowed lites, interior storefront framing

2. Glazing sealants and accessories. 1.3 COORDINATION

altitude change.

1.2 SUMMARY

A. Coordinate glazing channel dimensions to provide necessary bite on glass, minimum edge and face clearances, and adequate sealant thicknesses, with reasonable tolerances. 1.4 ACTION SUBMITTALS

B. Glass Samples: For each type of glass product other than clear monolithic vision glass, the following products: 12 inches (300

A. Product Data: For each type of product.

1. Coated glass. 2. Laminated glass

C. Glazing Schedule: List glass types and thicknesses for each size opening and location. Use same designations indicated on Drawings.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Protect glazing materials according to manufacturer's written instructions. Prevent damage to glass and glazing materials from condensation, temperature changes, direct exposure to sun, or other causes. B. Comply with insulating-glass manufacturer's written instructions for venting and sealing units to avoid hermetic seal ruptures due to

1.6 FIELD CONDITIONS A. Environmental Limitations: Do not proceed with glazing when ambient and substrate temperature conditions are outside limits permitted by glazing material manufacturers and when glazing channel substrates are wet from rain, frost, condensation, or other causes.

1.7 WARRANTY A. Manufacturer's Special Warranty for Coated-Glass Products: Manufacturer agrees to replace coated-glass units that deteriorate

attributed to glass breakage or to maintaining and cleaning coated glass contrary to manufacturer's written instructions. Defects include peeling, cracking, and other indications of deterioration in coating. 1. Warranty Period: 10 years from date of Substantial Completion. B. Manufacturer's Special Warranty for Laminated Glass: Manufacturer agrees to replace laminated-glass units that deteriorate within specified warranty period. Deterioration of laminated glass is defined as defects developed from normal use that are not attributed to glass breakage or to maintaining and cleaning laminated glass contrary to manufacturer's written instructions. Defects include

within specified warranty period. Deterioration of coated glass is defined as defects developed from normal use that are not

edge separation, delamination materially obstructing vision through glass, and blemishes exceeding those allowed by referenced

laminated-glass standard. 1. Warranty Period: 10 years from date of Substantial Completion.

A. Clear Annealed Float Glass: ASTM C 1036, Type I, Class 1 (clear), Quality-Q3.

C. Safety Glazing Labeling: Where safety glazing is indicated, permanently mark glazing with certification label of manufacturer. Label shall indicate manufacturer's name, type of glass, thickness, and safety glazing standard with which glass complies. D. Thickness: Glass thickness shall be determined by the manufacturer. 1.8 GLASS PRODUCTS

Class 1 (clear) or Class 2 (tinted) as indicated. Quality-Q3. C. Heat-Strengthened Float Glass: ASTM C 1048. Kind HS (heat strengthened). Type I. Condition A (uncoated) unless otherwise indicated, Type I, Class 1 (clear) or Class 2 (tinted) as indicated, Quality-Q3. 1.9 LAMINATED GLASS

A. Laminated Glass: ASTM C 1172. Use materials that have a proven record of no tendency to bubble, discolor, or lose physical and

B. Fully Tempered Float Glass: ASTM C 1048, Kind FT (fully tempered), Condition A (uncoated) unless otherwise indicated, Type I,

mechanical properties after fabrication and installation 1.10 GLAZING SEALANTS

A. General: 1. Compatibility: Compatible with one another and with other materials they contact, including glass products, seals of insulatingglass units, and glazing channel substrates, under conditions of service and application, as demonstrated by sealant manufacturer based on testing and field experience 2. Suitability: Comply with sealant and glass manufacturers' written instructions for selecting glazing sealants suitable for

3. Colors of Exposed Glazing Sealants: As selected by Architect from manufacturer's full range. 1.11 MISCELLANEOUS GLAZING MATERIALS A. General: Provide products of material, size, and shape complying with referenced glazing standard, with requirements of

applications indicated and for conditions existing at time of installation.

manufacturers of glass and other glazing materials for application indicated, and with a proven record of compatibility with surfaces contacted in installation. 1.2 FABRICATION OF GLAZING UNITS A. Fabricate glazing units in sizes required to fit openings indicated for Project, with edge and face clearances, edge and surface

conditions, and bite complying with written instructions of product manufacturer and referenced glazing publications, to comply with system performance requirements

have been corrected.

2.2 PREPARATION

PART 2 - EXECUTION 2.1 EXAMINATION A. Examine framing, glazing channels, and stops, with Installer present. Proceed with installation only after unsatisfactory conditions

A. Clean glazing channels and other framing members receiving glass immediately before glazing. Remove coatings not firmly bonded to substrates. Examine glazing units to locate exterior and interior surfaces. Label or mark units as needed so that exterior and interior surfaces are readily identifiable. Do not use materials that leave visible marks in the completed Work. 2.3 GLAZING, GENERAL

stringent requirements are indicated, including those in referenced glazing publications. B. Protect glass edges from damage during handling and installation. Remove damaged glass from Project site and legally dispose of off Project site. Damaged glass includes glass with edge damage or other imperfections that, when installed, could weaken glass, impair performance, or impair appearance.

C. Install setting blocks in sill rabbets, sized and located to comply with referenced glazing publications, unless otherwise required by

A. Comply with combined written instructions of manufacturers of glass, sealants, gaskets, and other glazing materials, unless more

D. Provide spacers for glass lites where length plus width is larger than 50 inches (1270 mm). 1. Locate spacers directly opposite each other on both inside and outside faces of glass. Install correct size and spacing to preserve required face clearances, unless gaskets and glazing tapes are used that have demonstrated ability to maintain required face clearances and to comply with system performance requirements

glass manufacturer. Set blocks in thin course of compatible sealant suitable for heel bead.

thickness slightly less than final compressed thickness of tape.

anchorage so gasket cannot walk out when installation is subjected to movement.

E. Provide edge blocking where indicated or needed to prevent glass lites from moving sideways in glazing channel, as recommended in writing by glass manufacturer and according to requirements in referenced glazing publications. F. Set glass lites in each series with uniform pattern, draw, bow, and similar characteristics.

G. Where wedge-shaped gaskets are driven into one side of channel to pressurize sealant or gasket on opposite side, provide adequate

2. Provide 1/8-inch (3-mm) minimum bite of spacers on glass and use thickness equal to sealant width. With glazing tape, use

H. Square cut wedge-shaped gaskets at corners and install gaskets in a manner recommended by gasket manufacturer to prevent corners from pulling away; seal corner joints and butt joints with sealant recommended by gasket manufacturer. 2.4 GASKET GLAZING (DRY)

B. Insert soft compression gasket between glass and frame or fixed stop so it is securely in place with joints miter cut and bonded together at corners

C. Installation with Drive-in Wedge Gaskets: Center glass lites in openings on setting blocks, and press firmly against soft

A. Cut compression gaskets to lengths recommended by gasket manufacturer to fit openings exactly, with allowance for stretch during

stops. Start gasket applications at corners and work toward centers of openings. Compress gaskets to produce a weathertight seal without developing bending stresses in glass. Seal gasket joints with sealant recommended by gasket manufacturer. D. Installation with Pressure-Glazing Stops: Center glass lites in openings on setting blocks, and press firmly against soft compression gasket. Install dense compression gaskets and pressure-glazing stops, applying pressure uniformly to compression gaskets. Compress gaskets to produce a weathertight seal without developing bending stresses in glass. Seal gasket joints with

compression gasket by inserting dense compression gaskets formed and installed to lock in place against faces of removable

sealant recommended by gasket manufacturer. E. Install gaskets so they protrude past face of glazing stops.

2.5 SEALANT GLAZING (WET) A. Install continuous spacers, or spacers combined with cylindrical sealant backing, between glass lites and glazing stops to maintain glass face clearances and to prevent sealant from extruding into glass channel and blocking weep systems until sealants cure. Secure spacers or spacers and backings in place and in position to control depth of installed sealant relative to edge clearance for optimum sealant performance. Force sealants into glazing channels to eliminate voids and to ensure complete wetting or bond of sealant to glass and channel surfaces. Tool exposed surfaces of sealants to provide a substantial wash away from glass. 2.6 CLEANING AND PROTECTION

A. Immediately after installation remove nonpermanent labels and clean surfaces. Protect glass from contact with contaminating substances resulting from construction operations. Examine glass surfaces adjacent to or below exterior concrete and other masonry surfaces at frequent intervals during construction, but not less than once a month, for buildup of dirt, scum, alkaline deposits, or stains. Remove and replace glass that is damaged during construction period." Wash glass on both exposed surfaces not more than four days before date scheduled for inspections that establish date of Substantial Completion. Wash glass as recommended in writing by glass manufacturer.



NORTH TOLLWAY

3300 DALLAS PARKWAY, PLANO, TX 75093

I CERTIFY THAT THIS PLAN SPECIFICATION

OR REPORT WAS PREPARED BY ME OR

UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF TEXAS.

ISSUE FOR BID & PERMIT



01.11.19

DALLAS 2001 ROSS AVE, SUITE 4650 DALLAS, TX 75201 TEL 214-740-1922

2019interior architects, inc. a california corporation ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT, AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

Drawn Check Owner Approval 06RGUX.0006.000 12" = 1'-0"Job No. Scale

- 1.1 RELATED DOCUMENTS A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification
- Sections, apply to this Section. 1.2 SUMMARY
- A. Section includes the following types of silvered flat glass mirrors:
- 1. Annealed monolithic glass mirrors. 1.3 ACTION SUBMITTALS
- A. Product Data: For each type of product. 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.
- 1.4 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.
- 1.5 DELIVERY, STORAGE, AND HANDLING A. Protect mirrors according to mirror manufacturer's written instructions and as needed to prevent damage to mirrors from moisture, condensation, temperature changes, direct exposure to sun, or other causes. Comply with mirror manufacturer's written instructions for shipping, storing, and handling mirrors as needed to prevent deterioration of silvering, damage to edges, and abrasion of glass surfaces and applied coatings. Store indoors.
- 1.6 FIELD CONDITIONS A. Environmental Limitations: Do not install mirrors until ambient temperature and humidity conditions are maintained at levels indicated
- 1.7 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. Warranty Period: Five years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS A. Source Limitations for Mirrors: Obtain mirrors from single source from single manufacturer.

B. Shop Drawings: Include mirror elevations, edge details, mirror hardware, and attachment details.

- B. Source Limitations for Mirror Accessories: Obtain mirror glazing accessories from single source. 2.2 SILVERED FLAT GLASS MIRRORS
- A. Mirrors, General: ASTM C 1503; manufactured using copper-free, low-lead mirror coating process.
- 2.3 MISCELLANEOUS MATERIALS
- A. Setting Blocks: Elastomeric material with a Shore, Type A durometer hardness of 85, plus or minus 5. Edge Sealer: Coating compatible with glass coating and approved by mirror manufacturer for use in protecting against silver deterioration at mirrored glass edges. Film Backing for Safety Mirrors: Film backing and pressure-sensitive adhesive; both compatible with mirror backing paint as certified by mirror manufacturer.
- 2.4 MIRROR HARDWARE A. Aluminum J-Channels: Aluminum extrusions with a return deep enough to produce a glazing channel to accommodate mirrors of
- thickness indicated and in lengths required to cover edges of mirrors in a single piece. B. Fasteners: Fabricated of same basic metal and alloy as fastened metal and matching it in finished color and texture where fasteners are
- C. 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. 2.5 FABRICATION
- A. Fabricate mirrors in the shop to greatest extent possible. Fabricate cutouts for notches and holes in mirrors without marring visible surfaces. Locate and size cutouts so they fit closely around penetrations in mirrors.
- B. Mirror Edge Treatment: Flat polished. Seal edges of mirrors with edge sealer after edge treatment to prevent chemical or atmospheric penetration of glass coating.
- C. Film-Backed Safety Mirrors: Apply film backing with adhesive coating over mirror backing paint, as recommended in writing by filmbacking manufacturer, to produce a surface free of bubbles, blisters, and other imperfections.

PART 3 - EXECUTION

- A. Examine substrates, over which mirrors are to be mounted, with Installer present, for compliance with installation tolerances, substrate preparation, and other conditions affecting performance of the Work. Proceed with installation only after unsatisfactory conditions have been corrected and surfaces are dry. 3.2 PREPARATION
- A. Comply with mastic manufacturer's written installation instructions for preparation of substrates, including coating substrates with mastic manufacturer's special bond coating where applicable.
- 3.3 INSTALLATION A. General: Install mirrors to comply with mirror manufacturer's written instructions and with referenced GANA publications. Mount mirrors accurately in place in a manner that avoids distorting reflected images. Provide a minimum airspace of 1/8 inch (3 mm) between back of mirrors and mounting surface for air circulation between back of mirrors and face of mounting surface.
- B. Install mirrors with mirror 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. Aluminum J-Channels: Provide setting blocks 1/8 inch (3 mm) thick by 4 inches (100 mm) long at guarter points. To prevent trapping water, provide, between setting blocks, two slotted weeps not less than 1/4 inch (6.4 mm) wide by 3/8 inch (9.5 mm)
- long at bottom channel. 2. Aluminum J-Channels and Cleat: Fasten J-channel directly to wall and attach top trim to continuous cleat fastened directly to wall. 3.4 CLEANING AND PROTECTION
- A. Protect mirrors from breakage and contaminating substances resulting from construction operations. Maintain environmental conditions that prevent mirrors from being exposed to moisture from condensation or other sources for continuous periods of time. "Clean exposed surface of mirrors not more than four days before date scheduled for inspections that establish date of Substantial Completion. Clean mirrors as recommended in writing by mirror manufacturer.

092116 - GYPSUM BOARD SHAFT WALL **ASSEMBLIES**

PART 1 - GENERAL

- 1.1 RELATED DOCUMENTS A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.
- 1.2 SUMMARY
- A. This Section includes complete gypsum board shaft-wall assemblies for the following: Shaft-wall enclosures
- 2. Chase enclosures. 3. Stair enclosures.
- 4. Horizontal enclosures
- 1.3 QUALITY ASSURANCE
- A. Fire-Resistance Ratings: Provide materials and construction identical to those of assemblies with fire-resistance ratings determined according to ASTM E 119 by a testing and inspecting agency.
- B. STC-Rated Assemblies: Provide materials and construction identical to those of assemblies tested according to ASTM E 90 and classified according to ASTM E 413 by a testing and inspecting agency.
- 1.4 DELIVERY, STORAGE, AND HANDLING A. Deliver materials in original packages, containers, and bundles bearing brand name and identification of manufacturer or supplier.
- Store materials inside under cover and keep them dry and protected against damage from weather, direct sunlight, surface contamination, corrosion, construction traffic, and other causes. Stack panels flat on leveled supports off floor or slab to prevent

1.5 PROJECT CONDITIONS

- A. Environmental Limitations: Comply with ASTM C 840 requirements or with gypsum board manufacturer's written recommendations, B. Do not install interior products until installation areas are enclosed and conditioned. Do not install panels that are wet, moisture
- damaged, or mold damaged.

PART 2 - PRODUCTS 2.1 MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
- 1. American Gypsum Company 2. National Gypsum Company.
- USG Corporation.
- 2.2 GYPSUM BOARD SHAFT-WALL ASSEMBLIES, GENERAL
- A. Provide materials and components complying with requirements of fire-resistance-rated assemblies indicated. 2.3 NON-LOAD-BEARING STEEL FRAMING
- A. Steel Framing Members: Comply with ASTM C 645 requirements for metal unless otherwise indicated. Protective Coating: Coating with equivalent corrosion resistance of ASTM A 653/A 653M, G40 (Z120)
- B. Firestop Tracks: Top runner manufactured to allow partition heads to expand and contract with movement of the structure while maintaining continuity of fire-resistance-rated assembly indicated; in thickness not less than indicated for stude and in width to accommodate depth of studs. 2.4 AUXILIARY MATERIALS
- A. General: Provide auxiliary materials that comply with referenced product standards and manufacturer's written recommendations. B. Trim Accessories: Cornerbead, edge trim, and control joints of material and shapes that comply with gypsum board shaft-wall assembly manufacturer's written recommendations for application indicated.
- C. Laminating Adhesive: Adhesive or joint compound recommended by manufacturer for directly adhering gypsum face-layer
- panels and gypsum-base face-layer panels to backing-layer panels in multilayer construction. D. Track Fasteners: Power-driven fasteners of size and material required to withstand loading conditions imposed on shaft-wall assemblies without exceeding allowable design stress of track, fasteners, or structural substrates in which anchors are embedded.

E. Sound Attenuation Blankets: ASTM C 665, Type I (blankets without membrane facing), produced by combining thermosetting resins

- with mineral fibers manufactured from glass, slag wool, or rock wool. 2.5 GYPSUM BOARD SHAFT-WALL ASSEMBLIES A. Studs: Manufacturer's standard profile for repetitive members, corner and end members, and fire-resistance-rated assembly
- indicated. Runner Tracks: Manufacturer's standard J-profile track with long-leg length as standard with manufacturer, but at least 2 inches (51 mm) long and in depth matching studs.

092116 - GYPSUM BOARD SHAFT WALL ASSEMBLIES, CONT.

B. Firestop Tracks: Top runner manufactured to allow partition heads to expand and contract with movement of structure while maintaining continuity of fire-resistance-rated assembly indicated; in thickness not less than indicated for studs and in width to accommodate depth of studs. Jamb Struts: Manufacturer's standard J-profile strut with long-leg length of 3 inches (76 mm), in depth matching studs, and not less than 0.0329 inch thick.

PART 3 - EXECUTION 3.1 FXAMINATION

- A. Examine substrates to which gypsum board shaft-wall assemblies attach or abut, with Installer present, including hollow-metal frames, elevator hoistway door frames, cast-in anchors, and structural framing. Examine for compliance with requirements for installation tolerances and other conditions affecting performance. Examine panels before installation. Reject panels that are wet, moisture damaged, or mold damaged. Proceed with installation only after unsatisfactory conditions have been corrected.
- A. Sprayed Fire-Resistive Materials: Coordinate with gypsum board shaft-wall assemblies so both elements of Work remain complete and undamaged. Patch or replace sprayed fire-resistive materials removed or damaged during installation of shaft-wall assemblies to comply with requirements specified in Division 07 Section "Applied Fireproofing."
- B. After sprayed fire-resistive materials are applied, remove only to extent necessary for installation of gypsum board shaft-wall assemblies and without reducing the fire-resistive material thickness below that which is required to obtain fire-resistance rating indicated. Protect remaining fire-resistive materials from damage.
- 3.3 INSTALLATION A. General: Install gypsum board shaft-wall assemblies to comply with requirements of fire-resistance-rated assemblies indicated, manufacturer's written installation instructions, and the following: ASTM C 754 for installing steel framing except comply with framing
- B. Do not bridge architectural or building expansion joints with shaft-wall assemblies; frame both sides of expansion joints with furring and other support. Install supplementary framing in gypsum board shaft-wall assemblies around openings and as required for blocking, bracing, and support of gravity and pullout loads of fixtures, equipment, services, heavy trim, furnishings, and similar items
- that cannot be supported directly by shaft-wall assembly framing. C. Integrate stair hanger rods with gypsum board shaft-wall assemblies by locating cavity of assemblies where required to enclose rods. Isolate perimeter of gypsum panels from building structure to prevent cracking of panels, while maintaining continuity of fire-
- D. Firestop Tracks: Where indicated, install to maintain continuity of fire-resistance-rated assembly indicated. Control Joints: Install control joints according to ASTM C 840 and in specific locations approved by Architect, while maintaining fire-resistance rating of gypsum board shaft-wall assemblies.
- E. Seal gypsum board shaft walls with acoustical sealant at perimeter of each assembly where it abuts other work and at joints and penetrations within each assembly. Install acoustical sealant to withstand dislocation by air-pressure differential between shaft and external spaces; maintain an airtight and smoke-tight seal; and comply with ASTM C 919 requirements or with manufacturer's written instructions, whichever are more stringent.
- F. In elevator shafts where gypsum board shaft-wall assemblies cannot be positioned within 4 inches of the shaft face of structural beams, floor edges, and similar projections into shaft, install 1/2- or 5/8-inch-thick, gypsum board cants covering tops of projections. No recesses allowed (at steel beams especially).
- G. Installation Tolerance: Install each framing member so fastening surfaces vary not more than 1/8 inch from the plane formed by faces of adjacent framing. 3.4 PROTECTION
- A. Protect installed products from damage from weather, condensation, direct sunlight, construction, and other causes during remainder of the construction period. B. Remove and replace panels that are wet, moisture damaged, or mold damaged.

093023 - GLASS TILING

PART 1 - GENERAL

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification
- 1.2 SUMMARY A. Section Includes:
- Glass tile.
- 2. Tile backing panels. 3. Waterproof membrane for thinset applications.
- 1.3 DEFINITIONS
- A. General: Definitions in the ANSI A108 series of tile installation standards and in ANSI A137.2 apply to Work of this Section unless otherwise specified. ANSI A108 Series: ANSI A108.01, ANSI A108.02, ANSI A108.1A, ANSI A108.1B, ANSI A108.1C, ANSI A108.4. ANSI A108.5, ANSI A108.6, ANSI A108.8, ANSI A108.9, ANSI A108.10, ANSI A108.11, ANSI A108.12, ANSI A108.13, ANSI A108.14, ANSI A108.15, ANSI A108.16, and ANSI A108.17, which are contained in its "Specifications for Installation of Ceramic Tile." 1.4 ACTION SUBMITTALS
- A. Product Data: For each type of product. B. Shop Drawings: Show locations of each type of tile and tile pattern. Show widths, details, and locations of expansion, contraction, control, and isolation joints in tile substrates and finished tile surfaces. Samples for Verification; Full-size units of each type and composition of tile and for each color and finish required. For glass mosaic tile in color blend patterns, provide full sheets of each
- color blend. 1.5 INFORMATIONAL SUBMITTALS
- A. Product Certificates: For each type of product. Product Test Reports: For tile-setting and -grouting products. 1.6 DELIVERY, STORAGE, AND HANDLING
- A. Deliver and store packaged materials in original containers with seals unbroken and labels intact until time of use. Comply with requirements in ANSI A137.2 for labeling tile packages. Store tile and cementitious materials on elevated platforms, under cover, and in a dry location. Store aggregates where grading and other required characteristics can be maintained and contamination can be
- 1.7 FIELD CONDITIONS A. Environmental Limitations: Do not install tile until construction in spaces is complete and ambient temperature and humidity conditions are maintained at the levels indicated in referenced standards and manufacturer's written instructions.

PART 2 - PRODUCTS

- 2.1 MANUFACTURERS A. Source Limitations for Setting and Grouting Materials: Obtain ingredients of a uniform quality for each mortar, adhesive, and grout component from single manufacturer and each aggregate from single source or producer.
- 2.2 PRODUCTS, GENERAL A. ANSI Glass Tile Standard: Provide glass tile that complies with ANSI A137.2 for types and other characteristics indicated. ANSI Standards for Tile Installation Materials: Provide materials complying with ANSI A108.02, ANSI standards referenced in other Part 2 articles, ANSI standards referenced by TCNA installation methods specified in tile installation schedules, and other requirements
- WATERPROOF MEMBRANE A. General: Manufacturer's standard product, selected from the following that complies with ANSI A118.10 and is recommended by the manufacturer for the application indicated. Include reinforcement and accessories recommended by manufacturer B. Chlorinated Polyethylene Sheet: Nonplasticized, chlorinated polyethylene faced on both sides with nonwoven polyester fabric. PVC Sheet: PVC heat-fused on both sides to facings of nonwoven polyester. Polyethylene Sheet: Polyethylene faced on both sides with
- fleece webbing; 0.008-inch (0.203-mm) nominal thickness. C. Fabric-Reinforced, Modified-Bituminous Sheet: Self-adhering, SBS-modified-bituminous sheet with fabric reinforcement facing; 0.040-inch (1-mm) nominal thickness. Fabric-Reinforced, Fluid-Applied Membrane: System consisting of liquid-latex rubber or elastomeric polymer and continuous fabric reinforcement. Fluid-Applied Membrane: Liquid-latex rubber or elastomeric polymer. Latex-Portland Cement Waterproof Mortar: Flexible, waterproof mortar consisting of cement-based mix and latex additive.
- 2.4 SETTING MATERIALS A. Portland Cement Mortar (Thickset) Installation Materials: ANSI A108.02; use white cement. B. Dry-Set Portland Cement Mortar (Thinset): ANSI A118.1: white, Latex-Portland Cement Mortar (Thinset): ANSI A118.4: white, Organic Adhesive: ANSI A136.1. Water-Cleanable, Tile-Setting Epoxy: ANSI A118.3.
- 2.5 GROUT MATERIALS A. Sand-Portland Cement Grout: ANSI A108.10, consisting of white or gray cement and white or colored aggregate as required to produce color indicated. Standard Cement Grout: ANSI A118.6. High-Performance Tile Grout: ANSI A118.7. Water-Cleanable Epoxy Grout: ANSI A118.3.
- 2.6 MISCELLANEOUS MATERIALS A. Trowelable Underlayments and Patching Compounds: Latex-modified, portland cement-based formulation provided or approved by manufacturer of tile-setting materials for installations indicated. Vapor-Retarder Membrane: Polyethylene sheeting, ASTM D 4397, 4.0
- B. Metal Edge Strips: Angle or L-shaped, height to match tile and setting-bed thickness; stainless-steel, ASTM A 666, 300 Series C. Tile Cleaner: A neutral cleaner capable of removing soil and residue without harming tile and grout surfaces, specifically approved for materials and installations indicated by tile and grout manufacturers. Grout Sealer: Manufacturer's standard product for sealing grout
- 2.7 MIXING MORTARS AND GROUT A. Mix mortars and grouts to comply with referenced standards and mortar and grout manufacturers' written instructions.

joints and that does not change color or appearance of grout.

PART 3 - EXECUTION 3.1 EXAMINATION

- A. Examine substrates, areas, and conditions where tile will be installed, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work. Proceed with installation only after unsatisfactory conditions have been corrected. Where indicated, prepare substrates to receive waterproofing by applying a reinforced mortar bed that complies with ANSI A108.1A and is sloped 1/4 inch per foot (1:50) toward drains. 3.2 GLASS TILE INSTALLATION
- A. Comply with TCNA's "Handbook for Ceramic, Glass, and Stone Tile Installation" for TCNA installation methods specified in tile installation schedules. Comply with parts of the ANSI A108 series "Specifications for Installation of Ceramic Tile" that are referenced in TCNA installation methods, specified in tile installation schedules, and apply to types of setting and grouting materials used. B. Extend tile work into recesses and under or behind equipment and fixtures to form complete covering without interruptions unless
- otherwise indicated. Terminate work neatly at obstructions, edges, and corners without disrupting pattern or joint alignments. C. Accurately form intersections and returns. Perform cutting and drilling of tile without marring visible surfaces. Carefully grind cut edges of tile abutting trim, finish, or built-in items for straight aligned joints. Fit tile closely to electrical outlets, piping, fixtures, and other penetrations so plates, collars, or covers overlap tile.

093023 - GLASS TILING, CONT.

- D. Jointing Pattern: Lay tile in grid pattern unless otherwise indicated. Lay out tile work and center tile fields in both directions in each space or on each wall area. Lay out tile work to minimize the use of pieces that are less than half of a tile. Provide uniform joint widths
- E. Joint Widths: Unless otherwise indicated, install tile with the following joint widths:
- 1. Large Format Glass Tile: 1/16 inch (1.6 mm)
- 2. Mosaic Glass Tile: 1/16 inch (1.6 mm)
- 3. Miniature Mosaic Glass Tile: 1/16 inch (1.6 mm).
 - F. Expansion Joints: Provide expansion joints and other sealant-filled joints, including control, contraction, and isolation joints, where indicated. Form joints during installation of setting materials, mortar beds, and tile. Do not saw-cut joints after installing tiles. G. Grout Sealer: Apply grout sealer to grout joints according to grout-sealer manufacturer's written instructions. As soon as grout sealer

A. Install panels and treat joints according to ANSI A108.11 and manufacturer's written instructions for type of application indicated. Use

- has penetrated grout joints, remove excess sealer and sealer from tile faces by wiping with soft cloth. 3.3 TILE BACKING PANEL INSTALLATION
- latex-portland cement mortar for bonding material unless otherwise directed in manufacturer's written instructions. 3.4 WATERPROOFING INSTALLATION A. Install waterproofing to comply with ANSI A108.13 and manufacturer's written instructions to produce waterproof membrane of uniform
- thickness that is bonded securely to substrate. Allow waterproofing to cure and verify by testing that it is watertight before installing tile or setting materials over it. 3.5 CLEANING AND PROTECTING
- A. Cleaning: On completion of placement and grouting, clean all tile surfaces so they are free of foreign matter. Protect installed tile work with kraft paper or other heavy covering during construction period to prevent staining, damage, and wear. If recommended by tile manufacturer, apply coat of neutral protective cleaner to completed tile walls. Before final inspection, remove protective coverings and rinse neutral protective cleaner from tile surfaces.

092216 - NON-STRUCTURAL METAL FRAMING

PART 1 - GENERAL

- 1.1 RELATED DOCUMENTS A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification
- Sections, apply to this Section. 1.2 SUMMARY A. Section Includes:
- 1. Non-load-bearing steel framing systems for interior gypsum board assemblies.
- 2. Suspension systems for interior gypsum ceilings, soffits, and grid systems.

PART 2 - PRODUCTS

- 2.1 PERFORMANCE REQUIREMENTS A. Fire-Test-Response Characteristics: For fire-resistance-rated assemblies that incorporate non-load-bearing steel framing, provide materials and construction identical to those tested in assembly indicated, according to ASTM E 119 by an independent testing
- B. STC-Rated Assemblies: For STC-rated assemblies, provide materials and construction identical to those tested in assembly indicated according to ASTM E 90 and classified according to ASTM E 413 by an independent testing agency.
- 2.2 FRAMING SYSTEMS A. Framing Members, General: Comply with ASTM C 754 for conditions indicated.
- 1. Steel Sheet Components: Comply with ASTM C 645 requirements for metal unless otherwise indicated. 2. Protective Coating: [ASTM A 653/A 653M, G40 (Z120)] [ASTM A 653/A 653M, G60 (Z180)] [Coating with equivalent corrosion
- resistance of ASTM A 653/A 653M, G40 (Z120)], hot-dip galvanized unless otherwise indicated. B. Studs and Runners: ASTM C 645.Use either steel studs and runners or dimpled steel studs and runners. Deflection Track: Steel sheet top runner manufactured to prevent cracking of finishes applied to interior partition framing resulting from deflection of structure above;
- in thickness not less than indicated for studs and in width to accommodate depth of studs. C. Firestop Tracks: Top runner manufactured to allow partition heads to expand and contract with movement of the structure while maintaining continuity of fire-resistance-rated assembly indicated; in thickness not less than indicated for studs and in width to accommodate depth of studs.
- 2.3 SUSPENSION SYSTEMS A. Tie Wire: ASTM A 641/A 641M, Class 1 zinc coating, soft temper, 0.062-inch- (1.59-mm-) diameter wire, or double strand of 0.048inch-(1.21-mm-) diameter wire
- B. Hanger Attachments to Concrete: 1. Anchors: Fabricated from corrosion-resistant materials with holes or loops for attaching wire hangers and capable of sustaining, without failure, a load equal to 5 times that imposed by construction as determined by testing according to ASTM E 488 by an independent testing agency.
- 2. Powder-Actuated Fasteners: Suitable for application indicated, fabricated from corrosion-resistant materials with clips or other devices for attaching hangers of type indicated, and capable of sustaining, without failure, a load equal to [10] < Insert number > times that imposed by construction as determined by testing according to ASTM E 1190 by an independent testing agency. A. Wire Hangers: ASTM A 641/A 641M, Class 1 zinc coating, soft temper, 0.16 inch (4.12 mm) in diameter.
- 2.4 AUXILIARY MATERIALS A. General: Provide auxiliary materials that comply with referenced installation standards. Fasteners for Metal Framing: Of type, material, size, corrosion resistance, holding power, and other properties required to fasten steel members to substrate.

PART 3 - EXECUTION

- 3.1 EXAMINATION A. Examine areas and substrates, with Installer present, and including welded hollow-metal frames, cast-in anchors, and structural framing, for compliance with requirements and other conditions affecting performance of the Work. Proceed with installation only after unsatisfactory conditions have been corrected.
- 3.2 PREPARATION A. Suspended Assemblies: Coordinate installation of suspension systems with installation of overhead structure to ensure that inserts and other provisions for anchorages to building structure have been installed to receive hangers at spacing required to support the Work and that hangers will develop their full strength.
- 1. Furnish concrete inserts and other devices indicated to other trades for installation in advance of time needed for coordination and
- B. Coordination with Sprayed Fire-Resistive Materials: Before sprayed fire-resistive materials are applied, attach offset anchor plates or ceiling runners (tracks) to surfaces indicated to receive sprayed fire-resistive materials. Where offset anchor plates are required, provide continuous plates fastened to building structure not more than 24 inches (610 mm) o.c. After sprayed fire-resistive materials are applied, remove them only to extent necessary for installation of non-load-bearing steel framing. Do not reduce thickness of fireresistive materials below that required for fire-resistance ratings indicated. Protect adjacent fire-resistive materials from damage.
- INSTALLATION, GENERAL A. Installation Standard: ASTM C 754. Gypsum Board Assemblies: Also comply with requirements in ASTM C 840 that apply to framing installation. Install supplementary framing, and blocking to support fixtures, equipment services, heavy trim, grab bars, toilet accessories, furnishings, or similar construction. Install bracing at terminations in assemblies. Do not bridge building control and
- INSTALLING FRAMED ASSEMBLIES A. Install framing system components according to spacings indicated, but not greater than spacings required by referenced installation standards for assembly types. B. Install tracks (runners) at floors and overhead supports. Extend framing full height to structural supports or substrates above suspended

ceilings except where partitions are indicated to terminate at suspended ceilings. Continue framing around ducts penetrating partitions

expansion joints with non-load-bearing steel framing members. Frame both sides of joints independently.

C. Direct Furring:

3.5 INSTALLING SUSPENSION SYSTEMS

above ceiling.

- 1. Screw to wood framing. 2. Attach to concrete or masonry with stub nails, screws designed for masonry attachment, or powder-driven fasteners spaced 24 inches (610 mm) o.c.
- D. Z-Furring Members: 1. Erect insulation, specified in Section 072100 "Thermal Insulation," vertically and hold in place with Z-furring members spaced [24] inches (610 mm)] [600 mm] o.c.
- 2. Except at exterior corners, securely attach narrow flanges of furring members to wall with concrete stub nails, screws designed for masonry attachment, or powder-driven fasteners spaced 24 inches (610 mm) o.c. 3. At exterior corners, attach wide flange of furring members to wall with short flange extending beyond corner; on adjacent wall surface, screw-attach short flange of furring channel to web of attached channel. At interior corners, space second member no more
- than 12 inches (305 mm) from corner and cut insulation to fit. E. Installation Tolerance: Install each framing member so fastening surfaces vary not more than 1/8 inch (3 mm) from the plane formed by faces of adjacent framing.
- installation standards for assembly types B. Isolate suspension systems from building structure where they abut or are penetrated by building structure to prevent transfer of loading imposed by structural movement. C. Suspend hangers from building structure as follows: Install hangers plumb and free from contact with insulation or other objects within

A. Install suspension system components according to spacings indicated, but not greater than spacings required by referenced

- ceiling plenum that are not part of supporting structural or suspension system. D. Fire-Resistance-Rated Assemblies: Wire tie furring channels to supports. E. Seismic Bracing: Sway-brace suspension systems with hangers used for support.
- F. Grid Suspension Systems: Attach perimeter wall track or angle where grid suspension systems meet vertical surfaces. Mechanically join main beam and cross-furring members to each other and butt-cut to fit into wall track.
- G. Installation Tolerances: Install suspension systems that are level to within 1/8 inch in 12 feet (3 mm in 3.6 m) measured lengthwise on each member that will receive finishes and transversely between parallel members that will receive finishes.

092900 - GYPSUM BOARD

- PART 1 GENERAL
- 1.1 RELATED DOCUMENTS A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification
- Sections, apply to this Section.
- 1.2 SUMMARY
- A. Section Includes: Interior gypsum board.
- 2. Tile backing panels.
- 1.3 ACTION SUBMITTALS
- A. Product Data: For each type of product. 1.4 DELIVERY, STORAGE AND HANDLING A. Store materials inside under cover and keep them dry and protected against weather, condensation, direct sunlight, construction traffic,
- and other potential causes of damage. Stack panels flat and supported on risers on a flat platform to prevent sagging. 1.5 FIELD CONDITIONS
- A. Environmental Limitations: Comply with ASTM C 840 requirements or gypsum board manufacturer's written recommendations,
- whichever are more stringent. B. Do not install paper-faced gypsum panels until installation areas are enclosed and conditioned.
- C. Do not install panels that are wet, those that are moisture damaged, and those that are 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

2.2 TILE BACKING PANELS

- 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 according to ASTM E 119 by an independent testing agency. B. STC-Rated Assemblies: For STC-rated assemblies, provide materials and construction identical to those tested in assembly indicated
- according to ASTM E 90 and classified according to ASTM E 413 by an independent testing agency. C. Low-Emitting Materials: For ceiling and wall assemblies, provide materials and construction identical to those tested in assembly and complying with the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers."
- A. Glass-Mat, Water-Resistant Backing Board: ASTM C 1178/C 1178M, with manufacturer's standard edges. Core: 5/8 inch (15.9 mm), Type X, Mold Resistance: ASTM D 3273, score of 10 as rated according to ASTM D 3274.
- B. Cementitious Backer Units: ANSI A118.9 and ASTM C 1288 or 1325, with manufacturer's standard edges. Thickness: 5/8 inch (15.9) mm). Mold Resistance: ASTM D 3273, score of 10 as rated according to ASTM D 3274. C. Water-Resistant Gypsum Backing Board: ASTM C 1396/C 1396M, with manufacturer's standard edges.Core: 5/8 inch (15.9 mm),
- 2.3 AUXILIARY MATERIALS A. General: Provide auxiliary materials that comply with referenced installation standards and manufacturer's written recommendations. B. Laminating Adhesive: Adhesive or joint compound recommended for directly adhering gypsum panels to continuous substrate. C. Sound Attenuation Blankets: ASTM C 665, Type I (blankets without membrane facing) produced by combining thermosetting resins
- with mineral fibers manufactured from glass, slag wool, or rock wool. D. Acoustical Joint Sealant: Manufacturer's standard nonsag, paintable, nonstaining latex sealant complying with ASTM C 834. Product effectively reduces airborne sound transmission through perimeter joints and openings in building construction as demonstrated by testing representative assemblies according to ASTM E 90.

PART 3 - EXECUTION

3.5 PROTECTION

- 3.1 EXAMINATION A. Examine areas and substrates including welded hollow-metal frames and framing, with Installer present, for compliance with requirements and other conditions affecting performance. Examine panels before installation. Reject panels that are wet, moisture damaged, and mold damaged. Proceed with installation only after unsatisfactory conditions have been corrected.
- 3.2 APPLYING AND FINISHING PANELS. GENERAL A. 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 C 919 and with manufacturer's written recommendations for locating edge trim and closing off sound-flanking paths around or through assemblies, including sealing partitions above acoustical ceilings.

B. Control Joints: Install control joints according to ASTM C 840 and in specific locations approved by Architect for visual effect.

- 3.3 INSTALLING TRIM ACCESSORIES A. General: For trim with back flanges intended for fasteners, attach to framing with same fasteners used for panels. Otherwise, attach trim according to manufacturer's written instructions.
- 3.4 FINISHING GYPSUM BOARD A. General: Treat gypsum board joints, interior angles, edge trim, control joints, penetrations, fastener heads, surface defects, and

elsewhere as required to prepare gypsum board surfaces for decoration. Promptly remove residual joint compound from adjacent

C. Interior Trim: Install in the following locations: Cornerbead: Use at outside corners unless otherwise indicated. U-Bead: Use at exposed

- B. Glass-Mat Gypsum Sheathing Board: Finish according to manufacturer's written instructions for use as exposed soffit board. Glass-Mat Faced Panels: Finish according to manufacturer's written instructions. Cementitious Backer Units: Finish according to manufacturer's written instructions.
- stained, marred, or otherwise damaged during drywall application. B. Protect installed products from damage from weather, condensation, direct sunlight, construction, and other causes during remainder

limited to, fuzzy or splotchy surface contamination and discoloration.

C. Remove and replace panels that are wet, moisture damaged, and mold damaged. Indications that panels are wet or moisture damaged

include, but are not limited to, discoloration, sagging, or irregular shape. Indications that panels are mold damaged include, but are not

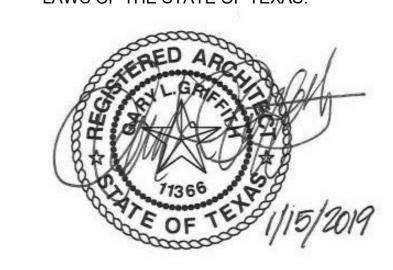
A. Protect adjacent surfaces from drywall compound and promptly remove from floors and other non-drywall surfaces. Repair surfaces

SPACES.

NORTH TOLLWAY

3300 DALLAS PARKWAY, PLANO, TX 75093

I CERTIFY THAT THIS PLAN SPECIFICATION. OR REPORT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF TEXAS.



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2001 ROSS AVE, SUITE 4650

DALLAS

06RGUX.0006.000

Job No.

Owner Approval

12" = 1'-0"

Scale

ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT, AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

095113 - ACOUSTICAL PANEL CEILINGS

PART 1 - GENERAL

1.3 ACTION SUBMITTALS

1.1 RELATED DOCUMENTS A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY A. Section includes acoustical panels and exposed suspension systems for ceilings. Products furnished, but not installed under this Section, include anchors, clips, and other ceiling attachment devices to be cast in concrete.

A. Product Data: For each type of product. Samples: For each exposed product and for each color and texture specified, 6 inches (150) mm) in size.

1.4 DELIVERY, STORAGE, AND HANDLING

A. Deliver acoustical panels, suspension-system components, and accessories to Project site in original, unopened packages and store them in a fully enclosed, conditioned space where they will be protected against damage from moisture, humidity, temperature extremes, direct sunlight, surface contamination, and other causes. Before installing acoustical panels, permit them to reach room temperature and a stabilized moisture content. Handle acoustical panels carefully to avoid chipping edges or damaging units in any

1.5 FIELD CONDITIONS A. Environmental Limitations: Do not install acoustical panel ceilings until spaces are enclosed and weatherproof, wet work in spaces is complete and dry, work above ceilings is complete, and ambient temperature and humidity conditions are maintained at the levels indicated for Project when occupied for its intended use.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Seismic Performance: Acoustical ceiling shall withstand the effects of earthquake motions determined according to ASCE/SEL7 B. Surface-Burning Characteristics: Comply with ASTM E 84; testing by a qualified testing agency. Identify products with appropriate

markings of applicable testing agency. C. Fire-Resistance Ratings: Comply with ASTM E 119; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency. Indicate design designations from UL's "Fire Resistance Directory". 2.2 ACOUSTICAL PANELS, GENERAL

A. Low-Emitting Materials: Acoustical panel ceilings shall comply with the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers." B. Source Limitations: Obtain each type of acoustical ceiling panel and supporting suspension system from single source from single

C. Acoustical Panel Standard: Provide manufacturer's standard panels of configuration indicated that comply with ASTM E 1264 classifications as designated by types, patterns, acoustical ratings, and light reflectances unless otherwise indicated.

2.3 METAL SUSPENSION SYSTEMS, GENERAL A. Metal Suspension-System Standard: Provide manufacturer's standard direct-hung metal suspension systems of types, structural classifications, and finishes indicated that comply with applicable requirements in ASTM C 635/C 635M. B. Attachment Devices: Size for five times the design load indicated in ASTM C 635/C 635M, Table 1, "Direct Hung," unless otherwise

indicated. Comply with seismic design requirements. Wire Hangers, Braces, and Ties: Provide wires complying with the following 1. Type and Form: Type III, mineral base with painted finish; [Form 1, nodular] [Form 2, water felted] [Form 4, cast or molded].

2. Type and Form: Type IV, mineral base with membrane-faced overlay; Form 1, nodular; with [glass-fiber cloth] [washable vinyl-film] 3. Type and Form: Type IV, mineral base with membrane-faced overlay; Form 2, water felted; with [vinyl overlay on face] [vinyl overlay

on face and back] [vinyl overlay on face, back, and sealed edges] [fiberglass-fabric overlay on face]. 4. Type and Form: Type XII, glass-fiber base with membrane-faced overlay; [Form 1, plastic] [Form 2, cloth] [Form 3, other]. 5. Type and Form: Type XX, other types; described as high-density, ceramic- and mineral-base panels with scrubbable finish, resistant to heat, moisture, and corrosive fumes.

6. Type and Form: <Insert type and form>. 7. Pattern: [C (perforated, small holes)] [CD (perforated, small holes and fissured)] [CE (perforated, small holes and lightly textured)] [D (fissured)] [E (lightly textured)] [F (heavily textured)] [G (smooth)] [GH (smooth and printed)] [I (embossed)] [J (embossed-inregister)] [K (surface scored)] [Z (other patterns as described)] [As indicated by manufacturer's designation] < Insert pattern>.

C. Angle Hangers: Angles with legs not less than 7/8 inch (22 mm) wide; formed with 0.04-inch- (1-mm-) thick, galvanized-steel sheet complying with ASTM A 653/A 653M, G90 (Z275) coating designation; with bolted connections and 5/16-inch- (8-mm-) diameter D. Seismic Stabilizer Bars: Manufacturer's standard perimeter stabilizers designed to accommodate seismic forces. Seismic Struts: Manufacturer's standard compression struts designed to accommodate seismic forces.

Where indicated, provide manufacturer's standard hold-down clips spaced 24 inches (610 mm) o.c. on all cross tees. Impact Clips: Where indicated, provide manufacturer's standard impact-clip system designed to absorb impact forces against acoustical panels. 2.4 METAL EDGE MOLDINGS AND TRIM

E. Seismic Clips: Manufacturer's standard seismic clips designed and spaced to secure acoustical panels in place. Hold-Down Clips:

A. Roll-Formed, Sheet-Metal Edge Moldings and Trim: Type and profile indicated or, if not indicated, manufacturer's standard moldings for edges and penetrations that comply with seismic design requirements; formed from sheet metal of same material, finish, and color as that used for exposed flanges of suspension-system runners.

B. Extruded-Aluminum Edge Moldings and Trim: Where indicated, provide manufacturer's extruded-aluminum edge moldings and trim of profile indicated or referenced by manufacturer's designations, including splice plates, corner pieces, and attachment and other clips, complying with seismic design requirements and the following: 2.5 ACOUSTICAL SEALANT

A. Acoustical Sealant: Manufacturer's standard sealant complying with ASTM C 834 and effective in reducing airborne sound transmission through perimeter joints and openings in building construction as demonstrated by testing representative assemblies according to ASTM E 90.

PART 3 - EXECUTION 3.1 EXAMINATION

A. Examine substrates, areas, and conditions, including structural framing to which acoustical panel ceilings attach or abut, with Installer present, for compliance with requirements specified in this and other Sections that affect ceiling installation and anchorage and with requirements for installation tolerances and other conditions affecting performance of acoustical panel ceilings. Examine acoustical panels before installation. Reject acoustical panels that are wet, moisture damaged, or mold damaged. Proceed with installation only after unsatisfactory conditions have been corrected.

A. Measure each ceiling area and establish layout of acoustical panels to balance border widths at opposite edges of each ceiling. Avoid using less-than-half-width panels at borders, and comply with layout shown on reflected ceiling plans. 3.3 INSTALLATION A. General: Install acoustical panel ceilings to comply with ASTM C 636/C 636M and seismic design requirements indicated, according

systems according to tested fire-rated design. B. Secure bracing wires to ceiling suspension members and to supports with a minimum of four tight turns. Suspend bracing from building's structural members as required for hangers, without attaching to permanent metal forms, steel deck, or steel deck tabs. Fasten bracing wires into concrete with cast-in-place or postinstalled anchors.

to manufacturer's written instructions and CISCA's "Ceiling Systems Handbook." Fire-Rated Assembly: Install fire-rated ceiling

C. Install edge moldings and trim of type indicated at perimeter of acoustical ceiling area and where necessary to conceal edges of acoustical panels. D. Install suspension-system runners so they are square and securely interlocked with one another. Remove and replace dented, bent, or

kinked members. Install acoustical panels with undamaged edges and fit accurately into suspension-system runners and edge moldings. Scribe and cut panels at borders and penetrations to provide a neat, precise fit. 3.4 CLEANING

A. Clean exposed surfaces of acoustical panel ceilings, including trim, edge moldings, and suspension-system members. Comply with manufacturer's written instructions for cleaning and touchup of minor finish damage. Remove and replace ceiling components that cannot be successfully cleaned and repaired to permanently eliminate evidence of damage.

099123 - INTERIOR PAINTING

B. Shop Drawings: Show location and extent of each wall-covering type. Indicate seams and termination points. Samples: For each type

A. Environmental Limitations: Do not deliver or install wall coverings until spaces are enclosed and weathertight, wet work in spaces is

complete and dry, work above ceilings is complete, and temporary HVAC system is operating and maintaining ambient temperature

and humidity conditions at levels intended for occupants after Project completion during the remainder of the construction period...

B. Lighting: Do not install wall covering until lighting that matches conditions intended for occupants after Project completion is provided

on the surfaces to receive wall covering. Ventilation: Provide continuous ventilation during installation and for not less than the time

A. Fire-Test-Response Characteristics: As determined by testing identical wall coverings applied with identical adhesives to substrates

according to test method indicated below by a qualified testing agency. Identify products with appropriate markings of applicable

A. Adhesive: Mildew-resistant, nonstaining adhesive, for use with specific wall covering and substrate application indicated and as

manufacturers for intended substrate. Metal Primer: Interior ferrous metal primer complying with and recommended in writing by

A. Examine substrates and conditions, with Installer present, for compliance with requirements for levelness, wall plumbness, maximum

A. Comply with manufacturer's written instructions for surface preparation. Clean substrates of substances that could impair bond of wall

covering, including dirt, oil, grease, mold, mildew, and incompatible primers. Prepare substrates to achieve a smooth, dry, clean,

1. Moisture Content: Maximum of 5 percent on new plaster, concrete, and concrete masonry units when tested with an electronic

2. Plaster: Allow new plaster to cure. Neutralize areas of high alkalinity. Prime with primer recommended in writing by primer/sealer

3. Metals: If not factory primed, clean and apply primer recommended in writing by primer/sealer manufacturer and wall-covering

4. Gypsum Board: Prime with primer as recommended in writing by primer/sealer manufacturer and wall-covering manufacturer.

B. Check painted surfaces for pigment bleeding. Sand gloss, semigloss, and eggshell finish with fine sandpaper. Remove hardware and

A. Comply with wall-covering manufacturers' written installation instructions applicable to products and applications indicated. Cut wall-

(150 mm) from outside corners and [3 inches (75 mm)] [6 inches (150 mm)] from inside corners unless a change of pattern or color

C. Trim edges and seams for color uniformity, pattern match, and tight closure. Butt seams without overlaps or gaps between strips. Fully

A. Remove excess adhesive at seams, perimeter edges, and adjacent surfaces. Use cleaning methods recommended in writing by wall-

covering manufacturer. Replace strips that cannot be cleaned. Reinstall hardware and hardware accessories, electrical plates and

099123 - INTERIOR PAINTING

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification

1. Cross-reference to paint system and locations of application areas. Use same designations indicated on Drawings and in schedules.

A. Store materials not in use in tightly covered containers in well-ventilated areas with ambient temperatures continuously maintained at

A. Apply paints only when temperature of surfaces to be painted and ambient air temperatures are between 50 and 95 deg F (10 and 35

A. MPI Standards: Provide products that comply with MPI standards indicated and that are listed in its "MPI Approved Products List."

A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and

of service and application as demonstrated by manufacturer, based on testing and field experience.

B. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows:

F. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.

1. Provide materials for use within each paint system that are compatible with one another and substrates indicated, under conditions

2. For each coat in a paint system, provide products recommended in writing by manufacturers of topcoat for use in paint system and

deg C). Do not apply paints when relative humidity exceeds 85 percent; at temperatures less than 5 deg F (3 deg C) above the dew

not less than 45 deg F (7 deg C). Maintain containers in clean condition, free of foreign materials and residue. Remove rags and waste

2. Printout of current "MPI Approved Products List" for each product category specified in Part 2, with the proposed product

A. Section includes surface preparation and the application of paint systems on the following interior substrates:

A. Product Data: For each type of product. Include preparation requirements and application instructions.

B. Samples for Verification: For each type of paint system and in each color and gloss of topcoat.

1. Submit Samples on rigid backing, 8 inches (200 mm) square.

2. Step coats on Samples to show each coat required for system.

4. Label each Sample for location and application area.

C. Product List: For each product indicated, include the following:

B. Install wall covering without lifted or curling edges and without visible shrinkage. Install seams vertical and plumb at least 6 inches

hardware accessories, electrical plates and covers, light fixture trims, and similar items. Acclimatize wall-covering materials by

removing them from packaging in the installation areas not less than 24 hours before installation.

covering strips in roll number sequence. Change the roll numbers at partition breaks and corners.

bond wall covering to substrate. Remove air bubbles, wrinkles, blisters, and other defects.

moisture content, and other conditions affecting performance of the Work. Proceed with installation only after unsatisfactory conditions

B. Primer/Sealer: Mildew resistant, complying with requirements recommended in writing by primer/sealer and wall-covering

primer and wall-covering manufacturers for intended substrate. Seam Tape: As recommended in writing by wall-covering

1. Surface-Burning Characteristics: Comply with ASTM E 84; testing by a qualified testing agency. Identify products with appropriate

recommended by wall-covering manufacturer for full drying or curing.

1.4 FIELD CONDITIONS

PART 2 - PRODUCTS

testing agency.

2.2 ACCESSORIES

manufacturer.

PART 3 - EXECUTION

have been corrected.

3.3 WALL-COVERING INSTALLATION

3.4 CLEANING

PART 1 - GENERAL

1.2 SUMMARY

1. Concrete.

Steel.

Cast iron.

7. Wood.

Plaster.

6. Galvanized metal

8. Gypsum board.

1.3 ACTION SUBMITTALS

highlighted.

from storage areas daily.

3. VOC content.

1.5 FIELD CONDITIONS

PART 2 - PRODUCTS

2.1 PAINT, GENERAL

PART 3 - EXECUTION

3.1 EXAMINATION

B. Material Compatibility:

on substrate indicated.

1. Concrete: 12 percent.

4. Gypsum Board: 12 percent.

3. Wood: 15 percent.

5. Plaster: 12 percent.

other conditions affecting performance of the Work.

C. Gypsum Board Substrates: Verify that finishing compound is sanded smooth.

1. Application of coating indicates acceptance of surfaces and conditions.

G. Proceed with coating application only after unsatisfactory conditions have been corrected.

2. Masonry (Clay and CMU): 12 percent.

D. Plaster Substrates: Verify that plaster is fully cured.

E. Spray-Textured Ceiling Substrates: Verify that surfaces are dry.

2. Clay masonry.

1.1 RELATED DOCUMENTS

Sections, apply to this Section.

3. Concrete masonry units (CMU).

3. Label each coat of each Sample.

1.4 DELIVERY, STORAGE, AND HANDLING

point; or to damp or wet surfaces.

3.1 EXAMINATION

3.2 PREPARATION

2.1 PERFORMANCE REQUIREMENTS

markings of applicable testing agency.

b. Smoke-Developed Index: 450 or less.

recommended in writing by wall-covering manufacturer.

manufacturer and wall-covering manufacturer.

exists at corner. Horizontal seams are not permitted.

covers, light fixture trims, and similar items.

Painted Surfaces: Treat areas susceptible to pigment bleeding.

structurally sound surface free of flaking, unsound coatings, cracks, and defects.

a. Flame-Spread Index: 25 or less.

of wall covering and for each color, pattern, texture, and finish specified, full width by 36-inch- (914-mm-) long in size. Samples for

Verification: For each type of wall covering and for each color, pattern, texture, and finish specified, full width by 36-inch- (914-mm-)

A. Comply with manufacturer's written instructions and recommendations in "MPI Manual" applicable to substrates indicated. B. 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. Clean substrates of substances that could impair bond of paints, including dust, dirt, oil, grease, and incompatible paints and

C. Concrete Substrates: Remove release agents, curing compounds, efflorescence, and chalk. Do not paint surfaces if moisture content or alkalinity of surfaces to be painted exceeds that permitted in manufacturer's written instructions. Masonry Substrates: Remove efflorescence and chalk. Do not paint surfaces if moisture content or alkalinity of surfaces or mortar joints exceed that permitted in

manufacturer's written instructions. D. Shop-Primed Steel Substrates: Clean field welds, bolted connections, and abraded areas of shop paint, and paint exposed areas with the same material as used for shop priming to comply with SSPC-PA 1 for touching up shop-primed surfaces. Galvanized-Metal Substrates: Remove grease and oil residue from galvanized sheet metal fabricated from coil stock by mechanical methods to produce clean, lightly etched surfaces that promote adhesion of subsequently applied paints.

3.3 APPLICATION A. Apply paints according to manufacturer's written instructions and to recommendations in "MPI Manual."

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

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 in equipment rooms: a. Equipment, including panelboards and switch gear.

b. Uninsulated metal piping. c. Uninsulated plastic piping.

d. Pipe hangers and supports e. Metal conduit.

f. Plastic conduit. g. Tanks that do not have factory-applied final finishes. h. Duct, equipment, and pipe insulation having cotton or canvas insulation covering or other paintable jacket material.

2. Paint the following work where exposed in occupied spaces: a. Equipment, including panelboards. b. Uninsulated metal piping.

c. Uninsulated plastic piping. d. Pipe hangers and supports

e. Metal conduit. f. Plastic conduit

g. Duct, equipment, and pipe insulation having cotton or canvas insulation covering or other paintable jacket material. h. Other items as directed by Architect. 3. Paint portions of internal surfaces of metal ducts, without liner, behind air inlets and outlets that are visible from occupied spaces.

3.4 FIELD QUALITY CONTROL A. Dry Film Thickness Testing: Owner may engage the services of a qualified testing and inspecting agency to inspect and test paint for dry film thickness.

1. Contractor shall touch up and restore painted surfaces damaged by testing. 2. If test results show that dry film thickness of applied paint does not comply with paint manufacturer's written recommendations, Contractor shall pay for testing and apply additional coats as needed to provide dry film thickness that complies with paint manufacturer's written recommendations.

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.

104413 - FIRE PROTECTION CABINETS

PART 1 - GENERAL

b. Fire hose valves.

c. Fire hoses and racks.

A. Product Data: For each type of product. Show door hardware, cabinet type, trim style, and panel style. Include roughing-in dimensions

C. Product Schedule: For fire-protection cabinets. Indicate whether recessed, semirecessed, or surface mounted. Coordinate final fireprotection cabinet schedule with fire-extinguisher schedule to ensure proper fit and function. [Use same designations indicated on

Drawings.]

A. Maintenance Data: For fire-protection cabinets to include in maintenance manuals.

racks] indicated are accommodated. B. Coordinate sizes and locations of fire-protection cabinets with wall depths.

PART 2 - PRODUCTS

A. Fire-Rated Fire-Protection Cabinets: Listed and labeled to comply with requirements in ASTM E 814 for fire-resistance rating of walls

B. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.

A. Cabinet Type: Suitable for fire extinguisher and hose valve where shown.

B. Cabinet Material: Aluminum sheet for non-rated locations. Steel sheet at rated enclosures

C. Recessed Cabinet: Trimless with Concealed Flange: Surface of surrounding wall finishes flush with exterior finished surface of cabinet frame and door, without overlapping trim attached to cabinet. Provide recessed flange, of same material as box, attached to box to act

D. Semirecessed Cabinet: One-piece combination trim and perimeter door frame overlapping surrounding wall surface with exposed trim face and wall return at outer edge (backbend). E. Surface-Mounted Cabinet: Cabinet box fully exposed and mounted directly on wall with no trim.

F. Door Hardware: Manufacturer's standard door-operating hardware of proper type for cabinet type, trim style, and door material and style

A. Fire-Protection Cabinets: Provide manufacturer's standard box (tub) with trim, frame, door, and hardware to suit cabinet type, trim style, and door style indicated. Cabinet Doors: Fabricate doors according to manufacturer's standards, from materials indicated and coordinated with cabinet types and trim styles. Cabinet Trim: Fabricate cabinet trim in one piece with corners mitered, welded, and

A. Comply with NAAMM's AMP 500, "Metal Finishes Manual for Architectural and Metal Products." for recommendations for applying and designating finishes. Protect mechanical finishes on exposed surfaces of fire-protection cabinets from damage by applying a strippable, temporary protective covering before shipping. Finish fire-protection cabinets after assembly.

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

A. Examine roughing-in for hose valves and cabinets to verify actual locations of piping connections before cabinet installation. Examine walls and partitions for suitable framing depth and blocking where recessed and semirecessed cabinets will be installed. Proceed with installation only after unsatisfactory conditions have been corrected. Prepare recesses for recessed and semirecessed fire-protection cabinets as required by type and size of cabinet and trim style. 3.2 INSTALLATION

lock for break-glass panels. Fasten mounting brackets to inside surface of fire-protection cabinets, square and plumb. Identification: Apply vinvl lettering at locations indicated.

in manufacturer's written installation instructions. B. Adjust fire-protection cabinet doors to operate easily without binding. Verify that integral locking devices operate properly. On

completion of fire-protection cabinet installation, clean interior and exterior surfaces as recommended by manufacturer. C. Touch up marred finishes, or replace fire-protection cabinets that cannot be restored to factory-finished appearance. Use only materials

cabinets that have been damaged or have deteriorated beyond successful repair by finish touchup or similar minor repair procedures



NORTH TOLLWAY

3300 DALLAS PARKWAY, PLANO, TX 75093

I CERTIFY THAT THIS PLAN SPECIFICATION. OR REPORT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF TEXAS.



1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY A. Section Includes:

1. Fire-protection cabinets for the following: a. Portable fire extinguishers

1.3 ACTION SUBMITTALS

and details showing recessed-, semirecessed-, or surface-mounting method and relationships of box and trim to surrounding construction. 1. Show location of knockouts for hose valves.

B. Shop Drawings: For fire-protection cabinets. Include plans, elevations, sections, details, and attachments to other work.

1.4 CLOSEOUT SUBMITTALS

A. Coordinate size of fire-protection cabinets to ensure that type and capacity of [fire extinguishers] [fire hoses, hose valves, and hose

2.1 PERFORMANCE REQUIREMENTS

2.2 FIRE-PROTECTION CABINET

as drywall bead.

2.3 FABRICATION

ground smooth. 2.4 GENERAL FINISH REQUIREMENTS

3.1 EXAMINATION

A. Fire-Protection Cabinets: Fasten cabinets to structure, square and plumb. Unless otherwise indicated, provide recessed fire-protection cabinets. If wall thickness is inadequate for recessed cabinets, provide semirecessed fire-protection cabinets. Provide inside latch and

3.3 ADJUSTING AND CLEANING A. Remove temporary protective coverings and strippable films, if any, as fire-protection cabinets are installed unless otherwise indicated

and procedures recommended or furnished by fire-protection cabinet and mounting bracket manufacturers. Replace fire-protection

INTERIOR ARCHITECTS

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MC GG Drawn Check Owner Approval

12" = 1'-0"

Scale

SPECIFICATIONS

materials over it.

1.3 ACTION SUBMITTALS

1.5 FIELD CONDITIONS

PART 2 - PRODUCTS

2.1 PRODUCTS, GENERAL

specified.

2.3 TILE BACKING PANELS

2.4 WATERPROOF MEMBRANE

adhesive in a two-step process.

inch (0.76-mm) nominal thickness.

inch (1-mm) nominal thickness.

2.6 SETTING MATERIALS

2.7 GROUT MATERIALS3.

B. Standard Cement Grout: ANSI A118.6.

2.8 MISCELLANEOUS MATERIALS

2.9 MIXING MORTARS AND GROUT

PART 3 - EXECUTION

max. toward drains.

exposedtile edges.

1. Ceramic Mosaic Tile: 1/16 inch (1.6 mm)

2. Glazed Wall Tile: 1/16 inch (1.6 mm)

3.5 CRACK ISOLATION MEMBRANE INSTALLATION

3.3 TILE BACKING PANEL INSTALLATION

3.4 WATERPROOFING INSTALLATION

3.2 CERAMIC TILE INSTALLATION

2.1 EXAMINATION

C. High-Performance Tile Grout: ANSI A118.7.

2.5 CRACK ISOLATION MEMBRANE

2.2 THRESHOLDS

B. Samples for Verification:

3. Stone thresholds in 6-inch (150-mm) lengths.

materials in unopened containers and protected from freezing.

according to ASTM C 1353 or ASTM C 241/C 241M and with honed finish.

Sheet: PVC heat-fused on both sides to facings of nonwoven polyester.

G. Fluid-Applied Membrane: Liquid-latex rubber or elastomeric polymer.

A. Portland Cement Mortar (Thickset) Installation Materials: ANSI A108.02.

3. Expanded Metal Lath: Diamond-mesh lath complying with ASTM C 847.

nonsagging mortar in addition to the other requirements in ANSI A118.1.

D. Water-Cleanable Epoxy Grout: ANSI A118.3[, with a VOC content of 65 g/L or less].

manufacturer of tile-setting materials for installations indicated.

B. Add materials, water, and additives in accurate proportions.

E. Grout for Pregrouted Tile Sheets: Same product used in factory to pregrout tile sheets.

B. Vapor-Retarder Membrane: Polyethylene sheeting, ASTM D 4397, 4.0 mils (0.1 mm) thick.

grouts of uniform quality with optimum performance characteristics for installations indicated

D. Joint Widths: Unless otherwise indicated, install tile with the following joint widths:

1.4 DELIVERY, STORAGE, AND HANDLING

A. Product Data: For each type of product. Shop Drawings: Show locations of each type of tile and tile pattern. Show widths, details, and

A. Deliver and store packaged materials in original containers with seals unbroken and labels intact until time of use. Comply with

A. Environmental Limitations: Do not install tile until construction in spaces is complete and ambient temperature and humidity

A. ANSI Standards for Tile Installation Materials: Provide materials complying with ANSI A108.02, ANSI standards referenced in other

Part 2 articles, ANSI standards referenced by TCNA installation methods specified in tile installation schedules, and other requirements

A. General: Fabricate to sizes and profiles indicated or required to provide transition between adjacent floor finishes Granite Thresholds:

ASTM C 615/C 615M, with A. honed finish. Marble Thresholds: ASTM C 503/C 503M, with a minimum abrasion resistance of 12

A. Cementitious Backer Units: ANSI A118.9 or ASTM C 1325, Type A, in maximum lengths available to minimize end-to-end butt joints.

B. Chlorinated Polyethylene Sheet: Nonplasticized, chlorinated polyethylene faced on both sides with nonwoven polyester fabric. PVC

Reinforced, Modified-Bituminous Sheet: Self-adhering, SBS-modified-bituminous sheet with fabric reinforcement facing; 0.040-inch

D. Fabric-Reinforced, Fluid-Applied Membrane: System consisting of liquid-latex rubber or elastomeric polymer and continuous fabric

F. Waterproofing and Tile-Setting Adhesive: One-part, fluid-applied product intended for use as both waterproofing and tile-setting

A. General: Manufacturer's standard product that complies with ANSI A118.12 for and is recommended by the manufacturer for the

B. Chlorinated Polyethylene Sheet: Nonplasticized, chlorinated polyethylene faced on both sides with nonwoven polyester fabric; 0.030-

E. Fabric-Reinforced, Modified-Bituminous Sheet: Self-adhering, modified-bituminous sheet with fabric reinforcement facing; 0.040-

F. Fabric-Reinforced, Fluid-Applied Membrane: System consisting of liquid-latex rubber or elastomeric polymer and fabric reinforcement.

1. Cleavage Membrane: Asphalt felt, ASTM D 226/D 226M, Type I (No. 15); or polyethylene sheeting, ASTM D 4397, 4.0 mils (0.1

2. Reinforcing Wire Fabric: Galvanized, welded-wire fabric, 2 by 2 inches (50.8 by 50.8 mm) by 0.062-inch (1.57-mm) diameter;

4. Latex Additive: Manufacturer's standard water emulsion, serving as replacement for part or all of gaging water, of type specifically

B. Dry-Set Portland Cement Mortar (Thinset): ANSI A118.1. For wall applications, provide mortar that complies with requirements for

C. Latex-Portland Cement Mortar (Thinset): ANSI A118.4. Medium-Bed, Latex-Portland Cement Mortar: Comply with requirements in

D. EGP (Exterior Glue Plywood) Latex-Portland Cement Mortar (Thinset): ANSI A118.11. Water-Cleanable, Tile-Setting Epoxy: ANSI A118.

A. Sand-Portland Cement Grout: ANSI A108.10, consisting of white or gray cement and white or colored aggregate as required to produce

A. Trowelable Underlayments and Patching Compounds: Latex-modified, portland cement-based formulation provided or approved by

C. Metal Edge Strips: Angle or L-shaped, height to match tile and setting-bed thickness, metallic or combination of metal and PVC or

neoprene base, designed specifically for flooring applications; stainless-steel, ASTM A 666, 300 Series exposed-edge material.

C. Obtain and use type of mixing equipment, mixer speeds, mixing containers, mixing time, and other procedures to produce mortars and

A. Examine substrates, areas, and conditions where tile will be installed, with Installer present, for compliance with requirements for

A. Comply with TCNA's "Handbook for Ceramic, Glass, and Stone Tile Installation" for TCNA installation methods specified in tile

TCNA installation methods, specified in tile installation schedules, and apply to types of setting and grouting materials used.

otherwise indicated. Terminate work neatly at obstructions, edges, and corners without disrupting pattern or joint alignments.

B. Extend tile work into recesses and under or behind equipment and fixtures to form complete covering without interruptions unless

installation tolerances and other conditions affecting performance of the Work. Proceed with installation only after unsatisfactory

conditions have been corrected. Fill cracks, holes, and depressions in concrete substrates for tile floors installed with trowelable

leveling and patching compound specifically recommended by tile-setting material manufacturer. Where indicated, prepare substrates

installation schedules. Comply with parts of the ANSI A108 series "Specifications for Installation of Ceramic Tile" that are referenced in

C. Accurately form intersections and returns. Perform cutting and drilling of tile without marring visible surfaces. Carefully grind cut edges

of tile abutting trim, finish, or built-in items for straight aligned joints. Fit tile closely to electrical outlets, piping, fixtures, and other

penetrations so plates, collars, or covers overlap tile. Provide manufacturer's standard trim shapes where necessary to eliminate

E. Expansion Joints: Provide expansion joints and other sealant-filled joints, including control, contraction, and isolation joints, where

G. Grout Sealer: Apply grout sealer to cementitious grout joints in tile floor according to grout-sealer manufacturer's written instructions.

A. Install waterproofing to comply with ANSI A108.13 and manufacturer's written instructions to produce waterproof membrane of uniform

thickness that is bonded securely to substrate. Allow waterproofing to cure and verify by testing that it is watertight before installing tile

indicated. Form joints during installation of setting materials, mortar beds, and tile. Do not saw-cut joints after installing tiles.

As soon as grout sealer has penetrated grout joints, remove excess sealer and sealer from tile faces by wiping with soft cloth.

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

A. Install crack isolation membrane to comply with ANSI A108.17 and manufacturer's written instructions to produce membrane of

uniform thickness that is bonded securely to substrate. Allow crack isolation membrane to cure before installing tile or setting

F. Stone Thresholds: Install stone thresholds in same type of setting bed as adjacent floor unless otherwise indicated.

to receive waterproofing by applying a reinforced mortar bed that complies with ANSI A108.1A and is sloped 1/4 inch per foot (1:50)

A. Mix mortars and grouts to comply with referenced standards and mortar and grout manufacturers' written instructions.

recommended by latex-additive manufacturer for use with field-mixed portland cement and aggregate mortar bed.

ANSI A118.4. Provide product that is approved by manufacturer for application thickness of 5/8 inch (16 mm)

A. General: Manufacturer's standard product that complies with ANSI A118.10 and is recommended by the manufacturer for the

C. Polyethylene Sheet: Polyethylene faced on both sides with fleece webbing; 0.008-inch (0.2-mm) nominal thickness. Fabric-

E. Latex-Portland Cement Waterproof Mortar: Flexible, waterproof mortar consisting of cement-based mix and latex additive.

C. PVC Sheet: PVC heat-fused on both sides to facings of nonwoven polyester; 0.040-inch (1-mm) nominal thickness.

D. Polyethylene Sheet: Polyethylene faced on both sides with fleece webbing; 0.008-inch (0.2-mm) nominal thickness.

H. Latex-Portland Cement Crack-Resistant Mortar: Flexible mortar consisting of cement-based mix and latex additive.

comply with ASTM A 185/A 185M and ASTM A 82/A 82M, except for minimum wire size.

conditions are maintained at the levels indicated in referenced standards and manufacturer's written instructions.

Fiber-Cement Backer Board: ASTM C 1288, in maximum lengths available to minimize end-to-end butt joints.

application indicated. Include reinforcement and accessories recommended by manufacturer.

reinforcement. Fluid-Applied Membrane: Liquid-latex rubber or elastomeric polymer.

application indicated. Include reinforcement and accessories recommended by manufacturer.

requirements in ANSI A137.1 for labeling tile packages. Store tile and cementitious materials on elevated platforms, under cover, and

B. Store aggregates where grading and other required characteristics can be maintained and contamination can be avoided. Store liquid

locations of expansion, contraction, control, and isolation joints in tile substrates and finished tile surfaces.

1. Full-size units of each type and composition of tile and for each color and finish required.

2. Full-size units of each type of trim and accessory for each color and finish required.

104416 - FIRE EXTINGUISHERS

PART 1 - GENERAL

- 1.1 RELATED DOCUMENTS A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification
- Sections, apply to this Section.
- 1.2 SUMMARY A. Section includes portable, hand-carried fire extinguishers and mounting brackets for fire extinguishers.
- B. Owner-Furnished Material: Hand-carried fire extinguishers. 1.3 ACTION SUBMITTALS
- A. Product Data: For each type of product, Include rating and classification, material descriptions, dimensions of individual components and profiles, and finishes for fire extinguisher and mounting brackets.
- 1.4 INFORMATIONAL SUBMITTALS
- A. Warranty: Sample of special warranty.
- 1.5 CLOSEOUT SUBMITTALS A. Operation and Maintenance Data: For fire extinguishers to include in maintenance manuals.
- A. Coordinate type and capacity of fire extinguishers with fire-protection cabinets to ensure fit and function.
- 1.7 WARRANTY A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace fire extinguishers that fail in materials or workmanship within specified warranty period. Warranty Period: Six years from date of Substantial Completion.

PART 2 - PRODUCTS

- 2.1 PERFORMANCE REQUIREMENTS
- A. NFPA Compliance: Fabricate and label fire extinguishers to comply with NFPA 10, "Portable Fire Extinguishers."
- B. Fire Extinguishers: Listed and labeled for type, rating, and classification by an independent testing agency acceptable to authorities having jurisdiction.
- 2.2 MOUNTING BRACKETS
- A. Mounting Brackets: Manufacturer's standard galvanized steel, designed to secure fire extinguisher to wall or structure, of sizes required for types and capacities of fire extinguishers indicated, with plated or red baked-enamel finish. Identification: Lettering complying with authorities having jurisdiction for letter style, size, spacing, and location. Locate as indicated by Architect.

PART 3 - EXECUTION

- 3.1 EXAMINATION A. Examine fire extinguishers for proper charging and tagging. Remove and replace damaged, defective, or undercharged fire extinguishers. Proceed with installation only after unsatisfactory conditions have been corrected.
- 3.2 INSTALLATION A. General: Install fire extinguishers and mounting brackets in locations indicated and in compliance with requirements of authorities having jurisdiction. Mounting Brackets: Fasten mounting brackets to surfaces, square and plumb, at locations indicated.

114500 - KITCHEN/PANTRY EQUIPMENT

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 complete Kitchen / Pantry Equipment as follows:
- Microwave ovens. 2. Refrigerator/freezers.
- 3. Dishwashers. 1.3 QUALITY ASSURANCE
- A. Certification Labels: Provide residential equipment which complies with standards and bears certification labels as follows: B. Energy Ratings: Provide energy guide labels with energy cost analysis (annual operating costs) and efficiency information as
- required by Federal Trade Commission. C. UL Standards: Provide residential equipment with UL labels.
- D. ANSI Standards: Provide gas-burning residential equipment with American Gas Assoc. (AGA) seal of approval, complying with
- E. Uniformity: Provide products of same manufacturer for each type of residential equipment required.
- 1.4 SUBMITTALS A. Product Data: Submit manufacturer's specifications and installation instructions for each type of residential equipment, including data indicating compliance with requirements. Submit operating and maintenance instructions for each item of residential

equipment. Schedule: Submit schedule of residential equipment, using same room designations shown on drawings.

1.5 SPECIFIED PRODUCT WARRANTIES A. Submit manufacturer's standard written warranty for each item of residential equipment.

PART 2 - PRODUCTS

- 2.1 MANUFACTURER A. Subject to compliance of each equipment type requirements, provide products on one of the following: Bosch, General Electric,
- Modern Maid 2.2 MATERIALS & FABRICATION
- A. Colors: Provide colors as indicated. If no color indicated, provide white.

PART 3 - EXECUTION 3.1 TESTING

- A. Test each item of residential equipment to verify proper operation. Make necessary adjustments. Accessories: Verify that accessory items required have been furnished and installed. Cleaning: Remove packing material from residential equipment items and leave units in clean condition, ready for operation.
- 3.2 INSTALLATION A. General: Comply with manufacturer's instructions and recommendations.
- B. Built-In Equipment: Securely anchor units to supporting cabinetry or countertops with concealed fasteners. Verify that
- clearances are adequate for proper functioning and rough openings are completely concealed. C. Freestanding Equipment: Place units in final locations after finishes have been completed in each area. Verify that
- clearances are adequate for proper operation of equipment. 3.3 PROTECTION
- A. Protect equipment after installation from damage during construction. If damage occurs despite such protection, remove and replace damaged components or entire unit as required to provide units in their original, undamaged condition.

123623.13 - PLASTIC-LAMINATE CLAD COUNTERTOPS

PART 1 - GENERAL

1.3 ACTION SUBMITTALS

- 1.1 RELATED DOCUMENTS A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.
- 1.2 SUMMARY
- A. Section includes plastic-laminate countertops.
 - A. Product Data: For each type of product, including high-pressure decorative laminate, adhesive for bonding plastic laminate and fireretardant-treated materials. Include data for fire-retardant treatment from chemical-treatment manufacturer and certification by treating plant that treated materials comply with requirements.
- B. Shop Drawings: Show location of each item, dimensioned plans and elevations, large-scale details, attachment devices, and other components. Show locations and sizes of cutouts and holes for as required installed in plastic-laminate countertops. Apply AWI Quality Certification Program label to Shop Drawings.
- C. Samples for Verification: Plastic laminates, 8 by 10 inches (200 by 250 mm) for each type, color, pattern, and surface finish, with one sample applied to core material and specified edge material applied to one edge. 1.4 DELIVERY, STORAGE, AND HANDLING
- A. Do not deliver countertops until painting and similar operations that could damage countertops have been completed in installation areas. If countertops must be stored in other than installation areas, store only in areas where environmental conditions comply with requirements specified in "Field Conditions" Article.
- 1.5 FIELD CONDITIONS A. Environmental Limitations: 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 occupancy levels during the remainder of the construction period. B. 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. C. 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

PART 2 - PRODUCTS

- 2.1 PLASTIC-LAMINATE COUNTERTOPS
- A. Quality Standard: Unless otherwise indicated, comply with the "Architectural Woodwork Standards" for grades indicated for construction, installation, and other requirements.
- B. Grade: Custom.
- C. High-Pressure Decorative Laminate: NEMA LD 3.
- D. Colors, Patterns, and Finishes: Provide materials and products that result in colors and textures of exposed laminate surfaces as shown on drawings:
- 2.2 WOOD MATERIALS A. Wood Products: Provide materials that comply with requirements of referenced quality standard unless otherwise indicated.
- B. Composite Wood and Agrifiber Products: Provide materials that comply with requirements of referenced quality standard for each type of woodwork and quality grade specified unless otherwise indicated. 2.3 FIRE-RETARDANT-TREATED MATERIALS
- A. Fire-Retardant-Treated Materials, General: Where fire-retardant-treated materials are indicated, use materials complying 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 Particleboard: Panels complying with the following requirements, made from softwood particles and fire-retardant chemicals mixed together at time of panel manufacture to achieve flame-spread index of 25 or less and smoke-developed index of 25 or less per ASTM E 84.
- 2.4 ACCESSORIES A. Grommets for Cable Passage through Countertops: molded-plastic grommets and matching plastic caps with slot for wire passage.
- A. 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
- B. 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.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Assemble countertops and complete fabrication at Project site to the extent that it was not completed in the shop. 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.
- B. Install countertops level, plumb, true, and straight. Shim as required with concealed shims. Install level and plumb to a tolerance of 1/8 inch in 96 inches (3 mm in 2400 mm). Scribe and cut countertops to fit adjoining work, refinish cut surfaces, and repair damaged
- C. 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. Countertops: Anchor securely by screwing through corner blocks of base cabinets or other supports into underside of countertop.
- 3.2 ADJUSTING AND CLEANING A. Repair damaged and defective countertops, where possible, to eliminate functional and visual defects; where not possible to repair,
- replace woodwork. Adjust joinery for uniform appearance. B. Clean countertops on exposed and semiexposed surfaces. Touch up shop-applied finishes to restore damaged or soiled areas.

123661 - SIMULATED STONE COUNTERTOPS

PART 1 - GENERAL

- 1.1 RELATED DOCUMENTS A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification
- Sections, apply to this Section. 1.2 SUMMARY
- A. Section Includes: 1. Solid-surface-material countertops and backsplashes.
- 1.3 ACTION SUBMITTALS A. Product Data: For countertop materials
- B. Shop Drawings: For countertops. Show materials, finishes, edge and backsplash profiles, methods of joining, and cutouts for plumbing
- C. Samples for Initial Selection: For each type of material exposed to view.
- D. Samples for Verification: For the following products:
- 1. Countertop material, 6 inches (150 mm) square. 2. One full-size solid-surface-material countertop, with front edge and backsplash, 8 by 10 inches (200 by 250 mm), of construction and in configuration specified.
- 1.4 PROJECT CONDITIONS A. Field Measurements: Verify dimensions of countertops by field measurements after base cabinets are installed but before countertop fabrication is complete. 1.5 COORDINATION
- A. Coordinate locations of utilities that will penetrate countertops or backsplashes.

PART 2 - PRODUCTS

- 2.1 SOLID-SURFACE-MATERIAL COUNTERTOPS
- A. Countertops: solid surface material. B. Backsplashes: As shown on drawings.
- C. Fabrication: Fabricate tops in one piece with shop-applied edges unless otherwise indicated. Comply with solid-surface-material manufacturer's written instructions for adhesives, sealers, fabrication, and finishing.
- 2.2 COUNTERTOP MATERIALS A. Particleboard: ANSI A208.1, made with binder containing no urea formaldehyde Plywood: Exterior softwood plywood complying with
- DOC PS 1, Grade C-C Plugged, touch sanded. Adhesives: Adhesives shall not contain urea formaldehyde. B. Adhesives: Adhesives shall comply with the testing and product requirements of the California Department of Health Services'

"Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers."

PART 3 - EXECUTION

A. Install countertops level to a tolerance of 1/8 inch in 8 feet (3 mm in 2.4 m). Fasten countertops by screwing through corner blocks of base units into underside of countertop. Pre-drill holes for screws as recommended by manufacturer. Align adjacent surfaces and. using adhesive in color to match countertop, form seams to comply with manufacturer's written instructions. Carefully dress joints smooth, remove surface scratches, and clean entire surface. Install backsplashes and endsplashes to comply with manufacturer's written instructions for adhesives, sealers, fabrication, and finishing.

C. Solid Surface Material: Homogeneous solid sheets of filled plastic resin complying with ANSI SS1.



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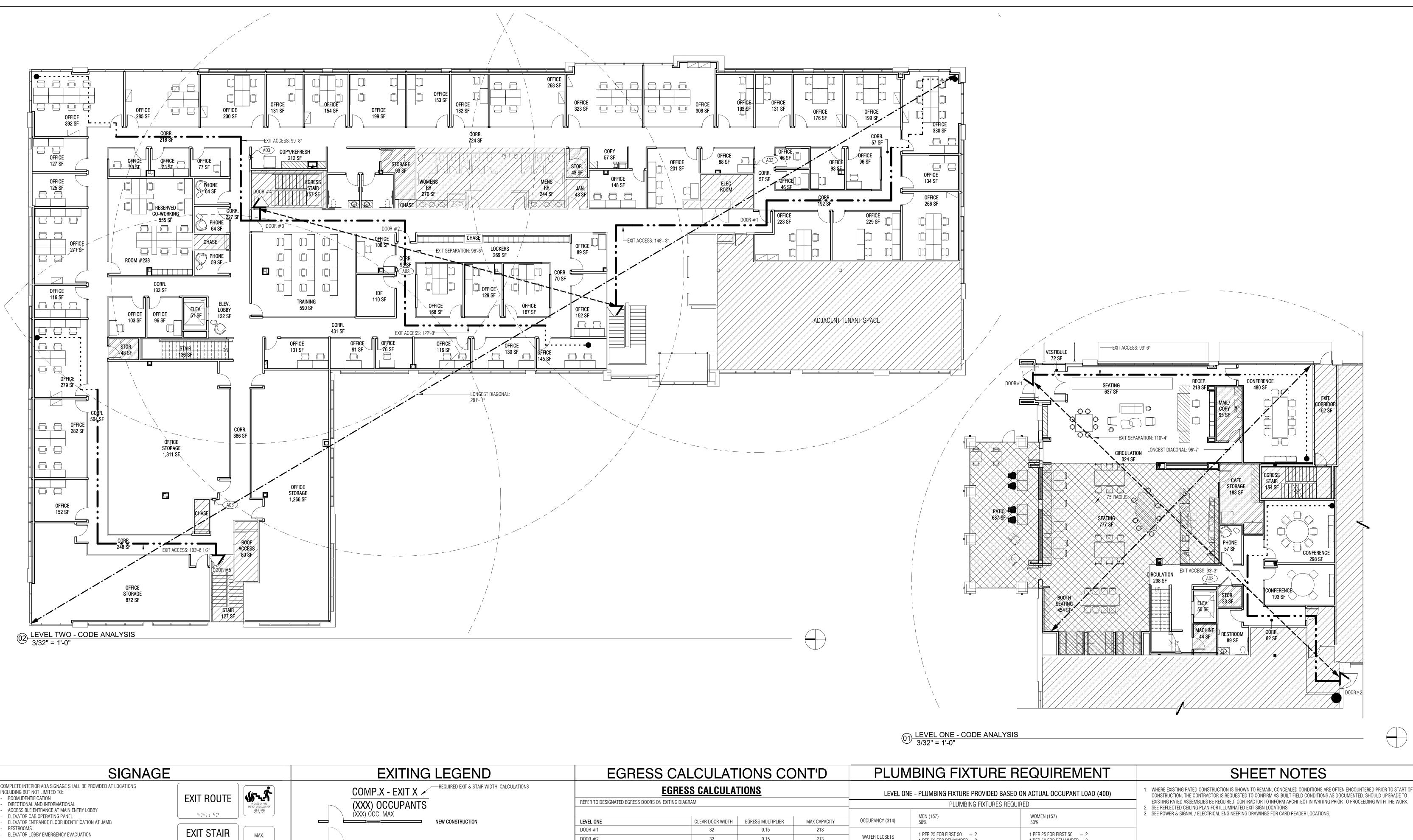
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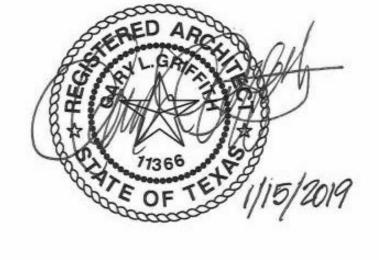
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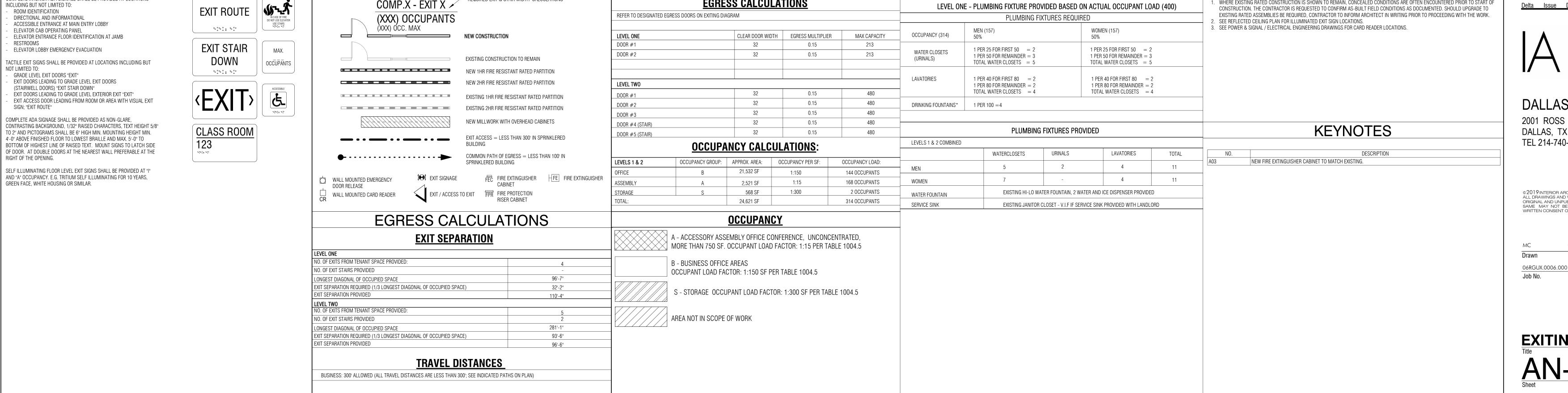
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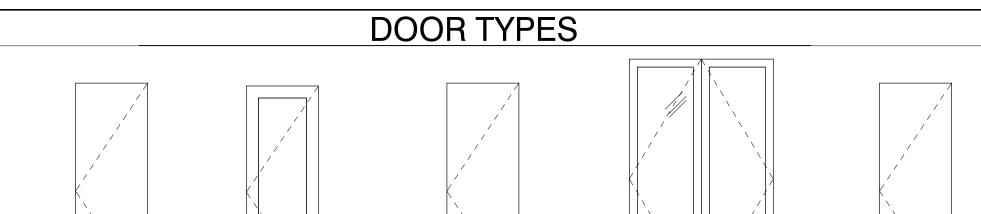
EXITING DIAGRAMS
Title
AN-4.0

Owner Approval

As indicated

Scale





3'-0" X 9'-0"

SOLID CORE WOOD DOOR

WITH LOUVER VENT

TYPE A

3'-0" X 9'-0" SOLID CORE

WOOD DOOR

3'-0" X 9'-0"

FRAMED STOREFRONT

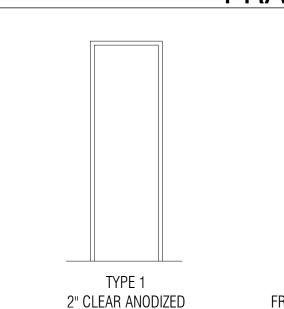
SINGLE GLASS DOOR

TYPE F

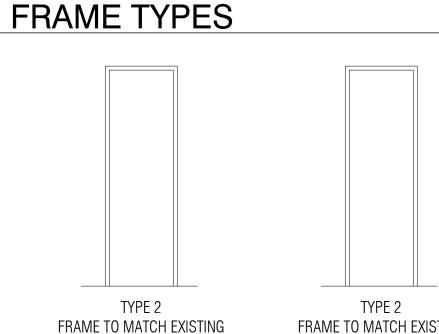
6'-0" X 10'-0"

FRAMED STOREFRONT

DOUBLE GLASS DOORS



ALUMINUM FRAME



AT BUILDING

FRAME TO MATCH EXISTING AT BUILDING

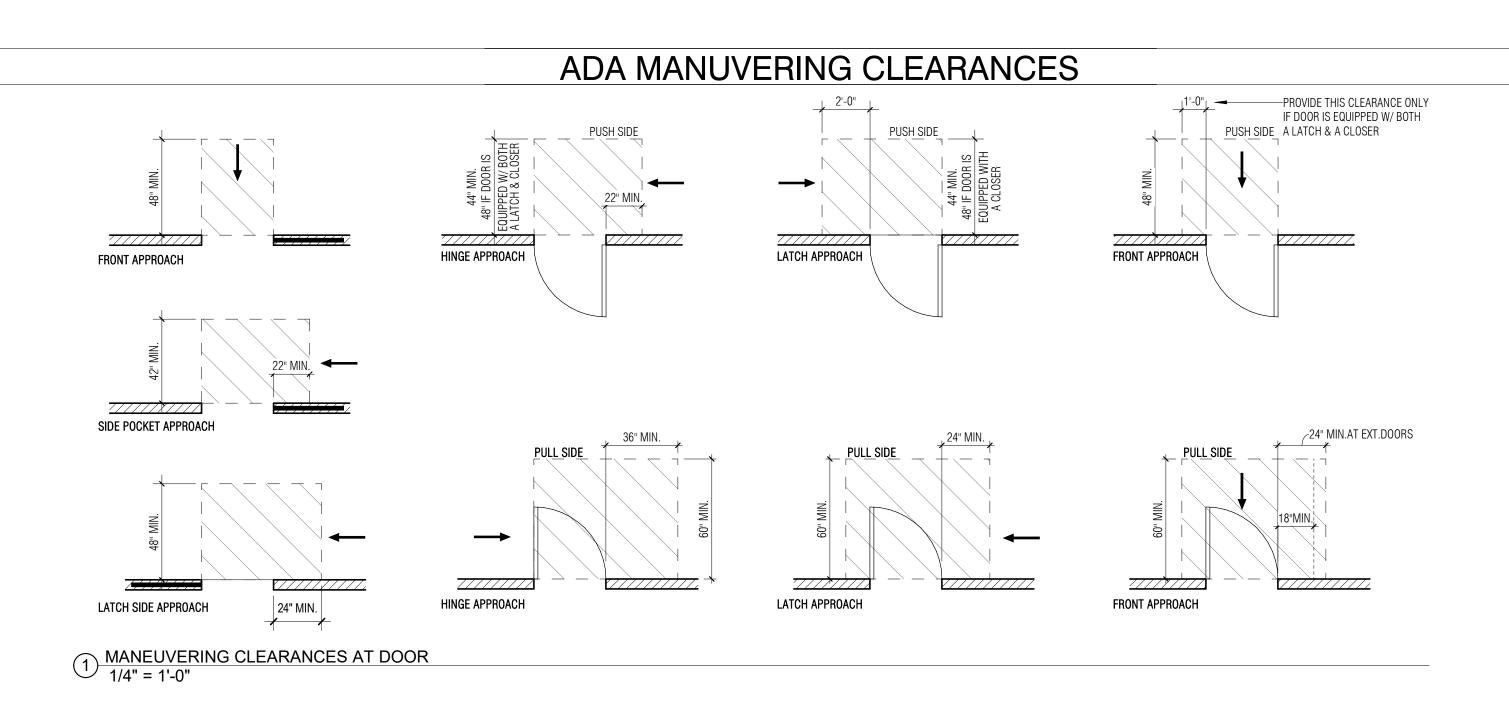
DOOR SCHEDULE

3'-0" X 9'-0" SOLID CORE

WOOD DOOR W/

LOUVER VENT

	DOOR SCHEDULE													
NO.	ROOM NAME	WIDTH	HEIGHT	DOOR THICKNESS	HARDWARE GROUP	Type Mark	CORE	DOOR MATERIAL	FINISH	TYPE	FRAME MATERIAL	FINISH	OPENING FIRE RATING	DOOR REMARKS
100A	VESTIBULE	5' - 10 1/2"	8' - 9 3/8"	1/2"	7)	OONE	IVI/ (I EI II/ (E	TINIOTT	11112	WINTERWAL	TIMOTT	TOTTING	DOUTTLEWATING
100B 101	VESTIBULE CONFERENCE	6' - 0" 3' - 0"	10' - 0" 9' - 0"	2"	7	<u> </u>								
102	MAIL/ COPY	3' - 0"	9' - 0"	1 3/4"	2	A								
104	CONFERENCE CAFE	3' - 0"	9' - 0" 9' - 0"	1 3/4" 1 3/4"	2	Α								
104	PHONE	3' - 0"	9' - 0"	1 3/4"	1 1	A								
106	CONFERENCE	3' - 0"	9' - 0"	1 3/4"	1	A								
108	CORR. RESTROOM	3' - 0" 3' - 0"	9' - 0" 9' - 0"	1 3/4" 1 3/4"	7 4	<u>A</u>								
111	STOR.	3' - 0"	9' - 0"	1 3/4"	2	Α								
112	MACHINE	3' - 0"	9' - 0"	1 3/4"	2	A								
115 118	CIRCULATION CIRCULATION	3' - 0" 3' - 0"	8' - 10" 8' - 10"	1 3/4" 1 3/4"	6	3								
200	OFFICE	3' - 0"	9' - 0"	1 3/4"	1 1	4								
201	OFFICE OFFICE	3' - 0"	9' - 0" 9' - 0"	1 3/4" 1 3/4"	1 1	A A								
204	OFFICE	3' - 0"	9' - 0"	1 3/4"	1 1	Α								
205	OFFICE CORR.	3' - 0"	9' - 0" 9' - 0"	1 3/4"	1 ,	Α								
206 207	OFFICE	3' - 0"	9' - 0"	1 3/4" 1 3/4"	5 1	4								
208	OFFICE	3' - 0"	9' - 0"	1 3/4"	1 ,	A								
209	OFFICE OFFICE	3' - 0" 3' - 0"	9' - 0" 9' - 0"	1 3/4" 1 3/4"	1 1	P P								
211	OFFICE	3' - 0"	9' - 0"	1 3/4"	1	Α								
212	OFFICE	3' - 0"	9' - 0"	1 3/4"	1 1	Α								
213 214	OFFICE OFFICE	3' - 0" 3' - 0"	9' - 0" 9' - 0"	1 3/4"	1 1	4								
215	OFFICE	3' - 0"	9' - 0"	1 3/4"	1	4								
216 217	OFFICE OFFICE	3' - 0" 3' - 0"	9' - 0" 9' - 0"	1 3/4" 1 3/4"	1 1	Α								
218	OFFICE	3' - 0"	9' - 0"	1 3/4"	1 1	4								
219	OFFICE	3' -0"	9' - 0"	1 3/4"	1	A								
220 221	STOR. OFFICE	3' - 0"	9' - 0" 9' - 0"	1 3/4" 1 3/4"	2	Δ								
222	OFFICE	3' - 0"	9' - 0"	1 3/4"	1 1	Α								
223	OFFICE	3' - 0"	9' - 0"	1 3/4"	1 1	Α								
224 225A	OFFICE STORAGE	3' - 0" 3' - 0"	9' - 0" 9' - 0"	1 3/4" 1 3/4"	8	Α							PRO ¹	VIDE LOUVER VENT AT DOOR, PROVIDE CARD READE
225B	RR #2	3' - 0"	9' - 0"	1 3/4"	4	4								·
225C 226	RR #1 OFFICE	3' - 0" 3' - 0"	9' - 0" 9' - 0"	1 3/4" 1 3/4"	4	Α								
227	OFFICE	3' - 0"	9' - 0"	1 3/4"	1 1	4								
228	OFFICE	3' - 0"	9' - 0"	1 3/4"	1 ,	4								
229	OFFICE OFFICE	3' - 0" 3' - 0"	9' - 0" 9' - 0"	1 3/4" 1 3/4"	1 1	A A								
232	OFFICE	3' - 0"	9' - 0"	1 3/4"	1 1	Α								
233	OFFICE OFFICE	3' - 0" 3' - 0"	9' - 0" 9' - 0"	1 3/4" 1 3/4"	1 1	Α								
235	OFFICE	3' - 0"	9' - 0"	1 3/4"	1 1	4								
236	OFFICE	3' - 0"	9' - 0"	1 3/4"	1	A								
238	RESERVED CO-WORKING OFFICE	3' - 0" 3' - 0"	9' - 0" 9' - 0"	1 3/4"	1 1	Δ								
240	OFFICE	3' - 0"	9' - 0"	1 3/4"	1	A								
242A	OFFICE	3' - 0"	9' - 0"	1 3/4"	1 1	Α								
242B 245	OFFICE OFFICE	3' - 0" 3' - 0"	9' - 0" 9' - 0"	1 3/4" 1 3/4"	1 1	4								
246	OFFICE	3' - 0"	9' - 0"	1 3/4"	1	A								
247 249A	OFFICE OFFICE STORAGE	3' - 0"	9' - 0" 9' - 0"	1 3/4" 1 3/4"	3	Α								
249B	OFFICE STORAGE	3' - 0"	9' - 0"	1 3/4"	3	A								
251A	OFFICE STORAGE	3' - 0" 3' - 0"	9' - 0"	1 3/4"	3	Α Α								
251B 253A	OFFICE STORAGE OFFICE STORAGE	3' - 0"	9' - 0" 9' - 0"	1 3/4" 1 3/4"	3 ,	4								
253B	OFFICE STORAGE	3' - 0"	9' - 0"	1 3/4"	3	A								
255 256	OFFICE OFFICE	3' - 0" 3' - 0"	9' - 0" 9' - 0"	1 3/4" 1 3/4"	1 1	P A								
258	OFFICE	3' - 0"	9' - 0"	1 3/4"	1	4								
259	OFFICE	3' - 0"	9' - 0"	1 3/4"	1 1	Α								
260 261	OFFICE OFFICE	3' - 0" 3' - 0"	9' - 0" 9' - 0"	1 3/4" 1 3/4"	1 1	4								
262	OFFICE	3' - 0"	9' - 0"	1 3/4"	1	4								
263 264	OFFICE CORR.	3' - 0"	9' - 0" 9' - 0"	1 3/4"	1 1	P P								
265	OFFICE	3' - 0"	9' - 0"	1 3/4"	1 1	, A								
266	OFFICE	3' - 0"	9' - 0"	1 3/4"	1 ,	A								
268 269	OFFICE CORR.	3' - 0" 3' - 0"	9' - 0" 9' - 0"	1 3/4" 1 3/4"	5 ,	<i>Α</i>								
270	IDF	3' - 0"	9' - 0"	1 3/4"	1 1	Α								
271	TRAINING	3' - 0"	9' - 0"	1 3/4"	1 1	Α Α								
272 274	CORR. PHONE	3' - 0" 3' - 0"	9' - 0" 9' - 0"	1 3/4" 1 3/4"	1 1	4								
275	CORR.	3' - 0"	9' - 0"	1 3/4"	1 1	A								
276	STOR.	3' - 0"	9' - 0"	1 3/4"	3	P								



DOOR HARDWARE SCHEDULE

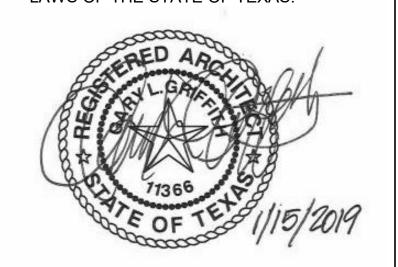
	DOOR HARDWARE SCHEDULE											
HDWR		LOCKSET		CLOSER	HARDWARE							
GROUP	FUNCTION	MANUF. & MODEL NR.	DOOR STOP	TYPE	FINISH	SILENCERS	NOTES					
1	OFFICE LOCKSET	SALTO	FL00R	BLD STD	BLD STD	Yes						
2	STOREROOM LOCKSET	HAGER STOREROOM 3880 FUNCTION OR EQUAL	FL00R	BLD STD	BLD STD	Yes						
3	PASSAGE SET	HAGER PASSAGE 3810 FUNCTION OR EQUAL	FL00R	BLD STD	BLD STD	Yes						
4	LOCKSET W/PRIVACY	HAGER PRIVACY W/INDICATOR 3896 FUNCTION OR EQUAL	FL00R	BLD STD	BLD STD	Yes						
5	ENTRY LOCKSET	HAGER ENTRY 3850 FUNCTION OR EQUAL	FLOOR	BLD STD	BLD STD	Yes						
6	STOREFRONT ENTRY W/PANIC BAR	HAGER ENTRY 3853 FUNCTION OR EQUAL	-	BLD STD	BLD STD	Yes						
7	PANIC HARDWARE	HARNEY HARDWARE PANIC EXIT DEVICE, PANIC RATED, ANSI 1, 32"W PE550036PP	FLOOR	SURFACE	BLD STD	Yes						
8	CARD READER	MATCH BLD STD	FL00R	BLD STD	BLD STD	Yes						

SPACES.

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DOOR & HARDWARE NOTES

1. ALL DUMMY LEVERS, PASSAGE, PRIVACY LOCKSETS, KEYS, CYLINDERS, AND SUPPORTING WIRELESS INFRASTRUCTURE ARE SUPPLIED BY SALTO, INC. GENERAL CONTRACTOR TO COORDINATE DELIVERY AND INSTALLATION WITH TENANT'S PREFERRED VENDOR.

ALL HARDWARE FINISH TO BE 626/US26D SATIN CHROME, OR APPROVED EQUAL ALL ELECTRONIC STRIKES, MAGNETIC LOCKS, CARD READERS, HARDWARE AND ACCESSORIES FOR INFORMATION ONLY. GC TO COORDINATE WITH SECURITY CONSULTANT, LANDLORD AND OWNER

DOOR HINGES: **ELECTRIFIED DOOR HINGES:**

FOR FINAL SELECTION.

HES 5200 SERIES 501 FACE PLATE 630 SATIN STAINLESS STEEL

ROCKWOOD FLOOR MOUNT STOP MODEL #441 US26D (626) SATIN CHROME PLATED

DOOR STOPS ARE TO BE INSTALLED IN THE SAME LOCATION THROUGHOUT CENTER, U.N.O.

DOOR CLOSER: CUSH-M-STOP CLOSERS ARE TO BE ADJUSTED TO MEET ACCESSIBILITY GUIDELINES

BUILDING STANDARD SILENCERS:

PRIVACY DEADBOLT SCHLAGE B57 - COMMERCIAL ADA RR INDICATOR

DOOR STOP:

1. SALTO TO PROVIDE ACCESS CARDS FOR LOCKING SYSTEMS PER REGUS AGREEMENT. SEPARATE KEYS SHOULD BE PROVIDED FOR ALL MEETING ROOMS, STORAGE ROOM AND CLOSETS,

3. PROVIDE (2) ADDITIONAL LABELED KEYS FOR EACH MEETING ROOM, STORAGE ROOM, CLOSET, ENTRY/EXIT (WHERE APPLICABLE); KEYED TO THE MATER.

4. PROVIDE (2) SEPARATE KEYS FRO THE IT ROOM. DO NOT KEY TO MASTER. ALL DOORS TO IT ROOM TO BE KEYED ALIKE.

PROVIDE (6) MATER KEYS TO REGUS.

PROVIDE (10) BLANK KEYS TO REGUS

GC IS RESPONSIBLE FOR KEYING OF NON-SALTO HARDWARE.

IS TO BE SPECIFIED WHERE APPROPRIATE, PER LEASE.

8. KEYS ARE TO BE TURNED OVER TO LOCAL REGUS GENERAL MANAGER AT SUBSTANTIAL COMPLETION, FOR SAFE KEEPING UNTIL CO-MANAGER ARRIVES (A WEEK BEFORE OPENING DATE) GC TO COORDINATE KEYED ACCESS TO FRONT AND REAR BUILDING ENTRANCES, ELEVATORS, AND THE REGUS SUITE ENTRANCE (IF OPTION IS AVAILABLE). CONTROLLED ACCESS TO REGUS FLOOR

ALL (E) DOORS REQUIRING HARDWARE UPDATE/MODIFICATION: REPLACE DOOR AS REQUIRED TO MATCH (E) WITH NEWLY PREPARED DOORS AS SCHEDULED FOR NEW WORK. G.C. TO BE RESPONSIBLE TO MAINTAIN (E) UL-RATING OF DOOR AND FRAME ASSEMBLY AT RATED

SEE DETAIL 1/AN-5.0 FOR TYPICAL DOOR CLEARANCES. ALL HARDWARE SHALL BE UNLOCKED IN THE DIRECTION OF EGRESS, REGARDLESS OF OTHER LOCK FUNCTIONS.

ALL 20 MIN. UL RATED DOORS AND FRAME ASSEMBLIES TO HAVE S-LABEL. ALL RATED DOOR ASSEMBLIES SHALL BE U.L. AND NFPA APPROVED.

ALL DOORS AND FRAMES TO BE INSTALLED PLUMB, STRAIGHT AND TRUE. MAINTAIN ADEQUATE TOLERANCES AND CLEARANCES SO THAT ALL DOORS FIT AS SPECIFIED AND SWING/SLIDE PROPERLY. ANY DEVIATION FROM THIS WILL BE REJECTED BY OWNER AS UNACCEPTABLE AND WILL BE REPLACED AT SUPPLIER'S AND INSTALLER'S SOLE COST.

PROVIDE ALL PARTS NECESSARY FOR PROPER OPERATION OF ALL DOORS. MAXIMUM DOOR OPENING EFFORT OF 5 LBS. AT INTERIOR DOORS AND EXTERIOR DOORS, 15 LBS.

ALL DOORS IN THE REQUIRED PATH OF EGRESS EQUIPPED WITH ELECTRONIC LOCKING DEVICES SHALL HAVE THESE DEVICES RELEASE IN THE EVENT OF A FIRE ALARM ACTIVATION

CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR. 10. ALL DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEY, SPECIAL

ALL DOORS ARE EQUIPPED WITH SINGLE-EFFORT, NON-GRASP HARDWARE (I.E., LEVER OR LOOP)

KNOWLEDGE OR EFFORT. 1. ALL GLAZING AND SIDELITES TO BE CLEAR TEMPERED GLASS, U.O.N.

SUBMIT SHOP DRAWINGS FOR ALL DOORS, FRAMES, AND HARDWARE PRIOR TO FABRICATION 13. FIRE RATED DOORS AND FRAMES TO HAVE APPROVED FIRE RETARDANT BACKING. CONTRACTOR

TO PROVIDE CERTIFICATION OF FIRE RETARDANT TREATMENT TO THE FIRE MARSHAL. 14. DOOR HEIGHTS GIVEN IN THE DOOR SCHEDULE DO NOT INCLUDE THE DOOR FRAME.

15. DO NOT UNDERCUT UL RATED DOORS. PROVIDE MINIMUM CLEARANCE ABOVE THRESHOLD OR ABOVE FINISHED FLOOR.

16. SEE AN-SERIES SHEETS FOR ADDITIONAL NOTES AND ABBREVIATIONS.

CONTRACTOR TO PREP ALL DOORS AND FRAMES TO RECEIVE ELECTRIFIED HARDWARE AS REQUIRED FOR CARD READERS, INCLUDING CABLING, PROVIDING A RACEWAY FROM ELECTRIFIED HINGE TO POWER TRANSFER AND PROVIDING ALL HARDWARE INCLUDING ELECTRIFIED HINGES ALL CARD READER DEVICES ARE FAIL-SAFE UNLESS OTHERWISE NOTED. ALL DOORS SCHEDULED TO RECEIVE CARD READERS PROVIDE FREE EGRESS AT ALL TIMES. CARD KEY ACCESS IS NEVER

REQUIRED TO EXIT/EGRESS OUT OF ANY AREA OF THE BUILDING. 18. AT PAINTED WOOD DOORS, PAINT DOOR AND FRAME TO MATCH ADJACENT WALL FINISH, U.O.N.

19. PROVIDE THREE JAMB ANCHORS MINIMUM AT APPROXIMATE HINGE POINTS FOR DOORS UP TO 7'-6" H MAX. AND ONE BASE ANCHOR WITH TWO POWER ACTUATED FASTENERS PER JAMB. 20. PROVIDE FRAME ROUGH OPENING DIMENSIONS AS RECOMMENDED BY FRAME MANUFACTURER.

21. PROVIDE STANDARD FRAME PROFILE THROAT DIMENSIONS COMPATIBLE WITH AND AS DETERMINED BY SCHEDULED PARTITION TYPES.

22. PROVIDE STRAPS, ANCHORS AND FRAMING ACCESSORIES AS REQUIRED FOR AS-BUILT FIELD CONDITIONS AS RECOMMENDED BY THE MANUFACTURER AND INDUSTRY STANDARDS.

23. DOOR FRAMES SHALL BE SECURED IN PLACE WITH TWO FULL HEIGHT STUDS PER JAMB MIN. 24. DOOR UNDERCUTS SHALL BE KEPT TO A MINIMAL DIMENSION BASED ON FLOOR FINISH MATERIAL, AND SHALL BE UNIFORM THROUGHOUT PROJECT. U.O.N.

THROUGH-BOLTING WILL NOT BE ACCEPTED. REINFORCE DOORS INTERNALLY. 26. ALL DOORS SHALL COMPLY WITH THE DOOR LANDING CLEARANCES FOR APPROACHES MEETING

MINIMUM ADA REQUIREMENTS. 27. SEQUENCE OF OPERATIONS FOR CARD READERS AT EXIT DOORS:

1. NORMAL BUSINESS HOURS: - DOORS OPEN WITH CARD READER, FREE EGRESS 2. AFTER HOURS: - DOORS OPEN WITH CARD READER, FREE EGRESS 3. FIRE ALARM: - FREE EGRESS

28. SALTO TO PROVIDE ACCESS CARDS FOR LOCKING SYSTEMS PER REGUS AGREEMENT. 29. SEPARATE KEYS SHOULD BE PROVIDED FOR ALL MEETING ROOMS, STORAGE ROOM AND CLOSETS, KEYED TO MASTER.

30. PROVIDE (2) ADDITIONAL LABELED KEYS FOR EACH MEETING ROOM, STORAGE ROOM, CLOSET, ENTRY/EXIT (WHERE APPLICABLE); KEYED TO THE MASTER.

31. PROVIDE (2) SEPARATE KEYS FRO THE IT ROOM. DO NOT KEY TO MASTER. ALL DOORS TO IT ROOM TO BE KEYED ALIKE.

32. PROVIDE (6) MASTER KEYS TO REGUS.

33. PROVIDE (10) BLANK KEYS TO REGUS. 34. GC IS RESPONSIBLE FOR KEYING OF NON-SALTO HARDWARE

CARD READER - ACCESS CONTROL

ACCESS-CONTROLLED EGRESS DOORS.

THE ENTRANCE DOORS IN A MEANS OF EGRESS IN BUILDINGS WITH AN OCCUPANCY IN GROUP A, B, I-2, M, R-1, R-2, AND ENTRANCE DOORS TO TENANT SPACES IN OCCUPANCIES IN GROUPS A, B, I-2, M, R-1 AND R-2 ARE PERMITTED TO BE EQUIPPED WITH AN APPROVED ENTRANCE AND EGRESS ACCESS CONTROL SYSTEM, LISTED IN ACCORDANCE WITH UL 294, WHICH SHALL BE INSTALLED IN ACCORDANCE WITH ALL OF THE FOLLOWING CRITERIA:

. A SENSOR SHALL BE PROVIDED ON THE EGRESS SIDE ARRANGED TO DETECT AN OCCUPANT APPROACHING THE DOORS. THE DOORS SHALL BE ARRANGED TO UNLOCK BY A SIGNAL FROM OR LOSS OF POWER TO THE SENSOR.

2. LOSS OF POWER TO THAT PART OF THE ACCESS CONTROL SYSTEM WHICH LOCKS THE DOORS SHALL AUTOMATICALLY UNLOCK THE DOORS.

THE DOORS SHALL BE ARRANGED TO UNLOCK FROM A MANUAL UNLOCKING DEVICE LOCATED 40 INCHES TO 48 INCHES (1016 MM TO 1219 MM) VERTICALLY ABOVE THE FLOOR AND WITHIN 5 FEET (1524 MM) OF THE SECURED DOORS. READY ACCESS SHALL BE PROVIDED TO THE MANUAL UNLOCKING DEVICE AND THE DEVICE SHALL BE CLEARLY IDENTIFIED BY A SIGN THAT READS "PUSH TO EXIT". WHEN OPERATED, THE MANUAL UNLOCKING DEVICE SHALL RESULT IN DIRECT INTERRUPTION OF POWER TO THE LOCK - INDEPENDENT OF THE ACCESS CONTROL SYSTEM ELECTRONICS - AND THE DOORS SHALL REMAIN UNLOCKED FOR A

MINIMUM OF 30 SECONDS. ACTIVATION OF THE BUILDING FIRE ALARM SYSTEM, IF PROVIDED, SHALL AUTOMATICALLY UNLOCK THE DOORS, AND THE DOORS SHALL REMAIN UNLOCKED UNTIL THE FIRE ALARM SYSTEM HAS BEEN RESET.

ENTRANCE DOORS IN BUILDING WITH AN OCCUPANCY IN GROUP A, B, I-2 OR M SHALL NOT BE SECURED FROM THE EGRESS SIDE DURING PERIODS THAT THE BUILDING IS OPEN TO THE GENERAL PUBLIC.

MILLWORK NOTES

- 1. MILLWORK AND WOOD PANELING PROVIDED BY TENANT'S PREFERRED VENDOR, IDX. 2. ALL DIMENSIONS ARE TO BE FIELD VERIFIED BY TENANT'S PREFFERED VENDOR, PRIOR TO MILLWORK FABRICATIONS. 3. VENDOR IS TO PROVIDE FULL SHOP DRAWING SUBMITTAL FOR REGUS/SPACES REVIEW AND APPROVAL PRIOR TO
- 4. CABINET HARDWARE TO BE COORDINATED WITH TENANT'S PREFERRED VENDOR. 5. GC TO COORDINATE ALL MILLWORK FABRICATION, INSTALLATION, WATERLINES, BLOCKING IN WALL AND CUT-OUTS IN COUNTERTOPS WITH TENANT'S PREFERRED VENDOR.

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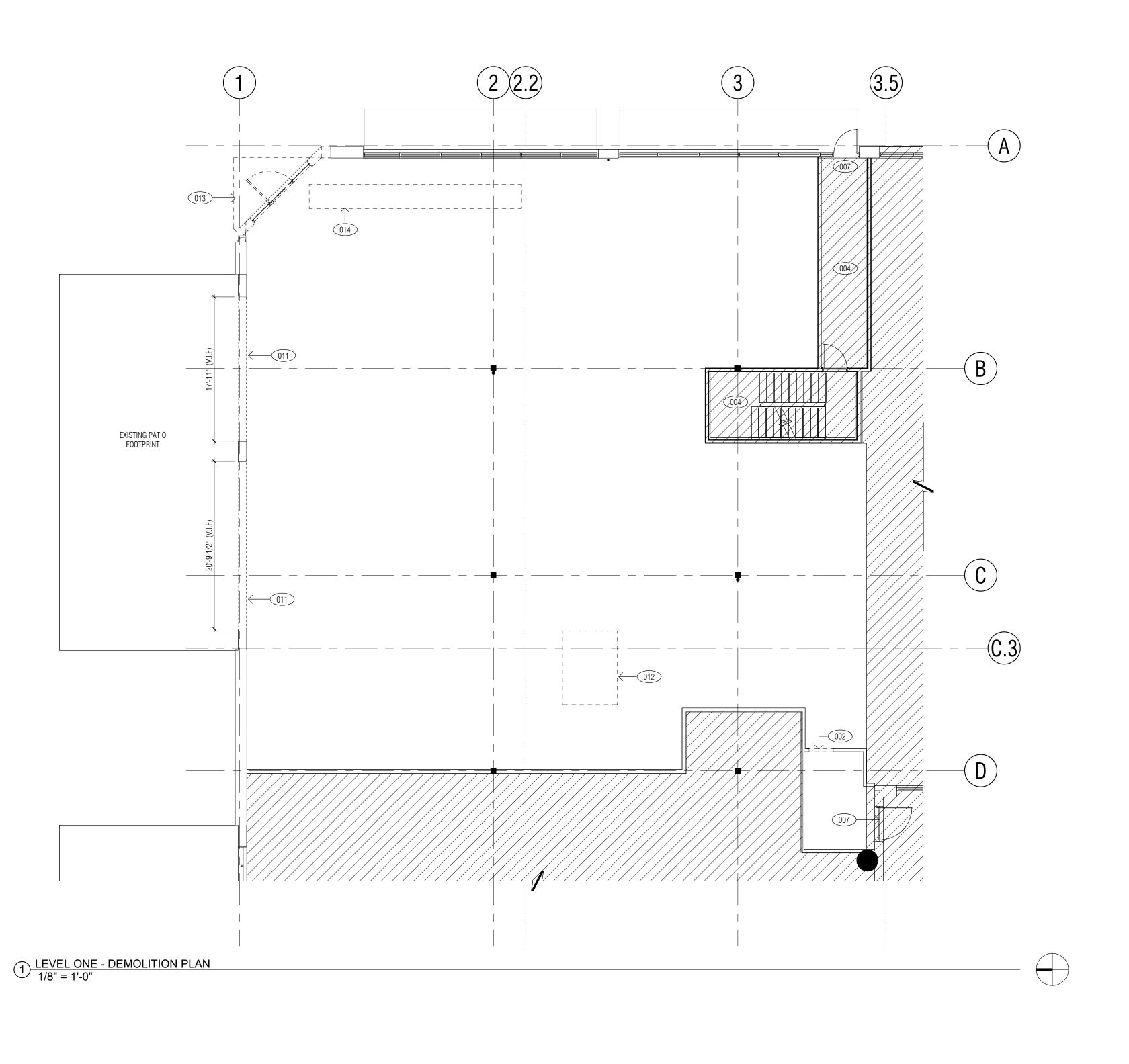
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Drawn Owner Approval 06RGUX.0006.000 As indicated Job No. Scale

DOOR SCHEDULE





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Delta Issue Description D

INTERIOR ARCHITECTS

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 Author
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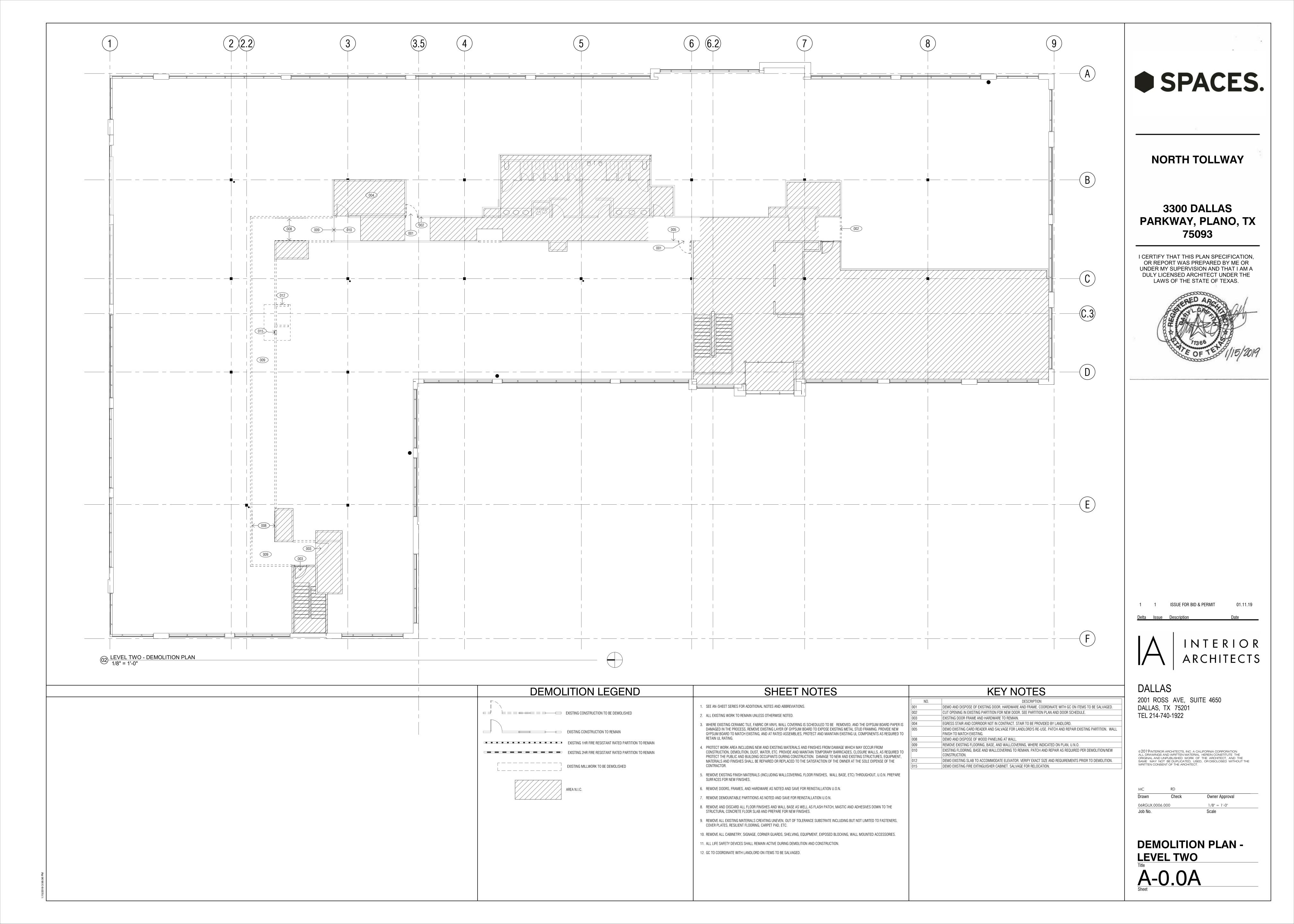
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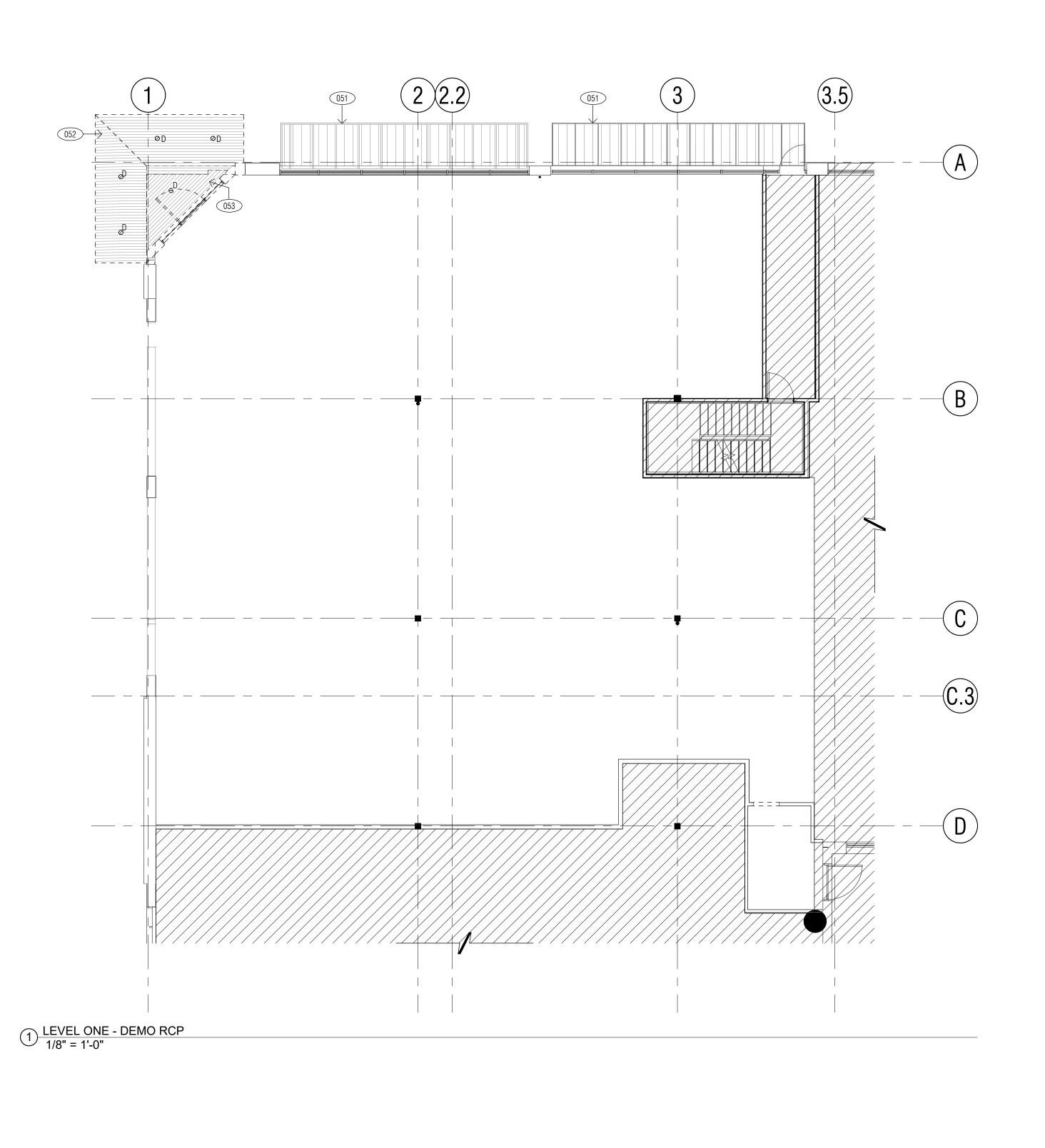
 06RGUX.0006.000
 1/8" = 1'-0"

 Job No.
 Scale

DEMOLITION PLAN - LEVEL ONE

DEMOLITION LEGEND SHEET NOTES **KEY NOTES** 1. SEE AN-SHEET SERIES FOR ADDITIONAL NOTES AND ABBREVIATIONS. CUT OPENING IN EXISTING PARTITION FOR NEW DOOR. SEE PARTITION PLAN AND DOOR SCHEDULE. EXISTING CONSTRUCTION TO BE DEMOLISHED EGRESS STAIR AND CORRIDOR NOT IN CONTRACT. STAIR TO BE PROVIDED BY LANDLORD. 2. ALL EXISTING WORK TO REMAIN UNLESS OTHERWISE NOTED. NEW ENTRY DOOR, FRAME AND HARDWARE NOT IN CONTRACT. DOOR TO BE PROVIDED BY LANDLORD. WHERE EXISTING CERAMIC TILE, FABRIC OR VINYL WALL COVERING IS SCHEDULED TO BE REMOVED, AND THE GYPSUM BOARD PAPER IS DEMO AND REMOVE EXISTING BOARDING AT PERIMETER. PREP TO RECEIVE NEW GLASS TO MATCH EXISTING. SEE DAMAGED IN THE PROCESS, REMOVE EXISTING LAYER OF GYPSUM BOARD TO EXPOSE EXISTING METAL STUD FRAMING. PROVIDE NEW PARTITION PLAN AND DOOR SCHEDULE. EXISTING CONSTRUCTION TO REMAIN GYPSUM BOARD TO MATCH EXISTING, AND AT RATED ASSEMBLIES, PROTECT AND MAINTAIN EXISTING UL COMPONENTS AS REQUIRED TO DEMO EXISTING SLAB TO ACCOMMODATE ELEVATOR. VERIFY EXACT SIZE AND REQUIREMENTS PRIOR TO DEMOLITION. DEMO EXISTING PAVERS TO ACCOMMODATE NEW ENTRY ASSEMBLY. REFER TO PARTITION PLAN. EXISTING 1HR FIRE RESISTANT RATED PARTITION TO REMAIN CUT INTO EXISTING SLAB 1" TO ACCOMMODATE NEW INSET RUG. VERIFY SPECIFICATION WITH FURNITURE VENDOR PRIOR PROTECT WORK AREA INCLUDING NEW AND EXISTING MATERIALS AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM TO INSTALL AND CUT OF SLAB. EXISTING 2HR FIRE RESISTANT RATED PARTITION TO REMAIN CONSTRUCTION, DEMOLITION, DUST, WATER, ETC. PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, AS REQUIRED TO PROTECT THE PUBLIC AND BUILDING OCCUPANTS DURING CONSTRUCTION. DAMAGE TO NEW AND EXISTING STRUCTURES, EQUIPMENT, EXISTING MILLWORK TO BE DEMOLISHED MATERIALS AND FINISHES SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE SOLE EXPENSE OF THE CONTRACTOR. REMOVE EXISTING FINISH MATERIALS (INCLUDING WALLCOVERING, FLOOR FINISHES, WALL BASE, ETC) THROUGHOUT, U.O.N. PREPARE SURFACES FOR NEW FINISHES. 6. REMOVE DOORS, FRAMES, AND HARDWARE AS NOTED AND SAVE FOR REINSTALLATION U.O.N. 7. REMOVE DEMOUNTABLE PARTITIONS AS NOTED AND SAVE FOR REINSTALLATION U.O.N. 8. REMOVE AND DISCARD ALL FLOOR FINISHES AND WALL BASE AS WELL AS FLASH PATCH, MASTIC AND ADHESIVES DOWN TO THE STRUCTURAL CONCRETE FLOOR SLAB AND PREPARE FOR NEW FINISHES. 9. REMOVE ALL EXISTING MATERIALS CREATING UNEVEN, OUT OF TOLERANCE SUBSTRATE INCLUDING BUT NOT LIMITED TO FASTENERS, COVER PLATES, RESILIENT FLOORING, CARPET PAD, ETC. 10. REMOVE ALL CABINETRY, SIGNAGE, CORNER GUARDS, SHELVING, EQUIPMENT, EXPOSED BLOCKING, WALL MOUNTED ACCESSORIES. 11. ALL LIFE SAFETY DEVICES SHALL REMAIN ACTIVE DURING DEMOLITION AND CONSTRUCTION. 12. GC TO COORDINATE WITH LANDLORD ON ITEMS TO BE SALVAGED.







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INTERIOR ARCHITECTS

DALLAS

KEY NOTES

DEMO EXISTING AWNING AND LIGHTING. SALVAGE LIGHTING FOR RELOCATION IN NEW AWNING AS SPECIFIED.

DEMO PORTION OF CEDAR WOOD SLATS AND LIGHTING FIXTURES AT ALUMINUM CANOPY TO ACCOMMODATE NEW

EXISTING AWNING AND LIGHTING TO REMAIN.

ENTRY. PREP TO RECEIVE NEW GYP CEILING CONDITION.

DESCRIPTION

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 Author
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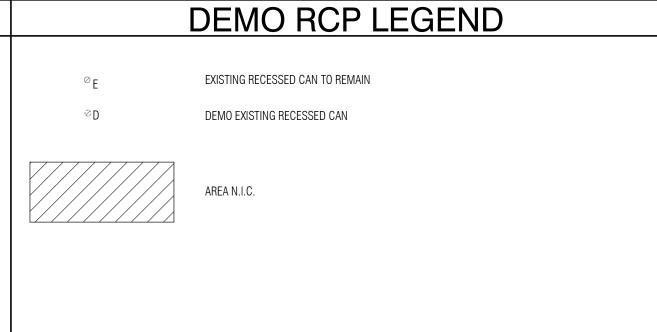
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 Job No.
 Scale

DEMOLITION
REFLECTED CEILING
PLAN - LEVEL ONE

A-O.

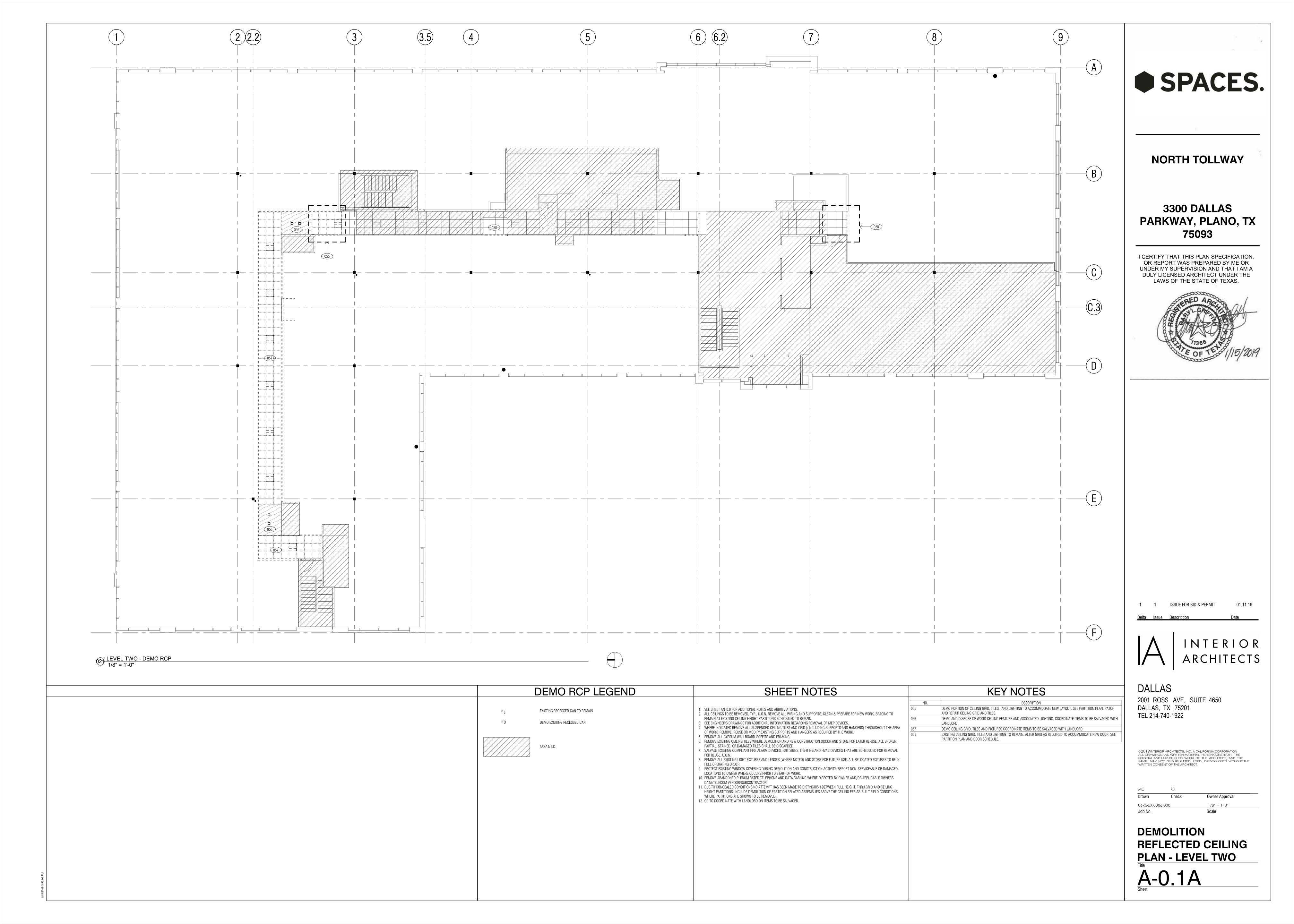


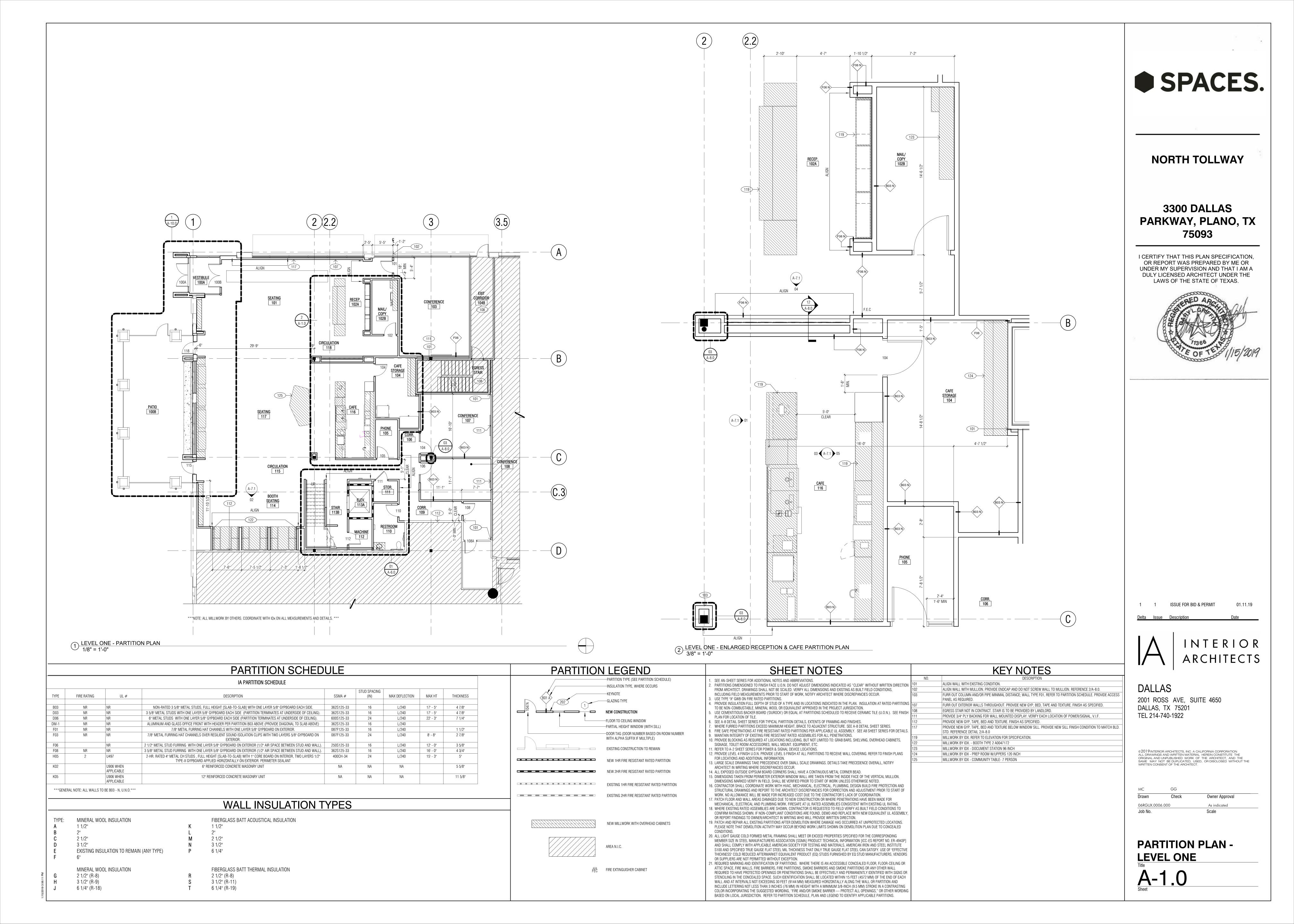
SEE SHEET AN-0.0 FOR ADDITIONAL NOTES AND ABBREVIATIONS.
 ALL CEILINGS TO BE REMOVED, TYP., U.O.N. REMOVE ALL WIRING AND SUPPORTS, CLEAN & PREPARE FOR NEW WORK. BRACING TO REMAIN AT EXISTING CEILING HEIGHT PARTITIONS SCHEDULED TO REMAIN.
 SEE ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION REGARDING REMOVAL OF MEP DEVICES.
 WHERE INDICATED REMOVE ALL SUSPENDED CEILING TILES AND GRID [(INCLUDING SUPPORTS AND HANGERS) THROUGHOUT THE AREA OF WORK. REMOVE, REUSE OR MODIFY EXISTING SUPPORTS AND HANGERS AS REQUIRED BY THE WORK.
 REMOVE ALL GYPSUM WALLBOARD SOFFITS AND FRAMING.
 REMOVE EXISTING CEILING TILES WHERE DEMOLITION AND NEW CONSTRUCTION OCCUR AND STORE FOR LATER RE-USE. ALL BROKEN, PARTIAL, STAINED, OR DAMAGED TILES SHALL BE DISCARDED.
 SALVAGE EXISTING COMPLIANT FIRE ALARM DEVICES, EXIT SIGNS, LIGHTING AND HVAC DEVICES THAT ARE SCHEDULED FOR REMOVAL FOR REUSE, U.O.N.
 REMOVE ALL EXISTING LIGHT FIXTURES AND LENSES (WHERE NOTED) AND STORE FOR FUTURE USE. ALL RELOCATED FIXTURES TO BE IN FULL OPERATING ORDER.
 PROTECT EXISTING WINDOW COVERING DURING DEMOLITION AND CONSTRUCTION ACTIVITY. REPORT NON-SERVICEABLE OR DAMAGED LOCATIONS TO OWNER WHERE OCCURS PRIOR TO START OF WORK

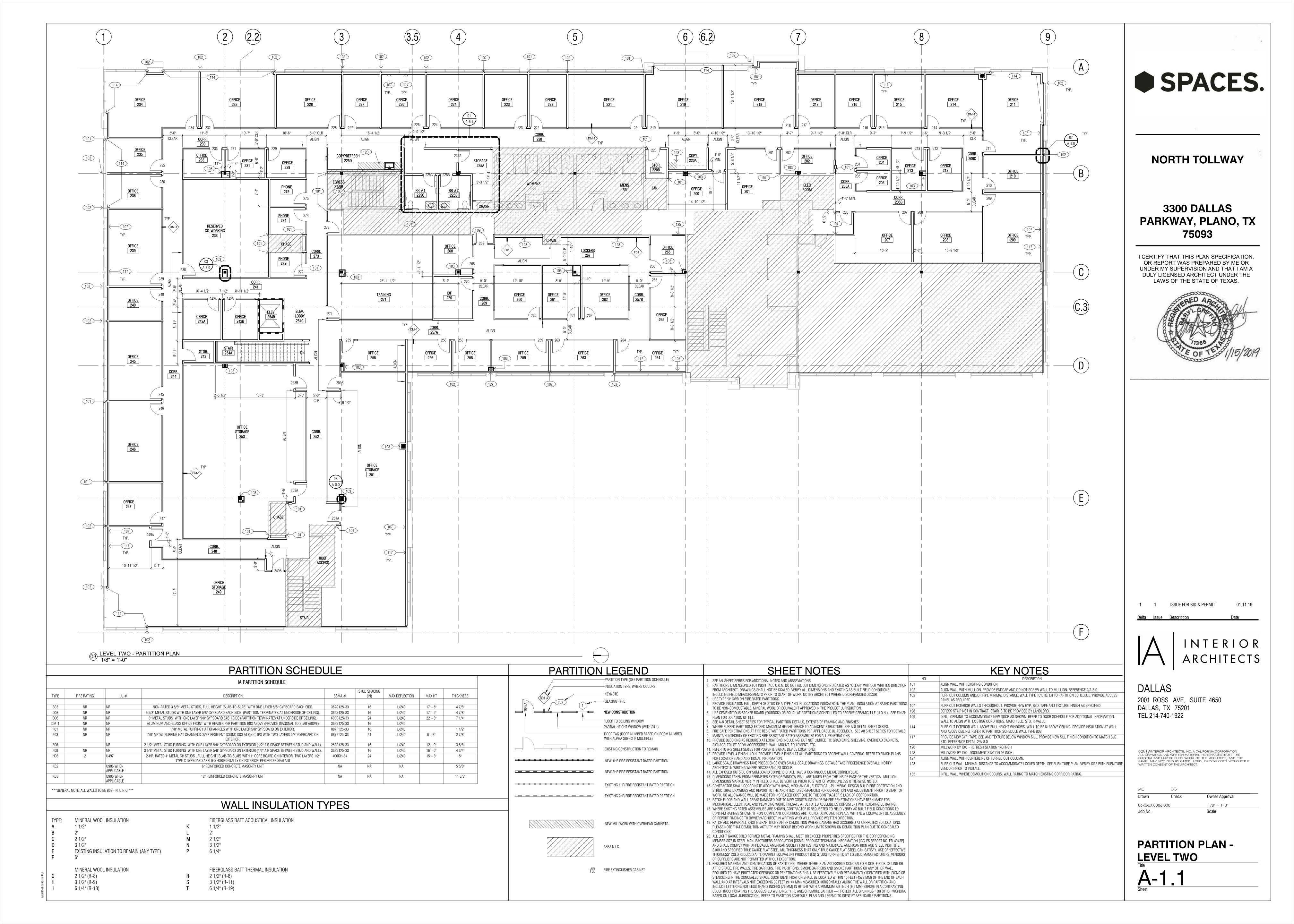
SHEET NOTES

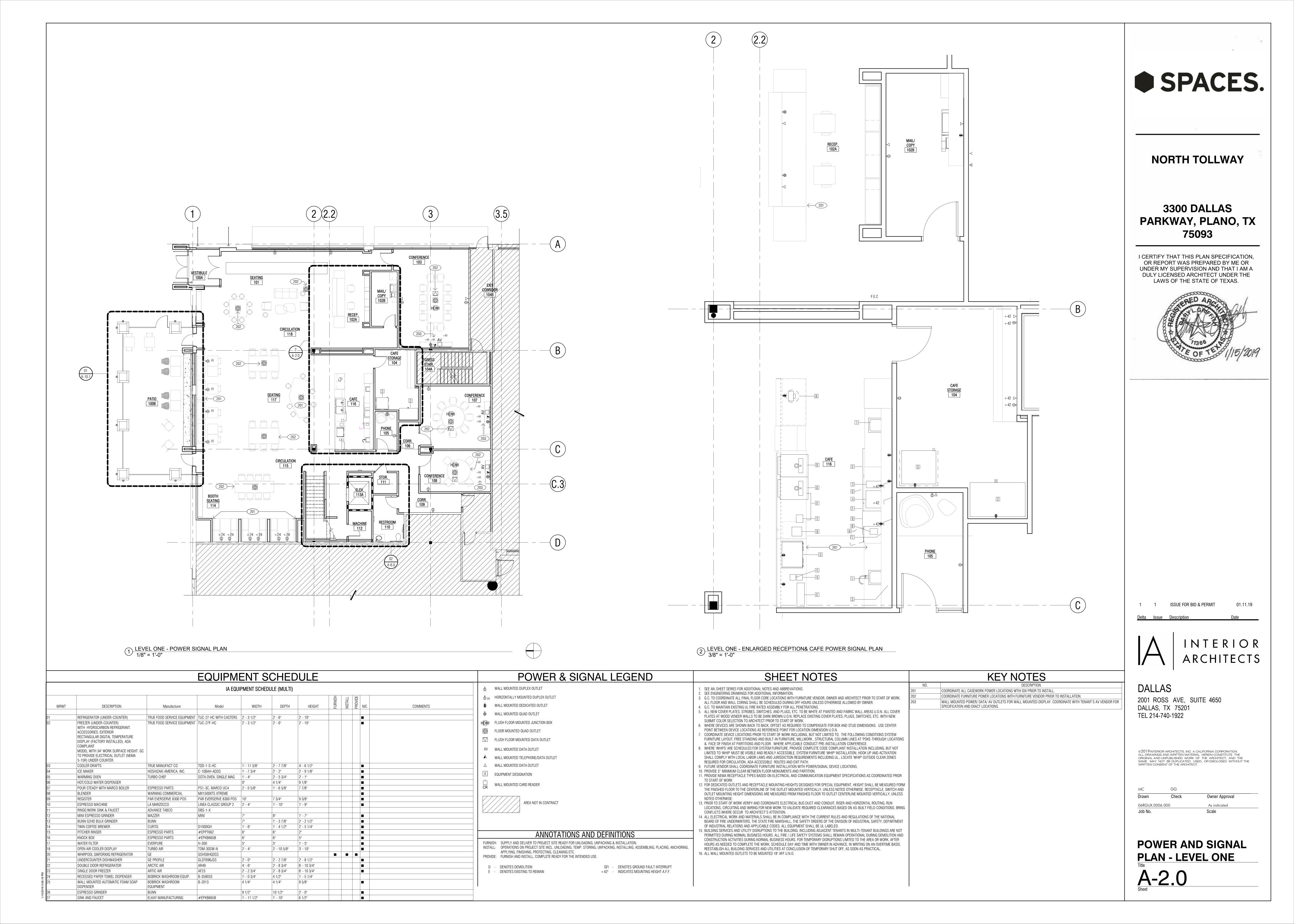
FULL OPERATING ORDER.
PROTECT EXISTING WINDOW COVERING DURING DEMOLITION AND CONSTRUCTION ACTIVITY. REPORT NON-SERVICEABLE OR DAMAGED LOCATIONS TO OWNER WHERE OCCURS PRIOR TO START OF WORK.
10. REMOVE ABANDONED PLENUM RATED TELEPHONE AND DATA CABLING WHERE DIRECTED BY OWNER AND/OR APPLICABLE OWNERS DATA/TELECOM VENDOR/SUBCONTRACTOR.
11. DUE TO CONCEALED CONDITIONS NO ATTEMPT HAS BEEN MADE TO DISTINGUISH BETWEEN FULL HEIGHT, THRU GRID AND CEILING HEIGHT PARTITIONS. INCLUDE DEMOLITION OF PARTITION RELATED ASSEMBLIES ABOVE THE CEILING PER AS-BUILT FIELD CONDITIONS WHERE PARTITIONS ARE SHOWN TO BE REMOVED.

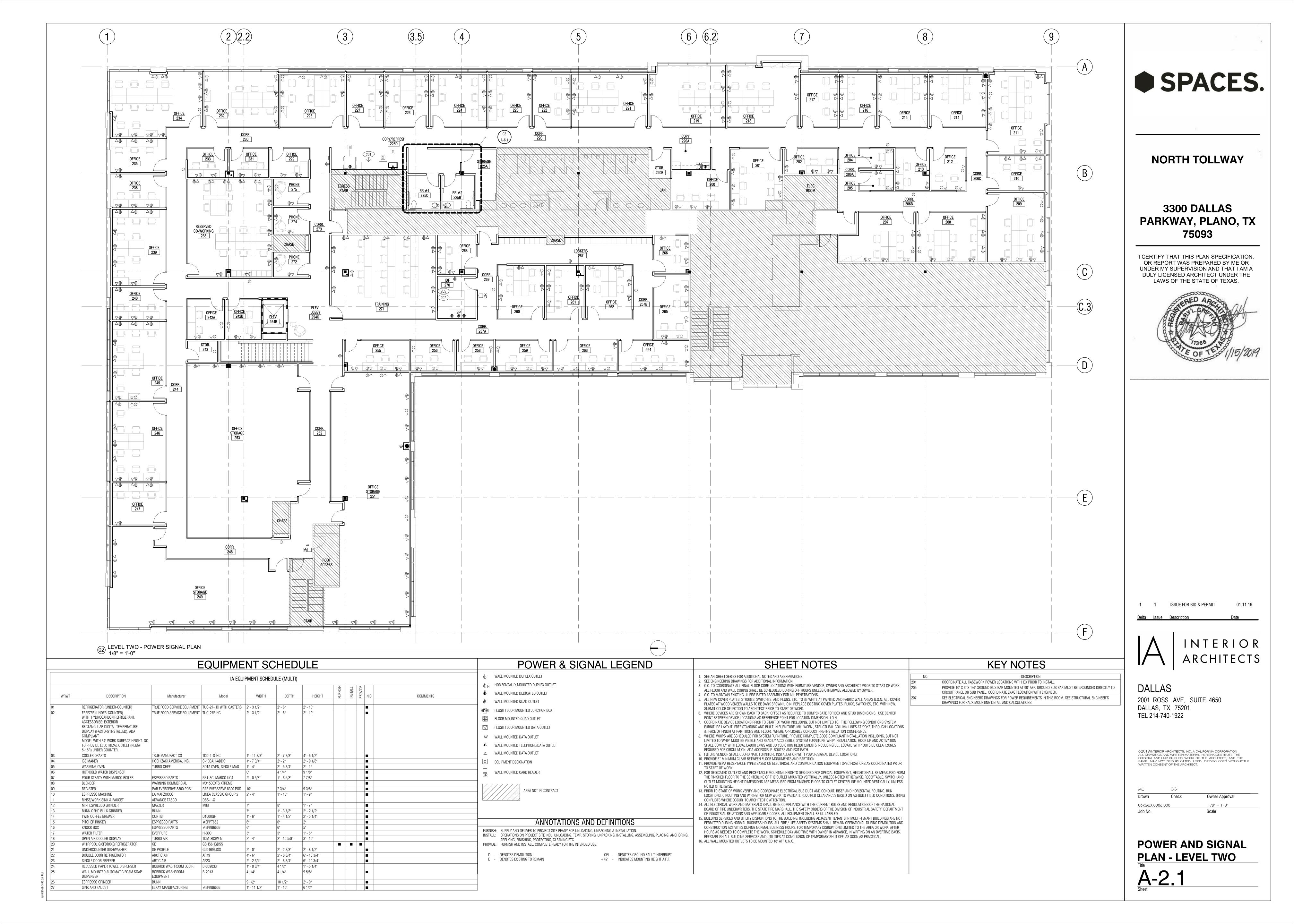
11. DUE TO CONCEALED CONDITIONS NO ATTEMPT HAS BEEN MADE TO DISTINGUISH I HEIGHT PARTITIONS. INCLUDE DEMOLITION OF PARTITION RELATED ASSEMBLIES A WHERE PARTITIONS ARE SHOWN TO BE REMOVED.
12. GC TO COORDINATE WITH LANDLORD ON ITEMS TO BE SALVAGED.

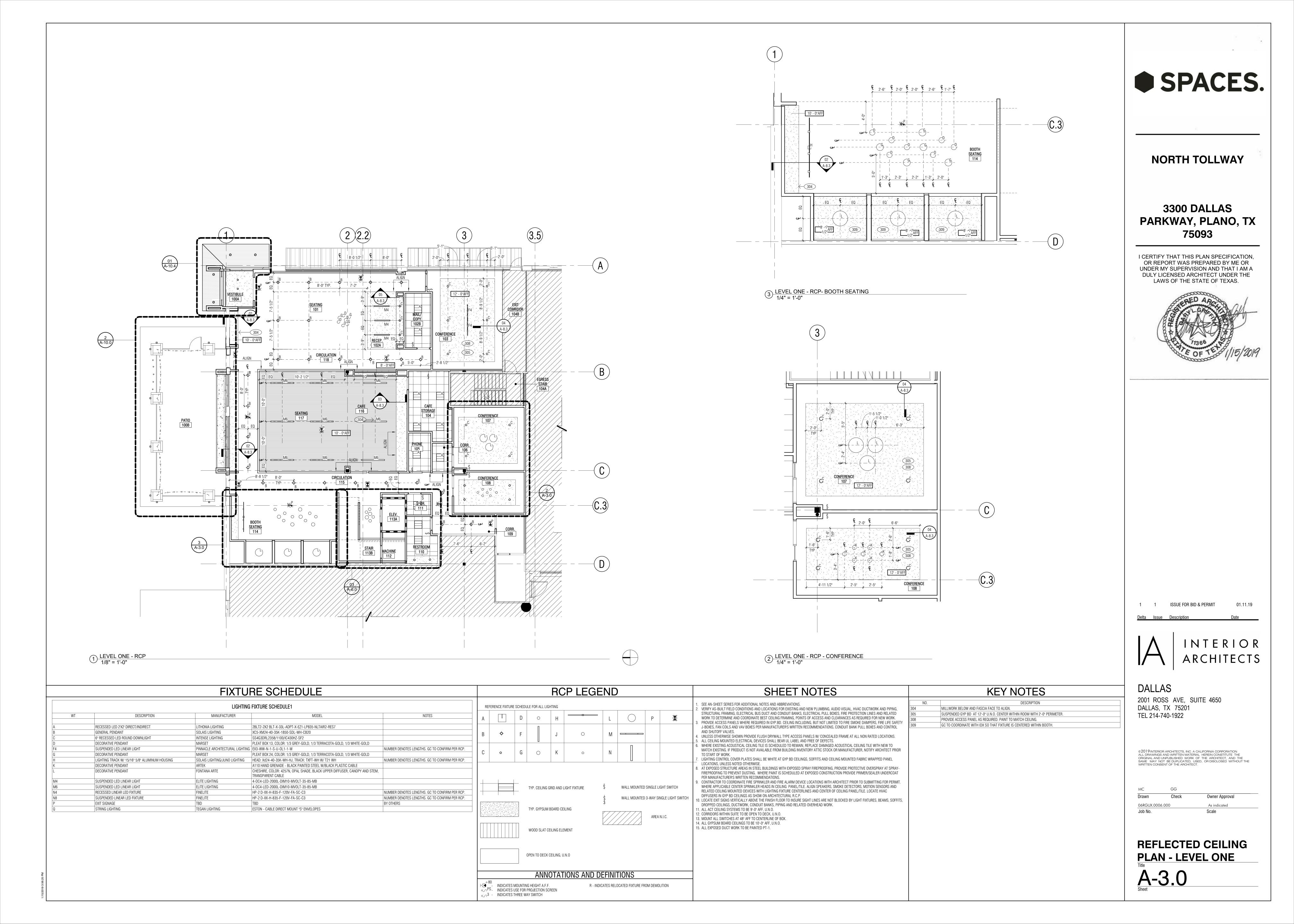


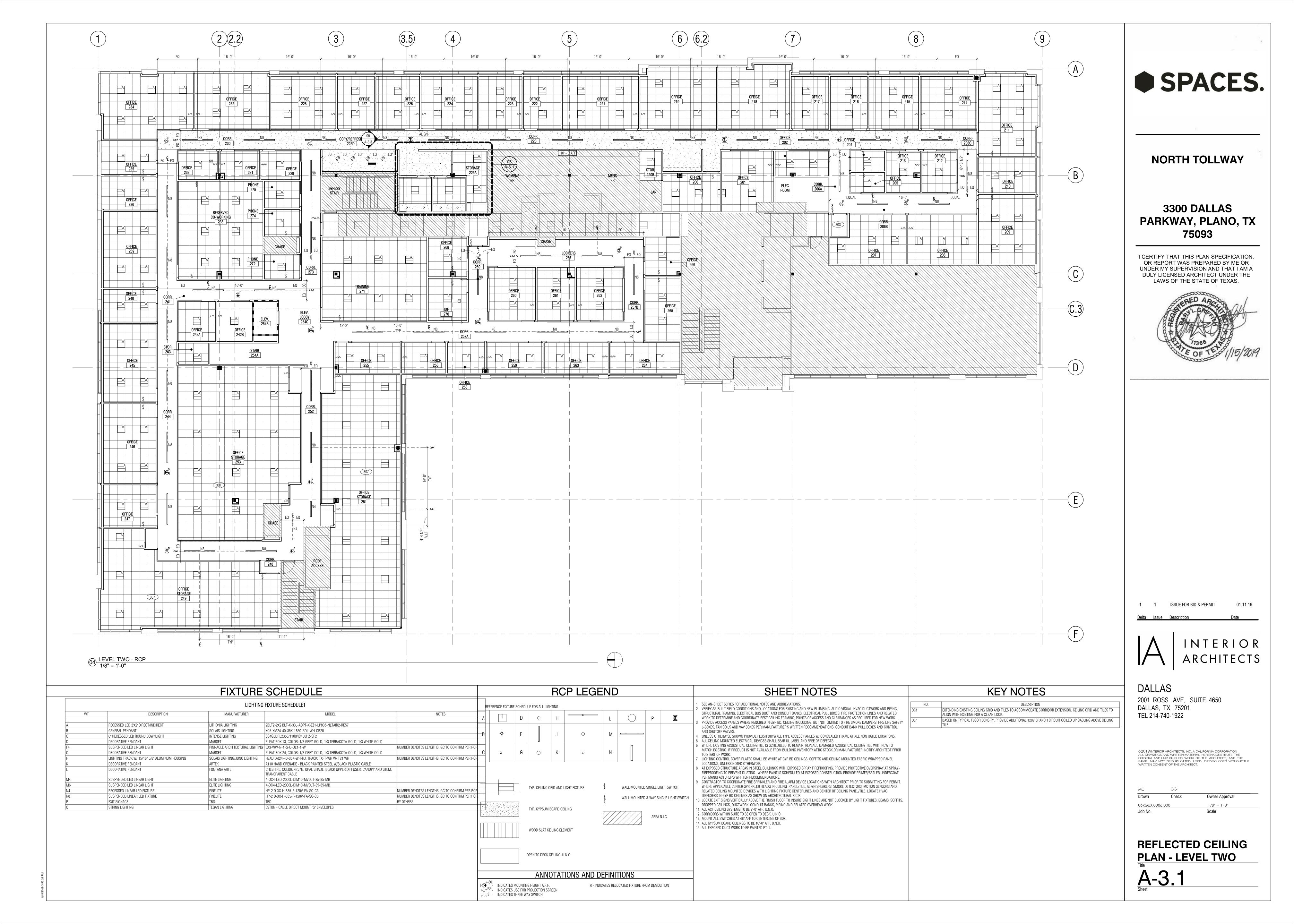


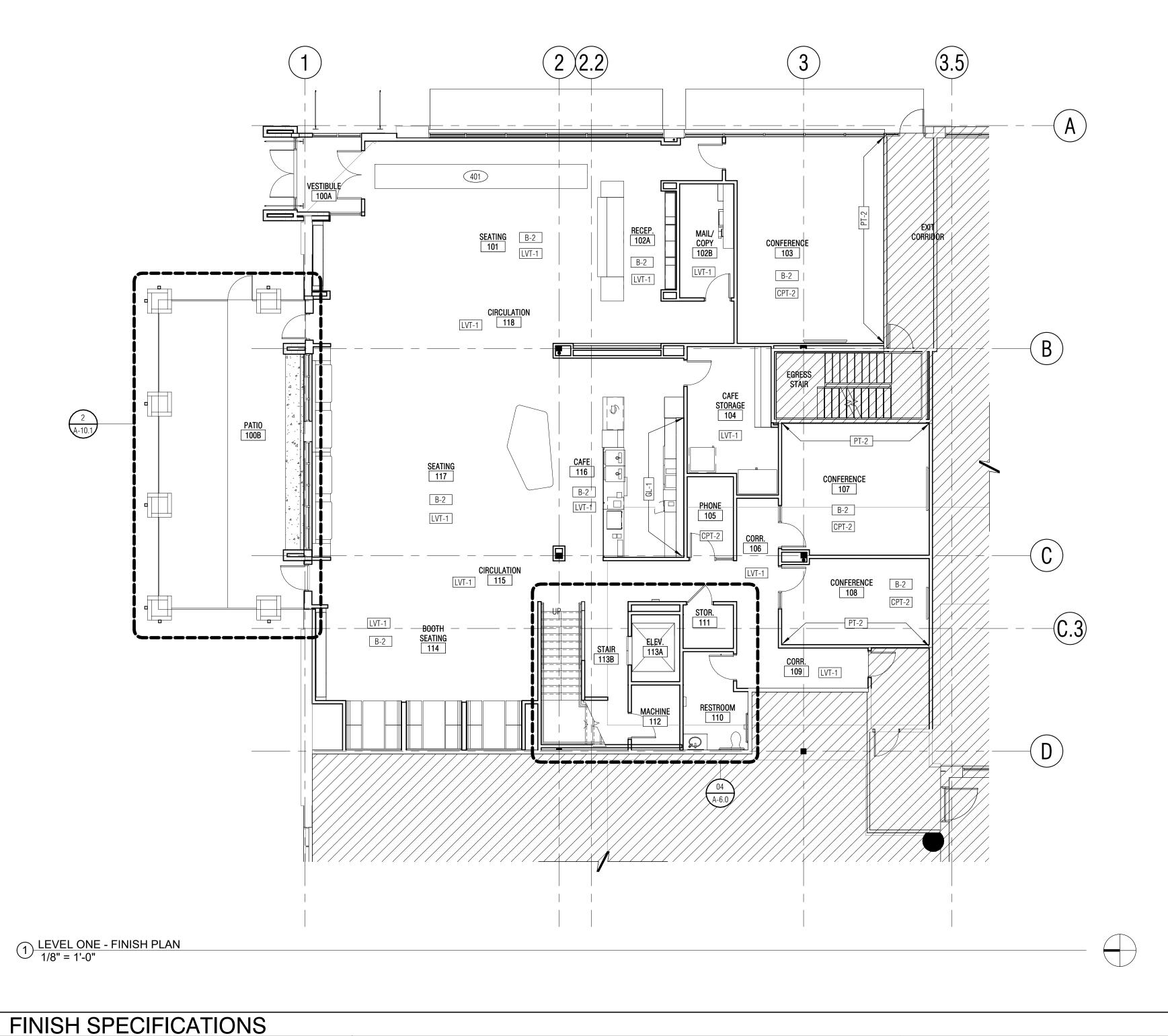


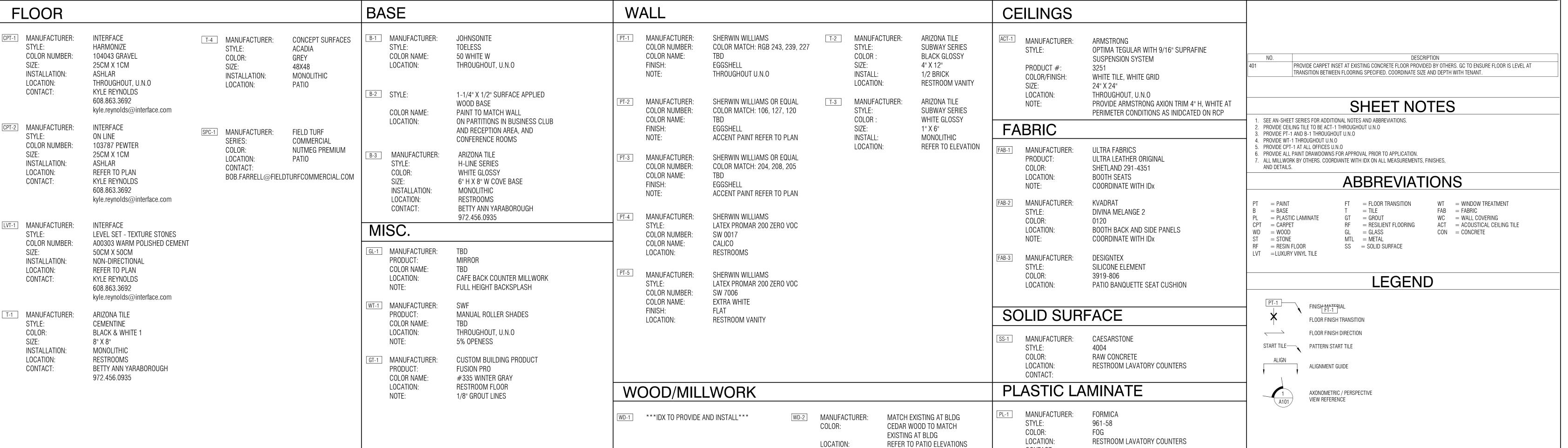












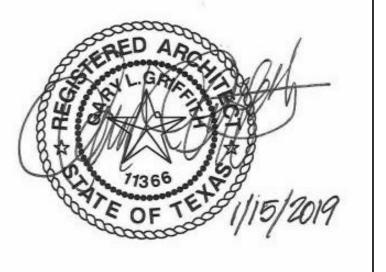
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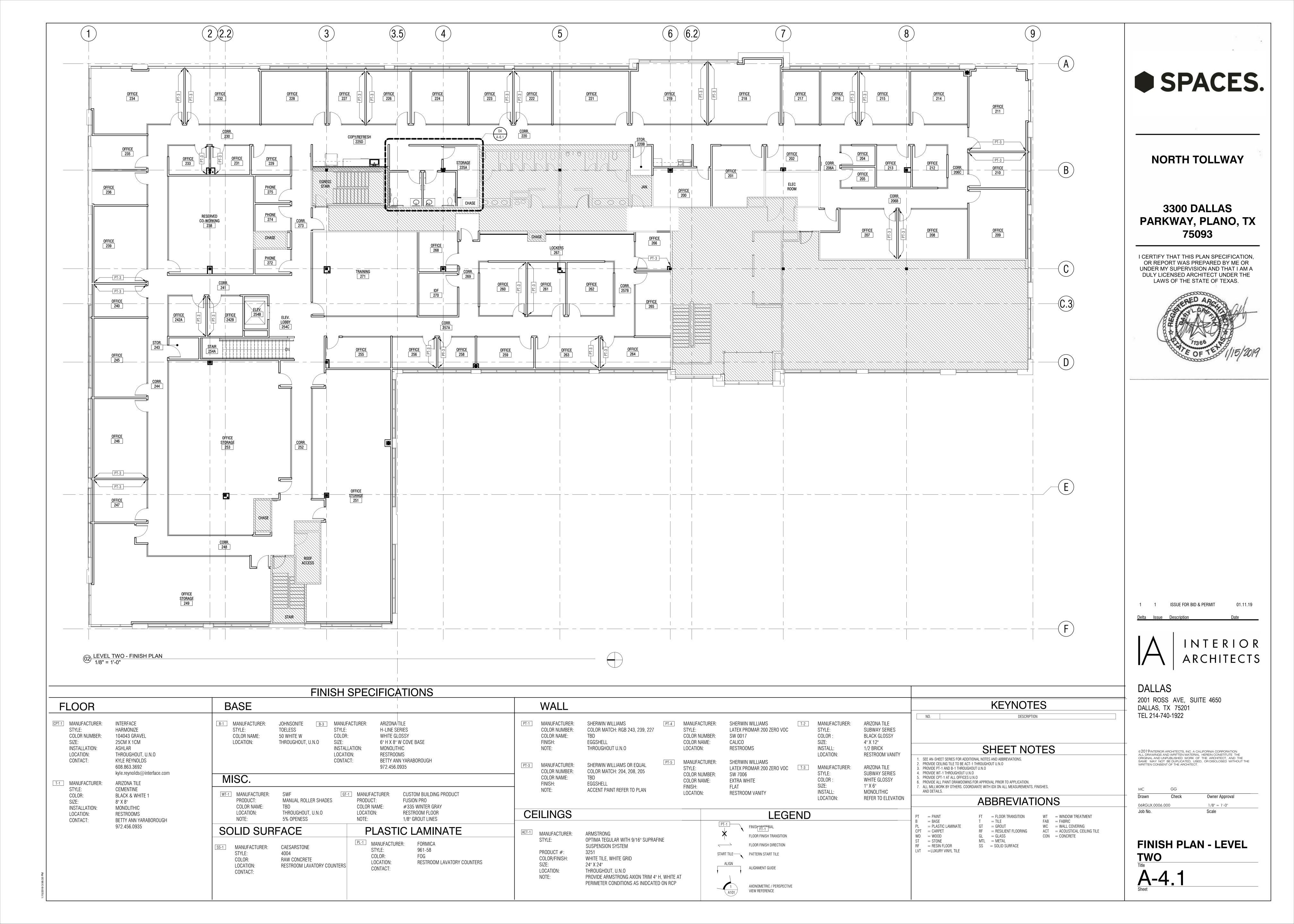
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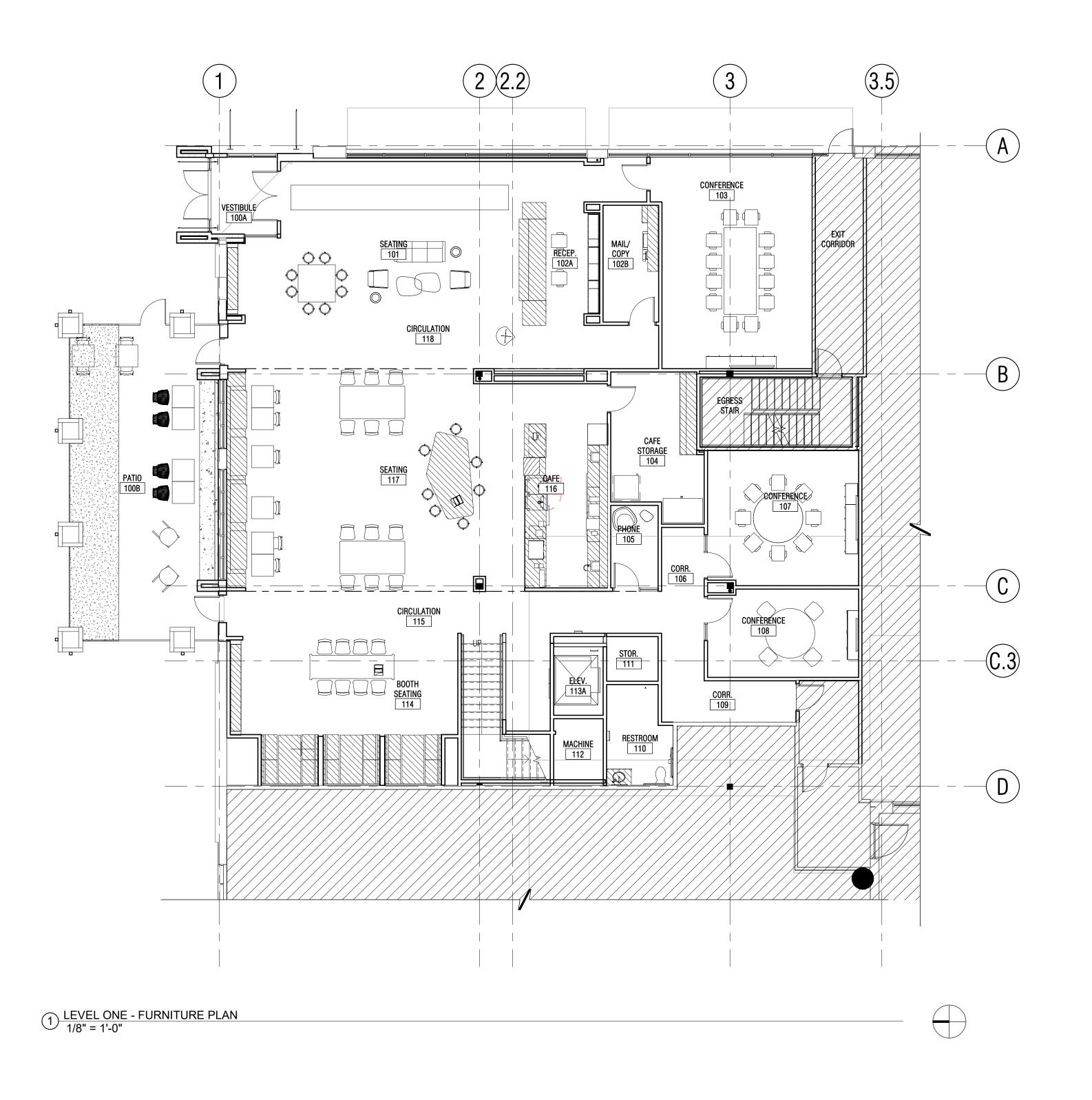
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 Job No.
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FINISH PLAN - LEVEL ONE

4-4.0





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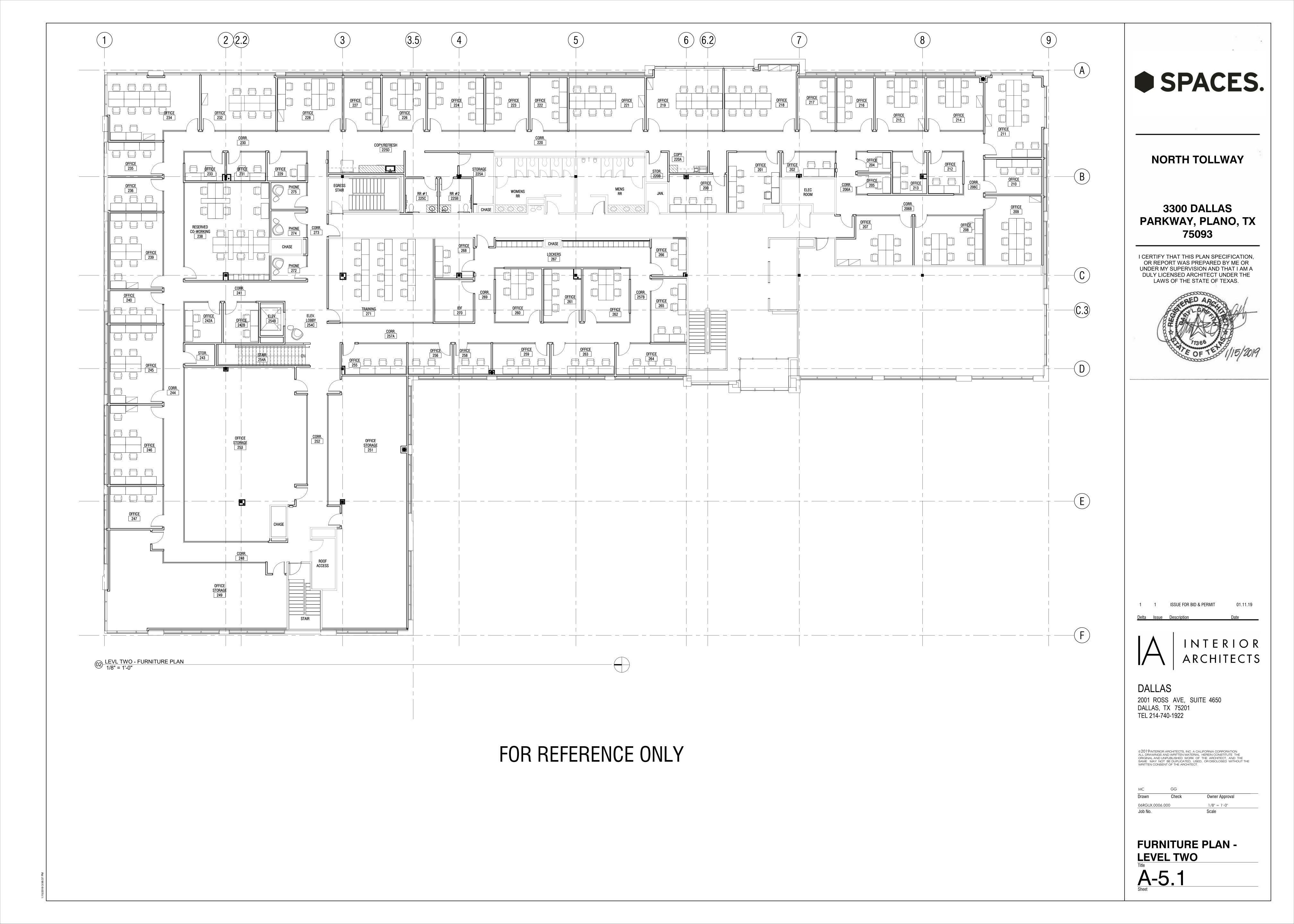
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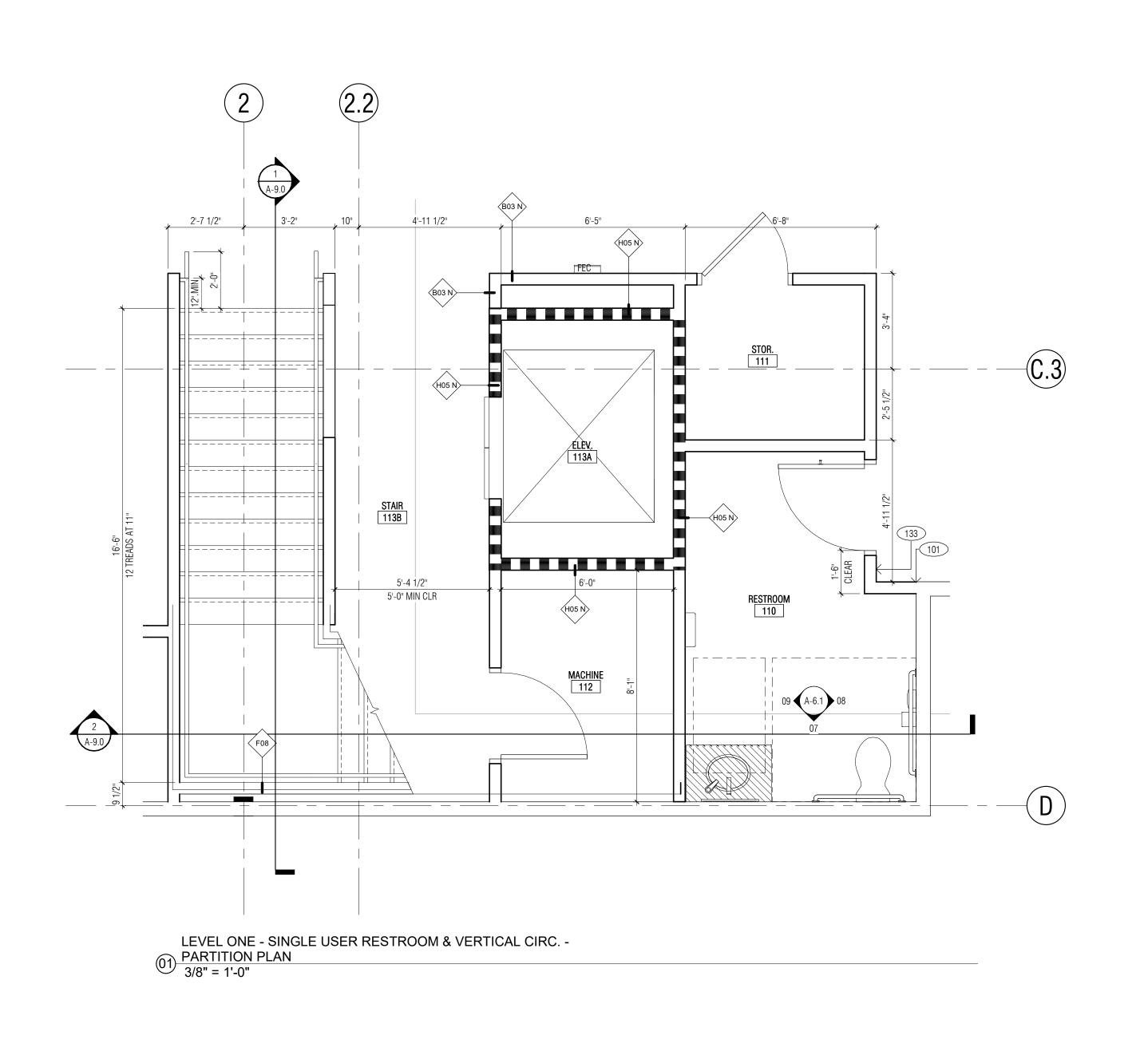
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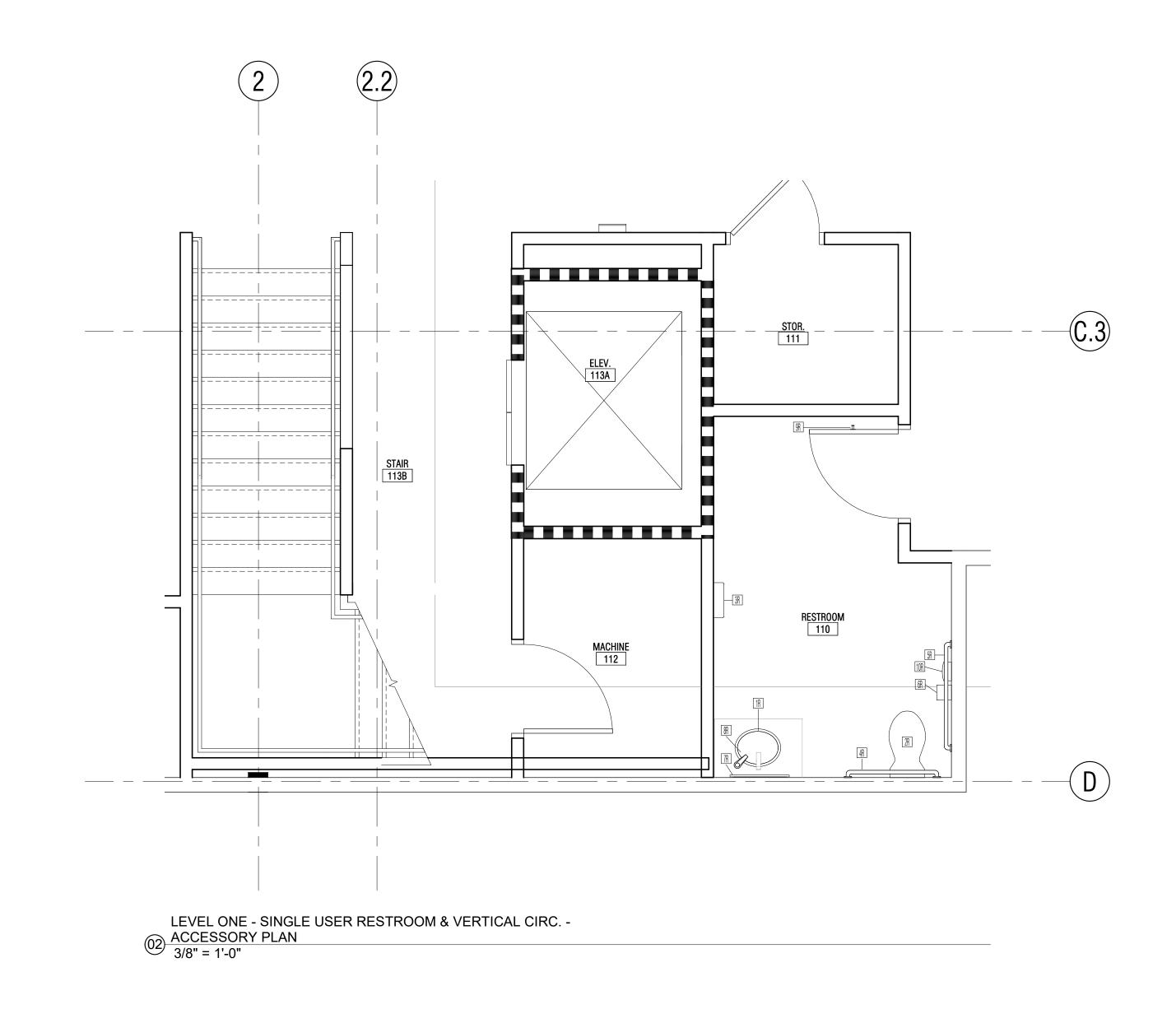
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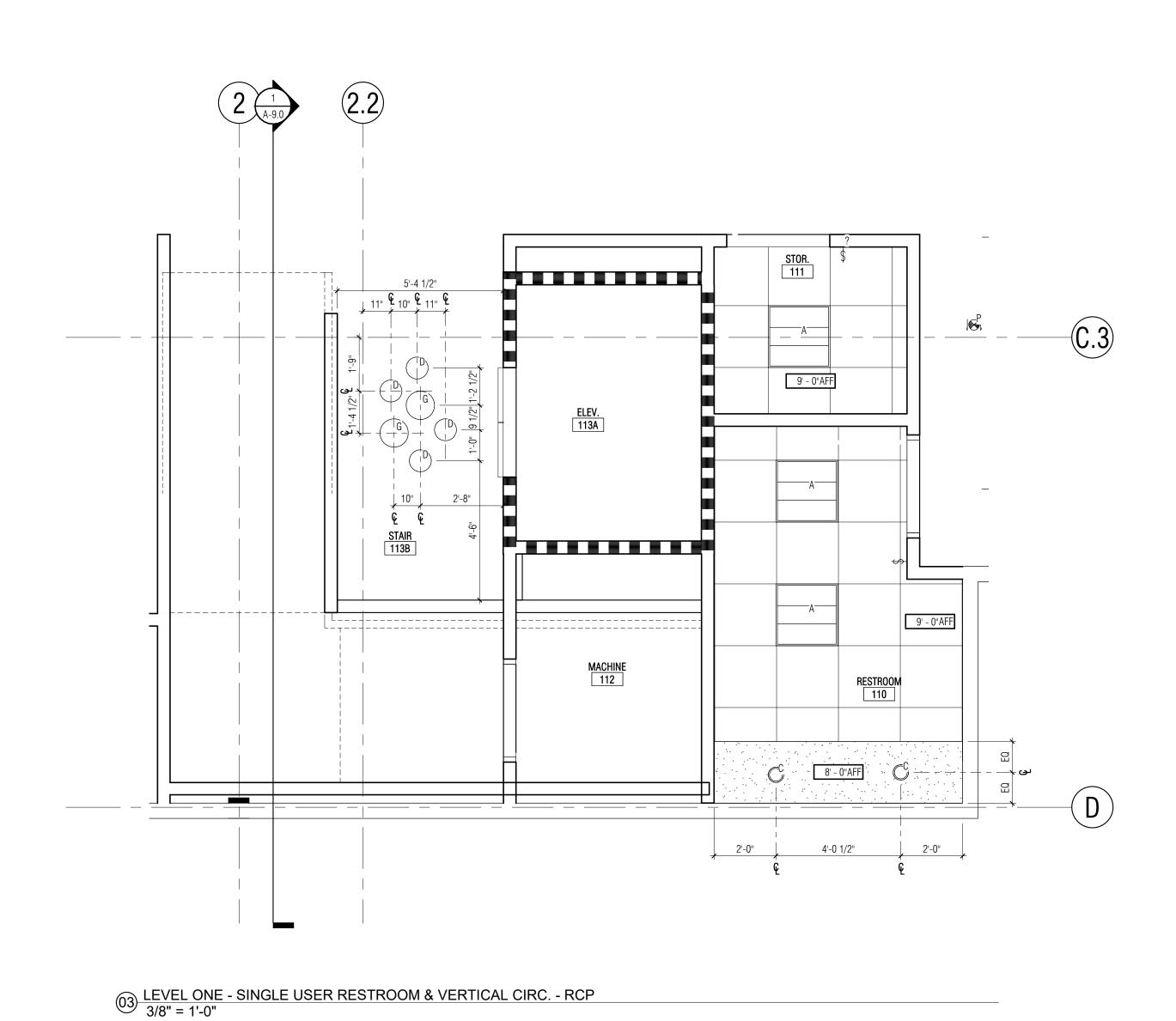
FURNITURE PLAN -LEVEL ONE

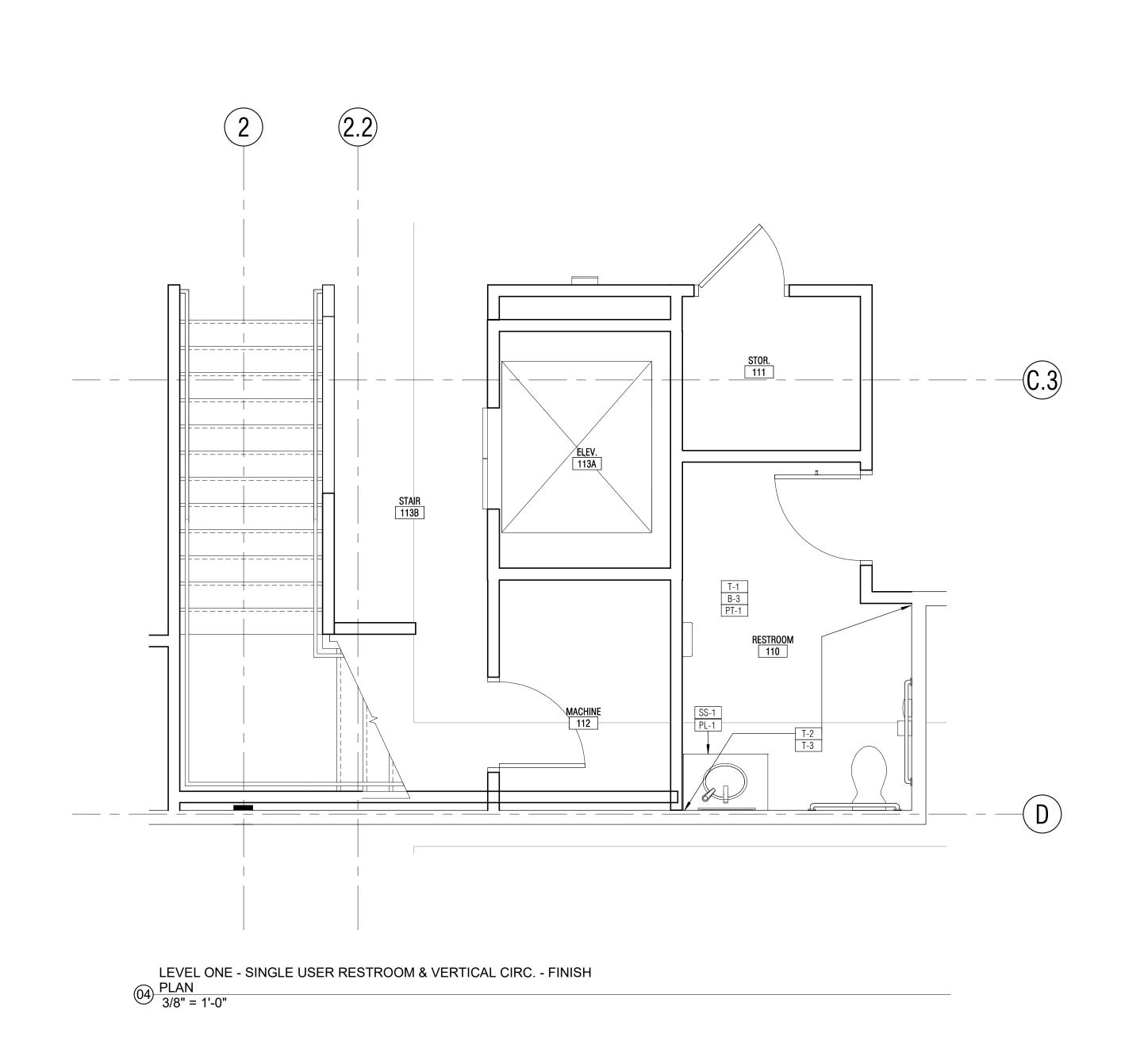
LEVEL ONE
Title
A-5.0
Sheet













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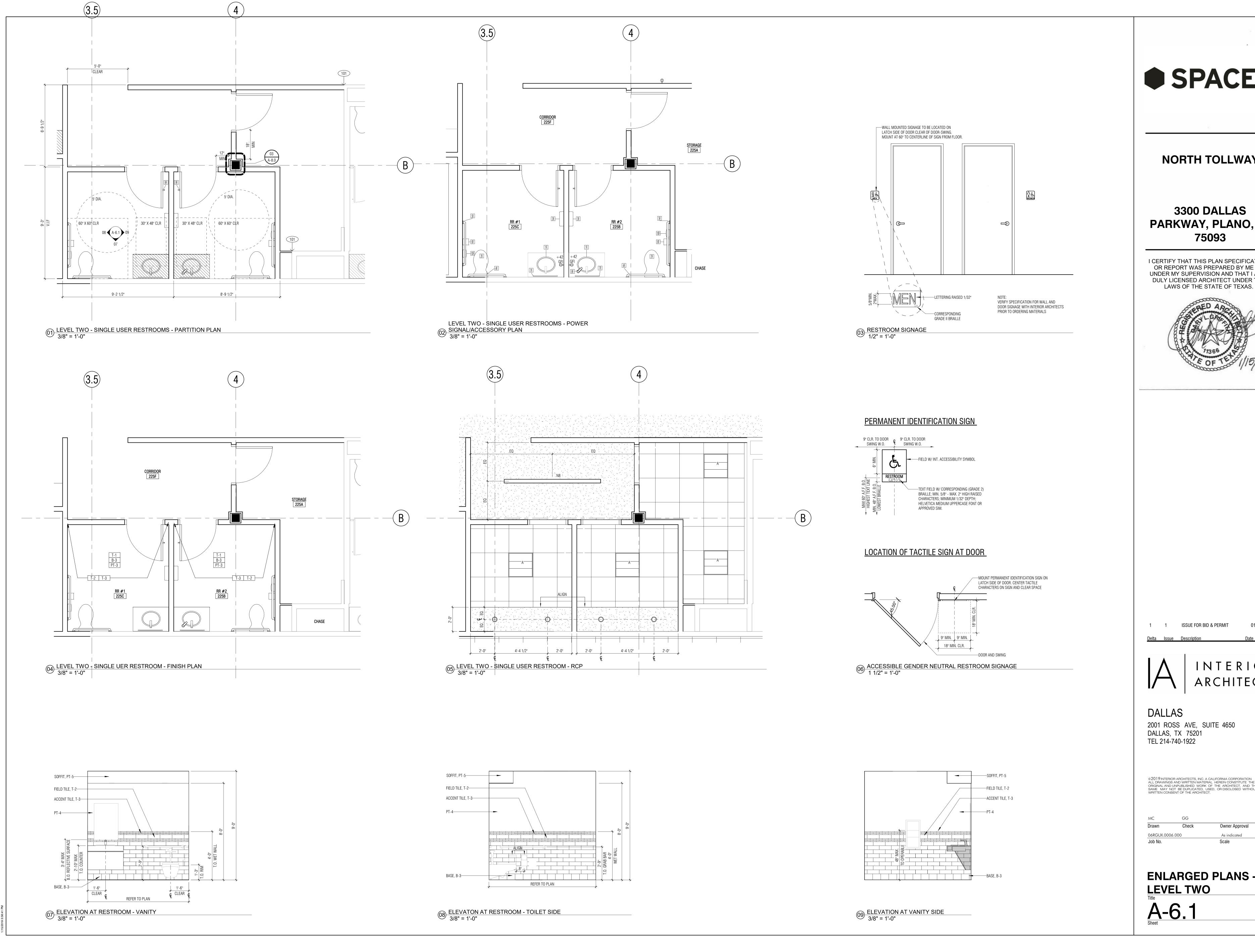
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ENLARGED PLANS -LEVEL ONE

A-6.0



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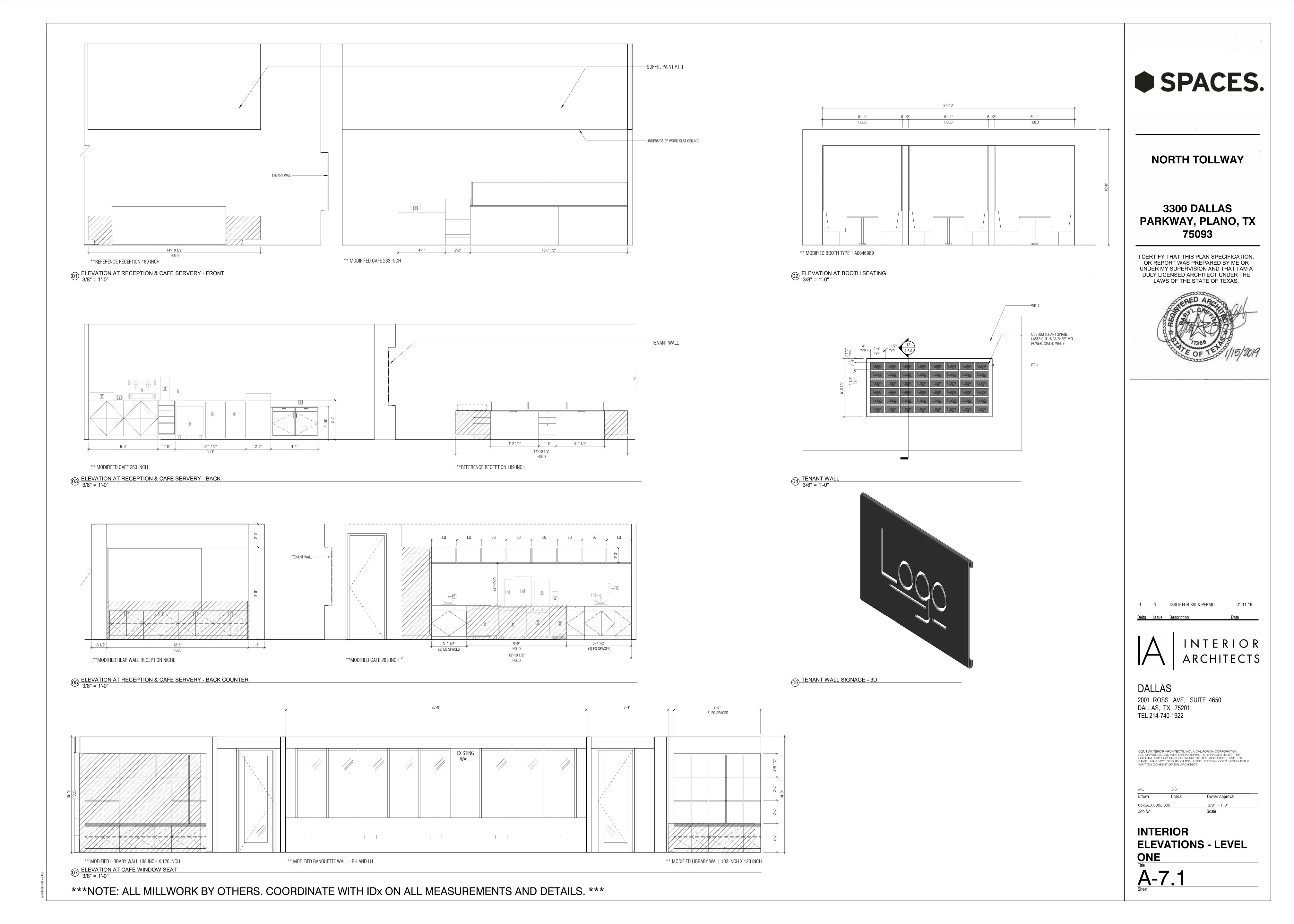
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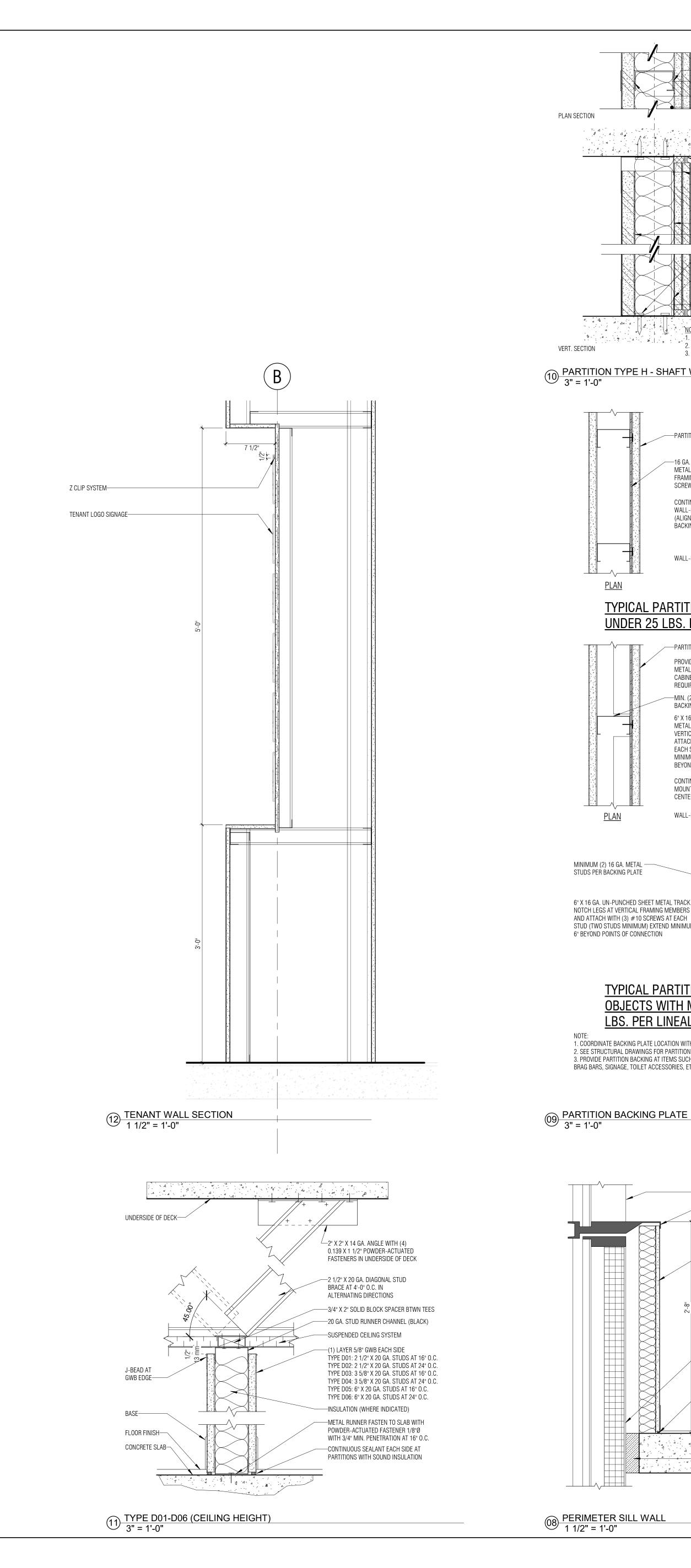
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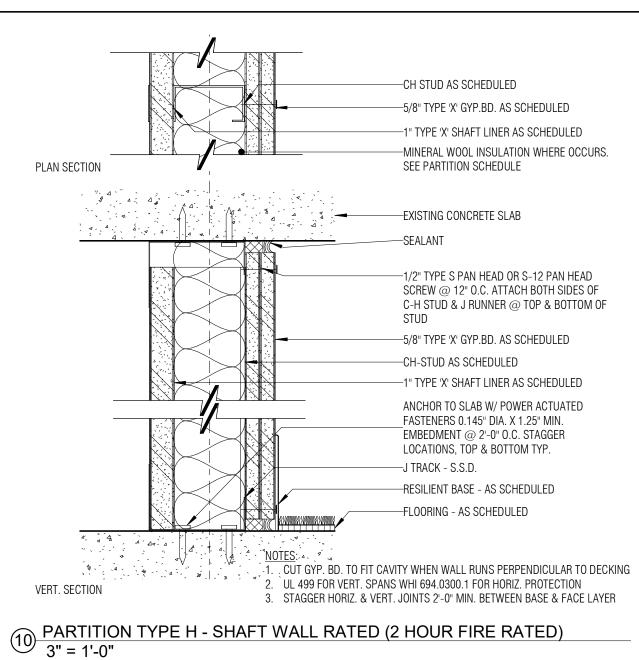
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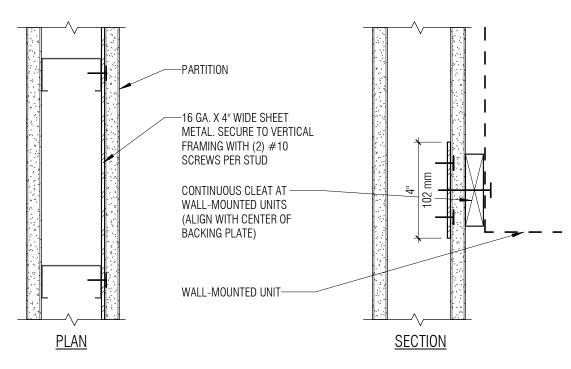
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ENLARGED PLANS -

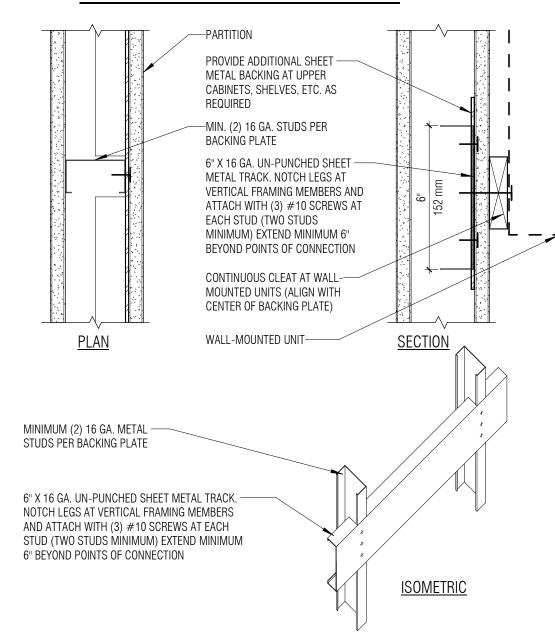






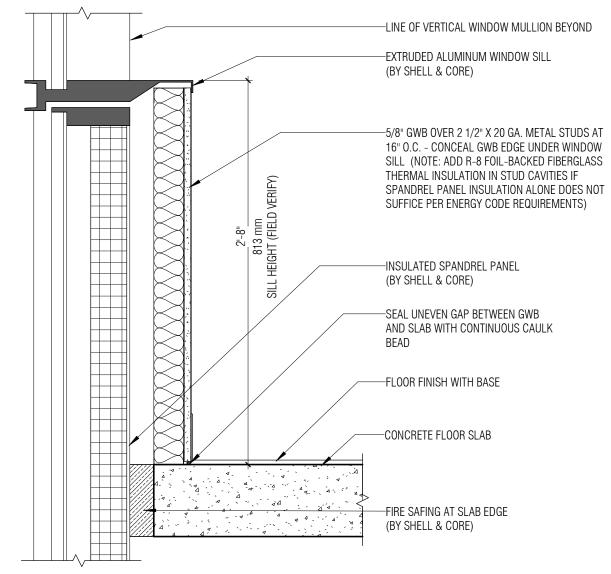


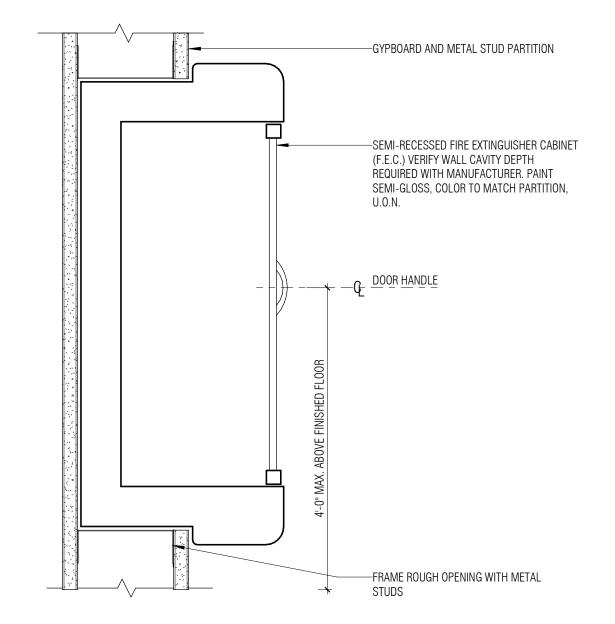
TYPICAL PARTITION BACKING FOR OBJECTS UNDER 25 LBS. PER LINEAL FOOT



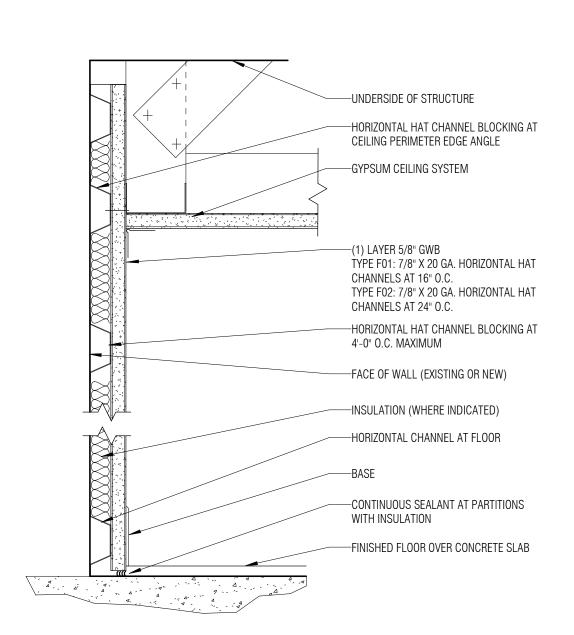
TYPICAL PARTITION BACKING FOR WALL-MOUNTED OBJECTS WITH MAXIMUM VERTICAL LOAD OF 100 LBS. PER LINEAL FOOT OR 250 LBS POINT LOAD

1. COORDINATE BACKING PLATE LOCATION WITH ACESSORY MANUFACTURER'S MOUNTING INSTRUCTIONS. 2. SEE STRUCTURAL DRAWINGS FOR PARTITION BLOCKING AND/OR FRAMING FOR HEAVIER LOADS. 3. PROVIDE PARTITION BACKING AT ITEMS SUCH AS SHELVING, MILLWORK, WALL-MOUNTED RESTROOM FIXTURES, HANDRAILS, BRAG BARS, SIGNAGE, TOILET ACCESSORIES, ETC. AS REQUIRED FOR PROPER ATTACHMENT AND AS REQUIRED BY THE G.C.

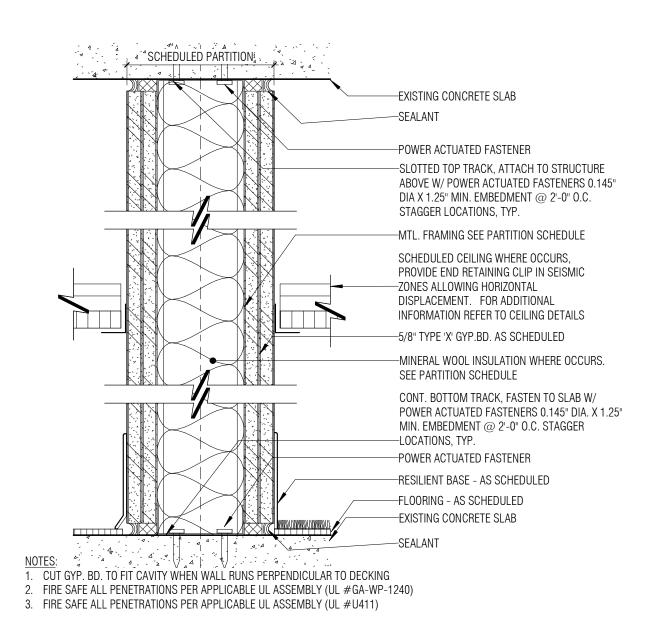




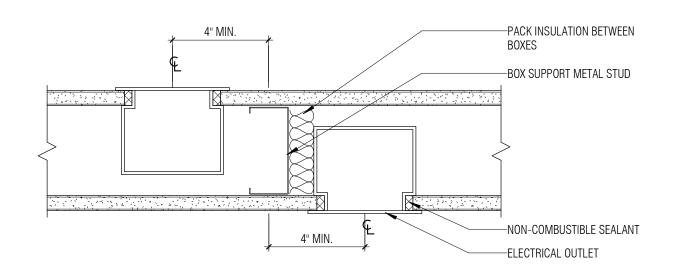
O7 SEMI-RECESSED FIRE EXTINGUISHER CABINET
3" = 1'-0"



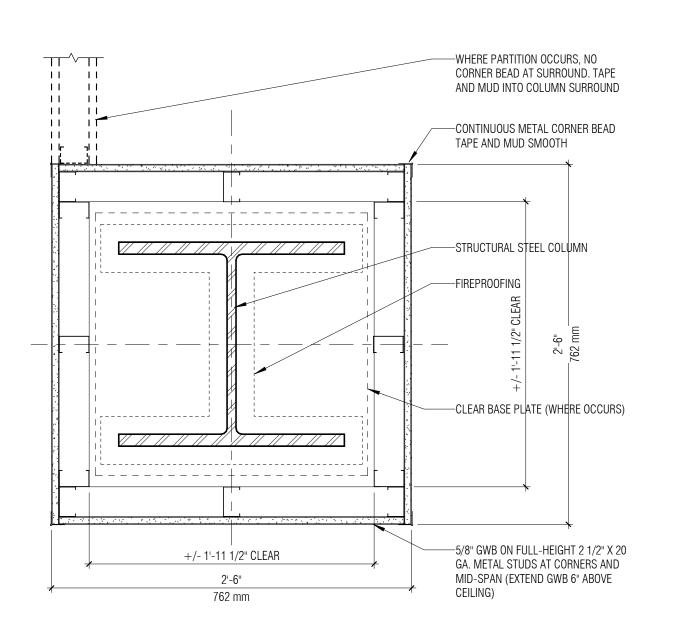
06 TYPE F01 (FURRING CHANNELS)
3" = 1'-0"



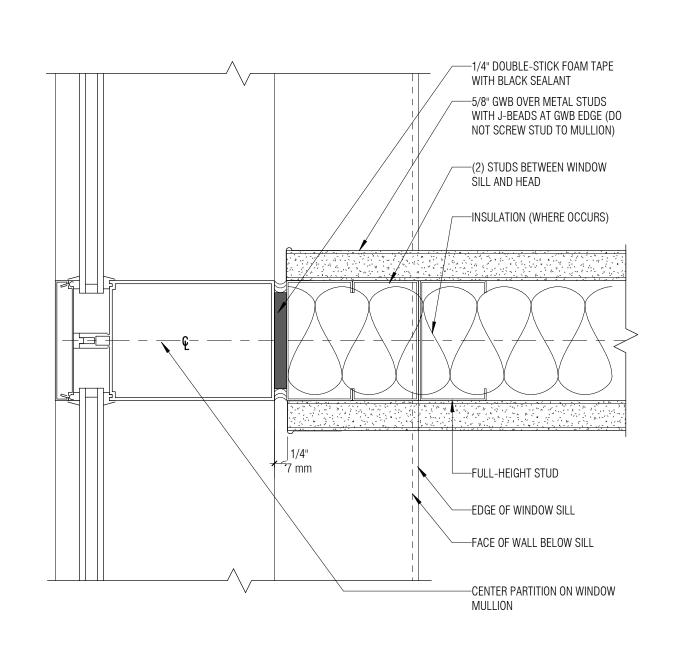
05 PARTITION TYPE A - RATED (2 HOUR)
3" = 1'-0"



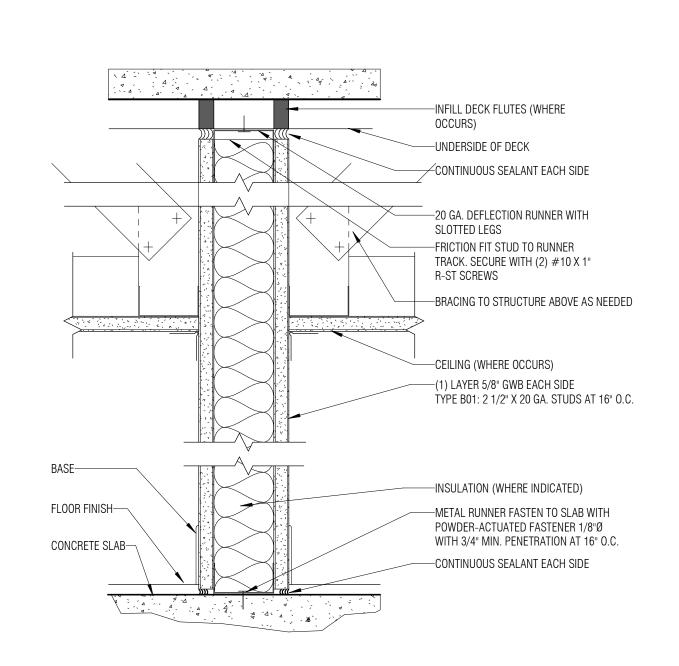
BACK-TO-BACK OUTLETS
3" = 1'-0"



(3) INTERIOR COLUMN FURRING 1 1/2" = 1'-0"



©2 PARTITION AT WINDOW MULLION 6" = 1'-0"



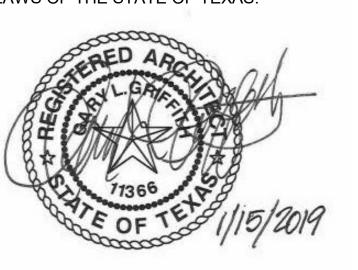
①1 TYPE B01 (FULL-HEIGHT, NON-RATED)
3" = 1'-0"



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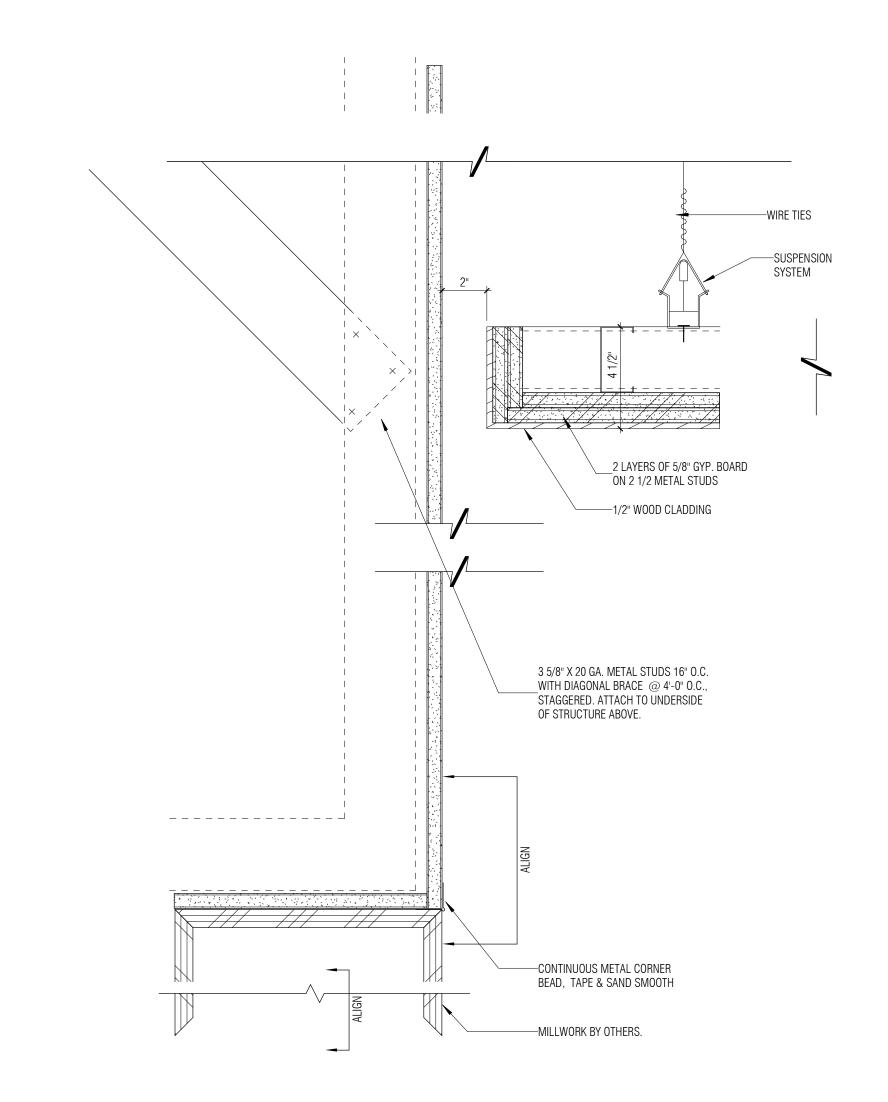
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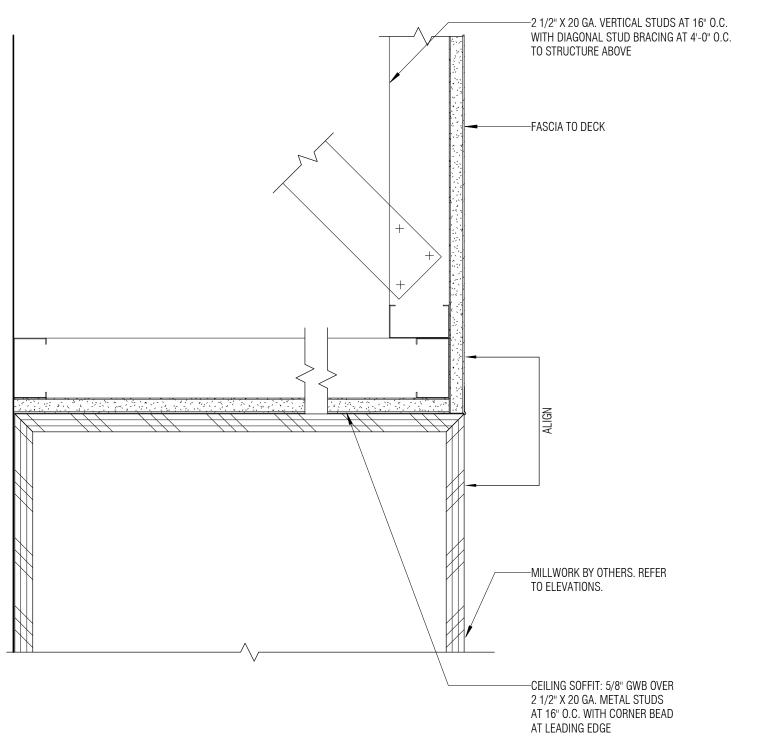
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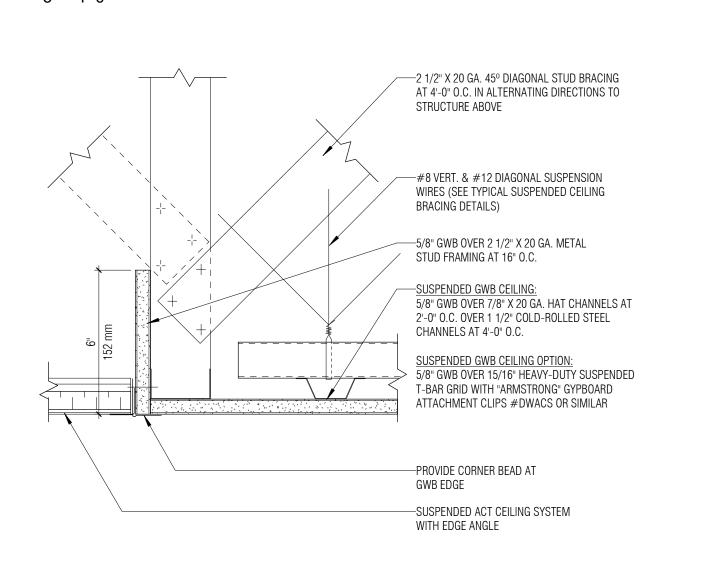
PARTITION DETAILS



(03) WOOD SLAT CEILING TO GWB SOFFIT 3" = 1'-0"



©2 GWB SOFFIT WITH FASCIA TO DECK
3" = 1'-0"



 $\underbrace{01}_{3"=1'-0"} \underbrace{\text{ACT-TO-GWB CEILING TRANSITION}}_{}$



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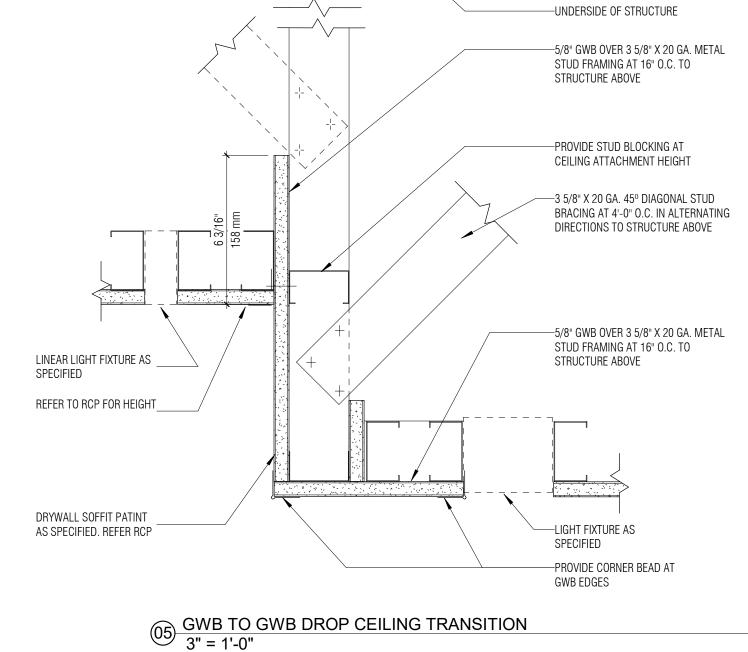
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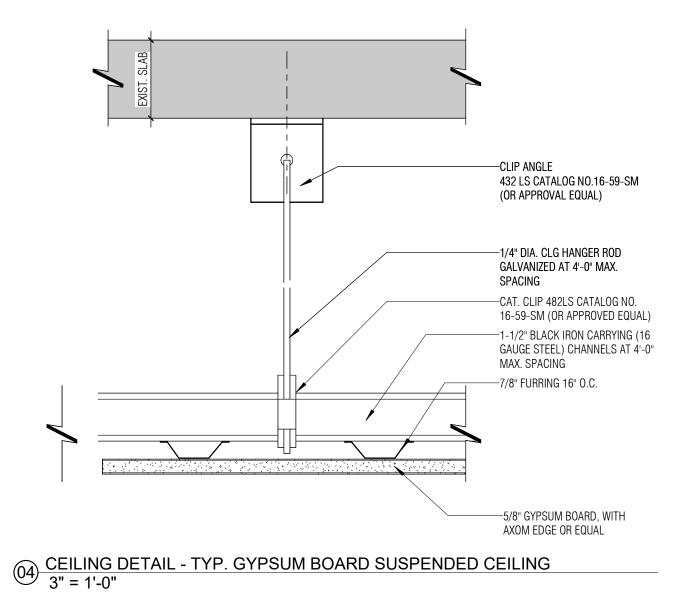
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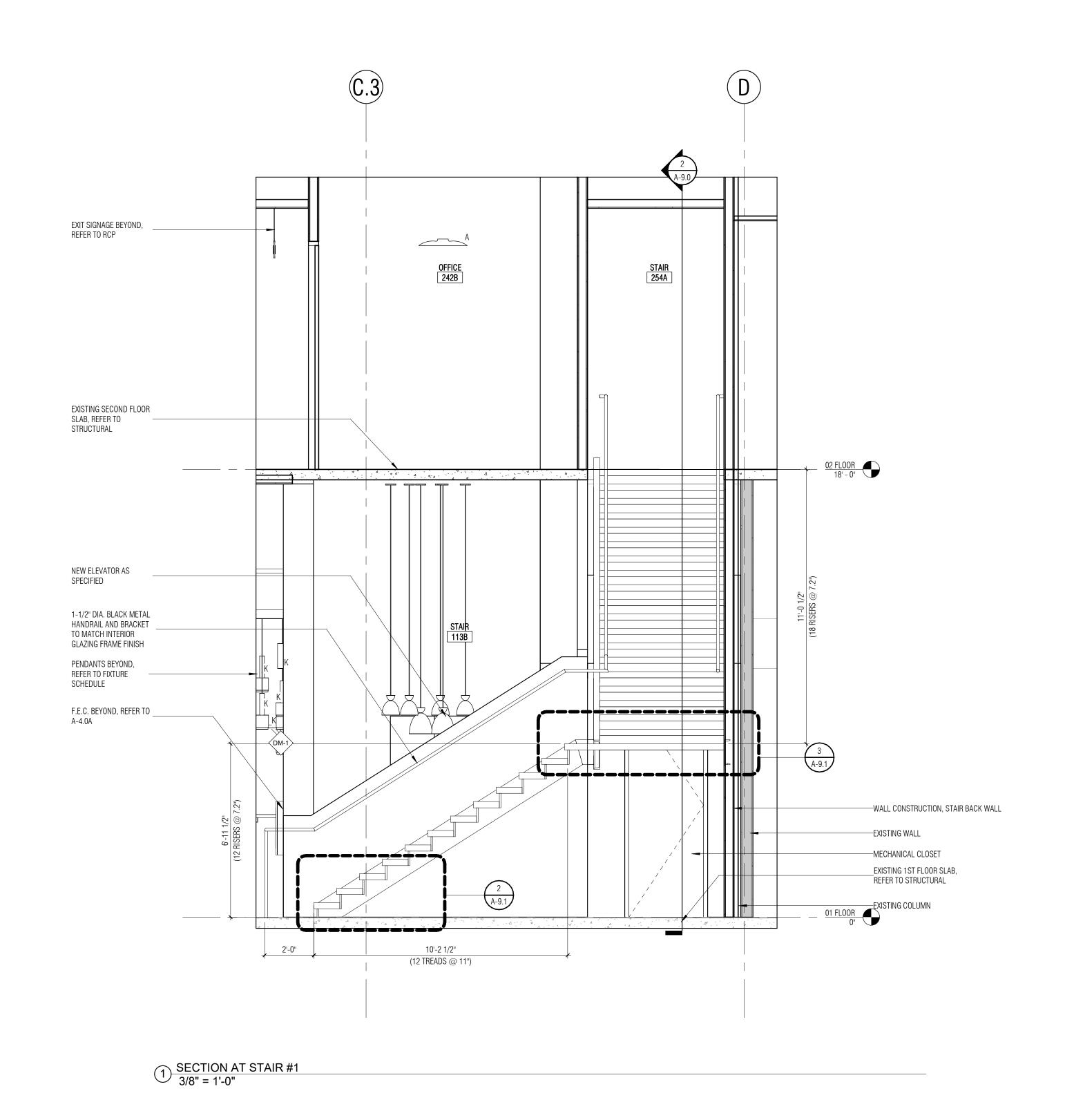
Drawn Owner Approval 06RGUX.0006.000 3" = 1'-0" Scale Job No.

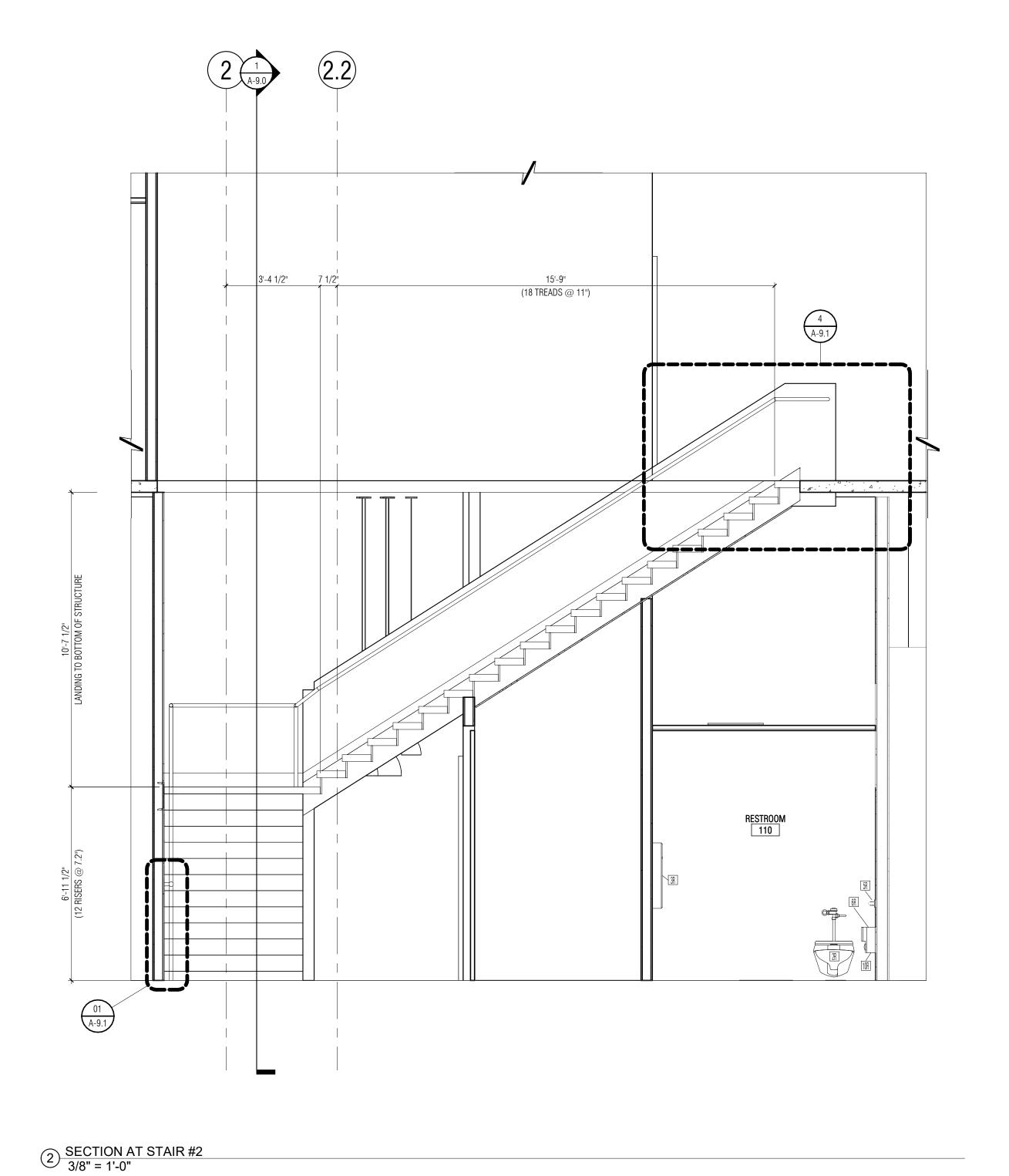
CEILING DETAILS











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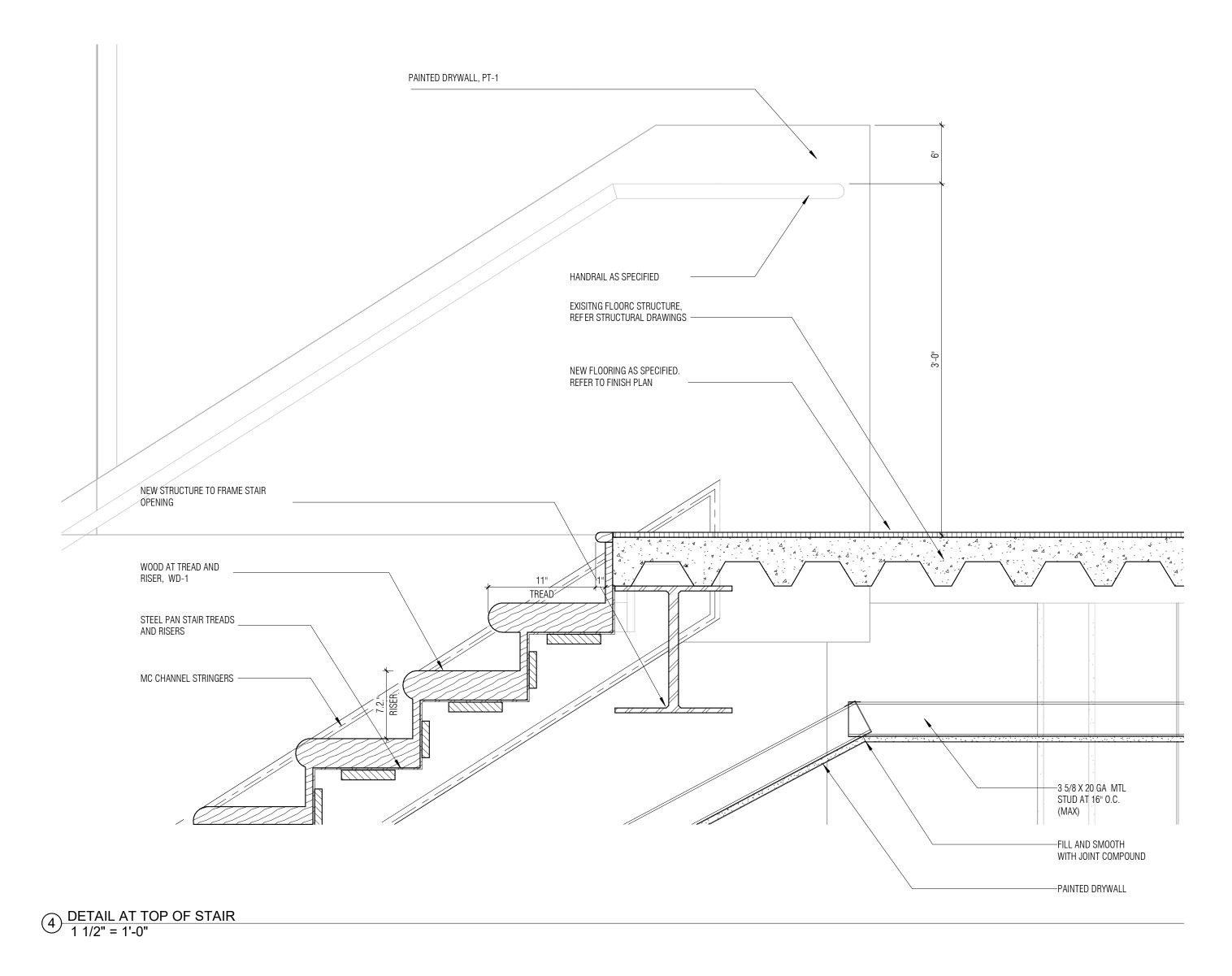
 Author
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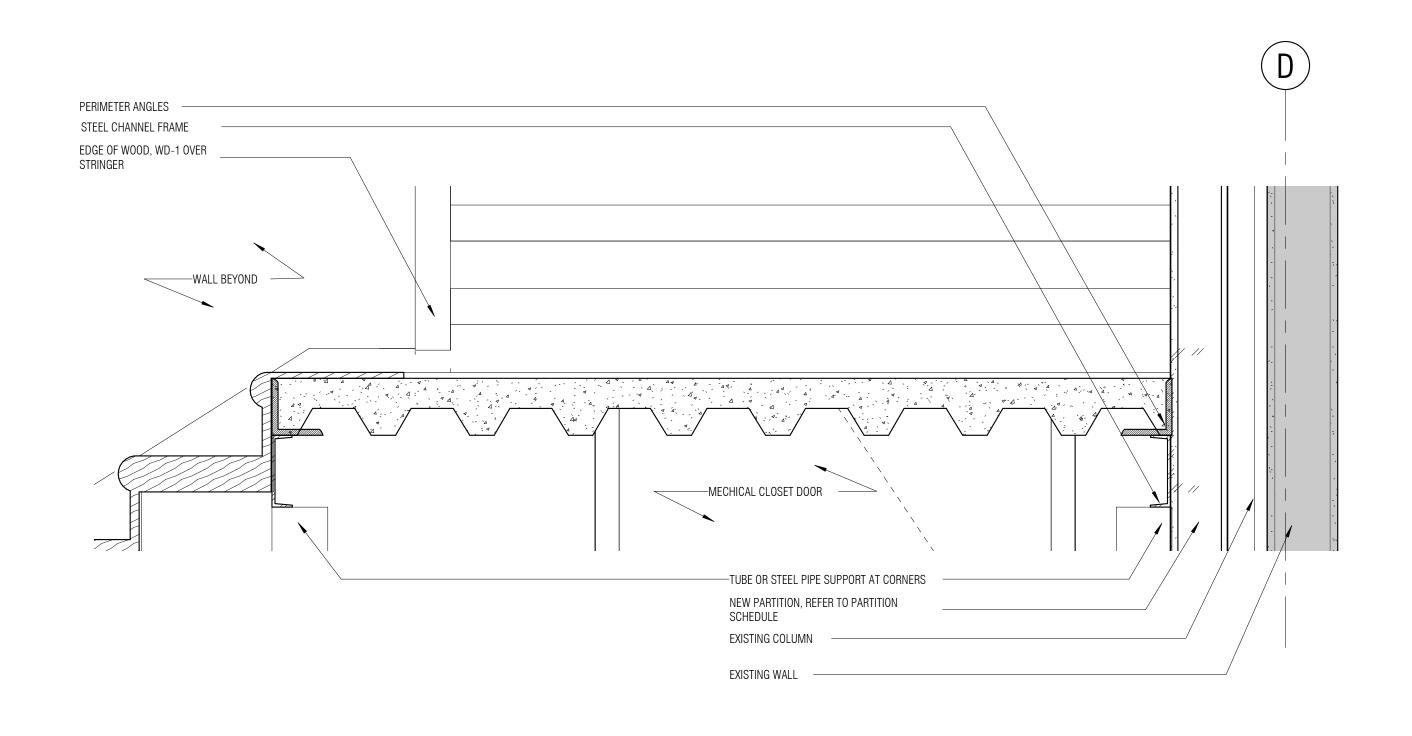
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 06RGUX.0006.000
 3/8" = 1'-0"

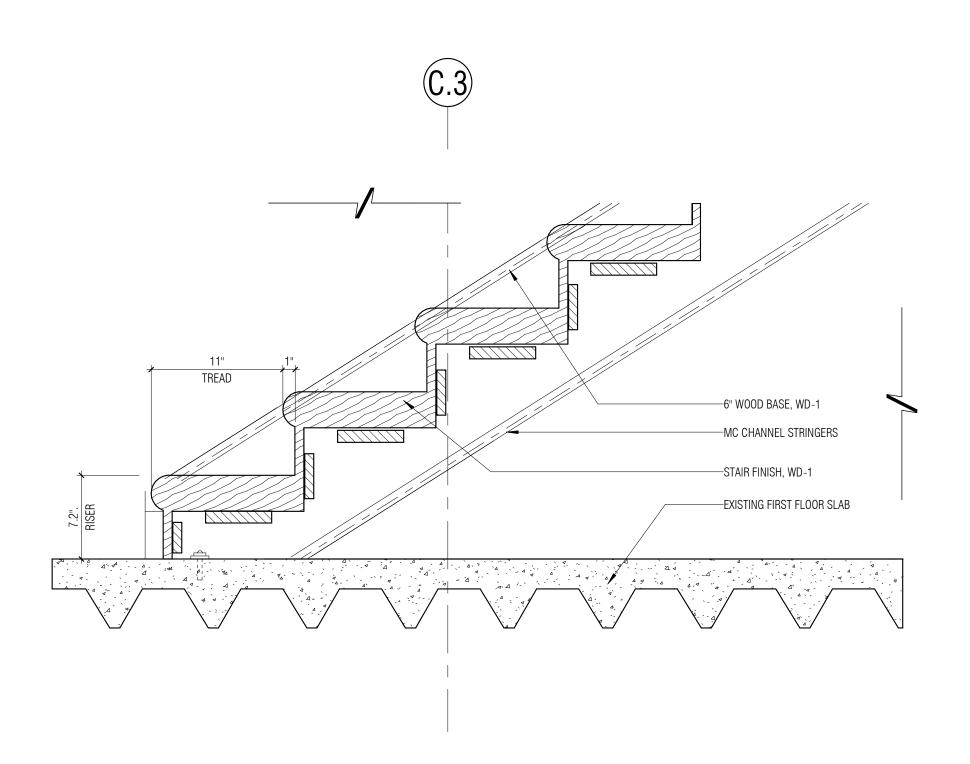
 Job No.
 Scale

STAIR SECTIONS
Title
A-9.0
Sheet

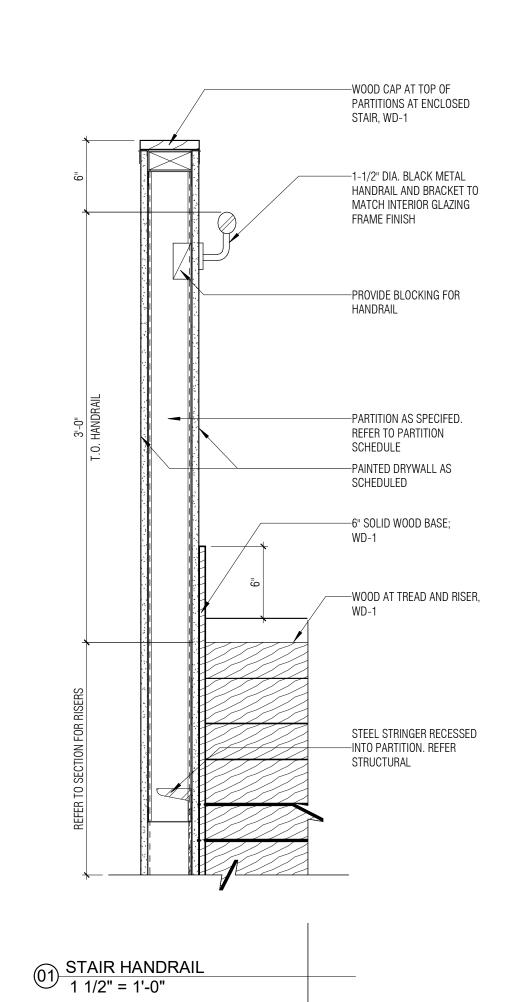




③ DETAIL AT LANDING
1 1/2" = 1'-0"



2 DETAIL AT BOTTOM OF STAIR 1 1/2" = 1'-0"



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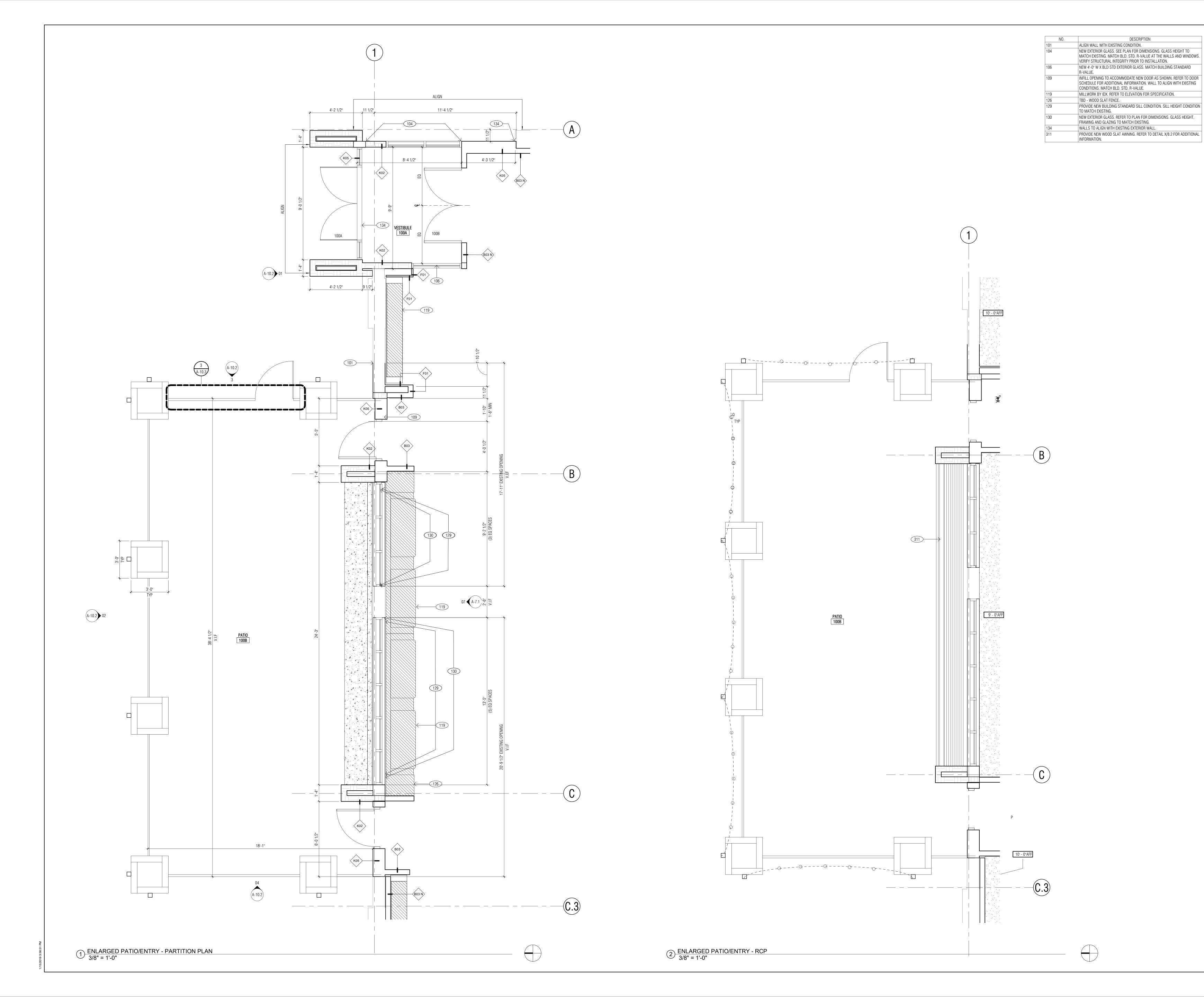
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 1 1/2" =

 Job No.
 Scale 1'-0"

STAIR DETAILS

Title

A-9.1





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 MC
 GG

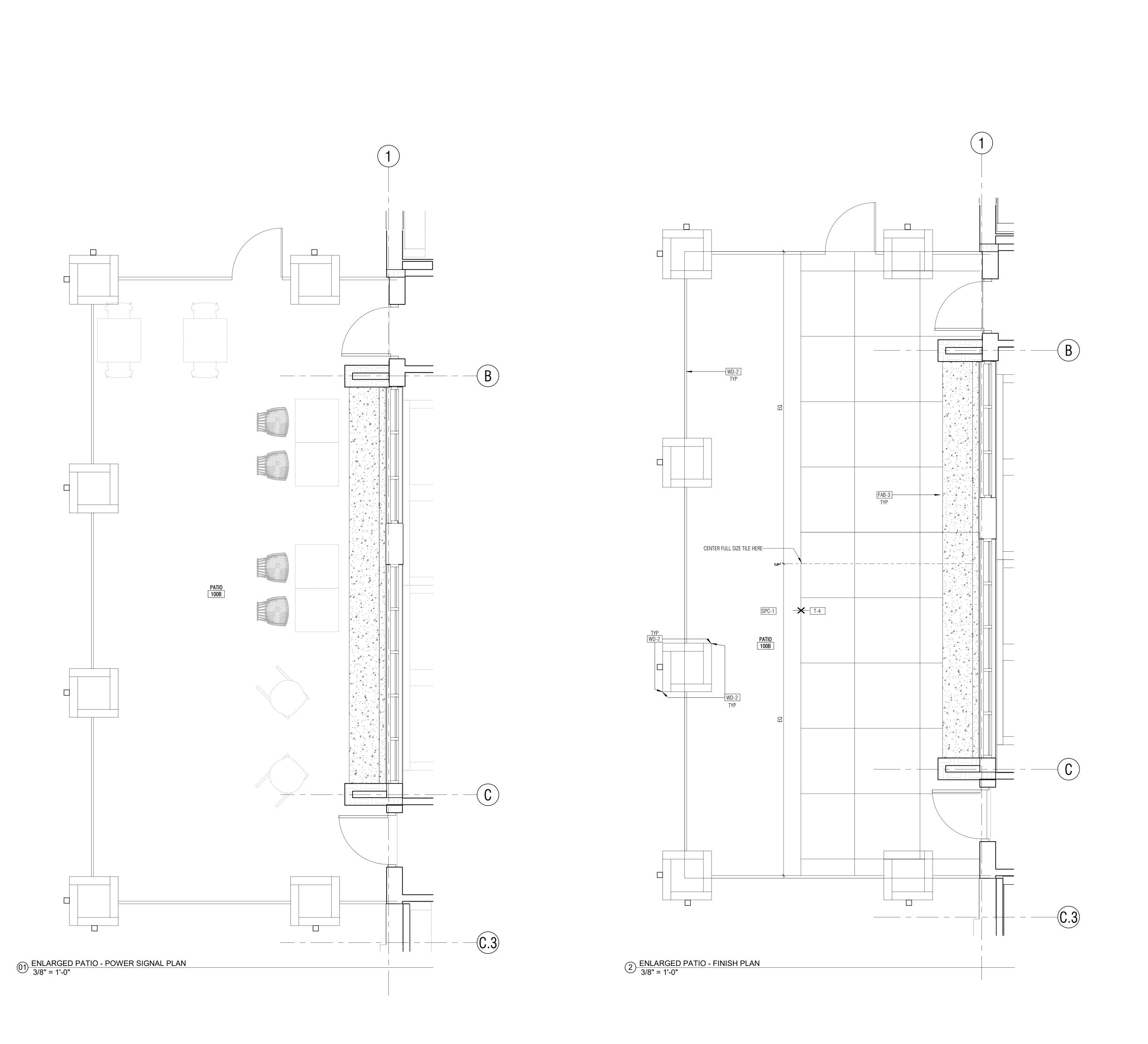
 Drawn
 Check
 Owner Approval

 06RGUX.0006.000
 3/8" = 1'-0"

 Job No.
 Scale

ENLARGED PLAN PATIO
Title

A-10.0





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A INTERIOR ARCHITECTS

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 MC
 GG

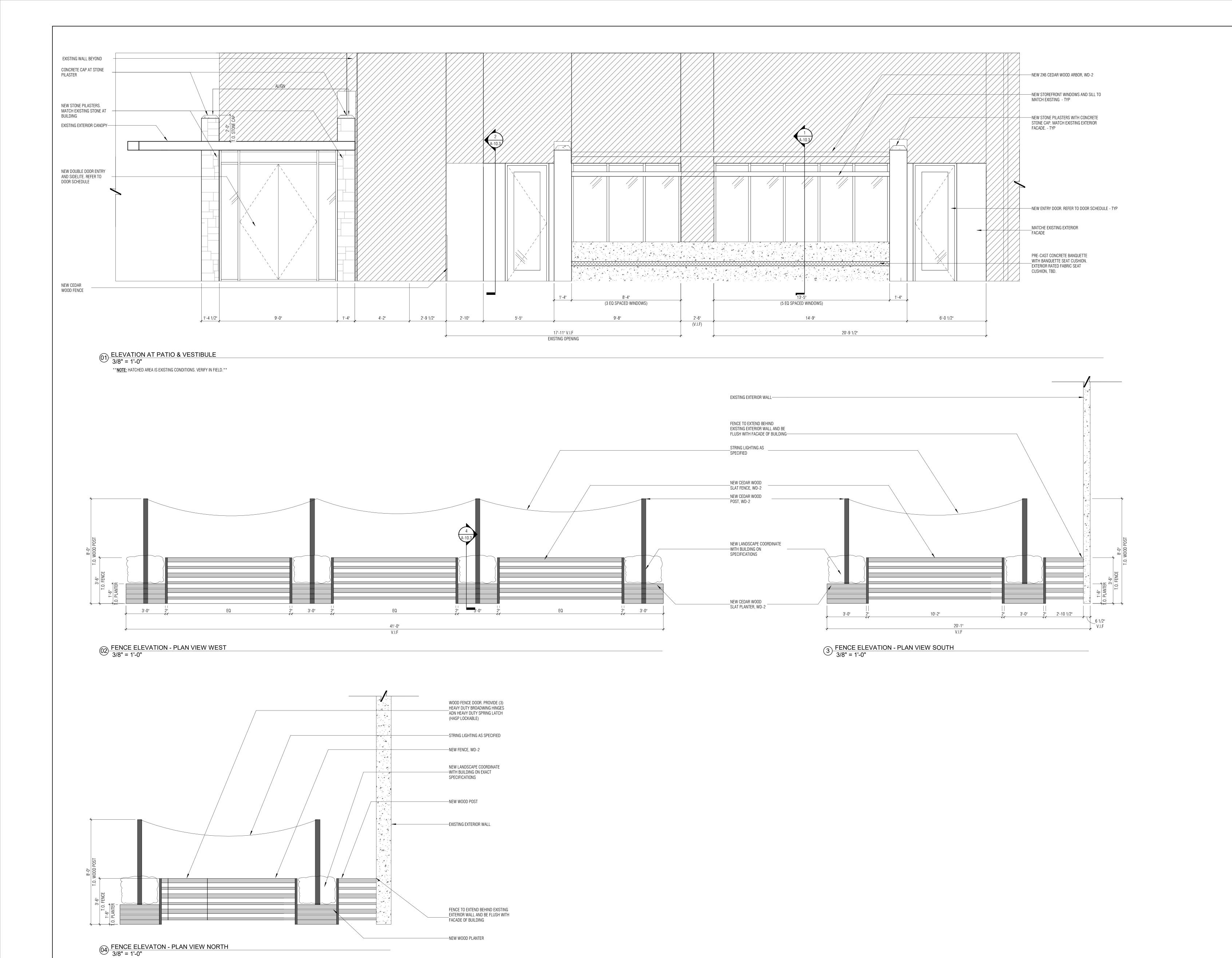
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 06RGUX.0006.000
 3/8" = 1'-0"

 Job No.
 Scale

ENLARGED PLAN PATIO
Title

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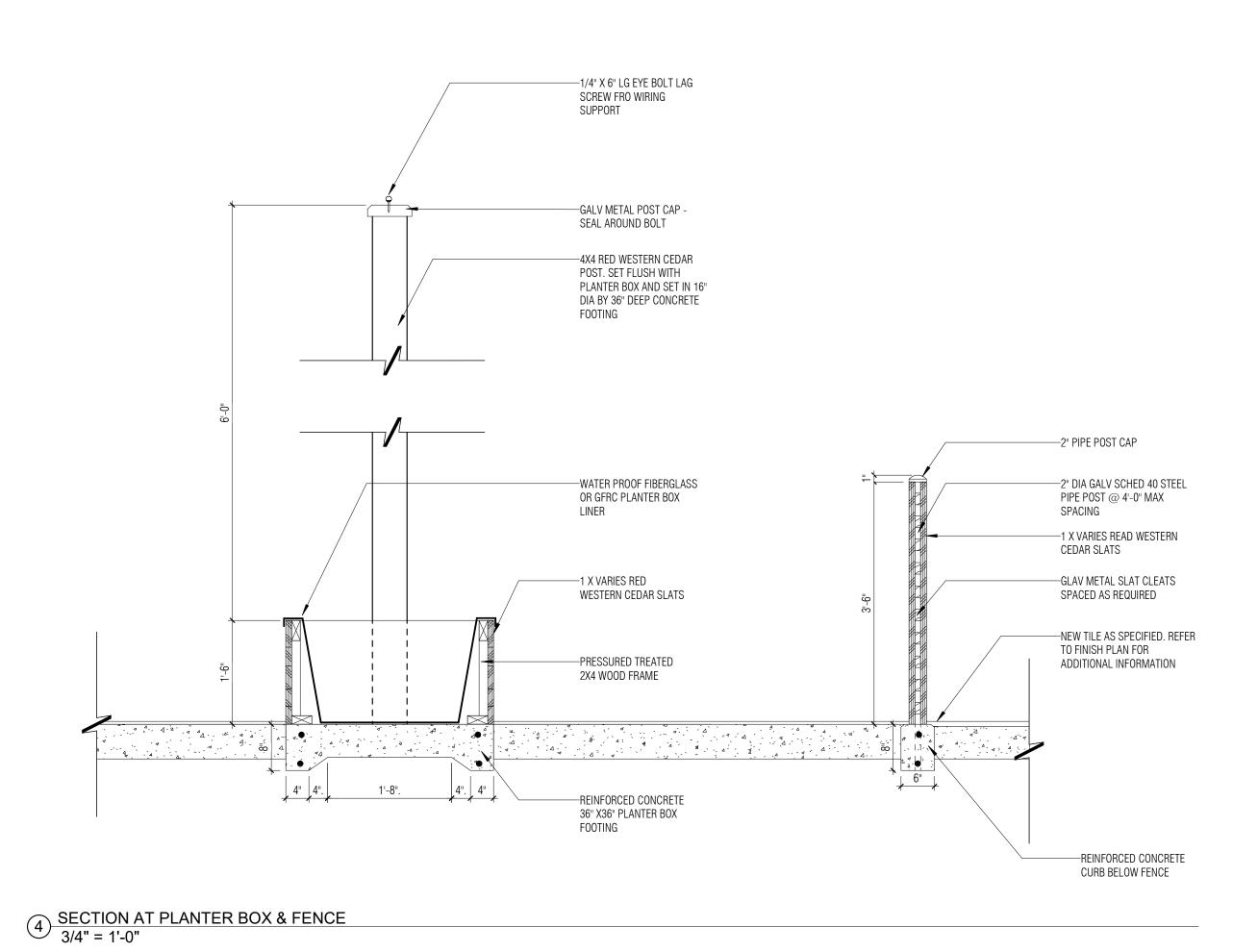
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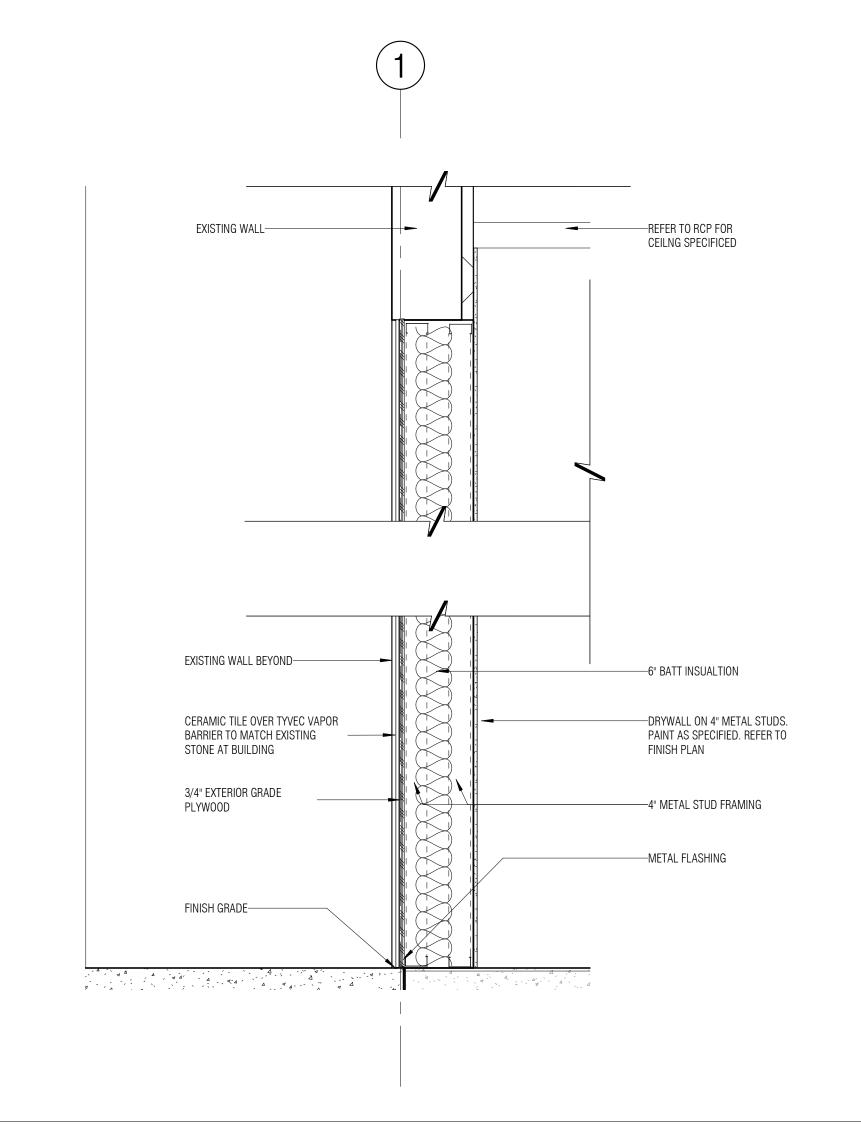
 Drawn
 Check
 Owner Approval

 06RGUX.0006.000
 3/8" = 1'-0"

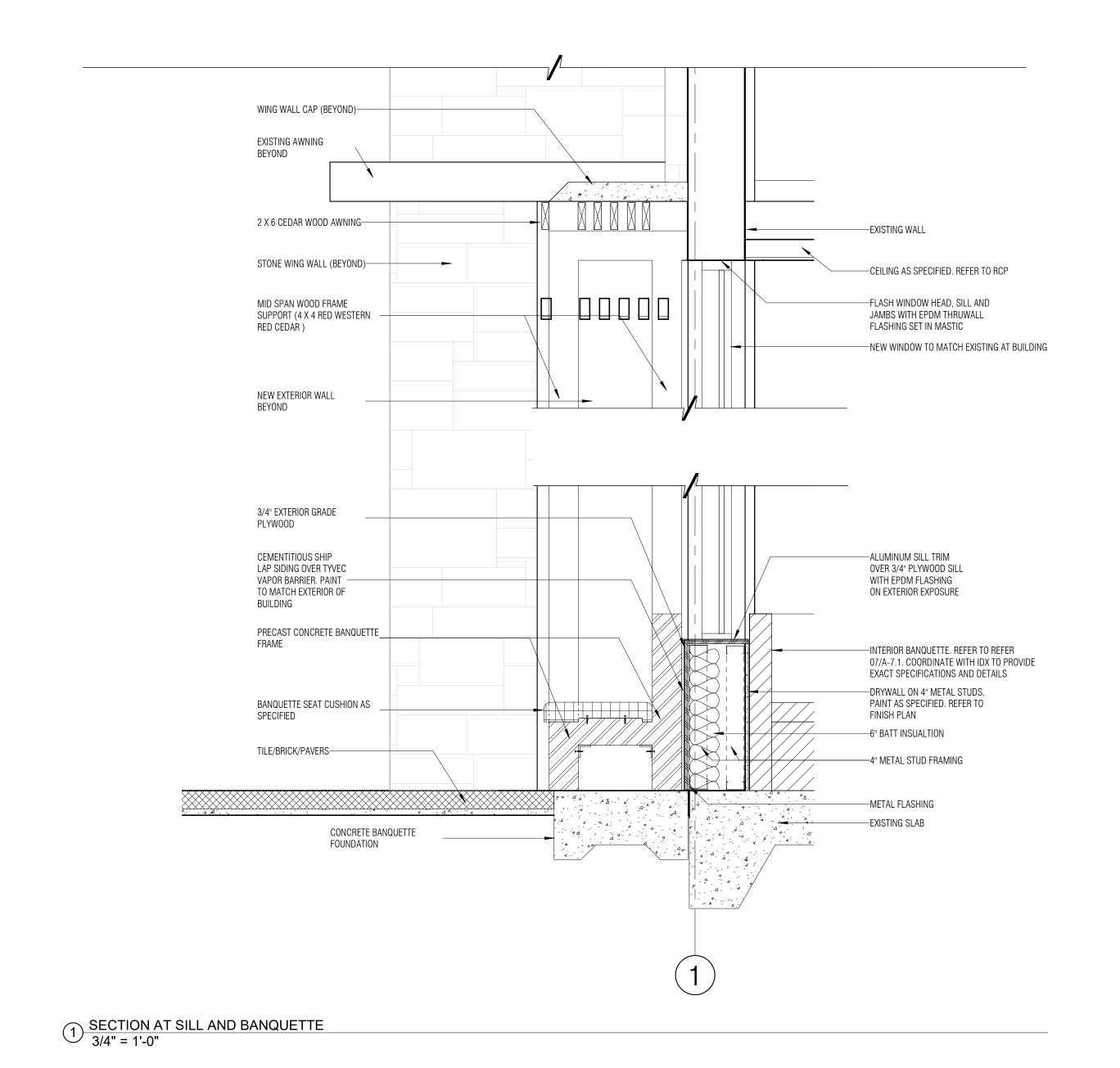
 Job No.
 Scale

PATIO ELEVATIONS
Title
A-10.2





2 DETAIL AT EXTERIOR WALL
3/4" = 1'-0"

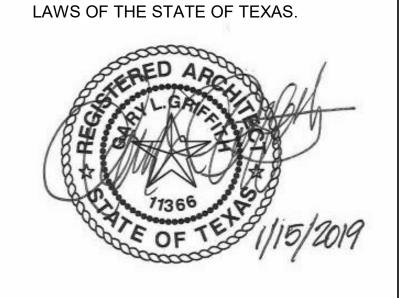




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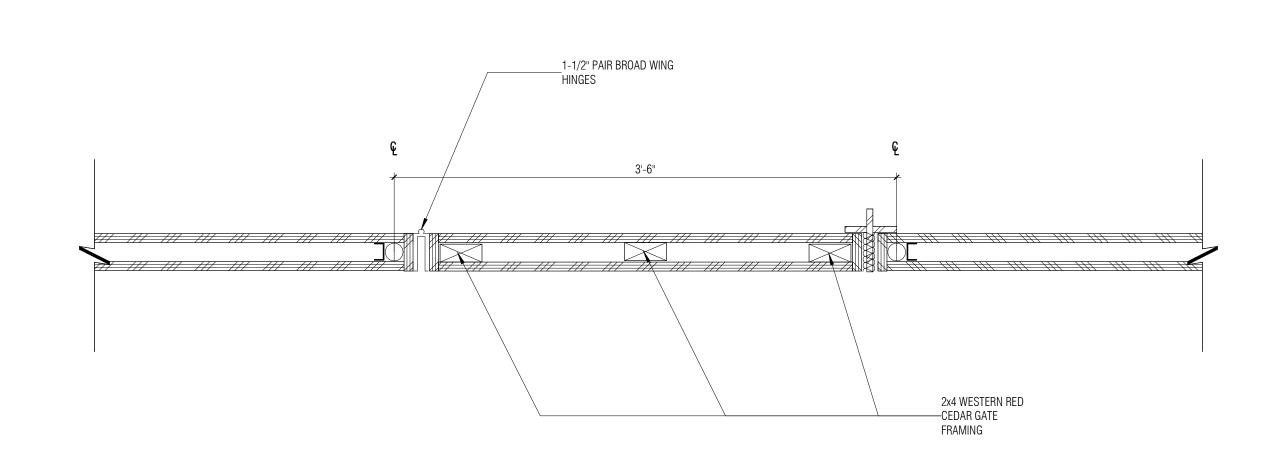
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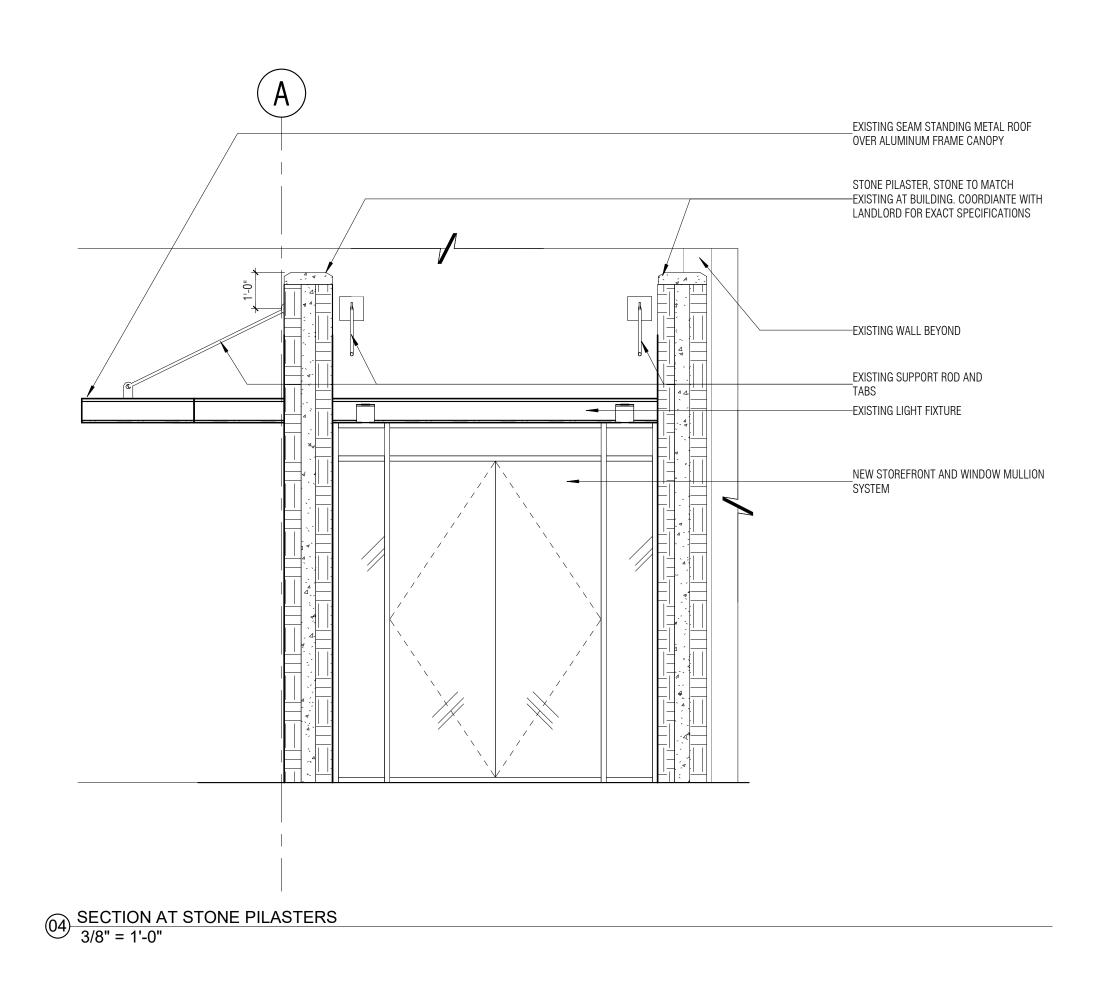
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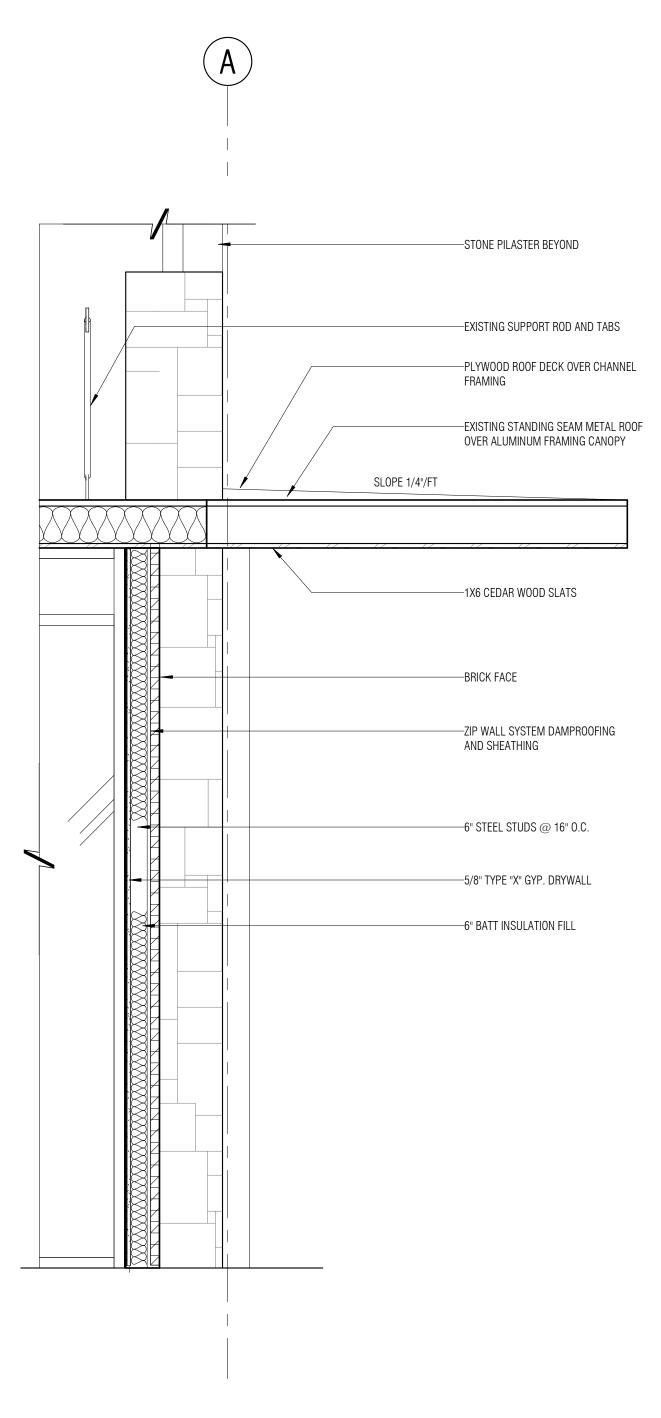
Owner Approval 06RGUX.0006.000 Job No. As indicated Scale

PATIO DETAILS
Title
A-10.3

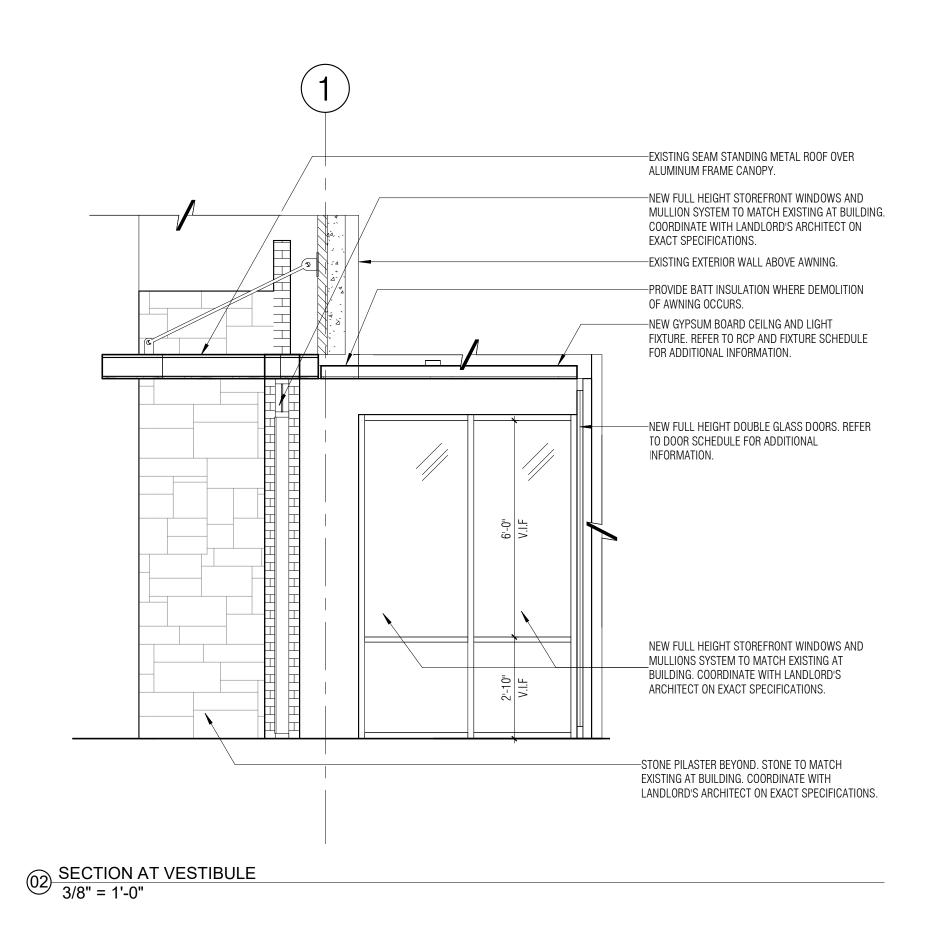


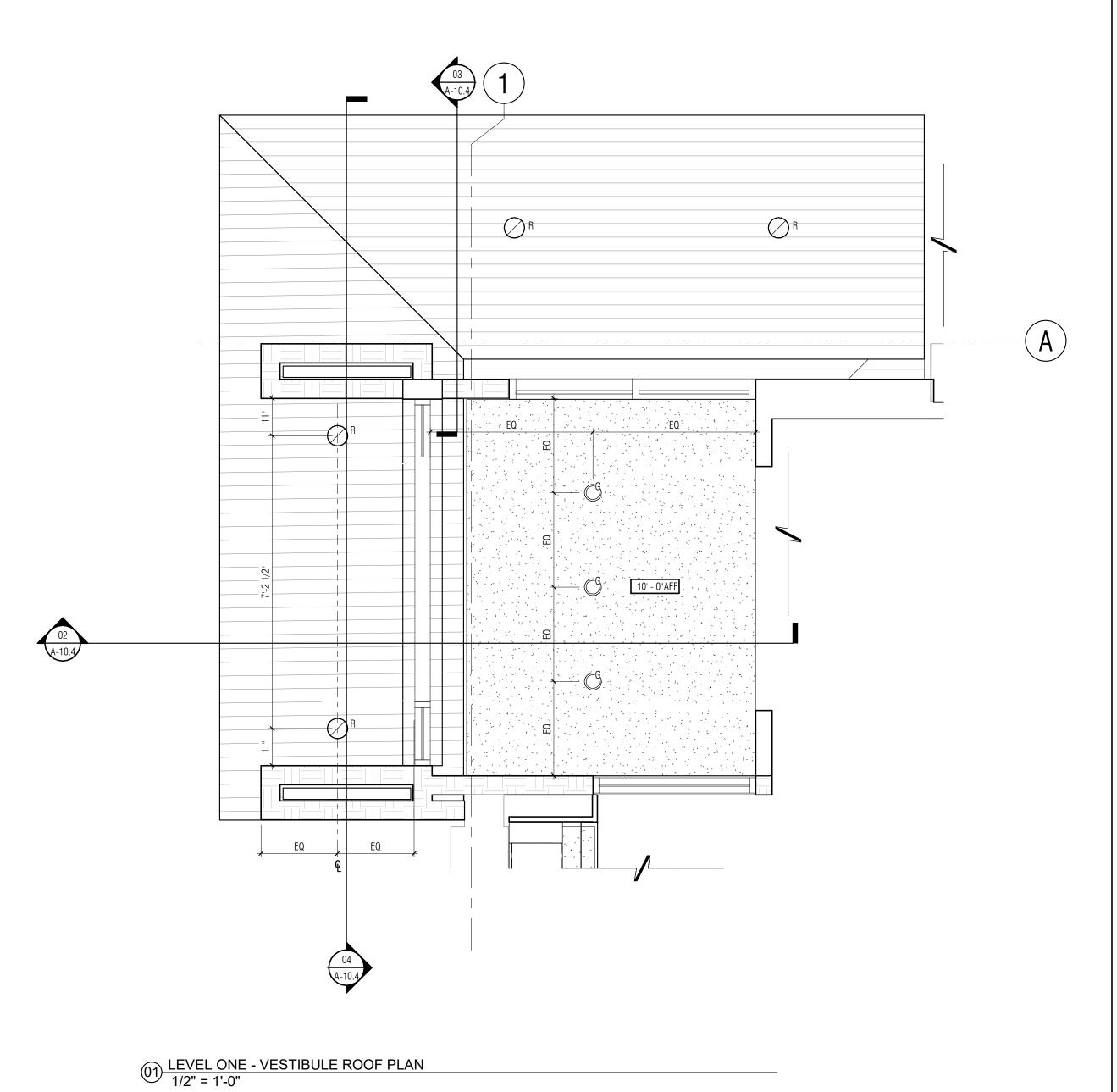
3 PLAN AT PATIO GATE
1 1/2" = 1'-0"





 $\bigcirc 3 \frac{\text{SECTION AT NEW EXTERIOR WALL}}{3/4" = 1'-0"}$



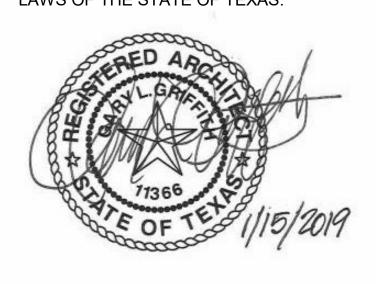




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MC/MM KR

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Job No. Scale

ROOF PLAN & SECTIONS - LEVEL ONE

A-10.4