LOFT
OUTLET

CASCADE STATION
LOFT STORE #3125 (SPACE MAJOR C)
9199 NE CASCADE PARKWAY
PORTLAND OREGON 97224

Plumbing Permit Required
City of Portland
Bureau of Development Services

No Mandatory Plumbing
Plan Review Required
OAR 918-780-0040

Water Closet Bowls Shall
Be Elongated Bowls
Equipped with Open-Front
Seats.

INSTALL PLUMBING PRODUCTS
APPROVED BY THE STATE PLUMBING
BOARD OR APPROVED LISTING AGENCY

ELECTRICAL POWER and LIGHTING SYSTEMS ENERGY COMPLIANCE
New or altered systems are required to comply with the Oregon Energy Efficiency Specialty Code. ComCheck forms demonstrating compliance criteria, such as allowed wattage and controls, are required to be presented onsite for review and approval by City inspectors. Projects subject to electrical plan review shall submit ComCheck forms at the time of permit application.
See www.cbs.state.or.us/bcd/programs/energy.html

2014
Oregon Plumbing
Specialty Code
City of Portland ~ BDS

BES Pollution Prevention
Approved By: [illegible] Date: 8.15.17
9.12.17

1

PLUMBING FIXTURE CALCS

TOTAL PLUMBING FIXTURE REQUIREMENTS: (BASED ON 2014 OREGON PLUMBING SPECIALTY CODE USING TABLE 403.1)

OCCUPANCY	1	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAIN	OTHER
		MALE	FEMALE	MALE	FEMALE		
192/2 = 96		1 PER 500	1 PER 500	1 PER 750	1 PER 750	1 PER 1000	1 SERVICE SINK
FIXTURES REQUIRED		1	1	1	1	1	1
FIXTURES PROVIDED		1	1	1	1	1	1

DISTANCE TO PUBLIC TOILET ROOMS: >300'

NOTES

THIS DRAWING IS PART OF A COORDINATED SET OF DOCUMENTS INCLUDING WRITTEN SPECIFICATIONS. DO NOT SEPARATE BOUND SETS. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT INFORMATION AND REQUIREMENTS

ATTENTION	THIS SET OF DOCUMENTS CONTAINS MULTIPLE NOTES AND DETAILS OF SPECIFIC AREAS. IF ANY OF THE NOTES OR DETAILS CONFLICT WITH OR CONTRADICT ANOTHER NOTE OR DETAIL, THE TENANT G.C. SHALL CALL THE CONSTRUCTION MANAGER AND ARCHITECT(FOR ARCHITECTURAL SHEETS) OR THE ENGINEER (FOR M.E.P. SHEETS) BEFORE BEGINNING WORK TO OBTAIN WRITTEN CLARIFICATION OR CORRECTION FROM THE ARCHITECT OR ENGINEER. IF THE TENANT G.C. FAILS TO REQUEST CORRECTION FROM THE ARCHITECT OR ENGINEER AND OBTAIN APPROVAL BEFORE DOING THE WORK AND IF THAT WORK NEEDS TO BE REDONE, IT SHALL BE REDONE BY THE TENANT G.C. AT THE TENANT G.C.'S EXPENSE.
TENANT SIGNAGE	TENANT'S SIGN VENDOR SHALL PROVIDE SIGNAGE PERMIT PACKAGE UNDER SEPARATE REVIEW (NOT INCLUDED IN THIS PACKAGE). SIGNAGE SHOP DRAWINGS SHALL BE PROVIDED TO TENANT'S CONSTRUCTION MANAGER, DESIGNER, AND TO LANDLORD FOR REVIEW.
MISC NOTE	THE TENANT G.C. SHALL VISIT THE PREMISES AND VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND SHALL REPORT ALL DISCREPANCIES TO TENANT'S ARCHITECT. THE TENANT G.C. SHALL CONFORM TO ALL REQUIREMENTS REGARDING CONSTRUCTION PROCEDURES, INSURANCE, ETC., AS SET FORTH BY THE LANDLORD.

SPRINKLER HEADS:	OPEN CEILING	EXPOSED
	WARDROBING AREA ACOUSTIC TILE CEILING	FULLY RECESSED WITH POP-OFF COVER
	NON-SALES ACOUSTIC CEILING	FULLY RECESSED WITH WHITE POP-OFF COVER
	ENTRY VESTIBULE CEILING	FULLY RECESSED WITH POP-OFF COVER

CENTER SPRINKLER HEADS IN CEILING TILES IN PUBLIC AREAS

POP-OFF COVER TO MATCH COLOR OF CEILING IN SALES AREA VESTIBULES.

FIRE SPRINKLER NOTE	AN AUTOMATIC FIRE SPRINKLER SYSTEM IS EXISTING WITHIN THIS SPACE. THE SPRINKLER CONTRACTOR SHALL REWORK AND MODIFY FOR NEW ROOM LAYOUT AND CEILING HEIGHTS IN CONFORMANCE WITH N.F.P.A. 13 STANDARDS AND LOCAL CODES AND REGULATIONS (SPRINKLER DRAWING AND CALCULATIONS SHALL BE PROVIDED BY SPRINKLER CONTRACTOR AS A SEPARATE PACKAGE AND SHALL BE REVIEWED UNDER SEPARATE PERMIT NOT INCLUDED IN THIS SET). ALL WORK SHALL BE DONE BY A QUALIFIED SPRINKLER CONTRACTOR WHO SHALL DESIGN AND PREPARE SHOP DRAWINGS AND SUBMIT THEM TO THE TENANT'S CONSTRUCTION MANAGER AND LANDLORD FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION. SPRINKLER CONTRACTOR SHALL BE LANDLORD APPROVED.

DEFERRED SUBMITTALS

SIGNAGE	SEPARATE PERMIT BY VENDOR
FIRE ALARM SYSTEM	SEPARATE SUBMITTAL BY GC
FIRE SPRINKLER SYSTEM	SEPARATE SUBMITTAL BY G.C. THROUGH THE FIRE MARSHALL OFFICE
ELECTRICAL	SEPARATE PERMIT REQUIRED
MECHANICAL	SEPARATE PERMIT REQUIRED
PLUMBING	SEPARATE PERMIT REQUIRED

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PROJECT SUMMARY

PROJECT ADDRESS	CASCADE STATION LOFT OUTLET (SPACE #MAJOR C) 9199 NE CASCADE PARKWAY PORTLAND, OR 97224	
SCOPE OF WORK	INTERIOR TENANT BUILD OUT OF A RETAIL SPACE WITHIN EXISTING MALL	
	EXISTING STOREFRONT SYSTEM TO REMAIN	
BUILDING DATA 1	OCCUPANCY TYPE	MERCANTILE
	CONSTRUCTION TYPE	V-B
	SPRINKLERED	FULLY
	LEVEL IN BUILDING	1 OF 1
CONSTRUCTION RATINGS	TENANT SEPARATION	1-HOUR
	COLUMN	1-HOUR (EXISTING FIRE PROOFING)
	INT BEARING WALLS	NOT APPLICABLE
	INT NON-BEARING WALLS	NON-RATED
	SERVICE DOOR	60 MINUTES
	BEAMS, TRUSS	1-HOUR (EXISTING FIRE PROOFING)
	CEILING	NON-RATED
	EXIT STAIRS	NOT APPLICABLE
	EXIT CORRIDORS	1-HOUR (EXISTING BY LANDLORD)
	MECH SHAFTS	1-HOUR (EXISTING BY LANDLORD)
EXIT ILLUMINATION	EXIT SIGNAGE AND EMERGENCY LIGHTING SHALL BE INSTALLED AS SHOWN ON ELECTRICAL SHEETS, E2.1 UNLESS INSTRUCTED OTHERWISE BY BUILDING INSPECTOR AND/OR FIRE MARSHAL.	
BUILDING DEPARTMENT	~~CITY OF TUALATIN~~ ~~18880 SW MARTINAZZI AVE.~~ ~~TUALATIN, OR 97062~~ ~~CONTACT: JIM SAYERS~~ ~~PHONE: (503) 691-3018~~	City of Portland 1900 sw 4th Avenue Portland, OR 97201

BUILDING CODES

ALL WORK SHALL BE IN CONFORMANCE WITH, BUT NOT LIMITED TO, THE REQUIREMENTS OF THE FOLLOWING: AND ANY OTHER STATE AND LOCAL CODES HAVING JURISDICTION.

BUILDING	2012	INTERNATIONAL BUILDING CODE
MECHANICAL	2014	OREGON MECHANICAL SPECIALTY CODE
PLUMBING	2014	OREGON PLUMBING SPECIALTY CODE
FIRE	2014	OREGON FIRE CODE
	2016	CITY OF PORTLAND FIRE CODE
ENERGY	2012	INTERNATIONAL ENERGY CONSERVATION
	2014	OREGON ENERGY EFFICIENCY SPECIALTY CODE
ELECTRICAL	2014	OREGON ELECTRICAL SPECIALTY CODE
ACCESSIBILITY	2009	ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

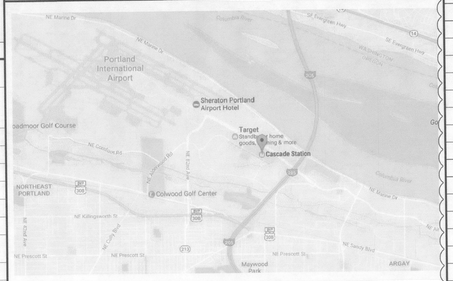
OCCUPANT LOAD CALCS

TOTAL LEASED AREA 6978

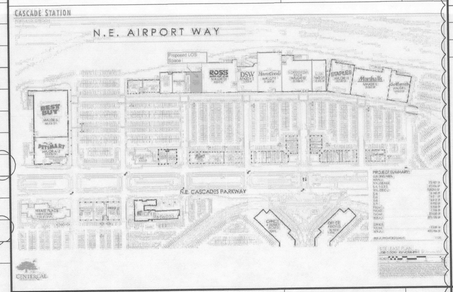
ROOM NAME	ROOM SQ. FT.	LOAD FACTOR	OCCUPANT LOAD
SALES FLOOR	5122	30	171
WARDROBING AREA	434	30	15
STOCK ROOM	1198	300	4
~~MANAGER'S OFFICE~~	~~76~~	~~100~~	~~1~~
TOILET ROOM(S)	147	300	1
COORIDOR	0	0	0
TOTAL OCCUPANT LOAD			192
NUMBER OF EMPLOYEES:			

PROJECT TEAM

OWNER/TENANT	**ANN INC.** 7 TIMES SQUARE NEW YORK, NY 10036 DESIGN MANAGER: MICHELLE RUSSONIELLO PROJECT MANAGER: JUGAL PATEL
LANDLORD/TENANT COORDINATOR	CENTERCAL PROPERTIES, LLC 7455 SW BRIDGEPORT ROAD, SUITE 215 TIGARD, OR 97224 CONTACT: KARL HUNTER PHONE: (503) 968-8940 EMAIL: KHUNTER@CENTERCAL.COM
ARCHITECT	ASA RETAIL STUDIO 23 GREEN VILLAGE ROAD MADISON, NEW JERSEY 07940 PHONE: 973.377.1313 FAX: 973.377.1562 ARCHITECT: ALAN S. ANDREAS DIRECTOR: AMY SJURSEN EMAIL: ASJURSEN@ASAARCHITECTURAL.COM PROJECT MANAGER: ROXANNA SCOTTO EMAIL: RSCOTTO@ASAARCHITECTURAL.COM
MEP ENGINEER/ CONSULTANT	DON PENN CONSULTING ENGINEER 635 WESTPORT PARKWAY, SUITE #300 GRAPEVINE, TEXAS 76051 ENGINEER: ROBERT A. HARRIS CONTACT: HEATHER ULRICH PHONE: 817.410.2858 X 250 EMAIL: HULRICH@DONPENN.COM



VICINITY MAP — N.T.S.
PORTLAND, OR



KEY PLAN — N.T.S.
LEVEL 1 OF 1

INDEX OF DRAWINGS

SHEET #	DRAWING NAME	REVISION 1	2	3	4	5	6	DATE	DESCRIPTION
	ARCHITECTURAL								
A0.00	COVER SHEET	●						8/2/2017	REVISION # 1
A0.01	ARCHITECTURAL SPECIFICATIONS							5/27/2017	ISSUED FOR BD/LL REVIEW
A0.02	ARCHITECTURAL SPECIFICATIONS							5/27/2017	ISSUED FOR BD/LL REVIEW
A0.03	ARCHITECTURAL SPECIFICATIONS							5/27/2017	ISSUED FOR BD/LL REVIEW
A0.04	ARCHITECTURAL SPECIFICATIONS							5/27/2017	ISSUED FOR BD/LL REVIEW
A0.05	ARCHITECTURAL SPECIFICATIONS AND ABBREVIATIONS							5/27/2017	ISSUED FOR BD/LL REVIEW
A0.06	RESPONSIBILITY SCHEDULE AND GENERAL NOTES							5/27/2017	ISSUED FOR BD/LL REVIEW
A0.07	DOOR SCHEDULE AND SYMBOL LEGEND							5/27/2017	ISSUED FOR BD/LL REVIEW
A0.08	SCHEDULES							5/27/2017	ISSUED FOR BD/LL REVIEW
A1.01	DEMOLITION PLAN							8/2/2017	REVISION # 1
A1.11	EGRESS PLAN	●						5/27/2017	ISSUED FOR BD/LL REVIEW
A2.01	SQUARE FOOTAGE CHECK PLAN							8/2/2017	REVISION # 1
A2.02	LANDLORD WORK COMPLETION CHECKLIST	●						8/2/2017	REVISION # 1
A3.01	CONSTRUCTION FLOOR PLAN	●						8/2/2017	REVISION # 1
A4.01	FLOOR AND WALL FINISH PLAN	●						8/2/2017	REVISION # 1
A5.01	REFLECTED CEILING PLAN	●						8/2/2017	REVISION # 1
A6.01	CCTV & BURGLAR ALARM	●						5/27/2017	ISSUED FOR BD/LL REVIEW
A7.01	INTERIOR ELEVATIONS - SALES FLOOR							8/2/2017	REVISION # 1
A7.02	INTERIOR ELEVATIONS - STOCK ROOM	●						8/2/2017	REVISION # 1
A8.01	FITTING ROOM PLAN AND ELEVATIONS	●						8/2/2017	REVISION # 1
A8.11	TOILET ROOM AND MGR OFFICE PLAN AND ELEV	●						5/27/2017	ISSUED FOR BD/LL REVIEW
A9.01	STOREFRONT PLAN AND ELEVATION							8/2/2017	REVISION # 1
A9.11	STOREFRONT SECTIONS	●						8/2/2017	REVISION # 1
A10.01	PARTITION TYPES	●						8/2/2017	REVISION # 1
A10.11	LOFT DETAILS	●						8/2/2017	REVISION # 1
A10.12	LOFT A.D.A. CASHWRAP DETAILS	●						8/2/2017	REVISION # 1
A10.21	CEILING AND GENERAL DETAILS	●						5/27/2017	ISSUED FOR BD/LL REVIEW
A10.31	FLOOR TRANSITIONS, DOOR, STOREFRONT DTLS							5/27/2017	ISSUED FOR BD/LL REVIEW
A10.41	FRAMING CONNECTION DETAILS							5/27/2017	ISSUED FOR BD/LL REVIEW
A10.51	BACK OF HOUSE DETAILS							8/2/2017	REVISION # 1
F1.01	FIXTURE PLAN	●						8/2/2017	REVISION # 1
F2.01	FIXTURE SCHEDULE	●							
	STRUCTURAL								
S1.2D	STRUCTURAL SUBMITTAL-ROOF FRAMING PLAN	●						8/2/2017	REVISION # 1
N/A	NEW RTU SPEC & ROOF CURB	●						8/2/2017	REVISION # 1
	MECHANICAL								
M1.01	MECHANICAL PLAN	●						8/2/2017	REVISION # 1
M2.01	MECHANICAL DETAILS	●						8/2/2017	REVISION # 1
MP1.01	MECHANICAL SPECIFICATIONS							5/27/2017	ISSUED FOR BD/LL REVIEW
	ELECTRICAL								
E0.01	ELECTRICAL NOTES AND SYMBOLS							5/27/2017	ISSUED FOR BD/LL REVIEW
E1.01	POWER/DATA PLAN							5/27/2017	ISSUED FOR BD/LL REVIEW
E2.01	ELECTRICAL LIGHTING PLAN	●						8/2/2017	REVISION # 1
E3.01	ELECTRICAL DETAILS							5/27/2017	ISSUED FOR BD/LL REVIEW
E4.01	ELECTRICAL SCHEDULES							5/27/2017	ISSUED FOR BD/LL REVIEW
E5.01	ELECTRICAL CCTV & BURGLAR ALARM	●						8/2/2017	REVISION # 1
ES1.01	ELECTRICAL SPECIFICATIONS							5/27/2017	ISSUED FOR BD/LL REVIEW
	PLUMBING								
P1.01	PLUMBING PLAN							5/27/2017	ISSUED FOR BD/LL REVIEW
	FIRE PROTECTION								
FA1.01	FIRE ALARM PLAN							5/27/2017	ISSUED FOR BD/LL REVIEW
FP1.01	FIRE PROTECTION PLAN	●						8/2/2017	REVISION # 1

LOCATION OF EXISTING TRASH AREA



City of Portland
REVIEWED FOR CODE COMPLIANCE
SEP 14 2017
Permit Number



KEY PLAN - LOCATION OF EXISTING TRASH AREA — N.T.S.
LEVEL 1 OF 1

STORE 3125

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ASA ARCHITECTURAL DESIGN
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MADISON NJ 07940
T: 973.377.1313
F: 973.377.1562

RETAIL STUDIO

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NEW YORK, NY 10036
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www.anninc.com

LOFT OUTLET

REVISIONS
1 ISSUED FOR CONSTRUCTION 08.02.2017

REGISTERED ARCHITECT
ALAN S. ANDREAS
MADISON, NJ
LIC. NO. 6936
STATE OF OREGON

DESIGN TYPE: 2016 SPRING PROTO
THRU DWG: ALL DIV-06/LOS 002

CASCADE STATION
9199 NE CASCADE PARKWAY
PORTLAND, OREGON 97224

COVER SHEET

DATE: 2017/08/02
SCALE: AS NOTED
DRAWN BY: A.S.
REVIEWED BY: ASA
PROJECT NUMBER: 17051
SHEET: A0.00

17-1356

GENERAL CONDITIONS

THE GENERAL CONDITIONS OF THE CONTRACT IS THE AMERICAN INSTITUTE OF ARCHITECTS' AIA DOCUMENT A201 WITH ANN INC. AMENDMENTS. "GENERAL CONDITIONS OF CONSTRUCTION" WHICH IS MADE PART OF THE CONTRACT DOCUMENTS WITH THE SAME FORCE AND EFFECT AS THOUGH SET FORTH IN FULL AND SHALL APPLY TO ALL PORTIONS OF WORK.

THE CONTRACTOR IS HEREBY SPECIFICALLY DIRECTED, AS A CONDITION OF THE CONTRACT, TO OBTAIN THE NECESSARY NUMBER OF COPIES OF AIA DOCUMENT A201, WITH ANN INC. AMENDMENTS WITH THE ARTICLES CONTAINED HEREIN, AND TO NOTIFY AND APPRAISE ALL SUBCONTRACTORS AND ANY OTHER PARTIES TO THE CONTRACT OF INDIVIDUALS OR AGENCIES ENGAGED ON THE WORK AS TO ITS CONTENTS.

SUPPLEMENTARY CONDITIONS

GENERAL

THE FOLLOWING SUPPLEMENTS MODIFY, CHANGE, DELETE FROM OR ADD TO THE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", AIA DOCUMENT A201, 1987 EDITION. WHERE ANY ARTICLE OF THE GENERAL CONDITIONS IS MODIFIED OR ANY PARAGRAPH, SUBPARAGRAPH, SUB-SUBPARAGRAPH OR CLAUSE THEREOF IS MODIFIED OR DELETED BY THESE SUPPLEMENTS, THE UNALTERED PROVISIONS OF THAT ARTICLE, PARAGRAPH, SUBPARAGRAPH, SUB-SUBPARAGRAPH OR CLAUSE SHALL REMAIN IN EFFECT.

WHEREVER THE WORD "ARCHITECT" APPEARS IN THE GENERAL CONDITIONS, IT SHALL BE DELETED AND REPLACED WITH ASA.

ARTICLE I - CONTRACT DOCUMENTS

PARAGRAPH 1.1 BASIC DEFINITIONS

1.1.8 MISCELLANEOUS DEFINITIONS
THE TERM "PRODUCT" AS USED IN THE CONTRACT DOCUMENTS INCLUDES MATERIALS, SYSTEMS AND EQUIPMENT.
1.1.8.2 THE "PROJECT MANUAL" IS THE VOLUME WHICH INCLUDES THE BIDDING REQUIREMENTS, SAMPLE FORMS AND CERTAIN OF THE CONTRACT DOCUMENTS, SUCH AS CONDITIONS OF THE CONTRACT AND THE SPECIFICATIONS, DIVISION 1 THRU 16.
1.1.8.3 THE TERMS "SUITABLE," "SATISFACTORY," "ACCEPTABLE," "UNACCEPTABLE," OR WORDS OF SIMILAR INTENT, ARE CONSTRUED TO INCLUDE THE PHRASE "AS DETERMINED BY THE ARCHITECT," UNLESS OTHER SPECIFIC REFERENCE IS MADE THEREAT.
1.1.8.4 THE TERMS "APPROVAL," "FOR APPROVAL," "CONSENT," "REVIEW", OR WORDS OF SIMILAR INTENT, ARE CONSTRUED TO INCLUDE THE PHRASE "OF THE ARCHITECT", UNLESS OTHER SPECIFIC REFERENCE IS MADE THEREOF.
1.1.8.5 THE TERM "PROVIDE" MEANS TO FURNISH AND INSTALL, COMPLETE AND IN PLACE, INCLUDING ALL ACCESSORIES FINISHES, TESTS AND SERVICES AS REQUIRED TO RENDER THE ITEM SO SPECIFIED COMPLETELY READY FOR USE.
1.1.8.6 THE TERM "FURNISH" MEANS PROCUREMENT OF FABRICATION OF MATERIALS, EQUIPMENT OR COMPONENTS, OR THE PERFORMANCE OF SERVICES TO THE EXTENT INDICATED. WHERE USED IN RESPECT TO MATERIALS, EQUIPMENT, OR COMPONENTS, THE TERM SHALL INCLUDE DELIVERY TO PROJECT SITE BUT IS NOT INTENDED TO INCLUDE THE INSTALLATION OF THE ITEM, EITHER TEMPORARY OR FINAL.
1.1.8.7 THE TERM "INSTALL" MEANS THE PLACEMENT OF MATERIALS, EQUIPMENT, OR COMPONENT INCLUDING THE RECEIVING, UNLOADING, TRANSPORTING, STORAGE AND INSTALLING, AND THE PERFORMANCE OF SUCH TESTING AND FINISH WORK AS IS COMPATIBLE WITH THE DEGREE OF INSTALLATION SPECIFIED.

ARTICLE 2 - OWNER

PARAGRAPH 2.2 INFORMATION AND SERVICES REQUIRED OF THE OWNER

2.2.5 THE OWNER WILL FURNISH THE CONTRACTOR WITH THREE (3) COPIES OF WRITTEN MATERIAL AND ONE (1) REPRODUCIBLE SET OF DRAWINGS AT NO COST.

ARTICLE 3 - CONTRACTOR

PARAGRAPH 3.1 GENERAL

3.1.4 IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY, IF AVAILABLE, OF THE BUILDING RULES AND REGULATIONS, AND TO INCLUDE THE TERMS OF THESE AS PART OF THEIR CONTRACT FOR CONSTRUCTION. THE CONTRACTOR MUST NOTIFY THE ARCHITECT AND OWNER IN WRITING OF ANY INCONSISTENCY BETWEEN THE CONTRACT DOCUMENTS AND THE BUILDING RULES AND REGULATIONS PRIOR TO COMMENCEMENT OF ANY WORK.

PARAGRAPH 3.2 REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS BY THE CONTRACTOR

3.2.2 THE CONTRACTOR'S REPORT TO THE ARCHITECT OF ANY ERROR, INCONSISTENCY OR OMISSION IN THE CONTRACT DOCUMENTS SHALL BE IN WRITING.

PARAGRAPH 3.4 LABOR AND MATERIALS

3.4.2 THE ARCHITECT WILL PROMPTLY REPLY IN WRITING TO THE CONTRACTOR STATING WHETHER THE OWNER OR THE ARCHITECT, AFTER DUE INVESTIGATION, HAS REASONABLE OBJECTION TO ANY SUCH PROPOSAL. IF ADEQUATE DATA ON ANY PROPOSED MANUFACTURER OR INSTALLER IS NOT AVAILABLE, THE ARCHITECT MAY STATE THAT ACTION WILL BE DEFERRED UNTIL THE CONTRACTOR PROVIDES FURTHER DATA. FAILURE OF THE OWNER OR ARCHITECT TO REPLY PROMPTLY SHALL CONSTITUTE NOTICE OF NO REASONABLE OBJECTION. FAILURE TO OBJECT TO A MANUFACTURER SHALL NOT CONSTITUTE A WAIVER OF ANY OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, AND ALL PRODUCTS FURNISHED BY THE MANUFACTURER MUST CONFORM TO SUCH REQUIREMENTS.

3.4.4 NOT LATER THAN THIRTY (30) DAYS AFTER THE CONTRACT DATE (THE DATE OF THE OWNER-CONTRACTOR AGREEMENT) AND PRIOR TO AWARD OF SUBCONTRACTS, BUT IN ALL CASES AT LEAST TEN (10) WORKING DAYS PRIOR TO SUBMISSION OF THE CONTRACTOR'S FIRST APPLICATION FOR PAYMENT, THE CONTRACTOR SHALL PROVIDE A LIST SHOWING THE NAME OF THE MANUFACTURER PROPOSED TO BE USED FOR EACH OF THE PRODUCTS SPECIFIED IN ALL SECTIONS OF DIVISION 2 THROUGH 16 AND, WHERE APPLICABLE, THE NAME OF THE INSTALLING SUBCONTRACTOR.

3.4.5 AFTER THE CONTRACT HAS BEEN EXECUTED, THE OWNER AND THE ARCHITECT WILL CONSIDER A FORMAL REQUEST FOR THE SUBSTITUTION OF PRODUCTS IN PLACE OF THOSE SPECIFIED ONLY UNDER THE CONDITIONS SET FORTH IN THE CONTRACT DOCUMENTS.

PARAGRAPH 3.7 PERMITS, FEES AND NOTICES

3.7.1 THE CONTRACTOR SHALL SECURE AND PAY FOR THE COST OF THE BUILDING PERMIT REQUIRED BY THE LOCAL JURISDICTION. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SECURE AND PAY FOR ALL OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE PROJECT EXECUTION AND COMPLETION OF THE WORK WHICH ARE CUSTOMARILY SECURED AFTER EXECUTION OF THE CONTRACT AND WHICH ARE LEGALLY REQUIRED AT THE TIME THE BIDS ARE RECEIVED; ALL COSTS FOR THESE PERMITS, FEES, LICENSES AND INSPECTIONS SHALL BE INCLUDED IN THE BID.

PARAGRAPH 3.10 CONTRACTOR'S CONSTRUCTION SCHEDULE

3.10.2 INITIAL SUBMITTAL OF THE PROGRESS SCHEDULE SHALL BE WITHIN FIVE (5) WORKING DAYS OF RECEIPT OF NOTICE OF AWARD OF THE CONTRACT.

PARAGRAPH 3.14 CUTTING AND PATCHING OF WORK

3.14.3 THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF ANY EXISTING CONDITIONS DISTURBED BY HIS WORK, WHETHER OR NOT INDICATED IN THE CONTRACT DOCUMENTS. THE COSTS FOR SUCH RESTORATION SHALL BE INCLUDED IN THE CONTRACT SUM AND BE PERFORMED BY WORKERS SKILLED IN THE TRADE OF WORK AFFECTED.

PARAGRAPH 3.15 CLEANING UP

3.15.3 REFER TO THE GENERAL REQUIREMENTS FOR ADDITIONAL PROVISIONS ON THIS SUBJECT

ARTICLE 9 - PAYMENTS AND COMPLETION

PARAGRAPH 9.2 SCHEDULE OF VALUES

9.2.2 REFER TO DIVISION 1 -SUBMITTALS FOR ADDITIONAL PROVISIONS ON THIS SUBJECT.

PARAGRAPH 9.3 APPLICATIONS FOR PAYMENT

9.3.1.3 THE FORM OF APPLICATION FOR PAYMENT SHALL BE AIA DOCUMENT G702 "APPLICATION AND CERTIFICATE FOR PAYMENT", MAY 1983 EDITION, SUPPORTED BY AIA DOCUMENT G703, CONTINUATION SHEET, APRIL 1978 EDITION.

9.3.1.4 UNIT THE WORK IS SUBSTANTIALLY COMPLETE, THE OWNER WILL PAY NINETY PERCENT (90%) OF THE AMOUNT DUE THE CONTRACTOR ON ACCOUNT OF PROGRESS PAYMENTS.

9.3.1.5 WITH THE SECOND APPLICATION FOR PAYMENT, AND WITH EACH APPLICATION THEREAFTER, THE CONTRACTOR SHALL FURNISH WAIVERS OF LIENS IN THE AMOUNT OF THE PREVIOUS CERTIFICATE FOR PAYMENT.

PARAGRAPH 9.8 SUBSTANTIAL COMPLETION

9.8.2 THE PAYMENT SHALL BE SUFFICIENT TO INCREASE THE TOTAL PAYMENTS TO NINETY-FIVE PERCENT (95%) OF THE CONTRACT SUM, LESS SUCH AMOUNTS AS THE ARCHITECT SHALL DETERMINE FOR ALL INCOMPLETE WORK AND UNSETTLED CLAIMS.

PARAGRAPH 9.10 FINAL COMPLETION AND FINAL PAYMENT

9.10.2.1 THE CONTRACTOR SHALL SECURE ALL FINAL INSPECTION PERMITS AND ATTACH THEM TO HIS FINAL APPLICATION FOR PAYMENT.

ARTICLE 11 - INSURANCE

PARAGRAPH 11.1 CONTRACTOR'S LIABILITY INSURANCE

11.1.1.4 LIABILITY INSURANCE SHALL INCLUDE ALL MAJOR DIVISIONS OF COVERAGE AND BE ON A COMPREHENSIVE BASIS INCLUDING:

1. PREMISES OPERATION (INCLUDING X-C/U AS APPLICABLE).
2. INDEPENDENT CONTRACTORS PROTECTIVE.
3. PRODUCTS AND COMPLETED OPERATIONS.
4. PERSONAL INJURY LIABILITY WITH EMPLOYMENT EXCLUSION DELETED.
5. CONTRACTUAL - INCLUDING SPECIFIED PROVISION FOR CONTRACTOR'S OBLIGATION UNDER PARAGRAPH 4.18.
6. OWNER, NON-OWNED AND HIRED MOTOR VEHICLES.
7. BROAD FORM PROPERTY DAMAGE INCLUDING COMPLETED OPERATIONS.
8. AMOUNT OF COVERAGE SHALL NOT BE LESS THAN REQUIRED BY THE BUILDING MANAGEMENT.

11.1.4.1 FURNISH ONE COPY EACH OF CERTIFICATES IF INSURANCE HEREIN REQUIRED FOR EACH COPY OF THE AGREEMENT WHICH SHALL SPECIFICALLY SET FORTH EVIDENCE OF ALL COVERAGE REQUIRED BY SUBPARAGRAPHS 11.1.1, 11.1.2 AND 11.1.3. THE FORM OF THE CERTIFICATE SHALL BE AIA DOCUMENT G705, CERTIFICATE OF INSURANCE, NOVEMBER1978 EDITION. FURNISH TO THE OWNER COPIES OF ANY ENDORSEMENTS THAT ARE SUBSEQUENTLY ISSUED AMENDING COVERAGE OR LIMITS.

END OF SECTION

SECTION 01000 - GENERAL REQUIREMENTS

PART 1 - GENERAL

1.01 GENERAL

A. EXAMINE PREMISES CAREFULLY AND REPORT IN WRITING ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.

B. THE GENERAL CONDITIONS OF THE CONTRACT, THE AMERICAN INSTITUTE OF ARCHITECTS STANDARD DOCUMENT #A201 "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION," APRIL 1987 EDITION OR MOST CURRENT PUBLISHED EDITION, 14 ARTICLES, 24 PAGES AND THE FOLLOWING SUPPLEMENTARY REQUIREMENTS APPLY TO ALL SECTIONS OF THIS SPECIFICATION.

C. WHERE "GENERAL AND SUPPLEMENTARY CONDITIONS" SPECIFIED IN THESE DOCUMENTS MODIFY THE AIA GENERAL CONDITIONS, THEY SHALL TAKE PRECEDENCE.

D. WHERE "GENERAL AND SUPPLEMENTARY CONDITIONS" CLAUSES ARE REPEATED, IT SHALL BE UNDERSTOOD AS CALLING SPECIAL ATTENTION TO THEM OR AS A FURTHER QUALIFICATION, AND SHALL NOT BE ASSUMED AS OMITTING ANY FURTHER CLAUSE OF THE GENERAL CONDITIONS.

E. MAINTAIN ADEQUATE PROTECTION OF THE WORK FROM DAMAGE AND PROTECT THE OWNER'S PROPERTY AND THE PUBLIC FROM INJURY OR LOSS ARISING IN CONNECTION WITH THIS WORK. MAKE GOOD ANY SUCH DAMAGE, INJURY OR LOSS, AND ACCEPT EXCLUSIVE LIABILITY AND HOLD HARMLESS THE OWNER AND ARCHITECT AGAINST INJURIES OR CLAIMS THEREFORE OF ALL PERSONS AND ANY ALLEGED DAMAGE TO PROPERTY IN CONNECTION WITH THE WORK. ERECT AND MAINTAIN AT ALL TIMES, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR THE PROTECTION OF THE WORKMEN AND THE PUBLIC.

F. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF ALL MUNICIPAL CODES AND STATE LAWS OR REGULATIONS. NOTHING IN THESE PLANS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. IN CASES WHERE CODE REQUIREMENTS DIFFER,THE MORE STRINGENT CODE SHALL TAKE PRECEDENCE.

G. INDEMNITY.

PROVISION MUST BE MADE TO INSURE THE "HOLD HARMLESS AGREEMENT" WHICH READS AS FOLLOWS:

1. THE CONTRACTOR HEREBY AGREES TO INDEMNIFY AND SAVE HARMLESS THE OWNER, BUILDING MANAGEMENT AND ARCHITECT FROM AND AGAINST ALL LIABILITY CLAIMS AND DEMANDS ON ACCOUNT OF INJURY TO PERSONS INCLUDING DEATH RESULTING THEREFROM AND DAMAGE TO PROPERTY ARISING OUT OF THE PERFORMANCE OF THESE CONTRACT DOCUMENTS BY THE CONTRACTOR'S PROPERTY. THE CONTRACTOR SHALL, AT HIS OR ITS OWN EXPENSE, DEFEND ANY AND ALL ACTIONS AT LAW BROUGHT AGAINST THE OWNER AND THE SAME OWNER'S REPRESENTATIVE ABOVE AND SHALL PAY ALL ATTORNEY'S FEES AND ALL EXPENSES, AND PROMPTLY DISCHARGE ANY JUDGMENTS ARISING THEREFROM. THESE CONDITIONS SHALL ALSO APPLY TO ANY SUBCONTRACTED OPERATIONS.
2. THE CONTRACTOR SHALL SECURE AND PROTECT THE WORK AND SHALL BEAR AND BE LIABLE FOR, AND SHALL REPAIR AND REPLACE ALL LOSS AND DAMAGE OF ANY KIND WHICH MAY HAPPEN TO THE WORK AT ANYTIME PRIOR TO THE FINAL COMPLETION AND ACCEPTANCE THEREOF FROM ANY CAUSE WHATSOEVER, AND THE OWNER AND ARCHITECT WILL NOT, IN ANY MANNER, BE ANSWERABLE OR RESPONSIBLE FOR ANY LOSS OR DAMAGE THAT SHALL HAPPEN TO THE WORK OR ANY PART THEREOF, NOR FOR ANY MATERIALS, EQUIPMENT, TOOLS, PLANT, FACILITIES OR OTHER THINGS THAT MAY BE EMPLOYED THEREIN OR PLACED UPON THE PREMISES BY THE CONTRACTOR, THE LATTER BEING SOLELY RESPONSIBLE THEREFORE UNTIL THE WORK HAS BEEN FULLY ACCEPTED BY THE OWNER.
3. THE CONTRACTOR HEREBY AGREES, TO THE EXTENT PERMITTED BY LAW, TO ASSUME THE ENTIRE RESPONSIBILITY AND LIABILITY FOR AND DEFENSE OF AND TO PAY AND INDEMNIFY THE OWNER AND THE ARCHITECT (COLLECTIVELY THE "INDEMNITIES") AGAINST ANY LOSS, EXPENSE OR LIABILITY AND WILL HOLD EACH OF THEM HARMLESS FROM ANY PAY, ANY LOSS, DAMAGE, COST OR EXPENSE (INCLUDING WITHOUT LIMITATION, JUDGMENTS, ATTORNEY'S FEES, COURT COSTS AND THE COST OF APPELLATE PROCEEDINGS), WHICH THE INDEMNITIES (COLLECTIVELY OR INDIVIDUALLY) INCUR BECAUSE OF INJURY TO OR DEATH OF ANY PERSON OR ON ACCOUNT OF DAMAGE TO PROPERTY, INCLUDING LOSS OF USE THEREOF, OR ANY OTHER CLAIM ARISING OUT OF, IN CONNECTION WITH OR AS A CONSEQUENCE OF THE PERFORMANCE OF THE WORK, AND/OR ANY ACT OR OMISSION OF THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS, OFFICERS, DIRECTORS, EMPLOYEES, AGENTS OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR OR ANYONE WHOSE ACTS THE CONTRACTOR MAY BE LIABLE AS IT RELATES TO THE SCOPE OF THIS CONTRACT. HOWEVER, NOTHING HEREIN CONTAINED SHALL REQUIRE THE CONTRACTOR TO PROVIDE INDEMNIFICATION AGAINST THE PROPORTION OF ANY LIABILITY FOR CLAIMS WHICH ARE PROVEN TO HAVE ARISEN FROM THE NEGLIGENCE OF THE PARTY ASKED TO BE DEFENDED, INDEMNIFIED OR HELD HARMLESS. CONTRACTOR WILL PURCHASE AND MAINTAIN SUCH INSURANCE AS WILL PROTECT IT FROM ANY COSTS AND EXPENSES RELATING TO THE FOREGOING,INCLUDING, WITHOUT LIMITATION, CONTRACTUAL COVERAGE COVERING THE FOREGOING INDEMNITY, AND SHALL PROVIDE THE OWNER WITH CERTIFICATES EVIDENCING SAME IN THE FORM ANNEXED HERETO.

H. INSURANCE TO BE PROVIDED BY THE CONTRACTOR

1. THE CONTRACTOR SHALL, THROUGH AGENTS AND IN AMOUNTS AND BY COMPANIES TO BE APPROVED BY THE OWNER, OBTAIN, MAINTAIN IN FORCE AND PAY FOR THE PREMIUM FOR THE PERIOD COVERED BY THE CONTRACT AND PAY FOR SUCH INSURANCE AS REQUIRED HEREIN. IF THE CONTRACTOR SHALL FAIL TO DELIVER CERTIFICATES FOR ITS INSURANCE OR THE INSURANCE OF ITS SUBCONTRACTORS TO THE OWNER WITHIN FORTY-EIGHT (48) HOURS AFTER DEMAND, AND IN ANY EVENT, PRIOR TO COMMENCEMENT OF THE WORK ON THE PROJECT, THE OWNER MAY OBTAIN SUCH INSURANCE FOR THE CONTRACTOR AND PAY PREMIUMS THEREON, AND THE CONTRACTOR SHALL REPAY THE OWNER, ON DEMAND, ANY SUM OR SUMS PAID THEREFORE, TOGETHER WITH INTEREST THEREON, OR THE OWNER, MAY DEDUCT SUCH SUM OR SUMS TOGETHER WITH INTEREST THEREIN, FROM ANY MONEY DUE OR TO BECOME DUE TO THE CONTRACTOR UNDER THIS CONTRACT. AS PROVIDED BELOW, EVERY POLICY OF INSURANCE REQUIRED HEREUNDER SHALL NAME THE INDEMNITIES AS ADDITIONAL INSURED AND SHALL PROVIDE FOR GIVING THE OWNER AND THE OTHER INDEMNITIES IF SO REQUESTED IN WRITING THIRTY (30) DAYS' PRIOR WRITTEN NOTICE OF THE CANCELLATION THEREOF.

2. ANY POLICY OF INSURANCE COVERING THE CONTRACTOR'S OWN TOOLS, PLANT AND FACILITIES AGAINST LOSS BY PHYSICAL DAMAGE SHALL INCLUDE AN ENDORSEMENT PROVIDING THAT THE UNDERWRITERS WAIVE THEIR RIGHTS OF SUBROGATION AGAINST THE OWNER.

3. THE CONTRACTOR SHALL NOT COMMENCE WORK UNDER THIS CONTRACT UNTIL IT HAS OBTAINED ALL OF THE INSURANCE REFERRED TO HEREIN AND THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL BE REQUIRED TO MAINTAIN THE FOLLOWING INSURANCE IN AMOUNTS NOT LESS THAN THOSE SPECIFIED BELOW:

A. WORKERS COMPENSATION IN ACCORDANCE WITH THE LAWS OF THE STATE WITH JURISDICTION.

B. EMPLOYER'S LIABILITY INSURANCE IN AN AMOUNT NOT LESS THAN $100,000.

C. COMPREHENSIVE GENERAL LIABILITY/UMBRELLA LIABILITY FOR:

(1) BODILY INJURY LIABILITY INSURANCE

(2) PROPERTY DAMAGE LIABILITY

WITH LIMITS OF $1,000,000/$5,000,000 COMBINED SINGLE LIMIT EACH OCCURRENCE, INCLUDING, BUT NOT LIMITED TO, COMPREHENSIVE FORM PREMISES - OPERATIONS, EXPLOSION AND COLLAPSE HAZARD, PRODUCTS-COMPLETED OPERATIONS HAZARD (2 YEARS' EXTENSION BEYOND COMPLETION OF PROJECT), CONTRACTUAL COVERAGE (INCLUDING COVERAGE FOR THE INDEMNITY CLAUSES PROVIDED UNDER THIS CONTRACT), BROAD FORM PROPERTY DAMAGE, INDEPENDENT CONTRACTORS, PERSONAL INJURY (EMPLOYEES EXCLUSION DELETED) AND "X," "C" AND "U" EXCLUSIONS DELETED

(3) COMPREHENSIVE AUTOMOBILE LIABILITY

COMPREHENSIVE, OWNED, HIRED, NON-OWNED WITH LIMITS $500,000 COMBINED SINGLE LIMIT EACH OCCURRENCE.

(4) THE CONTRACTOR SHALL VERIFY THAT THESE REQUIREMENTS ARE ACCEPTABLE TO THE OWNER. IF NOT, THEY SHALL OBTAIN INSURANCE COVERAGE IN ACCORDANCE WITH THEIR REQUIREMENTS.

4. THE ABOVE INSURANCE SHALL, WITHOUT LIABILITY ON THE PART OF THE OWNER FOR PREMIUMS THEREOF, INCLUDE THE FOLLOWING:

A. ENDORSEMENT AS ADDITIONAL INSURERS OF:

(1) OWNER, ARCHITECT AND THEIR PARTNERS, DIRECTORS, OFFICERS, EMPLOYEES, AGENTS AND REPRESENTATIVES; AND

(2) ALL OTHER INDEMNITIES NAMED IN THE CONTRACT.

B. THIRTY (30) DAY PRIOR NOTICE OF CANCELLATION TO EACH NAME INSURED; AND

C. WAIVER OF SUBROGATION.

5. THE ABOVE POLICIES SHALL BE ENDORSED TO CONTAIN THE FOLLOWING WORDING VERBATIM:

"OWNER IS INTERESTED IN THE MAINTENANCE OF THIS INSURANCE AND IT IS AGREED THAT THIS INSURANCE WILL NOT BE CANCELED, MATERIALLY CHANGED OR NOT RENEWED WITHOUT AT LEAST THIRTY (30) DAYS' ADVANCE WRITTEN NOTICE TO THE OWNER AND THE OTHER ADDITIONAL INSURERS AS SO REQUESTED IN WRITING.THE CONTRACTOR HEREBY AGREES, TO THE EXTENT PERMITTED BY LAW, TO ASSUME THE ENTIRE RESPONSIBILITY AND LIABILITY FOR AND DEFENSE OF AND TO PAY AND INDEMNIFY THE OWNER FOR THE PROJECT AND THE ARCHITECT (COLLECTIVELY THE "INDEMNITIES") AGAINST ANY LOSS, EXPENSE OR LIABILITY AND WILL HOLD EACH OF THEM HARMLESS FROM ANY LOSS, ANY JUDGMENTS, ATTORNEY'S FEES, COURT COSTS AND THE COST OF APPELLATE PROCEEDINGS), WHICH THE INDEMNITIES (COLLECTIVELY OR INDIVIDUALLY) INCUR BECAUSE OF INJURY TO OR DEATH OF ANY PERSON OR ON ACCOUNT OF DAMAGE TO PROPERTY, INCLUDING LOSS OF USE THEREOF, OR ANY OTHER CLAIM ARISING OUT OF, IN CONNECTION WITH OR AS A CONSEQUENCE OF THE PERFORMANCE OF THE WORK, AND/OR ANY ACT OR OMISSION OF THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS, OFFICERS, DIRECTORS, EMPLOYEES, AGENTS OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR OR ANYONE WHOSE ACTS THE CONTRACTOR MAY BE LIABLE AS IT RELATES TO THE SCOPE OF THIS CONTRACT. HOWEVER, NOTHING HEREIN CONTAINED SHALL REQUIRE THE CONTRACTOR TO PROVIDE INDEMNIFICATION AGAINST THE PROPORTION OF ANY LIABILITY FOR CLAIMS WHICH ARE PROVEN TO HAVE ARISEN FROM THE NEGLIGENCE OF THE PARTY ASKED TO BE DEFENDED, INDEMNIFIED OR HELD HARMLESS. CONTRACTOR WILL PURCHASE AND MAINTAIN SUCH INSURANCE AS WILL PROTECT IT FROM ANY COSTS AND EXPENSES RELATING TO THE FOREGOING, INCLUDING, WITHOUT LIMITATION, CONTRACTUAL COVERAGE COVERING THE FOREGOING INDEMNITY, AND SHALL PROVIDE THE OWNER WITH CERTIFICATES EVIDENCING SAME."

1.02 SUMMARY OF WORK

A. THE WORK OF THIS CONTRACT COMPRISES THE RENOVATION OF THE SPACE FOR THE PROJECT REFERENCED ON THE COVER SHEET OF THE CONTRACT DOCUMENTS.

B. THE CONSTRUCTION SCHEDULE AND OPERATIONS SHALL BE SUBJECT TO APPROVAL OF THE OWNER AND THE BUILDING MANAGEMENT.

C. CONTRACTOR'S USE OF PREMISES

1. CONTRACTOR SHALL LIMIT HIS USE OF THE PREMISES FOR WORK AND FOR STORAGE TO THE AREA DESIGNATED BY BUILDING MANAGEMENT.
2. EACH CONTRACTOR ASSUMES RESPONSIBILITY FOR THE PROTECTION AND SAFEKEEPING OF HIS MATERIALS STORED AT THE SITE.
3. THE CONTRACTOR IS ADVISED THAT LIMITED STORAGE SPACE IS AVAILABLE IN THE SPACE TO BE RENOVATED.

D. WORK RELATED REQUIREMENTS

1. MOVEMENT OF WORKMEN AND MATERIALS INTO THE BUILDING WILL BE ALONG ROUTES AND AT TIMES AS DIRECTED AND RESTRICTED BY THE BUILDING MANAGEMENT.
2. WORK IN THE BUILDING WILL BE PERMITTED DURING THE HOURS AND DAYS ESTABLISHED BY THE BUILDING MANAGEMENT AND OTHER ALTERNATE HOURS AS ARRANGED WITH AND APPROVED BY THE BUILDING MANAGEMENT.
3. THE CONTRACTOR SHALL SCHEDULE DELIVERY OF MATERIALS AND REMOVALS OF DEBRIS WITH THE BUILDING MANAGEMENT. CONTRACTOR SHALL GIVE ADEQUATE NOTICE OF REQUIREMENTS.
4. THE CONTRACTOR SHALL NOT ERECT SIGNS IMMEDIATELY ON DELIVERY, INSPECT SHIPMENTS TO ENSURE COMPLIANCE WITH REQUIREMENTS OF CONTRACT DOCUMENTS AND APPROVED SUBMITTALS AND THAT PRODUCTS ARE PROPERLY PROTECTED AND UNDAMAGED.
5. TEMPORARY FIELD OFFICE SPACE IN THE CONSTRUCTION AREA SHALL BE PROVIDED BY THE CONTRACTOR. CONTRACTOR SHALL PROVIDE HIS OWN FURNITURE. THE CONTRACTOR SHALL PROVIDE A TELEPHONE FOR COMMUNICATIONS AND SUBCONTRACTORS' USE.
6. THE CONTRACTOR SHALL ARRANGE WITH THE BUILDING MANAGEMENT FOR HIS OWN UTILITY SERVICES INCLUDING ELECTRICAL POWER, WATER AND LIGHTING. THE COST OF HOOK-UP AND DISTRIBUTION SHALL ALSO BE PAID FOR BY THE CONTRACTOR. SERVICES NOT AVAILABLE FROM THE BUILDING SHALL BE PROVIDED BY THE CONTRACTOR AT HIS OWN EXPENSE.
7. THE CONTRACTOR AND HIS PERSONNEL MAY USE EXISTING TOILET FACILITIES FOR HIS EMPLOYEES. HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING TOILET FACILITY AND RESTORING IT TO ITS ORIGINAL CONDITION UPON COMPLETION OF THE JOB.
8. WHERE DISAGREEMENTS OCCUR BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, OR WITHIN EITHER DOCUMENT ITSELF OR BETWEEN THE SPECIFICATIONS AND THE BUILDING RULES AND STANDARDS, THE ITEM OR ARRANGEMENT OF BETTER QUALITY, GREATER QUANTITY OR HIGHER COST SHALL BE INCLUDED IN THE CONTRACT.
9. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHITECT'S OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
10. ALL CONSTRUCTION DIMENSIONS AND DETAILS SHALL CONCUR WITH AND BE DETERMINED FROM THESE DRAWINGS ONLY.
11. ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTIONS AND SERVICE EQUIPMENT TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS APPLICABLE, AND TO CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES (ACI, ABC, ETC.), WHERE APPLICABLE. ALL MATERIALS INCORPORATED INTO THE WORK SHALL BE NEW AND SHALL COMPLY WITH THE LOCAL CODE REQUIREMENTS.
12. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGES, COLLAPSE, DISTORTIONS AND OFF-ALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
13. CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS PERTAINING TO LABOR AND MATERIALS.
14. ALL NOTES HEREIN MENTIONED WITH THOSE OF THE VARIOUS DRAWINGS SHALL APPLY TO ALL DRAWINGS AND FORM PART OF THE CONTRACT.
15. EACH CONTRACTOR WILL BE HELD STRICTLY RESPONSIBLE FOR HIS WORK. ANY DISCREPANCIES IN THE PLANS OR DETAILS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT.
16. ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS:

a. IT SHALL HAVE BEEN ACCEPTED PRIOR TO THE EFFECTIVE DATE OF THE CODE.

b. IT SHALL HAVE BEEN ACCEPTED FOR USE UNDER THE PRESCRIBED CODE TEST METHODS BY THE COMMISSIONER, OR

c. IT SHALL HAVE BEEN APPROVED BY THE BOARD OF STANDARDS AND APPEALS.

17. ALL MATERIALS OR ASSEMBLIES REQUIRED TO HAVE A FIRE RESISTANCE RATING SHALL COMPLY WITH LOCAL CODES AND REQUIREMENTS.
18. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
19. FINISH FLOORING IN ALL EXITS SHALL BE OF NON-COMBUSTIBLE MATERIALS.
20. ILLUMINATION OF AT LEAST 5-FOOT CANDLES MEASURED AT THE FLOOR LEVEL SHALL BE MAINTAINED CONTINUOUSLY IN EXITS AND THEIR ACCESS FACILITIES.
21. EXIT LIGHTING SHALL BE ON CIRCUITS THAT ARE SEPARATE FROM ANY OTHER CIRCUITS, TAKEN OFF AHEAD OF THE MAIN SWITCH.
22. WHERE REQUIRED, LOCATION OF EVERY EXIT SHALL BE CLEARLY INDICATED BY EXIT SIGNS, PLACED, IF REQUIRED, AT AN ANGLE WITH THE EXIT OPENING. INSTALL DIRECTIONAL SIGNS TO SERVE AS GUIDE FROM ALL PORTIONS OF THE CORRIDOR OR FLOOR, SIGNS SHALL BE ON SEPARATE CIRCUITS, TAKEN OFF AHEAD OF THE MAIN SWITCH.
23. EXIT SIGNS SHALL BE INTERNALLY LIGHTED, HAVING AN INITIAL BRIGHTNESS OF THE LETTERS OF AT LEAST 25' LAMBERT. LETTERS SHALL BE BLOCK LETTERING, AT LEAST 4-1/2" HIGH, WITH

SECTION 05500 - MISCELLANEOUS METALS CONTINUED FROM SHEET A0.01

2.04 ELECTROPLATING

A. CHROMIUM (CR.) PLATE METAL ITEMS WHERE CALLED FOR ON DRAWINGS. SATIN OR POLISHED FINISH AS NOTED.

B. COPPER (CU.) OR AN ARCHITECT-APPROVED ALTERNATE LIAISON METAL SUBSTRATE LAYER SHALL BE PLATED WHERE REQUIRED BETWEEN BASE METALS AND FINISH PLATE METALS.

2.05 DIPPED FINISHES

SPECIAL DIPPED FINISHES WHERE NOTED ON DRAWINGS SHALL BE EITHER TOTALLY IMMERSED OR BRUSH APPLIED ACID, ALKALINE OR PIGMENT ON ITEMS, AS REQUIRED, THE REQ-WIPED TO ACHIEVE DESIRED FINISH. USE APPROPRIATE STOP - BATH SOLUTION TO HALT CHEMICAL ACTIVITY WHEN DESIRED FINISH/COLOR IS ACHIEVED, AS REQUIRED. SUBMIT APPLICATION PROCEDURE DESCRIPTION AND FINISHED SAMPLES (3) OF EACH FINISH TO ARCHITECT FOR APPROVAL BEFORE COMMENCING FINISHING.

2.06 SAMPLES

SUBMIT REPRESENTATIVE SAMPLES OF ALL MISCELLANEOUS AND ORNAMENTAL METAL WORK FOR THE APPROVAL OF THE ARCHITECT, INCLUDING THE REQUIRED TYPES OF GRILLES. SUBMIT SAMPLES OF FINISHES AS REQUESTED BY THE ARCHITECT.

PART 3 - EXECUTION

3.01 FABRICATION-INSTALLATION

A. ALL MISCELLANEOUS AND ORNAMENTAL METAL WORK SHALL BE FABRICATED AND INSTALLED IN THOROUGH AND WORKMANLIKE MANNER BY SKILLED WORKMEN TO THE COMPLETE SATISFACTION OF THE ARCHITECT. ALL VISIBLE JOINTS SHALL BE FULLY WELDED OR BRAZED, WHICHEVER IS APPROPRIATE, GROUND SMOOTH AND POLISHED. NO NICKS OR BURRS SHALL BE PERMITTED.

B. THE CONTRACTOR SHALL EXAMINE THE CONTRACT DRAWINGS AND SPECIFICATIONS IN ORDER TO INSURE THE COMPLETENESS OF THE WORK REQUIRED UNDER THIS SECTION. SUPPLEMENTARY PARTS , NECESSARY TO COMPLETE ALL MISCELLANEOUS AND ORNAMENTAL METAL, THOUGH NOT DEFINITELY SHOWN ON DRAWINGS OR SPECIFIED HEREIN, SHALL BE INCLUDED.

C. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND DIMENSIONS AT THE JOB SITE AND SHALL COOPERATE IN THE COORDINATION AND SCHEDULING OF WORK OF THIS SECTION WITH THE WORK OF RELATED TRADES (WITH PARTICULAR ATTENTION TO THE INSTALLATION OF ITEMS EMBEDDED IN MASONRY AND CONCRETE) SO AS NOT TO DELAY JOB PROGRESS.

D. ALL EXPOSED JOINTS SHALL BE CLOSE-FITTING, AND ALL BOLTS AND SCREWS, WHERE EXPOSED, SHALL BE CUT OFF FLUSH WITH NUTS OR OTHER ADJACENT METAL. ALL CUTTING, DRILLING, PUNCHING AND TAPPING REQUIRED FOR THE INSTALLATION AND ATTACHMENT OF OTHER WORK TO MISCELLANEOUS METAL WORK, EXCEPT WHERE SPECIFIED IN CONNECTION WITH WORK UNDER OTHER SECTIONS, SHALL BE PERFORMED AS REQUIRED.

E. ALL METAL WORK BUILT-IN WITH CONCRETE OR MASONRY SHALL BE FORMED FOR ANCHORAGE, OR BE PROVIDED WITH SUITABLE ANCHORS, EXPANSION SHIELDS, OR OTHER ANCHORING DEVICES SHOWN ON DRAWINGS AS REQUIRED. SUCH METAL WORK SHALL BE FURNISHED IN AMPLE TIME FOR SETTING AND SECURING IN PLACE.

F. UNLESS OTHERWISE SHOWN, ALL JOINTS SHALL BE AS STRONG AND RIGID AS ADJOINING SECTIONS. WELDING SHALL BE CONTINUOUS ALONG ENTIRE LINE OF CONTACT, EXCEPT WHERE SPOT WELDING IS INDICATED OR PERMITTED. WHERE EXPOSED, WELDS SHALL BE GROUND SMOOTH. WHERE BOLTED OR RIVETED CONNECTIONS ARE INDICATED, SUCH CONNECTIONS MAY BE WELDED AT THE CONTRACTOR'S OPTION.

G. WHERE WELDING IS REQUIRED OR PERMITTED, IT SHALL CONFORM TO REQUIREMENTS FOR SHIELDED METAL ARC WELDING OR THE STANDARD CODE FOR ARC AND GAS WELDING OR THE AMERICAN WELDING SOCIETY. EXPOSED WELDS SHALL BE FLUSH AND GROUND SMOOTH.

H. THREADED CONNECTIONS SHALL BE MADE UP TIGHT SO THAT THREADS ARE ENTIRELY CONCEALED. ABUTTING BARS SHALL BE SHOULDERED AND HEADED, DOWELED AND PINNED. SMALL BARS SHALL PASS THROUGH LARGER BARS AND BE PINNED. RIVET, BOLTS AND SCREW HEADS SHALL BE FLAT AND COUNTERSUNK IN EXPOSED WORK AND ELSEWHERE AS REQUIRED. REMOVABLE MEMBERS SHALL CAREFULLY MACHINED AND FITTED AND SECURED, BY MEANS OF SCREWS AND BOLTS OF PROPER SIZE AND APPROVED SPACING.

I. BOLTS, BRACKET, SLEEVES AND OTHER ITEMS EMBEDDED IN CONCRETE SHALL BE GALVANIZED.

J. EXCEPT WHERE OTHERWISE SPECIFIED FOR A PARTICULAR ITEM OF WORK OR BUILT-IN WORK, METAL WORK SHALL BE FASTENED TO SOLID MASONRY WITH EXPANSION BOLTS OR WITH RAWL PLUGS AND TO HOLLOW BLOCK WITH TOGGLE BOLTS. FASTENING TO WOOD PLUGS OR BOLTS SHALL BE DRILLED TO THE EXACT DIAMETER OF THE PLUG OR BOLT, USING A ROTARY DRILL FOR CONCRETE AND MASONRY. SCREWS SHALL BE THREADED FULL LENGTH TO THE HEAD OF THE SCREW.

K. EXPOSED FASTENINGS SHALL BE OF THE SAME MATERIAL, COLOR AND FINISH AS THE METAL TO WHICH APPLIED, UNLESS OTHERWISE NOTED.

L. SHOP ASSEMBLIES SHALL BE IN THE LARGEST POSSIBLE SECTIONS IN ORDER TO REDUCE FIELD CONNECTIONS TO A MINIMUM.

M. ALL EXPOSED INTERIOR AND EXTERIOR ORNAMENTAL METAL SURFACES SHALL BE THOROUGHLY CLEANED AFTER ERECTION AND BEFORE APPROVAL. DO NOT USE ALKALINE OR ABRASIVE AGENTS TO CLEAN WORK. TAKE EVERY PRECAUTION TO AVOID SCRATCHING OR MARRING METAL SURFACES. MATERIALS AND METHODS EMPLOYED IN THE CLEANING OPERATION SHALL BE AS RECOMMENDED BY THE MANUFACTURER.

N. INSTALLED WORK WHICH DOES BECOME DAMAGED SHALL BE REPAIRED AND/OR REPLACED AS DIRECTED BY THE ARCHITECT OR THE OWNER, AND AT NO ADDITIONAL COST TO THE OWNER.

3.02 DELIVERY AND STORAGE

A. ALL MANUFACTURED MATERIALS, (EXCEPT LARGE ASSEMBLED UNITS), SHALL BE DELIVERED TO THE SITE IN ORIGINAL, UNOPENED CONTAINERS, CLEARLY INDICATING MANUFACTURER'S NAME, BRAND AND OTHER IDENTIFYING INFORMATION.

B. MATERIAL SHALL BE STORED IN A DRY LOCATION AND IN SUCH MANNER AS TO PREVENT DAMAGE OR INTRUSION OF FOREIGN MATTER. ALL MATERIALS WHICH, IN THE OPINION OF THE ARCHITECT, HAVE BECOME DAMAGED OR OTHERWISE UNFIT FOR USE DURING DELIVERY OR STORAGE SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

3.03 CLEANING AND PROTECTION

A. UPON COMPLETION OF THE WORK, ALL UNUSED MATERIALS, CONTAINERS, EQUIPMENT, ETC., SHALL BE REMOVED FROM THE SITE. PROTECT ALL FLOORS, WALLS, AND OTHER ADJACENT SURFACES FROM STAINS, MARRING OR OTHER DAMAGE AND ALL SUCH DAMAGE SHALL BE REPAIRED AND ALL WORK AND ADJACENT SURFACES SHALL BE LEFT IN A CLEAN AND UNDAMAGED CONDITION.

B. ALL COMPLETED WORK SHALL BE ADEQUATELY PROTECTED FROM DAMAGE BY SUBSEQUENT BUILDING OPERATIONS AND EFFECTS OF WEATHER. PROTECTION SHALL BE MADE BY METHODS RECOMMENDED BY THE MANUFACTURER OR INSTALLED MATERIALS AND AS APPROVED BY THE ARCHITECT.

3.04 GUARANTEE

THE CONTRACTOR FOR THE WORK OF THIS SECTION SHALL AND HEREBY DOES AS PART OF THE CONTRACT, GUARANTEE ALL WORK INCLUDED UNDER THIS SECTION TO BE FREE FROM DEFECTIVE MATERIALS, WORKMANSHIP. FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION AND ACCEPTANCE OF THE WORK BY THE OWNER, AND AGREES THAT HE WILL REPAIR OR REPLACE AT HIS OWN EXPENSE PROMPTLY UPON REQUEST, ALL DEFECTIVE PARTS OF DEFECTIVE OPERATION AND OTHER DEFECTS WHICH MAY APPEAR WITHIN THAT TIME.

END OF SECTION

SECTION 06100 - ROUGH CARPENTRY

PART 1 - GENERAL

1.01 SUMMARY OF WORK

A. THE WORK OF THIS SECTION INCLUDES, BUT IS NOT NECESSARILY LIMITED TO, THE FOLLOWING:

1. WOOD NAILERS AND BLOCKING

B. RELATED WORK SPECIFIED ELSEWHERE

1. ARCHITECTURAL WOODWORK - SEE SECTION 06400.

1.02 REQUIREMENTS OF REGULATORY AGENCIES

FIRE-RETARDANT TREAT ALL WOOD AND PLYWOOD PROVIDED IN THE WORK OF THIS SECTION.

1.03 SUBMITTALS

CERTIFICATION OF FIRE RETARDANT TREATMENT: SUBMIT CERTIFICATION STATING NAME OF FIRE RETARDANT MATERIALS USED, COMPLIANCE WITH LOCAL BUILDING CODE REQUIREMENTS AND COMPLIANCE WITH AWPA SPECIFICATIONS C1 AND C20 FOR LUMBER AND C27 FOR PLYWOOD.

1.04 DELIVERY, STORAGE AND HANDLING

KEEP ROUGH CARPENTRY WORK DRY DURING DELIVERY, STORAGE AND INSTALLATION AND UNTIL FINISH IS APPLIED AND BUILDING IS ENCLOSED. PROVIDE FOR AIR CIRCULATION IN STACKS OF LUMBER AND PLYWOOD.

PART 2 - PRODUCTS

2.01 MATERIALS

A. GENERAL

1. LUMBER GRADING: COMPLY WITH "SIMPLIFIED PRACTICE RECOMMENDATIONS PS-20, AMERICAN SOFTWOOD LUMBER STANDARDS" BY THE U.S. DEPARTMENT OF COMMERCE AND WITH THE APPLICABLE LUMBERMEN'S ASSOCIATION RULES UNDER WHICH EACH SPECIES OF LUMBER IS PRODUCED.
2. PLYWOOD GRADING: COMPLY WITH ANSI A199.1.
3. GRADE MARKING: FACTORY MARK EACH PIECE OF LUMBER WITH THE OFFICIAL GRADE MARK OF THE APPROPRIATE ASSOCIATION OR AUTHORIZED INSPECTION SERVICE UNDER WHOSE RULES THE LUMBER IS GRADED.
4. SIZES AND PATTERNS: PROVIDE LUMBER WHICH IS DRESSED S4S AND WORKED TO SUCH PATTERNS AS SHOWN OR SPECIFIED. DIMENSIONS ON DRAWINGS DESIGNATE THE NOMINAL UNDRESSED SIZE OF THE ITEM.
5. MOISTURE CONTENT: PROVIDE LUMBER WHICH HAS BEEN SEASONED BY AIR DRYING OR KILN DRYING TO A MOISTURE CONTENT NOT TO EXCEED 19%

B. LUMBER

1. NAILERS AND BLOCKING WITHIN DRYWALL, PLASTER AND VENEER PLASTER PARTITIONS ARE TO BE ONE OF THE FOLLOWING:
   - DOUGLAS FIR, NO. 2 STRUCTURAL
   - SPRUCE, NO. 2 STRUCTURAL
2. NAILERS AND BLOCKING, UNLESS OTHERWISE INDICATED ARE TO BE ONE OF THE FOLLOWING:
   - DOUGLAS FIR, NO. 3 STRUCTURAL
   - SPRUCE, NO. 3 STRUCTURAL
   - SOUTHERN PINE, NO. 3

C. ADHESIVE: TYPES AS RECOMMENDED BY MANUFACTURER FOR USE INDICATED.

D. ANCHORS AND FASTENERS

1. BOLTS, NUTS, STUDS: FS FF-B-571 OR FS FF-B-575.
2. EXPANSION SHIELDS: FS FF-S-325; GROUP, TYPE, CLASS AND STYLE BEST SUITED FOR THE PURPOSE.
3. LAG SCREWS AND BOLTS: FS FF-B-561; TYPE AND GRADE BEST SUITED FOR THE PURPOSE.
4. NAILS: FS FF-N-105; TYPE AND SIZE BEST SUITED FOR THE PURPOSE. HOT DIPPED GALVANIZED FOR EXTERIOR.
5. TOGGLE BOLTS: FS FF-B-588; TYPE AND CLASS BEST SUITED FOR THE PURPOSE.
6. WOOD SCREWS: FS FF-S-111; TYPE AND SIZE BEST SUITED FOR THE PURPOSE. HOT-DIPPED GALVANIZED FOR EXTERIOR.
7. POWER-DRIVEN FASTENERS: MAY BE USED IF PERMITTED BY CODE

2.02 FIRE RETARDANT TREATED WOOD

A. MATERIALS: "NON-COM" (KOPPERS CO., INC.) FOR INTERIOR USE WHERE RELATIVE HUMIDITY IS NORMALLY BELOW 80%; "NCX" (KOPPERS COMPANY, INC.) FOR USE WHERE RELATIVE HUMIDITY IS FREQUENTLY ABOVE 80%.

B. TREATMENT: PRESSURE TREAT TO MEET BUILDING CODE REQUIREMENTS AND AWPA SPECIFICATION C1 AND C20 FOR LUMBER AND C27 FOR PLYWOOD AS A MINIMUM. GUARANTEE FIRE RETARDANT MATERIALS NOT TO BLEED THROUGH PAINTED FINISH.

C. SIZE WOOD BEFORE TREATMENT SO THAT MINIMUM CUTTING WILL BE REQUIRED AFTER TREATMENT.

PART 3 - EXECUTION

3.01 CONDITION OF SURFACE

EXAMINE SUBSTRATES, ADJOINING CONSTRUCTION AND CONDITIONS UNDER WHICH THE WORK IS TO BE INSTALLED AND DO NOT PROCEED WITH THE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

3.02 INSTALLATION

A. WHENEVER ROUGH CARPENTRY IS FITTED TO OTHER WORK, OBTAIN MEASUREMENTS OF SUCH OTHER WORK. VERIFY DIMENSIONS SHOWN AND THE SHOP DRAWING DETAILS.

B. BLOCKING AND NAILERS: PROVIDE BLOCKING AND NAILERS AS SHOWN OR REQUIRED FOR ATTACHMENT OF OTHER WORK. FORM TO SHAPES AS SHOWN AND CUT AS REQUIRED FOR TRUE LINE AND LEVEL OF WORK TO BE ATTACHED. COORDINATE LOCATION WITH OTHER WORK INVOLVED. ATTACH TO SUBSTRATES AS REQUIRED TO SUPPORT APPLIED LOADING. COUNTERSINK BOLTS AND NUTS FLUSH WITH SURFACES, UNLESS OTHERWISE SHOWN.

3.03 REPAIR OF TREATED WOOD SURFACES

APPLY HEAVY BRUSH COAT OF SAME FIRE RETARDANT CHEMICALS TO ANY SURFACES WHICH ARE CUT AFTER TREATMENT.

3.04 PRIMING

PAINT FIRE RETARDANT TREATED WOOD WITH ONE COAT OF ALKYD TYPE PAINT OR A MOISTURE TRANSMISSION RESISTANT SEALER IMMEDIATELY AFTER INSTALLATION.

END OF SECTION

SECTION 06400 - ARCHITECTURAL WOODWORK

PART 1 - GENERAL

1.01 SUMMARY OF WORK

A. THIS WORK OF THIS SECTION INCLUDES, BUT IS NOT NECESSARILY LIMITED TO, THE FOLLOWING:

1. CASEWORK, WOOD STRIPS, WOOD VENEER, MELAMINE OVERLAY AND PLASTIC LAMINATE CLAD, INCLUDING COUNTERTOPS AND CASEWORK HARDWARE.
2. WOOD DOORS, INCLUDING:
   - FLUSH DOORS WITH WOOD VENEER FACES.
   - INSTALLATION OF FINISH HARDWARE.
3. FACTORY FINISHING OF ARCHITECTURAL WOODWORK AS INDICATED.

B. RELATED WORK SPECIFIED ELSEWHERE

1. GLASS AND GLAZING - SEE SECTION 08800.
2. BLOCKING AND NAILERS - SEE SECTION 06100.
3. HOLLOW METAL DOOR FRAMES - SEE SECTION 08100.
4. MECHANICAL WORK - SEE DIVISION 15.
5. ELECTRICAL WORK - SEE DIVISION 16.
6. FINISH HARDWARE - SEE SECTION 08710.
7. PAINTING - SEE SECTION 09900.

1.02 QUALITY ASSURANCE

A. THE WORK OF THIS SECTION SHALL BE PROVIDED BY A FIRM HAVING A MINIMUM OF FIVE (5) YEARS' EXPERIENCE ON PROJECTS OF SIMILAR SIZE AND QUALITY TO THAT SHOWN AND SPECIFIED.

B. FIRE-RETARDANT REQUIREMENTS

1. FIRE-RETARDANT TREAT THOSE ITEMS REQUIRED BY APPLICABLE CODES TO BE TREATED AND THOSE ITEMS SHOWN OR SPECIFIED AS "FIRE RETARDANT TREATED WOOD" OR SIMILAR DESIGNATION.
2. MARK EACH UNIT OF FIRE-RETARDANT TREATED WOOD AND PLYWOOD WITH PRODUCER'S LABEL AND A LABEL SHOWING GRADE AND RATING. MARK ON SURFACE WHICH WILL NOT BE EXPOSED AFTER INSTALLATION.

1.03 REFERENCES

COMPLY WITH APPLICABLE REQUIREMENTS OF THE MOST CURRENT EDITION OF "ARCHITECTURAL WOODWORK QUALITY STANDARDS", AS PUBLISHED BY THE ARCHITECTURAL WOODWORK INSTITUTE (AWI), EXCEPT AS OTHERWISE MODIFIED BY THE CONTRACT DOCUMENTS OR GOVERNING CODES.

1.05 DELIVERY, STORAGE AND HANDLING

A. PROTECT WOODWORK DURING TRANSIT, DELIVERY, STORAGE AND HANDLING TO PREVENT DAMAGE, SOILING AND DETERIORATION.

B. DO NOT DELIVER WOODWORK UNTIL PAINTING, WET WORK, GRINDING AND SIMILAR OPERATIONS WHICH COULD DAMAGE, SOIL OR DETERIORATE WOODWORK HAVE BEEN COMPLETED IN INSTALLATION AREAS. IF DUE TO UNFORESEEN CIRCUMSTANCES, WOODWORK MUST BE STORED IN OTHER THAN INSTALLATION AREAS, STORE ONLY IN AREAS MEETING REQUIREMENTS SPECIFIED FOR INSTALLATION AREAS.

1.06 ENVIRONMENTAL CONDITIONS

A. INSTALLER SHALL ADVISE CONTRACTOR OF TEMPERATURE AND HUMIDITY REQUIREMENTS FOR WOODWORK INSTALLATION AREAS. DO NOT INSTALL WOODWORK UNTIL REQUIRED TEMPERATURE AND RELATIVE HUMIDITY HAVE BEEN STABILIZED AND WILL BE MAINTAINED IN INSTALLATION AREAS.

B. MAINTAIN TEMPERATURE AND HUMIDITY IN INSTALLATION AREA AS REQUIRED TO MAINTAIN MOISTURE CONTENT OF INSTALLED WOODWORK WITHIN A 1.0 PERCENT TOLERANCE OF OPTIMUM MOISTURE CONTENT FROM DATE OF INSTALLATION THROUGH REMAINDER OF CONSTRUCTION PERIOD. THE FABRICATOR OF WOODWORK SHALL DETERMINE OPTIMUM MOISTURE CONTENT AND REQUIRED TEMPERATURE AND HUMIDITY CONDITIONS.

PART 2 - PRODUCTS

2.01 BASIC MATERIALS AND FABRICATION METHODS

A. GENERAL: EXCEPT AS OTHERWISE INDICATED, COMPLY WITH FOLLOWING REQUIREMENTS FOR ARCHITECTURAL WOODWORK NOT SPECIFICALLY INDICATED AS PREFABRICATED OR PRE-FINISHED STANDARD PRODUCTS.

B. WOOD MOISTURE CONTENT: PROVIDE KILN-DRIED (KD) LUMBER WITH AN AVERAGE MOISTURE CONTENT RANGE OF 6% TO 11% FOR INTERIOR WORK. MAINTAIN TEMPERATURE AND RELATIVE HUMIDITY DURING FABRICATION, STORAGE AND FINISHING OPERATIONS SO THAT MOISTURE CONTENT VALUES FOR WOODWORK AT TIME OF INSTALLATION DOES NOT EXCEED 5% TO 10%.

C. FIRE RETARDANT TREATMENT

1. WHERE FIRE-RETARDANT TREATED LUMBER AND VENEER CORE PLYWOOD ARE REQUIRED, PROVIDE MATERIALS WHICH COMPLY WITH APPLICABLE AWPA STANDARDS FOR PRESSURE IMPREGNATION WITH FIRE-RETARDANT CHEMICALS AND WITH THE FOLLOWING REQUIREMENTS:
   - FLAME SPREAD, FUEL CONTRIBUTED AND SMOKE DEVELOPED RATINGS OF 25 OR LESS, WITH NO INCREASE IN FLAME SPREAD AND NO EVIDENCE OF SIGNIFICANT PROGRESSIVE COMBUSTION UPON CONTINUATION OF TEST FOR ADDITIONAL 20 MINUTES.
   - USE CURED ORGANIC RESIN SOLUTION FOR FIRE-RETARDANT TREATMENT WHICH IS RELATIVELY INSOLUBLE IN WATER; IS SUITABLE FOR INTERIOR APPLICATIONS; WILL NOT BLEED THROUGH OR OTHERWISE ADVERSELY AFFECT TYPE OF FINISHES INDICATED AND PERMITS MILLING OF LUMBER AFTER TREATMENT AND KILN DRYING BY A TREATMENT OF WOODWORKING PLANT CERTIFIED BY UL.
   - KILN-DRY TREATED WOODWORK TO A MAXIMUM MOISTURE CONTENT OF 10%% AFTER TREATMENT UNLESS OTHERWISE INDICATED.
   - INSPECT EACH PIECE OF LUMBER AND PLYWOOD; DO NOT USE TWISTED, WARPED, BOWED OR OTHERWISE DAMAGED OR DEFECTIVE WOOD.
2. WHERE FIRE-RETARDANT PARTICLE BOARD IS REQUIRED, PROVIDE PANELS WITH FIRE-RETARDANT CHEMICALS INCORPORATED AT TIME OF MANUFACTURE TO ACHIEVE SURFACE-BURNING CHARACTERISTICS OF 25 FOR FLAME SPREAD, 10 FOR FUEL CONTRIBUTED AND 25 FOR SMOKE DEVELOPED WHEN TESTED IN ACCORDANCE WITH ASTM E84. COMPLY WITH ANSI A108.1 FOR GRADE 1-M-1 PANELS WITH DENSITY OF 48 LBS./FT.3 FOR THICKNESSES OF 3/4" AND LESS. 44 LBS./FT.3 FOR THICKNESSES OF 13/16" TO 1-1/4"; EXCEPT AS FOLLOWS:
   - MODULUS OF RUPTURE AND MODULUS OF ELASTICITY: 1600 PSI AND 350,000 PSI FOR 48 LB. DENSITY; 1300 PSI AND 275,000 PSI FOR 44 LB. DENSITY.
   - LINEAR EXPANSION OF 0.50% FOR 44 LB. DENSITY.
   - SCREW-HOLDING CAPACITY, FACE AND EDGE: 300 LBS. AND 250 LBS. FOR 48 LB. DENSITY; 250 LBS. AND 175 LBS. FOR 44 LB. DENSITY.

D. STEEL PIPE SHALL CONFORM TO ASTM A120. STEEL PIPE SHALL BE 1 1/4" I.D., GALVANIZED, OF APPROVED MANUFACTURER, UNIFORM IN QUALITY AND FREE FROM DEFECTS AFFECTING FUNCTION OR APPEARANCE. SOLID WOOD: AWI SECTION 100, GRADE 1 AND AS FOLLOWS:

1. OPAQUE FINISH: ANY HARDWOOD WHICH, WHEN FINISHED, WILL NOT SHOW ANY GRAIN, IMPERFECTION OR OTHER SURFACE DEFECTS WHEN USED WITH THE OPAQUE FINISH SPECIFIED.
2. CONCEALED: ANY HARDWOOD SPECIE, GRADE III PER AWI SECTION100.

E. PANEL PRODUCTS: AWI SECTION 200, VENEER CORE OR PARTICLE CORE PLYWOOD, WITH FACE VENEERS AS INDICATED.

1. TRANSPARENT FINISH: GRADE I PER AWI SECTION 200-S-8, CUT AND GRAINING TO MATCH DESIGNER'S SAMPLE.
2. OPAQUE FINISH: ANY SPECIE OF HARDWOOD VENEER OF GRADE II PER AWI SECTION 200-S-8 WHICH, WHEN FINISHED, WILL NOT SHOW ANY GRAIN, IMPERFECTION OR OTHER SURFACE DEFECTS WHEN USED WITH THE OPAQUE FINISH SPECIFIED.

F. PLASTIC LAMINATE: NEMA STANDARD LD3, COLOR AND FINISH TO MATCH DESIGNER'S SAMPLES. SEE CONTRACT DRAWINGS FOR SPECIFICATIONS.

G. MISCELLANEOUS PRODUCTS

1. FASTENERS
   - WOOD SCREWS: FS FF-S-111, TYPE, SIZE, MATERIAL AND FINISH AS REQUIRED FOR THE CONDITION OF USE.
   - NAILS: FS FF-N-105, TYPE, SIZE, MATERIAL AND FINISH AS REQUIRED FOR THE CONDITION OF USE.
   - ANCHORS: TYPE, SIZE, MATERIAL AND FINISH AS REQUIRED FOR THE CONDITION OF USE.
2. ADHESIVES
   - FOR LAMINATING PLASTIC LAMINATE SURFACES: MELAMINE, PHENOL-RESIN OR RESORCINOL-RESIN COMPLYING WITH FS MMM-A-181; TYPE, GRADE AND CLASS BEST SUITED FOR THE PURPOSE.
   - FOR ALL OTHER USES: MOISTURE RESISTANT COMPLYING WITH FS MMM-A-125, TYPE II, OR MMM-A-188, TYPE I, II OR III; TYPE BEST SUITED FOR THE PURPOSE.
3. ARCHITECTURAL WOODWORK HARDWARE AS REQUIRED FOR INTENDED FUNCTION AS SPECIFIED IN DRAWINGS OR MINIMUM STANDARD SPECIFICATION BELOW:
   - MORTISE DOOR BOLTS: 150 (IVES)
   - FLUSH BOLTS: 359 (IVES)
   - DRAWER SLIDES: 328 (GRANT) FOR DRAWERS UP TO 50 LBS. 329 (GRANT) FOR DRAWERS UP TO 100 LBS.
   - BRACKETS: M686 (GARCY) WITH END CLIPS
   - STANDARDS: 649 (GARCY)/// CATCHES: MAGNETIC TYPE (STANLEY)
   - PIVOTS: 327 (STANLEY)/// COAT HOOKS: PETER PEPPER PRODUCTS #2040H, POLISHED CHROME
   - PULLS: 3" POLISHED CHROME WIRE

2.02 FABRICATION - GENERAL

A. PROVIDE STEEL FRAMING AND LUMBER FRAMING FOR ARCHITECTURAL WOODWORK, COMPLETE WITH ALL BRACING AND FASTENING DEVICES AS REQUIRED FOR A RIGID INSTALLATION AND AS REQUIRED TO SUSTAIN THE IMPOSED LOADS.

B. DO ALL FABRICATION FROM FIELD MEASUREMENT WITH PROVISION FOR SCRIBING AS REQUIRED TO MEET BUILT-IN CONDITIONS.

C. COORDINATE THE WORK OF THIS SECTION WITH THE WORK OF OTHER TRADES.

D. FABRICATE UNITS IN LARGEST PRACTICABLE SECTIONS. ASSEMBLE IN THE SHOP FOR TRIAL FIT, DISASSEMBLE FOR SHIPMENT AND REASSEMBLE WITH CONCEALED FASTENERS.

E. MAINTAIN RELATIVE HUMIDITY AND TEMPERATURE DURING FABRICATION, STORAGE AND FINISHING OPERATIONS MATCHING THAT OF THE AREAS OF INSTALLATION.

F. DETAILS INDICATE THE REQUIRED TYPE AND QUALITY OF CONSTRUCTION. SUBJECT TO ACCEPTANCE BY THE DESIGNER, MODIFICATIONS TO CONFORM TO MANUFACTURER'S STANDARDS WILL BE CONSIDERED PROVIDING THEY COMPLY WITH THE CONTRACT DOCUMENTS AND MAINTAIN THE PROFILES SHOWN.

G. REINFORCING SHOWN IS MINIMUM. PROVIDE ADDITIONAL REINFORCING AS REQUIRED TO ENSURE A RIGID ASSEMBLY. EXPOSED SURFACES SHALL BE FREE FROM DENTS, TOOL MARKS, WARPAGE, BUCKLE, GLUE AND OPEN JOINTS OR OTHER DEFECTS AFFECTING SERVICEABILITY OR APPEARANCE. ACCURATELY FIT ALL JOINTS, CORNERS AND MITERS. CONCEAL ALL FASTENERS. MAKE THREADED CONNECTIONS TIGHT SO THAT THREADS ARE ENTIRELY CONCEALED.

H. FABRICATE ARCHITECTURAL WOODWORK WITH PRE-CUT OPENINGS, WHERE POSSIBLE, TO RECEIVE HARDWARE, APPLIANCES, PLUMBING FIXTURES, ELECTRICAL WORK AND SIMILAR ITEMS. LOCATE OPENINGS ACCURATELY AND USE TEMPLATES OR ROUGHING-IN DIAGRAMS FOR PROPER SIZE AND SHAPE. SMOOTH EDGES OF CUTOFFS AND, WHERE LOCATED IN COUNTERTOPS AND SIMILAR EXPOSURES, SEAL EDGES OF CUTOUTS WITH A WATER-RESISTANT COATING.

2.03 CASEWORK

A. FABRICATE CASEWORK ITEMS TO DESIGN, DETAIL AND DIMENSIONS INDICATED ACCORDING TO AWI SECTION 400, FOR GRADE AND FINISH INDICATED.

B. OPAQUE FINISHED CASEWORK SHALL BE AWI PREMIUM GRADE, AND AS FOLLOWS:

1. SOLID WOOD AND PLYWOOD PARTS SHALL BE AS SPECIFIED.
2. FACTORY-FINISH EXPOSED SURFACES IN OPAQUE FINISH AS SPECIFIED BY DESIGNER.
3. FACTORY-FINISH SEMI-EXPOSED SURFACES WITH PRIMER AND ONE COAT OF SEMI-GLOSS ALKYD ENAMEL IN COLOR TO MATCH EXPOSED SURFACES. SAND BETWEEN COATS

C. PLASTIC LAMINATE AND MELAMINE CLAD CASEWORK SHALL COMPLY WITH AWI PREMIUM GRADE AND AS FOLLOWS

1. ALL EXPOSED SURFACES, COUNTER TOPS AND EDGES SHALL BE SPECIFIED HIGH PRESSURE LAMINATE UNLESS INDICATED TO BE MELAMINE.
2. EXCEPT AS OTHERWISE INDICATED, ALL SEMI-EXPOSED SURFACES SHALL BE SURFACED WITH WHITE MELAMINE CABINET LINER AND PAINTED IN FABRICATOR'S STANDARD OPAQUE FINISH, COLOR TO MATCH EXPOSED LAMINATE.
3. ALL SUBSURFACES TO BE CABINET GRADE PLYWOOD FIRE RETARDANT WHICH COMPLIES WITH LOCAL BUILDING CODE.

D. CASEWORK DOORS SHALL BE SOLID CORE.

E. PROVIDE CASEWORK HARDWARE AS SHOWN, SCHEDULED OR REQUIRED FOR PROPER OPERATION.

2.04 DOORS

A. DOORS - WOOD VENEER: PROVIDE DOORS TO COMPLY WITH AWI SECTION 200, PREMIUM GRADE, TRANSPARENT FINISH AND AS FOLLOWS:

1. FACE VENEERS SHALL BE AS SPECIFIED.
2. CORE CONSTRUCTION SHALL BE PER AWI SPEC.
3. CONTROL SAMPLE TO BE SUBMITTED FOR DESIGNER APPROVAL.

B. PRE-MACHINING: PRE-MACHINE DOORS FOR HARDWARE AT THE FACTORY IN ACCORDANCE WITH AWI SECTION 1300-S-2.

C. PRE-FINISHING: FACTORY FINISH WITH TRANSPARENT FINISH TO MATCH DESIGNER'S SAMPLE.

2.05 TRIM

PANEL TRIM - SOLID: PROVIDE TRIM COMPLYING WITH AWI SECTION 500A, PREMIUM GRADE, AND AS FOLLOWS:

A. ALL TRIM SHALL BE AS NOTED ON THE DRAWING DETAILS.

B. SOLID WOOD SHALL BE AS SELECTED BY THE DESIGNER.

C. TRIM SHALL HAVE A TRANSPARENT FINISH.

2.06 FACTORY FINISHING

A. OPAQUE FINISH: PROVIDE FINISH COMPLYING WITH AWI FINISH SYSTEM NO. 7, PREMIUM GRADE, OPAQUE CATALYZED LACQUER, SEMI-GLOSS FINISH, COLORS TO MATCH CONTROL SAMPLES IN THE DESIGNER'S OFFICE.

B. TRANSPARENT FINISH: PROVIDE FINISH COMPLYING WITH AWI FINISH SYSTEM NO. 2, PREMIUM GRADE, TRANSPARENT CATALYZED LACQUER, HAND-RUBBED, OPEN PORE EFFECT, TO BE SUBMITTED FOR DESIGNER APPROVAL BEFORE PROCEEDING WITH FINISH.

PART 3 - EXECUTION

3.01 PREPARATION

A. CONDITION WOODWORK TO AVERAGE PREVAILING HUMIDITY CONDITIONS IN INSTALLATION AREAS PRIOR TO INSTALLING.

B. DELIVER INSERTS AND SIMILAR ANCHORING DEVICES TO BE BUILT INTO SUBSTRATES WELL IN ADVANCE OF TIME SUBSTRATES ARE TO BE BUILT.

C. PRIOR TO INSTALLATION OF ARCHITECTURAL WOODWORK, EXAMINE SHOP FABRICATED WORK FOR COMPLETION AND COMPLETE WORK AS REQUIRED, INCLUDING BACK PRIMING AND REMOVAL OF PACKING.

3.02 INSTALLATION

A. INSTALL THE WORK PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTIONS. SHIM AS REQUIRED USING CONCEALED SHIMS. INSTALL TO A TOLERANCE OF 1/8" IN 8'-0" FOR PLUMB AND LEVEL (INCLUDING COUNTERTOPS) AND WITH 1/16" MAXIMUM OFFSET IN FLUSH ADJOINING SURFACE; 1/8" MAXIMUM OFFSETS IN REVEALED ADJOINING SURFACES.

B. SCRIBE AND CUT WORK TO FIT ADJOINING WORK AND REFINISH CUT SURFACES OR REPAIR DAMAGED FINISH AT CUTS.

C. ANCHOR WOODWORK TO ANCHORS OR BLOCKING BUILT-IN OR DIRECTLY ATTACHED TO SUBSTRATES. SECURE TO GROUNDS, STRIPPING AND BLOCKING WITH COUNTERSUNK, CONCEALED FASTENERS AND BLIND NAILING AS REQUIRED FOR A COMPLETE INSTALLATION. EXCEPT WHERE PRE-FINISHED MATCHING FASTENER HEADS ARE REQUIRED, USE FINE FINISHING NAILS FOR EXPOSED NAILING, COUNTERSUNK AND FILLED FLUSH WITH WOODWORK AND MATCHING

D. FIRE-RETARDANT WOODWORK: HANDLE, STORE AND INSTALL IN ACCORDANCE W

SECTION 07920 - JOINT SEALANTS

PART 1 - GENERAL

1.01 SECTION REQUIREMENTS

A. SUBMITTALS: PRODUCT DATA AND COLOR SAMPLES.

PART 2 - PRODUCTS

2.01 JOINT SEALANTS

A. COMPATIBILITY: PROVIDE JOINT SEALANTS, JOINT FILLERS, AND OTHER RELATED MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND WITH JOINT SUBSTRATES UNDER SERVICE AND APPLICATION CONDITIONS.

B. ELASTOMERIC SEALANTS: COMPLY WITH ASTM C 920.

1. SINGLE-COMPONENT, MILDEW-RESISTANT SILICONE SEALANT, TYPE S; GRADE NS; CLASS 25; USES NT, G, A, AND O; FORMULATED WITH FUNGICIDE. USE FOR INTERIOR SEALANT JOINTS IN CERAMIC TILE, STONE, AND OTHER HARD SURFACES IN KITCHENS AND TOILET ROOMS AND AROUND PLUMBING FIXTURES.

C. LATEX SEALANT: SINGLE-COMPONENT, NONSAG, MILDEW-RESISTANT, PAINTABLE, ACRYLIC-EMULSION SEALANT COMPLYING WITH ASTM C834. FOR INTERIOR USE ONLY AT PERIMETERS OF DOOR AND WINDOW FRAMES.

D. ACOUSTICAL SEALANT FOR EXPOSED JOINTS: NONSAG, PAINTABLE, NONSTAINING, LATEX SEALANT COMPLYING WITH ASTM C 834. FOR INTERIOR USE ONLY AT ACOUSTICAL ASSEMBLIES.

E. ACOUSTICAL SEALANT FOR CONCEALED JOINTS: NONDRYING, NONHARDENING, NONSKINNING, NONSTAINING, GUNNABLE, SYNTHETIC-RUBBER SEALANT RECOMMENDED FOR SEALING INTERIOR CONCEALED JOINTS TO REDUCE TRANSMISSION OF AIRBORNE SOUND. FOR INTERIOR USE ONLY AT ACOUSTICAL ASSEMBLIES.

PART 3 - EXECUTION

3.01 INSTALLATION

A. COMPLY WITH ASTM C 1193.

B. COMPLY WITH ASTM C 919 FOR USE OF JOINT SEALANTS IN ACOUSTICAL APPLICATIONS.

END OF SECTION

SECTION 08100 - STEEL DOORS AND FRAMES

PART 1 - GENERAL

1.01 SUMMARY OF WORK

A. THE WORK OF THIS SECTION INCLUDES, BUT IS NOT NECESSARILY LIMITED TO, THE FOLLOWING:

1. STEEL DOORS AND FRAMES

B. RELATED WORK SPECIFIED ELSEWHERE

1. FINISH HARDWARE - SEE SECTION 08710.
2. PAINTING - SEE SECTION 09900.

1.02 SUBMITTALS

A. PRODUCT DATA: SUBMIT MANUFACTURER'S SPECIFICATIONS FOR FABRICATION AND INSTALLATION, INCLUDING DATA SUBSTANTIATING THAT PRODUCTS COMPLY WITH SPECIFIED REQUIREMENTS.

B. SHOP DRAWINGS: SUBMIT SHOP DRAWINGS FOR THE FABRICATION AND INSTALLATION OF STEEL DOORS AND FRAMES. INCLUDE DETAILS OF EACH FRAME TYPE, ELEVATIONS OF DOOR DESIGN TYPES, CONDITIONS AT OPENINGS, DETAILS OF CONSTRUCTION, FINISH, LOCATION AND INSTALLATION REQUIREMENTS OF FINISH HARDWARE AND REINFORCEMENTS AND DETAILS OF JOINTS AND CONNECTIONS.

PROVIDE A SCHEDULE OF DOORS AND FRAMES USING SAME REFERENCE NUMBERS FOR DETAILS AND OPENINGS AS THOSE ON THE CONTRACT DRAWINGS.

1.03 DELIVERY, STORAGE AND HANDLING

A. DELIVER STEEL DOORS AND FRAMES CRATED TO PROVIDE PROTECTION DURING TRANSIT AND JOB STORAGE.

B. INSPECT STEEL DOORS AND FRAMES UPON DELIVERY FOR DAMAGE. MINOR DAMAGES MAY BE REPAIRED PROVIDED THE FINISH ITEMS ARE EQUAL IN ALL RESPECTS TO NEW WORK AND ACCEPTABLE TO THE DESIGNER; OTHERWISE, REMOVE AND REPLACE DAMAGED ITEMS AS DIRECTED.

PART 2 - PRODUCTS

2.01 MATERIALS

A. HOT-ROLLED STEEL SHEETS AND STRIPS: COMMERCIAL QUALITY CARBON STEEL, PICKLED AND OILED, COMPLYING WITH ASTM A569.

B. COLD-ROLLED STEEL SHEETS: COMMERCIAL QUALITY CARBON STEEL, COMPLYING WITH ASTM A366.

C. REINFORCEMENT STEEL: ASTM A36

D. FILLER: SOUND DEADENING AND HEAT-RETARDING MINERAL FIBER INSULATING MATERIAL.

E. FASTENERS: GALVANIZED OR CADMIUM-PLATED STEEL.

1. BOLTS AND NUTS: ASTM A307, GRADE A.
2. EXPANSION BOLTS: FS FF-S-0325, GROUP III, EXPANSION SHIELD (SELF-DRILLING TUBULAR EXPANSION SHELL BOLT ANCHORS), TYPE 1 OR 2.
3. MACHINE SCREWS: FS FF-S-92, CARBON STEEL, TYPE III CROSS-RECESSED, DESIGN I OR II RECESS, STYLE 2C FLAT HEAD.

F. SHOP PRIMER: ONE OF THE FOLLOWING, BAKED ON: FS TT-P-57 (TYPE II) OR FS TT-P-659.

2.02 FABRICATION

A. FABRICATE DOORS AND FRAMES TO THE DESIGN AND DIMENSIONS SHOWN IN ACCORDANCE WITH BEST SHOP PRACTICES. UNLESS OTHERWISE SHOWN, FABRICATE DOORS AND PANELS TO A THICKNESS OF 1-3/4". TAKE FIELD MEASUREMENTS AS NEEDED WHEN COORDINATING WITH ADJOINING WORK.

B. MAKE DOORS AND FRAMES STRONG, RIGID, NEAT IN APPEARANCE AND FREE FROM DEFECTS. REINFORCE CORNERS OF DOORS AS REQUIRED TO PREVENT TWISTING OR SAGGING.

C. FORM EXPOSED SURFACES FREE FROM WARP, WAVE AND BUCKLE, WITH ALL CORNERS SQUARE, UNLESS OTHERWISE SHOWN. FORM MOLDED MEMBERS STRAIGHT AND TRUE; WITH WELDED JOINTS COPED OR MITERED, WELL FORMED AND IN TRUE ALIGNMENT. DRESS WELDED JOINTS ON EXPOSED SURFACES SMOOTH SO THEY ARE INVISIBLE AFTER FINISHING.

D. PROVIDE CLEARANCES FOR DOORS, NOT OTHERWISE SPECIFIED, AS FOLLOWS: 1/8" AT JAMBS AND HEADS, 1/8" AT MEETING STILES OF PAIRS OF DOORS AND 3/8" AT BOTTOM WHERE NO SADDLE OR CARPET IS REQUIRED. WHERE A SADDLE IS SHOWN, PROVIDE 1/4" CLEARANCE ABOVE THE THRESHOLD. WHERE CARPET IS SHOWN, PROVIDE 1/4" CLEARANCE ABOVE THE CARPET.

E. BEVEL LOCK EDGE 1/8" IN 2" FOR DOORS.

F. MORTISE, REINFORCE, DRILL AND TAP DOORS AT FACTORY TO RECEIVE MORTISE-TYPE HARDWARE IN ACCORDANCE WITH REVIEWED HARDWARE SCHEDULE AND TEMPLATES. PROVIDE REINFORCING, DRILL AND TAP FOR DOORS TO RECEIVE SURFACE APPLIED HARDWARE. AT PUSH PLATES AND KICK-PLATES, PROVIDE REINFORCING ONLY. USE STEEL SECURED BY SPOT WELDING AS REINFORCEMENT. REINFORCE AS FOLLOWS:

1. HINGES: 7 GAUGE AND SIZE, AS REQUIRED BY APPROVED HARDWARE MANUFACTURER.
2. LOCK FRONTS: 14 GAUGE AND SIZE, AS REQUIRED BY APPROVED HARDWARE MANUFACTURER.
3. LOCK: 12 GAUGE AND SIZE, AS REQUIRED BY APPROVED HARDWARE MANUFACTURER.
4. CLOSER: 12 GAGE ONE-PIECE CHANNEL AND SIZE, AS REQUIRED BY APPROVED HARDWARE MANUFACTURER.
5. OTHER HARDWARE REINFORCEMENTS, AS REQUIRED FOR ADEQUATE STRENGTH AND ANCHORAGE.
6. IN LIEU OF REINFORCEMENT SPECIFIED, HARDWARE MANUFACTURERS' RECOMMENDED REINFORCING UNITS MAY BE USED.

G. FRAME SHALL BE FULLY MITERED AND CONTINUOUSLY WELDED AT FRAME CORNERS AND STOPS, WITH EDGES STRAIGHT AND TRUE. GRIND WELDS SMOOTH AND FLUSH ON EXPOSED SURFACES.

H. ACCURATELY MACHINE, FILE AND FIT EXPOSED CONNECTIONS WITH HAIRLINE JOINTS UNLESS OTHERWISE SHOWN.

I. CONCEAL FASTENERS WHEREVER POSSIBLE. COUNTERSINK EXPOSED SCREWS USING FLAT, PHILLIPS HEAD SCREWS.

J. PROVIDE WELDS OF ADEQUATE STRENGTH AND DURABILITY.

2.03 FLUSH DOORS

A. CONSTRUCT DOORS WITH 18 GAUGE FACE SHEETS WITH EDGES WELDED AND FINISHED FLUSH. DO NOT EXPOSE SEAMS OR JOINTS ON DOOR FACES OR EDGES. REINFORCE FACE SHEETS WITH 20 GAUGE INTERLOCKING VERTICAL C OR Z-SHAPED REINFORCING MEMBERS SPACED NOT OVER 6" APART AND SPOT WELDED TO FACE SHEETS. PLACE FILLER BETWEEN REINFORCING MEMBERS. PROVIDE REMOVABLE MOLDINGS OF 18 GAUGE STEEL FOR GLAZED OPENINGS IN DOORS APPLIED WITH COUNTERSUNK SCREWS SPACED NOT MORE THAN 12" O.C.

B. OPTIONAL FRAMING FOR CORE: A CONTINUOUS TRUSS FORMED INNER CORE OF SHEET METAL, NOT LIGHTER THAN 28 GAUGE, SPOT WELDED TO THE FACE SHEETS EVERY 2-3/4" HORIZONTALLY AND 3" VERTICALLY OVER THE ENTIRE SURFACE OF BOTH FACES.

2.04 STEEL DOOR FRAMES

A. PROVIDE FULLY WELDED, COMBINATION TYPE FRAMES, TO BE USED AS BOTH DOOR BUCK AND TRIM, FORMED TO PROFILES SHOWN AND, UNLESS OTHERWISE SHOWN, OF 16 GAUGE STEEL.

B. FABRICATE ANCHORS OF STEEL NO LIGHTER THAN THE GAUGE USED FOR THE FRAME, 2-1/2" WIDE BY 10" LONG, THREE (3) PER JAMB UP TO 7" HIGH AND FOUR (4) PER JAMB OVER 7" HIGH.

C. WHERE FRAMES ARE SET INTO DRYWALL STEEL STUD WALLS, WELD 16 GAUGE ANCHOR CLIPS 2' O.C. TO EACH JAMB AND HEAD. ANCHOR CLIPS SHALL MATCH THE SIZE AND TYPE OF STUD USED IN EACH WALL.

D. PROVIDE 16 GAUGE STEEL CHANNEL TEMPORARY SPREADERS AT THE BOTTOM OF ALL THREE-SIDED FRAMES TO PREVENT DISTORTION DURING SHIPMENT AND STORAGE AND TO HOLD FRAMES IN PROPER POSITION UNTIL ANCHORAGE AND ADJACENT CONSTRUCTION HAVE BEEN COMPLETED.

E. TERMINATE BOTTOM OF FRAMES AT THE INDICATED FINISHED FLOOR LEVEL. WHERE FLOOR FILL OR SETTING BEDS OCCUR, SUPPORT FRAME BY ADJUSTABLE CLIP ANGLES ANCHORED TO THE STRUCTURAL SUBSTRATE. ANGLE FLOOR CLIPS SHALL BE 12 GAUGE, WELDED TO FRAME AND PUNCHED FOR TWO (2) 3/8" FASTENERS.

F. MORTISE, REINFORCE, DRILL AND TAP FRAMES FOR MORTISE-TYPE HARDWARE. FOR SURFACE MOUNTED HARDWARE, PROVIDE INTERNAL REINFORCEMENT WHICH IS TO BE FIELD DRILLED AND TAPPED. LOCATE HARDWARE IN FRAMES TO MATCH LOCATION SHOWN OR SPECIFIED FOR DOORS AND IN ACCORDANCE WITH APPROVED HARDWARE SCHEDULE AND TEMPLATES. PROVIDE THE FOLLOWING:

1. HINGE REINFORCEMENTS: 7 GAUGE AND SIZE, AS REQUIRED BY APPROVED HARDWARE MANUFACTURER.
2. STRIKE REINFORCEMENTS: 7 GAUGE AND SIZE, AS REQUIRED BY APPROVED HARDWARE MANUFACTURER.
3. CLOSER AND HOLDER REINFORCEMENT: 12 GAUGE AND SIZE, AS REQUIRED BY APPROVED HARDWARE MANUFACTURER.
4. COVER BOXES: FULLY ENCLOSING STEEL COVER BOXES SHALL BE PROVIDED OVER ALL MORTISES. PROVIDE REMOVABLE ACCESS PLATES IN THE HEADS OF FRAMES TO RECEIVE CONCEALED DOOR CLOSERS. OFFSET REINFORCEMENT SO THAT FACES OF HINGES OR KEEPERS ARE FLUSH WITH FACE OF THE FRAME REBATE.
5. HOLES FOR SILENCERS: PROVIDE THREE (3) FOR SINGLE DOORS AND TWO (2) FOR PAIRS OF DOORS. INSTALL PLASTIC PLUGS IN SILENCER HOLES TO KEEP HOLES CLEAR DURING INSTALLATION.

2.05 SHOP PAINTING

A. CLEAN, TREAT AND PAINT SURFACES OF FABRICATED DOOR AND WINDOW WORK INSIDE AND OUT, WHETHER EXPOSED OR CONCEALED IN THE CONSTRUCTION.

B. THOROUGHLY CLEAN METAL SURFACES OF LOOSE SCALE, SHAVINGS, FILINGS, DIRT AND OTHER DELETERIOUS MATERIALS BY USE OF WIRE BRUSHES OR OTHER EFFECTIVE MEANS. REMOVE GREASE AND OIL BY ONE OF THE METHODS SPECIFIED IN SSPC-SP-1-63 "SOLVENT CLEANING." FILL SEAMS IN EDGES, AS REQUIRED.

C. APPLY TWO (2) COATS OF METAL PRIMER TO REINFORCEMENT AND ATTACHMENT STEEL AND FRAMING WHICH WILL BE IN CONTACT WITH CONCRETE.

D. CHEMICALLY TREAT SURFACES WITH PHOSPHATE COMPOUND TO ENSURE MAXIMUM PAINT ADHESION. APPLY A SUFFICIENT NUMBER OF COATS OF AN APPROVED ENAMEL FILLER, BAKED ON, TO OBTAIN UNIFORMLY SMOOTH EXPOSED SURFACE. IN ADDITION, APPLY ONE COAT OF LIGHT-COLORED PRIMER, BAKED ON, TO BOTH INSIDE AND OUTSIDE SURFACES. TOUCH UP SURFACES HAVING RUNS, SMEARS OR BARE SPOTS.

E. PROVIDE MINIMUM MIL THICKNESSES OF COATING AS RECOMMENDED BY THE PAINT MANUFACTURER.

PART 3 - EXECUTION

3.01 INSPECTION

A. EXAMINE SUBSTRATE AND CONDITIONS UNDER WHICH STEEL DOORS AND FRAME WORK ARE TO BE INSTALLED FOR ANY CONDITIONS DETRIMENTAL TO PROPER AND TIMELY COMPLETION OF WORK. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

3.02 INSTALLATION

A. INSTALL STEEL DOORS, FRAMES AND ACCESSORIES IN ACCORDANCE WITH FINAL SHOP DRAWINGS, MANUFACTURER'S DATA AND AS HEREIN SPECIFIED.

B. FRAME INSTALLATION: SET FRAMES ACCURATELY IN POSITION, PLUMBED, ALIGNED AND BRACED SECURELY UNTIL PERMANENT ANCHORS ARE SET. AFTER WALL CONSTRUCTION IS COMPLETE, REMOVE TEMPORARY BRACES AND SPREADERS LEAVING SURFACES SMOOTH AND UNDAMAGED.

C. DOOR INSTALLATION: FIT DOORS ACCURATELY IN THEIR RESPECTIVE FRAMES, WITH THE CLEARANCES SPECIFIED HEREIN.

D. HARDWARE INSTALLATION: APPLY HARDWARE IN ACCORDANCE WITH HARDWARE MANUFACTURER'S INSTRUCTIONS AND "SECTION 08710 - FINISH HARDWARE." DRILL AND TAP FOR MACHINE SCREWS, AS REQUIRED. DO NOT USE SELF-TAPPING SHEET METAL SCREWS. ANCHOR PANELS IN PLACE WITH CONCEALED FASTENERS. ADJUST DOORS TO PROVIDE UNIFORM CLEARANCE AT HEAD AND JAMBS AND TO CONTACT STOPS UNIFORMLY. REMOVE AND REPLACE DOORS WHICH ARE WARPED, BOWED OR OTHERWISE DAMAGED AND CANNOT BE PROPERLY INSTALLED.

3.03 ADJUSTMENT AND CLEANING

A. CHECK AND ADJUST FINISH HARDWARE ITEM FRAMES JUST PRIOR TO FINAL INSPECTION. LEAVE WORK IN PROPER OPERATING CONDITION. REPLACE DEFECTIVE WORK, INCLUDING DOORS AND/OR FRAMES WHICH ARE UNACCEPTABLE.

B. IMMEDIATELY AFTER ERECTION, SAND SMOOTH ANY RUSTED OR DAMAGED AREAS OF PRIME COAT AND APPLY TOUCH-UP OF COMPATIBLE AIR-DRYING PRIMER.

END OF SECTION

SECTION 08370 - TEMPERED GLASS DOORS

PART 1 - GENERAL

1.01 SUMMARY OF WORK

A. THE WORK OF THIS SECTION INCLUDES, BUT IS NOT NECESSARILY LIMITED TO, THE FOLLOWING:

TEMPERED GLASS DOORS AND SIDELIGHTS

B. RELATED WORK SPECIFIED ELSEWHERE

1. FINISH HARDWARE - SEE SECTION 08710.
2. GLASS AND GLAZING - SEE SECTION 08800.

1.02 SUBMITTALS

A. SHOP DRAWINGS

1. SHOW LOCATIONS, QUANTITIES, FABRICATION DETAILS AND INSTALLATION DETAILS, DIMENSIONS, FASTENINGS, HARDWARE, FINISHES, ETC., TO SHOW CONFORMANCE WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS. THESE SHOP DRAWINGS MUST BE REVIEWED BY THE DESIGNER BEFORE ANY FABRICATION OR INSTALLATION IS BEGUN.
2. COORDINATE SHOP DRAWINGS WITH SECTION 08710 TO ENSURE PROPER SIZE AND LOCATION OF CYLINDER LOCKS AND OTHER HARDWARE.

B. PERFORMANCE GUARANTEES: FURNISH A TWO-YEAR GUARANTEE, CERTIFYING THAT WORK IS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, INCLUDING AUTHORIZED ALTERATIONS AND ADDITIONS AND THAT SHOULD ANY DEFECTS IN MATERIALS AND WORKMANSHIP AFFECTING THE FUNCTION AND PERFORMANCE OF THE DOORS DEVELOP DURING THE GUARANTEE PERIOD, SUCH DEFECTS WILL, UPON WRITTEN NOTICE, BE REPAIRED OR REPLACED AT NO EXPENSE TO THE OWNER. GUARANTEE DOES NOT APPLY TO BREAKAGE OF GLASS.

1.03 DELIVERY, HANDLING AND STORAGE

A. STORE ALL MATERIALS DELIVERED TO THE SITE IN ASSIGNED SPACES. SELECT SPACES WHERE STORED MATERIALS WILL NOT BE EXPOSED TO WETTING OR DAMAGE AND WILL PERMIT EASY ACCESS TO AND HANDLING OF THE MATERIALS. STORE MATERIALS NEATLY, PROPERLY STACKED ON DUNNAGE AND COVER OR ADEQUATELY PROTECT AGAINST DAMAGE AT ALL TIMES.

B. PROTECT MATERIALS AGAINST STAINING, ETCHING, SCRATCHING AND BREAKAGE.

PART 2 - PRODUCTS

2.01 MANUFACTURERS

A. ACCEPTABILITY OF MANUFACTURERS IS CONTINGENT UPON PRODUCTS' COMPLIANCE WITH THE SPECIFICATIONS. SUBMIT INFORMATION TO DESIGNER FOR APPROVAL. ACCEPTABLE MANUFACTURERS INCLUDE:

PPG INDUSTRIES GLASS DIVISION, ROOM 3W, ONE GATEWAY CENTER, PITTSBURGH, PA 15222.

2.02 MATERIALS

A. SIZES AND STYLES

1. THE REQUIRED SIZES OF DOOR UNITS AND THE PROFILE REQUIREMENTS ARE SHOWN ON THE CONTRACT DRAWINGS.
2. PROVIDE SIDELIGHTS WHERE INDICATED.
3. STYLE SHALL BE PPG HERCULITE, STYLE "P".
4. GLASS SHALL BE CLEAR TEMPERED WITH THICKNESS AS RECOMMENDED BY THE MANUFACTURER.
5. TOP AND BOTTOM RAILS ARE TO BE STAINLESS STEEL WITH A SATIN FINISH.

B. HARDWARE: REFER TO CONTRACT DRAWINGS TO BE FURNISHED BY FINISH HARDWARE SUPPLIER

PART 3 - EXECUTION

3.01 INSTALLATION

A. INSTALL DOORS AND HARDWARE IN STRICT ACCORDANCE WITH DOOR MANUFACTURER'S RECOMMENDATIONS. MAKE UNITS PLUMB AND TRUE IN OPENING.

B. ITEMS DELIVERED TO PROJECT SITE WITH WARPS, BENDS OR OTHER DEFECTS WILL BE REJECTED.

C. BEFORE TURNING PROJECT OVER, INSPECT WORK DONE UNDER THIS SECTION AND MAKE ALL NECESSARY ADJUSTMENTS, REPAIRS OR REPLACEMENTS OF DEFECTIVE WORK.

END OF SECTION

SECTION 08710 - FINISH HARDWARE

PART 1 - GENERAL

1.01 SUMMARY OF WORK

A. THE WORK OF THIS SECTION, INCLUDES BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:

FINISH HARDWARE

B. RELATED WORK SPECIFIED ELSEWHERE

1. STEEL DOORS AND FRAMES - SEE SECTION 08100.
2. TEMPERED GLASS DOORS - SEE SECTION 08370.

1.02 QUALITY ASSURANCE

FINISH HARDWARE, WHERE REQUIRED SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE AMERICAN INSURANCE ASSOCIATION, UNDERWRITER'S LABORATORIES, INC., LOCAL CODES AND ALL OTHER REGULATIONS AND AGENCIES HAVING JURISDICTION. SUCH ITEMS OF HARDWARE SHALL BEAR LABELS OR MARKS INDICATING CONFORMANCE TO THE ABOVE REQUIREMENTS.

1.03 REFERENCE STANDARDS

A. COMPLY WITH APPLICABLE PROVISIONS OF THE FOLLOWING REFERENCE STANDARDS EXCEPT AS OTHERWISE SHOWN OR SPECIFIED.

1. BUILDING HARDWARE MANUFACTURER'S ASSOCIATION (BHMA)
2. UNDERWRITER'S LABORATORIES (UL)
3. UNITED STATES STANDARDS (US)
4. STEEL DOOR INSTITUTE (SDI)
5. HOLLOW METAL MANUFACTURER'S ASSOCIATION, DIVISION OF THE NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS
6. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
7. DOOR AND HARDWARE INSTITUTE (DHI)

1.04 SUBMITTALS

A. PRODUCT DATA: SUBMIT MANUFACTURER'S PRODUCT LITERATURE, SPECIFICATIONS FOR FABRICATION AND INSTALLATION, INCLUDING DATA SUBSTANTIATING THAT PRODUCTS COMPLY WITH REQUIREMENTS.

B. SHOP DRAWINGS: SUBMIT SHOP DRAWINGS INCLUDING HARDWARE SCHEDULES LISTING EACH DOOR, EACH ITEM OF HARDWARE, SET NUMBERS, MANUFACTURERS' NAMES AND NUMBERS, MATERIALS, FINISHES, DIMENSIONS AND DESCRIPTIONS OF FUNCTIONS. HARDWARE SCHEDULES SHALL NOTE ITEMS FURNISHED IN OTHER SECTIONS.

C. SAMPLES: THE SAMPLES LISTED BELOW ARE REQUIRED TO BE SUBMITTED AT THE SAME TIME AS THE SUBMISSION OF SHOP DRAWINGS.

QUANTITY	DESCRIPTION
1	HINGES (EACH TYPE)
1	CLOSERS
1	LOCKSETS (ELECTRIC)
1	LOCKSETS (NON-ELECTRIC)
1	STOPS (EACH TYPE)

D. ACCEPTED SAMPLES WILL BE DELIVERED TO THE PROJECT SITE FOR INSTALLATION AFTER SUBSTANTIAL COMPLETION.

1.05 DELIVERY, STORAGE AND HANDLING

A. CONTROL HANDLING AND INSTALLATION OF HARDWARE ITEMS WHICH ARE NOT IMMEDIATELY REPLACEABLE, SO THAT COMPLETION OF THE WORK WILL NOT BE DELAYED BY HARDWARE LOSSES, BOTH BEFORE AND AFTER INSTALLATION.

B. AFTER INSTALLATION, PROTECT EXPOSED SURFACE WITH MATERIAL WHICH IS EASILY REMOVED WITHOUT MARRING FINISH.

PART 2 - PRODUCTS

2.01 SCHEDULED HARDWARE

A. REQUIREMENTS FOR DESIGN, GRADE, FUNCTION, FINISH, SIZE AND OTHER DISTINCTIVE QUALITIES OF EACH TYPE OF BUILDER'S HARDWARE ARE INDICATED. PRODUCTS ARE IDENTIFIED BY USING APPROPRIATE HARDWARE DESIGNATION NUMBERS.

B. ONE MANUFACTURER IS LISTED FOR EACH HARDWARE TYPE REQUIRED. PROVIDE EITHER THE PRODUCT DESIGNATED OR AN APPROVED COMPARABLE PRODUCT OF ONE OF THE OTHER LISTED MANUFACTURERS.

2.02 MATERIALS AND FABRICATION, GENERAL

THE DRAWINGS SHOW THE DIRECTION OF MOVEMENT OF EACH DOOR LEAF. FURNISH EACH ITEM OF HARDWARE FOR PROPER INSTALLATION AND OPERATION OF THE DOOR MOVEMENT AS SHOWN.

2.03 HINGES

A. REFER TO HARDWARE SCHEDULE FOR THESE ITEMS.

B. HINGES SHALL BE SIZED AS RECOMMENDED BY THE MANUFACTURER.

C. PROVIDE A MINIMUM OF 1-1/2 PAIR OF HINGES PER DOOR LEAF UP TO 7'-6" HIGH AND 2 PAIRS PER DOOR LEAF FOR DOORS 8'-0" HIGH. PROVIDE ONE ADDITIONAL HINGE PER ADDITIONAL 2'-6" OR FRACTION THEREOF ABOVE 7'-6".

2.04 CLOSERS

A. REFER TO HARDWARE SCHEDULE FOR THESE ITEMS.

B. CLOSERS SHALL BE SIZED IN ACCORDANCE WITH THE ACCEPTED MANUFACTURER'S STANDARDS TO SUIT HEIGHT, WIDTH, WEIGHT OR DOOR AND DRAFT CONDITIONS.

2.05 LOCKING

A. REFER TO HARDWARE SCHEDULE FOR THESE ITEMS.

B. STRIKES: PROVIDE MANUFACTURER'S STANDARD WROUGHT BOX STRIKE FOR EACH LATCH OR LOCK BOLT, WITH CURVED LIP EXTENDED TO PROTECT FRAME, FINISHED TO MATCH HARDWARE SET.

2.06 KEYS AND KEYING

A. KEYS: KEYS SHALL BE NICKEL SILVER.

B. KEYING: KEYING REQUIREMENTS SHALL BE DETERMINED BY THE OWNER.

1. PROVIDE INSTRUCTION OF THE OWNER'S PERSONNEL IN THE OPERATION OF THE KEY CONTROL SYSTEM.
2. CONTRACTOR TO VERIFY BASE BUILDING KEYING AND COMPLY WITH BUILDING MANAGER'S KEYING REQUIREMENTS PRIOR TO ORDERING HARDWARE.

2.07 STOPS

A. REFER TO HARDWARE SCHEDULE FOR THESE ITEMS.

B. PROVIDE FASTENERS SUITABLE FOR THE SUBSTRATE TO WHICH THE SPECIFIED STOPS ARE TO BE APPLIED.

PART 3 - EXECUTION

3.01 GENERAL

A. HARDWARE SHALL BE SUITABLE AND ADAPTED FOR ITS REQUIRED USE AND SHALL FIT ITS DESIGNATED LOCATION. SHOULD ANY HARDWARE AS SPECIFIED OR REQUIRED, FAIL TO MEET THE INTENDED REQUIREMENTS OR REQUIRE MODIFICATION TO SUIT OR FIT THE DESIGNATED LOCATION, DETERMINE THE CORRECTION OR MODIFICATION NECESSARY AND NOTIFY THE DESIGNER IN AMPLE TIME TO AVOID DELAY IN THE MANUFACTURE AND DELIVERY OF HARDWARE.

B. MAKE PERIODIC CHECKS DURING CONSTRUCTION IN ORDER TO ASCERTAIN THAT THE FINISH HARDWARE ITEMS HAVE BEEN INSTALLED CORRECTLY. AFTER COMPLETION OF CONSTRUCTION, ADJUST FINISH HARDWARE TO FUNCTION PROPERLY AND ADJUST AS REQUIRED FOR SMOOTH, FREE OPERATION.

C. FURNISH SUITABLE TEMPLATES, TOGETHER WITH THE REVIEWED FINISH HARDWARE SCHEDULE, TO THE RESPECTIVE TRADES AS REQUIRED, TO ENSURE THE ACCURATE SETTING AND FITTING OF FINISH HARDWARE.

3.02 HARDWARE INSTALLATION

A. LOCATE HARDWARE UNITS AT HEIGHTS INDICATED IN "RECOMMENDED LOCATIONS FOR BUILDERS HARDWARE FOR STANDARD STEEL DOORS AND FRAMES" BY THE DOOR AND HARDWARE INSTITUTE, EXCEPT AS SPECIFICALLY INDICATED OR REQUIRED TO COMPLY WITH GOVERNING REGULATIONS AND EXCEPT AS MAY BE OTHERWISE DIRECTED BY DESIGNER.

B. INSTALL EACH HARDWARE ITEM IN COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. WHEREVER CUTTING AND FITTING IS REQUIRED TO INSTALL HARDWARE ONTO OR INTO SURFACES WHICH ARE LATER TO BE PAINTED OR FINISHED IN ANOTHER WAY, COORDINATE REMOVAL, STORAGE AND REINSTALLATION OR APPLICATION OF SURFACE PROTECTORS WITH FINISHING WORK SPECIFIED IN THE DIVISION 9 SECTIONS. DO NOT INSTALL SURFACE-MOUNTED ITEMS UNTIL FINISHES HAVE BEEN COMPLETED ON THE SUBSTRATE.

C. SET UNITS LEVEL, PLUMB AND TRUE TO LINE AND LOCATION. ADJUST AND REINFORCE THE ATTACHMENT SUBSTRATE AS NECESSARY FOR PROPER INSTALLATION AND OPERATION. DOORS SHALL HAVE A UNIFORM GAP ON ALL SIDES.

D. DRILL AND COUNTERSINK UNITS WHICH ARE NOT FACTORY-PREPARED FOR ANCHORAGE FASTENERS. USE TEMPLATES AND SHOP DRAWINGS FURNISHED. SPACE FASTENERS AND ANCHORS IN ACCORDANCE WITH INDUSTRY STANDARDS.

3.03 HARDWARE SETS

SEE ARCHITECTURAL DRAWINGS.

END OF SECTION

SECTION 08800 - GLASS AND GLAZING

PART 1 - GENERAL

1.01 SUMMARY OF WORK

A. THIS WORK OF THIS SECTION INCLUDES, BUT IS NOT NECESSARILY LIMITED TO, THE FOLLOWING:

1. MIRRORS
2. TEMPERED GLASS

B. DEFINITIONS

1. GLASS: INCLUDES PRIME GLASS, PROCESSED GLASS AND FABRICATED GLASS PRODUCTS.
2. GLAZING: INCLUDES GLASS INSTALLATION AND MATERIALS USED TO INSTALL GLASS.

C. RELATED WORK SPECIFIED ELSEWHERE

TEMPERED GLASS INSERTS - SEE SECTION 08370.

1.02 REFERENCE STANDARDS

EXCEPT AS MODIFIED BY GOVERNING CODES AND BY THE CONTRACT DOCUMENTS, COMPLY WITH THE APPLICABLE PROVISIONS AND RECOMMENDATIONS OF THE FOLLOWING:

A. FGMA "GLAZING SEALING SYSTEMS MANUAL" AND "GLAZING MANUAL"

B. PRIME GLASS STANDARD: FS DD-G-451

C. HEAT-TREATED GLASS STANDARD: FS DD-G-1403

D. SAFETY GLASS STANDARDS: CPSC 16CFR1201 AND ANSI Z97.1

1.03 REQUIREMENTS OF REGULATORY AGENCIES

PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODES AND FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS.

1.04 SUBMITTALS

A. SAMPLES: SUBMIT SAMPLES OF EACH TYPE OF GLASS, GLAZING SEALANT AND GASKET. PROVIDE SEALANT SAMPLES 12" LONG INSTALLED BETWEEN SAMPLES OF THE MATERIALS TO BE GLAZED, FULLY CURED. SAMPLES WILL BE REVIEWED FOR COLOR AND TEXTURE ONLY. GLASS SAMPLES SHALL BE ACTUAL UNITS AS REQUIRED FOR INSTALLATION OR MINIMUM 18" X 18" UNITS AT THE CONTRACTOR'S OPTION.

B. MANUFACTURER'S DATA: SUBMIT THE FOLLOWING INFORMATION FROM THE MANUFACTURER:

1. STATEMENT THAT EACH PRODUCT TO BE FURNISHED IS RECOMMENDED FOR THE APPLICATION SHOWN.
2. COMPLETE INSTRUCTIONS FOR HANDLING, STORING, MIXING, PRIMING, INSTALLING, CURING AND PROTECTING EACH GLAZING MATERIAL.

C. CERTIFICATION: SUBMIT CERTIFICATION FROM FABRICATOR THAT EACH PIECE OF TEMPERED GLASS COMPLIES WITH SPECIFIED STANDARDS FOR HEAT STRENGTHENING AND SAFETY GLAZING.

D. MAINTENANCE INSTRUCTIONS: FURNISH MAINTENANCE INSTRUCTIONS FOR EACH TYPE OF GLASS FOR USE DURING CONSTRUCTION AND FOR USE BY THE OWNER AFTER ACCEPTANCE OF THE WORK.

1.05 DELIVERY, STORAGE AND HANDLING

A. DELIVER GLAZING MATERIALS TO THE PROJECT SITE IN MANUFACTURERS' UNOPENED CONTAINERS, FULLY IDENTIFIED WITH TRADE NAME, COLOR, SIZE, HARDNESS, TYPE, CLASS AND GRADE. STORE EACH ITEM IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

B. DELIVER, STORE AND HANDLE GLASS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS; PROTECTED FROM WEATHER, STAINING AND DAMAGE. DURING STORAGE AND HANDLING OF GLASS PROVIDE CUSHIONS AT EDGES TO PREVENT IMPACT DAMAGE. PROTECT GLASS FROM SCRATCHES AND ABRASION.

PART 2 - PRODUCTS

2.01 GLASS TYPES

PROVIDE GLASS TYPES, FABRICATED FROM THE GLASSES SPECIFIED HEREIN, IN THE LOCATIONS SHOWN ON THE DRAWINGS:

A. 1/4" THICK MIRROR

B. CLEAR GLASS, THICKNESS AS INDICATED, TEMPERED.

2.02 GLASS PRODUCTS

A. PRIME GLASS

1. CLEAR GLASS: PLATE OR FLOAT GLASS, TYPE 1, QUALITY Q3.
2. MIRROR: TYPE I, CLASS I, QUALITY Q2 WITH SILVER COATING, COPPER PROTECT

SECTION 09250 - GYPSUM DRYWALL CONTINUED FROM SHEET A0.03

B. GYPSUM BACKING BOARD FOR MULTI-LAYER APPLICATIONS: ASTM C442 OR, WHERE BACKING BOARD IS NOT AVAILABLE FROM MANUFACTURER, GYPSUM WALLBOARD, ASTM C36, OF TYPE AND EDGE CONFIGURATION INDICATED BELOW; IN MAXIMUM LENGTHS AVAILABLE TO MINIMIZE END-TO-END JOINTS; 5/8" THICK UNLESS OTHERWISE SHOWN.

1. TYPE: REGULAR, UNLESS OTHERWISE SHOWN
2. TYPE: TYPE X FOR FIRE-RESISTANT RATED ASSEMBLIES
3. TYPE: MOLD RESISTANT GYPSUM BOARD
4. EDGES: MANUFACTURER'S STANDARD

C. WATER-RESISTANT BACKING BOARD: ASTM C630, WITH TAPERED EDGES AND OF TYPE SHOWN BELOW; IN MAXIMUM LENGTHS AVAILABLE TO MINIMIZE END-TO-END BUTT JOINTS; 5/8" THICK UNLESS OTHERWISE SHOWN.

1. TYPE: REGULAR, UNLESS OTHERWISE SHOWN
2. TYPE: TYPE X FOR FIRE-RESISTANT RATED ASSEMBLIES

2.04 TRIM ACCESSORIES

PROVIDE MANUFACTURER'S STANDARD TRIM ACCESSORIES OF TYPES SHOWN FOR DRYWALL WORK, FORMED OF GALVANIZED STEEL UNLESS OTHERWISE SHOWN, WITH EITHER KNURLED AND PERFORATED OR EXPANDED FLANGES FOR NAILING OR STAPLING AND BEADED FOR CONCEALMENT OF FLANGES IN JOINT COMPOUND. PROVIDE CORNER BEADS, L-TYPE EDGE TRIM-BEADS, U-TYPE EDGE TRIM-BEADS, SPECIAL L-KERF-TYPE EDGE TRIM-BEADS AND ONE-PIECE CONTROL JOINT BEADS.

ACCESSORIES

A. CORNER BEAD: FORMED GALVANIZED STEEL ANGLE, MIN. BASE STEEL 0.014 IN. THICK, AND COMPLYING WITH ASTM C 1047.

B. CASING BEAD: FORMED GALVANIZED STEEL TRIM, MIN. BASE STEEL 0.014 IN. THICK, AND COMPLYING WITH ASTM C 1047, TYPE AS FOLLOWS:

1. LC-BEAD
2. L-BEAD.
3. U-BEAD.

C. CONTROL JOINT: EXTRUDED VINYL FORMED WITH V SHAPED SLOT COVERED WITH REMOVABLE FLEXIBLE VINYL STRIP AND COMPLYING WITH ASTM C 1047.

D. CONTROL JOINT: BENT ZINC SHEET FORMED WITH V SHAPED SLOT, COVERED WITH PLASTIC TAPE, WITH PERFORATED FLANGES AND COMPLYING WITH ASTM C 1047.

E. FLOOR AND CEILING RUNNERS: L SHAPED RUNNER, WEIGHING 545 LBS. PER 1000 LIN. FT. WITH MIN. BASE STEEL OF 0.0329 IN., GALVANIZED.

F. SCREWS: ASTM C 954 OR ASTM C 1002 OR BOTH WITH HEADS, THREADS, POINTS, AND FINISH AS RECOMMENDED BY THE MANUFACTURER.

G. NAILS: ASTM C 514 WITH HEADS, LENGTHS, CONFIGURATIONS, AND FINISH AS RECOMMENDED BY THE MANUFACTURER.

H. ACOUSTICAL SEALANT: NONDRYING, NONHARDENING, NONSKINNING, NONSTAINING, NONBLEEDING, GUNNABLE TYPE AS RECOMMENDED BY THE MANUFACTURER.

2.05 JOINT TREATMENT MATERIALS

A. TAPE: 2-1/16 IN. WIDE PAPER REINFORCING TAPE (PROFORM BRAND JOINT TAPE).

B. TAPE: 2 IN. WIDE PAPER REINFORCING TAPE WITH METAL STRIPS LAMINATED ALONG THE CENTER CREASE TO FORM INSIDE AND OUTSIDE CORNERS (PROFORM BRAND MULTI-FLEX TAPE BEAD).

C. TAPE: 2 IN. WIDE SELF ADHERING FIBERGLASS TAPE (PROFORM BRAND FIBERGLASS MESH TAPE).

D. COMPOUND: DRYING TYPE PRE-MIXED VINYL BASE COMPOUND (PROFORM BRAND ALL PURPOSE JOINT COMPOUND, REGULAR GRADE AND MACHINE GRADE, PROFORM BRAND XP JOINT COMPOUND, PROFORM BRAND MULTI-USE JOINT COMPOUND, PROFORM BRAND LITE JOINT COMPOUND, AND PROFORM BRAND ULTRA JOINT COMPOUND.

E. COMPOUND: DRYING TYPE JOB MIXED VINYL BASE COMPOUND (PROFORM BRAND TRIPLE-T COMPOUND).

F. COMPOUND: DRYING TYPE VINYL BASE TOPPING COMPOUND, PRE-MIXED (PROFORM BRAND TOPPING COMPOUND).

G. COMPOUND: DRYING TYPE VINYL BASED TAPING COMPOUND, PRE-MIXED (PROFORM BRAND TAPING JOINT COMPOUND).

H. COMPOUND: SETTING TYPE JOB MIXED CHEMICAL-HARDENING COMPOUND (PROFORM BRAND STA-SMOOTH JOINT COMPOUND, PROFORM BRAND STA-SMOOTH LITE JOINT COMPOUND, AND PROFORM BRAND STA-SMOOTH HS JOINT COMPOUND).

2.06 MISCELLANEOUS MATERIALS

A. GENERAL: PROVIDE AUXILIARY MATERIALS FOR GYPSUM DRYWALL WORK OF THE TYPE AND GRADE RECOMMENDED BY THE MANUFACTURER OF THE GYPSUM BOARD.

B. GYPSUM BOARD SCREWS: COMPLY WITH ASTM C646.

C. CONCEALED ACOUSTICAL SEALANT: ASTM C834, NON-HARDENING, NON-SKINNING, NONSTAINING, NON-BLEEDING, GUNNABLE SEALANT FOR CONCEALED APPLICATIONS PER ASTM C919.

D. EXPOSED ACOUSTICAL SEALANT: NON-OXIDIZING, SKINNABLE, PAINTABLE, GUNNABLE SEALANT FOR EXPOSED APPLICATIONS PER ASTM C919.

E. SOUND ATTENUATION BLANKETS: SEMI-RIGID MINERAL FIBER BLANKET WITHOUT MEMBRANE, CLASS 25 FLAME-SPREAD, THICKNESSES AS SHOWN. USE TWO (2) POUND DENSITY INSULATION AT SUPPLEMENTARY AIR CONDITIONING ROOMS.

F. WATER-RESISTANT ADHESIVE: TYPE I ORGANIC ADHESIVE FOR CERAMIC TILE COMPLYING WITH ANSI A136.1.

PART 3 - EXECUTION

3.01 PREPARATION FOR METAL SUPPORT SYSTEMS

COORDINATE WORK WITH STRUCTURAL CEILING WORK TO ENSURE THAT INSERTS AND OTHER STRUCTURAL ANCHORAGE PROVISIONS HAVE BEEN INSTALLED TO RECEIVE CEILING HANGERS.

3.02 INSTALLATION OF SUPPORT SYSTEMS, GENERAL

A. METAL SUPPORT INSTALLATION STANDARD: COMPLY WITH ASTM C754.

B. DO NOT BRIDGE BUILDING EXPANSION JOINTS WITH SUPPORT SYSTEM, FRAME BOTH SIDES OF JOINTS WITH FURRING AND OTHER SUPPORT AS SHOWN.

3.03 CEILING SUPPORT SUSPENSION SYSTEMS

A. SECURE HANGERS TO STRUCTURAL SUPPORT BY CONNECTING DIRECTLY TO STRUCTURE WHERE POSSIBLE, OTHERWISE CONNECT TO INSERTS, CLIPS OR OTHER ANCHORAGE DEVICES OR FASTENERS AS SHOWN.

B. SPACE MAIN RUNNERS 4'-0" O.C. AND SPACE HANGERS 4'-0" O.C. ALONG RUNNERS, EXCEPT AS OTHERWISE SHOWN.

C. LEVEL MAIN RUNNERS TO A TOLERANCE OF 1/4" IN 12'-0", MEASURED BOTH LENGTHWISE ON EACH RUNNER AND TRANSVERSELY BETWEEN PARALLEL RUNNERS.

D. WIRE-TIE OR CLIP FURRING MEMBERS TO MAIN RUNNERS AND TO OTHER STRUCTURAL SUPPORTS AS SHOWN.

E. SPACE FURRING MEMBER 16" O.C., EXCEPT AS OTHERWISE SHOWN.

F. INSTALL AUXILIARY FRAMING AT TERMINATION OF DRYWALL WORK AND AT OPENINGS FOR LIGHT FIXTURES AND SIMILAR WORK, AS REQUIRED FOR SUPPORT OF BOTH THE DRYWALL CONSTRUCTION AND OTHER WORK SHOWN FOR SUPPORT THEREOF.

3.03 WALL/PARTITION SUPPORT SYSTEMS

A. INSTALL SUPPLEMENTARY FRAMING, BLOCKING AND BRACING AT TERMINATIONS IN THE WORK AND FOR SUPPORT OF FIXTURES, EQUIPMENT, SERVICES, HEAVY TRIM, GRAB BARS, TOILET ACCESSORIES, FURNISHINGS AND SIMILAR WORK TO COMPLY WITH DETAILS, OR IF NOT OTHERWISE SHOWN, TO COMPLY WITH APPLICABLE PUBLISHED RECOMMENDATIONS OF GYPSUM BOARD MANUFACTURER, OR IF NOT AVAILABLE, OF THE "GYPSUM CONSTRUCTION HANDBOOK" PUBLISHED BY UNITED STATES GYPSUM COMPANY.

B. ISOLATE STUD SYSTEM FROM TRANSFER OF STRUCTURAL LOADING TO SYSTEM, BOTH HORIZONTALLY AND VERTICALLY. PROVIDE SLIP OR CUSHIONED TYPE JOINTS TO ATTAIN LATERAL SUPPORT AND AVOID AXIAL LOADING.

C. INSTALL RUNNER TRACKS AT FLOORS, CEILINGS AND STRUCTURAL WALLS AND COLUMNS WHERE GYPSUM DRYWALL STUD SYSTEM ABUTS OTHER WORK, EXCEPT AS OTHERWISE SHOWN.

D. EXTEND PARTITION STUD SYSTEM THROUGH ACOUSTICAL CEILINGS AND ELSEWHERE AS SHOWN TO THE STRUCTURAL SUPPORT AND SUBSTRATE ABOVE THE CEILING.

E. TERMINATE PARTITION STUD SYSTEM AT CEILINGS, EXCEPT WHERE SHOWN TO BE EXTENDED TO STRUCTURAL SUPPORT OR SUBSTRATE ABOVE.

F. SPACE STUDS 16" O.C., UNLESS OTHERWISE SHOWN.

G. FRAME DOOR OPENINGS TO COMPLY WITH DETAILS SHOWN, OR IF NOT OTHERWISE SHOWN, TO COMPLY WITH APPLICABLE PUBLISHED RECOMMENDATIONS OF GYPSUM BOARD MANUFACTURER, OR IF NOT AVAILABLE, OF THE "GYPSUM CONSTRUCTION HANDBOOK" PUBLISHED BY UNITED STATES GYPSUM COMPANY. ATTACH VERTICAL STUDS AT JAMBS WITH SCREWS EITHER DIRECTLY TO FRAMES OR TO JAMB ANCHOR CLIPS ON DOOR FRAMES; INSTALL RUNNER TRACK SECTION (FOR JACK STUDS) AT HEAD AND SECURE TO JAMB STUDS.

H. FRAME OPENINGS, OTHER THAN DOOR OPENINGS, TO COMPLY WITH DETAILS, OR IF NOT SHOWN, IN SAME MANNER AS REQUIRED FOR DOOR OPENINGS. INSTALL FRAMING BELOW SILLS OF OPENINGS TO MATCH FRAMING REQUIRED ABOVE DOOR HEADS.

I. SPACE WALL FURRING MEMBERS 16" O.C., UNLESS OTHERWISE SHOWN.

3.05 GYPSUM BOARD INSTALLATION REQUIREMENTS, GENERAL

A. GYPSUM BOARD APPLICATION AND FINISHING STANDARDS: ASTM C840 AND GA-216.

B. INSTALL SOUND ATTENUATION BLANKETS AS SHOWN, PRIOR TO GYPSUM BOARD UNLESS READILY INSTALLED AFTER BOARD HAS BEEN INSTALLED.

C. LOCATE EXPOSED END-BUTT JOINTS AS FAR FROM CENTER OF WALLS AND CEILINGS AS POSSIBLE AND STAGGER NOT LESS THAN 1'-0" IN ALTERNATE COURSES OF BOARD.

D. INSTALL CEILING BOARDS IN THE DIRECTION AND MANNER WHICH WILL MINIMIZE THE NUMBER OF END-BUTT JOINTS AND WHICH WILL AVOID END JOINTS IN THE CENTRAL AREA OF EACH CEILING. STAGGER END JOINTS AT LEAST 1'-0".

E. INSTALL WALL/PARTITION BOARDS VERTICALLY TO AVOID END-BUTT JOINTS WHEREVER POSSIBLE. AT STAIRWELLS AND SIMILAR HIGH WALLS, INSTALL BOARDS HORIZONTALLY WITH END JOINTS STAGGERED OVER STUDS.

F. INSTALL EXPOSED GYPSUM BOARD WITH FACE SIDE OUT. DO NOT INSTALL IMPERFECT, DAMAGED OR DAMP BOARDS. BUTT BOARDS TOGETHER FOR A LIGHT CONTACT AT EDGES AND ENDS WITH NOT MORE THAN 1/16" OPEN SPACE BETWEEN BOARDS. DO NOT FORCE INTO PLACE.

G. LOCATE EITHER EDGE OR END JOINTS OVER SUPPORTS, EXCEPT IN HORIZONTAL APPLICATIONS OR WHERE INTERMEDIATE SUPPORTS OR GYPSUM BOARD BACK-BLOCKING IS PROVIDED BEHIND END JOINTS. POSITION BOARDS SO THAT LIKE EDGES ABUT. TAPERED EDGES AGAINST TAPERED EDGES AND MILL-CUT OR FIELD-CUT ENDS AGAINST MILL-CUT OR FIELD-CUT ENDS. DO NOT PLACE TAPERED EDGES AGAINST CUT EDGES OR ENDS. STAGGER VERTICAL JOINTS OVER DIFFERENT STUDS ON OPPOSITE SIDES OF PARTITIONS.

H. ATTACH GYPSUM BOARD TO SUPPLEMENTARY FRAMING AND BLOCKING PROVIDED FOR ADDITIONAL SUPPORT AT OPENINGS AND CUTOUTS.

I. FORM CONTROL JOINTS WITH SPACE BETWEEN EDGES OF BOARDS PREPARED TO RECEIVE TRIM ACCESSORIES.

J. ISOLATE PERIMETER OF NON-LOAD-BEARING DRYWALL PARTITIONS AT STRUCTURAL ABUTMENTS WHERE SHOWN. PROVIDE 1/4" TO 1/2" SPACE AND TRIM EDGE WITH EDGE TRIM. SEAL JOINTS WITH ACOUSTICAL SEALANT.

K. WHERE SOUND-RATED DRYWALL WORK IS SHOWN, INCLUDING DOUBLE-LAYER WORK, SEAL THE WORK AT PERIMETERS, CONTROL JOINTS, OPENINGS AND PENETRATIONS WITH A CONTINUOUS BEAD OF ACOUSTICAL SEALANT INCLUDING A BEAD AT BOTH FACES OF PARTITIONS. COMPLY WITH ASTM C919 AND MANUFACTURER'S RECOMMENDATIONS FOR LOCATION OF BEADS, AND CLOSE OFF SOUND-FLANKING PATHS AROUND OR THROUGH THE WORK, INCLUDING SEALING OF PARTITIONS ABOVE ACOUSTICAL CEILINGS.

L. SPACE FASTENERS IN GYPSUM BOARDS IN ACCORDANCE WITH REFERENCED STANDARDS AND MANUFACTURER'S RECOMMENDATIONS, EXCEPT AS OTHERWISE SHOWN.

3.06 SINGLE-LAYER APPLICATION

A. ON CEILINGS, APPLY GYPSUM BOARD PRIOR TO WALL/PARTITION BOARD APPLICATION TO THE GREATEST EXTENT POSSIBLE.

B. ON PARTITIONS/WALLS, APPLY GYPSUM BOARD VERTICALLY (PARALLEL), UNLESS OTHERWISE SHOWN AND PROVIDE SHEET LENGTHS WHICH WILL MINIMIZE END JOINTS.

C. SINGLE-LAYER FASTENING METHODS: ATTACH GYPSUM BOARDS TO SUPPORTS WITH SCREWS.

3.07 DOUBLE-LAYER APPLICATION

A. GENERAL: INSTALL GYPSUM-BACKING BOARD FOR BASE LAYER AND EXPOSED GYPSUM BOARD FOR FACE LAYER.

B. ON CEILINGS APPLY BASE LAYER PRIOR TO BASE LAYER APPLICATION ON WALLS/PARTITIONS; APPLY FACE LAYERS IN SAME SEQUENCE. OFFSET JOINTS BETWEEN LAYERS AT LEAST 10". APPLY BASE LAYERS AT RIGHT ANGLES TO SUPPORTS, UNLESS OTHERWISE SHOWN.

C. ON PARTITIONS/WALLS APPLY BASE LAYER AND FACE LAYERS VERTICALLY (PARALLEL) WITH JOINTS OF BASE LAYER OVER SUPPORTS AND OFFSET FACE LAYER JOINTS AT LEAST 10" WITH BASE LAYER JOINTS.

D. DOUBLE-LAYER FASTENING METHODS: ATTACH BASE LAYER OF GYPSUM BOARD AND FACE LAYER TO BASE LAYER SEPARATELY TO SUPPORTS WITH SCREWS.

3.08 INSTALLATION OF DRYWALL TRIM ACCESSORIES

A. GENERAL: WHERE FEASIBLE, USE THE SAME FASTENERS TO ANCHOR TRIM ACCESSORY FLANGES AS REQUIRED TO FASTEN GYPSUM BOARD TO THE SUPPORTS; OTHERWISE, FASTEN FLANGES BY NAILING OR STAPLING IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

B. INSTALL METAL CORNER BEADS AT EXTERNAL CORNERS OF DRYWALL WORK.

C. INSTALL METAL EDGE TRIM WHENEVER EDGE OF GYPSUM BOARD WOULD OTHERWISE BE EXPOSED OR SEMI-EXPOSED. INSTALL L-TYPE TRIM WHERE WORK IS TIGHTLY ABUTTED TO OTHER WORK AND INSTALL SPECIAL KERF-TYPE WHERE OTHER WORK IS KERFED TO RECEIVE LONG LEG OF L-TYPE TRIM. INSTALL U-TYPE TRIM WHERE EDGE IS EXPOSED, REVEALED, GASKETED OR SEALANT-FILLED.

D. INSTALL METAL CONTROL JOINT WHERE SHOWN.

3.09 FINISHING OF DRYWALL

A. GENERAL: APPLY TREATMENT AT GYPSUM BOARD JOINTS (BOTH DIRECTIONS), FLANGES OF TRIM ACCESSORIES, PENETRATIONS, FASTENER HEADS, SURFACE DEFECTS AND ELSEWHERE AS REQUIRED TO PREPARE WORK FOR DECORATION. PRE-FILL OPEN JOINTS AND ROUNDED OR BEVELED EDGES, IF ANY, USING TYPE OF COMPOUND RECOMMENDED BY MANUFACTURER.

1. APPLY JOINT TAPE AT JOINTS BETWEEN GYPSUM BOARDS, EXCEPT WHERE TRIM ACCESSORIES ARE SHOWN.
2. APPLY JOINT COMPOUND IN A MINIMUM THREE (3) COATS (NOT INCLUDING PRE-FILL OF OPENINGS IN BASE) AND SAND BETWEEN LAST TWO COATS AND AFTER LAST COAT.

B. GYPSUM BOARD CEILINGS: ALL GYPSUM BOARD CEILINGS TO RECEIVE SKIM COAT OF IMPERIAL PLASTER TO ENSURE SMOOTH SURFACE.

C. NON-TILED AREAS: TREAT FASTENER HEADS AND EMBED TAPE AS SHOWN ABOVE USING WATER-RESISTANT JOINT COMPOUND BUT FINISH WITH TWO (2) COATS OF JOINT COMPOUND USED FOR REGULAR GYPSUM BOARD WORK.

D. PARTIAL FINISHING: OMIT THIRD COAT AND SANDING ON CONCEALED DRYWALL WORK WHICH IS SHOWN FOR DRYWALL FINISHING OR WHICH REQUIRES FINISHING TO ACHIEVE FIRE-RESISTANCE RATING, SOUND RATING OR TO ACT AS AIR OR SMOKE BARRIER.

E. REFER TO SECTIONS ON PAINTING, COATINGS AND WALLCOVERINGS IN DIVISION 9 FOR DECORATIVE FINISHES TO BE APPLIED TO DRYWALL WORK.

3.10 PROTECTION OF WORK

PROVIDE FINAL PROTECTION AND MAINTAIN CONDITIONS, IN A MANNER SUITABLE TO INSTALLER, WHICH ENSURES GYPSUM DRYWALL WORK BEING WITHOUT DAMAGE OR DETERIORATION AT TIME OF SUBSTANTIAL COMPLETION.

END OF SECTION

SECTION 09510 - ACOUSTICAL CEILINGS

PART 1 - GENERAL

1.01 SUMMARY OF WORK

A. THE WORK OF THIS SECTION INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

1. ACOUSTICAL PANELS
2. ACOUSTIC TILES
3. EXPOSED SUSPENSION SYSTEMS
4. CONCEALED SUSPENSION SYSTEMS
5. DIRECT ADHESION TO SUBSTRATES

1.02 QUALITY ASSURANCE

A. THE ACOUSTICAL CEILING WORK SHALL BE PERFORMED BY A FIRM HAVING FIVE (5) YEARS' EXPERIENCE IN THE INSTALLATION OF MATERIALS SPECIFIED HEREIN ON PROJECTS COMPARABLE TO THIS PROJECT. THE FIRM SHALL HAVE THE APPROVAL OF THE ACOUSTICAL MATERIALS MANUFACTURER.

B. COORDINATION OF WORK: COORDINATE LAYOUT AND INSTALLATION OF ACOUSTIC CEILING UNITS AND SUSPENSION SYSTEMS COMPONENTS WITH OTHER WORK SUPPORTED BY OR PENETRATING THROUGH CEILINGS, INCLUDING LIGHT FIXTURES, HVAC EQUIPMENT AND FIRE SUPPRESSION SYSTEM COMPONENTS.

1.03 SUBMITTALS

A. SAMPLES: SUBMIT SAMPLES OF EACH ACOUSTICAL MATERIAL SPECIFIED. EACH SET OF SAMPLES SHALL SHOW THE FULL RANGE OF TEXTURE AND COLOR TO BE EXPECTED IN THE COMPLETED WORK. SAMPLE SUBMITTAL AND DESIGNER'S ACCEPTANCE WILL BE FOR COLOR AND TEXTURE ONLY. COMPLIANCE WITH ALL OTHER REQUIREMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR.

1. ACOUSTICAL TILE: FULL SIZE, EACH TYPE
2. EXPOSED TEES AND MOLDINGS: 1' LENGTHS

B. SHOP DRAWINGS: SUBMIT DETAILS AND REFLECTED CEILING PLANS OF ACOUSTICAL CEILINGS BEFORE PROCEEDING WITH WORK. SHOW LOCATION OF TABS AND ITEMS OF WORK WHICH ARE TO BE COORDINATED WITH ACOUSTICAL CEILINGS OR ARE TO BE SUPPORTED BY THE ACOUSTICAL CEILING.

C. MANUFACTURER'S DATA: SUBMIT MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR EACH ACOUSTICAL MATERIAL, SUSPENSION SYSTEM AND OTHER PRODUCTS REQUIRED, INCLUDING CERTIFIED LABORATORY TEST REPORTS AND OTHER DATA AS MAY BE REQUIRED TO SHOW COMPLIANCE WITH THE CONTRACT DOCUMENTS.

1.04 DELIVERY, STORAGE AND HANDLING

A. DELIVER MATERIALS TO THE PROJECT SITE IN MANUFACTURER'S UNOPENED CONTAINERS, CLEARLY INDICATING MANUFACTURER'S NAME, BRAND, TYPE, STYLE, SIZE, COLOR, TEXTURE AND OTHER IDENTIFYING INFORMATION.

B. STORE MATERIALS IN A DRY LOCATION, OFF THE GROUND AND IN A MANNER TO PREVENT DAMAGE, DETERIORATION AND INTRUSION OF FOREIGN MATTER. REPLACE MATERIALS WHICH HAVE BEEN DAMAGED OR ARE OTHERWISE UNFIT FOR USE.

1.05 ENVIRONMENTAL CONDITIONS

DO NOT INSTALL ACOUSTICAL MATERIALS UNLESS TEMPERATURE AND HUMIDITY CONDITIONS CLOSELY APPROXIMATE THE INTERIOR CONDITIONS WHICH WILL EXIST WHEN THE BUILDING IS OCCUPIED. MAINTAIN TEMPERATURE/HUMIDITY CONDITIONS BEFORE, DURING AND AFTER INSTALLATION.

PART 2 - PRODUCTS

2.01 SYSTEM TYPES

PROVIDE THE FOLLOWING TYPES OF ACOUSTICAL CEILING SYSTEMS COMPOSED OF THE COMPONENTS INDICATED.

TYPE 1: ACOUSTICAL BOARD INSTALLED IN AN EXPOSED GRID SUSPENSION SYSTEM.

2.02 MATERIALS

A. ACOUSTICAL TILE: SEE CONTRACT DRAWINGS FOR SPECIFICATIONS.

B. ACOUSTIC BOARD: SEE CONTRACT DRAWINGS FOR SPECIFICATIONS.

C. PRIMARY SUSPENSION MEMBERS FOR CEILINGS

1. HANGER ANCHORAGE DEVICES: CLIPS, BOLTS, CAST-IN-PLACE CONCRETE INSERTS OR OTHER DEVICES APPLICABLE TO THE INDICATED METHOD OF STRUCTURAL ANCHORAGE FOR CEILING HANGERS AND WHOSE SUITABILITY FOR USE INTENDED HAS BEEN PROVED THROUGH STANDARD CONSTRUCTION PRACTICES OR BY CERTIFIED TEST DATA. SIZE DEVICES FOR THREE (3) TIMES CALCULATED LOAD SUPPORTED EXCEPT SIZE DIRECT PULL-OUT CONCRETE INSERTS FOR FIVE (5) TIMES CALCULATED LOADS.
2. HANGERS: GALVANIZED, 3/16" X 1" STEEL STRAPS OR 1/4" DIAMETER THREADED RODS.
3. CARRYING CHANNELS: COLD ROLLED STEEL CHANNELS, 1-1/2", 475 LBS. PER 1,000 LINEAR FEET.
4. PROVIDE ADDITIONAL FRAMING AND SUSPENSION MEMBERS AS REQUIRED TO SPAN EQUIPMENT, DUCTWORK OR OTHER ITEMS THAT INTERFERE WITH THE STANDARD SUSPENSION SYSTEM.

D. METAL WALL MOLDINGS: ROLLED FORMED STEEL OF TYPES INDICATED ON THE DRAWINGS WITH MANUFACTURER'S STANDARD BAKED-ON ENAMEL COATING TO MATCH COLOR OF ACOUSTICAL MATERIAL.

E. EXPOSED MECHANICAL SUSPENSION SYSTEM FOR ACOUSTICAL BOARD: MANUFACTURER'S STANDARD DESIGN COMPLETE WITH HANGERS, MAIN TEES, CROSS TEES, SPLICES, ANGLE MOLDING, HOLD-DOWN CLIPS AND ACCESSORIES AS REQUIRED. INCLUDE COMPONENTS AS FOLLOWS:

1. PRIMARY SUSPENSION MEMBERS
2. MAIN TEES: 1-1/2" HIGH BY 1" WIDE FORMED OF 0.025" GALVANIZED COLD ROLLED STEEL SECTION AND BOTTOM FLANGE, FACED WITH A ROLLED FORMED GALVANIZED STEEL CAP, CAPABLE OF SUPPORTING LIGHTING FIXTURES AND ACOUSTICAL CEILING BOARD WITH MAXIMUM DEFLECTION NOT TO EXCEED 1/360 OF SPAN BETWEEN HANGERS OR OTHER SUPPORTS.
3. CROSS TEES: 1-1/4" HIGH BY 1" WIDE FORMED OF 0.025" GALVANIZED COLD ROLLED STEEL, DOUBLE WEB BULB TEE SECTION AND BOTTOM FLANGE, FACED WITH A ROLLED FORMED GALVANIZED STEEL CAP. WEB ENDS OF CROSS TEES SHALL BE DIE FORMED FOR THE TABLOCK ATTACHMENT TO ADJOINING TEE THROUGH THE MAIN TEE TO PROVIDE ALIGNMENT WITH A MINIMUM OF TORSIONAL MOVEMENT AND LATERAL DISPLACEMENT.
4. METAL WALL MOLDINGS
5. ACCESSORIES: GALVANIZED STEEL, SPECIFICALLY DESIGNED FOR USE WITH THE MAIN COMPONENTS.
6. EXPOSED FINISH: CHEMICALLY CLEAN, ELECTRO-GALVANIZE AND BONDERIZE ALL ROLLED FORMED PARTS. FINISH WITH A BAKED-ON ENAMEL COATING TO MATCH COLOR OF ACOUSTICAL BOARDS.

F. CONCEALED GRID TILE SYSTEM: CONCEALED MECHANICAL SUSPENSION SYSTEM CONSISTING OF ELECTRO-GALVANIZED MAIN RUNNERS, CROSS TEES, SPLICES, WALL MOLDINGS, ETC. WITH ALL COMPONENTS SIZED AND SPACED TO SUPPORT THE ACOUSTICAL CEILING UNITS, LIGHTING FIXTURES AND OTHER ITEMS OCCURRING IN OR ON THE CEILING WITH A MAXIMUM DEFLECTION NOT TO EXCEED 1/360 OF THE SPAN. COMPONENTS AS FOLLOWS:

1. PRIMARY SUSPENSION MEMBERS
2. METAL WALL MOLDINGS
3. MAIN RUNNERS AND CROSS TEES: MANUFACTURER'S STANDARD CONCEALED GRID SYSTEM THAT MEET PERFORMANCE REQUIREMENTS SPECIFIED.

PART 3 - EXECUTION

3.01 CONDITION OF SURFACES

EXAMINE THE SUBSTRATES, ADJOINING CONSTRUCTION AND THE CONDITIONS UNDER WHICH THE WORK IS TO BE INSTALLED. DO NOT PROCEED WITH THE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

3.02 INSTALLATION, GENERAL

A. VERIFY ALL MEASUREMENTS AND DIMENSIONS AT THE PROJECT SITE AND COORDINATE THE WORK WITH THE WORK OF OTHER TRADES, WITH PARTICULAR ATTENTION GIVEN TO THE WORK OF MECHANICAL AND ELECTRICAL TRADES.

B. INSTALL ALL MATERIALS AND SYSTEMS IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS UNLESS OTHERWISE SHOWN OR DIRECTED.

D. MAKE ALL EXPOSED SURFACES OF ACOUSTICAL UNITS LEVEL AND FLUSH WITH ALL JOINTS STRAIGHT AND TRUE. NEATLY CUT AND FIT UNITS AROUND LIGHT FIXTURES AND AROUND OTHER ITEMS PROTRUDING THROUGH ACOUSTICAL CEILINGS. INSTALL ALL EXPOSED MEMBERS WITH FLUSH HAIRLINE JOINTS.

E. CENTER TILE OR BOARD PATTERN BOTH DIRECTIONS IN EACH MAJOR SPACE OR ROOM AS SHOWN OR DIRECTED AND, WHERE POSSIBLE, ADJUST PATTERN SO THAT EDGE PIECES WILL BE NOT LESS THAN 1/2 UNIT IN WIDTH.

F. RUN GRAIN OF UNITS IN ONE DIRECTION AS SHOWN OR DIRECTED AND ALIGN JOINTS IN BOTH DIRECTIONS, UNLESS OTHERWISE SHOWN.

G. USE PROCEDURES THAT WILL MINIMIZE DAMAGE OR SOILING OF THE UNITS DURING INSTALLATION. REPLACE UNITS WHICH ARE DAMAGED OR CANNOT BE ADEQUATELY CLEANED AS DIRECTED.

H. PROVIDE TABS AT ACCESS TILES AT DESIGNATED LOCATIONS.

3.03 INSTALLATION OF MECHANICAL SUSPENSION SYSTEM, GENERAL

A. INSTALL PRIMARY SUSPENSION MEMBERS AND MECHANICAL SUSPENSION SYSTEM IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS TO SUPPORT REQUIRED LOADS AND TO PREVENT DEFLECTION IN EXCESS OF 1/360 OF THE SPAN. WATER LEVEL ACCURATELY IN BOTH DIRECTIONS.

B. COORDINATE SPACING OF HANGERS, CARRYING CHANNELS, RUNNERS AND MOLDING WITH THE LOCATION OF ELECTRICAL FIXTURES AND OTHER ITEMS OCCURRING IN OR ON THE CEILING.

3.04 INSTALLATION OF ACOUSTICAL BOARD, EXPOSED SYSTEM

INSTALL BOARD WITH EDGES RESTING ON FLANGES OF TEES. CUT AND FIT BOARD NEATLY AGAINST ABUTTING SURFACES. SUPPORT EDGES BY WALL MOLDINGS.

3.05 INSTALLATION OF CONCEALED GRID TILE SYSTEM

A. ATTACH MAIN RUNNERS TO CARRYING CHANNELS BY MEANS OF CHANNEL CLAMPS. INSERT CROSS TEES INTO MAIN RUNNERS.

B. INSTALL TILE IN CROSS TEES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

3.06 CLEANING AND PROTECTION

A. CLEAN AND REPAIR SURFACES THAT HAVE BEEN STAINED, MARRED OR OTHERWISE DAMAGED.

B. PROTECT ACOUSTICAL CEILINGS DURING THE CONSTRUCTION PERIOD SO THAT THEY WILL BE WITHOUT ANY INDICATION OF DETERIORATION OR DAMAGE AT THE TIME OF ACCEPTANCE BY THE OWNER.

END OF SECTION

SECTION 09650 - RESILIENT FLOORING

PART 1 - GENERAL

1.01 SUMMARY OF WORK

A. THE WORK OF THIS SECTION INCLUDES, BUT IS NOT NECESSARILY LIMITED TO, THE FOLLOWING:

1. RESILIENT TILE
2. VINYL WALL BASE

1.02 QUALITY ASSURANCE

PROVIDE EACH TYPE OF RESILIENT FLOORING AND ACCESSORIES AS PRODUCED BY A SINGLE MANUFACTURER, INCLUDING RECOMMENDED PRIMERS, ADHESIVES, SEALANTS AND LEVELING COMPOUNDS. WHEREVER POSSIBLE, PROVIDE REQUIRED RESILIENT FLOORING AND ACCESSORIES PRODUCED BY A SINGLE MANUFACTURER.

1.03 SUBMITTALS

A. PRODUCT DATA: SUBMIT MANUFACTURER'S TECHNICAL DATA AND INSTALLATION INSTRUCTIONS FOR EACH TYPE OF RESILIENT FLOORING, MEMBRANE AND ACCESSORY.

B. SAMPLES: SUBMIT, FOR VERIFICATION PURPOSES, SAMPLES OF EACH TYPE, COLOR, AND PATTERN OF RESILIENT FLOORING, INCLUDING ACCESSORIES REQUIRED, INDICATING FULL RANGE OF COLOR AND PATTERN VARIATION. PROVIDE FULL-SIZE TILE UNITS AND 6" LONG SECTIONS OF RESILIENT FLOORING ACCESSORIES.

C. MAINTENANCE INSTRUCTIONS: SUBMIT MANUFACTURER'S RECOMMENDED MAINTENANCE PRACTICES FOR EACH TYPE OF RESILIENT FLOORING AND ACCESSORY REQUIRED.

1.04 DELIVERY, HANDLING AND STORAGE

A. AS PER MANUFACTURER'S RECOMMENDED PRACTICES.

1.05 ENVIRONMENTAL CONDITIONS

A. MAINTAIN MINIMUM TEMPERATURE OF 650F IN SPACES TO RECEIVE RESILIENT FLOORING FOR AT LEAST 48 HOURS PRIOR TO INSTALLATION, DURING INSTALLATION, AND FOR NOT LESS THAN 48 HOURS AFTER INSTALLATION. STORE RESILIENT FLOORING MATERIALS IN SPACES WHERE THEY WILL BE INSTALLED FOR AT LEAST 48 HOURS BEFORE BEGINNING INSTALLATION. SUBSEQUENTLY, MAINTAIN MINIMUM TEMPERATURE OF 550F IN AREAS WHERE WORK IS COMPLETED.

B. INSTALL RESILIENT FLOORING AND ACCESSORIES AFTER OTHER FINISHING OPERATIONS, INCLUDING PAINTING, HAVE BEEN COMPLETED.

PART 2 - PRODUCTS

2.01 MATERIALS

A. TILE: PROVIDE THE FOLLOWING WHERE SHOWN AND SCHEDULED: SEE CONTRACT DRAWINGS FOR SPECIFICATIONS.

B. BASES

SECTION 09680 - CARPET CONTINUED FROM SHEET A0.04

3.02 INSTALLATION

A. COMPLY WITH MANUFACTURER'S RECOMMENDATIONS FOR SEAM LOCATIONS AND DIRECTION OF CARPET; MAINTAIN UNIFORMITY OF CARPET DIRECTION AND LAY OF PILE. AT DOORWAYS, CENTER SEAMS UNDER DOOR IN CLOSED POSITION; DO NOT PLACE SEAMS PERPENDICULAR TO DOOR FRAME, IN DIRECTION OF TRAFFIC THROUGH DOORWAY. DO NOT BRIDGE BUILDING EXPANSION JOINTS WITH CONTINUOUS CARPET.

B. EXTEND CARPET UNDER REMOVABLE FLANGES AND FURNISHINGS AND INTO ALCOVES AND CLOSETS OF EACH SPACE.

C. PROVIDE CUTOUTS WHERE REQUIRED AND BIND CUT EDGES WHERE NOT CONCEALED BY PROTECTIVE EDGE GUARDS OR OVERLAPPING FLANGES.

D. INSTALL CARPET EDGE GUARD WHERE EDGE OF CARPET IS EXPOSED; ANCHOR GUARDS TO SUBSTRATE.

E. INSTALL TACKLESS CARPET STRIPPING BY NAILING. LOCATE TO ENSURE CONCEALMENT OF CARPET EDGE BETWEEN STRIPPING AND BASE OF WALL. LAY STRIP AT ENTIRE PERIMETER OF CARPETED SPACE, OBSTRUCTIONS AND CUTOUTS. PROVIDE NARROW STRIPPING WITH TWO (2) ROWS OF PINS WHERE STRETCHED WIDTH OF CARPET IS 20' OR LESS; STRIPPING WITH THREE (3) ROWS OF PINS WHERE CARPET WIDTH EXCEEDS 20'.

F. INSTALL CUSHION SEAMS AT 90O ANGLE WITH CARPET SEAMS. PLACE CUSHION FACE UP AS RECOMMENDED BY CUSHION MANUFACTURER. APPLY MINIMUM 2" FABRIC-TYPE ADHESIVE TAPE ON CUSHION SEAMS. IN RAMPED FLOOR AREAS, INCREASE ANCHORAGE OR ADHESIVE. BOND CARPET CUSHION TO SUBSTRATE.

G. INSTALL WITH PATTERN PARALLEL TO WALLS AND BORDERS.

H. INSTALL CARPET BY TRIMMING EDGES, BUTTING CUTS WITH SEAMING CEMENT AND TAPING AND/OR SEWING SEAMS TO PROVIDE SUFFICIENT STRENGTH FOR STRETCHING AND CONTINUED STRESSES DURING LIFE OF CARPET.

I STRETCH CARPET TO PROVIDE SMOOTH, RIPPLE-FREE, TAUT, TRIM EDGES; SECURE TO STRIPPING AND CONCEAL BEHIND EDGE OF STRIPPING. USE POWER STRETCHER WHERE CARPET LENGTH IS GREATER THAN 20'.

J. FIT SECTIONS OF CARPET PRIOR TO APPLICATION OF ADHESIVE. TRIM EDGES AND BUTT CUTS WITH SEAMING CEMENT.

K. APPLY ADHESIVE UNIFORMLY TO SUBSTRATE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. BUTT EDGES TIGHTLY TO FORM SEAMS WITHOUT GAPS. ROLL ENTIRE AREA LIGHTLY TO ELIMINATE AIR POCKETS AND TO ENSURE UNIFORM BOND.

3.03 CLEANING

A. REMOVE ADHESIVE FROM CARPET SURFACE WITH MANUFACTURER'S RECOMMENDED CLEANING AGENT.

B. REMOVE AND DISPOSE OF DEBRIS AND UNUSABLE SCRAPS. VACUUM WITH COMMERCIAL MACHINE WITH FACE-BEATER ELEMENT. REMOVE SOIL. REPLACE CARPET WHERE SOIL CANNOT BE REMOVED. REMOVE PROTRUDING FACE YARN.

C. VACUUM CARPET.

3.04 PROTECTION

PROVIDE FINAL PROTECTION AND MAINTAIN CONDITIONS, IN A MANNER ACCEPTABLE TO MANUFACTURER AND INSTALLER, TO ENSURE CARPET IS NOT DAMAGED OR DETERIORATED AT TIME OF SUBSTANTIAL COMPLETION.

END OF SECTION

SECTION 09900 - PAINTING

PART 1 - GENERAL

1.01 SUMMARY OF WORK

A. THE WORK OF THIS SECTION INCLUDES, BUT IS NOT NECESSARILY LIMITED TO, THE FOLLOWING:

1. PAINTING AND FINISHING OF INTERIOR EXPOSED ITEMS AND SURFACES THROUGHOUT THE PROJECT, EXCEPT AS OTHERWISE INDICATED.

SURFACE PREPARATION, PRIMING AND COATS OF PAINT SPECIFIED ARE IN ADDITION TO SHOP-PRIMING AND SURFACE TREATMENT SPECIFIED UNDER OTHER SECTIONS OF WORK.

2. "PAINT" AS USED HEREIN MEANS ALL COATING SYSTEM MATERIALS, INCLUDING PRIMERS, EMULSIONS, ENAMELS, STAINS, SEALERS AND FILLERS AND OTHER APPLIED MATERIALS WHETHER USED AS PRIME, INTERMEDIATE OR FINISH COATS.

3. PAINT ALL EXPOSED SURFACES WHETHER OR NOT COLORS ARE DESIGNATED IN "SCHEDULES," EXCEPT WHERE NATURAL FINISH OF MATERIAL IS SPECIFICALLY NOTED AS A SURFACE NOT TO BE PAINTED. WHERE ITEMS OR SURFACES ARE NOT SPECIFICALLY MENTIONED, PAINT SAME AS ADJACENT SIMILAR MATERIALS OR AREAS. IF COLOR OR FINISH IS NOT DESIGNATED, DESIGNER WILL SELECT THESE FROM STANDARD COLORS AVAILABLE FOR MATERIAL SYSTEMS SPECIFIED.

B. RELATED WORK SPECIFIED ELSEWHERE

1. SHOP PRIMING: UNLESS OTHERWISE SPECIFIED, SHOP PRIMING OF FERROUS METAL ITEMS IS INCLUDED UNDER VARIOUS SECTIONS OF MISCELLANEOUS METAL, HOLLOW METAL WORK, ELEVATOR WORK AND SIMILAR ITEMS; ALSO, FOR FABRICATED COMPONENTS SUCH AS ARCHITECTURAL WOODWORK AND SHOP-FABRICATED OR FACTORY-BUILT MECHANICAL AND ELECTRICAL EQUIPMENT OR ACCESSORIES.

2. MECHANICAL AND ELECTRICAL WORK: PAINTING OF MECHANICAL AND ELECTRICAL WORK IS SPECIFIED IN DIVISIONS 15 AND 16 RESPECTIVELY.

C. ITEMS NOT TO BE PAINTED

1. PRE-FINISHED ITEMS: UNLESS OTHERWISE INDICATED, DO NOT INCLUDE PAINTING WHEN FACTORY-FINISHING OR INSTALLER-FINISHING IS SPECIFIED FOR SUCH ITEM AS (BUT NOT NECESSARILY LIMITED TO) ARCHITECTURAL WOODWORK, WOOD FLOORING WORK, ELEVATOR EQUIPMENT AND FINISHED MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING LIGHT FIXTURES, SWITCHGEAR AND DISTRIBUTION CABINETS.

2. CONCEALED SURFACES: UNLESS OTHERWISE INDICATED, PAINTING IS NOT REQUIRED ON SURFACES SUCH AS WALLS OR CEILINGS IN CONCEALED AREAS AND GENERALLY INACCESSIBLE AREAS, PIPE SPACES AND DUCT SHAFTS.

3. FINISHED METAL SURFACES: METAL SURFACES OF ANODIZED ALUMINUM, BRASS, CHROMIUM PLATE AND SIMILARLY FINISHED MATERIALS WILL NOT REQUIRE FINISH PAINTING.

4. OPERATING PARTS AND NAMEPLATES: MOVING PARTS OF OPERATING UNITS, MECHANICAL AND ELECTRICAL PARTS, SUCH AS VALVE AND DAMPER OPERATORS AND SENSING DEVICES, WILL NOT REQUIRE FINISH PAINTING, UNLESS OTHERWISE INDICATED.

5. DO NOT PAINT OVER ANY CODE-REQUIRED LABELS, SUCH AS UNDERWRITERS' LABORATORIES AND FACTORY MUTUAL, OR ANY EQUIPMENT IDENTIFICATION, PERFORMANCE RATING, NAME OR NOMENCLATURE PLATES.

1.02 QUALITY ASSURANCE

INSTALLER SHALL BE A FIRM WITH NOT LESS THAN TEN (10) YEARS' SUCCESSFUL EXPERIENCE IN APPLYING COATINGS AND FINISHES OF THE TYPE REQUIRED ON PROJECTS OF SIMILAR TYPE AND QUALITY LEVEL AS THIS PROJECT.

1.03 SUBMITTALS

A. PRODUCT DATA: SUBMIT MANUFACTURER'S TECHNICAL INFORMATION INCLUDING PAINT LABEL ANALYSIS AND APPLICATION INSTRUCTIONS FOR EACH MATERIAL PROPOSED FOR USE. INCLUDE GLOSS RATINGS FOR EACH COLOR AND FINISH REQUIRED.

B. SAMPLES: SUBMIT SAMPLES FOR DESIGNER'S REVIEW OF COLOR AND TEXTURE ONLY. PROVIDE A LISTING OF MATERIALS AND APPLICATIONS FOR EACH COAT OF EACH FINISH SAMPLE. SAMPLES SHALL BE STEP-DOWN TYPE ON WHICH EACH SUCCESSIVE COAT OF PAINT IS EXPOSED THE SAME AMOUNT AND TINTED SLIGHTLY DIFFERENT THAN THE PRECEDING AND FOLLOWING COATS; IDENTIFY EACH COAT BY NAME AND TYPE.

1. ON 12" X 12" GYPSUM WALLBOARD, PROVIDE SAMPLES OF EACH COLOR, GLOSS AND MATERIAL, WITH TEXTURE TO SIMULATE ACTUAL CONDITIONS. RESUBMIT SAMPLES AS REQUESTED BY DESIGNER UNTIL ACCEPTABLE SHEEN, COLOR AND TEXTURE ARE ACHIEVED.

2. ON ACTUAL WOOD SURFACES, PROVIDE 4" X 8" SAMPLES OF EACH WOOD FINISH AND COLOR REQUIRED. LABEL AND IDENTIFY EACH AS TO LOCATION AND APPLICATION.

C. DETAILED PAINTING SCHEDULE: SUBMIT A DETAILED PAINTING SCHEDULE FOR REVIEW BY THE DESIGNER. PREPARE THIS SCHEDULE ON THE BASIS OF THE SURFACES, TYPES OF PAINT MATERIALS AND NUMBER OF COATS REQUIRED. LIST THE BRAND NAME OF THE PRODUCT OF THE MANUFACTURER PROPOSED FOR EACH USE.

D. SUBMIT LIST OF PREVIOUS PROJECTS OF INSTALLER FOR REVIEW BY DESIGNER TO SHOW COMPLIANCE WITH REQUIREMENTS OF PARAGRAPH 1.02-A.

1.04 MOCK-UP

ON ACTUAL WALL SURFACES AND OTHER INTERIOR BUILDING COMPONENTS, DUPLICATE PAINTED FINISHES OF PREPARED SAMPLES. ON AT LEAST 500 FT2 OF SURFACE AS DIRECTED, PROVIDE FULL-COAT FINISH SAMPLES UNTIL REQUIRED SHEEN, COLOR AND TEXTURE ARE OBTAINED; SIMULATE FINISHED LIGHTING CONDITIONS FOR REVIEW OF IN-PLACE WORK.

1.05 DELIVERY, STORAGE AND HANDLING

A. DELIVER PAINT MATERIALS TO THE JOB SITE IN ORIGINAL CONTAINERS AND PACKAGES, BEARING THE MANUFACTURER'S LABELS, INDICATING NAME, TYPE AND BRAND. UNLESS OTHERWISE DIRECTED BY THE DESIGNER, DELIVER PAINTS READY-MIXED. ORDER IN ADVANCE IN LARGE ENOUGH QUANTITIES AND IN AMPLE TIME TO FACILITATE THE WORK.

B. STORE MATERIALS AND EQUIPMENT IN A DESIGNATED STORAGE SPACE ON THE SITE. KEEP STORAGE SPACE NEAT, CLEAN AND ACCESSIBLE AT ALL TIMES. PROTECT FLOORS FROM PAINT SPILLAGE.

1.06 ENVIRONMENTAL CONDITIONS

DO NOT PAINT WHEN THE AIR IS DUST-LADEN NOR WHEN WEATHER AND TEMPERATURE CONDITIONS ARE UNSUITABLE. MAINTAIN TEMPERATURES WITHIN THE BUILDING AT A MINIMUM OF 60OF DURING THE PAINTING AND DRYING PERIODS. COMPLY WITH MANUFACTURER'S RECOMMENDATIONS WHEN THEY ARE MORE STRINGENT WITH RESPECT TO APPLICATION TEMPERATURES.

1.07 PROTECTION

A. PLACE PAINT OR SOLVENT-SOAKED RAGS, WASTE OR OTHER MATERIALS WHICH MIGHT CONSTITUTE A FIRE HAZARD IN METAL CONTAINERS AND REMOVE FROM PREMISES AT THE CLOSE OF EACH DAY'S WORK. TAKE EVERY PRECAUTION TO AVOID DAMAGE BY FIRE.

B. PROVIDE SUITABLE COVERINGS TO PROTECT SURFACES NOT REQUIRING PAINTING.

C. REMOVE OR PROTECT ITEMS SUCH AS HARDWARE, HARDWARE ACCESSORIES, PLATES, LIGHTING FIXTURES AND SIMILAR ITEMS PLACED PRIOR TO PAINTING. REPOSITION OR REMOVE PROTECTION UPON COMPLETION OF EACH SPACE. HAVE EQUIPMENT DISCONNECTED ADJACENT TO WALLS BY WORKMEN SKILLED IN THESE TRADES TO PERMIT PAINTING OF WALL SURFACES; REPLACE AND RECONNECT AFTER COMPLETION OF PAINTING.

D. MAINTAIN WRAPPINGS OR OTHER FACTORY-APPLIED PROTECTION FURNISHED WITH FINISH HARDWARE OR OTHER ITEMS PROVIDED BY OTHER TRADES AND INSTALLED IN AREAS WHERE PAINTING IS REQUIRED, AND IF DISPLACED OR REMOVED, REPLACE FOR THE DURATION OF PAINTING WORK.

PART 2 - PRODUCTS

2.01 MANUFACTURERS

PAINT SYSTEMS ARE SPECIFIED USING A GENERIC DESCRIPTION AND A SPECIFIC PRODUCT OF BENJAMIN MOORE & COMPANY ONLY. NO ALTERNATIVES ARE PERMITTED.

2.02 COLORS AND FINISHES

A. ON THE DRAWINGS, THE DESIGNATIONS INDICATE THE FOLLOWING PAINTS: SEE CONTRACT DRAWINGS FOR SPECIFICATIONS.

B. COLOR PIGMENTS: PURE, NON-FADING, APPLICABLE TYPES TO SUIT SUBSTRATES AND SERVICE INDICATED.

LEAD CONTENT IN PIGMENT, IF ANY, IS LIMITED TO CONTAIN NOT MORE THAN 0.5%LEAD, AS LEAD METAL BASED ON THE TOTAL NON- VOLATILE (DRY-FILM) OF PAINT BY WEIGHT.

C. GLOSS RATINGS: SPECULAR GLOSS OF FINISHED SURFACES SHALL BE WITHIN THE FOLLOWING RANGES WHEN MEASURED AT 60O IN ACCORDANCE WITH ASTM D523.

GLOSS UNITS	DEGREE OF GLOSS
FLAT	BELOW 5
EGGSHELL	5 TO 15
SEMI-GLOSS	50 TO 60

D. PAINT COORDINATION: PROVIDE FINISH COATS WHICH ARE COMPATIBLE WITH PRIMER PAINTS USED. REVIEW OTHER SECTIONS OF THESE SPECIFICATIONS IN WHICH PRIMER PAINTS ARE TO BE PROVIDED TO ENSURE COMPATIBILITY OF TOTAL COATINGS SYSTEM FOR VARIOUS SUBSTRATES. UPON REQUEST FROM OTHER TRADES, FURNISH INFORMATION ON CHARACTERISTICS OF FINISH MATERIALS PROPOSED FOR USE, TO ENSURE THAT COMPATIBLE PRIMER COATS ARE USED. PROVIDE BARRIER COATS OVER INCOMPATIBLE PRIMERS OR REMOVE AND RE-PRIME AS REQUIRED. NOTIFY DESIGNER IN WRITING OF ANY ANTICIPATED PROBLEMS USING SPECIFIED COATING SYSTEMS WITH SUBSTRATES PRIMED BY OTHERS.

2.03 MATERIAL QUALITY

A. PROVIDE BEST QUALITY GRADE OF VARIOUS TYPES OF COATINGS AS REGULARLY MANUFACTURED BY ACCEPTABLE PAINT MATERIALS MANUFACTURERS. MATERIALS NOT DISPLAYING MANUFACTURER'S IDENTIFICATION AS A STANDARD, BEST-GRADE PRODUCT WILL NOT BE ACCEPTABLE.

B. PROVIDE UNDERCOAT PAINT PRODUCED BY SAME MANUFACTURER AS FINISH COATS. USE ONLY THINNERS APPROVED BY PAINT MANUFACTURER AND USE ONLY WITHIN RECOMMENDED LIMITS.

C. WHERE INDICATED AND IN LOCATIONS WHERE AMBIENT TEMPERATURE- HUMIDITY CONDITIONS ENCOURAGE THE READY FORMATION OF MILDEW, USE PAINTS WITH ADDITIONAL MILDEW INHIBITIVE AGENT INCORPORATED DURING THE MANUFACTURING PROCESS, OF TYPE AND IN CONCENTRATION RECOMMENDED BY THE PAINT MANUFACTURER TO WITHSTAND SUCH MILDEW FORMATION.

2.04 INTERIOR PAINT SYSTEMS

A. PROVIDE THE FOLLOWING PAINT SYSTEMS FOR VARIOUS SUBSTRATES AS INDICATED.

B. PAINTED WOOD: PER FINISH SCHEDULE

C. GYPSUM BOARD WALLS: PER FINISH SCHEDULE

D. DRYWALL CEILINGS: PER FINISH SCHEDULE

E. CONCRETE CEILINGS AND EXTERIOR WALLS: PER FINISH SCHEDULE

F. HOLLOW METAL DOORS, FRAMES AND CONVECTORS: PER FINISH SCHEDULE

* NOTE: ALL EXTERIOR WALLS AND/OR CONCRETE SLAB CEILINGS WHICH ARE TO BE PAINTED ARE TO BE SCRAPED, CHEMICALLY WASHED, AND PAINTED PER THE SCHEDULE ABOVE.

PART 3 - EXECUTION

3.01 INSPECTION

A. EXAMINE AREAS AND CONDITIONS UNDER WHICH PAINTING WORK IS TO BE APPLIED FOR CONDITIONS DETRIMENTAL TO PROPER AND TIMELY COMPLETION OF WORK. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

B. STARTING OF PAINTING WORK WILL BE CONSTRUED AS ACCEPTANCE OF SURFACES AND CONDITIONS WITHIN ANY PARTICULAR AREA.

C. DO NOT PAINT OVER DIRT, RUST, SCALE, GREASE, MOISTURE, SCUFFED SURFACES OR CONDITIONS OTHERWISE DETRIMENTAL TO THE FORMATION OF A DURABLE PAINT FILM.

3.02 SURFACE PREPARATION

A. PERFORM PREPARATION AND CLEANING PROCEDURES IN ACCORDANCE WITH PAINT MANUFACTURER'S INSTRUCTIONS AND AS HEREIN SPECIFIED, FOR EACH PARTICULAR SUBSTRATE CONDITION.

B. REMOVE HARDWARE, HARDWARE ACCESSORIES, MACHINED SURFACES, PLATES, LIGHTING FIXTURES AND SIMILAR ITEMS IN PLACE AND NOT TO BE FINISH-PAINTED OR PROVIDE SURFACE-APPLIED PROTECTION PRIOR TO SURFACE PREPARATION AND PAINTING OPERATIONS. REMOVE, IF NECESSARY, FOR COMPLETE PAINTING OF ITEMS AND ADJACENT SURFACES. FOLLOWING COMPLETION OF PAINTING OF EACH SPACE OR AREA, REINSTALL REMOVED ITEMS.

C. CLEAN SURFACES TO BE PAINTED BEFORE APPLYING PAINT OR SURFACE TREATMENTS. REMOVE OIL AND GREASE PRIOR TO MECHANICAL CLEANING. SCHEDULE CLEANING AND PAINTING SO THAT CONTAMINANTS FROM CLEANING PROCESS WILL NOT FALL ONTO WET, NEWLY PAINTED SURFACES.

D. WOOD

1. CLEAN WOOD SURFACES TO BE PAINTED OF DIRT, OIL OR OTHER FOREIGN SUBSTANCES WITH SCRAPERS, MINERAL SPIRITS AND SANDPAPER, AS REQUIRED. SANDPAPER SMOOTH THOSE FINISHED SURFACES EXPOSED TO VIEW AND DUST OFF. SCRAPE AND CLEAN SMALL, DRY, SEASONED KNOTS AND APPLY A THIN COAT OF WHITE SHELLAC OR OTHER RECOMMENDED KNOT SEALER BEFORE APPLICATION OF PRIMING COAT. AFTER PRIMING, FILL HOLES AND IMPERFECTIONS IN FINISH SURFACES WITH PUTTY OR PLASTIC WOOD FILLER. SANDPAPER SMOOTH WHEN DRIED.

2. PRIME, STAIN OR SEAL WOOD REQUIRED TO BE JOB-PAINTED IMMEDIATELY UPON DELIVERY TO JOB. PRIME EDGES, ENDS, FACES, UNDERSIDES AND BACKSIDES OF SUCH WOOD.

E. HOLLOW METAL DOORS AND FRAMES

1. CLEAN FERROUS SURFACES, WHICH ARE NOT GALVANIZED OR SHOP-COATED OF OIL, GREASE, DIRT, LOOSE MILL SCALE AND OTHER FOREIGN SUBSTANCES BY SOLVENT OR MECHANICAL CLEANING.

2. TOUCH-UP SHOP-APPLIED PRIME COATS WHEREVER DAMAGED OR BARE, AS REQUIRED BY OTHER SECTIONS OF THESE SPECIFICATIONS. CLEAN AND TOUCH-UP WITH THE SAME TYPE OF SHOP PRIMER.

F. GYPSUM DRYWALL: REPAIR MINOR CRACKS AND HOLES WITH FINISHING COMPOUND AND SAND SMOOTH AFTER DRYING

3.03 MATERIALS PREPARATION

A. MIX AND PREPARE PAINTING MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS.

B. STORE MATERIALS NOT IN ACTUAL USE IN TIGHTLY COVERED CONTAINERS. MAINTAIN CONTAINERS USED IN STORAGE, MIXING AND APPLICATION OF PAINT IN A CLEAN CONDITION, FREE OF FOREIGN MATERIALS AND RESIDUE.

C. STIR MATERIALS BEFORE APPLICATION TO PRODUCE A MIXTURE OF UNIFORM DENSITY AND STIR AS REQUIRED DURING APPLICATION. DO NOT STIR SURFACE FILM INTO MATERIAL. REMOVE FILM AND, IF NECESSARY, STRAIN MATERIAL BEFORE USING.

3.04 APPLICATION

A. GENERAL

1. APPLY PAINT IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS. USE APPLICATORS AND TECHNIQUES BEST SUITED FOR SUBSTRATE AND TYPE OF MATERIAL BEING APPLIED.

2. APPLY ADDITIONAL COATS WHEN UNDERCOATS, STAINS OR OTHER CONDITIONS SHOW THROUGH FINAL COAT OF PAINT, UNTIL PAINT FILM IS OF UNIFORM FINISH, COLOR AND APPEARANCE. GIVE SPECIAL ATTENTION TO ENSURE THAT SURFACES, INCLUDING EDGES, CORNERS, CREVICES, WELDS AND EXPOSED FASTENERS RECEIVE A DRY FILM THICKNESS EQUIVALENT TO THAT OF FLAT SURFACES.

3. PAINT SURFACES BEHIND MOVABLE EQUIPMENT AND FURNITURE SAME AS SIMILARLY EXPOSED SURFACES. PAINT SURFACES BEHIND PERMANENTLY FIXED EQUIPMENT OR FURNITURE WITH PRIME COAT ONLY BEFORE FINAL INSTALLATION OF EQUIPMENT.

4. PAINT INTERIOR SURFACES OF DUCTS, WHERE VISIBLE THROUGH REGISTERS OR GRILLES, WITH A FLAT, NON-SPECULAR BLACK PAINT.

5. PAINT BACK SIDES OF ACCESS PANELS AND REMOVABLE OR HINGED COVERS TO MATCH EXPOSED SURFACES.

6. SAND LIGHTLY BETWEEN EACH SUCCEEDING ENAMEL COAT.

7. OMIT FIRST COAT (PRIMER) ON METAL SURFACES WHICH HAVE BEEN SHOP-PRIMED AND TOUCH-UP PAINTED, UNLESS OTHERWISE INDICATED.

B. SCHEDULING PAINTING

1. APPLY FIRST-COAT MATERIAL TO SURFACES THAT HAVE BEEN CLEANED, PRE-TREATED OR OTHERWISE PREPARED FOR PAINTING AS SOON AS PRACTICAL AFTER PREPARATION AND BEFORE SUBSEQUENT SURFACE DETERIORATION.

2. ALLOW SUFFICIENT TIME BETWEEN SUCCESSIVE COATINGS TO PERMIT PROPER DRYING. DO NOT RE-COAT UNTIL PAINT HAS DRIED TO WHERE IT FEELS FIRM, DOES NOT DEFORM OR FEEL STICKY UNDER MODERATE THUMB PRESSURE AND APPLICATION OF ANOTHER COAT OF PAINT WILL NOT CAUSE LIFTING OR LOSS OF ADHESION OF THE UNDERCOAT.

C. MINIMUM COATING THICKNESS: APPLY MATERIALS AT NOT LESS THAN MANUFACTURER'S RECOMMENDED SPREADING RATE, TO ESTABLISH A TOTAL DRY FILM THICKNESS AS INDICATED OR, IF NOT INDICATED, AS RECOMMENDED BY COATING MANUFACTURER

D. PRIMER COATS

1. APPLY PRIMER COAT OF MATERIAL WHICH IS REQUIRED TO BE PAINTED OR FINISHED AND WHICH HAS NOT BEEN PRIME COATED BY OTHERS.

2. RE-COAT PRIMED AND SEALED SURFACES WHERE THERE IS EVIDENCE OF SUCTION SPOTS OR UNSEALED AREAS IN FIRST COAT, TO ENSURE A FINISH COAT WITH NO BURN-THROUGH OR OTHER DEFECTS DUE TO INSUFFICIENT SEALING.

E. PIGMENTED (OPAQUE) FINISHES: COMPLETELY COVER TO PROVIDE AN OPAQUE, SMOOTH SURFACE OF UNIFORM FINISH, COLOR, APPEARANCE AND COVERAGE. CLOUDINESS, SPOTTING, HOLIDAYS, LAPS, BRUSH MARKS, RUNS, SAGS, ROPINESS OR OTHER SURFACE IMPERFECTIONS WILL NOT BE ACCEPTABLE.

F. COMPLETED WORK: MATCH APPROVED SAMPLES FOR COLOR, TEXTURE AND COVERAGE. REMOVE, REFINISH OR REPAINT WORK NOT IN COMPLIANCE WITH SPECIFIED REQUIREMENTS.

3.05 CLEAN-UP AND PROTECTION

A. CLEAN-UP

1. DURING PROGRESS OF WORK, REMOVE FROM SITE DISCARDED PAINT MATERIALS, RUBBISH, CANS AND RAGS AT END OF EACH WORK DAY.

2. UPON COMPLETION OF PAINTING WORK, CLEAN WINDOW GLASS AND OTHER PAINT-SPATTERED SURFACES. REMOVE SPATTERED PAINT BY PROPER METHODS OF WASHING AND SCRAPING, USING CARE NOT TO SCRATCH OR OTHERWISE DAMAGE FINISHED SURFACES.

B. PROTECTION

1. PROTECT WORK OF OTHER TRADES, WHETHER TO BE PAINTED OR NOT, AGAINST DAMAGE BY PAINTING AND FINISHING WORK. CORRECT ANY DAMAGE BY CLEANING, REPAIRING OR REPLACING AND REPAINTING, AS ACCEPTABLE TO DESIGNER.

2. PROVIDE "WET PAINT" SIGNS, AS REQUIRED TO INDICATE NEWLY-PAINTED FINISHES. REMOVE TEMPORARY PROTECTIVE WRAPPINGS PROVIDED BY OTHERS FOR PROTECTION OF THEIR WORK AFTER COMPLETION OF PAINTING OPERATIONS.

3. AT THE COMPLETION OF WORK OF OTHER TRADES, TOUCH-UP AND RESTORE ALL DAMAGED OR DEFACED PAINTED SURFACES.

END OF SECTION

SECTION 10800 - TOILET ACCESSORIES

PART 1 - GENERAL

1.01 SUMMARY OF WORK

A. THE WORK OF THIS SECTION INCLUDES, BUT IS NOT NECESSARILY LIMITED TO, THE FOLLOWING:

TOILET ACCESSORIES

1.02 QUALITY ASSURANCE

A. ACCESSORY LOCATIONS: COORDINATE ACCESSORY LOCATIONS WITH OTHER WORKS TO AVOID INTERFERENCE AND TO ENSURE PROPER OPERATION AND SERVICING OF ACCESSORY UNITS.

B. PRODUCTS: PROVIDE PRODUCTS OF SAME MANUFACTURER FOR EACH TYPE OF ACCESSORY UNIT.

1.03 SUBMITTALS

A. PRODUCT DATA: SUBMIT MANUFACTURER'S TECHNICAL DATA AND INSTALLATION INSTRUCTIONS FOR EACH ACCESSORY.

B. SAMPLES: IF REQUIRED, SUBMIT FULL-SIZE SAMPLES OF UNITS TO DESIGNER FOR REVIEW OF DESIGN AND OPERATION. ACCEPTABLE SAMPLES WILL BE RETURNED AND MAY BE USED IN THE WORK.

C. SETTING DRAWINGS: PROVIDE SETTING DRAWINGS, TEMPLATES, INSTRUCTIONS AND DIRECTIONS FOR INSTALLATION OF ANCHORAGE DEVICES IN OTHER WORK.

PART 2 - PRODUCTS

2.01 MANUFACTURERS/TYPE

A. STAINLESS STEEL: AISI TYPE 302/304 WITH POLISHED NO. 4 FINISH, 22 GAUGE MINIMUM, UNLESS OTHER INDICATED.

B. BRASS: LEADED AND UNLEADED, FLAT PRODUCTS, FS QQ-B-613; RODS, SHAPES, FORGINGS AND FLAT PRODUCTS WITH FINISHED EDGES, FS QQ-B-626.

C. CHROMIUM PLATING: NICKEL AND CHROMIUM ELECTRO-DEPOSITED ON BASE METAL, ASTM B456, TYPE SC2.

D. GALVANIZED STEEL MOUNTING DEVICES: ASTM A386, HOT-DIP GALVANIZED AFTER FABRICATION.

E. FASTENERS: SCREWS, BOLTS AND OTHER DEVICES OF SAME MATERIAL AS ACCESSORY UNIT OR OF GALVANIZED STEEL WHERE CONCEALED.

2.03 FABRICATION

A. GENERAL: STAMPED NAMES OR LABELS ON EXPOSED FACES OF ACCESSORY UNITS ARE NOT PERMITTED, UNOBTRUSIVE LABELS ON SURFACES NOT EXPOSED TO VIEW ARE ACCEPTABLE.

B. SURFACE-MOUNTED TOILET ACCESSORIES: EXCEPT WHERE OTHERWISE INDICATED, FABRICATE UNITS WITH TIGHT SEAMS AND JOINTS EXPOSED, EDGES ROLLED. PROVIDE CONCEALED ANCHORAGE WHEREVER POSSIBLE.

C. RECESSED TOILET ACCESSORIES: EXCEPT WHERE OTHERWISE INDICATED, FABRICATE UNITS OF ALL WELDED CONSTRUCTION WITHOUT MITERED CORNERS. HANG DOORS AND ACCESS PANELS WITH FULL-LENGTH STAINLESS STEEL PIANO HINGE. PROVIDE ANCHORAGE WHICH IS FULLY CONCEALED WHEN UNIT IS CLOSED.

2.04 SCHEDULE OF ACCESSORIES

SEE CONTRACT DRAWINGS FOR SPECIFICATIONS.

PART 3 - EXECUTION

3.01 INSTALLATION

INSTALL ACCESSORY UNITS IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS, USING FASTENERS WHICH ARE APPROPRIATE TO SUBSTRATE AND RECOMMENDED BY MANUFACTURER OF UNIT. INSTALL UNITS PLUMB AND LEVEL, FIRMLY ANCHORED IN LOCATIONS AND AT HEIGHT INDICATED.

3.02 ADJUSTMENT AND CLEANING

A. ADJUST ACCESSORIES FOR PROPER OPERATION AND VERIFY THAT MECHANISMS FUNCTION SMOOTHLY. REPLACE DAMAGED OR DEFECTIVE ITEMS.

B. CLEAN AND POLISH ALL EXPOSED SURFACES AFTER REMOVING LABELS AND PROTECTIVE COATINGS.

END OF SECTION

SECTION 11450 - PANTRY EQUIPMENT

PART 1 - GENERAL

1.01 SUMMARY OF WORK

A. THE WORK OF THIS SECTION INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

1. REFRIGERATOR

2. MICROWAVE

B. RELATED WORK SPECIFIED ELSEWHERE

ELECTRICAL SERVICES AND CONNECTIONS - SEE DIVISION 16.

1.02 QUALITY ASSURANCE

VERIFY EXISTING CONDITIONS INCLUDING SIZES AND TYPES OF CONNECTIONS NECESSARY FOR PROPER RELOCATION OF EXISTING KITCHEN EQUIPMENT.

1.03 SUBMITTALS

A. PRODUCT DATA: SUBMIT MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS AS WELL AS OPERATING AND MAINTENANCE INSTRUCTIONS.

B. WARRANTY: SUBMIT MANUFACTURER'S STANDARD WRITTEN WARRANTY FOR EACH ITEM OF EQUIPMENT.

PART 2 - PRODUCTS

2.01 SEE DRAWINGS FOR PANTRY SPECIFICATION

PART 3 - EXECUTION

3.01 INSTALLATION

A. COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

B. PLACE NEW AND RELOCATED UNITS IN FINAL LOCATION AFTER FINISHES HAVE BEEN COMPLETED IN EACH AREA. VERIFY THAT CLEARANCES ARE ADEQUATE FOR PROPER OPERATION OF EQUIPMENT.

C. REFER TO DIVISION 16 FOR ELECTRICAL REQUIREMENTS.

3.02 ADJUSTMENT AND CLEANING

A. TEST EACH ITEM OF PANTRY EQUIPMENT TO VERIFY PROPER OPERATION. MAKE NECESSARY ADJUSTMENTS.

B. VERIFY THAT REQUIRED ACCESSORY ITEMS HAVE BEEN FURNISHED AND PROPERLY INSTALLED.

C. LEAVE UNITS IN CLEAN CONDITION, READY FOR OPERATION.

END OF SECTION

ACC	ACCESSIBLE
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADDM	ADDENDUM
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AFC	ABOVE FINISHED CEILING
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECT, ARCHITECTURAL
AUTO	AUTOMATIC
AV	AUDIO VISUAL
BB	BULLETIN BOARD
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
B.O.	BOTTOM OF
BOH/B.O.H.	BACK OF HOUSE
BRG	BEARING
BRZ	BRONZE
CAB	CABINET
CFLG	COUNTER FLASHING
CG	CORNER GUARD
C.I.P.	CAST-IN-PLACE
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS, CONTINUE
CORR	CORRIDOR
CPT	CARPET
CSWK	CASEWORK
CT	CERAMIC TILE
CTR	CENTER
CU	CUBIC
D	DEEP
DEMO	DEMOLISH, DEMOLITION
DET	DETAIL
D.F.	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL, DIAGRAM
DIM	DIMENSION
D.S	DOWNSPOUT
D.W.	DISHWASHER
DWN	DOWN
DWG	DRAWING

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCOPE OF WORK AS DEFINED IN THE CONTRACT DOCUMENT, INCLUDING BUT NOT LIMITED TO THESE CONSTRUCTION DOCUMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY NOTIFY THE ARCHITECT AND CONSTRUCTION MANAGER OF ANY CONFLICTS, ERRORS OR OMISSIONS IN THESE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN SUBCONTRACTOR, VENDORS, ETC. AS NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS. IN THE CASE OF INCONSISTENCIES OR DISCREPANCIES BETWEEN THE DRAWINGS, THE MOST STRINGENT NOTE CONDITION SHALL APPLY.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VISIT THE SITE PRIOR TO PREPARING THE BID, TO VERIFY EXISTING CONDITIONS DURING THE BID PHASE AND UPON COMPLETION OF THE DEMOLITION WORK (IF ANY). PRIOR TO THE START OF ANY CONSTRUCTION WORK THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ANN INC. PROJECT MANAGER OF ANY UNCOVERED CONDITION AFFECTING THE CONSTRUCTION, FIXTURING, ETC. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS INCURRED IF HE/SHE DOES NOT NOTIFY THE CONSTRUCTION MANAGER IN A TIMELY MANNER.
3. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAINTAIN COMPLIANCE WITH INSURANCE REQUIREMENTS OF THE TENANT AND LANDLORD AS STIPULATED IN THE CONTRACT DOCUMENTS.
4. THE GENERAL CONTRACTOR SHALL MAINTAIN A CONSTRUCTION SET ON-SITE AT ALL TIMES. AT THE COMPLETION OF THE PROJECT THE GC SHALL PROVIDE THE AS-BUILT SET, STORED IN A PVC PIPE, ON THE WALL IN THE STOCKROOM PER PLAN.
5. SUBSTITUTION WILL NOT BE ALLOWED UNLESS REQUESTED IN WRITING TO CONSTRUCTION MANAGER WITHIN (10) DAYS OF CONTRACT AWARD. APPROVAL MUST BE IN WRITING.
6. ALL WORK COMPLETED UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE CONSTRUCTION DOCUMENTS, THE CONSTRUCTION CRITERIA OF THE LANDLORD AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS ANY MODIFICATIONS TO THE WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY THE GENERAL CONTRACTOR FOLLOWING WRITTEN NOTIFICATION TO THE ANN INC. PROJECT MANAGER. CHANGES IN THE SCOPE OF WORK REQUIRED BY SUCH AUTHORITIES SHALL ONLY BE CONSIDERED FOR CHANGE ORDERS IF SUBMITTED IN WRITING PRIOR TO ANY PERFORMANCE OF THE WORK.
7. THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE A SUBCONTRACTOR LIST WITHIN (10) DAYS OF THE CONTRACT AWARD.
8. OSHA REQUIREMENTS SHALL BE INCORPORATED INTO THE SCOPE OF WORK EVEN THOUGHT THEY MAY NOT BE LISTED SEPARATELY, SHORE AND BRACE ALL EXCAVATIONS IN ACCORDANCE WITH CITY, STATE AND OSHA REQUIREMENTS.
9. THESE GENERAL NOTES SHALL APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED. THE GENERAL CONTRACTOR SHALL ALSO REFERENCE THE NOTES ON EACH DRAWING SHEET AND INCORPORATE SUCH INTO THE SCOPE OF WORK.
10. ANY WORK INVOLVING CUTTING, PENETRATION THROUGH, NEW ROOF PENETRATIONS, TRENCHING OR MODIFICATION OF STRUCTURAL ELEMENTS OF THE BUILDING SHELL, OR THE INTERRUPTION OF LANDLORD/BASE BUILDING UTILITY SYSTEMS, ETC. SHALL BE COORDINATED WITH THE LANDLORD PRIOR TO THE COMMENCEMENT OF WORK. IF SO STIPULATED IN THE LANDLORD'S CONSTRUCTION CRITERIA, PERMISSION SHALL BE SECURED IN WRITING. IF REQUIRED, THE LANDLORD'S DESIGNATED SUBCONTRACTOR SHALL BE CONTRACTED TO PERFORM THE WORK. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO BE FAMILIAR WITH ALL THE REQUIREMENTS OF THE LANDLORD'S CONSTRUCTION CRITERIA, TO SECURE PERMISSIONS AS REQUIRED BY THE LANDLORD, AND TO ONLY OPERATE DURING HOURS DESIGNATED BY THE LANDLORD.
11. ALL FINISHES MUST MEET FLAME SPREAD RATINGS AND SMOKE DEVELOPED RATION REQUIRED BY CODE: FOR SPACES PROJECTED BY A SPRINKLER SYSTEM : CLASS C/III (76-200 SMOKE DEVELOPED RATIO) FOR UNSPRINKLERED SPACES: CLASS A/I (0-25 SMOKE DEVELOPED RATIO). IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SUBMIT SPREAD RATING INFORMATION TO THE LOCAL BUILDING OFFICIAL IF SO REQUESTED.
12. THE GENERAL CONTRACTOR SHALL PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 3A 40 BC WITH A SEVENTY-FIVE FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE TENANT SPACE OR AS DIRECTED BY THE FIRE DEPARTMENT FILED INSPECTOR.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING IN AND VERIFYING ALL SHIPMENTS OF OWNER-SUPPLIED MATERIALS. PER ANN INC. PROCUREMENT GUIDELINES. THE CONTRACTOR WILL BEAR THE COST OF RECEIPT. THE CONTRACTOR IS RESPONSIBLE FOR FILING DAMAGE REPORTS FOR GOODS RECEIVED DAMAGED UPON COMPLETION OF THE PROJECT, THIS ENVELOPE SHALL BE GIVEN TO THE OWNER.
14. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DAILY CLEANUP OF THE PROJECT SITE AS WELL AS THE FINAL CLEANUP JUST PRIOR TO CONSTRUCTION COMPLETE. ALL TOOLS, MACHINERY, EQUIPMENT AND MATERIALS SHALL BE REMOVED AND THE PREMISES SHALL BE LEFT IN A NEAT AND ORDERLY MANNER.
15. UPON COMPLETION OF THE PROJECT THE GENERAL CONTRACTOR SHALL DELIVER TO THE OWNER A COPY OF THE CERTIFICATE OF OCCUPANCY AND THE ORIGINAL SHALL BE FRAMED AND ATTACHED TO THE BACK OF THE MANAGER'S OFFICE DOOR.
16. THE GENERAL CONTRACTOR SHALL PREPARE A BID TO PROVIDE ANY ITEMS LISTED AS LANDLORD RESPONSIBILITY BUT NOT EXISTING ON-SITE. PROVIDE A SINGLE LINE ITEM ON FINAL BID SUBMISSION, SPECIFICALLY, BUT NOT EXCLUSIVELY, ALL FINISH DRYWALL ABOVE THE FORMER SUSPENDED CEILING FOLLOWING DEMOLITION OF CEILING FINISH.
17. THE ARCHITECT HAS ENDEAVORED TO SPECIFY AND/OR INDICATE MATERIALS THAT DO NOT CONTAIN HAZARDOUS MATERIALS OR ITEMS IN VIOLATION OF APPLICABLE CODES AND LAWS OR REASONABLE RETAIL BUILDING PRACTICES. ALL CONTRACTORS, SUBCONTRACTORS AND VENDORS SHALL LIKEWISE ENDEAVOR TO PROVIDE MATERIALS THAT DO NOT CONTAIN HAZARDOUS COMPONENTS. NOTIFY ARCHITECTS IF ANY MATERIALS SPECIFIED OR INDICATED FOR USE ON THE PROJECT SITE THAT CONTAIN HAZARDOUS MATERIALS AND/OR ASBESTOS.
18. WORK TO BE PERFORMED UNDER THIS CONTRACT IS DEFINED BY ALL INFORMATION INCLUDED IN THIS SET OF DOCUMENTS. CONTRACTOR SHALL BE FAMILIAR AND FOLLOW ALL CONSTRUCTION DRAWINGS.
19. ALL LABOR, MATERIALS, FINISHED EQUIPMENT AND THE FINAL FINISHED PROJECT AS INDICATED BY THE PLANS, SPECIFICATIONS, AND OTHER CONTRACT DOCUMENTS SHALL BE SUPPLIED BY THE CONTRACTOR AS PER GOVERNING STATE AND LOCAL CODES.
20. THESE DRAWINGS ARE PREPARED FOR PURPOSES OF CONSTRUCTION ONLY. THESE DRAWINGS ARE NOT TO BE USED FOR MAINTENANCE PURPOSES AS ACTUAL CONDITIONS MAY VARY FROM THOSE SHOWN ON DRAWINGS DUE TO CHANGE ORDERS. ALTERATIONS BY OTHERS, FILED CONDITIONS, ETC.
21. THESE DRAWINGS AND RELATED DOCUMENTS DETAIL THE WORK FOR THE SPECIFIC STORE INDICATED BY JOB NUMBER AND LOCATION. THESE DOCUMENTS REMAIN THE PROPERTY OF ANN INC. AND THE ARCHITECT.
22. THE GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS AND ANY OTHER PARTIES RELYING ON THE GC FOR DIMENSIONAL INFORMATION SHALL NOT GET DIMENSIONS FROM SCALING OFF THE PLANS. IF THERE ARE REQUIRED DIMENSIONS, THE GC SHALL SUBMIT AN RFI OR CONTACT THE ARCHITECT.
23. EXISTING WORK: WHEN APPROPRIATE & WITH WRITTEN APPROVAL FROM ANN INC., EXISTING WORK WHICH MEETS NEW SCOPE MAY BE RETAINED PROVIDED THE PROPER CREDIT IS RETURNED TO ANN INC.
24. DEMOLITION: REMOVE ALL INTERIOR PARTITIONS, CASEWORK, STOREFRONT, CEILING, FINISHED FLOORING AND ALL OTHER ITEMS NOT USED IN THIS SCHEME. ALSO SEE SPECIFICATIONS FOR SELECTIVE DEMOLITION AND ITS RELATED PORTIONS OF ELECTRICAL AND MECHANICAL DRAWINGS. VERIFY EXTENT OF DEMOLITION ALREADY PERFORMED BY LANDLORD AND COORDINATE ADDITIONAL DEMOLITION REQUIRED, IF ANY WITH THE ANN INC. PROJECT MANAGER AND THE LANDLORD.
25. IF REQUIRED AND NOT PROVIDED BY THE LANDLORD, THE GENERAL CONTRACTOR SHALL INSTALL A CONSTRUCTION BARRICADE AT THE STOREFRONT, INCLUDING INSTALLATION OF GRAPHICS AND FINISH DICTATED BY ANN INC. AND GOVERNING AUTHORITIES HAVING JURISDICTION. INSTALL DUST PROOF POLYETHYLENE BARRIER INSIDE LINE OF THE BARRICADE. AFTER REMOVAL OF THE BARRICADE, THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL BLACK OR WHITE PLASTIC ON THE INSIDE FACE OF THE STOREFRONT GLASS. INSTALL FROM THE TOP OF THE BASE TO 8'-0" A.F.F. MIN. TAPE ALL JOINTS.
26. GENERAL CONTRACTOR SHALL VERIFY THAT DEMISING WALLS EXTEND TO STRUCTURE ABOVE AND ALL PENETRATIONS ARE SEALED TIGHTLY, AND SHALL PROVIDE ALL WORK REQUIRED TO CORRECT DEFICIENT CONDITIONS.
27. ALL WALL FRAMING NOT BRACED TO DEMISING WALLS SHALL BE SECURED OR DIAGONALLY BRACED AT 4'-0" O.C.
28. DEMISING WALLS ARE NOT DESIGNATED TO ACCOMMODATE LOADING. ALL FIXTURES MUST BE SUPPORTED BY THE FLOOR OR NEW WALL.
29. ALL FRAMING LUMBER, PLYWOOD, AND CONCEALED WOOD SHALL BE FIRE RETARDANT TREATED (FRT). NO FRT WOOD BLOCKING IN CEILING PLENUM OR ABOVE SPRINKLER COVERAGE.
30. PROVIDE FRT WOOD BLOCKING FOR ALL SIGNS, HOOKS, TOILET ROOM ACCESSORIES AND ANY OTHER WALL MOUNTED EQUIPMENT.
31. ANY DRILLING, WELDING OR OTHER ATTACHMENT TO THE STRUCTURAL SYSTEM SHALL BE SUBJECT TO APPROVAL BY THE LANDLORD PRIOR TO THE COMMENCEMENT OF SUCH WORK.
32. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CITY AND STATE CODES AND STANDARDS.
33. THE ARCHITECT HAS MADE NO INVESTIGATION TO DETERMINE IF ASBESTOS OR ANY OTHER MATERIALS IS PRESENT IN THE EXISTING WORK, THE ARCHITECT AND ANN INC. ASSUME NO RESPONSIBILITY WITH REGARD TO ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL. NO WARRANTY OR REPRESENTATION, EITHER EXPRESSED OR IMPLIED IS MADE BY THESE PLANS AS TO THE SUITABILITY OF REMOVING AND HAZARDOUS MATERIAL INCLUDING ASBESTOS. ALL PERSONS USING THESE PLANS MUST PROCEED AT THEIR OWN RISK WITH REGARD TO ALL MATERIALS INCLUDING ASBESTOS. IF ANY MATERIAL SUSPECTED OF BEING HAZARDOUS IS ENCOUNTERED, LEAVE INTACT AND UNDISTURBED AND NOTIFY THE OWNER (ANN INC.) IMMEDIATELY.
34. "TYPICAL" MEANS THAT THE SITUATION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT THE STORE, UNLESS OTHERWISE NOTED. DETAILS ARE KEYED AND NOTES AS "TYP" ONLY THE FIRST TIME THEY APPEAR.
35. "HOLD" DIMENSIONS INDICATE THAT PREFABRICATED SYSTEMS ARE TO BE INSTALLED THAT REQUIRE A MINIMUM DIMENSION. MAINTAIN THIS DIMENSION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL SUBCONTRACTORS AND VENDORS TO COORDINATE CONSTRUCTION REQUIREMENTS, DELIVERY SCHEDULE, ETC.
36. "SIM." SHALL MEAN COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
37. ALL ITEMS SHOWN AS FURNISHED BY ANN INC. REQUIRE GC COORDINATION.
38. ALL EXISTING WALLS AND/OR COLUMN COVERS, AND EXISTING SLABS TO REMAIN SHALL BE REPAIRED AND PATCHED AS REQUIRED TO COMPLY WITH LOCAL CODES, LANDLORD REQUIREMENTS AND FINISHING REQUIREMENTS.
39. DO NOT SUPPORT ANY CONSTRUCTION FROM THE LANDLORD'S STRUCTURE OR PENETRATE ANY FLOOR SLABS WITHOUT APPROVAL FROM THE LANDLORD PRIOR TO CONSTRUCTION. NO DUCTWORK, LIGHTING OR SPRINKLERS ARE TO BE HUNG DIRECTLY FROM THE ROOF DECK. INTERMEDIATE FRAMING IS REQUIRED TO (PRIMARY FRAMING. DO NOT SUSPEND ANY ITEMS FROM THE BOTTOM CHORD OF ROOF JOIST AND JOIST GIRDERS WITHOUT PRIOR WRITTEN APPROVAL OF STRUCTURAL ENGINEER OF RECORD FOR BUILDING.
40. THE CONTRACTOR SHALL MAINTAIN, FOR THE ENTIRE DURATION OF THE WORK, ALL EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
41. DURING ALL PHASES OF WORK DO NOT DISTURB THE DELIVERIES AND FUNCTIONS OF ADJACENT AND NEIGHBORING TENANTS. COORDINATE WITH LANDLORD REPRESENTATIVE.
42. PROVIDE NON-COMBUSTIBLE BLOCKING AND/OR SUPPORT FRAMING TO ASSURE A COMPLETE INSTALLATION OF FINISHES, TRIM AND MILLWORK AS INDICATED IN THE DOCUMENTS REQUIRED BY ANN INC., PRODUCT MANUFACTURER'S AND AS REQUIRED FOR PROPER INSTALLATION. PROVIDE ADEQUATE BLOCKING AS REQUIRED TO SUPPORT ELECTRIC WATER COOLER, FOR BASE AND UPPER WALL CABINETS, LAVATORIES, TOILET FIXTURES, AND ACCESSORIES, ELECTRIC PANELS, ACCESS LADDERS ETC.
43. THE GENERAL CONTRACTOR SHALL CONFIRM ALL LOCATIONS FOR BLOCKING FOR ALL FIXTURES AND CASEWORK AS REQUIRED BY THE FIXTURE MANUFACTURER.
44. REMOVE ALL EXISTING CONSTRUCTION WHICH INTERFERES WITH THE WORK SHOWN ON THESE DRAWINGS. PATH THE SUB-FLOOR TO A UNIFORM LEVEL AS REQUIRED TO ACCOMMODATE THE NEW FLOORING, VERIFY NEW FLOOR SCOPE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
45. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE OWNER'S VENDORS FOR COORDINATION OF ALL WORK INVOLVED.
46. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL UTILITY COMPANIES AND PERFORMING ALL WORK REQUIRED BY THEM. THE CONTRACTOR IS RESPONSIBLE FOR PROPER COMPACTION OF UTILITY TRENCHES, BOTH INTERIOR AND EXTERIOR. THE CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS AND CERTIFICATES OF OCCUPANCY AND UTILITY REQUEST FORM(S).
47. UNLESS OTHERWISE INDICATED, EACH SUBCONTRACTOR AND GENERAL CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING AND SUPPORTING ALL ITEMS FROM THE ROOF STRUCTURE FOR GRAVITY LOADS AND RESIST SEISMIC MOVEMENTS AS REQUIRED BY ALL APPLICABLE CODES. (ANY BRACING W/ A SIGNIFICANT VISUAL IMPACT IS SUBJECT TO ARCHITECTURAL REVIEW AND APPROVAL). THIS INCLUDES, BUT IS NOT LIMITED TO ALL ITEMS BRACED TO, SUSPENDED FROM OR SUPPORTED BY ROOF STRUCTURE.
48. THE G.C. IS RESPONSIBLE FOR VERIFYING AND PRICING ALL A.D.A. REQUIREMENTS PRIOR TO BIDDING.
49. STRUCTURE AND FINISHES WHICH ARE NOT SPECIFICALLY INDICATED TO BE REMOVED AND DISPOSED OF SHALL BE PROTECTED FROM DAMAGE DURING THE EXECUTION OF THE WORK.
50. AREAS IN WHICH DEMOLITION AND SALVAGE WORK IS DONE SHALL BE CLEANED DAILY. ALL DUST, DIRT, DEBRIS, UNSALVAGEABLE AND NON REUSABLE ITEMS SHALL BE TOTALLY REMOVED FROM THE PROJECT SITE DAILY. UNDER NO CIRCUMSTANCE SHALL REFUSE BE ALLOWED TO BLOCK OR IMPAIR CIRCULATION IN CORRIDORS, STAIRS, SIDEWALKS, OR OTHER TRAFFIC AREAS AT ANY TIME.
51. PROVIDE AND MAINTAIN TEMPORARY PARTITIONS OR DUST BARRIERS ADEQUATE TO KEEP DIRT, DUST, NOISE, AND OTHER PARTICLES FROM BEING TRANSFERRED TO ADJACENT TENANT SPACES.
52. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH ANN, INC. AND LANDLORD REGARDING DESIGNATION OF ALL MATERIALS AND FIXTURES TO BE SALVAGED FROM THE EXISTING PREMISES.
53. GENERAL CONTRACTOR SHALL EXERCISE CAUTION SO AS NOT TO DAMAGE OR DISRUPT ANY UTILITIES OR SPRINKLER LINES WHICH PASS THROUGH TENANT SPACE / ADJACENT TENANT SPACES. GENERAL CONTRACTOR WILL BEAR SOLE RESPONSIBILITY OF ANY SUCH DISRUPTIONS OR DAMAGE.
54. ANY REPAIR TO LANDLORD SYSTEMS MUST BE COMPLETED TO THE SATISFACTION OF THE LANDLORD SPECIFICATIONS.
55. ANY SUBSTITUTE TO BE APPROVED THE ARCHITECT.
56. GENERAL CONTRACTOR MUST CALL PROJECT MANAGER PRIOR TO ANY +/- DIMENSION ADJUSTMENT.

	RESPONSIBILITY	NA	EXISTING	LL FURNISHED	LL INSTALLED	G.C. FURNISHED	G.C. INSTALLED	ANN INC. FURNISHED	ANN INC. INSTALLED	REMARKS
1 - GENERAL										
	PERMITTING AND FEES					X				
*	BARRICADE (PAINTED)							X	X	G.C. TO COORDINATE WITH VENDOR
*	BARRICADE SIGNAGE							X	X	G.C. TO COORDINATE WITH VENDOR
*	WHITE PAPER AT WINDOWS					X	X			
	STOREFRONT "COMING SOON" SIGNAGE							X	X	G.C. TO COORDINATE WITH VENDOR
	CLEANING, TRASH REMOVAL DUMPSTER						X	X		PROVIDE (2) DUMPSTERS FOR TURNOVER
	TEMPORARY TELEPHONE/FAX/DIGITAL CAMERA						X	X		
	TEMPORARY POWER/LIGHTS						X	X		
*	DEMOLITION						X	X		AS REQUIRED
	CONCRETE SLAB		X							
	CONCRETE SLAB - STRIP AND CLEAN						X	X		G.C. TO PATCH AND REPAIR AS REQUIRED TO RECEIVE FINISH FLOORING
	CONCRETE SLAB - LEVELING						X	X		
	CONCRETE FLOOR - PRIME AND SEAL						X	X		
	CONCRETE CUTTING AND PATCHING						X	X		
	FLOORING TRANSITIONS						X	X		
	STOCKROOM/COORIDOR/TOILET ROOM DOORS						X	X		
*	REAR SERVICE DOOR		X				X	X		EXISTING DOOR, NEW HARDWARE BY G.C. - SEE SHEET A0.08
	DOOR HARDWARE						X	X		WHERE DOOR HARDWARE IS NOT IDENTIFIED AS 'EXISTING TO REMAIN'
	DETEX ALARMS AT EXIT DOORS						X	X		
	SHOP DRAWINGS						X	X		
	DEMISING WALLS (EXTERIOR FRAMING)		X							
	DEMISING WALLS (EXTERIOR FINISHES)		X							G.C. TO PATCH, REPAIR AND/OR REFINISH AS REQUIRED
	DEMISING WALLS (INTERIOR FRAMING)		X							
	DEMISING WALLS (INTERIOR DRYWALL)		X							G.C. TO PATCH, REPAIR AND/OR REFINISH AS REQUIRED
	INTERIOR PARTITIONS						X	X		SEE SHEETS A3.01 AND A10.01
	FRP WAINSCOT						X	X		WHERE REQUIRED, SEE SHEET A4.01 AND INTERIOR ELEVATIONS
*	ROOFING						X	X		PATCH AS REQUIRED
2 - STOREFRONT										
*	STOREFRONT FRAMING SYSTEM AND ENTRY DOORS		X							
	GLAZING (INCLUDING GLASS IN ENTRY DOORS)		X							
	ACCESS PANEL FOR SIGNAGE						X	X		G.C. TO PROVIDE FOR SIGNAGE AND PANEL ACCESS, REFER TO SHEET A5.01 FOR LOCATION
*	STOREFRONT AWNING(S)	X								
	STOREFRONT SIGNAGE							X	X	G.C. TO COORDINATE WITH VENDOR AND MAKE FINAL CONNECTIONS AS REQUIRED
*	STOREFRONT BLADE SIGNAGE							X	X	NON-ILLUMINATED
	BLADE SIGN BRACKET							X	X	
	BLOCKING FOR SIGNAGE MOUNTING						X	X		
*	STOREFRONT DOOR/FRAME/HARDWARE		X							
*	NEUTRAL PIERS		X							G.C. TO PATCH AND REPAIR AND RETURN TO LIKE NEW CONDITION
	STOREFRONT BULKHEAD		X							G.C. TO PATCH AND REPAIR AND RETURN TO LIKE NEW CONDITION
*	VESTIBULE: FRAMING SYSTEM AND ENTRY DOORS						X	X		
*	VESTIBULE: GLAZING INCLUDING GLASS IN ENTRY DOORS						X	X		
	STOREFRONT FINISHES						X	X		G.C. TO PROTECT DURING CONSTRUCTION
*	VINYL WINDOW LOGOS								X	X	
	DISPLAY WINDOW GRAPHIC TRACK							X	X	
3 - PLUMBING										
	WATER SERVICE				X	X	X	X		REFER TO PLUMBING SHEETS. CUT AND EXTEND BY G.C.
	SANITARY LINE				X	X	X	X		REFER TO PLUMBING SHEETS. CUT AND EXTEND BY G.C.
	PLUMBING VENT LINE				X	X	X	X		REFER TO PLUMBING SHEETS. CUT AND EXTEND BY G.C.
	ROUGH-IN FOR EQUIPMENT						X	X		
	FINAL CONNECTION						X	X		
	FLOOR DRAIN						X	X		
	A/C DRAIN						X	X		
	ELECTRIC WATER COOLER						X	X		
	MOP SINK OR HOSE BIB						X	X		
	WATER HEATER OR INSTA HOT						X	X		
	WATER METER						X	X		REFER TO PLUMBING SHEETS
*	A/C GAS PIPING						X	X		
4 - FIRE PROTECTION										
	SPRINKLER (MAIN)		X							
*	SPRINKLER SYSTEM DESIGN/MODIFICATION						X	X		
*	SPRINKLER BRANCH LINES AND HEADS						X	X		
	FIRE EXTINGUISHERS						X	X		
5 - ELECTRICAL										
	ELECTRICAL SERVICE		X							REFER TO ELECTRICAL SHEETS
	MAIN CONDUITS FROM LL ELECTRICAL ROOM		X							REFER TO ELECTRICAL SHEETS
	SERVICE WIRING TO TENANT SPACE		X							REFER TO ELECTRICAL SHEETS
	DISCONNECT SWITCH IN TENANT SPACE		X							
	SWITCH AT LL ELECTRICAL ROOM		X							
	FUSES AT LL ELECTRICAL ROOM		X							
*	ELECTRICAL PANELS (INCLUDING BREAKERS)						X	X		REFER TO ELECTRICAL SHEETS
*	METER						X	X		REFER TO ELECTRICAL SHEETS
	METER SOCKET						X	X		REFER TO ELECTRICAL SHEETS
	WIRING THROUGH						X	X		
	TRANSFORMER						X	X		
	TIME CLOCK	X								
	LIGHTING CONTACTORS						X	X		ELECTRICALLY HELD REQUIRED
	ELECTRICAL EQUIPMENT ROUGH-IN						X	X		REFER TO ELECTRICAL SHEETS
	ELECTRICAL EQUIPMENT FINISH						X	X		REFER TO ELECTRICAL SHEETS
	LIGHT FIXTURES							X	X	
	EMERGENCY LIGHT FIXTURES							X	X	
	EXIT LIGHTING/SIGNAGE							X	X	
	AUDIO SYSTEM AND SALES AREA SPEAKERS								X	X	G.C. TO COORDINATE WITH VENDOR
	CONVENIENCE OUTLETS						X	X		
	SERVICE DOOR BELL CHIME						X	X		
	AFA PROTECTIVE SYSTEMS						X	X	X	X	G.C. TO COORDINATE WITH VENDOR; CONDUIT, JUNCTION BOX AND PULL STRING BY G.C. CABLING BY VENDOR
*	CCTV						X	X	X	X	G.C. TO COORDINATE WITH VENDOR; CONDUIT, JUNCTION BOX AND PULL STRING BY G.C. CABLING BY VENDOR
*	BURGLAR ALARM	X								
	TELEPHONE JUNCTUION BOX						X	X	X	X	G.C. TO COORDINATE WITH VENDOR; CABLES BY G.C.
	TELEPHONES								X	X	
	TELEPHONE CONDUIT						X	X		
	FIRE ALARM SYSTEM						X	X		REFER TO FIRE ALARM SHEETS
	POS WIRING/CASH REGISTERS						X	X	X	X	G.C. TO COORDINATE WITH VENDOR; CONDUIT, JUNCTION BOX AND PULL STRING BY G.C. CABLING BY VENDOR
	SENSORMATIC SECURITY SYSTEM						X	X	X	X	G.C. TO COORDINATE WITH VENDOR; CABLES BY G.C.
	SIGNAGE						X	X	X	X	POWER BY G.C., CONNECTION BY G.C. UNLESS NOTED OTHERWISE
	PRODCO TRAFFIC COUNTER						X	X	X	X	CONDUIT AND PULL STRINGS BY G.C.
	SITESAGE LIGHTING CONTROL PANEL 'LCP'						X	X		
	LCP REQUIRED LIGHT SWITCHES						X	X		
	DEDICATED POWER OUTLET FOR LCP						X	X		
	EMS LOW VOLTAGE WIRING						X	X		
	IT NETWORK SWITCH								X	X	
	EMONITORS WITH SPLIT CORE CURRENT TRANSFORMERS						X	X		
	SITESAGE THERMOSTATS AND REMOTE SENSORS						X	X		G.C. TO COORDINATE WITH VENDOR AND PROJECT MANAGER FOR INSTALLATION. REFER TO ELECTRICAL SHEETS
6 - H.V.A.C.										
	A/C EQUIPMENT						X	X		REFER TO MECHANICAL SHEETS
	SUPPLIMENTAL A/C EQUIPMENT						X	X		REFER TO MECHANICAL SHEETS
	RTU SCREENS						X	X		
	A/C WIRING AND CONNECTIONS						X	X		
*	HVAC EQUIPMENT STRUCTURAL SUPPORT						X	X		
	DIFFUSERS AND GRILLES						X	X		
	TOILET EXHAUST FAN						X	X		
	THERMOSTATS AND CONTROLS						X	X		THERMSTAT IN MANAGERS OFFICE, SENSORS ON SALES FLOOR AND IN WARDROBING
	A/C LOW VOLTAGE CONTROL WIRING						X	X		
	DUCTING						X	X		
	AIR BALANCING						X	X		
	ECONOMIZER						X	X		
	TRANSFER GRILLES						X	X		
	SMOKE DETECTORS						X	X		
	FIRE DAMPER(S)						X	X		
	SMOKE DAMPER(S)						X	X		AS REQUIRED

	RESPONSIBILITY	NA	EXISTING	LL FURNISHED	LL INSTALLED	G.C. FURNISHED	G.C. INSTALLED	ANN INC. FURNISHED	ANN INC. INSTALLED	REMARKS
*	ROOF CURBS							X	X	G.C. TO FURNISH AND INSTALL AS REQUIRED
7 - TOILET ROOMS										
	CEILING AND FINISH							X	X	
	TOILET TISSUE DISPENSER							X	X	
	CEILING PLATFORM FRAMING/DECKING							X	X	
	WATERPROOFING MEMBRANE							X	X	
	FINISH FLOORING							X	X	
	WALL BASE							X	X	
	WALL PROTECTION							X	X	
	WALL FINISH							X	X	
	COAT HOOK							X	X	
	PAPER TOWEL DISPENSER							X	X	SKU: 060017-00; THIS ITEM COMES WITH DDS PACKAGE
	HAND SOAP DISPENSER							X	X	SKU: 059058-00; THIS ITEM COMES WITH DDS PACKAGE
	MIRROR							X	X	
	GRAB BARS							X	X	
	STORAGE CABINET							X	X	SKU:226769-00; THIS ITEM COMES WITH DDS PACKAGE
	TOILET SEAT COVER DISPENSER							X	X	SKU:057998-00; THIS ITEM COMES WITH DDS PACKAGE
	KEY FOR WHITE PAINTED TOWEL DISPENSOR. PART 10058							X	X	SKU:083321-00; THIS ITEM COMES WITH DDS PACKAGE
	SIGNAGE							X	X	
	TOILET ROOM PLUMBING FIXTURES							X	X	SEE SHEET A5.02 AND PLUMBING SHEETS
8 - MANAGERS OFFICE										
	CEILING PLATFORM FRAMING/DECKING							X	X	
	WORK COUNTER / SHELVING							X	X	
	SAFE							X	X	SKU:151796-00; THIS ITEM COMES WITH DDS PACKAGE
	BULLETIN BOARD 24" X 36"							X	X	SKU:213667-01; THIS ITEM COMES WITH DDS PACKAGE
	OFFICE CHAIR							X	X	SKU:190501-00; THIS ITEM COMES WITH DDS PACKAGE
	DRY ERASE BOARD							X	X	SKU:209742-01; THIS ITEM COMES WITH DDS PACKAGE
	FILE CABINET-2 DR

DOOR NO.	LOCATION	WIDTH	HEIGHT	TYPE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	FIRE RATING	HARDWARE GROUP	COMMENTS
100	ENTRY DOORS	6'-0"	7'0"	A	EXISTING	PER ELEV.	EXISTING	PER ELEV.	N/A	1	G.C. TO INSTALL NEW CORES ON EXISTING DOOR TO REMAIN.
100A	ENTRY DOORS	6'-0"	7'0"	A	METAL/ GLASS	PER ELEV.	METAL	PER ELEV.	N/A	1	
101	SALES TO BOH	3'-0"	7'0"	B	HM	P-1	HM	P-1	N/A	5	SEE DETAIL 4/A10.31 FOR DOOR HEAD/JAMB DETAIL
102	WOMENS TOILET ROOM	3'0"	7'0"	B	HM	P-1	HM	P-1	N/A	2	
103	MENS TOILET ROOM	3'0"	7'0"	B	HM	P-1	HM	P-1	N/A	2	
104	OFFICE	3'0"	7'0"	B	HM	P-1	HM	P-1	N/A	3	
105	WARDROBING ROOM	3'6"	7'0"	N/A	CASED OPENING	CASED OPENING	WOOD	CASED OPENING	N/A		CASED OPENING TO BE TRIMMED OUT.
106	REAR SERVICE	3'0"	7'0"	C	EXISTING	P-1	EXISTING	P-1	EXISTING	4	EXISTING DOOR - G.C. TO INSTALL NEW HARDWARE AS REQ'D. G.C. TO PROVIDE & INSTALL VINYL 'LOFT' LOGO AND SPACE NUMBER.

REFER TO DETAIL #4 ON A10.31 FOR DOOR HEAD/JAMB DETAIL.

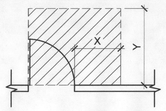
DOOR SCHEDULE

1/4" = 1'-0" | 7

PULL SIDE

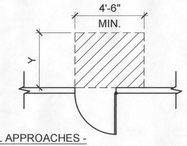
NOTE:
X = 36" MINIMUM
IF Y = 60"

X = 42" IF Y = 54"



PUSH SIDE

NOTE:
Y = 48" IF DOOR HAS BOTH A CLOSER AND A LATCH

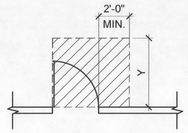


HINGE SIDE ALL APPROACHES - SWINGING DOORS

PULL SIDE

NOTE:
Y = 48"

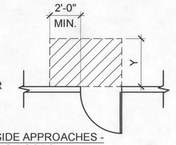
Y = 54" IF DOOR HAS A CLOSER



PUSH SIDE

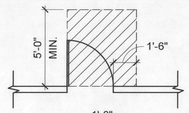
NOTE:
Y = 42"

Y = 48" IF DOOR HAS BOTH A CLOSER AND A LATCH



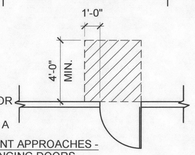
LATCH SIDE APPROACHES - SWINGING DOORS

PULL SIDE



PUSH SIDE

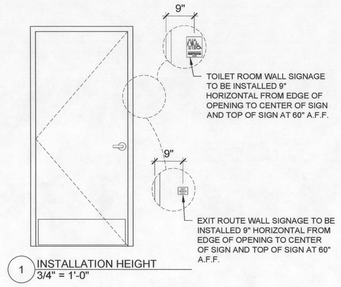
NOTE:
X = 12" IF DOOR HAS BOTH A CLOSER AND A LATCH



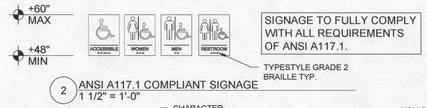
FRONT APPROACHES - SWINGING DOORS

DOOR ACCESSIBILITY

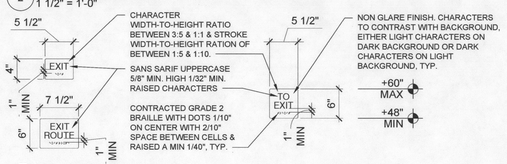
1/4" = 1'-0" | 6



1 INSTALLATION HEIGHT
3/4" = 1'-0"



2 ANSI A117.1 COMPLIANT SIGNAGE
1 1/2" = 1'-0"



3 COMPLIANT EXIT SIGNAGE
3" = 1'-0"

TACTILE SIGN DETAIL

N.T.S. | 5

KEYNOTE REFERENCE TAG

FINISH REFERENCE TAG

DOOR REFERENCE TAG

LAYOUT POINT — LAYOUT POINT LOCATION

+0'-0" GROUND FLOOR SLAB — ELEVATION TARGET LOCATION

WALL TYPE
SEE SHEETS A3.01 AND A10.01

REVISION DELTA

REVISION CLOUD

DETAIL REFERENCE
DETAIL (TOP), SHEET (BOTTOM)

ELEVATION REFERENCE
DETAIL (TOP), SHEET (BOTTOM)

ELEVATION REFERENCE (MULTIPLE)
DETAIL (TOP/PERIMETER), SHEET (BOTTOM)

DETAIL REFERENCE
DETAIL (TOP), SHEET (BOTTOM)

SECTION REFERENCE
DETAIL (TOP), SHEET (BOTTOM)

SHEET ANNOTATION SYMBOLS

1/4" = 1'-0" | 4

DOOR RATINGS

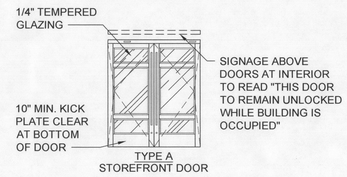
A	CLASSIFICATION GENERALLY APPLIES TO 3 HOUR DOORS INTENDED FOR USE IN FOUR-HOUR PARTITIONS. (I.E. FIRE SEPARATION WALLS; WALLS THAT DIVIDE A SINGLE BUILDING INTO FIRE AREAS). COMMONLY REFERRED TO AS "A" LABEL DOORS.
B	CLASSIFICATION GENERALLY APPLIES TO 1 1/2 HOUR DOORS INTENDED FOR USE IN TWO-HOUR PARTITIONS. (I.E. FIRE SEPARATION WALLS. 2-HOUR PARTITION PROVIDING HORIZONTAL FIRE SEPARATION). COMMONLY REFERRED TO AS "B" LABEL DOORS.
C	CLASSIFICATION GENERALLY APPLIES TO 45-MINUTE DOORS INTENDED FOR USE IN ONE HOUR RATED PARTITIONS. (I.E. OPENINGS IN WALLS OR PARTITIONS BETWEEN ROOMS AND CORRIDORS HAVING A FIRE-RESISTANCE RATING OF 1-HOUR OR LESS). COMMONLY REFERRED TO AS "C" LABEL DOORS.

DOOR GENERAL NOTES

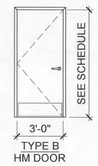
1	THIS PROJECT SHALL COMPLY WITH ALL FEDERAL AMERICANS WITH DISABILITY ACT REGULATION AND ALL LOCAL ACCESSIBILITY REGULATIONS.
2	THRESHOLDS SHALL BE NO HIGHER THAN 1/2" ABOVE THE FLOOR. EDGE TO BE BEVELED WITH A SLOPE NO GREATER THAN 1 IN 2.
3	PROVIDE 18" CLEAR SPACE AT STRIKE/PULL SIDE ON INTERIOR DOORS AND 12" CLEAR AT STRIKE/PUSH SIDE OF DOORS W/CLOSERS.
4	PROVIDE KICKPLATES ON REAR EXIT. SALES/STOCK OR CORRIDOR DOORS. KICKPLATES SHALL BE ON THE PUSH SIDE OF THE DOOR.
5	GENERAL CONTRACTOR SHALL VERIFY WITH SUPPLIER THAT ALL HARDWARE MEETS A.D.A. REQUIREMENTS.
6	A.D.A. COMPLIANT SIGNAGE SHALL BE PROVIDED AT MEN'S AND WOMEN'S TOILET ROOMS. SEE 4/A0.08 FOR SIGNAGE REQUIREMENTS
7	CLOSERS: DOOR CLOSERS TO BE MOUNTED ON ROOM SIDE OF DOORS. DOOR CLOSERS TO HAVE A MAXIMUM OPENING FORCES OF 5 LBF (INTERIOR HINGED DOORS). THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES. THE DOOR SHALL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 IN. FROM THE LATCH. MEASURED TO THE LEADING EDGE OF THE DOOR.
8	ALL DOOR HINGES TO BE STEEL BALL BEARING. FULL MORTISE TYPE.
9	ALL METAL DOOR FRAMES TO BE PROVIDED WITH SILENCERS
10	GENERAL CONTRACTOR SHALL ENSURE ALL EXISTING DOORS TO REMAIN TO BE IN GOOD OPERATING ORDER AND MEET CURRENT BUILDING CODES AND ADA REQUIREMENTS. GENERAL CONTRACTOR TO RESTORE DOORS AND HARDWARE TO "LIKE NEW" CONDITION.
11	EXTERIOR HINGES TO HAVE NON-REMOVEABLE PINS.
12	ALL DOOR HARDWARE SHALL BE LEVER TYPE - NOT REQUIRING TIGHT GRASPING OR EXCESSIVE WRIST MOVEMENT. ALL DOOR(S) SHALL OPERATE IN A SINGLE CONTINUOUS MOTION. ALL DOOR HARDWARE SHALL BE MOUNTED BETWEEN 34"- 48" AFF
13	DOORS ARE PROVIDED BY G.C. COLOR TO MATCH EXISTING. SPECIFICATIONS TO BE SUBMITTED TO ARCHITECT FOR REVIEW.

DOOR NOTES

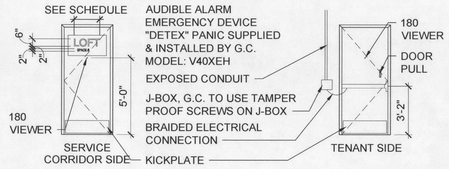
1/4" = 1'-0" | 3



TYPE A
STOREFRONT DOOR



TYPE B
HM DOOR



TYPE C
SERVICE DOOR

NOTE:
PANIC BAR DEVICE IS ELECTRICAL AND SHALL REQUIRE FINAL CONNECTION BY ELECTRICAL SUB CONTRACTOR

DOOR TYPES

1/4" = 1'-0" | 2

GROUP #1 - ENTRY DOORS:

HINGE	CENTER PIVOT; BY STOREFRONT VENDOR
PULLS	CUSTOM; BY STOREFRONT VENDOR

GROUP #2 - TOILET ROOM:

CLOSER	LCN #4041, HINGE SIDE MOUNTING, HOLD-OPEN OPERATION, (SET TO 5 LB. MAX OPENING FORCE): INCLUDE HOLD OPEN DEVICE.
HINGES	HAGER BB800, 1-1/2 PAIR, US26D FINISH (SELF-CLOSING)
STOP	IVES #438 FLOOR MOUNTED WITH RISER AS REQ'D. FINISH:US26D
SILENCER	RESILIENT TYPE; REMOVABLE FOR REPLACEMENT; (3) EACH DOOR; MOUNTED IN FRAME
LATCH/LOCK	SCHLAGE "ND" SERIES ATHENS LEVER AND STANDARD ROSE IN SATIN CHROME PLATED FINISH. BATH/BEDROOM PRIVACY LOCK SET #ND53BDC ATH 626
SMOKE SEAL (RATED DOORS ONLY)	PEMKO #5880

GROUP #3 - OFFICE:

HINGES	HAGER BB800, 1-1/2 PAIR, FINISH: STAINLESS #4
STOP	IVES #438 FLOOR MOUNTED WITH RISER AS REQ'D. FINISH:US26D
SILENCER	RESILIENT TYPE; REMOVABLE FOR REPLACEMENT; (3) EACH DOOR; MOUNTED IN FRAME
LATCH/LOCK	SCHLAGE "D" SERIES ATHENS LEVER AND STANDARD ROSE IN SATIN CHROME PLATED FINISH. ENTRANCE LOCK FOR SMALL INTERCHANGEABLE CORE, INC. DISPOSABLE PLASTIC CONST. CORES #ND53BDC ATH 626.
SMOKE SEAL (RATED DOORS ONLY)	PEMKO #5880

GROUP #4 - REAR SERVICE:

* NOTE: ALL EXISTING HARDWARE TO BE REMOVED FROM EXISTING DOORS - PATCH AND COVER OPENINGS.

CLOSER	LCN #4041, HINGER MOUNTING, HOLD-OPEN OPERATION. (SET TO 5 LB MAX. OPENING FORCE) INCLUDE HOLD OPEN DEVICE.
HINGES	HAGER BB800, 1-1/2 PAIR, US26DHAGER "BB1279-CONCEALED ELECTRIC WIRE" - THROUGH PUBLIC ACCESSIBLE ONLY.
EXIT DEVICE	MODEL # V40XEH "VALUE SERIES" EXIT DEVICE. CONTACT "DETEX" AT 800-729-3829
DOOR VIEWER	IVES #U698, FINISH:US26D
STOP	IVES #438 FLOOR MOUNTED WITH RISER AS REQ'D. FINISH:US26D
KICKPLATE	12"X34" 16 GA. S.S. KICK PLATE, BRUSHED FINISH. INSTALL WITH S.S. COUNTERSUNK SCREWS, ON TENANT SIDE.
SILENCER	RESILIENT TYPE; REMOVABLE FOR REPLACEMENT; (3) EACH DOOR; MOUNTED IN FRAME.
SECURITY	NATIONAL GUARD PRODUCTS #139SP FULL HEIGHT OF DOOR INSTALL WITH SECURITY ASTRAGAL SCREWS.
WEATHER STRIPPING	ADD TO ALL EXTERIOR DOOR LOCATIONS, FIRE STOP AT FIRE DOORS.
PULL	IVES #8112-5; FINISH: STAINLESS STEEL #4: INSTALL W/S.S. COUNTERSUNK SCREWS INSTALL ON TENANT SIDE OF DOOR. AUDIBLE ALARM EMERGENCY DEVICE "DETEX" PANIC MODEL # V40XEH- ALARMED EXIT DEVICE.
SMOKE SEAL (RATED DOORS ONLY)	PEMKO #5880
LATCH GUARD	GRAINGER-BATTALION UNIVERSAL LATCH GUARD

GROUP #5 - SALES TO STOCK:

CLOSER	LCN #4041, HINGER MOUNTING. (SET TO 5 LB MAX. OPENING FORCE)
HINGES	HAGER BB800, 1-1/2 PAIR, STAINLESS #4 FINISHED METAL.
LATCH SET	NOT APPLICABLE.
PULL	HAGER 4"X16" #3IJ PULL PLATE. PLATE W/ #IJ PULL FINISH: STAINLESS STEEL #4.
STOP	IVES #445 WALL MTD. OR #446 FLOOR MOUNTED AS REQ'D. FINISH: US26D.
SILENCER	RESILIENT TYPE. REMOVABLE FOR REPLACEMENT. (3) EACH DOOR, MOUNTED IN FRAME.
SMOKE SEAL (RATED DOORS ONLY)	PEMKO #5880
KICKPLATE	12"X34" 16 GA S.S. KICK PLATE. BRUSHED FINISH. INSTALL WITH S.S. COUNTERSUNK SCREWS ON STOCKROOM SIDE.

DOOR HARDWARE

1/4" = 1'-0" | 1

City of Portland
REVIEWED FOR CODE COMPLIANCE
SEP 14 2017
Permit Number

STORE 3125

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LOFT OUTLET

REVISIONS

REGISTERED ARCHITECT
ALAN S. ANDREAS
MADISON, NJ
LIC. NO. 6609
STATE OF OREGON

DESIGN TYPE: 2016 SPRING PROTO
THRU DOB: ALL DIV-08/LCS 002

CASCADE STATION
9199 NE CASCADE PARKWAY
PORTLAND, OREGON 97224

DOOR SCHEDULE AND SYMBOLS

DATE: 2017/05/27
SCALE: AS NOTED
DRAWN BY: A.S.
REVIEWED BY: ASA
PROJECT NUMBER: 17051
SHEET: A0.07

RESERVED | 1/4" = 1'-0" | 4

RESERVED | 1/4" = 1'-0" | 3

SYMBOL	MARK	QTY	ANN ITEM NO	DESCRIPTION	MFGR	PRODUCT/LAMP
FIXED	FIXED	X		FIXED DOME CAMERA		
360	360	X		DOME CAMERA		
	A2	X	00.16.002	UNIVERSAL TRACK HEAD WHITE FINISH WITH 25 WATT MAX STICKER	CON-TECH	CTL610P-25W
	A6	X	00.16.059	24" LED DIMMABLE WALL WASHER TRACK HEAD WHITE FINISH 3000K	CON-TECH	CTL171-S-M-3-D-P
	B1	X	00.16.052	18" DIAMETER LED HI-BAY FIXTURE, SILVER FINISH WITH WHITE INTERIOR, 96" WHITE CORD AND CANOPY	SPECTRUM	ALAT18LEDGV55L30KE1/CD96/PT-MW/CD96W-AL18PT/GWI
	F1	X	12.16.200	4" MOUNT LED STRIP FIXTURE WHITE FINISH 3500K	CREE	LS4-40L-35K-10V
	F2	X	12.16.200	4" MOUNT LED STRIP FIXTURE WHITE FINISH 3500K WITH EM BATTERY BACK UP	CREE	LS4-40L-35K-10V-EB14
	J1	X	00.16104	2X2 LED FLAT PANEL TROFFER 3000K	TCP	TCP-TRF-2-UNI-32-30K
	LB	X	00.16.004	PENDANT MOUNTED SINGLE CIRCUIT TRACK, MATTE WHITE FINISH	CON-TECH	LT2P, LT4P, LT6P, LT8P as required
	X1S	X	00.16.001	SINGLE FACE ADJUSTABLE RECESSED OR WALL MOUNT LED EDGE-LIT EXIT SIGN WITH 90MIN BATTERY BACK UP WHITE FINISH WITH RED LETTERING ON OPAQUE FACEPLATE	CON-TECH	REXA-SF-R-EM-W-P
	X1D	X	00.16.077	DOUBLE FACE ADJUSTABLE RECESSED OR WALL MOUNT LED EDGE-LIT EXIT SIGN WITH 90MIN BATTERY BACK UP WHITE FINISH WITH RED LETTERING ON OPAQUE FACEPLATE	CON-TECH	REXA-DF-R-EM-W-P
	X2	X	00.16.205	THERMAPLASTIC EXIT SIGN, UNIVERSAL MOUNTING CEILING/WALL, LED LAMPS AND INTEGRAL BATTERY BACK UP FOR 90 MINUTES	LIGHTALARMS	QLXN500R-N
	X4	X	00.16.054	2 HEADED EM LIGHT WITH 90 MINUTE BATTERY BACK UP WHITE FINISH	LIGHTALARMS	LCA-2SQ
S	S1	X		PENDANT MOUNTED CEILING SPEAKER		
TC	TC	X		TRAFFIC COUNTER		BY AT VENDOR

CEILING FIXTURE SCHEDULE | FULL | 2

CODE	RESP.	MATERIAL	MANUFACTURER	DESCRIPTION/CATALOG NO.	FINISH	FIRE RATING
WALL FINISHES						
BR-1	FURNISHED BY: OWNER INSTALLED BY: G.C.	FAUX BRICK PANEL	NICHIHA	NICHIA ARCHITECTURAL WALL PANELS (6' HORIZONTAL PANELS)	PAINTED P-2	
FRP-2	FURNISHED BY: G.C. INSTALLED BY: G.C.	WALL PROTECTION	HOME DEPOT	INTERNET SKU: 100389836 STORE SKU: 121586		
WC-1	FURNISHED BY: OWNER INSTALLED BY: G.C.	WALL COVERING	WOLF GORDON	LINE: HAVEN STRUCTURE COLOR: STC 7-3352		
P-1	FURNISHED BY: G.C. INSTALLED BY: G.C.	PAINT	BENJAMIN MOORE	'ANN WHITE'	SALES WALLS: ROLL 3/8" - EGGSHELL SALES BASE/TRIM: BRUSH- SEMI GLOSS STOCK WALLS: ROLL 3/8" -EGGSHELL STOCK DOORS/TRIM: ROLL DOORS/ BRUSH TRIM - SEMI GLOSS	CLASS A FLAME SPREAD RATING: 10 SMOKE DEVELOPED: 5
P-2	FURNISHED BY: G.C. INSTALLED BY: G.C.	PAINT	BENJAMIN MOORE	'ANN SUGAR'	SALES FLOOR BRICK: ROLL 3/8" - EGGSHELL SALES FLOOR CEILING: (DRYFALL) SPRAY-FLAT	CLASS A FLAME SPREAD RATING: 10 SMOKE DEVELOPED: 5
P-3	FURNISHED BY: G.C. INSTALLED BY: G.C.	PAINT	BENJAMIN MOORE	'ANN EARL GREY'	CASH WRAP DISPLAY WALL: ROLL 3/8"- EGGSHELL	CLASS A FLAME SPREAD RATING: 10 SMOKE DEVELOPED: 5
RW-1	FURNISHED BY: G.C. INSTALLED BY: G.C.	WALL PROTECTION	IMPACT SPECIALTIES 888.424.6287 ORDERS@IMPACTSPECIALTIES.COM	COLOR: #949 "WHITE"	ACROVYN SHEET (COME IN 4' X 8') .040 THICK REFER TO ELEVATIONS FOR HEIGHTS	
RW-2	FURNISHED BY: G.C. INSTALLED BY: G.C.	DOOR PROTECTION	IMPACT SPECIALTIES 888.424.6287 ORDERS@IMPACTSPECIALTIES.COM	COLOR: #949 "WHITE"	ACROVYN SHEET (COME IN 4' X 8') .040 THICK REFER TO ELEVATIONS FOR HEIGHTS	
RW-3	FURNISHED BY: G.C. INSTALLED BY: G.C.	CORNER GUARD	IMPACT SPECIALTIES 888.424.6287 ORDERS@IMPACTSPECIALTIES.COM	COLOR: #949 "WHITE"	VA200 CORNERGUARD 90 DEGREE 8' WITH TAPE. REFER TO ELEVATIONS FOR HEIGHTS	
RW-4	FURNISHED BY: G.C. INSTALLED BY: G.C.	DOOR GUARD	IMPACT SPECIALTIES 888.424.6287 ORDERS@IMPACTSPECIALTIES.COM	COLOR: #949 "WHITE"	D1 DFPN DOOR FRAME GUARD 3" X 3" X 8"	
RW-5	FURNISHED BY: G.C. INSTALLED BY: G.C.	CORNER PROTECTION	AT G.C. DESCRETION	STAINLESS STEEL		
FLOOR FINISHES						**AREA**
SC-2	FURNISHED BY:G.C. INSTALLED BY: G.C.	SEALED CONCRETE	BENJAMIN MOORE	V02700-001 (1 GA.) SKU: V027.001 V02700-005 (5 GA.) SKU: V027.005	(2) COATS ON SALES FLOOR	5,096 SQ.FT.
SC-3	FURNISHED BY: G.C. INSTALLED BY: G.C.	SEALED CONCRETE	BENJAMIN MOORE	V02700-001 (1 GA.) SKU: V027.001 V02700-005 (5 GA.) SKU: V027.005 COLOR: YELLOW	44" WIDE EGRESS PATH TO BE STRIPED ON FLOOR WITH YELLOW PAINT.	60 SQ. FT.
C-3	FURNISHED BY: OWNER INSTALLED BY: G.C.	CARPET	NATIONAL FLOORING	HUETOPIA #3053		433 SQ. FT.
VCT-1	FURNISHED BY: G.C. INSTALLED BY: G.C.	VINYL TILE	ARMSTRONG	#51839 'FORTRESS WHITE' IMPERIAL TEXTURED EXCELON 1/8" THICK, 12" X 12" TILE		148 SQ. FT.
WALL BASE						**LENGTH**
WB-2	FURNISHED BY: OWNER INSTALLED BY: G.C.	POPLAR BASE	AXG	1" X 6" BASE		0 SQ. FT.
VB-1	FURNISHED BY: OWNER INSTALLED BY: G.C.	VINYL BASE	ROPPE	#P184 ALMOND 4" COVE BASE WITH FIELD FORMED CORNERS. LOCALLY SOURCED.		0 SQ. FT.
CEILING TYPES						
CL-3		OPEN CEILING		OPEN TO STRUCTURE ABOVE		
CL-4	FURNISHED BY: G.C. INSTALLED BY: G.C.	TILE	ARMSTRONG	GRID: PRELUDE 15/16" EXPOSED TEE GRID AND PERIMETER ANGLE TILE: 'ULTIMA SQUARE LAY IN #1910. 2' X 2' X 3/4"; COLOR: WHITE		
CL-5	FURNISHED BY: G.C. INSTALLED BY: G.C.	TILE	ARMSTRONG	GRID: PRELUDE EXPOSED TEE GRID TILE: 'CORTEGA SQUARE LAY IN #747. 2' X 4' X 5/8"; COLOR: WHITE		N/A
TYPES OF GLAZING						
GL-1	FURNISHED BY: G.C. INSTALLED BY: G.C.	STOREFRONT		1/2" CLEAR TEMPERED GLASS		
GL-2	FURNISHED BY: G.C. INSTALLED BY: G.C.	STOREFRONT		1" INSULATED CLEAR LOW-E GLASS		

NOTES

GENERAL FIRE RETARDANT COATING FOR SALES AREA ELEMENTS:
ASTM E-84, FLAME SPREAD RATING (20) - CLASS I RECOMMENDED USE: INTERIOR CLASS A/I RATED FIRE RETARDANT AND WOOD PRESERVATIVE CAN BE USED ON ANY TYPE OF WOOD, POROUS OR NON-POROUS MATERIALS.

MOBILE STORAGE SYSTEMS:
ASTM E-84, FLAME SPREAD RATING - CLASS C/III REFER TO REPORT

ACOUSTIC CEILING TILES AND GRID:
ASTM E-84, FLAME SPREAD RATING 25 OR LESS (CLASS A/I), ASTM E-84, SMOKE DEVELOPED (10), 50 OR LESS.

CLASSIFICATION

FLAME SPREAD INDEX (FSI)	UNIFORM BUILDING CODE (UBC)	NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
0-25	I	A
26-75	II	B
76-225	III	C
OVER 225	IV	D

City of Portland REVIEWED FOR CODE COMPLIANCE SEP 14 2017 Permit Number

FINISH SCHEDULE | 1/4" = 1'-0" | 1

STORE 3125

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LOFT OUTLET

REVISIONS

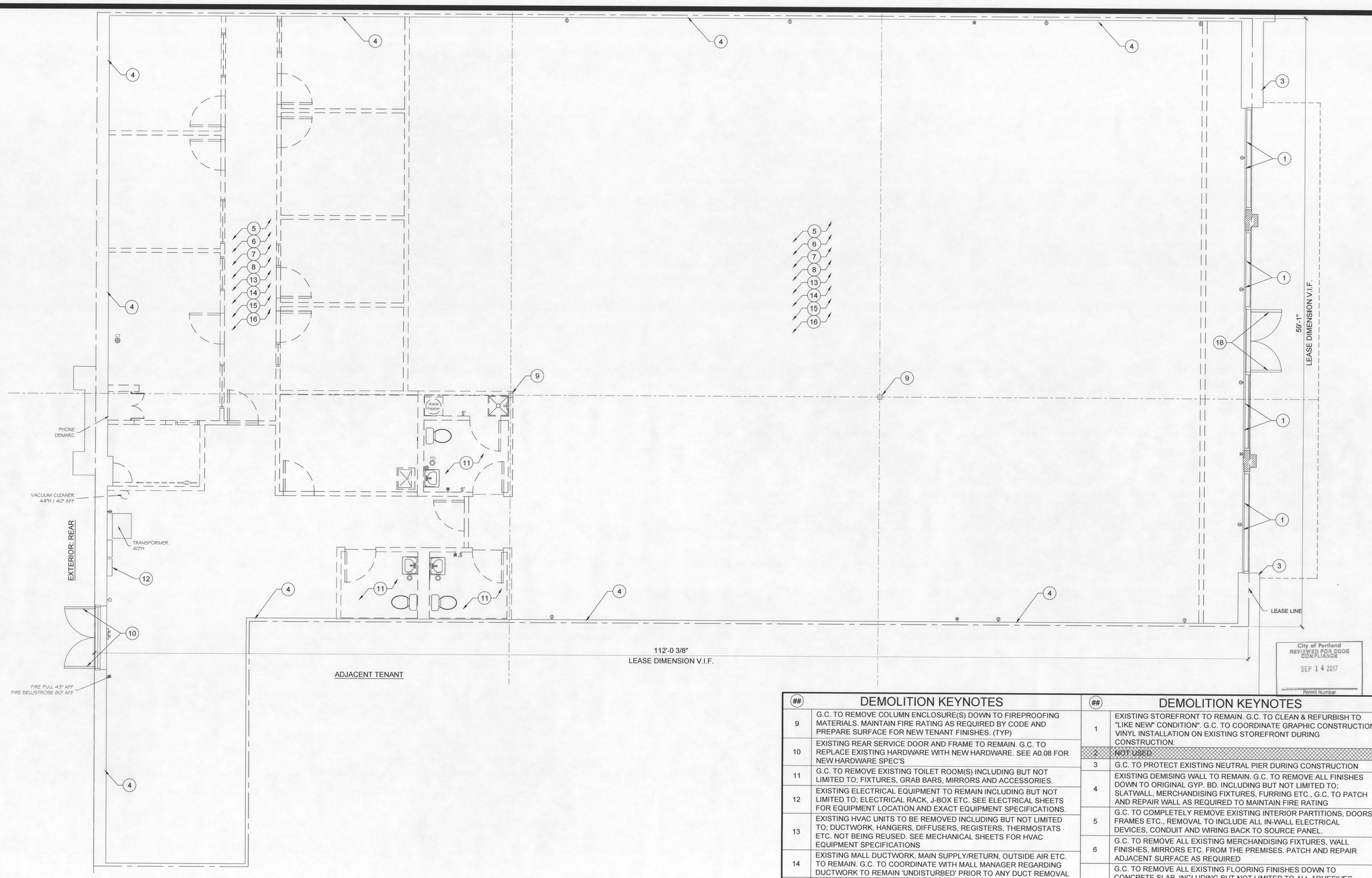
REGISTERED ARCHITECT
ALAN S. ANDREAS
MADISON, NJ
LIC. NO. 6809
STATE OF OREGON

DESIGN TYPE: 2016 SPRING PROTO
THRU DCB: ALL DIV-086LOS 002

CASCADE STATION
9196 NE CASCADE PARKWAY
PORTLAND, OREGON 97224

FINISH SCHEDULE AND CEILING SCHEDULE

DATE: 2017/05/27
SCALE: AS NOTED
DRAWN BY: A.S.
REVIEWED BY: ASA
PROJECT NUMBER: 17051
SHEET: A0.08



DEMOLITION KEYNOTES

##	
9	G.C. TO REMOVE COLUMN ENCLOSURE(S) DOWN TO FIREPROOFING MATERIALS. MAINTAIN FIRE RATING AS REQUIRED BY CODE AND PREPARE SURFACE FOR NEW TENANT FINISHES. (TYP)
10	EXISTING REAR SERVICE DOOR AND FRAME TO REMAIN. G.C. TO REPLACE EXISTING HARDWARE WITH NEW HARDWARE. SEE A0.08 FOR NEW HARDWARE SPEC'S
11	G.C. TO REMOVE EXISTING TOILET ROOM(S) INCLUDING BUT NOT LIMITED TO; FIXTURES, GRAB BARS, MIRRORS AND ACCESSORIES.
12	EXISTING ELECTRICAL EQUIPMENT TO REMAIN INCLUDING BUT NOT LIMITED TO; ELECTRICAL RACK, J-BOX ETC. SEE ELECTRICAL SHEETS FOR EQUIPMENT LOCATION AND EXACT EQUIPMENT SPECIFICATIONS.
13	EXISTING HVAC UNITS TO BE REMOVED INCLUDING BUT NOT LIMITED TO; DUCTWORK, HANGERS, DIFFUSERS, REGISTERS, THERMOSTATS ETC. NOT BEING REUSED. SEE MECHANICAL SHEETS FOR HVAC EQUIPMENT SPECIFICATIONS
14	EXISTING MALL DUCTWORK, MAIN SUPPLY/RETURN, OUTSIDE AIR ETC. TO REMAIN. G.C. TO COORDINATE WITH MALL MANAGER REGARDING DUCTWORK TO REMAIN 'UNDISTURBED' PRIOR TO ANY DUCT REMOVAL
15	G.C. TO PROTECT EXISTING SPRINKLER HEADS AND BRANCHES. REFER TO SPRINKLER PLAN FOR ADDITIONAL INFORMATION.
16	G.C. TO MODIFY FIRE ALARM SYSTEM AS REQUIRED. REFER TO FIRE ALARM PLAN FOR ADDITIONAL INFORMATION
17	NOT USED
18	EXISTING STOREFRONT DOORS TO REMAIN

DEMOLITION KEYNOTES

##	
1	EXISTING STOREFRONT TO REMAIN. G.C. TO CLEAN & REFURBISH TO "LIKE NEW" CONDITION". G.C. TO COORDINATE GRAPHIC CONSTRUCTION VINYL INSTALLATION ON EXISTING STOREFRONT DURING CONSTRUCTION.
2	NOT USED
3	G.C. TO PROTECT EXISTING NEUTRAL PIER DURING CONSTRUCTION
4	EXISTING DEMISING WALL TO REMAIN. G.C. TO REMOVE ALL FINISHES DOWN TO ORIGINAL GYP. BD. INCLUDING BUT NOT LIMITED TO; SLATWALL, MERCHANDISING FIXTURES, FURRING ETC., G.C. TO PATCH AND REPAIR WALL AS REQUIRED TO MAINTAIN FIRE RATING
5	G.C. TO COMPLETELY REMOVE EXISTING INTERIOR PARTITIONS, DOORS, FRAMES ETC., REMOVAL TO INCLUDE ALL IN-WALL ELECTRICAL DEVICES, CONDUIT AND WIRING BACK TO SOURCE PANEL.
6	G.C. TO REMOVE ALL EXISTING MERCHANDISING FIXTURES, WALL FINISHES, MIRRORS ETC. FROM THE PREMISES. PATCH AND REPAIR ADJACENT SURFACE AS REQUIRED
7	G.C. TO REMOVE ALL EXISTING FLOORING FINISHES DOWN TO CONCRETE SLAB, INCLUDING BUT NOT LIMITED TO ALL ADHESIVES, PARTIAL TILES, NAILS, SECURITY SYSTEMS ETC., PATCH AND REPAIR EXISTING SLAB AS REQUIRED TO RECEIVE SCHEDULED NEW FINISH. SEE A0.08 FOR FINISH SCHEDULE
8	G.C. TO REMOVE ALL EXISTING CEILING SYSTEM, GRID, GYP. BD., HANG WIRES, TILES, CEILING MOUNTED LIGHT FIXTURES, SECURITY CAMERAS, FIRE ALARM DEVICES, HVAC DIFFUSERS ETC. REMOVAL TO INCLUDE ALL ELECTRICAL WIRING BACK TO SOURCE PANEL.

DEMOLITION PLAN

1/4" = 1'-0" | 1

DEMOLITION GENERAL NOTES

22	DO NOT ABANDON ANY UTILITY OR MATERIAL WITHIN THE LEASE SPACE. REMOVE BACK TO SOURCE. COVER RETURNS AND AIR OPENINGS BEOFRE AND DURING CONSTRUCTION
23	G.C. TO COORDINATE CONSTRUCTION WITH MALL AUTHORITY. ALL ITEMS IDENTIFIED AS 'EXISTING TO REMAIN' SHALL BE RETURNED/REFURBISHED TO LIKE NEW CONDITION.
24	ALL PENETRATIONS THROUGH OR MODIFICATION TO STRUCTURAL STEEL OR CONCRETE MUST BE COORDINATED WITH MALL AUTHORITY
25	G.C. SHALL COMPLY WITH ALL APPLICABLE LAWS CONCERNING HAZARDOUS MATERIALS.
26	ALL DEMOLITION AND DEBRIS REMOVAL IS TO TAKE PLACE OUTSIDE OF NORMAL MALL OPERATION HOURS. COORDINATE WITH MALL MANAGEMENT

DEMOLITION GENERAL NOTES

15	REMOVE ALL ELECTRICAL WORK WITHIN TENANTS SPACE UNLESS NOTED OTHERWISE. REMOVE ALL EXISTING CEILING LIGHT FIXTURES.
16	PATCH AND REPAIR ALL WALLS TO REMAIN WHICH ARE DAMAGED DURING THE DURATION OF DEMOLITION WORK. PREPARE SURFACES FOR THE APPLICATION OF NEW SCHEDULED FINISHES. MAINTAIN ALL EXISTING FIRE RATINGS
17	ALL EXISTING FLOOR FIXTURES AND MERCHANDISE WALL HARDWARE NOT REMOVED BY PREVIOUS OWNER ARE TO BE REMOVED BY G.C..
18	AFTER DEMOLITION, G.C. SHALL VERIFY ELEVATION OF EXISTING FLOOR SUBSTRATE AND SHALL BE RESPONSIBLE FOR FLASH PATCH TO SMOOTH NO MORE THAN 1/8" PER 10" OUT OF LEVEL
19	MAINTAIN EXISTING FIRE RATING ON ALL INTERIOR COLUMNS AND BEAMS, UNLESS NOTED OTHERWISE.
20	IT IS THE RESPONSIBILITY OF THE TENANT G.C. TO FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS
21	IT IS THE RESPONSIBILITY OF THE G.C. TO FIELD VERIFY EXISTING ELECTRICAL SERVICE AND TO MAKE ANY AND ALL MODIFICATIONS REQUIRED TO ENSURE THAT THE TOTAL CONNECTED LOAD DOES NOT EXCEED ELECTRICAL SERVICE.

DEMOLITION GENERAL NOTES

10	AREAS IN WHICH DEMOLITION AND SALVAGE WORK IS PERFORMED SHALL BE CLEANED DAILY. ALL DUST, DIRT, DEBRIS, UN-SALVAGEABLE AND NON-REUSABLE ITEMS SHALL BE COMPLETELY REMOVED FROM THE PROJECT SITE DAILY. UNDER NO CIRCUMSTANCES SHALL REFUSE BE ALLOWED TO BLOCK OR IMPAIR CIRCULATION IN CORRIDORS, STAIRS, SIDEWALKS OR OTHER TRAFFIC AREAS AT ANY TIME
11	EXISTING SPRINKLER HEAD GRID, MAIN & BRANCH PIPES TO REMAIN FUNCTIONAL THROUGHOUT THE DURATION OF DEMOLITION WORK. COORDINATE ANY ALTERATIONS OF THE SPRINKLER SYSTEM WITH THE SPRINKLER CONTRACTOR.
12	PRIOR TO THE START OF ANY NEW CONSTRUCTION, CLEAN THE SITE OF ALL DEMOLITION DEBRIS. G.C. SHALL ENSURE THAT ALL DEMOLITION WORK IS COMPLETE TO THE POINT THAT NO ADDITIONAL DEMOLITION SHALL BE REQUIRED.
13	IF AN EXISTING SECURITY SYSTEM IS IN PLACE AND FUNCTIONAL, COORDINATE WITH ANN INC. PROJECT MANAGER TO DETERMINE IF PART OR ALL OF THE SYSTEM CAN BE REUSED.
14	REMOVE ALL ABANDONED PIPING ABOVE THE CEILING LINE BACK TO A LOGICAL POINT AND CAP. VERIFY THAT PIPING TO REMAIN IS SECURELY ATTACHED TO THE LANDLORDS STRUCTURE.

DEMOLITION GENERAL NOTES

6	ANY SYSTEMS THAT ARE TO BE REMOVED AND CONNECTED TO A UTILITY SHALL BE REMOVED BY A TRADE FAMILIAR WITH THAT UTILITY.CAP ALL REMAINING UTILITIES AND MARK THEIR LOCATIONS AT THE SITE AND ON THE AS-BUILT SET OF PLANS. G.C. TO NOTIFY THE UTILITY COMPANY AND THE LANDLORD OF INTENTIONS PRIOR TO PROCEEDING WITH THE DEMOLITION/REMOVAL PROCESS.
7	NOTIFY LANDLORDS REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF WORK, INCLUDING CUTTING, REMOVING, ALTERING, OR SHUTTING OFF ANY MECHANICAL SYSTEMS. COORDINATE ALL EFFORTS WITH LANDLORD REPRESENTATIVE. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR SPECIFIC WORK REQUIREMENTS.
8	PROCEED WITH DEMOLITION IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS
9	COORDINATE WITH LANDLORD RUBBISH REMOVAL PROCEDURES, LOCATION OF DUMPSTER'S, PICKUP SCHEDULES, ETC. DISPOSE OF ALL RUBBISH IN A MANNER COMPLIANT WITH ALL LAWS, REGULATIONS ETC. G.C..

DEMOLITION GENERAL NOTES

1	THE SCOPE OF THIS WORK INCLUDES THE DEMOLITION OF ALL INTERIOR ELEMENTS NECESSARY TO ACCOMMODATE EXECUTION OF THE NEW WORK.THIS INCLUDES BUT IS NOT LIMITED TO THE REMOVAL OF ALL INDICATED NON LOAD BEARING INTERIOR AND EXTERIOR WALLS, CEILINGS FLOOR FINISHES DOWN TO A CLEAN AND LEVEL WORKING SURFACE AND ALL SYSTEMS THAT ARE NOT TO BE REUSED IN THE NEW CONSTRUCTION. NO STRUCTURAL ELEMENTS SHALL BE REMOVED OR ALTERED WITHOUT APPROVAL FROM THE LANDLORD AND ANN INC.
2	G.C. SHALL VERIFY ALL FIELD CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
3	DURING DEMOLITION G.C. SHALL SUPPORT THE EXISTING BASE BUILDING STRUCTURES AS REQUIRED TO MAINTAIN A SAFE WORKING ENVIRONMENT. IF THE DEMOLITION PROCESS RESULTS IN AN UNSAFE WORK ENVIRONMENT, STOP WORK IMMEDIATELY AND NOTIFY THE APPROPRIATE AUTHORITY, ANN INC. AND ARCHITECT PRIOR TO PROCEEDING
4	G.C. SHALL PROTECT THE EXISTING BASE BUILDING AND MALL FINISHES SO AS TO PREVENT ANY DAMAGE. ANY DAMAGE SHALL BE REPAIRED BACK TO LIKE NEW CONDITION BY THE G.C. AT G.C.'S EXPENSE.
5	PROVIDE ALL LIFE SAFETY SYSTEMS INCLUDING BUT NOT LIMITED TO TEMPORARY LIGHTING, BARRICADES GUARD RAILS AND VENTILATION SYSTEMS AS REQUIRED BY LOCAL, STATE AND FEDERAL REGULATIONS.

City of Portland
REVIEWED FOR CODE COMPLIANCE
SEP 14 2017
Permit Number

STORE 3125

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LOFT OUTLET

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REGISTERED ARCHITECT
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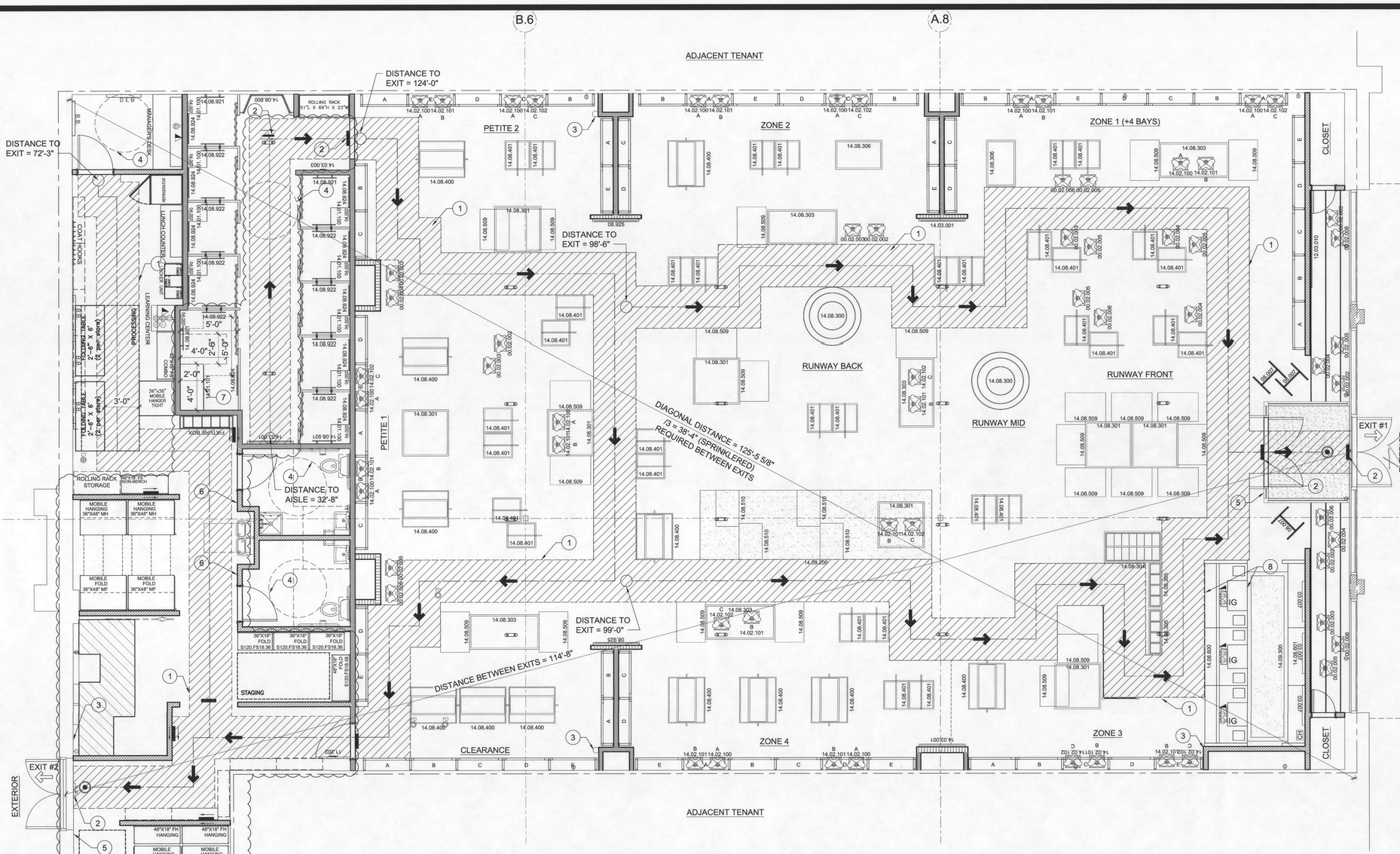
LIC. NO. 6809
STATE OF OREGON

DESIGN TYPE: 2016 SPRING PROTO
THRU DCB: ALL DIV-06/LOS 002

CASCADE STATION
9109 NE CASCADE PARKWAY
PORTLAND, OREGON 97224

DEMOLITION PLAN

DATE:	2017/05/27
SCALE:	AS NOTED
DRAWN BY:	A.S.
REVIEWED BY:	ASA
PROJECT NUMBER:	17051
SHEET:	A1.01



SHEET SYMBOLS

- NON-RATED PARTITION
- EGRESS DISTANCE FROM THIS POINT
- EGRESS EXIT
- EXIT (EXIT #)
- KEYNOTE TAG (01)
- 44" EGRESS PATH

EXIT CALCULATIONS

EXIT WIDTH REQUIRED:	192	X (.2)	38.4	INCHES	
DOORS PROVIDED:					
EXIT #1	2	@	36	=	72 INCHES
EXIT #2	1	@	36	=	36 INCHES
TOTAL:					108 INCHES
TOTAL GREATER THAN REQUIRED?					OKAY

50% BLOCKED EXIT RULE

38.4	/	2		=	19.2 INCHES
WITHOUT EXIT #1	36	IN.	>	19.2	INCHES
WITHOUT EXIT #2	72	IN.	>	19.2	INCHES

KEYNOTES

1	44" CLEAR EGRESS PATH SHOWN HATCHED
2	ILLUMINATED EXIT SIGN - REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION
3	FIRE EXTINGUISHER - REFER TO PLUMBING SPECIFICATIONS FOR REQUIREMENTS
4	WHEELCHAIR TURNING SPACE: 5'-0" DIAMETER CLEAR CIRCLE OR T-SHAPED TURNING CLEARANCE.
5	TACTILE EGRESS SIGNAGE - REFER TO DETAIL 5/A0.07
6	TACTILE ACCESSIBILITY SIGNAGE - REFER TO DETAIL 5/A0.07
7	18"X48" ACCESSIBLE FITTING ROOM BENCH TO BE SECURELY FASTENED TO WALL
8	36" WIDE CLEAR ACCESSIBLE TRANSACTION SPACE AT 34" MAX A.F.F.

EXIT NOTES

- THE PATH OF TRAVEL WIDTH OF 3'-8" SHALL BE MAINTAINED TO ALL ACCESSIBLE AREAS INCLUDING TOILET ROOMS, FITTING ROOMS, CASH WRAPS
- THE MAX. PERMITTED CROSS SLOPE ON THE PATH OF TRAVEL SHALL BE 2%
- ANY ABRUPT LEVEL CHANGE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 1/2". WHERE CHANGE DOES OCCUR THEY SHALL BE BEVELED AT 1:12. LEVEL CHANGE OR 1/4" OR LESS MAY BE VERTICAL
- ACCESSIBLE PATH OF TRAVEL FOR THE MALL LEADING TO THIS LEASE SPACE IS IN SUBSTANTIAL COMPLIANCE WITH THE 2012 INTERNATIONAL BUILDING CODE, AND ADA REQUIREMENTS.
- PROVIDE TACTILE EXIT SIGNS AT EXIT ROUTES, EXIT STAIRS, AND EXITS CENTERED AT 60" ABOVE THE FINISH FLOOR AS FOLLOWS:

-EACH GRADE LEVEL EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN READING "EXIT"

-EACH DOOR THAT LEADS TO A GRADE LEVEL EXTERIOR EXIT BY A MEANS OF A STAIR OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS WHERE APPROPRIATE - "EXIT STAIR UP" OR "EXIT STAIR DOWN"

-EACH ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN THAT READS "EXIT ROUTE"

-REFER TO DETAIL 4/A0.08 FOR ADDITIONAL INFORMATION

- THERE SHALL BE A MINIMUM OF 10'-0" CLEAR WIDTH TO A HEIGHT OF 8 FEET BETWEEN ANY PROJECTION FROM A TENANT SPACE BORDERING THE MALL AND THE NEAREST KIOSK, VENDING MACHINE, BENCH, DISPLAY OR OTHER OBSTRUCTION TO EGRESS TRAVEL IN ACCORDANCE WITH SECTION 402.5.1
- ALL CORRIDORS SHALL COMPLY WITH SECTION 1016, INCLUDING CORRIDORS SERVING AS A REQUIRED SECOND MEANS OF EGRESS. ALL DOORS OPENING INTO THE CORRIDOR SHALL BE PROTECTED BY TIGHTFITTING SMOKE- AND DRAFT-CONTROL ASSEMBLIES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 252 OR UL 10C AS WELL AS UL 1784. DOORS AND FRAMES SHALL BEAR AN APPROVED 20 MINUTE OR GREATER "S" LABEL, AND SHALL HAVE APPROVED HARDWARE. DOORS SHALL BE MAINTAINED SELF-CLOSING OR AUTOMATIC-CLOSING BY ACTUATION OF A SMOKE DETECTOR PER SECTION 715.3.7. MAGNETIC HOLD-OPEN DEVICES SHOULD SPECIFY SMOKE DETECTOR ACTIVATION. ANY DUCT PENETRATIONS INTO THE CORRIDOR SHALL BE PROTECTED BY APPROVED CLASS II FIRE/SMOKE DAMPERS IN ACCORDANCE WITH SECTIONS 716.5.4
- NOTE: MEANS OF EGRESS FROM THIS SPACE SHALL COMPLY WITH THE 2012 INTERNATIONAL BUILDING CODE CHAPTER 10, AND ALL OTHER CODES HAVING JURISDICTION
- NOTE: REFER TO A0.07 FOR DOOR SCHEDULE

EGRESS PLAN

1/4" = 1'-0"

1

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LOFT OUTLET

REVISIONS
1 ISSUED FOR CONSTRUCTION 08.02.2017

REGISTERED ARCHITECT
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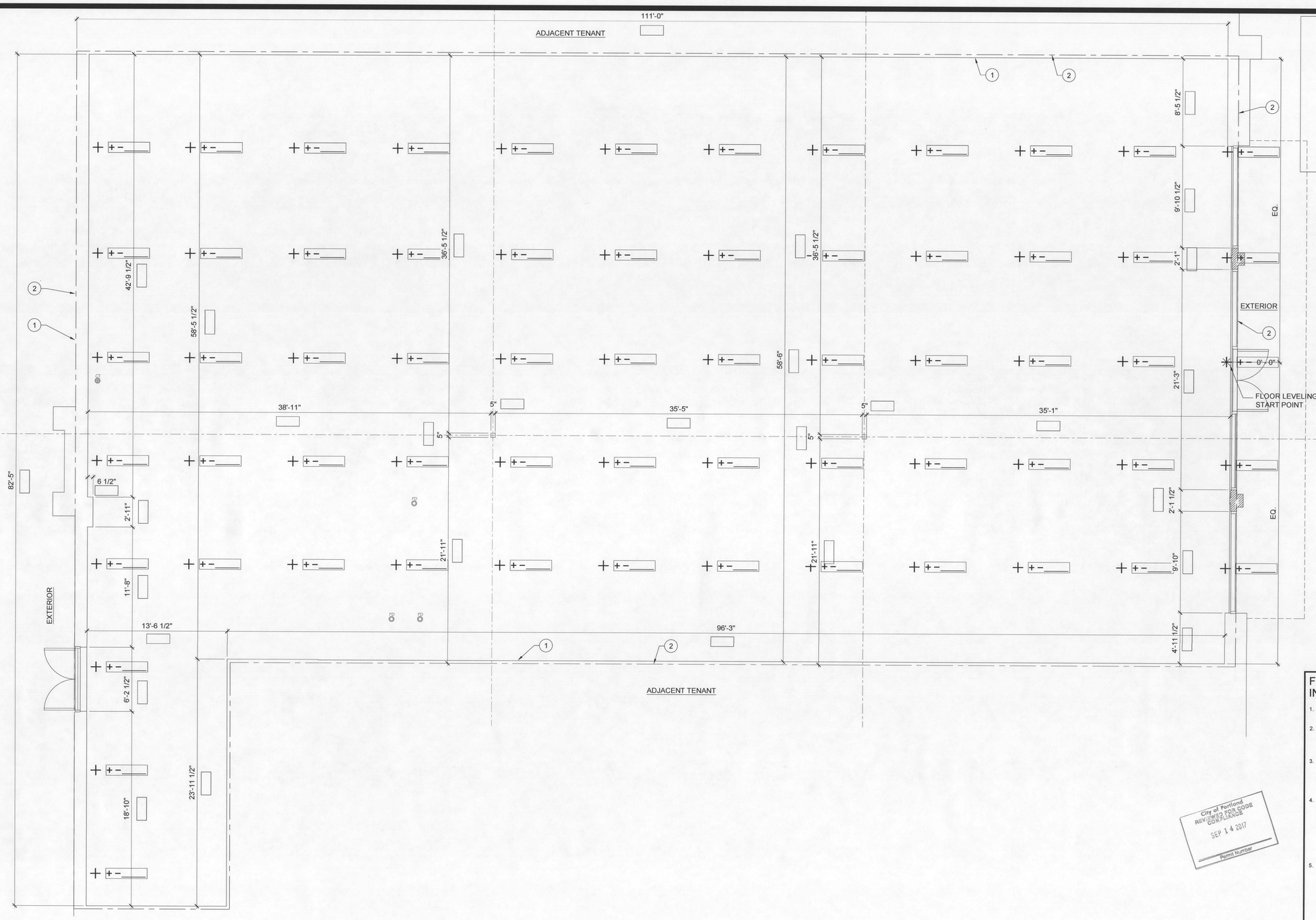
LIC. NO. 6809
STATE OF OREGON

CASCADE STATION
9199 NE CASCADE PARKWAY
PORTLAND, OREGON 97224

DESIGN TYPE: 2016 SPRING PROTO
THRU DOS: ALL DIVISIONS 002

CODE ANALYSIS AND EGRESS PLAN

DATE: 2017/08/02
SCALE: AS NOTED
DRAWN BY: A.S.
REVIEWED BY: ASA
PROJECT NUMBER: 17051
SHEET: A1.11



LL LOD AREA:
(6999) SQUARE FEET

PLAN AREA:
(6978) SQUARE FEET

G.C. VERIFIED AREA:
( ) SQUARE FEET

FLOOR LEVELING PLAN INSTRUCTIONS

1. SET UP LEVELING INSTRUMENT (TRANSIT OR LASER LEVEL) AT RANDOM, COMFORTABLE ELEVATION.
2. LAYOUT ASTERISK (*) LABELED AS "STARTING POINT". FOR ELEVATION PURPOSES WE WILL DEMARK THIS POINT AS 0'-0". MEASURE THIS POINT UP TO YOUR LEVELING INSTRUMENT AND DENOTE IT FOR REFERENCE.
3. FROM THIS POINT EVERY 10'-0" IN BOTH NORTH/SOUTH AND EAST/WEST DIRECTIONS, AN ELEVATION READING WILL BE TAKEN. PLEASE NOTE THE GRID PATTERN POINTS REFERENCED BY THE "+" SYMBOL THAT INDICATE THE POINT OF EACH ELEVATION GRID CHECK POINT.
4. TO THE RIGHT OF EACH GRID CHECK POINT MARKING ON THE PLAN IS A RECTANGULAR BOX. EACH BOX HAS A PLUS AND MINUS SIGN. ONCE YOU HAVE TAKEN THE READING AT A PARTICULAR MARK YOU ARE CHECKING, YOU WILL INDICATE THE HEIGHT DIFFERENTIAL FROM THE STARTING POINT ELEVATION. IT WILL BE DONE BY CIRCLING EITHER THE "+" OR "-" SYMBOL AND ENTERING THE FRACTIONAL INCH DIFFERENTIAL BETWEEN THIS MARKS ELEVATION AND THE STARTING POINT ELEVATION.
5. EXAMPLE: WE SET UP OUR LEVELING INSTRUMENT TO READ 48" ABOVE OUR 0'-0" STARTING POINT. AN ADJACENT MARK ELEVATION IS TAKEN AND READS 47 1/2" TO OUR LEVELING INSTRUMENT LINE. THE FRACTIONAL DIFFERENCE WE WOULD RECORD WOULD BE TO CIRCLE THE "+" SYMBOL AND RECORD 1/2". THIS WOULD INDICATE THAT THIS MARKS ELEVATION IS 1/2" HIGHER THAN THE STARING POINT MARKING.
6. DO THIS FOR ALL INDICATED MARKS ON THIS PLAN.

City of Portland
REVIEWED FOR BUILDING CODE COMPLIANCE
SEP 14 2017
Permit Number

ELECTRIC SERVICE:

1	EXISTING VOLTAGE (120/208 OR 277/480) AND AMPS
2	SERVICE ON OR TEMPORARY POWER
3	METER SET

GAS SERVICE:

1	STUBBED TO SPACE

SPRINKLER:

1	SPRINKLER MAIN STUBBED TO SPACE (ISOLATION VALVE, FLOW VALVES, ETC.)

HVAC:

1	RESPONSIBILITY BY LANDLORD OR TENANT
2	ROOF TOP UNITS SUPPLIED, CURBS AND SIZE OF MAIN DUCT
3	PROVIDE MANUFACTURER AND SERIAL NO.

PLUMBING:

1	SANITARY LINE SUPPLIED
2	VENT LINE AVAILABLE
3	WATER STUBBED TO SPACE

FIRE ALARM

1	IF SYSTEM REQUIRED
2	SMOKE EVACUATION REQUIRED
3	REAR SERVICE DOOR LOCATED PER PLANS AND CONFORMS TO ADA

VERIFY THE FOLLOWING SITE CONDITIONS:

1	DEMOLITION BY LANDLORD OR TENANT
2	CONFIRM SPACE DIMENSIONS PER CONSTRUCTION DOCUMENTS
3	COLUMNS: CONFIRM SIZE AND LOCATION
4	CONCEALED STRUCTURES (PIPES, DUCT CHASE, ROOF DRAINS, PVC IN PLENUM, ETC.)
5	LOW STRUCTURES (HVAC, SPRINKLER LINES, ETC.)
6	EXPANSION JOINT
7	SLAB CONDITION AND TYPE. GC TO PUT LASER LINE ON FLOOR & ADVISE ARCHITECT OF DEVIATION OF FLOOR SLAB. GC TO DETERMINE BENCH MARK & ADVISE ARCHITECT ON ALL AREAS AFFECTED PRIOR TO RELEASING TRADES AND ORDERING MATERIALS.
8	STOREFRONT CONDITIONS -SUPPLIED BY LANDLORD OR TENANT
9	ANY OBSTRUCTIONS (FIRE CURTAIN, ETC.)
10	ANY BULKHEAD RESTRICTIONS
11	TENANT VS. MALL/ STREET ELEVATION VARIANCE
12	GC TO NOTIFY ARCHITECT AS TO ANY DEVIATIONS IN THE LAYOUT PRIOR TO THE ERECTION OF STUDS.

LANDLORD EXISTING EQUIPMENT:

1	VERIFY IF ANY OTHER TENANTS PANELS, ALARMS OR SHUT-OFFS ARE WITHIN OUR SPACE
2	ANY LANDLORD EQUIPMENT REQUIRING ACCESS
3	ANY OBVIOUS CODE VIOLATIONS
4	DELIVERIES ANY POTENTIAL ISSUES CONCERNING ACCESS TO SPACE

GENERAL REQUIREMENTS

STORE LOCATION - PRIOR TO BEGINNING LAYOUT, VERIFY THE FOLLOWING CONDITIONS AND DIMENSIONS ON THE PLAN. VERIFY THE FOLLOWING SERVICES AVAILABLE FOR CONSTRUCTION AND LOCATIONS OF EACH.

IF THE SITE HAS A DIFFERENCE OF 25 SQ. FT. OR MORE FROM THIS SET OF PLANS, NOTIFY THE ARCHITECT AND DESIGNER OF THE DISCREPANCY.

ADDITIONAL NOTES TO PROJECT MANAGER:

1	GC TO COMPLETE SFCP WITHIN 5 DAYS OF POSSESSION. UPLOAD TO EXPESITE FOLDER "2.03-PLANS_2.03e-SF PLAN CHECK" AND NOTIFY GROUP.
2	G.C. TO COMPLETE SLAB CHECK WITHIN 5 DAYS OF DEMO COMPLETION.
3	G.C. TO CONDUCT A CALCIUM CHLORIDE MOISTURE TEST ON THE EXISTING SLAB WITHIN 8 DAYS OF DEMO COMPLETION AND PROVIDE RESULTS TO ANN INC. P.M.
4	G.C. TO NOTIFY PROJECT MANAGER WITHIN 5 DAYS OF DEMOLITION COMPLETE IF FLOOR PREP IS REQUIRED AND PROVIDE COST FOR REQUIRED WORK

LEGEND

EXISTING DEMISING WALL TO REMAIN

LEASE LINE

KEYNOTES

1	DEMISING WALL
2	LEASE LINE

ADDRESS VERIFICATION

1	GC TO VERIFY ADDRESS FOR SHIPMENTS TO THIS SPACE AND PROVIDE TO ARCHITECT AT START OF CONSTRUCTION.

NOTES

1	OBSERVE WHERE LEASE LINE FALLS, I.E. FRONT, BACK OR CENTER OF DEMISED WALL FOR ACCURATE MEASUREMENTS. -OUTSIDE FACE OF STOREFRONT, CENTERLINE OF WALLS, OUTSIDE FACE OF REAR WALL.
2	G.C. TO VERIFY AND SHOW ALL DECK HEIGHTS, BEAM HEIGHTS, SPRINKLER MAIN HEIGHTS, MALL DUCT/UTILITY HEIGHTS, ETC.
3	G.C. TO VERIFY ALL LANDLORD WORK IS COMPLETE AS OUTLINED ON SHEET A2.02

SQUARE FOOTAGE CHECK PLAN

1/4" = 1'-0"

1

STORE 3125

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LOFT OUTLET

REVISIONS

REGISTERED ARCHITECT
ALAN S. ANDREAS
LIC. NO. 6869
STATE OF OREGON

DESIGN TYPE: 2016 SPRING PROTO
THRU DCB: ALL DIV.06\LOS 002

CASCADE STATION
9199 NE CASCADE PARKWAY
PORTLAND, OREGON 97224

FLOOR LEVELING & SQUARE FOOTAGE CHECK PLAN

DATE: 2017/05/27
SCALE: AS NOTED
DRAWN BY: A.S.
REVIEWED BY: ASA
PROJECT NUMBER: 17051
SHEET: A2.01

NOTE:
THE LANDLORD IS DELIVERING THIS SPACE IN "AS-IS" FORMAT. ALL WORK BY TENANT/G.C.

1

NOTE:
G.C. TO UPLOAD TO LUCERNEX FOLDER:
"2.03- PLANS-2.03e- SF CHECK PLAN"
AND NOTIFY GROUP.

LANDLORD WORK PER LANDLORD/TENANT EXHIBIT B

1/4" = 1'-0"

1

City of Portland
REVIEWED FOR CODE COMPLIANCE
SEP 14 2017
Permit Number

STORE 3125

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LOFT OUTLET

REVISIONS
1 ISSUED FOR CONSTRUCTION 08.02.2017

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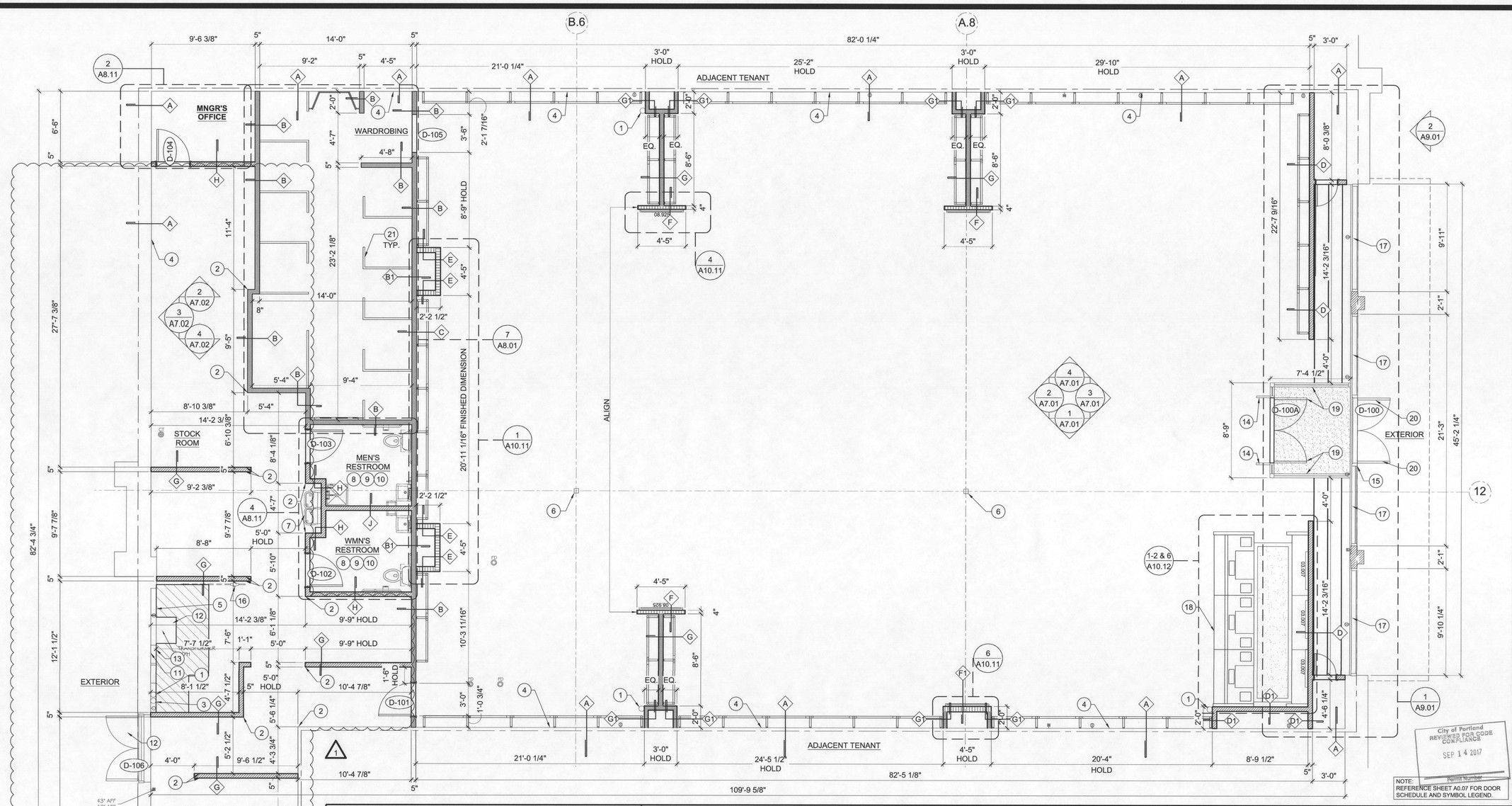
CASCADE STATION
9199 NE CASCADE PARKWAY
PORTLAND, OREGON 97224

DESIGN TYPE: 2016 SPRING PROTO
THRU DCB: ALL DIV-06LOS 002

LANDLORD WORK
COMPLETION CHECKLIST

DATE: 2017/08/02
SCALE: AS NOTED
DRAWN BY: A.S.
REVIEWED BY: ASA
PROJECT NUMBER: 17051
SHEET: A2.02



GENERAL NOTES

16	ALL EXIST. FLOOR FIXTURES NOT REMOVED BY PREVIOUS OWNER ARE TO BE REMOVED/ DISCARDED.
17	ALL FLOOR PENETRATIONS MUST BE CORE-BORED, SLEEVED, GROUTED, SEALED AND MADE WATERPROOF. SLEEVES MUST EXTEND AT LEAST FOUR INCHES ABOVE FINISHED FLOOR, EXCEPT JUNCTION BOXES.
18	RATED PARTITIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFIED UL NUMBER. SEAL TIGHT ALL GAPS AND PENETRATIONS WITH FIRE SAFEING MATERIALS. WOOD BLOCKING SHALL BE FIRE RETARDANT IN RATED PARTITIONS.
19	GENERAL CONTRACTOR SHALL COORDINATE BLOCKING REQUIREMENTS FOR ALL PARTITIONS WITH THE DETAIL AND ELEVATION SHEETS. PROVIDE HORIZONTAL BRIDGING WITH BRIDGE CLIPS AT 4'-0" O.C.
20	UNLESS OTHERWISE NOTED, PROVIDE MINIMUM 20 GA METAL STUDS COMPLETE WITH TOP AND BOTTOM TRACKS, NECESSARY FASTENERS, AND ACCESSORIES PER THE MANUFACTURERS RECOMMENDED INSTALLATION GUIDELINES.
21	MINIMUM DIMENSION FROM ANY CORNER OR WALL TO FRAMING STUD AT DOOR JAMB OPENING SHALL BE 4" (U.O.N.)
22	ALL COLUMN DIMENSIONS SHOWN MUST BE FIELD VERIFIED.
23	GC TO FIELD VERIFY ALL DIMENSION AND ADVISE ARCHITECT OF ANY DISCREPANCIES.
24	GENERAL CONTRACTOR MUST CALL PROJECT MANAGER PRIOR TO ANY +/- DIMENSION ADJUSTMENT.
25	WHEN LAYING OUT PARTITIONS ALL ROUGH OPENINGS AND FINISHED WALL CASE DIMENSIONS SHALL BE COORDINATED/CONFIRMED WITH MILLWORK.
26	ALL CASHWRAPS SHALL BE ACCESSIBLE TO THE HANDICAP AS PER ADA/LOCAL ACCESS CODE REQUIREMENTS. SIGNAGE SHALL BE PROVIDED PER THE AMERICANS WITH DISABILITIES ACT.

GENERAL NOTES

THE GENERAL CONTRACTOR SHALL REVIEW THE GENERAL NOTES ON EACH SHEET PRIOR TO THE START OF CONSTRUCTION. FINISH NOTES ARE LOCATED ON A0.08, REFLECTED CEILING PLAN NOTES ON A5.01.

1	G.C. TO LAY OUT PARTITIONS FOR ARCHITECT & ANN INC. APPROVAL PRIOR TO CONSTRUCTION
2	G.C. TO NOTIFY ARCHITECT AS TO ANY DEVIATIONS IN THE LAYOUT PRIOR TO THE ERECTION OF STUDS.
3	ALL DIMENSIONS ARE TO BE HELD WITHIN 1/4".
4	G.C. TO REVIEW ALL MECHANICAL ACCESS POINTS WITH BASE BUILDING MANAGEMENT. PROVIDE AND INSTALL ACCESS DOORS AS REQUIRED.
5	FLASH PATCH & LEVEL EXISTING FLOORS AS REQ'D FOR SPECIFIED FLOORING.
6	G.C. TO PATCH & PREPARE ALL WALLS AS REQ'D. FOR SPECIFIED FINISH. GC TO COORD W/MFR OF FINISHES FOR RECOMMENDED PREPARATION.
7	ALL PENETRATIONS THROUGH FIRE RATED WALLS, FLOORS, OR PARTITIONS SHALL BE FIRE STOPPED AND SEALED. THE FIRE RATING OF THE SEAL SHALL BE AT LEAST THAT OF THE FLOOR, OR WALL INTO WHICH IT IS INSTALLED.
8	ALL WORK INDICATED IN THE BUILDING RULES & REGULATIONS SHALL BE INCLUDED IN CONTRACTORS SCOPE
9	GC TO PROVIDE BUILDING DEPARTMENT SIGNOFFS & FULLSETS OF AS BUILT DWG'S (HARD COPIES AND ELECTRONIC FORMAT) FOR ALL TRADES PRIOR TO ANN, INC. RELEASE OF FINAL PAYMENT.
10	SKIMCOAT ALL EXISTING WALLS. PATCH AND REPAIR ALL WALLS EXISTING TO REMAIN. PREP FOR NEW FINISHES.
11	GC TO FURNISH & INSTALL FIREPROOFING AT ALL LOCATIONS OF EXPOSED STRUCTURAL STEEL. GC TO FURNISH & INSTALL FIRE-STOPPING AT ALL PENETRATIONS IN WALLS, CEILINGS & FLOOR SLABS.
12	INTERIOR FINISHES OF WALLS & CEILINGS SHALL HAVE A CLASS III FLAME SPREAD INDEX WHEN TESTED IN ACCORDANCE WITH ASTM E84.
13	REFER TO MECHANICAL AND ELECTRICAL PLANS FOR REMOVAL AND/OR ADJUSTMENTS TO MECHANICAL AND ELECTRICAL SYSTEMS.
14	THE G.C. SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO AND DURING DEMOLITION AND REPORT ANY DISCREPANCIES WHICH MIGHT AFFECT THE PROPOSED STORE DESIGN, INCLUDING BUT NOT LIMITED TO AVAILABLE HEIGHT FOR PROPOSED CEILING ELEVATIONS, MECHANICAL DUCTWORK AND LIGHTING.
15	ALL EXIST. COL. ENCLOSURES AND DECORATIVE ELEMENTS/FINISHES ARE TO BE REMOVED U.O.N. ALL RATED ENCLOSURES TO REMAIN.

WALL TYPES

TAG / DETAIL SEE A10.01	DESCRIPTION
A	(E) DEMISING PARTITION: EXISTING DEMISING WALL STUDS. WHERE NOT ALREADY EXISTING 5/8" TYPE 'X' GYPSUM BOARD TIGHT TO DECK ABOVE (TENANT SIDE ONLY) BY TENANT G.C. TO MAINTAIN A 1-HOUR RATING PER U.L. DESIGN U465.
B, C, D, E, F, G, H, J, K	(N) NON RATED PARTITION: (1) LAYER 5/8" TYPE "X" GYP. BD. EACH SIDE ON METAL STUDS @ 16" O.C., OMIT GYP. BD. AT VOID SPACE NOTE: AT TOILET ROOM WALLS AND FITTING ROOM WALLS THAT SHARE NON-SALES AREA WALLS FILL WITH 3 1/2" FRICTION FIT BATT INSULATION (STC 42 OR BETTER). TENANT G.C. TO USE 6" STUD FOR PLUMBING WALLS AS REQ'D. NOTE: WALLS TO SUPPORT NON-SALES PARTITION STANDARDS ARE TO RECEIVE 18 GA. METAL STUDS (TYPICAL UNLESS NOTED OTHERWISE).

City of Portland
Bureau of
Development Services
By MAC Date 9-13-17
Approved by
Planning and Zoning Review

FLOOR PLAN KEYNOTES

##	
1	FIRE EXTINGUISHER. FINAL LOCATION AND NUMBER TO BE APPROVED BY FIRE MARSHALL. G.C. TO VERIFY PRIOR TO PLACEMENT.
2	STAINLESS STEEL GUARDS TO BE PROVIDED AT ALL CORNERS. 2"X2" 48" IN STOCK ROOM AREA AND CORRIDOR ONLY. SEE DETAIL 8 ON SHEET A-10.21.
3	G.C. TO PROVIDE WALL MTD. DRAWING TUBE FOR BLUEPRINT HOLDER AT PROJECT COMPLETION FOR DOB APPROVED DRAWINGS. SEE 4/A10.21
4	EXISTING DEMISING WALL TO REMAIN. PATCH AND REPAIR AS REQUIRED TO ACCEPT NEW FINISHES. MAINTAIN EXISTING FIRE RATING AS REQUIRED.
5	DEMARC WITHIN THE SPACE WILL NEED TO BE RELOCATED TO THIS AREA.
6	EXISTING STRUCTURAL COLUMN. G.C. TO PAINT COLUMNS. SEE FINISH PLAN FOR ADDITIONAL INFORMATION.
7	WALL HUNG DRINKING FOUNTAIN. HEIGHT OF SPOUT SHALL NOT EXCEED 36" A.F.F. AND UNDERSIDE SHALL NOT FALL BELOW 27" A.F.F. MAINTAIN ALLOWABLE CLEAR FLOOR SPACE (30"D X48"W) FOR HANDICAP ACCESSIBILITY. SEE 8/A10.51
8	NEW PLUMBING FIXTURES - REFER TO ENLARGED PLAN ON SHEET A8.02 AND PLUMBING SHEETS
9	G.C. TO SLOPE FLOOR 1/4" PER FOOT IN A 24" R. TO DRAIN. REFER TO PLUMBING SHEETS
10	G.C. TO COORDINATE BELOW SLAB WORK WITH LANDLORD. PROVIDE WATERPROOF MEMBRANE.
11	1/2" THK. X 8'-0" H. F.R.T. PLYWOOD FOR ELECTRICAL PANELS & TELEPHONE BOARD REQUIRED.
12	EXISTING TRANSFORMER. REFER TO ELECTRICAL SHEETS
13	NEW ELECTRIC SERVICES. REFER TO ELECTRICAL SHEETS
14	NEW DIGITAL SENSORMATIC DOOR MAX SYSTEM.
15	EXTERIOR MOUNTED SIGN. REFER TO ELEVATIONS FOR FURTHER INFORMATION.
16	EXISTING PIPES/METER/ETC. TO REMAIN AS REQUIRED.
17	EXISTING STOREFRONT TO REMAIN. G.C. TO BRING TO "LIKE NEW" CONDITION.
18	LOCATION OF CASHWRAP. COORDINATE WITH ELECTRICAL PLAN FOR POWER REQUIREMENTS
19	G.C. TO PROVIDE/INSTALL NEW VESTIBULE STOREFRONT AND DOORS TO MATCH EXISTING.
20	EXISTING ENTRY DOORS. G.C. PROVIDE NEW CORES.
21	PRE-FAB FITTING ROOM SYSTEM. REFER TO MILLWORK SHOP DRAWINGS FOR ITEM#.

CONSTRUCTION FLOOR PLAN

1/4" = 1'-0"

1

STORE 3125

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12.31.17

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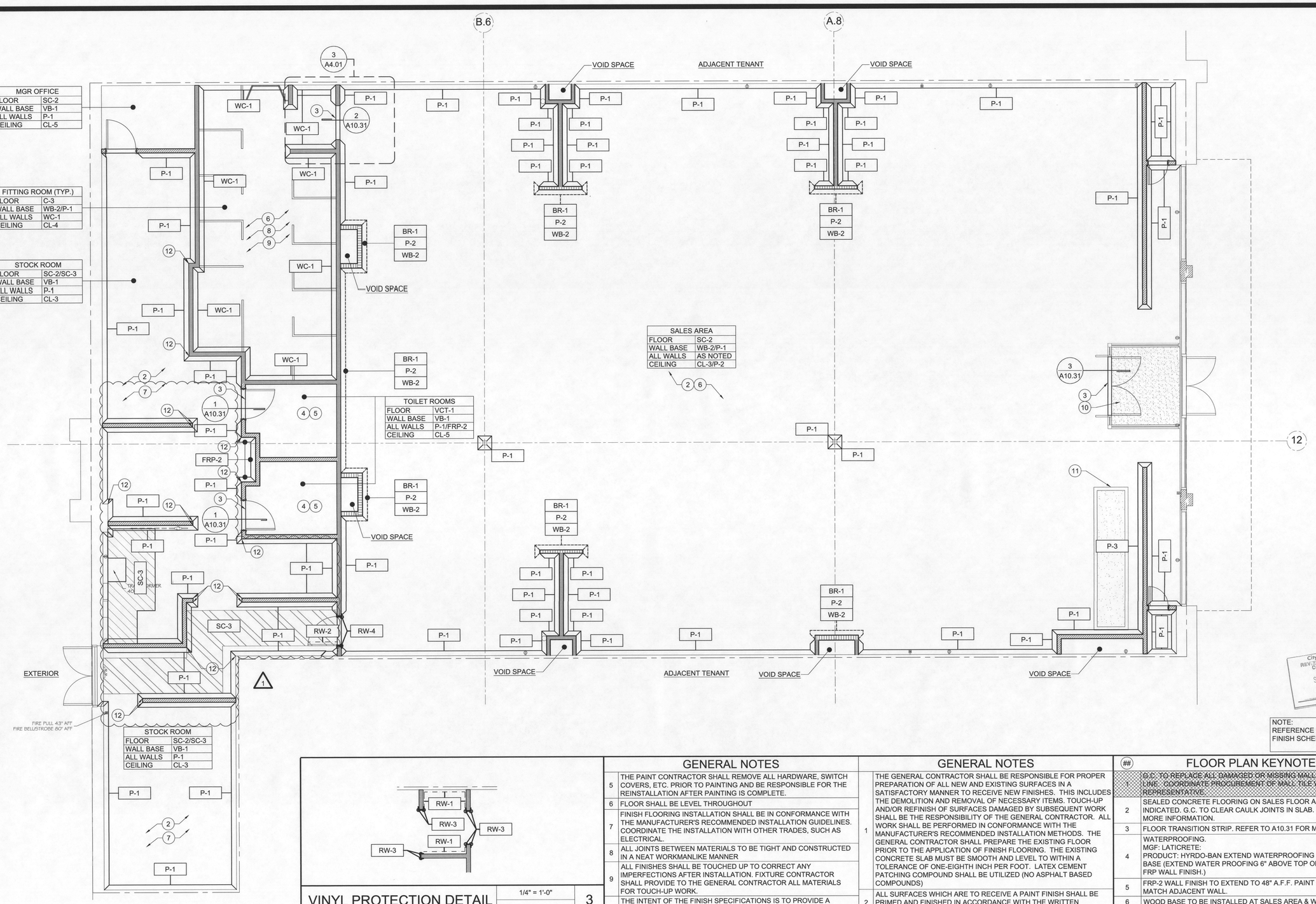
9199 NE CASCADE PARKWAY
PORTLAND, OREGON 97224

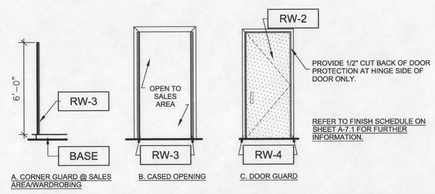
DESIGN TYPE: 2016 SPRING PROTO
THRU DCB: ALL DIV-06/LOS 002

CONSTRUCTION FLOOR PLAN

DATE: 2017/08/02
SCALE: AS NOTED
DRAWN BY: A.S.
REVIEWED BY: ASA
PROJECT NUMBER: 17051
SHEET: A3.01



VINYL PROTECTION DETAIL | 1/4" = 1'-0" | 3



VINYL APPLICATION | 1/4" = 1'-0" | 2

GENERAL NOTES

5	THE PAINT CONTRACTOR SHALL REMOVE ALL HARDWARE, SWITCH COVERS, ETC. PRIOR TO PAINTING AND BE RESPONSIBLE FOR THE REINSTALLATION AFTER PAINTING IS COMPLETE.
6	FLOOR SHALL BE LEVEL THROUGHOUT
7	FINISH FLOORING INSTALLATION SHALL BE IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. COORDINATE THE INSTALLATION WITH OTHER TRADES, SUCH AS ELECTRICAL.
8	ALL JOINTS BETWEEN MATERIALS TO BE TIGHT AND CONSTRUCTED IN A NEAT WORKMANLIKE MANNER
9	ALL FINISHES SHALL BE TOUCHED UP TO CORRECT ANY IMPERFECTIONS AFTER INSTALLATION. FIXTURE CONTRACTOR SHALL PROVIDE TO THE GENERAL CONTRACTOR ALL MATERIALS FOR TOUCH-UP WORK.
10	THE INTENT OF THE FINISH SPECIFICATIONS IS TO PROVIDE A SATISFACTORY FINISH TO ALL PARTS OF THE WORK. COVER ALL SURFACES THOROUGHLY. IF THE SPECIFIED NUMBER OF COATS DOES NOT ACCOMPLISH THE INTENT, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPLICATION OF ADDITIONAL COATS OF THE SPECIFIED MATERIAL TO GIVE SATISFACTORY COVERAGE.
11	CLEAN ALL GLASS SURFACES WITH LIQUID DETERGENT AT PROJECT COMPLETION.
12	T.G.C. TO PATCH AND REPAIR MALL FLOOR FINISH AS REQUIRED AFTER INSTALLATION OF NEW STOREFRONT.
13	BOH WALL PAINT UP TO 10'-0" ONLY.

GENERAL NOTES

1	THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PREPARATION OF ALL NEW AND EXISTING SURFACES IN A SATISFACTORY MANNER TO RECEIVE NEW FINISHES. THIS INCLUDES THE DEMOLITION AND REMOVAL OF NECESSARY ITEMS. TOUCH-UP AND/OR REFINISH OF SURFACES DAMAGED BY SUBSEQUENT WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS. THE GENERAL CONTRACTOR SHALL PREPARE THE EXISTING FLOOR PRIOR TO THE APPLICATION OF FINISH FLOORING. THE EXISTING CONCRETE SLAB MUST BE SMOOTH AND LEVEL TO WITHIN A TOLERANCE OF ONE-EIGHTH INCH PER FOOT. LATEX CEMENT PATCHING COMPOUND SHALL BE UTILIZED (NO ASPHALT BASED COMPOUNDS)
2	ALL SURFACES WHICH ARE TO RECEIVE A PAINT FINISH SHALL BE PRIMED AND FINISHED IN ACCORDANCE WITH THE WRITTEN SPECIFICATION.
3	GYPSUM WALLS AND CEILINGS (EXCEPT AS NOTED BELOW) SHALL RECEIVE A LEVEL 4 FINISH PER GYPSUM ASSOCIATION DOCUMENT GA-214-07. ALL JOINTS AND INTERIOR ANGLES IN GYPSUM BOARD WALLS SHALL HAVE TAPE EMBEDDED IN JOINT COMPOUND AND TWO SEPARATE COATS OF JOINT COMPOUND APPLIED OVER ALL FLAT JOINTS AND ONE SEPARATE COAT OF JOINT COMPOUND APPLIED OVER INTERIOR ANGLES. FASTENER HEADS AND ACCESSORIES SHALL BE COVERED WITH THREE SEPARATE COATS OF JOINT COMPOUND. A THIN SKIM COAT OF JOINT COMPOUND TROWEL APPLIED, OR A MATERIAL MANUFACTURED ESPECIALLY FOR THIS PURPOSE AND APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS, SHALL BE APPLIED TO THE ENTIRE SURFACE. THE SURFACE SHALL BE SMOOTH AND FREE OF TOOL MARKS AND RIDGES.
4	GYPSUM WALLS AND CEILING AT BACK OF HOUSE SHALL RECEIVE A LEVEL 3 FINISH PER GYPSUM ASSOCIATION DOCUMENT GA-214-07. ALL JOINTS AND INTERIOR ANGLES HAVE TAPE EMBEDDED IN JOINT COMPOUND AND ONE ADDITIONAL COAT OF JOINT COMPOUND APPLIED OVER ALL JOINTS AND INTERIOR ANGLES. FASTENER HEADS AND ACCESSORIES SHALL BE COVERED WITH TWO SEPARATE COATS OF JOINT COMPOUND. ALL JOINT COMPOUND SHALL BE SMOOTH AND FREE FROM TOOL MARKS AND RIDGES.

(##) FLOOR PLAN KEYNOTES

1	G.C. TO REPLACE ALL DAMAGED OR MISSING MALL TILE UP TO LEASE LINE. COORDINATE PROCUREMENT OF MALL TILE WITH ON SITE MALL REPRESENTATIVE.
2	SEALED CONCRETE FLOORING ON SALES FLOOR AND STOCK ROOM AS INDICATED. G.C. TO CLEAR CAULK JOINTS IN SLAB. REFER TO A0.08 FOR MORE INFORMATION.
3	FLOOR TRANSITION STRIP. REFER TO A10.31 FOR MORE INFORMATION.
4	WATERPROOFING. MGF: LATICRETE: PRODUCT: HYRDO-BAN EXTEND WATERPROOFING UP WALLS 4" WALL BASE (EXTEND WATER PROOFING 6" ABOVE TOP OF MOP SINK- BEHIND FRP WALL FINISH.)
5	FRP-2 WALL FINISH TO EXTEND TO 48" A.F.F. PAINT WALL ABOVE TO MATCH ADJACENT WALL.
6	WOOD BASE TO BE INSTALLED AT SALES AREA & WARDROBING.
7	PAINT FINISH TO EXTEND TO 10'-0" A.F.F. U.O.N.
8	CARPET TO BE GLUED TO SUBSTRATE.
9	PRE-FABRICATED FITTING ROOM PANELS TO BE INSTALLED BY G.C.
10	LAY ON TOP WALK-OFF MAT TO BE SCRIBED IN THE FIELD TO FIT IN THE NEW VESTIBULE. REFER TO F2.01 FOR FURTHER INFORMATION.
11	LAY ON TOP ANTI-FATIGUE MAT
12	RW-5 STAINLESS STEEL CORNER GUARD. (SEE DETAIL 8/A10.21)

LEGEND:

P-1 WALL/ FLOOR/ BASE FINISH TAG

FLOOR TRANSITION

WALL BASE LOCATION

NOTE:
REFERENCE SHEET A0.08 FOR FINISH SCHEDULE.

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REVIEWED FOR CODE COMPLIANCE
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FLOOR AND WALL FINISH PLAN | 1/4" = 1'-0" | 1

STORE 3125

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FLOOR AND WALL FINISH PLAN

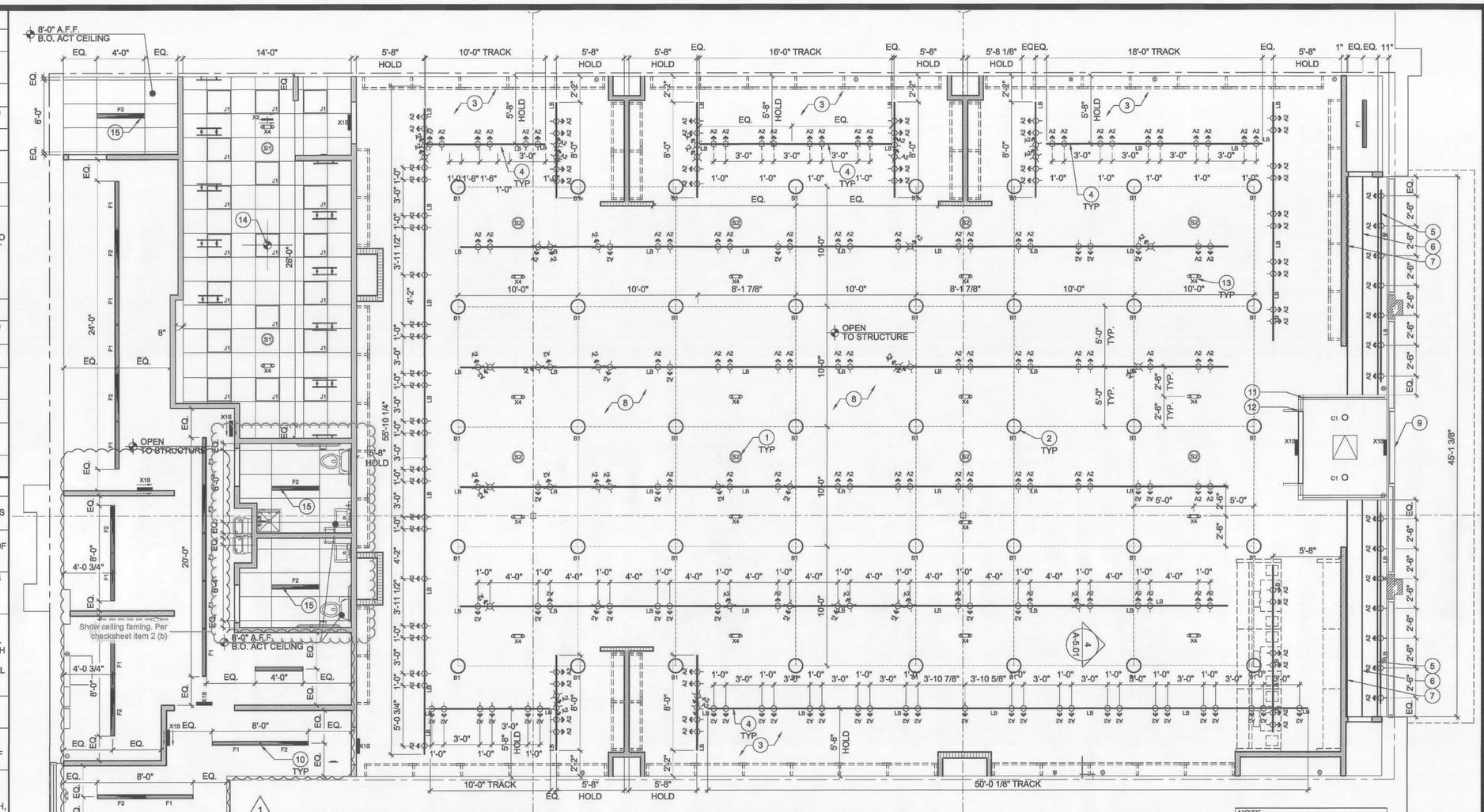
DATE: 2017/08/02
SCALE: AS NOTED
DRAWN BY: A.S.
REVIEWED BY: ASA
PROJECT NUMBER: 17051
SHEET: A4.01

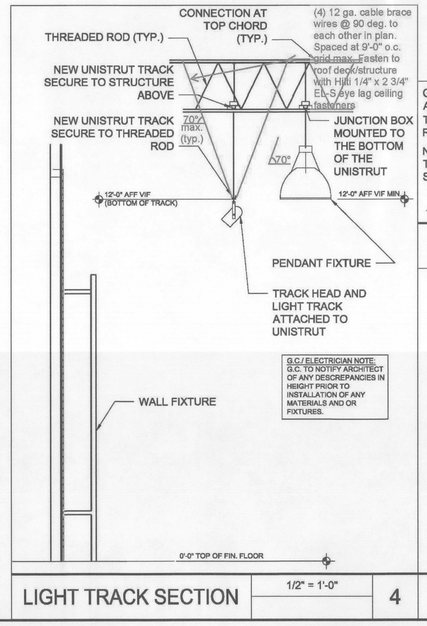
CEILING PLAN KEYNOTES

##	
1	SPEAKERS TO BE PENDANT MOUNTED @ 12'-0" A.F.F. TIGHTEN CORD SLACK AS REQUIRED.
2	PENDANT LIGHTS - BOTTOM HEIGHT @ 12'-0" A.F.F. TIGHTEN CORD SLACK AS REQUIRED. REFER TO DETAIL 4 ON A5.01.
3	DO NOT INSTALL DUCTS WITHIN 8' OF DEMISING WALL ON SALES FLOOR IF POSSIBLE,
4	BOTTOM OF TRACK LIGHTING @ 12'-0" A.F.F. REFER TO DETAIL 2 ON A5.01.
5	GRAPHIC TRACK #1 5" AWAY FROM CENTER LINE OF 'D' LIGHT TRACK
6	GRAPHIC TRACK #2 CENTERED BETWEEN GRAPHIC TRACK #1 AND GRAPHIC TRACK #3
7	GRAPHIC TRACK #3 1" OFF FROM DISPLAY WALL @ CLOSEST POINT
8	OPEN CEILING ALL ITEMS IN CEILING, EXPOSED TO VIEW, SHALL BE PAINTED WITH ONE COAT OF PRIMER AND MIN. OF TWO FINISH COATS OF P-2. ITEMS SHALL INCLUDE, BUT NOT BE LIMITED TO, EXPOSED STRUCTURAL ELEMENTS, HVAC EQUIPMENT AND DUCTWORK, ELECTRICAL CONDUIT AND MISC. JUNCTION BOXES, PLUMBING PIPING AND FITTINGS, SPRINKLER PIPING, ETC.
9	LOCATION OF BLADE SIGN. SEE SHEET A-9.01 FOR ELEVATION.
10	STOCKROOM LIGHTS TO BE CHAIN HUNG & INSTALLED @ 12'-6" A.F.F.
11	EQUIPMENT TO BE MOUNTED AS HIGH AS POSSIBLE ABOVE ENTRY DOORS.
12	SENSORMATIC SPEAKER TO BE LOCATED AS HIGH AS POSSIBLE ABOVE ENTRY DOORS. SEE DETAIL 3 ON A5.01.
13	EMERGENCY LIGHT FIXTURES INSTALLED ON UNISTRUT @ BOTTOM OF JOISTS.
14	LOCATION OF GRID START POINT. CENTERED WITHIN WARDROBING ROOM. REFERENCE DETAIL 2 & 3 ON SHEET A10.21 FOR ACT DETAILS.
15	LIGHTS TO BE CEILING MOUNTED IN THE RESTROOM/ MANAGERS OFFICE.

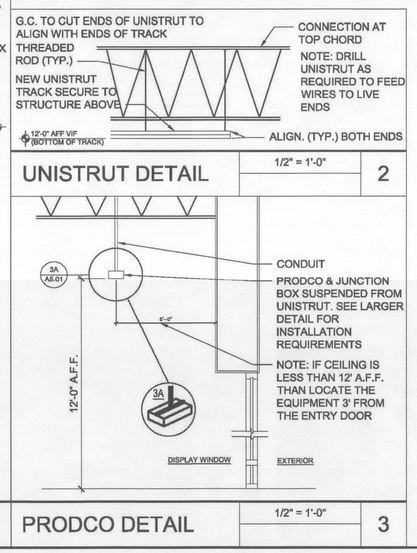
GENERAL NOTES

1	THE GENERAL CONTRACTOR SHALL USE A LASER IN THE INSTALLATION OF ALL NEW CEILING COMPONENTS (ACT, ETC.).
2	THE ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER THE ENGINEERING PLANS FOR THE LOCATION OF ALL ITEMS. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
3	THE GENERAL CONTRACTOR SHALL PROVIDE ACCESS DOORS AS NECESSARY. IF NOT SPECIFICALLY LOCATED ON THE CEILING PLAN, CONFIRM THE PROPOSED LOCATION WITH PROJECT MANAGER.
4	THE ELECTRICAL CONTRACTOR SHALL PROVIDE AN IDENTIFICATION NAMEPLATE ON THE ELECTRICAL SERVICE BREAKERS OF THE LANDLORD'S ELECTRICAL PANEL. EACH NAMEPLATE SHALL BE ONE-EIGHTH INCH THICK BLACK PLASTIC ETCHED IN A CONTRASTING COLOR WITH THE TENANT'S NAME. EACH PLATE SHALL BE PERMANENTLY AFFIXED TO THE DISTRIBUTION PANEL.
5	EMERGENCY LIGHTING SHALL BE INSTALLED ON A SEPARATE CIRCUIT. REFERENCE THE ELECTRICAL PLAN/ NOTES.
6	THE ELECTRICAL CONTRACTOR SHALL VERIFY THAT THE SERVICE PROVIDED IS ADEQUATE AND NOTIFY THE G.C. AND/OR OWNER IMMEDIATELY IN WRITING OF ANY DEFICIENCIES.
7	WHERE DICTATED BY CODE, SEISMIC RESTRAINTS SHALL BE PROVIDED FOR CEILING ELEMENTS, INCLUDING, BUT NOT LIMITED TO LIGHT FIXTURES, ACOUSTIC TILE CEILING GRID, GYPSUM CEILING FINISH, ETC.
8	ALL EQUIPMENT SHALL BEAR UL LABELS.
9	WHERE OPEN CEILING CONDITION EXIST, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING THE UNDERSIDE OF THE STRUCTURE AS WELL AS ALL UTILITY PIPING, DUCTWORK, ETC.
10	TRACK HEADS SHALL BE INSTALLED AS SHOWN IN THE CEILING PLAN, DIRECTED AS INDICATED.
11	WHEN WARDROBING OR SALES AREA IS ADJACENT TO STOCK ROOM AND THE PARTITION IS A NON-RATED WALL; INSULATE CEILING 2'-0" IN WARDROBING OR SALES AREA WITH BATT INSULATION.
12	SPEAKERS AND SPRINKLER HEADS TO BE CENTERED IN ACT TILE.
13	AT THE COMPLETION OF CONSTRUCTION, THE GENERAL CONTRACTOR SHALL LEAVE ONE BOX OF EACH CEILING TILE USED IN THE TENANT SPACE.
14	CCTV CAMERA LOCATIONS - ARCHITECT AND G.C. TO COORDINATE WITH LOSS PREVENTION.
15	EXPOSED DECK AND STRUCTURE TO BE DETAILED FOR EXPOSURE. ALL CONDUITS, DUCTWORK AND PIPING SHALL BE GANGED TOGETHER AND RUN PARALLEL AND PERPENDICULAR TO LEASE LINES. ALL EQUIPMENT (GRID, PIPES, DUCTS, FIXTURES, ETC.) SHALL BE HUNG BY HANG RODS (NOT WIRE) DUCTWORK TO BE SPIRAL WITH NO EXTERIOR INSULATION.
16	THE CEILING GRID SYSTEM SHALL BE ADEQUATE TO SUPPORT LIGHT FIXTURES, CEILING GRILLES AND OTHER ACCESSORIES. THE GENERAL CONTRACTOR SHALL PROVIDE ACOUSTIC TILE CEILING SYSTEM COMPONENTS FROM A SINGLE MANUFACTURER AND SHALL PROVIDE ON-SITE AT THE TIME OF TURNOVER ONE CARTON OF CEILING TILE FOR FUTURE TENANT USE.
17	CAULK CEILING GRID TO DRYWALL IN WARDROBING AREA.
18	INSTALL CEILING TILES PER MANUFACTURER SPECS.
19	CONNECTION TO LANDLORD'S METAL DECK IS NOT PERMITTED.





LIGHT TRACK SECTION | 1/2" = 1'-0" | 4



UNISTRUT DETAIL | 1/2" = 1'-0" | 2

PRODCO DETAIL | 1/2" = 1'-0" | 3

REFLECTED CEILING PLAN | 1/4" = 1'-0" | 1

NOTE:
REFERENCE SHEET A0.08 FOR FINISH SCHEDULE.

City of Portland
REVIEWED FOR CODE COMPLIANCE
SEP 14 2017
Permit Number

PSE REVIEWED AS NOTED
PETERSON STRUCTURAL ENGINEERS
9400 SW BARNES RD., SUITE 100
PORTLAND, OR 97225
PHONE: 503-292-1625

17-284 KEJ 8/9/17 2 of 8

STORE 3125

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LOFT OUTLET

REVISIONS
1 ISSUED FOR CONSTRUCTION 08.02.2017

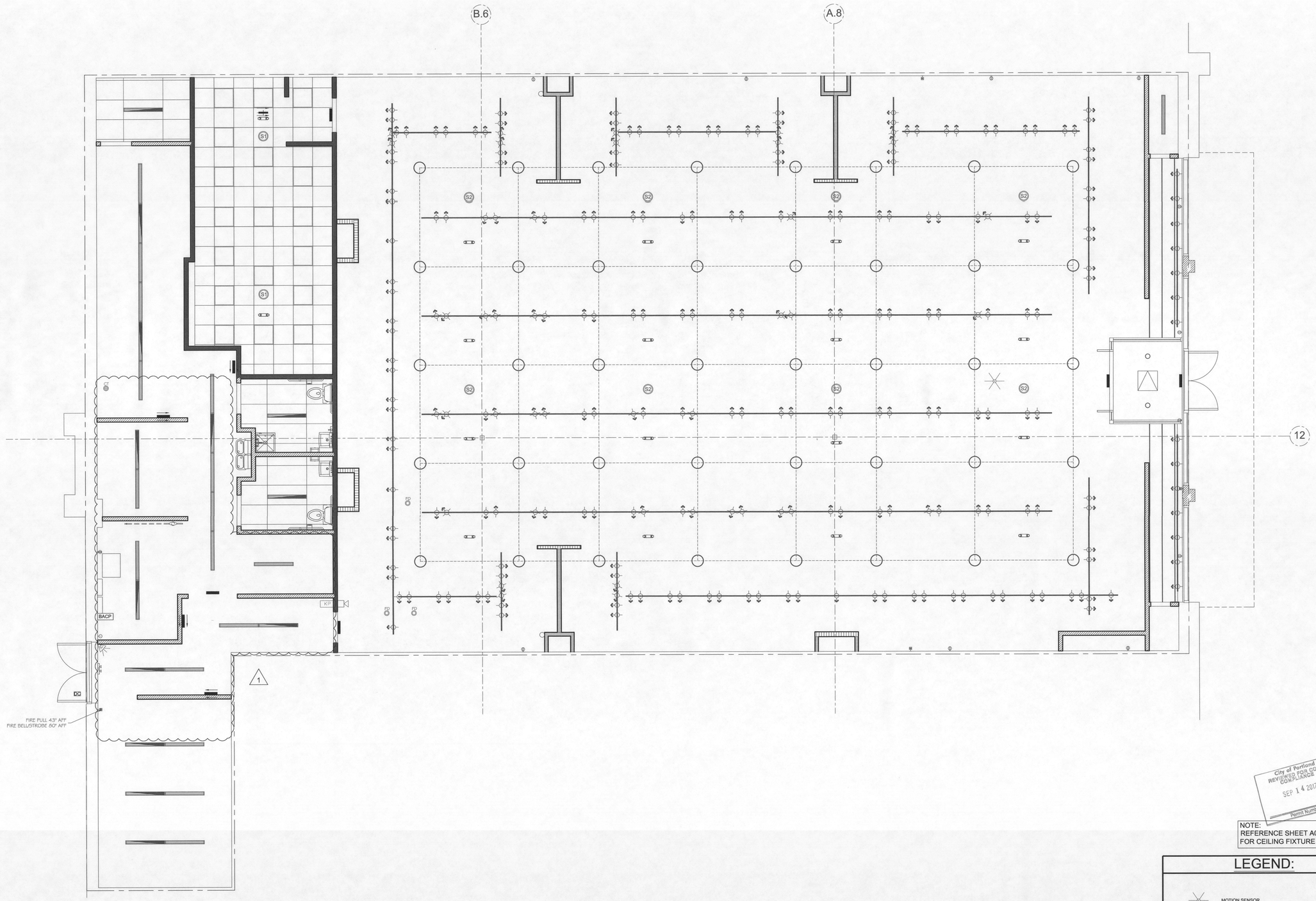
REGISTERED ARCHITECT
ALAN S. ANDREAS
MADISON, NJ
LIC. NO. 6809
STATE OF OREGON

DESIGN TYPE: 2016 SPRING PROTO
THRU DCB: ALL DIV-06/LOS 002

CASCADE STATION
9199 NE CASCADE PARKWAY
PORTLAND, OREGON 97224

ARCHITECTURAL
REFLECTED CEILING PLAN

DATE: 2017/08/02
SCALE: AS NOTED
DRAWN BY: A.S.
REVIEWED BY: ASA
PROJECT NUMBER: 17051
SHEET: A5.01



City of Portland
REVIEWED FOR CODE COMPLIANCE
SEP 14 2017
Permit Number

NOTE:
REFERENCE SHEET A0.08 & E1.01
FOR CEILING FIXTURE SCHEDULE.

LEGEND:

- MOTION SENSOR
- SECURITY ALARM
- KP — KEYPAD
- BACP — BURGLAR ALARM CONTROL PANEL
- WALL MOUNTED MOTION DETECTOR
- DOOR CONTACT

CCTV AND BURGLAR ALARM LAYOUT PLAN

1/4" = 1'-0"

1

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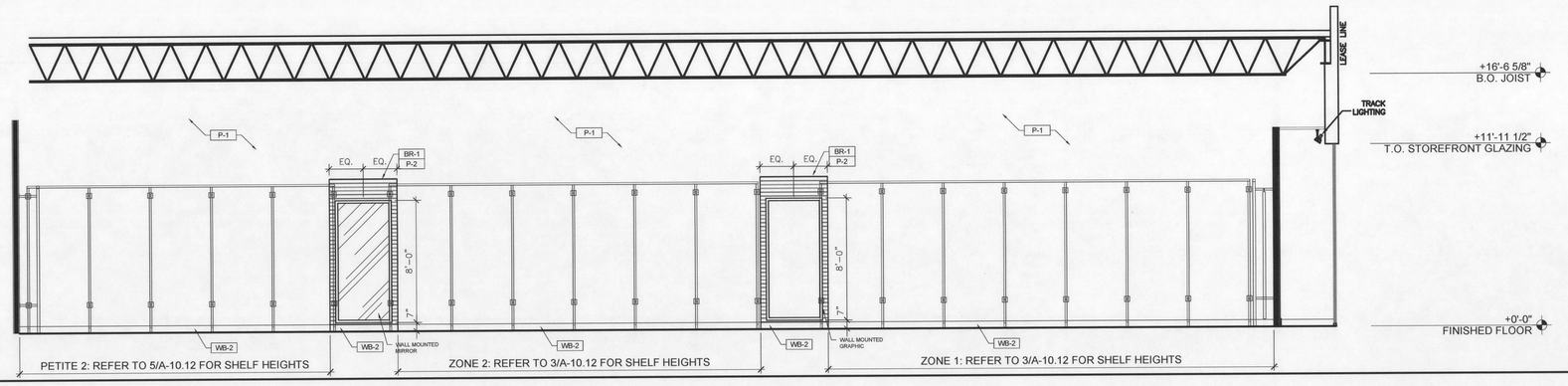
DESIGN TYPE: 2016 SPRING PROTO
THRU DCB: ALL DIV-066LOS 002

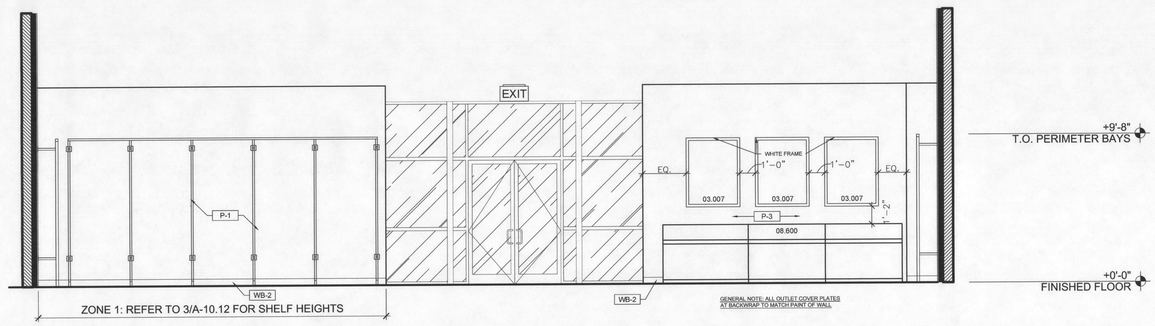
CASCADE STATION
9198 NE CASCADE PARKWAY
PORTLAND, OREGON 97224

ARCHITECTURAL
CCTV & BURGLAR ALARM

DATE: 2017/08/02
SCALE: AS NOTED
DRAWN BY: A.S.
REVIEWED BY: ASA
PROJECT NUMBER: 17051
SHEET: A6.01



SALES ELEVATION — 1/4" = 1'-0" — 4



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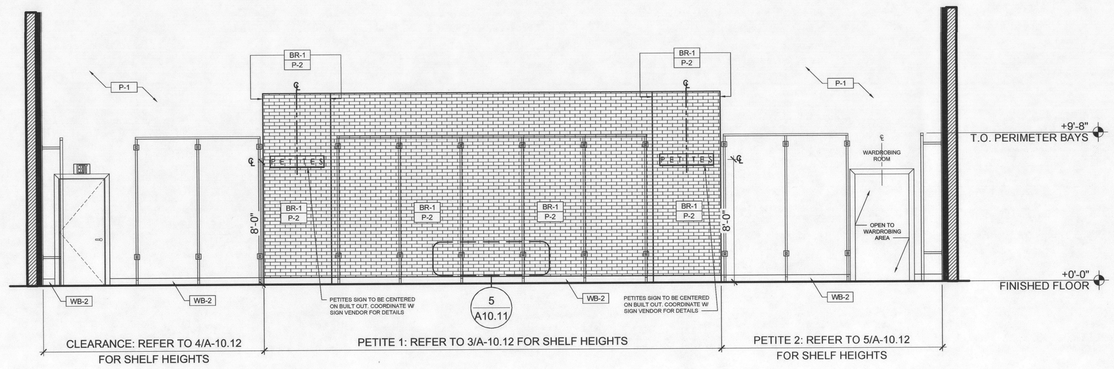
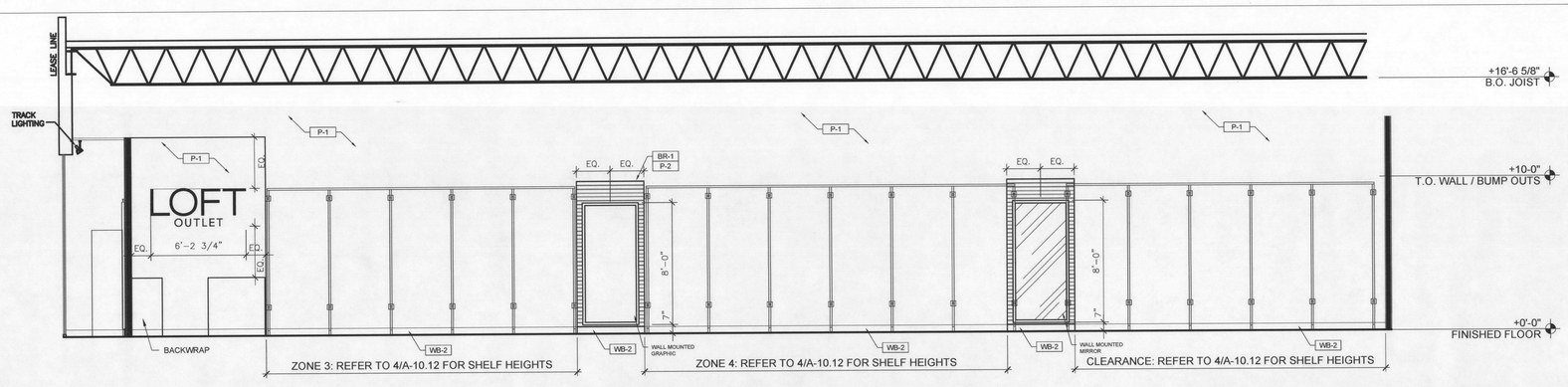


SALES ELEVATION — 1/4" = 1'-0" — 2



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SALES ELEVATION — 1/4" = 1'-0" — 1

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REVISIONS

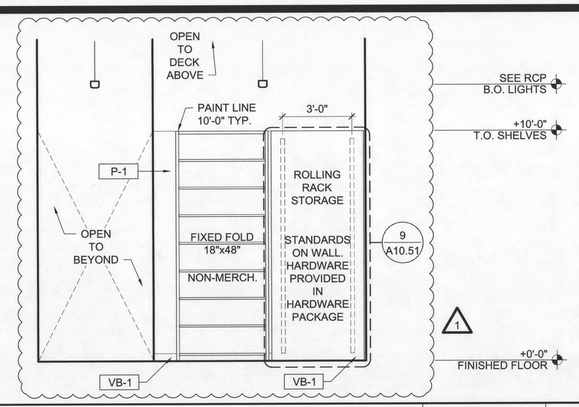
REGISTERED ARCHITECT
ALAN S. ANDREAS
MADISON, NJ
No. 6809
STATE OF OREGON

DESIGN TYPE: 2016 SPRING PROTO
THRU DCB: ALL DIV-06LOS 002

CASCADE STATION
9196 NE CASCADE PARKWAY
PORTLAND, OREGON 97224

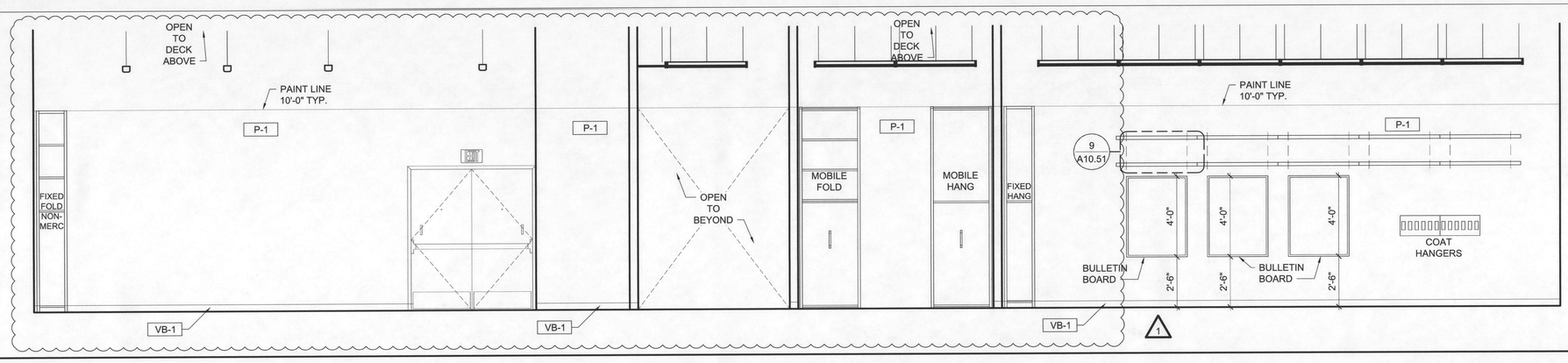
INTERIOR ELEVATIONS
SALES FLOOR

DATE: 2017/05/27
SCALE: AS NOTED
DRAWN BY: A.S.
REVIEWED BY: ASA
PROJECT NUMBER: 17051
SHEET:
A7.01



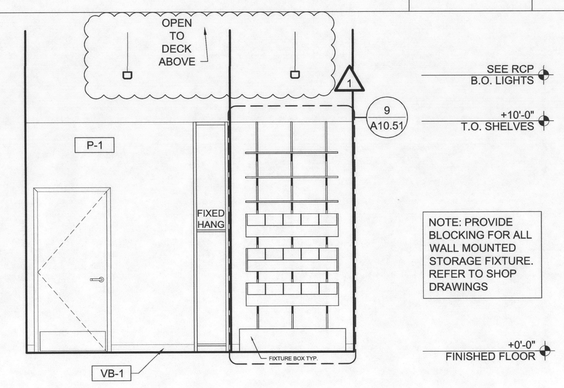
STOCK ROOM ELEVATIONS

3/8" = 1'-0" | 4



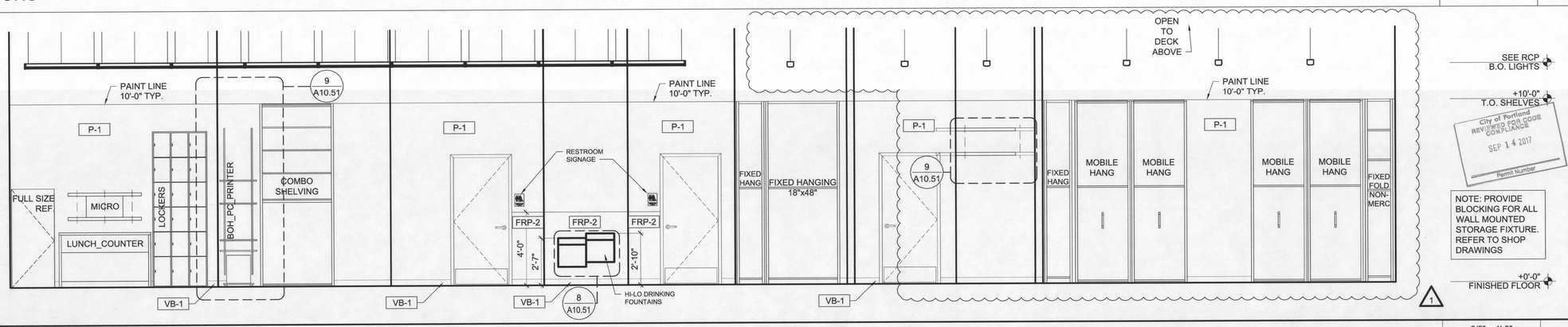
STOCK ROOM ELEVATIONS

3/8" = 1'-0" | 3



STOCK ROOM ELEVATIONS

3/8" = 1'-0" | 2



STOCK ROOM ELEVATIONS

3/8" = 1'-0" | 1

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REVISIONS
1 ISSUED FOR CONSTRUCTION 08.02.2017

REGISTERED ARCHITECT
ALAN S. ANDREAS
MADISON, NJ
LIC. NO. 6809
STATE OF OREGON

DESIGN TYPE: 2016 SPRING PROTO
THRU DOB: ALL DIV-06/LOS 002

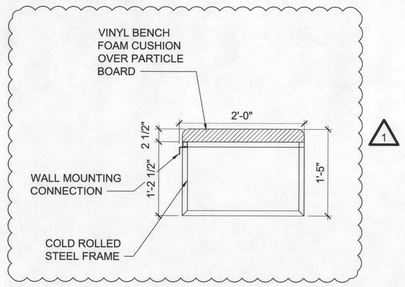
CASCADE STATION
9199 NE CASCADE PARKWAY
PORTLAND, OREGON 97224

INTERIOR ELEVATIONS
STOCK ROOM

DATE: 2017/08/02
SCALE: AS NOTED
DRAWN BY: A.S.
REVIEWED BY: ASA
PROJECT NUMBER: 17051
SHEET: A7.02

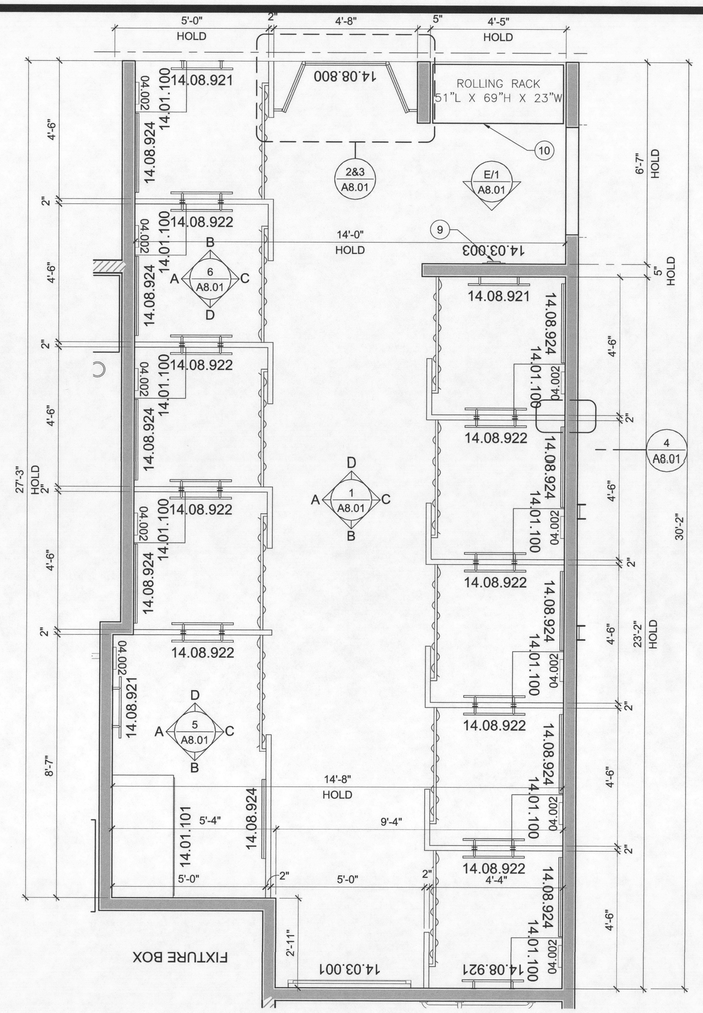
NOT USED

9



ADA BENCH DETAIL

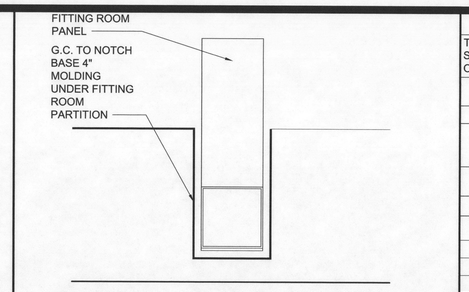
1" = 1'-0" | 8



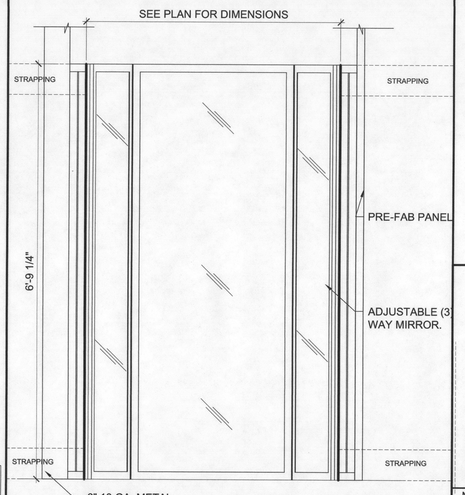
ENLARGED WARDROBING PLAN

1/2" = 1'-0" | 7

NOTE:
G.C. SHALL COORDINATE WITH VENDOR FOR FITTING ROOM ITEMS, SHOP DRAWINGS, AND INSTALL.

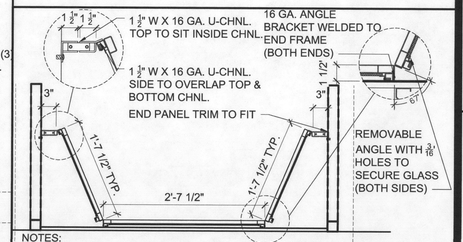


DETAIL AT FITTING ROOM MOULDING | 6" = 1'-0" | 4



3-WAY MIRROR ELEV.

1" = 1'-0" | 3



NOTES:
EXACT CONFIGURATION MAY VARY SLIGHTLY. REFERENCE FLOOR PLAN.

3- WAY MIRROR WIDTH FROM 4'-5 1/2" MIN. TO 6'-2" MAX.

3-WAY MIRROR PLAN

1" = 1'-0" | 2

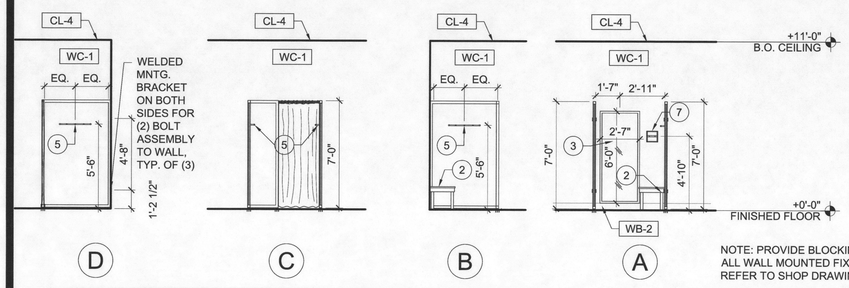
GENERAL NOTES

THE GENERAL CONTRACTOR SHALL REVIEW THE GENERAL NOTES ON EACH SHEET PRIOR TO THE START OF CONSTRUCTION. FINISH NOTES ARE LOCATED ON A0.08, REFLECTED CEILING PLAN NOTES ON A5.01.

1	ADA BENCH TO BE ATTACHED TO WALL WITH BENCH BRACKET; PROVIDE F.R.T. WOOD BLOCKING AS REQ.
2	MIRROR - PROVIDE F.R.T. WOOD BLOCKING AS REQUIRED
3	NOTE: THIS IS A PRE FABRICATED FITTING ROOM PANEL SYSTEM. ALL PARTS ARE FIXED DIMENSIONS. FOLLOW VENDOR INSTRUCTIONS FOR ASSEMBLY. GC TO COORDINATE WITH VENDOR ON ALL INSTALLATIONS.
4	PROVIDE BLOCKING FOR ALL WALL MOUNTED FITTING ROOM ACCESSORIES
5	G.C. TO INSTALL AND FINISH ALL FITTING ROOM COMPONENTS

KEYNOTES

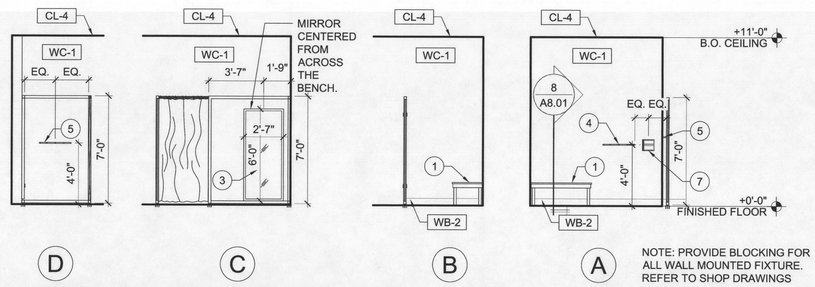
KEYNOTE	NOTE
1	ADA BENCH
2	BENCH
3	MIRROR - NON-ILUMINATED
4	HANGBAR: DRYWALL MOUNTED
5	HANGBAR: DOUBLE SIDED PANEL MNTD.
6	HANGBAR: SINGLE SIDED PANEL MNTD.
7	MARKETING SIGN HOLDER
8	SIGN, EMPLOYEE ONLY (AS SHOWN)
9	CREDIT CARD FRAME
10	ROLLING RACK



NOTE: PROVIDE BLOCKING FOR ALL WALL MOUNTED FIXTURE. REFER TO SHOP DRAWINGS

TYPICAL FITTING ROOM ELEVATIONS

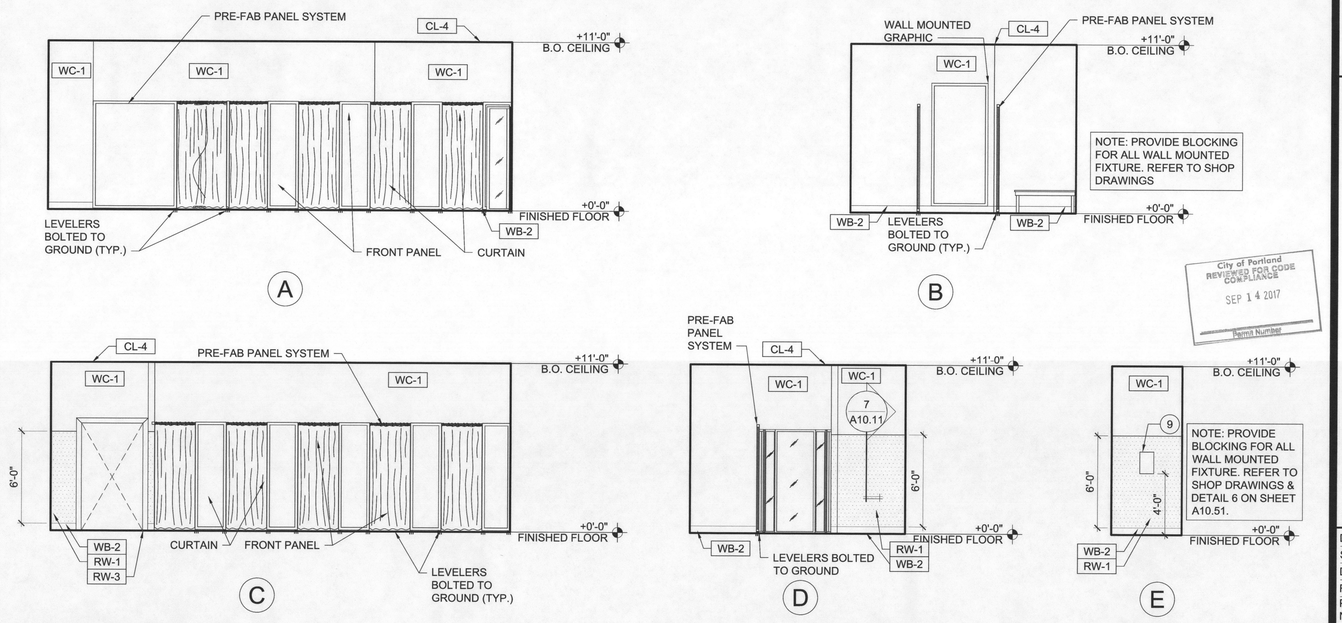
1/4" = 1'-0" | 6



NOTE: PROVIDE BLOCKING FOR ALL WALL MOUNTED FIXTURE. REFER TO SHOP DRAWINGS

ACCESSIBLE FITTING ROOM ELEVATIONS

1/4" = 1'-0" | 5



City of Portland
REVIEWED FOR CODE COMPLIANCE
SEP 14 2017
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WARDROBING ELEVATIONS

1/4" = 1'-0" | 1

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REVISIONS

1	ISSUED FOR CONSTRUCTION	08.02.2017

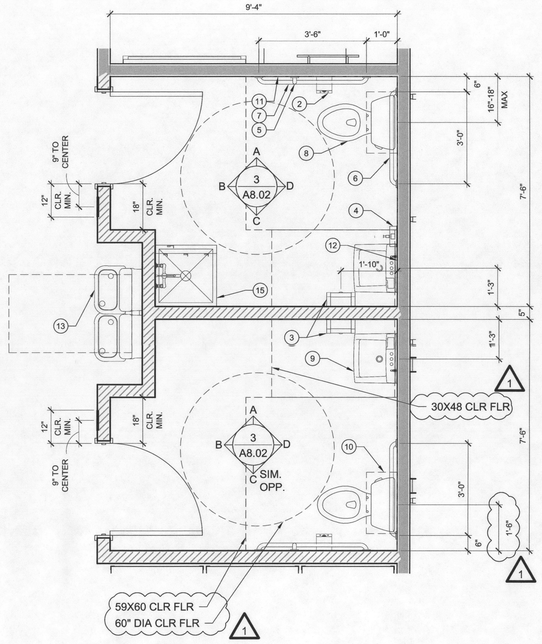
REGISTERED ARCHITECT
ALAN S. ANDREAS
MADISON, NJ
LIC. NO. 6809
STATE OF OREGON

DESIGN TYPE: 2016 SPRING PROTO
THRU DCB: ALL DIV-06/LOS 002

CASCADE STATION
9199 NE CASCADE PARKWAY
PORTLAND, OREGON 97224

FITTING ROOM ENALRGED PLANS AND ELEVATIONS

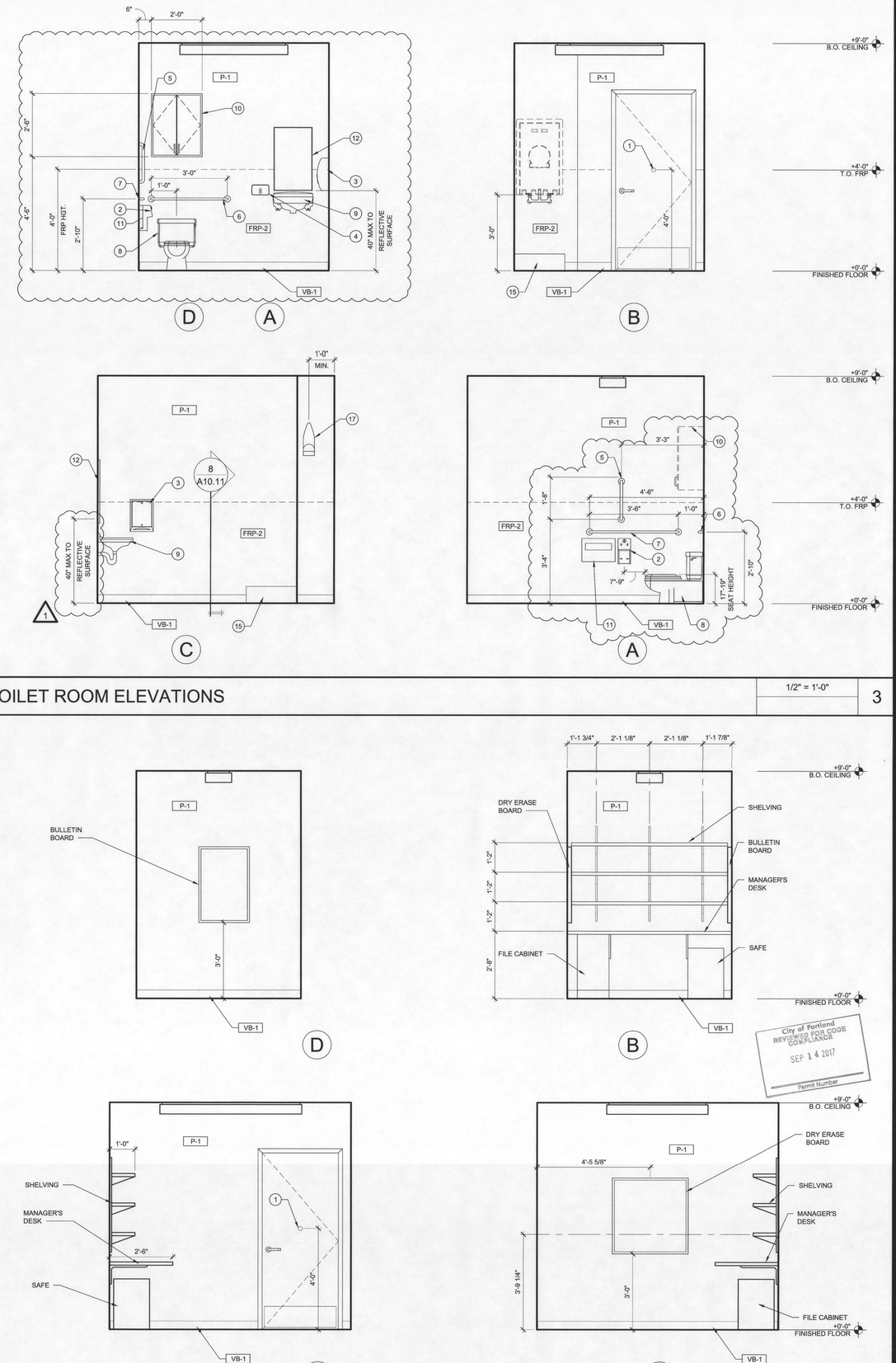
DATE:	2017/08/02
SCALE:	AS NOTED
DRAWN BY:	A.S.
REVIEWED BY:	ASA
PROJECT NUMBER:	17051
SHEET:	A8.01



NOTE:
REFERENCE SHEET A0.08 FOR FINISH SCHEDULE.

NOTE:
PROVIDE BLOCKING FOR ALL WALL MOUNTED FIXTURE. REFER TO SHOP DRAWINGS, TYP.

NOTE:
G.C. SHALL COORDINATE WITH VENDOR FOR RESTROOM ITEMS, SHOP DRAWINGS, AND INSTALL.



ENLARGED TOILET ROOM PLAN

1/2" = 1'-0" | 4

TOILET ACCESSORIES SCHEDULE

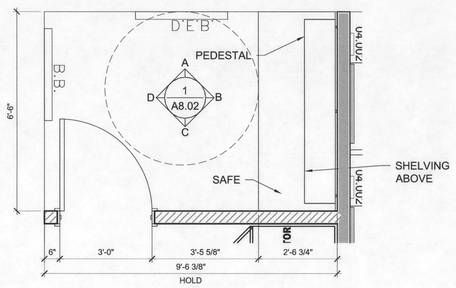
MARK	DESCRIPTION	MODEL NO	MOUNTING
1	COAT HOOK	MFR: PETER PEPPER. MODEL: 2082AL	SURFACE
2	TOILET PAPER DISPENSER	MFR: AMERICAN SPECIALITIES, INC. MODEL: 7305-5	SURFACE
3	PAPER TOWEL DISPENSER	MFR: GEORGIA-PACIFIC, MODEL: 56601	SURFACE
4	LIQUID SOAP DISPENSER	LIQUID SOAP DISPENSER	SURFACE
5	18" VERTICAL GRAB BAR	MFR: MCKINNEY/PARKER, MODEL: 9605 LENGTH 18"	SURFACE
6	36" GRAB BAR	MFR: MCKINNEY/PARKER, MODEL: 9605	SURFACE
7	42" GRAB BAR	MFR: MCKINNEY/PARKER. MODEL: 9605	SURFACE
8	WATER CLOSET	SEE PLUMBING FOR SPEC	SURFACE
9	LAVATORY & FAUCET	SEE PLUMBING FOR SPEC- INSULATE ALL PIPES	SURFACE
10	STORAGE CABINET	MFR: MILLSPRIDE BIANCO WHITE MELAMINE CABINET SIZE 24"X30"HX 12 1/2" D (1) FLAT LOCKABLE DOOR #W2430 + H (1)	WALL HUNG
11	TOILET SEAT COVER DISPENSER	TOILET SEAT COVER DISPENSER	SURFACE
12	MIRROR	MFR: MCKINNEY/PARKER, MODEL: 190 SERIES, SIZE 24"X36"	SURFACE
13	DRINKING FOUNTAIN	SEE PLUMBING FOR SPEC	SURFACE
14	BABY CHANGING STATION	MFR: KOALA CORPORATION. VERTICAL BABY CHANGING STATION #3KB101-05 WHITE GRANITE	SURFACE
15	MOP SINK	SEE PLUMBING FOR SPEC	FLOOR
16	HOSE BIBB	SEE PLUMBING FOR SPEC.	SURFACE

TOILET ACCESSORIES NOTES

1. ALL TOILET ACCESSORIES AND FIXTURES SHALL MEET ALL REQUIREMENTS OF ADA GUIDELINES.
2. INSTALL ACCESSORIES W/ SCREWS OR BOLTS EXTENDING AT LEAST 1" INTO SOLID BLOCKING.
3. ALL ACCESSORIES TO BE STAINLESS STEEL.
4. NOT ALL ACCESSORIES MAY BE USED. REFER TO TOILET ROOM PLANS.
5. REFER TO RESPONSIBILITY SCHEDULE FOR PROCUREMENT.

GENERAL NOTES

1. TOILET ROOM SHALL CONFORM TO ALL LOCAL, STATE & FEDERAL REQUIREMENTS INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADAAG).
2. EACH TOILET ROOM TO RECEIVE ONE (1) OF EACH ACCESSORY UNLESS OTHERWISE NOTED.
3. SOAP DISPENSER SUPPLIED BY ANN TAYLOR 'LOFT'. INSTALLED BY G.C. - ALL OTHER TOILET ROOM ACCESSORIES ARE SUPPLIED AND INSTALLED BY G.C.
4. GRAB BARS AND HANDRAILS ARE STAINLESS STEEL W/ PEENED FINISH AND ARE 1 1/4" TO 1 1/2" FROM WALL. REFERENCE FLOOR PLAN FOR LOCATION OF GRAB BARS. REFERENCE DIAGRAM PROVIDED FOR GRAB BAR DIMENSIONS.
5. ALL TOILET STALLS TO HAVE ONE TOILET PAPER DISPENSER W/ BLOCKING IN WALL AS REQUIRED FOR INSTALLATION.
6. WHERE ONLY ONE DISPENSER OF ANY TYPE IS PROVIDED, MOUNT AT ACCESSIBLE HEIGHT.
7. ALL CONSTRUCTION AND MOUNTING HEIGHTS SHALL COMPLY WITH ALL APPLICABLE CITY AND STATE ACCESSIBILITY REGULATIONS AS WELL AS THE FEDERAL ADA (AMERICANS WITH DISABILITIES ACT OF 1990) REGULATIONS. REFER TO QUESTIONABLE MOUNTING HEIGHTS TO THE ARCHITECT FOR FINAL DECISION.
8. NOT ALL ACCESSORIES MAY BE USED, REFER TO TOILET ACCESSORIES SCHEDULE AND TOILET ROOM PLANS.
9. WHERE THERE IS AN EXISTING TOILET ROOM AND FIXTURE PLACEMENT IS CORRECT OR REQUIRING MINOR ADJUSTMENT, THE PLUMBING SUBCONTRACTOR IS TO FURNISH AND INSTALL ALL NECESSARY LABOR AND MATERIALS INCLUDING NEW FIXTURES AS REQUIRED TO BRING THE TOILET ROOM(S) TO THE LATEST A.D.A. REGULATIONS UTILIZING THE SPECIFICATIONS ON THIS SHEET AS A GUIDELINE.
10. THE PLUMBING CONTRACTOR IS TO FAMILIARIZE HIS OR HER SELF WITH THE LANDLORD'S CRITERIA, WHICH IS NOT SPECIFICALLY NOTED IN THESE DRAWINGS AND SPECIFICATIONS.
11. G.C. TO INSTALL WATERPROOF MEMBRANE ON SLAB AND MINIMUM 4" UP WALL.
12. TENANT G.C. TO CUT CORNER OF SHELVES ABOVE AT 45° ON EXPOSED EDGE .
13. TENANT G.C. TO ENSURE SOAP DISPENSER (IF USED) IS MOUNTED OUTSIDE REQUIRED 60" CLEAR AREA FOR WATER CLOSET.



ENLARGED MANAGER'S OFFICE

1/2" = 1'-0" | 2

GENERAL CLEARANCE NOTES

TOE CLEARANCE
GENERAL: SPACE BENEATH AN ELEMENT BETWEEN 9" ABOVE THE FLOOR SHALL BE CONSIDERED TOE CLEARANCE
MAXIMUM DEPTH: TOE CLEARANCE SHALL BE PERMITTED TO EXTEND 25" MAXIMUM UNDER AN ELEMENT.
MINIMUM DEPTH: WHERE TOE CLEARANCE IS REQUIRED BENEATH AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE TOE CLEARANCE SHALL EXTEND 17" MINIMUM BENEATH THE ELEMENT.

KNEE CLEARANCE:
GENERAL: IS SPACE BENEATH AN ELEMENT BETWEEN 9" AND 27" ABOVE THE FLOOR SHALL BE CONSIDERED KNEE CLEARANCE.
MAXIMUM DEPTH: KNEE CLEARANCE SHALL BE PERMITTED TO EXTEND 25" MAX. UNDER AN ELEMENT AT 9" ABOVE THE FLOOR.
MINIMUM DEPTH: WHERE KNEE CLEARANCE IS REQUIRED BENEATH AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE KNEE CLEARANCE SHALL BE 11" MIN. IN DEPTH AT 9" ABOVE THE FLOOR, AND 8" MINIMUM IN DEPTH AT 27" ABOVE THE FLOOR.

SIGNAGE NOTES

1. LETTERS AND NUMBERS SHALL BE RAISED 1/32". UPPER CASE, SANS SERIF OR SIMPLE SERIF TYPE SHALL BE ACCOMPANIED W/ GRADE 2 BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8" H. BUT NO HIGHER THAN 2". PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAMS. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE 6" MIN. IN HEIGHT.
2. WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NOT WALL SPACE TO THE SIDE OF THE DOOR, INCLUDING AT THE DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 60" A.F.F. TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR.
3. TOILET ROOMS SHALL BE IN CONTRASTING COLOR.
4. ADA TOILET ROOM PERMANENT WALL SIGNAGE
GENERAL NOTE: ADA TOILET ROOM PERMANENT SIGNS SHALL BE INSTALLED ON WALL ON LATCH SIDE OF DOOR ON EXTERIOR AT +60" TO THE CENTERLINE OF THE SIGN. SIGN SHALL CONTAIN 5/8" UPPER CASE 1/32" RAISED SANS-SERIF CHARACTERS W/ CORRESPONDING GRADE 2 BRAILLE. 6" MIN H. PICTOGRAM SHALL BE PLACED DIRECTLY BELOW. SIGNAGE SHALL BE LOCATED ADJACENT TO THE DOOR ON THE LATCH SIDE TO ALLOW APPROACH WITHIN 3" OF SIGNAGE WITHOUT PROTRUDING OBJECTS. INSTALL THESE SIGNS IN AL LOCATIONS.

TOILET ROOM ELEVATIONS

1/2" = 1'-0" | 3

MANAGER'S OFFICE ELEVATIONS

1/2" = 1'-0" | 1

STORE 3125

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LOFT OUTLET

REVISIONS
1 ISSUED FOR CONSTRUCTION 08.02.2017

REGISTERED ARCHITECT
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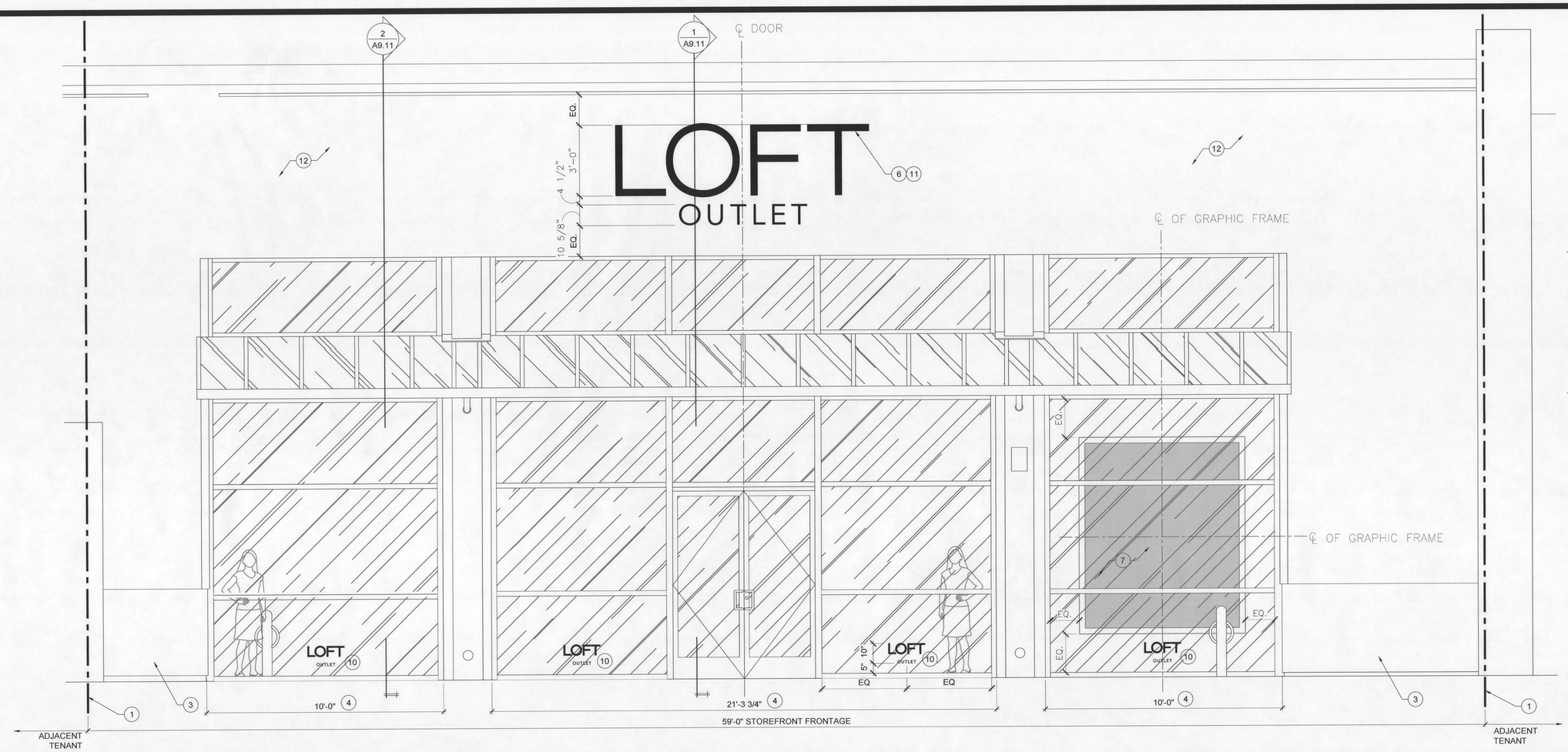
LIC. NO. 6809
STATE OF OREGON

CASCADE STATION
9199 NE CASCADE PARKWAY
PORTLAND, OREGON 97224

DESIGN TYPE: 2016 SPRING PROTO
THRU DOC: ALL DIV-06LOS 002

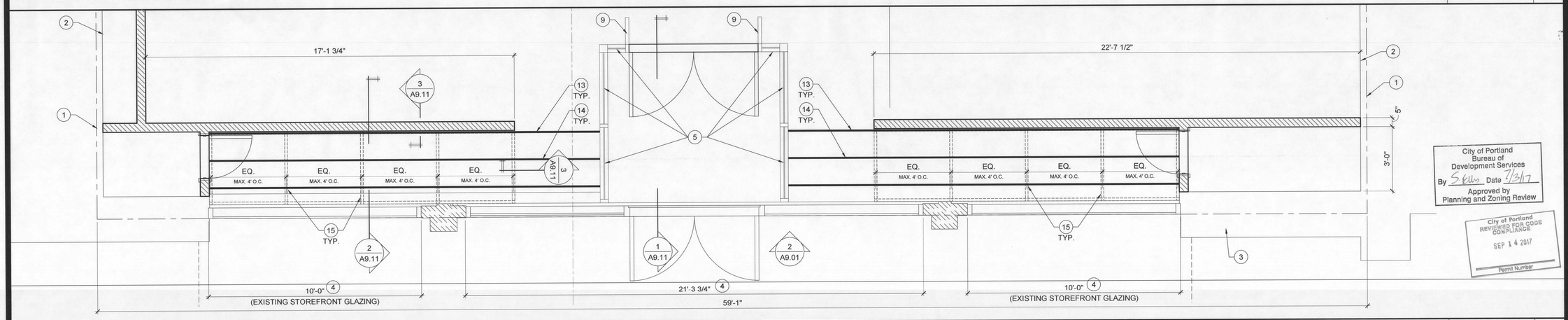
TOILET ROOM AND MANAGER'S OFFICE PLANS AND ELEVATIONS

DATE: 2017/08/02
SCALE: AS NOTED
DRAWN BY: A.S.
REVIEWED BY: ASA
PROJECT NUMBER: 17051
SHEET: A8.11



STOREFRONT ELEVATION

1/2" = 1'-0" | 2



ENLARGED STOREFRONT PLAN

1/2" = 1'-0" | 1

TABLE 1
INTERIOR GLASS STOREFRONT SYSTEM GLASS THICKNESS GUIDELINES

GLASS HEIGHT AND SIZE	MINIMUM THICKNESS FOR FULLY TEMPERED GLASS		
	TOP & BOTTOM SUPPORT	THREE-SIDED SUPPORT	FOUR-SIDED SUPPORT
HEIGHT: 10'-0" MAX MIN WIDTH: 10" MAX WIDTH: 7'-0"	5/8" MIN OR <1/2">	1/2" MIN	1/2" MIN
HEIGHT: 10'-0" - 12'-0" MAX MIN WIDTH: 10" MAX WIDTH: 8'-6"	3/4" MIN OR <5/8">	5/8" MIN OR <1/2">	1/2" MIN
HEIGHT: 12'-0" - 13'-3" MAX MIN WIDTH: 10" MAX WIDTH: 8'-6"	3/4" MIN	3/4" MIN	1/2" MIN

NOTES:
1. <> REPRESENTS ACCEPTABLE GLASS THICKNESS WHEN SIDE CLIPS ARE INSTALLED 4'-0" O.C. MAX AT BUTT JOINTS
2. 3. GLASS WEIGHT:
   - 1/2" = 6.5 PSF
   - 5/8" = 8.3 PSF
   - 3/4" = 10.0 PSF

TOWER/REMOTE SIGNAGE

TOWER:	T.B.D.
REMOTE:	T.B.D.
REAR:	T.B.D.
COMMENTS:	

GENERAL NOTES

1	ALL SIGNAGE TO BE FURNISHED AND INSTALLED BY SIGN VENDOR. SHOP DRAWINGS TO BE SUBMITTED TO ALL PARTIES FOR APPROVAL & FILED UNDER SEPARATE PERMIT.
2	G.C. TO VERIFY ATTACHMENT TO BUILDING STRUCTURE REQUIREMENTS WITH LANDLORD PRIOR TO CONSTRUCTION.
3	SIGN LETTERS SHALL BE DARK WHEN FACADE COLOR IS LIGHT. SIGN LETTERS SHALL BE LIGHT WHEN FACADE COLOR IS DARK.
4	STOREFRONT CONSTRUCTION SHALL BE SELF SUPPORTING FROM THE FLOOR OR BRACED HORIZONTALLY/LATERALLY TO THE OVERHEAD INDEPENDENT OF THE MALL/BUILDING FASCIA AND BULKHEAD STRUCTURE.

KEYNOTES

(##)	
9	SENSORMATIC DIGITAL DOOR MAX SYSTEM. REFER TO ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION
10	VINYL WINDOW DECALS CENTERED IN WINDOWS AS SHOWN, MOUNTED ON REAR OF GLASS. SIGNAGE SHOP DRAWINGS TO BE SUBMITTED UNDER SEPARATE COVER BY SIGN VENDOR.
11	G.C. IS RESPONSIBLE FOR PATCHING THE STOREFRONT WHERE THE EXISTING SIGN HAS BEEN REMOVED.
12	EXISTING EXTERIOR BUILDING CONSTRUCTION AND FINISHES TO REMAIN.
13	G.C. TO HANG TRACK THAT GOES PAST THE WALL WITH UNISTRUT.
14	G.C. TO ADD CAP TO END OF TRACK. (TYP.)
15	1 1/2" METAL STUD FRAMING @ 4'-0" O.C.

KEYNOTES

(##)	
1	LEASE LINE
2	DEMISING WALL. PROVIDE 5/8" TYPE 'X" GYP. BD. TIGHT TO STRUCTURE ABOVE AS REQUIRED IN ORDER TO MAINTAIN REQ'D. TENANT SEPARATION RATING. SEE A0.06 FOR RESPONSIBILITY SCHEDULE.
3	EXISTING NEUTRAL PIER. G.C. TO PROTECT DURING CONTRUCTION.
4	EXISTING MALL STOREFRONT SYSTEM TO REMAIN
5	NEW STOREFRONT SYSTEM AND NEW DOORS FOR VESTIBULE TO BE INSTALLED BY G.C. - MATCH EXISTING SYSTEM.
6	FACE LIT CHANNEL LETTERS W/ BLACK/WHITE FACES - SIGNAGE SHOP DRAWINGS TO BE SUBMITTED UNDER SEPARATE COVER BY SIGN VENDOR. SIGN COLOR TO BE OF CONTRASTING COLOR TO THE FACADE.
7	NEW 84"x100" GRAPHIC FRAME IN DISPLAY AREA - SEE FIXTURE PLAN & SCHEDULE FOR MORE INFORMATION
8	NOT USED

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LOFT OUTLET

REVISIONS

REGISTERED ARCHITECT
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MADISON, NJ
LIC. NO. 6809
STATE OF OREGON

DESIGN TYPE: 2016 SPRING PROTO
THRU DCB: ALL DIV-06/LOS 002

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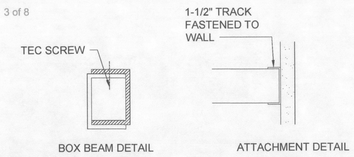
PORTLAND, OREGON 97224

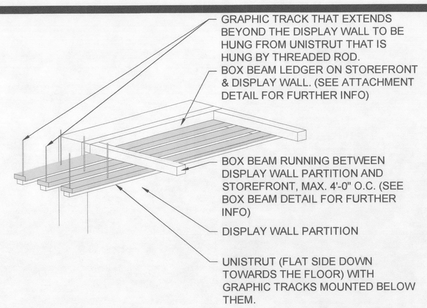
ENLARGED STOREFRONT PLAN AND ELEVATION

DATE: 2017/05/27
SCALE: AS NOTED
DRAWN BY: A.S.
REVIEWED BY: ASA
PROJECT NUMBER: 17051
SHEET: A9.01

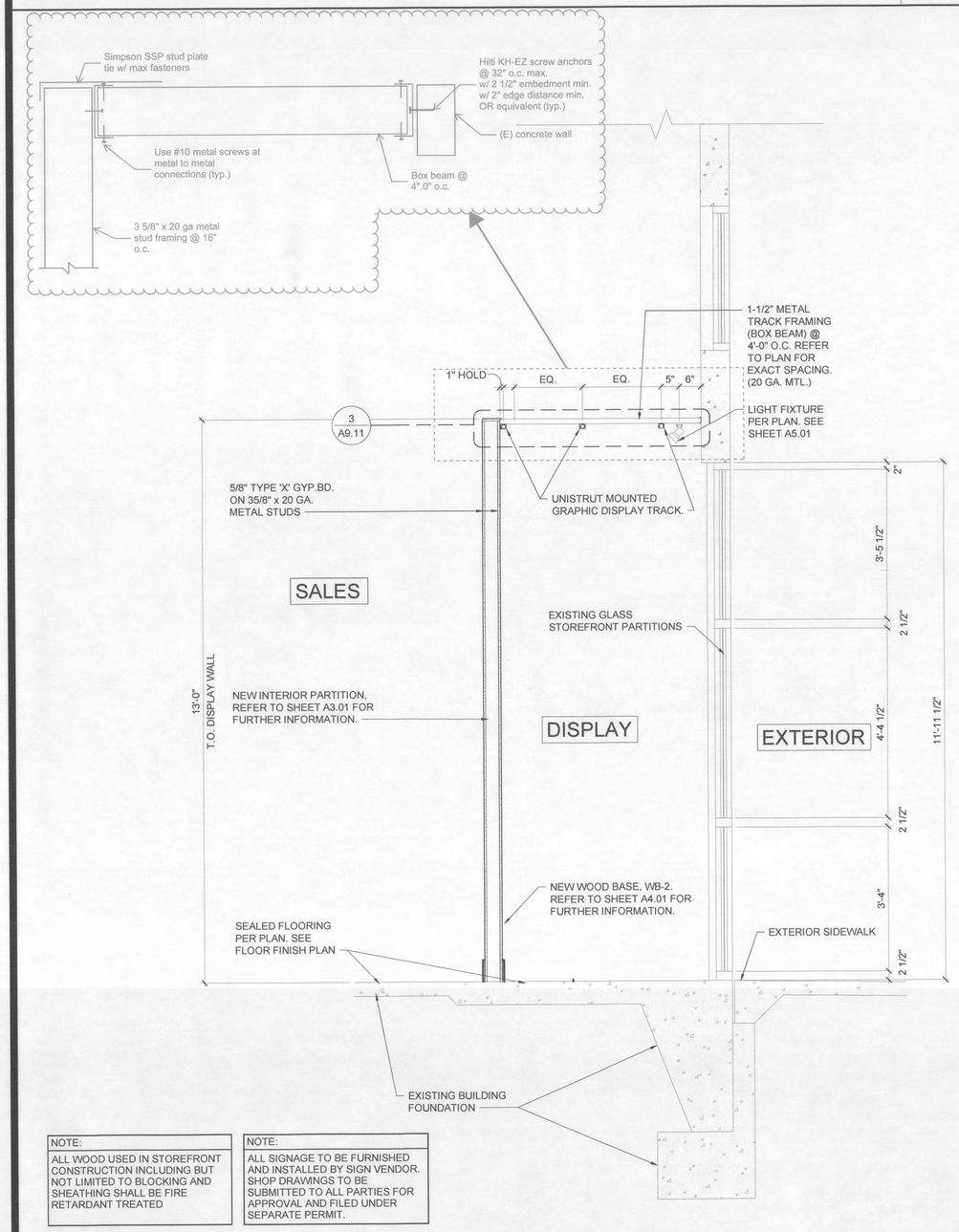
PSE REVIEWED AS NOTED
PETERSON STRUCTURAL ENGINEERS
9400 SW BARNES RD., SUITE 100
PORTLAND, OR 97225
PHONE: 503-292-1635

17-284 KEJ 8/9/17 3 of 8





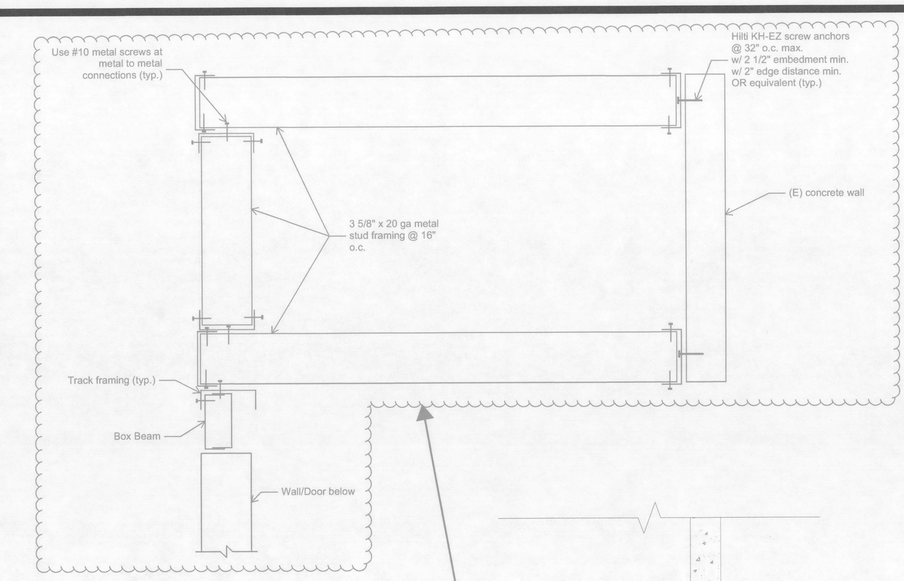
DISPLAY WINDOW ATTACHMENT DETAILS — 3

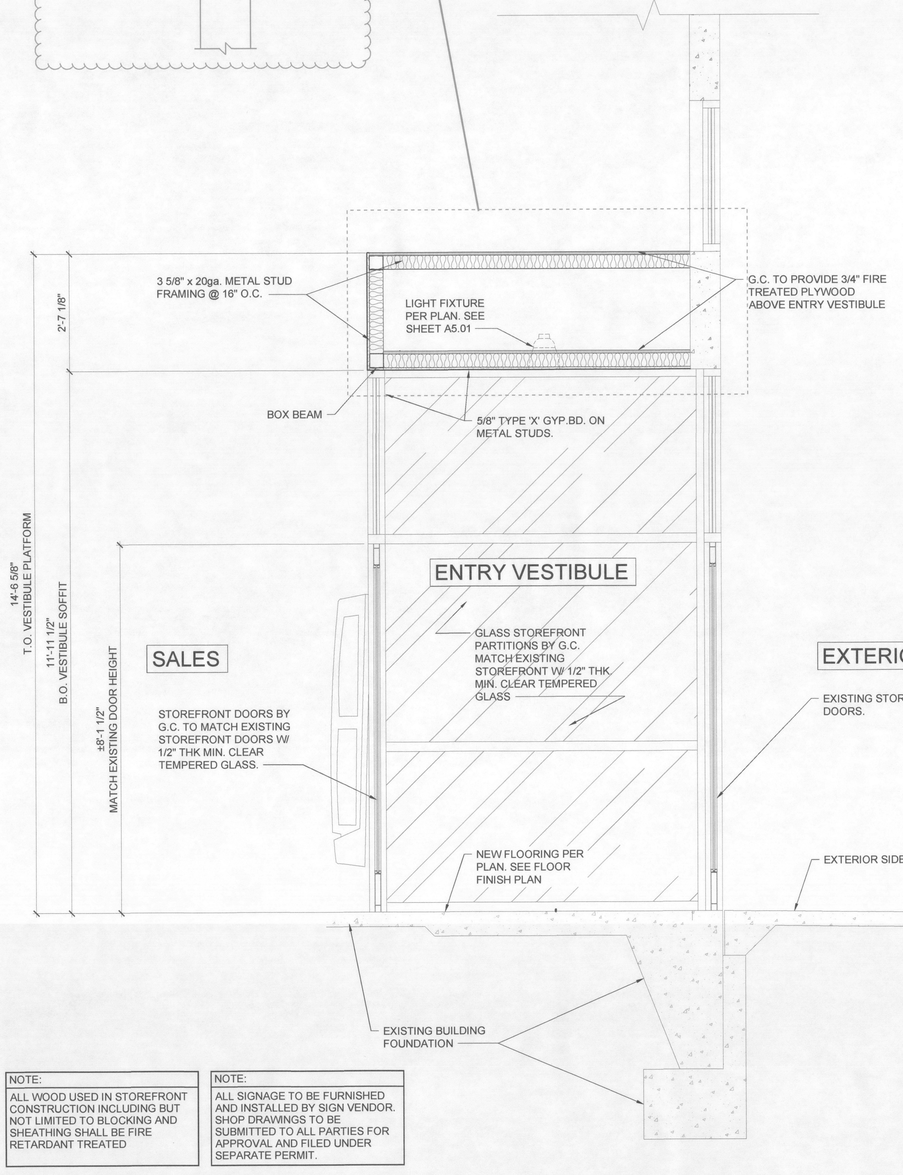


NOTE:
ALL WOOD USED IN STOREFRONT CONSTRUCTION INCLUDING BUT NOT LIMITED TO BLOCKING AND SHEATHING SHALL BE FIRE RETARDANT TREATED

NOTE:
ALL SIGNAGE TO BE FURNISHED AND INSTALLED BY SIGN VENDOR. SHOP DRAWINGS TO BE SUBMITTED TO ALL PARTIES FOR APPROVAL AND FILED UNDER SEPARATE PERMIT.

STOREFRONT SECTION AT DISPLAY WINDOW — 3/4" = 1'-0" — 2





City of Portland
REVIEWED FOR CODE COMPLIANCE
SEP 14 2017
Permit Number

NOTE:
ALL WOOD USED IN STOREFRONT CONSTRUCTION INCLUDING BUT NOT LIMITED TO BLOCKING AND SHEATHING SHALL BE FIRE RETARDANT TREATED

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STOREFRONT SECTION AT ENTRY — 3/4" = 1'-0" — 1

STORE 3125

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REGISTERED ARCHITECT
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LIC. NO. 6509
STATE OF OREGON

DESIGN TYPE: 2016 SPRING PROTO
THRU DCB: ALL DIV-06/LOS 002

CASCADE STATION
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STOREFRONT SECTIONS

DATE:	2017/05/27
SCALE:	AS NOTED
DRAWN BY:	A.S.
REVIEWED BY:	ASA
PROJECT NUMBER:	17051
SHEET:	A9.11

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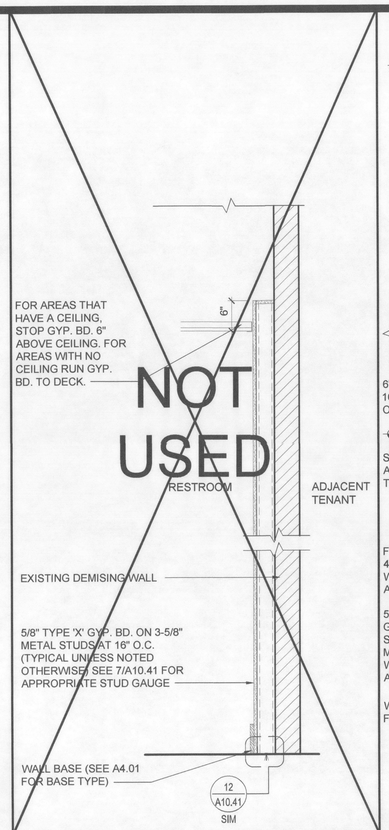
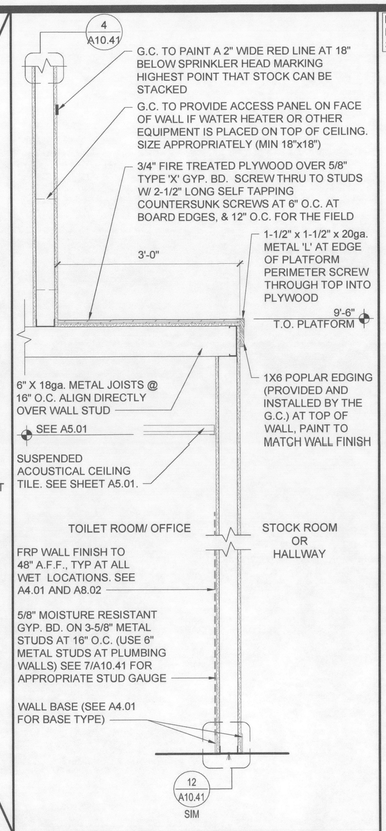
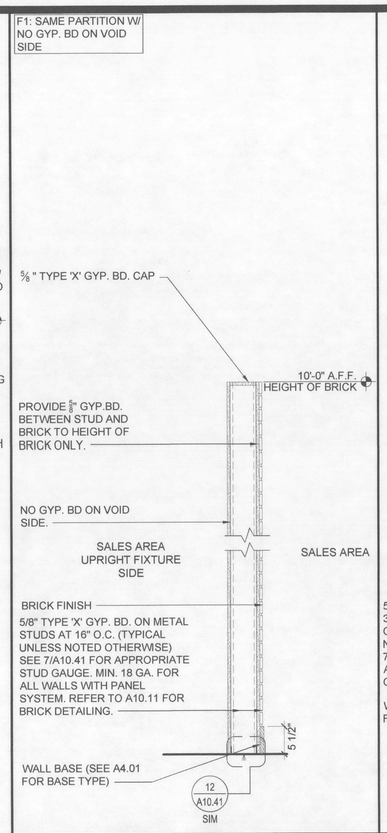
17-284 KEJ 8/9/17 4 of 8



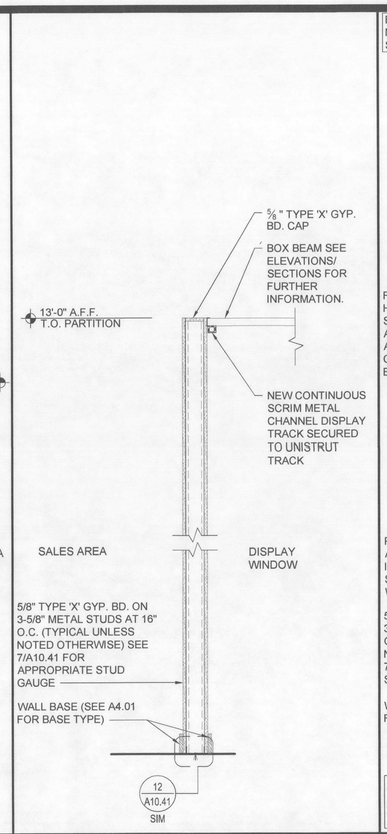
WALL SECTION — AT DEMISING WALL FURRING — 1" = 1'-0" — K



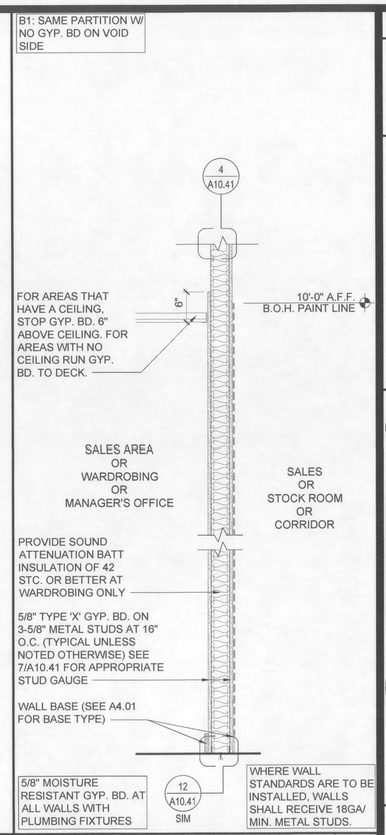
WALL SECTION — AT RESTROOM W/ PLATFORM — 1" = 1'-0" — H



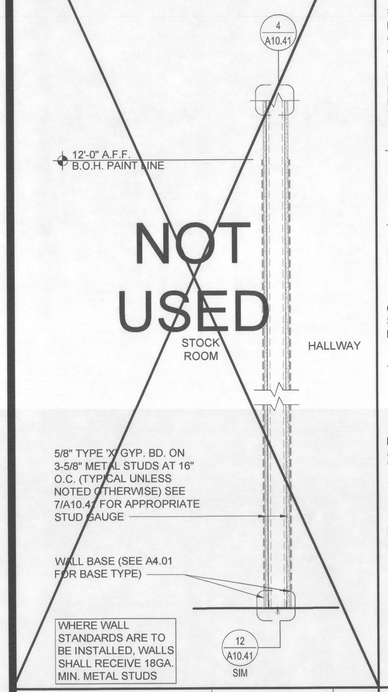
WALL SECTION — AT BRICK-PARTIAL HEIGHT — 1" = 1'-0" — F



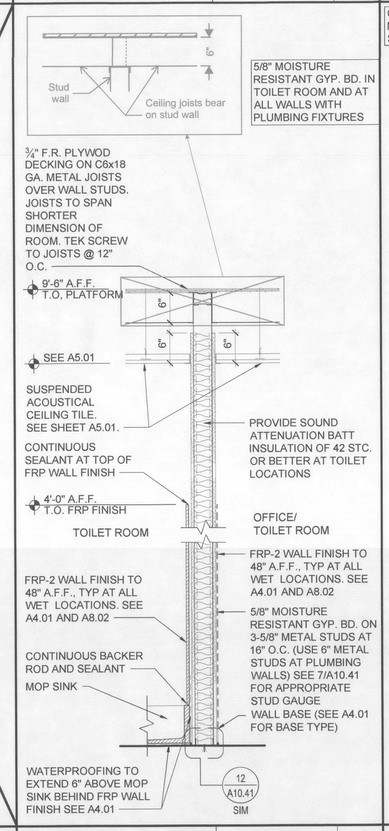
WALL SECTION — AT DISPLAY WALL — 1" = 1'-0" — D



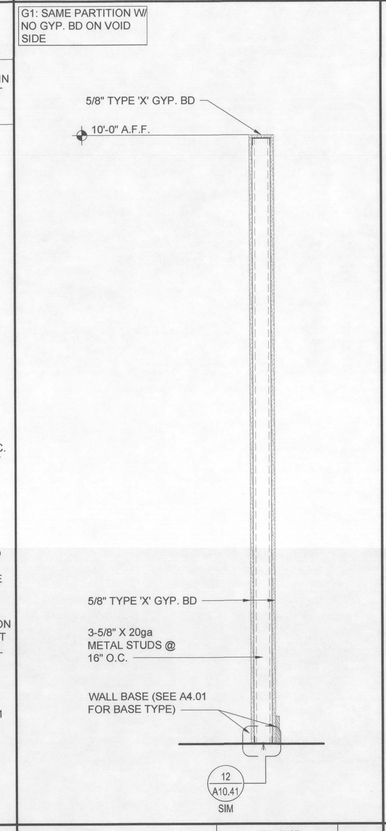
WALL SECTION — FULL HT. PARTITION — 1" = 1'-0" — B



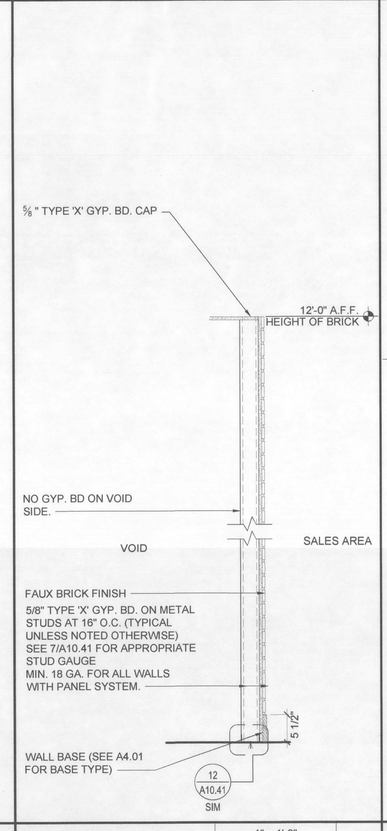
WALL SECTION — AT PARTIAL HEIGHT WALL — 1" = 1'-0" — L



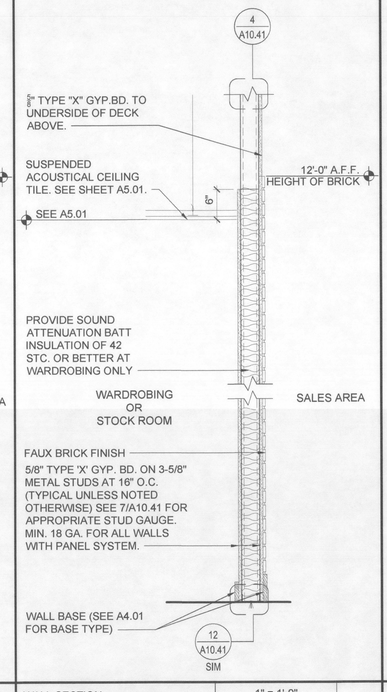
WALL SECTION: — AT RESTROOMS — 1" = 1'-0" — J



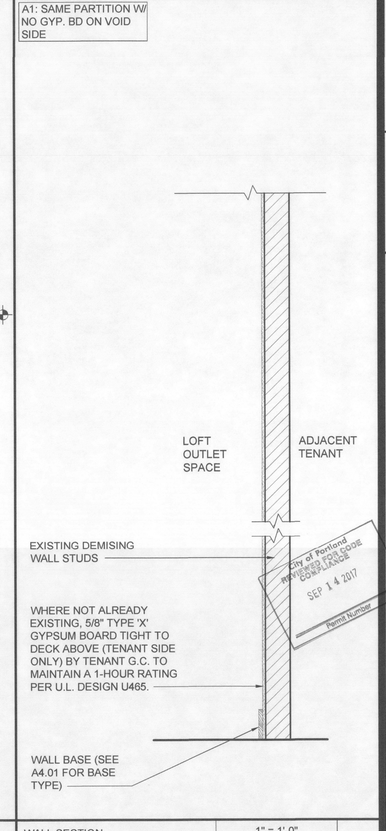
WALL SECTION — PARTIAL HEIGHT — 1" = 1'-0" — G



WALL SECTION — AT BRICK FEATURE BUMP OUTS — 1" = 1'-0" — E



WALL SECTION — AT FEATURE WALL — 1" = 1'-0" — C



WALL SECTION — AT EXISTING DEMISING WALL — 1" = 1'-0" — A

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LOFT OUTLET

REVISIONS

REGISTERED ARCHITECT
ALAN S. ANDREAS
MADISON, NJ
LIC. NO. 6909
STATE OF OREGON

DESIGN TYPE: 2016 SPRING PROTO
THRU DCB: ALL DIV.06\LOS 002

CASCADE STATION
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PORTLAND, OREGON 97224

PARTITION TYPES

DATE: 2017/05/27
SCALE: AS NOTED
DRAWN BY: A.S.
REVIEWED BY: ASA
PROJECT NUMBER: 17051
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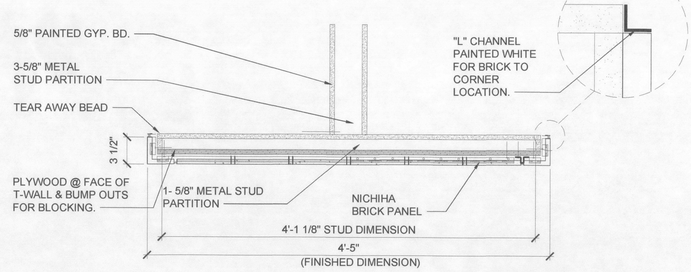
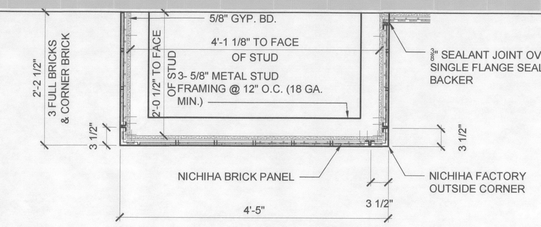
17-284 KEJ 8/9/17 5 of 8



NOTE:
1. ALWAYS MAINTAIN A FULL BRICK AT THE TOP & BOTTOM OF WALL.

NOTE:
1. EXACT CONFIGURATION MAY VARY SLIGHTLY, REFERENCE FLOOR PLAN.
2. G.C. TO CAULK ALL JOINTS.
3. ALL HORIZONTAL JOINTS TO BE ALIGNED.
4. ALL T-WALL/BUMP OUTS THAT HAVE A MIRROR/GRAPHIC TO HAVE PLYWOOD SHEATHING RATHER THAN GYP. BD.

ENLARGED PLAN @ T-WALL — 1 1/2" = 1'-0" — 4



NOTE:
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NOTE:
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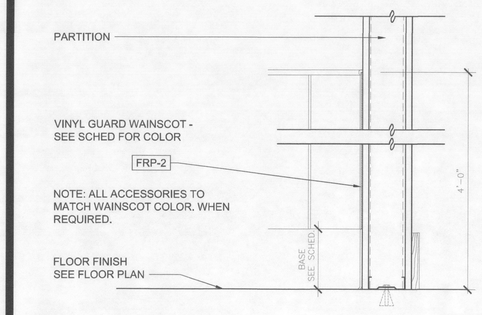
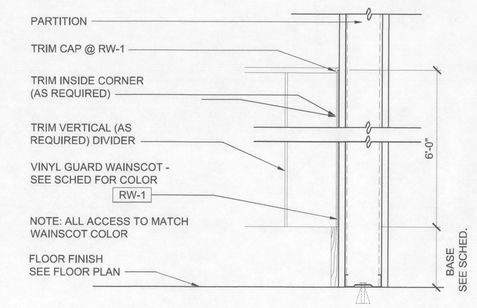
2. G.C. TO CAULK ALL JOINTS.
3. ALL HORIZONTAL JOINTS TO BE ALIGNED.
4. ALL T-WALL/BUMP OUTS THAT HAVE A MIRROR/GRAPHIC TO HAVE PLYWOOD SHEATHING RATHER THAN GYP. BD.

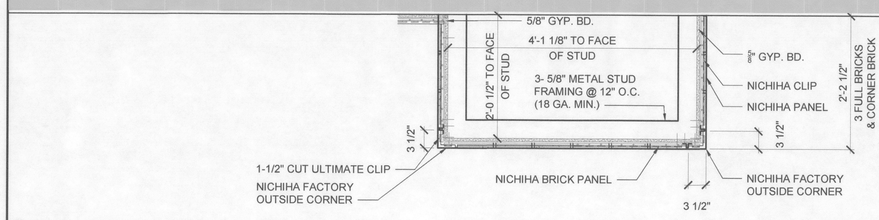
ENLARGED PLAN @ FEATURE WALL — 1" = 1'-0" — 3



WALL PROTECT. DTL @WET WALLS — 3" = 1'-0" — 8



WALL PROTECT. DTL @ FIT. ROOM — 3" = 1'-0" — 7



NOTE:
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NOTE:
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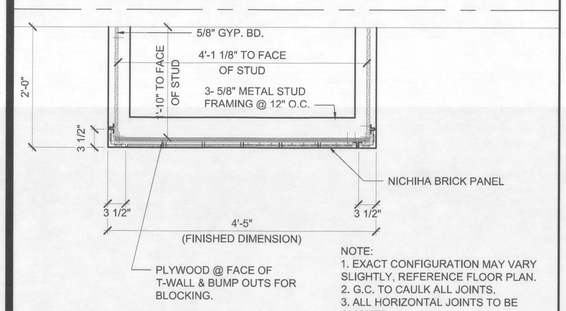
2. G.C. TO CAULK ALL JOINTS.
3. ALL HORIZONTAL JOINTS TO BE ALIGNED.
4. ALL T-WALL/BUMP OUTS THAT HAVE A MIRROR/GRAPHIC TO HAVE PLYWOOD SHEATHING RATHER THAN GYP. BD.

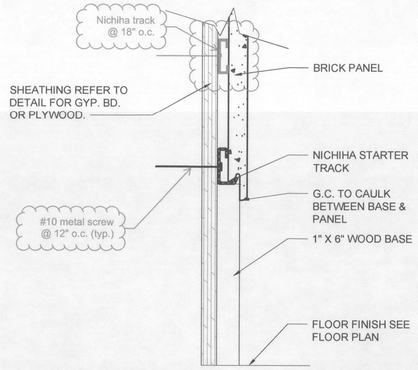
ENLARGED PLAN @ FEATURE WALL — 1" = 1'-0" — 2



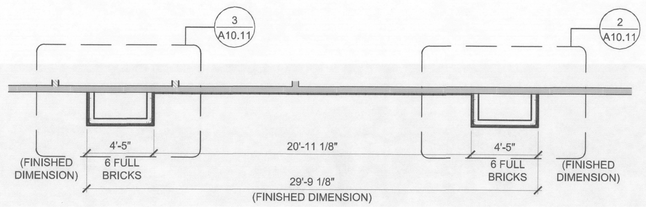
NOTE:
1. EXACT CONFIGURATION MAY VARY SLIGHTLY, REFERENCE FLOOR PLAN.
2. G.C. TO CAULK ALL JOINTS.
3. ALL HORIZONTAL JOINTS TO BE ALIGNED.
4. ALL T-WALL/BUMP OUTS THAT HAVE A MIRROR/GRAPHIC TO HAVE PLYWOOD SHEATHING RATHER THAN GYP. BD.

NOTE:
1. ALWAYS MAINTAIN A FULL BRICK AT THE TOP & BOTTOM OF WALL.

ENLARGED PLAN @ BUMP OUT — 1"= 1'-0" — 6



WALL BASE DETAIL @ PERIMETER — 6"= 1'-0" — 5



City of Portland
REVIEWED FOR CODE COMPLIANCE
SEP 14 2017
Permit Number

NOTE:
1. ALWAYS MAINTAIN A FULL BRICK AT THE TOP & BOTTOM OF WALL.

ENLARGED PLAN @ FEATURE WALL — 1/4" = 1'-0" — 1

STORE 3125

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F (212) 541-3379
www.anninc.com

LOFT OUTLET

REVISIONS

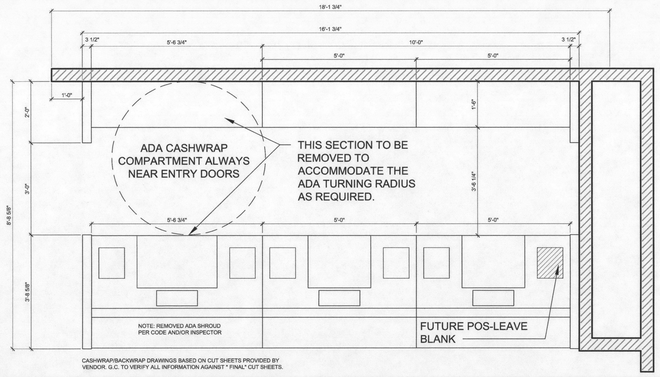
REGISTERED ARCHITECT
ALAN S. ANDREAS
MADISON, NJ
LIC. NO. 6909
STATE OF OREGON

DESIGN TYPE: 2016 SPRING PROTO
THIRD DCB: ALL DIV-66/LOS 002

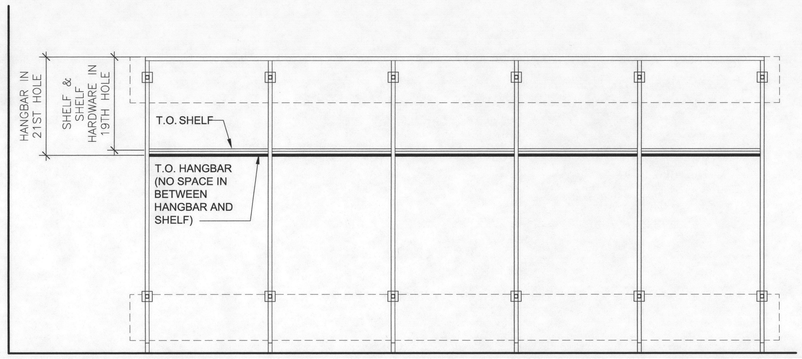
CASCADE STATION
9199 NE CASCADE PARKWAY
PORTLAND, OREGON 97224

LOFT OUTLET DETAILS

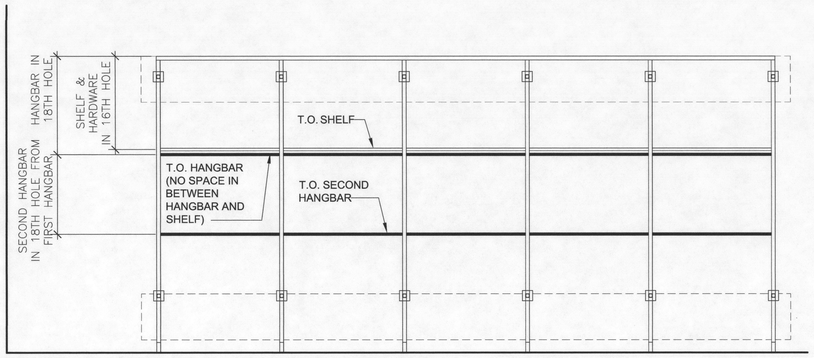
DATE: 2017/05/27
SCALE: AS NOTED
DRAWN BY: A.S.
REVIEWED BY: ASA
PROJECT NUMBER: 17051
SHEET: A10.11



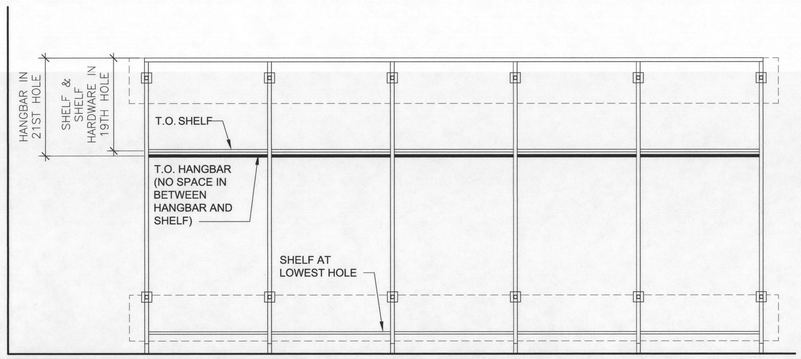
CASH WRAP & BACK WRAP PLAN | 1/2" = 1'-0" | 6



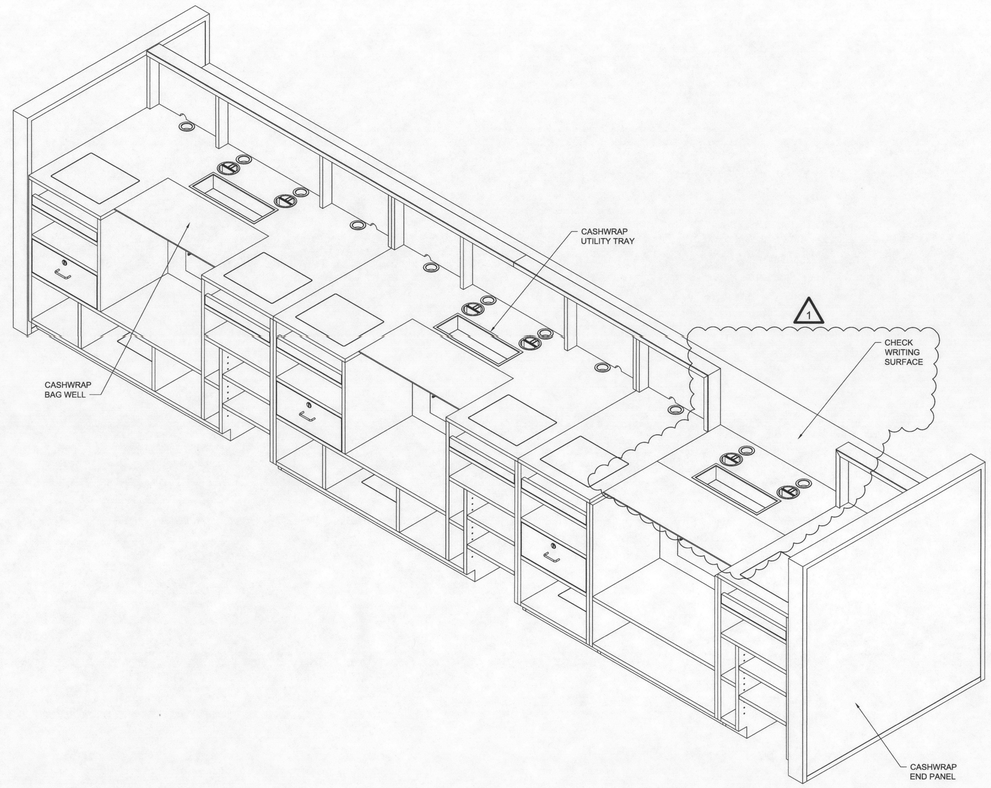
SHELF HEIGHTS- PETITES ZONE 2 (INCLUDES T-WALL/RETURN WALLS) | 1/2" = 1'-0" | 5



SHELF HEIGHTS- ZONE 3, ZONE 4, CLEARANCE (INCLUDES T-WALL/RETURN WALLS) | 1/2" = 1'-0" | 4



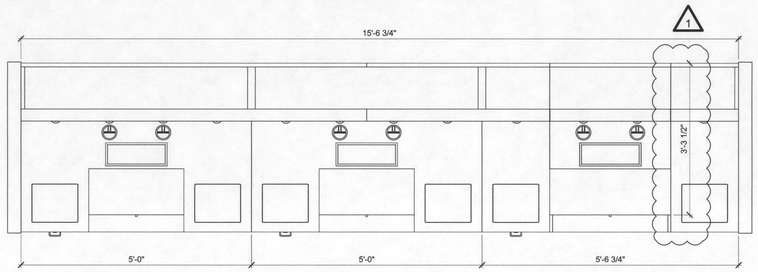
SHELF HEIGHTS- ZONE 1, ZONE 2, PETITES ZONE 1 (INCLUDES T-WALL/RETURN WALLS) | 1/2" = 1'-0" | 3



EMPLOYEE SIDE ISOMETRIC

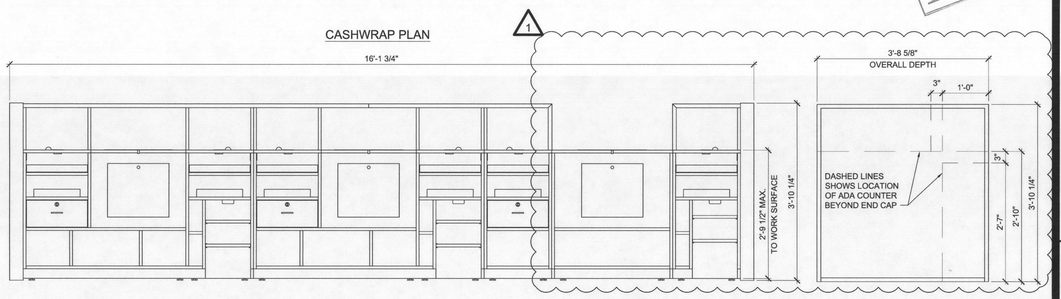
CASHWRAP ISOMETRIC | N.T.S. | 2

NOTE:
COORDINATE WITH ELECTRICAL FOR POWER AND DATA REQUIREMENTS



City of Portland
REVIEWED FOR CODE COMPLIANCE
SEP 14 2017
Permit Number

CASHWRAP PLAN



CASHWRAP EMPLOYEE ELEVATION

CASHWRAP SIDE ELEVATION

CASHWRAP PLAN AND ELEVATION | 3/4"= 1'-0" | 1

STORE 3125

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LOFT OUTLET

REVISIONS
1 ISSUED FOR CONSTRUCTION 08.02.2017

REGISTERED ARCHITECT
ALAN S. ANDREAS
MADISON, NJ
LIC. NO. 6809
STATE OF OREGON

DESIGN TYPE: 2016 SPRING PROTO
THRU DOCS: ALL DIV-06LCS 002

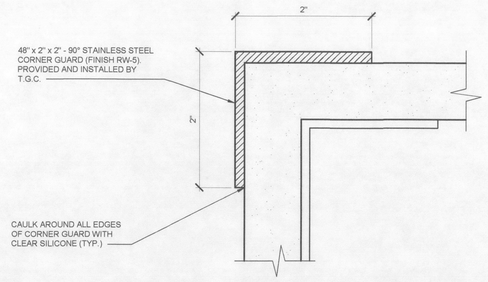
CASCADE STATION
9199 NE CASCADE PARKWAY
PORTLAND, OREGON 97224

LOFT OUTLET A.D.A. CASHWRAP DETAILS

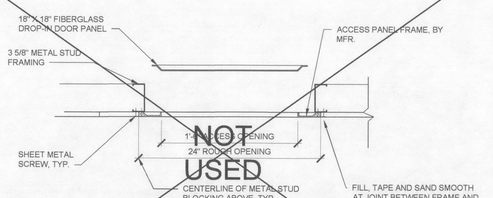
DATE: 2017/08/02
SCALE: AS NOTED
DRAWN BY: A.S.
REVIEWED BY: ASA
PROJECT NUMBER: 17051
SHEET: A10.12

PSE
REVIEWED AS NOTED
PETERSON STRUCTURAL ENGINEERS
9400 SW BARNES RD., SUITE 100
PORTLAND, OR 97225
PHONE: 503-292-1635
17-284 KEJ 8/9/17 6 of 8

CORNER GUARDS TO BE INSTALLED WITH LIQUID NAILS



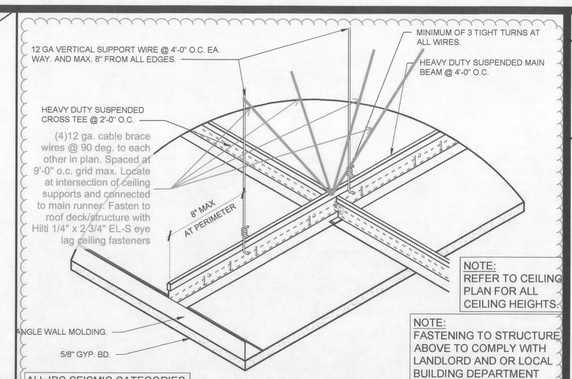
CORNER GUARD DETAIL — 1 1/2" = 1'-0" — 8



NOTE: THIS ACCESS PANEL IS NOT TO BE USED IN FIRE-RATED LOCATIONS.

ACCESS PANEL MANUFACTURED BY:
INTEX FORMS INC, (510) 887-8000
18" x 18" GFRG FIBERGLASS ACCESS PANEL
12"X12" GFRG FIBERGLASS ACCESS PANEL

CEILING ACCESS PANEL — N.T.S. — 5



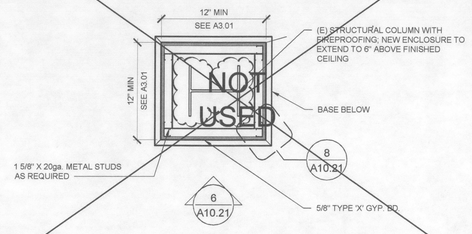
NOTE: REFER TO CEILING PLAN FOR ALL CEILING HEIGHTS.

NOTE: FASTENING TO STRUCTURE ABOVE TO COMPLY WITH LANDLORD AND OR LOCAL BUILDING DEPARTMENT REQUIREMENTS.

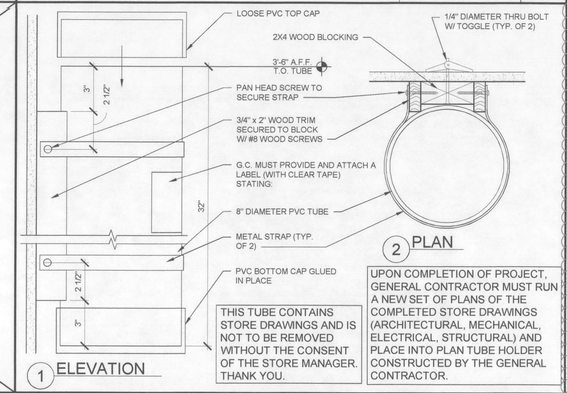
ALL IBC SEISMIC CATEGORIES

SUSPENDED GYP. BD. CEILING — 3" = 1'-0" — 3

SEE SHEET A0.08 FOR FINISHES



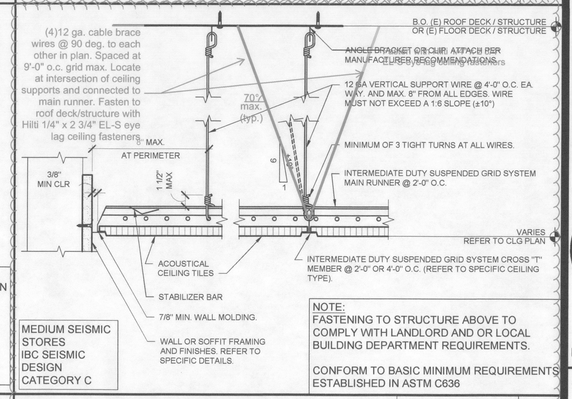
COLUMN ENCLOSURE DETAIL — 1" = 1'-0" — 7



THIS TUBE CONTAINS STORE DRAWINGS AND IS NOT TO BE REMOVED WITHOUT THE CONSENT OF THE STORE MANAGER. THANK YOU.

UPON COMPLETION OF PROJECT, GENERAL CONTRACTOR MUST RUN A NEW SET OF PLANS OF THE COMPLETED STORE DRAWINGS (ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL) AND PLACE INTO PLAN TUBE HOLDER CONSTRUCTED BY THE GENERAL CONTRACTOR.

PLAN TUBE HOLDER — 3" = 1'-0" — 4



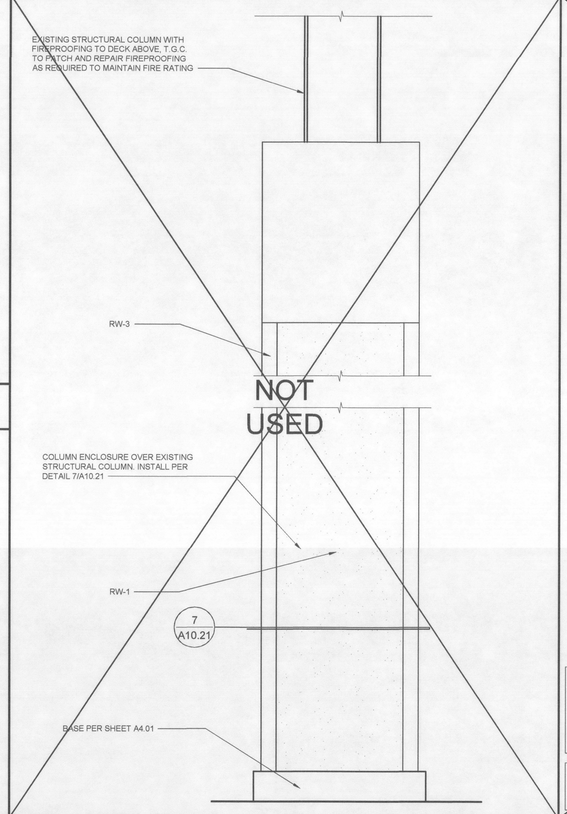
MEDIUM SEISMIC STORES
IBC SEISMIC DESIGN CATEGORY C

NOTE: FASTENING TO STRUCTURE ABOVE TO COMPLY WITH LANDLORD AND OR LOCAL BUILDING DEPARTMENT REQUIREMENTS.

CONFORM TO BASIC MINIMUM REQUIREMENTS ESTABLISHED IN ASTM C636

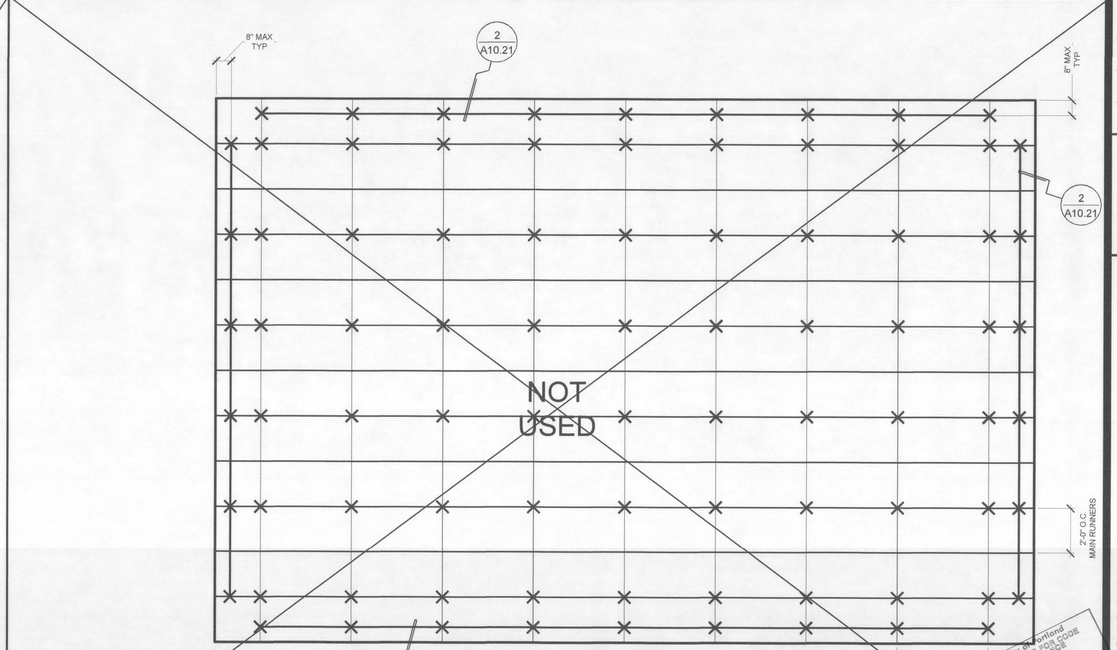
ACOUSTICAL CEILING TILE — 3" = 1'-0" — 2

RESERVED — 1" = 1'-0" — 10



RESERVED — 1" = 1'-0" — 9

COLUMN ELEVATION — 1 1/2" = 1'-0" — 6



AIR TERMINALS SUPPORT REQUIREMENTS
- <20 LBS - POSITIVELY ATTACHED TO GRID
- 20 TO 56 LBS - POSITIVELY ATTACHED TO GRID AND TWO 12 GA WIRES TO STRUCTURE (MAY BE SLACK)
- >56 LBS SUPPORTED DIRECTLY TO STRUCTURE BY APPROVED HANGERS

12 GA HANGER WIRE
STABILIZER BAR

GENERAL NOTES:
1. ENDS OF MAIN BEAMS AND CROSS TEES MUST BE TIED TOGETHER TO PREVENT THEIR SPREADING.
2. INSTALL CLG GRID USING #12 GA WIRE HANGERS @ 4 FT MAX O.C. & 8" MAX FROM PERIMETER WALL.
3. INTERMEDIATE DUTY GRID SYSTEM REQUIRED.
4. CEILING MUST HAVE OVERSIZED TRIM RINGS FOR SPRINKLERS AND OTHER PENETRATIONS. PROVIDE 3/8" MIN CLEAR ON ALL SIDES.
5. LIGHT FIXTURES (ALL TYPES) TO BE MECHANICALLY ATTACHED TO GRID PER NEC 410-16 (TWO 12 GA WIRES PER FIXTURE UNLESS INDEPENDENTLY SUPPORTED).

City of Portland
REVIEWED FOR CODE COMPLIANCE
SEP 14 2017
Permit Number

MEDIUM SEISMIC STORES
IBC SEISMIC DESIGN CATEGORY C

ACT CEILING LAYOUT - CATEGORY C — 3/8" = 1'-0" — 1

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LOFT OUTLET

REVISIONS

REGISTERED ARCHITECT
ALAN S. ANDREAS
MADISON, NJ
LIC. NO. 6809
STATE OF OREGON

DESIGN TYPE: 2016 SPRING PROTO THRU DCB: ALL DIV-06/LOS 002

CASCADE STATION
9199 NE CASCADE PARKWAY
PORTLAND, OREGON 97224

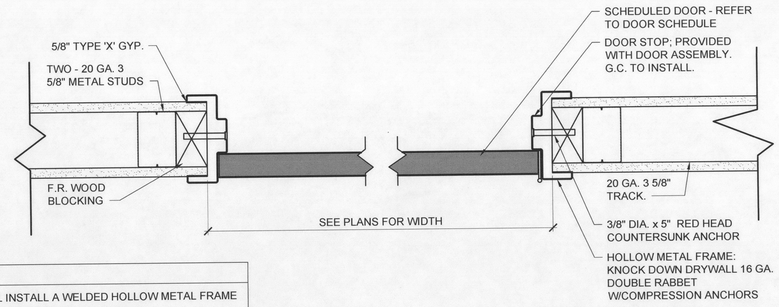
CEILING AND GENERAL CONSTRUCTION DETAILS

DATE: 2017/05/27
SCALE: AS NOTED
DRAWN BY: A.S.
REVIEWED BY: ASA
PROJECT NUMBER: 17051
SHEET: A10.21

RESERVED — 3" = 1'-0" — 16

RESERVED — 3" = 1'-0" — 12

DOOR HEAD/JAMB DETAIL — 3" = 1'-0" — 4



NOTE:

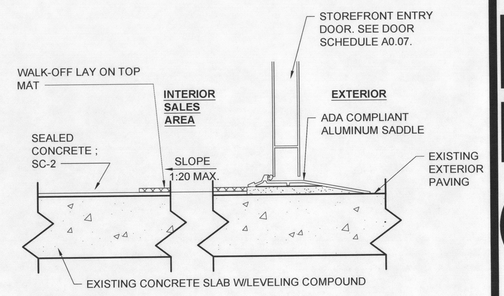
1. FOR A RATED WALL INSTALL A WELDED HOLLOW METAL FRAME
2. HEAD DETAIL SIMILAR

RESERVED — 3" = 1'-0" — 15

RESERVED — 3" = 1'-0" — 11

RESERVED — 3" = 1'-0" — 7

WALK-OFF MAT TO EXTERIOR — 3" = 1'-0" — 3



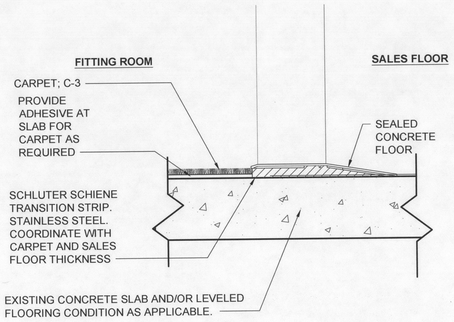
NOTE: FLOOR TRANSITION TO MEET ALL ADA REQUIREMENTS. G.C. TO COORDINATE WITH FLOORING CONTRACTOR TO INSTALL A FLOOR TRANSITION THAT MEETS SUCH REQUIREMENTS.

RESERVED — 3" = 1'-0" — 14

RESERVED — 6" = 1'-0" — 10

RESERVED — 3" = 1'-0" — 6

SEALED CONCRETE TO CARPET — 3" = 1'-0" — 2

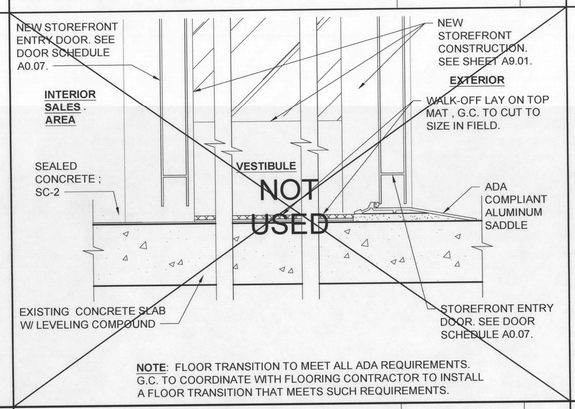


City of Portland
BUREAU OF DEVELOPMENT SERVICES
SEP 14 2017
Permit Number

RESERVED — 3" = 1'-0" — 13

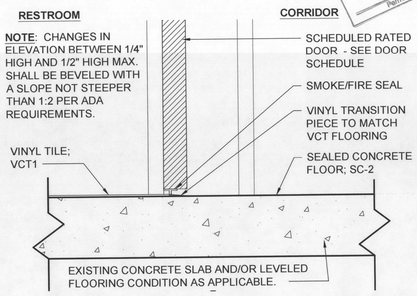
RESERVED — 3" = 1'-0" — 9

WALK-OFF MAT TO EXTERIOR - (VESTIBULE) — 3" = 1'-0" — 5



NOTE: FLOOR TRANSITION TO MEET ALL ADA REQUIREMENTS. G.C. TO COORDINATE WITH FLOORING CONTRACTOR TO INSTALL A FLOOR TRANSITION THAT MEETS SUCH REQUIREMENTS.

VCT TO CONCRETE — 3" = 1'-0" — 1



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LOFT OUTLET

REVISIONS

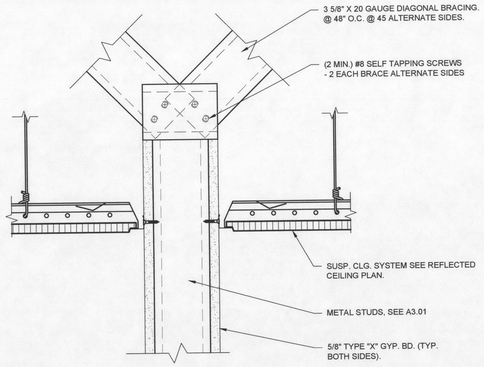
REGISTERED ARCHITECT
ALAN S. ANDREAS
MADISON, NJ
LIC. NO. 6809
STATE OF OREGON

DESIGN TYPE: 2016 SPRING PROTO
THRU DCB: ALL DIV-066 LOS 002

CASCADE STATION
9196 NE CASCADE PARKWAY
PORTLAND, OREGON 97224

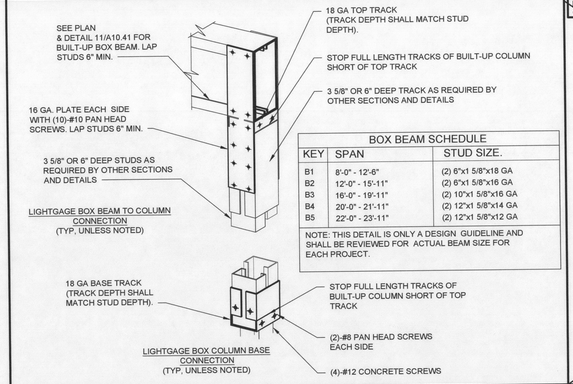
FLOOR TRANSITION, DOOR JAMB, AND STOREFRONT DTLS

DATE: 2017/05/27
SCALE: AS NOTED
DRAWN BY: A.S.
REVIEWED BY: ASA
PROJECT NUMBER: 17051
SHEET: A10.31



TOP OF INT. WALL BRACING

3" = 1'-0" | 13

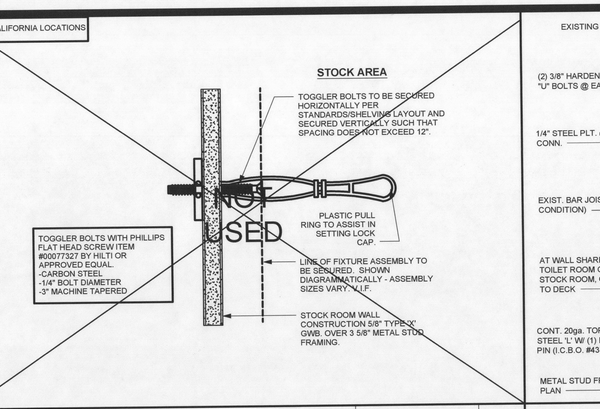


BOX BEAM SCHEDULE		
KEY	SPAN	STUD SIZE.
B1	8'-0" - 12'-6"	(2) 6"x1 5/8"x18 GA
B2	12'-0" - 15'-11"	(2) 6"x1 5/8"x16 GA
B3	16'-0" - 19'-11"	(2) 10"x1 5/8"x16 GA
B4	20'-0" - 21'-11"	(2) 12"x1 5/8"x14 GA
B5	22'-0" - 23'-11"	(2) 12"x1 5/8"x12 GA

NOTE: THIS DETAIL IS ONLY A DESIGN GUIDELINE AND SHALL BE REVIEWED FOR ACTUAL BEAM SIZE FOR EACH PROJECT.

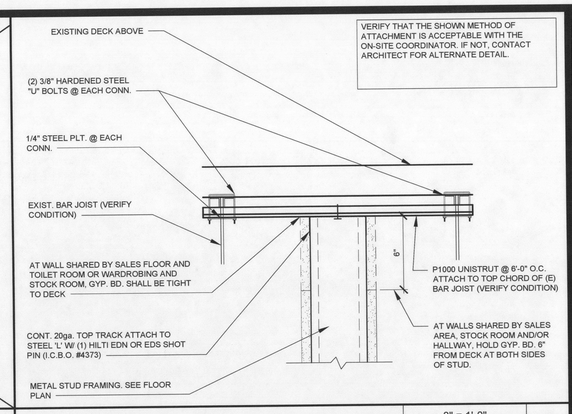
LIGHTGAGE BOX COLUMN DETAIL

1 1/2" = 1'-0" | 10



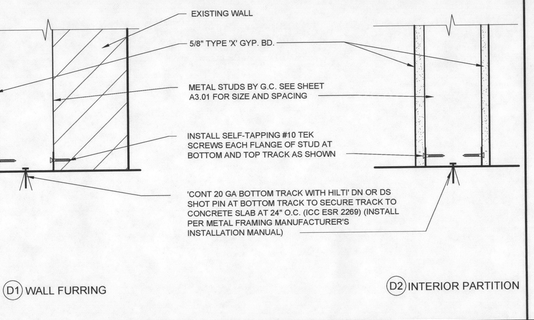
TOGGLE BOLT DETAIL

6" = 1'-0" | 6



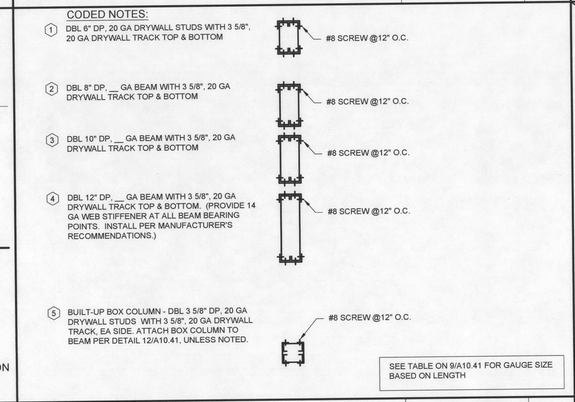
ATTACHMENT TO TOP OF STRUCT.

3" = 1'-0" | 4



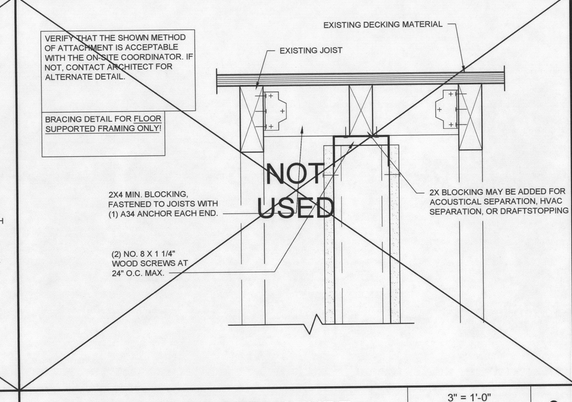
BOTTOM TRACK CONNECTION

3" = 1'-0" | 12



LIGHTGAGE BOX BEAM SCHEDULE

1/2" = 1'-0" | 9



BRACING ATTACHMENT

3" = 1'-0" | 5

ATTACHMENT TO STRUCTURE

3" = 1'-0" | 3

LIGHT GAGE FRAMING - CROSS REFERENCE GUIDE

MIL. THICKNESS - GAGE NUMBER CROSS REFERENCE

25 GA. ------ 18 MIL	16 GA. ------ 54 MIL
22 GA. ------ 27 MIL	14 GA. ------ 68 MIL
20 GA. ------ 33 MIL	12 GA. ------ 97 MIL
18 GA. ------ 43 MIL	

EXAMPLE CROSS REFERENCE:

3 5/8", 18 GA STRUCTURAL METAL STUD = 362 S 162 - 43 METAL STUD

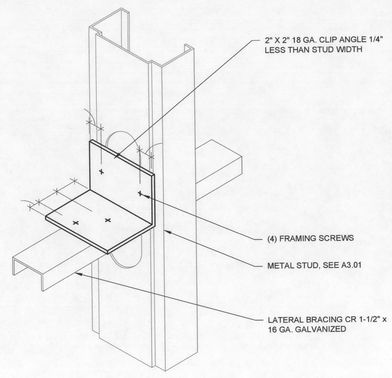
STUD DEPTH	(S=STUD) (T=TRACK)	FLANGE WIDTH	STUD THICKNESS
=3.625" =3 5/8"		=1.625" =1 5/8"	=43 MIL (18 GA.)

TYPICAL STRUCTURAL STUDS AND TRACKS	
FORMER STANDARD DESIGNATION	NEW SSMA DESIGNATION (STEEL STUD MANUFACTURERS ASSOCIATION)
2 1/2", 20 GA. STUD w/ 1 5/8" FLANGE 2 1/2", 18 GA. STUD w/ 1 5/8" FLANGE	250S162-33 250S162-43
3 5/8", 20 GA. STUD w/ 1 5/8" FLANGE 3 5/8", 18 GA. STUD w/ 1 5/8" FLANGE	362S162-33 362S162-43
6", 20 GA. STUD w/ 1 5/8" FLANGE 6", 18 GA. STUD w/ 1 5/8" FLANGE	600S162-33 600S162-43
8", 18 GA. STUD w/ 1 5/8" FLANGE 8", 16 GA. STUD w/ 1 5/8" FLANGE	800S162-43 800S162-54
10", 18 GA. STUD w/ 1 5/8" FLANGE 10", 16 GA. STUD w/ 1 5/8" FLANGE	1000S162-43 1000S162-54
12", 16 GA. STUD w/ 1 5/8" FLANGE 12", 12 GA. STUD w/ 1 5/8" FLANGE	1200S162-54 1200S162-97
1 5/8", 22 GA. TRACK w/ 1 1/4" LEG 1 5/8", 20 GA. TRACK w/ 1 1/4" LEG	162T125-27 162T125-33
2 1/2", 20 GA. TRACK w/ 1 1/4" LEG 2 1/2", 20 GA. TRACK w/ 2" LEG 2 1/2", 18 GA. TRACK w/ 1 1/4" LEG 2 1/2", 18 GA. TRACK w/ 2" LEG	250T125-33 250T200-33 250T125-43 250T200-43
3 5/8", 20 GA. TRACK w/ 1 1/4" LEG 3 5/8", 20 GA. TRACK w/ 2" LEG 3 5/8", 18 GA. TRACK w/ 1 1/4" LEG 3 5/8", 18 GA. TRACK w/ 2" LEG	362T125-33 362T200-33 362T125-43 362T200-43
6", 20 GA. TRACK w/ 1 1/4" LEG 6", 20 GA. TRACK w/ 2" LEG 6", 18 GA. TRACK w/ 1 1/4" LEG 6", 18 GA. TRACK w/ 2" LEG	600T125-33 600T200-33 600T125-43 600T200-43
DRYWALL STUDS FOR SEISMIC DESIGN CATEGORIES A & B ONLY	
3 5/8", 20 GA. STUD w/ 1 1/4" FLANGE 3 5/8", 20 GA. TRACK w/ 1" FLANGE	362S125-30 362T100-30
6", 20 GA. STUD w/ 1 1/4" FLANGE 6", 20 GA. STUD w/ 1" FLANGE	600S125-30 600T100-30
TYPICAL HAT (FURRING) CHANNELS	
7/8", 25 GA. FURRING CHANNEL 7/8", 22 GA. FURRING CHANNEL	087F125-18 087F125-27

UNLESS NOTED, LIGHT GAGE FRAMING CONNECTIONS SHALL BE MADE USING #8 SCREWS. SEE DETAILS 1 & 2/A10.41 FOR DIAGONAL BRACING CONNECTIONS.
AT LOCATIONS WHERE SHEATHING MATERIAL IS PLACED AGAINST THE SCREW HEADS OF LIGHTGAGE METAL FRAMING CONNECTIONS, PANCAKE HEAD SCREWS SHALL BE USED SO THAT THE SHEATHING MATERIAL REMAINS STRAIGHT AND SMOOTH.

LIGHT GAGE METAL FRAMING (SEISMIC DESIGN CATEGORIES C, D, E & F)

1/2" = 1'-0" | 11



LATERAL BRACING

3" = 1'-0" | 8

TABLE 1
STUD SIZE MATRIX FOR ALL INTERIOR PARTITIONS

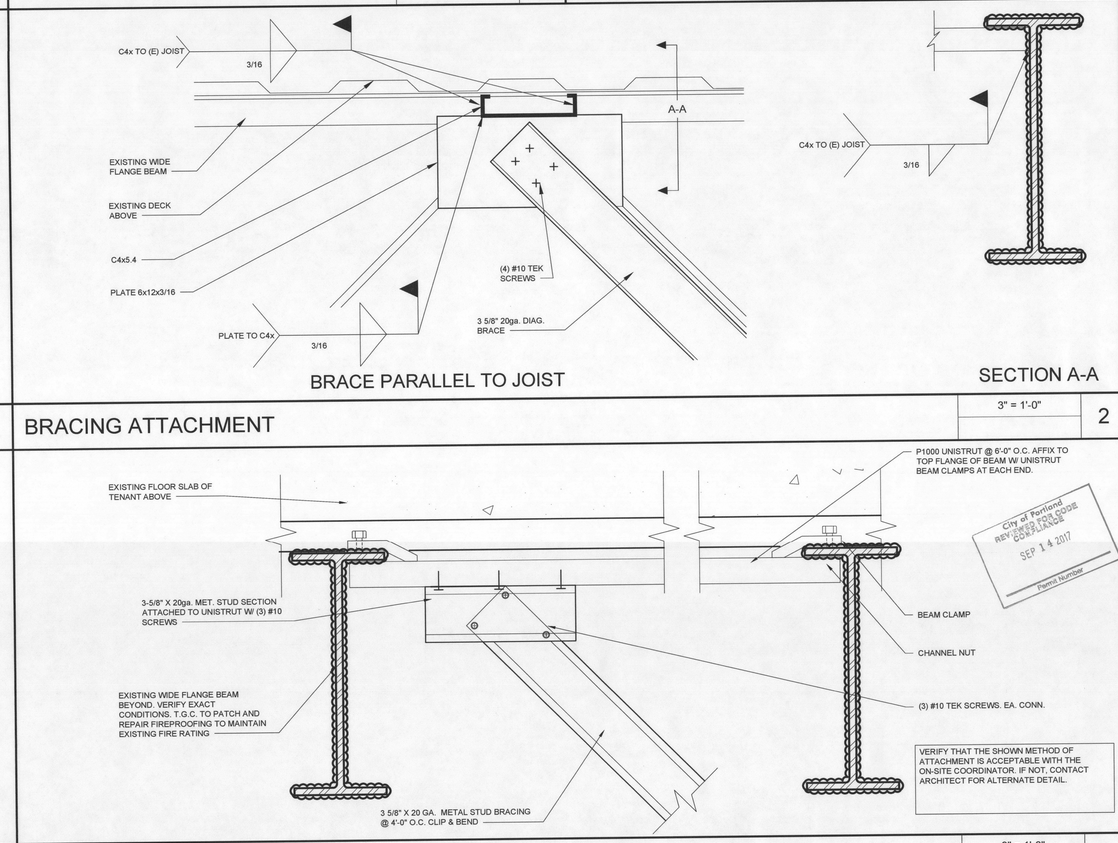
SEISMIC DESIGN CATEGORY C.

STUD DESIGNATION	STUD DEPTH	FLANGE WIDTH	STUD GAUGE	STUD SPACING	MAXIMUM WALL HEIGHT SPANNING FROM FLOOR TO DECK
362S162-33	3 5/8"	1 5/8"	20	16"	22'-0"
362S162-43	3 5/8"	1 5/8"	18	16"	25'-0"
362S162-54	3 5/8"	1 5/8"	16	16"	28'-0"
600S162-33	6"	1 5/8"	20	16"	30'-0"
600S162-43	6"	1 5/8"	18	16"	35'-0"
600S162-54	6"	1 5/8"	16	16"	38'-0"

NOTES:
1. DESIGN BASED ON ALLOWABLE DEFLECTION OF L/200.
2. DESIGN BASED ON Fy = 33 KSI FOR 3 5/8" & 6" STUDS LESS THAN 16 GAUGE. Fy = 50 KSI FOR 3 5/8", 16 GAUGE.
3. PROVIDE HORIZONTAL BRIDGING PER DETAIL 10/A10.41.
4. DESIGN BASED ON MINIMUM 5 PSF LATERAL LOAD. OR LATERAL SEISMIC LOAD, WHICHEVER CONTROLS.
5. TABLE IS VALID FOR UP TO (2) LAYERS OF 5/8" THK GYPSUM BOARD ON EACH SIDE OF METAL STUDS.

STUD SIZE MATRIX (SEISMIC DESIGN CATEGORIES C)

1/2" = 1'-0" | 7



BRACING ATTACHMENT

3" = 1'-0" | 2

BRACING ATTACHMENT - TOP OF STRUCTURE

3" = 1'-0" | 1

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LOFT OUTLET

REVISIONS

REGISTERED ARCHITECT * ALAN S. ANDREAS * MADISON N.J. LIC. NO. 8809 * STATE OF OREGON

DESIGN TYPE: 2016 SPRING PROTO
THRU DCB: ALL DIV-06/LOS 002

CASCADE STATION
9199 NE CASCADE PARKWAY
PORTLAND, OREGON 97224

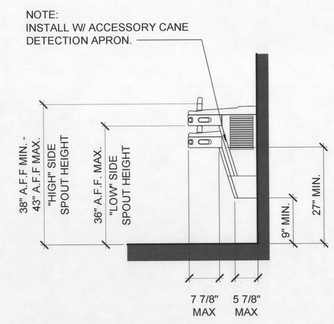
FRAMING CONNECTION DETAILS

DATE: 2017/05/27
SCALE: AS NOTED
DRAWN BY: A.S.
REVIEWED BY: ASA
PROJECT NUMBER: 17051

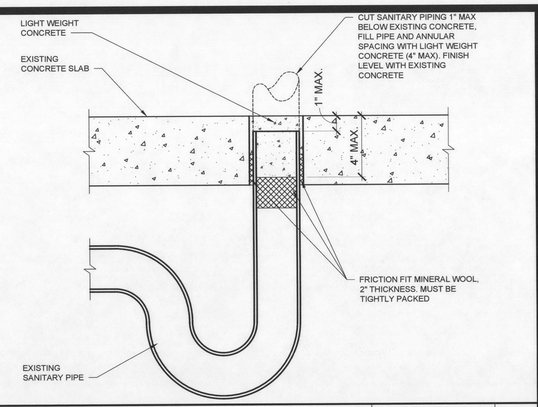
SHEET: A10.41

RESERVED | 1" = 1'-0" | 14

RESERVED | 1" = 1'-0" | 11

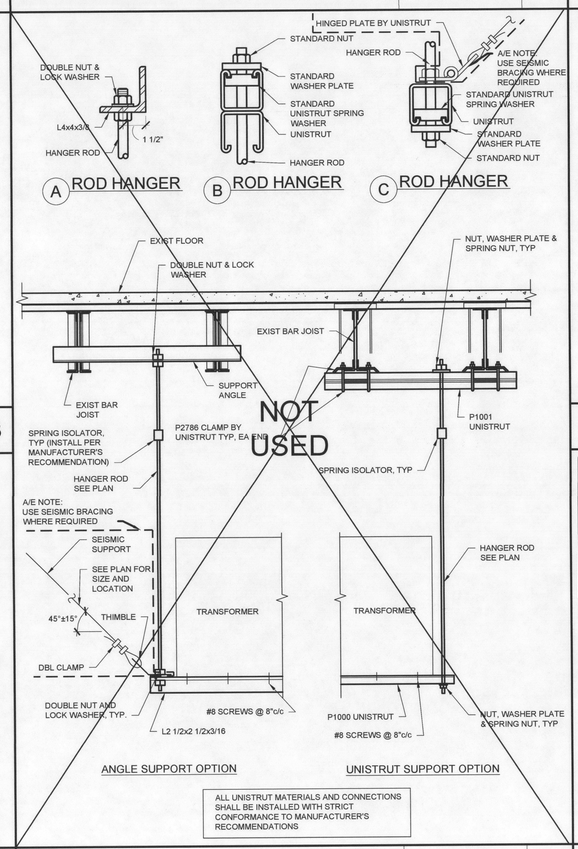


DRINKING FOUNTAIN | 3/4" = 1'-0" | 8

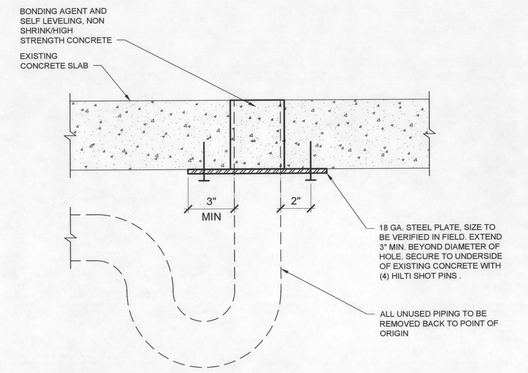


SLAB INFILL DETAIL | 3" = 1'-0" | 4

RESERVED | 1" = 1'-0" | 13



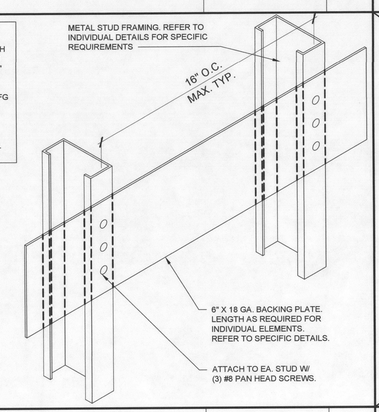
SUSPENDED TRANSFORMER | 1" = 1'-0" | 10



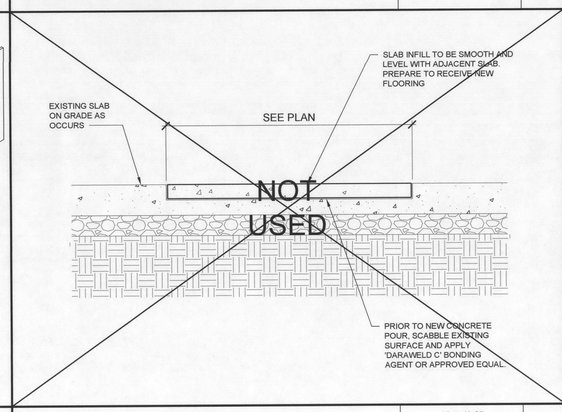
SLAB INFILL DETAIL | 3" = 1'-0" | 3

RESERVED | 1" = 1'-0" | 12

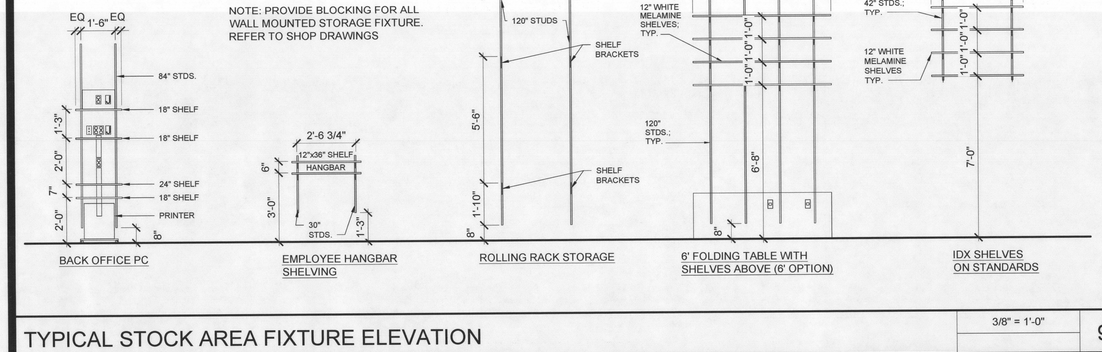
RESERVED | 3" = 1'-0" | 7



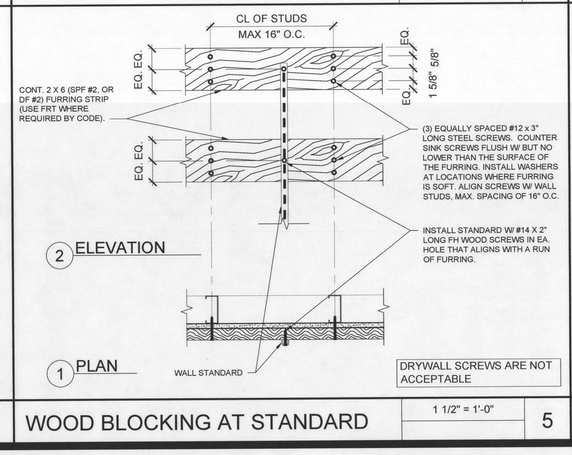
BLOCKING - MEDIUM DUTY | 3" = 1'-0" | 6



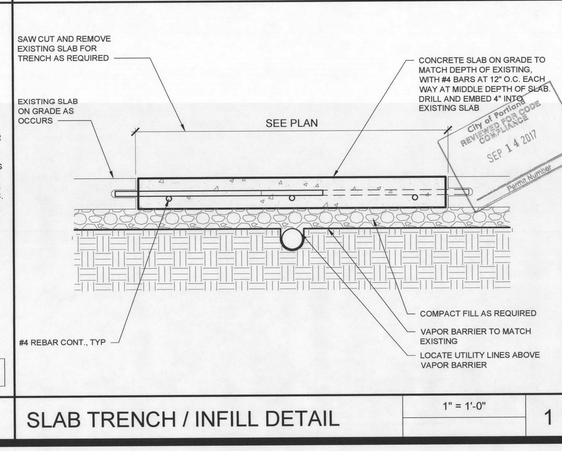
DEPRESSED SLAB INFILL DETAIL | 1" = 1'-0" | 2



TYPICAL STOCK AREA FIXTURE ELEVATION | 3/8" = 1'-0" | 9



WOOD BLOCKING AT STANDARD | 1 1/2" = 1'-0" | 5



SLAB TRENCH / INFILL DETAIL | 1" = 1'-0" | 1

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LOFT OUTLET

REVISIONS

REGISTERED ARCHITECT
ALAN S. ANDREAS
MADISON, NJ
LIC. NO. 6609
STATE OF OREGON

DESIGN TYPE: 2016 SPRING PROTO
THRU DOB: ALL DIV-06/LGS 002

CASCADE STATION
9196 NE CASCADE PARKWAY
PORTLAND, OREGON 97224

BACK OF HOUSE DETAILS

DATE: 2017/05/27
SCALE: AS NOTED
DRAWN BY: A.S.
REVIEWED BY: ASA
PROJECT NUMBER: 17051
SHEET: A10.51