Development Services

From Concept to Construction

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More Contact Info (http://www.portlandoregon.gov//bds/article/519984)

APPEAL SUMMARY

Status: Hold for Additional Information

Appeal ID: 20261	**Project Address:** 925 SE Main St
Hearing Date: 4/17/19	**Appellant Name:** Stacy Blanton
Case No.: B-001	**Appellant Phone:** 503-226-1972
Appeal Type: Building	**Plans Examiner/Inspector:** Amit Kumar
Project Type: commercial	**Stories:** 1 **Occupancy:** A-3 **Construction Type:** V-B
Building/Business Name:	**Fire Sprinklers:** Yes -
Appeal Involves: Alteration of an existing structure	**LUR or Permit Application No.:** 17-104780-CO
Plan Submitted Option: pdf [File 1]	**Proposed use:** not given

APPEAL INFORMATION SHEET

Appeal item 1

Code Section

Title 24.85 (generally 24.85.040 & 24.85-A and -8.)

Requires

A. Occupancy Change to a Higher Relative Hazard Classification. An occupancy change to a higher relative hazard classification will require seismic improvements based upon the factors of changes in the net floor area and the occupant load increases as indicated in Table 24.85-B below. All improvements to either the OSSC or ASCE 41 improvement standard shall be made such that the entire building conforms to the appropriate standard indicated in Table 24.85-B.

Multiple occupancy changes to a single building may be made under this section without triggering a seismic upgrade provided the cumulative changes do not exceed 1/3 of the building net floor area or add more than 149 occupants with respect to the legal building occupancy as of October 1, 2004.

B. Occupancy Change to Same or Lower Relative Hazard Classification. An occupancy change to the same or a lower relative hazard classification or a change in use within any occupancy classification will require seismic improvements using either the OSSC or ASCE 41 improvement standard, as identified in Table 24.85-A above, where the change results in an increase in occupant load of more than 149 people as defined by the OSSC. Where seismic improvement is required, the entire building shall be improved to conform to the appropriate improvement standard identified in Table 24.85-A.

Multiple occupancy changes to a single building may be made under this section without triggering a seismic upgrade provided the cumulative changes do not result in the addition of more than 149 occupants with respect to the legal building occupancy as of October 1, 2004.

Proposed Design

It was anticipated during the 2017 building shell improvements that this particular building would likely be occupied by a tenant meeting an 'A' Occupancy classification. As a result, upgrades for

the building were designed to BPON levels, and included new braced frames, collectors, diaphragm improve-

ments, cross ties, out of plane wall anchorage, added anchorage at wall ledgers for in-plane load transfer and through wall ties at all adjacent buildings to prevent pounding.

Under the previous permit, the City required that the structures be tied together as a mitigation to lack of seismic separation between adjoining structures. Collectors and loads to frames and diaphragms were designed with additional tributary seismic load from adjacent structures. As such, the north block complex acts as a single structure and the loads are distributed accordingly. The proposed area for tenant improvements under this work is sufficiently less than 1/3 of the north block space and the occupancy increase is less than 49 occupants. Therefore, the triggers of Title 24.85-B require no additional improvement.

New braced frames and foundations were provided on the west and south perimeter walls. These two wall lines contained several window and door openings. Frames were added to mitigate the lack of shear wall length along these lines. The east wall is solid (no openings). Strongbacks were provided on the adjacent building side of this line to reduce H/T for the infill wall adjacent to the concrete wall of this space. The north wall is solid except for a roll up door near the center and a man-door opening at the east end. GPR reports for this building found vertical and horizontal reinforcing in pilasters and horizontal reinforcing at spandrels.

Reason for alternative The proposed tenant improvement (an indoor miniature golf and casual dining facility) is a Group A-3 Occupancy. It is very minor in nature and does not affect the shell structure or add any significant load to the seismic weight of the buildings. Additional seismic improvements would likely exceed the cost of proposed tenant improvement, and additional seismic improvements would not significantly increase the performance of the structure.

It is our opinion that the improvements made to BPON levels under permit# 17-104780-CO for the 925 SE Main portion of the north block structure meet the intent of the City of Portland Title 24.85 requirements.

APPEAL DECISION

Reduction in scope of seismic upgrades: Hold for additional information.
Appellant may contact John Butler (503 823-7339) with questions.

CONTRACT DOCUMENTS FOR:

BIRDIE TIME TENANT IMPROVEMENT (TENANT SPACE #108)

925 SE MAIN STREET
TENANT SPACE 108
PORTLAND, OREGON 97214

NOT FOR CONSTRUCTION

GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH ALL STATE AND LOCAL JURISDICTIONS AND REGULATIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL INSPECTIONS AND TESTS REQUIRED BY ANY GOVERNMENTAL AGENCY TO IMPLEMENT THE PLANS AND EXCEPT ANY REQUIRED SPECIAL INSPECTIONS OR REPORTS, WHICH SHALL BE PAID FOR BY THE OWNER OR TENANT.
3. NEITHER THE OWNER NOR THE ARCHITECT WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, INSTALL, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY ARRIVAL OF ALL SPECIFIED FINISH MATERIALS, EQUIPMENT AND ANY OTHER MATERIALS TO BE UTILIZED ON THE PROJECT. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING WITHIN 10 DAYS OF DATE OF CONTRACT OF THOSE SPECIFIED ITEMS THAT MAY NOT BE READILY AVAILABLE AND SUBSTITUTE ITEMS OF EQUAL QUALITY AND DESCRIPTION. IF NOTIFICATION IS NOT RECEIVED BY THE ARCHITECT, THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR THE PROPER ORDERING AND FOLLOW-UP OF SPECIFIED COST TO THE OWNER, TO INSURE AVAILABILITY OF ALL SPECIFIED ITEMS SO AS NOT TO CREATE A HARDSHIP ON THE OWNER NOR DELAY PROGRESS OF THE WORK.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE DRAWINGS AND ON THE JOB SITE PRIOR TO EXECUTION OF ANY WORK, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURED DUE TO HIS FAILURE TO DO SO.
6. SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT, OR THERE APPEARS TO BE AN ERROR ON THE DRAWINGS, OR WHERE THERE IS A DISCREPANCY BETWEEN THE DRAWINGS AND THE FIELD, THE ARCHITECT (AND ENGINEER WHERE APPLICABLE) SHALL BE NOTIFIED AS SOON AS REASONABLY POSSIBLE FOR PROCEDURE TO FOLLOW. DO NOT SCALE THE DRAWINGS.
7. ALL REVISIONS MUST BE APPROVED IN WRITING BY BOTH THE OWNER AND THE ARCHITECT PRIOR TO THE CONSTRUCTION OF ANY DEVIATION IN THE SCOPE OF WORK.
8. DIMENSIONS SHOWN ON THE PLANS ARE TO FACE OF FINISH, CENTERLINES, OR GRID LINES, UNLESS OTHERWISE NOTED OR DETAILED.
9. NO ADDITIONAL ROOF OPENINGS OR ROOF MOUNTED EQUIPMENT IS ALLOWED BEYOND WHICH IS SHOWN ON THESE PLANS, (IF ANY) WITHOUT WRITTEN CONSENT OF THE OWNER.
10. PROVIDE FIRE EXTINGUISHERS WITH REQUIRED SIGNAGE AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR DURING CONSTRUCTION, PROVIDE A PORTABLE FIRE EXTINGUISHER WITH TYPE A,B,C RATING ON THE JOBSITE.
12. ALL EXISTING FACILITIES TO BE MAINTAINED IN-PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN OR DIRECTED. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN, OR OTHERWISE PROTECT EXISTING UTILITIES AND OTHER FACILITIES AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR SHALL LEAVE EXISTING FACILITIES IN AN EQUAL OR BETTER-THAN-ORIGINAL CONDITION AND TO THE SATISFACTION OF THE ARCHITECT/OWNER.

CODE / ZONING SUMMARY

ZONING:

BUILDING SHELL DESIGN AS APPROVED IN CASE FILE NO. LU 16-272825-000-00 CU AD
ZONE: IG1 - RETAIL AND RETAIL SERVICES ARE ALLOWED PER: SEC. 33.510.119.C.3.a(2) ALLOWS RETAIL UP TO 12.5% OF TO TOTAL SITE AREA. THIS SITE IS 70,000 SF. THEREFORE UP TO 8,750 SF. OF RETAIL IS ALLOWED.
PROPOSED AREA: 6,295 GSF (ALLOWED USE)

ADJUSTMENT TO REDUCE THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENT FROM 810 SF. TO 0 SF. PER LU DECISION NOTED ABOVE.
BICYCLE STORAGE: INCLUDED IN PREVIOUS (SHELL) PERMIT

APPLICABLE CODES

BUILDING CODE:	2014 IBC EDITION (OR AMMENDED)
MECHANICAL:	2014 OR MECHANICAL CODE EDITION
PLUMBING:	2011 OREGON PLUMBING SPECIALTY CODE
ACCESSIBILITY:	ICC/ANSI A117.1 - 2009
FIRE CODE:	2014 OREGON FIRE CODE

OCCUPANCY CLASSIFICATION

LEASE SPACE AREA: 5,972 SF. NET
EXISTING OCCUPANCY CLASSIFICATION: N/A
PROPOSED OCCUPANCY CLASSIFICATION: A-2/A-3
CONSTRUCTION TYPE: TYPE: V-B, FULLY SPRINKLERED BASED ON PREVIOUS PERMIT

OCCUPANT LOADS:

GOLF COURSE:	2,355 SF.± / 30	= 47
SEATING ADJACENT TO GOLF COURSE:	508 SF.± / 15	34
UPPER BAR/DINING AREA:	1,155 SF. / 15	= 77
RESTROOMS:	270 SF. / 0	= 0
ANCILLARY - HALLS/RAMPS:	887 / 0	= 0
SIMULATOR AREAS:	588 SF. / 30	= 12
OFFICE AREA:	53 SF. / 100	= 1
STORAGE:	72 SF. / 200	= 1
WALK-IN COOLER:	84 SF. / 0	= 0
TOTAL:		172

MEANS OF EGRESS

EXITS REQUIRED: 2 (OSSC SEC. 1015)
EXITS PROVIDED: 2 EXISTING
EXIT WIDTH PROVIDED: 72"
(MIN. WIDTH REQUIRED 72")

COMMON PATH OF TRAVEL: 50 FT. ± (OKAY)
PER IBC SECTION 1014.3
MAXIMUM DISTANCE TO EXITS: LESS THAN 250 FEET
SEE EGRESS PLAN ON SHT. A-1
(250' MAX. FOR NON-SPRINKLED BLDGS. PER IBC TABLE 1016.1)

RESTROOM CRITERIA:

FIXTURES ARE DETERMINED BY A-2 'FOOD COURTS' & A-3 'GYMNASIUMS' PER CLASSIFICATIONS IN OSSC TABLE 2902.1
RESTROOMS REQUIRED: ONE FOR EACH SEX
RESTROOMS PROVIDED: ONE FOR EACH SEX
1 PER 75 FOR 'A-2' EA. SEX, 1 PER 125 M. & 1 PER 65 F. FOR 'A-3'
TOTAL OCCUPANTS: 86 MEN, 86 WOMEN
WATER CLOSETS REQUIRED: 2 FOR WOMEN, 1 PLUS 1 URINAL FOR MEN
WATER CLOSETS PROVIDED: 2 FOR WOMEN, 1 PLUS 1 URINAL FOR MEN
NUMBER OF SINKS REQUIRED: 1 PER 200 (EACH SEX.)
NUMBER OF SINKS PROVIDED: 2 PER PER EACH SEX

ENERGY CODE:

BLDG. ENVELOPE: NO ALTERATION PROPOSED
HVAC: BY CONTRACTOR IF REQUIRED FOR REST ROOM VENTILATION
LIGHTING: PROVIDED

DRAFTSTOPPING:

NOT REQUIRED: ENTIRE SPACE IS EXPOSED TO THE STRUCTURE (OTHER THAN THE RESTROOMS) - NO ATTIC SPACE EXISTS

PROJECT INFO.

TENANT: BIRDIE TIME
925 SE MAIN ST.
PORTLAND, OREGON 97214
CONTACT: ERIC SYVERSON
206.930.3911

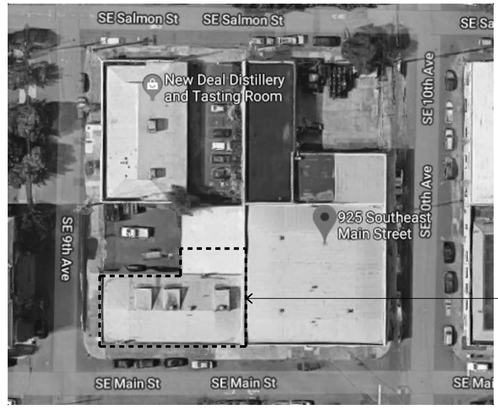
BLDG. OWNER: CAPSTONE PARTNERS, LLC
1015 NW 11th AVENUE, SUITE 243
PORTLAND, OREGON 97209
CONTACT: STACY BLANTON

ARCHITECT: GA MILLER ARCHITECTURE
141 DEL PRADO
LAKE OSWEGO, OREGON 97035
503.636.7979
503.636.9898 (FAX)
CONTACT: GLEN MILLER

GEN. CONTRACTOR: BIRDIE TIME (TENANT ACTING AS OWN CONTRACTOR)
925 SE MAIN ST.
PORTLAND, OREGON 97214
CONTACT: ERIC SYVERSON
206.930.3911

DRAWING INDEX

DEFERRED SUBMITTALS:
HVAC
ELECTRICAL
PLUMBING
SEPARATE PERMIT TO BE OBTAINED FROM THE FIRE MARSHAL'S OFFICE
- FIRE SPRINKLERS/FIRE ALARM
- NEW OCCUPANT LOAD SIGNS

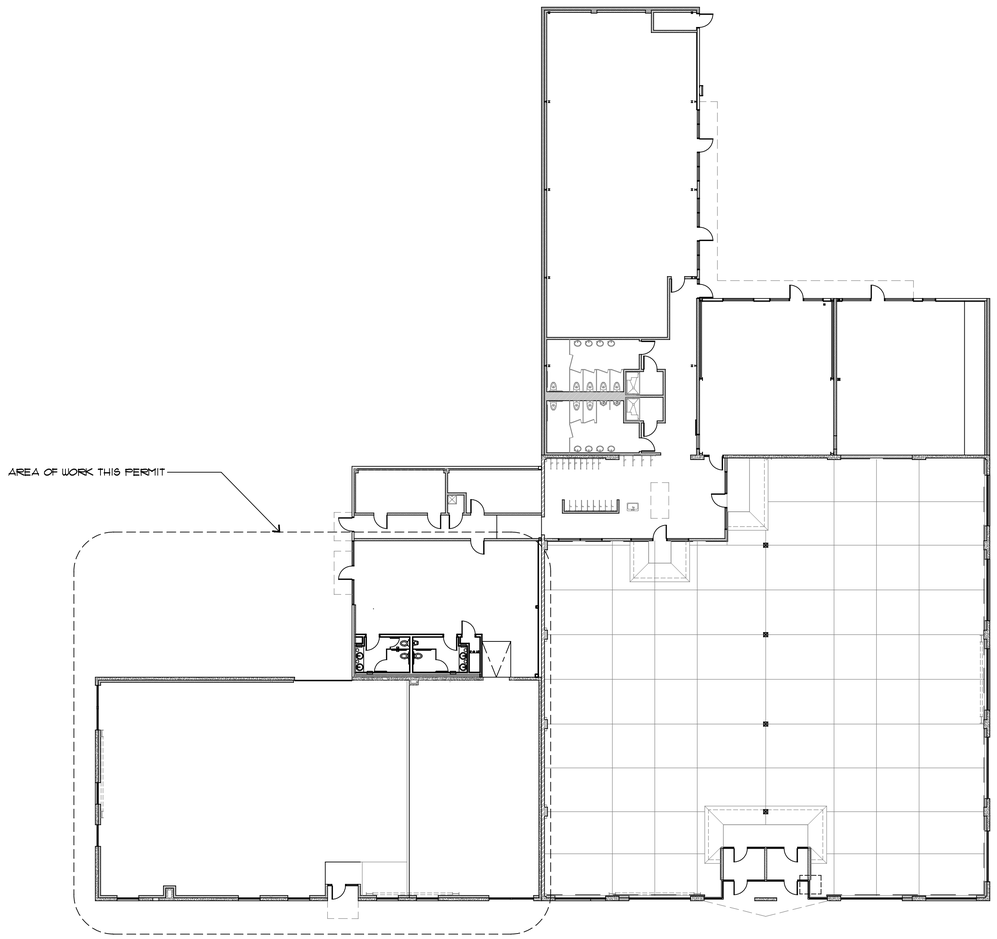


VICINITY MAP
N.T.S.

ABBREVIATIONS

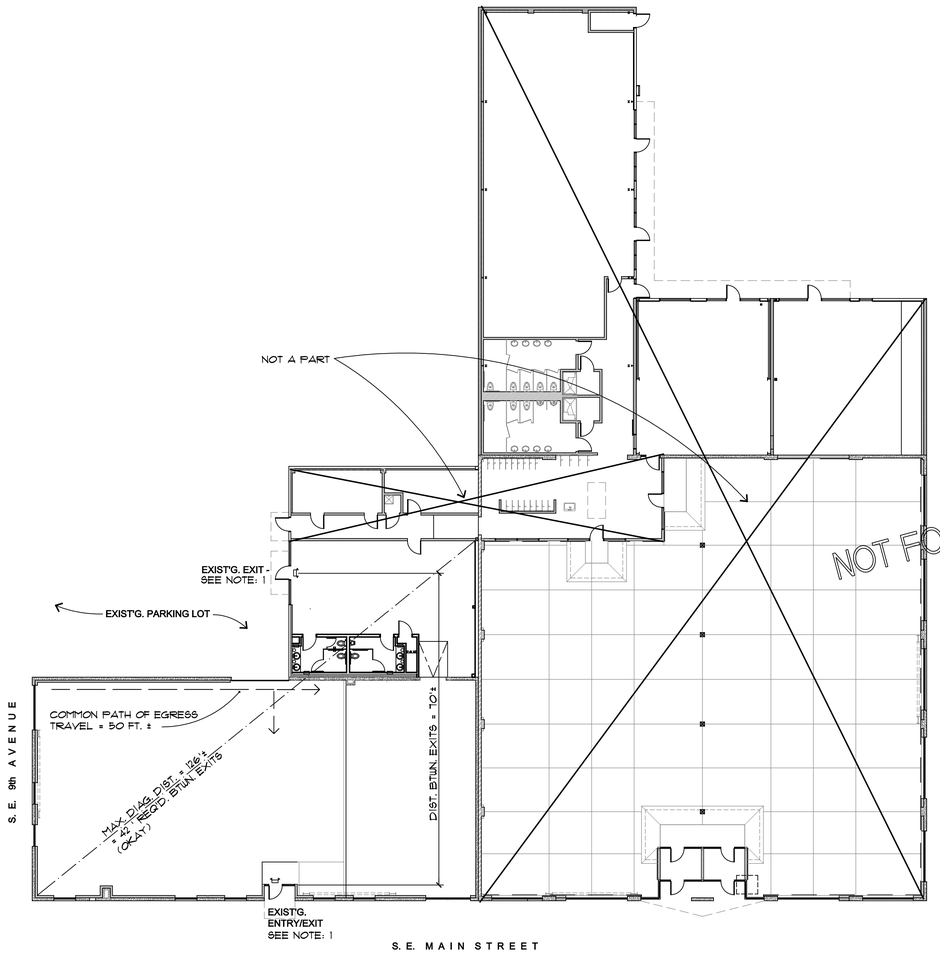
@	AT	B.O.	BY OWNER	DWG.	DRAWING	GEN.	GENERAL	LT'G.	LIGHTING	REV.	REVERSE	T & G	TONGUE AND GROOVE
A.B.	ANCHOR BOLT	B.O.L.	BOTTOM OF LINTEL	DTL.	DETAIL	GI.	GALVANIZED IRON	LT.	LIGHT	RM.	ROOM	T.C.	TOP OF CURB
ACOUST.	ACOUSTIC/ACCOUSTICAL	CAB.	CABINET	D.S.	DOWNSPOUT	GL.	GLASS	MANUF./MFR.	MANUFACTURER	R.	RADIUS	T.C.I.	TILE COUNCIL INSTITUTE
ADJ.	ADJACENT	CER.	CERAMIC	D.F.	DOUGLAS FIR	GRD.	GRADE	MAS.	MASONRY	RD.	RAIN DRAIN/ROOF DRAIN	T.J.	TROWEL JOINT/TOOL JOINT
AGG.	AGGREGATE	CHARS.	CHARACTERS	EA.	EACH	GYP.	GYPSUM	MAT.	MATERIAL	R.O.	ROUGH OPENING	T.O.C.	TOP OF CONCRETE
ALT.	ALTERNATE	℄	CENTER LINE	ELECT.	ELECTRIC/ELECTRICAL	G.B.	GYPSUM BOARD	MAX.	MAXIMUM	SCHED.	SCHEDULE	T.O.F.	TOP OF FRAMING
ALUM.	ALUMINUM	CLG.	CEILING	EL./ELEV.	ELEVATION/ELEVATOR	GL.	GLU-LAM	M.D.O.	MEDIUM DENSITY OVERLAID	SECT.	SECTION	T.O.M.	TOP OF MASONRY
ANOD.	ANODIZED	CLR.	CLEAR	EQUIP.	EQUIPMENT	HC/HCAP.	HANDICAPPED	MECH.	MECHANICAL	SHT.	SHEET	T.O.P.	TOP OF PARAPET
APP.	APPLICATIONS	COL.	COLUMN	EQ.	EQUAL	H.C.	HOLLOW CORE	MEMB.	MEMBRANE	SHT'G.	SHEATHING	T.P.	TOILET PAPER
APPROX.	APPROXIMATE/ APPROXIMATELY	CONC.	CONCRETE	EXIST.	EXISTING	HDR.	HEADER	MEZZ.	MEZZANINE	SQ.	SQUARE	T.P.D.	TOILET PAPER DISPENSER
ARCH.	ARCHITECTURAL	COND.	CONDITION	EXP.	EXPANSION	HD.	HEAD	MH.	MANHOLE	SQ. FT.	SQUARE FEET	T.S.	TUBE STEEL
ASPH.	ASPHALT	CONN.	CONNECTION	EXTING.	EXTINGUISH/EXTINGUISHER	HEX.	HEXAGONAL	MIN.	MINIMUM	SIM.	SIMILAR	T.O.W.	TOP OF WALL
AUTO.	AUTOMATIC	CONST.	CONSTRUCTION	EXT.	EXTERIOR	H.C.M.U.	HOLLOW CLAY MASONRY UNIT	MOD.	MODIFIED	SPEC.	SPECIFICATION	UG.	UNDERGROUND
AUX.	AUXILIARY	CONT.	CONTINUOUS	E.E.S.	EMERGENCY ELECTRICAL SYSTEM	HORIZ.	HORIZONTAL	MTL.	METAL	STD.	STANDARD	U.B.C.	UNIFORM BUILDING CODE
A.F.F.	ABOVE FINISHED FLOOR	COR.	CORRIDOR			HR.	HOUR	NOM.	NOMINAL	STL.	STEEL	U.O.N.	UNLESS OTHERWISE NOTED
A.N.S.I.	AMERICAN NATIONAL STANDARDS INSTITUTE	CU.	CUBIC	E.J.	EXPANSION JOINT	HT.	HEIGHT	NO.	NUMBER	STOR.	STORAGE	VEN.	VENEER
		C.F.M.	CUBIC FEET PER MINUTE	E.W.	EACH WAY	H.B.	HOSE BIBB	N.I.C.	NOT IN CONTACT	STRUCT.	STRUCTURAL	VERT.	VERTICAL
BD.	BOARD	C.I.	CAST IRON	FDTN.	FOUNDATION	H.M.	HOLLOW METAL	OPG.	OPENING	SUSP.	SUSPENDED	V.C.T.	VINYL COMPOSITION TILE
BIT.	BITUMEN	C.J.	CONTROL JOINT	FIN.	FINISH	H.V.A.C.	HEATING VENTILATION AND AIR CONDITIONING	OPP.	OPPOSITE	SYS.	SYSTEM	W/	WITH
BLDG.	BUILDING	C.M.U.	CONCRETE MASONRY UNIT	FIXT.	FIXTURE			O.C.	ON CENTER	S. AND S.	STAIN AND SEAL	WD.	WOOD
BLK. / BLK'G.	BLOCKING	C.R.	COLD ROLLED	FL.	FLOOR	IN.	INCH	PERF.	PERFORATED	S. AND V.	STAIN AND VARNISH	WIN.	WINDOW
BM.	BEAM	℄ OR DIA.	DIAMETER	FT.	FOOT	INSUL.	INSULATION	PLY'D.	PLYWOOD	S.C.	SAW CUT/SOLID CORE	WP.	WATERPROOF
BOT.	BOTTOM	DBL.	DOUBLE	FTG.	FOOTING	INT.	INTERIOR	P.B.	PARTICLE BOARD	S.D.	SOAP DISPENSER	WT.	WEIGHT
BSMT.	BASEMENT	DEPT.	DEPARTMENT	F.E.C.	FIRE EXTINGUISHER CABINET	JT.	JOINT	℄	PROPERTY LINE/PLATE	SM.	SHEET METAL	W.	WIDTH
BTWN.	BETWEEN	DIM.	DIMENSION	F.O.F.	FACE OF FINISH	JST.	JOIST	P.T.	PRESSURE TREATED	S.S.	STAINLESS STEEL	W.C.	WATER CLOSET
BUR.	BUILT-UP ROOFING	DISP.	DISPENSER	F.O.S.	FACE OF STUD	KIT.	KITCHEN	P.T.D.	PAPER TOWEL DISPENSER	TEMP.	TEMPERED	WF.	WIDE FLANGE
B.C.	BOTTOM OF CURB	DN.	DOWN	GALV.	GALVANIZED	LAM.	LAMINATED	REINF.	REINFORCED/REINFORCING	THK.	THICK		
		DR.	DOOR	GA.	GAUGE	LAV.	LAVATORY	REQ.	REQUIRED	TYP.	TYPICAL		

BIRDIE TIME T.I. - PORTLAND, OREGON JOB NO. 1808-15



1 OVER-ALL BUILDING PLAN

A-1 1/16"=1'-0" XREF(S):16045½X1⅛NB-GAMA-restroom-1



2 LIFE SAFETY - EGRESS PLAN

A-1 1/16"=1'-0" XREF(S):16045½X1⅛NB-GAMA-restroom-1

EGRESS NOTES:

1. VERIFY THE EXTERIOR WALL/SOFFIT HAS AN EXIT FIXTURE @ THE EXITS & INSTALL NEW U.L. RATED FIXTURES (IF NOT EXIST'G.) ON EMERGENCY POWER SYSTEM CAPABLE OF PROVIDING POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES. THE POWER SYSTEM SHALL CONSIST OF STORAGE BATTERIES OR UNIT EQUIPMENT. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE W/ SEC. 2702 OF THE O.S.S.C. THE DUAL LAMP STILL PROVIDES SOME LIGHT IN THE AREA EVEN IF ONE LAMP BURNS OUT.
2. REFER TO THE FLOOR PLAN FOR THE 44' WIDE PATH OF EGRESS TRAVEL BETWEEN EXITS. THIS PATH SHALL HAVE EMERGENCY LIGHTING AT 1.0 F.C. MIN. AT FLOOR LEVEL PER OSSC SECTION 1006.

GAMA
GA MILLER ARCHITECTURE PC
141 DEL PRADO
LAKE OSWEGO, OREGON 97035
503.636.7979
503.636.9898 - FAX
glen@gamillerarchitecture.com

CONSULTANTS

GENERAL CONTRACTOR:

NOT FOR CONSTRUCTION

BIRDIE TIME T.I.
925 SE MAIN ST.
PORTLAND, OREGON

OWNER:

MARK	DATE	DESCRIPTION

JOB NO.: 1808-15
FILE: 1808-15A-1
BY:
PLAN CHECK NO.
PERMIT NO.
DATE: FEBRUARY , 2019

SHEET TITLE
OVER-ALL BUILDING PLAN / EGRESS PLAN

A-1

SHEET OF

I.D. BELOW @ EA. END OF BAR FOR GLASS WASHER VERIFY WATER REQMTS.

EQUIPMENT SCHEDULE

MARK	QTY.	DESCRIPTION	MANUFACTURER	MODEL	PLUMB'G./ELEC.	NOTES	CASTERS	DIMENSIONS	HEIGHT	PROVIDE BY	INSTALL BY
1	1	S.S. ICE BIN	KROUNE	1800 OR 1500 SERIES	SEE NOTE # 5 BELOW		-	VERIFY	30"	OWNER	CONTRACTOR
2	1	DISH MACHINE	CMA	UC50	3/4" WATER INLET, 1" DRAIN CONN. 220/240 V., 1PH, 30 A	SEE NOTES 2 & 6 BELOW	-	23 7/16" W x24" D.	33 5/8"	OWNER	CONTRACTOR
3	2	BACK BAR REF. (SELF-CONTAINED)	ARCTIC AIR	ABB72 G	6 A, 1/3 HP, NEMA 5-15P 7 FT. CORD	SEE NOTE # 7 BELOW #	OPTIONAL	73" L. x 24" D.	33½" #	OWNER	CONTRACTOR
4	1	HAND SINK W/ SOAP & TOWEL DISP.	KROUNE	1800 SERIES	½"IPS H&C WATER, 1½" DRAIN	SEE NOTE # 3 BELOW	-	18" W. x 18½" D.	29½-30½"	OWNER	CONTRACTOR
5	3	S.S. DRINK GLASS STOR.	KROUNE	VERIFY			-	24" W x VER. DEPTH	29½-30½"	OWNER	CONTRACTOR
6	1	WALK-IN COOLER	NORLAKE	VERIFY	SEE NOTE # 8 BELOW	TOP MT. COMP.	-	22 3/4" W. x 22½" D.	18 3/4"	OWNER	CONTRACTOR
7	1	DUMP SINK	KROUNE	1800 SERIES	½"IPS H&C WATER, 1½" DRAIN		-	12" W. x 18½" D.	30"	OWNER	CONTRACTOR
8	1	WASTE RECEPTACLE	BY TENANT				-	41" W. x 22" D.	21"	OWNER	CONTRACTOR
9	1	TANKLESS WATER HTR.	RINNAI	C 1991	SEE NOTE #10		-			CONTRACTOR	CONTRACTOR
10	1	MOP SINK	FIAT	M 8B-2424	VERIFY PLUMBING CONNECTIONS	SEE NOTE # 11 BELOW					
11	1	FIRE EXTINGUISHER		10 LB. TYPE ABC		VERIFY LOC. W/ F.M.					
	2	BAR GLASS WASHER	VERIFY W/ TENANT		PROVIDE I.D. @ EA. END OF BACK BAR. VERIFY ELEC. & PLUMBING REQ'MTS.						
	10-12	SPEAKERS	VERIFY W/ TENANT		PROVIDE ELEC. VERIFY LOC.						

EQUIPMENT NOTES:

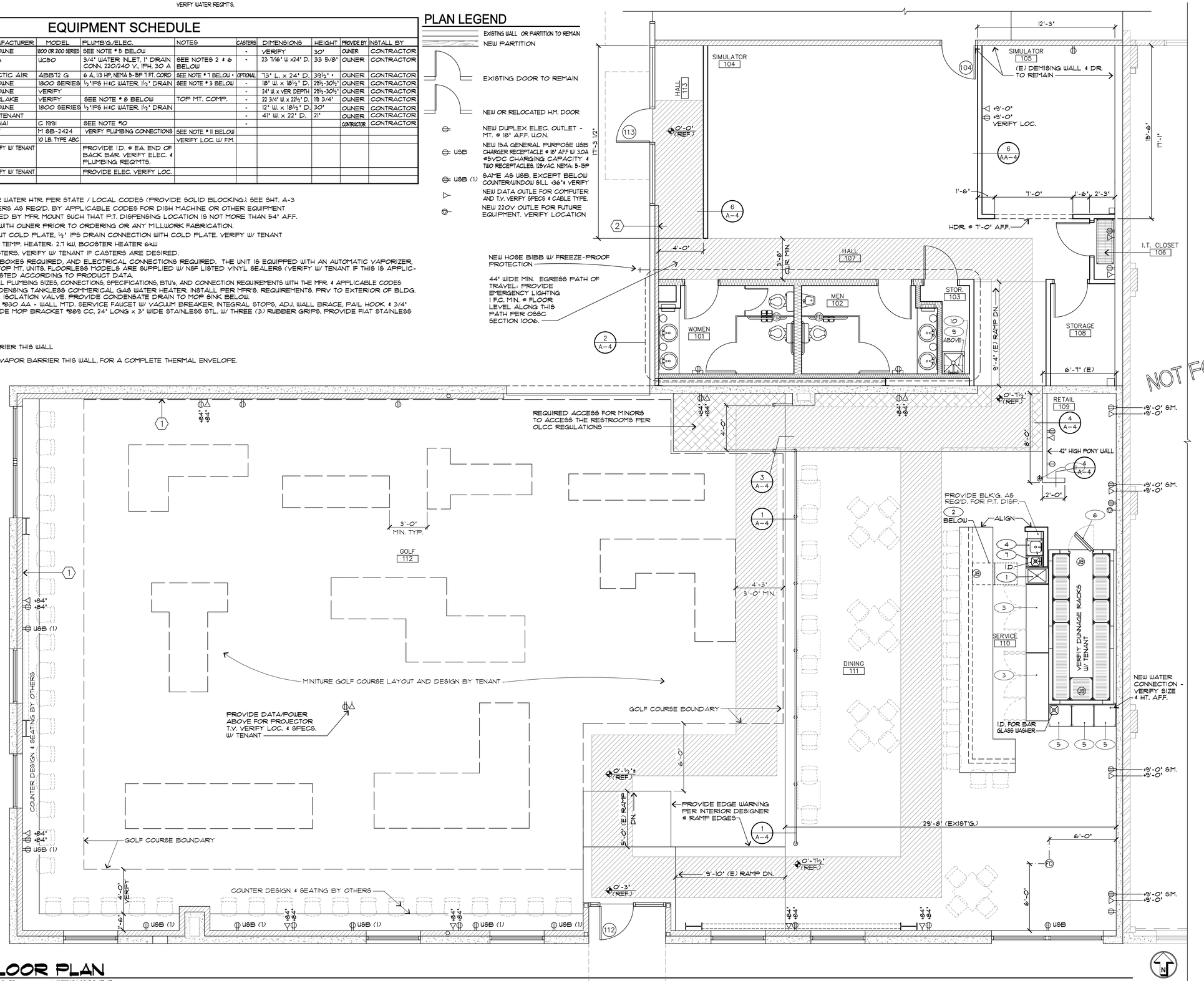
1. PROVIDE SEISMIC BRACING FOR WATER HTR. PER STATE / LOCAL CODES (PROVIDE SOLID BLOCKING.) SEE SHT. A-3
2. PROVIDE BACK-FLOW PREVENTERS AS REQ'D. BY APPLICABLE CODES FOR DISH MACHINE OR OTHER EQUIPMENT
3. PROVIDE BLOCKING AS SPECIFIED BY MFR. MOUNT SUCH THAT P.T. DISPENSING LOCATION IS NOT MORE THAN 54" A.F.F.
4. VERIFY ALL EQUIPMENT & SIZES WITH OWNER PRIOR TO ORDERING OR ANY MILLWORK FABRICATION.
5. 1" IPS DRAIN CONNECTION WITHOUT COLD PLATE, ½" IPS DRAIN CONNECTION WITH COLD PLATE. VERIFY W/ TENANT
6. SET WATER TEMP. AT 140#. WASH TEMP. HEATER: 2.7 kW, BOOSTER HEATER 6kW
7. HEIGHT INCLUDES 3 1/4" FOR CASTERS. VERIFY W/ TENANT IF CASTERS ARE DESIRED.
8. VERIFY VOLTAGE, NUMBER OF J-BOXES REQUIRED, AND ELECTRICAL CONNECTIONS REQUIRED. THE UNIT IS EQUIPPED WITH AN AUTOMATIC VAPORIZER, NO DRAIN LINE IS REQIRED ON TOP MT. UNITS. FLOORLESS MODELS ARE SUPPLIED W/ NSF LISTED VINYL SEALERS (VERIFY W/ TENANT IF THIS IS APPLICABLE). UNIT IS OREGON STATE LISTED ACCORDING TO PRODUCT DATA.
9. THE CONTRACTOR SHALL VERIFY ALL PLUMBING SIZES, CONNECTIONS, SPECIFICATIONS, BTU's, AND CONNECTION REQUIREMENTS WITH THE MFR. & APPLICABLE CODES
10. PROVIDE NEW RINNAI C1991 CONDENSING TANKLESS COMMERICAL GAS WATER HEATER. INSTALL PER MFR'S. REQUIREMENTS. PRV TO EXTERIOR OF BLDG. PROVIDE EXPANSION TANK AND ISOLATION VALVE. PROVIDE CONDENSATE DRAIN TO MOP SINK BELOW.
11. PROVIDE OPTIONAL EQUIPMENT: #830 AA - WALL MTD. SERVICE FAUCET W/ VACUUM BREAKER, INTEGRAL STOPS, ADJ. WALL BRACE, PAIL HOOK & 3/4" HOSE THREAD ON SPOUT. PROVIDE MOP BRACKET #889 CC, 24" LONG x 3" WIDE STAINLESS STL. W/ THREE (3) RUBBER GRIPS. PROVIDE FIAT STAINLESS STEEL STRAINER # 1453 BB.

NOTE LEGEND

1. INSTALL FULL HT. VAPOR BARRIER THIS WALL
2. INSTALL 5/8" GYP. BOARD & VAPOR BARRIER THIS WALL, FOR A COMPLETE THERMAL ENVELOPE.

PLAN LEGEND

- EXISTING WALL OR PARTITION TO REMAIN
- NEW PARTITION
- EXISTING DOOR TO REMAIN
- NEW OR RELOCATED H.M. DOOR
- NEW DUPLEX ELEC. OUTLET - MT. @ 18" A.F.F. U.O.N.
- USB — NEW 15A GENERAL PURPOSE USB CHARGER RECEPTACLE @ 18" AFF W/ 3.0A @5VDC CHARGING CAPACITY & TWO RECEPTACLES. 125VAC. NEMA 5-15P
- USB (1) — SAME AS USB, EXCEPT BELOW COUNTER/WINDOW SILL. +36"± VERIFY
- NEW DATA OUTLE FOR COMPUTER AND T.V. VERIFY SPECS & CABLE TYPE.
- NEW 220V OUTLE FOR FUTURE EQUIPMENT. VERIFY LOCATION



1 A-2 **FLOOR PLAN**
1/4"=1'-0" XREF(S):1808-15 Base

File: 1808-15 A-2 Floor Plan - Schedules.dwg Date/Time: March 04, 2019 9:14 AM Scale: 1=48 Xrefs:

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CONSULTANTS

GENERAL CONTRACTOR:

BIRDIE TIME T.I.
925 SE MAIN ST.
PORTLAND, OREGON

OWNER:

MARK	DATE	DESCRIPTION

JOB NO.: 1808-15
FILE: 18078-15A-2
BY:
PLAN CHECK NO.
PERMIT NO.
DATE: FEBRUARY , 2019

SHEET TITLE
FLOOR PLAN - SCHEDULES

A-2

SHEET OF

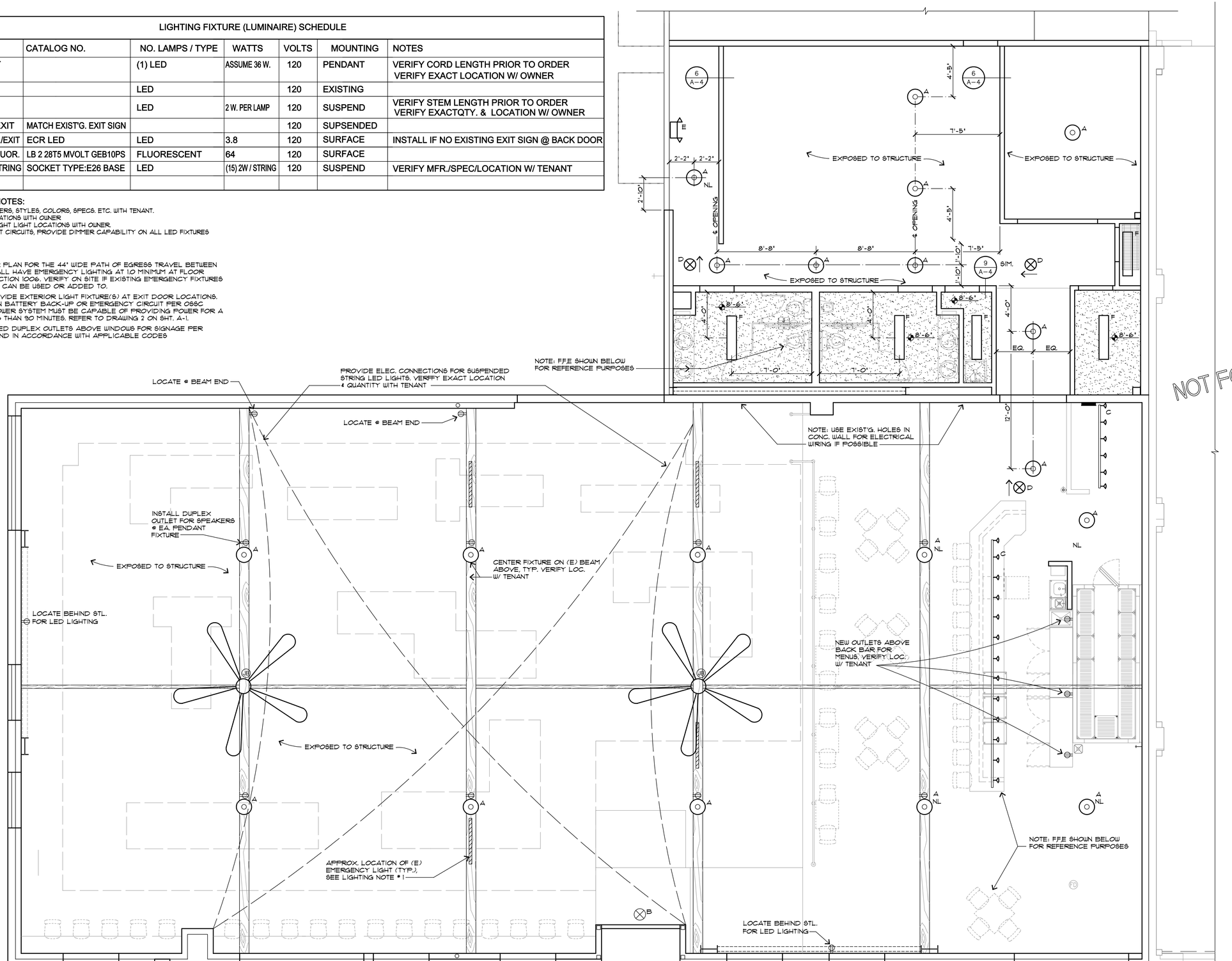
LIGHTING FIXTURE (LUMINAIRE) SCHEDULE							
TYPE	MFR./STYLE	CATALOG NO.	NO. LAMPS / TYPE	WATTS	VOLTS	MOUNTING	NOTES
A	TBD - PENDANT		(1) LED	ASSUME 36 W.	120	PENDANT	VERIFY CORD LENGTH PRIOR TO ORDER VERIFY EXACT LOCATION W/ OWNER
B	EXISTING EXIT		LED		120	EXISTING	
C	TBD - TRACK		LED	2 W. PER LAMP	120	SUSPEND	VERIFY STEM LENGTH PRIOR TO ORDER VERIFY EXACTQTY. & LOCATION W/ OWNER
D	DIRECTIONAL EXIT	MATCH EXIST'G. EXIT SIGN			120	SUPSENDED	
E	LITHONIA/EMERG./EXIT	ECR LED	LED	3.8	120	SURFACE	INSTALL IF NO EXISTING EXIT SIGN @ BACK DOOR
F	LITHONIA 1'x4' FLUOR.	LB 2 28T5 MVOLT GEB10PS	FLUORESCENT	64	120	SURFACE	
	ADDLON 48 FT. STRING	SOCKET TYPE:E26 BASE	LED	(15) 2W / STRING	120	SUSPEND	VERIFY MFR./SPEC/LOCATION W/ TENANT

LUMINAIRE SCHEDULE NOTES:

1. VERIFY ALL MANUFACTURERS, STYLES, COLORS, SPECS. ETC. WITH TENANT.
2. VERIFY ALL SWITCH LOCATIONS WITH OWNER
3. VERIFY ANY AND ALL NIGHT LIGHT LOCATIONS WITH OWNER.
4. EXCEPT FOR NIGHT LIGHT CIRCUITS, PROVIDE DIMMER CAPABILITY ON ALL LED FIXTURES

LIGHTING NOTES:

1. REFER TO THE FLOOR PLAN FOR THE 44" WIDE PATH OF EGRESS TRAVEL BETWEEN EXITS. THIS PATH SHALL HAVE EMERGENCY LIGHTING AT 1.0 MINIMUM AT FLOOR LEVEL PER OSSC SECTION 1006. VERIFY ON SITE IF EXISTING EMERGENCY FIXTURES ARE ADEQUATE AND CAN BE USED OR ADDED TO.
2. IF NOT EXISTING, PROVIDE EXTERIOR LIGHT FIXTURE(S) AT EXIT DOOR LOCATIONS. FIXTURES MUST BE ON BATTERY BACK-UP OR EMERGENCY CIRCUIT PER OSSC CODE 1006.3. THE POWER SYSTEM MUST BE CAPABLE OF PROVIDING POWER FOR A PERIOD OF NOT LESS THAN 90 MINUTES. REFER TO DRAWING 2 ON SHT. A-1.
3. INSTALL WALL MOUNTED DUPLEX OUTLETS ABOVE WINDOWS FOR SIGNAGE PER TENANT DIRECTION AND IN ACCORDANCE WITH APPLICABLE CODES



1 A-3 REFLECTED CEILING PLAN
1/4"=1'-0" XREF(S):1808-15 Base

File: 1808-15 A-3 Reflected Ceiling Plan.dwg Date/Time: March 04, 2019 9:16 AM Scale: 1=48 Xrefs:

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OWNER:

MARK	DATE	DESCRIPTION

JOB NO.: 1808-15
FILE: 18078-15A-3
BY:
PLAN CHECK NO.
PERMIT NO.
DATE: FEBRUARY , 2019

SHEET TITLE
REFLECTED CEILING PLAN

A-3

SHEET OF

PLUMBING FIXTURE / EQUIPMENT SCHEDULE

MARK	ITEM	MANUFACTURER	MODEL NO	UTILITIES CW	UTILITIES HW	UTILITIES W	UTILITIES VT	QUANTITY
	WATER CLOSET	AMERICAN STANDARD	ADA, TANK TYPE, FLOOR SET, 2884A004 CADET 16 GPF, OPEN FRONT SEAT WHITE FINISH	1/2"	-	4"	2"	3
	URINAL	TOTO	UT447E W/ 3/4" TOP SPUD INLET THU3011 S.S. URINAL DRAIN COVER 0.5 GPF/1.9 LPF LOW CONSUMPTION COLOR: WHITE	3/4" IPS		2"	2"	1
	COUNTERTOP SINK	AMERICAN STANDARD 'AQUALYN' COUNTERTOP	0476.028.020 - WHITE FINISH SERIN 1-HANDLE MONOBLOCK FAUCET FAUCET # 7064.101.002 FAUCET FINISH: POLISHED CHROME P-TRAP W/ STOPS, GRID DRAIN, ALL TO MEET ADA REQUIREMENTS	1/2"	1/2"	1 1/4"	1 1/4"	4
	TOILET PARTITIONS	BOBRICK FLR. ANCHORED HIGH PRESSURE LAM.	COLOR: GRAY NEBULA 4622-60 (VERIFY PRIOR TO ORDER) STD. HARDWARE (1040)					
	GRAB BARS	BOBRICK	B-5806 x 18 1 1/4" ø SATIN S.S. - 18" B-5806 x 36 1 1/4" ø SATIN S.S. - 36" B-5806 x 42 1 1/4" ø SATIN S.S. - 42"					
FD	FLOOR DRAIN	WADE	WADE W-1100 W/ N. BRONZE STRNR PROVIDE 1/2" TRAP PRIMER W/ PLUG, ADJ. TYPE 'A' TOP ASSEMBLY			2"	2"	SEE PLAN
1	PAPER TOWEL DISP.	BOBRICK	B-262, SURFACE MTD., STAINLESS STL.					2
2	STAINLESS STL. TRASH GROMMET	GROMMET SOURCE www.grommetsource.com	HC-6123-119 POLISHED S.S.					4
3	HAND DRYER ADA COMPLIANT	BOBRICK	B-7128, SURFACE MTD., 120 V. 13 1/2" H. 4" D., 14" W. 115V, 15 AMP, 1725 WATTS 50/60 HZ.					2
4	MIRROR	60" x 40", POLISHED EDGES, CENTER ON WALL						2
5	T.P. DISPENSER	BOBRICK	B-2888, SURFACE MTD. MULTI-ROLL					3

DOOR SCHEDULE

MARK	DOOR TYPE	DOOR MAT'L	DOOR SIZE	DOOR THK	DOOR FIN	FRAME TYPE	FRAME MAT'L	FRAME FIN.	HARDWARE SET	REMARKS
101	FLUSH	SCW	3'-0"x7'-0"	1 3/4"	SEE NOTES	K.D.	MTL.	FACTORY	SEE NOTES	
102	FLUSH	SCW	3'-0"x7'-0"	1 3/4"	SEE NOTES	K.D.	MTL.	FACTORY	SEE NOTES	
103	FLUSH	SCW	3'-0"x7'-0"	1 3/4"	SEE NOTES	K.D.	MTL.	FACTORY	SEE NOTES	
104	FLUSH	EXIST'G.	EXIST'G.			EXIST'G.	EXIST'G.	EXIST'G.	EXIST'G.	
106	FLUSH	SCW	3'-0"x7'-0"	1 3/4"	SEE NOTES	K.D.	MTL.	FACTORY	SEE NOTES	
108	FLUSH	SCW	3'-0"x7'-0"	1 3/4"	SEE NOTES	K.D.	MTL.	FACTORY	SEE NOTES	
112	STOREFRONT	EXIST'G.	EXIST'G.			EXIST'G.	EXIST'G.	EXIST'G.	HDWR. NOTE #2	SEE DOOR SCHEDULE NOTE #2
113	STOREFRONT	EXIST'G.	EXIST'G.			EXIST'G.	EXIST'G.	EXIST'G.	HDWR. NOTE #2	SEE DOOR SCHEDULE NOTE #2

DOOR/FRAME SCHEDULE NOTES:

1. VERIFY ALL KEYING, MASTER KEY LOCATIONS WITH TENANT
2. DOOR TO HAVE A SIGN THAT READS 'DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED'.

DOOR HARDWARE NOTES:

1. ALL APPLICABLE DOOR HARDWARE INCL. LATCHSETS, LOCKSETS, AND PANIC DEVICES SHALL BE ADA COMPLIANT.
2. PROVIDE PANIC DEVICES (FINISH TO MATCH DOOR FINISH) AT EXTERIOR EXIT DOORS.
3. INTERIOR DOOR FINISHES, HARDWARE FINISHES, LATCHSET/LOCKSET STYLES, STOPES, ETC. SHALL BE SPECIFIED BY THE INTERIOR DESIGNER OR TENANT.
4. PROVIDE KICK PLATES AT RESTROOM DOORS (EA. SIDE).

ROOM FINISHES SCHEDULE

WALLS: TWO (2) LAYERS EPOXY PAINT ON GYP. BD. PRIMER (PROVIDE WR. GYP. BOARD AT WET WALL LOCATIONS.)
COLOR: VERIFY WITH TENANT
MFR.: MILLER, RODDA, OR APPROVED.

BASE: 6" RUBBER BASE. MFR.: FLEXCO OR APPROVED
COLOR: BLACK (CONFIRM W/ TENANT)

CEILING: TWO (2) LAYERS PAINT ON GYP. BD. PRIMER.
COLOR: VERIFY WITH TENANT
MFR.: MILLER, RODDA, OR APPROVED.

FLOOR: CLEAR CONCRETE SEALER SYSTEM
MFR.: LATICRETE
PRODUCT: 'SPARATACOTE' SEALPURE
INSTALL PER MFR'S. WRITTEN SPECIFICATIONS

ALTERNATE FINISHES BID:

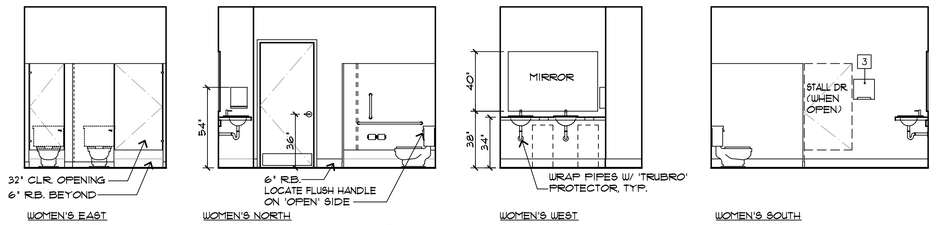
WALLS: 8"x8" WHITE CERAMIC TILE - MATTE FINISH (WHITE GROUT)
MFR.: T.B.D.

BASE: TWO (2) ROWS 4"x4" BLACK CERAMIC TILE (WHITE GROUT)
MFR. T.B.D.

FLOOR: 8"x8" FLOOR TILE
MFR.: FIANDRE (OR APPROVED)
FAMILY: ASIAGO
COLOR: 'GRANITI' - TO BE VERIFIED

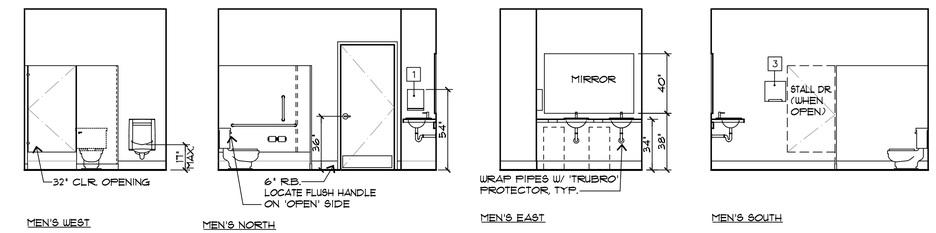
MILLWORK / COUNTERS / BAR DESIGN NOTE:

ALL INTERIOR COUNTERS, MILLWORK, BAR DESIGN, FURNISHINGS, AND FINISHES ARE TO BE SPECIFIED AND DESIGNED BY EITHER THE OWNER OR THEIR INTERIOR DESIGNER. THESE PLANS SHOWN GENERAL DESIGN INTENT OF SUCH ITEMS ONLY. REFER TO DRAWINGS PROVIDED BY OTHERS OR CONFIRM ALL SUCH INFORMATION WITH OWNER FOR THE ENTIRE SPACE.



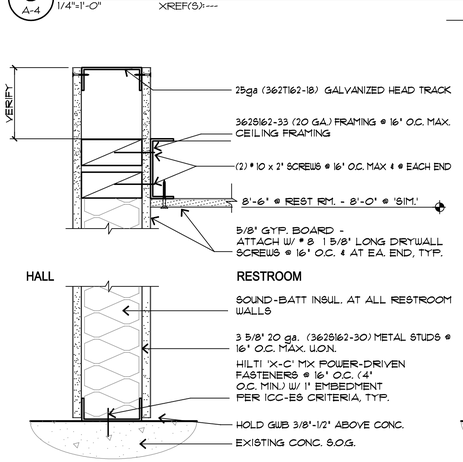
7 RESTROOM ELEVATIONS
A-4 1/4"=1'-0" XREF(S):---

NOTE: SEE DETAIL 3 THIS SHT. FOR TYPICAL MOUNTING HEIGHTS

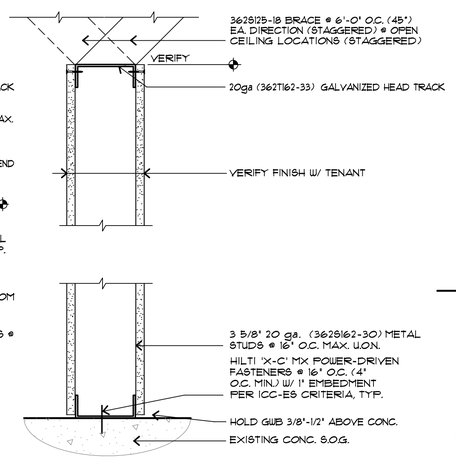


8 RESTROOM ELEVATIONS
A-4 1/4"=1'-0" XREF(S):---

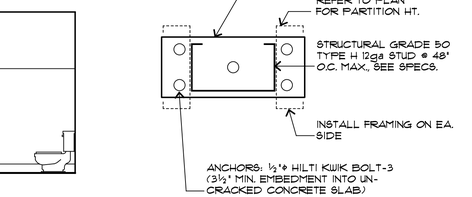
NOTE: SEE DETAIL 4 THIS SHT. FOR TYPICAL MOUNTING HEIGHTS



9 WALL SECTION
A-4 3"=1'-0" XREF(S):---

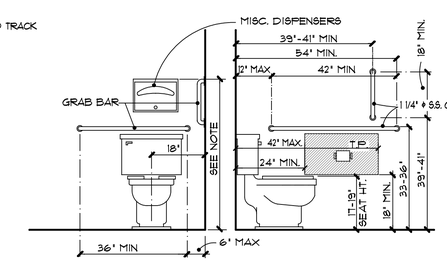


6 WALL SECTION
A-4 3"=1'-0" XREF(S):---



VERIFY WALL HEIGHT WITH OWNER

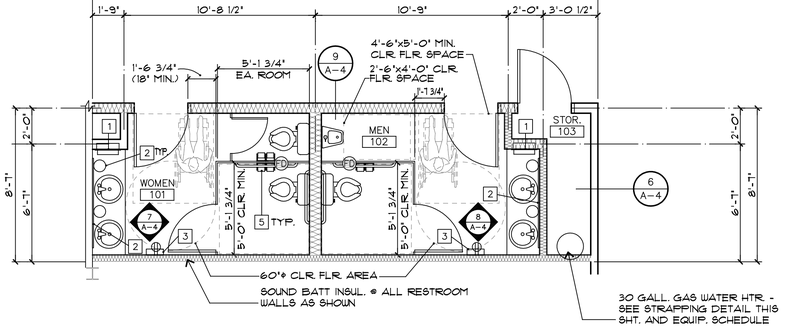
4 PONY WALL FRAMING
A-4 3"=1'-0" XREF(S):



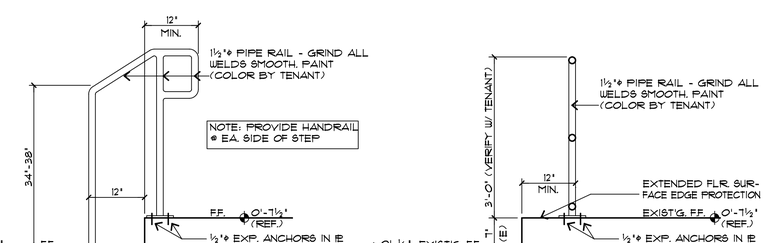
NOTE: REFERENCE MANUFACTURES RECOMMENDATIONS FOR ACCESSIBILITY MOUNTING HEIGHTS. WHEELCHAIR ACCESSIBILITY TO RESTROOM ACCESSORIES REQUIRE CONFORMANCE TO THE FOLLOWING MAXIMUM MOUNTING HEIGHTS: FORWARD REACH: 48" MAX, SIDE REACH 54" MAX, OVER TOP OF 24" DEEP COUNTER: 44" MAX.

A MINIMUM OF ONE OF EACH FIXTURE AND ACCESSORY WITHIN A RESTROOM SHALL BE ACCESSIBLE TO THE DISABLED AND SHALL MEET THE REQUIREMENTS OF THIS DETAIL AND LOCAL CODES AND ORDINANCES.

5 TYPICAL MOUNTING HEIGHTS
A-4 N.T.S. XREF(S):---



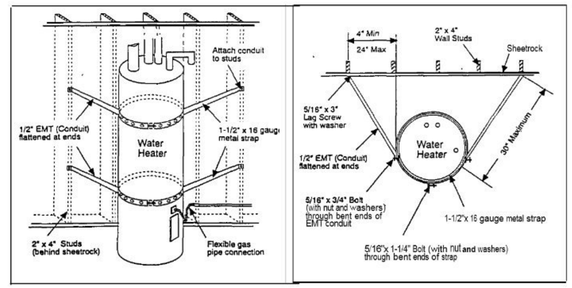
2 ENLARGED RESTROOM PLAN
A-4 1/4"=1'-0" XREF(S):1808-15 restroom-block



3 HANDRAIL SECTION
A-4 3/4"=1'-0" XREF(S):---

1 FLOOR SECTION
A-4 3/4"=1'-0" XREF(S):---

Strap The Water Heater



Materials Needed:
(2) 6' lengths of 1-1/2" 16 gauge pre-drilled strap
(1) 10' length of 1/2" EMT tube (conduit)
(4) 5/16" x 3" lag screws with washers
(4) 5/16" x 3/4" long hex head machine bolt with 4 nuts and washers
(2) 5/16" x 1-1/4" hex head machine bolt with 1 nut and 2 washers each

Tools Needed:
Tape measurer
Hammer
Hack Saw
Crescent Wrench
Vise or Clamp
Power Drill
3/8" Drill Bit
3/16" Drill Bit
Center Punch

Strapping your water heater and making sure it is fitted with flexible gas supply line will greatly reduce the danger of fire or explosion from a gas leak after an earthquake. If your water heater does not have a flexible gas supply line, contact a licensed plumber to install one. Your water heater is also a source of fresh water in case your outside water is disrupted.

These instructions are intended to act as a guide in strapping a 30-40 gallon water heater within 12" of a wall stud:

1. Locate the studs in the wall on both sides of the water heater. Mark the water heater at 6" down from the top and about 18" up from the bottom. Transfer these marks to the wall. Drill a 3/16" hole through the sheet rock and into the center of the wall stud.

2. Measure the distance around the water heater. Add 2" to the measurements. Use the hack saw to cut two 1-1/2" x 16 gauge metal straps to this length. Use the vise or clamp to bend the strapping to a right angles 1-1/2" from each end.

3. Measure the distance from a midway point on each side of the water heater to the holes drilled in the walls. Add 1-1/2" to these measurements. Use a hack saw to cut two pieces of EMT conduit to the appropriate lengths.

4. Use a hammer to flatten about 1-1/2" at each end of the EMT conduit. Use care to ensure the flattened ends are in the same plane. Use the vise or clamp to bend the EMT conduit to allow the flattened ends to fit flush against the wall and water heater (about 45°).

5. With a hammer and the center punch, make a mark 3/4" from each of the flattened tubing ends. Drill 3/8" hole through the marks.

6. Wrap the straps around the water heater and insert a 5/16" x 1-1/4" bolt with washers into the bent ends. Tighten ends with fingers.

7. Insert 5/16" x 3/4" bolts through straps from the inside at the mid-point Of the water heater. Insert flattened EMT conduit, add washers, nut and tighten with fingers.

8. With the lag screws, screw the other ends of the EMT conduit into the prepared wall stud holes.

9. Adjust the straps to the proper height and tighten all nuts snugly, but too tight.

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CONSULTANTS

GENERAL CONTRACTOR:

CONSTRUCTION

NEW RESTROOMS / VACANT SPACE
925 SE MAIN ST.
PORTLAND, OREGON

OWNER:

MARK	DATE	DESCRIPTION

JOB NO.: 1808-15
FILE: 18078-15A-4
BY:
PLAN CHECK NO.
PERMIT NO.
DATE: FEBRUARY , 2019

SHEET TITLE
RESTRM. PLAN/ELEVS/ SCHEDULES/DETAILS

A-4

SHEET OF

DIVISION 01 – GENERAL REQUIREMENTS

01 25 00 -- PRODUCTS AND SUBSTITUTIONS PROCEDURES

GENERAL

1.1 REQUIREMENTS

A. Provide products from one manufacturer for each type or kind as applicable. Provide secondary materials as recommended by manufacturers of primary materials.
B. Provide products selected or approved equal. Products submitted for substitution shall be submitted with acceptable documentation, and include costs of substitution including related work.
C. Conditions for substitution include:
   An 'or equal' phrase in the specifications.
   Specified material cannot be coordinated with other work.
   Specified material is not acceptable to authorities having jurisdiction.
   Substantial advantage is offered Owner in terms of cost, time, or other valuable consideration.
D. Substitutions shall be submitted prior to award of contract, unless otherwise acceptable. Approval of shop drawings, product data, or samples is not a substitution approval unless clearly presented as a substitution at the time of submittal.

END OF SECTION

01 26 63 -- CHANGE ORDER PROCEDURES

PART 1 -- GENERAL

1.1 SUMMARY

A. Changes in the work may be required which will be authorized by a Change Order.
B. Change Orders, signed by the Owner and Architect, to authorize changes in the work will include equivalent changes in the Contract Sum and/or Time of Completion.
C. Change orders will be numbered in sequence and dated.
D. A request for estimates for possible changes is not a Change Order or a direction to proceed with the proposed changes. That can only be authorized through a signed Change Order.

END OF SECTION

01 30 00 -- CONSTRUCTION ADMINISTRATIVE REQUIREMENTS

PART 1 -- GENERAL

1.1 SUMMARY

A. Provide administrative coordination of all work, including trained, qualified employees and subcontractors, and supervisory personnel, and construction trades when required by the Architect.
C. Submit payment request procedures.
D. Provide to the Architect and post at the construction site, a phone and address list of individuals to be contacted in case of emergency.
E. Maintain and update record drawings and specifications as work progresses. Submit a complete, updated set of record documents upon conclusion of the work.
F. Keep all work clean and well protected from dirt, weather, theft, and damage.

END OF SECTION

01 50 00 -- TEMPORARY FACILITIES

PART 1 -- GENERAL

1.1 REQUIREMENTS

A. Provide temporary services and utilities, including utility costs, for all services required for construction.
B. Provide construction facilities, including protected storage for building materials.
C. Provide construction access road and walkways as required.
D. Provide security and protection requirements including fire extinguishers as required by the local Fire Marshal, site enclosure fence, barricades, warning signs, security lighting, building enclosure, locking, security, and pest control.
E. Provide personnel support facilities including field office if required by the Architect, sanitary facilities, and drinking water.
F. Install and maintain project identification sign as designed and provided by the Architect.

END OF SECTION

01 70 00 -- EXECUTION AND CLOSEOUT REQUIREMENTS

GENERAL

1.1 SUMMARY

A. The following are prerequisites to substantial completion. Provide the following:
   Completed punch list and supporting documentation.
   Signed warranties.
   Certifications as specified.
   Occupancy permit from governing agencies and utility companies as required.
   Testing and start up of building systems.
   Change and transfer of locks and keys as specified.
B. Provide the following prior to final acceptance:
   Final payment request with supporting affidavits.
C. Provide sets of record drawings showing original design and all changes made during construction. Completed punch list and supporting documentation.
D. Provide the following closeout procedures:
   Submit record documents.
   Submit maintenance manuals.
   Complete all repairs, call-backs, corrections, re-adjustments of equipment, final cleaning, and final touch-up. Remove all temporary facilities, equipment, tools and supplies.

END OF SECTION

01 73 29 -- CUTTING AND PATCHING

PART 1 -- GENERAL

1.1 SUMMARY

A. Cut and patch as required to complete the work for:
   Visual quality as directed by the Architect.
   Plumbing, HVAC, electrical, and communication systems.
   Fire resistance ratings.
   Inspection, preparation, and performance.
   Cleaning. See Section 01800 on CLEANING.
B. G.C. shall field verify existing floor slab/dugs./records/previous permits, etc. & ascertain if it is a structural slab prior to ANY cutting. Notify architect ASAP if this is the case, for further distraction prior to any work.
C. Cut and patch with care to avoid damage to work, safety hazards, violation of warranty requirements, building code violations, or maintenance problems.

PART 2 -- MATERIALS AND PRODUCTS

2.1 MATERIALS

A. Match existing materials with new materials so that patching work is undetectable.

PART 3 -- EXECUTION

3.1 INSTALLATION

A. Inspect field conditions to identify all work required.
B. Notify Architect of work that might disrupt building operations.
C. Perform work with workmen skilled in the trades involved. Prepare sample area of each type of work for approval. Protect adjacent work from damage and dirt.
D. For cutting work, use proper cutting tools, not chopping tools. Make neat holes. Minimize damage to adjacent work. Check for concealed utilities and structure before cutting.
E. Make patches, seams, and joints durable and inconspicuous. Tolerances for patching shall be the same as for new work.
F. Clean work areas and areas affected by cutting and patching operations as described in Section 01800 on CLEANING.

END OF SECTION

01 74 00 -- CLEANING AND WASTE MANAGEMENT

1.1 SUMMARY

A. Keep the buildings and site well-organized and clean throughout the construction period.
B. Provide general clean up daily and complete weekly pickup and removal of all scrap and debris from the site. Exception: Reusable scrap shall be stored in a neatly maintained, designated storage area.
C. Weekly pickup shall include a thorough broom-clean sweep of all interior spaces. Daily and weekly cleanings will not replace required clean up after the work of specific trades such as specified herein.
D. At completion of the work, remove from the job site all tools and equipment, surplus materials, equipment, scrap and debris.
E. Inspect interior surfaces and remove all waste materials, paint droppings, spots, stains, or dirt.
F. Schedule final cleaning as approved by the Owner to enable Owner to accept a completely clean work.
G. Final cleaning will be comparable to that provided by professional, skilled cleaners using commercial grade cleaning materials. Cleaning materials will be used with care and will be compatible with building materials and finishes.
   After installation, inspect all work for improper installation or damage.
   Operating hardware must perform smoothly. Repair or replace any defective work. Repair work will be undetectable. Redo repairs if work is still defective, as directed by the Architect.

END OF SECTION

DIVISION 09 – FINISHES

09 22 16 INTERIOR NON-STRUCTURAL METAL FRAMING

PART 1 -- GENERAL

1.1 WORK

A. Provide everything required to complete the work as shown on the Drawings and specified herein.

1.2 QUALITY STANDARDS

A. Provide experienced, well-trained workers competent to complete the work as specified.
B. Unless approved by the Architect, provide all related products and accessories from one manufacturer.
C. Use products and accessories:
   From a manufacturer who specializes in making, installing, and servicing systems of this type. From a manufacturer specified or approved by the Architect.
D. All work shall comply with manufacturer's instructions and governing building and safety codes.

1.3 MATERIALS HANDLING

A. Provide all materials required to complete the work as shown on Drawings and specified herein.
B. Deliver, store, and transport materials to avoid damage to the product or to any other work. Return any products or materials delivered in a damaged or unsatisfactory condition. Materials and products delivered will be certified by the manufacturer to be as specified.
C. Store materials in a safe, secure location, protected from dirt, moisture, contaminants, and weather.

1.4 PRECONSTRUCTION AND PREPARATION

A. Examine and verify that job conditions are satisfactory for speedy and acceptable work. Confirm there is no conflict between this work and governing building and safety codes. Confirm there are no conflicts between this work and work of other trades. Confirm that work of other trades that must precede this work has been completed. Meet all requirements to secure any applicable warranty.
B. Notify Architect when work is scheduled to be started and completed.

PART 2 -- MATERIALS

2.1 METAL STUDS, CHANNELS AND ACCESSORIES

A. Metal studs and accessories shall be manufactured by: Contractor's choice.
B. Steel as per ASTM A446, A568, or A611. Galvanized coating as per ASTM A525.
20 gauge steel studs and runners for load-bearing walls and reinforcement for door frames.
24 gauge steel studs for non-load-bearing partitions.
Steel studs and channels as per Federal specification QQ-S-775 Type I, Class E.

PART 3 -- CONSTRUCTION AND INSTALLATION

3.1 WORK CONDITIONS AND COORDINATION

A. Examine the job site, and correct any conditions that might interfere with speedy and acceptable work.
B. Coordinate electrical stub-ups with the wall and partition framing plan. Align floor-mounted electric outlet boxes with finish wall lines. Coordinate stud walls with plumbing.
C. Do not allow HVAC ducts in wall framing to protrude beyond face of framing. Supply and coordinate in-wall fixture and equipment supports.
D. Provide in-wall blocking, anchors, brackets, grounds, and other supports for wall-supported fixtures & equipment.

3.2 INSTALLATION

A. Install studs as per manufacturer's instructions, applicable trade standards, and governing building code. Provide solid continuous support under floor runners. Stud spacings as required by manufacturer to firmly support facing materials. Install heavy gauge studs and extra stiffeners at jambs. Provide cushioned space at top plate at slab to allow for slab deflection/movement.
B. Install backing and anchors for door frames and wall-mounted fixtures and equipment.
C. Tolerances: Make framing surfaces flush within a tolerance of 1/8" in 10' in any direction. Align and plumb studs to a tolerance of 1/8" per 10' horizontally and vertically. Make top plate level within 1/8" per 10' linear ft.
D. If sound attenuation is indicated on the drawings, set runners on continuous beads of sealant or other cushion as per manufacturer's instructions. Stagger with plate separations. Caulk thoroughly to prevent air transfer of sound.

3.3 CLEANUP AND REPAIR

A. After installation, inspect all work for improper installation or damage. Repair or replace any work damaged during installation as directed by the Architect. Repair work will be undetectable.

END OF SECTION

09 29 00 GYPSUM BOARD - NON-RATED ASSEMBLIES

PART 1 -- GENERAL

1.1 WORK

A. Provide everything required to complete the work as shown on the Drawings and specified herein.

1.2 QUALITY STANDARDS

A. Provide experienced, well-trained workers competent to complete the work as specified.
B. Unless approved by the Architect, provide all related products and accessories from one manufacturer.
C. All work shall comply with manufacturer's instructions and governing building and safety codes.

1.3 MATERIALS HANDLING

A. Provide all materials required to complete the work as shown on Drawings and specified herein.
B. Deliver, store, and transport materials to avoid damage to the product or to any other work. Return any products or materials delivered in a damaged or unsatisfactory condition. Materials and products delivered will be certified by the manufacturer to be as specified.
C. Store materials in a safe, secure location, protected from dirt, moisture, contaminants, and weather.

1.4 PRECONSTRUCTION AND PREPARATION

A. Examine and verify that job conditions are satisfactory for speedy and acceptable work. Confirm there is no conflict between this work and governing building and safety codes. Confirm there are no conflicts between this work and work of other trades. Confirm that work of other trades that must precede this work has been completed. Meet all requirements to secure any applicable warranty.
B. Notify Architect when work is scheduled to be started and completed.

PART 2 -- MATERIALS

2.1 GYPSUM WALLBOARD

A. Gypsum wallboard shall be manufactured by: UGS or approved.
Provide boards in 8 foot or other lengths to minimize construction joints.
B. Gypsum wallboard shall be as per Federal Specification SS-L-30D, in 48" widths.
C. Use types and thicknesses specified below except where shown otherwise in the Drawings.
Standard wallboard: Type III, Grade R, Class 1, 5/8" thick.
Fire-retardant wallboard (if specified): Type III, Grade X, Class 1, 5/8" thick.
Provide seals for sound at: floor plates, top plates, connection to adjacent walls/pilasters/columns, and all cutouts.

2.2 METAL TRIM AND ACCESSORIES

A. Metal Trim: Zinc-coated steel 26 gauge min., as per Federal Specification QQ-S-775, Class d or e.
B. Casing beads: Channel-shapes with exposed wing, and concealed wing not less than 7/8" wide.
C. Corner beads: Angle shapes with wings not less than 7/8" wide. Perforated for nailing and joint treatment. Or use paper/metal combination bead suitable for joint treatment.
D. Edge beads at ceiling perimeter: Angle shapes with wings 3/4" wide minimum.
Concealed wing perforated for nailing, exposed wing edge folded flat.

2.3 JOINTING

A. Jointing system with reinforcing tape and compound as supplied or recommended by the gypsum wallboard manufacturer.

2.4 FASTENINGS

A. For gypsum wallboard attached to metal framing and channels: Flat-head screws, 1" long minimum. Self-tapping threads and self-drilling points. Specifically designed for use with power-driven tools.
B. For gypsum wallboard attached to wood: 1-1/4" type W bugle-head screws.
Alternate: Annular ring nails complying with ASTM C514.
Nail sizes as required by governing building code.

PART 3 -- CONSTRUCTION AND INSTALLATION

3.1 PREPARATION

A. Preparation and coordination: Install blocking and backups to support all edges of wallboard. Verify that wood framing to receive wallboard is dry and not subject to shrinkage.
B. Keep wallboard materials dry and protected from moisture. Store wallboard materials so they are protected from damage to surfaces and edges. Maintain interior work environment closed in, not exposed to weather, clean, dry, well-ventilated, well-lighted, and comfortable in temperature.
C. Keep work of trades such as conduit, pipe, and ducts clear of the inside faces of wall panels.

3.2 INSTALLATION

A. Install as per manufacturer's instructions, trade association standards, and governing building code.
B. If there is a conflict between instructions, standards, code, etc., install as instructed by the Architect.
C. For walls and ceilings: Hold wallboard 3/8 inch to 1/2 inch up from floor. Install wall panels horizontally unless otherwise required. Stagger panel joints vertically.
D. Nailing and screw attachment as per manufacturer's instructions. Do not position conduit and piping where it can be damaged by nailing. Do not proceed with nailing into wood framing that has over 19% of moisture content.
E. Thoroughly seal penetrations in fire-rated walls. Box in recesses in fire-rated walls. Make cutouts for electrical outlets, switch boxes, pipe, etc. tightly to size.

END OF SECTION

09 90 00 PAINTING AND COATING

PART 1 -- GENERAL

Refer to Part 1 - General under Division 09 22 16

1.1 SUBMITTALS

A. Provide manufacturer's specifications and other data to prove compliance with specified requirements.
B. Following selection of colors by the Architect, submit samples for the Architect's review. Provide samples of each color and gloss for each material. Samples shall be on the material the finish is specified to be applied. Samples shall be approximately 8" x 10" in size. Do not start finish painting until samples are approved and available at job site.

1.2 JOB CONDITIONS

A. Strictly follow paint manufacturer's requirements as to temperature, humidity, and condition of work surfaces.

PART 2 -- MATERIALS

2.1 PAINT AND RELATED MATERIALS

A. Provide all materials and tools required for the work.
B. Paints shall be as per paint schedule
Interior:
Drywall and plaster: Latex primers acrylic latex (eggshell), 2 coats except at otherwise noted.
Drywall and plaster (high performance): Latex primers polychromatic vinyl copolymer.
Drywall and plaster (heavy duty): Latex primers water-based epoxy, 2 coats.

2.2 MATERIALS -- LIMITATIONS ON USE

A. Undercoat must be from the same manufacturer as the finish coat. Thinners must be as recommended by the paint manufacturer and used only as recommended. The undercoat, finish coat and thinner are integrated parts of a total paint finish.
B. Do not use latex primer on bare wood. Do not use alkyd primer on gypsum board. Apply primer or sealer to knots and pitch pockets on wood that is to be painted.

2.3 MATERIALS DELIVERY AND STORAGE

A. All paint materials shall be delivered new, in labeled, unopened containers. Material quality shall be verified as necessary by onsite or laboratory tests.
B. Do not use mixed brands or partial substitutions. Have materials delivered in a timely sequence as required to expedite the work flow. Store all paint materials with ample ventilation, in fire-protected space, secure from damage. Keep paint storage areas clean and clear of spilled material, empty containers, rags and scrap.

2.4 APPLICATION EQUIPMENT

A. Use painting tools and equipment only as recommended by the paint manufacturer. Prior to work, verify that proposed equipment is compatible with material to be applied.

2.5 WORKING CONDITIONS

A. Maintain a proper work environment, dry, clean, well ventilated, free of airborne construction dust, well lighted, in temperature and humidity ranges required by paint manufacturer. Keep humidity low enough to prevent moisture condensation on work surfaces. Never apply paint to damp or wet surfaces.

2.6 MATERIALS PREPARATION

A. Handle and mix paint materials strictly according to manufacturer's instructions. Store paint materials in tightly covered containers when not in use. Maintain paint storage and mix containers clean and free dirt or paint residue.

2.7 SURFACE PREPARATION

A. Test areas with paint, and match dried paint to approved color and texture samples. Keep color samples on hand, and use them continuously for comparisons.
B. Prepare and clean working surfaces as per paint manufacturer's instructions. Remove or protect items attached to work surfaces which are not to be painted. After painting in each area, reinstall removed items using workers competent in the related trades. Remove oil and grease with clean cloths. Cleaning must not contaminate adjacent freshly-painted surfaces. Cleaning solvent must meet safety standards of governing building and safety codes.
C. Clean wood of dirt, oil, and any other material that may interfere with painting. Sand exposed wood to smooth uniform surface. Do not paint wood having moisture content of 12% or higher. Measure moisture content of wood with an approved moisture meter.

PART 3 -- APPLICATION

3.1 PREPARATION AND COORDINATION

A. Handle and store materials as per manufacturer's instructions. Remove or fully protect adjacent or related work that might be marred by painting.
B. Touch up and repair any damaged shop-applied prime coats. Touch up bare areas prior to start of finish coat application. Finish coat materials must be compatible with prime coats. Review other Sections of these Specifications to determine prime coatings on various materials. Do not allow paint gaps or overlaps at edges of hardware, fixtures, or trim.

3.2 PAINT APPLICATION

A. Mix and apply materials strictly as per manufacturer's instructions. Apply paint to thoroughly cover undercoat, and do not allow show-through, lap or brush marks or any other defects. Vary the hue of successive coats slightly so clearly show coats are applied as required. Only coats of paint inspected and approved by the Architect will be counted as completed. Sand defects smooth between coats. Defects are defined as irregularities visible to the unaided eye at a five foot distance.
B. Keep approved samples on hand for comparison with work.
C. Allow drying time between coats as instructed by the paint manufacturer . Work and smooth out brush coats onto surface in an even film. Where spraying, apply each coat to provide the hiding equivalent of brush coats. Do not double back with spray equipment to build up film thickness of two coats in one pass. Match applied work with approved samples as to texture, color, and coverage.

3.3 PAINTING AND CLEANING SPECIAL SURFACES

A. Paint ventilator registers, panels, access doors, ducts, etc. to match adjacent surfaces. Paint back sides of access panels to match exposed sides. Paint visible duct surfaces behind vents, registers, and grilles as directed by the Architect. Exposed vents: Apply two coats of heat-resistant paint.
B. Exposed pipe and duct insulation (if any): Apply one coat of latex on insulation which has been sized or primed under another Section. Apply two coats on such surfaces when unprimed. Remove pipe or duct bands before painting, and replace after painting.
C. Hardware: Paint prime-coated hardware to match adjacent surfaces. Allow no paint to come in contact with hardware that is not to be painted.
D. Damp spaces: In shower or toilet rooms and other damp rooms add approved fungicide to paints.

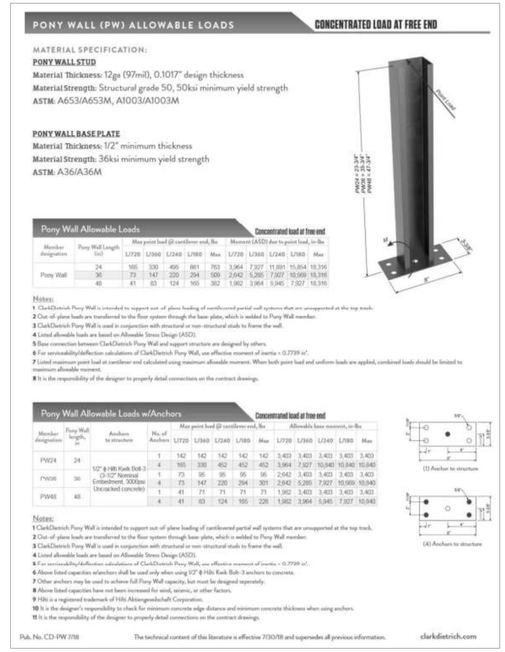
3.4 CLEANING AND EXTRA STOCK

A. Maintain thorough dust and dirt control throughout the painting process. Thoroughly protect all surfaces that won't be painted with clean, undamaged drop cloths and masking tape. Immediately clean any spilled materials and do not allow dirt or spilled materials to be tracked in a work area or to other work areas. Allow absolutely no paint smears or splatters to remain on adjacent surfaces.
B. Upon completion of painting work, deliver to the Owner an extra stock of 10% or more of each color, type, and gloss of paint used in the work. Tightly seal and clearly label each container with notes on contents and location used.

3.5 INSPECTION, TOUCH UP AND REPAIRS

A. Tests will be made at random to confirm paint coat thicknesses and paint work quality. Unacceptable work includes surface imperfections such as spotting, laps, brush marks, and runs.
B. Remove, refinish, or repaint work not in compliance with specified requirements. Replace or repair all non-conforming work as directed by the Architect. Do repairs and touch-ups so they are undetectable.

END OF SECTION



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MARK	DATE	DESCRIPTION

JOB NO.: 1808-15
FILE: 1808-15 A-5
BY:
PLAN CHECK NO.
PERMIT NO.
DATE: FEBRUARY , 2019

SHEET TITLE
ARCHITECTURAL PROJECT SPECIFICATIONS

A-5

SHEET OF

File: 1808-15 A-5 Specifications.dwg Date/Time: February 28, 2019 11:43 AM Scale: 1=1 Xrefs:

HEATING, VENTILATION AND AIR CONDITIONING 23 00 00

PART 1 -- GENERAL

1.1 WORK
Re-work existing system as required in order to accommodate design shown on drawings. Comply with all local, state, and federal codes.

1.2 QUALITY STANDARDS
A. Provide experienced, well-trained workers competent to complete the work as specified.
B. Unless approved by the Architect, provide related products and accessories from one manufacturer.
C. All work shall comply with manufacturer's instructions and governing building and safety codes.

1.3 MATERIALS HANDLING
A. Provide all materials required to complete the work as shown on Drawings and specified herein. Deliver, store, and transport materials to avoid damage to the product or to any other work. Reject and return any products or materials delivered in a damaged or unsatisfactory condition. Materials and products delivered will be certified by the manufacturer to be as specified.
B. Store materials indoors, protected from dirt, moisture, contaminants, and weather.

1.4 PRECONSTRUCTION AND PREPARATION
A. Examine and verify that job conditions are satisfactory for speedy and acceptable work. Maintain and use up-to-date trade standards and manufacturer's instructions.
B. Confirm there is no conflict between this work and governing building and safety codes. Confirm there are no conflicts between this work and work of other trades. Confirm that work of other trades that must precede this work has been completed. Meet all requirements to secure warranty.
C. Notify Architect when work is scheduled to be installed. Use agreed schedule for installation and for field observation by Architect.

PART 2 -- MATERIALS

All ductwork, grilles, controls, etc. shall match existing system unless directed otherwise by Owner or Building Official.

PART 3 -- CONSTRUCTION AND INSTALLATION

3.1 WORK CONDITIONS
A. Correct any conditions not in compliance with Section 1 noted above.
B. Correct any conditions that might interfere with speedy, well-coordinated execution of the work.
C. All work conditions shall be as per manufacturer's instructions, trade association standards, and governing building and safety codes.

3.2 PREPARATION
A. Vents and related support construction for mechanical equipment must be as required by the building department.

3.3 INSTALLATION
A. Install products as per Drawings and these Specifications.
B. Upon completion, secure all required tests, inspections, and approvals of the completed system. Make all required adjustments and corrections at no added cost to the Owner.
C. Provide for maintenance of this work for one year following final approval by governing agencies. Maintenance includes all work required in manufacturer's instructions such as inspection, adjustment, lubrication, repair and replacement of parts as required, and emergency call-back service.

3.4 REPAIR AND CLEANUP
A. After installation, inspect all work for improper installation or damage.
B. Operating hardware must perform smoothly. Repair or replace any defective work. Repair work will be undetectable. Redo repairs if work is still defective, as directed by the Architect or governing safety regulatory agency.
C. Clean the work area and remove all scrap and excess materials from the site.

END OF SECTION

ELECTRICAL 26 00 00

PART 1 -- GENERAL

1.1 WORK
A. Provide and install complete electrical service, power and lighting as shown on the Drawings and specified herein.

1.2 QUALITY STANDARDS
A. Provide experienced, well-trained workers competent to complete the work as specified.
B. Unless approved by the Architect, provide all related products and accessories from one manufacturer.
C. Use products and accessories from manufacturers who specialize in making, installing, and servicing systems of this type. From a manufacturer specified or approved by the Architect.
D. All work shall comply with manufacturer's instructions and governing building and safety codes.

1.3 MATERIALS HANDLING
A. Provide all materials required to complete the work as shown on Drawings and specified herein. Deliver, store, and transport materials to avoid damage to the product or to any other work. Reject and return any products or materials delivered in a damaged or unsatisfactory condition. Materials and products delivered will be certified by the manufacturer to be as specified.
B. Store materials indoors, protected from dirt, moisture, contaminants, and weather.

1.4 PRECONSTRUCTION AND PREPARATION
A. Examine and verify that job conditions are satisfactory for speedy and acceptable work. Maintain and use up-to-date construction documents on site. Maintain and use up-to-date trade standards and manufacturer's instructions.
B. Confirm there is no conflict between this work and governing building and safety codes. Confirm there are no conflicts between this work and work of other trades. Confirm that work of other trades that must precede this work has been completed. Meet all requirements to secure warranty.
C. Notify Architect when work is scheduled to be installed. Use agreed schedule for installation and for field observation by Architect.

PART 2 -- MATERIALS

2.1 GENERAL
A. All materials must be new and of the type and quality specified. Materials must be delivered in labeled, unopened containers. All electrical products must bear the Underwriters Laboratory label.

2.2 ELECTRICAL SERVICE
A. Provide complete electrical service as shown on the drawings and specified herein.

2.3 SWITCHES, RECEPTACLES AND WALL PLATES
A. Provide complete switches, receptacles, wall plates and related materials as shown on the drawings and specified herein.
B. Receptacles, Type 5-20 R, plastic face, color as selected by the Architect. Specific purpose receptacles as shown on the Drawings.

PART 3 -- CONSTRUCTION AND INSTALLATION

3.1 WORK CONDITIONS
A. Correct any conditions not in compliance with Section 1 noted above.
B. Correct any conditions that might interfere with speedy, well-coordinated execution of the work.
C. All work conditions shall be as per manufacturer's instructions, trade association standards, and governing building and safety codes.

3.2 PREPARATION
A. Straps and other support construction for electrical equipment must be as required by the building department.

3.3 INSTALLATION
A. Install products as per Drawings and these Specifications.
B. Upon completion, secure all required pressure tests, inspections, and approvals of the completed system. Make all required adjustments and corrections at no added cost to the Owner.
C. Provide for maintenance of this work for one year following final approval by governing agencies. Maintenance includes all work required in manufacturer's instructions such as inspection, adjustment, repair and replacement of parts as required.

3.4 REPAIR AND CLEANUP
A. After installation, inspect all work for improper installation or damage.
B. Operating fixtures must perform smoothly. Repair or replace any defective work. Repair work will be undetectable. Redo repairs if work is still defective, as directed by the Architect or governing regulatory agency.
C. Clean the work area and remove all scrap and excess materials from the site.

END OF SECTION

LIGHTING 26 50 00

PART 1 -- GENERAL

1.1 WORK
A. Provide and install all interior and exterior lighting fixtures and lamps as shown on the Drawings and specified herein.

PART 2 -- MATERIALS

2.1 GENERAL
A. All materials must be new and of the type and quality specified. Materials must be delivered in labeled, unopened containers. All electrical products must bear the Underwriters Laboratory label.
B. Products and requirements for lamps and lampholders are shown in the Legend.
C. Provide and install all required accessories for mounting and operation of each fixture.

PART 3 -- CONSTRUCTION AND INSTALLATION

3.1 WORK CONDITIONS
A. Correct any conditions not in compliance with Section 1.4.A. noted above.
B. Correct any conditions that might interfere with speedy, well-coordinated execution of the work.
C. All work conditions shall be as per manufacturer's instructions, trade association standards, and governing building and safety codes.

3.2 PREPARATION
A. Straps and other support construction for electrical equipment must be as required by the building department.

3.3 INSTALLATION
A. Install products as per Drawings and these Specifications.
B. Upon completion, secure all required pressure tests, inspections, and approvals of the completed system. Make all required adjustments and corrections at no added cost to the Owner.
C. Provide for maintenance of this work for one year following final approval by governing agencies. Maintenance includes all work required in manufacturer's instructions such as inspection, adjustment, repair and replacement of parts as required.

3.4 REPAIR AND CLEANUP
A. After installation, inspect all work for improper installation or damage.
B. Operating fixtures must perform smoothly. Repair or replace any defective work. Repair work will be undetectable. Redo repairs if work is still defective, as directed by the Architect or governing regulatory agency.
C. Clean the work area and remove all scrap and excess materials from the site.

END OF SECTION

COMMUNICATIONS 27 00 00

PART 1 -- GENERAL

1.1 WORK
A. Provide and install all interior communication fixtures as shown on the Drawings and specified herein.

PART 2 -- MATERIALS

2.1 GENERAL
A. All materials must be new and of the type and quality specified. Materials must be delivered in labeled, unopened containers. All electrical products must bear the Underwriters Laboratory label.

2.2 COMMUNICATIONS
A. Provide complete telephone connection(s) as shown on the drawings and specified herein.
B. Telephone service includes equipment not provided by the phone company and may include service entrance equipment, outlets, terminal boards and other items shown on the Drawings or required for a complete operating telephone service.
C. Coordinate installation of items provided by the telephone company.

PART 3 -- CONSTRUCTION AND INSTALLATION

3.1 WORK CONDITIONS
A. Correct any conditions not in compliance with Section 1.4.A. noted above.
B. Correct any conditions that might interfere with speedy, well-coordinated execution of the work.
C. All work conditions shall be as per manufacturer's instructions, trade association standards, and governing building and safety codes.

3.2 PREPARATION
A. Straps and other support construction for electrical equipment must be as required by the building department.

3.3 INSTALLATION
A. Install products as per Drawings and these Specifications.
B. Upon completion, secure all required pressure tests, inspections, and approvals of the completed system. Make all required adjustments and corrections at no added cost to the Owner.
C. Provide for maintenance of this work for one year following final approval by governing agencies. Maintenance includes all work required in manufacturer's instructions such as inspection, adjustment, repair and replacement of parts as required.

3.4 REPAIR AND CLEANUP
A. After installation, inspect all work for improper installation or damage.
B. Operating fixtures must perform smoothly. Repair or replace any defective work. Repair work will be undetectable. Redo repairs if work is still defective, as directed by the Architect or governing regulatory agency.
C. Clean the work area and remove all scrap and excess materials from the site.

END OF SECTION

NOT FOR CONSTRUCTION

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SHEET TITLE
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SHEET OF