GENERAL CONDITIONS AND SPECIFICATIONS

GENERAL CONDITIONS

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUB-CONTRACTORS TO MAKE THEMSELVES FAMILIAR WITH THE GENERAL CONDITIONS, PLANS, THESE SPECIFICATIONS AND ANY OTHER NOTES OR REFERENCES IN THE PLANS RELATED TO THIS PROJECT SO AS TO POSSESS A FULL COMPREHENSION OF THE WORK THEY ARE TO PERFORM. ANY DISCREP- ENCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR WOWNER. NO CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR SHALL RELIEVE THE CONTRACTOR FROM THIS PARAGRAPH. FAILURE TO NOTIFY THE ARCHITECT SHALL RELIEVE SAID ARCHITECT FROM ANY DAMAGES CAUSED BY THE CONTRACTORS FAILURE TO COMPLY.

2. REDLINE DRAWINGS AND/OR COMMENTS FROM THE LOCAL BUILDING AUTHORITY SHALL BE RETURNED TO THE ARCHITECT FOR REVIEW AND CORRECTION. FAILURE BY THE OWNER AND/ OR GENERAL CONTRACTOR SHALL RELIEVE THE ARCHITECT FROM ANY AND ALL DAMAGES RESULTING FROM THIS FAILURE TO COMPLY.

3. NOTHING IN THE PLANS, SPECIFICATIONS, NOTES AND REFERENCES SHALL BE INTERPRETED SO AS TO ELIMINATE ANY REQUIREMENTS OF NATIONAL, STATE, COUNTY AND LOCAL BUILDING CODES AND/OR ORDINANCES. ALL CONTRACTORS ARE RESPONSIBLE FOR FULL KNOW- LEDGE OF AND COMPLIANCE WITH THE AFOREMENTIONED REGULATIONS AND SHALL NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPENCIES OR CONFLICTS BEFORE BEGINNING THEIR WORK.

4. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VISIT THE SITE TO VERIFY ALL FIELD CONDITIONS AND DIMENSIONS RELATED TO THEIR WORK. THE GENERAL CONTRACTOR SHALL THEN SUBMIT A WRITTEN PROPOSAL OF THE SCOPE OF HIS WORK TO THE OWNER FOR HIS CONSIDERATION.

5. THE GENERAL CONTRACTOR SHALL CONSULT WITH THE SUB-CONTRACTORS AND THE OWNER TO COORDINATE THE WORK IN ORDER TO ADHERE TO AN AGREED UPON COMPLETION SCHEDULE.

6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING:
   A. PROVIDING A SCHEDULE OF WORK TO THE OWNER PRIOR TO COMMENCING THE WORK.
   B. OBTAINING ANY AND ALL PERMITS AND APPROVALS.
   C. SCHEDULING ALL INSPECTIONS AS REQUIRED BY LOCAL AUTHORITIES.
   D. PROVIDING CERTIFICATE OF OCCUPANCY (C.O.) AND FINAL HEALTH DEPARTMENT INSPECTION.
   E. THE GENERAL CONTRACTOR SHALL PROVIDE TO THE OWNER THE FOLLOWING WITH HIS FINAL REQUEST FOR PAYMENT:
      1. ORIGINAL OR CLEAR PHOTO-COPIES OF THE C.O. AND HEALTH DEPARTMENT INSPECTION REPORTS.
      2. LISTING OF SUB-CONTRACTORS & AREA OF RESPONSIBILITY, COMPLETE W/ TRADE NAME, OWNERS NAME, ADDRESS, TELEPHONE NUMBER AND FEDERAL I.D. NUMBER.
      3. PROPERLY EXECUTED WAIVERS OF LIENS FROM ALL CONTRACTORS & SUB-CONTRACTORS.
   F. AFFADAVIT CERTIFYING TOTAL COMPLIANCE WITH THE DRAWINGS AND SPECIFICA- TIONS.

7. UNLESS INDICATED AS 'BY OTHERS' ON THE PLANS OR IN THESE SPECIFICATIONS OR AS OTHERWISE DIRECTED BY THE OWNER, THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL SUPPLY ALL LABOR AND MATERIALS AND MISCELLANEOUS ITEMS, NOT SPECIFICALLY SHOWN OR INDICATED ON THE PLANS OR IN THE SPECIFICATIONS BUT OBVIOUSLY NECESSARY FOR COMPLETE AND PROPER INSTALLATION FO THEIR ELEMENTS OF THE WORK.

8. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS, INCLUDING MATERIALS TO BE GUARANTEED IN WRITING FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER.

9. THESE PLANS AND SPECIFICATION, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE REPRODUCED IN PART OR WHOLE OR USED ON ANY OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND AFTER APPROPRIATE COMPENSATION TO THE ARCHITECT.

10. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS, AT THE COMPLETION OF THEIR WORK SHALL LEAVE THE SITE CLEAN AND FREE OF DEBRIS RELATED TO THEIR WORK, AND THE PROJECT FINISHED TO PASS ALL FINAL INSPECTIONS.

11. THE USE OF BRAND NAMES, CATALOG NUMBERS OR NAMES OF MANUFACTURERS IS SOLELY FOR THE PURPOSE OF ESTABLISHING THE TYPE AND QUALITY THAT WILL BE ACCEPTABLE FOR THIS PROJECT. UNLESS SPECIFICALLY PROHIBITED IN THE SPECIFICATIONS OR DRAWINGS, SUBSTITUTES WILL BE PERMITTED AFTER SUBMITTAL TO AND WRITTEN APPROVAL IS RECEIVED FROM THE OWNER.

12. RECENTLY IT HAS BECOME MORE IMPORTANT TO ADDRESS ISSUES REGARDING BUILDING CODES, ORDINANCES, REQUIREMENTS AND OTHER REGULATIONS.

AS TIME PASSES, THESE REGULATIONS HAVE BECOME MORE AND MORE COMPLEX, AND HARDER TO UNIFORMLY ENFORCE, SINCE MANY OF THESE REGULATIONS WIL CONTRADICT OTHERS THAT ARE ALSO APPLICABLE. SOME NEWER CODES ARE ACTUALLY LABELED 'GUIDELINES' AND DO NOT CLEARLY MANDATE SPECIFIC REQUIRE- MENTS. THESE GUIDELINES HAVE, UNFORTUNATELY BEEN ADOPTED AS LAW AND ARE MANDATED AT EVEN THE FEDERAL LEVEL. BUILDING CODES AND RELATED REGULATIONS SHOULD BE CONCISE, CLEAR, WITH NO ROOM FOR MISINTERPRETATION, OR ASSUMPTIONS. SINCE THEY ARE NOT, THE ARCHITECT AND DESIGN PROFESSIONALS MUST USE THEIR BEST JUDGEMENT IN THE DESIGN OF BUILDINGS AND OTHER FACILITIES.

MANY TIMES UPON SUBMITTAL TO THE BUILDING OFFICIALS, WRECKLESS DIRECTIVES FOR CHANGES ARE DEMANDED BY THE OFFICIALS FOR AN OBTAINMENT OF THE BUILDING PERMIT. THE ARCHITECT HAS NO OTHER OPTION BUT TO COMPLY IF PERMITS ARE TO BE OBTAINED.

THESE DRAWINGS HAVE BEEN PREPARED SO THAT THEY FULLY COMPLY TO ALL APPLICABLE REGULATIONS IN ACCORDANCE TO THE BEST UNDERSTANDING OF THE DESIGN PROFESSIONALS. UPON REVIEW OF THE DRAWINGS, ADDRESSING OF BUILDING OFFICIAL COMMENTS AND RECEIPT OF THE PERMITS, THE ARCHITECT CONFIRMS THAT ALL CODE COMPLIANCE HAS BEEN MET. THE ARCHITECT AND HIS ENGINEERS SHALL NOT IN ANY WAY BE HELD LIABLE OR RESPONSIBLE IN ANY FASHION IN THE EVENT OF CRIMINAL, CIVIL OR OTHER ACTIONS BROUGHT ABOUT RESULTING FROM AN ALLEGED CODE/REGULATION VIOLATION.

13. SOME VERY IMPORTANT SPECIFICATIONS REGARDING SPECIFIC SYSTEM MAY BE FOUND ON THE APPLICABLE SHEETS RELATING TO THE PLANS AND/OR DETAILS, SOME INSTANCES WILL BE THE SPECIFICATIONS FOR CONCRETE, FOUND ON THE FOUNDATION SHEET, AND THE RESPECTIVE ENGINEERING SPECIFICATIONS ON THOSE SHEETS.

14. THE INDIVIDUALLY SPECIFIED ITEMS ARE NOT IN ANY PARTICULAR FORMAT AND MAY BE FOUND IN RANDOM ORDER ON THIS SHEET.

15. ALL SPECIFIED INFORMATION WITHIN THESE SPECIFICATIONS IS FOR PRICING PURPOSES. ALL PRODUCTS, COLORS AND MATERIALS SHALL HAVE THE PRIOR APPROVAL OF THE OWNER.

SPECIFICATIONS

DIVISION 1 - GEOTECHNICAL INFORMATION

1.1 FOUNDATION DESIGN FOR THIS STRUCTURE WAS BASED ON AN ASSUMED SOIL BEARING CAPACITY OF 2,500 POUNDS PER SQUARE FOOT. IT IS RECOMMENDED THAT SOIL TESTS ARE PERFORMED PRIOR TO PLACEMENT OF CONCRETE FOOTINGS TO INSURE THAT THIS SOIL BEARING VALUE EXISTS. CODES IN SOME REGIONS OR LOCALES REQUIRE THESE TESTS PRIOR TO CONSTRUCTION. VERIFY WITH THE LOCAL BUILDING CODE AUTHORITY.

DIVISION 3 - CONCRETE (see Sheet A-1)

3.2 - EXPOSED CONCRETE FLOORS

3.2.1 WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER, UNFINISHED CONCRETE FLOORS SHALL BE CLEANED AND SEALED WITH ONE COAT OF "ACRY-PELL" BY SUPERIOR MANUFACTURING CO. OR EQUAL.

DIVISION 4 - CONCRETE BLOCK

4.1 - CONCRETE BLOCK

4.1.1 BLOCK SHALL BE MODULAR, 7-5/8" x 7-5/8" x 15-5/8" LIGHT WEIGHT, HOLLOW LOAD BEARING UNITS, ASTM C-90, GRADE N, (STANDARD, SPLIT FACE OR SCORED UNITS)

4.1 - CONCRETE BLOCK (cont'd)

4.1.2 HORIZONTAL JOINT REINFORCING SHALL BE PRE-FABRICATED UNITS IN LENGTH OF NOT LESS THAN 10', WITH MATCHING CORNER ('L') AND INTERSECTING ('T') UNITS, FABRICATED FROM COLD-DRAWN STEEL WIRE COMPLYING WITH ASTM A-82, WITH DEFORMED CONTINUOUS SIDE RODS AND PLAIN CROSS RODS, INTO UNITS WITH WIDTHS OF APPROXIMATELY 2' LESS THAN THE NOMINAL WIDTH OF WALLS AND PARTITIONS FOR FULL EMBEDMENT IN MORTAR. PRODUCTS SHALL HAVE A CURRENT COMPLIANCE REPORT FROM THE APPLICABLE CODE AGENCY.

4.1.3 MORTAR SHALL BE ASTM C-270, PORTLAND CEMENT-LIME MORTAR, TYPE S. COLOR SHALL BE AS SELECTED BY OWNER.

4.1.4 LAY BLOCK PLUMB, LEVEL AND TRUE IN A RUNNING BOND, OR PATTERN AS INDICATED ON THE DRAWINGS, WITH RAKED/TOOLED MORTAR JOINTS. SCORED BLOCK TO BE LAYED IN A RUNNING BOND W/ THE FACE SCORES ALIGNED WITH A RAKED VERTICAL JOINT BELOW.

4.1.5 PROVIDE LINTELS OVER DOORS AND WINDOWS AS INDICATED ON THE DRAWINGS IN THE BUILDING SECTIONS AND FRAMING PLANS.

4.1.6 COORDINATE INSTALLATION OF FLASHINGS. PREPARE MASONRY SURFACES SMOOTH AND EMBED FLASHINGS IN MORTAR.

4.1.7 PROVIDE SOLID RUBBER STRIPS WITH A SHORE A DUROMETER HARDNESS OF 60 TO 80 DESIGNED TO FIT SASH BLOCK AND MAINTAIN LATERAL STABILITY IN MASONRY WALLS. SIZE AND CONFIGURATION AS REQUIRED.

DIVISION 6 - WOOD & PLASTICS

6.1 - MILLWORK AND CABINETRY

6.1.1 CONTRACTOR SHAL FURNISH AND INSTALL SHOP FABRICATED CABINETS AND COUNTER SYSTEM WHERE SHOWN ON THE FLOOR PLAN. ALL DIMENSIONS OF THE CABINETRY SHALL BE FIELD VERIFIED FOR PROPER FIT. USE ONLY 3/4" THICK LAMINATE GRADE PLYWOOD OR 5/8" MIN. HIGH DENSITY PARTICLE BOARD, WITH FACTORY PRE-LAMINATED MELAMINE. FABRICATE ALL MILLWORK WITH PREMIUM GRADE WOOD TRIMS.

6.1.2 CABINET DETAILS AS INDICATED IN THE DRAWINGS ARE INTENDED TO SHOW DESIGN INTENT ONLY. VARYING CONSTRUCTION METHODS AMY BE EMPLOYED IF PERFORMANCE IS IN ACCORDANCE WITH THE "ARCHITECTURAL WOODWORK INSTITUTE" STANDARDS, INSTITUTIONAL GRADE.

6.1.3 ALL MILLWORK COUNTERTOPS SHALL BE COVERED W/HIGH PRESSURE PLASTIC LAMINATES.

6.1.4 ALL PAINT OR STAIN COLORS AND FINISHES SHALL BE AS SELECTED BY THE OWNER.

6.1.5 ALL PLASTIC LAMINATES ARE TO BE SELECTED BY OWNER.

DIVISION 7 - THERMAL & MOISTURE PROTECTION

7.1 - CAULKS AND SEALANTS

7.1.1 THE CONTRACTOR SHALL FURNISH AND INSTALL CAULKING AND SEALANTS PRIOR TO PAINTING BETWEEN ALL JOINTS OF VARYING CONSTRUCTION MATERIALS INCLUDING BUT NOT LIMITED TO:
   A. WINDOWS AND DOORS AT STUCCO
   B. STUCCO AT ABUTMENT TO OTHER MATERIALS
   C. FLASHINGS
   D. THRESHOLD AT CONCRETE FLOORING
   E. PLUMBING FIXTURES AT WALL OR FLOOR SURFACES
   F. DOOR & WINDOW FRAMES AT GYPSUM BOARD AND FLASHINGS.
   G. MILLWORK JOINTS
   H. VERTICAL JOINTS OF MATERIALS AT ROOF
   I. CABINETRY AT WALL SURFACES

7.1.2 ALL SEALANTS SHALL BE USED AT THE EXTERIOR SHALL BE ELASTIC URETHANE AS MANUFACTURED BY THE DOW CORNING COMPANY.

7.1.3 ALL DISIMILAR BUILDING MATERIAL JOINTS AT THE INTERIOR WHERE NO MOVEMENT WILL OCCUR, THE CONTRACTOR SHALL USE 'RED DEVIL' ECONOMY LATEX PAINTABLE CAULK.

7.1.4 ALL DISIMILAR BUILDING MATERIAL JOINTS AT THE INTERIOR WHERE SOME MOVEMENT IS EXPECTED, THE CONTRACTOR SHALL USE ELASTIC URETHANE SEALANT AS MANUFAC- TURED BY DOW CORNING COMPANY.

7.2 - FLASHINGS AND SHEET METAL

7.2.1 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY EXTERIOR FLASHINGS AND SHEET METAL WORK AROUND ALL VERTICAL AND HORIZONTAL JOINTS IN THE ROOF OR WALL SURFACES WHERE JOINING OF VARYING MATERIALS OR OPENINGS WILL OCCUR TO INSURE A WATER TIGHT INTEGRATED SYSTEM.

7.2.2 INSTALL FLASHINGS AS INDICATED IN THE DETAILS AND SECTIONS.

7.2.3 IF NOT SPECIFICALLY INDICATED IN THE DRAWINGS, ALL FLASHINGS SHALL BE A MINIMUM OF 22ga. STEEL PRE-FINISHED WITH A GALVANIZED COATING READY TO RECEIVE FIELD PAINT OR PRE-FINISHED W/BAKED ON ENAMEL OR 'KYNAR 500' FINISH.

7.2.3 IF NOT SPECIFICALLY INDICATED IN THE DRAWINGS, ALL FLASHINGS SHALL BE A MINIMUM OF 22ga. STEEL PRE-FINISHED WITH A GALVANIZED COATING READY TO RECEIVE FIELD PAINT OR PRE-FINISHED W/BAKED ON ENAMEL OR 'KYNAR 500' FINISH.

7.2.4 GALVANZED ROOF FLASHINGS NOT EXPOSED TO VIEW DO NOT NEED TO BE PAINTED.

7.2.5 SEAL ALL VERTICAL OVERLAPPING JOINTS WITH ROOFERS CEMENT OR SILICONE SEALANT.

7.2.6 PAINT ALL FLASHINGS THE SAME COLOR AS ADJACENT MATERIALS.

7.2.7 ALL RELATED ROOF MEMBRANE FLASHINGS SHALL BE OF THE COMPATIBLE ROOFING MATERIALS SUPPLIED BY THE ROOFING MANUFACTURER.

7.2.8 ALL CAP AND SILL FLASHINGS AT THE METAL ROOF SHALL BE OF THE METAL ROOF SYSTEM PRE-FINISHED AND PRE-FORMED AT THE FACTORY.

7.3 - EXTERIOR FINISH AND INSULATION SYSTEM (E.F.I.S.)
EXTERIOR INSULATION AND FINISH SYSTEM (E.I.F.S.)

7.3.1 WHERE INDICATED ON THE DRAWINGS AS "EFIS" OR "EIFS", THE CONTRACTOR SHALL FURNISH AND INSTALL A COMPLETE FINISH SYSTEM EQUAL TO "DRYVIT" OR "STO". OTHER SYSTEMS WILL BE APPROVED UPON SUBMITTAL TO THE ARCHITECT.

7.3.2 INSTALLATION OF THE "EFIS" SYSTEM SHALL BE BY A MANUFACTURERS CERTIFIED INSTALLER.

7.3.3 THE CONTRACTOR SHALL FURNISH A "MOCK" BUILT UP PANEL FOR THE PURPOSE OF OBTAINING OWNER APPROVAL FOR THE COLOR AND TEXTURES OF THE FINAL SYSTEM.

7.3.4 ALL ACCESSORIES REQUIRED FOR THE FINISH SYSTEM SHALL BE FROM THE SAME MANUFACTURER, OR THE MANUFACTURERS PREFERENCE OF PRODUCTS.

7.3.5 THE FINISH SYSTEM SHALL BE INSTALLED PER THE SECTIONS AND DETAILS AND/OR MANUFACTURERS RECOMMENDED INSTALLATION TECHNIQUES.

7.3.6 THE FIRST POLYSTYRENE BOARD APPLICATION SHALL BE APPLIED OVER A LAYER OF BUILDING PAPER OVER A ONE (1) HOUR RATED EXTERIOR WALL ASSEMBLY.

7.3.7 THE "HI-IMPACT" FIBERGLASS MESH AND BASE MORTAR SHALL BE INSTALLED OVER THE POLYSTYRENE BOARD W/PROPER ADHESIVES.

7.3.8 "HI-IMPACT" FIBERGLASS MESH SHALL BE USED IN ALL AREAS UP TO 6 FEET ABOVE GRADE OR WALKS WHERE HIGH ABUSE IS POSSIBLE.

DIVISION 8 - DOORS & WINDOWS

8.1 - WOOD DOORS

8.1.1 INTERIOR SOLID CORE DOORS, CUSTOM GRADE, 7 PLY, WITH PLAIN SLICED WHITE OAK FACES AND FACTORY STAINED FINISH, MOHAWK FLUSH DOORS, INC. OR EQUAL.

8.1.2 FIRE RATED DOORS TO MEET ASTM E-152 AND TO HAVE UL LABEL.

8.1.3 FACTOR PRE-FIT AND PRE-MACHINE DOORS TO FIT FRAME OPENINGS.

8.1.4 PROVIDE INTUMESCENT SEALS AT 90 MIN. RATE DOORS, CORE CONSTRUCTION AS REQUIRED AT RATED DOORS TO ACHIEVE REQUIRED FIRE RATING.

8.1.5 CORES OF NON-RATED DOORS TO BE PARTICLE BOARD.

8.1.6 DOORS TO HAVE MANUFACTURERS LIFETIME LIMITED WARRANTY.

8.2 - STEEL DOORS

8.2.1 ALL STEEL DOORS TO BE REPUBLIC DOORS & FRAMES OR EQUAL.

8.2.2 COMPLY WITH ANSI/SDI 100.

8.2.3 EXTERIOR DOORS TO BE 16ga GALV. STEEL, SEAMLESS DESIGN, POLYSTYRENE CORE, GRADE III, MODEL 2, EXTRA HEAVY DUTY. FRAMES ARE TO BE 18ga. WELDED GALVANIZED STEEL.

8.2.4 INTERIOR DOORS TO BE 18ga COLD ROLLED STEEL, SEAMLESS DESIGN, POLYSTYRENE CORE, GRADE III, MODEL 1, HEAVY DUTY. INTERIOR FRAMES ARE TO BE 18ga. MITERED KNOCKED DOWN.

8.2.5 ALL DOORS AND FRAMES TO BE SHOP PRIMED FOR FIELD PAINTING.

8.2.6 FIRE-RATED DOORS & FRAMES TO MEET NFPA 80 AND TO HAVE UL LABEL.

8.2.7 PROVIDE FRAMES COMPLETE WITH BASE ANCHORS, JAMB ANCHORS (3 PER JAMB) AND SILENCERS (3 PER STRIKE JAMB AT SINGLE DOORS, 2 PER HEAD AT DOUBLE DOORS).

8.2.8 PROVIDE PRODUCT DATA AND MANUFACTURER'S ONE YEAR MATERIAL AND WORKMANSHIP WARRANTY.

8.3 - GLASS & GLAZING

8.3.1 WIRED GLASS TO BE TYPE II, CLASS 1, QUALITY q3, FORM 1 MESH,M1

8.3.2 SEALED INSULATING GLASS (S.I.G.) UNITS TO BE COMPOSED OF CLEAR TEMPERED FLOAT GLASS, KIND FT, CONDITIONS A, TYPE 1, CLASS 1, QUALITY q3.

8.4 - HARDWARE

8.4.1 SUPPILER TO REVIEW KEYING SYSTEM WITH OWNER AND SUPPLY THE TYPE REQUIRED (MASTER, GRANDMASTER OR GREAT-GRANDMASTER). PROVIDE 3 KEYS FOR EACH LOCK, 5 MASTERKEYS PER MASTERKEY SYSTEM AND 5 GRANDMASTERS FOR EACH GRANDMASTERKEY SYSTEM. PROVIDE KEY CONTROL SYSTEM WITH METAL CABINET WITH CAPACITY FOR 150 PERCENT OF THE NUMBER OF LOCKS REQUIRED FOR THE PROJECT.

8.4.2 HINGES: EQUAL TO STANELY (NON-RISING PINS AT INT., NONREMOVABLE PINS AT EXT.) DOORS WITH CLOSERS OR FIRE RATED EXIT DEVISCES SHALL HAVE BALL-BEARING HINGES.

8.4.3 CONTINUOUS HINGES: EQUAL TO ROTON.

8.4.4 LOCKS AND LOCK TRIM: FALCON M SERIES, GRADE 1 (NO SUBSTITUTION) WITH KG LEVER.

8.4.5 EXIT DEVICES: VON DUPRIN, GRADE 1 99NL AT EXTERIOR DOORS AND 992L L-F AT INTERIOR DOORS WITH KEYED DOGGING DEVICES AT EXTERIOR DOORS (NO SUBSTITUTIONS).

8.4.6 CLOSERS: SARGENT 281 (NO SUBSTITUTIONS).

8.4.7 OVERHEAD HOLDERS: EQUAL TO ABH 4400 SERIES.

8.4.8 THRESHOLDS AND WEATHERSTRIPPING: EQUAL TO PEMKO.

8.4.9 WALL BUMPERS, KICKPLATES: EQUAL TO IVES.

8.4.10 PROVIDE PRODUCT DATA AND HARDWARE SCHEDULE.

8.5 - ALUMINUM AND GLASS STOREFRONTS AND WINDOWS

8.5.1 THE CONTRACTOR SHALL FURNISH AND INSTALL ALUMINUM AND GLASS FRAMING AS SCHEDULED IN THE PLANS AND SPECIFICATIONS, AND FURTHER LISTED BELOW:
   A. STOREFRONT AT ENTRANCES - TRI-FAB 451T THERMALLY BROKEN ALUMINUM FRAMING, ANODIZED ALUMINUM FINISH AS MANUFACTURED BY KAWNEER OR EQUAL. COLOR AS SELECTED BY OWNER.
   B. ALUMINUM DOORS - NARROWLINE 190, BY KAWNEER OR EQUAL.
   C. INTERIOR/EXTERIOR WINDOWS - THERMALLY BROKEN WINDOW, FACTORY GLAZED W/4' DEEP MASTER FRAME, MEETING ANSI/ AAMA 101 AND HC-65. KAWNEER 8400 TL OR EQUAL. ALUMINUM FRAMING W/ ANODIZED ALUM. FINISH. COLOR AS SELECTED BY OWNER.

8.5.2 GLASS PANELS SHALL BE 1" CLEAR LOW 'E' INSULATING GLASS IN EXTERIOR FRAMING & 1/4" PLATE, TEMPERED OR WIRED GLASS IN INTERIOR FRAMING AS INDICATED IN THE PLANS AND SCHEDULES.

8.5.3 GLASS PANELS SET IN DOORS, ADJACENT PANELS TO DOORS , PANELS OVER DOORS AND WITHIN 18" OF THE FLOOR SHALL BE TEMPERED.

8.5.4 ALL GLAZING SHALL BE FREE OF CRACKS, SCRATCHES, CHIPS AND ANY OTHER DEFECTS OR IMPERFECTIONS AND SHALL BE INSTALLED TO PROVIDE A PROPER FIT SO AS NOT TO BIND IN THEIR RESPECTIVE FRAMES AND TO ALLOW FOR EASE OF REPLACEMENT.

DIVISION 9 - FINISHES

9.1 - SUSPENDED GYPSUM CEILINGS

9.1.1 WHERE INDICATED ON THE REFLECTED CEILING PLAN AS GYPSUM BOARD CEILINGS, THE CONTRACTOR SHALL FURNISH AND INSTALL THE FOLLOWING SUSPENSION SYSTEMS.
   A. 1/2" LAYER OF GYPSUM BOARD SCREWED INTO 7/8" HIGH METAL FURRING CHANNELS @ 24" O.C. 7/8" CHANNELS SHALL RUN PERPENDICULAR TO THE LONG EDGE OF THE GYPSUM BOARD.
   B. THE 7/8" FURRING CHANNELS SHALL BE ATTACHED TO 1-1/2" HIGH COLD ROLLED SUPENSION CHANNELS SPACED AT 48" O.C. AND TIED PERPENDICULAR TO THE FURRING CHANNELS.
   C. THE SUSPENSION SYSTEM SHALL BE HUNG FROM THE SUPPORT STEEL ABOVE WITH 12ga. HANGER WIRES SPACED @ 48" O.C. MAXIMUM SPACING.

9.2 - SUSPENDED CEILINGS

9.2.1 WHERE INDICATED ON THE PLANS, A NEW SUSPENDED CEILING SYSTEM SHALL BE INSTALLED USING 1-1/2" HIGH MAIN RUNNERS AND 1-1/4" HIGH CROSS TEES 48" LONG. THE SYSTEM SHALL HAVE A BAKED ENAMEL SEMI-GLOSS FINISH, WHITE IN COLOR. THE SYSTEM SHALL HAVE A CLASS "A" RATING AND SHALL BE A "SNAP-GRID" SYSTEM AS MANUFACTURED BY CHICAGO METALLIC CORP., DONN CEILING SYSTEMS OR EQUAL. CEILING SYSTEMS AND SUSPENSION SHALL COMPLY WITH LOCAL CODE REQUIREMENTS FOR SEISMIC DESIGN.

9.2.2 THE SYSTEM SHALL BE SUSPENDED USING 12ga. GALVANIZED WIRE AT 48" O.C. ALONG THE MAIN RUNNERS WITH ADDITIONAL WIRES AT TWO (2) CORNERS OR AS REQUIRED BY CODE OF ALL CORNERS OF ALL INLAID LIGHT FIXTURES. ADDITIONAL WIRE TO BE INSTALLED WHEREVER EXCESSIVE LOADS TO THE SYSTEM EXIST AND ATTACHED SO AS TO NOT HINDER THE INSTALLATION OF LIGHT FIXTURES.

9.2.3 IN KITCHENS AND FOOD PREPARATION AREAS, TILES SHALL BE NOM. 1/2" GYP- SUM BOARD, 24" x 48" WITH A SMOOTH WASHABLE WHITE VINYL FACE OR CEILING PANEL SYSTEMS SPECIFICALLY DESIGNED FOR KITCHEN AREAS.

9.2.4 IN ALL OTHER AREAS SPECIFIED TO HAVE SUSPENDED CEILINGS, THE CEILING PANELS SHALL BE 24" x 48" OR 24" x 24" SQUARE WITH SQUARE OR TEGULAR EDGES (AS SELECTED BY OWNER) WITH A HEAVY FISSURED PATTERN.

9.2.5 SAMPLE TILE PANELS SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL.

9.3 - EXTERIOR PARTITIONS

9.3.1 ALL STUDS AT EXTERIOR WALLS BE #2 & BETTER 2x6 SPF @ 16" O.C. PROVIDE PRESSURE TREATED PLATE AT BOTTOM WHERE IN CONTACT W/CONCRETE SLABS. PROVIDE HORIZ. BRIDGING @ 8'-0" A.F.F. FOR WALLS TALLER THAN 8'-0" IN HEIGHT.

9.3.2 ALL STUD FRAMING TO RECEIVE EXTERIOR GRADE GYPSUM WALL BOARD SHEATHING & DIAGONAL BRACING AT ALL CORNERS. ATTACH SHEATHING USING 1-1/2" BUGLE HEAD SCREWS AT 12" O.C. TO FORM SUBSTRATE FOR OTHER EXTERIOR FINISH WALL SYSTEMS.

9.4 - INTERIOR DRYWALL PARTITIONS

9.4.1 ALL INTERIOR PARTITIONS ARE TO BE CONSIDERED LOAD BEARING WALLS UNLESS NOTED OTHERWISE AND SHALL CONSIST OF ONE LAYER OF 1/2" GYPSUM WALL BOARD EACH SIDE OF 2x4 OR 2x6 #2 & BETTER WOOD STUDS AT 16" O.C.. BOTTOM PLATE OF ALL WALLS IN CONTACT W/CONCRETE FLOOR SHALL BE PRESSURE TREATED.

9.4.2 ONE HOUR FIRE RATED PARTITIONS AS INDICATED IN THE PLAN AS NOTED SHALL BE AS ASSEMBLED ABOVE EXCEPT TO SUBSTITUTE 5/8" THICK TYPE 'X' GYPSUM BOARD IN LIEU OF 1/2".

9.4.3 ALL GYPSUM WALL BOARD SHALL BE ATTACHED TO THE STUDS USING 1-1/2" BUGLE HEAD DRYWALL SCREWS @ 8" ALONG THE EDGE & 12" O.C. IN THE FIELD.

9.4.4 ALL SCREW HEAD SHALL BE SLIGHTLY INDENTED TO RECEIVE COATING OF JOINT COMPOUND. ALL JOINTS SHALL RECEIVE JOINT TAPE AND BE FINISHED W/A THREE COAT APPLICATION OF COMPOUND.

9.4.5 ALL OUTSIDE CORNERS SHALL BE FINISHED W/ USG OR EQUAL "DUR-A-BEAD CORNERS AND THREE COAT APPLICATION OF JOINT COMPOUND.

9.4.6 AFTER EACH COAT OF COMPOUND, ALLOW TO DRY AND SAND BETWEEN EACH COAT. ADDITIONAL COATS MAY BE REQUIRED. THE FINAL FINISH COAT SHALL BE SANDED SMOOTH W/NO VISUAL IMPERFECTIONS SUCH AS PITTING OR IRREGULAR SURFACES. FINISH SHALL BE READY FOR FIELD PAINTING.

9.4.7 SEE FLOOR PLAN FOR ANY VARYING STUD THICKNESSES.

9.4.8 SEE TOILET ROOM PLANS FOR AREAS OF PLUMBING CHASES.

9.4.9 ALL TOILET ROOMS TO RECEIVE WATER/MILDEW RESISTANT GYPSUM BOARD ON ALL WALLS.

9.5 - VINYL COMPOSITION TILE (VCT) AND SHEET VINYL

9.5.1 WHERE SHOWN ON THE PLANS, VINYL TILE & SHEET VINYL SHALL BE AS MANUFACTURED BY THE GAF CORP., ARMSTRONG AND OR EQUAL. ALL WALLS MEETING FLOORING SHALL HAVE A 4" VINYL COVE BASE.

9.5.2 THE FLOOR SHALL BE LEFT CLEAN AND FREE FROM ANY RESIDUAL ADHESIVES, DIRT & DUST AND SHALL HAVE A SMOOTH UNIFORMLY LEVEL SURFACE. THE FLOOR SHALL BE WAXED UPON COMPLETION W/TWO(2) COATS OF COMMERCIAL GRADE WAX.

9.5.3 ALL COLOR SELECTIONS SHALL BE MADE BY THE OWNER.

9.6 - CARPETING

9.6.1 CARPETING SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR WITH AN ALLOWANCE AS AGREEDUPON WITH THE OWNER.

9.6.2 CARPETING SHALL BE AS SELECTED BY THE OWNER.

9.6.3 ADJUSTMENTS IN COST WILL BE MADE AS SPECIFIED ABOVE IF NECESSARY.

9.6.4 REFER TO THE ROOM FINISH SCHEDULE FOR REQUIREMENTS FOR SMOKE AND FLAME SPREAD.

9.7 - PAINTING

9.7.1 ALL CONSTRUCTION MATERIALS THAT ARE NOT PRE-FINISHED, EXPOSED TO VIEW, SHOP PRIMED AND OBVIOUSLY READY FOR FIELD PAINTING SHALL RECEIVE PAINT PER THE FOLLOWING:
   A. CONCRETE: TWO (2) COATS PROMAR 400 GLOSS LATEX OVER ONE (1) COAT CONCRETE PRIMER W/FILLER.
   B. GYPSUM BOARD WALLS, SOFFITS, FASCIAS & CEILINGS: ONE (1) COAT PREPRITE INTERIOR LATEX PRIMER AND TWO (2) COATS PROMAR 200 INTERIOR LATEX SEMI-GLOSS.
   C. METALS: PRIME W/ONE (1) COAT KEM KROMIK UNIVERSAL METAL PRIMER AND TWO (2) COATS METALATEX GLOSS PAINT.
   D. METALS (GALVANIZED): PRIME W/ONE (1) COAT KEM KROMIK UNIVERSAL METAL PRIMER AND TWO (2) COATS METALATEX GLOSS PAINT.
   E. PAINTED WOOD: PRIME W/ ONE (1) COAT PERPRITE INTERIOR LATEX PRIMER AND TWO (2) COATS PROMAR 200 INTERIOR LATEX GLOSS PAINT.
   F. STAINED WOOD (EXTERIOR): ALKYD SEMI-TRANSPARENT WOOD PRESERVATIVE STAIN. APPLY TWO (2) COATS FOR EFFECTIVE PROTECTION AND COLOR.
   G. STAINED WOOD (INTERIOR): MINWAX WOOD FINISH STAIN. APPLY PER MANUFACTURER'S DIRECTIONS, ADD SECOND COAT IF NECESSARY. SEAL W/ ONE (1) COAT MINWAX "FAST-DRYING POLYURETHANE" OR MINWAX "POLY-CRYLIC" PROTECTIVE FINISH PER MANUFACTURERS DIRECTIONS.

9.7.2 ALL PAINTS AND STAINS BASED ON SHERWIN-WILLIAMS AND MINWAX. GLIDDEN, BENJAMIN-MOORE, BEHR, DURON, CABOT & OLYMPIC ARE ACCEPTABLE ALTERNATIVES.

9.7.3 APPLY ALL FINISHES IN STRICT ACCORDANCE WITH MANUFACTURERS APPLICATION INSTRUCTIONS.

9.7.4 SEE DOOR SCHEDULE, ROOM FINISH SCHEDULE, OR SPECIFIC SECTIONS AND/OR DETAILS FOR FINISH APPLICATIONS.

9.8 - EXTERIOR STUCCO FINISH

9.8.1 EXTERIOR STUCCO SHALL BE 3/4" CEMENT PLASTER EQUAL TO THAT MANUFACTURED BY CTS CEMENT MANUFACTURING CORPORATION, CYPRESS, CA. PRODUCT KNOWN AS "RAPID SET" EISENWALL CEMENT REQUIRING ADDITION OF SAND AND APPLIED AT 3/4" THICK.

9.8.2 ALL WORK SHALL BE PERFORMED BY SKILLED CRAFTSMEN, EXPERIENCED IN THIS TYPE OF WORK.

9.8.3 THE CONTRACTOR SHALL FURNISH A "MOCK-UP" PANEL FOR THE PURPOSE OF OBTAINING OWNER APPROVAL FOR THE COLOR AND TEXTURE OF THE FINAL PRODUCT.

9.8.4 SHEATHING FOR STUCCO SHALL BE 5/8" TYPE 'X' GYPSUM SHEATHING APPLIED OVER METAL STUD FRAMING AS SHOWN IN DETAILS.

9.8.5 ALL ACCESSORIES REQUIRED FOR THE FINISH SYSTEM SHALL BE FROM THE SAME MANUFACTURER OR THE MANUFACTURER'S PREFERENCE OF PROD- UCTS AND SHALL NOT BE LIMITED TO LATHING MATERIALS, CORNER REIN- FORCEMENT, CASING BEADS, FOUNDATION WEEP SCREED AND CONTROL/ EXPANSION JOINTS (1/2" GALV. STEEL).

9.8.6 THE STUCCO SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S GUIDELINES. COMPLY WITH IBC REQUIREMENTS.

9.8.7 PROTECT ADJACENT SURFACES WITH DROP CLOTHS, WATERPROOF PAPER OR OTHER MEANS TO MAINTAIN THEM FREE OF MATERIAL SPLASHES, WATER AND DEBRIS.

DIVISION 10 - SPECIALITIES

10.1 - TOILET ROOM PARTITIONS

10.1.1 FURNISH AND INSTALL PRE-FINISHED METAL TOILET PARTITIONS AS INDICATED IN THE TOILET PLANS AND INTERIOR ELEVATIONS.

10.1.2 TOILET PARTITIONS AT WATER CLOSETS SHALL BE FLOOR MOUNTED "ACADEMY" ACRYLIC COATED AS MANUFACTURED BY THE SANYMETAL COMPANY, SOMERSET, KENTUCKY.

10.1.3 ALL DOORS OTHER THAN FOR HANDICAPPED COMPARTMENTS SHALL BE 1" THICK NO. 20 GALVANIZED/BONDERIZED STEEL AND 24" IN WIDTH. DOORS TO HANDICAPPED STALLS SHALL BE 32" MIN. IN WIDTH.

10.1 - TOILET ROOM PARTITIONS

10.1.4 EACH DOOR SHALL BE EQUIPPED WITH CHROME HOOK AND RUBBER BUMPER, STANDARD HINGES, NO. 8800 LATCH WITH BEARING PLATE AND AUTOMATIC GRAVITY CLOSERS.

10.1.5 URINAL SCREENS SHALL BE WALL MOUNTED WITH STANDARD WALL MOUNTING HARDWARE.

10.1.6 THE FINISH ON THE URINAL SCREENS SHALL MATCH THE TOILET COMPARTMENTS.

10.1.7 INSTALL ALL PARTITIONS AND RELATED HARDWARE IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

10.1.8 THE COLOR OF PARTITIONS AND SCREENS SHALL BE AS SELECTED BY THE OWNER.

10.2 - LOCKERS

10.2.1 FURNISH AND INSTALL ALL LOCKERS & ACCESSORIES AS INDICATED IN THE PLANS AND ELEVATIONS AS MANUFACTURED BY LYON WORKSPACE PRODUCTS OR EQUAL.

10.2.2 LOCKERS SHALL BE LYON "INTEGRATED FRAME-ALL WELDED" WITH DIAMOND PERFORATIONS FOR VENTILATION. INSTALL ON MANUFACTURER'S 6" HIGH CLOSED STYLE BASE. PROVIDE CONTINUOUS SLOPING HOODS ON LOCKER BANKS.

10.2.3 CONFIGURATION OF LOCKERS, LOCKING MECHANISMS AND NUMBER OF LOCKERS TO BE DETERMINED BY THE OWNER.

10.2.4 PROVIDE MANUFACTURERS LIFETIME PRODUCT WARRANTY.

10.3 - TOILET ROOM ACCESSORIES

10.3.1 FURNISH AND INSTALL ALL TOILET ROOM ACCESSORIES AS INDICATED IN THE PLANS AND ELEVATIONS, AND AS LISTED BELOW.
   A. TOILET PAPER DISPENSER: BOBRICK MODEL NO. B-685.
   B. CORNER GRAB BAR: BOBRICK MODEL NO. B-6237.
   C. SOAP DISPENSER: BOBRICK MODEL NO. B-8221, COUNTER MOUNTED.
   D. MIRRORS TO BE STAINLESS BRUSHED ALUMINUM FRAMES W/ 1/4" PLATE GLASS MIRROR, SIZES AS INDICATED IN TOILET ROOM ELEVATIONS.
   E. PAPER TOWEL DISPENSER: BOBRICK MODEL NO. B-2620, WALL MOUNTED.
   F. SANITARY NAPKIN DISPENSER: BOBRICK MODEL NO. B-4354, WALL MOUNTED.
   G. TOILET SEAT COVER DISPENSER: BOBRICK MODEL NO. B-221, WALL MOUNTED.

10.3.2 ALL TOILET ROOM EQUIPMENT SHALL BE AS MANUFACTURED BY THE BOBRICK COMPANY OR EQUAL.

10.3.3 INSTALLALL TOILET ROOM EQUIPMENT PER THE WRITTEN INSTRUCTION OF THE MANUFACTURER.

10.4 - FOLDING PARTITIONS

10.4.1 WHERE INDICATED ON THE FLOOR PLAN, FOLDING PARTITIONS SHALL BE SERIES 440 VISA-FOLD AS MANUFACTURED BY WOODFOLD MARCO MFG. CO., FOREST GROVE, OR. (1-503-357-7181)

10.4.2 FURNISH THE STANDARD DOOR WITH NO OTHER OPTIONAL ACCESSORIES UNLESS NOTED.

10.5 - FIRE EXTINGUISHERS

10.5.1 FIRE EXTINGUISHERS:
   A. MULTIPURPOSE DRY CHEMICAL TYPE, U.L. RATED 4A-60BC, 10 LB. CAPACITY. EQUAL TO "COSMIC SERIES" BY J.L. INDUSTRIES.

10.5.2 FIRE EXTINGUISHER CABINETS:
   A. SEMI-RECESSED FIRE-RATED STEEL CABINET WITH 2-1/2" ROLLED EDGE TRIM, TEMPERED GLASS AND WHITE BAKED ENAMEL FINISH. EQUAL TO "AMBASSADOR SERIES, FIRE-FX" WITH "CONTEMPORARY V" DOOR STYLE BY J.L. INDUSTRIES OR EQUAL.

DIVISION 11 - EQUIPMENT

11.1 - BAPTISMAL POOL

11.1.1 THE BAPTISTRY SHALL BE AS NOTED ON THE FLOOR PLAN AND/OR DETAILS OR AS SELECTED BY OWNER. BAPTISTRY SHALL BE EQUAL TO THAT MANUFACTURED BY FIBERGLAS SPECIALTIES INC. CO., HENDERSON, TEXAS. TELEPHONE NO. 903-657-6522.

11.1.2 NOMINAL SIZE SHALL BE PER MANUFACTURER, BUT NOT MORE THAN 4'-10" WIDE.

11.1.3 COLOR SHALL BE BONE OR AS SELECTED BY OWNER.

11.1.4 FABRICATE WITH NON-SKID SURFACES ON THE TREADS OF THE STEPS.

11.1.5 FURNISH WITH A FIVE YEAR LIMITED WARRANTY.

11.1.6 LAYERS OF FIBERGLASS SHALL BE APPLIED TO PRODUCE A TENISLE STRESS OF 32,000 PSI.

11.1.7 FIBERGLASS SHALL HAE A HIGH GLOSS GELCOAT SURFACE.

11.1.8 FURNISH BAPTISTRY WITH A FULLY AUTOMATIC PLUMBNG CONTROL PACKAGE.

11.1.9 FULLY AUTOMATIC PACKAGE SYSTEM SHALL HAVE THE FOLLOWING:
   A. COMPLETE PLUMBING SYSTEM.
   B. HEATING SYSTEM.
   C. SWITCH PANEL WITH LIGHTS TO INDICATE FUNCTION ACTIVATED.
   D. THERMOSTAT TO MAINTAIN PROPER WATER TEMPERATURE.
   E. AUTOMATIC WATER SHUT-OFF.
   F. WATER LEVEL CONTROL.

11.1.10 PLUMBING CONTROL PACKAGE SHALL HAVE THE FOLLOWING:
   A. 5.5 KW
   B. 18,766 BTU.
   C. 120 GAL. @ 20 DEG. RISE.
   D. 1-1/2" COLD WATER CONNECTION.
   E. 3/4" H.P. CIRCULATION PUMP.

PLEASE NOTE:

THIS IS A GENERALIZES SPECIFICATION SHEET. SOME OR ALL PARTS OF THIS SPECIFICATION MAY OR MAY NOT APPLY TO THE BUILDING TO WHICH THESE SPECIFICATIONS ARE ATTACHED. THEY ARE FOR STANDARDS. THE OWNER, MAY AT HIS DETERMINATION, DECIDE TO USE A MATERIAL OR MANUFACTURER THAT IS NOT INDICATED IN THIS SPECIFICATION. HE MAY DO SO WITH THE UNDERSTANDING THAT WITHOUT WRITTEN APPROVAL OF THE ARCHITECT, HE ABSOLVES THE ARCHITECT FOR ANY AND ALL FAILURES OF THE SELECTED PRODUCTS AND/OR MANUFACTURERS NOT LISTED IN THIS SPECIFICATION.

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DISTRICT OF COLUMBIA
RICK A. JACK
ARC 101331
REGISTERED ARCHITECT
6/11/09

new facility for:
washington seventh day baptist church
CRITTENDEN @ 16TH, WASHINGTON, D.C.

project no.	2K70609
dwn by: RICK	chk by: RICK
date:	AUG. 18, 2008
scale:	AS SHOWN
sheet no:	SP1