GENERAL CONDITIONS DIVISION 1

> Summary of Work: Renovation of canopy structure, removal of existing canopy as noted on plans, replacement canopy in front of Rite Aid, and replacement of 4' concrete sidewalk in front of building.

> Drawings and outline specifications are intended to provide the basis for the proper completion of the Project suitable for the intended use by the Owner. Items not expressly set forth but which are reasonably implied or necessary for the proper performance of this work will be included.

> Coordinate the work of all trades. Verify location of utilities and existing conditions. Notify Architect of conditions differing from those indicated on the Drawings. Verify dimensions on Drawings with dimensions at the Project.

> Provide cutting and patching work to properly complete the Project. Do not remove or alter structural components without written approval. Cut with tools appropriate for materials to be cut. Patch with materials and methods to produce a patch which is not visible from a distance of five feet. Do not cut and patch in a manner that would result in a failure of the work to perform as intended, decrease fire performance, decrease acoustical performance, decrease energy performance, decrease operational life, or decrease safety factors.

> Demolition includes but is not limited to the removal of existing Canopy as noted

Verify and locate utilities, existing facilities, and equipment.

Protect roof drain piping, exterior curtain wall system, exterior brick, roofing system, water and drainage lines that supply other tenants.

Arrange for a preconstruction conference prior to start of construction. Meeting shall be attended by the Owner, Architect, Construction Manager and major subcontractors. Arrange for progress meetings during construction, record minutes, and distribute promptly.

Submit a project schedule and update at least monthly. Submit for approval submittals for all major products components that are first reviewed and annotated by the Construction Manager. Provide 4 copies of all shop drawings, product data, color samples, test reports, and warrantees. Clearly indicate any deviations from requirements of the contract documents. Fabricate materials from approved shop drawings only.

Comply with applicable codes, regulations, ordinances and requirements of the authorities having jurisdiction, including accessibility guidelines where applicable. Submit copies of inspection reports, notices and similar documents to the Architect.

Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Furnish evidence of experience if requested. Deliver, handle, and store materials in strict accordance with manufacturer's instructions. Protect materials from damage.

Provide temporary facilities and connections as required for the proper completion of the project. Work with owner to determine utilities to use during construction.

Provide temporary protection for adjacent areas to prevent contamination by construction dust and debris. Provide temporary barricades as necessary to ensure protection of the public. Provide suitable waste disposal units and empty regularly. Do not permit accumulation of trash and waste materials. Provide temporary sanitary facilities. Maintain egress within and around construction areas. Maintain fire alarm systems in operation during construction. Provide fire extinguishers in work area during construction. Provide temporary protection for adjacent construction. Promptly repair any damage at no additional cost to the Owner.

Provide products and materials specified. Request Architect's selection of colors and accessories in sufficient time to avoid delaying progress of the work. Submit requests for substitutions in writing, including reasons. Submit sufficient information for Architect to evaluate proposed substitution. Remove and replace work which does not conform to the contract documents at no additional expense to the Owner.

Inspect substrates and report unsatisfactory conditions in writing. Do not proceed until unsatisfactory conditions have been corrected. Take field measurements prior to fabrication where practical. Form to required shapes and sizes with true edges, lines and angles. Provide inserts and templates as needed for work of other trades. Install materials in exact accordance with manufacturer's instructions and approved submittals. Install materials in proper relation with adjacent construction and with proper appearance. Restore units damaged during installation. Replace units which cannot be restored at no additional cost to the Owner. During construction, take progress photos of conditions that will be hidden from view.

Prepare punch list for remaining work for review by the Architect. Complete punch list items promptly at no expense to the Owner. Submit accurate record documents of building and site. Submit two copies of operating manuals, maintenance manuals, and warranty information. Obtain and submit copy of occupancy permits. Train Owner's personnel in use of building systems. Remove temporary facilities and provide final cleaning and touch-up. Restore portions of the building, site improvements, landscaping and other items damaged by construction operations to the satisfaction of the Architect at no additional expense to the Owner.

SITE WORK **DIVISION 2**

DIVISION 3 CONCRETE See Structural

DIVISION 4 MASONRY

Not Used

Brick Veneer with Tabs II system.

PART I. PRODUCT

TABS[™] II panel is a structural galvanized steel support ledge and secure tie system for thin brick, tile, marble and granite. Prefabricated panels are available in 48" x 24", 48" x 48", 48" x 72" and 48" x custom sizes.

PART II. MANUFACTURER

© Tabs Wall Systems LLC. All Rights Reserved. 4515 Airwest Drive SE Grand Rapids, MI 49512 office. 616-554-5400 fax. 616-554-5487 www.tabswallsystems.com

PART III. GENERAL 0.0 SCOPE

This is a short form specification and does not contain all of the information for proper installation and detailing of the TABSTM II system. For complete information refer to the Long Form Specifications or the Tabs Product Guide. This is available through your distributor, dealer or the manufacturer.

0.1 Provide all necessary labor, materials and equipment to properly install the field applied and/or Panelized TABS[™] II system.

2.0 QUALITY ASSURANCE

2.0.1 Warranty: Manufacturer warrants the product to be free from defects in material and workmanship for a period of twenty years from the date of installation. For full terms and conditions of the warranty, see the Long Form Specifications.

2.0.2 Substrate:

Shall be engineered with regard to structural integrity and performance, and shall meet building code and manufacturer's requirements for application.

2.1 TABSTM II component parts

Meets national building code requirements including: 1-CODES, BOCA, SBCC, ICBO, CABO, HUD-FHA and VA.

2.2 TABS[™] II panel system: Is tested and certified by code approved laboratories

2.2.1 Meets or exceeds the following criteria: Section 1405.9 of 1-Codes for adhered veneer. ASTM E72 Listed Positive wind loads up to 353 psf. ASTM E-119 Listed 2 hour Fire Rating. ASTM B117-03 Corrosion Resistance.

2.3 Product shall be installed by an approved contractor familiar with deisng requirements, materials, and referenced specifications.

PART IV: MATERIALS

3.1 TABSTM II thin veneer tie and support panel

3.1.1 panel shall be structural grade steel and coated with hot dip Zinc to a G-90 commercial grade.

3.1.2 panel will have support tabs sized for veneer thickness and adjustable ties for the veneer's dimensions.

3.1.3 panel shall be textured to provide weeping channels and moisture control.

3.2 VENEERS

Thin brick will meet the appropriate ASTM/ANSI and building code requirements for the specific application.

3.3 TABSTM II ADHESIVE

(or equal) shall meet or exceed ASTM C-557, ANSI A 131.6 requirements and FHA-HUD use of Material Bulleting #60. Sheer bond strength between the total surface area of the veneer and the panel will not be less than 50 psi.

3.4 MORTAR or GROUT

shall be type S and modified with TABS[™] II mortar additive (or equal) which will meet or exceed specifications for the application.

3.5 SHEATHING MATERIAL if specified, shall meet the building code requirements and manufacturer's specifications for the application. See TABS[™] II Long Form Specifications.

3.6 OTHER materials not specifically described herein, but required for a complete and proper installation shall be as recommended by the manufacturer and meet all appropriate codes and standards.

PART V: INSTALLATION Products shall be installed as per instructions contained in the TABS[™] II installation guide.

METALS **DIVISION 5**

Structural Steel : See Structural Drawings

Cold Formed Metal Framing: 2"x6"x16 gage exterior non-load bearing wall

Metal Fabrications: Angle iron frames for solartubes, misc. angles.

framing, miscellaneous framing at exterior ceilings.

DIVISION 6 WOOD AND PLASTICS

Rough Carpentry. Provide pressure treated perimeter sill plates, blocking & wood nailers. Rough hardware, such as nails, bolts, screws, clips as required to install rough carpentry work.

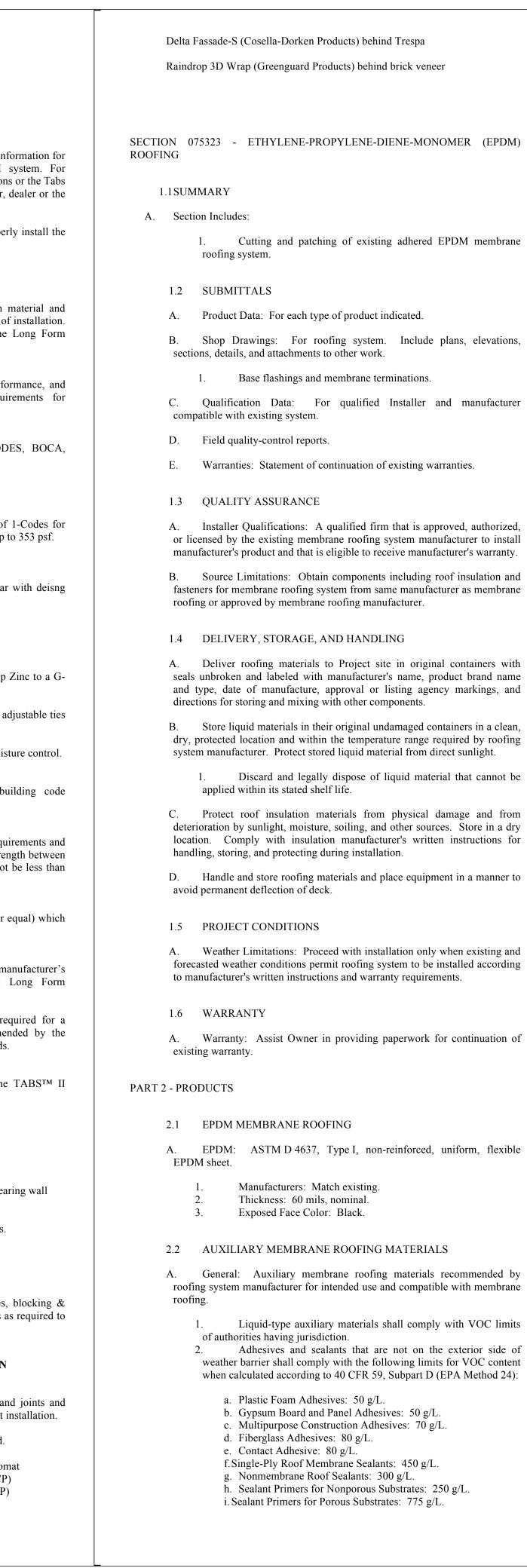
THERMAL AND MOISTURE PROTECTION **DIVISION 7**

Joint Sealers: Exterior intersections with dissimilar materials; and joints and openings where sealing is required to provide complete watertight installation.

Trespa Meteon Rainscreen: See additional specifications included. 1. Trespa Meteon M35.7.1/Rock for facade

- 2. Trespa Meteon M35.7.1/Satin for angled canopy over laundromat
- 3. Trespa Meteon M35.7.1/Rock for ceiling (dark shaded on RCP)
- Trespa Meteon A05.0.0/Satin for ceiling (light shaded on RCP)

SPECS



j. Other Adhesives and Sealants: 250 g/L. B. Sheet Flashing: 60-mil- thick EPDM, partially cured or cured, according to application. C. Bonding Adhesive: Manufacturer's standard, water based. Seaming Material: Manufacturer's standard, synthetic-rubber polymer primer and 3-inch- wide minimum, butyl splice tape with release film. E. Lap Sealant: Manufacturer's standard, single-component sealant, colored to match membrane roofing. F. Water Cutoff Mastic: Manufacturer's standard butyl mastic sealant. G. Metal Termination Bars: Manufacturer's standard, predrilled stainlesssteel or aluminum bars, approximately 1 by 1/8 inch thick; with anchors. H. Fasteners: Factory-coated steel fasteners and metal or plastic plates complying with corrosion-resistance provisions in FM Approvals 4470, designed for fastening membrane to substrate, and acceptable to roofing system manufacturer. I. Miscellaneous Accessories: Provide pourable sealers, preformed cone and vent sheet flashings, preformed inside and outside corner sheet flashings, reinforced EPDM securement strips, T-joint covers, in-seam sealants, termination reglets, cover strips, and other accessories. 2.3 ROOF INSULATION A. Salvage and reinstall existing roof insulation as required for new work. B. Provide preformed saddles, crickets, tapered edge strips, and other insulation shapes where indicated for sloping to drain. Fabricate to slopes indicated. 2.4 INSULATION ACCESSORIES A. General: Furnish roof insulation accessories recommended by insulation manufacturer for intended use and compatibility with membrane roofing. B. Fasteners: Factory-coated steel fasteners and metal or plastic plates complying with corrosion-resistance provisions in FM Approvals 4470, designed for fastening roof insulation to substrate, and acceptable to roofing system manufacturer. PART 3 - EXECUTION 3.1 EXAMINATION A. Examine substrates, areas, and conditions, with Installer present, for compliance with the following requirements and other conditions affecting performance of roofing system: Verify that roof openings and penetrations are in place and curbs are set and braced and that roof drain bodies are securely clamped in place. Verify that wood blocking, curbs, and nailers are securely 2. anchored to roof deck at penetrations and terminations and that nailers match thicknesses of insulation. Proceed with installation only after unsatisfactory conditions have been В corrected. 3.2 PREPARATION A. Clean substrate of dust, debris, moisture, and other substances detrimental to roofing installation according to roofing system manufacturer's written instructions. Remove sharp projections. B. Prevent materials from entering and clogging roof drains and conductors and from spilling or migrating onto surfaces of other construction. Remove roof-drain plugs when no work is taking place or when rain is forecast. Complete terminations and base flashings and provide temporary seals to prevent water from entering completed sections of roofing system at the end of the workday or when rain is forecast. Remove and discard temporary seals before beginning work on adjoining roofing. 3.3 INSULATION INSTALLATION A. Coordinate installing membrane roofing system components so insulation is not exposed to precipitation or left exposed at the end of the workday. B. Comply with membrane roofing system and insulation manufacturer's written instructions for installing roof insulation. Install tapered insulation under area of roofing to conform to slopes indicated. D. Trim surface of insulation where necessary at roof drains so completed surface is flush and does not restrict flow of water. Mechanically Fastened Insulation: Install each layer of insulation and secure to deck using mechanical fasteners specifically designed and sized for fastening specified board-type roof insulation to deck type. 3.4 ADHERED MEMBRANE ROOFING INSTALLATION A. Adhere membrane roofing over area to receive roofing according to membrane roofing system manufacturer's written instructions. Unroll membrane roofing and allow to relax before installing. B. Accurately align membrane roofing and maintain uniform side and end laps of minimum dimensions required by manufacturer. Stagger end laps.

> C. Bonding Adhesive: Apply to substrate and underside of membrane roofing at rate required by manufacturer and allow to partially dry before

installing membrane roofing. Do not apply to splice area of membrane roofing.

D. In addition to adhering, mechanically fasten membrane roofing securely at terminations, penetrations, and perimeters.

E. Apply membrane roofing with side laps shingled with slope of roof deck where possible.

F. Tape Seam Installation: Clean and prime both faces of splice areas, apply splice tape, and firmly roll side and end laps of overlapping membrane roofing according to manufacturer's written instructions to ensure a watertight seam installation. Apply lap sealant and seal exposed edges of membrane roofing terminations.

G. Repair tears, voids, and lapped seams in roofing that does not comply with requirements.

H. Spread sealant or mastic bed over deck drain flange at roof drains and securely seal membrane roofing in place with clamping ring.

I. Install membrane roofing and auxiliary materials to tie in to existing membrane roofing to maintain weather-tightness of transition and to not void warranty for existing membrane roofing system.

J. Adhere protection sheet over membrane roofing at locations indicated.

3.5 BASE FLASHING INSTALLATION

A. Install sheet flashings and preformed flashing accessories and adhere to substrates according to membrane roofing system manufacturer's written instructions.

B. Apply bonding adhesive to substrate and underside of sheet flashing at required rate and allow to partially dry. Do not apply to seam area of flashing.

C. Flash penetrations and field-formed inside and outside corners with cured or uncured sheet flashing.

D. Clean splice areas, apply splicing cement, and firmly roll side and end laps of overlapping sheets to ensure a watertight seam installation. Apply lap sealant and seal exposed edges of sheet flashing terminations.

E. Terminate and seal top of sheet flashings and mechanically anchor to substrate through termination bars.

3.6 FIELD QUALITY CONTROL

A. Final Roof Inspection: Arrange for roofing system manufacturer's technical personnel to inspect roofing installation on completion.

B. Repair or remove and replace components of membrane roofing system where inspections indicate that they do not comply with specified requirements.

C. Additional inspections, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.

3.7 PROTECTING AND CLEANING

A. Protect membrane roofing system from damage and wear during remainder of construction period. When remaining construction will not affect or endanger roofing, inspect roofing for deterioration and damage, describing its nature and extent in a written report, with copies to Architect and Owner.

B. Correct deficiencies in or remove membrane roofing system that does not comply with requirements, repair substrates and repair or reinstall membrane roofing system to a condition free of damage and deterioration at time of Substantial Completion and according to warranty requirements.

C. Clean overspray and spillage from adjacent construction using cleaning agents and procedures recommended by manufacturer of affected construction.

END OF SECTION 075323

DIVISION 8 DOORS, WINDOWS AND GLASS TUBULAR UNIT SKYLIGHTS

GENERAL

- 1.01 Furnish and install tubular unit skylights with formed curb counterflashing for mounting on prefabricated roof curb for flat roofing application.
- 1.02 Furnish and install all necessary curbs, nailers, flashings for a weather tight installation.
- 1.03 Coordinate locations with structural layout, and ceiling panel layouts.
- 1.04 Hold a Preinstallation Conference to verify existing conditions prior to delivery and installation of tubular skylights.
- 1.05 Submit product data and shop drawings. Shop drawings to include plans, elevations, sections, details, and connections to supporting structure and adjoining work.
- 1.06 Provide operation and maintenance data to owner at completion of
- 1.07 Manufacturer's Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of tubular unit skylights that fail in materials or workmanship under normal use within specified warranty period.

Failures include, but are not limited to, the following:

