

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT ISSUED
Permit Number: 050061
JAN 28 2005
CITY OF PORTLAND

This is to certify that Durango Partners Llc/Bench
has permission to Renovations from Commercial Hotel to miton
AT 51 Oak St

NO Charge In Use
037 H01400

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is laid or closed-in. HEAVY NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS
Fire Dept. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
DepartmentName

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No. 05-0061	PERMIT ISSUED	BL: 037 H 14001
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Location of Construction: 51 Oak St	Owner Name: Durango Partners Llc	Owner Address: 202 Us Route 1	Phone:
Business Name:	Contractor Name: Benchmark	Contractor Address: 34 Thomas Drive Westbrook	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3
Past Use: Commercial Hotel	Proposed Use: Commercial Dormitory/ Renovations from Commercial Hotel to Dormitories	Permit Fee: \$8,808.00	Cost of Work: \$967,316.00
Proposed Project Description: Renovations from Commercial Hotel to Dormitories		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: 3B Not a Use Change 1/26/05
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.): Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature _____ Date _____	

Permit Taken By: Idobson	Date Applied For: 01/18/2005	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Exemption <i>Site plan exemption applied for</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>1/18/05</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>	

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

City of Portland, Maine - Building or Use Permit

Permit No: 05-0061	Date Applied For: 01/18/2005	CBL: 037 H014001
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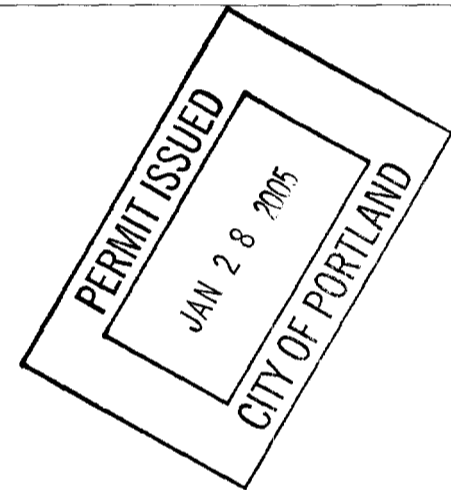
Location of Construction: 51 Oak St	Owner Name: Durango Partners Llc	Owner Address: 202 Us Route 1	Phone:
Business Name:	Contractor Name: Benchmark	Contractor Address: 34 Thomas Drive Westbrook	Phone (207) 591-7600
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial Dormitory/ Renovations from Commercial Hotel to Dormitories	Proposed Project Description: Renovations from Commercial Hotel to Dormitories
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Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 01/18/2005
Note: Sarah has the site plan exemption - not signed off yet - all renovations are interior except updating ext. **Ok to Issue:**
 Egresses - no parking required under B-3 zoning

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 01/26/2005
Note: **Ok to Issue:**
 1) This is not considered a change of use...both uses are R2
 2) The property owner must provide proof of the ability to land their fire escape on the neighboring structure prior to erecting the fire escape.
 3) A statement of Special Inspections for the Structural Modifications pursuant to Section 1704 must be filed and approved prior to construction.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 01/19/2005
Note: **Ok to Issue:**
 1) the fire alarm system shall need a separate permit.
 2) the sprinkler system shall be maintained to NFPA 3 standards
 3) Application requires State Fire Marshal approval.





Commercial Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Total Square Footage of Proposed Structure 21,090		Square Footage of Lot 4,739	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 37 H 14	Owner: Everett Hotel LLC One City Center Portland, ME 04101		Telephone: 207-780-0223
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Benchmark Construction 34 Thomas Drive Westbrook, ME 04092 207-591-7600		cost Of Work \$967,316 Fee: \$8,724
Proposed Specific use: <u>Dormitory</u>			
Project description: Renovation work to include conversion of single occupancy rooms to suites with private bathrooms and updating of amenities. Restoration of first floor storefront. Front half of windows to be restored and addition of storm windows; back half of windows to be replaced with aluminum windows. Emergency egress path to be improved and updated.			
Contractor's name, address & telephone: <u>Same as above</u>			
Who should we contact when the permit is ready: <u>Ron Burt</u>			
Mailing address: <u>Benchmark Construction</u> <u>34 Thomas Drive</u> <u>Westbrook, ME 04092</u> Phone: 207-591-7600			

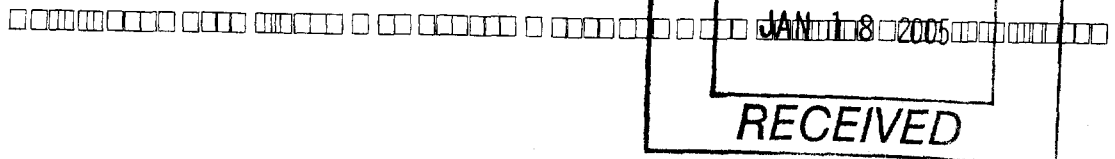
Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <i>Kenneth S. Burt</i>	Date: January 10, 2005
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost \$9.00 per additional \$1000.00 cost



Becker Structural Engineers, Inc.

75 York Street
Portland, ME 04101
207-879-1838

Transmittal

TO: City of Portland Housing & Neighborhood Services
City Hall Room 315
389 Congress Street
Portland, ME 04101
ATTN: Mr. Mike Nugent
DATE: 1/28/05
PROJECT: Oak Leaf Inn
PROJECT No: 1269

Attached Under separate cover via:

For Approval
 For Your Use
 For Review & Comment

Reviewed
 For Signature
 Returned for Corrections
 Other:

Prints Specifications Bond Reproducibles
 Mylars Calculations Shop Drawings
 Sepias Letter Other:

Copies	Date	Drwg No.	Description
1	1/24/05		Construction Documents
1	1/37/05		Special Inspections Statement

Comments:
CC: Dick Curtis – CWS
Ron Burt – Benchmark

Signed: 
Ethan A. Rhile

Becker Structural Engineers, Inc.

STATEMENT OF SPECIAL INSPECTIONS

PROJECT: Oak Leaf Inn Renovations

LOCATION: Oak Street, Portland, Maine

PERMIT APPLICANT: Benchmark Construction, Inc.

APPLICANT'S ADDRESS: 34 Thomas Drive, Westbrook, Maine, 04092

STRUCTURAL ENGINEER OF RECORD: Ethan A. Rhile, P.E. – Becker Structural Engineers, Inc.

ARCHITECT OF RECORD: Richard P Curtis – CWS Architects

This Statement of Special Inspections is submitted in accordance with Section 1704.1.1 of the 2003 International Building Code. It includes a listing of special inspections applicable to this project as well as the name of the Special Inspector, and the names of other agencies intended to be retained for conducting these inspections.

The Special Inspector shall keep records of all inspections listed herein, and shall furnish inspection reports to the Code Official and to the Registered Design Professional of Record. All discrepancies shall be brought to the immediate attention of the Contractor for correction. If the discrepancies are not corrected the discrepancies shall be brought to the attention of the Code Official and the Registered Design Professional of Record. Interim reports shall be submitted to the Code Official and to the Registered Design Professional of Record at a frequency dictated by the Building Code Official.

Job site safety is solely the responsibility of the Contractor. Materials and activities to be inspected are not to include the Contractor's equipment and methods used to erect or install the materials listed. The Special Inspections program does not relieve the contractor from compliance with the requirements of the plans and specifications.

Prepared By:

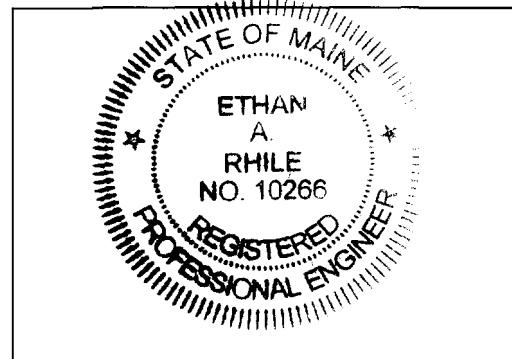
Ethan A. Rhile, P.E.

NAME

SIGNATURE

DATE

Ethan A. Rhile 1/27/05



Applicant's Authorization:

SIGNATURE

DATE

Dennis F. Smith 1-27-05

Preparer's P.E. Seal
Building Code Official:

SIGNATURE

DATE

Richard P. Curtis 1/28/05

Becker Structural Engineers, Inc.

LIST OF AGENTS

PROJECT: Oak Leaf Inn Renovations, Oak Street, Portland, Maine

STRUCTURAL ENGINEER OF RECORD: Paul B. Becker, P.E. - Becker Structural Engineers, Inc.
Name Firm
75 York Street, Portland, ME 04101
Address

ARCHITECT OF RECORD: Richard P. Curtis – CWS Architects, Inc.
Name Firm
434 Cumberland Ave., Portland, ME, 04101
Address

Following is the List of Agents selected for performance of Special Inspections for this project:

	Name	Firm	Abbreviation
1. Special Inspector	Ethan A. Rhile, P.E.	Becker Structural Engineers, Inc.	BSE
2. Testing Laboratory	Testing laboratory to be determined		TL
3. Other			

Becker Structural Engineers, Inc.

FINAL REPORT OF SPECIAL INSPECTIONS

PROJECT: Oak Leaf Inn Renovations

LOCATION: Oak Street, Portland, Maine

PERMIT APPLICANT: Benchmark Construction, Inc.

APPLICANT'S ADDRESS: 34 Thomas Drive, Westbrook, Maine, 04092

STRUCTURALENGINEER OF RECORD: Ethan A. Rhile. P.E. – Becker Structural Engineers, Inc.
Name Firm

ARCHITECT OF RECORD: Richard P. Curtis – CWS Architect, Inc
Name Firm

GENERAL CONTRACTOR: Ronald G. Burt – Benchmark Construction, Inc.
Name Firm

To the best of my information, knowledge, and belief, the Special Inspections required for this project, and described in the Statement of Special Inspections submitted for the project, have been completed.

The following discrepancies that were outstanding since the last interim report, No. dated , have been corrected:

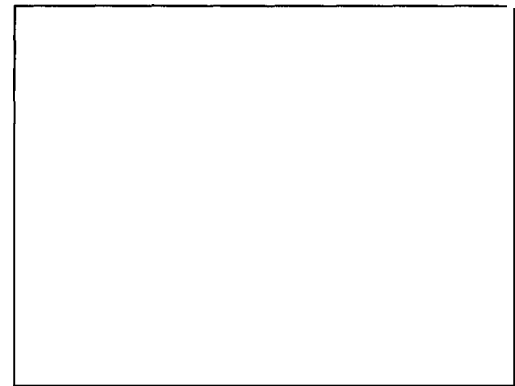
(Use additional sheets, if necessary)

Interim reports submitted to this final report and numbered to , form a basis for, and are to be considered an integral part of this final report.

Submitted By:
SPECIAL INSPECTOR

Ethan A. Rhile. P.E.
NAME

SIGNATURE DATE



Special Inspector's P.E. Seal

Summary of Service (Exhibit A)
Schedule of Special Inspection Services
FABRICATION AND IMPLEMENTATION PROCEDURES

Project: Oak Leaf Inn, Portland, ME
 Date Prepared: 01/26/2005

VERIFICATION AND INSPECTION	Y/N	EXTENT: CONTINUOUS PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	DATE	REV
<p align="center">IBC Section 1704.2</p> <p>1. Verification that the fabricator maintains detailed fabrication and quality control procedures that provide a basis for inspection control of workmanship and the fabricator's ability to conform to approved construction documents and referenced standards. -OR- 2. AISC or SSFNE Certification -OR- 3. Review of fabricator's written procedural and quality control manuals and periodic auditing of fabrication practices by an approved special inspection agency. At the completion of fabrication, the approved fabricator shall submit a certificate of compliance to the building code official stating that the work was performed in accordance with the approved construction documents.</p>	Y	S	<p>Fabricator shall submit one of the three qualifications</p>	BSE		

Fabricator Qualifications have been reviewed in accordance with section 1704.2 of the IBC Code Special Inspector _____ Date _____	Page 1 of 3
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Summary of Service (Exhibit A)
Schedule of Special Inspection Services
STRUCTURAL STEEL

Project: Oak Leaf Inn, Portland, ME
 Date Prepared: 01/26/2005

VERIFICATION AND INSPECTION	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	DATE	REV
IBC Section 1704.3						
1. Material verification of high-strength bolts, nuts and washers:						
a. Identification markings to conform to ASTM standards specified in the approved construction documents.	Y	S	Applicable ASTM material specifications, AISC 335, Section A3.4; AISC LRFD, Section A3.3	BSE		
b. Manufacturer's certificate of compliance required.	Y	S		BSE		
2. Inspection of high-strength bolting (IBC Sect 1704.3.3):						
a. Bearing-type connections:	Y	P	AISC LRFD Section M2.5 (No slip critical connections)	TL		
b. Slip-critical connections.	N	N		N/A		
3. Material verification of structural steel (IBC Sect 1708.4):						
a. Identification markings to conform to ASTM standards specified in the approved construction documents.	Y	P	ASTM A 6 or ASTM A 568	BSE		
b. Manufacturers' certified mill test reports.	Y	S	ASTM A 6 or ASTM A 568	BSE		
4. Material verification of weld filler materials:						
a. Identification markings to conform to AWS specification in the approved construction documents.	Y	P	AISC, ASD, Section A3.6; AISC LRFD, Section A3.5	TL		
b. Manufacturer's certificate of compliance required.	Y	S		BSE		
5. Inspection of welding (IBC 1704.3.1):						
a. Structural steel:						
1) Complete and partial penetration groove welds.	N	N	(No full pen welds)	N/A		
2) Multipass fillet welds.	N	N	(No multipass filled welds)			
3) Single-pass fillet welds > 5/16"	N	N	AWS D1.1 (All fillet welds < 5/16")	N/A		
4) Single-pass fillet welds < 5/16"	Y	P		TL		
5) Floor and deck welds.	N	N	(No metal deck)	N/A		
b. Reinforcing steel (IBC Sect 1903.5.2):						
1) Verification of weldability of reinforcing steel other than ASTM A 706.	N	N	No concrete work; Welding of reinforcement not permitted	N/A		
2) Reinforcing steel-resisting flexural and axial forces in intermediate and special moment frames, and boundary elements of special reinforced concrete shear walls and shear reinforcement.	N	N	AWS D1.4 ACI 318: 3.5.2			
3) Shear reinforcement.	N	N		N/A		
4) Other reinforcing steel.	N	N		N/A		
6. Inspection of steel frame joint details for compliance (IBC Sect 1704.3.2) with approved construction documents:						
a. Details such as bracing and shffening.	Y	P		BSE		
b. Member locations	Y	P		BSE		
c. Application of joint details at each connection.	Y	P		BSE		

Steel Construction has been reviewed in accordance with section 1704.3 of the IBC Code

Special Inspector _____

Date _____

Summary of Service (Exhibit A)
Schedule of Special Inspection Services

VERIFICATION AND INSPECTION	Y/N	CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	DATE	REV
1. Review installation of new headers in existing wood framed bearing walls	Y	P	No IBC Reference	BSE		

Wood constructions has been reviewed for general conformance to the Construction Documents
 Special Inspector _____ Date _____ Page 3 of 3



ARCHITECTS

434 Cumberland Avenue
Portland ME 04101-2325Phone: 207.774.4441
Fax: 207.774.4016

MEMORANDUM

DATE: 24 January 2005

To: Michael Nugent
FROM: Richard P. CurtisPROJECT: Oak Leaf Inn Renovations
NUMBER: 04433

Per your request, we respectfully submit the following information regarding the property:

IBC 2003 Classifications:

Use Group: R-2, Dormitory

Construction Type: Type III B, exterior bearing masonry walls, interior wood frame.

Building height: 5 stories, fully sprinklered.

Building area: First floor footprint: 4,324SF
Upper floor footprint: 4,218 SF

Copy To: Rex Bell, Benchmark

~~HOLD FOR
PLANNING
OF
LOOKING
FOR
EASEMENT
FOR
FIRE
ESCAPE~~

P r o j e c t M a n u a l

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

JAN 18 2005

RECEIVED

Renovations to the OAK LEAF INN

Portland, ME

For Permitting
01/03/2005



Development Team

Everett Hotel LLC
One City Center
Portland, ME 04101

Owner _____

Phone: 207.780.0223 Fax: 207.775.4325

CWS Architects
434 Cumberland Avenue
Portland ME 04101-2325

Architect _____

Phone: 207.774.4441 Fax: 207.774.4016

Benchmark Construction
34 Thomas Drive
Westbrook, ME 04092

General Contractor _____

Phone: 207.591.7600 Fax: 207.591.7604



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

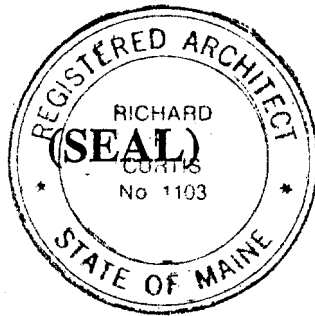
ACCESSIBILITY CERTIFICATE

Designer: Richard Curtis - CWS Architects

Address of Project: Oak Street, Portland, ME

Nature of Project: Renovations and conversion to dormitory
space for MECA

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.



Signature: *Richard Curtis*

Title: President

Firm: CWS Architects

Address: 434 Cumberland Ave.
Portland, ME 04101

Phone: 207-774-4441

FROM DESIGNER: BECKER STRUCTURAL ENGINEERS/CWS ARCHITECTS
 DATE: 1/19/05
 Job Name: RENOVATIONS TO THE OAK LEAF INN
 Address of Construction: OAK ST, PORTLAND, MAINE

2003 International Building Code

Construction project was designed according to the building code criteria listed below:

Building Code and Year 2003 IBC Use Group Classification(s) _____

Type of Construction _____

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC _____

Is the Structure mixed use? _____ if yes, separated or non separated (see Section 302.3) _____

Supervisory alarm system? _____ Geotechnical/Soils report required? (See Section 1802.2) NO

STRUCTURAL DESIGN CALCULATIONS

YES Submitted for all structural members (108.1, 108.1.1)

N/A Live load reduction (1603.1.1, 1607.8, 1607.10)
SEE SNOW Roof live loads (1603.1.2, 1607.11)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Roof snow loads (1603.1.3, 1608)

Uniformly distributed floor live loads (1603.1.1, 1607)

60 PSF Ground snow load, P_g (1608.2)

Floor Area Use

Loads Shown

MULTI FAMILY DWELLINGS

40 PSF

46 PSF If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)

1.0 If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)

1.0 If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)

1.1 Roof thermal factor, C_t (Table 1608.3.2)

N/A Sloped roof snowload, P_s (1608.4)

Wind loads (1603.1.4, 1609)

Design option utilized (1609.1.1, 1609.8)

Basic wind speed (1609.3)

Building category and wind importance factor, I_w (Table 1604.5, 1609.5)

Wind exposure category (1609.4)

Internal pressure coefficient (ASCE 7)

Component and cladding pressures (1609.1.1, 1609.6.2.2)

Main force wind pressures (1609.1.1, 1609.6.2.1)

NOT REQ'D PER 3403.2/1614.3

Seismic design category (1616.3)
Basic seismic-force-resisting system (Table 1617.6.2)
Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.6.2)
Analysis procedure (1616.6, 1617.5)
Design base shear (1617.4, 1617.5.1)

Flood loads (1603.1.6, 1612)

N/A Flood hazard area (1612.3)

N/A Elevation of structure

Other loads

N/A Concentrated loads (1607.4)

N/A Partition loads (1607.5)

N/A Impact loads (1607.8)

N/A Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

Earthquake design data (1603.1.5, 1614 - 1623)

Design option utilized (1614.1)

Seismic use group ("Category") (Table 1604.5, 1616.2)

Spectral response coefficients, S_{ps} & S_{p1} (1615.1)

Site class (1615.1.5)

SELF WEIGHT INCLUDED

NOT REQ'D PER 3403.2/1614.3
NOT REQ'D PER 3403.2

Becker Structural Engineers, Inc.**FAX COVER**

75 York Street
Portland, ME 04101
207.879.1838 phone
207.879.1822 fax

TO: George - CWS

CC:
FROM: Ethan Rhile

DATE: 01-18-05

FAX NO: 774-4061

SUBJECT: Oak Leaf Inn Permit

PAGES: 2
cover included

Code analysis attached. I heard from Mike Nugent. He said to treat the structural calculation question as a yes or no questions as to if calculations have been performed,so we are all set. Make sure you guys fill out the use group/construction type/fire questions.

Thanks.

Ethan



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: Richard Curtis - CWS Architects

RE: Certificate of Design

DATE: 01/19/2005

These plans and / or specifications covering construction work on:

Renovations to the Oak Leaf Inn, Oak Street, Portland ME
and conversion to dormitory space for MECA

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the 2003 International Building Code and local amendments.



As per Maine State Law:

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

Signature: Richard Curtis

Title: President

Firm: CWS Architects

Address: 434 Cumberland Ave.
Portland, ME 04101

2003 International Building Code / CHAPTER 17 STRUCTURAL TESTS AND SPECIAL INSPECTIONS / SECTION 1704 SPECIAL INSPECTIONS / 1704.1 General.

1704.1 General.

Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more special inspectors to provide inspections during construction on the types of work listed under Section 1704. The special inspector shall be a qualified person who shall demonstrate competence, to the satisfaction of the building official, for inspection of the particular type of construction or operation requiring special inspection. These inspections are in addition to the inspections specified in Section 109.

Exceptions:

1. Special inspections are not required for work of a minor nature or as warranted by conditions in the jurisdiction as approved by the building official.
2. Special inspections are not required for building components unless the design involves the practice of professional engineering or architecture as defined by applicable state statutes and regulations governing the professional registration and certification of engineers or architects.
3. Unless otherwise required by the building official, special inspections are not required for occupancies in Group R-3 as applicable in Section 101.2 and occupancies in Group U that are accessory to a residential occupancy including, but not limited to, those listed in Section 312.1.

2003 International Building Code / CHAPTER 17 STRUCTURAL TESTS AND SPECIAL INSPECTIONS / SECTION 1704 SPECIAL INSPECTIONS / 1704.1 General. / 1704.1.1 Building permit requirement.

1704.1.1 Building permit requirement.

The permit applicant shall submit a statement of special inspections prepared by the registered design professional in responsible charge in accordance with Section 106.1 as a condition for permit issuance. This statement shall include a complete list of materials and work requiring special inspections by this section, the inspections to be performed and a list of the individuals, approved agencies or firms intended to be retained for conducting such inspections.

2003 International Building Code / CHAPTER 17 STRUCTURAL TESTS AND SPECIAL INSPECTIONS / SECTION 1704 SPECIAL INSPECTIONS / 1704.1 General. / 1704.1.2 Report requirement.

1704.1.2 Report requirement.

Special inspectors shall keep records of inspections. The special inspector shall furnish inspection reports to the building official, and to the registered design professional in responsible charge. Reports shall indicate that work inspected was done in conformance to

I-Quest 2003 International Codes Designer Collection

approved construction documents. Discrepancies shall be brought to the immediate attention of the contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the building official and to the registered design professional in responsible charge prior to the completion of that phase of the work. A final report documenting required special inspections and correction of any discrepancies noted in the inspections shall be submitted at a point in time agreed upon by the permit applicant and the building official prior to the start of work.

2003 International Building Code / CHAPTER 17 STRUCTURAL TESTS AND SPECIAL INSPECTIONS / SECTION 1704 SPECIAL INSPECTIONS / 1704.2 Inspection of fabricators.

1704.2 Inspection of fabricators.

Where fabrication of structural load-bearing members and assemblies is being performed on the premises of a fabricator's shop, special inspection of the fabricated items shall be required by this section and as required elsewhere in this code.

2003 International Building Code / CHAPTER 17 STRUCTURAL TESTS AND SPECIAL INSPECTIONS / SECTION 1704 SPECIAL INSPECTIONS / 1704.2 Inspection of fabricators. / 1704.2.1 Fabrication and implementation procedures.

1704.2.1 Fabrication and implementation procedures.

The special inspector shall verify that the fabricator maintains detailed fabrication and quality control procedures that provide a basis for inspection control of the workmanship and the fabricator's ability to conform to approved construction documents and referenced standards. The special inspector shall review the procedures for completeness and adequacy relative to the code requirements for the fabricator's scope of work.

Exception: Special inspections as required by Section 1704.2 shall not be required where the fabricator is approved in accordance with Section 1704.2.2.

2003 International Building Code / CHAPTER 17 STRUCTURAL TESTS AND SPECIAL INSPECTIONS / SECTION 1704 SPECIAL INSPECTIONS / 1704.2 Inspection of fabricators. / 1704.2.2 Fabricator approval.

1704.2.2 Fabricator approval.

Special inspections required by this code are not required where the work is done on the premises of a fabricator registered and approved to perform such work without special inspection. Approval shall be based upon review of the fabricator's written procedural and quality control manuals and periodic auditing of fabrication practices by an approved special inspection agency. At completion of fabrication, the approved fabricator shall submit a certificate of compliance to the building official stating that the work was performed in accordance with the approved construction documents.

2003 International Building Code / CHAPTER 17 STRUCTURAL TESTS AND SPECIAL

INSPECTIONS / SECTION 1704 SPECIAL INSPECTIONS / 1704.3 Steel construction.

1704.3 Steel construction.

The special inspections for steel elements of buildings and structures shall be as required by Section 1704.3 and Table 1704.3. Where required, special inspection of steel shall also comply with Section 1715.

Exceptions:

1. Special inspection of the steel fabrication process shall not be required where the fabricator does not perform any welding, thermal cutting or heating operation of any kind as part of the fabrication process. In such cases, the fabricator shall be required to submit a detailed procedure for material control that demonstrates the fabricator's ability to maintain suitable records and procedures such that, at any time during the fabrication process, the material specification, grade and mill test reports for the main stress-carrying elements are capable of being determined.
2. The special inspector need not be continuously present during welding of the following items, provided the materials, welding procedures and qualifications of welders are verified prior to the start of the work; periodic inspections are made of the work in progress and a visual inspection of all welds is made prior to completion or prior to shipment of shop welding.
 - 2.1. Single-pass fillet welds not exceeding 5/16 inch (7.9 mm) in size.
 - 2.2. Floor and roof deck welding.
 - 2.3. Welded studs when used for structural diaphragm.
 - 2.4. Welded sheet steel for cold-formed steel framing members such as studs and joists.
 - 2.5. Welding of stairs and railing systems.

2003 International Building Code / CHAPTER 17 STRUCTURAL TESTS AND SPECIAL INSPECTIONS / SECTION 1704 SPECIAL INSPECTIONS / 1704.3 Steel construction. / 1704.3.1 Welding.

1704.3.1 Welding.

Welding inspection shall be in compliance with **AWS D1 - II**. The basis for welding inspector qualification shall be **AWS D1 - II**.

2003 International Building Code / CHAPTER 17 STRUCTURAL TESTS AND SPECIAL INSPECTIONS / SECTION 1704 SPECIAL INSPECTIONS / 1704.3 Steel construction. / 1704.3.2 Details.

1704.3.2 Details.

The special inspector shall perform an inspection of the steel frame to verify compliance with the details shown on the approved construction documents, such as bracing, stiffening, member locations and proper application of joint details at each connection.

I-Quest 2003 International Codes Designer Collection

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD ^a	IBC REFERENCE
1. Material verification of high-strength bolts, nuts and washers:				
a. Identification markings to conform to ASTM standards specified in the approved construction documents.	—	X	Applicable ASTM material specifications; AISC 335, Section A3.4; AISC LRFD, Section A3.3	—
b. Manufacturer's certificate of compliance required.	—	X	—	—
2. Inspection of high-strength bolting:				
a. Bearing-type connections.	—	X	AISC LRFD Section M2.5	1704.3.3
b. Slip-critical connections.	X	X		
3. Material verification of structural steel:				
a. Identification markings to conform to ASTM standards specified in the approved construction documents.	—	—	ASTM A 6 or ASTM A 568	1708.4
b. Manufacturers' certified mill test reports.	—	—	ASTM A 6 or ASTM A 568	
4. Material verification of weld filler materials:				
a. Identification markings to conform to AWS specification in the approved construction documents.	—	—	AISC, ASD, Section A3.6; AISC LRFD, Section A3.5	—
b. Manufacturer's certificate of compliance required.	—	—	—	—
5. Inspection of welding:				
a. Structural steel:	—	—		
1) Complete and partial penetration groove welds.	X	—	AWS D1.1	1704.3.1
2) Multipass fillet welds.	X	—		
3) Single-pass fillet welds > 3/16"	X	—		
4) Single-pass fillet welds ≤ 3/16"	—	X		
5) Floor and deck welds.	—	X	AWS D1.3	—
b. Reinforcing steel:	—	—		
1) Verification of weldability of reinforcing steel other than ASTM A 706.	—	X	AWS D14 ACI 318: 3.5.2	1903.5.2
2) Reinforcing steel-resisting flexural and axial forces in intermediate and special moment frames, and boundary elements of special reinforced concrete shear walls and shear reinforcement.	X	—		
3) Shear reinforcement.	X	—		
4) Other reinforcing steel.	—	X		
6. Inspection of steel frame joint details for compliance with approved construction documents:				
a. Details such as bracing and stiffening.	—	—	—	1704.3.2
b. Member locations.	—	—		
c. Application of joint details at each connection.	—	—		

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AIA G701	1-2	Change Order Form
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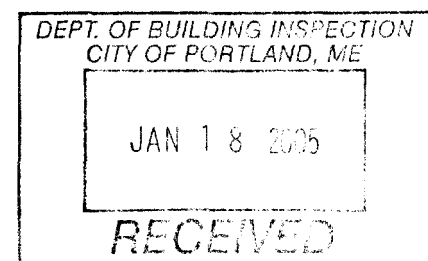
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Scope of Improvements

Overview:

It is the intent of this document to describe the Scope of Work under this Contract. This Scope of Work is supplemented by the Drawings and the individual specification sections contained in the Project Manual, which contain additional and more detailed information and requirements for products and installation.

Division 02 – Sitework:

1. Remove selected portions of building as indicated on drawings, including but not limited to: deteriorated precast concrete window sills (12), unused masonry chimneys above roof line, built up roofing, skylights, selected partitions, existing storefronts, doors, interior unit entry door deadbolts, selected windows (59), suspended acoustic ceilings, plumbing fixtures and fittings, oil burner and accessories, water tank in basement, finish flooring, fire alarm system, emergency lights, upper floor corridor lights, electrical panels and distribution equipment as indicated.
2. Remove all asbestos containing material from piping in boiler room and plumbing stacks where exposed by construction operations, and dispose of properly.

Division 03 – Concrete:

1. Provide 4000 lb air entrained concrete for new precast window sills. Match profile, texture and finish of existing precast units.
2. Provide 3000 lb concrete equipment pad in basement for water heaters – 3'x12'x6"

Division 04 – Masonry:

1. Provide new precast concrete window sills (12) matching sizes, profile and finish of existing.
2. Repair and repoint masonry chimneys to remain (2) as required.
3. Powerwash exterior masonry surfaces on Oak and Free Street sides to remove dirt and stains. Remove paint from brick pier between retail spaces 1 and 2. Preserve existing painted Everett Hotel sign on west end.
4. Inspect chimneys to remain (2) and install liners, as required

Division 05 – Metals:

1. Provide new painted steel pipe handrail at outside walls of the central stair and at entrance ramp to retail space 2 (MECA Lounge), 1-1/2" diameter, mounted at 34" above treads/ramp surface.
2. Repair and modify existing fire escapes as indicated. Relocate fire escape sections to allow floor level access from building interior and securely anchor to building. Clean rust off and provide new paint finish.
3. Provide new steel wall mounted ladder to access roof hatch.

Division 06 – Carpentry:

1. Frame headers over new bathrooms to carry loads from floor framing as indicated on drawings.

2. Carry an allowance of \$1,000 to replace or repair existing roof sheathing where required.
3. Frame new opening for roof hatch and infill existing opening.
4. Frame in roof openings at demolished chimneys.
5. Provide new MDF enclosures for heating system riser piping.
6. Provide new framing for new storefronts as indicated.

Division 07 – Thermal and Moisture Protection:

1. Remove existing built up roofing complete, and replace with complete new roofing system, 45 mil reinforced EPDM membrane, mechanically fastened, Carlisle, or equal, over 4" of polyisocyanurate insulation.
2. Provide new 2x6 pressure treated wood blocking at roof edges.
3. Provide new .040" prefinished aluminum edge flashing, Kynar finish in color selected by Owner.
4. Relocate existing roof hatch as indicated and flash into new roofing membrane.
5. Remove existing broken and cracked wired glass at skylights and install new wired glass. Check sealant condition and reseal as required for weathertight performance.

Division 08 – Doors and Windows:

1. Provide new 20 min. fire rated door frames and 36" wide solid core doors with moulded hardboard faces, BROSCO Simpson 8213-F style, or equal, at handicapped accessible units.
2. Provide split jamb frames with BROSCO 8754 casings and new solid core doors at bathrooms with molded hardboard faces, BROSCO Jeld-Wen "Avalon" style, or equal, with Sargent 65 line privacy sets, bright brass finish, or equal. Provide lever handles at accessible doors.
3. Remove existing fire escape access windows and replace with new hollow metal frames and new insulated galvanized hollow metal flush doors with insulated glass lites, HG configuration, Curries, or equal.
4. Provide a new 90 min. fire rated hollow metal frame and flush hollow metal door at the second floor stair landing, NL configuration, Curries, or equal.
5. Remove selected existing windows (51) on the alley and west sides and replace with new heavy commercial aluminum single hung windows, AAMA rating H-HC65 with Low E insulating glass, simulated divided lite muntins, ultralift balances, tilt sash, full screens, custom break metal panning to match existing brickmould, Kynar finish in color as selected, Universal 400 series, or equal.
6. Refurbish existing windows in common areas, and selected other windows as indicated (86), as required for proper operation and weathertightness. Provide new triple track aluminum combination storm windows with full screens at refurbished window units.
7. Remove existing storefronts and construct new wood framed glazed storefronts as indicated on drawings.
8. Provide new aluminum framed storefront system 8' high and 36x84" glazed wide stile doors for retail space 2 interior vestibule as indicated on drawings.
9. Provide new push/pull units, closers and deadbolt locks at new storefront doors.
10. Provide new pushbutton exit device operator for main entrance door, Simplex 2015, or equal

11. Provide new pushbutton deadlatch locks at individual unit doors (60), Simplex 7004 series, or equal.
12. Provide new lever hardware at common area doors, Sargent 10 line, bright brass finish, or equal.
13. Provide new locksets at new bathrooms and closets, Sargent 65 line, bright brass finish, or equal.
14. Provide new vertical surface rod panic devices with lever exterior hardware at existing main entry doors, Sargent, bright brass finish, or equal.
15. Provide new mortise panic devices at rear doors indicated, with lever exterior hardware, Sargent, bright brass finish, or equal.
16. Provide a new pair of spring hinges at unit entry doors, McKinney 1500 series, or equal.
17. Provide new heavy duty cast iron door closers at common area fire rated doors without existing closers, Sargent 2501251 series, or equal.

Division 09 – Finishes:

1. Provide new 28 oz. 100% solution dyed nylon level loop carpet and ½" synthetic jute pad, at all apartment spaces; Shaw Contract "Dean's List", or equal.
2. Provide new 28 oz. 100% solution dyed nylon level loop carpet, glued down, at all common areas, stairs and in handicapped accessible units; Shaw Contract "Deans List", or equal.
3. Provide new 100% polypropylene entrance carpet mat at main entrance, Mats Inc. Berber, or equal.
4. Provide new commercial sheet vinyl flooring as indicated on drawings at new unit bathrooms; Armstrong Corlon, or equal.
5. Provide new 4" cove vinyl base in new bathrooms.
6. Carry an allowance of \$10,000 for miscellaneous drywall repairs.
7. Provide new one hour fire rated ceiling at boiler room and electrical spaces in basement with one layer of 5/8" type X drywall, and seal penetrations as required to maintain fire ratings.
8. Provide new two hour fire rated ceiling in first floor retail spaces with one layer of 5/8" type X drywall on ½" resilient channels at 24" oc plus one hour fire rated suspended acoustic panel ceiling. Where existing tin ceilings are in sound condition, in lieu of one layer of 5/8" type X drywall, paint with Intumescent paint to achieve a one hour fire resistance rating, International Fire Resistant Systems FF88 paint.
9. Provide primer as necessary and one new finish coat of washable 100% acrylic latex paint in all apartments, Benjamin Moore, or equal:

a. Bath/toilet room walls, corridors, stair walls	BM Regal AquaPearl
b. Apartments	BM Regal AquaVelvet Eggshell
c. Wood and metal interior trim, radiators	BM Regal AquaGlo Semi-Gloss
d. Ceilings	BM Muresco Ceiling White
e. Exterior metal	BM Acrylic Epoxy Coating
f. Exterior wood, trim	BM MoorGlo Acrylic
g. Tin ceilings, existing wood doors as noted	FireFree 88

Division 10 – Specialties:

1. Provide new horizontal style mailboxes (60 units) in accordance with current USPS regulations, gold anodized finish, Bommer, or equal.

2. Provide 2 new fire-rated semi-recessed fire extinguisher cabinets, full glass door, and 2A:10BC extinguishers on each floor of housing, JL Products, or equal. Provide wall bracket and fire extinguisher at boiler room.
3. Provide new toilet accessories at each bathroom, chrome plated; single roll toilet paper holder, towel rod, robe hook, 18x30" mirror; NuTone Coronado series, or equal. Provide new 1-1/2" dia. stainless steel grab bars at accessible toilet fixtures as required by codes, Bobrick, or equal.

Division 11 – Equipment – Not Used

Division 12 – Furnishings:

1. Provide new solid oak vanity cabinets, Armstrong "Branford" style, honey oak finish, in each bathroom as indicated.
2. Provide new room darkening fabric pull shades at all apartment windows, with wood rollers.
3. Provide new c-shaped non-traverse telescoping curtain rods at all apartment windows, Kirsch, or equal.

Division 13 – Special Construction:

1. Inspect existing sprinkler system and refurbish and/or reconfigure as required to maintain fire protection. Provide new rapid response heads in accordance with NFPA 13 standards.

Division 14 – Vertical Transportation:

1. Renovate the existing elevator as required to bring it into conformance with current elevator and ADA codes, including, but not limited to: installing new elevator car control panel, infrared door curtain, car position indicators at first floor, floor indicators at each floor, hoisting ropes, brake linings, governor shaft and kill switch at pit. Provide new painted finish at cab interior and doors. Refurbish operating and safety equipment as required for safe and proper operation. Conduct 5 year safety test and final acceptance testing with State inspectors and provide certification of elevator.

Division 15 – Mechanical:

1. Remove existing toilets, lavatories and showers in toilet rooms to be demolished. Remove all existing wall hung lavatories in apartments.
2. Reconfigure piping as required for new bathroom layouts.
3. Provide new 1.6gal/flush toilets, white color, Kohler Wellworth, or equal.
4. Provide new 36" square fiberglass shower units, white, Lasco 1363 BFSC, or equal, with non scald shower valves, Symmons, or equal.
5. Provide new moulded countertop lavatories in unit bathrooms, Swanstone, or equal, and two handle centerset faucets, Moen, or equal. Provide new wall hung lavatories at accessible units, Kohler, or equal. Insulate piping at accessible lavatories.
6. Renovate existing boiler as necessary for proper and safe operation. Install combustion air ducts and louvers per NFPA and IBC 2003. If boiler renovation occurs during the heating season, provide temporary boiler for building heating while work is being done.
7. Pump out existing oil tank and fill with slurry. Provide three new 330 gallon steel oil tanks and piping.

8. Inspect existing radiator air vents and replace as necessary for proper operation.
9. Remove existing oil fired domestic water heater, and replace with three new gas fired units.

Division 16 – Electrical:

1. Provide new GFCI protected receptacles in all bathrooms in accordance with NEC
2. Provide new duplex outlets for future apartment a/c units on Oak and Free Street sides of building.
3. Provide new electrical panels to enclose wiring and breakers in corridors.
4. Provide new fluorescent surface mounted ceiling light fixtures in upper floor corridors, Progress P7364-10, or equal.
5. Provide new surface mounted light fixtures at each sleeping room, Progress P3410-10, or equal.
6. Provide new 50 watt metal halide vandal resistant wall pack type light fixtures at fire escape exit doors.
7. Provide new addressable smoke detectors with sounder base in all apartments. Smoke detectors shall be programmed as single station.
8. Provide complete new addressable supervised fire detection and alarm system throughout building in accordance with NFPA 72 and Portland Fire Department requirements. Provide paging capability to Owner's property manager.
9. Electrical service – Install all new electrical distribution equipment in the basement including new meter stack and main disconnects for all tenants and apartments distribution.

End of Scope of Improvements

SECTION 01001
BASIC REQUIREMENTS

1 PART1 GENERAL

1.1 SECTION INCLUDES

- A. Summary of Work: Contract, work by owner, contractor use of premises, future work.
- B. Contract Considerations: Cash allowances, contingency allowance, inspection and testing allowances, schedule of values, applications for payment, change procedures, alternates.
- C. Coordination and Meetings: Coordination, field engineering, cutting and patching, meetings, progress meetings, equipment electrical characteristics and components, examination, preparation, cutting and patching.
- D. Submittals: Submittal procedures, construction progress schedules, proposed products list, shop drawings, product data, samples, manufacturers' installation instructions, manufacturers' certificates.
- E. Quality Control: Quality assurance - control of installation, Tolerances, References, Mock-ups, Inspection and testing laboratory services, Manufacturers' field services and reports.
- F. Construction Facilities and Temporary Controls: Temporary electricity, temporary lighting for construction purposes, temporary heat, temporary ventilation, telephone service, temporary water service, temporary sanitary facilities, barriers and fencing, water control, exterior enclosures, interior enclosures, protection of installed work, security, access roads, parking, progress cleaning and waste removal, project identification, field offices and sheds, removal of utilities, facilities, and controls.
- G. Material and Equipment: Products, transportation, handling, storage, and protection, products options, substitutions.
- H. Starting of Systems: Starting systems, demonstration and instructions, testing, adjusting and balancing.
- I. Contract Closeout: Contract closeout procedures, final cleaning, adjusting, project record documents, operation and maintenance data, spare parts and maintenance materials, warranties.

1.2 WORK BY OWNER

- A. Items noted as NIC (Not in Contract), will be furnished and installed by Owner beginning at Substantial Completion.

1.3 DAVIS BACON REPORTING AND WAGE DETERMINATIONS

- A. The construction of this project is not governed by the Davis Bacon Act.

- A. Stipulated Sum/Price Change Order: Based on Proposal Request with General Contractor profit and overhead delineated and Contractor's fixed price quotation or Contractor's request for a Change Order as approved by Architect/Engineer.
- B. Change Order Forms: AIA G701, similar electronic media printout will be considered.
- C. Change Orders must be approved by New Hampshire Housing Finance Authority

1.10 ALTERNATES

- A. Alternates quoted on Bid Forms will be reviewed and accepted or rejected at Owner's option.
- B. Coordinate related Work and modify surrounding Work as required.
- C. Alternates Schedule:
 - 1.

1.11 COORDINATION

- A. Coordinate scheduling, submittals, and Work of the various sections of specifications to ensure efficient and orderly sequence of installation of interdependent construction elements. No claims for additional Time will be considered if the Work has not been properly coordinated.
- B. Verify utility requirement characteristics of operating equipment are compatible with building utilities.
- C. Coordinate space requirements and installation of mechanical and electrical work which are indicated diagrammatically on Drawings. Follow routing shown for pipes, ducts, and conduit, as closely as practicable.
- D. In finished areas, conceal pipes, ducts, and wiring within the construction.

1.12 FIELD ENGINEERING

- A. Employ a Land Surveyor to locate a reference datum and protect survey control and reference points.
- B. Establish elevations, lines, and levels and certify that elevations and locations of the Work conform with the Contract Documents.
- C. Verify that field measurements are as indicated on shop drawings or as instructed by the manufacturer.

1.13 PRECONSTRUCTION PREINSTALLATION MEETINGS

- A. Owner will schedule a preconstruction meeting for all affected parties.
- B. When required in individual specification section, convene a preinstallation meeting at Project site prior to commencing work of the section.

1.14 PROGRESS MEETINGS

sepia will be marked and returned for printing of distribution set with architect's/engineer's comments included.

- C. Apply Contractor's stamp, signed or initialed, certifying that review, verification of Products required, field dimensions, adjacent construction Work, and coordination of information is in accordance with the requirements of the Work and Contract Documents.
- D. Identify variations from Contract Documents and Product or system limitations, which may be detrimental to successful performance of the completed Work.
- E. Revise and resubmit submittals as required; identify all changes made since previous submittal.
- F. Distribute submittals reviewed by Architect/Engineer to project site and all affected parties.
- G. Allow 15 working days for review and return of submittals by architect.
- H. Do not allow submittals requiring Architect/Engineer's action stamp to be used on the project site without marking.
- I. Architect/Engineer's action stamp is self-explanatory

1.18 CONSTRUCTION PROGRESS SCHEDULES

- A. Submit initial progress schedule in duplicate within 15 days after date of Owner-Contractor Agreement for Architect/Engineer review.
- B. Submit revised schedules with each Application for Payment, identifying changes since previous version. Indicate estimated percentage of completion for each item of Work at each submission.
- C. Submit a horizontal bar chart with separate line for each major section of Work or operation, identifying first workday of each week.

1.19 PROPOSED PRODUCTS LIST

- A. Within 15 days after date of Owner-Contractor Agreement, submit list of major Products proposed for use, with name of manufacturer, trade name, and model number of each product.

1.20 PROPOSED SUBCONTRACTOR/SUPPLIER LIST

- A. Within 15 days after date of Owner-Contractor Agreement, submit list of major subcontractors/suppliers proposed, with indication of trade/product type.

1.21 PRODUCT DATA

- A. Product Data for Review:
 - 1. Submitted to Architect/Engineer for review for the limited purpose of checking for conformance with information given and the design concept expressed in the contract documents.
 - 2. After review, provide copies and distribute in accordance with SUBMITTAL PROCEDURES article above and for record documents purposes described in CONTRACT CLOSEOUT.

1. Submitted to Architect/Engineer for aesthetic, color, or finish selection.
 2. Submit samples of finishes from the full range of manufacturers' standard colors, in custom colors selected, textures, and patterns for Architect/Engineer selection.
 3. After review, produce duplicates and distribute in accordance with SUBMITTAL PROCEDURES article above and for record documents purposes described in CONTRACT CLOSEOUT.
- D. Submit samples to illustrate functional and aesthetic characteristics of the Product.
- E. Submit samples of finishes from the full range of manufacturers' standard colors, textures, and patterns for Architect/Engineer's selection.
- 1.24 MANUFACTURER INSTALLATION INSTRUCTIONS**
- A. When specified in individual specification sections, submit manufacturer printed instructions for delivery, storage, assembly, installation, start-up, adjusting, and finishing, in quantities specified for Product Data.
- 1.25 MANUFACTURER CERTIFICATES**
- A. When specified in individual specification sections, submit certifications by manufacturer to Architect/Engineer, in quantities specified for Product Data.
- B. Indicate material or Product conforms to or exceeds specified requirements. Submit supporting reference data, affidavits, and certifications as appropriate.
- 1.26 QUALITY ASSURANCE - CONTROL OF INSTALLATION**
- A. Monitor quality control over suppliers, manufacturers, Products, services, site conditions, and workmanship, to produce Work of specified quality.
- B. Comply with manufacturers' instructions.
- C. Comply with specified standards as minimum quality for the Work except when more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.
- 1.27 EXAMINATION**
- A. Verify that existing site conditions and substrate surfaces are acceptable for subsequent Work. Beginning new Work means acceptance of existing conditions.
- B. Verify that utility services are available, of the correct characteristics, and in the correct location.
- 1.28 PREPARATION**
- A. Clean substrate surfaces prior to applying next material or substance.
- B. Apply manufacturer required or recommended substrate primer, sealer, or conditioner prior to applying new material or substance in contact or bond.
- 1.29 TOLERANCES**

- D. Re-testing required because of non-conformance to specified requirements will be charged to Contractor.

1.33 CORRELATION AND INTENT

- A. Contract Documents are complementary, and elements of the Work required by one shall be as binding as if required by all. The intent of the Documents is to include all items necessary for the proper execution and completion of the Work.
- B. Where discrepancies or conflicting requirements exist among the Contract Documents and/or applicable reference standards, the Contractor shall assume the greater quantity or quality level, normally the most costly. Refer conflicting requirements to the Architect/Engineer for interpretation before proceeding.

1.34 MANUFACTURERS' FIELD SERVICES AND REPORTS

- A. When specified in individual specification sections, require material or Product suppliers or manufacturers to provide qualified staff personnel to observe site conditions, to initiate instructions and conduct warranty inspections when necessary.
- B. Report observations and site decisions or instructions that are supplemental or contrary to manufacturers' written instructions.

1.35 EXAMINATION

- A. Verify existing site conditions and substrate surfaces are acceptable for subsequent Work. Beginning new Work means acceptance of existing conditions and assuming full responsibility for results.
- B. Verify utility services are available, of correct characteristics, and in correct location.

1.36 PREPARATION

- A. Clean substrate surfaces prior to applying next material or substance.
- B. Apply manufacturer required or recommended substrate primer, sealer, or conditioner prior to applying new material or substance in contact or bond.

1.37 TEMPORARY ELECTRICITY

- A. Cost: Contractor shall provide and pay for power service required from source.
- B. Provide temporary electricity and power outlets for construction operations, connections, branch wiring, distribution boxes, and flexible power cords as required. Do not disrupt Owner's need for continuous service.

1.38 TEMPORARY LIGHTING FOR CONSTRUCTION PURPOSES

- A. Provide and maintain temporary lighting for construction operations.
- B. Provide branch wiring from power source to distribution boxes with lighting conductors, pigtails, and lamps as required.
- C. Permanent building lighting may not be utilized during construction. Repair, clean, and replace lamps to achieve new condition at end of construction.

1.39 TEMPORARY HEAT

- B. Protect finished floors, stairs, and other surfaces from traffic, dirt, wear, damage, or movement of heavy objects, by protecting with durable sheet materials.
- C. Prohibit traffic or storage upon waterproofed or roofed surfaces. When traffic or activity is necessary, obtain recommendations for protection from waterproofing or roofing material manufacturer.
- D. Prohibit traffic from landscaped areas.

1.48 SECURITY

- A. Provide security and facilities to protect Work and existing facilities, and Owner's operations from unauthorized entry, vandalism, or theft.

1.49 POLLUTION AND ENVIRONMENTAL CONTROL

- A. Provide methods, means, and facilities to prevent contamination of soil, water, and atmosphere from discharge of noxious, toxic substances, and pollutants produced by construction operations.
- B. Provide dust control, erosion and sediment control, noise control, pest control and rodent control to allow for proper execution of the Work.

1.50 ACCESS ROADS

- A. Construct and maintain temporary roads accessing public thoroughfares to serve construction area. The use of Pine Grove Lane for construction access is prohibited.

1.51 PARKING

- A. Arrange for temporary parking areas to accommodate construction personnel.

1.52 PROGRESS CLEANING AND WASTE REMOVAL

- A. Collect and maintain areas free of waste materials, debris, and rubbish. Maintain site in a clean and orderly condition.

1.53 PROJECT IDENTIFICATION

- A. Provide an 8 foot wide x 4 foot high project sign of exterior grade plywood and wood frame construction, painted, to Architect/Engineer's design and colors.
- B. Erect on site at location established by Architect/Engineer.

1.54 FIELD OFFICES AND SHEDS

- A. Office: Weather tight, with lighting, electrical outlets, heating, cooling and ventilating equipment, and equipped with sturdy furniture and drawing display table.
- B. Provide space for Project meetings, with table and chairs to accommodate 6 persons.

1.55 REMOVAL OF UTILITIES, FACILITIES, AND CONTROLS

- A. Remove temporary utilities, equipment, facilities, and materials, prior to Substantial Completion review.
- B. Remove underground installations to a minimum depth of 2 feet. Grade site as indicated.

5. A substantial advantage is offered to the Owner in terms of cost, time or maintenance.
6. The specified product or construction method is not compatible with other materials, and the substitution is compatible.
7. The specified product or construction method cannot receive a required warranty, and the substitution can be warranted.
8. The Contractor will bear the impact of additional cost or time needed to provide the substitution, including design services.
9. The Contractor will be responsible for coordinating the substitution with other Work.

1.60 STARTING SYSTEMS

- A. Provide seven days notification prior to start-up of each item.
- B. Ensure that each piece of equipment or system is ready for operation.
- C. Execute start-up under supervision of responsible persons in accordance with manufacturers' instructions.
- D. Submit a written report that equipment or system has been properly installed and is functioning correctly.

1.61 DEMONSTRATION AND INSTRUCTIONS

- A. Demonstrate operation and maintenance of Products to Owner's personnel two weeks prior to date of Substantial Completion. .
- B. For equipment or systems requiring seasonal operation, perform demonstration for other season within six months.
- C. Demonstrate start-up, operation, control, adjustment, trouble-shooting, servicing, maintenance, and shutdown of each item of equipment at agreed-upon times, at designated location.

1.62 TESTING, ADJUSTING, AND BALANCING

- A. Contractor will appoint, employ, and pay for services of an independent firm to perform testing, adjusting, and balancing.
- B. Reports will be submitted by the independent firm to the **Architect/Engineer** indicating observations and results of tests and indicating compliance or non-compliance with specified requirements and with the requirements of the Contract Documents.
- C. Cooperate with independent firm; furnish assistance as requested.
- D. Re-testing required because of non-conformance to specified requirements will be charged to the Contractor.

1.63 CONTRACT CLOSEOUT PROCEDURES

- A. Submit written certification that Contract Documents have been reviewed, Work has been inspected, and that Work is complete in accordance with Contract Documents and ready for Architect/Engineer's inspection.
- B. Submit final Application for Payment identifying total adjusted Contract Sum/Price, previous payments, and amount remaining due.

- B. Execute and assemble transferable warranty documents from Subcontractors, suppliers, and manufacturers.
- C. Submit prior to final Application for Payment.

...END OF SECTION

01001 - 15- Basic Requirements

SECTION 02225
SELECTIVE DEMOLITION

1 PART1 GENERAL

1.1 SUMMARY

- A. Section includes demolition of designated portions of structures; windows, roofing; and removing designated building equipment and fixtures; removing designated partitions and components.

1.2 SUBMITTALS

- A. Shop Drawings and Schedule: Describe demolition, removal procedures, sequence and schedule.

2 PART2 PRODUCTS: NOT USED

3 PART3 EXECUTION

3.1 PREPARATION

- A. Provide, erect, and maintain temporary barriers, protection devices and security measures as required by local authorities and for adequate protection of residents, guests and Owner's personnel.
- B. Notify Owner and adjacent owners of work which may affect their property, potential noise, utility outage, or disruption, in accordance with procedures described in Contract.
- C. Prevent movement or settlement of structures. Provide bracing and shoring as required.
- D. Protect existing structures and site improvements which are not to be demolished.
- E. Protect existing items which are not indicated to be removed.
- F. Mark buried utility locations.

3.2 DEMOLITION REQUIREMENTS

- A. Conduct demolition to minimize interference with adjacent structures and municipal property.
- B. Conduct operations with minimum interference to public or private accesses. Maintain unrestricted access to emergency systems, including fire department sprinkler and standpipe connections, at all times.
- C. Maintain protected access to the building main entrance and all required means of egress at all times for residents, tenants, guests, Owner's personnel and emergency services personnel. Do not close or obstruct roadways or sidewalks without permits.

SECTION 04065

MASONRY MORTAR AND GROUT

1 PART 1 GENERAL

1.1 SUMMARY

- A. Section includes mortar and grout for masonry.

1.2 SUBMITTALS

- A. Samples: Submit two samples of mortar, illustrating mortar color and color range.

1.3 QUALITY ASSURANCE

- A. Perform Work in accordance with MSJC Code (ACI 530/ASCE 5/TMS 402) and MSJC Specification (ACI 530.1/ASCE 6/TMS 602).

1.4 ENVIRONMENTAL REQUIREMENTS

- A. Hot and Cold Weather Requirements: MSJC Specification.

2 PART 2 PRODUCTS

2.1 MORTAR AND MASONRY GROUT

- A. Manufacturers:

1. Blue Circle Cement
2. Citadel Cement
3. CTS Cement Manufacturing Co.
4. Lehigh Portland Cement
5. Medusa Cement Co.

2.2 COMPONENTS

- A. Portland Cement: ASTM C150, Type I gray color
- B. Mortar Aggregate: ASTM C144, standard masonry type.
- C. Hydrated Lime: ASTM C207, Type S.
- D. Mortar Color: Mineral oxide pigment color as selected.
- E. Grout Aggregate: ASTM C404, fine and coarse.
- F. Water: Clean and potable.
- G. Bonding Agent: Latex type.

C. Testing of Grout Mix: In accordance with ASTM C1019.

3.4 SCHEDULES

A. Exterior Brick Wall: Brick masonry with Type N mortar with Type N pointing mortar.

B. Interior Bearing Walls: Concrete masonry units with Type M mortar.

END OF SECTION

SECTION 05500
METAL FABRICATIONS

■ PART 1 -GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to work of this Section.

1.2 SUMMARY

- A. This section includes the following metal fabrications:

1. Miscellaneous framing and supports.
2. Steel pipe railings and guardrails.
3. Steel ornamental gate and fence at alley entrance.

1.3 SYSTEM PERFORMANCE REQUIREMENTS

- A. Structural Performance: Design, engineer, fabricate, and install the following metal fabrications to withstand the following structural loads without exceeding the allowable design working stress of the materials involved, including anchors and connections. Apply each load to produce the maximum stress in each respective component of each metal fabrication.
- B. Top Rail of Guardrail Systems: Capable of withstanding the following loads applied as indicated:
1. Concentrated load of 200 lb applied at any point and in any direction.
 2. Uniform load of 50 lb per linear ft. applied horizontally and simultaneous uniform load of 100 lb per linear foot applied vertically downward at the top of the guard.
- C. Handrails Not Serving as Top Rails: Capable of withstanding the following loads applied as indicated:
1. Concentrated load of 200 lb applied at any point and in any direction.
 2. Uniform load of 50 lb per linear foot applied in any direction.
 3. Concentrated and uniform loads above need not be assumed to act concurrently.
- E. Infill Area of Guardrail Systems: Capable of withstanding a horizontal concentrated load of 200 lb applied to one sq. ft. at any point in the system including panels, intermediate rails, balusters, or other elements composing the infill area.
- Above load need not be assumed to act concurrently with loading conditions on guards or handrails.

2 PART 2 - PRODUCTS

2.1 FERROUS METALS

- A. Metal Surfaces, General: For metal fabrications exposed to view upon completion of the Work, provide materials selected for their surface flatness, smoothness, and freedom from surface blemishes. Do not use materials whose exposed surfaces exhibit pitting, seam marks, roller marks, rolled trade names, roughness, and, for steel sheet, variations in flatness exceeding those permitted by reference standards for stretcher-leveled sheet.
- B. Steel Plates, Shapes, and Bars: ASTM A 36.
 - 1. Molded cover rail: #45-905 King Architectural Metals.
 - 2. Square newel post ball: #45-118 King Architectural Metals.
- C. Steel Tubing: Product type (manufacturing method) and as follows:
 - 1. Cold-Formed Steel Tubing: ASTM A 500, grade as indicated below:
 - a. Grade B, unless otherwise indicated or required for design loading.
 - 2. Hot-Formed Steel Tubing: ASTM A 501
- D. Brackets, Flanges and Anchors: Cast or formed metal of the same type material and finish as supported rails, unless otherwise indicated.
- E. Concrete Inserts: Threaded or wedge type; galvanized ferrous castings, either malleable iron, ASTM A 47, or cast steel, ASTM A 27. Provide bolts, washers, and shims as required, hot-dip galvanized per ASTM A 153.
- F. Welding Rods and Bare Electrodes: Select in accordance with AWS specifications for the metal alloy to be welded.

2.2 FASTENERS

- A. General: Provide zinc-coated fasteners for exterior **use** or where built into exterior walls. Select fasteners for the type, grade, and class required.
- B. Bolts and Nuts: Regular hexagon head type, ASTM A 307, Grade A.
- C. Lag Bolts: Square head type, FS FF-B-561.
- D. Machine Screws: Cadmium plated steel, FS FF-S-92.
- E. Plain Washers: Round, carbon steel, FS FF-W-92.
- F. Drilled-In Expansion Anchors: Expansion anchors complying with FS FF-S- 325, Group VIII (anchors, expansion, [nondrilling]), Type I (internally threaded tubular expansion anchor); and machine bolts complying with **FS** FF- B-575, Grade 5.
- G. Lock Washers: Helical spring type carbon steel, FS FF-W-84.

- G. Form exposed connections with hairline joints, flush and smooth, using concealed fasteners wherever possible. Use exposed fasteners of type indicated or, if not indicated, Phillips flat-head (countersunk) screws or bolts. Locate joints where least conspicuous.
- H. Provide for anchorage of type indicated; coordinate with supporting structure. Fabricate and space anchoring devices to provide adequate support for intended use.
- I. Shop Assembly: Preassemble items in shop to greatest extent possible to minimize field splicing and assembly. Disassemble units only as necessary for shipping and handling limitations. Use connections that maintain structural value of joined pieces. Clearly mark units for reassembly and coordinated installation.
- J. Cut, reinforce, drill and tap miscellaneous metal work as indicated to receive finish hardware, screws, and similar items.

2.6 ROUGH HARDWARE

- A. Furnish bent or otherwise custom fabricated bolts, plates, anchors, hangers, dowels, and other miscellaneous steel and iron shapes as required for framing and supporting woodwork, and for anchoring or securing woodwork to concrete or other structures. Straight bolts and other stock rough hardware items are specified in Division 6 sections.
- B. Fabricate items to sizes, shapes, and dimensions required.

2.7 MISCELLANEOUS FRAMING AND SUPPORTS

- A. General: Provide steel framing and supports for applications indicated or which are not a part of structural steel framework, as required to complete work.
- B. Fabricate units to sizes, shapes, and profiles indicated and required to receive adjacent other construction retained by framing and supports. Fabricate from structural steel shapes, plates, and steel bars of welded construction using mitered joints for field connection. Cut, drill, and tap units to receive hardware, hangers, and similar items.

2.8 STEEL PIPE RAILINGS AND HANDRAILS

- A. General: Fabricate pipe railings and handrails to comply with requirements indicated for design, dimensions, details, finish, and member sizes, including wall thickness of pipe, post spacings, and anchorage, but not less than that required to support structural loads.
- B. Interconnect railing and handrail members by butt-welding or welding with internal connectors, at fabricator's option, unless otherwise indicated.
- C. At tee and cross intersections, notch ends of intersecting members to fit contour of pipe to which end is joined and weld all around.
- D. Form simple and compound curves by bending pipe in jigs to produce uniform curvature for each repetitive configuration required; maintain cylindrical cross-section of pipe throughout entire bend without buckling, twisting, cracking, or otherwise deforming exposed surfaces of pipe.
- E. Provide wall returns *at* ends of wall-mounted handrails, unless otherwise indicated.
- F. Close exposed ends of pipe by welding 3/16 inch thick steel plate in place or by use of prefabricated fittings.

- B. Cutting, Fitting, and Placement: Perform cutting, drilling, and fitting required for installation of miscellaneous metal fabrications. Set metal fabrication accurately in location, alignment, and elevation; with edges and surfaces level, plumb, true, and free of rack; and measured from established lines and levels.
- C. Provide temporary bracing or anchors in formwork for items that are to be built into concrete masonry or similar construction.
- D. Fit exposed connections accurately together to form hairline joints. Weld connections that are not to be left as exposed joints, but cannot be shop welded because of shipping size limitations. Do not weld, cut, or abrade the surfaces of exterior units which have been hot-dip galvanized after fabrication, and are intended for bolted or screwed field connections.
- E. Field Welding: Comply with AWS Code for procedures of manual shielded metal-arc welding, appearance and quality of welds made, methods used in correcting welding work, and the following:
 - 1. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.
 - 2. Obtain fusion without undercut or overlap.
 - 3. Remove welding flux immediately.
 - 4. At exposed connections, finish exposed welds and surfaces smooth and blended so that no roughness shows after finishing and contour of welded surface matches those adjacent.

3.3 INSTALLATION OF STEEL PIPE RAILINGS AND HANDRAILS

- A. Adjust railings prior to anchoring to ensure matching alignment at abutting joints. Space posts at spacing indicated, or if not indicated, as required by design loadings. Plumb posts in each direction. Secure posts and railing ends to building construction.
- B. Secure handrails to wall with wall brackets and end fittings. Provide bracket with 1-1/2 inch clearance from inside face of handrail and finished wall surface. Locate brackets as indicated, or if not indicated, at spacing required to support structural loads. Secure wall brackets and wall return fittings to building construction.
- C. For steel framed gypsum board assemblies, fasten brackets directly to steel framing or concealed anchors using self-tapping screws of size and type required to support structural loads.
- D. Set handrail and guardrail posts in sleeves cast into concrete, and fill annular space around posts with non-shrink non-metallic grout.

3.4 ADJUSTING AND CLEANING

- A. Touch-Up Painting: Immediately after erection, clean field welds, bolted connections, and abraded areas of shop paint, and paint exposed areas with same material as used for shop painting to comply with SSPC-PA 1 requirements for touch-up of field painted surfaces.
- B. Apply by brush or spray to provide a minimum dry film thickness of 2.0 mils.

SECTION **06100**

ROUGH CARPENTRY

1 PART1 GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract including General and Supplementary Conditions and Division 1 specification sections apply to Work of this section.

1.2 SECTION INCLUDES

- A. Structural floor, wall, and roof framing; built-up structural members, wall and roof sheathing; subfloor sheathing; preservative treatment; sill gaskets.
- B. Roof curbs and cants; blocking in wall and roof openings; wood furring and grounds; electrical panel backboards, concealed wood blocking.

1.3 QUALITY ASSURANCE

- A. Perform Work in accordance with **the** following agencies:
 - 1. Lumber Grading Agency: Certified by ALSC.
 - 2. Plywood Grading Agency: Certified by APA.

2 PART2 PRODUCTS

2.1 LUMBER MATERIALS

- A. Lumber Grading Rules: SPIB, WWPA, NLGA.
- B. Joist Framing: S-P-F species, No. 2 & better grade, 19 percent maximum moisture content.
- C. Rafter Framing: S-P-F species, No. 2 & better grade, 19 percent maximum moisture content.
- D. Non-structural Light Framing: S-P-F species, Standard grade, 19 percent maximum moisture content.
- E. Sill Plate: Pressure treated Southern Pine.

2.2 SHEATHING MATERIALS

- A. Roof Sheathing: 5/8" APA Rated Sheathing, Span Rating 40/20, Exposure 1; unsanded.
- B. Floor Sheathing: 23/32" APA Rated Sheathing, Span Rating 24 oc, Exposure 1; unsanded.
- C. Underlayment: Plywood, 11/32" APA Rated Underlayment, sanded face.

- D. Frame double joist headers at floor and ceiling openings. Frame rigidly into joists. Frame double joists under wall studding.
- E. Bridge joists framing in excess of 8 feet span at mid-span members. Fit solid blocking bridging at ends of members.
- F. Curb all roof openings except where curbs are provided. Construct curb members of single pieces per side.

3.2 SHEATHING

- A. Install roof sheathing continuous over supports with **48** inches minimum length. Fasten with 6d deformed shank nails, 6" oc at edges, 12" oc at intermediate supports. H-clips shall be used at panel edges.
- B. Install floor sheathing continuous over supports with 48 inches minimum length. Fasten with construction adhesive and 6d deformed shank nails, 6" oc at edges, 12" oc at intermediate supports.
- C. Install underlayment continuous over subfloor with **48** inches minimum length. Fasten with construction adhesive and 3d deformed shank nails, 3" oc at edges, 6" oc grid pattern.
- D. Secure wall sheathing with ends staggered, over firm bearing. Fasten with 6d deformed shank nails, 6" oc at edges, 12" oc at intermediate supports. Provide 2x blocking at all horizontal joints.
- E. Place air and water infiltration barrier over wall sheathing, tape seal lap joints and end laps, staple in place.
- F. Use galvanized steel sheathing clips to join panels between roof framing members, except where panels have tongue and groove edges.
- G. Install telephone and electrical panel backboards with plywood sheathing material where required. Size the backboard by 12 inches beyond size of electrical panel.

3.3 WOOD TREATMENT SCHEDULE

- A. Wood wall and partition sills in contact with concrete.
- B. Wood blocking in contact with roofing materials.
- C. Wood in contact with earth.

END OF SECTION

SECTION 06200
FINISH CARPENTRY

1 PART1 GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract including General and Supplementary Conditions and Division 1 specification sections apply to Work of this section.

1.2 SUMMARY

- A. Finish carpentry items, other than shop prefabricated casework; hardware and attachment accessories.

1.3 QUALITY ASSURANCE

- A. Perform work in accordance with AWI Quality Standards, Custom Grade.

2 PART2 PRODUCTS

2.1 LUMBER MATERIALS

- A. Softwood Lumber: *PS* 20; Graded in accordance with AWI Custom; clear Eastern White Pine species, plain sawn, maximum moisture content of 11 percent.
- B. Hardwood Lumber: Graded in accordance with AWI Custom; Red Oak species, plain sawn, maximum moisture content of 11 percent; of quality suitable for transparent finish.
- C. Wood Composite Lumber: Solid composite material consisting of 50% wood fiber and thermoplastic polymers, shapes as indicated; Trex, or approved equal.

2.2 ACCESSORIES

- A. Fasteners: Size and type to suit application and as recommended by finish carpentry material manufacturer; hot dipped galvanized steel for exterior, high humidity and treated wood locations, plain finish elsewhere.
- B. Primer: 100% acrylic primer sealer type.

2.3 FABRICATION

- A. Fabricate to AWI Custom standards.

3 PART3 EXECUTION

3.1 EXAMINATION AND PREPARATION

SECTION 07210

BUILDING INSULATION

1 PART1 GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract including General and Supplementary Conditions and Division 1 specification sections apply to **Work** of this section.

1.2 SECTION INCLUDES

- A. Batt sound insulation in interior partition construction.

1.3 SYSTEM DESCRIPTION

- A. System performance to provide continuity of thermal barrier and vapor retarder at building enclosure elements.

1.4 ENVIRONMENTAL REQUIREMENTS

- A. Install insulation adhesives in accordance with manufacturer's instructions.

2 PART2 PRODUCTS

2.1 INSULATION MATERIALS

- A. Batt Insulation: ASTM C665, preformed glass fiber batt, conforming to the following:
 - 1. Thermal Resistance: R of 13 for acoustic batts.
 - 2. Facing: Unfaced.

3 PART3 EXECUTION

3.1 EXAMINATION AND PREPARATION

- A. Verify that substrate, and adjacent materials are dry and ready to receive insulation.

3.2 INSTALLATION - BATT INSULATION

- A. Install insulation in accordance with insulation manufacturer's instructions.
- B. Install in exterior walls and ceiling spaces without gaps or voids.
- C. Fit insulation tight in spaces. Leave no gaps or voids.
- D. Install friction fit insulation tight to framing members, completely filling prepared spaces.

...END OF SECTION

SECTION 07530
ELASTOMERIC SHEET ROOFING

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract including General and Supplementary Conditions and Division 1 specification sections, apply to work of this section.

1.02 SECTION INCLUDES

- A. Elastomeric Sheet Membrane Conventional Roofing System, insulation, roofing membrane expansion joints, mechanically attached.

1.03 SYSTEM DESCRIPTION

- A. Elastomeric sheet membrane roof assembly including structure and ceiling under to conform to requirements for a UL Class A fire rated assembly, and FM I 90 requirements for wind uplift resistance.

1.04 SUBMITTALS

- A. Product Data: Provide characteristics on membrane materials, flashing materials, insulation and walkway pads.

1.05 QUALITY ASSURANCE

- A. Perform Work in accordance with UL 790 (Underwriters Laboratories Inc.) Class A Fire Hazard Classification. FM 4470 (Factory Mutual Engineering Corporation) - Roof assembly Classification wind uplift requirement of 1-90, **FM** Construction Bulletin 1-28, Class 1 A Construction.

1.06 ENVIRONMENTAL REQUIREMENTS

- A. Do not install membrane during inclement weather or when air temperature may fall below 40 degrees F.

1.07 WARRANTY

- A. Provide ten year warranty under provisions of Section 01001 including coverage of materials and installation and resulting damage to building resulting from failure to resist penetration of moisture.

PART 2 – PRODUCTS

2.01 MEMBRANE MATERIALS

- A. Manufacturers:
1. Carlisle Syntec Systems.
 2. Celotex Corp.
 3. Dunlop Construction Products Co.

- B. Verify roof openings, curbs, and protrusions through roof are solidly set; wood cant strips and reglets are in place.
- C. Verify adjacent precast concrete roof members do not vary more than 1/4 inch in height. Verify grout keys are filled flush.

3.02 PREPARATION

- A. Fill concrete surface honeycomb and variations with latex filler

3.03 INSULATIONAPPLICATION

- A. Embed into insulation adhesive and mechanically fasten insulation to deck in accordance with insulation manufacturer's instructions.
- B. Lay second layer of insulation with joints staggered from first layer.
- C. Minimum Total Insulation Thickness: As required to achieve an average insulation R-value of 38.
- D. Lay boards with edges in moderate contact without forcing. Cut insulation to fit neatly to perimeter blocking and around penetrations through roof.

3.04 MEMBRANE APPLICATION

- A. Apply membrane and mechanical attachment devices in accordance with manufacturer's instructions.
- B. Roll out membrane. Work out air bubbles, wrinkles, and fish mouths.
- C. Overlap edges and ends and solvent seal watertight.
- D. Install mechanical fasteners in accordance with manufacturer's instructions and UL and FM ratings.
- E. Seal membrane to adjoining surfaces.
- F. Shingle joints on sloped substrate in direction of drainage. Apply joint sealant.
- G. Continue membrane up vertical surfaces minimum 8 inches unless otherwise noted Reinforce membrane with multiple thickness of membrane material over joints.
- H. Seal items penetrating membrane with counter flashing membrane material. Install membrane flashings. Seal watertight to membrane.
- I. Place walkway units at locations noted.

3.05 FLASHINGS AND ACCESSORIES

- A. Apply flexible flashings to seal membrane to vertical elements.
- B. Install prefabricated roofing expansion control joints to isolate roof into areas as indicated in accordance with manufacturer's instructions.
- C. Coordinate installation of roof drains sumps and related flashings.

SECTION 07620

SHEET METAL FLASHING AND TRIM

1 PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes flashings and counter-flashings, gutters and downspouts, accessories and fabricated sheet metal items.

1.2 SYSTEM DESCRIPTION

- A. Sheet Metal System: Conform to criteria of SMACNA "Architectural Sheet Metal Manual."
 - 1. Roof edge trim.

1.3 SUBMITTALS

- A. Samples: Submit two samples of each type of material, color, and finish.

1.4 WARRANTY

- A. Furnish five year manufacturer warranty for finishes.

2 PART 2 - PRODUCTS

2.1 SHEET METAL FLASHING AND TRIM

- A. Product Description: Flashing and sheet metal; unfinished or prefinished, including roof edge trim.

2.2 COMPONENTS

- A. Pre-Finished Aluminum Sheet: Manufacturer's standard alloy and temper for specified finish; plain finish shop pre-coated with modified silicone, acrylic or polyester PVDF (polyvinylidene fluoride) coating; color as selected from manufacturer's standard to match trim.

2.3 ACCESSORIES

- A. Fasteners: Galvanized steel same material and finish as flashing metal, with soft neoprene washers.
- B. Underlayment: No. 15 asphalt saturated roofing felt.
- C. Protective Backing Paint: Zinc molybdate alkyd.
- D. Slip Sheet: Rosin sized building paper.

Section 07820

METAL FRAMED SKYLIGHT STRUCTURES

1 PART 1 GENERAL1.01 **SECTION INCLUDES**

- A. Metal framed skylight structure (greenhouse type) with vertical and sloped glazing portions in lean-to shape.
- B. Engineering, design, drafting and structural calculations of the entire skylight system.
- C. Fabrication, installation, and warranty of the skylight assembly.
- D. Skylight glass and glazing materials.
- E. Skylight related flashings, anchors, brackets and insulation.
- F. Metal finishes.
- G. Work does not include support curbs, counter-flashing, wood blocking, final cleaning nor protection after installation.

1.02 **RELATED SECTIONS**

- A. Section 01001: Basic Requirements
- B. Section 07900: Sealants

1.03 **REFERENCES**

- A. The Aluminum Association, Inc. (AA)
 - 1. DAF-45: Designation System for Aluminum Finishes.
 - 2. SAS-30: Specification for Aluminum Structures.
- B. American Architectural Manufacturers Association (AAMA):
 - 1. 501 - ■ Standard Test Method for Metal Curtain Walls for Water Penetration Using Dynamic Pressure.
 - 2. 501.2: Field Check of Metal Curtain Walls for Water Leakage.
 - 3. 606.1: Voluntary Guide Specification and Inspection Methods for Integral Color Anodic Finishes for Architectural Aluminum.
 - 4. 809.2: Voluntary Specification for Non-Drying Sealants.

B. Performance Requirements:

1. Structural members shall be designed in accordance with ANSI A58.1 and AA SAS-30. They shall be of sufficient size to support all dead loads as well as the following load requirements:
 - a. 46 PSF LIVE LOAD
 - b. 46 PSF SNOW LOAD
 - c. 42 PSF POSITIVE WIND LOAD
 - d. 42 PSF NEGATIVE WIND LOAD
2. The deflection of any structural member in the plane normal to glass surface when subjected to the specified loads shall not exceed $L/175$ of its clear span. Deflection of any framing member shall not exceed $3/4$ " within any glass panel.
3. Parallel to glazing plane deflection of a framing member when carrying full design load shall not exceed an amount reducing the glazing unit bite below 75% of the design dimension and shall not reduce the edge clearance to less than $1/8$ " nor shall it damage or impair the function of any joint seals.
4. Provide for expansion and contraction of components resulting from an ambient temperature change of 180 deg. F. (+/- 90 deg. F.) without causing buckling, excessive stresses on glazing, structural elements or fasteners, failure of seals, reduction of performance or other detrimental effects.
5. No water penetration shall occur when system is tested in accordance with [ASTM E 331 using a differential static air pressure of 20% of inward acting (positive) design wind load, but not less than 6.24 psf. nor more than 15 psf.]. Water penetration is defined as the appearance of uncontrolled water other than condensation occurring on the interior surface of any part of the skylight.
6. Air infiltration shall be limited to not more than 0.01 cfm. per square ft. of assembly when tested in accordance with ASTM E 283 at 6.24 psf. static air pressure difference.
7. Where permitted by code, a $1/3$ increase in allowable stress for wind or seismic load shall be acceptable, but not in combination with any reduction applied to combined loads. In no case shall the allowable values exceed the yield stress.
8. Assume thermal breaks to have no ability to transfer shear stress for composite action of flexural members. Assume elements joined by a thermal break to act separately.

1.05 SUBMITTALS

- A. Submit one set of sepias and 3 copies of shop drawings showing plans, elevations and details required to fully describe the skylight construction for Architect's review and approval before starting fabrication.
- B. Submit structural calculations prepared in accordance with ANSI A58.1 and with AA SAS-30, bearing the seal of a structural engineer qualified in the design of self

1. Substitute manufacturers prequalify in writing no later than ten (10) days prior to the bid closing date.
2. Skylight details are submitted to the Architect.
3. Complete specifications and structural calculations showing member sizes design loads and loads applied the supports are submitted for review.
4. Submit certification that the substitute manufacturer has successfully performed in the design, manufacture and installation of skylight projects similar in scope over the previous five years.
5. Provide proof of financial capability.

2.02 MATERIALS

- A. Principal framing members: Extruded aluminum, ASTM B 221 6063-T5 or -T6 alloy and temper, 0.109" minimum thickness.
- B. Snap on covers and non-supporting trim: Extruded aluminum, ASTM B 221 6063-T6 alloy and temper, .060" minimum thickness.
- C. Structural formed metal members shall be ASTM B 209 5052-H34 or ASTM B 221 6061-T6 aluminum.
- D. Gaskets shall be continuous and shall be an extruded E.P.D.M., silicone compatible rubber, shore A hardness of 70 (+/- 5), tensile strength: 950 PSI, % of elongation: 200 min. compression set: 30% max., color: black
- E. Setting blocks shall be a silicone compatible rubber, shore A hardness: 85 (+/- 5), color: black.
- F. Fasteners:
 1. Fasteners for attachment of exterior retainer bars shall be ASTM A 193 B8 300 series stainless steel screws.
 2. Fasteners used to connect framing members shall be ASTM A 193 B8 300 series stainless steel or ASTM B 211 2024-T4 aluminum.
 3. Fasteners used to anchor the skylight to the support structure shall be ASTM A 193 B8 300 series stainless steel screws.
- G. Flashing shall be ASTM B 209 5005-H34 or 5052-H34 aluminum, 0.030" minimum thickness.
- H. Exposed metal finish shall comply with the following:
 1. Anodized finishes:
 - a. Architectural Class I Integral Color Anodic Coating 0.7 mil and greater in thickness, AAMA606.1, Type AA-M10C22A42. Color: dark bronze.
- I. Sealants:

3 PART 3: EXECUTION

3.01 EXAMINATION

- A. Prior to installation, inspect the support and adjacent construction to verify that they are properly prepared to receive the work. Report in writing any error in the work. No work shall proceed until all errors and deviations are corrected.

3.02 PREPARATION

- A. Surface contact between aluminum and dissimilar materials shall receive a protective coating of asphaltic paint or elastomeric isolator to prevent electrolytic action.

3.03 INSTALLATION

- B. Install all items plumb, straight, square, level and in their elevation, plane and location, and in proper alignment with other work.
- C. The skylight shall be erected and glazed by the manufacturer or an experienced installer authorized by the manufacturer familiar with the manufacturer's systems and installation procedures.
- D. The skylight shall be designed to accommodate tolerances of the building structural members and clearances shown on final approved shop drawings. All parts of the erected work, when completed, shall be within the following tolerances:
 - 1. Maximum variation from plane or location shown on final shop drawings: 1/8" per 12 ft. or 1/2" on any total length.
 - 2. Maximum offset from true alignment between two identical members butting end to end in line: 1/32".
- E. Anchorage to the structure shall be in accordance with final shop drawings. Supporting brackets shall be so designed as to provide three dimensional adjustment and accurate location of the components.
- F. Sealant materials shall be used in accordance with the manufacturer's printed instructions and shall be applied by mechanics specially trained and experienced in their use. Before applying sealant, all dirt, dust moisture and all foreign mater shall be completely cleaned from surfaces it will contact. Adjoining surfaces must be masked to obtain a clean and neat appearance. Sealants shall be tooled to fill the joint and provide a smooth finished surface.

3.04 FIELD WATER TEST

- A. Field test for water leakage in accordance with AAMA 5012, in areas as indicated on the contract drawings. There shall be no uncontrolled water leakage as defined in AAMA 501.

3.05 PROTECTION AND CLEANING

SECTION 07840

FIRESTOPPING

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes firestopping and through-penetration protection systems materials and accessories.

1.2 SYSTEM DESCRIPTION

- A. Firestopping Materials: ASTM E 119, ASTM E814, UL 263, UL 1479 to achieve fire rating as noted on Drawings.
- B. Surface Burning: ASTM E84, UL 723 with maximum flame spread / smoke developed rating of 251450.
- C. Firestop interruptions to fire rated assemblies, materials, and components.

1.3 SUBMITTALS

- A. Product Data: Submit data on product characteristics, performance and limitation criteria.
- B. Design Data: Provide schedule of opening locations and sizes, penetrating items, and required listed design numbers to seal openings to maintain fire resistance rating of adjacent assembly.
- C. Manufacturer's Certificate: Certify products meet or exceed specified requirements.

1.4 ENVIRONMENTAL REQUIREMENTS

- A. Do not apply materials when temperature of substrate material and ambient air is below 60 degrees F.
- B. Maintain this minimum temperature before, during, and minimum 3 days after installation of materials.
- C. Provide ventilation in areas to receive solvent cured materials.

PART 2 - PRODUCTS

2.1 FIRESTOPPING

- A. Manufacturers:
 - 1. A/D Fire Protection Systems, Inc.
 - 2. Dow Corning Corp.
 - 3. Fire Trak Corp.
 - 4. Hilti Corp.

- B. Install backing materials to arrest liquid material leakage.

3.3 APPLICATION

- A. Apply primer where recommended by manufacturer for specific material and substrate.
- B. Apply firestopping material in sufficient thickness to achieve required fire rating, to uniform density and texture].
- C. Install material at walls or partition openings containing penetrating sleeves, piping, duct work, conduit and other items, requiring firestopping.
- D. Dam material to remain.

3.4 SCHEDULES

Locations requiring firestopping include, but are not limited to the following:

	<u>LOCATION</u>	<u>FIRE RATING</u>
A.	Corridor walls.	1 hour
B.	Stair walls.	2 hours
C.	Mechanical room walls, ceilings	1 hour
D.	Tenant separation walls, metallic pipe and conduit.	1 hour
E.	Tenant separation walls, nonmetallic pipe and conduit.	1 hour
F.	Floors, metallic pipe and conduit.	1 hour
G.	Floors, non-metallic pipe, and conduit.	1 hour

END OF SECTION

SECTION 07900

JOINT SEALERS

1 PART1 GENERAL**1.1** RELATED DOCUMENTS

- A. Drawings and general provisions of contract including General and Supplementary Conditions and Division 1 specification sections apply to Work of this section.

1.2 SECTION INCLUDES

- A. Sealants and joint backing.

1.3 SUBMITTALS

- A. Product Data: Provide data indicating sealant chemical characteristics, performance criteria, substrate preparation, limitations, color availability.

1.4 ENVIRONMENTAL REQUIREMENTS

- A. Maintain temperature and humidity recommended by the sealant manufacturer during and after installation.

2 PART2 PRODUCTS**2.1** SEALANTS

- A. Type A - General Purpose Exterior Sealant: Polyurethane; ASTM C920, Grade NS, Class 25, Uses M, G, and A; single or multi-component.

- 1. Color as selected.
- 2. Applications: Use for:

- a. Joints between concrete and other materials.
- b. Joints between metal frames and other materials.
- c. Joints between siding and other materials.
- d. Other exterior joints for which no other sealant is indicated.

- B. Type B - Exterior Metal Lap Joint Sealant: Butyl or polyisobutylene, nondrying, non-skinning, non-curing.

- 1. Applications: Use for:

- a. Concealed sealant bead in sheet metal work.
- b. Bedding for door thresholds.

- C. Type C - General Purpose Interior Sealant: Siliconized acrylic emulsion latex; ASTM C834, single component, paintable.

3 PART3 EXECUTION

3.1 EXAMINATIONAND PREPARATION

- A. Verify that substrate surfaces and joint openings are ready to receive work.
- B. Verify that joint backing and release tapes are compatible with sealant.
- C. Remove loose materials and foreign matter which might impair adhesion of sealant.
- D. Clean and prime joints in accordance with manufacturer's instructions.
- E. Perform preparation in accordance with manufacturer's instructions and ASTM C1193.

3.2 INSTALLATION

- A. Perform work in accordance with sealant manufacturer's requirements for preparation of surfaces and material installation instructions.
- B. Perform installation in accordance with ASTM C1193.
- C. Perform acoustical sealant application work in accordance with ASTM C919.
- D. Measure joint dimensions and size joint backers to achieve width-to-depth ratio, neck dimension, and surface bond area as recommended by manufacturer, except where specific dimensions are indicated.
- E. Install bond breaker where joint backing is not used.
- F. Install sealant free of air pockets, foreign embedded matter, ridges, and sags.
- G. Apply sealant within recommended application temperature ranges. Consult manufacturer when sealant cannot be applied within these temperature ranges.
- H. Tool joints concave.

...END OF SECTION

SECTION 08110

STEEL DOORS AND FRAMES

1 PART1 GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of contract including General and Supplementary Conditions and Division 1 specification sections apply to Work of this section.

1.2 SECTION INCLUDES

- A. Steel doors panels and frames; non-rated and fire rated.

1.3 SUBMITTALS

- A. Shop Drawings: Indicate door and frame elevations, internal reinforcement, cut-outs for glazing, and finishes.
- B. Product Data: Indicate door and frame configurations, location of cut-outs for hardware reinforcement.

1.4 QUALITY ASSURANCE

- A. Conform to the following:
1. SDI-100 - Standard Steel Doors and Frames.
 2. DHI - Door Hardware Institute - The Installation of Commercial Steel Doors and Steel Frames, Insulated Steel Doors in Wood Frames and Builder's Hardware.
 3. Fire Rated Door Panel and Frame Construction: ASTM E 152, NFPA 252, UL 10B, NFPA 80.
 4. Handicapped: ANSI A1 17.1, ADA.

2 PART2 PRODUCTS

2.1 DOORS AND FRAMES

- A. Manufacturers:
1. Amweld Building Products LLC.
 2. Ceco Door Products.
 3. Curries Co.
 4. Fleming Door Products.
 5. General Products Co. Inc.; Benchmark
 6. Pease Doors Inc.; Ever-Strait.
 7. Republic Builders Products.
 8. Stanley Works.
 9. Steelcraft Manufacturing Co.
 10. Therma-Tru Corp.
- B. Exterior Frames: Level 2, nominal 16 gage steel, galvanized to ASTM A653 G60.

3.1 INSTALLATION

- A. Install doors and **frames** in accordance with SDI-100.
- B. Install fire rated doors in accordance with NFiPA 80.
- C. Coordinate installation of doors and frames with installation of hardware specified in Section 08705.
- D. Coordinate with gypsum board wall construction for frame anchor placement.
- E. Install door louvers plumb and level.

3.2 TOLERANCES

- A. Maximum Diagonal Distortion: 1/8 inch measured with straight edge, corner to corner.

...END OF SECTION

SECTION 08210

WOOD DOORS

1 PART 1 GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract including General and Supplementary Conditions and Division 1 specification sections apply to Work of this section.

1.2 SECTION INCLUDES

- A. Wood doors and frames, fire rated and non-rated.

1.3 SUBMITTALS

- A. Shop Drawings: Indicate door elevations.

1.4 QUALITY ASSURANCE

- A. Perform work in accordance with the following:

- 1. NWWDA I.S.1.

1.5 WARRANTY

- A. Section 01001 - Basic Requirements: Provide a five year warranty to include coverage:

- 1. Interior Doors: Five (5) years.

- B. Include coverage for delamination of veneer, warping beyond specified installation tolerances, defective materials, telegraphing core construction.

2 PART 2 PRODUCTS

2.1 DOORTYPES

- A. Manufacturers:

- 1. Blount Lumber Co.
- 2. Brockway Smith Co.
- 3. Jeld-Wen Inc.
- 4. Mohawk Flush Doors Inc.
- 5. Simpson Doors.

- B. Interior Doors: 1-3/8 inch thick hollow core and 1-3/4 inch solid core construction; as indicated on Door Schedule.

2.2 DOOR CONSTRUCTION

08210 - 1 - Wood Doors

- B. Coordinate installation of doors with installation of hardware specified in Section 08710.
- C. Adjust door for smooth and balanced door **movement**.

3.2 INSTALLATION TOLERANCES

- A. Conform to NWWDA requirements for fit and clearance tolerances and maximum diagonal distortion.
- B. Maximum Diagonal Distortion: 1/8 inch measured with straight edge, corner to corner.

...END OF SECTION

SECTION 08410

METAL-FRAMED STOREFRONTS

PART 1 GENERAL

1.1 SUMMARY

- A. Section includes aluminum-framed storefronts including aluminum frames, and glass.

1.2 SYSTEM DESCRIPTION

- A. Aluminum-Framed Storefront System: Tubular aluminum sections with supplementary internal support framing, factory fabricated, factory finished, glass infill, related flashings, anchorage and attachment devices.
- B. System Assembly: Site assembled.
- C. System Design: Provide for expansion and contraction within system components caused by temperature cycling. Design and size members to withstand loads caused by pressure and suction of wind.
- D. Air Infiltration: Limit air leakage through assembly to 0.06 cfm/min/sq ft of wall area, measured at reference differential pressure across assembly of 1.57 psf as measured in accordance with AAMA 501.
- E. Water Leakage: None when measured in accordance with ASTM E331.
- F. System Internal Drainage: Drain water entering framing system to exterior.

1.3 SUBMITTALS

- A. Shop Drawings: Indicate system dimensions, framed opening requirements and tolerances, affected related Work and expansion and contraction joint location and details.
- B. Product Data: Submit component dimensions; describe components within assembly, anchorage and fasteners, glass and infill, door hardware, and internal drainage details.

1.4 QUALITY ASSURANCE

- A. Perform Work in accordance with AAMA SFM-1 and AAMA MCWM-1 - Metal Curtain Wall, Window, Store Front and Entrance - Guide Specifications Manual.
- B. Manufacturer: Company specializing in manufacturing products specified in this section with minimum three years documented experience, and with service facilities within 20 miles of Project.
- C. Installer: Company specializing in performing Work of this section with minimum three years documented experience approved by manufacturer.
- D. Design wind loading under direct supervision of Professional Engineer experienced in design of this Work and licensed in State of Maine.

2.4 SHOP FINISHING

- A.** Color Anodized Aluminum Surfaces: **AA-M12C22A44**, Architectural Class I 0.7 mils dark bronze anodized coating conforming to AAMA 611.
- B.** Concealed Steel Items: ASTM **A123/A123M** Galvanize to 2.0 oz/sq ft.
- C.** Apply bituminous paint to concealed aluminum and steel surfaces in contact with cementitious or dissimilar metals.

PART 3 EXECUTION**3.1 EXAMINATION**

- A.** Verify wall openings and adjoining air and vapor seal materials are ready to receive work of this section.

3.2 INSTALLATION

- A.** Install frames, glazing, and flashings in accordance with AAMA MCWM-1 - Metal Curtain Wall, Window, Store Front and Entrance - Guide Specifications Manual.
- B.** Use anchorage devices to securely attach frame assembly to structure.
- C.** Align assembly plumb and level, free of warp or twist. Maintain assembly dimensional tolerances, aligning with adjacent work.
- D.** Coordinate attachment and seal of air and vapor barrier materials. Pack fibrous insulation in shim spaces at perimeter of assembly to maintain continuity of thermal barrier.
- E.** Coordinate installation of hardware with Section 08710.
- F.** Install hardware using templates provided.
- G.** Install glass in accordance with manufacturer's instructions.
- H.** Coordinate installation of perimeter sealants with Section 07900.
- I.** Tolerances
 - 1. Variation from Plane: 1/8 inch per foot maximum or 1/4 inch per 30 feet; whichever is less.

3.3 SCHEDULES

- A.** Main Entrance and Doors (Opening No. M101): 1-3/4 x 4-1/2 inch sections, flush glazing, thermally broken, Dark Bronze anodized finish.

END OF SECTION

SECTION 08505
METAL WINDOWS

1 PART 1 -GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract including General and Supplementary Conditions and Division 1 sections, apply to work of this section.

1.2 SUMMARY

- A. Section includes aluminum windows, factory glazing, and framed insect screens.
- B. Provide new aluminum windows only on alley side and west side of building. Remove and salvage existing wood windows for reuse on Oak and Free Street facades.

1.3 SYSTEM DESCRIPTION

- A. Metal Windows: Factory fabricated, factory finished, vision glass, related flashings, anchors, and attachment devices.
- B. Configuration: Conform with ANSI/AAMA 101 Designations for windows required for Project: DH-double hung sash.
- C. AAMA Rating: H-HC55.
- D. System Design: Design and size components to withstand dead loads and live loads caused by positive and negative wind loads acting normal to plane of wall as calculated in accordance with applicable code, and to a design pressure of 20 lb/sq ft as measured in accordance with ASTM E330.
- E. Air Infiltration: Limit air leakage through assembly to 0.1 cfm/sq of wall area, measured at a reference differential pressure across assembly of 1.57 psf as measured in accordance with ASTM E283.
- F. Water Leakage: None when measured in accordance with ASTM E331. ASTM E1105. ASTM E547.
- G. System Internal Drainage: Drain water entering the framing system to exterior.

1.4 SUBMITTALS

- A. Shop Drawings: Indicate opening dimensions, framed opening tolerances, affected related work; and installation requirements.
- B. Product Data: Provide AAMA grade certification, test reports, component dimensions, anchorage and fasteners, and glass.

1.5 QUALITY ASSURANCE

08505-1 - Metal Windows

- H. Weather Stripping: flexible plastic, configured for a flexible fit.
- I. Bituminous Paint: Asphaltic coating.
- J. Anchor Devices: Non-corroding.
- K. Sealant and Backing Materials: Specified in Section 07900.

2.3 FABRICATION

- A. Fabricate framing, mullions and sash members with reinforced corners and joints. Supplement frame with internal reinforcement where required for structural rigidity. Fabricate with integral thermal barrier.
- B. Permit internal drainage weep holes and channels to encourage moisture migration to exterior.
- C. Form glass stops, exterior sills, closures, weather stops, and flashings of same material as window frame.
- D. Fit insect screen frames with four spring loaded pin retainers.
- E. Double weatherstrip operable units.
- F. Apply asphaltic paint to concealed metal surfaces in contact with cementitious surfaces or dissimilar metals.

2.4 SHOP FINISHING

- A. Exterior Surfaces: Color as selected from manufacturer's full range of 70% Kynar coatings.
- B. Interior Surfaces: Color as selected from manufacturer's full range of enamels.
- C. Concealed Steel Items: Galvanize to 2.0 oz/sq ft (610 g/sq m).
- D. Apply bituminous paint to concealed aluminum and steel surfaces in contact with cementitious or dissimilar materials.

3 PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify rough openings are correctly sized and located.

3.2 PREPARATION

- A. Prepare opening to permit correct installation of frame and achieve continuity of air and vapor barrier seal.

3.3 INSTALLATION

2 PART2 PRODUCTS

2.1 SUPPLIERS

A. Suppliers: Products of one or more manufacturers are listed in the Hardware Schedule to establish quality and performance characteristics. Products of other manufacturers may be accepted subject to review by Architect.

1. Manufacturers of Locksets:

- a. Corbin
- b. Sargent.
- c. Schlage.
- d. Simplex.

2. Manufacturers of closers:

- a. LCN.
- b. Norton.
- c. Rixson.
- d. Sargent.

3. Manufacturers of hinges:

- a. Hager.
- b. McKinney.
- c. Stanley.

4. Manufacturers of thresholds and weatherstripping.

- a. National Guard Products.
- b. Pemko.
- c. Reese.
- d. Zero.

5. Manufacturers of panic sets:

- a. Sargent.
- b. Von Duprin

6. Manufacturers of door trim and accessories:

- a. Hiawatha.
- b. Ives.
- c. Rockwood.

2.2 KEYING

A. Door Locks: Master keyed into existing key system. include construction keying.

B. Supply 3 change keys for each lock and 5 master keys, each tagged. Provide keys of nickel silver only.

C. Provide 1 Key Cabinet: Sheet steel construction, enamelled finish, hinged door with key lock, internal hooks for 75 keys, identification labeling.

2.3 MATERIALS AND FABRICATION

- A. Provide products complying with ANSI A 156.1 standards.
- B. Name Plates: Do not provide products with manufacturers name or trade name displayed in a visible location except in conjunction with required **UL** labels.
- C. Provide hardware manufactured to conform to templates with machine screw installation. Do not provide hardware prepared for self-tapping screws.
- D. Fasteners: Provide Phillips flat head screws except as otherwise indicated. Finish screws to match adjacent hardware finish.
- E. Lever Handles: Provide lever handles at all doors except bifold and sliding bypass.

2.4 FINISHES

- A. Finishes are identified in the Hardware Schedule at end of this section.

3 PART3 EXECUTION

3.1 EXAMINATION AND PREPARATION

- A. Verify that doors and frames are ready to receive work and dimensions are as instructed by the manufacturer.
- B. Verify that electric power is available to power operated devices and is of the correct characteristics.

3.2 INSTALLATION

- A. Install hardware in accordance with manufacturer's instructions.
- B. Install hardware at fire rated doors in accordance with NFPA 80.
- C. **Use** templates provided by hardware item manufacturer.
- D. Adjust hardware and door control devices to comply with ADA requirements.

...END OF SECTION

Oak Leaf Inn Renovations Portland, ME										1/14/2022		
DOOR SCHEDULE												
Inches												
No.	Location	W	H	T	Door Material	Door Style	Finish Type	Lock Function	Keying	New Hardware	Label	Notes
Basement												
B01	Boiler room to Electrical	36	84	1 3/4	Flush HM	Flush	KD HM	Storeroom 1		C bser	45 min	
1st Floor												
101	Retail space 1	42	96	1 3/4	SC wood	Flush FG	Solid wood	Push/pull		Deadbolt, closer, weatherstripping, threshold		
102	Vestibule	36	84	1 3/4	Aluminum	Wide stile	Aluminum	Push/pull		Closer, weatherstripping, threshold		
103	Retail space 3	42	96	1 3/4	SC wood	Flush FG	Solid wood	Push/pull		Deadbolt, closer, weatherstripping, threshold		
104	Retail space 4	42	96	1 3/4	SC wood	Flush FG	Solid wood	Push/pull		Deadbolt, closer, weatherstripping, threshold		
105	Retail space 5	42	96	1 3/4	SC wood	Flush FG	Solid wood	Push/pull		Deadbolt, closer, weatherstripping, threshold		
106	Vestibule to Lounge	36	84	1 3/4	Aluminum	Wide stile	Aluminum	Panic 1		Exit device operator, closer, weatherstripping, threshold		
107	Lounge to basement stair	36	84	1 3/4	Flush HM	Flush	KD HM	Entrance 1		Closer	45 min	
X01	Main entrance				Existing wood		Existing wood	Panic 2				
X02	Vestibule				Existing wood		Existing wood	Panic 2				
X03	Rear hall				Existing wood		Existing wood	Existing				
X04	Basement stair	32	84	1 3/4	Flush HM	Flush	KD HM	Storeroom 1		C bser	45 min	
X05	Rear hall to alley				Existing wood		Existing wood	Panic 1				
X06	Lounge to alley				Existing wood		Existing wood	Panic 1				
X07	Retail space 3 to alley				Existing wood		Existing wood	Existing				
X08	Retail space 4 to alley				Existing wood		Existing wood	Existing				
X09	Retail space 5 to alley				Existing wood		Existing wood	Existing				
2nd Floor												

Oak Leaf Inn Renovations Portland, ME										1/14/2005		
DOOR SCHEDULE												
Inches												
No.	Location	W	H	T	Door Material	Door Style	Frame Type	Lock Function	Keying	New Hardware	Label	Notes
201	Dorm Room				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch	20 min*	
201A	Closet				Existing wood	6 Panel	Existing wood	Existing				
201B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2				
202	Dorm Room				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	Brosco Jeld-Wen Avalon 803 door
202A	Closet	30	80	1 3/8	SC Hardboard	2 Panel	Split jamb wood	Passage 2				
202B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2				Brosco Jeld-Wen Avalon 803 door
203	Dorm Room				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	Brosco Jeld-Wen Avalon 803 door
203A	Closet				Existing wood	6 Panel	Existing wood	Existing				
203B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2				
204	Dorm Room				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	Brosco Jeld-Wen Avalon 803 door
204A	Closet				Existing wood	6 Panel	Existing wood	Existing				
204B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2				
205	Dorm Room				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	Brosco Jeld-Wen Avalon 803 door
205A	Closet				Existing wood	6 Panel	Existing wood	Existing				
205B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2				
206	Dorm Room				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	Brosco Jeld-Wen Avalon 803 door
206A	Closet				Existing wood	6 Panel	Existing wood	Existing				
206B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2				
207	Dorm Room				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	Brosco Jeld-Wen Avalon 803 door
207A	Closet				Existing wood	6 Panel	Existing wood	Existing				
207B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2				
208	Dorm Room				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	Brosco Jeld-Wen Avalon 803 door
208A	Closet				Existing wood	6 Panel	Existing wood	Existing				
208B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2				
209	Dorm Room				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	Brosco Jeld-Wen Avalon 803 door
209A	Closet				Existing wood	6 Panel	Existing wood	Existing				
209B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2				
210	Dorm Room				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min	Brosco Jeld-Wen Avalon 803 door
210A	Closet				Existing wood	6 Panel	Existing wood	Existing				
210B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2				
211	Dorm Room				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	Brosco Jeld-Wen Avalon 803 door
211A	Closet				Existing wood	6 Panel	Existing wood	Existing				

Oak Leaf Inn Renovations
Portland, ME

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DOOR SCHEDULE

No.	Location	W	H	T	Door Material	Door Style	Frame Type	Lock Function	Keying	New Hardware	Label	Notes
		inches										
211B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2		Pushbutton deadlatch, spring hinges	20 min	Brosco Jeld-Wen Avalon 803 door
212	Dorm Room				Existing wood	6 Panel	Existing wood	Existing				
212A	Closet				Existing wood	6 Panel	Existing wood	Existing				
212B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2		Pushbutton deadlatch, spring hinges	20 min	Brosco Jeld-Wen Avalon 803 door
213	Dorm Room				Existing wood	6 Panel	Existing wood	Existing				
213A	Closet				Existing wood	6 Panel	Existing wood	Existing				
213B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2		Pushbutton deadlatch, spring hinges	20 min	Brosco Jeld-Wen Avalon 803 door
214	Dorm Room	36	84	1 3/4	SC Hardboard	3 Panel	Solid wood	Entrance 2		Pushbutton deadlatch, spring hinges	20 min	Brosco Simpson 821 3-F door
214A	Closet	30	80	1 3/8	SC Hardboard	2 Panel	Split jamb wood	Passage 3		Pushbutton deadlatch, spring hinges	20 min	Brosco Jeld-Wen Avalon 803 door
214B	Bathroom	36	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 3		Pushbutton deadlatch, spring hinges	20 min	Brosco Jeld-Wen Avalon 803 door
215	Dorm Room	32	84	1 3/4	SC Hardboard	3 Panel	Solid wood	Entrance 2		Pushbutton deadlatch, spring hinges	20 min	Brosco Simpson 821 3-F door
215A	Closet	30	80	1 3/8	SC Hardboard	2 Panel	Split jamb wood	Passage 2		Pushbutton deadlatch, spring hinges	20 min	Brosco Jeld-Wen Avalon 803 door
215B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2		Pushbutton deadlatch, spring hinges	20 min	Brosco Jeld-Wen Avalon 803 door
216	Corridor to Stair	36	84	1 3/4	Flush HM	NL	KD HM	Passage 1		Closer, Kickplate, Mag. Hold open Closer	90 min	Brosco Jeld-Wen Avalon 803 door
217	Corridor to Stair				Existing HM		Existing HM			Closer		
218	Fire Escape	36	80	1 3/4	Insul HM F ush	HG	HM	Entrance 2		Closer, weatherstripping, threshold		
219	Fire Escape	24	80	1 3/4	Insul HM F ush	HG	HM	Entrance 2		Closer, weatherstripping, threshold		
3rd Floor												
301	Dorm Room				Existing wood	6 Panel	Existing wood	Existing		Spring hinges		
301A	Closet				Existing wood	6 Panel	Existing wood	Existing				
301B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2		Pushbutton deadlatch, spring hinges	20 min*	Brosco Jeld-Wen Avalon 803 door
302	Dorm Room				Existing wood	6 Panel	Existing wood	Existing				
302A	Closet	30	80	1 3/8	SC Hardboard	2 Panel	Split jamb wood	Passage 2		Pushbutton deadlatch, spring hinges	20 min*	Brosco Jeld-Wen Avalon 803 door
302B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2		Pushbutton deadlatch, spring hinges	20 min*	Brosco Jeld-Wen Avalon 803 door
303	Dorm Room				Existing wood	6 Panel	Existing wood	Existing				
303A	Closet				Existing wood	6 Panel	Existing wood	Existing				
303B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2		Pushbutton deadlatch, spring hinges	20 min*	Brosco Jeld-Wen Avalon 803 door
304	Dorm Room				Existing wood	6 Panel	Existing wood	Existing				
304A	Closet				Existing wood	6 Panel	Existing wood	Existing				

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DOOR SCHEDULE												
Inches												
No.	Location	W	H	T	Door Material	Door	Frame Type	Lock Function	Keying	New Hardware	Label	Notes
304B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2				
305	Dorm Room				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	Brosco Jeld-Wen Avalon 803 door
305A	Closet				Existing wood	6 Panel	Existing wood	Existing				
305B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2				
306	Dorm Room				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	Brosco Jeld-Wen Avalon 803 door
306A	Closet				Existing wood	6 Panel	Existing wood	Existing				
306B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2				
307	Dorm Room				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	Brosco Jeld-Wen Avalon 803 door
307A	Closet				Existing wood	6 Panel	Existing wood	Existing				
307B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2				
308	Dorm Room				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	Brosco Jeld-Wen Avalon 803 door
308A	Closet				Existing wood	6 Panel	Existing wood	Existing				
308B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2				
309	Dorm Room				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min	Brosco Jeld-Wen Avalon 803 door
309A	Closet				Existing wood	6 Panel	Existing wood	Existing				
309B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2				
310	Dorm Room				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min	Brosco Jeld-Wen Avalon 803 door
310A	Closet				Existing wood	6 Panel	Existing wood	Existing				
310B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2				
311	Dorm Room				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min	Brosco Jeld-Wen Avalon 803 door
311A	Closet				Existing wood	6 Panel	Existing wood	Existing				
311B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2				
312	Dorm Room				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min	Brosco Jeld-Wen Avalon 803 door
312A	Closet				Existing wood	6 Panel	Existing wood	Existing				
312B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2				
313	Dorm Room				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min	Brosco Jeld-Wen Avalon 803 door
313A	Closet				Existing wood	6 Panel	Existing wood	Existing				
313B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2				
314	Dorm Room	36	84	1 3/4	SC Hardboard	3 Panel	Solid wood	Entrance 2		Pushbutton deadlatch, spring hinges	20 min	Brosco Jeld-Wen Avalon 803 door
314A	Closet	30	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Passage 3				
314B	Bathroom	36	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 3		Pushbutton deadlatch, spring hinges	20 min	Brosco Jeld-Wen Avalon 803 door

DOOR SCHEDULE

Inches												
No.	Location	W	H	T	Door Material	Door Style	Frame Type	Lock Function	Keying	New Hardware	Label	Notes
315	Dorm Room				Existing wood	6 P nel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	
315A	Closet				Existing wood	6 P nel	Existing wood	Existing		Spring hinges		
315B	Bathroom	28	80	1 3/8	SC Hardboard	3 F nel	Split jamb wood	Existing Privacy 2		Mag. Hold open	20 min*	Brosco Jeld-V/en Avalon 803 door
316	Linen				Existing wood	6 P nel	Existing wood			Spring hinges		
317	Corridor				Existing HM		Existing HM			Mag. Hold open		
318	Fire Escape	36	80	1 3/4	Insul HM Flush	F-3	HM	Entrance 2		Closer, weatherstripping, threshold		
319	Fire Escape	24	80	1 3/4	Insul HM Flush	F-3	HM	Entrance 2		Closer, weatherstripping, threshold		
4th Floor												
401	Dorm Room				Existing wood	6 F nel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	
401A	Closet				Existing wood	6 F nel	Existing wood	Existing		Spring hinges		
401B	Bathroom	28	80	1 3/8	SC Hardboard	3 F nel	Split jamb wood	Existing Privacy 2		Mag. Hold open	20 min*	Brosco Jeld-V/en Avalon 803 door
402	Dorm Room				Existing wood	6 F nel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	
402A	Closet	30	80	1 3/8	SC Hardboard	3 F nel	Split jamb wood	Passage 2		Mag. Hold open		
402B	Bathroom	28	80	1 3/8	SC Hardboard	3 F nel	Split jamb wood	Existing Privacy 2		Mag. Hold open	20 min*	Brosco Jeld-V/en Avalon 803 door
403	Dorm Room				Existing wood	6 F nel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	
403A	Closet				Existing wood	6 F nel	Existing wood	Existing		Spring hinges		
403B	Bathroom	28	80	1 3/8	SC Hardboard	3 F nel	Split jamb wood	Existing Privacy 2		Mag. Hold open	20 min*	Brosco Jeld-V/en Avalon 803 door
404	Dorm Room				Existing wood	6 F nel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	
404A	Closet				Existing wood	6 F nel	Existing wood	Existing		Spring hinges		
404B	Bathroom	28	80	1 3/8	SC Hardboard	3 F nel	Split jamb wood	Existing Privacy 2		Mag. Hold open	20 min*	Brosco Jeld-V/en Avalon 803 door
405	Dorm Room				Existing wood	6 F nel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	
405A	Closet				Existing wood	6 F nel	Existing wood	Existing		Spring hinges		
405B	Bathroom	28	80	1 3/8	SC Hardboard	3 F nel	Split jamb wood	Existing Privacy 2		Mag. Hold open	20 min*	Brosco Jeld-V/en Avalon 803 door
406	Dorm Room				Existing wood	6 F nel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	
406A	Closet				Existing wood	6 F nel	Existing wood	Existing		Spring hinges		
406B	Bathroom	28	80	1 3/8	SC Hardboard	3 F nel	Split jamb wood	Existing Privacy 2		Mag. Hold open	20 min*	Brosco Jeld-V/en Avalon 803 door
407	Dorm Room				Existing wood	6 F nel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	
407A	Closet				Existing wood	6 F nel	Existing wood	Existing		Spring hinges		
407B	Bathroom	28	80	1 3/8	SC Hardboard	3 F nel	Split jamb wood	Existing Privacy 2		Mag. Hold open	20 min*	Brosco Jeld-V/en Avalon 803 door

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DOOR SCHEDULE

No.	Location	Inches			Door Material	Door Style	Frame Type	Lock Function	Keying	New Hardware	Label	Notes
		W	H	T								
408	Dorm Room				Existing wood	Existing wood	Existing		Pushbutton deadlatch, spring hinges			
408A	Closet	30	80	1 3/8	SC Hardboard	6 Panel	Existing wood					
408B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Passage 2				Brosco Jeld-Wen Avalon 803 door
409	Dorm Room				Existing wood	6 Panel	Existing wood	Privacy 2				Brosco Jeld-Wen Avalon 803 door
409A	Closet				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min	
409B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Existing				
410	Dorm Room				Existing wood	6 Panel	Existing wood	Privacy 2				Brosco Jeld-Wen Avalon 803 door
410A	Closet	30	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Existing				
410B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Passage 2				Brosco Jeld-Wen Avalon 803 door
411	Dorm Room				Existing wood	6 Panel	Existing wood	Privacy 2				Brosco Jeld-Wen Avalon 803 door
411A	Closet				Existing wood	6 Panel	Existing wood	Existing				
411B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Existing				
412	Dorm Room				Existing wood	6 Panel	Existing wood	Privacy 2				
412A	Closet	30	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Existing		Pushbutton deadlatch, spring hinges	0 min	
412B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Passage 2				Brosco Jeld-Wen Avalon 803 door
413	Dorm Room				Existing wood	6 Panel	Existing wood	Privacy 2				Brosco Jeld-Wen Avalon 803 door
413A	Closet				Existing wood	6 Panel	Existing wood	Existing				
413B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Existing				
414	Dorm Room	36	84	1 3/4	SC Hardboard	3 Panel	Solid wood	Entrance 2				
414A	Closet	30	80	1 3/8	SC Hardboard	2 Panel	Split jamb wood	Existing				
414B	Bathroom	36	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Passage 3				Brosco Jeld-Wen Avalon 803 door
415	Dorm Room	32	84	1 3/4	SC Hardboard	3 Panel	Solid wood	Privacy 3				Brosco Jeld-Wen Avalon 803 door
415A	Closet	30	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Existing				
415B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Entrance 2				Brosco Jeld-Wen Avalon 803 door
416	Linen				Existing wood	6 Panel	Existing wood	Passage 2				
417	Corridor				Existing wood	6 Panel	Existing wood	Privacy 2				
418	Fire Escape	36	80	1 3/4	Insul HM Flush	HG	Existing HM	Entrance 2		Spring hinges	0 min	
419	Fire Escape	24	80	1 3/4	Insul HM Flush	HG	HM	Entrance 2		Mag. Hold open Closer, weatherstripping, threshold Closer, weatherstripping, threshold	0 min	
5th Floor												

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DOOR SCHEDULE												
Inches												
No.	Location	W	H	T	Door Material	Door Style	Frame Type	Lock Function	Keying	New Hardware	Label	Notes
501	Dorm Room				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	
501A	Closet				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	
501B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	Brosco Jeld-Wen Avalon 803 door
502	Dorm Room				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	
502A	Closet	30	80	1 3/8	SC Hardboard	2 Panel	Split jamb wood	Passage 2		Pushbutton deadlatch, spring hinges	20 min*	Brosco Jeld-Wen Avalon 803 door
502B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2		Pushbutton deadlatch, spring hinges	20 min*	Brosco Jeld-Wen Avalon 803 door
503	Dorm Room				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	
503A	Closet				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	
503B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2		Pushbutton deadlatch, spring hinges	20 min*	Brosco Jeld-Wen Avalon 803 door
504	Dorm Room				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	
504A	Closet				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	
504B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2		Pushbutton deadlatch, spring hinges	20 min*	Brosco Jeld-Wen Avalon 803 door
505	Dorm Room				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	
505A	Closet				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	
505B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2		Pushbutton deadlatch, spring hinges	20 min*	Brosco Jeld-Wen Avalon 803 door
506	Dorm Room				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	
506A	Closet				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	
506B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2		Pushbutton deadlatch, spring hinges	20 min*	Brosco Jeld-Wen Avalon 803 door
507	Dorm Room				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	
507A	Closet				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	
507B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2		Pushbutton deadlatch, spring hinges	20 min*	Brosco Jeld-Wen Avalon 803 door
508	Dorm Room				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	
508A	Closet	30	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Passage 2		Pushbutton deadlatch, spring hinges	20 min*	Brosco Jeld-Wen Avalon 803 door
508B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2		Pushbutton deadlatch, spring hinges	20 min*	Brosco Jeld-Wen Avalon 803 door
509	Dorm Room				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	
509A	Closet				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	
509B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2		Pushbutton deadlatch, spring hinges	20 min*	Brosco Jeld-Wen Avalon 803 door
510	Dorm Room				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	
510A	Closet	30	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Passage 2		Pushbutton deadlatch, spring hinges	20 min*	Brosco Jeld-Wen Avalon 803 door
510B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2		Pushbutton deadlatch, spring hinges	20 min*	Brosco Jeld-Wen Avalon 803 door
511	Dorm Room				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	

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DOOR SCHEDULE												
No.	Location	Inches			Door Material	Door Style	Frame Type	Lock Function	Keying	New Hardware	Label	Notes
		W	H	T								
511A	Closet				Existing wood	6 Panel	Existing wood	Existing				
511B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2				
512	Dorm Room				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	Brosco Jeld-Wen Avalon 803 door
512A	Closet	30	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Passage 2				
512B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2				Brosco Jeld-Wen Avalon 803 door
513	Dorm Room				Existing wood	6 Panel	Existing wood	Existing		Pushbutton deadlatch, spring hinges	20 min*	Brosco Jeld-Wen Avalon 803 door
513A	Closet				Existing wood	6 Panel	Existing wood	Existing				
513B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2				Brosco Jeld-Wen Avalon 803 door
514	Dorm Room	36	84	1 3/4	SC Hardboard	3 Panel	Solid wood	Entrance 2		Pushbutton deadlatch, spring hinges	20 min	Brosco Jeld-Wen Avalon 803 door Brosco Simpson 8213-F door
514A	Closet	30	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Passage 3				
514B	Bathroom	36	80	1 3/8	SC Hardboard	6 Panel	Split jamb wood	Privacy 3				Brosco Jeld-Wen Avalon 803 door
515	Dorm Room	32	84	1 3/4	SC Hardboard	6 Panel	Solid wood	Entrance 2		Pushbutton deadlatch, spring hinges	20 min	Brosco Jeld-Wen Avalon 803 door Brosco Simpson 8213-F door
515A	Closet	30	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Passage 2				Brosco Jeld-Wen Avalon 803 door
515B	Bathroom	28	80	1 3/8	SC Hardboard	3 Panel	Split jamb wood	Privacy 2				Brosco Jeld-Wen Avalon 803 door
516	Linen				Existing wood	6 Panel	Existing wood	Existing				
517	Corridor	36	80	1 3/4	Existing HM	HG	Existing HM	Entrance 2		Spring hinges Mag. Hold open	20 min*	Brosco Jeld-Wen Avalon 803 door
518	Fire Escape	24	80	1 3/4	Insul HM Flush	HG	Insul HM Flush	Entrance 2		Closer, weatherstripping, threshold		
519	Fire Escape	24	80	1 3/4	Insul HM Flush	HG	Insul HM Flush	Entrance 2		Closer, weatherstripping, threshold		

- Notes:**
1. Trim both sides of all new interior doors at head and jambs w/flat 1X6 casing.
 2. Trim corridor side of new doors with molded casing to match existing.
 3. Verify door material, thickness, backset and swing for new hardware at existing doors. Consult with Architect if discrepancies or incompatibilities are found.
 4. *20 minute fire rating at existing doors to be achieved by painting with Firefree 88 intumescent paint.

HARDWARE SCHEDULE

Item/function	Manufacturer	Model No.	Finish	Remarks
Entrance 1	Sargent	10G05 LL	US3	Entrance - lever handle
Entrance 2	Sargent	7 G05 LL	US3	Entrance - lever handle
Privacy 1	Sargent	10U65	US3	Public Privacy - lever handle
Privacy 2	Sargent	5U65	US3	Privacy - knob handle
Privacy 3	Sargent	65U65 KL	US4	Privacy - lever handle
Passage 1	Sargent	10U15 LL	US3	Public Passage - lever handle
Passage 2	Sargent	5U15	US3	Passage - knob handle
Passage 3	Sargent	65U15 KL	US4	Passage - lever handle
Storeroom 1	Sargent	10G04 LL	US3	Permanently Locked - lever handle, abrasive coating
Deadbolt	Sargent	484	US3	
Pushbutton deadlatch	Simplex	7004 series	US3	
Exit device operator	Simplex	2015		Coordinate with panic device
Push/Pull Closer	Ives	8200 3.5x15/8102-B	St Steel	
Threshold 1	Sargent	281 series	US3	Cast iron closer - Adjust to meet ADA requirements
Hinges	Pemko	252X3	Alum	Thermal barrier, ADA compliant - maximum 1/2" height
Spring Hinges	McKinney	Full mortise	US3	Provide ball bearing hinges at all doors with closers.
Floor Stop	McKinney	1502	US3	
Wall Stop	Ives	436	US3	
Kickplate	Ives	406 1/2	US3	
Electric strike	Ives	8400	US3	
Mag Hold Open	Folger Adam	1003 Series	St Steel	Continuous duty. Coordinate with electronic keypad.
Panic 1	Locknetics			Refer to Electrical drawings and spec. Coordinate hold open devices with fire alarm system
Panic 2	Sargent	12-9804 ETL	US3	Rim exit lock device, lever handle
Automatic Operator	Sargent	12-8706 ETL	US3	Vertical rod device pair, lever handles
	Dor-O-Matic	SR-SWING		Operation by touch pad inside, key operated switch outside. Coordinate door operation with electric strike.



General Notes & Misc. Items

1. Provide new high security masterkey system (Sargent Signature series or equal), with construction keying system.
2. Consult with Owner for instructions on keying.
3. Products of one or more manufacturers are listed to establish quality and performance characteristics.
4. Products of other manufacturers may be accepted subject to review by Architect.
5. Provide a door mounted roller bumper at all doors opening against an opposite hand door (1 per pair). Ives No. 471 or equal.
6. Provide Ives No. 696 viewer at each unit entry door at 60" aff except HC Units at 48" AND 60"
7. Provide concave wall mounted door stops at all doors opening against an adjacent wall or door. Ives No. 406 1/2 or equal

Acceptable Manufacturers

Locksets:	Corbin, Sargent, Schlage
Closers:	LCN, Norton, Rixson, Sargent
Hinges:	Hager, McKinney, Stanley
Thresholds:	National Guard Products, Pemko, Reese, Zero
Panic sets:	Sargent, Von Duprin
Accessories:	Ives, Hiawatha, Rockwood

SECTION 09260

GYPSUM BOARD SYSTEMS

1 PART1 GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract including General and Supplementary Conditions and Division 1 specification sections apply to Work of this section.

1.2 SUMMARY

- A. Gypsum board with joint treatment.
- B. Metal channel wall and ceiling framing.
- C. Acoustic insulation.

1.3 SYSTEM DESCRIPTION

- A. Conform to applicable code for fire rated assemblies and as follows:
 - 1. Fire Rated Partitions: Listed assembly by UL.

1.4 SUBMITTALS

- A. Product Data: Submit data on gypsum board products and accessories.

1.5 QUALITY ASSURANCE

- A. Perform Work in accordance with ASTM C840, GA-201 - Gypsum Board for Walls and Ceilings, GA-214 - Recommended Specification: Levels of Gypsum Board Finish, GA-216 - Recommended Specifications for the Application and Finishing of Gypsum Board, GA-600 - Fire Resistance Design Manual.

2 PART2 PRODUCTS

2.1 GYPSUM BOARD SYSTEM

- A. Manufacturers:
 - 1. Domtar Gypsum Co.
 - 2. Georgia Pacific Corp.
 - 3. Gold Bond Building Products/Div. National Gypsum Co.
 - 4. United States Gypsum Co.
- B. Furring, Framing, and Accessories: ASTM C645, GA-216, and GA-600.
- C. Gypsum Board Types: 5/8 inch thick, maximum available length in place; ends square cut, tapered edges; unless noted otherwise as follows:

- A. Tape, fill, and sand exposed joints, edges, and corners to produce smooth surface ready to receive finishes, minimum of three coats.
- B. Feather coats onto adjoining surfaces so that camber is maximum 1/32 inch.
- C. Sanding and final coat of fill is not required at concealed surfaces above ceilings and in inaccessible spaces.

3.4 TOLERANCES

- A. Maximum Variation from True Flatness: 1/8 inch in 10 feet in any direction.

...END OF SECTION

SECTION 09510
ACOUSTICAL CEILINGS

1 PART 1 GENERAL

1.01 DESCRIPTION

- A. Work included: Provide acoustical ceilings where shown on the Drawings, as specified herein, and as needed for a complete and proper installation.
- B. Related work:
 - 1. Documents affecting work of this Section include, but are not necessarily limited to, General Conditions, Supplementary Conditions, and Sections in Division 1 of these Specifications.

1.02 QUALITY ASSURANCE

- A. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this Section.

1.03 SUBMITTALS

- A. Comply with pertinent provisions of Section 01001.
- B. Product data: Within 20 calendar days after the Contractor has received the Owner's Notice to Proceed, submit:
 - 1. Materials list of items proposed to be provided under this Section;
 - 2. Manufacturer's specifications and other data needed to prove compliance with the specified requirements;
 - 3. Manufacturer's recommended installation procedures which, when approved by the Architect, will become the basis for accepting or rejecting actual installation procedures used on the Work.

1.04 PRODUCT HANDLING

- A. Comply with pertinent provisions of Section 01001.

1.05 EXTRA STOCK

- A. Deliver to the Owner for his use in future modifications, an extra stock of 2 unopened boxes of each type of acoustic tile used.

1. Provide lateral bracing as required by pertinent codes and regulations.
 2. Secure lateral bracing to structural members. Secure at right angles to the direction of the partition and four ways in large ceiling areas.
- C. Provide hold-down clips for ceiling boards only when so required by governmental agencies having jurisdiction.
- D. Make all grid level within a tolerance of one in 1000 and straight within a tolerance of one in 1000.
- E. Install the suspension system in accordance with the layout indicated on drawings. Layout tile from center of areas in both directions, except where otherwise shown on Drawings. Provide proper openings for the installation of electrical fixtures, mechanical items, etc. Any field conditions interfering with the installation of the ceiling shall be called to the attention of the Architect for solution before proceeding with work.
- F. Provide approved type inserts and fastenings as required for the suspension system.
- G. Suspension system shall be of sufficient strength to support lighting fixtures, supply diffusers, return grilles, and acoustic panels with a maximum deflection of 1/360 of the span. All extra supports shall be provided wherever required to maintain alignment of suspension system due to installation of mechanical and electrical trade components.
- H. Units abutting vertical surfaces shall be provided with metal wall molding.

3.3 INSTALLATION OF ACOUSTICAL MATERIALS

- A. Suspension System Hangers - Fasten 12 gauge galvanized steel wire hangers to structural framing at not more than 3 feet apart for the length of main runners. Support of each hanger shall be a galvanized eye fitting fastened to structural support. Provide all supports for main tees.
- B. Main Runners - Erect main runners 48" oc for exposed grid; loop hanger wire through wire support and secure by twisting on drop not less than 3 turns. Lower end of hanger wire shall be looped through tab on main runner and secured by twisting on self not less than three turns. Provide extra wire and eye support in center of long dimension on each side of light or mechanical fixture.
- C. Cross Tees - Insert cross tees 24" apart and secure to main runners. Cross tees shall not engage main runners at joints.
- D. Borders - Install wall molding securely fastened to wall. Parallel borders shall be not less than 6" wide and equal.
- E. Acoustical - Install 24" by 24" panels in exposed grid system, with pattern of all panels running parallel to short axis of room.

3.4 CLEANING AND FINISHING

- A. Following erection and when directed by the Architect, clean all exposed surfaces of dirt, discoloration and all foreign substances. Units which are damaged or improperly installed shall be removed and replaced with whole new units as directed by the Architect, at no additional cost to the Owner.

SECTION 09650
RESILIENT FLOORING

1 PART 1 GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract including General and Supplementary Conditions and Division 1 specification sections apply to Work of this section.

1.2 SECTION INCLUDES

- A. Resilient vinyl sheet, tile flooring and base.

1.3 SYSTEM DESCRIPTION

- A. Resilient Flooring: Conform to applicable code for flame/smoke rating requirements of 75/450 in accordance with ASTM E84 and critical radiant flux (CRF) of 0.45 per ASTM E648.

1.4 EXTRA MATERIAL

- A. Provide 5% of resilient flooring of each type, color and pattern.

2 PART 2 PRODUCTS

2.1 SHEET MATERIALS

- A. Homogeneous Vinyl Sheet: Meet performance requirements of FSL-F-475A(3) Type II Grade A, ASTM F1303, Type II, Grade 1, Class A, color and pattern through total thickness:

1. Total Thickness: 0.080 inch nominal.
2. Sheet Width: 72 inch minimum.
3. Heat welded seams.
4. Manufacturers:
 - a. Armstrong World Industries Inc.
 - b. Congoleum Corp.
 - c. Mannington Mills Inc.
 - d. Tarkett Inc.

2.2 TILE MATERIALS

- A. Vinyl Composition Tile: ASTM F1066 FS SS-T-312B, Type IV, asbestos free.

1. Size: 12 x 12 inch.
2. Thickness: 0.125 inch.
3. Pattern: Marbleized

- C. Install tile flooring with joints and seams parallel to building lines, with grain running in one direction. Allow minimum 1/2 full size tile width at room or area perimeter.
- D. Install sheet flooring with seams parallel to width of room. Provide minimum of 1/3 full roll width. Double cut sheet and continuously seal with heat weld and butt joints hairline.
- E. Scribe flooring to produce tight joints at items that penetrate flooring.
- F. Where floor finishes are different on opposite sides of door, terminate flooring under centerline of door.
- G. Install edge strips at unprotected or exposed edges, where flooring terminates, and where indicated secure resilient strips by adhesive.

3.3 INSTALLATION - BASE MATERIAL

- A. Adhere base tight to wall and floor surfaces.
- B. Fit joints tightly and make vertical. Miter internal corners. At external corners, V cut back of base strip to 2/3 of its thickness and fold.

3.4 CLEANING

- A. Remove excess adhesive from surfaces without damage.
- B. Clean, seal, and wax surfaces in accordance with manufacturer's instructions prior to substantial completion.

...END OF SECTION

SECTION 09680

CARPET

1 PART 1 GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract including General and Supplementary Conditions and Division 1 specification sections apply to Work of this section.

1.2 SECTION INCLUDES

- A. Carpet stretched-in with cushion underlay and direct-glued.

1.3 SUBMITTALS

- A. Shop Drawings: Indicate seaming plan, method of joining seams, direction of carpet pile and pattern, and location of edge moldings and edge bindings.
- B. Samples: Submit samples of each carpet type for selection of color and pattern.

1.4 EXTRA MATERIALS

- A. Provide 5% of carpeting of each type, color, and pattern specified.

2 PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Manufacturers: Products of one or more manufacturers are specified to establish appearance, construction and performance characteristics. Products of other manufacturers may be accepted subject to compliance with specifications and review by Architect.
 - 1. Shaw Contract Group
 - 2. Armstrong World industries Inc.
 - 3. Lees Carpets
 - 4. Patcraft Inc.
 - 5. J & J Commercial

2.2 MATERIALS

- A. Carpet A: Dense textured loop, 28 oz. 100% solution dyed nylon, "Dean's List" manufactured by Shaw Contract Group, or Equal.
 - 1. Yarn: 100% Nylon
 - 2. Dye Method: Solution Dyed
 - 3. Surface Texture: Textured Loop
 - 4. Gauge: 1/10
 - 5. Tufted Stitches: 10 per inch

B. Apply, trowel, and float filler to achieve smooth, flat, hard surface. Prohibit traffic until filler is cured.

C. Clean substrate.

3.3 INSTALLATION

A. Install carpet and cushion in accordance with manufacturer's instructions and Carpet and Rug Institute CRI **104** - Standard for Installation of Commercial Textile Floorcovering Materials.

B. Verify carpet match before cutting to ensure minimal variation between dye lots.

C. Lay out carpet and locate seams in accordance with shop drawings:

1. Locate seams in area of least traffic, out of areas of pivoting traffic, and parallel to main traffic.
2. Do not locate seams perpendicular through door openings.
3. Align run of pile in same direction as anticipated traffic and in same direction on adjacent pieces.
4. Locate change of color or pattern between rooms under door centerline.
5. Provide monolithic color, pattern, and texture match within any one area.

D. Install carpet at apartments over cushion, stretched-in. Join seams using hot adhesive tape. Form seams straight, not overlapped or peaked, and free of gaps.

E. Install carpet at common areas and handicapped units by direct glue-down method.

F. Complete installation of edge strips, concealing exposed edges.

3.4 CLEANING

A. Remove excess adhesive from floor, base, and wall surfaces without damage.

B. Clean and vacuum carpet surfaces.

...END OF SECTION

SECTION 09900

PAINTING

1 PART 1 GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract including General and Supplementary Conditions and Division 1 specification sections apply to Work of this section.

1.2 SECTION INCLUDES

- A. Surface preparation and field application of paints and coatings.

1.3 SYSTEM DESCRIPTION

- A. Conform to applicable code for flame and smoke rating requirements for products and finishes.

1.4 SUBMITTALS

- A. Product Data: Provide data on all finishing products.
- B. Samples: Submit coating samples for selection, illustrating range of colors and textures available for each surface finishing product scheduled.

1.5 ENVIRONMENTAL REQUIREMENTS

- A. Store and apply materials in environmental conditions required by manufacturer's instructions.

1.6 EXTRA MATERIALS

- A. Provide minimum of two (2) gallons of each type and color of coating specified.

2 PART 2 PRODUCTS

2.1 MATERIALS

- A. Manufacturers: Products of one or more manufacturers are listed in Finish Schedules to establish appearance, performance and quality characteristics. Products of other manufacturers may be accepted subject to review by Architect.

1. ICI/Dulux
2. Benjamin Moore and Co.
3. PPG Industries: Pittsburgh Paints
4. Pratt and Lambert
5. ProCoat.
6. Sherwin Williams Co.

- M. Exterior Wood Scheduled to Receive Transparent Finish: Remove dust, grit, and foreign matter; seal knots, pitch streaks, and sappy sections with sealer. Fill nail holes with tinted exterior caulking compound after sealer has been applied.

3.2 APPLICATION

- A. Apply products in accordance with manufacturer's instructions.
- B. Sand transparent finishes lightly between coats to achieve required finish.
- C. Where clear finishes are required, tint fillers to match wood.
- D. Back prime interior and exterior woodwork scheduled to receive paint finish with primer paint.
- E. Back prime interior woodwork scheduled to receive stain or varnish finish with gloss varnish reduced 25 percent with mineral spirits.
- F. Minimum Coating Thickness: As recommended by manufacturer
- G. Prime Coats: Prime material as recommended by manufacturer. Recoat primed surfaces as required to cover suction spots or unsealed areas.
- H. Pigmented Surfaces: Completely cover to achieve an opaque, smooth surface of uniform finish, color and appearance. Cloudiness, spotting, holidays, laps, brush marks, runs, sags, ropiness or other imperfections will not be accepted.
- I. Transparent Finishes: Provide smooth surface of uniform luster, free of laps, cloudiness, color irregularity, runs, brush marks, orange peel, nail holes or other imperfections.

3.3 FINISHING MECHANICAL AND ELECTRICAL EQUIPMENT

- A. Refer to Division 15 and Division 16 sections for schedule of color coding, identification banding of equipment, ductwork, piping, and conduit.
- B. Color code items in accordance with requirements indicated. Color band and identify with flow arrows, names, and numbering.
- C. Paint shop primed equipment.
- D. Remove unfinished louvers, grilles, covers, and access panels and paint separately. Paint dampers exposed behind louvers, grilles, convactor and baseboard cabinets to match face panels.
- E. Prime and paint insulated and exposed pipes, insulated and exposed ducts, hangers, brackets, collars and supports, except where items are prefinished.
- F. Paint interior surfaces of air ducts, and convactor and baseboard heating cabinets that are visible through grilles and louvers with one coat of flat black paint, to limit of sight line.
- G. Paint exposed conduit and electrical equipment occurring in finished areas except prefinished surfaces.
- H. Paint both sides and edges of plywood backboards.
- I. Reinstall electrical cover plates, hardware, light fixture trim, escutcheons, and fittings removed prior to finishing.

SECTION 10005

MISCELLANEOUS SPECIALTIES

1 PART1 GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract including General and Supplementary Conditions and Division 1 specification sections apply to Work of this section.

1.2 SECTION INCLUDES

- A. Fire extinguishers.
- B. Fire extinguisher cabinets.
- C. Postal specialties, including replacement of existing units.
- D. Closet Shelving.

1.3 SUBMITTALS

- A. Product Data: Provide data on Product, and accessories.
- B. Operating and Maintenance Instructions: Include relevant instructions. Include maintenance information.

1.4 QUALITY ASSURANCE

- A. Fire Extinguishers: Conform to NFPA 10.
- B. Postal Specialties: Comply with USPS requirements.

2 PART2 PRODUCTS

2.1 FIRE EXTINGUISHERS

- A. Manufacturers:
 - 1. Allenco.
 - 2. Amerex.
 - 3. Ansul Fire Protection
 - 4. Bobrick Washroom Equipment.
 - 5. JL Industries.
 - 6. Larsen's Manufacturing Co.
 - 7. Potter-Roemer/Div. Smith Industries Inc.
 - 8. Walter Kidde/Div. Kidde Inc.
- B. Multi-Purpose Dry Chemical Type: Enameled steel tank, with pressure gage, 2A:10BC rating.

3.4 INSTALLATION – CLOSET SHELVING

- A. Install shelving in accordance with manufacturer's instructions.
- B. Install units level and plumb.
- C. Install closet shelving at 60" AFF, except at Handicapped Accessible units.
- D. Install closet shelving at Handicapped Accessible units at **48"** AFF. Install spare clips for shelf relocation **to** 60" AFF.

...END OF SECTION

SECTION 10800

TOILET AND BATH ACCESSORIES

1 PART1 GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract including General and Supplementary Conditions and Division 1 specification sections apply to Work of this section.

1.2 SECTION INCLUDES

- A. Toilet and bath, shower, washroom accessories.
- B. Grab bars.

1.3 SYSTEM DESCRIPTION

- A. Conform to applicable code for installing work in conformance with ANSI A I 17.1 and ADA.

1.4 SUBMITTALS

- A. Product Data: Provide data on accessories describing size, finish, details of function, attachment methods.
- B. Supply 2 keys for each locking accessory to Owner. Key all accessories alike.

2 PART2 PRODUCTS

2.1 MATERIALS

- A. Manufacturers: Products of one or more manufacturers are listed in Schedules to establish quality, appearance and performance characteristics. Products of other manufacturers may be accepted subject to review by Architect.
 - 1. American Specialties Inc.
 - 2. Basco.
 - 3. Bobrick Washroom Equipment Inc.
 - 4. Bradley Corp.
 - 5. Franklin Brass.
 - 6. NuTone.
 - 7. McKinney/Parker Products Co.
 - 8. Miami-Carey.
- B. Sheet Steel: ASTM A366.
- C. Stainless Steel Sheet: ASTM A167 Type 304.
- D. Tubing: ASTM ~~A269~~ stainless steel.

3.3 SCHEDULE

ITEM	MANUFACTURER	MODEL NO.
Grab Bars	Bobrick	6-6206.99 series
Robe Hook	Bobrick	B6707
Stainless Steel Mirror	Bobrick	B-165 1836
Toilet Tissue Dispenser	Bobrick	6-6857
Towel Bar	Bobrick	6530

...END OF SECTION

SECTION 12355

RESIDENTIAL CASEWORK

1 PART1 GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract including General and Supplementary Conditions and Division 1 specification sections apply to Work of this section.

1.2 SECTION INCLUDES

- A. Shop fabricated cabinet units and counter tops.

1.3 SUBMITTALS

- A. Shop Drawings: Indicate casework locations, scale plans, elevations, clearances required.
- B. Product Data: Provide data on component profiles, sizes, assembly methods, and schedule of finishes.
- C. Samples: Submit samples of plastic laminate for selection of color and finish.

1.4 QUALITY ASSURANCE

- A. Perform Work in accordance with KCMA (Kitchen Cabinet Manufacturers Association) - Certification Program.

2 PART2 PRODUCTS

2.1 CASEWORK

- A. Manufacturers: Products of one or more manufacturers are listed to establish quality, appearance and performance characteristics. Products of other manufacturers may be accepted subject to review by Architect.
- B. Manufacturers of Cabinets:
 - 1. Armstrong Cabinets.
 - 2. Kemper.
 - 3. Kitchen Kompact Inc.
 - 4. Merrilat Industries Inc.
 - 5. UltraCraft.
- C. Manufacturers of Plastic Laminate:
 - 1. Formica Corp.
 - 2. Nevamar.
 - 3. Pioneer Plastics.
 - 4. WilsonArt.

- C. Inspect casework prior to installation. Reject casework that is damaged, or shows excessive variation in woodgrain, color or finish.

3.2 INSTALLATION

- A. Set and secure casework in place rigid, plumb, and level.
- B. Provide cutouts for plumbing fixtures, appliances, and other fixtures and fittings.
- C. Use fixture attachments at concealed locations for wall mounted components.
- D. Use concealed joint fasteners to align and secure adjoining cabinet units and countertops.
- E. Carefully scribe casework which is against other building materials, leaving gaps of 1/32 inch maximum. Use filler strips, not additional overlay trim for this purpose.
- F. Secure cabinet and counter bases to floor using appropriate anchorage.
- G. Adjust moving or operating parts to function smoothly and correctly.

...END OF SECTION

SECTION 12511

WINDOW TREATMENT

1 PART1 GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract including General and Supplementary Conditions and Division 1 specification sections apply to Work of this section.

1.2 SECTION INCLUDES

- A. Curtain rods.
- B. Roll-up shades.

1.3 SUBMITTALS

- A. Product Data: Provide data indicating physical and dimensional characteristics and operating features.
- B. Samples: Submit samples for selection of color and finish of shades.

2 PART2 PRODUCTS

2.1 CURTAIN RODS (AT ALL UNITS)

- A. Manufacturers:
 - 1. Bali-Graber-Nanik.
 - 2. Hunter Douglas Products
 - 3. Levolor-Joanna-Kirsch.
- B. Curtain Rods: Steel C shaped track system with nylon carriers, ball bearing pulleys and polyester cord traverse operation; Kirsch "Superfine", or equal.
- C. Accessory Hardware: Type recommended by manufacturer.

2.2 ROLL-UP SHADES (AT ALL UNITS)

- A. Shades: Vertical roll-up fabric room darkening window blind, with manual control to raise or lower by cord attached to stiffened lower blind edge.
 - 1. Fabric Sheeting: Vinyl treated cloth.
 - 2. Pull Cord: Braided nylon.
 - 3. Color: As selected
- B. Roller: Wood.
- C. Roller Mechanism: Internally fitted with hardware for blind operation.

BECKER

structural engineers, inc.

75 York Street, Portland, ME 04101-4550
Tel. 207-879-1838 ■ Fax 207-879-1822

Project DAK LEAF INN

W.D. 1269-01

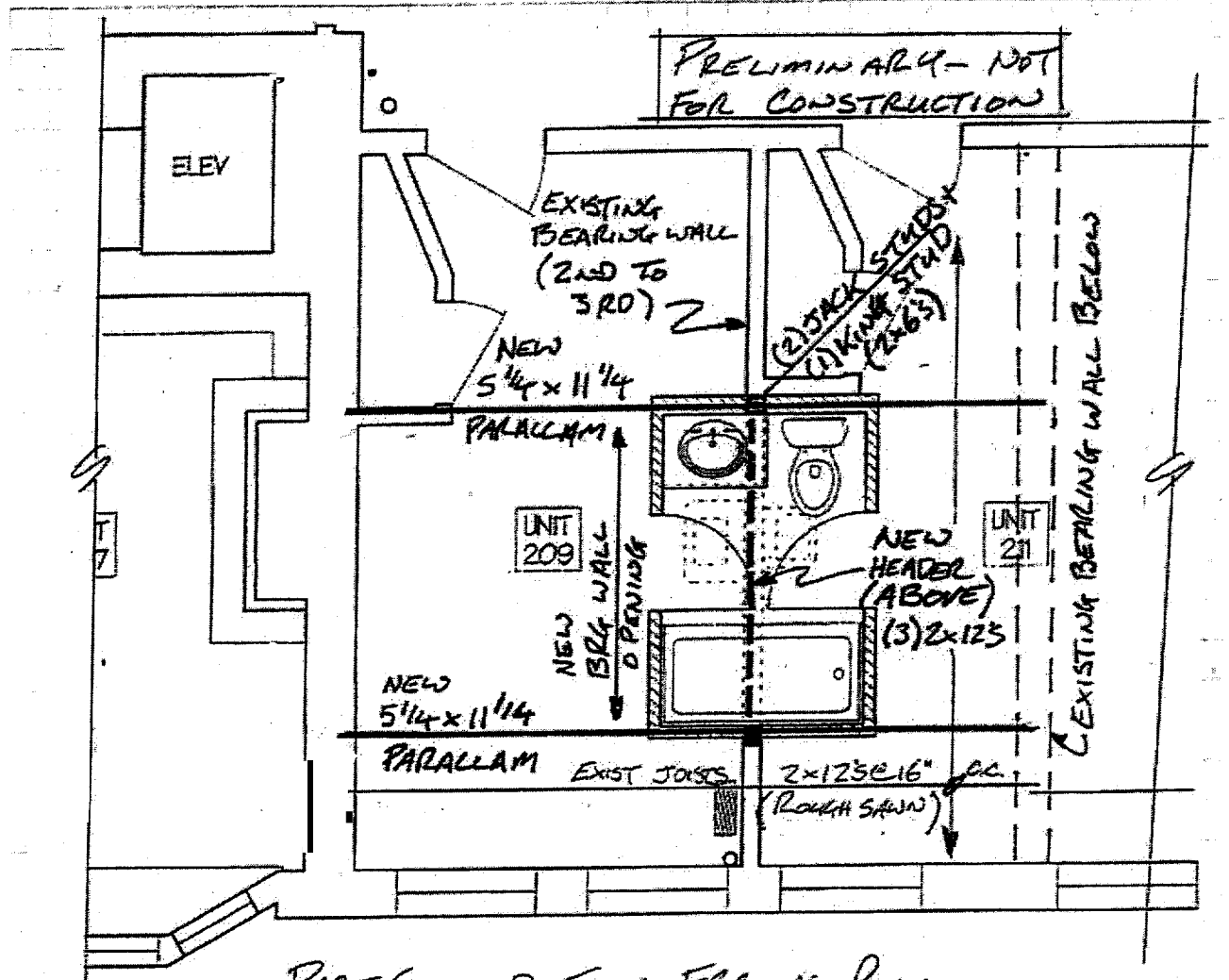
Sheet 1 of 2

Calculated By: EARL

Date 12/16/04

Checked By: PBB

Date 12/16/04



PART. SECOND FLOOR FRAMING PLAN

~1/4" = 1'-0"

NOTES:

- ① SHORE EXISTING THIRD FLOOR FRAMING PRIOR TO MAKING OPENING IN WALL.
- ② ALL EXISTING CONDITIONS ARE TO BE VERIFIED IN FIELD; INFORMATION CONTAINED WITHIN IS BASED ON A LIMITED FIELD SURVEY.

SKS-01
12-06-04

BECKER

structural engineers, inc.

75 York Street, Portland, ME 04101-4550
Tel. 207-879-1938 ■ Fax 207-879-1922

Project: OAK LEAF INN

W.D. 1259.01

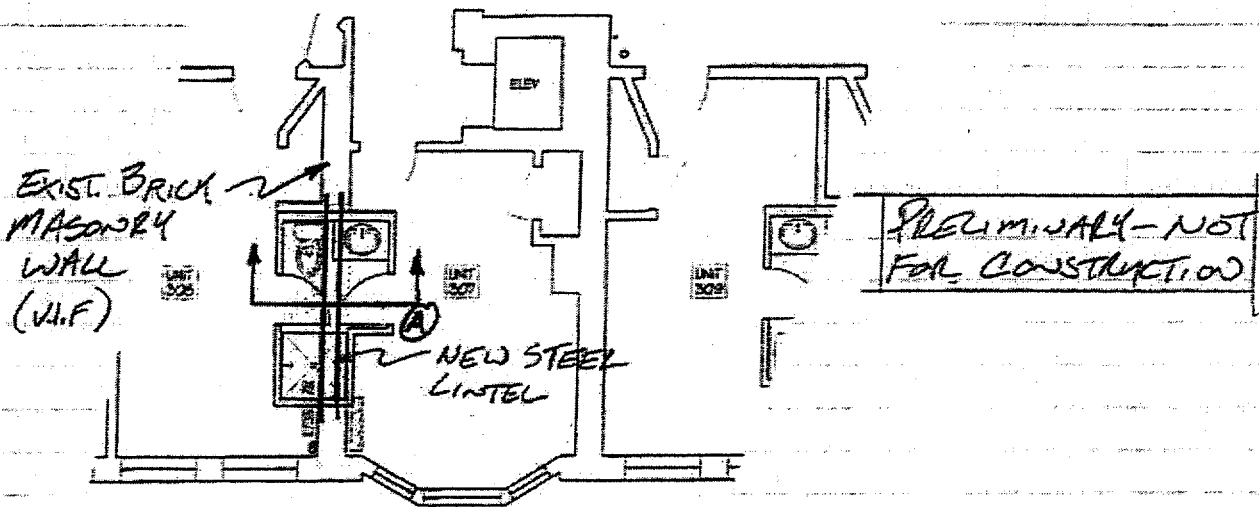
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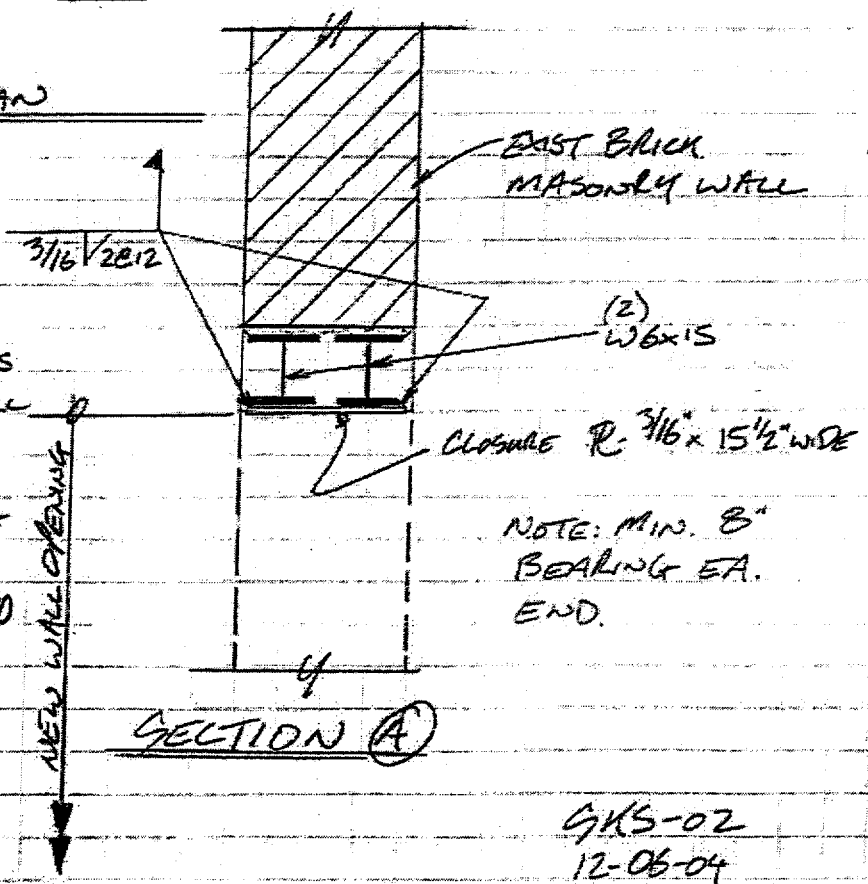
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Checked By: PBB

Date: 12/6/04



PART. PLAN
N.T.S.

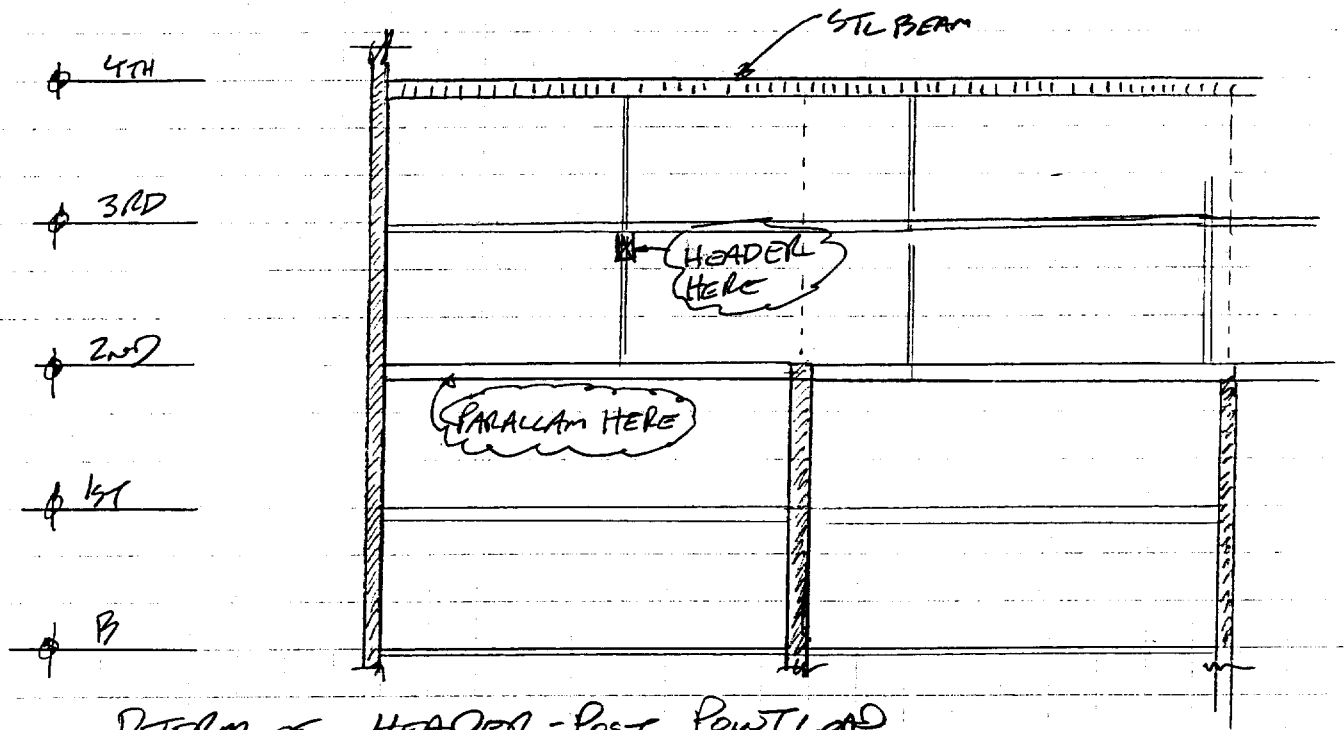


- NOTES
- ① SHORE WALL AS REQUIRED TO INSTALL LINTEL
 - ② ALL EXISTING CONDITIONS ARE TO BE VERIFIED IN FIELD; INFORMATION CONTAINED WITHIN IS BASED ON A LIMITED FIELD SURVEY.

NOTE: MIN. 8" BEARING EA. END.

GKS-02
12-06-04

DAK LEAF INN BATH ROOM HEADERS (REVISED)



DETERMINE HEADER-POST POINT LOAD

~ 9 FT HEADER → WALL LOAD FROM 3RD → $2' \times 4\frac{1}{2}' \times 10 \text{ PSF}$
= 90 #
DL { WALL LOAD FROM 2ND → = 90 #
FLOOR LOAD FROM 3RD → $11 \times 4\frac{1}{2}' \times 15 \text{ PSF}$
= 743 #

TOTAL DL = 923# LOAD

TOTAL LL = $11 \times 4\frac{1}{2}' \times 40 \text{ PSF} = 1980\# \text{ LOAD}$

TOTAL POST LOAD = 2903#

24 September 2004

Richard Curtis
CWS Architects
434 Cumberland Avenue
Portland, ME 04101

FIRE ESCAPE MODIFICATIONS
OAK LEAF INN
PORTLAND, MAINE

Dear Dick,

Per our written agreement and our site meeting on 16 September 2004, we understand that the existing fire escape at the referenced location is to be modified. Modifications include lowering the fire escape to provide at-level egress and the addition of handrails. In order to make the modifications, the fire escape will be removed and then replaced in the proposed position.

As part of our services, we performed an analysis of the existing fire escape stringers and rails for compliance with the structural portions of the 2003 International Building Code. Our analysis was based on field information collected by Benchmark, and some basic data collected on the day of our visit. Based on our analysis, we recommend the following structural modifications be made to the existing fire escape assembly:

1. The existing plate stringers should be reinforced with new steel angles top and bottom, and should be braced back to the existing brick masonry wall.
2. New rails and rail supports should be provided.
3. The anchorage of the existing angle brackets supporting the landings and stringers should be enhanced.

Please find attached sketches **SKS-01** through **SKS-03** depicting the proposed modifications. These sketches can be utilized to obtain budget pricing for the modifications. Construction documents for the modifications can be provided under a separate agreement.

We also recommend that the fire escape structure should be cleaned, primed and painted prior to the reattachment to the existing building. We would be pleased to discuss different options for paint systems.

Please feel free to contact me with any questions or comments you might have.

Sincerely,
BECKER STRUCTURAL ENGINEERS, Inc.



Ethan A. Rhile, P. E.
Project Engineer

Attachment (3 pages)

CC: David O'Connell – Benchmark

NEW GUARDRAIL/HANDRAIL
1-1/2" STD PIPE

NOT FOR CONSTRUCTION
PRELIMINARY: FOR BUDGET
PRICING 9/24/04

NEW VERTICALS
1-1/2" STD PIPE
@ 4'-0" O.C. MAX.

3'-6"
RAIL HEIGHT ABOVE TREAD NOSING



3/16" T&B, TYP

EXISTING STL
L1x1- CUT AND
WELD TO UPRIGHTS

PERFERATED STL OR
GALVANIZED WIRE MESH
GRATING W/ MAX.
OPENING NOT LARGER
THAN 4 INCHES

EXISTING GRATED
STL TREADS

3/16" TYP

EXIST. PL
RAIL

1/4" THICK
FULL DEPTH
STIFFENER
AT VERTS.

3/16" 1-1/2" @ 12" TYP

EXISTING STEEL
PLATE STRINGER

3/16" TYP
NEW L2x2x3/16
CUNI., 1&B

ELEVATION

SECTION "X"

BECKER
structural engineers, inc.

75 York Street
Portland, ME 041014701
info@beckerstructural.com

Tel 207-879-1838
Fax 207-879-1822
www.beckerstructural.com

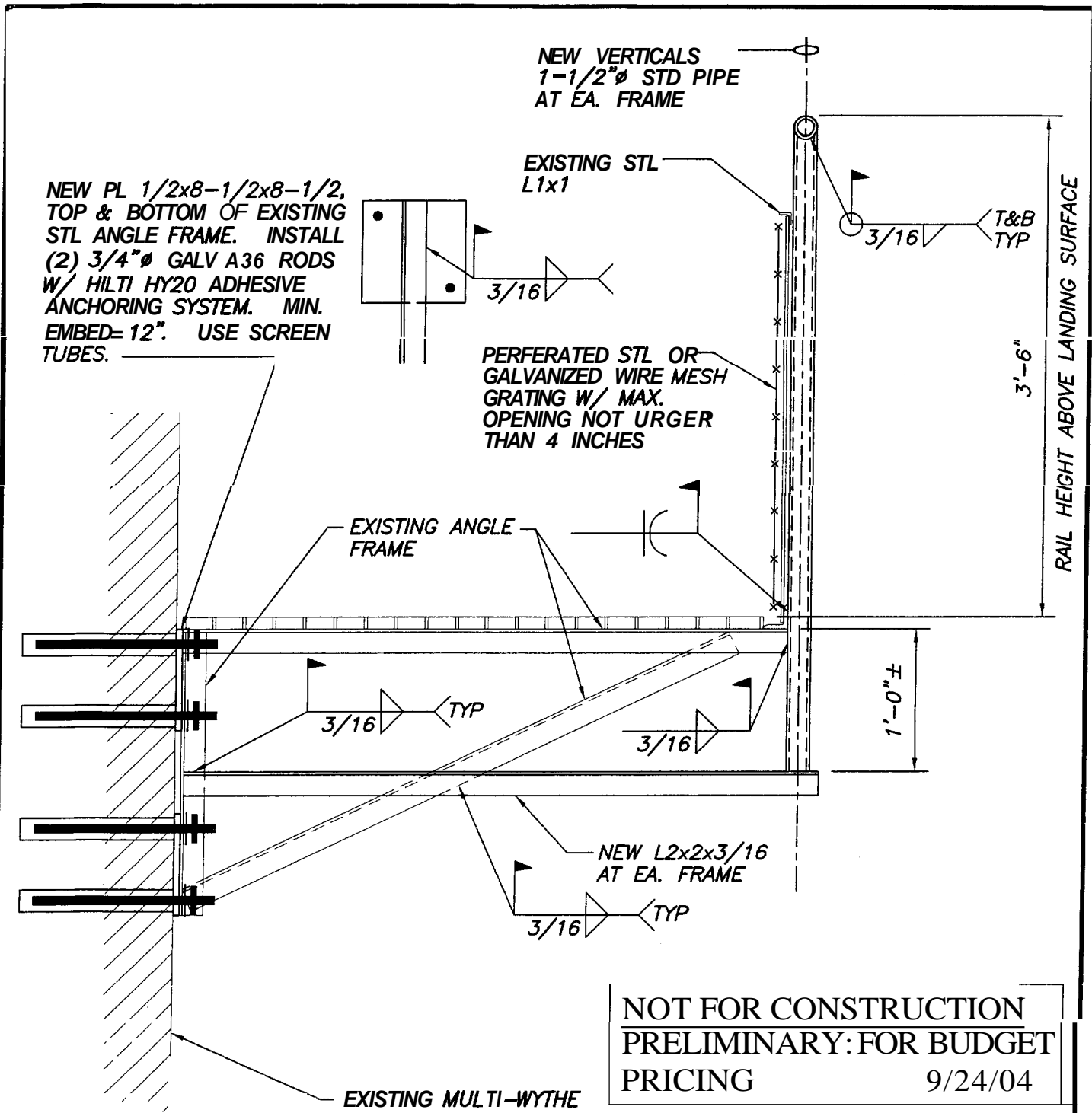
Designed *EAR*
Drawn *EAR*
Checked *TMN*
Scale **1"=1'-0"**
Date **9/24/04**

OAK LEAF INN FIRE
ESCAPE MODIFICATIONS
PORTLAND, ME

Becker Job Number

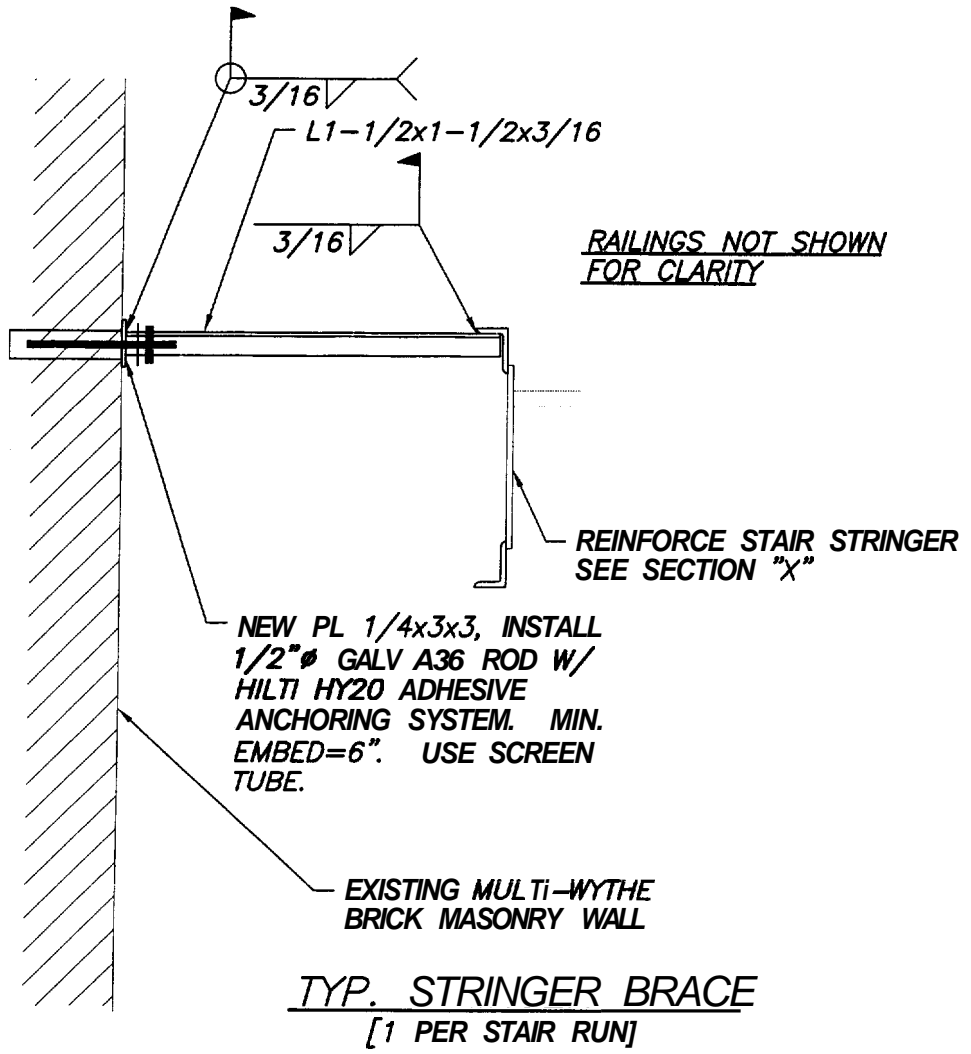
~~W01269~~

SKS-01



TYP. SECTION AT LANDINGS

BECKER structural engineers, inc. 75 York Street Portland, ME 041014701 info@beckerstructural.com Tel 207-879-1838 Fax 207-879-1822 www.beckerstructural.com	Designed	EAR	OAK LEAF INN HRE ESCAPE MODIFICATIONS PORTLAND, ME	Becker Job Numb	W01269
	Drawn	EAR		SKS-02	
	Checked	TMN			
	Scale	1"=1'-0"			
	Date	9/24/04			



NOT FOR CONSTRUCTION
PRELIMINARY: FOR BUDGET
PRICING 9/24/04

<p>BECKER structural engineers, inc.</p> <p>75 yo^r street Portland, ME 041014701 info@beckerstructural.com</p> <p>Tel 207-879-1838 Fax 207-879-1822 www.beckerstructural.com</p>	Designed EAR	<p>OAK LEAF INN FIRE ESCAPE MODIFICATIONS PORT.ND, ME</p>	Becker Job Number WO1269
	Drawn EAR		<p>SKS-03</p>
	Checked TMN		
	Scale 1"=1'=0"		
	Date 9/24/04		



A R C H I T E C T S

434 Cumberland Ave.
Portland ME 04101-2325
(2071-774-4441)

LETTER OF TRANSMITTAL

DATE: 1-19-05	JOB NO.
ATTENTION: Mike Nugent	
RE: Oak Leaf Inn Permits	

TO: Inspector of Buildings

Portland, ME

WE ARE SENDING YOU Attached Under separate cover via _____

_____ the following items:

- Shopdrawings Prints Plans Samples Specifications
- Copyofletter Changeorder _____

COPIES	DATE	NO.	DESCRIPTION
1			Accessibility Certificate
1			Structural Design Calculations
1			Certificate of Design

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
- For your use Approved as noted Submit _____ copies for distribution
- As requested Returned for corrections Return _____ corrected prints
- For review and comment _____
- FORBIDSDUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

COPY TO

SIGNED: Richard Curtis

Ifenclosures are not as noted, kindly notify us at once.