

OUTLINE SPECIFICATIONS

DIVISION 1 - GENERAL REQUIREMENTS

1. GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AS DOCUMENT A201, ARE HEREBY MADE A PART OF THIS CONTRACT.
2. THESE GENERAL REQUIREMENTS APPLY TO ALL DIVISIONS OF THE SPECIFICATIONS.
3. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS AND VERIFY ALL EXISTING DIMENSIONS BEFORE THE WORK COMMENCES.
4. INTERPRETATION OF CONTRACT DOCUMENTS & EXISTING SITE:
CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OR ERROR WHICH HE MAY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS OR OF THE BUILDING SITE, AND LOCAL CONDITIONS. IF THE CONTRACTOR PROMPTLY NOTIFY THE ARCHITECT OF SUCH AMBIGUITY, INCONSISTENCY OR ERROR, HE THEREFORE ACCEPTS SUCH CONDITIONS AND WILL MAKE SUCH ADDITIONS OR CORRECTIONS NECESSARY TO PROPERLY COMPLETE THE WORK AT HIS OWN EXPENSE.
5. VERIFICATION OF EXISTING CONDITIONS:
PRIOR TO COMMENCING ANY WORK ON THE SITE, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DIMENSIONS AND ELEVATIONS OF WORK PREVIOUSLY COMPLETED AT THE SITE AND NOTIFY THE ARCHITECT IN WRITING IMMEDIATELY IF ANY DEVIATION FROM THE DRAWINGS IS EVIDENT. IN THE EVENT SUCH DEVIATION EXISTS, THE ARCHITECT SHALL MAKE THE DETERMINATION AS TO HOW THE ENSUING WORK WILL BE MODIFIED TO COMPENSATE FOR SUCH DEVIATIONS.
6. THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS, EQUIPMENT, AND SERVICES REQUIRED FOR THE COMPLETE AND PROPER PERFORMANCE OF THE PROJECT WORK IN CONFORMANCE WITH THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER, EQUAL TO THE BEST IN SHOP AND FIELD PROCEDURE. ALL MATERIALS SHALL BE NEW UNLESS INDICATED OTHERWISE. ALL WORK SHALL COMPLY STRICTLY WITH ALL APPLICABLE CODES AND ORDINANCES.
7. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTIONS, AND SHALL GIVE ALL REQUIRED NOTICES.
8. THE CONTRACTOR SHALL INSURE HIMSELF AGAINST CLAIMS UNDER THE WORKMAN'S COMPENSATION ACT, AND AGAINST ALL OTHER CLAIMS FOR DAMAGE FOR PERSONAL INJURY OR DEATH, WHICH MAY ARISE FROM THE PROJECT OPERATIONS.
9. THE OWNER SHALL MAINTAIN BUILDER'S RISK INSURANCE WITH EXTENDED COVERAGE UPON THE ENTIRE STRUCTURE DURING CONSTRUCTION, THE CONTRACTOR BEING AN ADDITIONAL INSURED FOR ALL SUCH DAMAGE THAT REQUIRES REPAIRING.
10. THE CONTRACTOR SHALL FULLY AND CONTINUOUSLY PROTECT ALL PARTS OF THE WORK FROM DAMAGE AND VANDALISM, AND SHALL PROTECT ADJACENT PROPERTIES AGAINST DAMAGE AS WELL.
11. THE CONTRACTOR SHALL REGULARLY KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH, AND AT THE COMPLETION OF THE WORK ALL INTERIOR SPACES SHALL BE LEFT BROOM CLEAN, AND ALL FIXTURES SHALL BE WIPED CLEAN.
12. THE CONTRACTOR SHALL SUBMIT, FOR REVIEW BY THE ARCHITECT, SHOP DRAWINGS FOR ALL SYSTEMS AND MATERIALS THAT ARE PREFABRICATED.
13. THE CONTRACTOR SHALL EMPLOY A PERSON WITH ENGINEERING EXPERIENCE TO DO THE LAYOUT OF ALL SITE WORK, GRADING, AND VERIFICATION OF PROPERTY LINES.
14. THE GENERAL CONTRACTOR SHALL FURNISH, INSTALL, MAINTAIN AND REMOVE, WHEN NO LONGER NEEDED, ALL TEMPORARY STAGING, SCAFFOLDING AND SAFETY DEVICES AS NECESSARY TO COMPLETE THE WORK OF THIS CONTRACT.
15. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY ELECTRIC POWER, WATER, OR OTHER PUBLIC SERVICES AS REQUIRED BY THE WORK.
16. THE CONTRACTOR GUARANTEES THAT ALL LABOR AND MATERIALS ON THIS PROJECT SHALL BE FREE FROM DEFECTS AND AGREES TO MAKE GOOD AND REPAIR AT HIS OWN EXPENSE, UPON RECEIPT OF REQUEST BY THE OWNER, AND TO THE OWNERS' SATISFACTION, ALL DEFECTS IN THE WORK FOR A PERIOD OF ONE YEAR AFTER FINAL COMPLETION OF THE CONTRACT.
17. ALLOWANCES
A. THE GENERAL CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE ALL CASH ALLOWANCES AS NOTED BELOW; SUCHS SIMS FOR EXPENSES, OVERHEAD, AND PROFIT, ON ACCOUNT OF SUCH CASH ALLOWANCES AND THAT SUCH ITEMS NOT EXCEED THE PERCENTAGES SPECIFIED UNDER THE GENERAL CONDITIONS AS MODIFIED. NO DEMAND FOR EXPENSES, OVERHEAD, OR PROFIT OTHER THAN THOSE INCLUDED IN THE CONTRACT SUM SHALL BE ALLOWED. ALL CASH ALLOWANCES SHALL BE FOR THE COMPLETE COST TO THE GENERAL CONTRACTOR, EXCEPT DESIGNATED ITEMS WHERE THE INSTALLATION OF WHICH IS INCLUDED IN THE BASE PRICE AND NOT THE ALLOWANCE AMOUNT. IN CASES WHERE ALLOWANCES OR ANY PARTS THEREOF, ARE NOT EXPANDED, SAID AMOUNTS SHALL BE DEDUCTED FROM THE CONTRACT PRICE.
B. THE OWNER RESERVES THE RIGHT TO DEDUCT THE TOTAL AMOUNT OF ANY OR ALL ALLOWANCES FROM THE CONTRACT PRICE, AND TO EXCLUDE THE SCOPE OF ANY OR ALL ALLOWANCES FROM THE CONTRACT.
C. THE FOLLOWING CASH ALLOWANCES SHALL BE INCLUDED IN THE CONTRACT PRICE BY THE GENERAL CONTRACTOR:
 1. KITCHEN CABINETS & INTERIORS \$10,000 INSTALLED
 2. BRICK: \$500.00 PER 1000 MATERIAL ONLY
 3. STONE: \$500.00 PER TON MATERIAL ONLY
 4. CARPETING: \$200.00 PER SQ. YD. INSTALLED
 5. TILE: \$400 PER SQ. FT. MATERIAL ONLY
 6. BUILT-INS: \$600.00 PER FULL HEIGHT LINEAL FOOT
18. ALLOWANCES
A. THE GENERAL CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE ALL CASH ALLOWANCES AS NOTED BELOW; SUCHS SIMS FOR EXPENSES, OVERHEAD, AND PROFIT, ON ACCOUNT OF SUCH CASH ALLOWANCES AND THAT SUCH ITEMS NOT EXCEED THE PERCENTAGES SPECIFIED UNDER THE GENERAL CONDITIONS AS MODIFIED. NO DEMAND FOR EXPENSES, OVERHEAD, OR PROFIT OTHER THAN THOSE INCLUDED IN THE CONTRACT SUM SHALL BE ALLOWED. ALL CASH ALLOWANCES SHALL BE FOR THE COMPLETE COST TO THE GENERAL CONTRACTOR, EXCEPT DESIGNATED ITEMS WHERE THE INSTALLATION OF WHICH IS INCLUDED IN THE BASE PRICE AND NOT THE ALLOWANCE AMOUNT. IN CASES WHERE ALLOWANCES OR ANY PARTS THEREOF, ARE NOT EXPANDED, SAID AMOUNTS SHALL BE DEDUCTED FROM THE CONTRACT PRICE.
B. THE OWNER RESERVES THE RIGHT TO DEDUCT THE TOTAL AMOUNT OF ANY OR ALL ALLOWANCES FROM THE CONTRACT PRICE, AND TO EXCLUDE THE SCOPE OF ANY OR ALL ALLOWANCES FROM THE CONTRACT.
C. THE FOLLOWING CASH ALLOWANCES SHALL BE INCLUDED IN THE CONTRACT PRICE BY THE GENERAL CONTRACTOR:
 1. KITCHEN CABINETS & INTERIORS \$10,000 INSTALLED
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 3. STONE: \$500.00 PER TON MATERIAL ONLY
 4. CARPETING: \$200.00 PER SQ. YD. INSTALLED
 5. TILE: \$400 PER SQ. FT. MATERIAL ONLY
 6. BUILT-INS: \$600.00 PER FULL HEIGHT LINEAL FOOT

DIVISION 2 - SITE WORK

GENERAL

1. THE CONTRACTOR SHALL PROCURE AND PAY FOR ALL PERMITS AND LICENSES REQUIRED FOR THE WORK OF DIVISION 2 - SITE WORK PRIOR TO COMMENCING THE WORK.

02070 SELECTIVE DEMOLITION

1. REMOVE PORTIONS OF THE EXISTING BUILDING INDICATED ON THE DRAWINGS TO BE REMOVED, AND LEGALLY DISPOSE OF SAME AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION, RETURN ANY ITEMS TO THE OWNER FROM THE DEMOLITION WORK THE OWNER SO CHOOSES.
2. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF AREAS TO BE DEMOLISHED AND ADJACENT FACILITIES TO REMAIN.
3. PROVIDE ALL NECESSARY MEANS TO PROTECT EXISTING ITEMS TO REMAIN INCLUDING, BUT NOT LIMITED TO: DUSTBROOF PARTITIONS, FLOOR COVERINGS, WEATHERPROOF CLOSURES FOR EXTERIOR OPENINGS RESULTING FROM DEMOLITION WORK, ETC.
4. LOCATE, IDENTIFY, STUB OFF, AND DISCONNECT UTILITY SERVICES THAT ARE NOT INDICATED TO REMAIN.
5. UNFORESEEN CONDITIONS:
IF UNANTICIPATED MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS THAT CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE BOTH NATURE AND EXTENT OF THE CONFLICT, NOTIFY THE ARCHITECT, IN WRITTEN, ACCURATE DETAIL, AND THE ARCHITECT SHALL MAKE THE DETERMINATION AS TO HOW THE ENSUING WORK WILL BE MODIFIED TO COMPENSATE FOR SUCH CONFLICTS AND DEVIATIONS.
6. DISPOSAL OF DEMOLISHED MATERIALS:
A. REMOVE FROM BUILDING SITE DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS, TRANSPORT AND LEGALLY DISPOSE OF OFF SITE.
B. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
C. BURNING OF REMOVED MATERIALS IS NOT PERMITTED ON PROJECT SITE.
7. CLEANUP AND REPAIR:
A. UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT, AND DEMOLISHED MATERIALS FROM SITE. REMOVE PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN.
B. REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED, RETURN ELEMENTS OF CONSTRUCTION AND SURFACES TO CONDITION EXISTING PRIOR TO START OF OPERATIONS. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK.

02100 SITE PREPARATION

1. PROTECT FROM DAMAGE ANY TREES TO BE PRESERVED.

02220 EXCAVATING, BACKFILLING & COMPACTING

1. DO ALL EXCAVATING AND BACKFILLING AS REQUIRED FOR THE BUILDINGS, UTILITIES, SITE IMPROVEMENTS, LANDSCAPE ELEMENTS, SITE DRAINAGE, AND RELATED WORK TO COMPLETE THE WORK OF THIS CONTRACT, INCLUDING THE FURNISHING AND COMPACTION OF ADDITIONAL MATERIALS AS NEEDED.
2. BACKFILLING AND FILLING MATERIAL SHALL BE BANKRUN GRAVEL, NO STONES LARGER THAN 6", MADE IN 8" LIFTS AND COMPACTED AT A MAXIMUM DRY DENSITY OF 95 PERCENT FOR BUILDING AREAS AND UNDER CONCRETE SLABS, AND 90 PERCENT FOR PARKING AREAS.
3. APPROVAL OF THE ENGINEER MUST BE OBTAINED BEFORE USING ANY EXCAVATED MATERIALS FOR FILLING AND BACKFILLING. REMOVE FROM SITE ALL EXCAVATED AND REMOVED MATERIALS DETERMINED UNSUITABLE, AND LEGALLY DISPOSE OF SAME.
4. PLACE NO FILL OVER FROZEN GROUND.
5. EXCAVATIONS FOR THE BOTTOM OF FOOTINGS SHALL BE LEVELLED ON UNDISTURBED SOIL 12" MINIMUM BELOW FROST LINE OR SOLED EDGE, WHICHEVER OCCURS FIRST. CONSULT WITH LOCAL BUILDING INSPECTOR FOR MINIMUM FROST DEPTH DIMENSION.
6. PROVIDE ALL PUMPING REQUIRED TO KEEP EXCAVATIONS FREE FROM WATER DURING FOUNDATION CONSTRUCTION.

02900 LANDSCAPING

1. LANDSCAPING WILL BE CONTRACTED SEPARATELY BY OWNER, BRING ALL GRADES TO FINISHED GRADES AS NOTED ON THE SITE PLAN.

DIVISION 3 - CONCRETE

03300 CAST-IN-PLACE CONCRETE

1. ALL CONCRETE WORK AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF ACT 318 - LATEST EDITION FOR QUALITY AND MIX.
2. ALL CONCRETE SHALL BE BATCHED FOR A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS FOLLOWS:
 - a. 4,000 PSI FOR FOOTINGS AND SLABS.
 - b. 4,000 PSI FOR ALL SLABS ON GRADE.
3. ALL CONCRETE SHALL BE AIR ENTRAINED 4% TO 6% AIR ENTRAINING ADMIXTURE SHALL BE "DAREX" BY W.R. GRACE CO. OR APPROVED EQUAL CONFORMING TO ASTM C-260, EXCEPT SLABS.
4. DO NOT POUR CONCRETE IN TEMPERATURES OF 40 DEGREES OR LESS. PROTECT ALL POURS FROM FREEZING FOR A MINIMUM OF 10 DAYS AFTER EACH POUR. BACKFILL FOUNDATIONS TO PREVENT FROST ACTION AS SOON AS INDICATED. DRAIN ALL PONDING WATER AWAY FROM CONCRETE POURS.

5. ALL REINFORCING BARS SHALL COMPLY WITH ASTM A615, GRADE 60, DEFORMED, AND SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH ACT 315 - LATEST EDITION.
6. SPLICES OF REINFORCING BARS SHALL BE IN ACCORDANCE WITH ACT 318 - LATEST EDITION.
7. REINFORCE ALL SLABS WITH FIBER MESH, AND COMPLY WITH THE REQUIREMENTS OF ASTM C-1116. SET CONTROL JOINTS IN SLABS TO LIMIT AREAS TO 225 SQ. FT. (MAX.).
8. INSTALL 1 1/2" RIGID FOAM PERIMETER INSULATION ON THE INTERIOR FACE OF ALL BUILDING FOUNDATIONS TO A DEPTH OF 2' OF BELOW FINISHED GRADE, AND AS INDICATED ON THE DRAWINGS.
9. FINISHES FOR HORIZONTAL CONCRETE SURFACES SHALL BE AS FOLLOWS:
 - a. PROVIDE TROWEL SMOOTH EYES, NON-POROUS FINISH, FREE OF TROWEL MARKS FOR FLOOR SLABS.
 - b. PROVIDE BROOM FINISH FOR EXTERIOR WALKS AND STAIR TREADS.
10. SET ALL REQUIRED RODS, ANCHORS, BOLTS, AND DOWELS AS INDICATED ON THE DRAWINGS.
11. ANCHOR BOLTS SHALL CONFORM TO ASTM 307 UNLESS OTHERWISE NOTED ON DRAWINGS.

DIVISION 4 - MASONRY

04100 MORTAR & MASONRY ACCESSORIES

1. ALL MORTAR FOR PATCHING SHALL BE TYPE M OR PORTLAND CEMENT-LIME MORTAR, AND CONFORM TO ASTM C20.

DIVISION 5 - METALS

05100 STRUCTURAL METAL FRAMING

1. STRUCTURAL STEEL FABRICATION, ERECTION, AND CONNECTION DESIGN SHALL CONFORM TO AISC "SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL" - LATEST EDITION.
2. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36, STRUCTURAL TUBING SHALL CONFORM TO ASTM A-500 GR. B, AND STRUCTURAL PIPE SHALL CONFORM TO ASTM A-53, TYPE E OR S, GR.
3. PROVIDE SHOP DRAWINGS FOR SHOP FABRICATION AND FIELD ERECTION OF ALL STRUCTURAL STEEL, FOR REVIEW BY THE ARCHITECT/ENGINEER. NO WORK FOR WHICH SUCH DRAWINGS ARE REQUIRED SHALL PROCEED UNTIL THEY HAVE BEEN APPROVED. ALL WORK SHALL CONFORM TO THE APPROVED DRAWINGS.
4. ALL STEEL WORK BUILT IN WITH CONCRETE, MASONRY, OR ROUGH CARPENTRY SHALL BE PROVIDED WITH SUITABLE ANCHORS, BOLTS, ETC., AND SHALL BE FURNISHED IN AMPLE TIME FOR SETTING AND SECURING IN PLACE BY THE VARIOUS TRADES RESPONSIBLE.
5. ALL WELDING SHALL CONFORM TO AWS D1.1 "STRUCTURAL WELDING CODE-STEEL" - LATEST EDITION. WELDING ELECTRODES SHALL BE E70XX. ALL WELDING SHALL BE PERFORMED BY QUALIFIED WELDERS, KEEP FIRE EXTINGUISHERS AROUND ALL ALL WELDING WORK.

05400 COLD FORMED METAL FRAMING

1. FURNISH AND INSTALL ALL NON-LOAD-BEARING COLD FORMED METAL WALL FRAMING COMPONENTS AND ALL MISCELLANEOUS METAL FRAMING ACCESSORIES NECESSARY FOR A COMPLETE INSTALLATION. ALL MATERIALS SHALL BE AS MANUFACTURED BY MARKING/DWARE INDUSTRIES, OR EQUAL.
2. ALL STUDS AND ACCESSORIES SHALL BE OF THE TYPE, SIZE, STEEL THICKNESS AND SPACING SHOWN ON THE DRAWINGS AND DETAILS, STUDS, RUNNERS (TRACK), BRACING, AND BRIDGING SHALL BE MANUFACTURED PER ASTM C95.
3. ALL GALVANIZED STUDS AND ACCESSORIES SHALL HAVE A MINIMUM G-60 COATING AND COMPLY WITH ASTM C 95.
4. INSTALL ALL COLD FORMED METAL FRAMING AND ACCESSORIES PLUMB AND TRUE, AND SECURELY FASTENED AND ANCHORED PER ASTM C 1007, FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION.

05900 MISCELLANEOUS METALS

1. PROVIDE ALL LOOSE LINTELS, SHELF ANGLES, AND OTHER MISCELLANEOUS METAL FRAMING ITEMS. GALVANIZE STEEL ITEMS EXPOSED TO THE EXTERIOR OR BUILT INTO CONCRETE WORK. ALL ITEMS SHALL BE FABRICATED OF STEEL CONFORMING TO APPLICABLE ASTM DESIGNATION.

DIVISION 6 - CARPENTRY

06100 ROUGH CARPENTRY

1. ALL GENERAL FRAMING LUMBER SHALL BE CONSTRUCTION GRADE SPRUCE-PINE-FIR MINIMUM GRADE #2, KILN DRIED, WITH WITH A MAXIMUM MOISTURE CONTENT OF 19%, AND GRADED IN ACCORDANCE WITH THE NORTHEASTERN LUMBER MANUFACTURERS' ASSOCIATION. SEE THE DRAWINGS FOR FRAMING MEMBER'S SIZES AND USE. SEE THE DRAWINGS FOR SPECIFIC STRESS GRADES AS NEEDED.
2. ALL FRAMING LUMBER IN CONTACT WITH CONCRETE, AND FOR EXTERIOR DECKS SHALL BE PRESURE PRESERVATIVE TREATED SOUTHERN YELLOW PINE.
3. SHEATHING SHALL BE AS LISTED BELOW:
 - A. WALLS: 1/2" CDX PLYWOOD
 - B. FLOORS: MATCH EXISTING
4. ALL PLYWOOD SHEATHING MATERIAL SHALL BEAR THE APA GRADE STAMP
5. PROVIDE FINISH FLOORING UNDERLAYMENT AS REQUIRED FOR THE TYPE OF FINISH FLOORING INDICATED ON THE DRAWINGS AND AS REQUIRED BY THE FINISH FLOORING MANUFACTURER.
6. PROVIDE ALL ROUGH HARDWARE INCLUDING ALL NAILS, BOLTS, FRAMING ANCHORS, ETC. REQUIRED TO COMPLETE THE WORK.
7. ALL NAILING NOT SPECIFIED SHALL CONFORM TO BOCA - LATEST EDITION.
8. PRE-FABRICATED WOOD ROOF TRUSSES SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST REVISIONS OF THE "NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND TRUSS FASTENINGS", N.L.G.A., AND THE LATEST REVISIONS OF "DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES" FROM T.P.L. LUMBER FOR TRUSSES SHALL BE MINIMUM GRADE #2 SOUTHERN PINE OR DOUGLAS FIR, KILN DRIED, 15% MAXIMUM MOISTURE CONTENT, OR APPROVED SUBSTITUTE, OF REQUIRED STRESS VALUES. PROVIDE SHOP DRAWINGS AND COMPUTATIONS OF WOOD TRUSSES FOR REVIEW BY THE ARCHITECT/ENGINEER. NO WORK FOR WHICH SUCH DRAWINGS ARE REQUIRED SHALL PROCEED UNTIL THEY HAVE BEEN APPROVED. ALL WORK SHALL CONFORM TO THE APPROVED DRAWINGS.
9. BUILDING PAPER SHALL BE "TYVEK" AIR FILTRATION BARRIER AS MANUFACTURED BY DUPONT COMPANY, WILMINGTON, DELAWARE, OR APPROVED EQUAL.
10. EXTERIOR TRIM SHALL BE FYPON AS MANUFACTURED BY FYPON LTD., STEWARTSTOWN, PA. OR APPROVED EQUAL.
11. EXTERIOR DECKING SHALL BE PHILIPPINE MAHOAGNY.
12. EXTERIOR RAILINGS, ETC. SHALL BE VINYL AS MANUFACTURED BY FAIRWAY OR APPROVED EQUAL.

06200 FINISH CARPENTRY

1. ALL FINISH CARPENTRY AND MILLWORK SHALL BE OF CLEAR, KILN DRIED STOCK, AS NOTED ON THE DRAWINGS, SHAPED, JOINED, AND INSTALLED IN ACCORDANCE WITH THE QUALITY STANDARDS OF THE ARCHITECTURAL WOODWORK INSTITUTE, SECTION 300.
2. INTERIOR STAIRWAYS TO BE SELECTED BY OWNER, FROM STANDARD DESIGNS AS MANUFACTURED BY MORGAN, OR APPROVED EQUAL.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

07200 INSULATION

1. ALL BUILDING INSULATION SHALL BE KRAFT-FACED OR UNFACED FIBERGLASS BLANKET, IN THICKNESSES AND R-VALUES SHOWN ON THE DRAWINGS, AS MANUFACTURED BY OWENS-CORNING, CERTAINTED, OR EQUAL. INSULATION SHALL BE IN CONFORMANCE WITH THE ENERGY CODE, AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS AND RECOMMENDATIONS.
2. RIGID INSULATION SHALL BE "THERMAX" BY CELOTEX CORP. OR EQUAL.
3. RIGID INSULATION UNDER CONCRETE SLABS OR USED AS PERIMETER INSULATION ON CONCRETE WALLS SHALL BE DOW STYROFOAM "SQUARE EDGE" IN THICKNESSES INDICATED ON THE DRAWINGS.
4. ALL BLOWN-IN INSULATION SHALL BE EITHER FIBERGLASS OR CLASS-1 CELLULOSE INSTALLED ACCORDING TO MANUFACTURERS' INSTALLATION INSTRUCTIONS. REPLACE SIDING AS NECESSARY TO MATCH EXISTING. PATCH ALL PLASTER OR DRYWALL AFTER DRILLING WHEN INSTALLING FROM INTERIOR.
5. 7200 SHINGLES AND ROOFING
 1. ALL FELTS FOR USE AS ASPHALT ROOF SHINGLE UNDERLAYMENT SHALL BE NO. 15 ASPHALT SATURATED.
 2. ALL FELTS FOR USE AS ASPHALT ROOF SHINGLE UNDERLAYMENT SHALL BE NO. 30 ASPHALT SATURATED.
 3. WATERPROOFING UNDERLAYMENT AT ROOFING SHINGLES SHALL BE A SELF-SEALING, SELF-ADHERING POLYETHYLENE MEMBRANE COATED ON ONE SIDE WITH RUBBERIZED ASPHALT UNDERLAYMENT SHALL BE "ICE & WATER SHEET" MEMBRANE AS MANUFACTURED BY W.R. GRACE & CO. OR EQUAL. INSTALL PER MANUFACTURERS' INSTRUCTIONS AND RECOMMENDATIONS AS INDICATED ON THE DRAWINGS.
 4. ALL SHINGLE ROOFING SHALL BE 2380 SELF-SEALING ORGANIC ASPHALT OR BETTER AS SELECTED BY OWNER. INSTALL IN ACCORDANCE WITH THE ASPHALT ROOFING MANUFACTURERS' ASSOCIATIONS' "RESIDENTIAL ASPHALT ROOFING MANUAL".
 5. ALL SHINGLE ROOFING SHALL BE 2380 ORGANIC ASPHALT SELF-SEALING "ARISTOCRAT 25" OR BETTER AS MANUFACTURED BY IKO. INSTALL IN ACCORDANCE WITH THE ASPHALT ROOFING MANUFACTURERS' ASSOCIATIONS' "RESIDENTIAL ASPHALT ROOFING MANUAL".
 6. ALL ROOF ROOFING SHALL BE 900 MINERAL SURFACED ROOF ROOFING AS MANUFACTURED BY GEORGIA PACIFIC, ATLANTA, GEORGIA, OR APPROVED EQUAL. COLOR TO MATCH EXISTING ROOF SHINGLES. INSTALL IN ACCORDANCE TO THE ASPHALT ROOFING MANUFACTURERS' ASSOCIATIONS' "RESIDENTIAL ASPHALT ROOFING MANUAL".
 7. ALL SHINGLE ROOFING SHALL BE "CHATEAU SHADOW RAMP" 3000 ORGANIC ASPHALT AS MANUFACTURED BY IKO, OR APPROVED EQUAL, IN COLOR AS SELECTED BY THE ARCHITECT. INSTALL WITH UNDERLAYMENT AS SHOWN ON THE DRAWINGS, AND AS RECOMMENDED BY THE ASPHALT ROOFING MANUFACTURERS' ASSOCIATION "RESIDENTIAL ASPHALT ROOFING MANUAL".

07400 PREFORMED ROOFING AND SIDING

1. FURNISH AND INSTALL COMPLETE VINYL SIDING SYSTEM AND ACCESSORIES TO COMPLETE THE WORK AS INDICATED ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO SIDING SOFFITS, AND TRIM VINYL SIDING SHALL BE DOUBLE 4" MAIN STREET SERIES AS MANUFACTURED BY CERTAINTED, OR APPROVED EQUAL. COLORS SHALL BE SELECTED BY THE OWNER/ARCHITECT.

07465 VINYL CONSTRUCTION AND ACCESSORIES

1. FURNISH AND INSTALL VINYL CEILING SYSTEM AND ALL ACCESSORIES NECESSARY FOR A COMPLETE INSTALLATION IN AREAS NOTED ON THE DRAWINGS. VINYL CEILING MATERIAL SHALL BE "BEADED PORCH PANEL", TRIPLE 2" VENTED SOFFIT, .039" THICK, SMOOTH, AS MANUFACTURED BY CERTAINTED CORPORATION, COLOR SHALL BE WHITE.

07500 MEMBRANE ROOFING

1. FURNISH AND INSTALL A FULLY ADHERED SINGLE PLY EPDM MEMBRANE ROOFING SYSTEM WITH FLASHINGS AND ALL OTHER ACCESSORIES NECESSARY TO PROVIDE A COMPLETE ROOFING SYSTEM. MEMBRANE SHALL BE NONREINFORCED 60 MIL THICK "ULTRAGUARD" AS MANUFACTURED BY JOHNS MANVILLE, WITH AN INSULATING RELEASE BOARD UNDERLAYMENT COMPATIBLE WITH THE ROOFING MEMBRANE. INSTALL SYSTEM PER THE MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS.

07600 FLASHING AND SHEET METAL

1. PROVIDE ALL REQUIRED STEP, BASE, AND CAP FLASHINGS, ETC. FROM LEAD COATED COPPER, COMPLY WITH THE RECOMMENDATIONS OF THE "ARCHITECTURAL SHEET METAL MANUAL" BY S.M.A.C.N.A. COAT BACK SIDE OF METALS WITH BITUMINOUS PAINT WHERE REQUIRED TO SEPARATE METALS FROM CORROSIIVE SUBSTRATES. ANCHOR FLASHINGS IN PLACE AS RECOMMENDED BY MATERIAL MANUFACTURERS.
2. FURNISH AND INSTALL SELF-SEALING, FULLY-ADHERED, COMPOSITE FLEXIBLE FLASHING ON VERTICAL WALL SURFACES AROUND WINDOWS AND DOORS AS DETAILED ON THE DRAWINGS. FLEXIBLE FLASHING SHALL BE "GRACE VYOR PLUS" SELF-ADHERED FLASHING, 25 MIL, COLD APPLIED, SELF-ADHERING MEMBRANE, 9" WIDE, AS MANUFACTURED BY GRACE CONSTRUCTION PRODUCTS. INSTALL PER THE MANUFACTURERS WRITTEN INSTRUCTIONS AND RECOMMENDATIONS

07700 ROOF ACCESSORIES

1. FURNISH AND INSTALL "SINGLE VENT IT" SHINGLE VENT OVER VENTINUOUS RIDGE VENT AS MANUFACTURED BY AIR VENT, INC., PHOENIA HEIGHTS, ILL., OR EQUAL.
2. DRIP EDGE SHALL BE 8" WIDE LEAD COATED COPPER.
3. FURNISH AND INSTALL COPPER GUTTER SYSTEM IN LOCATIONS SHOWN ON THE DRAWINGS.

07920 CAULKING AND SEALANTS

1. PROVIDE ALL CAULKING AND SEALANTS NECESSARY TO FILL ALL EXTERIOR AND INTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS. INSTALL BACK-UP MATERIAL WHERE REQUIRED.

DIVISION 8 - DOORS AND WINDOWS

08200 WOOD AND PLASTIC DOORS AND FRAMES

1. EXTERIOR DOORS SHALL BE FIBERGLASS, IN PATTERNS AND SIZES SHOWN ON THE DRAWINGS, AS MANUFACTURED BY THERMA-FRU OR EQUAL.
2. INTERIOR DOORS SHALL BE 1 3/8" THICK, 2 PANEL, FIR, AS DISTRIBUTED BY BROSCO, OR APPROVED EQUAL, NATURAL TO RECEIVE STAIN FINISH.
3. INSTALL INTERIOR POCKET SLIDING DOORS IN R.D. UNIVERSAL POCKET DOOR FRAME, SERIES #750, AS DISTRIBUTED BY BROSCO, OR APPROVED EQUAL.

08600 WOOD WINDOWS

1. WINDOWS, AS DETAILED ON THE DRAWINGS, SHALL BE AS MANUFACTURED BY BONNEVILLE WINDOWS & DOORS. FRAME INTERIOR SHALL BE CLEAR PINE OR FINGER JOINTED CORE WITH CLEAR PINE VENEER, AND EXTERIOR SHALL BE EDGE-GLUED OR FINGER JOINTED PINE, ALL DRIED, WATER REPELLENT AND PRESERVATIVE TREATED. FRAME EXTERIOR SHALL BE CLAD WITH ALUMINUM, FACTORY PAINTED WHITE. SASH INTERIOR SHALL BE CLEAR PINE OR FINGER JOINTED CORE WITH PINE VENEER REFINISHED, WATER REPELLENT AND PRESERVATIVE TREATED, WITH CORNERS SLOTT AND TENSION, SASH EXTERIOR SHALL BE CLAD WITH ALUMINUM, FACTORY FINISHED WHITE. GLAZING SHALL BE CLEAR, LOW E1 WITH ARGON GAS. ALL HARDWARE SHALL BE FACTORY INSTALLED (WITH COASTAL HARDWARE OPTION ON CASEMENT UNITS). OWNER SHALL SELECT COLOR FROM MANUFACTURERS STANDARD COLORS. WINDOWS SHALL HAVE MANUFACTURERS STANDARD WEATHERSTRIPPING. FURNISH ALL WINDOWS WITH FACTORY INSTALLED WINDOW JAMBS AS NECESSARY FOR THE WALL THICKNESS, AND INSECT SCREENS OF 18 X 16 CHARCOAL FIBERGLASS MESH, SIMULATED DIVIDED LITES (SDL) SHALL BE 7/8" WIDE WITH INTERNAL SPACER BARS IN PATTERNS AS SHOWN ON THE DRAWINGS. SEE THE WINDOW SCHEDULE FOR SIZES.

08710 FINISH HARDWARE

1. HARDWARE SHALL BE SCHLAGE F-SERIES, RESIDENTIAL DUTY LOCKS, OR APPROVED EQUAL. DESIGN AND FINISH TO BE SELECTED BY THE OWNER.
2. ALL OTHER HARDWARE (HINGES, ETC.) ON EXTERIOR DOORS SHALL BE STAINLESS STEEL AND NON-FERROUS MATERIALS AS MANUFACTURED BY STANLEY, OR APPROVED EQUAL.

DIVISION 9 - FINISHES

09250 GYPSUM BOARD CONSTRUCTION

1. FURNISH AND INSTALL GYPSUM BOARD SYSTEMS, METAL ACCESSORIES AND 3 COAT TAPEJOINT FINISHING SYSTEM. INSTALLATION SHALL BE AS DETAILED IN THE GYPSUM ASSOCIATION MANUAL. SEE THE DRAWINGS FOR SPECIFIC LOCATIONS AND DETAILS OF WALL CONSTRUCTION TYPES AND FIRE RATINGS (WHERE APPLICABLE).
 - A. 1/2" GYPSUM BOARD SHALL BE ON WALLS AND CEILINGS, EXCEPT AS NOTED ON THE DRAWINGS.
 - B. MOISTURE RESISTANT M.R. GYPSUM BOARD SHALL BE USED ON ALL WALLS AND CEILINGS IN BATHS AND LAVATORIES.
 - C. 1 HOUR RATED WALLS: 1 LAYER 5/8" TYPE X GYPSUM BOARD EACH SIDE OF WALL.
 - D. 1/2" CEMENTIOUS BACKER BOARD AT AREAS TO RECEIVE CERAMIC TILE AS NOTED ON THE DRAWINGS.

09300 CERAMIC TILE

1. CERAMIC TILE IN KITCHEN & BATHS SHALL BE SELECTED BY OWNER, UNDER THE AMOUNT SPECIFIED IN DIVISION 1 - ALLOWANCES.
2. QUARRY TILE SHALL BE SELECTED BY OWNER UNDER THE AMOUNT SPECIFIED IN DIVISION 1 - ALLOWANCES.

09550 WOOD FLOORING

1. HARDWOOD FLOORING SHALL BE BRUCE STRIP OAK (3/4" X 2 1/4") AS MANUFACTURED BY BRUCE HARDWOOD FLOORS, DALLAS, TEXAS, OR APPROVED EQUAL. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED STANDARDS. SURFACE COLOR AND FINISH SELECTED BY OWNER.
2. WOOD FLOORING SHALL BE 25/32" x 2 1/4" RANDOM LENGTHS 2 FOOT TO 8 FOOT #2 GRADE MAPLE AS MANUFACTURED BY MAPLE FLOORING MANUFACTURERS OR APPROVED EQUAL.

09600 CARPETING

1. CARPETING SHALL BE SELECTED BY THE OWNER UNDER THE AMOUNT SPECIFIED IN DIVISION 1 - ALLOWANCES.

09900 PAINTING

1. TO ESTABLISH A STANDARD OF QUALITY, ALL PRODUCTS ARE BASED ON SHERWIN-WILLIAMS PRODUCTS, UNLESS SPECIFICALLY NOTED OTHERWISE, OR APPROVED EQUAL.
2. ALL PAINT COLORS SHALL BE SELECTED BY THE OWNER/ARCHITECT FROM THE PAINT MANUFACTURERS' STANDARD COLORS.
3. PREPARE ALL SURFACES TO RECEIVE PAINT/STAIN, AND FOLLOW ALL APPLICATION INSTRUCTIONS AND RECOMMENDATIONS AS REQUIRED BY THE PAINT/STAIN MANUFACTURER. PERFORM ALL PAINTING AND STAINING AS SPECIFIED BELOW:
 - A. EXTERIOR WORK:
 - 1) METAL ITEMS: 1ST COAT: SHERWIN WILLIAMS DTM PRIMER/FINISH, B66W1
LATEX SEMI-GLOSS FINISH 2ND COAT: SHERWIN WILLIAMS METAL LATEX SEMI-GLOSS COATING, B42 SERIES
3RD COAT: SHERWIN WILLIAMS METAL LATEX SEMI-GLOSS COATING, B42 SERIES
 - 2) FACTORY PRIMED METAL ITEMS: 1ST COAT: SHERWIN WILLIAMS A-100 SATIN LATEX HOUSE & TRIM, A82 SERIES
2ND COAT: SHERWIN WILLIAMS A-100 SATIN LATEX HOUSE & TRIM, A82 SERIES
3) PRIMED FYPON TRIM, ETC. GLOSS FINISH 2 COATS: SHERWIN-WILLIAMS EXTERIOR GLOSS OIL BASE PAINT
 - B. INTERIOR WORK:
 - 1) DRYWALL SURFACES: 1ST COAT: SHERWIN-WILLIAMS PROMAR 200 LATEX WALL PRIMER, B25W200 SERIES
LATEX SEMI-GLOSS FINISH 2ND COAT: SHERWIN-WILLIAMS PROMAR 200 LATEX SEMI-GLOSS, B31W200 SERIES
3RD COAT: SHERWIN-WILLIAMS PROMAR 200 LATEX SEMI-GLOSS, B31W200 SERIES
 - 2) DRYWALL SURFACES: 1ST COAT: SHERWIN-WILLIAMS PROMAR 200 LATEX WALL PRIMER, B25W200 SERIES
LATEX EG-SHELL FINISH 2ND COAT: SHERWIN-WILLIAMS PROMAR 200 LATEX EG-SHELL, B29W200 SERIES
3RD COAT: SHERWIN-WILLIAMS PROMAR 200 LATEX EG-SHELL, B29W200 SERIES
 - 3) DRYWALL SURFACES: 1ST COAT: SHERWIN-WILLIAMS PROMAR 200 LATEX FLAT WALL PAINT, B30W200 SERIES
LATEX FLAT FINISH 2ND COAT: SHERWIN-WILLIAMS PROMAR 200 LATEX FLAT WALL PAINT, B30W200 SERIES
3RD COAT: SHERWIN-WILLIAMS PROMAR 200 LATEX FLAT WALL PAINT, B30W200 SERIES

- 4) WOOD: 1ST COAT: SHERWIN-WILLIAMS WALL & WOOD PRIMER, H49W22
LATEX GLOSS FINISH 2ND COAT: SHERWIN-WILLIAMS PROMAR 200 LATEX GLOSS, B21W200 SERIES
3RD COAT: SHERWIN-WILLIAMS PROMAR 200 LATEX GLOSS, B21W200 SERIES
- 5) WOOD: 1ST COAT: SHERWIN-WILLIAMS WALL & WOOD PRIMER, H49W22
LATEX SEMI-GLOSS FINISH 2ND COAT: SHERWIN-WILLIAMS PROMAR 200 LATEX SEMI-GLOSS, B31W200 SERIES
3RD COAT: SHERWIN-WILLIAMS PROMAR 200 LATEX SEMI-GLOSS, B31W200 SERIES

- 6) OPEN GRAINED WOOD: 1ST COAT: SHERWIN-WILLIAMS INTERIOR OIL STAIN, A48 SERIES
STAINED & VARNISHED FINISH 2ND COAT: SHERWIN-WILLIAMS SHERWOOD NATURAL FILLER, D70T1
3RD COAT: SHERWIN-WILLIAMS OIL BASE VARNISH, A66V91
4TH COAT: SHERWIN-WILLIAMS OIL BASE VARNISH, GLOSS OR SATIN, A66 SERIES
- 7) CLOSED GRAINED WOOD: 1ST COAT: SHERWIN-WILLIAMS INTERIOR OIL STAIN A46 SERIES
STAINED & VARNISHED FINISH 2ND COAT: SHERWIN WILLIAMS OIL BASE VARNISH, GLOSS, A66V91
GLOSS A66V91
3RD COAT: SHERWIN-WILLIAMS OIL BASE VARNISH, GLOSS OR SATIN, A66 SERIES
- 8) METAL ITEMS: 1ST COAT: SHERWIN-WILLIAMS DTM ACRYLIC PRIMER/FINISH, B66W1
2ND COAT: SHERWIN WILLIAMS PROMAR 200 LATEX SEMI-GLOSS, B31W200 SERIES
3RD COAT: SHERWIN-WILLIAMS PROMAR 200 LATEX SEMI-GLOSS, B31W200 SERIES

DIVISION 10 - SPECIALTIES

10300 CHIMNEY

1. SL 300" DIAMETER AIR COOLED CHIMNEY SYSTEM, OR APPROVED EQUAL.

10800 TOILET AND BATH ACCESSORIES

1. TOILET ACCESSORIES TO BE SELECTED BY OWNER.

DIVISION 11 - EQUIPMENT

11450 RESIDENTIAL EQUIPMENT

1. ALL EQUIPMENT SHALL BE FURNISHED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.

DIVISION 12 - FURNISHINGS

12000 NONE IN CONTRACT

DIVISION 13 - SPECIAL CONSTRUCTION

13000 NONE IN CONTRACT

DIVISION 14 - CONVEYING SYSTEMS