December 23, 2004

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MARCIA WAKE ARCHITECT
40 COVERED BWDGE ROAD
WINDHAM MAINE 04062
207-892-3791

MPX SPECIFICATIONS

Bob Willis, President
P.O. Box 3889
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238 AA 5

A. Scope of work: 2273A Congress Street Portland, ME

1. Demolition: Entire first floor of Main building and Addition, and Addition Entry area.
2. Addition: New recessed entry at Addition, 2 skylights, extended soffit over entry.
3. Remodeling: Entire first floor of Main building and Addition, and Addition Entry area
4. Site: Re-pave and line parking lot; remove asphalt back of building; landscaping and paving around building.

B. Codes: It is the contractor's responsibility to follow state and local codes, ordinances, and regulations. See especially: the International Building Code, Portland Zoning Ordinance, and NFPA 101 Life Safety Code. Maine Requires the 2003 IECC for energy, ASHRAE Standard 62-2001 (Ventilation).

C. Definitions

1. Where phrase "or **equal"** or "equal **to"** is used, Contractor shall base bid on item specified unless alternate is approved in advance by Owner.

2. **"**Select**"** includes taking responsibility for the quality of the material to be supplied. Unless otherwise stated, contractor shall supply and install Owner's selection.

3. **"Supply"** includes taking responsibility for payment and delivery, and also includes "selection" if the exact material has not been specified.

4. **"**Install**"** means to complete all required construction of the supplied material and to supply any incidental materials which may be required.

5. **"Provide"** shall mean to select, supply, and install as defined above. Unless otherwise stated, all items shown in drawings or referred to in specifications, or required for proper installation and functioning, are to be provided by Contractor.

6. **"Submittal":** The symbol ⌧ indicates that before work involving the specified item may begin, Contractor must submit sufficient information for Owner's approval, which may include samples, product literature, warranties, operating instructions, "as-built record copy." A submittal is also required before any **substitution** for a specified product may be approved.

D. Contract

1. Contractor shall provide all items and details in drawings or specifications, except as otherwise noted. Contractor shall provide any items or details that are required, even if not shown in drawings or specifications, for completion of a durable, weathertight building as defined by usual and customary good

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practice. Any errors, omissions, or inconsistencies in the contract documents should be called to the attention of the Architect for clarification as soon as possible and before construction has begun on any affected part.

2. Contractor shall submit with his proposal the names and telephone numbers of three references from people for whom he has completed similar work.

3. Use subcontrarctors or installers with minimum two years experience in the trade involved. The Owner shall pre-approve all subcontractors.

4. The Contractor shall be responsible to repair or replace any defect in the work which is due to failure to follow the manufacturer's instructions, including delivering, handling, storage, installation, etc..

5. Quality Assurance: Provide products of manufacturers acceptable to the Owner which have been in satisfactory use in similar service for at least three years.

6. The Contractor shall obtain for the Owner a written Waiver of Mechanic's Lien from each of his subcontractors.

7. In addition to this specification and the drawings, any dispute between the Owner and Contractor shall follow the standards set out in the Standard Form of Agreement between Owner and Contractor: AIA A107 and the General Conditions of the Contract for Construction AIA **A201**

8. Contractor shall submit a written proposal for completing the work described in the current drawings and specifications, which shall include: Contractor's conditions of Contract, payment schedule, proposed start and completion dates, any proposed deviations or exceptions to drawings or specifications, as well as Contractor's current limit of liability insurance for accident or damage to life or property that may be caused directly or indirectly by the execution of this Contract. Such Insurance is to be maintained at the Contractor's expense. These items shall be included in the contract between the Owner and the Contractor.

9. Hazardous waste or asbestos materials uncovered by the Contractor during demolition and not otherwise mentioned in this specification, will require written notification to the Owner. Any additional expense for the safe and lawful removal or containment by the Contractor, should be submitted as a change order to the Owner.

E. Changes

1. Any changes in material, schedule, method of construction, or additional work must be agreed to by both owner and builder. Minor changes in scope (i.e., substitutions of equal quality and cost, total schedule delay of less than half a day, or cost of all changes less than $100), may proceed only after verbal agreement. Changes greater than these must be authorized by written Change **Order** signed by, and delivered to, both Owner and Contractor prior to change. The Owner may wish to consult with the Architect before authorizing changes.

2. Changes from construction documents are to be noted on Contractor's copy. Contractor's marked-up copy is to be turned over for "as-built **record** copy" to Owner before final request for payment.

3. If a material to be installed has a noticeably different appearance or performance from the approved material, or if the substrate, preparation, or conditions in which the material is to be installed is inadequate or sub-standard the Contractor shall notify the architect or owner for approval before proceeding with the work.

4. Construction supervision by the Architect is not included in this agreement or in the agreement between the Owner and the Architect. Unless specifically hired to do so, the architect will not undertake analysis of any changes to the specifications or drawings. The effect of the change on such things as design, safety, durability, or code compliance will be the responsibility of the owner and the builder.

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5 If hired by the owner to evaluate a piece of the construction, the Architect shall have the nght to order the removal or replacement of any inferior material or workmanship, or may accept it and make an equitable deduction for it from the contract price

2. ABBREVIATIONS [In both drawings and specifications.]

ABV	Above	ELEV	Elevation (View)	INCL	Include(s;d;ing)	RM	Room
AFF	Above Finished Floor	EQ	Equal	INSUL	Insulation	RO	Rough Opening
BLDG	Building	EX	Existing	INT	Interior	SEC	Section
BOF	Bottom of Footing	EXT	Exterior	MAX	Maximum	SH	Sheet
BOT	Bottom	FIN	Finish	MEMB	Membrane	SIM	Similar
CARP	Carpet	FL	Floor	MIN	Minimum	SPEC	Specifications
CB	Catch Basin	FLUOR	Fluorescent	MISC	Miscellaneous	ST.	Stainless Steel
CIP	Cast-in-Place	FOUND	Foundation	MTL	Metal	STOR	Storage
CLG	Ceiling	FT	Feet	NIC	Not in Contract	THK	Thickness
CMU	Concrete Masonry Unit	FTG	Footing	NO	Number	TOF	Top of Footing
COL	Column	GA	Gauge	NTS	Not to Scale	TOW	Top of Wall
CONC	Concrete	GALV	Galvanized	OC	On Center	TR	Tread
CT	Ceramic Tile	GC	General Contractor	OD	Outside Diameter	TYP	Typical
DIM	Dimension	GL	Glass	OF	Owner-Furnished	VB	Vapor Barrier
DN	Down	GWB	Gypsum Wall Board	OPP	Opposite	W/	With
		HB	Hose Bibb				
DWG	Drawing	HGT	Height	PL	Plate	WD	Wood
EA	Each	HM	Hollow Metal	PL.	Plastic Laminate	WP	Waterproof(ing)
EL	Elevation (Height)	HORIZ	Horizontal	REINF	Reinforcing	W/O	Without
ELEC	Electric(al)	ID	Inside Diameter	REQD	Required	WWF	Welded Wire Fabric

Symbol kev for drawings:

Reference line

Center line

Approximately ±

3. PERMITS: Contractor is to obtain and pay related fees for permits and required approvals, file with required regulatory agency or agencies and submit copies to Owner.

4. WATER SUPPLY

1. **Water** Supply: Public. No change to water supply is anticipated. However, if any changes would be required, the following should apply:

   a) Where piping crosses under a driveway or paving the lines should be sleeved in a larger pipe and protected from freezing with Styrofoam rigid insulation at least 6 thick laid on a flat bed of sand burying the pipes, and with 6 sand over the foam.

   b) Water line to be buried at least 5' below grade.

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5. SITE, ROUGH GRADING, PAVING

1. See **site plan, driveway, grading, drainage, stormwater management, erosion control and specifications** by DeLuca-Hoffman Associates, Inc.

2. Stockpile **topsoil** or replace equal volume for use around building.

3. **Vehicles are to remain on paving and parking** area as much as possible. Avoid driving or parking any vehicles outside 20' of the building.

4. Contractor to avoid driving **vehicles within the drip-line of any tree,** unless that tree is to be removed. Especially avoid driving, loading, or any other activity that might compact or disturb the soil around the large tree near the new front entrance.

5. Contractor to injure or remove no **trees.**

6. If any **trees greater than 5" in diameter,** that have not been slated for removal, are damaged by Contractor or subcontractors, the Contractor shall pay for the owner's choice of treatment, removal, or replacement.

7. **Electric, telephone, and cable lines** to be 3' below grade down left side of driveway unless otherwise specified by DeLuca-Hoffman.

8. No organic material larger than 2 x 4 x 6" in foundation **backfill.**

9. **Filled & cut banks** shall be promptly mulched & seeded or otherwise protected to prevent erosion

10. If any **large rocks** need to be moved, consult architect for where they might be used for landscaping.

11. **Building debris** is to be collected in one spot & removed each week or as required to prevent buildup Material may not be burned or buried on-site.

6. SEPTIC SYSTEM:

1. Existing Septic System to be reviewed for adequacy by Delucca-Hoffman.

7. LANDSCAPING

1. **Walkways and Patio:** Stamped, stained and sealed concrete to simulate stone paving. Joints to be ground and re-grouted for more realism. See Architectural Site Plan for locations. The concrete pattern must be wheelchair accessible.

2. **Steps:** No change to existing exterior steps.

3. Spread 4 topsoil over disturbed construction site.

4. **Groundcover:** pachysandra.

5. **Existing large tree** near new entry: Cathedral-cut to clear the roof of the new entry. Avoid damaging roots by, for example driving, loading, or dumping within drip-line of the tree.

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a) Planters at new Entry. http://www.americastconcrete.com/images/desc_html/rectangular_planter.html 815-338-2244; http://www.strescon.com/products/precast/misc/plant.html , http://www.wausautile.com/index.cfm/choice/TerraForm/id/22/productdetail/y/thumbnail/WT893/productnum/TF4180 3

6. **Planting:** See Architectural Site Plan for location of plants. Submit **plant list and plan** for Architect's review ☒.

a) Screening Mechanical equipment from view from Gathering Space and Offices

b) Northwest side where existing paving is to be removed and replaced with ground-cover.

c) North comer where new ground-cover meets the paving

d) Fill Planters at new Entry.

8. FOUNDATION:

A. Concrete and Reinforcing

1. **Footings:**

a) Provide **concrete footing** to depth of 5' below grade at additions and at existing foundations

b) Pour on **undisturbed ground** or moistened & machine-compacted **fill.**

c) **Footings** should be min. 8" by 1 6

d) Footing concrete: **3000 psi .**

e) Two **#4 rebars** two inches from the bottom, or, if 12" deep, they may be unreinforced.

2. **Foundation walls:** New foundation wall required at recessed entry.

a) **8" concrete walls.**

b) 4000 **psi** concrete.

c) **Steel bar reinforcing:** horiz...: **#4,** two bars at top & two at bottom. 2" min. concrete cover

d) **Anchor bolts** 1/2"x **10" @** 4'-0" o.c. min., and within 1 2 of ends of each sill.

e) Foundation wall must extend at least **9" above finish grade.**

3. **Slab:** Cut existing slab at entry recess, Repair existing slab if required, Pour 4 " thick new slab at exterior of Entry

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a) Slab concrete: **3500** psi, fiber reinforced.

b) Expansion and control joints and perimeter joints next to building to be sealed.

4. **Moist cure 3** days minimum. Keep forms on or keep continuously damp and covered w/ polyethylene. Avoid sudden temperature changes to concrete less than a week old, such as spraying sun-heated concrete with cold water.

5. Concrete should be placed as dry **as** workability will permit and spaded or vibrated to fill all voids & surround all reinforcing.

6. Protect all concrete from freezing. Do not allow calcium chloride to be added

7. Contractor shall remove all form ties and patch the holes and any other voids inside and outside with expanding waterproofing concrete patching cement.

B. Foundation Moistureproofing

1. **Walls:** Cold asphalt emulsion vapor barrier (VB) brushed or troweled on outside of wall below grade.

2. **Slab:** 10 mil polyethylene 20' wide, or .02 perm *Moistop*.. Lap, clean and seal all seams with urethane sealant.

C. Foundation Drainage

1. Provide positive slope of finished grade away from exterior walls.

2. Wall drainage at southeast wall of Building A Addition.: Provide perforated heavy-wall PVC **footing drain pipe** surrounded by coarse gravel wrapped in filter fabric.

3. Provide **foundation drains** to slope continuously downhill to daylight, under parking area, ending in rock or coarse gravel to disperse runoff.

4. **Backfill: Provide about 12" of coarse gravel next *to* the foundation insulation for drainage into the footing drain pipe.**

5. **Gutters and Downspouts:** Repair or replace gutters and downspouts on front of building as required.

D. Foundation Insulation

1. Wherever **existing foundation walls** are excavated, and at **new foundation walls** provide: **2"** tongue & groove Styrofoam applied vertically from top of wall to min. 4' below grade, mechanically fastened w/ 2" min. washers.

2. **Slab perimeter insulation wherever accessible: 2"** Styrofoam to extend into building 4 from exterior wherever slab is less than 4' below the finish grade.

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9. MISCELLANEOUS CONCRETE

1. Cement-based floor leveling or patching compound similar to Levelastic: at irregular substrates, and to make smooth transitions between floor finishes of different thicknesses, and a smooth substrate for floor finishes.

2. Removal of foundation walls sections between columns for new windows at the lower level of Main Building

10. MISCELLANEOUS MASONRY

1. Entty recess cut existing walls and provide new brick-clad walls around recess.

2. Remove interior brick walls at lower level under Main Building A at Gathering Area and Small Conference Room. See Architectural detail and Structural Engineering design for details of support of existing brick wall above.

3. Add brick cladding on steel angle shelf to Addition northeast wall per current architectural rendering.

4. Interior brick facing to match existing wall at Gathering Space. See renderings.

5. Ceramic tile: See FINISHES

11. ENVELOPE: STRUCTURE, EXTERIOR PROTECTION, THERMAL INSULATION, AIR INFILTRATION, MOISTURE, AND FIRE PROTECTION

1. Existing Roof, Wall, Floor construction to be matched where alterations, additions, or repairs are required.

2. Add insulation to the roof and walls of the existing Addition, and to the foundaton walls and slab wherever accessible.

3. Provide a continuous, lapped and sealed interior vapor bamer equal to 6 mil virgin polyethylene or foil-faced reinforced kraft paper.

4. Avoid any double vapor barrier that might trap water vapor

5. Provide a continuous, lapped and sealed air infultration barrier or house-wrap.

6. Insulation general requirements in all locations:

   (1) :Should not be placed in contact with unrated lighting fixtures, obsolete wiring, unlined or deteriorated chimneys, or leaking pipes and roofs. Structural and mechanical defects must be repaired before building is insulated.

   (2) Should not be placed in contact with the soil, exterior masonry unless it is Styrofoam rigid insulation, or proven equal.

   (3) Reinforced polyethylene vapor barrier. All seams and gaps must be taped with 3M red tape or caulked.

   (4) Avoid air pockets that connect the warm and cold sides, such as insulation that doesn't fit snugly on all sides. Do not squish insulation: cut to fit electric boxes and slit to sandwich wiring. If insulation

piece is too long, cut it to fit, rather than folding it. If the contractor chooses to side-staple the insulation, the staples must be close enough to avoid fish-mouths.

(5) Where the air barrier is being sealed to a top plate or bottom plate, or at the rough opening for a window or door, the poly can be sealed with either 3M tape or acoustical sealant.

(6) patch each hole and hose slit with 3M tape

(7) alt rigid insulation seal with a continuous perimeter bead of adhesive If possible, install in two or more layers (especially in roofs) in order to stagger joints

(8) Icenene: may be considered a "breathing air barrier, substituting for an air infiltration barrier or house wrap. Where Icenene is not used everywhere, the air infultration barrier systems should be overlapped andlor sealed so as to be continuous.

(9) Icenene may be considered a vapor barrier. When appllied to a non-vapor permeable surface, such as metal, a vapor retardant paint_____ should be used to prevent condensation in extreme vapor drive conditions such as extreme cold weather. Where Icenene is not used everywhere, the vapor barrier system should be overlapped and/or sealed so as to be continuous.

7. The IECC2000 requirements are:

(1) Maximum window u-.35

(2) Ceilina insulation R-49

(3) Wall Insulation R-21

(4) Floor Insulation R-21

(5) Basement wall insulation R-11

(6) Slab Insulation 4 down R-13

B. Wall Envelope

1 Steel studs should be cold-formed from ASTM A446 sheet steel that has been hot-dipped aalvanized to ASTM A525 G60. Steel thickness should be a minimum of 18 aauae. 16 inches on center,

2 Fiberglass batt insulation: R 19 min,

3. [The wall sheathing consists of an air infiltration barrier and gypsum sheathing. Fill sheathing joints with caulk to allow the dampproofing to span the joints. Fastened with corrosion resistant screws.

a) 5/8" thick (exterior)gypsum sheathina. at existina

b) GlasRoc® Sheathina at new construction or DensGlass Gold thkns?

4. Full-thickness Brick facina to match existing. Attached to corrugated metal with anchors flexible in all directions http //www arcat com/sdspecs/htm/04090cca htm?coid=31302

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5. **Brick Cavity Walls at Steel Studs:**

(1) The entire sheathed surface should be covered with a dampproofing material formulated to allow for adequate water vapor transmission.

(a) Alternatively, 15 lb. felt may be used over the entire wall *surface.*

(2) **Brick Ties**: Adjustable, attached through the sheathing to the structure. At the wall tie locations apply a piece of flexible sheet flashing set in mastic. Corrugated ties are typically used in low-rise, residential veneer over wood frame construction and are not recommended for construction incorporating brick veneer over steel studs, masonry-backed cavity walls, multi-wythe walls or grouted masonry walls.\

(a) *Do not anchor the ledger angle and the brick veneer together; rely on friction and brick ties abv. http://www.masonryinstitute.com/veneer/section3.3.html Dan?*

(b) *Tie system must: 1) be securely attached to both masonry wythes or the brick veneer and its backing, 2) have sufficient stiffness to transfer lateral loads with minimal deformations, 3) have a*

(c) *Provide* " *min mortar cover for all ties.*

(3) **Air Space**: Min 2". The cavity should be kept clear of any obstructions, such as mortar droppings, that

(4) Weep holes at max 24" O.C. Full Brick facing to match existing ⌫. Attached to corrugated metal with flexible in all directions.
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(5) **Brick shelf** at Brick Cavity Wall at Corrugated Metal Siding: Steel angle to be sized by structural engineer, bolted to concrete wall min 4" above fin grade

(6) **Ledgers and Lintels.** Hot-dip galvanized

(a) *1/4"* to *1/2" open* butt brick *joints* at *eight* to twelve feet *o.c.* A *compressible* filler material can be placed in the *joint* to ensure that it does not fill with mortar.

(7) **Flashing** should be placed at any location where the cavity is interrupted such as where the masonry is bearing on steel or concrete, such as at brick ledgers, lintels, windows, and sills. End dams should be provided to prevent water migration around windows or other obstructions. Full head joint weep holes should be provided both above and below the flashing to allow the collected water to drain back out through the brick veneer. Flashing should extend through the wall, not stopped within the wall.

(8)

6. **Existing vertical corrugated metal siding:** to be repainted, or replaced if damage is visible at a distance of **20** ft.

7. Soffit at new front entry: Dryvit rough stucco texture.

8. **Framing for windows and doors:**

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a) Header insulation 2" rigid insulation board, held away from outer header with shims.

b) perimeter shim spaces. Afler exterior tnm is nailed tightly in place, apply minimal expansion urethane spray-foam to seal all gaps 2/3 full Stuff remaining gaps and fill cavity around window with fiberglass batt

c) Housewrap cut Xs through window and door openings, and fold wrap into openings and staple to the interior Apply stnps of 15-pound felt over housewrap around outside perimeter of opening, bottom, then sides. then top Seal top of window head flashing with self-stick asphalt membrane so that water running over housewrap flows over, not in back of flashing

d) Flashing: See Flashina below also.

9. Continuous Vapor Barrier:$-mil polyethylene,

10. Stainless steel nails for all exposed exterior finish woodwork.

11. Interior material: Unless otherwise specified, provide 112" Gypsum Wallboard, except at Fire-rated partitions: use 518" Type X fire-rated.

a) Store GWB dry and at min 50°F(10°C) for at least 48 hours prior to applying join compound, texture, paint, or coatings. Maintain 50°F during application, and provide ventilation for proper drying. If at all possible maintain permanent heating and ventilation.

c. Roof Envelope

1. Higher roof needs no work except examining and repairing sealant and flashing. Lower roof: Provide asphalt composition or fiberglass shingles to match Upper roof as well as possible.: Provide Warranty information ⌫ and samples ⌫ for selection by Owner.

2. Underlayment: 15-lb. Asphalt saturated felt. Overlap courses shingle fashion at least 2 inches and end laps at least 4 inches.

a) For roof slopes from 4:12 (33%) or greater: Apply one layer parallel to and starting at the eave, lapping each layer 2

b) For roof slopes from 2:12 (17%) to 4:12 (33%) use two layers underlayment. Apply a min. 1 9 wide strip parallel with and starting at the eaves. Start again at eave and apply 3 6 wide sheets of underlyment overlapping successive sheets 19.

c) In high wind areas (greater than 110 mph): Use corrosion resistant fasteners along the overlap 6 o.c. min.

3. Bituthene water barrier continuous over entire lower roof.

4. Plywood sheathlng: 5/8" CDX.

5. Fiberglass batt insulation: R38. Attach insulation between raflers in on of the following ways:

a) Impaling: Wire up insulation under roof decks by running 16 or 18 gauge wire diagonally or perpendicular to the insulation every 18 to 24 inches. Fasten anchors to deck by welding the pin to metal and then impale the insulation, or by using pre-attached heads and welding them through the insulation. Or fasten anchors to deck with adhesive. Follow manufacturer's recommendations for surface preparation

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and adhesive pattern. Impale insulation on anchor and secure with washer. Select pin lengths to ensure tight fit. Protect pin tips where subject to human contact. See manufacturer's diagram for impaling pin pattern

b) http://www.suspenderbar.com/bar_joists.htm

c) Wire or metal straps sufficient to prevent sagging or gapping

d) Alternate insulation: lcenene **R30** sprayed directly to underside of metal ceiling, afler cutting away existing insulation.

6. Provide a ***continuous*** sealed airtight 6-mil poly **vapor barrier** on the interior (warm) face of fiberglass batt

7. **Roof Ventilation:** _____All vents must be waterproof, resist rain penetration, and have rodent and insect screening.

a) Provide continuous ridge vent._____

b) **Soffit vents:** Provide continuous eave vents at new roof, or spot circular vents at each bay of existing eaves._____???

c) Provide **Ventilation** for each bay_____. Provide an airspace at the underside of the roof sheathing with strapping or spacers. If necessary to vent partial bays, drill vent holes through the rafter at middepth to allow air to enter each bay at the bottom and leave at the top

d) Provide **ventilation** at the top and eave of any shed roof._____ Provide **ventilation** at the top and eave of any unvented bay, by drilling holes at the top and bottom of the bay, middepth of raflers connecting to a ventilated bay.

8. **Drip edge** at all sides: Aluminum .019" min. or galvanized steel, **24** ga., painted.

9. **Flash valleys** with bituthene

10. **Guarantee:** Roofing Contractor shall provide a written guarantee ⌫ against leaks due to faulty workmanship or materials for a period of two years from the date of notice of completion. If Owner has given Contractor timely notice, any such leaks which occur during that period and any resulting damage to house & furnishings are to be repaired or replaced without cost to Owner. After Owner has given Contractor notice, the contractor shall be responsible to protect the house and it's contents from damage until he has made the necessary repairs.

D. Flashing

1. Flashing shall be provided to prevent moisture from entering the roof or walls, or to redirect it to the exterior. Flashing shall be installed at the perimeters of all exterior doors and windows, penetrations and terminations of exterior wall assemblies, where the exterior wall interescts the roof. chimneys, porches, decks, balconies and similar projections, at built-in gutters, and similar locations where water could enter the wall. Flashing with projecting flanges shall be installed on both sides and the ends of copings, under sills, and continuously above projectiing trim.

2. **Flash and counterflash,** intersections, vents, or clerestories, the exposed tops of any walls, the tops of windows and doors, under all door and window sills, at chimneys, and anything projecting through the wall, and where exterior porches, decks or stairs attach to a wood framed wall or floor. Flashing is required at all roof and wall intersections. Any place where the wall meets a different material or changes planes should be constructed so

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that water that might penetrate the surface is redirected to the outside. Note: a nailing flange is not sufficient flashing. See also Roof Flash and Counterflash, below.

3. **Avoid contact between different kinds of metals.**

4. **All metal flashings except for valley flashings must be at least 26-gauge, G-90 galvanized steel or 12-02. copper.. Valley flashing must be a min of 28 gauge, G-90 galvanized steel, or 12-02. copper.**

5. **Cant strips: Wood or fibrous, shall be provided to avoid bending metal flashing 90 degrees.**

6. Metal flanges and edge flashings should be set in a solid bed of flashing cement or sealant.

7. **Roof Flash and counterflash** at all roof edges, intersections, overhangs, vents, gutters, abutting walls or clerestories, skylights, chimneys, change in slope, around anything projecting through the roof, and any place where the roofing meets a different material. Where galvanized steel flashing is not exposed, use 26 ga. min., where exposed, use 24 ga. Exposed galv. flashing must be painted.

E. Exterior Soffits:

1. Face and underside rough-textured Dryvit ☒ or stucco ☒

2. Paint ☒ to match existing brick

F. Fire Protection:

1. See Electrical plans and specifications by contractor's consultant. _____

2. See NFPA 1 and Life Safety Code.

3. Fire-blocking (2" nom. wood thickness, secured GWB or mineral wool board or batt) shall be installed in combustible concealed locations, between top story and roof or attic space, and to cut off concealed drafl openings both horizontal and vertical, and at concealed spaces between stair stringers at the top and bottom of the run. Fireblocking shall be installed at openings around vents, pipes, ducts, chimneys and fireplaces at ceiling and floor levels. Concealed spaces in combustible exterior architectural trim: fireblocking at max intervals of 20 feet. Concealed wood sleeper spaces: fill space between the floor slab and the underside of the wood flooring with approved material, solidly under permanent partitions, and so there are no open spaces under the flooring greater than 100 sq.ft.

4. Draftstopping to subdivide floor/ceiling spaces (1/2" GWB, 3/8" wood or particle board panel. Floor areas shall not exceed 1000 sq.ft. Attic spaces shall be draft-stopped so that horizontal area does not exceed 300 sq.ft.

5. Mechanical rooms shall be separated from spaces next to and above by 1-hour fire resistance rated construction.

G. Misc. Structure:

1. **Follow all manufacturer's directions for using Trusses and Truss-joists, for installing, storing, cutting, penetrating, blocking, supporting, bracing, etc.**

2. **Bearing columns: Douglas Fir.**

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3. **Pressure-treated or rot-resistant wood** to be used at all exterior locations exposed to rain, snow, or frequent splashing; or located on or within 8" of the ground, or in contact with masonry which is exposed to the ground or which could be damp regularly or periodically.

4. Double top plates, lap at intersections of walls & partitions, and stagger end joints not less than 48".

5. Do not use shingles or other compressible wood pieces to shim structural members.

6. Do not alter any structural components without Owner's/ Architect's/ Structural Engineer's written approval.

7. Prior to framing, lay out partitions and major features. Dimensions may vary from plans not more than 1/2" in kitchens, bathrooms, or spaces that must fit millwork, equipment or prefabricated items, and not more than 2" in other rooms, provided that the construction meets all clearances required by the building code, the drawings and specifications, manufacturer's instructions, and good building practice. Call the architect if discrepancies arise that require redesign.

8. **Fastener schedule:**

Mudsill (bottom plate) to concrete: anchor bolts	See spec. section on Foundation: Concrete and Reinforcing, Min. 2 anchor bolts per piece. and 8 o.c., or as shown on plan
Joist to sill or girder, toe nail	3-8d
Blocking to joists, end nail	2-16d
Plywood subfloor, glue & nail	8d @ 6" o.c.
Top and bottom plates to stud, end nail	2-16d
Horizontal wall blocking, end nail	2-16d
Corner and double studs, face nail	16d @ 16" o.c
Double top plates, face nail	16d @ 16" o.c
Top plates, laps and intersections, face nail	4-16d
Ceiling joists to beams, toe nail	2-16d
Blocking between joists, toe nail	2-16d each end, each block
Plywood roof sheathing face nail, galvanized	Boundary: 8d @ 4
	Panel edge: 8d @ 6"
	Field: 8d @ 12"
Plywood sheathing, typ. wall	Boundary: 8d @ 4
	Panel edge: 8d @ 6"
	Field: 8d @ 12"
Plywood sheathing, shear walls	Boundary: [see also engineering details]
	Panel edge: [see also engineering details]
	Field: 8d @ 12"
Exterior trim	Stainless steel
Exterior siding	Stainless steel

H. Interior Framing

1. **Partitions:** 2 x 4 @ 16"

2. GWB **nailers:** Wood or steel stud backup is to be provided at all corners and edges of gypsum wallboard

3. Provide **blocking** in wall for supporting millwork, shelving, and for toilet room fixtures such as lavatory, grab bars, towel bars, curtain rods and other accessories, closet rods, and any other wallhung objects or built-ins.

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4. See reflected ceiling plan for soffits, access panel, and raised sections of ceiling.

I. Acoustical

1. Plywood subfloors are to be glued to floor framing as well as nailed or screwed to prevent squeaking. Do not put glue in tongue-and-groove joints.

2. Pipes and penetrations are to be prevented from rubbing against the structure with plastic fittings or paper separator.

3. See Finishes for Acoustic Panel, Acoustic Tackboard, etc

12. Miscellaneous Metal

1. Cold-Formed Metal Framing: To support GWB suspended ceilings: See Roof Envelope, above.

2. Avoid contact between different types of metals, especially where exposed to moisture or humidity.

3. Tie all structural members to each other to prevent uplift. Owner or architect should approve any visible connections. Provide metal strapping at beam to column connections in all hidden locations if the connection is not otherwise specified.

4. Aluminum surfaces in contact with concrete, mortar, or other masonry should be protected with an alkali-resistant coating, such as heavy-bodied bituminous paint or water-white methacrylate lacquer.

5. Aluminum in contact with wood or other absorbing materials that may repeatedly become wet should be painted with two coats of aluminum metal-and-masonry paint or a coat of heavy-bodied bituminous paint. Otherwise, the wood or other absorbing material should be painted with two coats of aluminum house paint and the joints sealed with a good quality caulking compound.

6. Steel angles for brick shelf.

13. WINDOWS

1. All exterior glazing to be double glazed, factory-sealed with warm spacer.

2. Exterior Upper Windows at Front and Courtyard: Custom Wood Framing to match existing detail , with fixed insulating glass unit similar to abv.

3. Replace any existng window glass that, is broken, chipped, scratched, has broken seals, or is otherwise damaged.

4. Set exterior windows & sills in a continuous bed of **silicone** sealant on **a clean surface.**

5. Match head and sill height of existing nearby windows or doors unless otherwise noted. Window casing

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6. Ext. Aluminum Window Finishes are to be bronze anodized on the exterior, and mill-run on the interior.

7. Window interior finishes: are to be painted.

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8. Glazing:

a) All exterior windows are to be either factory-coated "Low E , or alternatively Low E film applied outside this contract, but mechanical systems should be designed assuming heat loads calculated with Low E coating selected.

(1) Do not apply film to any window in which the glazing compound has hardened. Replace the glazing compound before applying the film.

(2) Do not apply film to any window in which the glass is damaged. or laminated glass. Replace the glass first.

b) Compare LowE coated insulating glass units for cost and performance with window film. Window film bronze exterior appearance (not mirrored), lowest possible emissivity and U-value.

LT= Light Transmission, UV= UV rejection, SC=Shading Coefficient (.5 or lower is recommended), EMIS=Emissivity (lower is better), TSER= Total solar energy rejection (higher is better), U=Heat transfer (lower is better)

(1) 3M Scotchtint 6% heat loss reduction and 28% solar heat reduction with NV 35 (exterior appearance bronze glass, interior slightly darker, slightly warmer color. 3M IN50 BR

(2) Film Gila Light Type. LT: 49 UV: 98% SC: .56 EMIS: .60 TSER: 54 U Value.87

(3) dual reflective films, however, have a high solar rejection rate up to 65 % for Vista Luminance by CCPFilms, and yet provide clear visibility from the inside day or night

(4) Magnum SR-ps7 Clear Film

(5) LLumar Magnum R20, which cuts the heat passing through the glass by some 60% and reduced glare by 85%. (99%) UV light, LLumar 1035? http://www.llumar.com/na-eng/Architectural/building.html (800) 223-4385

(6) SUN-GARD Northeast (800) 345-6669

(7) Ambiance[a] and Radiance[a] are energy saving films that offer an economic alternative to costly low-E glass. Vista Radiance has an emissivity rating of 0.36. UVShield[a] - These virtually invisible films stop damaging ultraviolet light from penetrating glass and block 99.9% of all UV ray

(8) Solar Gard Stainless Steel scratch-resistant coating Visible Light Transmitted 48-9.1% Total Solar Energy Rejected 43-76% Ultraviolet Light Blocked >99%

(9) Madico AG-21

(10) Solis Southwall Technologies. V-KOOL Select Gray Winter U=.49 Summer U=.61 SC=.58

c) See interior shading device at Finishes/ Window Dressings

9. Provide all operable windows with operating hardware, locks, insect screens, and required manufacturers trim.

10. Skylights: Octagonal Single-pitch skylight, and Exterior Entry Cover. Both Insulating Double-pane glass, either Low-E glass or Low E film.

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a) Wasco: Steve St.Pierre 800-388-0293. sstpierre@wascoprocucts.com Stanford, ME.

Pace Representatives 50 Redfield Street Boston, MA 02122 PH: 800-342-7072 or 617-342-7072 FX: 617-822-3470 Keith Sportack or Tom Scioletti. _____

b) Traco or alt. brand from AD&W?_____

11. Window Schedule

CODE	LOCATION	TYPE	MATL.	GLASS	HEAD	SIZE	NOTES
1	Sales NW	Exstg Fixedt	Frameless	Clear Insul	7'11" (Exstg)	44 x 22 (Approx.)	Field measure each opening before ordering glass, typ. Sales Area.
2	Sales NW	Exstg Fixedt	Frameless	Clear Insul	7'11"	41 x 52 (Approx.)	
3	Sales NW	Exstg Fixedt	Frameless	Clear Insul	7'11"	41 x 52 (Approx.)	
4	Sales NW	Exstg Fixedt	Frameless	Clear Insul	7'11"	41 x 52 (Approx.)	
5	Chucks's Office	Exstg Fixedt	Frameless	Clear Insul	7'11"	41 x 52 (Approx.)	
6	Chucks's Office	Exstg Fixedt	Frameless	Clear Insul	7'11"	41 x 52 (Approx.)	
7 1	Large Conf Rm	Slider	Alum.	Clear Insul	6'11"	47 x 48	Field measure existing opening facing pati and match width, sill and head heights around the mom, and around exterior view of similar adjacent windows. Match head to head of doors if at all possible, typ. Lge Conf. Rm.
8	Large Conf Rm	Slider	Bronze Alum.	Clear Insul	6'11"	47 x 48	
9	Large Conf Rm	Slider	Bronze Alum.	Clear Insul	6'11"	47 x 48	
10	Large Conf Rm	Slider	Bronze Alum.	Clear Insul	6'11"	47 x 48	
11	Large Conf Rm	Slider	Bronze Alum.	Clear Insul	6'11"	47 x 48	
12	Large Conf Rm	Slider	Bronze Alum.	Clear Insul	6'11"	47 x 48	
13	Kitch	Slider	Bronze Alum.	Clear Insul	6'11"	47 x 48	
14	Kitch	Slider	Bronze Alum.	Clear Insul	6'11"	47 x 48	
15	Technical	Slider	Bronze Alum.	Clear Insul	6'11"	47 x 48	
16	Technical	Slider	Bronze Alum.	Clear Insul	6'11"	47 x 48	

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CODE	LOCATION	TYPE	MATL	GLASS	HEAD	SIZE	NOTES
17	Office 6	Slider	Bronze Alum.	Clear Insul	till"	47 x 46	
18	Delivery/Storage	Slider	Bronze Alum.	Clear Insul	till"	47 x 48	
19	Delivery/Storage	Slider	Bronze Alum.	Clear Insul	6'11"	47x46	
20	Accounting Office	Slider	Bronze Alum.	Clear Insul	6'11"	47 x 48	
21	Office 5	Fixed	Frameless	Clear Insul	----	43 x 42	Match existing openings on Addition SE side.
22	Office 5	Fixed	Frameless	Clear Insul	----	43 x 42	Match existing openings on Addition SE side.
23	Office 5	Fixed	Frameless	Clear Insul	----	43 x 42	Match existing openings on Addition SE side.
24	Office 5	Fixed	Frameless	Clear Insul	----	43 x 42	Match existing openings on Addition SE side.
25	Office 5	Fixed	Aluminum or HM	Clear Insul	----	43 x 42	Match existing openings on Addition SE side.
26	Waiting	Fixed	Aluminum or HM,	Clear Insul	----	43 x 42	Match existing openings on Addition SE side.
27	Pres office	Fixed	Aluminum or HM,	Clear Insul	----	72 x 75 combined	27,28,57,(58) could be one combined unit. Match existing openings on Addition. SE side.
28	Pres office	Fixed	Aluminum or HM,	Clear Insul	----	----	See Window 27 Notes Match existing openings on Addition SE side.
29	Pres office	Fixed	Frameless	Clear Insul	----	43 x 42	Match existing openings on Addition SE side.
30	Pres office	Fixed	Frameless	Clear Insul	----	43 x 42	Match existing openings on Addition SE side.
31	Pres office	Fixed	Frameless	Clear Insul	----	43 x 42	Match existing openings on Addition SE side.
32	Pres office	Fixed	Frameless	Clear Insul	----	43 x 42	Match existing openings on Addition SE side.
33	Steve's Office	Fixed	Frameless	Clear Insul	----	43 x 42	Match existing openings on Addition SE side.
34	Steve's Office	Fixed	Frameless	Clear nsul		43 x 42	Match existing openings on Addition SE side.
35	Steve's Office	Fixed	Frameless	Clear nsul	----	43 x 42	Match existing openings on Addition SE side.
36	Gathering Space	Fixed	Frameless	Clear nsul	----	43 x 42	Match existing openings on Addition SE side.
37	Gathering Space	Fixed	Frameless	Clear nsul	----	43 x 42	Match existing openings on Addition SE side.
38	Computer Rm Hall	Awning	Bronze Aluminum	Clear nsul	7'9"	43 x 30	Field measure for max size available, 10" abv. fin. arade.

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CODE	LOCATION	TYPE	MATL.	GLASS	HEAD	SIZE	NOTES
39	Customer Sales SE	Awning	Bronze Aluminum	Clear Insul	7'9"	43 x 30	See Win38 notes
40	Customer Sales SE	Awning	Bronze Aluminum	Clear Insul	7'9"	43 x 30	See Win38 notes
41	Customer Sales SE	Awning	Bronze Aluminum	Clear Insul	7'9"	43 x 30	See Win38 notes
42	Customer Sales SE	Awning	Bronze Aluminum	Clear Insul	7'9"	43 x 30	See Win38 notes
43	Customer Sales SE	Awning	Bronze Aluminum	Clear Insul	7'9"	43 x 30	See Win38 notes
44	Customer Sales SE	Awning	Bronze Aluminum	Clear Insul	7'9"	43 x 30	See Win38 notes
45	Customer Sales SE	Awning	Bronze Aluminum	Clear Insul	7'9"	43 x 30	See Win38 notes
46	Customer Sales SE	Awning	Bronze Aluminum	Clear Insul	7'9"	43 x 30	See Win38 notes
47	Customer Sales SE	Awning	Bronze Aluminum	Clear Insul	7'9"	43 x 30	See Win38 notes
48	Customer Sales SW	Awning	Bronze Aluminum	Clear Insul	7'9"	43 x 30	See Win38 notes
49	Customer Sales SW	Awning	Bronze Aluminum	Clear Insul	7'9"	43 x 30	See Win38 notes
50	Customer Sales SW	Awning	Bronze Aluminum	Clear Insul	7'9"	43 x 30	See Win38 notes
51	Customer Sales SW	Awning	Bronze Aluminum	Clear Insul	7'9"	43 x 30	See Win38 notes
52	Mech Room SW	Exstg	___	___	----	Existing	No change
53	Upper Win Office 5	Fixed	Bronze Alum.	Clear Insul	----	43 x 68	Match existing openings on Addition SE side.
54	Upper Win Waiting	Fixed	Bronze Alum.	Clear Insul	----	43 x 68	Match existing openings on Addition SE side.
55	Upper Win Front Door	Fixed	Bronze Alum.	Clear Insul	154.5 approx.	100 x 72" approx Match width of front doors.	Could be combined unit with 56 and/or with doors. Match existing openings on Addition SE side
56	Upper Win Front Door	Fixed	Bronze Alum.	Clear Insul	154.5" approx.	100" x 72" approx Match width of front doors.	Could be combined unit with 56 and/or with doors. Match existing openings on Addition SE side
57	Upper Win President	Fixed	Frameless	Clear Insul	----		Hatch existing openings on Addition SE side
58	Jpper Win President	Fixed	Frameless	Clear Insul	----		Uatch existing openings on Addition SE side
59	Jpper Win President	Fixed	Frameless	Clear Insul	----		Uatch existing openings on Addition SE side
60	Jpper Win President	Fixed	Frameless	Clear	----		Uatch existing openings on Addition SE side

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CODE	LOCATION	TYPE	MATL.	GLASS	HEAD		
				Insul			
61	Upper Win President	Fixed	Frameless	Clear Insul	----		Match existing openings on Addition SE side
62	Upper Win President	Fixed	Frameless	Clear Insul	----		Match existing openings on Addition SE side
63	Upper Win Steve	Fixed	Frameless	Clear Insul	----		Match existing openings on Addition SE side
64	Upper Win Steve	Fixed	Frameless	Clear Insul	----		Match existing openings on Addition SE side
65	Upper Win Steve	Fixed	Frameless	Clear Insul	----		Match existing openings on Addition SE side
66	Upper Win Gathering	Fixed	Frameless	Clear Insul	----		Match existing openings on Addition SE side
67	Upper Win Gathering	Fixed	Frameless	Clear Insul	----	NOTE LOWER HEAD HGT. ON SECTIONS	Match existing openings on Addition SE side
68	Interior Chuck's Office	fixed	??	Single	6'11	24" x 36"	Either custom wood framed in place, or HM
69	Intenor Chucks Office	fixed	??	Single	6'11	24" x 36"	Either custom wood framed in place, or HM
70	Interior Small Conf.	fixed	??		6'11	4 3 x 42"	Match existing openings on Addition SE side.
71	Interior Small Conf.	fixed	??		6'11	4 3 x 42"	Match existing openings on Addition SE side.
72	Interior Small Conf.	fixed	??	?????	6'11	36" x 42"	Insul Glass for acoustical privacy?
73	Interior Large Conf.	fixed	??	Insul.	161"	24" x 42"	Either custom wood framed in place. or HM
74	Interior Large Conf.	fixed	??	Insul.	161"	24" x 42"	Either custom wood framed in dace. or HM
75	Interior Large Conf.	fixed	??	Insul.	161"	24" x 42"	Either custom wood framed in dace. or HM
76	Interior Large Conf.	fixed	??	Insul.	161"	24" x 4 2	Either custom wood framed in place, or HM
77	Interior Larae Conf.	fixed	??	Insul.	161"	2 4 x 4 2	Either custom wood framed in place, or HM
78	Interior Large Conf.	fixed	??	Insul.	161"	24" x 42"	Either custom wood framed in place, or HM
79	Interior Kitchen	fixed	??	Single	6'11"	36" x 36"	Either custom wood framed in place, or HM
80	Interior Office 6	fixed	??	Single	6'11"	2 4 x 36"	Either custom wood framed in place, or HM
81	interior Office 5	fixed	??	Single	6'11"	36" x 36"	Either custom wood framed in place. or HM
82	nt.Low Pres Office	fixed	??	?????	6'11"	60 x 36"	Either custom wood framed in place. or HM
83	nt.Low Pres Office	fixed	??	?????	6'11"	36" x 36"	Ether custom wood framed in dace. or HM
84	nt.Low Steve office	fixed	??	?????	6'11"	36" x 36"	Either custom wood framed in dace. or HM
85	nt.High Pres Office	fixed	??	?????	98"	48" x 22"	Either custom wood framed in dace. or HM
86	nt.High Pres Office	fixed	??	?????	98"	48" x 22"	Either custom wood framed in place, or HM
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CODE	LOCATION	TYPE	MATL.	GLASS	HEAD	SIZE	NOTES
88	Int.High Steve's Office	fixed	??	?????	9'8"	64x22	Either custom wood framed in dace. or HM
89	Int.High Steve'sOffice	fixed	??	?????	9'8"	36" x 68	Match sill of Windows on Addition SE Wall Match head of clerestorv windows in hall.
90	ReceptionSkylight	fixed	Mill-finish Alum.	Insul			See existing drawing_____Field measure after opening is framed and before constructing.
91	Entry Skylight	fixed	Mill-finish Alum.	Single Tempered or Safety-glass.			

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14. DOORS

1. Exterior Front Entry Door: Bronze Aluminum Manuf_____Model_____

2. **Exterior Full Glass Door:** Steel Insulating Door, Painted

3. **Exterior Door, no glass:** Steel Insulating Door, Painted.

4. **Interior Door, full glass:** Solid Wood, paint-grade birch, painted. Office Doors may be best Residential Grade. Other doors, (more traffic): Commercial Grade.

5. **Interior Door, no glass:** Solid Core Wood, paint-grade birch, Commercial grade, painted

6. **Toilet Rm Cabinet Door:** ¾" MDF, edges rounded.

7. Wood Doors and frames are to be stained and finished as soon as they are delivered and stable temperature achieved.

8. Use manufacturer's recommended rough opening

9. All exterior door glazing to be double glazed and either "Low E glass or Low E appliced film.

10. Typ. Exterior Threshold: Adjustable aluminum, Thermally broken.

11. Typ Interior Threshold: Oak, natural finiish.

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Door Schedule

EXTERIOR

Code	Location	Operation	Type.	Size	Glazing	Glass size	Int. Fin.	Ext Fin.	Notes
AA	Alley to Patio	Existing Existing		3'0" x 6'8"?	Exstg	Full	re-paint ?	exstg.	
BB	Sales to Patio	Swing Bipart Double	Note 2	6068	Insul	Full	Paint	Paint	2
CC	Small Conf	Swing Bipart Double	Note 2	6068	Insul	Full	Paint	Paint	Panic Exit hardware
DD	Delivery Door	Swing	Note 2	3068	half	none	Paint	Paint	Exit hardware
EE	LowerLevel Front Entry	Swing Bipart Double Note 1	Note 1	8068	Insul	Full	Paint	Paint	
FF	UpperLevel Front Entry	Existing	----	----	----	----	----	----	No change
GG	UpperLevel Second Exit	Existing	----	----	----	----	----	----	No change

INTERIOR

Code	Location	Type	Manuf.	Size				Ext Fin.	Notes
A	Alley to WisePrintng	Existing	----	----			Paint	Paint paint	
B	Sales to Alley	Move and re-use Existing	----	3 0 x 6'8"?			paint	paint	
C	Sales to Exit Stairs	Existing	----	3 0 x 6'8"?	Exstg	Vert	paint		
D	Mech Rm. SW	Existing	----	3 0 x 6'8"?	Exstg	None	paint	paint	
E	Accounting Supplies	Swing	Note 5	3068	None	None	paint	paint	
F	Mech Rm SE	Existing Moved	----	3'0" x 6'8"?	None	None	paint	paint	
G	Computer Rm	Swing	Note 4	3068	Single	Full	paint	paint	
H	Chuck's Office (4)	Swing	Note 4	3068	Single	Full	Nat'l	Nat'l	
I	Sales Closet Sales Closet	Swing Swing	Note 5 Note 5	2868	None	None	paint	paint	
J	Small Conf. Small Conf.	Swing Swing	Note 4 Note 4	3068	Single	Full	paint	paint	
K	Lge Conf.	Swing Bipart Double	Note 4	6068	Insul	Full	paint	paint	
L	Furniture Storage	Swing	Note 4	3068	None	None	paint	paint	

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Code	Location	Type	Manuf	Size	Glazing	Glass size	Int. Fin.	Ext Fin.	Notes
L'	Furniture Storaae	Swing	Note 5	3068	None	None	paint	paint	
M	Kitchen	Swing	Note 4		Single	Full	paint	paint	
N	Men's Rm	Swina	Note 5	3068	None	None	Paint	Nat'l	
N'	Women's Rm	Swing	Note 5	3068	None	None	Paint	Nat'l	
O	Men's Rm Closet	Cabinet Door	Note 6	1468	None	None	Paint	Paint	
O'	Women's Rm Closet	Cabinet Door	Note 6	1468	None	None	Paint	Paint	
P	Mens's WC	Swing	Note 5	3068	None	None	Paint	Paint	
P'	Women's WC	Swing	Note 5	3068	None	None	Paint	Paint	
Q	Women's WC	Swing	Note 5	3068	None	None	Paint	Paint	
R			Note 4	3068	Single	Full	paint	paint	
S	Office (1)		Note 4	3068	Single	Full	paint	paint	
T	Office (5)	Swing	Note 4	3068	Single	Full	paint	paint	
U	Coat Clo	Swing Bipart Double	Note 5	4068	None	None	paint	paint	
V	Accounting Office (3)	Swing	Note 4	3068	Single	Half	paint	paint	
W	Employee Hall	Swing	Note 4	3068	Single	Full	paint	paint	Translucent glass?
X	Office (6)	Swing	Note 4	3068	Single	Full	paint	paint	
Y	Shower	Swing	Note 5	3068	None	None	Paint	Paint	
Z	Deliver/Stor	Swing	Note 5	3068	None	None	Paint	Paint	

Door Hardware Schedule

Code	Location	Lockset / Pull	Dead-bolt	hinges	closer	door stop	wthr-strp	Kick/ Push	Notes
AA	Alley to Patio	Existing, no change	—	—	—	—	—	—	If it is not compliant with code, it must be upgraded, typ.
BB	Sales to Patio	Exit Lock	yes	3	yes	no	yes	kickplate	
CC	Small Conf	Emergency Exit Lock	no	3	yes	no	yes	kickplate	
DD	Delivery Door	Emergency Exit Lock	no	3	yes	no	yes	kickplate	
EE	LowerLevel Front Entry	Exit Lock	yes	3	yes	no	yes	no	

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Code	Location	Lockset / Pull	Dead-bolt	hinges	closer	door stop	wthr-	Kick/	Notes
FF	UpperLevel Front Entry	Existing, no change	—	—	—				
GG	UpperLevel Second Exit	Existing, no change	—	—	—	—	—	—	
A	Alley to WisePrintna	Existing, no change	—	—	—	—	—	—	
B	Sales to Alley	Existing, no change	—	—	—	—	—	—	Existing door is re-used, moved.
C	Sales to Exit Stairs	Existing, no chanae	—	—	—	—	—	—	
D	Mech Rm. SW	Existing, no change	—	—	—	—	—	—	
E	Accounting Supplies	Passage Latch	no	3	no	on hinge	no	no	
F		Latch	no	3	no	no	no	no	
G	Computer Rm	Entrance lock	no	3	no	yes	no	no	
H	Chuck's Office (4)	Passage Latch	no	3	no	on hinge	no	no	
I	Sales Closet	Dummy trim	no	3	no	yes	no	no	Magnetic latch
J	Small Conf.	Passage Latch	no	3	no	on hinge	no	no	
K	Lge Conf.	Passage Latch	no	3	no	yes, open180°	yes	no	
L	Furniture Storage	Passage Latch	no	3	no	yes	no	no	
L'	Furniture Storage	Passage Latch	no	3	no	yes	no	no	
M	Kitchen	Passage Latch	no	3	no	yes	no	kickplate	
N	Men's Rm	Passage Latch	no	3	yes	yes	no	kickplate	
N'	Women's Rm	Passage Latch	no	3	yes	yes	no	kickplate	
O	Men's Rm Closet	pull	no	3	no	no	no	no	Magnetic latch
O'	Women's Rm Closet	pull	no	3	no	no	no	no	Magneticlatch
		lock				wall bumper	no	no	
P'	Women's WC	privacy lock	no	3	no	wall bumper	no	no	
Q	Women's WC	privacy lock	no	3	no	wall bumper	no	no	
R	Steve's Office (2)	Passage Latch	no	3	no	on hinge	no	no	
S	President's Office (1)	Passage Latch	no	3	no	on hinge	no	no	

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Code	Location	Lockset / Pull	Dead-bolt	hinges	closer	door stop	wthr-strp	Kick/ Push	Notes
T	Office (5)	Passage Latch	no	3	no	on hinge	no	no	
U	Coat Clo	Single dummy each door	no	3	no	no	no	no	Magnetic latch
V	Accounting Office (3)	privacy lock	no	3	no	wall bumper	no	no	
W	Employee Hall	Passage Latch	no	3	no	on hinge	no	kickplate	
X	Office (6)	Passage Latch	no	3	no	wall bumper	no	no	
Y	Shower	privacy lock	no	3	no	wall bumper	no	no	
Z	Deliver/Stor	Passage Latch	no	3	no	wall bumper	no	kickplate	

12. Door Hardware Notes:

a) Standard Duty Commercial

b) ADA compliant, lever handles everywhere.

c) Brushed chrome finish

d) Model:_____

e) Hinges: dull brass, 5-knuckle, non-rising pins, full mortised, 3-pair per door.

9 Contractor shall submit a Door hardware schedule prepared by an experienced hardware supplier or consultant for the Owner's approval.

g) Keying:

(1) All exterior doors to be keyed alike

(2) Provide owner with 4 keys.

15. MILLWORK:

A. Exterior door and window trim

B. Interior door and window trim

C. Interior window sills moisture-resistant MDF, sealed before painting, or Medex, (a weatherproof MDF board) Paint-grade. Bullnose front edge.

D. Display boards around Toilet Rooms.

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1. Textured fabric over cork with custom wood frame

E. Large Conference Room Disulav Board

1. Textured fabric over cork-faced tackable Homasote

F. Large Conference Room Acoustic Panel Trim

G. Small Conference Room Disulav Board

1. See Lge Conf Rm Choices.

H. Waiting Chair Rail ?

I. Sales Storane closet:

1. Provide 5 adjustable white plastic laminate shelves with cut ends painted to match.

J. Toilet Room Cabinets

1. Built-in between studs

2. From 12" abv. fin. fl.. Head hgt: match door heads.

3. Adjustable white melamine shelves, edge banded.

K. Coat Closet

1. Provide a closet rod of Douglas Fir, 1 **3/8** diam., with plastic sockets at each end and Stanley **7040** steel bracket at center of all poles **4 8** or longer, and a pine. shelf above the rod.

L. Shower Room Seat

1. Custom Comer Seat: Smooth-sanded, nat. finish redwood. Ledger support: open under

M. Millwork notes:

1. Provide samples of all millwork pieces for selection by the Owner.

2. Fabricate only from shop drawings which have been reviewed by the Architect for compatibility with the overall design concept and approved by the Owner. Before submitting shop drawings to the Owner or Architect, the GC shall indicate, by stamp or signature, his approval of the shop drawings to conform with his responsibilities, including method, sequence of construction, safety, quality, durability, and coordination with other work. Any variation in design from the Contract Documents must be specifically called out as a change.

3. Formaldehyde Lowemitting standards: ANSI 208.1-1999 for particle board and ANSI 208.2-2002 for MDF. CPA Grademark label is a more stringent certification standard.

4. Particle board in closets should meet M2 (physical property) standards with a density of **45** lbs/ cu.ft.

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5. See also: Finishes, Interior.

Room name	Counter-top Mat'l	Base Cabs	Up Cabs	Drawers	Shelves	Open under	File cabs				Notes
Kitchen	Granite	no	yes	no	upcab	yes	no				
Toilet Rms.	no	no	full hgt.	no	yes	no	no				

a) Shall be fabricated by an experienced specialist in handling and invisibly joining these materials.

b) Material: Granite. thickness of bullnose: 1¼" Hgt. of countertop.34 AFF: Apron height 27"AFF. backsplash material: ¾" Granite, 4" high at back and sides. Support front edge of granite with steel C-channel, enamel painted

16. FINISHES:

A. Demolition:

1. Wherever demolition work is required, unless the finish is otherwise specified, the area should be repaired and finished smooth and level matching the remaining existing walls and floor. Replace damaged ceiling tiles with matching tiles. Provide granite sample for owner's approval.

B. Carpet:

1. Main Carpet: To be selected by owner.

2. Weatherproof Walk-off Carpet: Cocoa Mat

C. Vinyl Composition Tile (VCT)

1. To be selected.

D. Vinyl Baseboard

1. Vinyl 4" tall coved.

E. Tackboard

1. Homosote, PINnacle tackboard, mineral-fiber tackboard?_____

2. Fabric wrapped. Wood framed. Frame painted semigloss acrylic. Coefficient of absorption .32 at 500Hz.

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3. Mounted on ¾" furring strips, dot strips with construction adhesive, finish nail through fabric, burying nailhead behind fabric.

4. Vertical joints: If fabric-wrapped by contractor, back unwrapped panel along joint, seal panel with primer, and wrap joined pieces as one unit, stapling fabric to the back of the panel.

5. Coefficient of absorption: approx 0.4 at 500 Hz.

F. Acoustic Panel

1. Approx. 2" thick fabric-wrapped. Coefficient of absorption approx 0.8 at 500 Hz. **or** 1" mounted on furring strips if equivalent absorption.

G. Acoustic Bass Traps

1. Deep foam absorption of low frequrency sound waves, ¼ round shapes from floor to ceiling at rear corners of large seminar room. Fabric wrapped to match acoustic panels. (Hold untl room is tested to see if necessary.)

   a) http://www.controlnoise.com/basstraps.html

   b) http://www.customaudiodesigns.co.uk/basstraps/basstrap.htm

   c) http://www.silentsource.com/basstraps-tubetraps.html

   d) http://www.acousticalsolutions.com/products/traps/alphacorner.asp

   e) httP://www.acousticalsolutions.com/Droducts/traDslatDhafabriwrapped.asp

H. Accessible Floor

1. Leave accessible floor system in place for possible future use.

2. Screw with a spot of acoustical sealant any of the metal panels that mover **or** make a noise.

3. Cover metal panel system with tongue-and groove subflooring before carpeting.

I. GWB

1. At walls:, finish texture: smooth. 5/8" GWB: except over existina GWB it my be ½".

2. Concrete backerboard behind any Ceramic tile subject to moist conditions.

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3. GWB at ceilings: 5/8" thick finish texture: smooth

4. GWB edges: provide grounds or J-molds where edges are exposed or not covered by trim. Metal corner beads for outside comers: tape or caulk inside comers.

5. modified thin-set might remedy the surface tile adhesion.

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6. Moisture resistant GWB:

   a) Use at bathrooms and shower room walls which will not be covered with ceramic tile.

   b) Ceiling framing max. 12" o.c. for ½" MR GWB. 16 o.c. for 5/8" MR GWB.

   c) Attach drywall horizontally to the framing on walls and perpendicular to the ceiling joists.

   d) Drywall screw fasteners 12" o.c. max. If installing heavy tiles, space fasteners at 8 o.c

   e) Hold MR GWB ¼" away from any fixture. Use paper-bound beveled edge where possible in this position

   9 If occasional moisture will be present, coat all cut edges, holes, and plumbing cut-outs with a water-resistant tile adhesive or waterproof caulk. Especially coat the MR GWB where it meets the shower.

   g) Do not install MR GWB over a vapor retarder if it will be tiled or finished with an impermeable paint or covering. Apply MR only directly to wood or steel studs, or to a base layer of MR GWB, not over regular GWB, or other plaster or painted surfaces. If remodeling, strip the walls to attach MR directly to framing.

   h) Do not treat joints with regular tape and joint compound, (which is water-soluble,)under tile or impermeable wall covering. Seal joints and fasteners with an approved waterproof flexible sealant or tile adhesive.

   i) Use water resistant tile adhesive for attaching tile

   j) Tile grout must be non-porous if exposed to occasional moisture. Seal the grout, and reseal occasionally.

   k) Do not use MR GWB in areas subject to frequent moisture or high humidity: showers. saunas, damp basements. Use cement board or gypsum-core tile backerboard designed for wet areas.

   l) Keep all edges of tile sealed with a waterproof and flexible caulk. Similarly, seal the top edge of fiberglass tub-shower units, and around any fixtures.

J. Ceramic or Stone Tile

1. To avoid adhesion failure common to water-based adhesives:

   a) Provide adequate airflow or room dehumidification.

   b) Avoid the use of propane or other carbon-based fuel heaters emitting CO_2 and water into the construction space.

   c) Air temp should be 65 to 75 degrees F, and the relative humidity should be between 45 and 55%. The air temperature should not exceed the temperature of the concrete. Do not install unless the air and the concrete surface are within 5 degrees of the dewpoint, relative to the ambient room temperature, unless the manufacturer agrees in writing.)

2. Substrate:

   a) Follow Tile Council of America recommendations.

   b) Check while installing for level finished surfaces

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c) Backerboard method:

(1) Walls: .Attach concrete backerboard with alkali resistant large-head fasteners, such as self-tapping screws. Do not countersink fasteners or break the face. 1 ½" galvanized roofing nails may be used except on ceilings. Leave a gap of 1/8" to 3/16" between panels and at corners. Pack the gaps with latex-modified thin-set mortar and embed 2-inch alkali-resistant fiberglass tape.

(a) Alternate: Glass Mat Water-Resistant Gypsum Backerboard (e.g. Dens-Shield). See tile Council of America recommendations. A vapor barrier is not required with this type of board.

(b) See manufacturer's recommended detail for bottom of board at shower. Boards must be installed after the mud-bed floor and installed with a gap above the mudbed that is filled with a sealant to prevent moisture from wicking up into the board.

d) Gypsum wallboard or wood substrates are unacceptable for exterior or wet interior locations. Use wood only in dry locations where deflection does not exceed L/360 for ceramic tile or *U720* for stone, and where perfect flatness is not required.

e) Use DensShield in shower areas Apply 2" 10 x 10 glass mesh tape over joints and angles. Embed tape in ToughRock 45 or ToughRock 90 setting compound. Trowel (skim-coat) ToughRock 45 or ToughRock 90 setting compound over entire Densshield panel to produce a smooth surface. Prior to painting or papering, the surface should always be primed with a primer suitable for high-moisture areas, as recommended by the paint manufacturer for applications over setting-type joint compound. Do not use readymix or sandable setting-type joint compounds in this type of application.

3. Ceramic Tile or Marble tile to be selected _____

4. Rub down any cut tile edges

5. Use only tiles free of defects, clean tile surfaces.

6. Ceramic tile mortar: acrylic-modified cementitious.

7. Consistent and narrow grout-joint width

8. Grout:

a) Latex modified, high strength, with mildewcide.

b) Impervious mosaic tiles: Some of the bonding agent should be forced upward between tiles for proper tile support. _____

c) Color _____

d) Do not pack grout to the edge of the room or countertop. At floors allow ¼" joint to be filled with a backer rod and caulk or covered by wallbase or trim. If the installation is in a sunny location, provide movement joints at 12' max. intervals At countertop front edge, allow 1/8" joint.

e) Damp cure with Kraft paper, not plastic sheeting.

f) Seal grout joints.

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9. Acid cleaning: If required, wait 10 days after the complete grouting of the installation before using sulfamic acid, not muriatic acid, to remove cementitious debris, like grout, thin-set, and cement residues or efflorescence.

10. Use a caulk containing mildewcide at transitions between Ceramic tile and other materials.

K. Window dressinas:

1. Shades, blinds or drapes, etc. to be provided by owner: Smith and Noble Vertical Blinds (Reflect more light and transmit less light than Horiz. shates.)

L. Paint and Clear finishes: Provide samples of each finish for Owner's approval.

1. Exterior:

a) Window and Door Trim, Fascia, eaves, soffits, etc: Treat wood with Sikkens Wood Preservative, a pretreatment for exterior wood to protect from the deteriorating effects of fungi, mold, mildew, bacteria and algae growth..

b) Opaque Stain or paint to match existing and water repellent,

2. Interior:

(1) Multi-Specfine fleck. Color to be selected

(2) Paint: Waterbased Satin or Eggshell. Use the lowest sheen that is wipeable. Surface prepared and primed per maufacturer's instructions.

(3) Over existing paint: scuff-sand and clean. Over new GWB: prime with latex wall primer. Over stripped wallpaper: prime with alkyd undercoat.

(4) Contractor is responsible to remove any unwanted paint spots, drips, or overspray.

(5) All wood trim including, but not limited to wall base , wood door and window frames and casings, wood window sills to be primed and painted semigloss acrylic paint.

(6) Walls: Prime and paint as many coats as required for opaque, even coverage.

(7) Doors: Factory finished wherever possible. Satin gloss,

(8) Sand & seal all woodwork that isn't factory primed or finished as soon as possible after delivery.

(9) Leave at least 1 quart of each interior color of paint for owner to provide future touch-up.

(10)Ceiling Paint/ sheen: fiat white.

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M. Finish Schedule

ROOM	WALLS		CEILING		FLOOR			NOTES
	MAT'L	FINISH	MATL	FINISH	MAT'L	FINISH	BASE	
Alley	Exstg GWB	Multi-Spec-	Existing Acoutic Tile	—	Carpet	—	Existing Vinyl	
Sales	Repair/ Replace GWB	Multi-Spec-	Repair/ Replace Acoustic Tile	—	Carpet	—	New Vinyl	
Mech Rm SW	Exstg Patch and seal	None	None	—	Exstg Patch and seal	—	None	1-Hour Fire Separation
Mech Rm SE	Exstg Patch and seal	None	None	—	Exstg Patch and seal	—	None	I-Hour Fire Separation
Chuck's Office (4)	GWB	Paint	Acoustic Tile	—	Carpet	—	Vinyl	
Acntng Office Supplies	GWB	Paint	Acoustic Tile	—	VCT	—	Vinyl	
Sales Closet	GWB	Paint	Acoustic Tile	—	Carpet	—	Vinyl	
Computer Rm	GWB	Paint	Acoustic Tile	—	VCT	—	Vinyl	
Small Conf. Rm.	GWB	Multi-Spec-	GWB	Flat White Paint	Carpet Walk-off Carpet	— —	Vinyl Vinyl	
Lge Conf Rm.	GWB	Multi-Spec-	GWB 2" Acoustic Panel	Flat White Paint	Carpet	—	Vinyl	
Furniture Storage	GWB	Paint or Multi-Spec	Acoustic Tile	—	VCT	—	Vinyl	
Existing Stairs	GWB	Multi-Spec-	GWB	Flat White Paint	Carpet	—	Vinyl	
Gathering Space	GWB Acoustic Tackbd at BA	Multi-Spec- Fabric	GWB Acoustic Tile at lge slopes	Paint:to be selectd ----	Carpet	—	Vinyl	
President's Hall	GWB Acoustic	Multi-Spec-	GWB	Flat White Paint	Carpet	—	Vinyl	See Outside Perimeter of Toilet Rooms, below.

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ROOM	WALLS		CEILING		FLOOR			NOTES
	MAT'L	FINISH	MAT'L	FINISH	MATL	FINISH	BASE	
Kitchen Hall	GWB	Multi-Spec-	GWB	Flat White Paint	Carpet	—	Vinyl	See Outside Perimeter of Toilet Rooms, below.
Exstg Stairwell. abandoned	Exstg, No change	Exstg, No change	Exstg, No change	Exstg, No change	Exstg, No change	Exstg, No change	Exstg, No	GWB Niche at bottom of stairs, satin paint.
Men's Rm	GWB	Multi-Spec	GWB	—	Ceramic Tile	—		
Women's Rm	GWB	Multi-Spec	GWB	—	Ceramic Tile	—	Ceramic Tile	
Men's Toilet Stall	GWB	Multi-Spec	GWB	—	Ceramic Tile	—	Ceramic Tile	
Women's Toilet Stalls	GWB	Multi-Spec	GWB	—	Ceramic Tile	—	Ceramic Tile	
Men's and Women's Rm Closets	GWB	Multi-Spec	GWB	Satin Paint	GWB	Multi-Spec	None	
Outside perimeter of Toilet Rms.	½" Tackbd	Fabric wood-framed, painted semi-gloss.	See particular room.				Vinyl	
Kitchen	GWB	Multi-Spec	GWB	Flat White Paint	Ceramic Tile	—	Ceramic Tile	
Technical	2" Acoustic Wall Panel	Fabric	GWB	Flat White Paint	Carpet	—	Vinyl	
Office (6)	GWB	Eggshell Paint	GWB	Flat White Paint	Carpet	—	Vinyl	
Reception	GWB Upper wall: 2" Acoustic Panel	Multi-Spec	GWB	Flat White Paint	Carpet	—	Vinyl	
Shower	MR GWB	Multi-Spec	GWB	Paint: Semi-Gloss.	Tile		Ceramic Tile	

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ROOM	WALLS		CEILING		FLOOR			NOTES
	MAT'L	FINISH	MAT'L	FINISH	MAT'L	FINISH	BASE	
Employee Hall	GWB	Multi-Spec	GWB	Paint Flat White	VCT		Vinyl	
Delivery/ Storage	GWB	Paint; Eggshll	Acoustic Tile	—	VCT		Vinyl	
Accounting Office (3)	Gwb	Paint; Eggshll	GWB	Paint Flat White	Carpet	—	Vinyl	
Coat Clo	GWB	Multi-spec	GWB	Paint White	VCT	—	Vinyl	
Waiting	GWB	Multi-spec	GWB	Paint Flat White	Carpet		Vinyl	Chair Rail? painted semi-gloss
Office (5)	GWB	Multi-spec	GWB	Paint Flat White	Carpet	—	Vinyl	
President's Office	GWB	Multi-spec	GWB	Paint Flat White	Carpet	—	Vinyl	
Steve's Office	GWB	Multi-spec	GWB	Paint Flat White	Carpet	—	Vinyl	
Recessed Front Entry (Ext.)	Brick	—	Exterior GWB	Paint Eggshell	Stamped Concrete	Stained, sealed	None	

17. KITCHEN APPLIANCES

APPLIANCE	TYPE	PROVIDED BY	SELECTEOEY	MANUFACTURER	SIZE	COLOR	NOTES
REFRIGERATOR		Owner	Owner		30"		Ice-maker
RANGE/ OVEN	None	—	—	—	—	—	—
Cooktop	None	—	—	—	—	—	—
Kit. MICROWAVE		Owner	Owner				
Garbage disp.	—	—	—	—	—	—	
DISHWASHER	None	—	—	—	—	—	—
Recycling Bins		Owner	Owner				
Water Cooler		Owner	Owner				
Trash compactor	None	—	—	—	—	—	—

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18. MECHANICAL

A. Kitchen Plumbing

FIXTURE	TYPE	MANUFACTURER	UNIT/SIZE	FINISH	COLOR	NOTES
SINK	St. Steel Undermount		20" x22"	18 ga Satin	—	
FAUCET						
Soap Dispenser						
HOSE FAUCET						
Water Cooler						
Refrigerator Ice Maker?						

FIXTURE	TYPE	MANUFACTURER	UNITSIZE	MAT'L	COLOR	NOTES
LAVATORY	Wallhung					Accessible
FAUCET						Accessible
WC						Accessible
Urinal						

FIXTURE	TYPE	MANUFACTURER	UNITSIZE	MAT'L	COLOR	NOTES
LAV.						Accessible
FAUCET						Accessible
WC						Accessible
WC						

FIXTURE	TYPE	MANUFACTURER	UNITSIZE	MAT'L	COLOR	NOTES
Wheelchair Accessible Shower unit						See below

E. Toilet room accessories: See enlarged plan of toilet rooms ?.

1. papter.

Deleted: Paper towel dispensers and toilet paper holders to accommodate common rolls of paper towels and toilet

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F. General Plumbing

1. **Water Heater:** _____?.
2. Use only lead-free solder.
3. Copper supply, Type L
4. PVC drains, Schedule 40
5. Prevent Plumbing Noise:
   a) Put plastic spacers or paper between wood framing members and supply or waste pipes
   b) Do not attach piping or plumbing fixtures directly to structure. Use rubber grommets where pipes penetrate walls, floors or ceilings. Wrap supply pipe with insulation foam and use pipe holdown straps around the foam jackets, no the bare pipe. Isolate pipes from structure by being careful not to drop construction scrap that would make an indirect connection that would transfer sounds.
   c) Tubs, toilets, and pedestals should go on a rubber pad or sheet rather than directly on floor or subfloor
   d) Use metal drainpipes insulated with neoprene foam jacketing, rubber grommets at penetrations, and avoid touching the structure directly.
6. All fixtures are to be low-flow type.
7. Pipe insulation on all hot & cold water supply pipes: ½" preformed flexible foam with ID equal to OD of pipe, all comers mitered.
8. Existing cleanout in slab outside Women's Room: Leave accessible, covered with a circle of carpet or a cover._____
9. Wheelchair Accessible Shower Unit: ADA **Transfer Shower**
   a) Lasco **3636** BFS (ADA/ANSI) One piece white acrylic. Best looking Ext 41" x **37"** x **83 5"** List **$2603** Includes pressure ballancingmixing valve,hand-hled shower with **234"** slide bar, vacuum breaker and hose, L-shaped grab bar, and L-shaped fold-up seat, built-in soap dish, center drain, integral dome http://rwco com/showroom/fixtures/bathrooms/lasco/3636bfs htm Base unit **$869**

   b) Provide 48" x **75" Heavy Tape Weight Shower Curtain**

G. Forced Hot Water Heating: See HEATING

H. Hose Bibbs: Provide freeze-protected hose bibbs. See locations on Site Plan._____

19. HEATING: See also Plumbing Specs._____

1. Gas-fired warm air furnaces, air conditioning units, and distribution to be designed by a professional registered engineer.
2. Heating/cooling distribution plans to be reviewed by Architect

st https://secure9.nextern
al com /StoreFront/default.asp
sT sType=BtoC&Count1=3
t0 unt2=239341378&Targ
2Easp&CategoryID=10
4 #3CS3838A5T [Center Drain] About $2289
<#>http://www.acessinc com/Cart/shopexd.asp?id=13 38x383-Piece ADA Shower Complies with ADA inside dimensions of 36 x 36 for transfer showers 3-piece fiberglass showerstall for compact shipping, storage, and easier retro-fit installation Click on thumbnail for specs and installation information 3PCS3838ADA5 71"x 38" x 38" MUST call for shipping quote $1,250 10 Item 3CS3838A5T Probably just base price Fake tile look ¶
<#>http://www.barrierfree.org/shower seat.php?id=SSPAseat Folding Shower Seat - Padded $37011

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3. Existing hydronic zone?

20. ELECTRICAL: See also Appliances, Heating, and Mechanical Specs.

A. General:

1. Provide a _____ amp. circuit breaker. Location?_____
2. Provide at least one GFI outlet in each toilet room, and GFI receptades in Kitchen and shower room.
3. Meter location: _____
4. Provide Bath exhaust in toilet rooms with separate switch, and with remote fan connected with flexible duct.
5. Provide ventilation system in the kitchen: _____
6. IECC 2003 (Bi-level switchina and automatic liaht shut-off)

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B. Electric Plan: _____

C. Lighting Fixture Schedule: _____ Fixtures to be selected by Owner, supplied and installed by Contractor

	fixture	manuf	manuf. #	lamp(s)	special location	notes
	Accent, recessed eyeball					
	Bathrooms: could be a round Surface-mounted circline fixture, a 2 x 2 fluor, or a C1.					
	Ceiling					
alt C1	pendant ceiling					
	Ceiling					
	recessed Down lgt.					
	Emergency, down light					
alt E	2-headed					
F1 F2	Fluor.					
F4	Fluor. 12 1/2 x 49 2L					
G	Fluor. 16x49 4L					
alt G	Garden					
alt G	Garden					

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symbol	fixture	manuf	manuf. #	lamp(s)	special location	notes
H	Halogen spot					
L	Landscape					
P	exterior Post					
S	Sconce					
T	undercabinet Task light					
U	Utility strip					
X	exterior lantern					

1. Re-use parabolic light fixtures from Existing Addition. move to Sales Area.

D. Fire Alarm System:

1. Comply with NFPA 72, Life Safety 101, and the NEC.

2. Smoke detectors, low profile style, wired together so that any one of them will alarm all the other smoke detectors. See electric plan_____ for locations.

3. CO Detector: Audible alarm near each smoke detector. , Sim. to Nighthawk, ($40 kind sits on shelf and plugs into an elec. outlet.), or AIM Safe-Air's CO Alarm (Doesn't use AC power, Lasts **4** yrs) Use only detectors that meet Underwriters Laboratoty Standard **2034**

E. Misc. Electrical

1. **Cover plates:** Decora Style, white

2. Provide **computer, telephone jacks, and equipment** to be selected and located by owner._____

3. Provide **security alarm system, and doorbells, and Stereo system** to be selected and located by Owner. _____

4. **Door bells/ chimes** to be selected by Owner._____

5. Cable TV. _____

21. PEST CONTROL

1. Owner to call exterminator to arrange pest protection, especially from carpenter ants, as soon as insulation is installed. Contractor to coordinate with exterminator's work.

2. Completed building should have no openings, cracks, or cavities larger than **1/4"** which are not sealed or covered with mouse-proof grating and insect screening. Seal all smaller openings or cracks with a long-lasting waterproof, flexible sealant.

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22. COMPLETION

1. At the end of the work the Contractor shall provide the owner with copies of all shop drawings, product literature, and operating and maintenance data, and warranties, and a copy of the final working drawings with any as-built changes noted.

2. Cleanup: At end of work Contractor shall sweep all horizontal surfaces, and clean, (but not polish) the house, including exterior glass, replace filters, and remove all debris and waste receptacles.

3. **Punch List:** When the Contractor has substantially completed the work, he shall request the Owner and Architect to prepare a punch list. The work on the punch list is to be completed prior to final payment.

4. Phase One of this Contract is to be substantially completed: the building occupiable, clean, with at most a few minor punchlist items by_____

5. Phase Two of this Contract is to be substantially completed: the building(s) occupiable, clean, with at most a few minor punchlist items by_____

6. Unless otherwise agreed there will be a **penalty for late completion** of $_____ per day.

7. There will be a **reward for early completion** equal to the penalty for late completion, provided that the quality of workmanship is maintained.