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TEXAS
1570 W. KOGER CENTER
DRIVE RICHMOND, VA 23235

Table with 2 columns: PERMIT SET, DRAWN BY LAJ

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The Construction Documents shall consist of all drawings, specifications, surveys, soils reports, addenda and other documents that are incorporated by reference into these documents as a whole. Users of this information or drawings shall be held responsible for their own actions and shall not be held responsible to determine the entire scope of work. Any documents to determine their particular scope of work, any drawings, or specifications shall be reviewed and approved by the attention of the Architect prior to submitting a bid and shall be interpreted at the sole discretion of the Architect.

SHEET TITLE SPECIFICATIONS

SP4.0

- 12. FINAL INSPECTION
A) SCHEDULE: UPON COMPLETION OF CONTRACT, THERE SHALL BE A FINAL INSPECTION OF THE COMPLETED INSTALLATION...
B) PERSONNEL: A QUALIFIED PERSON REPRESENTING THE CONTRACTOR MUST BE PRESENT AT THIS FINAL INSPECTION...
13. CUTTING AND PATCHING
A) WHERE CUTTING AND PATCHING BECOMES NECESSARY TO PERMIT THE INSTALLATION OF ANY WORK UNDER THE CONTRACT...
14. EXCAVATING AND BACKFILLING
A) PROVIDE NECESSARY EXCAVATING AND BACKFILLING...
15. GUARANTEE
A) THE GUARANTEE PROVISION OF THIS SPECIFICATION REQUIRES PROMPT REPLACEMENT OF ALL DEFECTIVE WORKMANSHIP AND MATERIALS...
16. SHOP DRAWINGS
A) WITHIN 15 DAYS AFTER AWARD OF CONTRACT, AND BEFORE ANY PLUMBING MATERIALS ARE DELIVERED TO THE JOB SITE...
17. PRODUCT HANDLING
A) IN THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY TO THE APPROVAL OF, AND AT NO ADDITIONAL COST TO THE OWNER.
18. EXAMINATION OF THE SITE
A) ALL CONTRACTORS SUBMITTING PROPOSALS FOR THIS WORK SHALL FIRST EXAMINE THE SITE AND ALL CONDITIONS...
19. GUARANTEE
A) ALL WORK PERFORMED UNDER THIS SECTION SHALL BE GUARANTEED TO BE FREE OF DEFECTIVE MATERIALS AND WORKMANSHIP...
20. PRODUCTS
A) DESCRIPTION
1. SOIL, WASTE AND VENT PIPING: BELOW FLOOR TO 5'0" OUTSIDE BUILDING AND YARD PIPING SHALL BE A.B.S. OR P.V.C. SCHEDULE 40 PIPE AND FITTINGS...
3. CONDENSATE DRAIN PIPING:
A) CONDENSATE DRAIN PIPING SHALL BE GALVANIZED SCHEDULE 40 OR P.V.C. FROM HVAC OR ROOF AND OTHER EQUIPMENT UNLESS STATED OTHERWISE.

- E) MISCELLANEOUS: TEMPERATURE CONTROLS, THERMAL INSULATION, APPARATUS FOUNDATIONS AND SUPPORTS, PIPE HANGERS AND SUPPORTS AND ALL NECESSARY TOOLS, ACCESSORIES AND APPLIANCES REQUIRED TO MAKE ALL SYSTEMS COMPLETE AND OPERATIVE.
2. PRODUCTS AND EXECUTION
A) ELECTRICAL PROVISIONS FOR MECHANICAL WORK: EXCEPT FOR SUCH ITEMS AS ARE NORMALLY WIRED UP AT THEIR POINT OF MANUFACTURE AND SO DELIVERED, AND UNLESS SPECIFICALLY NOTED TO THE CONTRARY HEREIN, THE ELECTRICAL SUBCONTRACTOR WILL DO ALL ELECTRIC WIRING OF EVERY CHARACTER FOR POWER SUPPLY, CONTROL WIRING SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL SUBCONTRACTOR...
B) CHASES AND OPENINGS: VARIOUS DIVISIONS. HOWEVER, THE LOCATIONS OF ALL INSERTS AND OPENINGS SHALL BE DETERMINED AND COORDINATED WITH OTHER DIVISIONS IN AMPLE TIME TO AVOID CUTTING NEW CONSTRUCTION.
C) ROOF FLASHING OF DUCTS AND CURBS: DIVISION 7. HOWEVER, PLUMBING VENT FLASHING AND COUNTER FLASHING SHALL BE PROVIDED UNDER THIS DIVISION AND PER ROOF MANUFACTURER RECOMMENDATIONS.
D) OPENING IN ROOF DECK: WHERE PIPING, DUCTS, VENTS OR ANY OTHER MECHANICAL APPARATUS PENETRATES ROOF DECK AND OPENING IS NOT SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS, OBTAIN ARCHITECT'S APPROVAL OF LOCATION AND SIZE. HAVE ROOF DECK INSTALLER DO CUTTING AND PAY INSTALLER COST OF CUTTING OPENING.
3. PERMITS, FEES AND CODE REGULATIONS
A) PERMITS: OBTAIN ALL PERMITS REQUIRED TO DO THIS WORK AND PAY ANY FEES REQUIRED TO SUCH PERMITS.
B) REGULATIONS: CONFORM TO ALL STATE AND LOCAL ORDINANCES AND RULINGS APPLICABLE TO THIS WORK AND IN EFFECT AT THE TIME THE WORK IS PERFORMED. APPROVAL OF VARIOUS INSURING AND INSPECTION AUTHORITIES SHALL BE OBTAINED WHEN REQUESTED, COMPETENT EVIDENCE OF INSPECTION AUTHORITIES SHALL BE OBTAINED. WHEN REQUESTED, COMPETENT EVIDENCE OF COMPLIANCE WITH APPLICABLE CODES, SHALL BE FURNISHED.
C) CONFLICTS: IF A CONFLICT EXISTS BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ANY ABOVE MENTIONED AUTHORITY, THE CONTRACTOR SHALL ADVISE THE ARCHITECT/ENGINEER IN WRITING FIVE (5) DAYS PRIOR TO PRESENTING PERMITS OR STAND ANY COST REQUIRED TO MEET REGULATIONS.
4. STRUCTURAL AND SPACE CONDITION
A) THE SPECIFICATIONS AND ACCOMPANYING DRAWINGS ARE INTENDED TO ENCOMPASS A SYSTEM THAT WILL NOT INTERFERE WITH THE STRUCTURAL, ELECTRICAL AND ARCHITECTURAL DESIGN OF THE BUILDING, AND WHICH WILL NOT INTERFERE WITH THE SEVERAL AVAILABLE SPACES. IT IS NOT THE SCOPE OF THESE DRAWINGS TO SHOW ALL NECESSARY CONDITIONS OF STRUCTURAL CONDITIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL HIS WORK IN SUCH A MANNER THAT IT WILL NOT INTERFERE WITH THE STRUCTURE, AVOID OBSTRUCTIONS AND INTERFERE WITH OTHER TRADES, PRESERVE HEADROOM, AND KEEP OPENINGS AND PASSAGEWAYS CLEAR.
B) DO NOT RUN PIPING OR DUCT WORK, OR LOCATE EQUIPMENT (WITH RESPECT TO SWITCHBOARDS, PANELBOARDS, POWER PANELS, MOTOR CONTROL CENTERS OR DRY TYPE TRANSFORMERS) WITHIN 42" IN FRONT OF EQUIPMENT, OVER EQUIPMENT OR WITHIN 36" HORIZONTALLY OF SAME SPACE.
5. DRAWINGS
A) THE DRAWINGS AS PREPARED ARE DIAGRAMMATIC BUT SHALL BE FOLLOWED AS CLOSELY AS ACTUAL CONSTRUCTION OF THE PROJECT AND THE WORK OF THE TRADES WILL PERFORM. CHANGES FROM THE DRAWINGS NECESSARY TO THE WORK OF VARIOUS TRADES, TO CONFORM TO EQUIPMENT ACTUALLY BEING INSTALLED, OR TO CONFORM TO THE RULES OF THE AUTHORITIES HAVING JURISDICTION SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.
6. AS-BUILT DRAWINGS
A) PROVIDE AND KEEP UP-TO-DATE, A COMPLETE RECORD SET OF BLUE LINE PRINTS WHICH SHALL BE CORRECTED DAILY WITH DATED NOTATIONS, AND SHALL SHOW EVERY CHANGE FROM THE ORIGINAL CONTRACT DRAWINGS. THIS SET OF PRINTS SHALL BE KEPT ON THE JOB SITE AND SHALL BE USED ONLY AS A RECORD SET.
7. PROTECTION OF MATERIALS
A) TAKE SUCH PRECAUTIONS AS ARE NECESSARY TO PROTECT ALL EQUIPMENT AND MATERIALS FROM DAMAGE.
8. WORKMANSHIP
A) LABOR SHALL BE PERFORMED IN A WORKMAN LIKE MANNER BY MECHANICS SKILLED IN THE PARTICULAR TRADES.
9. MATERIALS AND EQUIPMENT
A) ALL MATERIALS SHALL BE NEW AND OF THE BEST QUALITY. WHERE MANUFACTURER'S NAMES AND MODEL NUMBERS ARE MENTIONED IN THE SPECIFICATIONS, IT IS INTENDED TO SET A STANDARD OF QUALITY AND SHALL NOT BE CONSTRUED TO LIMIT COMPETITION UNLESS SPECIFICALLY STATED IN DRAWINGS TO DISCRIMINATE AGAINST "EQUAL" PRODUCTS OF OTHER MANUFACTURE. THE WORDS "OR APPROVED EQUAL" ARE TO FOLLOW EACH MATERIAL SPECIFICATION WHERE A SUBSTITUTION WILL BE CONSIDERED. ANY PROPOSED SUBSTITUTION MUST BE SUBMITTED FOR COMPARISON AND IT IS UNDERSTOOD THAT THE ENGINEER SHALL BE THE SALE JUDGE IN THE MATTER.
10. VIBRATION AND NOISE
A) EACH OF THE VARIOUS PIECES OF EQUIPMENT SHALL OPERATE WITHOUT OBJECTIONABLE VIBRATION OR NOISE. ALL ROTATING EQUIPMENT SHALL BE IN STATIC AND DYNAMIC BALANCE AND SHALL BE MOUNTED, SUPPORTED AND FASTENED SO THAT NO EQUIPMENT VIBRATION WILL BE TRANSMITTED TO THE BUILDING. THE SPECIFIC SIZE OF VIBRATION ISOLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION AND SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. IF, IN THE OPINION OF THE ARCHITECT, OBJECTIONABLE VIBRATION OR TRANSMISSION THEREOF TO THE BUILDING OCCURS, THE CONTRACTOR SHALL EXECUTE REMEDIAL MEASURES AS MAY BE NECESSARY TO ELIMINATE SUCH UNSATISFACTORY OPERATING CONDITIONS, AT THE CONTRACTOR'S EXPENSE.
11. OPERATING INSTRUCTIONS
A) BROCHURES: WRITTEN INSTRUCTIONS, ASSEMBLED AND BOUND IN BROCHURES, SHALL BE FURNISHED IN TRIPlicate FOR OPERATING AND MAINTAINING ALL EQUIPMENT FURNISHED UNDER THIS DIVISION OF THE SPECIFICATIONS. INSTRUCTIONS SHALL INCLUDE ALL NORMAL ADJUSTMENTS, A LIST OF LUBRICATING POINTS WITH THE TYPE AND FREQUENCY OF LUBRICATION REQUIRED. PARTS USTS SHALL BE FURNISHED.
B) DEMONSTRATION: UPON COMPLETION AND ACCEPTANCE OF WORK BY THE OWNER, THE CONTRACTOR SHALL INSTRUCT THE OPERATING PERSONNEL IN THE OPERATION OF THE ENTIRE INSTALLATION. TWO SESSIONS SHALL BE HELD, ONE FOR SUMMER OPERATION AND ONE FOR WINTER OPERATION, BOTH IN THE RESPECTIVE SEASONS.
C) EQUIPMENT LOCATION AND USE: PROVIDE, IN TRIPlicate, SUITABLY BOUND OPERATING BOOKS CONTAINING THE LOCATION, USE AND DESCRIPTION AND BUILDING SCHEMATICS. SUBMIT TO ARCHITECT FOR APPROVAL BEFORE PRINTING IN FINAL FORM.
D) CONTRACTOR SHALL INSTRUCT MANAGER ON THE PROGRAMMING OF ALL THERMOSTATS. THIS SHALL BE A HANDS ON EXPLANATION. CONTRACTOR SHALL ALSO PROVIDE MANAGER WITH BOOKLET SHOWING PROGRAMMING INSTRUCTIONS.

- b. Install metal control joint (beaded-type) where indicated at 30'-0" maximum centers in any wall or ceiling.
8. Finishing of Drywall:
a. Apply treatment at gypsum board joints (both directions), flanges of trim accessories, penetration, fastener heads, surface defects and elsewhere as required to prepare work for decoration. Apply joint compound in 3 coats. Sand between last 2 coats and after last coat.
b. Water-resistant Gypsum Board Base for Ceramic Tile. Comply with recommendations of gypsum board manufacturer for treatment of joints.
9. Application of Texture Finish
a. Prepare and prime drywall and other surfaces in strict accordance with texture finish manufacturer's instructions.
b. Mix and apply finish to drywall and other surfaces indicated to receive finish in strict accordance with manufacturer's instructions to produce a uniform texture without stared spots or other evidence of thin application, and free of application pattern.
c. Remove texture droppings from door frames, windows, and adjoining work.
SECTION 09900 - PAINTING
1. Provide labor, materials, equipment and related items required to complete the exterior and interior items and surfaces throughout the project including filling, sealing, priming, and finishing.
2. Mechanical and Electrical work to be painted includes the follow (but not limited to):
a. Exposed piping and/or pipe insulation, inside and outside building.
b. Mechanical equipment supports.
c. Exposed conduit, boxes, panel fronts.
3. Ensure surface temperature and the surrounding air temperature are above 50 degrees F. before applying paint materials.
4. Provide adequate continuous ventilation and sufficient heating facilities to maintain temperatures above 45 degrees F. for 24 hours before, during and 48 hours after application of paint and materials.
5. Provide minimum 25 foot candles of lighting on surfaces to be painted.
6. Acceptable Manufacturer
a. Porter only
7. Perform preparation, filling sealing, sanding, and cleaning of surfaces scheduled to be painted in accordance with paint manufacturer's instructions.
8. Remove hardware and accessories, fitting and fastenings, electrical plates, lighting fixture and similar items. Reinstall removed items after completion of painting.
9. Do not paint over dirt, dust, stains, rust, scale, oil, grease, moisture, scuffed surfaces, or other contamination or conditions detrimental to formation of a double paint film.
10. Backprime woodwork as follows:
a. Exterior painted wood: "Latex Exterior Primer".
11. Apply paint in accordance with paint manufacturer's instructions and as herein specified.
12. Apply each coat of paint at no less than spreading rate indicated in manufacturer's instructions.
13. Sand lightly between enamel coats.
14. Comply cover items/surfaces scheduled to be painted to provide a smooth surface of uniform finish, color, appearance and paint material coverage free from cloudiness, spotting, holidays, laps, brush marks, runs, streaks, sags, ropiness and other surface imperfections.
15. Paint items/surfaces listed for each of the following substrates with the system, paint coats and colors as indicated.
Interior
a. Walls - Apply one coat of #835 - Porter Penetrating Finish primer by brush. Allow wood to absorb as much as possible at a rate of approximately 400 sq. ft. per gallon.
b. Ceiling - Apply one coat of Porter Paint, #951 Vinyl Surface Black. Make sure to get a uniform flat black finish. Note: Galvanized metal duct work and conduit need to be cleaned to remove all oils then treated with #5 Galvalprep phosphoric acid pre-treatment and rinsed before painting.
c. Windows, Trim, Booth Backs, Bar Tops, Railings and Floor Trim, Restroom Doors, Front Entry Doors, and Interior Vestibule Doors
First Coat: Porter Paint, Wood Stain tinted to Texas Roadhouse Ipswitch. Apply with bristle brush or with soft rag (4YJ,5Y10,1Y1,16V)
Second Coat: Apply by brush one coat of #835 Gloss Urethane Varnish, thinned 10% with #5132 Thinner. Allow 24 hours to dry
Third Coat: Apply by brush one coat of #838 - Urethane Varnish
Exterior
a. Wood Cedar Siding, Windows and Fence for Dumpster Enclosure
Apply two coats of #1842, Porter Paints Semi-Transparent Wood Stain tinted Texas Roadhouse Pecan. Formula gallon: 1842 12J, 12K, 4M. For best results do not spray.
b. Metal Trim and Metal Flashing Constructed of Galvanized Steel. Clean to remove all oils, then treat with #5 Galvalprep phosphoric acid based pre-treatment. Surface should be scrubbed and rinsed. Next prime with #299, Zinc Dust primer. Apply two (2) coats of Texas Roadhouse Green #617 (formula: 2Y16E,2Y13L,8Y10P,1Y24c)
c. Metal Doors, Downspouts, Gas Lines, Electrical Boxes
If galvanizedmetal, clean to remove all oils then treat with #5 Galvalprep phosphoric acid based pre-treatment. Scrub surface, rinse, allow to dry and prime with one coat of #299 - Zinc Dust Primer. Allow to dry then apply two coats of #610 Acrylic Gloss Black.
Call Dan at Porter Paints (502) 426-3150 with any questions.
SECTION 15100 - GENERAL MECHANICAL REQUIREMENTS
1. SCOPE OF WORK
A) THE WORK TO BE ACCOMPLISHED UNDER THIS SECTION OF SPECIFICATIONS INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS, SUPERVISION AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF AIR CONDITIONING, HEATING, VENTILATING, PLUMBING, FIRE PROTECTION TOGETHER WITH ALL THE NECESSARY AUXILIARIES AND APPURTENANCE. GENERALLY THE WORK SHALL CONSIST OF, BUT IS NOT LIMITED TO, ITEMS LISTED IN THE FOLLOWING PARAGRAPH.
B) AIR CONDITIONING AND HEATING: FACTORY BUILT AIR CONDITIONING AND HEATING UNITS OF THE SINGLE ZONE ROOF TOP PACKAGE. FILTERS, FANS, MOTORS, DRIVES, HVAC UNITS, HOODS, ETC.
C) AIR DISTRIBUTION SYSTEMS: SHEETMETAL DUCTWORK, VOLUME DAMPERS, SPLITTER DAMPERS, TURNING VANES, AIR CONTROL DEVICES, GRILLES, REGISTERS, DIFFUSERS, FLEXIBLE DUCT.
D) PLUMBING: CONDENSATE LINES OF HVAC AND MISCELLANEOUS EQUIPMENT.

- 5. Immediately after installation, touch up surface coating damage with primer point identical to that used for shop coat. Leave in clean condition, ready for finish paint specified in Section 09900. Install rubber door silencers after frames are given finish coats of paint.
SECTION 08210 - WOOD DOORS
1. Refer to Sections 01015, and door schedule on drawings. Install doors in accordance with manufacturer's instructions.
2. Conform to AWI, ANSI/AWMA requirements for fit tolerances.
a. Maximum Diagonal Distortion: 1/16 inch measured with straight edge, corner to corner. Hang doors in frames not more than 3/32 inch at each side and head; clearance at the bottom shall be 3/4" or as requires for thresholds. Adjust for smooth and balanced door movement. Door to come into full contact with stops when closed. Door shall swing quietly and easily and not strike floor at any point of swing.
SECTION 08710 - FINISH HARDWARE
1. All door hardware will be furnished by the Contractor. A schedule of hardware is shown on drawings.
2. Install hardware in accordance with manufacturer's recommendations, using proper templates.
3. Do not install surface-mounted items until finishes have been completed on the substrate.
4. Set units level, plumb, and true to line and location. Adjust and reinforce the attachment substrate as necessary for proper installation and operation.
5. Drill and countersink units which are not factory-prepared for anchorage fasteners. Space fasteners and anchors in accordance with industry standards.
6. Mount hardware units as indicated in DHI "Recommended Locations for Builders' Hardware for Standard Steel Doors and Frames.
7. Through-bolt all door closers.
8. Screw thresholds to substrate with No. 10 or larger stainless steel screws of the proper type for permanent anchorage of threshold.
a. Set thresholds at exterior doors in a bed of mastic sealant to completely fill concealed voids and exclude moisture from every source. Do not plug drainage holes or block weeps. Remove excess sealant.
9. Surface mounted weather-stripping shall be installed prior to other surface mounted hardware, without breaks. Coordinate hardware accessories to suit continuous weather-strip.
10. Clean operating items as necessary to restore proper function and finish of hardware.
11. Adjust door control devices to compensate for final operation of heating and ventilating equipment.
SECTION 08810 - GLASS AND GLAZING
1. Typical glass: FS DD-G-451, float or plate, quality q3, clear, 1/4" thickness, insulated as noted per energy schedule on cover.
2. Mirror glass: Quality q2, 1/4" thickness, polished edges. Mirror in Toilet Rooms to have oak frame.
a. Mastic: As recommended by manufacturer.
b. Hardware: K & V standards and brackets, satin brass finish.
3. Replace broken glass and clean all glass prior to final inspection.
SECTION 09260 - GYPSUM BOARD SYSTEMS
1. Gypsum Panels - Types Required:
a. Regular board: FS SS-L-30-D, Type III, Grade R, Class 1, tapered edges, thickness 5/8" or 1/2".
b. Fire rated board: FS-SS-L-30-D, Type III, Grade X, Class 1, tapered edges, thickness 5/8" or 1/2".
c. Water resistant board: ASTM C630, Grade R, tapered edges, thickness 5/8" or 1/2".
d. Plaster board: Thickness 5/8" or 1/2".
e. Cement backer board for tile shall be "Wonderboard" or "Durock", 1/2" nominal thickness.
2. Studs, Trim and Accessories
a. Steel Studs: Per ASTM C645, galvanized, gauges as noted. Track shall be one size heavier than studs.
b. Corner Beads, control Joints, and Edge Trim: Per ASTM C1047, equal to USG #103 "Dur-A-Bead", #093 and #200-A respectively, galvanized. Under otherwise detailed, exposed "J" trim is not acceptable.
3. Fasteners: Screws, per ASTM 1002; 1-1/4" Type "W" bugle head into wood framing, 1-1/8" type "S" bugle head into steel framing, and 3/8" type "S-12" pan (or low profile) head for steel to steel framing connections.
4. Joint Treatment Materials
a. Joint Tape: Paper reinforcing tape, per ASTM C475.
b. Joint Compound: Provide chemical hardening type for bedding and filling, and ready-mixed vinyl tape for topping, per ASTM C475.
5. Textured Finish: Equal to Gold Bond "Unical" one coat never plaster sand mix, troweled sample panel furnished by Owner.
6. Steel Framing and General Gypsum Board Installation Requirements:
a. Steel Framing, Board Application and Finish Schedule: GA2 and ASTM C754 and C840. Studding shall be spaced at 16" o.c. measure vertically. Frame door openings to comply with GA219.
b. Install ceiling boards in the direction and manner which will minimize the number of end-but joints, and which will stagger end joints in the central area of each ceiling. Stagger end joints at least 60".
c. Install wall partition board vertically to end-but joints whenever possible.
d. Cover the top and end joints over support. Stagger joints over different studs on opposite sides of partitions.
e. Space fasteners in gypsum board in accordance with referenced standards and manufacturer's recommendations, except as otherwise indicated.
1) Parallel Application: 12" o.c. in field; 8" o.c. along edges.
2) Perpendicular Application: 12" o.c. in field; 12" o.c. along edges.
7. Installation of Drywall Trim Accessories:
a. Install metal corner beads at horizontal and vertical external corners of drywall work. Secure with screws; clinching is not acceptable.

SNOW GUARDS / EGRESS / BUDG CODES / ADA / QUALITY CONTROL CHECK

