

0.01 GENERAL CONDITIONS

A. THE GENERAL CONDITIONS OF THE CONTRACT IS THE AMERICAN INSTITUTE OF ARCHITECTS AIA A201 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, 1987 EDITION, WHICH IS MADE A PART OF THE CONTRACT DOCUMENTS WITH THE SAME FORCE AND EFFECT AS THOUGH SET FORTH IN FULL AND SHALL APPLY TO ALL PORTIONS OF THE WORK.

0.02 SUPPLEMENTARY CONDITIONS

A. THE CONTRACTOR AND OWNER SHALL REVIEW ARTICLE II INSURANCE WITH THEIR INSURANCE AGENTS AND/OR LEGAL COUNSEL AND SHALL PROVIDE COVERAGE AS AGREED UPON BUT NOT FOR LESS THAN THAT REQUIRED BY LAW.

B. THESE DRAWINGS ARE THE PROPERTY OF GUY PAYNE & ASSOCIATES ARCHITECTS THE DRAWINGS MAY BE USED BY THE OWNER TO CONSTRUCT AND OCCUPY THIS PROJECT ONLY.

ALL MATERIALS, EQUIPMENT AND SUPPLIES CALLED FOR IN THIS PROJECT SHALL BE INSTALLED, CONNECTED AND/OR APPLIED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.

THE CONTRACTOR SHALL VERIFY CONDITIONS TO HIS SATISFACTION BEFORE PROCEEDING WITH CONSTRUCTION. IF A CONFLICT WITHIN THE PLANS IS DISCOVERED, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE CONSTRUCTION.

DIVISION ONE - GENERAL REQUIREMENTS

1.01 SUMMARY OF WORK

A. WORK OF THIS CONTRACT COMPRISES CONSTRUCTION OF TWO NEW BUILDINGS AS SHOWN ON DRAWINGS AND SPECIFIED HEREIN.

B. IT IS INTENDED THAT THESE SPECIFICATIONS AND DRAWINGS INCLUDE EVERYTHING NECESSARY TO PERFORM THE ENTIRE WORK PROPERLY.

C. TITLE AND HEADINGS TO DIVISION SECTIONS AND PARAGRAPHS IN THESE CONTRACT DOCUMENTS ARE INTRODUCED FOR CONVENIENCE AND SHALL NOT BE TAKEN AS A CORRECT OR COMPLETE SEGREGATION OF THE SEVERAL UNITS OF MATERIALS AND LABOR.

1.02 CONTRACTOR USE OF PREMISES

A. CONTRACTOR SHALL AT ALL TIMES CONDUCT HIS OPERATIONS AS TO ENSURE THE LEAST INCONVENIENCE TO THE GENERAL PUBLIC.

B. SCHEDULE USE OF PREMISES FOR WORK AND COORDINATE CONSTRUCTION OPERATIONS TO ALLOW FOR:

C. ASSUME FULL RESPONSIBILITY FOR THE PROTECTION AND SAFEKEEPING OF PRODUCTS UNDER THIS CONTACT STORED ON THE SITE.

D. COORDINATE ACCESS TO BUILDING WITH LANDLORD AND PROVIDE FOR BUILDING SECURITY AS REQUIRED.

1.03 SUBMITTALS

A. GENERAL CONTRACTOR SHALL REVIEW AND SUBMIT SAMPLES AND SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO AND FABRICATION OR INSTALLATION.

B. INFORM THE ARCHITECT IN WRITING AT THE TIME OF SUBMISSION OF ANY PROPOSED DEVIATION IN SUBMITTALS FROM THE REQUIREMENT OF THE CONTRACT DOCUMENTS.

C. BY REVIEWING AND SUBMITTING SHOP DRAWINGS AND SAMPLES, THE GENERAL CONTRACTOR INDICATES THAT HE HAS DETERMINED AND VERIFIED FIELD MEASUREMENTS, FIELD CONSTRUCTION CRITERIA, MATERIAL CATALOG NUMBERS AND SIMILAR DATA, AND THAT EACH SUBMITTAL HAS BEEN CHECKED AND COORDINATED WITH THE REQUIREMENT OF THE CONTRACT DOCUMENTS.

D. SHOP DRAWINGS: 1. PROVIDE SHOP DRAWINGS AS REQUIRED TO THE VARIOUS SPECIFICATION SECTIONS. 2. SUBMIT ONE REPRODUCIBLE AND THREE PRINTS OF EACH SHOP DRAWING.

E. SAMPLES: 1. PROVIDE MINIMUM TWO SAMPLES PER FINISH MATERIALS. SHIP SAMPLES PREPARED BY THE CONTRACTOR.

1.04 QUALITY CONTROL

A. MAINTAIN QUALITY CONTROL OVER SUPPLIES, MANUFACTURERS, PRODUCTS, SERVICES, SITE CONDITIONS AND WORKMANSHIP, TO PRODUCE WORK OF SPECIFIED QUALITY.

B. COMPLY WITH MANUFACTURERS' INSTRUCTIONS, INCLUDING EACH STEP IN SEQUENCE.

C. SHOULD MANUFACTURERS' INSTRUCTIONS CONFLICT WITH CONTRACT DOCUMENTS, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.

D. SECURE PRODUCTS IN PLACE WITH POSITIVE ANCHORAGE DEVICES DESIGNED AND SIZED TO WITHSTAND STRESSES, VIBRATION, PHYSICAL DISTORTION OR DISFIGUREMENT.

1.05 SUBSTITUTIONS

A. ALL SUBSTITUTIONS MUST BE ACCEPTED BY ARCHITECT IN WRITING. B. CONTRACTOR SHALL INVESTIGATE THE PROPOSED PRODUCT AND DETERMINE IF IT IS EQUAL IN ALL RESPECTS TO THAT SPECIFIED.

1.06 CONTRACT CLOSE-OUT

A. CONTRACTOR AND THE APPLICABLE SUBCONTRACTOR SHALL FURNISH TO OWNER WRITTEN INSTRUCTIONS AND/OR MANUFACTURERS OPERATING AND MAINTENANCE PROCEDURES FOR ALL EQUIPMENT INSTALLED UNDER ELECTRICAL, PLUMBING, AND AIR CONDITIONING SUBCONTRACTS.

B. CONTRACTOR SHALL PROVIDE A MINIMUM ONE YEAR WRITTEN WARRANTY AGAINST DEFECT IN ALL MATERIALS, EQUIPMENT AND WORKMANSHIP UNLESS LONGER WARRANTY IS SPECIFIED.

1.07 PROJECT CLEANUP

A. MAINTAIN AREAS FREE OF WASTE MATERIALS, DEBRIS, AND RUBBISH. MAINTAIN SITE IN A CLEAN AND ORDERLY CONDITION.

B. BROOM AND VACUUM CLEAN INTERIOR AREAS PRIOR TO START OF SURFACE FINISHING, AND CONTINUE CLEANING TO ELIMINATE DUST.

C. CLEAN SURFACES EXPOSED TO VIEWS, REMOVE TEMPORARY LABELS, STAINS AND FOREIGN SUBSTANCES, POLISH TRANSPARENT AND GLOSSY SURFACES, VACUUM CARPETED AND SOFT SURFACES.

D. CLEAN EQUIPMENT AND FIXTURES. CLEAN OR REPLACE FILTERS ON MECHANICAL EQUIPMENT.

DIVISION TWO - SITE WORK - N.I.C.

DIVISION THREE - CONCRETE

03000 CONCRETE

A. REFER TO DRAWINGS AND SPECIFICATIONS

DIVISION FOUR - MASONRY

04200 - UNIT MASONRY

A. PROVIDE UNITS WITHOUT CORES OR FROGS AND WITH EXPOSED SURFACES FINISHED FOR ENDS OF SILLS AND CAPS AND FOR SIMILAR APPLICATIONS THAT WOULD OTHERWISE EXPOSE UNFINISHED MASONRY SURFACES.

B. PROVIDE SPECIAL SHAPES FOR APPLICATIONS REQUIRING MASONRY OF SIZE, FORM, COLOR, AND TEXTURE ON EXPOSED SURFACES THAT CANNOT BE PRODUCED BY SAWING.

C. CONCRETE MASONRY UNITS: NOMINAL SIZES MEETING ASTM C 90 GRADE N-1. COLOR AND SPECIAL SIZES & SHAPES AS SCHEDULED ON DRAWINGS.

D. FACE BRICK: MODULAR SIZE MEETING ASTM C 216 GRADE SW. COLOR AS SCHEDULED ON DRAWINGS.

E. MORTAR: UBCS 21-15, TYPE S; ASTM C 270, TYPE S. PROVIDE ONE OF THE FOLLOWING COLOR OPTIONS:

F. GROUT: UBCS 21-19; ASTM C 476.

G. WALL TIES SHALL BE CORROSION RESISTANT, AND MADE OF STEEL OR METAL SHALL HAVE A MINIMUM THICKNESS OF 0.0625 INCH (1.6MM).

H. EMBEDDED COPPER-FABRIC LAMINATE FLASHING: COPPER SHEET FLASHING 7 OZ/SQ.FT., BONDED WITH ASPHALT BETWEEN 2 LAYERS OF GLASS-FIBER CLOTH.

I. LAY MASONRY IN PATTERN AS SHOWN ON DRAWINGS AND CONSTRUCTED IN ACCORDANCE WITH UBCS SECTION 2104.

DIVISION FIVE - METALS

05500: METAL FABRICATIONS

A. REFERENCE APPLICABLE ANSI AND ASTM STANDARDS, AND ALL BUILDING CODE REQUIREMENTS.

B. SHOP DRAWINGS: FOR ALL THE CLEANING FRAMING, SUPPORTS AND ITEMS INDICATE IN COMPLETE DETAIL ALL INFORMATION REQUIRED FOR FABRICATION, FINISHING AND INSTALLATION OF THIS WORK.

C. SHOP PRIME COAT: SECTION 09900, PAINTING.

D. FOR THE FABRICATION OF ITEMS WHICH WILL BE EXPOSED TO VIEW, USE ONLY MATERIALS WHICH ARE SMOOTH AND FREE OF BLEMISHES INCLUDING PITTING, SEAM MARKS, ROLLER WORKS, ROLLER TRADE NAMES AND ROUGHNESS.

E. WELDING: GRIND EXPOSED WELDS SMOOTH AND FLUSH TO MATCH AND BLEND WITH ADJOINING SURFACES.

F. FORM EXPOSED WORK TRUE TO LINE AND LEVEL WITH ACCURATE ANGLES AND SURFACES AND STRAIGHT SHARP EDGES. REMOVE LOOSE RUST, MILL SCALE, CUTTING AND PUNCHING BURRS.

G. SHOP PAINT ALL METAL WORK SPECIFIED IN THIS SECTION EXCEPT THOSE MEMBERS OR PORTIONS OF MEMBERS TO BE FIELD WELDED OR GALVANIZED.

H. INSTALL MANUFACTURED ITEMS IN STRICT ACCORD WITH MANUFACTURER'S CURRENT WRITTEN INSTRUCTIONS.

DIVISION SIX - WOOD & PLASTICS

06100: ROUGH CARPENTRY

A. REQUIREMENTS OF REGULATORY AGENCIES: COMPLY WITH ALL APPLICABLE CODES AND STANDARDS.

B. CERTIFICATION: WOOD TREATMENT IN COMPLIANCE WITH GOVERNING BUILDING CODE.

C. LUMBER: MANUFACTURER GRADED AND GRADE-MARKED IN COMPLIANCE WITH N.F.P.A., CONSTRUCTION GRADE OR BETTER DOUGLAS FIR.

D. PLYWOOD: U.S. DEPARTMENT OF COMMERCE, PRODUCT STANDARD PS 1, STRUCTURAL I, C-D GRADE, GRADED AND GRADE-MARKED BY THE AMERICAN PLYWOOD ASSOCIATION. EXPOSED PLYWOOD SHALL BE PER A.W.I. GRADE.

E. BOLTS, NUTS, NAILS, AS REQUIRED. BOLTS, NUTS AND WASHERS SHALL BE GALVANIZED, NAILS SHALL BE GALVANIZED.

F. MISCELLANEOUS MATERIALS: AS HEREAFTER SPECIFIED AND AS NECESSARY TO COMPLETE THIS WORK.

G. ALL FOUNDATION PLATES OR SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB, WHICH IS IN DIRECT CONTACT WITH EARTH AND SILLS WHICH REST ON CONCRETE OR MASONRY FOUNDATIONS AT EXTERIOR WALLS OR REQUIRED BY LOCAL CODE, SHALL BE TREATED WOOD, ALL MARKED OR BRANDED BY AN APPROVED AGENCY.

H. FOUNDATION PLATES OR SILLS SHALL BE BOLTED TO THE FOUNDATION OR FOUNDATION WALL AS INDICATED ON STRUCTURAL DRAWINGS.

I. NO WOOD SHALL BE NEARER THAN 4 INCHES TO ANY EARTH UNLESS SEPARATED BY CONCRETE AT LEAST 3 INCHES IN THICKNESS. AN IMPERVIOUS MEMBRANE WILL BE INSTALLED BETWEEN THE EARTH AND CONCRETE.

J. AIR OR KILN DRY LUMBER BEFORE SURFACING TO A MOISTURE CONTENT NOT EXCEEDING 19% BEFORE INCORPORATION INTO THE WORK, ALLOW LUMBER TO ATTAIN A STATE OF EQUILIBRIUM WITH THE LOCAL ATMOSPHERE.

K. WORKMANSHIP: PERFORM ENTIRE WORK IN ACCORD WITH THE BEST STANDARDS OF PRACTICE RELATING TO THE TRADE AND CAREFULLY PLAN AND LAY OUT THE WORK AS REQUIRED. PROPERLY ACCOMMODATE THE WORK OF OTHER TRADES.

DIVISION SEVEN - THERMAL AND MOISTURE PROTECTION

07200: THERMAL INSULATION

A. EXTENT OF INSULATION WORK SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING APPLICATIONS: 1. BOARD-TYPE BUILDING INSULATION, CONCEALED. 2. BLANKET-TYPE BUILDING INSULATION.

B. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS OF ONE OF THE FOLLOWING:

1. MANUFACTURERS OF EXTRUDED POLYSTYRENE AND BOARD INSULATION: A. AMOCO FOAM PRODUCTS CO. B. DOW CHEMICAL USA. C. MINNESOTA DIVERSIFIED PRODUCTS, INC. D. UC INDUSTRIES

2. MANUFACTURERS OF GLASS FIBER INSULATION: A. CERTAINTED CORP. B. KNAUF FIBER GLASS GMCH. C. MANVILLE CORP. D. OWENS-CORNING FIBERGLASS CORP.

C. REFERENCE STANDARDS AND COMPLY WITH MANUFACTURER'S RECOMMENDATIONS AND THE FOLLOWING FIBRE PERFORMANCE CHARACTERISTICS: 1. SURFACE BURNING CHARACTERISTICS: ASTM E 84 2. FIRE RESISTANCE RATINGS: ASTM E 119 3. COMBUSTION CHARACTERISTICS: ASTM E 136

D. COMPLY WITH MANUFACTURER'S INSTRUCTIONS FOR PARTICULAR CONDITIONS OF INSTALLATION IN EACH CASE. IF PRINTED INSTRUCTIONS ARE NOT AVAILABLE OR DO NOT APPLY TO PROJECT CONDITIONS, CONSULT MANUFACTURER'S TECHNICAL REPRESENTATIVE FOR SPECIFIC RECOMMENDATIONS BEFORE PROCEEDING WITH WORK.

E. EXTEND INSULATION FULL THICKNESS AS SHOWN OVER ENTIRE AREA TO BE INSTALLED. CUT AND FIT TIGHTLY AROUND OBSTRUCTIONS, AND FILL VOIDS WITH INSULATION. REMOVE OBSTRUCTIONS WHICH INTERFERE WITH PLACEMENT.

F. APPLY SINGLE LAYER INSULATION OF REQUIRED THICKNESS, UNLESS OTHERWISE SHOWN OR REQUIRED TO MAKE UP TOTAL THICKNESS.

G. APPLY INSULATION UNITS TO SUBSTRATE BY METHOD INDICATED, COMPLYING WITH MANUFACTURER'S RECOMMENDATIONS. IF NO SPECIFIC METHOD IS INDICATED, BOND UNITS TO SUBSTRATE WITH ADHESIVE OR USE MECHANICAL ANCHORAGE TO PROVIDE PERMANENT PLACEMENT AND SUPPORT OF UNITS.

H. SEAL JOINTS BETWEEN CLOSED-CELL (NON-BREATHING) INSULATION UNITS BY APPLYING MASTIC OR SEALANT TO EDGES OF EACH UNIT TO FORM A TIGHT SEAL AS UNITS ARE SHOVED INTO PLACE. FILL VOIDS IN COMPLETED INSTALLATION WITH MASTIC OR SEALANT.

I. SET VAPOR RETARDER FACED UNITS WITH VAPOR RETARDER TO WARM SIDE OF CONSTRUCTION, EXCEPT AS OTHERWISE INDICATED. DO NOT OBSTRUCT VENTILATION SPACES, EXCEPT FOR FIRESTOPPING.

J. REPAIR ANY TEARS OR PUNCTURES IN VAPOR RETARDERS IMMEDIATELY BEFORE CONCEALMENT BY OTHER WORK. COVER WITH TAPE OR ANOTHER LAYER OF VAPOR RETARDER.

K. PROTECT INSTALLED INSULATION AND VAPOR RETARDERS FROM HARMFUL WEATHER EXPOSURES AND FROM POSSIBLE PHYSICAL ABUSES, WHERE POSSIBLE BY NONDELAYED INSTALLATION OF CONCEALING WORK OR, WHERE THAT IS NOT POSSIBLE, BY TEMPORARY COVERING OR ENCLOSURE.

07240: WEATHER BARRIERS

A. COMPLY WITH:

1. ASTM C920: STANDARD SPEC FOR ELASTOMERIC JOINT SEALANTS 2. ASTM C1193: STANDARD GUIDE FOR USE OF JOINT SEALANTS 3. ASTM D882: TEST METHOD FOR TENSILE PROPERTIES OF THIN PLASTIC SHEETING 4. ASTM E96: TEST METHOD FOR WATER VAPOR TRANSMISSION OF MATERIALS 5. ASTM E2178: TEST METHOD FOR AIR PERMANENCE OF BUILDING MATERIALS

B. SUBMITTALS 1. PRODUCT DATA: SUBMIT MANUFACTURER CURRENT TECHNICAL LITERATURE FOR EACH COMPONENT. 2. SAMPLES: WEATHER BARRIER MEMBRANE, MINIMUM 8 1/2 BY 11. 3. MANUFACTURER'S FIELD SERVICE REPORTS: PROVIDE SITE REPORTS FROM AUTHORIZED FIELD SERVICE REPRESENTATIVE, INDICATING OBSERVATION OF WEATHER BARRIER ASSEMBLY INSTALLATION.

C. CLOSE-OUT SUBMITTALS: 1. WEATHER BARRIER WARRANTY: MANUFACTURER'S EXECUTED WARRANTY FORM WITH AUTHORIZED SIGNATURES AND ENDORSEMENTS INDICATING DATE OF SUBSTANTIAL COMPLETION.

D. QUALITY ASSURANCE: 1. INSTALLATION SHALL BE IN ACCORDANCE WITH WEATHER BARRIER MANUFACTURER'S INSTALLATION GUIDELINES AND RECOMMENDATIONS.

E. DELIVERY, STORAGE AND HANDLING 1. DELIVER WEATHER BARRIER MATERIALS AND COMPONENTS IN MANUFACTURER'S ORIGINAL, UNOPENED, UNDAMAGED CONTAINERS WITH IDENTIFICATION LABELS INTACT.

F. MATERIALS 1. BASIS OF DESIGN: SPUNBONDED POLYOLEFIN, NON-WOVEN, NON-PERFORATED, WEATHER BARRIER IS BASED UPON DUPONT TYVEK COMMERCIALWRAP AND RELATED ASSEMBLY COMPONENTS OR APPROVED EQUAL.

G. PERFORMANCE CHARACTERISTICS 1. AIR PENETRATION: .001 CFM/FT2 AT 75 PA. 2. WATER VAPOR TRANSMISSION: 28 PERMS, WHEN TESTED IN ACCORDANCE WITH ASTM E96, METHOD B. 3. WATER PENETRATION RESISTANCE: 280 CM. 4. AIR RESISTANCE: AIR INFILTRATION AT >1500 SECONDS 5. TENSILE STRENGTH: 38/35LBS/IN.

H. ACCESSORIES 1. PROVIDE ALL ACCESSORIES REQUIRED FOR ASSEMBLY SEAM TAPE, FASTENERS, ADHESIVES, FLASHINGS & DEALANTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

I. EXAMINATION: 1. VERIFY SUBSTRATE AND SURFACE CONDITIONS ARE IN ACCORDANCE WITH WEATHER BARRIER MANUFACTURER RECOMMENDED TOLERANCES PRIOR TO INSTALLATION OF WEATHER BARRIER AND ACCESSORIES.

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