

Section 01045
CUTTING AND PATCHING

- 1 GENERAL
1.1 RELATED DOCUMENTS:
A. All of the contract documents, including general conditions, supplementary conditions, and other Division 1 - general requirements, apply to the work of this section.
B. This section contains general information that applies to all work performed under the contract and is inherently made a part of each specification section.
1.2 CORING, CUTTING AND PATCHING:
A. Subcontracting Information: The responsibility for cutting, coring and patching shall be as agreed to between contractor and subcontractor.
1. General Contractor's Responsibilities: The contractor shall carefully check for concealed pipes, electrical conduits, and other utilities before permitting cutting or coring to proceed.
B. Limitations: Do not core, cut, or patch any work in a manner that would result in a failure of the work to perform as intended, decreased energy performance, increased maintenance, decreased operational life, or decreased safety.
1. Structural Work: Do not core or cut structural work or bearing walls without written approval from landlord.
C. Patching Materials: Use materials identical to materials to be cut and patched.
D. Inspection: Before coring, cutting, or patching, examine surfaces and conditions under which work is to be performed and correct unsafe and unsatisfactory conditions prior to proceeding.
E. Protection: Protect all adjacent work from damage including water damage from coring or cutting equipment requiring water.
F. Coring and Cutting: Core and cut work using methods least likely to damage adjoining work.
G. Patching: Patch seams and joints with materials which are durable and invisible.
H. Qualifications: Retain experienced and specialized firms and original installers of existing work (where possible), to perform coring, cutting and patching work so that new work will match unpatched work as closely as possible.

END OF SECTION

Section 01300
ADMINISTRATIVE REQUIREMENTS

- 1 CONTRACT CONSIDERATIONS
1.1 SECTION INCLUDES:
A. Schedule of values.
B. Application for payment.
C. Change procedures.
D. Alternatives.
1.2 RELATED SECTIONS:
SCHEDULE OF VALUES:
A. Include within each line item, a direct proportional amount of contractor's overhead and profit.
B. Revise schedule to list approved change orders, with each application for payment.
1.4 APPLICATIONS FOR PAYMENT:
A. Submit three copies of each application on A.I.A. Form G702 - Application and Certificate for Payment and A.I.A. G703 - Continuation Sheet.
B. Content and Format: Utilize schedule of values for listing items in application for payment.
C. Waiver of Lien: Submit partial conditional waiver of lien with each application for payment.
D. Include an updated construction progress schedule.
1.5 CHANGE PROCEDURES:
A. The Architect/Engineer will advise of minor changes in the work not involving an adjustment to contract sum/prize or contract term as authorized by A.I.A. A201, 1997 Edition, Paragraph 15.1.
B. Maintain detailed records of work done on time and material basis. Provide full information required for valuation of proposed changes, and to substantiate cost of changes in the work.
C. Change Order Forms: A.I.A. G703 - Change Order.
D. Execution of Change Orders: Architect will issue change orders for signatures of parties as provided in the conditions of the contract.
1.6 ALTERNATIVES:
A. Approved Alternatives will be included in Contract-Contractor agreement.
B. To be considered for acceptance, alternatives must be submitted with bid proposal, as separate add or deduct items. Base bid shall include all items and materials as enumerated on drawings and/or in specifications.
C. Coordinate related work and modify surrounding work as required.

Section 01300 - Continued
ADMINISTRATIVE REQUIREMENTS

- 2 SUBMITTALS
2.1 SUMMARY:
A. Submittal procedures.
B. Construction progress schedules.
C. Proposed products list.
D. Shop drawings.
E. Samples.
F. Certificates.
2.2 SUBMITTAL PROCEDURES:
A. Transmit each submittal with architect accepted form.
B. Sequentially number the transmittal form. Revise submittals with original number and a sequential alphabetic suffix.
C. Identify project, contractor, subcontractor or supplier, pertinent drawing and detail number, and specification section number, as appropriate.
D. Apply Contractor's stamp, signed or initialed certifying that review, approval, verification of products required, field dimensions, adjacent construction work, and coordination of information is in accordance with the requirements of the work and contract documents.
E. Schedule submittals to expedite the project, and deliver to architect at business address. Coordinate submission of related items.
F. For each submittal for review, allow fifteen (15) days excluding delivery time to and from the contractor.
G. Identify variations from contract documents and product or system limitations which may be detrimental to successful performance of the completed work.
H. Provide space for contractor and architect or engineer review stamps.
I. When revised for resubmission, identify all changes made since previous submission.
J. Distribute copies of reviewed submittals as appropriate. Instruct parties to promptly report any inability to comply with requirements.
K. Submittals not requested will not be recognized or processed.
2.3 CONSTRUCTION PROGRESS SCHEDULES:
A. Submit initial schedule of work within ten (10) days after date of owner-contractor agreement.
B. Revise and resubmit as required.
C. Submit revised schedules with next application for payment, identifying changes since previous version.
D. Submit a horizontal bar chart with separate line for each major portion of work or operation, identifying first work day of each week.
E. Show complete sequence of construction by activity, identifying work of separate stages and other logically grouped activities. Indicate the early and late start, early and late finish, float dates, and duration.
F. Indicate estimated percentage of completion for each item of work at each submission.
G. Indicate submittal dates required for shop drawings, product data, samples, and product delivery dates, including those furnished by owner.
H. Indicate product utility and electrical characteristics, utility connection requirements, and location of utility outlets for service for functional equipment and appliances.
2.4 SHOP DRAWINGS:
A. Shop drawings for review and approval.
B. Shop drawings for information: Submit data as required by individual specification section for architect's information.
C. Shop drawings for project close-out: Submit operation manuals, maintenance instructions, etc. for owner's records.
D. Mark each copy to identify applicable products, models, options, and other data. Supplement manufacturers' standard data to provide information specific to this project.
E. Indicate special utility and electrical characteristics, utility connection requirements, and location of utility outlets for service for functional equipment and appliances.
F. Submit the number of opaque reproductions which contractor requires, plus two (2) copies which will be retained by architect.
2.5 SAMPLES:
A. Samples for review and approval: Submit samples only when required by individual specification section or when specifications do not specify manufacturer and model/color numbers. When items being supplied are the same as specified, no submittal is necessary unless required by individual specification section.
B. Submit samples to illustrate functional and aesthetic characteristics of the product, with integral parts and attachment devices. Where color variation is to be expected, submit samples indicative of full range of expected variation. Coordinate sample submittals for interfacing work.
C. Include identification on each sample, with full project information.
D. Submit the number of samples specified in individual specification sections; two (2) of which will be retained by architect.
E. Reviewed samples which may be used in the work are indicated in individual specification sections.
2.6 CERTIFICATES:
A. When specified in individual specification sections, submit certification by the manufacturer, installation subcontractor, or the contractor to architect, in quantities specified for product data requirements. Submit supporting requirements, affidavits, and certifications as appropriate.
B. Certificates may be recent or previous test results on material product, but must be acceptable to architect.
3 COORDINATION
3.1 SUMMARY:
A. Coordination and project conditions.
B. Coordination and project conditions.
3.2 COORDINATION AND PROJECT CONDITIONS:
A. Coordinate construction schedules, submittals, and work of the various sections of the specifications to ensure efficient and orderly sequence of installation of interdependent construction elements, with provision for accommodating items installed later.
B. Verify utility requirements and characteristics of operating equipment are compatible with building utilities. Coordinate work of various sections having interdependent responsibilities for installing, connecting to, and placing in service, such equipment. Coordinate space requirements, supports, and installation of mechanical and electrical work which are indicated diagrammatically on drawings. Follow routing shown for pipes, ducts, and conduit, as closely as practicable, place runs parallel with lines of building. Utilize spaces efficiently to maximize accessibility for other installations, for maintenance, and for repairs.
C. In finished areas except as otherwise indicated, conceal pipes, ducts, and wiring within the construction. Coordinate locations of fixtures and outlets with finish elements.
D. Coordinate completion and cleanup of work of separate sections in preparation for substantial completion and for portions of work designated for owner's completion.
E. After owner occupancy of premises, coordinate access to site for correction of defective work and work not in accordance with contract documents, to minimize disruption of owner's activities.

END OF SECTION

Section 02200
SITE DEMOLITION

- 1 GENERAL
1.1 SUMMARY:
A. Section Includes:
1. Selective demolition of previously constructed tenant improvements.
1.2 QUALITY ASSURANCE:
A. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary craft and who are completely familiar with the specified requirements and the methods needed for the proper performance of the work of this nature for a minimum of three (3) years.
B. Perform demolition in accordance with applicable authorities having jurisdiction and landlord's construction rules and regulations.
1.3 REQUIREMENTS:
A. Refer to demolition plan, sheet D-1.1, and architectural drawings for all demolition region requests.
B. Damages Due to Delay by the Contractor: Time is of the essence in this contract. Construction schedules and completion dates have been carefully prepared to accommodate the owner's special needs and to allow sufficient time for moving into spaces. Failure by the contractor to meet completion dates included in the owner/contractor agreements, which will result in increased costs to the owner for items such as, and without limitation: accelerated move-in costs, overtime, moving and transportation costs, equivalent rental space costs, administrative costs, storage costs, and other costs which would not have been incurred if completion dates had been met by the contractor. Since these increased costs may be significant and incurred even for delays of only one day, the contractor shall be fully responsible for amending the construction schedules and completion dates and for all of the owner's costs incurred because of the contractor's failure to meet the schedules and completion dates.
2 PRODUCTS
- Not Used.
3 EXECUTION
3.1 VERIFICATION:
A. Contractor shall be responsible for verifying all existing field conditions so as to familiarize himself/herself with the demolition and/or removal work which may be required to produce the end results intended in the contract documents. The demolition plans are provided for intent only. The demolition scope of work must be verified at the site. The renovation work described in the contract documents anticipates the demolition of the existing construction in part or in its entirety, and the removal, relocation and repowering of certain materials and equipment. Therefore each contractor and subcontractor shall thoroughly examine the proposed work and make allowances in his proposal for the cost of all demolition and/or removal, which may be required to produce the end results, intended by the contract documents.
B. H.V.A.C. contractor to verify if any compressor refrigerant lines are present and will need to be properly drained (to E.P.A. standards) prior to demolition. If present, the H.V.A.C. contractor shall complete the work prior to demolition phase. If, during investigation, suspected asbestos materials are identified and are to be disturbed during demolition and construction, then the contractor shall notify the landlord, the tenant, and the architect immediately for further action.
3.2 NOTIFICATION:
A. Cease operations and notify the landlord immediately if safety of structure appears to be endangered. Take precautions to properly support structure. Do not resume operations until safety is restored.
B. Prior to disconnecting utilities or essential life safety services, notify and receive approval from appropriate utility company and all managers.
3.3 BARRICADES:
A. Prior to beginning demolition phase, provide adequate dust proof barricade in accordance with local codes.
B. Maintain required emergency exit path of travel.
3.4 UTILITIES:
A. Arrange and pay for all disconnecting, removing, and capping all utility services within areas of demolition.
B. Provide and maintain temporary lighting and power as required for the demolition and construction phases.
C. Place markers to indicate location of all disconnected services. Identify service lines and capping locations on project record documents.
3.5 SHORING:
A. Prevent movement or settlement of structure during demolition and construction phases. Provide and place bracing and shoring and be responsible for safety and support of structure. Assume liability for such movement, settlement, damage, or injury.
3.6 DEMOLITION:
A. Complete demolition without excessive noise or fumes so as not to disrupt business of adjacent tenants. Demolish in an orderly and careful manner as required to accommodate new work.
B. It is the intent that the entire tenant space is to be cleared of all interior partitions, store fixtures, suspended ceiling system and applied finishes back to face of demising wall gypsum board or concrete slab. The remaining space should consist of existing demising walls, structural columns with gypsum board enclosures, concrete floor, landlord's bulkhead at the storefront, and the exposed underside of structure above. Coordinate with engineering drawings to confirm what, if any, existing equipment or services are to remain. Any existing mechanical and electrical equipment or systems that are not to be reused shall be removed in their entirety.
C. Perform demolition in accordance with applicable authorities having jurisdiction.
3.7 TRASH REMOVAL:
A. Except where noted on plans, for items to be salvaged during demolition (to be reinstalled during construction), legally dispose of all demolition debris off site.
B. Dumpster for removal of debris shall be located at an area designated by the landlord.
3.8 REPAIR:
A. Repair all demolition performed in excess of that required at no additional cost to the owner.

END OF SECTION

Section 03300
FORMS, REINFORCEMENT, AND CONCRETE

- 1 GENERAL
1.1 SUMMARY:
A. Section Includes:
1. Formwork.
2. Reinforcement.
3. Poured-in-place concrete floors, foundation walls and slabs on grade.
4. Floors and slabs-on-grade and equipment pads.
1.2 QUALITY ASSURANCE:
A. Construct and erect concrete formwork to ACI 301 and 318, and regulations for place of work.
B. Perform concrete reinforcing work to ACI 301 and 318, unless specified otherwise in this section.
C. Perform cast-in-place concrete work to ACI 318, unless specified otherwise in this section.
2 PRODUCTS
2.1 WOOD FORM MATERIALS:
A. Plywood: medium density overlay one side grade.
B. Lumber: hemfir species; construction grade; with grade stamp clearly visible.
2.2 FORMWORK ACCESSORIES:
A. Form Ties: Snap-off metal type of adjustable length.
B. Form Release Agent: Colorless mineral oil which will not stain concrete or impair natural bonding or color characteristics of coating intended for use on concrete.
C. Fillets for Chamfered Corners: Rigid formed plastic type 3/4 inch size; maximum possible lengths.
D. Formed Construction Joints: Premolded asphaltic board; tongue and groove profile; 1/4 inch thick; complete with anchorage.
E. Waterstops: Purpose made rubber; profiled as required.
F. Flashing Reglets: Rigid PVC; longest possible lengths; with alignment splines for joints.
2.3 REINFORCEMENT:
A. Reinforcing Steel: ASTM A615, 60 psi yield grade; deformed billet steel bars, plain finish. 6X6 - W1.4XW1.4, placed 1" from top of floor slab.
B. Welded Steel Wire Fabric: ASTM A185, plain type, welded in flat sheets; plain finish. 6x6 W1.4xW1.4. Placed 1" from top of the floor.
C. Tie Wire: annealed type.
D. Chairs, Bolsters, Bar Spacers: Size and shape to provide strength and support of reinforcing during construction.
2.4 CONCRETE MATERIALS:
A. Cement: ASTM C150, Normal.
B. Fine Aggregate: ASTM C33.
C. Water: Clean, and potable.
2.5 ADMIXTURES:
A. Air Entrainment: ASTM C260.
B. No other admixtures allowed (esp. calcium chloride).
2.6 CONCRETE FABRICATION:
A. Cast concrete reinforcing in accordance with ACI 318.1M.
B. Lap reinforcing splices at point of minimum stress.
C. Welding reinforcing bars in accordance with CRSI requirements.
3 EXECUTION
3.1 EXAMINATION:
A. Verify that site conditions are ready to receive work.
B. Beginning of installation means acceptance of site conditions.
3.2 FORMWORK ERECTION:
A. Contractor shall form the concrete with existing earth and/or plywood or metal forms as required. All formwork system costs shall be in base bid.
B. Construct formwork, shoring and bracing to meet design and code requirements.
C. Align joints and make watertight. Keep form joints to a minimum. Provide chamfer strips on external corners.
D. Apply form release agent prior to placing reinforcing steel, anchoring devices, and embedded items.
E. Provide formed openings where required for pipes, conduits, sleeves, and other work to be embedded in and passing through concrete members.
F. Place items which will be cast directly into concrete. Install waterstops continuous without displacing reinforcement. Heat seal joints watertight.
3.3 REINFORCING PLACEMENT:
A. Place reinforcing supported and secured against displacement.
B. Before placing concrete, ensure reinforcing is clean and free of foreign coatings which would reduce bond to concrete.
3.4 PLACING CONCRETE:
A. Place concrete to quality standards specified.
B. Prepare previously placed concrete by cleaning with steel brush and applying bonding agent. Apply bonding agent in accordance with manufacturer's recommendations.
C. Pour concrete continuously between predetermined construction and control joints.
D. In locations where new concrete is dovetailed to existing work, drill holes in existing concrete, insert steel dowels and pack solidly with non-shrink grout.
E. Conform to ACI 305 when concreting during hot weather.
F. Conform to ACI 306 when concreting during cold weather.
G. Install vapor retarder under interior slabs on grade. Lap joints minimum 6 inches and seal.
3.5 DEFECTIVE CONCRETE:
A. Modify or replace concrete not conforming to required lines, details and elevations.
B. Repair or replace concrete with excessive honeycombing and other defects.
3.6 CURING AND PROTECTION:
A. Beginning immediately after placement, protect concrete from premature drying, excessively hot or cold temperatures, or mechanical injury.

END OF SECTION

Section 06070
WOOD TREATMENT

- 1 GENERAL
1.1 SUMMARY:
A. Section Includes:
1. Preservative treated (PT) lumber for wood in contact with concrete or other locations as noted on the drawings.
2. Fire Retardant pressure Treated (FRT) lumber and plywood.
B. Related Sections:
Section 0910 - Painting: Painting and finishing of wood items.
1.2 QUALITY ASSURANCE:
A. Preservative treated wood shall conform to requirements of American Wood Preservers Association standards AWPA-C2 for lumber and AWPA-C3 for plywood.
B. Fire retardant treatment to conform to ASTM-E84.
C. REGULATORY REQUIREMENTS: Conform to applicable provisions of the UBC 1994 edition with Clark County Amendments and 1994 Uniform Fire Code for fire retardant requirements.
2 PRODUCTS
2.1 ACCEPTABLE TREATMENT FIRMS - WOOD PRESERVATIVE (PRESSURE) TREATMENT:
A. Hoover Treated Wood Products.
B. Osmose Wood Preserving Co., Inc.
C. Koppers Co., Inc.
D. Substitutions: To requirements of Instructions to Bidders.
2.2 ACCEPTABLE TREATMENT FIRMS - FIRE RETARDANT TREATMENT:
A. The Hoover Treated Wood Products.
B. Osmose Wood Preserving Co., Inc.
C. Koppers Co., Inc.
D. Substitutions: To requirements of Instructions to Bidders.
2.3 WOOD TREATMENT:
A. Wood preservative pressure treatment: AWPA Treatment preservative with 0.25 lbs. retardant per CCA 1.0. Each piece shall bear the mark that is approved by LP-2 above ground use.
B. Fire Retardant: Chemically treated and pressure impregnated; capable of providing minimum flame spread / smoke development rating of 25 or less. All such materials shall bear the stamp of the treating company and indicate that it is in compliance with Underwriters Laboratories FR-S classification.
2.4 SHEETWORK OF WOOD MATERIALS:
A. Pressure treat wood materials requiring fire rating or preservative treatment.
B. Kiln dry wood after pressure treatment to maximum 19 percent moisture content.
3 EXECUTION
3.1 EXAMINATION:
A. Verify that site conditions are ready to receive work.
B. Beginning of installation means acceptance of site conditions.
END OF SECTION

Section 06100
ROUGH CARPENTRY

- 1 GENERAL
1.1 DESCRIPTION OF WORK: This section includes, without limitation:
A. Surface applied, ruffing, or wood blocking located within the stud space and plywood backboard for electrical and telephone equipment.
B. Wood treatment for all concealed wood products.
1.2 RELATED WORK: Without limitation, related work includes:
A. 06200 - Finish Carpentry; work needing blocking.
B. 08110 - Standard Steel Frames.
C. 08210 - Wood Doors and Frames.
D. 08710 - Hardware.
E. 09100 - Resident Flooring and Base.
F. 09910 - Painting.
1.3 QUALITY ASSURANCE:
A. Provide materials complying with the following lumber grading agencies:
1. W.W.P.A. - Western Wood Products Association
2. S.P.I.B. - Southern Pine Inspection Bureau.
3. W.C.L.I.B. - West Coast Lumber Inspection Bureau.
B. Plywood grading agencies:
1. A.P.A. - American Plywood Association.
C. Perform finish carpentry work to A.W.I. - Architectural Woodwork Institute, Custom Quality Standards for type of finish specified.
D. Fire retardant treatment to provide flame spread of twenty-five (25) or less when tested in accordance with A.S.T.M. E-84.
2 PRODUCTS
2.1 BLOCKING: Construction grade or No. 2 Southern Yellow Pine complying with P.S. 20.
A. Decay Treated: For blocking in contact with masonry or concrete, provide blocking pressure treated with waterborne preservatives complying with A.W.P.B. LP-2 and A.W.P.A. C2. Dry lumber to maximum moisture content of 19% after treatment.
B. Fire-Retardant Treated: For interior blocking indicated to be fire-retardant treated, provide blocking which is U.L. labeled fire-retardant FR-S. Dry lumber to maximum moisture content of 19% after treatment.
2.2 PLYWOOD BACKING PANELS: Provide 5/8 inch thick, A.P.A. trademarked, U.L. labeled, Class A fire-retardant treated, C face, Exposure two (2) panels complying with P.S. 1.
2.3 LUMBER AND PLYWOOD:
A. All concealed lumber and plywood products shall be pressure treated with fire retardant chemicals and kiln dried to a maximum 19% moisture content for lumber, and 15% for plywood.
B. Lumber to be manufactured in accordance with the requirements of P.S. 20-94 American Softwood Lumber Standard.
2.4 ACCEPTABLE MANUFACTURERS - WOOD TREATMENT:
A. Hoover Treated Wood Products, Inc.
B. Osmose Wood Preserving Co., Inc.
C. Koppers Co., Inc.
D. Hickson Corp.
3 EXECUTION
3.1 BLOCKING INSTALLATION:
A. Choose blocking to eliminate split, warped and twisted members. Securely anchor blocking to substrates and structure to support applied work and loads. Install blocking flush with framing. Countersink bolts and other fasteners flush with face of blocking. Coordinate with other work to ensure correct size and placement of mounting boards.
B. Secure all concealed members to support intended loads from attached items. Use hot dipped galvanized fasteners when in contact with fire retardant materials.
C. Adequately secure plywood backboard to wall construction as shown on plans.
3.2 MOUNTING BOARD INSTALLATION: Screw panels to framing at not over six (6) inches on center at edges and eight (8) inches on center within panel. Countersink fasteners flush with surface of plywood. Coordinate with other work to ensure correct size and placement of mounting boards.
END OF SECTION

END OF SECTION

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Certification:
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE THEY CONFORM TO ALL ORDINANCES OF THE MUNICIPALITY OF BIRMINGHAM.
ARCHITECTURAL REG. # 6090
EXP. DATE: JUNE 30, 2016
DATE SIGNED: APRIL 06, 2016
Consultants:
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