

SPECIFICATIONS INDEX
DIVISION 1 GENERAL REQUIREMENTS
DIVISION 2 EXISTING CONDITIONS
DIVISION 3 CONCRETE
DIVISION 4 MASONRY
DIVISION 5 METALS
DIVISION 6 WOOD & PLASTICS & COMPOSITES
DIVISION 7 THERMAL & MOISTURE PROTECTION
DIVISION 8 OPENINGS
DIVISION 9 FINISHES
DIVISION 10 SPECIALTIES
DIVISION 11 EQUIPMENT
DIVISION 12 FURNISHINGS
DIVISION 13 SPECIAL CONSTRUCTION
DIVISION 14 CONVEYING EQUIPMENT
DIVISION 21 FIRE SUPPRESSION
DIVISION 22 PLUMBING
DIVISION 23 HVAC
DIVISION 26 ELECTRICAL
DIVISION 27 COMMUNICATIONS

DIVISION 1 GENERAL REQUIREMENTS
1005 ADVERTISEMENT FOR BIDS
DRAWINGS AND SPECIFICATIONS AND OTHER RELATED DOCUMENT INFORMATION MAY BE OBTAINED AT THE ABOVE REFERENCED OFFICE. THE OWNER RESERVES THE RIGHT TO WAIVE INFORMALITIES IN BIDS AND TO REJECT ANY AND ALL BIDS.

1010 PROPOSAL FOR LUMP SUM CONTRACT
THE GENERAL CONTRACTORS SHALL SUBMIT ON THEIR OWN PROPOSAL FORM THEIR PROPOSAL TO PROVIDE THEIR PORTION OF THE WORK. THE BIDDER, IN COMPLIANCE WITH YOUR INVITATION FOR BIDS FOR CONSTRUCTION WORK IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS PREPARED BY: MERRICK BRENT FREDMAN ARCHITECT AIA HAVING EXAMINED THE DRAWINGS AND SPECIFICATIONS WITH RELATED DOCUMENTS AND THE SITE OF THE PROPOSED WORK, AND BEING FAMILIAR WITH ALL THE CONDITIONS PERTAINING TO THE CONSTRUCTION OF THE PROPOSED PROJECT, INCLUDING THE AVAILABILITY OF MATERIALS AND LABOR, HEREBY PROPOSES TO FURNISH ALL LABOR, MATERIALS AND SUPPLIES TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS WITHIN THE TIME SET FORTH HEREIN AT THE PRICES STATED BELOW. THESE PRICES ARE TO COVER ALL EXPENSES, INCLUDING TAXES, INCURRED IN PERFORMING THE WORK REQUIRED UNDER THE CONTRACT DOCUMENTS, OF WHICH THIS PROPOSAL IS A PART.

1020 BIDDER'S ACKNOWLEDGMENTS
THE BIDDER SHALL ACKNOWLEDGE RECEIPT OF THE ADDENDA. THE BIDDER DECLARES THAT HE HAS HAD AN OPPORTUNITY TO EXAMINE THE SITE OF THE WORK AND THAT HE HAS EXAMINED THE CONTRACT DOCUMENTS THEREFORE; THAT HE HAS READ AND UNDERSTOOD HIS PROPOSAL UPON THE BASIS THEREOF; THAT HE HAS CAREFULLY EXAMINED AND CHECKED THIS PROPOSAL AND THE MATERIALS, EQUIPMENT AND LABOR REQUIRED THEREUNDER, THE COSTS THEREOF AND HIS FIGURES THEREFORE, AND HEREBY STATES THAT THE AMOUNT, OR AMOUNTS SET FORTH IN THIS PROPOSAL IS, OR ARE, CORRECT AND THAT NO MISTAKE OR ERROR HAS OCCURRED IN THIS PROPOSAL OR IN THE BIDDER'S COMPUTATIONS UPON WHICH THIS PROPOSAL IS BASED, AND THE BIDDER AGREES THAT HE WILL MAKE NO CLAIM FOR REFORMATION, MODIFICATIONS, REVISIONS OR CORRECTIONS OF THIS PROPOSAL AFTER THE SCHEDULED CLOSING TIME FOR RECEIPT OF PROPOSALS. IN SUBMITTING THIS PROPOSAL IT IS AGREED THAT IT MAY NOT BE WITHDRAWN FOR A PERIOD OF THIRTY (30) DAYS AFTER THE SCHEDULED CLOSING TIME FOR RECEIPT OF PROPOSALS. BIDDER UNDERSTANDS THAT THE OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL PROPOSALS AND WAIVE ANY INFORMALITIES IN THE BIDDING. IT IS UNDERSTOOD AND AGREED THAT IF THIS PROPOSAL SHALL BE ACCEPTED, THE CONTRACTOR SHALL EXECUTE THE STANDARD OWNER-CONTRACTOR AGREEMENT FOR BUILDING CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT: LABOR AND MATERIAL PAYMENT BOND WORTH 100% OF THE CONTRACT AMOUNT PERFORMANCE BOND WORTH 100% OF THE CONTRACT AMOUNT ALL REQUIRED CERTIFICATES OF INSURANCE

1030 GENERAL INFORMATION
THE MATERIALS AND SYSTEMS SPECIFIED BY PROPRIETARY NAME ARE INTENDED TO ESTABLISH A STANDARD OF QUALITY AND PERFORMANCE, AND ARE NOT TO BE CONSTRUED AS ELIMINATING OTHER MATERIALS OR SYSTEMS OF EQUAL QUALITY AND PERFORMANCE. ALL WORK SHALL BE IN CONFORMANCE WITH APPLICABLE BUILDING CODES AS REQUIRED BY THE LOCAL BUILDING CODE AUTHORITY INCLUDING LOCAL CODES AND ORDINANCES.

"THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" AIA DOCUMENT A-201, LATEST EDITION, IS HEREBY PART OF THIS SPECIFICATION. COPIES MAY BE PROCURED FROM THE AMERICAN INSTITUTE OF ARCHITECTS OR THEY MAY BE EXAMINED AT THE ARCHITECT'S OFFICE. PROJECT SIGN (WHERE APPLICABLE) - THE CONTRACTOR SHALL PROVIDE AND ERECT ON THE SITE, IN A LOCATION TO BE SELECTED BY THE ARCHITECT, A SIGN APPROXIMATELY 4' X 8'. THE BODY OF THE SIGN SHALL BE 3/4" PLYWOOD WITH NECESSARY TRIM SUPPORTED ON TWO 4" X 4" POSTS SECURELY SET IN THE GROUND. DESIGN OF SIGN, LETTERING, AND MARKING WILL BE PROVIDED BY THE OWNER. INSURANCE COVERAGE: SHALL NOT BE LESS THAN THE FOLLOWING: WORKMAN'S COMPENSATION: STATUTORY CONTRACTOR'S PUBLIC LIABILITY: 1) PERSONAL INJURY: \$50,000 / \$1,000,000 2) PROPERTY DAMAGE: \$100,000 / \$200,000 CONTRACTOR'S CONTINGENT LIABILITY: 1) PERSONAL INJURY: \$50,000 / \$1,000,000 2) PROPERTY DAMAGE: \$100,000 / \$200,000 AUTOMOBILE PUBLIC LIABILITY: 1) PERSONAL INJURY: \$50,000 / \$1,000,000 2) PROPERTY DAMAGE: \$100,000 EACH OCCURRENCE ALL CONTRACTOR'S INSURANCE POLICIES SHALL NAME THE ARCHITECT AND THE OWNER AS ADDITIONAL INSUREDS. ALL INSURANCE POLICIES SHALL PROVIDE THAT NO CANCELLATION OF THE POLICY OR ENDORSEMENT SHALL BE EFFECTIVE UNTIL THE TENTH DAY FOLLOWING THE DATING OF WRITTEN NOTICE OF SUCH CANCELLATION TO THE ARCHITECT AND TO THE OWNER.

1040 GENERAL REQUIREMENTS
TEMPORARY SERVICES AND FACILITIES: PROVIDE TEMPORARY TELEPHONE SERVICE, WATER, ELECTRIC SERVICE, PORTABLE TOILETS, FIRST AID KIT, AND PROTECTION OF THE PUBLIC BY MEANS OF BARRICADES, WARNING SIGNS AS REQUIRED. \*OR EQUAL, WHEN THE PHASE, SPECIFICATIONS, OR EQUAL AS APPROVED BY THE ARCHITECT OCCUR IN THE CONTRACT DOCUMENTS. DO NOT ASSUME THAT MATERIALS, EQUIPMENT, OR METHODS WILL BE AS GOOD AS EQUAL UNLESS THE ITEM HAS BEEN SPECIFICALLY APPROVED FOR THIS WORK BY THE ARCHITECT. THE DECISION OF THE ARCHITECT SHALL BE FINAL. GENERAL - EXECUTE CLEANING, DURING PROGRESS OF THE WORK, AND AT COMPLETION OF THE WORK, AS REQUIRED BY GENERAL CONDITIONS. DISPOSAL REQUIREMENTS: CONDUCT CLEANING AND DISPOSAL OPERATIONS TO COMPLY WITH CODES, ORDINANCES, AND ANY REGULATIONS AND APPROVED BY THE ARCHITECT. ALL WORK IS TO BE IN COMPLIANCE WITH ALL OF THE LATEST PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.

DIVISION 2 EXISTING CONDITIONS SEE DRAWINGS FOR WORK IN THIS DIVISION

DIVISION 3 CONCRETE
ALL CONCRETE AND REINFORCING WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE'S "STANDARD BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (LATEST EDITION), AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (LATEST EDITION). CONTRACTOR SHALL CUT AND PATCH ALL HOLES FOR ELECTRICAL OUTLETS, PLUMBING LINES, ETC. AS REQUIRED. CONCRETE IS TO BE 5000 PSI. USE NO CALCIUM CHLORIDE IN THE CONCRETE. CONCRETE FOR ALL EXPOSED EXTERIOR CONCRETE SIDEWALKS, CURBS AND FLATWORK SHALL BE FURNISHED WITH THE PROPER ADMIXTURE TO OBTAIN 6% + 1% OF AIR ENTRAINMENT AND FC OF 3500 PSI. GROUTING OF BASE PLATES OR OTHER BEARING MEMBERS SHALL BE DONE WITH NON-SHRINK GROUT MIXED AND INSTALLED AS RECOMMENDED BY THE GROUT MANUFACTURER. GROUT SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 5000 PSI. NO ALUMINUM ITEMS SHALL BE EMBEDDED IN CONCRETE. CONCRETE POURS SHALL BE LIMITED TO A MAXIMUM OF 5000 SF AND A 2:1 RATIO OF LENGTH TO WIDTH. EXTEND REINFORCEMENT PAST CONSTRUCTION JOINTS WITH LAP SPLICES. C/ DENOTES CONTROL OR CONSTRUCTION JOINTS, UNLESS LIMITED BY SLAB POUR REQUIREMENTS. CONTROL JOINTS ARE NOT REQUIRED AT CONSTRUCTION JOINTS. DURING HOT WEATHER (80 DEGREES F AND ABOVE) THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS ACI-305 "HOT WEATHER CONCRETING." DURING COLD WEATHER (40 DEGREES F AND BELOW) THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS OF ACI-306 "COLD WEATHER CONCRETING." REINFORCING STEEL SHALL BE ASTM A615 (LATEST EDITION) GRADE 60 STEEL. WELDED WIRE MESH REINFORCING SHALL BE ASTM A185 (LATEST EDITION) COLD DRAWN WIRE. ALL CONCRETE REINFORCING SHALL BE LAPPED 30 BAR DIAMETERS AT SPLICES UNLESS NOTED OTHERWISE. ALL CONCRETE IS REINFORCED CONCRETE UNLESS SPECIFICALLY NOTED UNREINFORCED. ALL CONCRETE NOT OTHERWISE SHOWN WITH THE SAME STEEL AS IN SIMILAR SECTIONS OR AREAS. STANDARD CONCRETE COVER OF BARS UNLESS OTHERWISE NOTED SHALL BE: WHERE DIRT FORMED: 3" WALLS AND SLABS (NOT EXPOSED TO EARTH OR WEATHER: 3/4" WALLS AND SLABS (EXPOSED TO EARTH OR WEATHER): 1-1/2" OTHER: 2" ALL COVER/AGE NOMINAL BAR DIAMETER MINIMUM DETAIL BARS IN ACCORDANCE WITH THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED STRUCTURES," ACI 315 (LATEST EDITION), AND "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE," ACI 318 (LATEST EDITION). ACCESSORIES SHALL BE AS SPECIFIED IN THE LATEST EDITION OF THE "CONCRETE REINFORCING STEEL INSTITUTE" DESIGN HANDBOOK. AT ALL INTERIOR SLAB CORNERS, UNLESS SUCH CORNER IS RELIEVED BY A CONSTRUCTION JOINT, ONE #4 X 36" LONG REBAR SHALL BE DIAGONALLY PLACED.

DIVISION 4 MASONRY NO WORK IN THIS DIVISION

DIVISION 5 METALS
ALL STRUCTURAL STEEL SHALL BE ASTM A36 (A-500 FOR TUBE COLUMNS AND A-501 FOR PIPE COLUMNS) FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "AISC MANUAL OF STEEL CONSTRUCTION." WELDING SHALL BE DONE WITH E-70 ELECTRODES AND SHALL CONFORM TO THE LATEST AWS STANDARDS. NO UNAUTHORIZED WELDS WILL BE ACCEPTED. ALL BEAM AND COLUMN CONNECTIONS (UNLESS OTHERWISE NOTED) SHALL BE MADE WITH A-325 BOLTS AND ACCESSORIES. ALL COLUMN BOLTS SHALL BE ASTM A-36. STEEL JOISTS SHALL CONFORM TO THE CURRENT SPECIFICATIONS AND BE MANUFACTURED BY A MEMBER OF THE STEEL JOIST INSTITUTE. PROVIDE RIGID X-BRIDGING IN ADDITION AND MATCHING HORIZONTAL BRIDGING WHERE JOISTS ARE DISCONTINUOUS. WELD ALL STEEL JOISTS TO BEAMS WITH 1/4" FILLET WELD X 2" LONG EACH SIDE. ALL OPENINGS IN METAL ROOF DECK SHALL HAVE 4" X 4" X 1/4" ANGLE FRAMES BETWEEN JOISTS UNLESS OTHERWISE SHOWN ON THE DRAWINGS. ALL STRUCTURAL STEEL AND BAR JOISTS SHALL HAVE ONE SHOP COAT AND ONE PRIMER CONFORMING TO SPECIFICATIONS. STEEL ROOF DECK SHALL BE 1-1/2" DEEP, 22 GAUGE, INTERMEDIATE RIB WITH AN INHIBITIVE COATING.

MISCELLANEOUS METALS: PROVIDE ALL MISCELLANEOUS METAL ITEMS SPECIFICALLY SHOWN OR INFERRED FROM THE DRAWINGS. STEEL: ASTM A136. BOLTS, NUTS AND WASHERS: ASTM A325. WELDING MATERIALS: AWS D1.1 TYPE REQUIRED FOR METALS BEING WELDED. PRIMER: RED LEAD FS T-PA-86, ZINC-CHROMATE ACRYLIC FS-1-045

VERIFY DIMENSIONS OF ALL MISCELLANEOUS METAL ITEMS PRIOR TO SHOP FABRICATION. FABRICATE ITEMS WITH JOINTS NEATLY FITTED AND PROPERLY SECURED. FIT AND ASSEMBLE LARGEST FIRST. CONDITIONS FOR DELIVERY TO SITE: GRIND EXPOSED WELDS AT THE ARCHITECT'S OFFICE. FINISH ALL FURNISHED SURFACES. EXPOSED MECHANICAL FASTENERS SHALL BE FINISH COATED UNK EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE. SUPPLY AND PROVIDE ANCHORS REQUIRED FOR PROPER ANCHORAGE OF METAL CONNECTIONS. FABRICATE ANCHORAGE AND RELATED COMPONENTS OF SAME MATERIAL AND FINISH AS METAL FABRICATION UNLESS OTHERWISE SPECIFIED. THOROUGHLY CLEAN SURFACES OF RUST, SCALE, GREASE AND FOREIGN MATTER PRIOR TO PRIME PAINTING OR GALVANIZING. ALL PRIME AND PRIME PAINT ITEMS AS NOTED, DO NOT SHOP PRIME SURFACES IN CONTACT WITH CONCRETE OR REQUIRE FIELD WELDING. PROVIDE MINIMUM 1.25 OZ/SQ FT GALVANIZED COATING. OBTAIN ARCHITECT / ENGINEER'S APPROVAL PRIOR TO SITE CUTTING OR MAKING ADJUSTMENTS WHICH ARE NOT PART OF THE SCHEDULED WORK. INSTALL ITEMS LEVEL, ACCURATELY FITTED AND FREE FROM DISTORTION OR DEFECTS. MAKE PROVISION FOR ERECTION STRESSES BY TEMPORARY BRACING. KEEP WORK IN ALIGNMENT. REPLACE ITEMS DAMAGED IN COURSE OF INSTALLATION. PERFORM FIELD WELDING IN ACCORDANCE WITH AWS D1.1. AFTER INSTALLATION, TOUCH UP FIELD WELDS AND SCRATCHES AND DAMAGED PRIMED, PAINTED AND GALVANIZED SURFACES. SUPPLY APPROPRIATE SECTION ITEMS TO BE CAST INTO CONCRETE OR EMBEDDED INTO MASONRY COMPLETE WITH NECESSARY SETTING TEMPLATES.

DIVISION 6 WOOD & PLASTICS & COMPOSITES
ALL WOOD STUDS, JOISTS, BLOCKING, BRACING, ETC. USED SHALL BE IN ACCORDANCE WITH THE BUILDING CODES. COMBUSTIBLE MATERIALS ARE NOT ALLOWED ABOVE THE CEILING. FIRE-RETARDANT TREATED WOOD WITH IDENTIFYING LABEL IS ALLOWED. ALL WOOD DESIGNATED TO BE FIRE RETARDANT TREATED SHALL BE PRESSURE IMPREGNATED WITH OSMOSE FIREPROOFING TO COMPLY WITH UNDERWRITERS LABORATORIES, INC. REQUIREMENT FOR FLAME SPREAD OF 25 OR LESS WITH NO EVIDENCE OF SIGNIFICANT PROGRESSIVE COMBUSTION WHEN TESTED FOR 30 MINUTES DURATION UNDER THE STANDARD TEST METHOD FOR FIRE HAZARD CLASSIFICATION. AFTER TREATMENT, ALL LUMBER 2" NOMINAL OR LESS SHALL BE DRIED TO AN AVERAGE MOISTURE CONTENT OF 18% OR LESS. ARCHITECTURAL WOODWORK: THE CONTRACTOR SHALL PROVIDE ALL ITEMS OF WOODWORK AND TRIM AS INDICATED OR REQUIRED TO PROPERLY FINISH THE WORK SHOWN ON THE PLANS. TRIM SHALL BE TRUE AND STRAIGHT PAINT GRADE PINE OR BIRCH. EASE ALL EXPOSED EDGES.

PLYWOOD: ALL PLYWOOD NOTED ON THE PLANS SHALL BE 3/4" STANDARD INTERIOR, DFPA, D-D, DOUGLAS FIR OR SOUTHERN PINE. PARTICLE BOARD: ALL PARTICLE BOARD INDICATED ON THE DRAWINGS SHALL BE MEDIUM DENSITY, AND OF THE THICKNESS INDICATED. PLASTIC LAMINATES: SHALL BE AS INDICATED ON THE DRAWINGS.

DIVISION 7 THERMAL & MOISTURE PROTECTION
ALL FLOOR PENETRATIONS FOR PLUMBING, PVC, ETC., SHALL BE SEALED FROM MOISTURE PENETRATION.

SEALANT FOR PLUMBING: "SANITARY SEALANT" GE (IN WHITE). JOINT CLEANERS: PROVIDE JOINT CLEANING COMPOUND RECOMMENDED BY THE SEALANT MANUFACTURER, FOR THE JOINT SURFACES TO BE CLEANED.

SINGLE PLY MEMBRANE ROOFING: EXISTING ROOF TO BE REPAIRED AS NECESSARY

VAPOR BARRIER: "VISQUEEN" PURE POLYETHYLENE FILM AS MANUFACTURED BY WR GRACE & COMPANY, OR APPROVED EQUAL TO BE .006 (6 MIL) MEMBRANE MANUFACTURED FROM VIRGIN MATERIALS. INSTALL ACCORDING TO MANUFACTURER'S INSTRUCTIONS. ALL EDGES TO BE DOUBLE LAPPED 12". PROTECT MEMBRANE FROM PUNCTURE BEFORE APPLICATION OF FLOOR SLAB.

DIVISION 8 OPENINGS
HOLLOW METAL DOORS AND FRAMES SHALL BE OF SIZE AND DESIGN SHOWN ON THE DRAWINGS AND AS FOLLOWS OR APPROVED EQUAL: EXTERIOR FRAMES: AMWELD 400 SERIES 16 GAUGE INTERIOR FRAMES: AMWELD 2600 SERIES 16 GAUGE KNOCKDOWN CONSTRUCTION ALL FRAMES: GROUND SMOOTH DOORS: AMWELD 1500 SERIES 18 GAUGE FINISH HARDWARE: MANUFACTURER APPROVED EQUAL BUTTS: STANLEY, HAGER, MCKINNEY LOCKS: FALCON, CORBIN, SCHLAGE CLOSERS: NORTON, LCN THRESHOLDS: REESE, NATIONAL GUARD WEATHER-STRIPPING: REESE, NATIONAL GUARD ALUMINUM DOORS AND WINDOWS INDICATED ARE TO BE AS MANUFACTURED BY KAWNEER OR APPROVED EQUAL 450 FRAMING.

DOOR HARDWARE SCHEDULE: SEE DRAWINGS FOR HARDWARE SCHEDULE

DIVISION 9 FINISHES
INTERIOR PARTITIONS AND CURTAIN WALLS: INTERIOR PARTITIONS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS. IF NON-COMBUSTIBLE WOOD IS USED, IT SHALL BEAR THE MILL STAMP INDICATING IT IS TREATED AND BEAR THE UL REVIEW AND MUST BE COMPLETELY ENVELOPED AND TIGHTLY LOCKED WITH THE FIRE CODE GYPSUM BOARD. COMBUSTIBLE MATERIAL OF ANY TYPE WILL NOT BE ALLOWED ABOVE THE FINISHED CEILING. SHOP AN EXPANSION JOINT OCCUR IN THE AREA DESIGNATED, THE CONTRACTOR SHALL FURNISH FOR THE PROTECTION OF THE WALL AT THAT JOINT IN A MANNER CONSISTENT WITH ACCEPTABLE CONSTRUCTION DESIGN PRACTICE.

STEEL WALL PENETRATING BOLT TYPE: M C645, 25 GAUGE, ZINC-COATED, UNLESS HEAVIER GAUGE IS THE COMPLETE SYSTEM OF MEMBERS, RUNNERS, ACCESSORIES AND ANCHORS. VERIFY GAUGE AND HEIGHT RESTRICTIONS WITH MANUFACTURER'S SPECIFICATION.

GYPSUM DRYWALL SYSTEM: ASTM C36 DRYWALL BOARD WITH SPECIAL BEVEL OF LONG EDGE TO REDUCE RIDGING AND BEADING OF JOINTS. SEALANT TO BE NON-DRYING MASTIC TYPE RECOMMENDED BY DRYWALL MANUFACTURER EXCEPT PROVIDE PAINTABLE MASTIC SEALANT WHERE EXPOSED TO VIEW. DRYWALL CONTROL JOINT TO BE ONE PIECE MESH OR VINYL EXPANDING TYPE STRIP WITH FLANGES FOR FACE ATTACHMENT TO DRYWALL. PROVIDE EXTERNAL CORNER BEADS WITH METAL FLANGES AND SEMI-FINISHING TYPE CASING BEAD AS REQUIRED WITH NO JOINT TREATMENT. THE SPACING OF STUDS TO BE 16" ON CENTER UNLESS OTHERWISE INDICATED OR REQUIRED. ALL INSTALLATION ACCORDING TO MANUFACTURERS RECOMMENDATIONS.

ACOUSTICAL CEILING: SEE DRAWINGS FOR CEILING SPECIFICATIONS

PAINT: PAINTING CONTRACTOR IS TO INSPECT ALL SURFACES BEFORE PAINTING AND CLEAN AS REQUIRED. SEE DRAWINGS FOR SPECIFICATIONS

VINYL TILE FLOORING: AZROCK REINFORCED VINYL TILE, OR EQUAL, COLOR TO BE SELECTED. FINISH SURFACE MUST BE SMOOTH, LEVEL, AND AT THE REQUIRED FINISH ELEVATION WITH 1/8" IN 10' VARIATION FROM LEVEL PERMITTED. TILE SIZE: 12" X12" X1/8"

VINYL BASE: SEE DRAWINGS FOR SPECIFICATIONS

OTHER FINISHES: AS REQUIRED OR AS DIRECTED BY OWNER OR ARCHITECT. SEE DRAWINGS FOR SPECIFICATIONS

DIVISION 10 SPECIALTIES
FIRE EXTINGUISHER: OWNER SHALL PROVIDE FIRE EXTINGUISHERS OF AT LEAST 2A RATING, (CLASS ABC, 10 LB. DRY CHEMICAL) AS REQUIRED BY CODE. SIGNAGE: SIGN BOXES ARE TO BE IN A LOCATION INDICATED ON THE DRAWINGS. SIGN BOX IS TO BE PROVIDED BY THE LANDLORD AS NOTED AND DETAILED. SIGNAGE PANELS ARE TO BE IN LOCATIONS INDICATED ON THE DRAWINGS.

SIGNAGE IS TO BE PROVIDED BY TENANT AND TO CONFORM TO CRITERIA ESTABLISHED BY LANDLORD FOR FINAL "REVIEW". SIGNAGE FABRICATOR / INSTALLER SHALL SECURE ALL PERMITS AS REQUIRED BY THE LOCAL AUTHORITY.

TOILET ACCESSORIES: TOILET ACCESSORIES SHALL BE AS SHOWN ON THE DRAWINGS

DIVISION 11 EQUIPMENT NO WORK IN THIS DIVISION
DIVISION 12 FURNISHINGS NO WORK IN THIS DIVISION
DIVISION 13 SPECIAL CONSTRUCTION NO WORK IN THIS DIVISION
DIVISION 14 CONVEYING EQUIPMENT NO WORK IN THIS DIVISION
DIVISION 21 FIRE SUPPRESSION NO WORK IN THIS DIVISION SEE WORK BY OTHERS

DIVISION 22 PLUMBING
SCOPE OF WORK: THE PLUMBING WORK SHALL INCLUDE COMPLETE SYSTEM AS INDICATED ON THE PLANS AND AS SPECIFIED HEREIN, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: FURNISH AND INSTALL SUPPLY WASTE AND VENT PIPING AND FLASHING FURNISH AND INSTALL PLUMBING FIXTURES ROUGH-IN AND INSTALL PLUMBING FIXTURES PROVIDED BY TENANT FURNISH AND INSTALL GAS PIPING, SUPPORTS AND FLASHING PERFORM MISCELLANEOUS WORK REQUIRED TO CARRY OUT THE INTENT OF THE PLANS STANDARDS CODES AND PERMITS: EQUIPMENT, DEVICES, APPARATUS, SYSTEMS AND INSTALLATION SHALL BE IN FULL COMPLIANCE WITH APPLICABLE PLUMBING CODES AND STANDARDS OF MUNICIPAL, COUNTY, STATE GOVERNMENT AND LOCAL UTILITIES. SUB-CONTRACTOR SHALL SECURE ALL PERMITS AND PAY ALL TAXES AND FEES IMPOSED BY THE STATE OR MUNICIPAL BODIES HAVING JURISDICTION OVER THE CLASS OF WORK PERFORMED AND HEREIN DESCRIBED. THE SUB-CONTRACTOR SHALL PAY ALL METER AND SERVICE FEES WHEN SUCH SERVICE IS INDICATED ON THE PLANS. SUB-CONTRACTOR SHALL PAY FOR ALL INSPECTIONS REQUIRED BY CITY, COUNTY, STATE AND LOCAL UTILITIES.

COORDINATION: BEFORE ANY WORK IS INSTALLED AND BEFORE ANY EQUIPMENT IS PURCHASED, SUB-CONTRACTOR SHALL CAREFULLY CHECK SPECIFICATIONS AND DRAWINGS FOR EVERY TRADE AND JOB CONDITION; SHALL CHECK ALL INTERIOR AND EXTERIOR SEWERS FOR ALL INTERFERENCES; SHALL MAKE SURE THAT THE NEW SEWERS CAN BE DRAINED BY GRAVITY TO THE PRESENT SEWER CONNECTIONS OR FUTURE SEWER CONNECTIONS WITHOUT TRAPPING; AND ANY LACK OF COORDINATION BETWEEN HIS WORK AND THE DRAWINGS AND SPECIFICATIONS OR JOB CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT IN WRITING. ALL FIXTURES, EQUIPMENT, DEVICES, SWITCHES, OUTLETS, ETC., SHALL BE POSITIONED TO AVOID ALL INTERFERENCES WITH AND TO ASSURE PROPER COORDINATION WITH THE WORK OF ALL OTHER TRADES, CASES, PARTITIONS, WALLS, CABINETS, COUNTERS ARCHITECTURAL FEATURES, ETC. ALL RECESSED DEVICES, FIXTURES, ETC., SHALL BE COORDINATED WITH ALL FLOOR AND CEILING PATTERNS. MATERIALS AND WORKMANSHIP: MATERIALS SHALL BE OF BRAND, SIZE AND QUALITY SPECIFIED. WORK SHALL BE PERFORMED BY TRAINED, SKILLED, EXPERIENCED MEN UNDER FULL TIME SUPERVISION OF AN APPROVED SUPERINTENDENT. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS, EQUIPMENT, SUPPLIES, ETC., OF THE SAME KIND SHALL BE OF THE SAME MANUFACTURE.

SHOP DRAWINGS: THIS CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR "REVIEW", BEFORE CONSTRUCTION IS STARTED AND BEFORE PURCHASES ARE MADE. ELECTRONIC PDF COPIES OF SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. EACH SPECIALIZED INSTALLATION OR SYSTEM INCLUDING ASSEMBLY OR COORDINATION DRAWINGS AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ARCHITECT WITH THE FOLLOWING DIMENSIONAL, PERFORMANCE AND CAPACITY DATA FOR EACH ITEM. CONTROL PLAC PLANS AND PERFORMANCE DATA SHALL BE GIVEN IN THE SAME FORM AS CONTAINED IN THE SPECIFICATIONS OR ON THE DRAWINGS. EACH ITEM SHALL BE CLEARLY AND INDIVIDUALLY IDENTIFIED BY THE SAME NUMBERED SYMBOLS USED IN THE SPECIFICATIONS ON THE DRAWINGS.

EACH SHOP DRAWING SHALL INCLUDE EVIDENCE THAT IT HAS BEEN CHECKED AND APPROVED BY THE SUB-CONTRACTOR. SHOP DRAWINGS SHALL BE SUBMITTED IN GROUPS WITH EACH GROUP INCLUDING COMPLETE SHOP DRAWINGS OF RELATED SYSTEMS, DEVICES, EQUIPMENT, ETC. TOTAL NUMBER OF GROUPS SHALL NOT EXCEED FOUR FOR EACH DIVISION. NO EQUIPMENT SHALL BE INSTALLED UNTIL SHOP DRAWINGS HAVE BEEN "REVIEWED" IN WRITING BY THE ARCHITECT. WHERE EQUIPMENT OR FIXTURES ARE FURNISHED BY OTHERS, BUT ARE INSTALLED AND CONNECTED, OR CONNECTED, OR ROUGHED-IN BY THE PLUMBING SUB-CONTRACTOR, ALL SHOP DRAWINGS FOR SUCH FIXTURES AND EQUIPMENT SHALL BE SECURED BY THE PLUMBING SUB-CONTRACTOR. THE CONTRACTOR WHO FURNISHES THE FIXTURES OR EQUIPMENT, THE PLUMBING SUB-CONTRACTOR SHALL CHECK, APPROVE AND SUBMIT SUCH SHOP DRAWINGS THE SAME AS THOUGH HE FURNISHED THE FIXTURES OR EQUIPMENT.

CUTTING AND PATCHING: CHASES, OPENINGS, RECESSES, ETC. IN THE NEW CONSTRUCTION WILL BE PROVIDED WHERE SO INDICATED BY THE SUB-CONTRACTORS INVOLVED IN THAT PHASE OF CONSTRUCTION. IF NEW CONSTRUCTION HAS NOT YET STARTED, SUB-CONTRACTOR SHALL FURNISH THE LOCATION, LOCALITIES, ETC., AND SHALL PROVIDE AND SET IN PLACE ALL BOXES, SLEEVES, INSERTS, FORMS, ETC. IF THE SUB-CONTRACTOR FAILS TO PROVIDE THE REQUIRED DATA IN TIME FOR OPENINGS TO BE LEFT, OR IF HE FAILS TO SET BOXES, SLEEVES, INSERTS, FORMS, ETC., PLUMBING SUB-CONTRACTOR SHALL DO REQUIRED CUTTING. OPENINGS SHALL BE ACCURATELY LOCATED, NEATLY CUT AND NO LARGER THAN NECESSARY. PLUMBING SUB-CONTRACTOR SHALL DO REBUILDING, PATCHING, REFINISHING, AND PAINTING REQUIRED TO RESTORE CONSTRUCTION TO ORIGINAL CONDITION BEFORE CUTTING AS APPROVED BY THE ARCHITECT. ALL SUCH WORK SHALL BE PERFORMED BY SKILLED CRAFTSMEN OF PROPER TRADES.

GUARANTEE: ACCEPTANCE OF THIS SPECIFICATION AND SIGNING OF CONTRACT IS EVIDENCE OF GUARANTEE THAT ALL MATERIAL WILL BE THE BEST OF ITS RESPECTIVE KIND AND WORKMANSHIP WILL BE OF THE HIGHEST QUALITY. DEFECTS DUE TO FAULTY MATERIAL, WORKMANSHIP OR DESIGN WHICH DEVELOP WITHIN ONE YEAR FROM DATE OF FINAL CERTIFICATE ARE TO BE PROMPTLY REMEDIED, REPLACED AND MADE GOOD WITHOUT COST TO THE OWNER. NATURAL WEAR, ACCIDENT OR CARELESSNESS ON THE PART OF THE OWNER ARE NOT TO BE MADE GOOD BY THIS CONTRACTOR. TESTING AND ADJUSTING: ALL FIXTURES AND EQUIPMENT FURNISHED UNDER THIS CONTRACT ARE TO BE TESTED AND ADJUSTED TO OPERATE AS INTENDED BY THIS SPECIFICATION. THIS CONTRACTOR SHALL INSTRUCT OWNER'S REPRESENTATIVE IN THE PROPER OPERATION OF ALL EQUIPMENT IN THIS CONTRACT. TESTING OF DRAINAGE AND VENT SYSTEMS: ALL PIPING IS TO BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN STANDARD PLUMBING CODE. ALL PIPING IN PLUMBING SYSTEM TO BE TESTED WITH WATER OR AIR. WATER TEST MAY BE APPLIED TO ENTIRE DRAINAGE SYSTEM OR SECTIONS OF SYSTEM. ALL OPENINGS TO BE TIGHTLY CLOSED IN SECTION TO BE TESTED EXCEPT TO A MINIMUM OF 10 FT HEAD OF WATER. WATER MUST HAVE BEEN IN SYSTEM 15 MINUTES PRIOR TO INSPECTION. LEAKS MADE TIGHT AND TESTED REPEATEDLY UNTIL NO LEAKS OCCUR. AIR TEST AS PER UNIFORM PLUMBING CODE AT CONTRACTOR'S OPTION. THIS INCLUDES SANITARY DRAINAGE, INTERIOR DOWNSPOTS AND VENT SYSTEMS. TESTING OF WATER AND GAS SUPPLY SYSTEM: WATER SUPPLY SYSTEM IS TO BE TESTED AT 100 LBS HYDROSTATIC PRESSURE. GAS PIPING TO BE TESTED AT 50 LBS AIR PRESSURE. LEAKS TO BE MADE TIGHT AND TESTS REPEATED UNTIL NO LEAKS OCCUR. EXCAVATION: ALL EXCAVATION REQUIRED FOR PLUMBING WORK TO BE BY PLUMBING CONTRACTOR. TRENCHES AND GRADES LAYED OUT WITH LINES, BRACE TRENCHES NEAR WALLS OR COLUMNS AND CRIB EXCAVATIONS TO PREVENT CAVING. BACKFILL TO BE WELL TAMPED AND PADDED. NO ADDITIONAL CONSIDERATION SHALL BE ALLOWED FOR UNFAVORABLE EXCAVATING CONDITIONS, SHALE, STONE OR OTHER SUBSTANCES.

PIPE COVERING: ALL COLD WATER PIPING AND HOT WATER PIPING SHALL BE COVERED WITH AN APPROVED BRAND OF FOAM PLASTIC OR GLASS FIBER COVERING BY THIS CONTRACTOR. ALL COLD WATER PIPING INSTALLATION SHALL BE PROVIDED WITH A VAPOR BARRIER. MINIMUM THICKNESS OF COVERING SHALL BE 1/2". INSULATION IF REQUIRED SHALL BE INSTALLED CONTINUOUSLY THROUGH HANGERS. COVERING MATERIALS SHALL BE PROTECTED AT PIPE HANGERS TO PREVENT CRUSHING OF INSULATION AND JACKET.

STERILIZATION: AFTER PRESSURE TESTING HAS BEEN COMPLETED AND BEFORE THE SYSTEM IS PUT INTO OPERATION, THE ENTIRE DOMESTIC WATER PIPING SYSTEM SHALL BE FILLED WITH A SOLUTION CONTAINING NOT LESS THAN 50 PARTS PER MILLION OF AVAILABLE CHLORINE AND ALLOWED TO STAND SIX HOURS BEFORE FLUSHING. DURING THIS PERIOD A PRESSURE OF NOT LESS THAN 40 PSI SHALL BE MAINTAINED ON THE SYSTEM AND ALL VALVES SHALL BE OPENED AND CLOSED SEVERAL TIMES. AFTER THE CHLORINATION HAS BEEN COMPLETED, THE DOMESTIC WATER SYSTEM SHALL BE FLUSHED FROM EACH WATER OUTLET UNTIL ALL OUTLETS RUN CLEAR AND FREE FROM CHLORINE OR OTHER FOREIGN MATTER AND UNTIL WATER IS PROVED TO BE BACTERIOLOGICALLY SAFE.

LOCATIONS AND INTERFERENCES: THE LOCATIONS OF VARIOUS PARTS OF THE EQUIPMENT, DUCTWORK AND PIPING AS SHOWN ON THE MECHANICAL PLANS ARE DIAGRAMMATIC AND APPROXIMATELY CORRECT. THE EXACT LOCATIONS SHALL BE DETERMINED ON THE JOB AND GOVERNED BY STRUCTURAL CONDITIONS OF THE BUILDING AND THE WORK OF OTHER CONTRACTORS. SUBJECT TO THE APPROVAL OF THE ARCHITECT, THE CONTRACTOR SHALL STUDY AND BECOME FAMILIAR WITH THE CONTRACT DRAWINGS AND OTHER TRADES, THE ARCHITECT'S PLANS AND DETAILS, COOPERATE WITH ALL OTHER WORKMEN AND SHALL INSTALL HIS WORK IN SUCH A WAY AS TO AVOID INTERFERENCE.