Jones Gillam Renz Architects

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REVIEWED FOR CODE COMPLIANCE
City of Salina
Building Services Division
Rodney Rexwinkle

10/24/2025, 6:14:00 PM
25-0097-REM

September 24, 2025

Community & Development Services
City of Salina
300 W Ash St, Salina, KS 67401

00010

RE: Lee Lofts – Building III, Phase III Building Permit (Remodel) Application Letter

To whom it may concern;

Included with our Building Permit Application are several documents including:

- Building Plans – Architectural, Civil, MEP and Structural
- Project Manual & Specifications
- Certificate of Appropriateness Application #CA22-4 Approval Notice
- Certificate of Compatibility Application #CC22-10 Approval Notice
- Variance Application (Residential Density) #V22-12 Approval Notice
- Variance Application (Off-Street Parking) #V22-13 Approval Notice

The latter 4 documents noted above are attached to the end of this letter.

We recognize that a significant amount of time has passed since these hearings (listed above). Please note that the permit process for this project was intentionally paused to allow for the completion of the Phase II work. The delay is not related to major design changes. Only minor interior plan adjustments have been made since these hearings, none of which affect the building's historic features, exterior features or the approved historic treatment plans.

On December 8, 2022, this project was presented to the Salina Business Improvement District No. 1 Design Review Board for review of a Certificate of Compatibility Application for exterior modifications and was approved, with the condition that if there are any significant changes to the proposed renovations to the building façade as approved by the Board, Development Services staff will be notified to determine whether additional staff of DRB Review will be required. This letter is to confirm that, since this hearing, no significant design changes were made to the project's exterior facade plans as approved by the DRB.

On December 13, 2022, this project was presented to the Heritage Commission for review of a Certificate of Compatibility for exterior modifications and was approved, with the condition that if there are any significant changes to the project as approved, Development services staff will be notified to determine whether additional staff or Heritage Commission review will be required. This letter is to confirm that, since this hearing, no significant design changes were made to the project's exterior facade plans as approved by the Heritage Commission.

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On December 15, 2022, this project was presented to the Salina Board of Zoning Appeals to request (2) variances, one for off-street parking and the other for residential density. The requested variance for the parking was for a reduction of 36 off-street parking spaces (a 34% reduction) from 106 off-street parking spaces required. The requested density variance was for 49 dwelling units per acre from 43 dwelling units per acre (for a total of 92 dwelling units per acre). Both variances were approved.

As noted above, there have been some minor interior plan changes that have been incorporated since these variances have been approved. The plan changes include the construction of 37 total apartment units vs. the original design with 32 apartment units. This does impact the variances as written and approved. We feel the addition of 5 apartments has little impact on the variances as written and are requesting that Development Services staff review and internally approve the slight changes of the variances as written.

The overall parking count for the complex (Lee Lofts I, II & III) remains at 70 total stalls. This is unchanged from the original variance request. With the addition of 5 units, the complex will now have a total of 140 dwelling units. Per city ordinance, this would require a total of 110 parking stalls. Thus, the variance would need to be edited to request a reduction of 40 off-street parking spaces (a 36% reduction) from 110 off-street parking spaces required.

The overall acreage of the complex remains unchanged, at 1.47 acres. The density of the complex, with 140 total dwelling units (vs. 135 as originally presented) would now be 95.2 (rounded up to 96) dwellings per acre. Thus, the variance would need to be edited to request an increase of 53 dwelling units per acre from 43 dwelling units per acre.

To reiterate, we feel these adjustments are minor and have little impact on the variances as written. Thus, we'd like to request that Development Services staff review and internally approve the changes of the variances as written.

Regarding the 2009 IECC and required accompanying energy reports, this building is exempt per section 101.4.2 Historic Buildings:

> *Any building or structure that is listed in the State or National Register of Historic Places; designated as a historic property under local or state designation law or survey; certified as a contributing resource with a National Register listed or locally designated historic district; or with an opinion or certification that the property is eligible to be listed on the National or State Registers of Historic Places either individually or as a contributing building to a historic district by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places, are exempt from this code.*

Please notify us with any questions or concerns regarding any of the attached documents and information.

Sincerely,

Maggie Gillam
ARCHITECT, PRINCIPAL
JONES GILLAM RENZ ARCHITECTS

DEVELOPMENT SERVICES
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Dean Andrew, Planning & Zoning Administrator
300 West Ash · P.O. Box 736
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January 30, 2023

Maggie Gillam
JGR Architects
730 N. 9th Street
Salina, KS 67401

RE: Certificate of Appropriateness Application #CA22-4
Exterior Modifications to the Lee Hardware Building Warehouse Addition
248 N. Santa Fe Avenue

Dear Ms. Gillam:

This letter is to inform you that the Salina Heritage Commission met on **December 13, 2022** and considered the Certificate of Appropriateness application (#CA22-4) you filed on behalf of the Overland Property Group, requesting that the Heritage Commission approve a Certificate of Appropriateness to allow exterior modifications to be made to the Lee Hardware building warehouse addition (Building 3). The Lee Hardware building warehouse addition occupies portions of Lots 55 and 57 on Santa Fe Avenue in the Original Town (now City) of Salina, Saline County, Kansas and is addressed as 248 N. Santa Fe Avenue.

The Lee Hardware building complex at 248-254 N. Santa Fe Avenue was placed on the National Register of Historic Places and Register of Historic Kansas Places on July 3, 2008. This designation assures a protective review for projects that might adversely affect the character of the historic property. This type of review was previously performed by the Kansas State Historic Preservation Office (SHPO) but can now be done locally because Salina was approved by the National Park Service to be considered a Certified Local Government (CLG) in 1991. As the primary review body under the Certified Local Government agreement, the Salina Heritage Commission is authorized to review local projects that may affect historic resources. This local review can expedite the review process for National and State Register property owners rather than seeking the approval of these projects with the SHPO. The City of Salina renewed the Certified Local Government Agreement with the SHPO on August 22, 2022.

Because the Lee Building complex is listed on the State and National Register of Historic Places, Heritage Commission review and approval of the proposed exterior modifications is required before a building permit can be issued. As part of the renovation project, modifications to the exterior of the warehouse building were proposed. Specifically, this Certificate of Appropriateness request application contained the following elements:

- Tuck pointing and brick and mortar repair and replacement.
- Removal of all metal fire escapes.
- Existing stairs into the building will be repaired.
- Existing steel window frames on all windows will be restored. New insulated glass will be installed.

A December 13, 2022 public hearing was scheduled before the Heritage Commission to review this

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request for conformance with the Secretary of Interior's Standards for Rehabilitation of Historic Structures. Notice of this hearing was mailed to all property owners who own property within 200 feet of the designated property.

At the December 13, 2022 Heritage Commission hearing, following presentation of the staff report and your comments, the Heritage Commission voted 5-0 (Chair Gillam recusing herself) to approve the Certificate of Appropriateness request finding that the proposed building façade modifications conformed with the Secretary of Interior's Standards for Rehabilitation of Historic Structures subject to the following condition:

1. That if there are any significant changes to the project as approved, Development Services staff will be notified to determine whether additional staff or Heritage Commission review will be required.

Following approval of Application #CA22-4, the Heritage Commission also voted 5-0 (Chair Gillam recusing herself) that the scope of work for Phase III proposed by the project architect would not "damage" or "destroy" the Lee Hardware building complex.

The Heritage Commission made the following findings in support of their decision:

1. The removal of historic materials or alteration of features and spaces that characterize the property will be avoided. (Standard 2)

2. The distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the property are being preserved. (Standard 5)

3. The intact architectural features of the building facades will be preserved with appropriate maintenance techniques.

4. The proposed first floor storefront will maintain the scale, style and detail of a traditional storefront to the building. The existing stairs are being retained and repaired.

The 14 day protest/appeal period on this application expired on December 27, 2022, making the decision of the Heritage Commission final. The effect of the Heritage Commission's decision is to authorize the Building Official to issue a building permit for the proposed renovations to Building 3 as proposed.

If you have any questions about the action taken by the Heritage Commission, please feel free to contact me at 785-309-5720.

Sincerely,

Dean Andrew

Dean Andrew
Zoning Administrator

CC: Austin Kack, Development Associate with the Overland Property Group
Amanda Klaus, Development Manager with the Overland Property Group

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March 10, 2023

RECEIVED APR 0 3 2023

Maggie Gillam
JGR Architects
730 N. 9th Street
Salina, KS 67401

RE: Certificate of Compatibility Application #CC22-10
Lee Lofts Building 3, 248 N. Santa Fe Avenue

Dear Ms. Gillam:

This letter is to inform you that the Salina Business Improvement District No. 1 Design Review Board met on **December 8, 2022** to review Certificate of Compatibility Application #CC22-10, filed by you, on behalf of the Overland Property Group, requesting the approval of a Certificate of Compatibility to allow exterior modifications to be made to the front and rear facades of the Lee Hardware building warehouse addition located on the east side of North Santa Fe Avenue. The property that is the subject of this application is legally described as the West 106.8 ft. of the South 34 ft. plus the West 20 ft. of the North 16 ft. of Lot 55 and the West 106.8 ft. of the North 30 ft. of Lot 57 on Santa Fe Avenue, in the Original Town (now City) of Salina, Saline County, Kansas and addressed as 248 North Santa Fe Avenue. (This is identified as Phase III of the project).

Because this property is located within the Business Improvement District No. 1, review and approval of the proposed exterior façade changes is required by the Design Review Board before any exterior renovation work can begin. A **December 8, 2022** public hearing was scheduled before the Design Review Board to review this request for conformance with the Design Guidelines for Downtown Salina.

Following presentation of the staff report and graphic support materials, comments from Maggie Gillam of JGR Architects, and comments and questions by Board members, the Design Review Board approved a motion (4-0) to approve a Certificate of Compatibility for the exterior façade modifications of the front and rear facades of the Lee Hardware building warehouse addition located on the east side of North Santa Fe Avenue based on the following findings:

1. The remaining character-defining features on the principal building façade will be maintained and preserved. (Policy A1.)

2. The proposed first floor storefront will maintain the scale, style and detail of a traditional storefront to the building. The existing stairs are being retained and repaired. (Policy B2.)

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3. The original ratio of windows and doors to solid wall will be maintained. (Policy C.6.)

4. The existing steel window frames will be restored. Only new glass is being installed. (Policy A.2)

5. The proposed exterior modifications are planned so as to preserve the building's integrity.

In approving this Certificate of Compatibility application the Design Review Board attached the following condition of approval:

1. That if there are any significant changes to the proposed renovations to the building façade as approved by the Board, Development Services staff will be notified to determine whether additional staff or DRB Review will be required.

The public protest period on the Design Review Board's decision expired on December 22, 2022 and no protest or appeal was filed making the Board's action final. The effect of the Design Review Board's action is to authorize the Zoning Administrator to approve permits associated with the exterior façade modifications of the front and rear facades of the Lee Hardware building warehouse addition located on the east side of North Santa Fe Avenue

If you have any questions about the action taken by the Design Review Board please feel free to contact this office.

Sincerely,

Dean Andrew

Dean Andrew
Zoning Administrator

Enclosures: Approved facade elevations

CC: Shawn Homan, Assistant Building Official
Dustin Herrs, Planner II
Address File

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GENERAL NOTES, EXISTING WINDOW FRAMES
Reference specifications & Preservation Briefs.

BASIC SCOPE & MAINTENANCE
- Removal of rust, paint flaking and excessive paint;
- Priming of exposed metal with a rust-inhibiting primer;
- Replacement of cracked or broken glass and glazing compound;
- Replacement of missing screws or fasteners;
- Cleaning and lubrication of hinges;
- Repainting of all steel sections with two coats of finish paint compatible with the primer;
- Caulking the masonry surrounds with a high quality elastomeric caulk.

o complete basic scope & maintenance; missing screws, and broken
steners will have to be replaced; hinges cleaned and lubricated; the metal
indows painted, and the masonry surrounds caulked. When bedding glass,
se only glazing compound formulated for metal windows. The hinges should
hen be lubricated with a non-greasy lubricant specially formulated for
etals and with an anticorrosive agent.

CLEANING, PAINT & RUST REMOVAL
ust should be removed using a wire brush, an aluminum oxide sandpaper,
r a variety of power tools adopted for abrasive cleaning such as an
lectric drill with a wire brush or a rotary whip attachment. Adjacent sills
nd window jambs need to be protected and shielded.

ust can also be removed from ferrous metals by using a number of
ommercially prepared anticorrosive acid compounds.
emaining loose or flaking paint can be removed with a chemical paint
remover or with a pneumatic needle scaler or gun, which comes with a
eries of chisel blades and has proven effective in removing flaking paint
om metal windows. Anticorrosive primers generally consist of oil-alkyd
ased paints rich in zinc or zinc chromate. Two coats of primer are
recommended. Manufacturer's recommendations should be followed
concerning application of primers.

Rust, corrosion, paint, caulk, etc. can also be removed by sandblasting. Since sandblasting can damage the masonry surrounds, metal or plywood shields must be used to protect these materials. The sandblasting pressure should be low, 80–100 pounds per square inch, and the grit size should be in the range of #10–#45. Glass preening beads (glass pellets) have also been successfully used in cleaning steel sections. Sandblasting nozzle pencil-point blasters are most useful, giving the operator more effective control over the direction of the spray. To reduce the dust, some local codes allow only wet blasting. In this case, the metal must be dried immediately, generally with a blow-dryer. Either form of sandblasting metal covered with lead paints produces toxic dust. Proper precautionary measures should be taken against toxic dust and silica particles.

REPAIR IN PLACE
Bent or bowed metal sections may be the result of damage to the window through an impact or corrosive expansion. If the distortion is not too great, it is possible to re-align the metal sections without removing the window. Once the metal sections have been cleaned of all corrosion and straightened, small holes and uneven areas resulting from rusting should be filled with a patching material and sanded smooth to eliminate pockets where water can accumulate.

REFINISH
Final painting of the windows with paint compatible with the anticorrosive primer should proceed on a dry day. One coat of Primer and Two coats of finish paint are required. Once the paint dries thoroughly, a flexible exterior caulk can be applied to eliminate air and moisture infiltration where the window and the surrounding masonry meet.

Caulking is generally undertaken after the windows have received at least one coat of finish paint. The perimeter of the masonry surround should be caulked with a flexible elastomeric compound that will adhere well to both metal and masonry. Three suggested compounds are polyurethane, vinyl acrylic, and butyl rubber.

WEATHERIZATION
Caulking around the masonry openings, adding weatherstripping, installing thermal glass in place of the existing glass.

WEATHERSTRIPPING
Installation of weatherstripping where the operable portion of the sash and the fixed frame come together to reduce perimeter air infiltration. Weatherstripping appropriate for metal windows are spring–metal, vinyl strips, and sealant beads.
- Metal weatherstripping is clipped to the inside channel of the rolled metal section of the fixed frame. To insure against galvanic corrosion between the weatherstripping the window must be painted prior to the installation of the weatherstripping. This weatherstripping is usually applied to the entire perimeter of the window opening, but in some cases, such as casement windows, it may be best to avoid weatherstripping the hinge side. The natural wedging action of the weatherstripping on the three sides of the window often creates an adequate seal.
- Vinyl weatherstripping can also be applied to metal windows. Folded into a "V" configuration, the material forms a barrier against the wind. Vinyl weatherstripping is usually glued to the frame, although some brands have an adhesive backing.
- Caulk or Sealant weatherstripping involving caulking or sealant bead and a polyethylene bond breaker tape. After the window frame has been thoroughly cleaned with solvent, permitted to dry, and primed, a neat bead of low modulus (firm setting) caulk, such as silicone, is applied. A bond breaker tape is then applied to the operable sash covering the metal section where contact will occur. The window is then closed until the sealant has set (27 days, depending on temperature and humidity). When the window is opened, the bead will have taken the shape of the air infiltration gap and the bond breaker tape can be removed. This weatherstripping method appears to be successful for all types of metal windows with varying degrees of air infiltration.

GENERAL NOTES, REGARDING TUCKPOINTING
Reference Specifications & Preservation Briefs

PROTECTION
Remove gutters and downspouts and associated hardware adjacent to masonry and prepare for replacement. Install new after tuckpointing is complete.
- Provide temporary rain drainage during work to direct water away from building.
- Protect windows, stairs, utilities. etc. during work.

REPOINTING MASONRY
Rake out and repoint joints to the following extent:
All joints in areas indicated, Joints indicated to receive sealant–filled. Seal these joints according to Section 079200 "Joint Sealants."

Joints at locations of the following defects:
- Holes and missing mortar.
- Cracks that can be penetrated 1/4 inch (6 mm) or more by a knife blade 0.027 inch (0.7 mm) thick.
- Cracks 1/16 inch (1.6 mm) or more in width and of any depth.
- Hollow–sounding joints when tapped by metal object.
- Eroded surfaces 1/4 inch (6 mm) or more deep.
- Deterioration to point that mortar can be easily removed by hand, without tools.
- Joints filled with substances other than mortar.

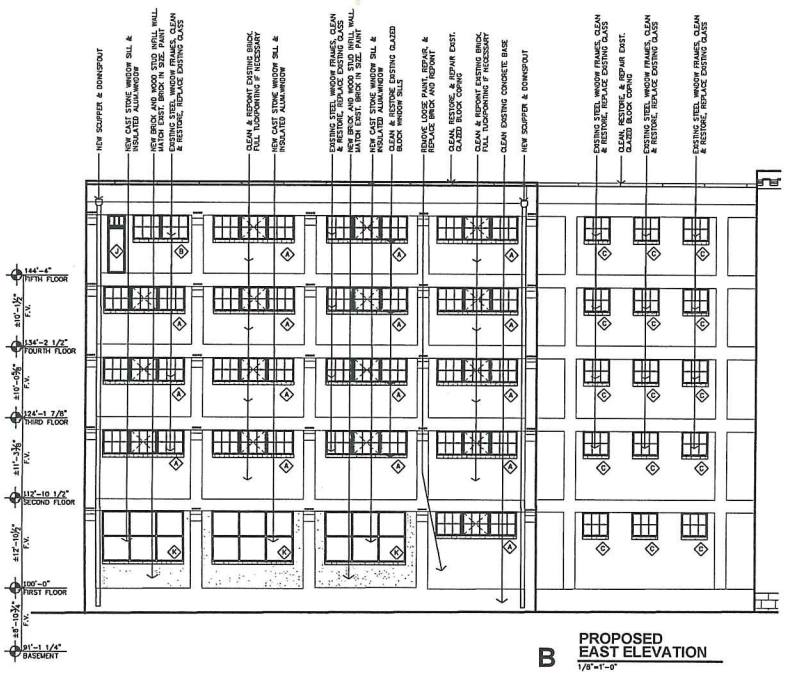
Do not rake out and repoint joints where not indicated, required or instructed. Rake out joints as follows, according to procedures demonstrated in approved mockup:
- Remove mortar from joints to 2 times joint width, but not less than 3/4 inch (20 mm) or not less than that required to expose sound, unweathered mortar. Do not remove unsound mortar more than 2 inches (50 mm) deep; consult Architect or Engineer for direction.
- Remove mortar from masonry surfaces within raked–out joints to provide reveals with square backs and to expose masonry for contact with pointing mortar. Brush, vacuum, or flush joints to remove dirt and loose debris.
- Do not spall edges of masonry units or widen joints. Replace or patch damaged masonry units as directed by Architect.

Notify Architect of unforeseen detrimental conditions including voids in mortar joints, cracks, loose masonry units, rotted wood, rusted metal, and other deteriorated items.

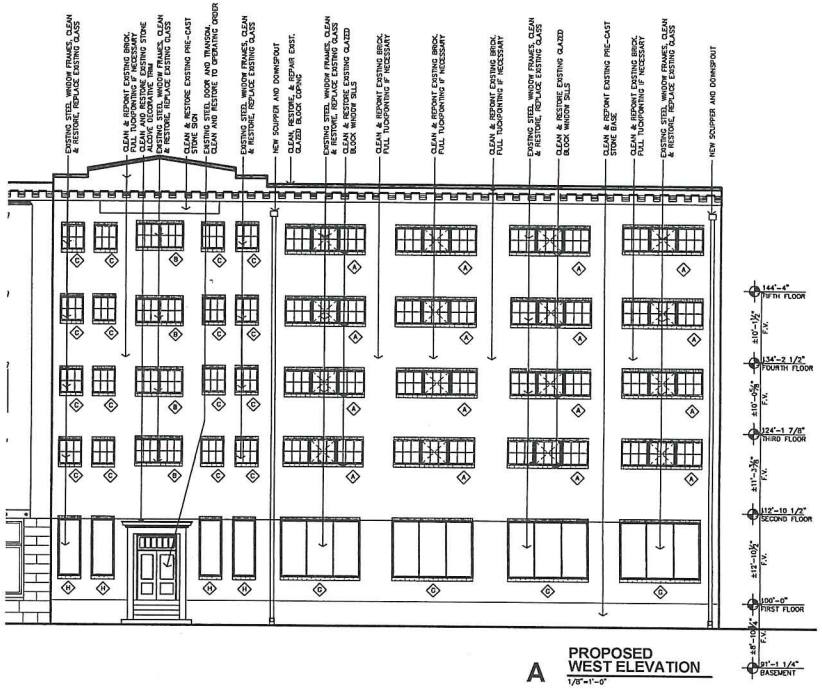
POINTING WITH MORTAR
- Rinse joint surfaces with water to remove dust and mortar particles. Time rinsing application so, at time of pointing, joint surfaces are damp but free of standing water. If rinse water dries, dampen joint surfaces before pointing.
- Apply pointing mortar first to areas where existing mortar was removed to depths greater than surrounding areas. Apply in layers not greater than 3/8 inch (9 mm) until a uniform depth is formed. Fully compact each layer, and allow it to become thumbprint hard before applying next layer.
- After deep areas have been filled to same depth as remaining joints, point joints by placing mortar in layers not greater than 3/8 inch (9 mm). Fully compact each layer and allow to become thumbprint hard before applying next layer. Where existing masonry units have worn or rounded edges, slightly recess finished mortar surface below face of masonry to avoid widened joint faces. Take care not to spread mortar beyond joint edges onto exposed masonry surfaces or to feather edge the mortar.
- When mortar is thumbprint hard, tool joints to match original appearance of joints as demonstrated in approved mockup. Remove excess mortar from edge of joint by brushing.
- Cure mortar by maintaining in thoroughly damp condition for at least 72 consecutive hours, including weekends and holidays.

Hairline cracking within mortar or mortar separation at edge of a joint is unacceptable. Completely remove such mortar and repoint.
Where repointing work precedes cleaning of existing masonry, allow mortar to harden at least 30 days before beginning cleaning work.

FINAL CLEANING
After mortar has fully hardened, thoroughly clean exposed masonry surfaces of excess mortar and foreign matter; use wood scrapers, stiff–nylon or –fiber brushes, and clean water, applied by low pressure spray.
- Do not use metal scrapers or brushes.
- Do not use acidic or alkaline cleaners.



B PROPOSED EAST ELEVATION
1/8"=1'-0"



A PROPOSED WEST ELEVATION
1/8"=1'-0"

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Kansas City, MO 64108
jgr@jgrarchitects.com

LEE LOFTS, PHASE II, BUILDING 2
HISTORIC REHAB. (APARTMENTS, COMMERCIAL)
SALINA, KANSAS

REVISION:

DATE: 10-25-2022
JOB: 22-2243
SHEET NO.:

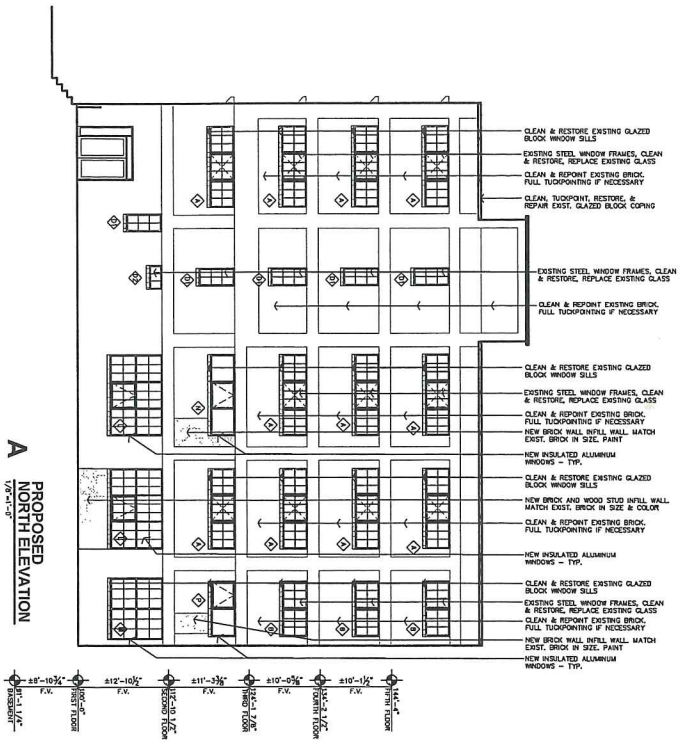
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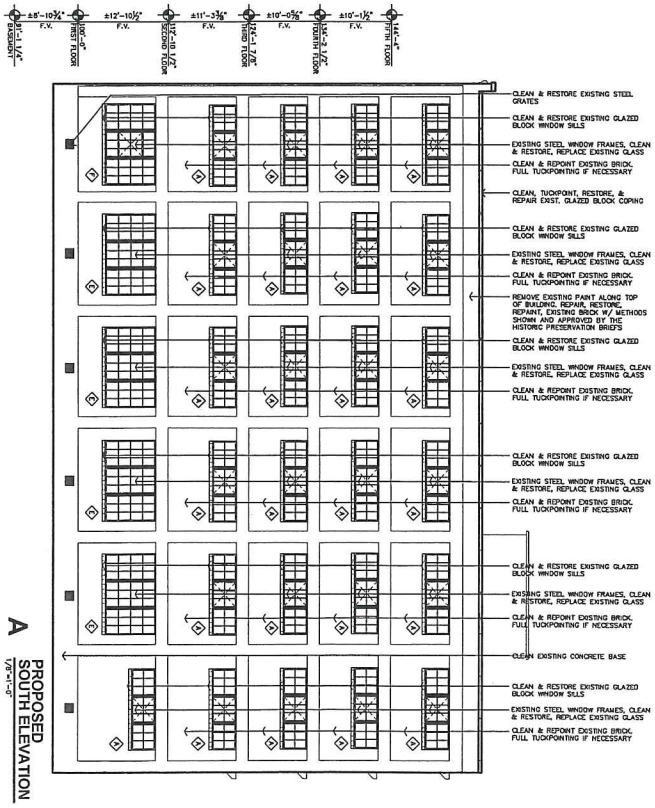
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A PROPOSED NORTH ELEVATION
1/8"=1'-0"



A PROPOSED SOUTH ELEVATION
1/8"=1'-0"

REHABILITATION NOTES

REFERENCE SHEET A3.1 FOR GENERAL NOTES REGARDING HISTORIC REHABILITATION OF EXISTING WINDOW FRAMES, AND MASONRY/MORTAR REPOINTING AND CLEANING.

LEE LOFTS, PHASE II, BUILDING 2
HISTORIC REHAB. (APARTMENTS, COMMERCIAL)
SALINA, KANSAS

JonesGillamRenz
730 N. Ninth, Salina, KS 67401, 785.827.0386
1881 Main Street, Suite 301, Kansas City, MO 64108, jgr@jgrarchitects.com

SHEET NO.: A3.2
JOB: 22-2243
DATE: 10-25-2022
REVISION:

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January 30, 2023

Maggie Gillam
JGR Architects
730 N. 9th Street
Salina, KS 67401

RE: Application #V22-12
Residential Density Variance
248, 250 and 254 North Santa Fe Avenue

Dear Ms. Gillam:

This letter is to inform you that the Salina Board of Zoning Appeals met on **December 15, 2022** and considered the application you filed on behalf of the Overland Property Group (#V22-12) requesting approval of a residential density variance of 49 dwelling units per acre from 43 dwelling units per acre (the maximum density allowed in the R-3 [Multi-Family Residential] district) to 92 units per acre to allow a 135 unit apartment development to be located on a 1.47 acre zoning lot in the C-4 (Central Business) District. The property that is the subject of this application is legally described as Lots 49, 51, 53, 55 and the North 30 ft. of Lot 57 on Santa Fe Avenue and Lots 50, 52, 54, 56, 58 and 60 on Fifth Street, plus vacated alley right-of-way, in the Original Town (now City) of Salina, Saline County, Kansas and is addressed as 248, 250 and 254 North Santa Fe Avenue.

Overland Property Group owns the entire former H.D. Lee Hardware Company complex of buildings at the southeast corner of Santa Fe Avenue and Elm Street and plans to convert them into a total of 135 loft apartment units (53 units in Phase I, 50 in Phase II and 32 in Phase III). The Lee Building complex is part of the C-4 (Central Business) District and residential apartments located in the C-4 district are subject to the R-3 (Multi-Family Residential) district development standards. The R-3 district allows residential apartment projects to have a residential density of up to 43 dwelling units per acre of land area. The Lee Building complex occupies a 1.47 acre zoning lot and Overland Property Group is proposing to develop a total of 135 dwelling units on the site which is a proposed density of 92 dwelling units per acre. This proposed density exceeds what City staff can approve administratively, therefore Overland Property Group filed an application requesting that the Board of Zoning Appeals approve a density variance to allow this site to be redeveloped with a total of 135 apartment units in the three buildings as proposed.

At the December 15, 2022 Board of Zoning Appeals hearing, following presentation of the staff report, your comments and discussion of the matter by the Board, the Board of Zoning Appeals voted 4-0 (Chair Dorzweiler absent and Commissioner Owens recusing himself) to approve your maximum density variance request to allow a total of 135 dwelling units in the three (3) buildings. The Board based their decision on the following findings:

1. The project is unique because it involves the adaptive reuse of existing multi-story buildings.

2. The addition of 135 residents at the Lee Lofts would not have an adverse effect on neighboring properties but will actually enhance the surrounding area and the entire downtown.

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3. Limiting the project to 63 apartment units would create an unnecessary hardship on the applicant and would make the project economically unfeasible. From a financing standpoint, the additional residents are necessary to offset the extensive building renovation costs and to make the project feasible.

4. All life safety features are being provided to support the additional residents. Approval of the requested density variance would not adversely affect the health, safety and welfare of the public but will enhance public health, safety and welfare by adding to the residential housing mix downtown and by putting a vacant warehouse building into an active use.

5. Granting a density variance will not be contrary to the spirit and intent of the Zoning Ordinance because the Lee Lofts are in the downtown area where higher residential densities are encouraged. The proposed density is comparable to the density of high rise apartments for the elderly such as Johnstown Towers and Oakdale Plaza.

The decision of the Board of Zoning Appeals is final as to this matter. The effect of the Board of Zoning Appeals' decision is to authorize the Building Official and Zoning Administrator to issue building permits that allow the creation of up to 135 apartment units in the Lee Lofts complex addressed as 248, 250 and 254 North Santa Fe Avenue.

If you have any questions about the Board of Zoning Appeals' action, please feel free to contact me at (785) 309-5720.

Sincerely,

Dean Andrew
Planning and Zoning Administrator

CC: Austin Kack, Development Associate with the Overland Property Group
Amanda Klaus, Development Manager with the Overland Property Group

DEVELOPMENT SERVICES
PLANNING AND COMMUNITY DEVELOPMENT
Dean Andrew, Planning & Zoning Administrator
300 West Ash · P.O. Box 736
Salina, Kansas 67402-0736

City of Salina

TELEPHONE · (785) 309-5720
FAX · (785) 309-5713
TDD · (785) 309-5747
E-MAIL · Building.Services@salina.org
WEBSITE · www.salina-ks.gov

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January 30, 2023

Maggie Gillam
JGR Architects
730 N. 9th Street
Salina, KS 67401

RE: Application #V22-13
Off-Street Parking Variance
248, 250, 254 and 245 North Santa Fe Avenue

Dear Ms. Gillam:

This letter is to inform you that the Salina Board of Zoning Appeals met on **December 15, 2022** and considered the application you filed on behalf of the Overland Property Group (#V22-13) requesting approval of a variance to the off-street parking requirements applicable to multi-family dwellings located in the C-4 (Central Business) district [Section 42-303(21) and Section 42-553(1)m of the Zoning Ordinance by reference]. The requested variance was for a reduction of 36 off-street parking spaces (a 34% reduction) from 106 off-street parking spaces (the number of off-street parking spaces required for a 135 unit apartment development in the C-4 district) to 70 off-street parking spaces. The property that is the subject of this application is legally described as Lots 49, 51, 53, 55 and the North 30 ft. of Lot 57 on Santa Fe Avenue, plus Lot 58 on Santa Fe Avenue (across the street) and Lots 50, 52, 54, 56, 58 and 60 on Fifth Street, all in the Original Town (now City) of Salina, Saline County, Kansas and is addressed as 248, 250, 254 and 245 North Santa Fe Avenue.

At the December 15, 2022 Board of Zoning Appeals hearing, following presentation of the staff report, comments from Austin Kack representing Overland Property Group and discussion of the matter by the Board, the Board of Zoning Appeals voted 4-0 (Chair Dorzweiler absent and Commissioner Owens recusing himself) to approve your request for a reduction in the required amount of off-street parking spaces for this project subject to the following conditions:

1. The proposed surface parking lot at 245 North Santa Fe Avenue must be constructed and completed.

2. A sign shall be posted at 245 North Santa Fe Avenue indicating that parking is restricted to Lee Lofts residents.

The Board based their decision on the following findings:

1. Off-street parking is not required for a majority of uses in the C-4 (Central Business) District. Residential apartments are an exception.

2. There is long term public parking in the vicinity.

3. North Santa Fe Avenue and North 5th Street are both designed to accommodate and encourage on-street parking so overflow Lee Lofts parking will not cause congestion on adjacent public streets.

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4. The existing private parking lot on North 5th Street is underutilized and has additional capacity to serve Phase II and Phase III residents.

5. Due to the location and rest structure, vehicle ownership rate is lower at Lee Lofts than other apartment projects and there is City Go bus service on Santa Fe Avenue that is available for residents.

The Board of Zoning Appeals decision is final as to this matter. The effect of the Board of Zoning Appeals' decision is to allow the Zoning Administrator to issue a Zoning Certificate for Phases II and III of the Lee Lofts renovation project as proposed with 70 off-street parking spaces.

If you have any questions about the Board of Zoning Appeals' action, please feel free to contact me at (785) 309-5720.

Sincerely,

Dean Andrew
Planning and Zoning Administrator

CC: Austin Kack, Development Associate with the Overland Property Group
Amanda Klaus, Development Manager with the Overland Property Group

Jones Gillam Renz Architects

Address
730 N 9th St.
Salina, KS 67401

1881 Main St., Suite 301
Kansas City, MO 64108

Contact
jgr@jgrachitects.com
(785) 827-0386

Web
jgrarchitects.com

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Project Manual

for

The Lee Lofts
Phase III, Building 3
Historic and Rehab Development
(Apartments and Commercial)
Salina, KS

September 19, 2025

Project No. 22-3243

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THE LEE LOFTS, PHASE III, BUILDING 3
HISTORIC REHAB DEVELOPMENT
(APARTMENTS & COMMERCIAL)
SALINA, KANSAS

Project No. 22-3243

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DATE OF DRAWINGS AND SPECIFICATIONS September 19, 2025

OWNER	OPG LEE LOFTS III PARTNERS, LLC Pat Beatty, Senior Partner, Matt Gillam, Managing Partner 254 N. Santa Fe Ave, Suite A, Salina, KS 67401 913 396 6310
ARCHITECT	JONES GILLAM RENZ ARCHITECTS INC Margaret Gillam, Project Architect 730 N. 9th, Salina KS 67401 785 827 0386
STRUCTURAL ENGINEER	ENGINEERING CONSULTANTS P.A. Brett Engelland. 1227 N. Main St., Hutchinson, KS 67501 620-665-6394
MECHANICAL/ELECTRICAL	LST CONSULTING ENGINEERS, P.A. John F. Lewis-Smith, PE 4809 Vue Du Lac Place, Ste 201, Manhattan KS 66503 785 587 8042
CIVIL ENGINEER	KAW VALLEY ENGINEERING Justin Owens, P.E. 742 Duvall Ave. Salina, KS 67401 785 823 3400

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for the following PROJECT:
(Name and location or address)

Lee Lofts, Phase II, Building 3
Salina, KS
JGR Project #22-3243

THE OWNER:
(Name, legal status and address)

OPG Lee Lofts III Partners, LLC
Pat Beatty, Senior Partner, Matt Gillam, Managing Partner
254 N. Santa Fe Ave, Suite A, Salina, KS 67401
913-523-3498

THE ARCHITECT:
(Name, legal status and address)

Jones Gillam Renz Architects, Inc.
Maggie Gillam, Principal
730 N. Ninth St, Salina, KS
785-827-0386

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ARTICLE 1 GENERAL PROVISIONS

§ 1.1 Basic Definitions

§ 1.1.1 The Contract Documents

The Contract Documents are enumerated in the Agreement between the Owner and Contractor (hereinafter the Agreement) and consist of the Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of the Contract, other documents listed in the Agreement, and Modifications issued after execution of the Contract. A Modification is (1) a written amendment to the Contract signed by both parties, (2) a Change Order, (3) a Construction Change Directive, or (4) a written order for a minor change in the Work issued by the Architect. Unless specifically enumerated in the Agreement, the Contract Documents do not include the advertisement or invitation to bid, Instructions to Bidders, sample forms, other information furnished by the Owner in anticipation of receiving bids or proposals, the Contractor's bid or proposal, or portions of Addenda relating to bidding or proposal requirements.

§ 1.1.2 The Contract

The Contract Documents form the Contract for Construction. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. The Contract may be amended or modified only by a Modification. The Contract Documents shall not be construed to create a contractual relationship of any kind (1) between the Contractor and the Architect or the Architect's consultants, (2) between the Owner and a Subcontractor or a Sub-subcontractor, (3) between the Owner and the Architect or the Architect's consultants, or (4) between any persons or entities other than the Owner and the Contractor. The Architect shall, however, be entitled to performance and enforcement of obligations under the Contract intended to facilitate performance of the Architect's duties.

§ 1.1.3 The Work

The term "Work" means the construction and services required by the Contract Documents, whether completed or partially completed, and includes all other labor, materials, equipment, and services provided or to be provided by the Contractor to fulfill the Contractor's obligations. The Work may constitute the whole or a part of the Project.

§ 1.1.4 The Project

The Project is the total construction of which the Work performed under the Contract Documents may be the whole or a part and which may include construction by the Owner and by Separate Contractors.

§ 1.1.5 The Drawings

The Drawings are the graphic and pictorial portions of the Contract Documents showing the design, location and dimensions of the Work, generally including plans, elevations, sections, details, schedules, and diagrams.

§ 1.1.6 The Specifications

The Specifications are that portion of the Contract Documents consisting of the written requirements for materials, equipment, systems, standards and workmanship for the Work, and performance of related services.

§ 1.1.7 Instruments of Service

Instruments of Service are representations, in any medium of expression now known or later developed, of the tangible and intangible creative work performed by the Architect and the Architect's consultants under their respective professional services agreements. Instruments of Service may include, without limitation, studies, surveys, models, sketches, drawings, specifications, and other similar materials.

§ 1.1.8 Initial Decision Maker

The Initial Decision Maker is the person identified in the Agreement to render initial decisions on Claims in accordance with Section 15.2. The Initial Decision Maker shall not show partiality to the Owner or Contractor and shall not be liable for results of interpretations or decisions rendered in good faith.

§ 1.2 Correlation and Intent of the Contract Documents

§ 1.2.1 The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

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§ 1.2.1.1 The invalidity of any provision of the Contract Documents shall not invalidate the Contract or its remaining provisions. If it is determined that any provision of the Contract Documents violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Contract Documents shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Contract.

§ 1.2.2 Organization of the Specifications into divisions, sections and articles, and arrangement of Drawings shall not control the Contractor in dividing the Work among Subcontractors or in establishing the extent of Work to be performed by any trade.

§ 1.2.3 Unless otherwise stated in the Contract Documents, words that have well-known technical or construction industry meanings are used in the Contract Documents in accordance with such recognized meanings.

§ 1.3 Capitalization

Terms capitalized in these General Conditions include those that are (1) specifically defined, (2) the titles of numbered articles, or (3) the titles of other documents published by the American Institute of Architects.

§ 1.4 Interpretation

In the interest of brevity the Contract Documents frequently omit modifying words such as "all" and "any" and articles such as "the" and "an," but the fact that a modifier or an article is absent from one statement and appears in another is not intended to affect the interpretation of either statement.

§ 1.5 Ownership and Use of Drawings, Specifications, and Other Instruments of Service

§ 1.5.1 The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and retain all common law, statutory, and other reserved rights in their Instruments of Service, including copyrights. The Contractor, Subcontractors, Sub-subcontractors, and suppliers shall not own or claim a copyright in the Instruments of Service. Submittal or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of the Architect's or Architect's consultants' reserved rights.

§ 1.5.2 The Contractor, Subcontractors, Sub-subcontractors, and suppliers are authorized to use and reproduce the Instruments of Service provided to them, subject to any protocols established pursuant to Sections 1.7 and 1.8, solely and exclusively for execution of the Work. All copies made under this authorization shall bear the copyright notice, if any, shown on the Instruments of Service. The Contractor, Subcontractors, Sub-subcontractors, and suppliers may not use the Instruments of Service on other projects or for additions to the Project outside the scope of the Work without the specific written consent of the Owner, Architect, and the Architect's consultants.

§ 1.6 Notice

§ 1.6.1 Except as otherwise provided in Section 1.6.2, where the Contract Documents require one party to notify or give notice to the other party, such notice shall be provided in writing to the designated representative of the party to whom the notice is addressed and shall be deemed to have been duly served if delivered in person, by mail, by courier, or by electronic transmission if a method for electronic transmission is set forth in the Agreement.

§ 1.6.2 Notice of Claims as provided in Section 15.1.3 shall be provided in writing and shall be deemed to have been duly served only if delivered to the designated representative of the party to whom the notice is addressed by certified or registered mail, or by courier providing proof of delivery.

§ 1.7 Digital Data Use and Transmission

The parties shall agree upon protocols governing the transmission and use of Instruments of Service or any other information or documentation in digital form. The parties will use AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, to establish the protocols for the development, use, transmission, and exchange of digital data.

§ 1.8 Building Information Models Use and Reliance

Any use of, or reliance on, all or a portion of a building information model without agreement to protocols governing the use of, and reliance on, the information contained in the model and without having those protocols set forth in AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, and the requisite AIA Document

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G202™–2013, Project Building Information Modeling Protocol Form, shall be at the using or relying party's sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to the building information model, and each of their agents and employees.

ARTICLE 2 OWNER

§ 2.1 General

§ 2.1.1 The Owner is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Owner shall designate in writing a representative who shall have express authority to bind the Owner with respect to all matters requiring the Owner's approval or authorization. Except as otherwise provided in Section 4.2.1, the Architect does not have such authority. The term "Owner" means the Owner or the Owner's authorized representative.

§ 2.1.2 The Owner shall furnish to the Contractor, within fifteen days after receipt of a written request, information necessary and relevant for the Contractor to evaluate, give notice of, or enforce mechanic's lien rights. Such information shall include a correct statement of the record legal title to the property on which the Project is located, usually referred to as the site, and the Owner's interest therein.

§ 2.2 Evidence of the Owner's Financial Arrangements

§ 2.2.1 Prior to commencement of the Work and upon written request by the Contractor, the Owner shall furnish to the Contractor reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract. The Contractor shall have no obligation to commence the Work until the Owner provides such evidence. If commencement of the Work is delayed under this Section 2.2.1, the Contract Time shall be extended appropriately.

§ 2.2.2 Following commencement of the Work and upon written request by the Contractor, the Owner shall furnish to the Contractor reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract only if (1) the Owner fails to make payments to the Contractor as the Contract Documents require; (2) the Contractor identifies in writing a reasonable concern regarding the Owner's ability to make payment when due; or (3) a change in the Work materially changes the Contract Sum. If the Owner fails to provide such evidence, as required, within fourteen days of the Contractor's request, the Contractor may immediately stop the Work and, in that event, shall notify the Owner that the Work has stopped. However, if the request is made because a change in the Work materially changes the Contract Sum under (3) above, the Contractor may immediately stop only that portion of the Work affected by the change until reasonable evidence is provided. If the Work is stopped under this Section 2.2.2, the Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shutdown, delay and start-up, plus interest as provided in the Contract Documents.

§ 2.2.3 After the Owner furnishes evidence of financial arrangements under this Section 2.2, the Owner shall not materially vary such financial arrangements without prior notice to the Contractor.

§ 2.2.4 Where the Owner has designated information furnished under this Section 2.2 as "confidential," the Contractor shall keep the information confidential and shall not disclose it to any other person. However, the Contractor may disclose "confidential" information, after seven (7) days' notice to the Owner, where disclosure is required by law, including a subpoena or other form of compulsory legal process issued by a court or governmental entity, or by court or arbitrator(s) order. The Contractor may also disclose "confidential" information to its employees, consultants, sureties, Subcontractors and their employees, Sub-subcontractors, and others who need to know the content of such information solely and exclusively for the Project and who agree to maintain the confidentiality of such information.

§ 2.3 Information and Services Required of the Owner

§ 2.3.1 Except for permits and fees that are the responsibility of the Contractor under the Contract Documents, including those required under Section 3.7.1, the Owner shall secure and pay for necessary approvals, easements, assessments and charges required for construction, use or occupancy of permanent structures or for permanent changes in existing facilities.

§ 2.3.2 The Owner shall retain an architect lawfully licensed to practice architecture, or an entity lawfully practicing architecture, in the jurisdiction where the Project is located. That person or entity is identified as the Architect in the Agreement and is referred to throughout the Contract Documents as if singular in number.

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§ 2.3.3 If the employment of the Architect terminates, the Owner shall employ a successor to whom the Contractor has no reasonable objection and whose status under the Contract Documents shall be that of the Architect.

§ 2.3.4 The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a legal description of the site. The Contractor shall be entitled to rely on the accuracy of information furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work.

§ 2.3.5 The Owner shall furnish information or services required of the Owner by the Contract Documents with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Contractor's performance of the Work with reasonable promptness after receiving the Contractor's written request for such information or services.

§ 2.3.6 Unless otherwise provided in the Contract Documents, the Owner shall furnish to the Contractor one copy of the Contract Documents for purposes of making reproductions pursuant to Section 1.5.2.

§ 2.4 Owner's Right to Stop the Work

If the Contractor fails to correct Work that is not in accordance with the requirements of the Contract Documents as required by Section 12.2 or repeatedly fails to carry out Work in accordance with the Contract Documents, the Owner may issue a written order to the Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, the right of the Owner to stop the Work shall not give rise to a duty on the part of the Owner to exercise this right for the benefit of the Contractor or any other person or entity, except to the extent required by Section 6.1.3.

§ 2.5 Owner's Right to Carry Out the Work

If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a ten-day period after receipt of notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may, without prejudice to other remedies the Owner may have, correct such default or neglect. Such action by the Owner and amounts charged to the Contractor are both subject to prior approval of the Architect and the Architect may, pursuant to Section 9.5.1, withhold or nullify a Certificate for Payment in whole or in part, to the extent reasonably necessary to reimburse the Owner for the reasonable cost of correcting such deficiencies, including Owner's expenses and compensation for the Architect's additional services made necessary by such default, neglect, or failure. If current and future payments are not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner. If the Contractor disagrees with the actions of the Owner or the Architect, or the amounts claimed as costs to the Owner, the Contractor may file a Claim pursuant to Article 15.

ARTICLE 3 CONTRACTOR

§ 3.1 General

§ 3.1.1 The Contractor is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Contractor shall be lawfully licensed, if required in the jurisdiction where the Project is located. The Contractor shall designate in writing a representative who shall have express authority to bind the Contractor with respect to all matters under this Contract. The term "Contractor" means the Contractor or the Contractor's authorized representative.

§ 3.1.2 The Contractor shall perform the Work in accordance with the Contract Documents.

§ 3.1.3 The Contractor shall not be relieved of its obligations to perform the Work in accordance with the Contract Documents either by activities or duties of the Architect in the Architect's administration of the Contract, or by tests, inspections or approvals required or performed by persons or entities other than the Contractor.

§ 3.2 Review of Contract Documents and Field Conditions by Contractor

§ 3.2.1 Execution of the Contract by the Contractor is a representation that the Contractor has visited the site, become generally familiar with local conditions under which the Work is to be performed, and correlated personal observations with requirements of the Contract Documents.

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§ 3.2.2 Because the Contract Documents are complementary, the Contractor shall, before starting each portion of the Work, carefully study and compare the various Contract Documents relative to that portion of the Work, as well as the information furnished by the Owner pursuant to Section 2.3.4, shall take field measurements of any existing conditions related to that portion of the Work, and shall observe any conditions at the site affecting it. These obligations are for the purpose of facilitating coordination and construction by the Contractor and are not for the purpose of discovering errors, omissions, or inconsistencies in the Contract Documents; however, the Contractor shall promptly report to the Architect any errors, inconsistencies or omissions discovered by or made known to the Contractor as a request for information in such form as the Architect may require. It is recognized that the Contractor's review is made in the Contractor's capacity as a contractor and not as a licensed design professional, unless otherwise specifically provided in the Contract Documents.

§ 3.2.3 The Contractor is not required to ascertain that the Contract Documents are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Contractor shall promptly report to the Architect any nonconformity discovered by or made known to the Contractor as a request for information in such form as the Architect may require.

§ 3.2.4 If the Contractor believes that additional cost or time is involved because of clarifications or instructions the Architect issues in response to the Contractor's notices or requests for information pursuant to Sections 3.2.2 or 3.2.3, the Contractor shall submit Claims as provided in Article 15. If the Contractor fails to perform the obligations of Sections 3.2.2 or 3.2.3, the Contractor shall pay such costs and damages to the Owner, subject to Section 15.1.7, as would have been avoided if the Contractor had performed such obligations. If the Contractor performs those obligations, the Contractor shall not be liable to the Owner or Architect for damages resulting from errors, inconsistencies or omissions in the Contract Documents, for differences between field measurements or conditions and the Contract Documents, or for nonconformities of the Contract Documents to applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities.

§ 3.3 Supervision and Construction Procedures

§ 3.3.1 The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for, and have control over, construction means, methods, techniques, sequences, and procedures, and for coordinating all portions of the Work under the Contract. If the Contract Documents give specific instructions concerning construction means, methods, techniques, sequences, or procedures, the Contractor shall evaluate the jobsite safety thereof and shall be solely responsible for the jobsite safety of such means, methods, techniques, sequences, or procedures. If the Contractor determines that such means, methods, techniques, sequences or procedures may not be safe, the Contractor shall give timely notice to the Owner and Architect, and shall propose alternative means, methods, techniques, sequences, or procedures. The Architect shall evaluate the proposed alternative solely for conformance with the design intent for the completed construction. Unless the Architect objects to the Contractor's proposed alternative, the Contractor shall perform the Work using its alternative means, methods, techniques, sequences, or procedures.

§ 3.3.2 The Contractor shall be responsible to the Owner for acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, and other persons or entities performing portions of the Work for, or on behalf of, the Contractor or any of its Subcontractors.

§ 3.3.3 The Contractor shall be responsible for inspection of portions of Work already performed to determine that such portions are in proper condition to receive subsequent Work.

§ 3.4 Labor and Materials

§ 3.4.1 Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work.

§ 3.4.2 Except in the case of minor changes in the Work approved by the Architect in accordance with Section 3.12.8 or ordered by the Architect in accordance with Section 7.4, the Contractor may make substitutions only with the consent of the Owner, after evaluation by the Architect and in accordance with a Change Order or Construction Change Directive.

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§ 3.4.3 The Contractor shall enforce strict discipline and good order among the Contractor's employees and other persons carrying out the Work. The Contractor shall not permit employment of unfit persons or persons not properly skilled in tasks assigned to them.

§ 3.5 Warranty

§ 3.5.1 The Contractor warrants to the Owner and Architect that materials and equipment furnished under the Contract will be of good quality and new unless the Contract Documents require or permit otherwise. The Contractor further warrants that the Work will conform to the requirements of the Contract Documents and will be free from defects, except for those inherent in the quality of the Work the Contract Documents require or permit. Work, materials, or equipment not conforming to these requirements may be considered defective. The Contractor's warranty excludes remedy for damage or defect caused by abuse, alterations to the Work not executed by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage. If required by the Architect, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

§ 3.5.2 All material, equipment, or other special warranties required by the Contract Documents shall be issued in the name of the Owner, or shall be transferable to the Owner, and shall commence in accordance with Section 9.8.4.

§ 3.6 Taxes

The Contractor shall pay sales, consumer, use and similar taxes for the Work provided by the Contractor that are legally enacted when bids are received or negotiations concluded, whether or not yet effective or merely scheduled to go into effect.

§ 3.7 Permits, Fees, Notices and Compliance with Laws

§ 3.7.1 Unless otherwise provided in the Contract Documents, the Contractor shall secure and pay for the building permit as well as for other permits, fees, licenses, and inspections by government agencies necessary for proper execution and completion of the Work that are customarily secured after execution of the Contract and legally required at the time bids are received or negotiations concluded.

§ 3.7.2 The Contractor shall comply with and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to performance of the Work.

§ 3.7.3 If the Contractor performs Work knowing it to be contrary to applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, the Contractor shall assume appropriate responsibility for such Work and shall bear the costs attributable to correction.

§ 3.7.4 Concealed or Unknown Conditions

If the Contractor encounters conditions at the site that are (1) subsurface or otherwise concealed physical conditions that differ materially from those indicated in the Contract Documents or (2) unknown physical conditions of an unusual nature that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, the Contractor shall promptly provide notice to the Owner and the Architect before conditions are disturbed and in no event later than 14 days after first observance of the conditions. The Architect will promptly investigate such conditions and, if the Architect determines that they differ materially and cause an increase or decrease in the Contractor's cost of, or time required for, performance of any part of the Work, will recommend that an equitable adjustment be made in the Contract Sum or Contract Time, or both. If the Architect determines that the conditions at the site are not materially different from those indicated in the Contract Documents and that no change in the terms of the Contract is justified, the Architect shall promptly notify the Owner and Contractor, stating the reasons. If either party disputes the Architect's determination or recommendation, that party may submit a Claim as provided in Article 15.

§ 3.7.5 If, in the course of the Work, the Contractor encounters human remains or recognizes the existence of burial markers, archaeological sites or wetlands not indicated in the Contract Documents, the Contractor shall immediately suspend any operations that would affect them and shall notify the Owner and Architect. Upon receipt of such notice, the Owner shall promptly take any action necessary to obtain governmental authorization required to resume the operations. The Contractor shall continue to suspend such operations until otherwise instructed by the Owner but shall continue with all other operations that do not affect those remains or features. Requests for adjustments in the Contract Sum and Contract Time arising from the existence of such remains or features may be made as provided in Article 15.

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§ 3.8 Allowances

§ 3.8.1 The Contractor shall include in the Contract Sum all allowances stated in the Contract Documents. Items covered by allowances shall be supplied for such amounts and by such persons or entities as the Owner may direct, but the Contractor shall not be required to employ persons or entities to whom the Contractor has reasonable objection.

§ 3.8.2 Unless otherwise provided in the Contract Documents,

.1 allowances shall cover the cost to the Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts;

.2 Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit, and other expenses contemplated for stated allowance amounts shall be included in the Contract Sum but not in the allowances; and

.3 whenever costs are more than or less than allowances, the Contract Sum shall be adjusted accordingly by Change Order. The amount of the Change Order shall reflect (1) the difference between actual costs and the allowances under Section 3.8.2.1 and (2) changes in Contractor's costs under Section 3.8.2.2.

§ 3.8.3 Materials and equipment under an allowance shall be selected by the Owner with reasonable promptness.

§ 3.9 *Superintendent*

§ 3.9.1 The Contractor shall employ a competent superintendent and necessary assistants who shall be in attendance at the Project site during performance of the Work. The superintendent shall represent the Contractor, and communications given to the superintendent shall be as binding as if given to the Contractor.

§ 3.9.2 The Contractor, as soon as practicable after award of the Contract, shall notify the Owner and Architect of the name and qualifications of a proposed superintendent. Within 14 days of receipt of the information, the Architect may notify the Contractor, stating whether the Owner or the Architect (1) has reasonable objection to the proposed superintendent or (2) requires additional time for review. Failure of the Architect to provide notice within the 14-day period shall constitute notice of no reasonable objection.

§ 3.9.3 The Contractor shall not employ a proposed superintendent to whom the Owner or Architect has made reasonable and timely objection. The Contractor shall not change the superintendent without the Owner's consent, which shall not unreasonably be withheld or delayed.

§ 3.10 Contractor's Construction and Submittal Schedules

§ 3.10.1 The Contractor, promptly after being awarded the Contract, shall submit for the Owner's and Architect's information a Contractor's construction schedule for the Work. The schedule shall contain detail appropriate for the Project, including (1) the date of commencement of the Work, interim schedule milestone dates, and the date of Substantial Completion; (2) an apportionment of the Work by construction activity; and (3) the time required for completion of each portion of the Work. The schedule shall provide for the orderly progression of the Work to completion and shall not exceed time limits current under the Contract Documents. The schedule shall be revised at appropriate intervals as required by the conditions of the Work and Project.

§ 3.10.2 The Contractor, promptly after being awarded the Contract and thereafter as necessary to maintain a current submittal schedule, shall submit a submittal schedule for the Architect's approval. The Architect's approval shall not be unreasonably delayed or withheld. The submittal schedule shall (1) be coordinated with the Contractor's construction schedule, and (2) allow the Architect reasonable time to review submittals. If the Contractor fails to submit a submittal schedule, or fails to provide submittals in accordance with the approved submittal schedule, the Contractor shall not be entitled to any increase in Contract Sum or extension of Contract Time based on the time required for review of submittals.

§ 3.10.3 The Contractor shall perform the Work in general accordance with the most recent schedules submitted to the Owner and Architect.

§ 3.11 Documents and Samples at the Site

The Contractor shall make available, at the Project site, the Contract Documents, including Change Orders, Construction Change Directives, and other Modifications, in good order and marked currently to indicate field changes and selections made during construction, and the approved Shop Drawings, Product Data, Samples, and similar required submittals. These shall be in electronic form or paper copy, available to the Architect and Owner, and

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delivered to the Architect for submittal to the Owner upon completion of the Work as a record of the Work as constructed.

§ 3.12 Shop Drawings, Product Data and Samples

§ 3.12.1 Shop Drawings are drawings, diagrams, schedules, and other data specially prepared for the Work by the Contractor or a Subcontractor, Sub-subcontractor, manufacturer, supplier, or distributor to illustrate some portion of the Work.

§ 3.12.2 Product Data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams, and other information furnished by the Contractor to illustrate materials or equipment for some portion of the Work.

§ 3.12.3 Samples are physical examples that illustrate materials, equipment, or workmanship, and establish standards by which the Work will be judged.

§ 3.12.4 Shop Drawings, Product Data, Samples, and similar submittals are not Contract Documents. Their purpose is to demonstrate how the Contractor proposes to conform to the information given and the design concept expressed in the Contract Documents for those portions of the Work for which the Contract Documents require submittals. Review by the Architect is subject to the limitations of Section 4.2.7. Informational submittals upon which the Architect is not expected to take responsive action may be so identified in the Contract Documents. Submittals that are not required by the Contract Documents may be returned by the Architect without action.

§ 3.12.5 The Contractor shall review for compliance with the Contract Documents, approve, and submit to the Architect, Shop Drawings, Product Data, Samples, and similar submittals required by the Contract Documents, in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness and in such sequence as to cause no delay in the Work or in the activities of the Owner or of Separate Contractors.

§ 3.12.6 By submitting Shop Drawings, Product Data, Samples, and similar submittals, the Contractor represents to the Owner and Architect that the Contractor has (1) reviewed and approved them, (2) determined and verified materials, field measurements and field construction criteria related thereto, or will do so, and (3) checked and coordinated the information contained within such submittals with the requirements of the Work and of the Contract Documents.

§ 3.12.7 The Contractor shall perform no portion of the Work for which the Contract Documents require submittal and review of Shop Drawings, Product Data, Samples, or similar submittals, until the respective submittal has been approved by the Architect.

§ 3.12.8 The Work shall be in accordance with approved submittals except that the Contractor shall not be relieved of responsibility for deviations from the requirements of the Contract Documents by the Architect's approval of Shop Drawings, Product Data, Samples, or similar submittals, unless the Contractor has specifically notified the Architect of such deviation at the time of submittal and (1) the Architect has given written approval to the specific deviation as a minor change in the Work, or (2) a Change Order or Construction Change Directive has been issued authorizing the deviation. The Contractor shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples, or similar submittals, by the Architect's approval thereof.

§ 3.12.9 The Contractor shall direct specific attention, in writing or on resubmitted Shop Drawings, Product Data, Samples, or similar submittals, to revisions other than those requested by the Architect on previous submittals. In the absence of such notice, the Architect's approval of a resubmission shall not apply to such revisions.

§ 3.12.10 The Contractor shall not be required to provide professional services that constitute the practice of architecture or engineering unless such services are specifically required by the Contract Documents for a portion of the Work or unless the Contractor needs to provide such services in order to carry out the Contractor's responsibilities for construction means, methods, techniques, sequences, and procedures. The Contractor shall not be required to provide professional services in violation of applicable law.

§ 3.12.10.1 If professional design services or certifications by a design professional related to systems, materials, or equipment are specifically required of the Contractor by the Contract Documents, the Owner and the Architect will specify all performance and design criteria that such services must satisfy. The Contractor shall be entitled to rely

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upon the adequacy and accuracy of the performance and design criteria provided in the Contract Documents. The Contractor shall cause such services or certifications to be provided by an appropriately licensed design professional, whose signature and seal shall appear on all drawings, calculations, specifications, certifications, Shop Drawings, and other submittals prepared by such professional. Shop Drawings, and other submittals related to the Work, designed or certified by such professional, if prepared by others, shall bear such professional's written approval when submitted to the Architect. The Owner and the Architect shall be entitled to rely upon the adequacy and accuracy of the services, certifications, and approvals performed or provided by such design professionals, provided the Owner and Architect have specified to the Contractor the performance and design criteria that such services must satisfy. Pursuant to this Section 3.12.10, the Architect will review and approve or take other appropriate action on submittals only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents.

§ 3.12.10.2 If the Contract Documents require the Contractor's design professional to certify that the Work has been performed in accordance with the design criteria, the Contractor shall furnish such certifications to the Architect at the time and in the form specified by the Architect.

§ 3.13 Use of Site

The Contractor shall confine operations at the site to areas permitted by applicable laws, statutes, ordinances, codes, rules and regulations, lawful orders of public authorities, and the Contract Documents and shall not unreasonably encumber the site with materials or equipment.

§ 3.14 Cutting and Patching

§ 3.14.1 The Contractor shall be responsible for cutting, fitting, or patching required to complete the Work or to make its parts fit together properly. All areas requiring cutting, fitting, or patching shall be restored to the condition existing prior to the cutting, fitting, or patching, unless otherwise required by the Contract Documents.

§ 3.14.2 The Contractor shall not damage or endanger a portion of the Work or fully or partially completed construction of the Owner or Separate Contractors by cutting, patching, or otherwise altering such construction, or by excavation. The Contractor shall not cut or otherwise alter construction by the Owner or a Separate Contractor except with written consent of the Owner and of the Separate Contractor. Consent shall not be unreasonably withheld. The Contractor shall not unreasonably withhold, from the Owner or a Separate Contractor, its consent to cutting or otherwise altering the Work.

§ 3.15 Cleaning Up

§ 3.15.1 The Contractor shall keep the premises and surrounding area free from accumulation of waste materials and rubbish caused by operations under the Contract. At completion of the Work, the Contractor shall remove waste materials, rubbish, the Contractor's tools, construction equipment, machinery, and surplus materials from and about the Project.

§ 3.15.2 If the Contractor fails to clean up as provided in the Contract Documents, the Owner may do so and the Owner shall be entitled to reimbursement from the Contractor.

§ 3.16 Access to Work

The Contractor shall provide the Owner and Architect with access to the Work in preparation and progress wherever located.

§ 3.17 Royalties, Patents and Copyrights

The Contractor shall pay all royalties and license fees. The Contractor shall defend suits or claims for infringement of copyrights and patent rights and shall hold the Owner and Architect harmless from loss on account thereof, but shall not be responsible for defense or loss when a particular design, process, or product of a particular manufacturer or manufacturers is required by the Contract Documents, or where the copyright violations are contained in Drawings, Specifications, or other documents prepared by the Owner or Architect. However, if an infringement of a copyright or patent is discovered by, or made known to, the Contractor, the Contractor shall be responsible for the loss unless the information is promptly furnished to the Architect.

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§ 3.18 Indemnification

§ 3.18.1 To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Owner, Architect, Architect's consultants, and agents and employees of any of them from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), but only to the extent caused by the negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss, or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity that would otherwise exist as to a party or person described in this Section 3.18.

§ 3.18.2 In claims against any person or entity indemnified under this Section 3.18 by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, the indemnification obligation under Section 3.18.1 shall not be limited by a limitation on amount or type of damages, compensation, or benefits payable by or for the Contractor or a Subcontractor under workers' compensation acts, disability benefit acts, or other employee benefit acts.

ARTICLE 4 ARCHITECT

§ 4.1 General

§ 4.1.1 The Architect is the person or entity retained by the Owner pursuant to Section 2.3.2 and identified as such in the Agreement.

§ 4.1.2 Duties, responsibilities, and limitations of authority of the Architect as set forth in the Contract Documents shall not be restricted, modified, or extended without written consent of the Owner, Contractor, and Architect. Consent shall not be unreasonably withheld.

§ 4.2 Administration of the Contract

§ 4.2.1 The Architect will provide administration of the Contract as described in the Contract Documents and will be an Owner's representative during construction until the date the Architect issues the final Certificate for Payment. The Architect will have authority to act on behalf of the Owner only to the extent provided in the Contract Documents.

§ 4.2.2 The Architect will visit the site at intervals appropriate to the stage of construction, or as otherwise agreed with the Owner, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine in general if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. The Architect will not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the Work, since these are solely the Contractor's rights and responsibilities under the Contract Documents.

§ 4.2.3 On the basis of the site visits, the Architect will keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner (1) known deviations from the Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Contractor, and (3) defects and deficiencies observed in the Work. The Architect will not be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect will not have control over or charge of, and will not be responsible for acts or omissions of, the Contractor, Subcontractors, or their agents or employees, or any other persons or entities performing portions of the Work.

§ 4.2.4 Communications

The Owner and Contractor shall include the Architect in all communications that relate to or affect the Architect's services or professional responsibilities. The Owner shall promptly notify the Architect of the substance of any direct communications between the Owner and the Contractor otherwise relating to the Project. Communications by and with the Architect's consultants shall be through the Architect. Communications by and with Subcontractors and suppliers shall be through the Contractor. Communications by and with Separate Contractors shall be through the Owner. The Contract Documents may specify other communication protocols.

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§ 4.2.5 Based on the Architect's evaluations of the Contractor's Applications for Payment, the Architect will review and certify the amounts due the Contractor and will issue Certificates for Payment in such amounts.

§ 4.2.6 The Architect has authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect will have authority to require inspection or testing of the Work in accordance with Sections 13.4.2 and 13.4.3, whether or not the Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, suppliers, their agents or employees, or other persons or entities performing portions of the Work.

§ 4.2.7 The Architect will review and approve, or take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data, and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect's action will be taken in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time in the Architect's professional judgment to permit adequate review. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Contract Documents. The Architect's review of the Contractor's submittals shall not relieve the Contractor of the obligations under Sections 3.3, 3.5, and 3.12. The Architect's review shall not constitute approval of safety precautions or of any construction means, methods, techniques, sequences, or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 4.2.8 The Architect will prepare Change Orders and Construction Change Directives, and may order minor changes in the Work as provided in Section 7.4. The Architect will investigate and make determinations and recommendations regarding concealed and unknown conditions as provided in Section 3.7.4.

§ 4.2.9 The Architect will conduct inspections to determine the date or dates of Substantial Completion and the date of final completion; issue Certificates of Substantial Completion pursuant to Section 9.8; receive and forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract and assembled by the Contractor pursuant to Section 9.10; and issue a final Certificate for Payment pursuant to Section 9.10.

§ 4.2.10 If the Owner and Architect agree, the Architect will provide one or more Project representatives to assist in carrying out the Architect's responsibilities at the site. The Owner shall notify the Contractor of any change in the duties, responsibilities and limitations of authority of the Project representatives.

§ 4.2.11 The Architect will interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Architect's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

§ 4.2.12 Interpretations and decisions of the Architect will be consistent with the intent of, and reasonably inferable from, the Contract Documents and will be in writing or in the form of drawings. When making such interpretations and decisions, the Architect will endeavor to secure faithful performance by both Owner and Contractor, will not show partiality to either, and will not be liable for results of interpretations or decisions rendered in good faith.

§ 4.2.13 The Architect's decisions on matters relating to aesthetic effect will be final if consistent with the intent expressed in the Contract Documents.

§ 4.2.14 The Architect will review and respond to requests for information about the Contract Documents. The Architect's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness. If appropriate, the Architect will prepare and issue supplemental Drawings and Specifications in response to the requests for information.

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ARTICLE 5 SUBCONTRACTORS

§ 5.1 Definitions

§ 5.1.1 A Subcontractor is a person or entity who has a direct contract with the Contractor to perform a portion of the Work at the site. The term "Subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Subcontractor or an authorized representative of the Subcontractor. The term "Subcontractor" does not include a Separate Contractor or the subcontractors of a Separate Contractor.

§ 5.1.2 A Sub-subcontractor is a person or entity who has a direct or indirect contract with a Subcontractor to perform a portion of the Work at the site. The term "Sub-subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Sub-subcontractor or an authorized representative of the Sub-subcontractor.

§ 5.2 Award of Subcontracts and Other Contracts for Portions of the Work

§ 5.2.1 Unless otherwise stated in the Contract Documents, the Contractor, as soon as practicable after award of the Contract, shall notify the Owner and Architect of the persons or entities proposed for each principal portion of the Work, including those who are to furnish materials or equipment fabricated to a special design. Within 14 days of receipt of the information, the Architect may notify the Contractor whether the Owner or the Architect (1) has reasonable objection to any such proposed person or entity or (2) requires additional time for review. Failure of the Architect to provide notice within the 14-day period shall constitute notice of no reasonable objection.

§ 5.2.2 The Contractor shall not contract with a proposed person or entity to whom the Owner or Architect has made reasonable and timely objection. The Contractor shall not be required to contract with anyone to whom the Contractor has made reasonable objection.

§ 5.2.3 If the Owner or Architect has reasonable objection to a person or entity proposed by the Contractor, the Contractor shall propose another to whom the Owner or Architect has no reasonable objection. If the proposed but rejected Subcontractor was reasonably capable of performing the Work, the Contract Sum and Contract Time shall be increased or decreased by the difference, if any, occasioned by such change, and an appropriate Change Order shall be issued before commencement of the substitute Subcontractor's Work. However, no increase in the Contract Sum or Contract Time shall be allowed for such change unless the Contractor has acted promptly and responsively in submitting names as required.

§ 5.2.4 The Contractor shall not substitute a Subcontractor, person, or entity for one previously selected if the Owner or Architect makes reasonable objection to such substitution.

§ 5.3 Subcontractual Relations

By appropriate written agreement, the Contractor shall require each Subcontractor, to the extent of the Work to be performed by the Subcontractor, to be bound to the Contractor by terms of the Contract Documents, and to assume toward the Contractor all the obligations and responsibilities, including the responsibility for safety of the Subcontractor's Work that the Contractor, by these Contract Documents, assumes toward the Owner and Architect. Each subcontract agreement shall preserve and protect the rights of the Owner and Architect under the Contract Documents with respect to the Work to be performed by the Subcontractor so that subcontracting thereof will not prejudice such rights, and shall allow to the Subcontractor, unless specifically provided otherwise in the subcontract agreement, the benefit of all rights, remedies, and redress against the Contractor that the Contractor, by the Contract Documents, has against the Owner. Where appropriate, the Contractor shall require each Subcontractor to enter into similar agreements with Sub-subcontractors. The Contractor shall make available to each proposed Subcontractor, prior to the execution of the subcontract agreement, copies of the Contract Documents to which the Subcontractor will be bound, and, upon written request of the Subcontractor, identify to the Subcontractor terms and conditions of the proposed subcontract agreement that may be at variance with the Contract Documents. Subcontractors will similarly make copies of applicable portions of such documents available to their respective proposed Sub-subcontractors.

§ 5.4 Contingent Assignment of Subcontracts

§ 5.4.1 Each subcontract agreement for a portion of the Work is assigned by the Contractor to the Owner, provided that

- **.1** assignment is effective only after termination of the Contract by the Owner for cause pursuant to Section 14.2 and only for those subcontract agreements that the Owner accepts by notifying the Subcontractor and Contractor; and
- **.2** assignment is subject to the prior rights of the surety, if any, obligated under bond relating to the Contract.

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When the Owner accepts the assignment of a subcontract agreement, the Owner assumes the Contractor's rights and obligations under the subcontract.

§ 5.4.2 Upon such assignment, if the Work has been suspended for more than 30 days, the Subcontractor's compensation shall be equitably adjusted for increases in cost resulting from the suspension.

§ 5.4.3 Upon assignment to the Owner under this Section 5.4, the Owner may further assign the subcontract to a successor contractor or other entity. If the Owner assigns the subcontract to a successor contractor or other entity, the Owner shall nevertheless remain legally responsible for all of the successor contractor's obligations under the subcontract.

ARTICLE 6 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

§ 6.1 Owner's Right to Perform Construction and to Award Separate Contracts

§ 6.1.1 The term "Separate Contractor(s)" shall mean other contractors retained by the Owner under separate agreements. The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces, and with Separate Contractors retained under Conditions of the Contract substantially similar to those of this Contract, including those provisions of the Conditions of the Contract related to insurance and waiver of subrogation.

§ 6.1.2 When separate contracts are awarded for different portions of the Project or other construction or operations on the site, the term "Contractor" in the Contract Documents in each case shall mean the Contractor who executes each separate Owner-Contractor Agreement.

§ 6.1.3 The Owner shall provide for coordination of the activities of the Owner's own forces and of each Separate Contractor with the Work of the Contractor, who shall cooperate with them. The Contractor shall participate with any Separate Contractors and the Owner in reviewing their construction schedules. The Contractor shall make any revisions to its construction schedule deemed necessary after a joint review and mutual agreement. The construction schedules shall then constitute the schedules to be used by the Contractor, Separate Contractors, and the Owner until subsequently revised.

§ 6.1.4 Unless otherwise provided in the Contract Documents, when the Owner performs construction or operations related to the Project with the Owner's own forces or with Separate Contractors, the Owner or its Separate Contractors shall have the same obligations and rights that the Contractor has under the Conditions of the Contract, including, without excluding others, those stated in Article 3, this Article 6, and Articles 10, 11, and 12.

§ 6.2 Mutual Responsibility

§ 6.2.1 The Contractor shall afford the Owner and Separate Contractors reasonable opportunity for introduction and storage of their materials and equipment and performance of their activities, and shall connect and coordinate the Contractor's construction and operations with theirs as required by the Contract Documents.

§ 6.2.2 If part of the Contractor's Work depends for proper execution or results upon construction or operations by the Owner or a Separate Contractor, the Contractor shall, prior to proceeding with that portion of the Work, promptly notify the Architect of apparent discrepancies or defects in the construction or operations by the Owner or Separate Contractor that would render it unsuitable for proper execution and results of the Contractor's Work. Failure of the Contractor to notify the Architect of apparent discrepancies or defects prior to proceeding with the Work shall constitute an acknowledgment that the Owner's or Separate Contractor's completed or partially completed construction is fit and proper to receive the Contractor's Work. The Contractor shall not be responsible for discrepancies or defects in the construction or operations by the Owner or Separate Contractor that are not apparent.

§ 6.2.3 The Contractor shall reimburse the Owner for costs the Owner incurs that are payable to a Separate Contractor because of the Contractor's delays, improperly timed activities or defective construction. The Owner shall be responsible to the Contractor for costs the Contractor incurs because of a Separate Contractor's delays, improperly timed activities, damage to the Work or defective construction.

§ 6.2.4 The Contractor shall promptly remedy damage that the Contractor wrongfully causes to completed or partially completed construction or to property of the Owner or Separate Contractor as provided in Section 10.2.5.

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§ 6.2.5 The Owner and each Separate Contractor shall have the same responsibilities for cutting and patching as are described for the Contractor in Section 3.14.

§ 6.3 Owner's Right to Clean Up

If a dispute arises among the Contractor, Separate Contractors, and the Owner as to the responsibility under their respective contracts for maintaining the premises and surrounding area free from waste materials and rubbish, the Owner may clean up and the Architect will allocate the cost among those responsible.

ARTICLE 7 CHANGES IN THE WORK

§ 7.1 General

§ 7.1.1 Changes in the Work may be accomplished after execution of the Contract, and without invalidating the Contract, by Change Order, Construction Change Directive or order for a minor change in the Work, subject to the limitations stated in this Article 7 and elsewhere in the Contract Documents.

§ 7.1.2 A Change Order shall be based upon agreement among the Owner, Contractor, and Architect. A Construction Change Directive requires agreement by the Owner and Architect and may or may not be agreed to by the Contractor. An order for a minor change in the Work may be issued by the Architect alone.

§ 7.1.3 Changes in the Work shall be performed under applicable provisions of the Contract Documents. The Contractor shall proceed promptly with changes in the Work, unless otherwise provided in the Change Order, Construction Change Directive, or order for a minor change in the Work.

§ 7.2 Change Orders

§ 7.2.1 A Change Order is a written instrument prepared by the Architect and signed by the Owner, Contractor, and Architect stating their agreement upon all of the following:

- **.1** The change in the Work;
- **.2** The amount of the adjustment, if any, in the Contract Sum; and
- **.3** The extent of the adjustment, if any, in the Contract Time.

§ 7.3 Construction Change Directives

§ 7.3.1 A Construction Change Directive is a written order prepared by the Architect and signed by the Owner and Architect, directing a change in the Work prior to agreement on adjustment, if any, in the Contract Sum or Contract Time, or both. The Owner may by Construction Change Directive, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions, or other revisions, the Contract Sum and Contract Time being adjusted accordingly.

§ 7.3.2 A Construction Change Directive shall be used in the absence of total agreement on the terms of a Change Order.

§ 7.3.3 If the Construction Change Directive provides for an adjustment to the Contract Sum, the adjustment shall be based on one of the following methods:

- **.1** Mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation;
- **.2** Unit prices stated in the Contract Documents or subsequently agreed upon;
- **.3** Cost to be determined in a manner agreed upon by the parties and a mutually acceptable fixed or percentage fee; or
- **.4** As provided in Section 7.3.4.

§ 7.3.4 If the Contractor does not respond promptly or disagrees with the method for adjustment in the Contract Sum, the Architect shall determine the adjustment on the basis of reasonable expenditures and savings of those performing the Work attributable to the change, including, in case of an increase in the Contract Sum, an amount for overhead and profit as set forth in the Agreement, or if no such amount is set forth in the Agreement, a reasonable amount. In such case, and also under Section 7.3.3.3, the Contractor shall keep and present, in such form as the Architect may prescribe, an itemized accounting together with appropriate supporting data. Unless otherwise provided in the Contract Documents, costs for the purposes of this Section 7.3.4 shall be limited to the following:

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.1 Costs of labor, including applicable payroll taxes, fringe benefits required by agreement or custom, workers' compensation insurance, and other employee costs approved by the Architect;

.2 Costs of materials, supplies, and equipment, including cost of transportation, whether incorporated or consumed;

.3 Rental costs of machinery and equipment, exclusive of hand tools, whether rented from the Contractor or others;

.4 Costs of premiums for all bonds and insurance, permit fees, and sales, use, or similar taxes, directly related to the change; and

.5 Costs of supervision and field office personnel directly attributable to the change.

§ 7.3.5 If the Contractor disagrees with the adjustment in the Contract Time, the Contractor may make a Claim in accordance with applicable provisions of Article 15.

§ 7.3.6 Upon receipt of a Construction Change Directive, the Contractor shall promptly proceed with the change in the Work involved and advise the Architect of the Contractor's agreement or disagreement with the method, if any, provided in the Construction Change Directive for determining the proposed adjustment in the Contract Sum or Contract Time.

§ 7.3.7 A Construction Change Directive signed by the Contractor indicates the Contractor's agreement therewith, including adjustment in Contract Sum and Contract Time or the method for determining them. Such agreement shall be effective immediately and shall be recorded as a Change Order.

§ 7.3.8 The amount of credit to be allowed by the Contractor to the Owner for a deletion or change that results in a net decrease in the Contract Sum shall be actual net cost as confirmed by the Architect. When both additions and credits covering related Work or substitutions are involved in a change, the allowance for overhead and profit shall be figured on the basis of net increase, if any, with respect to that change.

§ 7.3.9 Pending final determination of the total cost of a Construction Change Directive to the Owner, the Contractor may request payment for Work completed under the Construction Change Directive in Applications for Payment. The Architect will make an interim determination for purposes of monthly certification for payment for those costs and certify for payment the amount that the Architect determines, in the Architect's professional judgment, to be reasonably justified. The Architect's interim determination of cost shall adjust the Contract Sum on the same basis as a Change Order, subject to the right of either party to disagree and assert a Claim in accordance with Article 15.

§ 7.3.10 When the Owner and Contractor agree with a determination made by the Architect concerning the adjustments in the Contract Sum and Contract Time, or otherwise reach agreement upon the adjustments, such agreement shall be effective immediately and the Architect will prepare a Change Order. Change Orders may be issued for all or any part of a Construction Change Directive.

§ 7.4 Minor Changes in the Work

The Architect may order minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. The Architect's order for minor changes shall be in writing. If the Contractor believes that the proposed minor change in the Work will affect the Contract Sum or Contract Time, the Contractor shall notify the Architect and shall not proceed to implement the change in the Work. If the Contractor performs the Work set forth in the Architect's order for a minor change without prior notice to the Architect that such change will affect the Contract Sum or Contract Time, the Contractor waives any adjustment to the Contract Sum or extension of the Contract Time.

ARTICLE 8 TIME

§ 8.1 Definitions

§ 8.1.1 Unless otherwise provided, Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work.

§ 8.1.2 The date of commencement of the Work is the date established in the Agreement.

§ 8.1.3 The date of Substantial Completion is the date certified by the Architect in accordance with Section 9.8.

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§ 8.1.4 The term "day" as used in the Contract Documents shall mean calendar day unless otherwise specifically defined.

§ 8.2 Progress and Completion

§ 8.2.1 Time limits stated in the Contract Documents are of the essence of the Contract. By executing the Agreement, the Contractor confirms that the Contract Time is a reasonable period for performing the Work.

§ 8.2.2 The Contractor shall not knowingly, except by agreement or instruction of the Owner in writing, commence the Work prior to the effective date of insurance required to be furnished by the Contractor and Owner.

§ 8.2.3 The Contractor shall proceed expeditiously with adequate forces and shall achieve Substantial Completion within the Contract Time.

§ 8.3 Delays and Extensions of Time

§ 8.3.1 If the Contractor is delayed at any time in the commencement or progress of the Work by (1) an act or neglect of the Owner or Architect, of an employee of either, or of a Separate Contractor; (2) by changes ordered in the Work; (3) by labor disputes, fire, unusual delay in deliveries, unavoidable casualties, adverse weather conditions documented in accordance with Section 15.1.6.2, or other causes beyond the Contractor's control; (4) by delay authorized by the Owner pending mediation and binding dispute resolution; or (5) by other causes that the Contractor asserts, and the Architect determines, justify delay, then the Contract Time shall be extended for such reasonable time as the Architect may determine.

§ 8.3.2 Claims relating to time shall be made in accordance with applicable provisions of Article 15.

§ 8.3.3 This Section 8.3 does not preclude recovery of damages for delay by either party under other provisions of the Contract Documents.

ARTICLE 9 PAYMENTS AND COMPLETION

§ 9.1 Contract Sum

§ 9.1.1 The Contract Sum is stated in the Agreement and, including authorized adjustments, is the total amount payable by the Owner to the Contractor for performance of the Work under the Contract Documents.

§ 9.1.2 If unit prices are stated in the Contract Documents or subsequently agreed upon, and if quantities originally contemplated are materially changed so that application of such unit prices to the actual quantities causes substantial inequity to the Owner or Contractor, the applicable unit prices shall be equitably adjusted.

§ 9.2 Schedule of Values

Where the Contract is based on a stipulated sum or Guaranteed Maximum Price, the Contractor shall submit a schedule of values to the Architect before the first Application for Payment, allocating the entire Contract Sum to the various portions of the Work. The schedule of values shall be prepared in the form, and supported by the data to substantiate its accuracy, required by the Architect. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment. Any changes to the schedule of values shall be submitted to the Architect and supported by such data to substantiate its accuracy as the Architect may require, and unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's subsequent Applications for Payment.

§ 9.3 Applications for Payment

§ 9.3.1 At least ten days before the date established for each progress payment, the Contractor shall submit to the Architect an itemized Application for Payment prepared in accordance with the schedule of values, if required under Section 9.2, for completed portions of the Work. The application shall be notarized, if required, and supported by all data substantiating the Contractor's right to payment that the Owner or Architect require, such as copies of requisitions, and releases and waivers of liens from Subcontractors and suppliers, and shall reflect retainage if provided for in the Contract Documents.

§ 9.3.1.1 As provided in Section 7.3.9, such applications may include requests for payment on account of changes in the Work that have been properly authorized by Construction Change Directives, or by interim determinations of the Architect, but not yet included in Change Orders.

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§ 9.3.1.2 Applications for Payment shall not include requests for payment for portions of the Work for which the Contractor does not intend to pay a Subcontractor or supplier, unless such Work has been performed by others whom the Contractor intends to pay.

§ 9.3.2 Unless otherwise provided in the Contract Documents, payments shall be made on account of materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work. If approved in advance by the Owner, payment may similarly be made for materials and equipment suitably stored off the site at a location agreed upon in writing. Payment for materials and equipment stored on or off the site shall be conditioned upon compliance by the Contractor with procedures satisfactory to the Owner to establish the Owner's title to such materials and equipment or otherwise protect the Owner's interest, and shall include the costs of applicable insurance, storage, and transportation to the site, for such materials and equipment stored off the site.

§ 9.3.3 The Contractor warrants that title to all Work covered by an Application for Payment will pass to the Owner no later than the time of payment. The Contractor further warrants that upon submittal of an Application for Payment all Work for which Certificates for Payment have been previously issued and payments received from the Owner shall, to the best of the Contractor's knowledge, information, and belief, be free and clear of liens, claims, security interests, or encumbrances, in favor of the Contractor, Subcontractors, suppliers, or other persons or entities that provided labor, materials, and equipment relating to the Work.

§ 9.4 Certificates for Payment

§ 9.4.1 The Architect will, within seven days after receipt of the Contractor's Application for Payment, either (1) issue to the Owner a Certificate for Payment in the full amount of the Application for Payment, with a copy to the Contractor; or (2) issue to the Owner a Certificate for Payment for such amount as the Architect determines is properly due, and notify the Contractor and Owner of the Architect's reasons for withholding certification in part as provided in Section 9.5.1; or (3) withhold certification of the entire Application for Payment, and notify the Contractor and Owner of the Architect's reason for withholding certification in whole as provided in Section 9.5.1.

§ 9.4.2 The issuance of a Certificate for Payment will constitute a representation by the Architect to the Owner, based on the Architect's evaluation of the Work and the data in the Application for Payment, that, to the best of the Architect's knowledge, information, and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment in the amount certified. The foregoing representations are subject to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, to results of subsequent tests and inspections, to correction of minor deviations from the Contract Documents prior to completion, and to specific qualifications expressed by the Architect. However, the issuance of a Certificate for Payment will not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work; (2) reviewed construction means, methods, techniques, sequences, or procedures; (3) reviewed copies of requisitions received from Subcontractors and suppliers and other data requested by the Owner to substantiate the Contractor's right to payment; or (4) made examination to ascertain how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 9.5 Decisions to Withhold Certification

§ 9.5.1 The Architect may withhold a Certificate for Payment in whole or in part, to the extent reasonably necessary to protect the Owner, if in the Architect's opinion the representations to the Owner required by Section 9.4.2 cannot be made. If the Architect is unable to certify payment in the amount of the Application, the Architect will notify the Contractor and Owner as provided in Section 9.4.1. If the Contractor and Architect cannot agree on a revised amount, the Architect will promptly issue a Certificate for Payment for the amount for which the Architect is able to make such representations to the Owner. The Architect may also withhold a Certificate for Payment or, because of subsequently discovered evidence, may nullify the whole or a part of a Certificate for Payment previously issued, to such extent as may be necessary in the Architect's opinion to protect the Owner from loss for which the Contractor is responsible, including loss resulting from acts and omissions described in Section 3.3.2, because of

.1 defective Work not remedied;

.2 third party claims filed or reasonable evidence indicating probable filing of such claims, unless security acceptable to the Owner is provided by the Contractor;

.3 failure of the Contractor to make payments properly to Subcontractors or suppliers for labor, materials or equipment;

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.4 reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum;

.5 damage to the Owner or a Separate Contractor;

.6 reasonable evidence that the Work will not be completed within the Contract Time, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay; or

.7 repeated failure to carry out the Work in accordance with the Contract Documents.

§ 9.5.2 When either party disputes the Architect's decision regarding a Certificate for Payment under Section 9.5.1, in whole or in part, that party may submit a Claim in accordance with Article 15.

§ 9.5.3 When the reasons for withholding certification are removed, certification will be made for amounts previously withheld.

§ 9.5.4 If the Architect withholds certification for payment under Section 9.5.1.3, the Owner may, at its sole option, issue joint checks to the Contractor and to any Subcontractor or supplier to whom the Contractor failed to make payment for Work properly performed or material or equipment suitably delivered. If the Owner makes payments by joint check, the Owner shall notify the Architect and the Contractor shall reflect such payment on its next Application for Payment.

§ 9.6 Progress Payments

§ 9.6.1 After the Architect has issued a Certificate for Payment, the Owner shall make payment in the manner and within the time provided in the Contract Documents, and shall so notify the Architect.

§ 9.6.2 The Contractor shall pay each Subcontractor, no later than seven days after receipt of payment from the Owner, the amount to which the Subcontractor is entitled, reflecting percentages actually retained from payments to the Contractor on account of the Subcontractor's portion of the Work. The Contractor shall, by appropriate agreement with each Subcontractor, require each Subcontractor to make payments to Sub-subcontractors in a similar manner.

§ 9.6.3 The Architect will, on request, furnish to a Subcontractor, if practicable, information regarding percentages of completion or amounts applied for by the Contractor and action taken thereon by the Architect and Owner on account of portions of the Work done by such Subcontractor.

§ 9.6.4 The Owner has the right to request written evidence from the Contractor that the Contractor has properly paid Subcontractors and suppliers amounts paid by the Owner to the Contractor for subcontracted Work. If the Contractor fails to furnish such evidence within seven days, the Owner shall have the right to contact Subcontractors and suppliers to ascertain whether they have been properly paid. Neither the Owner nor Architect shall have an obligation to pay, or to see to the payment of money to, a Subcontractor or supplier, except as may otherwise be required by law.

§ 9.6.5 The Contractor's payments to suppliers shall be treated in a manner similar to that provided in Sections 9.6.2, 9.6.3 and 9.6.4.

§ 9.6.6 A Certificate for Payment, a progress payment, or partial or entire use or occupancy of the Project by the Owner shall not constitute acceptance of Work not in accordance with the Contract Documents.

§ 9.6.7 Unless the Contractor provides the Owner with a payment bond in the full penal sum of the Contract Sum, payments received by the Contractor for Work properly performed by Subcontractors or provided by suppliers shall be held by the Contractor for those Subcontractors or suppliers who performed Work or furnished materials, or both, under contract with the Contractor for which payment was made by the Owner. Nothing contained herein shall require money to be placed in a separate account and not commingled with money of the Contractor, create any fiduciary liability or tort liability on the part of the Contractor for breach of trust, or entitle any person or entity to an award of punitive damages against the Contractor for breach of the requirements of this provision.

§ 9.6.8 Provided the Owner has fulfilled its payment obligations under the Contract Documents, the Contractor shall defend and indemnify the Owner from all loss, liability, damage or expense, including reasonable attorney's fees and litigation expenses, arising out of any lien claim or other claim for payment by any Subcontractor or supplier of any tier. Upon receipt of notice of a lien claim or other claim for payment, the Owner shall notify the Contractor. If approved by the applicable court, when required, the Contractor may substitute a surety bond for the property against which the lien or other claim for payment has been asserted.

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§ 9.7 Failure of Payment

If the Architect does not issue a Certificate for Payment, through no fault of the Contractor, within seven days after receipt of the Contractor's Application for Payment, or if the Owner does not pay the Contractor within seven days after the date established in the Contract Documents, the amount certified by the Architect or awarded by binding dispute resolution, then the Contractor may, upon seven additional days' notice to the Owner and Architect, stop the Work until payment of the amount owing has been received. The Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shutdown, delay and start-up, plus interest as provided for in the Contract Documents.

§ 9.8 Substantial Completion

§ 9.8.1 Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use.

§ 9.8.2 When the Contractor considers that the Work, or a portion thereof which the Owner agrees to accept separately, is substantially complete, the Contractor shall prepare and submit to the Architect a comprehensive list of items to be completed or corrected prior to final payment. Failure to include an item on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

§ 9.8.3 Upon receipt of the Contractor's list, the Architect will make an inspection to determine whether the Work or designated portion thereof is substantially complete. If the Architect's inspection discloses any item, whether or not included on the Contractor's list, which is not sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work or designated portion thereof for its intended use, the Contractor shall, before issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by the Architect. In such case, the Contractor shall then submit a request for another inspection by the Architect to determine Substantial Completion.

§ 9.8.4 When the Work or designated portion thereof is substantially complete, the Architect will prepare a Certificate of Substantial Completion that shall establish the date of Substantial Completion; establish responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance; and fix the time within which the Contractor shall finish all items on the list accompanying the Certificate. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of the Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion.

§ 9.8.5 The Certificate of Substantial Completion shall be submitted to the Owner and Contractor for their written acceptance of responsibilities assigned to them in the Certificate. Upon such acceptance, and consent of surety if any, the Owner shall make payment of retainage applying to the Work or designated portion thereof. Such payment shall be adjusted for Work that is incomplete or not in accordance with the requirements of the Contract Documents.

§ 9.9 Partial Occupancy or Use

§ 9.9.1 The Owner may occupy or use any completed or partially completed portion of the Work at any stage when such portion is designated by separate agreement with the Contractor, provided such occupancy or use is consented to by the insurer and authorized by public authorities having jurisdiction over the Project. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the Owner and Contractor have accepted in writing the responsibilities assigned to each of them for payments, retainage, if any, security, maintenance, heat, utilities, damage to the Work and insurance, and have agreed in writing concerning the period for correction of the Work and commencement of warranties required by the Contract Documents. When the Contractor considers a portion substantially complete, the Contractor shall prepare and submit a list to the Architect as provided under Section 9.8.2. Consent of the Contractor to partial occupancy or use shall not be unreasonably withheld. The stage of the progress of the Work shall be determined by written agreement between the Owner and Contractor or, if no agreement is reached, by decision of the Architect.

§ 9.9.2 Immediately prior to such partial occupancy or use, the Owner, Contractor, and Architect shall jointly inspect the area to be occupied or portion of the Work to be used in order to determine and record the condition of the Work.

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§ 9.9.3 Unless otherwise agreed upon, partial occupancy or use of a portion or portions of the Work shall not constitute acceptance of Work not complying with the requirements of the Contract Documents.

§ 9.10 Final Completion and Final Payment

§ 9.10.1 Upon receipt of the Contractor's notice that the Work is ready for final inspection and acceptance and upon receipt of a final Application for Payment, the Architect will promptly make such inspection. When the Architect finds the Work acceptable under the Contract Documents and the Contract fully performed, the Architect will promptly issue a final Certificate for Payment stating that to the best of the Architect's knowledge, information and belief, and on the basis of the Architect's on-site visits and inspections, the Work has been completed in accordance with the Contract Documents and that the entire balance found to be due the Contractor and noted in the final Certificate is due and payable. The Architect's final Certificate for Payment will constitute a further representation that conditions listed in Section 9.10.2 as precedent to the Contractor's being entitled to final payment have been fulfilled.

§ 9.10.2 Neither final payment nor any remaining retained percentage shall become due until the Contractor submits to the Architect (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the Owner or the Owner's property might be responsible or encumbered (less amounts withheld by Owner) have been paid or otherwise satisfied, (2) a certificate evidencing that insurance required by the Contract Documents to remain in force after final payment is currently in effect, (3) a written statement that the Contractor knows of no reason that the insurance will not be renewable to cover the period required by the Contract Documents, (4) consent of surety, if any, to final payment, (5) documentation of any special warranties, such as manufacturers' warranties or specific Subcontractor warranties, and (6) if required by the Owner, other data establishing payment or satisfaction of obligations, such as receipts and releases and waivers of liens, claims, security interests, or encumbrances arising out of the Contract, to the extent and in such form as may be designated by the Owner. If a Subcontractor refuses to furnish a release or waiver required by the Owner, the Contractor may furnish a bond satisfactory to the Owner to indemnify the Owner against such lien, claim, security interest, or encumbrance. If a lien, claim, security interest, or encumbrance remains unsatisfied after payments are made, the Contractor shall refund to the Owner all money that the Owner may be compelled to pay in discharging the lien, claim, security interest, or encumbrance, including all costs and reasonable attorneys' fees.

§ 9.10.3 If, after Substantial Completion of the Work, final completion thereof is materially delayed through no fault of the Contractor or by issuance of Change Orders affecting final completion, and the Architect so confirms, the Owner shall, upon application by the Contractor and certification by the Architect, and without terminating the Contract, make payment of the balance due for that portion of the Work fully completed, corrected, and accepted. If the remaining balance for Work not fully completed or corrected is less than retainage stipulated in the Contract Documents, and if bonds have been furnished, the written consent of the surety to payment of the balance due for that portion of the Work fully completed and accepted shall be submitted by the Contractor to the Architect prior to certification of such payment. Such payment shall be made under terms and conditions governing final payment, except that it shall not constitute a waiver of Claims.

§ 9.10.4 The making of final payment shall constitute a waiver of Claims by the Owner except those arising from

- **.1** liens, Claims, security interests, or encumbrances arising out of the Contract and unsettled;
- **.2** failure of the Work to comply with the requirements of the Contract Documents;
- **.3** terms of special warranties required by the Contract Documents; or
- **.4** audits performed by the Owner, if permitted by the Contract Documents, after final payment.

§ 9.10.5 Acceptance of final payment by the Contractor, a Subcontractor, or a supplier, shall constitute a waiver of claims by that payee except those previously made in writing and identified by that payee as unsettled at the time of final Application for Payment.

ARTICLE 10 PROTECTION OF PERSONS AND PROPERTY

§ 10.1 Safety Precautions and Programs

The Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the performance of the Contract.

§ 10.2 Safety of Persons and Property

§ 10.2.1 The Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury, or loss to

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.1 employees on the Work and other persons who may be affected thereby;

.2 the Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody, or control of the Contractor, a Subcontractor, or a Sub-subcontractor; and

.3 other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures, and utilities not designated for removal, relocation, or replacement in the course of construction.

§ 10.2.2 The Contractor shall comply with, and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities, bearing on safety of persons or property or their protection from damage, injury, or loss.

§ 10.2.3 The Contractor shall implement, erect, and maintain, as required by existing conditions and performance of the Contract, reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards; promulgating safety regulations; and notifying the owners and users of adjacent sites and utilities of the safeguards.

§ 10.2.4 When use or storage of explosives or other hazardous materials or equipment, or unusual methods are necessary for execution of the Work, the Contractor shall exercise utmost care and carry on such activities under supervision of properly qualified personnel.

§ 10.2.5 The Contractor shall promptly remedy damage and loss (other than damage or loss insured under property insurance required by the Contract Documents) to property referred to in Sections 10.2.1.2 and 10.2.1.3 caused in whole or in part by the Contractor, a Subcontractor, a Sub-subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable and for which the Contractor is responsible under Sections 10.2.1.2 and 10.2.1.3. The Contractor may make a Claim for the cost to remedy the damage or loss to the extent such damage or loss is attributable to acts or omissions of the Owner or Architect or anyone directly or indirectly employed by either of them, or by anyone for whose acts either of them may be liable, and not attributable to the fault or negligence of the Contractor. The foregoing obligations of the Contractor are in addition to the Contractor's obligations under Section 3.18.

§ 10.2.6 The Contractor shall designate a responsible member of the Contractor's organization at the site whose duty shall be the prevention of accidents. This person shall be the Contractor's superintendent unless otherwise designated by the Contractor in writing to the Owner and Architect.

§ 10.2.7 The Contractor shall not permit any part of the construction or site to be loaded so as to cause damage or create an unsafe condition.

§ 10.2.8 Injury or Damage to Person or Property

If either party suffers injury or damage to person or property because of an act or omission of the other party, or of others for whose acts such party is legally responsible, notice of the injury or damage, whether or not insured, shall be given to the other party within a reasonable time not exceeding 21 days after discovery. The notice shall provide sufficient detail to enable the other party to investigate the matter.

§ 10.3 Hazardous Materials and Substances

§ 10.3.1 The Contractor is responsible for compliance with any requirements included in the Contract Documents regarding hazardous materials or substances. If the Contractor encounters a hazardous material or substance not addressed in the Contract Documents and if reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to persons resulting from a material or substance, including but not limited to asbestos or polychlorinated biphenyl (PCB), encountered on the site by the Contractor, the Contractor shall, upon recognizing the condition, immediately stop Work in the affected area and notify the Owner and Architect of the condition.

§ 10.3.2 Upon receipt of the Contractor's notice, the Owner shall obtain the services of a licensed laboratory to verify the presence or absence of the material or substance reported by the Contractor and, in the event such material or substance is found to be present, to cause it to be rendered harmless. Unless otherwise required by the Contract Documents, the Owner shall furnish in writing to the Contractor and Architect the names and qualifications of persons or entities who are to perform tests verifying the presence or absence of the material or substance or who are to perform the task of removal or safe containment of the material or substance. The Contractor and the Architect will

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promptly reply to the Owner in writing stating whether or not either has reasonable objection to the persons or entities proposed by the Owner. If either the Contractor or Architect has an objection to a person or entity proposed by the Owner, the Owner shall propose another to whom the Contractor and the Architect have no reasonable objection. When the material or substance has been rendered harmless, Work in the affected area shall resume upon written agreement of the Owner and Contractor. By Change Order, the Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable additional costs of shutdown, delay, and start-up.

§ 10.3.3 To the fullest extent permitted by law, the Owner shall indemnify and hold harmless the Contractor, Subcontractors, Architect, Architect's consultants, and agents and employees of any of them from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work in the affected area if in fact the material or substance presents the risk of bodily injury or death as described in Section 10.3.1 and has not been rendered harmless, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), except to the extent that such damage, loss, or expense is due to the fault or negligence of the party seeking indemnity.

§ 10.3.4 The Owner shall not be responsible under this Section 10.3 for hazardous materials or substances the Contractor brings to the site unless such materials or substances are required by the Contract Documents. The Owner shall be responsible for hazardous materials or substances required by the Contract Documents, except to the extent of the Contractor's fault or negligence in the use and handling of such materials or substances.

§ 10.3.5 The Contractor shall reimburse the Owner for the cost and expense the Owner incurs (1) for remediation of hazardous materials or substances the Contractor brings to the site and negligently handles, or (2) where the Contractor fails to perform its obligations under Section 10.3.1, except to the extent that the cost and expense are due to the Owner's fault or negligence.

§ 10.3.6 If, without negligence on the part of the Contractor, the Contractor is held liable by a government agency for the cost of remediation of a hazardous material or substance solely by reason of performing Work as required by the Contract Documents, the Owner shall reimburse the Contractor for all cost and expense thereby incurred.

§ 10.4 Emergencies

In an emergency affecting safety of persons or property, the Contractor shall act, at the Contractor's discretion, to prevent threatened damage, injury, or loss. Additional compensation or extension of time claimed by the Contractor on account of an emergency shall be determined as provided in Article 15 and Article 7.

ARTICLE 11 INSURANCE AND BONDS

§ 11.1 Contractor's Insurance and Bonds

§ 11.1.1 The Contractor shall purchase and maintain insurance of the types and limits of liability, containing the endorsements, and subject to the terms and conditions, as described in the Agreement or elsewhere in the Contract Documents. The Contractor shall purchase and maintain the required insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Owner, Architect, and Architect's consultants shall be named as additional insureds under the Contractor's commercial general liability policy or as otherwise described in the Contract Documents.

§ 11.1.2 The Contractor shall provide surety bonds of the types, for such penal sums, and subject to such terms and conditions as required by the Contract Documents. The Contractor shall purchase and maintain the required bonds from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located.

§ 11.1.3 Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Contractor shall promptly furnish a copy of the bonds or shall authorize a copy to be furnished.

§ 11.1.4 Notice of Cancellation or Expiration of Contractor's Required Insurance. Within three (3) business days of the date the Contractor becomes aware of an impending or actual cancellation or expiration of any insurance required by the Contract Documents, the Contractor shall provide notice to the Owner of such impending or actual cancellation or

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expiration. Upon receipt of notice from the Contractor, the Owner shall, unless the lapse in coverage arises from an act or omission of the Owner, have the right to stop the Work until the lapse in coverage has been cured by the procurement of replacement coverage by the Contractor. The furnishing of notice by the Contractor shall not relieve the Contractor of any contractual obligation to provide any required coverage.

§ 11.2 Owner's Insurance

§ 11.2.1 The Owner shall purchase and maintain insurance of the types and limits of liability, containing the endorsements, and subject to the terms and conditions, as described in the Agreement or elsewhere in the Contract Documents. The Owner shall purchase and maintain the required insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located.

§ 11.2.2 Failure to Purchase Required Property Insurance. If the Owner fails to purchase and maintain the required property insurance, with all of the coverages and in the amounts described in the Agreement or elsewhere in the Contract Documents, the Owner shall inform the Contractor in writing prior to commencement of the Work. Upon receipt of notice from the Owner, the Contractor may delay commencement of the Work and may obtain insurance that will protect the interests of the Contractor, Subcontractors, and Sub-Subcontractors in the Work. When the failure to provide coverage has been cured or resolved, the Contract Sum and Contract Time shall be equitably adjusted. In the event the Owner fails to procure coverage, the Owner waives all rights against the Contractor, Subcontractors, and Sub-subcontractors to the extent the loss to the Owner would have been covered by the insurance to have been procured by the Owner. The cost of the insurance shall be charged to the Owner by a Change Order. If the Owner does not provide written notice, and the Contractor is damaged by the failure or neglect of the Owner to purchase or maintain the required insurance, the Owner shall reimburse the Contractor for all reasonable costs and damages attributable thereto.

§ 11.2.3 Notice of Cancellation or Expiration of Owner's Required Property Insurance. Within three (3) business days of the date the Owner becomes aware of an impending or actual cancellation or expiration of any property insurance required by the Contract Documents, the Owner shall provide notice to the Contractor of such impending or actual cancellation or expiration. Unless the lapse in coverage arises from an act or omission of the Contractor: (1) the Contractor, upon receipt of notice from the Owner, shall have the right to stop the Work until the lapse in coverage has been cured by the procurement of replacement coverage by either the Owner or the Contractor; (2) the Contract Time and Contract Sum shall be equitably adjusted; and (3) the Owner waives all rights against the Contractor, Subcontractors, and Sub-subcontractors to the extent any loss to the Owner would have been covered by the insurance had it not expired or been cancelled. If the Contractor purchases replacement coverage, the cost of the insurance shall be charged to the Owner by an appropriate Change Order. The furnishing of notice by the Owner shall not relieve the Owner of any contractual obligation to provide required insurance.

§ 11.3 Waivers of Subrogation

§ 11.3.1 The Owner and Contractor waive all rights against (1) each other and any of their subcontractors, sub-subcontractors, agents, and employees, each of the other; (2) the Architect and Architect's consultants; and (3) Separate Contractors, if any, and any of their subcontractors, sub-subcontractors, agents, and employees, for damages caused by fire, or other causes of loss, to the extent those losses are covered by property insurance required by the Agreement or other property insurance applicable to the Project, except such rights as they have to proceeds of such insurance. The Owner or Contractor, as appropriate, shall require similar written waivers in favor of the individuals and entities identified above from the Architect, Architect's consultants, Separate Contractors, subcontractors, and sub-subcontractors. The policies of insurance purchased and maintained by each person or entity agreeing to waive claims pursuant to this section 11.3.1 shall not prohibit this waiver of subrogation. This waiver of subrogation shall be effective as to a person or entity (1) even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, (2) even though that person or entity did not pay the insurance premium directly or indirectly, or (3) whether or not the person or entity had an insurable interest in the damaged property.

§ 11.3.2 If during the Project construction period the Owner insures properties, real or personal or both, at or adjacent to the site by property insurance under policies separate from those insuring the Project, or if after final payment property insurance is to be provided on the completed Project through a policy or policies other than those insuring the Project during the construction period, to the extent permissible by such policies, the Owner waives all rights in accordance with the terms of Section 11.3.1 for damages caused by fire or other causes of loss covered by this separate property insurance.

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§ 11.4 Loss of Use, Business Interruption, and Delay in Completion Insurance

The Owner, at the Owner's option, may purchase and maintain insurance that will protect the Owner against loss of use of the Owner's property, or the inability to conduct normal operations, due to fire or other causes of loss. The Owner waives all rights of action against the Contractor and Architect for loss of use of the Owner's property due to fire or other hazards however caused.

§11.5 Adjustment and Settlement of Insured Loss

§ 11.5.1 A loss insured under the property insurance required by the Agreement shall be adjusted by the Owner as fiduciary and made payable to the Owner as fiduciary for the insureds, as their interests may appear, subject to requirements of any applicable mortgagee clause and of Section 11.5.2. The Owner shall pay the Architect and Contractor their just shares of insurance proceeds received by the Owner, and by appropriate agreements the Architect and Contractor shall make payments to their consultants and Subcontractors in similar manner.

§ 11.5.2 Prior to settlement of an insured loss, the Owner shall notify the Contractor of the terms of the proposed settlement as well as the proposed allocation of the insurance proceeds. The Contractor shall have 14 days from receipt of notice to object to the proposed settlement or allocation of the proceeds. If the Contractor does not object, the Owner shall settle the loss and the Contractor shall be bound by the settlement and allocation. Upon receipt, the Owner shall deposit the insurance proceeds in a separate account and make the appropriate distributions. Thereafter, if no other agreement is made or the Owner does not terminate the Contract for convenience, the Owner and Contractor shall execute a Change Order for reconstruction of the damaged or destroyed Work in the amount allocated for that purpose. If the Contractor timely objects to either the terms of the proposed settlement or the allocation of the proceeds, the Owner may proceed to settle the insured loss, and any dispute between the Owner and Contractor arising out of the settlement or allocation of the proceeds shall be resolved pursuant to Article 15. Pending resolution of any dispute, the Owner may issue a Construction Change Directive for the reconstruction of the damaged or destroyed Work.

ARTICLE 12 UNCOVERING AND CORRECTION OF WORK

§ 12.1 Uncovering of Work

§ 12.1.1 If a portion of the Work is covered contrary to the Architect's request or to requirements specifically expressed in the Contract Documents, it must, if requested in writing by the Architect, be uncovered for the Architect's examination and be replaced at the Contractor's expense without change in the Contract Time.

§ 12.1.2 If a portion of the Work has been covered that the Architect has not specifically requested to examine prior to its being covered, the Architect may request to see such Work and it shall be uncovered by the Contractor. If such Work is in accordance with the Contract Documents, the Contractor shall be entitled to an equitable adjustment to the Contract Sum and Contract Time as may be appropriate. If such Work is not in accordance with the Contract Documents, the costs of uncovering the Work, and the cost of correction, shall be at the Contractor's expense.

§ 12.2 Correction of Work

§ 12.2.1 Before Substantial Completion

The Contractor shall promptly correct Work rejected by the Architect or failing to conform to the requirements of the Contract Documents, discovered before Substantial Completion and whether or not fabricated, installed or completed. Costs of correcting such rejected Work, including additional testing and inspections, the cost of uncovering and replacement, and compensation for the Architect's services and expenses made necessary thereby, shall be at the Contractor's expense.

§ 12.2.2 After Substantial Completion

§ 12.2.2.1 In addition to the Contractor's obligations under Section 3.5, if, within one year after the date of Substantial Completion of the Work or designated portion thereof or after the date for commencement of warranties established under Section 9.9.1, or by terms of any applicable special warranty required by the Contract Documents, any of the Work is found to be not in accordance with the requirements of the Contract Documents, the Contractor shall correct it promptly after receipt of notice from the Owner to do so, unless the Owner has previously given the Contractor a written acceptance of such condition. The Owner shall give such notice promptly after discovery of the condition. During the one-year period for correction of Work, if the Owner fails to notify the Contractor and give the Contractor an opportunity to make the correction, the Owner waives the rights to require correction by the Contractor and to make a claim for breach of warranty. If the Contractor fails to correct nonconforming Work within a reasonable time during

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that period after receipt of notice from the Owner or Architect, the Owner may correct it in accordance with Section 2.5.

§ 12.2.2.2 The one-year period for correction of Work shall be extended with respect to portions of Work first performed after Substantial Completion by the period of time between Substantial Completion and the actual completion of that portion of the Work.

§ 12.2.2.3 The one-year period for correction of Work shall not be extended by corrective Work performed by the Contractor pursuant to this Section 12.2.

§ 12.2.3 The Contractor shall remove from the site portions of the Work that are not in accordance with the requirements of the Contract Documents and are neither corrected by the Contractor nor accepted by the Owner.

§ 12.2.4 The Contractor shall bear the cost of correcting destroyed or damaged construction of the Owner or Separate Contractors, whether completed or partially completed, caused by the Contractor's correction or removal of Work that is not in accordance with the requirements of the Contract Documents.

§ 12.2.5 Nothing contained in this Section 12.2 shall be construed to establish a period of limitation with respect to other obligations the Contractor has under the Contract Documents. Establishment of the one-year period for correction of Work as described in Section 12.2.2 relates only to the specific obligation of the Contractor to correct the Work, and has no relationship to the time within which the obligation to comply with the Contract Documents may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to the Contractor's obligations other than specifically to correct the Work.

§ 12.3 Acceptance of Nonconforming Work

If the Owner prefers to accept Work that is not in accordance with the requirements of the Contract Documents, the Owner may do so instead of requiring its removal and correction, in which case the Contract Sum will be reduced as appropriate and equitable. Such adjustment shall be effected whether or not final payment has been made.

ARTICLE 13 MISCELLANEOUS PROVISIONS

§ 13.1 Governing Law

The Contract shall be governed by the law of the place where the Project is located, excluding that jurisdiction's choice of law rules. If the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 15.4.

§ 13.2 Successors and Assigns

§ 13.2.1 The Owner and Contractor respectively bind themselves, their partners, successors, assigns, and legal representatives to covenants, agreements, and obligations contained in the Contract Documents. Except as provided in Section 13.2.2, neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

§ 13.2.2 The Owner may, without consent of the Contractor, assign the Contract to a lender providing construction financing for the Project, if the lender assumes the Owner's rights and obligations under the Contract Documents. The Contractor shall execute all consents reasonably required to facilitate the assignment.

§ 13.3 Rights and Remedies

§ 13.3.1 Duties and obligations imposed by the Contract Documents and rights and remedies available thereunder shall be in addition to and not a limitation of duties, obligations, rights, and remedies otherwise imposed or available by law.

§ 13.3.2 No action or failure to act by the Owner, Architect, or Contractor shall constitute a waiver of a right or duty afforded them under the Contract, nor shall such action or failure to act constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed upon in writing.

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§ 13.4 Tests and Inspections

§ 13.4.1 Tests, inspections, and approvals of portions of the Work shall be made as required by the Contract Documents and by applicable laws, statutes, ordinances, codes, rules, and regulations or lawful orders of public authorities. Unless otherwise provided, the Contractor shall make arrangements for such tests, inspections and approvals with an independent testing laboratory or entity acceptable to the Owner, or with the appropriate public authority, and shall bear all related costs of tests, inspections, and approvals. The Contractor shall give the Architect timely notice of when and where tests and inspections are to be made so that the Architect may be present for such procedures. The Owner shall bear costs of tests, inspections, or approvals that do not become requirements until after bids are received or negotiations concluded. The Owner shall directly arrange and pay for tests, inspections, or approvals where building codes or applicable laws or regulations so require.

§ 13.4.2 If the Architect, Owner, or public authorities having jurisdiction determine that portions of the Work require additional testing, inspection, or approval not included under Section 13.4.1, the Architect will, upon written authorization from the Owner, instruct the Contractor to make arrangements for such additional testing, inspection, or approval, by an entity acceptable to the Owner, and the Contractor shall give timely notice to the Architect of when and where tests and inspections are to be made so that the Architect may be present for such procedures. Such costs, except as provided in Section 13.4.3, shall be at the Owner's expense.

§ 13.4.3 If procedures for testing, inspection, or approval under Sections 13.4.1 and 13.4.2 reveal failure of the portions of the Work to comply with requirements established by the Contract Documents, all costs made necessary by such failure, including those of repeated procedures and compensation for the Architect's services and expenses, shall be at the Contractor's expense.

§ 13.4.4 Required certificates of testing, inspection, or approval shall, unless otherwise required by the Contract Documents, be secured by the Contractor and promptly delivered to the Architect.

§ 13.4.5 If the Architect is to observe tests, inspections, or approvals required by the Contract Documents, the Architect will do so promptly and, where practicable, at the normal place of testing.

§ 13.4.6 Tests or inspections conducted pursuant to the Contract Documents shall be made promptly to avoid unreasonable delay in the Work.

§ 13.5 Interest

Payments due and unpaid under the Contract Documents shall bear interest from the date payment is due at the rate the parties agree upon in writing or, in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

ARTICLE 14 TERMINATION OR SUSPENSION OF THE CONTRACT

§ 14.1 Termination by the Contractor

§ 14.1.1 The Contractor may terminate the Contract if the Work is stopped for a period of 30 consecutive days through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, their agents or employees, or any other persons or entities performing portions of the Work, for any of the following reasons:

- **.1** Issuance of an order of a court or other public authority having jurisdiction that requires all Work to be stopped;
- **.2** An act of government, such as a declaration of national emergency, that requires all Work to be stopped;
- **.3** Because the Architect has not issued a Certificate for Payment and has not notified the Contractor of the reason for withholding certification as provided in Section 9.4.1, or because the Owner has not made payment on a Certificate for Payment within the time stated in the Contract Documents; or
- **.4** The Owner has failed to furnish to the Contractor reasonable evidence as required by Section 2.2.

§ 14.1.2 The Contractor may terminate the Contract if, through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, their agents or employees, or any other persons or entities performing portions of the Work, repeated suspensions, delays, or interruptions of the entire Work by the Owner as described in Section 14.3, constitute in the aggregate more than 100 percent of the total number of days scheduled for completion, or 120 days in any 365-day period, whichever is less.

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§ 14.1.3 If one of the reasons described in Section 14.1.1 or 14.1.2 exists, the Contractor may, upon seven days' notice to the Owner and Architect, terminate the Contract and recover from the Owner payment for Work executed, as well as reasonable overhead and profit on Work not executed, and costs incurred by reason of such termination.

§ 14.1.4 If the Work is stopped for a period of 60 consecutive days through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, or their agents or employees or any other persons or entities performing portions of the Work because the Owner has repeatedly failed to fulfill the Owner's obligations under the Contract Documents with respect to matters important to the progress of the Work, the Contractor may, upon seven additional days' notice to the Owner and the Architect, terminate the Contract and recover from the Owner as provided in Section 14.1.3.

§ 14.2 Termination by the Owner for Cause

§ 14.2.1 The Owner may terminate the Contract if the Contractor

- **.1** repeatedly refuses or fails to supply enough properly skilled workers or proper materials;
- **.2** fails to make payment to Subcontractors or suppliers in accordance with the respective agreements between the Contractor and the Subcontractors or suppliers;
- **.3** repeatedly disregards applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority; or
- **.4** otherwise is guilty of substantial breach of a provision of the Contract Documents.

§ 14.2.2 When any of the reasons described in Section 14.2.1 exist, and upon certification by the Architect that sufficient cause exists to justify such action, the Owner may, without prejudice to any other rights or remedies of the Owner and after giving the Contractor and the Contractor's surety, if any, seven days' notice, terminate employment of the Contractor and may, subject to any prior rights of the surety:

- **.1** Exclude the Contractor from the site and take possession of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Contractor;
- **.2** Accept assignment of subcontracts pursuant to Section 5.4; and
- **.3** Finish the Work by whatever reasonable method the Owner may deem expedient. Upon written request of the Contractor, the Owner shall furnish to the Contractor a detailed accounting of the costs incurred by the Owner in finishing the Work.

§ 14.2.3 When the Owner terminates the Contract for one of the reasons stated in Section 14.2.1, the Contractor shall not be entitled to receive further payment until the Work is finished.

§ 14.2.4 If the unpaid balance of the Contract Sum exceeds costs of finishing the Work, including compensation for the Architect's services and expenses made necessary thereby, and other damages incurred by the Owner and not expressly waived, such excess shall be paid to the Contractor. If such costs and damages exceed the unpaid balance, the Contractor shall pay the difference to the Owner. The amount to be paid to the Contractor or Owner, as the case may be, shall be certified by the Initial Decision Maker, upon application, and this obligation for payment shall survive termination of the Contract.

§ 14.3 Suspension by the Owner for Convenience

§ 14.3.1 The Owner may, without cause, order the Contractor in writing to suspend, delay or interrupt the Work, in whole or in part for such period of time as the Owner may determine.

§ 14.3.2 The Contract Sum and Contract Time shall be adjusted for increases in the cost and time caused by suspension, delay, or interruption under Section 14.3.1. Adjustment of the Contract Sum shall include profit. No adjustment shall be made to the extent

- **.1** that performance is, was, or would have been, so suspended, delayed, or interrupted, by another cause for which the Contractor is responsible; or
- **.2** that an equitable adjustment is made or denied under another provision of the Contract.

§ 14.4 Termination by the Owner for Convenience

§ 14.4.1 The Owner may, at any time, terminate the Contract for the Owner's convenience and without cause.

§ 14.4.2 Upon receipt of notice from the Owner of such termination for the Owner's convenience, the Contractor shall

- **.1** cease operations as directed by the Owner in the notice;

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.2 take actions necessary, or that the Owner may direct, for the protection and preservation of the Work; and

.3 except for Work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders.

§ 14.4.3 In case of such termination for the Owner's convenience, the Owner shall pay the Contractor for Work properly executed; costs incurred by reason of the termination, including costs attributable to termination of Subcontracts; and the termination fee, if any, set forth in the Agreement.

ARTICLE 15 CLAIMS AND DISPUTES

§ 15.1 Claims

§ 15.1.1 Definition

A Claim is a demand or assertion by one of the parties seeking, as a matter of right, payment of money, a change in the Contract Time, or other relief with respect to the terms of the Contract. The term "Claim" also includes other disputes and matters in question between the Owner and Contractor arising out of or relating to the Contract. The responsibility to substantiate Claims shall rest with the party making the Claim. This Section 15.1.1 does not require the Owner to file a Claim in order to impose liquidated damages in accordance with the Contract Documents.

§ 15.1.2 Time Limits on Claims

The Owner and Contractor shall commence all Claims and causes of action against the other and arising out of or related to the Contract, whether in contract, tort, breach of warranty or otherwise, in accordance with the requirements of the binding dispute resolution method selected in the Agreement and within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Contractor waive all Claims and causes of action not commenced in accordance with this Section 15.1.2.

§ 15.1.3 Notice of Claims

§ 15.1.3.1 Claims by either the Owner or Contractor, where the condition giving rise to the Claim is first discovered prior to expiration of the period for correction of the Work set forth in Section 12.2.2, shall be initiated by notice to the other party and to the Initial Decision Maker with a copy sent to the Architect, if the Architect is not serving as the Initial Decision Maker. Claims by either party under this Section 15.1.3.1 shall be initiated within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the claimant first recognizes the condition giving rise to the Claim, whichever is later.

§ 15.1.3.2 Claims by either the Owner or Contractor, where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Work set forth in Section 12.2.2, shall be initiated by notice to the other party. In such event, no decision by the Initial Decision Maker is required.

§ 15.1.4 Continuing Contract Performance

§ 15.1.4.1 Pending final resolution of a Claim, except as otherwise agreed in writing or as provided in Section 9.7 and Article 14, the Contractor shall proceed diligently with performance of the Contract and the Owner shall continue to make payments in accordance with the Contract Documents.

§ 15.1.4.2 The Contract Sum and Contract Time shall be adjusted in accordance with the Initial Decision Maker's decision, subject to the right of either party to proceed in accordance with this Article 15. The Architect will issue Certificates for Payment in accordance with the decision of the Initial Decision Maker.

§ 15.1.5 Claims for Additional Cost

If the Contractor wishes to make a Claim for an increase in the Contract Sum, notice as provided in Section 15.1.3 shall be given before proceeding to execute the portion of the Work that is the subject of the Claim. Prior notice is not required for Claims relating to an emergency endangering life or property arising under Section 10.4.

§ 15.1.6 Claims for Additional Time

§ 15.1.6.1 If the Contractor wishes to make a Claim for an increase in the Contract Time, notice as provided in Section 15.1.3 shall be given. The Contractor's Claim shall include an estimate of cost and of probable effect of delay on progress of the Work. In the case of a continuing delay, only one Claim is necessary.

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§ 15.1.6.2 If adverse weather conditions are the basis for a Claim for additional time, such Claim shall be documented by data substantiating that weather conditions were abnormal for the period of time, could not have been reasonably anticipated, and had an adverse effect on the scheduled construction.

§ 15.1.7 Waiver of Claims for Consequential Damages

The Contractor and Owner waive Claims against each other for consequential damages arising out of or relating to this Contract. This mutual waiver includes

.1 damages incurred by the Owner for rental expenses, for losses of use, income, profit, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons; and

.2 damages incurred by the Contractor for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit, except anticipated profit arising directly from the Work.

This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination in accordance with Article 14. Nothing contained in this Section 15.1.7 shall be deemed to preclude assessment of liquidated damages, when applicable, in accordance with the requirements of the Contract Documents.

§ 15.2 Initial Decision

§ 15.2.1 Claims, excluding those where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Work set forth in Section 12.2.2 or arising under Sections 10.3, 10.4, and 11.5, shall be referred to the Initial Decision Maker for initial decision. The Architect will serve as the Initial Decision Maker, unless otherwise indicated in the Agreement. Except for those Claims excluded by this Section 15.2.1, an initial decision shall be required as a condition precedent to mediation of any Claim. If an initial decision has not been rendered within 30 days after the Claim has been referred to the Initial Decision Maker, the party asserting the Claim may demand mediation and binding dispute resolution without a decision having been rendered. Unless the Initial Decision Maker and all affected parties agree, the Initial Decision Maker will not decide disputes between the Contractor and persons or entities other than the Owner.

§ 15.2.2 The Initial Decision Maker will review Claims and within ten days of the receipt of a Claim take one or more of the following actions: (1) request additional supporting data from the claimant or a response with supporting data from the other party, (2) reject the Claim in whole or in part, (3) approve the Claim, (4) suggest a compromise, or (5) advise the parties that the Initial Decision Maker is unable to resolve the Claim if the Initial Decision Maker lacks sufficient information to evaluate the merits of the Claim or if the Initial Decision Maker concludes that, in the Initial Decision Maker's sole discretion, it would be inappropriate for the Initial Decision Maker to resolve the Claim.

§ 15.2.3 In evaluating Claims, the Initial Decision Maker may, but shall not be obligated to, consult with or seek information from either party or from persons with special knowledge or expertise who may assist the Initial Decision Maker in rendering a decision. The Initial Decision Maker may request the Owner to authorize retention of such persons at the Owner's expense.

§ 15.2.4 If the Initial Decision Maker requests a party to provide a response to a Claim or to furnish additional supporting data, such party shall respond, within ten days after receipt of the request, and shall either (1) provide a response on the requested supporting data, (2) advise the Initial Decision Maker when the response or supporting data will be furnished, or (3) advise the Initial Decision Maker that no supporting data will be furnished. Upon receipt of the response or supporting data, if any, the Initial Decision Maker will either reject or approve the Claim in whole or in part.

§ 15.2.5 The Initial Decision Maker will render an initial decision approving or rejecting the Claim, or indicating that the Initial Decision Maker is unable to resolve the Claim. This initial decision shall (1) be in writing; (2) state the reasons therefor; and (3) notify the parties and the Architect, if the Architect is not serving as the Initial Decision Maker, of any change in the Contract Sum or Contract Time or both. The initial decision shall be final and binding on the parties but subject to mediation and, if the parties fail to resolve their dispute through mediation, to binding dispute resolution.

§ 15.2.6 Either party may file for mediation of an initial decision at any time, subject to the terms of Section 15.2.6.1.

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§ 15.2.6.1 Either party may, within 30 days from the date of receipt of an initial decision, demand in writing that the other party file for mediation. If such a demand is made and the party receiving the demand fails to file for mediation within 30 days after receipt thereof, then both parties waive their rights to mediate or pursue binding dispute resolution proceedings with respect to the initial decision.

§ 15.2.7 In the event of a Claim against the Contractor, the Owner may, but is not obligated to, notify the surety, if any, of the nature and amount of the Claim. If the Claim relates to a possibility of a Contractor's default, the Owner may, but is not obligated to, notify the surety and request the surety's assistance in resolving the controversy.

§ 15.2.8 If a Claim relates to or is the subject of a mechanic's lien, the party asserting such Claim may proceed in accordance with applicable law to comply with the lien notice or filing deadlines.

§ 15.3 Mediation

§ 15.3.1 Claims, disputes, or other matters in controversy arising out of or related to the Contract, except those waived as provided for in Sections 9.10.4, 9.10.5, and 15.1.7, shall be subject to mediation as a condition precedent to binding dispute resolution.

§ 15.3.2 The parties shall endeavor to resolve their Claims by mediation which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of the Agreement. A request for mediation shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of binding dispute resolution proceedings but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration is stayed pursuant to this Section 15.3.2, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

§ 15.3.3 Either party may, within 30 days from the date that mediation has been concluded without resolution of the dispute or 60 days after mediation has been demanded without resolution of the dispute, demand in writing that the other party file for binding dispute resolution. If such a demand is made and the party receiving the demand fails to file for binding dispute resolution within 60 days after receipt thereof, then both parties waive their rights to binding dispute resolution proceedings with respect to the initial decision.

§ 15.3.4 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 15.4 Arbitration

§ 15.4.1 If the parties have selected arbitration as the method for binding dispute resolution in the Agreement, any Claim subject to, but not resolved by, mediation shall be subject to arbitration which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of the Agreement. The Arbitration shall be conducted in the place where the Project is located, unless another location is mutually agreed upon. A demand for arbitration shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the arbitration. The party filing a notice of demand for arbitration must assert in the demand all Claims then known to that party on which arbitration is permitted to be demanded.

§ 15.4.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the Claim would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the Claim.

§ 15.4.2 The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

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§ 15.4.3 The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by parties to the Agreement, shall be specifically enforceable under applicable law in any court having jurisdiction thereof.

§ 15.4.4 Consolidation or Joinder

§ 15.4.4.1 Subject to the rules of the American Arbitration Association or other applicable arbitration rules, either party may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation, (2) the arbitrations to be consolidated substantially involve common questions of law or fact, and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

§ 15.4.4.2 Subject to the rules of the American Arbitration Association or other applicable arbitration rules, either party may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 15.4.4.3 The Owner and Contractor grant to any person or entity made a party to an arbitration conducted under this Section 15.4, whether by joinder or consolidation, the same rights of joinder and consolidation as those of the Owner and Contractor under this Agreement.

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SUPPLEMENTARY CONDITIONS OF THE CONTRACT

1. DEFINITIONS - Supplement Paragraph 1.1 as follows:
   a. When words such as approved, proper, satisfactory, equal, and as directed are used, they imply such reference to the Architect's specific approval and directions.
   b. Provide means to furnish and install.
   c. The provisions of the Agreement take precedence over all other Contract Documents.

2. WARRANTY - Supplement Paragraph 3.5.1 as follows:
   a. Contractor warrants to Owner and Architect that on receipt of notice from either of them, within the period of one (1) year following date of Substantial Completion, that defects in materials and/or workmanship have appeared in the Work, Contractor will promptly correct such defects to the state of condition originally required by the Contract Documents at Contractor's expense.

3. SHOP DRAWINGS - Supplement Paragraph 3.12 as follows:
   a. The Contractor shall submit **one (1) electronic copy** of all Shop or Setting Drawings and Schedules required for the work of the various trades, after same have been checked and compared with the Contract Document Requirements, and after checking with field conditions at the job and so certified on the Drawings by the Contractor. Above Drawings will not be checked by Architect unless same bear certification.
   b. Architect's approval is subject to notations on Drawings, Compliance with Drawings and Specifications, and conditions and measurements at project. Measurements and quantity not checked or approved.

4. SAMPLES - Supplement Subparagraph 3.12.3 as follows:
   a. All samples as called for in the various Sections of this Specification and any other samples, as directed, shall be furnished by the Contractor for approval.
   b. All samples of materials that require approval as to color, texture, finish and type shall be furnished at the same time, so that an intelligent selection of colors and textures may be made by the Architect.

5. COLOR SELECTIONS
   a. The Contractor shall provide for and coordinate into the project construction schedule, a 6-week time frame for the Architect/Designer to make final color selections from Contractor's submittals, obtain approval from the Owner and to submit a color schedule, indicating what colors go where, to the Contractor. Time frame begins when Architect has received 100% of submittals listed below.
   b. Submittals, i.e., actual samples, manufacturers' literature, full color line options, etc., shall include as a minimum, but not limited to:
      Carpet Types
      Sheet Vinyl Flooring
      Vinyl Composition Tile Flooring
      Vinyl Base
      Ceramic Wall Tile
      Ceiling Types
      Paint
      Corner Guards
      Plastic Laminate (Manufacturer)
      Wood Stain for Doors and Woodwork
      Aluminum Storefront System
      Stone Veneer/Brick/Masonry
      Metal Panels and Siding Products

6. CLEAN UP - Supplement Paragraph 3.15 as follows:
   a. Each Contractor shall, at all times, remove any and all of his rubbish from the buildings and grounds and keep the building site clean.
   b. In addition to the general broom cleaning, the General Contractor shall do the following special cleaning for all trades at the completion of the work:
      1) Glass. Remove putty, stains and paint from all glass and wash and polish same. Care shall be taken not to scratch the glass.
      2) Painted, Decorated, and Stained Work. Remove all marks, stains, fingerprints and other soil or dirt from all painted, decorated and stained work.
      3) Temporary Protection. Remove all temporary protections; clean and polish all floors at completion.
      4) Woodwork. Clean and polish all woodwork upon completion.

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5) Hardware. Clean and polish all hardware for all trades. This shall include removal of all stains, dust, dirt, paint, etc., upon completion.
6) Tile Work. Remove all spots, soil and paint from all tile work, wash same upon completion.
7) Fixtures and Equipment. Clean all fixtures and equipment, removing all stains, paint, dirt and dust.

c. All combustible rubbish, and all debris and other rubbish shall be removed entirely from the premises.

7. MUTUAL RESPONSIBILITY OF CONTRACTORS - Supplement Paragraph 6.2 as follows:

a. General Contractor shall assume general coordination and direction of the project. General Contractor shall cooperate with Mechanical and Electrical Contractors and other subcontractors and/or suppliers on the Work and install their work in sequence to facilitate and not delay the completion of the project. The Architect is not the coordinator or expeditor of the work of the contractors and/or subcontractors referred to hereinbefore.

8. CHANGES IN THE WORK

Refer to Paragraph 7.2 and insert the following:

a. Whenever a Change Order involves net cost decrease, the CREDIT to the Owner shall be such net cost decrease. Whenever a Change Order involves a summary net increase, the Contract shall be increased by the amount of such net cost increase plus 10% of such net cost for overhead and profit. The General Contractor will furnish supervision and coordination for 10% of the cost of additional Mechanical and Electrical work ordered by the Owner.
b. The Contractor shall furnish the Owner an itemized accounting with supporting data used in computing the value of any change that might be ordered.
c. Change Orders must state a number of added days or days to be deleted from completion time. If no change in days is required by the change order, write NONE. Failure to comply with above voids any later request for extra time.

9. APPLICATION FOR PROGRESS PAYMENTS AND CERTIFICATION FOR PAYMENT

a. Amend Subparagraph 9.3.1 and insert the following: On or before the 1st day of each month, the Contractor shall submit to the Architect an itemized Application for Payment supported by such data substantiating the Contractor's right to payment as the Owner or Architect may require.
b. Amend Subparagraph 9.4.1 and insert: If the Contractor has made application for payment as above, the Architect will, with reasonable promptness and within ten (10) days after receipt of the application, issue an application for payment to the Owner, with a copy to the Contractor in the amount of 90% of the value of the Contract the Architect determines has been completed to the date of application, thus a 10% retainage, less any amount paid to the Contractor, or state in writing his reason for withholding an application as provided in Subparagraph 9.5.1.
c. Date of payment of the Application for Payment by the Owner is hereby defined as the earliest possible date that the Owner can prepare vouchers after receipt of Application for Payment from the Architect and approval of same by any governing body of the Owner and issuance of vouchers to cover Application for Payment.

10. CONTRACTOR'S LIABILITY INSURANCE

a. Workers' Compensation and Employers Liability Insurance - Refer to Subparagraph 11.1.1.
b. Bodily Injury and Property Damage - Refer to Subparagraph 11.1.2. Limits shall be as follows:
(1) Limits of liability coverage shall be $2,000,000.00 Combined Single Limit for Bodily Injury and Property Damage.
c. Owner's Protective Liability Insurance - Refer to Paragraph 11.2 - Owner's Option.

11. PERFORMANCE AND PAYMENT BONDS - Supplement Subparagraph 11.4.1 as follows:

a. Bond shall be equivalent to AIA Form A311, two part Performance Bond and Labor and Materials Bond with amount shown on each part equal to 100% of the total amount payable by the terms of the Contract. Surety shall be company licensed to do business at the place of building and shall be acceptable to the Owner.

END OF SECTION

List of Drawings

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General

	Cover Sheet
CFP	Code Footprint
ADA	Standard ADA Diagrams
UFAS1	Uniform Accessibility Standards
UFAS2	Uniform Accessibility Standards
UFAS3	Uniform Accessibility Standards

Civil

01	Site and Utility Plan
02	Detail Sheet

Architectural

D2.1	1st Level Demolition Plan
D2.2	2nd Level Demolition Plan
D2.3	3rd (4th/5th) Level Demolition Plan
D3.1	Demo Exterior Elevations
D3.2	Demo Exterior Elevations
A1.1	Site Plan
A1.2	Site Plan Details
A2.0	Unit General Notes and Partition Schedules
A2.1	1st Level Floor Plan
A2.2	2nd Level Floor Plan
A2.3	3rd (4th/5th) Level Plan
A2.4	Basement Floor Plan
A3.1	West and East Exterior Elevations
A3.2	South and North Exterior Elevations
A4.1	Enlarged Stair S1 Plans & Photos
A4.2	Enlarged Stair S2 & Elevator E1 Plans & Photos
A5.1	Roof Plan
A5.2	Roof Details
A6.1	1st Level Finish Floor Plans, Notes
A6.2	2nd Level Finish Floor Plans, Notes
A6.3	3rd (4th/5th) Level Finish Floor Plans
A7.1	1st Floor Reflected Ceiling Plan
A7.2	2nd Floor Reflected Ceiling Plan
A7.3	3rd (4th/5th) Level Reflected Ceiling Plan
A8.1	Historic Interior Elevations
A8.2	Common Space Interior Elevations
A9.1	Unit Enlarged Bath Plans and Elevations
A9.2	Unit Enlarged Bath Plans and Elevations
A9.3	Unit Enlarged Kitchen Plans and Elevations
A9.4	Unit Enlarged Kitchen Plans and Elevations
A10.1	Window Schedules and Notes
A10.2	Existing Steel Window Details
A10.3	Existing Steel Window Details
A10.4	Existing Steel Window Details
A10.5	New Window Details
A10.6	New Window and Storefront Details
A10.7	Finish Schedules & Notes
A10.8	Door Schedules

Structural

S1.0	Basement Plan
S1.1	First Floor Plan
S1.2	Second Floor Plan
S1.3	Third Floor Plan
S1.4	Fourth Floor Plan
S1.5	Fifth Floor Plan
S1.6	Roof Plan
S1.7	Rebar Plan
S2.0	East/West Exterior Elevations
S2.1	North/South Exterior Elevations
S3.0	Photographs

Electrical

E0.1	Electrical Symbols & Legend
E1.1	Basement Power Plan
E1.2	First Floor Power Plan
E1.3	Second Floor Power Plan
E1.4	Third Floor Power Plan
E1.5	Fourth Floor Power Plan
E1.6	Fifth Floor Power Plan
E1.7	Basement Special Systems Plan
E1.8	First Floor Special Systems Plan
E1.9	Second Floor Special Systems Plan
E1.10	Third Floor Special Systems Plan
E1.11	Fourth Floor Special Systems Plan
E1.12	Fifth Floor Special Systems Plan
E6.1	Schedules & Details
E6.2	Electric Riser Diagrams & Schedules
E6.3	Panel Schedules
E6.4	Panel Schedules

Mechanical/Plumbing

M0.1	Legends and Notes
M1.1	Basement HVAC Plan
M1.2	First Floor HVAC Plan
M1.3	Second Floor HVAC Plan
M1.4	Third Floor HVAC Plan
M1.5	Fourth Floor HVAC Plan
M1.6	Fifth Floor HVAC Plan
M6.1	Schedules and Details
M9.1	Ductwork Riser Diagrams
ME1.1	M/E Roof Plan
P0.1	Legends and Notes
P1.1	Basement Waste and Vent Plan
P1.2	First Floor Waste and Vent Plan
P1.3	Second Floor Waste and Vent Plan
P1.4	Third Floor Waste and Vent Plan
P1.5	Fourth Floor Waste and Vent Plan
P1.6	Fifth Floor Waste and Vent Plan
P1.7	Basement Domestic Water Plan
P1.8	First Floor Domestic Water Plan
P1.9	Second Floor Domestic Water Plan
P1.10	Third Floor Domestic Water Plan
P1.11	Fourth Floor Domestic Water Plan
P1.12	Fifth Floor Domestic Water Plan
P6.1	Schedules and Details
P9.1	Waste and Vent Riser Diagrams
P9.2	Waste and Vent Riser Diagrams
P9.3	Waste and Vent Riser Diagrams

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SECTION 01010

GENERAL WORK REQUIREMENTS

1. GENERAL
Should conflict occur between these General Work Requirements and the General Conditions, the requirements of this Section take precedence.

2. INTENT OF DOCUMENTS
The Contract Drawings are complementary and what is called for by anyone shall be as binding as if called by all. The intention of the documents is to include all labor and materials, equipment and transportation necessary for the proper execution of the work.

3. MANUFACTURERS' DIRECTIONS
All manufactured articles, materials and equipment shall be applied, installed, connected, erected, used, cleaned and conditioned as directed by the manufacturers, unless herein specified to the contrary.

4. COOPERATION - CONTRACTOR WITH OWNER
It shall be clearly understood that the Owner reserves the right to install various equipment in the building prior to completion and acceptance, and it shall be the duty of the Contractor to cooperate with the Owner's employees rendering such assistance and so arranging their work that the entire project will be delivered complete in the best possible condition when required.

5. BUILDING PERMIT
As stated in Subparagraph 4.7.1, AIA DOCUMENT A201, General Conditions, the General Contractor shall secure and pay for the building permit.

6. CONSTRUCTION COORDINATION
Before starting construction, a meeting shall be held with Contractor(s), Architect, Consulting Engineers in attendance to plan and coordinate the schedule of construction and to review intent of Contract Documents. Contractor(s) shall follow instructions received at meeting in prosecuting the Work.

7. MATERIALS - EQUIPMENT - SUBSTITUTION
   a. In general, these Specifications identify the required materials and equipment by naming one or more manufacturers, brand, model, catalog number and/or other identification; the first-named manufacturer's product used as a basis for design; the other named brands considered equivalent. Equivalent brand manufacturers named must furnish products consistent with the Specifications for the first-named product, as determined by the Architect. Base Bid shall include only those brands named and must be used on the project, except as hereinafter provided.
   b. Materials or equipment specified exclusively, Base Bid shall be based on same and used on project, except as hereinafter provided.
   c. Prior to receipt of bids, should Contractor wish to incorporate in Base Bid, brands or products other than those named in the Specifications, they shall submit written request for substitution to Architect not later than seven (7) days prior to date bids are due. Architect will consider request and items approved will be listed in an addendum issued to all bidders.
   d. After execution of Contract, substitution of product brands for those named in the Specifications will be considered, only if request is received within thirty (30) days after Contract Date and request includes showing credit due Owner.
   e. Materials specified equivalent and those proposed for substitution must be equal or better than first-named material in construction, efficiency, utility, aesthetic design, physical size shall not be larger than space provided for it. Request for substitution by full description and technical data in two (2) copies, including manufacturer's name, model, catalog number, photographs or cuts, physical dimensions, operating characteristics, and any other information for comparison.
   f. Owner reserves the right:
      1) To require any or all bidders, before execution of Contract, to state what materials they will use.
      2) To require "if bound with the Bid Form," the Contractor to fill out a BID SUPPLEMENT listing the BASE BID and "ADD" or "DEDUCT" for other materials he proposes to use.

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8. APPROVAL OF SUBCONTRACTORS - MATERIALS
   a. The Contractor, if requested, must submit for approval before signing Agreement, list of Subcontractors and material suppliers enumerating items of work to be performed, name of materials, equipment, etc., to be furnished and/or installed. Refer to Paragraph - MATERIALS - EQUIPMENT - SUBSTITUTION.
   b. If the list is not requested prior to signing of Agreement, list, as described in previous paragraph, shall be furnished within ten (10) days of signing Agreement.

9. PROTECTION - Supplement, ARTICLE 10, AIA GENERAL CONDITIONS
   a. Refer to Paragraph - WEATHER CONDITIONS.
   b. Each Contractor shall assume responsibility for their materials stored on the premises.
   c. General Contractor shall take charge and assume general responsibility for proper protection of project during construction.
   d. The General Contractor shall protect trees, shrubs, lawns and all landscape from damage, providing guards and covering. Damaged work shall be repaired or replaced at their expense. Protect streets and sidewalks and make repairs at their expense.
      1) Water Protection. The General Contractor shall, at all times, protect the excavation, trenches, and/or the building from damage by rain water, spring water, ground water, backing up of drains or sewers and all other water. He shall provide all pumps and equipment and enclosures to provide this protection.
      2) Temporary Drainage. The General Contractor shall construct and maintain all necessary temporary drainage and do all pumping necessary to keep the excavation free of water.
      3) Snow and Ice. The General Contractor shall remove all snow and ice from public sidewalks and from the building, as may be required for the proper protection and/or prosecution of the Work.
      4) Bracing, Shoring, and Sheeting. The General Contractor shall provide all shoring, bracing and sheeting as required for safety and for the proper execution of the work and have same removed when the work is completed.
      5) Guard Lights. The General Contractor shall provide and maintain guard lights at all barricades, railings, obstructions in the streets, roads or sidewalks and at all trenches or pits adjacent to public walks or roads.
      6) Weather Conditions. The General Contractor shall, at all times, provide protection against weather; rain, winds, storms, frost, or heat, so as to maintain all work, materials, apparatus, and fixtures, free from injury or damage. At the end of the day's work, all new work likely to be damaged shall be covered.

10. WEATHER CONDITIONS
The Contractor shall protect all portions of their work and all materials, at all times from damage by water, freezing, frost and is to repair, replace and make good to the satisfaction of the Architect, any portion of same which may in the Architect's opinion, have been damaged by the elements.

11. GRADES, LINES, LEVELS, AND SURVEYS
The Owner will establish the lot lines, restrictions and a bench mark. All other grades, lines, levels, and bench marks shall be established and maintained by the General Contractor, who shall be responsible for same. The General Contractor shall verify all grades, lines, levels and dimensions as shown on the Drawings and they shall report all errors or inconsistencies in the above to the Architect before commencing work.
   a. The General Contractor shall provide and maintain well-built batter boards at all corners. They shall establish bench marks in not less than two (2) widely separated places. As the work progresses, he shall establish bench marks at each floor, giving exact levels of the various floors.
   b. As the work progresses, the General Contractor shall lay out in the forms and the rough flooring the exact location of all partitions as a guide to all trades.
   c. The General Contractor shall verify all grades, lines, levels, and dimensions as shown on the Drawings and they shall report any errors or inconsistencies in the above to the Architect before commencing work.

12. USE OF COMPLETED PORTIONS
The Owner reserves the right to take possession of and use any completed or partially completed portions of the building, and further reserves the right to install equipment and facilities which are not a part of the Contract, notwithstanding the fact that the time of completion of entire work or portions thereof may not have expired; but such taking possession or installation of facilities shall not be deemed an acceptance of any work not completed in accordance with the Contract Documents. The Owner, in

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taking possession of completed portions or installing such equipment, and facilities, shall repair at own expense any damage which may occur either directly or indirectly by reason of such action.

a. Building Completion-Occupancy. Owner reserves the right to occupy building when the time for completion of work as stipulated in Contract has been reached, even though all parts of the work have not been completed and accepted by Owner. All work, including heating, electrical, and water service, will be discontinued only to Owner schedule.

b. Limit of Contract is not confined to any particular area of the site, but includes any area required to perform work shown on the Drawings and/or specified in these Specifications.

13. REQUIREMENTS IMMEDIATELY AFTER EXECUTION OF CONTRACT

Immediately after execution of the Contract, the Contractor shall deliver to the Architect the following items which are described more fully in following Articles:

Schedule of Values
Schedule of Operations
Progress Charts
Samples
Superintendent's name and resume of experience
List of Subcontractors and Material Suppliers

a. Schedule of Values on AIA Form G702, or other form approved by the Architect, a detailed breakdown of the Contract Sum indicating the amounts allotted to the various divisions of the work for labor and material. The schedule will serve as a guide to the Architect in determining the amounts due each month as the work progresses. The schedule shall be broken down as directed by the Architect.

b. Schedule of Operations based on the above Schedule of Values and indicating the progress of the work up to the first day of each month shall be prepared by the Contractor in a form approved by the Architect and shall be delivered to the Architect in duplicate with each application for payment.

c. Progress Charts based on the above specified schedule of operations and indicating the progress of the work up to the first day of each month shall be prepared by the Contractor in a form approved by the Architect and shall be delivered to the Architect in duplicate with each application for payment. Progress charts shall be in the form of a bar graph. Along with progress charts the Contractor shall provide an estimated monthly cash flow chart.

14. CONSTRUCTION PROCEDURE

a. Each Contractor shall schedule their work so as to cause a minimum of interference with business operations during all of the construction work.

b. In-Use Areas. Construction work within areas immediately adjacent to existing in-use areas shall be coordinated with the Owner, so that work is accomplished during periods of light occupancy of the areas and cause the least disturbance. Work shall be executed by methods that will create the last amount of noise. Work shall be prefabricated when practical to do so. New facilities shall be ready for use prior to disturbing existing areas.

c. Precautions and Cooperation

1) Notify the Owner 7 days in advance before any utility (natural gas, water, electricity, or sewer) is to be interrupted.

2) With proper notification, interruption in utilities up to 4 hours will be permitted without special provisions by the Contractor. *If any interruption of a utility exceeds 4 hours the Contractor must make arrangements for temporary alternate utility service.

3) Interruption of utilities must be coordinated with the Owner with changeovers and out of service at night. Weekend and evening changeovers of utilities shall occur with no additional cost to the Owner.

15. TIME EXTENSIONS ADVERSE WEATHER

a. The Contractor shall comply with all provisions of the General Conditions in submitting any request for extension of Contract Time due to unusually severe weather.

b. Definitions:

1. Adverse Weather - Atmospheric conditions at a definite time and place which are unfavorable to construction activities.

2. Unusually Severe Weather - Weather which is more severe than the adverse weather anticipated for the season, location, or activity involved.

c. In order for any request of time extension due to unusually severe weather to be valid, the Contractor must document both of the following conditions.

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1. The weather experienced at the project site during the Contract period is unusually severe, that the adverse weather anticipated for the project location during any given month.
2. The unusually severe weather actually caused a delay to the completion of the project. The delay must be beyond the control and without fault or negligence by the Contractor.

d. The following schedule of monthly anticipated adverse weather delays will constitute the baseline for monthly weather time evaluations. The Contractor's Progress Schedule must reflect these anticipated adverse weather delays in all weather affected activities.

MONTHLY ANTICIPATED ADVERSE WEATHER DELAY WORK DAYS BASED ON FIVE (5) DAY WORK WEEK

JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
10	8	7	6	7	7	5	5	5	4	5	9

END OF SECTION 01010

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SECTION 01019

SPECIAL PROVISIONS

1. GENERAL
Should conflict occur between these Special Provisions and the General Conditions, the requirements of the Special Provisions shall take precedence.

2. TIME OF CONSTRUCTION - LIQUIDATED DAMAGES
   a. Time of Construction - The Contractor will commence the work within ten (10) days after the Architect shall have given the Contractor written notice to commence construction to the satisfaction of the Owner within the calendar days as Contractor so stated in his Bid Form. The time for completion herein set forth shall be extended for the period of any reasonable delay which is due exclusively to causes beyond the control and without the fault of the Contractor, including acts of God, fires, floods, and direction by the Architect. It is impractical to perform any operation of construction and acts of omissions of the Owner with respect to matters for which Owner is solely responsible; provided, however, that no such extension of time for completion shall be granted the Contractor, unless within ten (10) days after the happening of any event relied upon by the Contractor for such extension of time, the Contractor shall have made a request, therefore, in writing to the Architect. Extended time will be submitted with pay request for Owner's approval.
   b. Liquidated Damages - The time of completion of the construction of the project is of the essence of this Contract. Should the Contractor neglect, refuse, or fail to complete the project within the time herein agreed upon, after giving effect to extensions of time, if any, herein provided; then in that event and in view of the difficulty of estimating with exactness damages caused by such delay, the Owner shall have the right to deduct from and retain out of such money, which may then be due or which may become due and payable to the Contractor, the sum of THREE HUNDRED DOLLARS ($300.00) per day for each and every day that such construction is delayed in its completion beyond the specified time, as liquidated damages and not as a penalty. If the amount due and to become due from the Contractor to the Owner is insufficient to pay in full any such liquidated damages, the Contractor shall pay to the Owner the amount necessary to effect such payment in full; provided, however, that the Owner shall promptly notify the Contractor in writing of the manner in which the amount retained, deducted or claimed as liquidated damages was computed.
   c. Joint Responsibility - The General Contractor and/or Subcontractors causing the delay in completion of the project shall be responsible for payment of liquidated damages. In no case shall the total liquidated damages for all contracts exceed the sum of daily liquidated damages multiplied by the number of days of delay in completion.

3. ALTERNATES - Refer to Alternate Schedule, Section 01030
   a. Alternates specified are not a part of Base Bid, but are Alternates to same, their acceptance being at option of Owner.

4. ENUMERATION OF DRAWINGS AND SPECIFICATIONS
   a. Correlation. Accompanying these Specifications are the Drawings, which jointly with these Specifications, are intended to explain each other and describe and coordinate the work to be performed under the Contract.
   b. Verification of Documents. Before submitting his bid, each Bidder shall check his set(s) of Drawings and Specifications and advise the Architect if any sheets are missing.
   c. Specifications Explanations. For convenience of reference, the Specifications are separated into Titled Divisions and Sections. Such separation shall not, however, operate to make the Architect an arbiter to establish limits between the Contractor and Subcontractor or Sub-Subcontractor.
   d. Drawings. Refer to LIST OF DRAWINGS.
   e. Specifications. Refer to TABLE OF CONTENTS.

5. WARRANTIES
Before being eligible for final payment, Contractor shall deliver to Owner, through Architect, all special warranties specified for materials, equipment and installation.

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6. OPERATING INSTRUCTIONS
Before being eligible for final payment, Contractor shall deliver to Owner, through Architect, three (3) copies of manufacturer's operating instructions, one (1) complete set of shop drawings on each piece of equipment, and such framed instructions as instructed.

7. AS-BUILT DRAWINGS
Before being eligible for final payment, the Electrical and Mechanical Contractors shall prepare and deliver to Owner, through Architect, one (1) set of AS-BUILT DRAWINGS. These drawings may consist of marked-up prints, if the Contractor so chooses, but shall show the correct location of every item of equipment, piping, conduit, panel boards, ductwork, switches, valves, etc. If marked-up prints are used, they shall be new white prints.

8. CERTIFICATE OF COMPLIANCE
Upon completion of project, Contractor is to furnish written Certification to the Architect that he has complied with every paragraph of the Specifications and Drawings.

9. CONTRACTOR'S MONTHLY APPLICATION FOR PAYMENT FORM
Contractor's monthly Application for Payment shall be submitted as per General Conditions. AIA Document G702, Application and Certificate for Payment is approved and acceptable.

10. FILING AND RECORDING OF BONDS
In addition to furnishing the number of combination Performance Bond and Labor and Materials Payment Bond, and Statutory Bond, if required, the Contractor shall file copies of such bonds with Clerk of the District Court and furnish Architect with receipt furnished by Clerk of the District Court, covering charges for filing and recording of said bonds.

11. STATUTORY BONDS
In addition to furnishing the combination Performance and Labor and Materials Payment Bond specified in General Conditions, the Contractor shall furnish Statutory Bond in an amount not less than 100% of the Agreement in such numbers and form stated in Sample Copy bound in the Specifications. Statutory Bond shall be filed and recorded with Clerk of the District Court, as specified in Paragraph - FILING AND RECORDING OF BONDS.

12. DOCUMENTS FURNISHED CONTRACTORS
The General Contractor will be furnished, free of charge, the following working drawings and specifications, including modifications for construction of the project - 20 sets. The General Contractor will be responsible for distribution of these sets to the Subcontractors and suppliers. The Contractor shall pay the actual cost of reproduction and postage for all additional sets requested by him.

13. SALES TAX EXEMPTIONS
a. Materials, labor and equipment incorporated into this project are not exempt from the payment of sales tax under the laws of the State of Kansas and such sales tax **shall be included in the Bid of the Bidder.**

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SECTION 010300

ALTERNATES

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes administrative and procedural requirements for alternates.

1.3 GENERAL

1. The General Contractor shall state in his Bid Form the amount of dollars to be ADDED or DEDUCTED from his Base Bid for the following Alternates.
2. Alternates are not in order of acceptance.
3. It shall be the responsibility of the General Contractor to advise all necessary personnel and suppliers as to the nature and extent of all alternates selected by the owner.
4. Circle Add or Deduct to indicate that the alternate price is to be added or subtracted from the base bid.

1.4 DEFINITIONS

A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the Bidding Requirements that may be added to or deducted from the Base Bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
   1. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

1.5 PROCEDURES

A. Coordination: Modify or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
   1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.

B. Notification: Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated modifications to alternates.

C. Execute accepted alternates under the same conditions as other work of the Contract.

D. Schedule: A Schedule of Alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

PART 2 - PRODUCTS (Not Used)

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PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

1. **ALTERNATE NO. 1**
   At all apartment kitchen backsplashes - in lieu of quartz slab backsplash, contractor to install ceramic tile per Specification Section 09306 Floor and Wall Tile, Section 3.06 Schedule of Tiles, 1. Wall Tile 1 (WT1).

   Deduct $ _____

2. **ALTERNATE NO. 2**
   At all interior framing – contractor to install metal studs in lieu of wood studs. Reference Details on Sheet A2.0

   Add/Deduct $ _____

3. **ALTERNATE NO. 3**
   Bid Mid-America Cabinets in lieu of Crestwood Cabinets. Reference details in specification Section 12356 – Kitchen Casework.

   Deduct $ _____

4. **ALTERNATE NO. 4**
   At all apartment kitchens – in lieu of 30" tall upper cabinets, contractor to furnish and install 42" tall upper cabinets.

   Add $ _____

5. **ALTERNATE NO. 5**
   At all apartment kitchens & Community Room #102 – contractor to provide stainless steel kitchen appliances in lieu of black finished appliances.

   Add $ _____

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SECTION 012200

UNIT PRICES

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for unit prices.

B. Related requirements:

1. Section 012100 “Allowances” for procedures for using unit prices to adjust quantity allowances.

1.2 DEFINITIONS

1. Unit price is an amount incorporated into the Agreement, applicable during the duration of the work as a price per unit of measurement for materials, equipment, or services, or a portion of the work, added to or deducted from the contract sum by appropriate modification, if the scope of work or estimated quantities of work required by the Contract Document are increased or decreased.

1.3 PROCEDURES

A. Unit prices include all necessary material, plus cost for delivery, installation, insurance, applicable taxes, overhead, and profit.

B. Measurement and Payment: See individual Specification Sections for work that requires establishment of unit prices. Methods of measurement and payment for unit prices are specified in those Sections.

C. Owner reserves the right to reject Contractor’s measurement of work-in-place that involves use of established unit prices and to have this work measured, at the Owner’s expense, by an independent surveyor acceptable to Contractor.

D. List of Unit Prices: A schedule of unit prices is included in Part 3. Specification Sections references in the schedule contain requirements for materials described under each unit price.

PART 2 – PRODUCTS (not used)

PART 3 – EXECUTION

3.1 SCHEDULE OF UNIT PRICES

A. Unit Price No. 1: included in the **BASE BID:** Brick Masonry Repair and Replacement Brick

1. Description: Repairing brick masonry and replacing units at both the interior and exterior of the building. Reference Section 040120 – Brick Masonry Repair.
2. Unit of Measurement: **Contractor to provide a price per 100 Bricks.**

B. Unit Price No. 2: included in the **BASE BID:** Brick & Masonry Repointing

1. Description: Repointing existing brick and stone masonry at both the exterior and interior of the building. Reference Section 040120 – Brick & Masonry Repointing
2. Unit of Measurement: **Contractor to provide a price per 100 s.f.**

C. Unit Price No. 3: included in the **BASE BID**: Cement Plaster Repair

1. Description: Existing plaster repair at the walls and ceilings in the historic office area of the building. Reference Section 092400 – Cement Plastering Repair
2. Unit of Measurement: **Contractor to provide a price per 100 s.f.**

END OF SECTION 012200

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SECTION 01500

TEMPORARY FACILITIES

1. GENERAL
Should conflict occur between the Temporary Facilities and the General Conditions, the requirements of this Section take precedence.

2. TEMPORARY HEAT
   a. The General Contractor shall provide heat, fuel and services as necessary to protect all work and materials against injury from dampness and cold until final acceptance of all work and material in the Contract, unless the building or buildings are fully occupied by the Owner prior to such acceptance, in which case, the Owner shall assume all expenses of heating from date of occupancy. The General Contractor shall provide heat as follows:
      1. At all times during the placing, setting and curing of concrete, provide sufficient heat to insure the heating of the spaces involved to not less than 50° F.
      2. From the beginning of the application of gypsum board taping and during the setting and curing period, provide sufficient heat to produce a temperature in the spaces involved of not less than 50° F.
      3. For a period of ten (10) days previous to the placing of interior wood finish and throughout the placing of this and other interior finishing, varnishing, painting, etc., and until final acceptance of the work or until full occupancy by the Owner, provide sufficient heat to produce a temperature of not less than 70° F. Heating Subcontractor shall set such necessary temporary radiation as may be required.
      4. Mechanical Subcontractor shall, as soon as possible, provide temporary heating facilities through the installed heating equipment.

3. SIGN AND ADVERTISING
   a. The General Contractor shall furnish and erect one (1) painted sign, 4'-0" x 8'-0" in size, as shown on the last page of this Section and placed where directed. Sign shall have the following:
      1. Name of Project
      2. Name and Address of Architect
      3. Name and Address of General Contractor
      4. Name of Mechanical Subcontractor
      5. Name of Electrical Subcontractor
      6. Picture of Project (coordinate with Architect)
   b. Post entire construction with DANGER and NO TRESPASSING signs to comply with safety and insurance regulations.
   c. Keep premises clear and free from other signs or posters.

4. TEMPORARY FIELD OFFICES
   a. General Contractor shall provide and maintain in good condition, a painted weatherproof field office (adequate size trailer acceptable) for use of General Contractor and Architect's representative. Provide such building with heat, electric lights, telephone, locked doors, windows, table, and rack for Drawings. Building to remain property of General Contractor.
   b. Electrical and Mechanical Subcontractors shall maintain similar field office, meeting requirements of previous paragraph, except provisions for Architect's representative not needed.

5. TEMPORARY ENCLOSURES
General Contractor to provide:
   a. Temporary weathertight enclosures for all exterior openings as soon as possible as walls and roofs are built to protect work from weather. Temporary exterior doors equipped with padlocks.
   b. In cold weather, provide additional precautions necessary, including heat at such openings to protect building and contents.

6. TEMPORARY SHEDS
The Contractor shall provide and maintain on the premises watertight storage sheds for storage of all materials which may be damaged by weather. These sheds shall have wood floors raised above the ground.

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7. TEMPORARY CONSTRUCTION ITEMS
General Contractor shall furnish necessary temporary stairs, chutes, runways, scaffolds, ladders and hoist.

8. TEMPORARY TOILET ACCOMMODATIONS
   a. The General Contractor shall provide for the use of all workmen, in accordance with local ordinances, ample temporary sanitary toilet accommodations and keep such clean and free from flies. Prior to completion of the Contract, all connections and appliances connected with same will be removed and the premises left perfectly clean.
   b. The Mechanical Subcontractor shall, as soon as conditions of the work will allow, install inside building a temporary toilet with connections to the sewer.

9. TEMPORARY TELEPHONE
The General Contractor shall install at his own expense, a job telephone, and shall pay for all local calls. All long distance calls shall be paid by party making the call.

10. TEMPORARY LIGHT AND POWER
   a. For new construction, the General Contractor shall arrange for temporary service, pay for all expenses therewith and bring services to building and run extensions to locations necessary for operations.
   b. Permit other Subcontractors to use same. Other Subcontractors requiring additional extensions, make and remove same at their expense. General Contractor shall pay for all electricity consumed.

11. WATER FOR CONSTRUCTION
The Owner will furnish all water for construction. The General Contractor will be responsible for necessary water connections to existing source.

END OF SECTION 01500

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SECTION 02225

TRENCHING

PART 1 GENERAL

1.01 SECTION INCLUDES
- A. Excavating trenches for utilities from 10 feet outside building to municipal utilities.
- B. Compacted fill from top of utility bedding to subgrade elevations.
- C. Backfilling and compaction.

1.02 RELATED SECTIONS
- A. Document:
  The Geotechnical Engineering Report. The engineering study, subsurface exploration, boring location diagram, boring logs, laboratory test results, and geotechnical recommendations.

1.03 REFERENCES
- A. ANSI/ASTM D698 - Test Methods for Moisture-Density Relations of Soils and Soil-Aggregate Mixtures, Using 5.5 lb (2.49 Kg) Rammer and 12 inch (304.8 mm) Drop.

1.04 FIELD MEASUREMENTS
- A. Verify that survey bench mark and intended elevations for the Work are as shown on drawings.

1.05 COORDINATION
- A. Coordinate all work as required.
- B. Verify work associated with lower elevation utilities are complete before placing higher elevation utilities.

PART 2 PRODUCTS

2.01 FILL MATERIALS
- A. Fill: As specified in Section 02205.

PART 3 EXECUTION

3.01 PREPARATION
- A. Identify required lines, levels, contours, and datum.
- B. Protect plant life, lawns, rock outcropping and other features remaining as a portion of final landscaping.
- C. Protect bench marks, existing structures, fences, sidewalks, paving, and curbs from excavation equipment and vehicular traffic.
- D. Maintain and protect above and below grade utilities which are to remain.
- E. Cut out soft areas of subgrade not capable of in situ compaction. Backfill with fill and compact to density equal to or greater than requirements for subsequent backfill material.

3.02 EXCAVATION
- A. Excavate subsoil required for utilities to municipal utilities.
- B. Cut trenches sufficiently wide to enable installation and allow inspection.
- C. Do not interfere with 45 degree bearing splay of foundations.
- D. Hand trim excavation. Remove loose matter.
- E. Remove lumped subsoil, boulders, and rock up to 1/3 cu yd measured by volume.
- F. Correct areas over excavated in accordance with Section 02222.
- G. Stockpile excavated material in area designated on site and remove excess material not being used, from site.

3.03 BACKFILLING
- A. Backfill trenches to contours and elevations with unfrozen materials.
- B. Systematically backfill to allow maximum time for natural settlement. Do not backfill over porous, wet, frozen or spongy subgrade surfaces.

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C. Granular Fill: Place and compact materials in continuous layers not exceeding 8 inches compacted depth.
D. Soil Fill: Place and compact material in continuous layers not exceeding 8 inches compacted depth.
E. Employ a placement method that does not disturb or damage foundation perimeter drainage, conduit or pipes in trench.
F. Maintain optimum moisture content of fill materials to attain required compaction density.
G. Remove surplus fill materials from site.
H. Leave fill material stockpile areas completely free of excess fill materials.

3.04 TOLERANCES
A. Top Surface of Backfilling: Plus or minus 1 inch from required elevations.

3.05 FIELD QUALITY CONTROL
A. Field inspection and testing will be performed under provisions of the General Requirements.
B. Compaction testing will be performed in accordance with ANSI/ASTM D698.
C. If tests indicate Work does not meet specified requirements, remove Work, replace, compact, and retest at no additional cost to the owner.

3.06 PROTECTION OF FINISHED WORK
A. Protect or reshape and recompact fills subjected to vehicular traffic during construction.

END OF SECTION 02225

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SECTION 02281

TERMITE CONTROL

PART 1 GENERAL

1.01 SECTION INCLUDES
A. Soil treatment for termite control below grade, to interior and exterior foundation perimeter.

1.02 QUALIFICATIONS
A. Applicator: Company specializing in performing the work of this Section with minimum 5 years documented experience approved by manufacturer, licensed and approved regulations.

1.03 REGULATORY REQUIREMENTS
A. Conform to requirements for application, application licensing, and authority to use toxicant chemicals and in accordance with EPA.
B. Provide certificate of compliance from authority having jurisdiction indicating approval of toxicants.

1.04 SEQUENCING
A. Apply toxicant 12 hours prior to installation of vapor barrier under slabs-on-grade and finish grading work outside foundations.
B. Notify Architect 24 hours prior to application.

1.05 WARRANTY
A. Provide five year warranty under provisions of the General Requirements.
B. Warranty: Include coverage for damage and repairs to building and building contents caused by termites. Repair damage. Re-treat where required.
C. Inspect and report annually to Owner in writing. Owner reserves the right to renew warranty for an additional five years.

PART 2 PRODUCTS

2.01 MATERIALS
A. Toxicant Chemical: EPA and Local authority approved; (DRAGNET, DURSBAN TC, or as approved equal) synthetically color dyed to permit visual identification of treated soil.
B. Diluent: Recommended by toxicant manufacturer.
C. Mix toxicant to manufacturer's instructions.

PART 3 EXECUTION

3.01 EXAMINATION
A. Verify all the site conditions and become familiar with project scope.
B. Verify that soil surfaces are unfrozen, sufficiently dry to absorb toxicant, and ready to receive treatment.
C. Verify final grading is complete.

3.02 APPLICATION
A. Spray apply or Inject toxicant in accordance with manufacturer's instructions.
B. Apply toxicant at locations indicated in Schedule at end of Section.
C. Apply extra treatment to structure penetration surfaces such as pipe or ducts, and soil penetrations such as grounding rods or posts.
D. Re-treat disturbed treated soil with same toxicant as original treatment. Retreat around building perimeter after top soil has been placed, directly adjacent to foundation wall.
E. If inspection or testing identifies the presence of termites, re-treat soil and re-test.

3.03 PROTECTION OF FINISHED WORK
A. Protect finished Work, post signage to warn workers that soil poisoning has been applied.
B. Do not permit soil grading over treated work.

3.04 SCHEDULES

A. Locations:

1. Under Slabs-on-Grade including porches and stoops.
2. Both Sides of Foundation Surfaces.
3. Soil Within 10 feet of Building Perimeter.

END OF SECTION 02281

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SECTION 02520

PORTLAND CEMENT CONCRETE PAVING

PART 1 GENERAL

1.01 SECTION INCLUDES
A. Concrete sidewalks and stair steps, integral curbs, gutters, driveways and parking areas.

1.02 PERFORMANCE REQUIREMENTS
A. Paving: Designed for parking and light duty commercial vehicles.

1.03 QUALITY ASSURANCE
A. Perform work in accordance with ACI 301, requirements of Sections 03100, 03200 and 03300.
B. Obtain cementitious materials from same source throughout.

1.04 ENVIRONMENTAL REQUIREMENTS
A. Do not place concrete when base surface temperature is less than 40 degrees F, or surface is wet or frozen.

PART 2 PRODUCTS

2.01 FORM MATERIALS
A. Wood or Steel form material, profiled to suit conditions.
B. Joint Filler: ANSI/ASTM D1751 type; 3/4 inch thick.

2.02 REINFORCEMENT
A. Welded Steel Wire Fabric: Plain type, ANSI/ASTM A185; 6x6 - 6x6 in flat sheets or coiled rolls.
B. Reinforcing Steel: ASTM A615; 40 ksi yield grade; deformed billet steel bars; unfinished.

2.03 CONCRETE MATERIALS
A. Cement: ASTM C150 Air Entraining - Type IA Portland type, natural color.
B. Fine and Coarse Mix Aggregates: ASTM C33.
C. Water: Potable, not detrimental to concrete.
D. Air Entrainment: ASTM C260.
E. Chemical Admixture: ASTM C494, as approved by Architect.

2.04 CONCRETE MIX - BY PERFORMANCE CRITERIA
A. Mix concrete in accordance with, ACI 304. Deliver concrete in accordance with ASTM C94.
B. Provide concrete to the following criteria:
1. Compressive Strength: Reference schedule below.
2. Slump: 1 to 2 inches.
3. Minimum Water/Cement Ratio: 6.5 gallon/5.5 sack.
4. Air Entrained: 5 percent.
C. Use accelerating admixtures in cold weather only when approved by Architect/Engineer. Use of admixtures will not relax cold weather placement requirements.
D. Use calcium chloride only when approved by Architect/Engineer.
E. Use set retarding admixtures during hot weather only when approved by Architect/Engineer.

2.05 SOURCE QUALITY CONTROL
A. Submit proposed mix design of each class of concrete to the architect and appointed testing laboratory firm for review prior to commencement of work.
B. Tests on cement and aggregates shall be performed to ensure conformance with specified requirements.

PART 3 EXECUTION

3.01 EXAMINATION
A. Verify compacted subgrade, granular base and stabilized soil is acceptable and ready to support paving and imposed loads.
B. Verify gradients and elevations of base are correct.

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3.02 PREPARATION
- A. Moisten base to minimize absorption of water from fresh concrete.
- B. Coat surfaces of manholes, catch basins and frames with oil to prevent bond with concrete pavement.
- C. Notify Architect/Engineer minimum 24 hours prior to commencement of concreting operations.

3.03 FORMING
- A. Place and secure forms to correct location, dimension, and profile.
- B. Assemble formwork to permit easy stripping and dismantling without damaging concrete.
- C. Place joint filler vertical in position, in straight lines. Secure to formwork during concrete placement.

3.04 REINFORCEMENT
- A. Place reinforcement at mid-height of slabs-on-grade.
- B. Interrupt reinforcement at expansion joints.
- C. Place dowels and reinforcement to achieve pavement and curb alignment as detailed.
- D. Provide doweled joints 12 inch o.c. at interruptions of concrete.

3.05 PLACING CONCRETE
- A. Place concrete in accordance with ACI 301.
- B. Ensure reinforcement, inserts, embedded parts, are not disturbed during concrete placement.
- C. Place concrete continuously between predetermined construction joints. Do not break or interrupt successive pours such that cold joints occur.
- D. Place concrete to indicated pattern.

3.06 JOINTS
- A. Place 1/2 inch expansion joints at 60 foot intervals. Align curb, gutter, and sidewalk joints.
- B. Place joint filler between paving components and building or other appurtenances. Recess top of filler 1/4 inch for sealant placement by Section 07900.
- C. Provide scored or sawn joints at 4 feet intervals U.N.O. at sidewalks and curbs and 15 feet at pavement.
- D. Saw cut contraction joints 3/16 inch wide at an optimum time after finishing. Cut 1/3 into depth of slab.

3.07 FINISHING
- A. Parking: Light broom.
- B. Sidewalk Paving: Light broom, radius to 1/4 inch and trowel joint edges.
- C. Handicapped Ramps: Reference ADA.
- D. Curbs and Gutters: Trowel finish.
- E. Inclined Vehicular Ramps: Broom perpendicular to slope.
- F. Place curing compound on exposed concrete surfaces immediately after finishing. Apply in accordance with manufacturer's instructions.

3.08 FIELD QUALITY CONTROL
- A. Three concrete test cylinders shall be taken for every 100 or less cu yds of each class of concrete placed each day.
- B. One additional test cylinder shall be taken during cold weather and cured on site under same conditions as concrete it represents.
- C. One slump test shall be taken for each set of test cylinders taken.

3.09 PROTECTION
- A. Immediately after placement, protect pavement from premature drying, excessive hot or cold temperatures, and mechanical injury.

3.10 SCHEDULES
- A. Concrete Sidewalks, Ramps, Stairs and Retaining Walls: 3,000 psi 28 day concrete, 4 inches thick, 6x6 - 10x10 inch mesh reinforcement, natural color Portland cement, broom finish, detectable warnings per ADA at ramps and curb cuts.
- B. Concrete Aprons and Driveways: 4,000 psi 28 day concrete, 6 inches thick, 6x6 - 6x6 W.W.F. reinforced, natural color Portland cement, broom finish.

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SECTION 03200

CONCRETE REINFORCEMENT

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Reinforcing steel bars, wire fabric and accessories for cast-in-place concrete.
B. Work includes locating existing reinforcing steel in concrete assemblies prior to any cutting, coring, or anchoring.
C. Provide services of a qualified firm specializing in non-destructive testing to perform reinforcing steel location.

1.02 SUBMITTALS

A. Submit under provisions of the General Requirements.
i. Submit qualifications of testing firm demonstrating experience with ground-penetrating radar (GPR) and/or electromagnetic detection for locating reinforcing steel.
B. Shop Drawings: Indicate bar sizes, spacings, locations, and quantities of reinforcing steel and wire fabric, bending and cutting schedules, and supporting and spacing devices.
C. Steel location: Submit documentation of reinforcing steel locations, including drawings, markups, or digital scans, for review by Architect/Engineer prior to commencement of work.

1.03 QUALITY ASSURANCE

A. Perform Work in accordance with CRSI - Manual of Standard Practice and ACI 301.
B. Testing firm shall have minimum 5 years of documented experience in reinforcing steel locating services.
C. Equipment shall be calibrated in accordance with manufacturer's recommendations prior to use.

1.04 QUALIFICATIONS

A. Design reinforcement under direct supervision of a Professional Structural Engineer experienced in design of this work and licensed in the State of Kansas.

1.05 COORDINATION

A. Coordinate with placement of formwork, formed openings and other Work.
B. Contractor shall provide a minimum of 7 calendar days' written notice to Architect and Engineer of scheduled scanning operations.
C. Scanning shall not proceed unless both Architect and Engineer (or their designated representatives) are present on site.
D. Adjust scanning schedule as necessary to accommodate required attendance without additional cost to Owner.

PART 2 PRODUCTS

2.01 REINFORCEMENT

A. Reinforcing Steel: ASTM A615, 40, 60, or 75 ksi yield grade as indicated on the drawings; deformed billet steel bars, unfinished.
B. Reinforcing Steel Plain Bar and Rod Mats: ASTM A704, ASTM A615, Grade 40 or 60 as indicated on the drawings; steel bars or rods, unfinished.
C. Stirrup Steel: ANSI/ASTM A82, unfinished.
D. Welded Steel Wire Fabric: ASTM A815; in flat sheets or coiled rolls; unfinished.

2.02 ACCESSORY MATERIALS

A. Tie Wire: Minimum 16 gage annealed type.
B. Chairs, Bolsters, Bar Supports, Spacers: Sized and shaped for strength and support of reinforcement during concrete placement conditions including load bearing pad on bottom to prevent vapor barrier puncture.
C. Special Chairs, Bolsters, Bar Supports, Spacers Adjacent to Weather Exposed Concrete Surfaces: Plastic coated steel type; size and shape as required.

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2.03 FABRICATION
- A. Fabricate concrete reinforcing in accordance with CRSI Manual of Practice.
- B. Weld reinforcement in accordance with ANSI/AWS D1.4.
- C. Locate reinforcing splices not indicated on drawings, at point of minimum stress.

PART 3 EXECUTION

3.01 PLACEMENT
- A. Place, support and secure reinforcement against displacement. Do not deviate from required position.
- B. Do not displace or damage vapor barrier.
- C. Accommodate placement of formed openings.

3.02 EXAMINATION
- A. Contractor shall coordinate access and prepare surfaces for reinforcing steel locating services.

3.03 PERFORMANCE
- A. Locate reinforcing steel within all areas scheduled for cutting, coring, or anchoring.
- B. Identify rebar size, spacing, and cover depth using GPR or electromagnetic detection methods
- C. Mark field locations clearly and provide documentation to Architect/Engineer.

3.04 RESPONSIBILITY
- A. All costs for reinforcing steel locating shall be included in the Contract Sum.
- B. Contractor shall be responsible for protection of existing reinforcing steel
- C. Damage to reinforcing steel, concrete, or adjacent construction resulting from failure to properly locate reinforcement shall be repaired at no additional cost to the Owner.

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SECTION 03300

CAST-IN-PLACE CONCRETE

PART 1 GENERAL

1.01 SECTION INCLUDES
- A. Cast-in-place concrete floors, foundation walls, retaining walls, steps and ramps.
- B. Floors and slabs on grade.
- C. Control, expansion and contraction joint devices associated with concrete work, including joint sealants.
- D. Equipment pads, light pole base and flagpole base.

1.02 SUBMITTALS
- A. Submit under provisions of the General Requirements.
- B. Product Data: Provide data on joint devices, attachment accessories.
- C. Samples: Submit 2-inch long samples of expansion/contraction joint.
- D. Manufacturer's Installation Instructions: Indicate installation procedures and interface required with adjacent Work.

1.03 PROJECT RECORD DOCUMENTS
- A. Accurately record actual locations of embedded utilities and components which are concealed from view.

1.04 QUALITY ASSURANCE
- A. Perform Work in accordance with ACI 301.
- B. Acquire cement and aggregate from same source for all work.
- C. Conform to ACI 305R when concreting during hot weather.
- D. Conform to ACI 306R when concreting during cold weather.

1.05 COORDINATION
- A. Coordinate the placement of joint devices with erection of concrete formwork and placement of form accessories.

PART 2 PRODUCTS

2.01 CONCRETE MATERIALS
- A. Cement: ASTM C150, Type I - Normal or Type III - High Early Strength Type V - Sulfate Resistant as required Portland type.
- B. Fine and Coarse Aggregates: ASTM C33.
- C. Water: Clean and not detrimental to concrete.

2.02 ADMIXTURES
- A. Air Entrainment: ASTM C260.
- B. Chemical: ASTM C494 Type A - Water Reducing, Type B - Retarding, Type C - Accelerating, Type D - Water Reducing and Retarding, Type E - Water Reducing and Accelerating.

2.03 ACCESSORIES
- A. Bonding Agent: Polymer resin emulsion, polyvinyl acetate, Latex emulsion, two component modified epoxy resin, non-solvent two component polysulfide epoxy, mineral filled polysulfide polymer epoxy, mineral filled polysulfide polymer epoxy resin, or Polyamid cured epoxy as approved.
- B. Vapor Barrier: 6 mil thick clear polyethylene film, type recommended for below grade application.
- C. Non-Shrink Grout: Premixed compound consisting of nonmetallic aggregate, cement, water reducing and plasticizing agents; capable of developing minimum compressive strength of 2,400 psi in 48 hours and 7,000 psi in 28 days.

2.04 JOINT DEVICES AND FILLER MATERIALS
- A. Joint Filler:
  1. Joint Filler Type A: ASTM D1751; Asphalt impregnated fiberboard or felt, 1/4 inch thick.
  2. Joint Filler Type B: ASTM D1752; Closed cell polyvinyl chloride foam, resiliency recovery of 95 percent if not compressed more than 50 percent of original thickness.

B. Expansion and Contraction Joint Devices: ASTM B221 alloy, extruded aluminum; resilient elastomeric, vinyl, or neoprene, filler strip with a Shore A hardness of 35 to permit plus or minus 25 percent joint movement with full recovery; extruded aluminum or vinyl cover plate, of longest manufactured length at each location, recess mounted; color as selected.
C. Sealant: Rubber or synthetic rubber compound.

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2.05 CONCRETE MIX
A. Mix concrete in accordance with ACI 304. Deliver concrete in accordance with ASTM C94.
B. Select proportions for normal weight concrete in accordance with ACI 301.
C. Provide concrete with compressive strength of 3,500 psi at 28 days.
D. Use accelerating admixtures in cold weather only when approved by Architect/Engineer. Use of admixtures will not relax cold weather placement requirements.
E. Use calcium chloride only when approved by Architect/Engineer.
F. Use set retarding admixtures during hot weather only when approved by Architect/Engineer.
G. Add air entraining agent to normal weight concrete mix for work exposed to exterior.

PART 3 EXECUTION

3.01 EXAMINATION
A. Verify requirements for concrete cover over reinforcement.
B. Verify that anchors, seats, plates, reinforcement and other items to be cast into concrete are accurately placed, positioned securely, and will not cause hardship in placing concrete.

3.02 PREPARATION
A. Prepare previously placed concrete by cleaning with steel brush and applying bonding agent in accordance with manufacturer's instructions.
B. In locations where new concrete is dowelled to existing work, drill holes in existing concrete, insert steel dowels and pack solid with non-shrink grout.

3.03 PLACING CONCRETE
A. Place concrete in accordance with ACI 301.
B. Notify Architect/Engineer minimum 24 hours prior to commencement of operations.
C. Ensure reinforcement, inserts, embedded parts, formed expansion and contraction joints are not disturbed during concrete placement.
D. Install vapor barrier under interior slabs on grade. Lap joints minimum 6 inches and seal watertight by sealant applied between overlapping edges and ends or taping edges and ends.
E. Repair vapor barrier damaged during placement of concrete reinforcing. Repair with vapor barrier material; lap over damaged areas minimum 6 inches and seal watertight.
F. Separate slabs on grade from vertical surfaces with 1/2 inch thick joint filler.
G. Place joint filler in floor slab pattern placement sequence. Set top to required elevations. Secure to resist movement by wet concrete.
H. Extend joint filler from bottom of slab to within 1/2 inch of finished slab surface. Conform to Section 07900 for finish joint sealer requirements.
I. Install joint devices in accordance with manufacturer's instructions.
J. Install construction joint devices in coordination with floor slab pattern placement sequence. Set top to required elevations. Secure to resist movement by wet concrete.
K. Install joint device anchors. Maintain correct position to allow joint cover to be flush with floor and wall finish.
L. Install joint covers in longest practical length, when adjacent construction activity is complete.
M. Apply sealants in joint devices in accordance with Section 07900.
N. Maintain records of concrete placement. Record date, location, quantity, air temperature, and test samples taken.
O. Place concrete continuously between predetermined expansion, control, and construction joints.
P. Do not interrupt successive placement; do not permit cold joints to occur where possible.
Q. Place floor slabs in checkerboard or saw cut pattern indicated.
R. Saw cut joints within 24 hours after placing. Use 3/16 inch thick blade, cut into 1/4 depth of slab thickness.
S. Screed floors and slabs on grade level, maintaining surface flatness of maximum 1/4 inch in 10 ft.

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3.04 CONCRETE FINISHING

A. Provide formed concrete surfaces to be left exposed concrete walls columns beams joists with smooth rubbed finish.
B. Finish concrete floor surfaces in accordance with ACI 301.
C. Wood float surfaces which will receive quarry tile, ceramic tile, or terrazzo with full bed setting system.
D. Steel trowel surfaces which will receive carpeting, resilient flooring, seamless flooring, thin set quarry tile, or thin set ceramic tile.
E. Steel trowel surfaces which are scheduled to be exposed.
F. In areas with floor drains, maintain floor elevation at walls; pitch surfaces uniformly to drains at 1/4 inch per foot or as indicated on drawings.

3.05 CURING AND PROTECTION

A. Immediately after placement, protect concrete from premature drying, excessively hot or cold temperatures, and mechanical injury.
B. Maintain concrete with minimal moisture loss at relatively constant temperature for period necessary for hydration of cement and hardening of concrete.
C. Cure floor surfaces in accordance with ACI 308.
D. Ponding: Maintain 100 percent coverage of water over floor slab areas continuously for 4 days.
E. Spraying: Spray water over floor slab areas and maintain wet for 7 days.

3.06 FIELD QUALITY CONTROL

A. Field inspection and testing will be performed in accordance with ACI 301 and under provisions of the General Requirements.
B. Provide free access to Work and cooperate with appointed firm.
C. Submit proposed mix design of each class of concrete to inspection and testing firm for review prior to commencement of Work.
D. Tests of cement and aggregates may be performed to ensure conformance with specified requirements.
E. Three concrete test cylinders will be taken for every 75 or less cu yds of each class of concrete placed.
F. One additional test cylinder will be taken during cold weather concreting, cured on job site under same conditions as concrete it represents.
G. One slump test will be taken for each set of test cylinders taken.

3.07 PATCHING

A. Allow Architect/Engineer to inspect concrete surfaces immediately upon removal of forms.
B. Excessive honeycomb or embedded debris in concrete is not acceptable. Notify Architect/Engineer upon discovery.
C. Patch imperfections as directed or in accordance with ACI 301.

3.08 DEFECTIVE CONCRETE

A. Defective Concrete: Concrete not conforming to required lines, details, dimensions, tolerances or specified requirements.
B. Repair or replacement of defective concrete will be determined by the Architect/Engineer.
C. Do not patch, fill, touch-up, repair, or replace exposed concrete except upon express direction of Architect/Engineer for each individual area.

END OF SECTION 03300

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PRESERVATION BRIEF 1

Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings

- Preparing for a Cleaning Project
- Understanding the Building Materials
- Cleaning Methods and Materials
- Planning a Cleaning Project
- Water-Repellent Coatings and Waterproof Coatings

Inappropriate cleaning and coating treatments are a major cause of damage to historic masonry buildings. While either or both treatments may be appropriate in some cases, they can be very destructive to historic masonry if they are not selected carefully. Historic masonry, as considered here, includes stone, brick, architectural terra cotta, cast stone, concrete and concrete block. It is frequently cleaned because cleaning is equated with improvement. Cleaning may sometimes be followed by the application of a water-repellent coating. However, unless these procedures are carried out under the guidance and supervision of an architectural conservator, they may result in irrevocable damage to the historic resource.

The purpose of this Brief is to provide information on the variety of cleaning methods and materials that are available for use on the exterior of historic masonry buildings, and to provide guidance in selecting the most appropriate method or combination of methods. The difference between water-repellent coatings and waterproof coatings is explained, and the purpose of each, the suitability of their application to historic masonry buildings, and the possible consequences of their inappropriate use are discussed.

The Brief is intended to help develop sensitivity to the qualities of historic masonry that makes it so special, and to assist historic building owners and property managers in working cooperatively with architects, architectural conservators, and contractors. Although specifically intended for historic buildings, the information is applicable to all masonry buildings. The Brief is not meant to be a cleaning manual or a guide for preparing specifications. Rather, it provides general information to raise awareness of the many factors involved in selecting cleaning and water-repellent treatments for historic masonry buildings.

Preparing for a Cleaning Project, Reasons for Cleaning

First, it is important to determine whether it is appropriate to clean the masonry. The objective of cleaning a historic masonry building must be considered carefully before arriving at a decision to clean. There are several major reasons for cleaning a historic masonry building: improve the appearance of the building by removing unattractive dirt or soiling materials, or non-historic paint from the masonry; retard deterioration by removing soiling materials that may be damaging the masonry; or provide a clean surface to accurately match repointing mortars or patching compounds, or to conduct a condition survey of the masonry.

Identify What is to be Removed

The general nature and source of dirt or soiling material on a building must be identified to remove it in the gentlest means possible--that is, in the most effective, yet least harmful, manner. Soot and smoke, for example, require a different cleaning agent to remove than oil stains or metallic stains. Other common cleaning problems include biological growth such as mold or mildew, and organic matter such as the tendrils left on masonry after removal of ivy.

Consider the Historic Appearance of the Building

If the proposed cleaning is to remove paint, it is important in each case to learn whether or not unpainted masonry is historically appropriate. And, it is necessary to consider why the building was painted. Was it to cover bad repointing or unmatched repairs? Was the building painted to protect soft brick or to conceal deteriorating stone? Or, was painted masonry simply a fashionable treatment in a particular historic period? Many buildings were painted at the time of construction or shortly thereafter; retention of the paint, therefore, may be more appropriate historically than removing it. And, if the

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building appears to have been painted for a long time, it is also important to think about whether the paint is part of the character of the historic building and if it has acquired significance over time.

Consider the Practicalities of Cleaning or Paint Removal

Some gypsum or sulfate crusts may have become integral with the stone and, if cleaning could result in removing some of the stone surface, it may be preferable not to clean. Even where unpainted masonry is appropriate, the retention of the paint may be more practical than removal in terms of long range preservation of the masonry. In some cases, however, removal of the paint may be desirable. For example, the old paint layers may have built up to such an extent that removal is necessary to ensure a sound surface to which the new paint will adhere.

Study the Masonry

Although not always necessary, in some instances it can be beneficial to have the coating or paint type, color, and layering on the masonry researched before attempting its removal. Analysis of the nature of the soiling or of the paint to be removed from the masonry, as well as guidance on the appropriate cleaning method, may be provided by professional consultants, including architectural conservators, conservation scientists, and preservation architects. The State Historic Preservation Office (SHPO), local historic district commissions, architectural review boards, and preservation-oriented websites may also be able to supply useful information on masonry cleaning techniques.

Understanding the Building Materials

The construction of the building must be considered when developing a cleaning program because inappropriate cleaning can have a deleterious effect on the masonry as well as on other building materials. The masonry material or materials must be correctly identified. It is sometimes difficult to distinguish one type of stone from another; for example, certain sandstones can be easily confused with limestones. Or, what appears to be natural stone may not be stone at all, but cast stone or concrete. Historically, cast stone and architectural terra cotta were frequently used in combination with natural stone, especially for trim elements or on upper stories of a building where, from a distance, these substitute materials looked like real stone. Other features on historic buildings that appear to be stone, such as decorative cornices, entablatures and window hoods, may not even be masonry, but metal.

Identify Prior Treatments

Previous treatments of the building and its surroundings should be researched and building maintenance records should be obtained, if available. Sometimes if streaked or spotty areas do not seem to get cleaner following an initial cleaning, closer inspection and analysis may be warranted. The discoloration may turn out not to be dirt but the remnant of a water-repellent coating applied long ago which has darkened the surface of the masonry over time. Successful removal may require testing several cleaning agents to find something that will dissolve and remove the coating. Complete removal may not always be possible. Repairs may have been stained to match a dirty building, and cleaning may make these differences apparent. De-icing salts used near the building that have dissolved can migrate into the masonry. Cleaning may draw the salts to the surface, where they will appear as efflorescence (a powdery, white substance), which may require a second treatment to be removed. Allowances for dealing with such unknown factors, any of which can be a potential problem, should be included when investigating cleaning methods and materials. Just as more than one kind of masonry on a historic building may necessitate multiple cleaning approaches, unknown conditions that are encountered may also require additional cleaning treatments.

Choose the Appropriate Cleaner

The importance of testing cleaning methods and materials cannot be over emphasized. Applying the wrong cleaning agents to historic masonry can have disastrous results. Acidic cleaners can be extremely damaging to acid-sensitive stones, such as marble and limestone, resulting in etching and dissolution of these stones. Other kinds of masonry can also be damaged by incompatible cleaning agents, or even by cleaning agents that are usually compatible. There are also numerous kinds of sandstone, each with a considerably different geological composition. While an acid-based cleaner may be safely used on some sandstones, others are acid-sensitive and can be severely etched or dissolved by an acid cleaner. Some sandstones contain water-soluble minerals and can be eroded by water cleaning. And, even if the stone type is correctly identified, stones, as well as some bricks, may contain unexpected impurities, such as iron particles, that may react negatively with a particular cleaning agent and result in staining. Thorough

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understanding of the physical and chemical properties of the masonry will help avoid the inadvertent selection of damaging cleaning agents.

Other building materials also may be affected by the cleaning process. Some chemicals, for example, may have a corrosive effect on paint or glass. The portions of building elements most vulnerable to deterioration may not be visible, such as embedded ends of iron window bars. Other totally unseen items, such as iron cramps or ties which hold the masonry to the structural frame, also may be subject to corrosion from the use of chemicals or even from plain water. The only way to prevent problems in these cases is to study the building construction in detail and evaluate proposed cleaning methods with this information in mind. However, due to the very likely possibility of encountering unknown factors, any cleaning project involving historic masonry should be viewed as unique to that particular building.

Cleaning Methods and Materials

Masonry cleaning methods generally are divided into three major groups: water, chemical, and abrasive. Water methods soften the dirt or soiling material and rinse the deposits from the masonry surface. Chemical cleaners react with dirt, soiling material or paint to effect their removal, after which the cleaning effluent is rinsed off the masonry surface with water. Abrasive methods include blasting with grit, and the use of grinders and sanding discs, all of which mechanically remove the dirt, soiling material or paint (and, usually, some of the masonry surface). Abrasive cleaning is also often followed with a water rinse. Laser cleaning, although not discussed here in detail, is another technique that is used sometimes by conservators to clean small areas of historic masonry. It can be quite effective for cleaning limited areas, but it is expensive and generally not practical for most historic masonry cleaning projects.

Although it may seem contrary to common sense, masonry cleaning projects should be carried out starting at the bottom and proceeding to the top of the building always keeping all surfaces wet below the area being cleaned. The rationale for this approach is based on the principle that dirty water or cleaning effluent dripping from cleaning in progress above will leave streaks on a dirty surface but will not streak a clean surface as long as it is kept wet and rinsed frequently.

Water Cleaning

Water cleaning methods are generally the gentlest means possible, and they can be used safely to remove dirt from all types of historic masonry. There are essentially four kinds of water-based methods: soaking; pressure water washing; water washing supplemented with non-ionic detergent; and steam, or hot-pressurized water cleaning. Once water cleaning has been completed, it is often necessary to follow up with a water rinse to wash off the loosened soiling material from the masonry.

Water cleaning methods may not be appropriate to use on some badly deteriorated masonry because water may exacerbate the deterioration, or on gypsum or alabaster, which are very soluble in water.

Soaking

Prolonged spraying or misting with water is particularly effective for cleaning limestone and marble. It is also a good method for removing heavy accumulations of soot, sulfate crusts or gypsum crusts that tend to form in protected areas of a building not regularly washed by rain. Water is distributed to lengths of punctured hose or pipe with non-ferrous fittings hung from moveable scaffolding or a swing stage that continuously mists the surface of the masonry with a very fine spray. A timed on-off spray is another approach to using this cleaning technique. After one area has been cleaned, the apparatus is moved on to another. Soaking is often used in combination with water washing and is also followed by a final water rinse. Soaking is a very slow method—it may take several days or a week—but it is a very gentle method to use on historic masonry.

Water Washing

Washing with low-pressure or medium-pressure water is probably one of the most commonly used methods for removing dirt or other pollutant soiling from historic masonry buildings. Starting with a very low pressure (100 psi or below), even using a garden hose, and progressing as needed to slightly higher pressure—generally no higher than 300-400 psi—is always the recommended way to begin. Scrubbing with natural bristle or synthetic bristle brushes—never metal which can abrade the surface and leave metal particles that can stain the masonry—can help in cleaning areas of the masonry that are especially dirty.

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Water Washing with Detergents

Non-ionic detergents—which are not the same as soaps—are synthetic organic compounds that are especially effective in removing oily soil. (Examples of some of the numerous proprietary non-ionic detergents include Igepal by GAF, Tergitol by Union Carbide and Triton by Rohm & Haas.) Thus, the addition of a non-ionic detergent, or surfactant, to a low- or medium-pressure water wash can be a useful aid in the cleaning process. (A non-ionic detergent, unlike most household detergents, does not leave a solid, visible residue on the masonry.) Adding a non-ionic detergent and scrubbing with a natural bristle or synthetic bristle brush can facilitate cleaning textured or intricately carved masonry. This should be followed with a final water rinse.

Steam/Hot-Pressurized Water Cleaning

Steam cleaning is actually low-pressure hot water washing because the steam condenses almost immediately upon leaving the hose. This is a gentle and effective method for cleaning stone and particularly for acid-sensitive stones. Steam can be especially useful in removing built-up soiling deposits and dried-up plant materials, such as ivy disks and tendrils. It can also be an efficient means of cleaning carved stone details and, because it does not generate a lot of liquid water, it can sometimes be appropriate to use for cleaning interior masonry.

Potential Hazards of Water Cleaning

Despite the fact that water-based methods are generally the most gentle, even they can be damaging to historic masonry. Before beginning a water cleaning project, it is important to make sure that all mortar joints are sound and that the building is watertight. Otherwise water can seep through the walls to the interior, resulting in rusting metal anchors and stained and ruined plaster.

Some water supplies may contain traces of iron and copper which may cause masonry to discolor. Adding a chelating or complexing agent to the water, such as EDTA (ethylene diamine tetra-acetic acid), which inactivates other metallic ions, as well as softens minerals and water hardness, will help prevent staining on light-colored masonry.

Any cleaning method involving water should never be done in cold weather or if there is any likelihood of frost or freezing because water within the masonry can freeze, causing spalling and cracking. Since a masonry wall may take over a week to dry after cleaning, no water cleaning should be permitted for several days prior to the first average frost date, or even earlier if local forecasts predict cold weather.

Most important of all, it is imperative to be aware that using water at too high a pressure, a practice common to "power washing" and "water blasting", is very abrasive and can easily etch marble and other soft stones, as well as some types of brick. In addition, the distance of the nozzle from the masonry surface and the type of nozzle, as well as gallons per minute (gpm), are also important variables in a water cleaning process that can have a significant impact on the outcome of the project. This is why it is imperative that the cleaning be closely monitored to ensure that the cleaning operators do not raise the pressure or bring the nozzle too close to the masonry in an effort to "speed up" the process. The appearance of grains of stone or sand in the cleaning effluent on the ground is an indication that the water pressure may be too high.

Chemical Cleaning

Chemical cleaners, generally in the form of proprietary products, are another material frequently used to clean historic masonry. They can remove dirt, as well as paint and other coatings, metallic and plant stains, and graffiti. Chemical cleaners used to remove dirt and soiling include acids, alkalies and organic compounds. Acidic cleaners, of course, should not be used on masonry that is acid sensitive. Paint removers are alkaline, based on organic solvents or other chemicals.

Chemical Cleaners to Remove Dirt

Both alkaline and acidic cleaning treatments include the use of water. Both cleaners are also likely to contain surfactants (wetting agents), that facilitate the chemical reaction that removes the dirt. Generally, the masonry is wet first for both types of cleaners, then the chemical cleaner is sprayed on at very low pressure or brushed onto the surface. The cleaner is left to dwell on the masonry for an amount of time recommended by the product manufacturer or, preferably, determined by testing, and rinsed off with a low- or moderate-pressure cold, or sometimes hot, water wash.

More than one application of the cleaner may be necessary, and it is always a good practice to test the product manufacturers recommendations concerning dilution rates and dwell times. Because each cleaning situation is unique, dilution rates and dwell times can vary considerably. The masonry surface

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may be scrubbed lightly with natural or synthetic bristle brushes prior to rinsing. After cleaning, pH strips should be applied to the surface to ensure that the masonry has been neutralized completely.

Acidic Cleaners

Acid-based cleaning products may be used on non-acid sensitive masonry, which generally includes: granite, most sandstones, slate, unglazed brick and unglazed architectural terra cotta, cast stone and concrete. Most commercial acidic cleaners are composed primarily of hydrofluoric acid, and often include some phosphoric acid to prevent rust-like stains from developing on the masonry after the cleaning. Acid cleaners are applied to the pre-wet masonry which should be kept wet while the acid is allowed to "work", and then removed with a water wash.

Alkaline Cleaners

Alkaline cleaners should be used on acid-sensitive masonry, including: limestone, polished and unpolished marble, calcareous sandstone, glazed brick and glazed architectural terra cotta, and polished granite. (Alkaline cleaners may also be used sometimes on masonry materials that are not acid sensitive--after testing, of course--but they may not be as effective as they are on acid-sensitive masonry.) Alkaline cleaning products consist primarily of two ingredients: a non-ionic detergent or surfactant; and an alkali, such as potassium hydroxide or ammonium hydroxide. Like acidic cleaners, alkaline products are usually applied to pre-wet masonry, allowed to dwell, and then rinsed off with water. (Longer dwell times may be necessary with alkaline cleaners than with acidic cleaners.) Two additional steps are required to remove alkaline cleaners after the initial rinse. First the masonry is given a slightly acidic wash--often with acetic acid--to neutralize it, and then it is rinsed again with water.

Chemical Cleaners to Remove Paint and Other Coatings, Stains and Graffiti

Removing paint and some other coatings, stains and graffiti can best be accomplished with alkaline paint removers, organic solvent paint removers, or other cleaning compounds. The removal of layers of paint from a masonry surface usually involves applying the remover either by brush, roller or spraying, followed by a thorough water wash. As with any chemical cleaning, the manufacturer's recommendations regarding application procedures should always be tested before beginning work.

Alkaline Paint Removers

These are usually of much the same composition as other alkaline cleaners, containing potassium or ammonium hydroxide, or trisodium phosphate. They are used to remove oil, latex and acrylic paints, and are effective for removing multiple layers of paint. Alkaline cleaners may also remove some acrylic water-repellent coatings. As with other alkaline cleaners, both an acidic neutralizing wash and a final water rinse are generally required following the use of alkaline paint removers.

Organic Solvent Paint Removers

The formulation of organic solvent paint removers varies and may include a combination of solvents, including methylene chloride, methanol, acetone, xylene and toluene.

Other Paint Removers and Cleaners

Other cleaning compounds that can be used to remove paint and some painted graffiti from historic masonry include paint removers based on N-methyl-2-pyrrolidone (NMP), or on petroleum-based compounds. Removing stains, whether they are industrial (smoke, soot, grease or tar), metallic (iron or copper), or biological (plant and fungal) in origin, depends on carefully matching the type of remover to the type of stain. Successful removal of stains from historic masonry often requires the application of a number of different removers before the right one is found. The removal of layers of paint from a masonry surface is usually accomplished by applying the remover either by brush, roller or spraying, followed by a thorough water wash.

Potential Hazards of Chemical Cleaning

Since most chemical cleaning methods involve water, they have many of the potential problems of plain water cleaning. Like water methods, they should not be used in cold weather because of the possibility of freezing. Chemical cleaning should never be undertaken in temperatures below 40 degrees F (4 degrees C), and generally not below 50 degrees F. In addition, many chemical cleaners simply do not work in cold temperatures. Both acidic and alkaline cleaners can be dangerous to cleaning operators, and clearly, there are environmental concerns associated with the use of chemical cleaners.

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If not carefully chosen, chemical cleaners can react adversely with many types of masonry and stone. Obviously, acidic cleaners should not be used on acid-sensitive materials; however, it is not always clear exactly what the composition is of any stone or other masonry material. For, this reason, testing a cleaner on an inconspicuous spot on the building is always necessary. While certain acid-based cleaners may be appropriate if used as directed on a particular type of masonry, if left too long or if not adequately rinsed from the masonry they can have a negative effect. For example, hydrofluoric acid can etch masonry leaving a hazy residue (whitish deposits of silica or calcium fluoride salts) on the surface. While this efflorescence may usually be removed by a second cleaning—although it is likely to be expensive and time-consuming—hydrofluoric acid can also leave calcium fluoride salts or a colloidal silica deposit on masonry which may be impossible to remove. Other acids, particularly hydrochloric (muriatic) acid, which is very powerful, should not be used on historic masonry, because it can dissolve lime-based mortar, damage brick and some stones, and leave chloride deposits on the masonry.
Alkaline cleaners can stain sandstones that contain a ferrous compound. Before using an alkaline cleaner on sandstone it is always important to test it, since it may be difficult to know whether a particular sandstone may contain a ferrous compound. Some alkaline cleaners, such as sodium hydroxide (caustic soda or lye) and ammonium bifluoride, can also damage or leave disfiguring brownish-yellow stains and, in most cases, should not be used on historic masonry. Although alkaline cleaners will not etch a masonry surface as acids can, they are caustic and can burn the surface. In addition, alkaline cleaners can deposit potentially damaging salts in the masonry which can be difficult to rinse thoroughly.

Poulticing to Remove Stains and Graffiti

Graffiti and stains, which have penetrated into the masonry, often are best removed by using a poultice. A poultice consists of an absorbent material or clay powder (such as kaolin or fullerís earth, or even shredded paper or paper towels), mixed with a liquid (a solvent or other remover) to form a paste which is applied to the stain. The poultice is kept moist and left on the stain as long as necessary for it to draw the stain out of the masonry. As it dries, the paste absorbs the staining material so that it is not redeposited on the masonry surface.

Some commercial cleaning products and paint removers are specially formulated as a paste or gel that will cling to a vertical surface and remain moist for a longer period of time in order to prolong the action of the chemical on the stain. Pre-mixed poultices are also available as a paste or in powder form needing only the addition of the appropriate liquid. The masonry must be pre-wet before applying an alkaline cleaning agent, but not when using a solvent. Once the stain has been removed, the masonry must be rinsed thoroughly.

Abrasive and Mechanical Cleaning

Generally, abrasive cleaning methods are not appropriate for use on historic masonry buildings. Abrasive cleaning methods are just that—abrasive. Grit blasters, grinders, and sanding discs all operate by abrading the dirt or paint off the surface of the masonry, rather than reacting with the dirt and the masonry which is how water and chemical methods work. Since the abrasives do not differentiate between the dirt and the masonry, they can also remove the outer surface of the masonry at the same time, and result in permanently damaging the masonry. Brick, architectural terra cotta, soft stone, detailed carvings, and polished surfaces, are especially susceptible to physical and aesthetic damage by abrasive methods. Brick and architectural terra cotta are fired products which have a smooth, glazed surface which can be removed by abrasive blasting or grinding. Abrasively-cleaned masonry is damaged aesthetically as well as physically, and it has a rough surface which tends to hold dirt and the roughness will make future cleaning more difficult. Abrasive cleaning processes can also increase the likelihood of subsurface cracking of the masonry. Abrasion of carved details causes a rounding of sharp corners and other loss of delicate features, while abrasion of polished surfaces removes the polished finish of stone. Mortar joints, especially those with lime mortar, also can be eroded by abrasive or mechanical cleaning. In some cases, the damage may be visual, such as loss of joint detail or increased joint shadows. As mortar joints constitute a significant portion of the masonry surface (up to 20 per cent in a brick wall), this can result in the loss of a considerable amount of the historic fabric. Erosion of the mortar joints may also permit increased water penetration, which will likely necessitate repointing.

Abrasive Blasting

Blasting with abrasive grit or another abrasive material is the most frequently used abrasive method. Sandblasting is most commonly associated with abrasive cleaning. Finely ground silica or glass powder, glass beads, ground garnet, powdered walnut and other ground nut shells, grain hulls, aluminum oxide, plastic particles and even tiny pieces of sponge, are just a few of the other materials that have also been

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used for abrasive cleaning. Although abrasive blasting is not an appropriate method for cleaning historic masonry, it can be safely used to clean some materials. Finely-powdered walnut shells are commonly used for cleaning monumental bronze sculpture, and skilled conservators clean delicate gilded objects and finely detailed, carved stone features with very small, micro-abrasive units using aluminum oxide. A number of current approaches to abrasive blasting rely on materials that are not usually thought of as abrasive, and not as commonly associated with traditional abrasive grit cleaning. Some patented abrasive cleaning processes—one dry, one wet—use finely-ground glass powder intended to "erase" or remove dirt and surface soiling only, but not paint or stains. Cleaning with baking soda (sodium bicarbonate) is another patented process. Baking soda blasting is being used in some communities as a means of quick graffiti removal. However, it should not be used on historic masonry which it can easily abrade and can permanently "etch" the graffiti into the stone; it can also leave potentially damaging salts in the stone which cannot be removed. Most of these abrasive grits may be used either dry or wet, although dry grit tends to be used more frequently.

Ice particles, or pelletized dry ice (carbon dioxide or CO2), are another medium used as an abrasive cleaner. This is also too abrasive to be used on most historic masonry, but it may have practical application for removing mastics or asphaltic coatings from some substrates.

Some of these processes are promoted as being more environmentally safe and not damaging to historic masonry buildings. However, it must be remembered that they are abrasive and that they "clean" by removing a small portion of the masonry surface, even though it may be only a minuscule portion. The fact that they are essentially abrasive treatments must always be taken into consideration when planning a masonry cleaning project. In general, abrasive methods should not be used to clean historic masonry buildings. In some, very limited instances, highly-controlled, gentle abrasive cleaning may be appropriate on selected, hard-to-clean areas of a historic masonry building if carried out under the watchful supervision of a professional conservator. But, abrasive cleaning should never be used on an entire building.

Grinders and Sanding Disks

Grinding the masonry surface with mechanical grinders and sanding disks is another means of abrasive cleaning that should not be used on historic masonry. Like abrasive blasting, grinders and disks do not really clean masonry but instead grind away and abrasively remove and, thus, damage the masonry surface itself rather than remove just the soiling material.

Planning a Cleaning Project

Once the masonry and soiling material or paint have been identified, and the condition of the masonry has been evaluated, planning for the cleaning project can begin.

Testing Cleaning Methods

In order to determine the gentlest means possible, several cleaning methods or materials may have to be tested prior to selecting the best one to use on the building. Testing should always begin with the gentlest and least invasive method proceeding gradually, if necessary, to more complicated methods, or a combination of methods. All too often simple methods, such as a low-pressure water wash, are not even considered, yet they frequently are effective, safe, and not expensive. Water of slightly higher pressure or with a non-ionic detergent additive also may be effective. It is worth repeating that these methods should always be tested prior to considering harsher methods; they are safer for the building and the environment, often safer for the applicator, and relatively inexpensive.

The level of cleanliness desired also should be determined prior to selection of a cleaning method. Obviously, the intent of cleaning is to remove most of the dirt, soiling material, stains, paint or other coating. A "brand new" appearance, however, may be inappropriate for an older building, and may require an overly harsh cleaning method to be achieved. When undertaking a cleaning project, it is important to be aware that some stains simply may not be removable. It may be wise, therefore, to agree upon a slightly lower level of cleanliness that will serve as the standard for the cleaning project. The precise amount of residual dirt considered acceptable may depend on the type of masonry, the type of soiling and difficulty of total removal, and local environmental conditions.

Cleaning tests should be carried out in an area of sufficient size to give a true indication of their effectiveness. It is preferable to conduct the test in an inconspicuous location on the building so that it will not be obvious if the test is not successful. A test area may be quite small to begin, sometimes as small as six square inches, and gradually may be increased in size as the most appropriate methods and cleaning agents are determined. Eventually the test area may be expanded to a square yard or more, and it should include several masonry units and mortar joints. It should be remembered that a single

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building may have several types of masonry and that even similar materials may have different surface finishes. Each material and different finish should be tested separately. Cleaning tests should be evaluated only after the masonry has dried completely. The results of the tests may indicate that several methods of cleaning should be used on a single building.
When feasible, test areas should be allowed to weather for an extended period of time prior to final evaluation. A waiting period of a full year would be ideal in order to expose the test patch to a full range of seasons. If this is not possible, the test patch should weather for at least a month or two. For any building which is considered historically important, the delay is insignificant compared to the potential damage and disfigurement which may result from using an incompletely tested method. The successfully cleaned test patch should be protected as it will serve as a standard against which the entire cleaning project will be measured.

Environmental Considerations

The potential effect of any method proposed for cleaning historic masonry should be evaluated carefully. Chemical cleaners and paint removers may damage trees, shrubs, grass, and plants. A plan must be provided for environmentally safe removal and disposal of the cleaning materials and the rinsing effluent before beginning the cleaning project. Authorities from the local regulatory agency--usually under the jurisdiction of the federal or state Environmental Protection Agency (EPA)--should be consulted prior to beginning a cleaning project, especially if it involves anything more than plain water washing. This advance planning will ensure that the cleaning effluent or run-off, which is the combination of the cleaning agent and the substance removed from the masonry, is handled and disposed of in an environmentally sound and legal manner. Some alkaline and acidic cleaners can be neutralized so that they can be safely discharged into storm sewers. However, most solvent-based cleaners cannot be neutralized and are categorized as pollutants, and must be disposed of by a licensed transport, storage and disposal facility. Thus, it is always advisable to consult with the appropriate agencies before starting to clean to ensure that the project progresses smoothly and is not interrupted by a stop-work order because a required permit was not obtained in advance.
Vinyl guttering or polyethylene-lined troughs placed around the perimeter of the base of the building can serve to catch chemical cleaning waste as it is rinsed off the building. This will reduce the amount of chemicals entering and polluting the soil, and also will keep the cleaning waste contained until it can be removed safely. Some patented cleaning systems have developed special equipment to facilitate the containment and later disposal of cleaning waste.
Concern over the release of volatile organic compounds (VOCs) into the air has resulted in the manufacture of new, more environmentally responsible cleaners and paint removers, while some materials traditionally used in cleaning may no longer be available for these same reasons. Other health and safety concerns have created additional cleaning challenges, such as lead paint removal, which is likely to require special removal and disposal techniques.

Cleaning can also cause damage to non-masonry materials on a building, including glass, metal and wood. Thus, it is usually necessary to cover windows and doors, and other features that may be vulnerable to chemical cleaners. They should be covered with plastic or polyethylene, or a masking agent that is applied as a liquid which dries to form a thin protective film on glass, and is easily peeled off after the cleaning is finished. Wind drift, for example, can also damage other property by carrying cleaning chemicals onto nearby automobiles, resulting in etching of the glass or spotting of the paint finish. Similarly, airborne dust can enter surrounding buildings, and excess water can collect in nearby yards and basements.

Safety Considerations

Possible health dangers of each method selected for the cleaning project must be considered before selecting a cleaning method to avoid harm to the cleaning applicators, and the necessary precautions must be taken. The precautions listed in Material Safety Data Sheets (MSDS) that are provided with chemical products should always be followed. Protective clothing, respirators, hearing and face shields, and gloves must be provided to workers to be worn at all times. Acidic and alkaline chemical cleaners in both liquid and vapor forms can also cause serious injury to passers-by. It may be necessary to schedule cleaning at night or weekends if the building is located in a busy urban area to reduce the potential danger of chemical overspray to pedestrians. Cleaning during non-business hours will allow HVAC systems to be turned off and vents to be covered to prevent dangerous chemical fumes from entering the building which will also ensure the safety of the buildingís occupants. Abrasive and mechanical methods produce dust which can pose a serious health hazard, particularly if the abrasive or the masonry contains silica.

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Water-Repellent Coatings and Waterproof Coatings

To begin with, it is important to understand that waterproof coatings and water-repellent coatings are not the same. Although these terms are frequently interchanged and commonly confused with one another, they are completely different materials. Water-repellent coatings—often referred to incorrectly as "sealers", but which do not or should not "seal"—are intended to keep liquid water from penetrating the surface but to allow water vapor to enter and leave, or pass through, the surface of the masonry. Water-repellent coatings are generally transparent, or clear, although once applied some may darken or discolor certain types of masonry while others may give it a glossy or shiny appearance. Waterproof coatings seal the surface from liquid water and from water vapor. They are usually opaque, or pigmented, and include bituminous coatings and some elastomeric paints and coatings.

Water-Repellent Coatings

Water-repellent coatings are formulated to be vapor permeable, or "breathable". They do not seal the surface completely to water vapor so it can enter the masonry wall as well as leave the wall. While the first water-repellent coatings to be developed were primarily acrylic or silicone resins in organic solvents, now most water-repellent coatings are water-based and formulated from modified siloxanes, silanes and other alkoxysilanes, or metallic stearates. While some of these products are shipped from the factory ready to use, other water-borne water repellents must be diluted at the job site. Unlike earlier water-repellent coatings which tended to form a "film" on the masonry surface, modern water-repellent coatings actually penetrate into the masonry substrate slightly and, generally, are almost invisible if properly applied to the masonry. They are also more vapor permeable than the old coatings, yet they still reduce the vapor permeability of the masonry. Once inside the wall, water vapor can condense at cold spots producing liquid water which, unlike water vapor, cannot escape through a water-repellent coating. The liquid water within the wall, whether from condensation, leaking gutters, or other sources, can cause considerable damage.

Water-repellent coatings are not consolidants. Although modern water-repellents may penetrate slightly beneath the masonry surface, instead of just "sitting" on top of it, they do not perform the same function as a consolidant which is to "consolidate" and replace lost binder to strengthen deteriorating masonry. Even after many years of laboratory study and testing, few consolidants have proven very effective. The composition of fired products such as brick and architectural terra cotta, as well as many types of building stone, does not lend itself to consolidation.

Some modern water-repellent coatings which contain a binder intended to replace the natural binders in stone that have been lost through weathering and natural erosion are described in product literature as both a water repellent and a consolidant The fact that the newer water-repellent coatings penetrate beneath the masonry surface instead of just forming a layer on top of the surface may indeed convey at least some consolidating properties to certain stones. However, a water-repellent coating cannot be considered a consolidant. In some instances, a water-repellent or "preservative" coating, if applied to already damaged or spalling stone, may form a surface crust which, if it fails, may exacerbate the deterioration by pulling off even more of the stone.

Is a Water-Repellent Treatment Necessary?

Water-repellent coatings are frequently applied to historic masonry buildings for the wrong reason. They also are often applied without an understanding of what they are and what they are intended to do. And these coatings can be very difficult, if not impossible, to remove from the masonry if they fail or become discolored. Most importantly, the application of water-repellent coatings to historic masonry is usually unnecessary.

Most historic masonry buildings, unless they are painted, have survived for decades without a water-repellent coating and, thus, probably do not need one now. Water penetration to the interior of a masonry building is seldom due to porous masonry, but results from poor or deferred maintenance. Leaking roofs, clogged or deteriorated gutters and downspouts, missing mortar, or cracks and open joints around door and window openings are almost always the cause of moisture-related problems in a historic masonry building. If historic masonry buildings are kept watertight and in good repair, water-repellent coatings should not be necessary.

Rising damp (capillary moisture pulled up from the ground), or condensation can also be a source of excess moisture in masonry buildings. A water-repellent coating will not solve this problem either and, in fact, may be likely to exacerbate it. Furthermore, a water-repellent coating should never be applied to a damp wall. Moisture in the wall would reduce the ability of a coating to adhere to the masonry and to penetrate below the surface. But, if it did adhere, it would hold the moisture inside the masonry

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because, although a water-repellent coating is permeable to water vapor, liquid water can pass through it. In the case of rising damp, a coating may force the moisture to go even higher in the wall because it can slow down evaporation, and thereby retain the moisture in the wall. Excessive moisture in masonry walls may carry waterborne soluble salts from the masonry units themselves or from the mortar through the walls. If the water is permitted to come to the surface, the salts may appear on the masonry surface as efflorescence (a whitish powder) upon evaporation. However, the salts can be potentially dangerous if they remain in the masonry and crystallize beneath the surface as subflorescence. Subflorescence eventually may cause the surface of the masonry to spall, particularly if a water-repellent coating has been applied which tends to reduce the flow of moisture out from the subsurface of the masonry. Although many of the newer water-repellent products are more breathable than their predecessors, they can be especially damaging if applied to masonry that contains salts, because they limit the flow of moisture through masonry.

When a Water-Repellent Coating May be Appropriate

There are some instances when a water-repellent coating may be considered appropriate to use on a historic masonry building. Soft, incompletely fired brick from the 18th-and early-19th centuries may have become so porous that paint or some type of coating is needed to protect it from further deterioration or dissolution. When a masonry building has been neglected for a long period of time, necessary repairs may be required in order to make it watertight. If, following a reasonable period of time after the building has been made watertight and has dried out completely, moisture appears actually to be penetrating through the repointed and repaired masonry walls, then the application of a water-repellent coating may be considered in selected areas only. This decision should be made in consultation with an architectural conservator. And, if such a treatment is undertaken, it should not be applied to the entire exterior of the building.

Anti-graffiti or barrier coatings are another type of clear coating—although barrier coatings can also be pigmented—that may be applied to exterior masonry, but they are not formulated primarily as water repellents. The purpose of these coatings is to make it harder for graffiti to stick to a masonry surface and, thus, easier to clean. But, like water-repellent coatings, in most cases the application of anti-graffiti coatings is generally not recommended for historic masonry buildings. These coatings are often quite shiny which can greatly alter the appearance of a historic masonry surface, and they are not always effective. Generally, other ways of discouraging graffiti, such as improved lighting, can be more effective than a coating. However, the application of anti-graffiti coatings may be appropriate in some instances on vulnerable areas of historic masonry buildings which are frequent targets of graffiti that are located in out-of-the-way places where constant surveillance is not possible.

Some water-repellent coatings are recommended by product manufacturers as a means of keeping dirt and pollutants or biological growth from collecting on the surface of masonry buildings and, thus, reducing the need for frequent cleaning. While this at times may be true, in some cases a coating may actually retain dirt more than uncoated masonry. Generally, the application of a water-repellent coating is not recommended on a historic masonry building as a means of preventing biological growth. Some water-repellent coatings may actually encourage biological growth on a masonry wall. Biological growth on masonry buildings has traditionally been kept at bay through regularly-scheduled cleaning as part of a maintenance plan. Simple cleaning of the masonry with low-pressure water using a natural- or synthetic-bristled scrub brush can be very effective if done on a regular basis. Commercial products are also available which can be sprayed on masonry to remove biological growth.

In most instances, a water-repellent coating is not necessary if a building is watertight. The application of a water-repellent coating is not a recommended treatment for historic masonry buildings unless there is a specific problem which it may help solve. If the problem occurs on only part of the building, it is best to treat only that area rather than an entire building. Extreme exposures such as parapets, for example, or portions of the building subject to driving rain can be treated more effectively and less expensively than the entire building. Water-repellent coatings are not permanent and must be reapplied periodically although, if they are truly invisible, it can be difficult to know when they are no longer providing the intended protection.

Testing a water-repellent coating by applying it in one small area may not be helpful in determining its suitability for the building because a limited test area does not allow an adequate evaluation of a treatment. Since water may enter and leave through the surrounding untreated areas, there is no way to tell if the coated test area is "breathable." But trying a coating in a small area may help to determine whether the coating is visible on the surface or if it will otherwise change the appearance of the masonry.

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Waterproof Coatings

In theory, waterproof coatings usually do not cause problems as long as they exclude all water from the masonry. If water does enter the wall from the ground or from the inside of a building, the coating can intensify the damage because the water will not be able to escape. During cold weather, this water in the wall can freeze causing serious mechanical disruption, such as spalling.

In addition, the water eventually will get out by the path of least resistance. If this path is toward the interior, damage to interior finishes can result; if it is toward the exterior, it can lead to damage to the masonry caused by built-up water pressure.

In most instances, waterproof coatings should not be applied to historic masonry. The possible exception to this might be the application of a waterproof coating to below-grade exterior foundation walls as a last resort to stop water infiltration on interior basement walls. Generally, however, waterproof coatings, which include elastomeric paints, should almost never be applied above grade to historic masonry buildings.

Summary

A well-planned cleaning project is an essential step in preserving, rehabilitating or restoring a historic masonry building. Proper cleaning methods and coating treatments, when determined necessary for the preservation of the masonry, can enhance the aesthetic character as well as the structural stability of a historic building. Removing years of accumulated dirt, pollutant crusts, stains, graffiti or paint, if done with appropriate caution, can extend the life and longevity of the historic resource. Cleaning that is carelessly or insensitively prescribed or carried out by inexperienced workers can have the opposite of the intended effect. It may scar the masonry permanently, and may actually result in hastening deterioration by introducing harmful residual chemicals and salts into the masonry or causing surface loss. Using the wrong cleaning method or using the right method incorrectly, applying the wrong kind of coating or applying a coating that is not needed can result in serious damage, both physically and aesthetically, to a historic masonry building. Cleaning a historic masonry building should always be done using the gentlest means possible that will clean, but not damage the building. It should always be taken into consideration before applying a water-repellent coating or a waterproof coating to a historic masonry building whether it is really necessary and whether it is in the best interest of preserving the building.

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Repointing Mortar Joints in Historic Masonry Buildings

- Historical Background
- Identifying the Problem Before Repointing
- Finding an Appropriate Mortar Match
- Properties of Mortar
- Mortar Analysis
- Components of Mortar
- Mortar Type and Mix
- Execution of the Work
- Visually Examining the Mortar and the Masonry Units
- Summary

Masonry—brick, stone, terra-cotta, and concrete block—is found on nearly every historic building. Structures with all-masonry exteriors come to mind immediately, but most other buildings at least have masonry foundations or chimneys. Although generally considered "permanent," masonry is subject to deterioration, especially at the mortar joints. Repointing, also known simply as "pointing"or—somewhat inaccurately—"tuck pointing"*, is the process of removing deteriorated mortar from the joints of a masonry wall and replacing it with new mortar. Properly done, repointing restores the visual and physical integrity of the masonry. Improperly done, repointing not only detracts from the appearance of the building, but may also cause physical damage to the masonry units themselves.

The purpose of this Brief is to provide general guidance on appropriate materials and methods for repointing historic masonry buildings and it is intended to benefit building owners, architects, and contractors. The Brief should serve as a guide to prepare specifications for repointing historic masonry buildings. It should also help develop sensitivity to the particular needs of historic masonry, and to assist historic building owners in working cooperatively with architects, architectural conservators and historic preservation consultants, and contractors. Although specifically intended for historic buildings, the guidance is appropriate for other masonry buildings as well. This publication updates *Preservation Briefs 2: Repointing Mortar Joints in Historic Brick Buildings* to include all types of historic unit masonry. The scope of the earlier Brief has also been expanded to acknowledge that the many buildings constructed in the first half of the 20th century are now historic and eligible for listing in the National Register of Historic Places, and that they may have been originally constructed with portland cement mortar.

Historical Background

Mortar consisting primarily of lime and sand has been used as an integral part of masonry structures for thousands of years. Up until about the mid-19th century, lime or quicklime (sometimes called lump lime) was delivered to construction sites, where it had to be slaked, or combined with water. Mixing with water caused it to boil and resulted in a wet lime putty that was left to mature in a pit or wooden box for several weeks, up to a year. Traditional mortar was made from lime putty, or slaked lime, combined with local sand, generally in a ratio of 1 part lime putty to 3 parts sand by volume. Often other ingredients, such as crushed marine shells (another source of lime), brick dust, clay, natural cements, pigments, and even animal hair were also added to mortar, but the basic formulation for lime putty and sand mortar remained unchanged for centuries until the advent of portland cement or its forerunner, Roman cement, a natural, hydraulic cement.

Portland cement was patented in Great Britain in 1824. It was named after the stone from Portland in Dorset which it resembled when hard. This is a fast-curing, hydraulic cement which hardens under water. Portland cement was first manufactured in the United States in 1872, although it was imported before this date. But it was not in common use throughout the country until the early 20th century. Up until the turn of the century portland cement was considered primarily an additive, or "minor ingredient" to help accelerate mortar set time. By the 1930s, however, most masons used a mix of equal parts portland cement and lime putty. Thus, the mortar found in masonry structures built between 1873 and 1930 can range from pure lime and sand mixes to a wide variety of lime, portland cement, and sand combinations.

In the 1930s more new mortar products intended to hasten and simplify masons' work were introduced in the U.S. These included **masonry cement**, a premixed, bagged mortar which is a combination of portland cement and ground limestone, and **hydrated lime**, machine-slaked lime that eliminated the necessity of slaking quicklime into putty at the site.

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Identifying the Problem Before Repointing return to top

The decision to repoint is most often related to some obvious sign of deterioration, such as disintegrating mortar, cracks in mortar joints, loose bricks or stones, damp walls, or damaged plasterwork. It is, however, erroneous to assume that repointing alone will solve deficiencies that result from other problems. The root cause of the deterioration—leaking roofs or gutters, differential settlement of the building, capillary action causing rising damp, or extreme weather exposure—should always be dealt with prior to beginning work.
Without appropriate repairs to eliminate the source of the problem, mortar deterioration will continue and any repointing will have been a waste of time and money.

Use of Consultants

Because there are so many possible causes for deterioration in historic buildings, it may be desirable to retain a consultant, such as a historic architect or architectural conservator, to analyze the building. In addition to determining the most appropriate solutions to the problems, a consultant can prepare specifications which reflect the particular requirements of each job and can provide oversight of the work in progress. Referrals to preservation consultants frequently can be obtained from State Historic Preservation Offices, the American Institute for Conservation of Historic and Artistic Works (AIC), the Association for Preservation Technology (APT), and local chapters of the American Institute of Architects (AIA).

Finding an Appropriate Mortar Match

Preliminary research is necessary to ensure that the proposed repointing work is both physically and visually appropriate to the building. Analysis of unweathered portions of the historic mortar to which the new mortar will be matched can suggest appropriate mixes for the repointing mortar so that it will not damage the building because it is excessively strong or vapor impermeable.
Examination and analysis of the masonry units—brick, stone or terra cotta—and the techniques used in the original construction will assist in maintaining the building's historic appearance. A simple, non-technical, evaluation of the masonry units and mortar can provide information concerning the relative strength and permeability of each—critical factors in selecting the repointing mortar—while a visual analysis of the historic mortar can provide the information necessary for developing the new mortar mix and application techniques.
Although not crucial to a successful repointing project, for projects involving properties of special historic significance, a mortar analysis by a qualified laboratory can be useful by providing information on the original ingredients. However, there are limitations with such an analysis, and replacement mortar specifications should not be based solely on laboratory analysis. Analysis requires interpretation, and there are important factors which affect the condition and performance of the mortar that cannot be established through laboratory analysis. These may include: the original water content, rate of curing, weather conditions during original construction, the method of mixing and placing the mortar, and the cleanliness and condition of the sand. *The most useful information that can come out of laboratory analysis is the identification of sand by gradation and color.* This allows the color and the texture of the mortar to be matched with some accuracy because sand is the largest ingredient by volume.
In creating a repointing mortar that is compatible with the masonry units, the objective is to achieve one that matches the historic mortar as closely as possible, so that the new material can coexist with the old in a sympathetic, supportive and, if necessary, sacrificial capacity. The exact physical and chemical properties of the historic mortar are not of major significance as long as the new mortar conforms to the following criteria:

- The new mortar must match the historic mortar in **color, texture and tooling.** (If a laboratory analysis is undertaken, it may be possible to match the binder components and their proportions with the historic mortar, if those materials are available.)
- The **sand must match the sand** in the historic mortar. (The color and texture of the new mortar will usually fall into place if the sand is matched successfully.)
- The new mortar must have **greater vapor permeability** and be **softer** (measured in compressive strength) than the masonry units.
- The new mortar must be **as vapor permeable** and **as soft or softer** (measured in compressive strength) than the historic mortar. (Softness or hardness is not necessarily an indication of permeability; old, hard lime mortars can still retain high permeability.)

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Mortar Analysis

Methods for analyzing mortars can be divided into two broad categories: **wet chemical** and **instrumental**. Many laboratories that analyze historic mortars use a simple **wet-chemical** method called acid digestion, whereby a sample of the mortar is crushed and then mixed with a dilute acid. The acid dissolves all the carbonate-containing minerals not only in the binder, but also in the aggregate (such as oyster shells, coral sands, or other carbonate-based materials), as well as any other acid-soluble materials. The sand and fine-grained acid-insoluble material is left behind. There are several variations on the simple acid digestion test. One involves collecting the carbon dioxide gas given off as the carbonate is digested by the acid; based on the gas volume the carbnate content of the mortar can be accurately determined (Jedrzejewska, 1960). Simple acid digestion methods are rapid, inexpensive, and easy to perform, but the information they provide about the original composition of a mortar is limited to the color and texture of the sand. The gas collection method provides more information about the binder than a simple acid digestion test.

Instrumental analysis methods that have been used to evaluate mortars include polarized light or thin-section microscopy, scanning electron microscopy, atomic absorption spectroscopy, X-ray diffraction, and differential thermal analysis. All instrumental methods require not only expensive, specialized equipment, but also highly-trained experienced analysts. However, instrumental methods can provide much more information about a mortar. Thin-section microscopy is probably the most commonly used instrumental method. Examination of thin slices of a mortar in transmitted light is often used to supplement acid digestion methods, particularly to look for carbonate-based aggregate. For example, the new ASTM test method, ASTM C 1324-96 "Test Method for Examination and Analysis of Hardened Mortars" which was designed specifically for the analysis of modern lime-cement and masonry cement mortars, combines a complex series of wet chemical analyses with thin-section microscopy.

The drawback of most mortar analysis methods is that mortar samples of known composition have not been analyzed in order to evaluate the method. Historic mortars were not prepared to narrowly defined specifications from materials of uniform quality; they contain a wide array of locally derived materials combined at the discretion of the mason. While a particular method might be able to accurately determine the original proportions of a lime-cement-sand mortar prepared from modern materials, the usefulness of that method for evaluating historic mortars is questionable unless it has been tested against mortars prepared from materials more commonly used in the past.

Properties of Mortar

Mortars for repointing should be softer or more permeable than the masonry units and no harder or more impermeable than the historic mortar to prevent damage to the masonry units. It is a common error to assume that hardness or high strength is a measure of appropriateness, particularly for lime-based historic mortars. Stresses within a wall caused by expansion, contraction, moisture migration, or settlement must be accommodated in some manner; in a masonry wall, these stresses should be relieved by the mortar rather than by the masonry units. A mortar that is stronger in compressive strength than the masonry units will not "give," thus causing stresses to be relieved through the masonry units—resulting in permanent damage to the masonry, such as cracking and spalling, that cannot be repaired easily.

While stresses can also break the bond between the mortar and the masonry units, permitting water to penetrate the resulting hairline cracks, this is easier to correct in the joint through repointing than if the break occurs in the masonry units.

Permeability, or rate of vapor transmission, is also critical. High lime mortars are more permeable than denser cement mortars. Historically, mortar acted as a bedding material—not unlike an expansion joint—rather than a "glue" for the masonry units, and moisture was able to migrate through the mortar joints rather than the masonry units. When moisture evaporates from the masonry it deposits any soluble salts either on the surface as *efflorescence* or below the surface as *subflorescence.* While salts deposited on the surface of masonry units are usually relatively harmless, salt crystallization within a masonry unit creates pressure that can cause parts ofthe outer surface to spall off or delaminate. If the mortar does not permitmoisture or moisture vapor to migrate out of the wall and evaporate, theresult will be damage to the masonry units.

Components of Mortar

Sand

Sand is the largest component of mortar and the material that gives mortar its distinctive color, texture and cohesiveness. Sand must be free of impurities, such as salts or clay. The three key characteristics of sand are: particle shape, gradation and void ratios.

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When viewed under a magnifying glass or low-power microscope, particles of sand generally have either rounded edges, such as found in beach and river sand, or sharp, angular edges, found in crushed or manufactured sand. For repointing mortar, rounded or natural sand is preferred because it is usually similar to the sand in the historic mortar and provides a better visual match. It also has better working qualities or plasticity and can thus be forced into the joint more easily, forming a good contact with the remaining historic mortar and the surface of the adjacent masonry units. Although manufactured sand is frequently more readily available, it is usually possible to locate a supply of rounded sand.

The gradation of the sand (particle size distribution) plays a very important role in the durability and cohesive properties of a mortar. Mortar must have a certain percentage of large to small particle sizes in order to deliver the optimum performance. Acceptable guidelines on particle size distribution may be found in ASTM C 144 (American Society for Testing and Materials). However, in actuality, since neither historic nor modern sands are always in compliance with ASTM C 144, matching the same particle appearance and gradation usually requires sieving the sand.

A scoop of sand contains many small voids between the individual grains. A mortar that performs well fills all these small voids with binder (cement/lime combination or mix) in a balanced manner. Well-graded sand generally has a 30 per cent void ratio by volume. Thus, 30 per cent binder by volume generally should be used, unless the historic mortar had a different binder: aggregate ratio. This represents the 1:3 binder to sand ratios often seen in mortar specifications.

For repointing, sand generally should conform to ASTM C 144 to assure proper gradation and freedom from impurities; some variation may be necessary to match the original size and gradation. Sand color and texture also should match the original as closely as possible to provide the proper color match without other additives.

Lime

Mortar formulations prior to the late-19th century used lime as the primary binding material. Lime is derived from heating limestone at high temperatures which burns off the carbon dioxide, and turns the limestone into quicklime. There are three types of limestone—calcium, magnesium, and dolomitic—differentiated by the different levels of magnesium carbonate they contain which impart specific qualities to mortar. Historically, calcium lime was used for mortar rather than the dolomitic lime (calcium magnesium carbonate) most often used today. But it is also important to keep in mind the fact that the historic limes, and other components of mortar, varied a great deal because they were natural, as opposed to modern lime which is manufactured and, therefore, standardized. Because some of the kinds of lime, as well as other components of mortar, that were used historically are no longer readily available, even when a conscious effort is made to replicate a "historic" mix, this may not be achievable due to the differences between modern and historic materials.

Lime, itself, when mixed with water into a paste is very plastic and creamy. It will remain workable and soft indefinitely, if stored in a sealed container. Lime (calcium hydroxide) hardens by carbonation absorbing carbon dioxide primarily from the air, converting itself to calcium carbonate. Once a lime and sand mortar is mixed and placed in a wall, it begins the process of carbonation. If lime mortar is left to dry too rapidly, carbonation of the mortar will be reduced, resulting in poor adhesion and poor durability. In addition, lime mortar is slightly water soluble and thus is able to re-seal any hairline cracks that may develop during the life of the mortar. Lime mortar is soft, porous, and changes little in volume during temperature fluctuations thus making it a good choice for historic buildings. *Because of these qualities, high calcium lime mortar may be considered for many repointing projects, not just those involving historic buildings.*

For repointing, lime should conform to ASTM C 207, Type S, or Type SA, Hydrated Lime for Masonry Purposes. This machine-slaked lime is designed to assure high plasticity and water retention. The use of quicklime which must be slaked and soaked by hand may have advantages over hydrated lime in some restoration projects if time and money allow.

Lime Putty

Lime putty is slaked lime that has a putty or paste-like consistency. It should conform to ASTM C 5. Mortar can be mixed using lime putty according to ASTM C 270 property or proportion specification.

Portland Cement

More recent, 20th-century mortar has used portland cement as a primary binding material. A straight portland cement and sand mortar is extremely hard, resists the movement of water, shrinks upon setting, and undergoes relatively large thermal movements. When mixed with water, portland cement forms a harsh, stiff paste that is quite unworkable, becoming hard very quickly. (Unlike lime, portland

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cement will harden regardless of weather conditions and does not require wetting and drying cycles.) Some portland cement assists the workability and plasticity of the mortar without adversely affecting the finished project; it also provides early strength to the mortar and speeds setting. Thus, it may be appropriate to add some portland cement to an essentially lime-based mortar even when repointing relatively soft 18th or 19th century brick under some circumstances when a slightly harder mortar is required. The more portland cement that is added to a mortar formulation the harder it becomes—and the faster the initial set.

For repointing, portland cement should conform to ASTM C 150. White, non- staining portland cement may provide a better color match for some historic mortars than the more commonly available grey portland cement. But, it should not be assumed, however, that white portland cement is always appropriate for all historic buildings, since the original mortar may have been mixed with grey cement. The cement should not have more than 0.60 per cent alkali to help avoid efflorescence.

Masonry Cement

Masonry cement is a preblended mortar mix commonly found at hardware and home repair stores. It is designed to produce mortars with a compressive strength of 750 psi or higher when mixed with sand and water at the job site. It may contain hydrated lime, but it always contains a large amount of portland cement, as well as ground limestone and other workability agents, including air-entraining agents. Because masonry cements are not required to contain hydrated lime, and generally do not contain lime, they produce high strength mortars that can damage historic masonry. *For this reason, they generally are not recommended for use on historic masonry buildings.*

Lime Mortar (pre-blended)

Hydrated lime mortars, and pre-blended lime putty mortars with or without a matched sand are commercially available. Custom mortars are also available with color. In most instances, pre-blended lime mortars containing sand may not provide an exact match; however, if the project calls for total repointing, a pre-blended lime mortar may be worth considering as long as the mortar is compatible in strength with the masonry. If the project involves only selected, "spot" repointing, then it may be better to carry out a mortar analysis which can provide a custom pre-blended lime mortar with a matching sand. In either case, if a preblended lime mortar is to be used, it should contain Type S or SA hydrated lime conforming to ASTM C 207.

Water

Water should be potable—clean and free from acids, alkalis, or other dissolved organic materials.

Other Components

Historic components

In addition to the color of the sand, the texture of the mortar is of critical importance in duplicating historic mortar. Most mortars dating from the mid-19th century on—with some exceptions—have a fairly homogeneous texture and color. Some earlier mortars are not as uniformly textured and may contain lumps of partially burned lime or "dirty lime", shell (which often provided a source of lime, particularly in coastal areas), natural cements, pieces of clay, lampblack or other pigments, or even animal hair. The visual characteristics of these mortars can be duplicated through the use of similar materials in the repointing mortar.

Replicating such unique or individual mortars will require writing new specifications for each project. If possible, suggested sources for special materials should be included. For example, crushed oyster shells can be obtained in a variety of sizes from poultry supply dealers.

Pigments

Some historic mortars, particularly in the late 19th century, were tinted to match or contrast with the brick or stone. Red pigments, sometimes in the form of brick dust, as well as brown, and black pigments were commonly used. Modern pigments are available which can be added to the mortar at the job site, but they should not exceed 10 per cent by weight of the portland cement in the mix, and carbon black should be limited to 2 per cent. Only synthetic mineral oxides, which are alkali-proof and sun-fast, should be used to prevent bleaching and fading.

Modern Components

Admixtures are used to create specific characteristics in mortar, and whether they should be used will depend upon the individual project. *Air entraining agents*, for example, help the mortar to resist freeze-

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thaw damage in northern climates. *Accelerators* are used to reduce mortar freezing point or setting while *retarders* help to extend the mortar life in hot climates. Selection of admixtures should be made by the architect or architectural conservator as part of the specifications, not something introduced by the masons.

Generally, modern chemical additives are unnecessary and may, in fact, have detrimental effects in historic masonry projects. The use of antifreeze compounds is not recommended. They are not very effective with high lime mortars and may introduce salts, which may cause efflorescence later. A better practice is to warm the sand and water, and to protect the completed work from freezing. No definitive study has determined whether air-entraining additives should be used to resist frost action and enhance plasticity, but in areas of extreme exposure requiring high-strength mortars with lower permeability, air-entrainment of 10-16 percent may be desirable (see formula for "severe weather exposure" in Mortar Type and Mix). Bonding agents are not a substitute for proper joint preparation, and they should generally be avoided. If the joint is properly prepared, there will be a good bond between the new mortar and the adjacent surfaces. In addition, a bonding agent is difficult to remove if smeared on a masonry surface.

Mortar Type and Mix

Mortars for repointing projects, especially those involving historic buildings, typically are custom mixed in order to ensure the proper physical and visual qualities. These materials can be combined in varying proportions to create a mortar with the desired performance and durability. The actual specification of a particular mortar type should take into consideration all of the factors affecting the life of the building including: current site conditions, present condition of the masonry, function of the new mortar, degree of weather exposure, and skill of the mason.

Thus, no two repointing projects are exactly the same. Modern materials specified for use in repointing mortar should conform to specifications of the American Society for Testing and Materials (ASTM) or comparable federal specifications, and the resulting mortar should conform to ASTM C 270, Mortar for Unit Masonry.

Specifying the proportions for the repointing mortar for a specific job is not as difficult as it might seem. Five mortar types, each with a corresponding recommended mix, have been established by ASTM to distinguish high strength mortar from soft flexible mortars. The ASTM designated them in decreasing order of approximate general strength as Type M (2,500 psi), Type S (1,800 psi), Type N (750 psi), Type O (350 psi) and Type K (75 psi). (The letters identifying the types are from the words MASON WORK using every other letter.) Type K has the highest lime content of the mixes that contain portland cement, although it is seldom used today, except for some historic preservation projects. The designation "L" in the accompanying chart identifies a straight lime and sand mix. Specifying the appropriate ASTM mortar by proportion of ingredients, will ensure the desired physical properties. Unless specified otherwise, measurements or proportions for mortar mixes are always given in the following order: cement-lime-sand. Thus, a Type K mix, for example, would be referred to as 1-3-10, or 1 part cement to 3 parts lime to 10 parts sand. Other requirements to create the desired visual qualities should be included in the specifications.

The strength of a mortar can vary. If mixed with higher amounts of portland cement, a harder mortar is obtained. The more lime that is added, the softer and more plastic the mortar becomes, increasing its workability. A mortar strong in compressive strength might be desirable for a hard stone (such as granite) pier holding up a bridge deck, whereas a softer, more permeable lime mortar would be preferable for a historic wall of soft brick. Masonry deterioration caused by salt deposition results when the mortar is less permeable than the masonry unit. A strong mortar is still more permeable than hard, dense stone. However, in a wall constructed of soft bricks where the masonry unit itself has a relatively high permeability or vapor transmission rate, a soft, high lime mortar is necessary to retain sufficient permeability.

Execution of the Work

Test Panels

These panels are prepared by the contractor using the same techniques that will be used on the remainder of the project. Several panel locations—preferably not on the front or other highly visible location of the building—may be necessary to include all types of masonry, joint styles, mortar colors, and other problems likely to be encountered on the job.

If cleaning tests, for example, are also to be undertaken, they should be carried out in the same location. Usually a 3 foot by 3 foot area is sufficient for brickwork, while a somewhat larger area may be

required for stonework. These panels establish an acceptable standard of work and serve as a benchmark for evaluating and accepting subsequent work on the building.

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Joint Preparation

Old mortar should be removed to a minimum depth of 2 to 2-1/2 times the width of the joint to ensure an adequate bond and to prevent mortar "popouts." For most brick joints, this will require removal of the mortar to a depth of approximately Ω to 1 inch; for stone masonry with wide joints, mortar may need to be removed to a depth of several inches. Any loose or disintegrated mortar beyond this minimum depth also should be removed.

Although some damage may be inevitable, careful joint preparation can help limit damage to masonry units. The traditional manner of removing old mortar is through the use of hand chisels and mash hammers. Though labor-intensive, in most instances this method poses the least threat for damage to historic masonry units and produces the best final product.

The most common method of removing mortar, however, is through the use of power saws or grinders. The use of power tools by unskilled masons can be disastrous for historic masonry, particularly soft brick. Using power saws on walls with thin joints, such as most brick walls, almost always will result in damage to the masonry units by breaking the edges and by overcutting on the head, or vertical joints. However, small pneumatically-powered chisels generally can be used safely and effectively to remove mortar on historic buildings as long as the masons maintain appropriate control over the equipment. Under certain circumstances, thin diamond-bladed grinders may be used to cut out *horizontal* joints only on hard portland cement mortar common to most early-20th century masonry buildings. Usually, automatic tools most successfully remove old mortar without damaging the masonry units when they are used in combination with hand tools in preparation for repointing. Where horizontal joints are uniform and fairly wide, it may be possible to use a power masonry saw to assist the removal of mortar, such as by cutting along the middle of the joint; final mortar removal from the sides of the joints still should be done with a hand chisel and hammer. Caulking cutters with diamond blades can sometimes be used successfully to cut out joints without damaging the masonry. Caulking cutters are slow; they do not rotate, but vibrate at very high speeds, thus minimizing the possibility of damage to masonry units. Although mechanical tools may be safely used in limited circumstances to cut out horizontal joints in preparation for repointing, they should never be used on vertical joints because of the danger of slipping and cutting into the brick above or below the vertical joint. Using power tools to remove mortar without damaging the surrounding masonry units also necessitates highly skilled masons experienced in working on historic masonry buildings. Contractors should demonstrate proficiency with power tools before their use is approved.

Using any of these power tools may also be more acceptable on hard stone, such as quartzite or granite, than on terra cotta with its glass-like glaze, or on soft brick or stone. The test panel should determine the acceptability of power tools. If power tools are to be permitted, the contractor should establish a quality control program to account for worker fatigue and similar variables.

Mortar should be removed cleanly from the masonry units, leaving square corners at the back of the cut. Before filling, the joints should be rinsed with a jet of water to remove all loose particles and dust. At the time of filling, the joints should be damp, but with no standing water present. For masonry walls—limestone, sandstone and common brick—that are extremely absorbent, it is recommended that a continual mist of water be applied for a few hours before repointing begins.

Mortar Preparation

Mortar components should be measured and mixed carefully to assure the uniformity of visual and physical characteristics. Dry ingredients are measured by volume and thoroughly mixed before the addition of any water. Sand must be added in a damp, loose condition to avoid over sanding. Repointing mortar is typically pre-hydrated by adding water so it will just hold together, thus allowing it to stand for a period of time before the final water is added. Half the water should be added, followed by mixing for approximately 5 minutes. The remaining water should then be added in small portions until a mortar of the desired consistency is reached. The total volume of water necessary may vary from batch to batch, depending on weather conditions. It is important to keep the water to a minimum for two reasons: first, a drier mortar is cleaner to work with, and it can be compacted tightly into the joints; second, with no excess water to evaporate, the mortar cures without shrinkage cracks. Mortar should be used within approximately 30 minutes of final mixing, and "retempering," or adding more water, should not be permitted.

Using Lime Putty to Make Mortar

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Mortar made with lime putty and sand, sometimes referred to as roughage or coarse stuff, should be measured by volume, and may require slightly different proportions from those used with hydrated lime. No additional water is usually needed to achieve a workable consistency because adequate water is already contained in the putty. Sand is proportioned first, followed by the lime putty, then mixed for five minutes or until all the sand is thoroughly coated with the lime putty. But mixing, in the familiar sense of turning over with a hoe, sometimes may not be sufficient if the best possible performance is to be obtained from a lime putty mortar. Although the old practice of chopping, beating and ramming the mortar has largely been forgotten, recent field work has confirmed that lime putty and sand rammed and beaten with a wooden mallet or ax handle, interspersed by chopping with a hoe, can significantly improve workability and performance. The intensity of this action increases the overall lime/sand contact and removes any surplus water by compacting the other ingredients. It may also be advantageous for larger projects to use a mortar pan mill for mixing. Mortar pan mills which have a long tradition in Europe produce a superior lime putty mortar not attainable with today's modern paddle and drum type mixers.

For larger repointing projects the lime putty and sand can be mixed together ahead of time and stored indefinitely, on or off site, which eliminates the need for piles of sand on the job site. This mixture, which resembles damp brown sugar, must be protected from the air in sealed containers with a wet piece of burlap over the top or sealed in a large plastic bag to prevent evaporation and premature carbonation. The lime putty and sand mixture can be recombined into a workable plastic state months later with no additional water.

If portland cement is specified in a lime putty and sand mortar—Type O (1:2:9) or Type K (1:3:11)—the portland cement should first be mixed into a slurry paste before adding it to the lime putty and sand. Not only will this ensure that the portland cement is evenly distributed throughout the mixture, but if dry portland cement is added to wet ingredients it tends to "ball up," jeopardizing dispersion. (Usually water must be added to the lime putty and sand anyway once the portland cement is introduced.) Any color pigments should be added at this stage and mixed for a full five minutes. The mortar should be used within 30 minutes to 1Ω hours and it should not be retempered. Once portland cement has been added the mortar can no longer be stored.

Filling the Joint

Where existing mortar has been removed to a depth of greater than 1 inch, these deeper areas should be filled first, compacting the new mortar in several layers. The back of the entire joint should be filled successively by applying approximately 1/4 inch of mortar, packing it well into the back corners. This application may extend along the wall for several feet. As soon as the mortar has reached thumb-print hardness, another 1/4 inch layer of mortar—approximately the same thickness—may be applied. Several layers will be needed to fill the joint flush with the outer surface of the masonry. It is important to allow each layer time to harden before the next layer is applied; most of the mortar shrinkage occurs during the hardening process and layering thus minimizes overall shrinkage.

When the final layer of mortar is thumb-print hard, the joint should be tooled to match the historic joint. Proper timing of the tooling is important for uniform color and appearance. If tooled when too soft, the color will be lighter than expected, and hairline cracks may occur; if tooled when too hard, there may be dark streaks called "tool burning," and good closure of the mortar against the masonry units will not be achieved.

If the old bricks or stones have worn, rounded edges, it is best to recess the final mortar slightly from the face of the masonry. This treatment will help avoid a joint which is visually wider than the actual joint; it also will avoid creation of a large, thin featheredge which is easily damaged, thus admitting water. After tooling, excess mortar can be removed from the edge of the joint by brushing with a natural bristle or nylon brush. Metal bristle brushes should never be used on historic masonry.

Curing Conditions

The preliminary hardening of high-lime content mortars—those mortars that contain more lime by volume than portland cement, i.e., Type O (1:2:9), Type K (1:3:11), and straight lime/sand, Type "L" (0:1:3)—takes place fairly rapidly as water in the mix is lost to the porous surface of the masonry and through evaporation. A high lime mortar (especially Type "L") left to dry out too rapidly can result in chalking, poor adhesion, and poor durability. Periodic wetting of the repointed area after the mortar joints are thumb-print hard and have been finish tooled may significantly accelerate the carbonation process. When feasible, misting using a hand sprayer with a fine nozzle can be simple to do for a day or two after repointing. Local conditions will dictate the frequency of wetting, but initially it may be as often as every hour and gradually reduced to every three or four hours. Walls should be covered with burlap for the first three days after repointing. (Plastic may be used, but it should be tented out and not placed

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directly against the wall.) This helps keep the walls damp and protects them from direct sunlight. Since carbonation of the lime has begun, it will continue for many years and the lime will gain strength as it reverts back to calcium carbonate within the wall.

Aging the Mortar

Even with the best efforts at matching the existing mortar color, texture, and materials, there will usually be a visible difference between the old and new work, partly because the new mortar has been matched to the unweathered portions of the historic mortar. Another reason for a slight mismatch may be that the sand is more exposed in old mortar due to the slight erosion of the lime or cement. Although spot repointing is generally preferable and some color difference should be acceptable, if the difference between old and new mortar is too extreme, it may be advisable in some instances to repoint an entire area of a wall, or an entire feature such as a bay, to minimize the difference between the old and the new mortar. If the mortars have been properly matched, usually the best way to deal with surface color differences is to let the mortars age naturally. Other treatments to overcome these differences, including cleaning the non-repointed areas or staining the new mortar, should be carefully tested prior to implementation.

Staining the new mortar to achieve a better color match is generally not recommended, but it may be appropriate in some instances. Although staining may provide an initial match, the old and new mortars may weather at different rates, leading to visual differences after a few seasons. In addition, the mixtures used to stain the mortar may be harmful to the masonry; for example, they may introduce salts into the masonry which can lead to efflorescence.

Cleaning the Repointed Masonry

If repointing work is carefully executed, there will be little need for cleaning other than to remove the small amount of mortar from the edge of the joint following tooling. This can be done with a stiff natural bristle or nylon brush after the mortar has dried, but before it is initially set (1-2 hours). Mortar that has hardened can usually be removed with a wooden paddle or, if necessary, a chisel.

Further cleaning is best accomplished with plain water and natural bristle or nylon brushes. If chemicals must be used, they should be selected with extreme caution. Improper cleaning can lead to deterioration of the masonry units, deterioration of the mortar, mortar smear, and efflorescence. New mortar joints are especially susceptible to damage because they do not become fully cured for several months. Chemical cleaners, particularly acids, should never be used on dry masonry. The masonry should always be completely soaked once with water before chemicals are applied. After cleaning, the walls should be flushed again with plain water to remove all traces of the chemicals.

Several precautions should be taken if a freshly repointed masonry wall is to be cleaned. First, the mortar should be fully hardened before cleaning. Thirty days is usually sufficient, depending on weather and exposure; as mentioned previously, the mortar will continue to cure even after it has hardened. Test panels should be prepared to evaluate the effects of different cleaning methods. Generally, on newly repointed masonry walls, only very low pressure (100 psi) water washing supplemented by stiff natural bristle or nylon brushes should be used, except on glazed or polished surfaces, where only soft cloths should be used.**

New construction "bloom" or efflorescence occasionally appears within the first few months of repointing and usually disappears through the normal process of weathering. If the efflorescence is not removed by natural processes, the safest way to remove it is by dry brushing with stiff natural or nylon bristle brushes followed by wet brushing. Hydrochloric (muriatic) acid, is generally ineffective, and it should not be used to remove efflorescence. It may liberate additional salts, which, in turn, can lead to more efflorescence.

Surface grouting is sometimes suggested as an alternative to repointing brick buildings, in particular. This process involves the application of a thin coat of cement-based grout to the mortar joints and the mortar/brick interface. To be effective, the grout must extend slightly onto the face of the masonry units, thus widening the joint visually. The change in the joint appearance can alter the historic character of the structure to an unacceptable degree. In addition, although masking of the bricks is intended to keep the grout off the remainder of the face of the bricks, some level of residue, called "veiling," will inevitably remain. Surface grouting cannot substitute for the more extensive work of repointing, and it is not a recommended treatment for historic masonry.

Visually Examining the Mortar and the Masonry Units

A simple *in situ* comparison will help determine the hardness and condition of the mortar and the masonry units. Begin by scraping the mortar with a screwdriver, and gradually tapping harder with a

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cold chisel and mason's hammer. Masonry units can be tested in the same way beginning, if at all, gently, by scraping with a fingernail. This relative analysis which is derived from the 10-point hardness scale used to describe minerals, provides a good starting point for selection of an appropriate mortar. It is described more fully in "The Russack System for Brick & Mortar Description" referenced in Reading List at the end of this Brief.

Mortar samples should be chosen carefully, and picked from a variety of locations on the building to find unweathered mortar, if possible. Portions of the building may have been repointed in the past while other areas may be subject to conditions causing unusual deterioration. There may be several colors of mortar dating from different construction periods or sand used from different sources during the initial construction. Any of these situations can give false readings to the visual or physical characteristics required for the new mortar. Variations should be noted which may require developing more than one mix.

1. Remove with a chisel and hammer three or four unweathered samples of the mortar to be matched from several locations on the building. (Set the largest sample aside--this will be used later for comparison with the repointing mortar). Removing a full representation of samples will allow selection of a "mean" or average mortar sample.
2. Mash the remaining samples with a wooden mallet, or hammer if necessary, until they are separated into their constituent parts. There should be a good handful of the material.
3. Examine the powdered portion—the lime and/or cement matrix of the mortar. Most particularly, note the color. There is a tendency to think of historic mortars as having white binders, but grey portland cement was available by the last quarter of the 19th century, and traditional limes were also sometimes grey. Thus, in some instances, the natural color of the historic binder may be grey, rather than white. The mortar may also have been tinted to create a colored mortar, and this color should be identified at this point.
4. Carefully blow away the powdery material (the lime and/or cement matrix which bound the mortar together).
5. With a low power (10 power) magnifying glass, examine the remaining sand and other materials such as lumps of lime or shell.
6. Note and record the wide range of color as well as the varying sizes of the individual grains of sand, impurities, or other materials.

Other Factors to Consider

Color

Regardless of the color of the binder or colored additives, the sand is the primary material that gives mortar its color. A surprising variety of colors of sand may be found in a single sample of historic mortar, and the different sizes of the grains of sand or other materials, such as incompletely ground lime or cement, play an important role in the texture of the repointing mortar. Therefore, when specifying sand for repointing mortar, it may be necessary to obtain sand from several sources and to combine or screen them in order to approximate the range of sand colors and grain sizes in the historic mortar sample.

Pointing Style

Close examination of the historic masonry wall and the techniques used in the original construction will assist in maintaining the visual qualities of the building. Pointing styles and the methods of producing them should be examined. It is important to look at both the horizontal and the vertical joints to determine the order in which they were tooled and whether they were the same style. Some late-19th and early-20th century buildings, for example, have horizontal joints that were raked back while the vertical joints were finished flush and stained to match the bricks, thus creating the illusion of horizontal bands. Pointing styles may also differ from one facade to another; front walls often received greater attention to mortar detailing than side and rear walls. **Tuckpointing** is not true repointing but the application of a raised joint or lime putty joint on top of flush mortar joints. **Penciling** is a purely decorative, painted surface treatment over a mortar joint, often in a contrasting color.

Masonry Units

The masonry units should also be examined so that any replacement units will match the historic masonry. Within a wall there may be a wide range of colors, textures, and sizes, particularly with hand-made brick or rough-cut, locally-quarried stone. Replacement units should blend in with the full range of masonry units rather than a single brick or stone.

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Matching Color and Texture of the Repointing Mortar

New mortar should match the unweathered interior portions of the historic mortar. The simplest way to check the match is to make a small sample of the proposed mix and allow it to cure at a temperature of approximately 70 degrees F for about a week, or it can be baked in an oven to speed up the curing; this sample is then broken open and the surface is compared with the surface of the largest "saved" sample of historic mortar.

If a proper color match cannot be achieved through the use of natural sand or colored aggregates like crushed marble or brick dust, it may be necessary to use a modern mortar pigment.

During the early stages of the project, it should be determined how closely the new mortar should match the historic mortar. Will "quite close" be sufficient, or is "exactly" expected? The specifications should state this clearly so that the contractor has a reasonable idea how much time and expense will be required to develop an acceptable match.

The same judgment will be necessary in matching replacement terra cotta, stone or brick. If there is a known source for replacements, this should be included in the specifications. If a source cannot be determined prior to the bidding process, the specifications should include an estimated price for the replacement materials with the final price based on the actual cost to the contractor.

Mortar Types (Measured by volume)

Designation	Cement	Hydrated Lime or Lime Putty	Sand
M	1	1/4	3 - 3 3/4
S	1	1/2	4–4 1/2
N	1	1	5–6
O	1	2	8–9
K	1	3	10–12
"L"	0	1	2 1/4–3

Suggested Mortar Types for Different Exposures

	Exposure		
Masonry Material	Sheltered	Moderate	Severe
Very durable: granite, hard-cored brick, etc.	O	N	S
Moderately durable:limestone, durable stone, molded brick	K	O	N
Minimally durable:soft hand-made brick	"L"	K	O

Summary and References

A good repointing job is meant to last, at least 30 years, and preferably 50- 100 years. Shortcuts and poor craftsmanship result not only in diminishing the historic character of a building, but also in a job that looks bad, and will require future repointing sooner than if the work had been done correctly. The mortar joint in a historic masonry building has often been called a wall's "first line of defense." Good repointing practices guarantee the long life of the mortar joint, the wall, and the historic structure. Although careful maintenance will help preserve the freshly repointed mortar joints, it is important to remember that mortar joints are intended to be sacrificial and will probably require repointing some time in the future. Nevertheless, if the historic mortar joints proved durable for many years, then careful repointing should have an equally long life, ultimately contributing to the preservation of the entire building.

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PRESERVATION BRIEF 6

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Dangers of Abrasive Cleaning to Historic Buildings

- What is Abrasive Cleaning?
- Why are Abrasive Cleaning Methods Used?
- Problems of Abrasive Cleaning
- How Building Materials React to Abrasive Cleaning
- When is Abrasive Cleaning Permissible?
- Do Not Abrasively Clean these Historic Interiors
- Mitigating the Effects of Abrasive Cleaning
- Summary

Abrasive cleaning methods are responsible for causing a great deal of damage to historic building materials. To prevent indiscriminate use of these potentially harmful techniques, this brief has been prepared to explain abrasive cleaning methods, how they can be physically and aesthetically destructive to historic building materials, and why they generally are not acceptable preservation treatments for historic structures. There are alternative, less harsh means of cleaning and removing paint and stains from historic buildings. However, careful testing should precede general cleaning to assure that the method selected will not have an adverse effect on the building materials. A historic building is irreplaceable, and should be cleaned using only the "gentlest means possible" to best preserve it.

What is Abrasive Cleaning?

Abrasive cleaning methods include all techniques that physically abrade the building surface to remove soils, discolorations or coatings. Such techniques involve the use of certain *materials* which impact or abrade the surface under pressure, or abrasive *tools and equipment*. Sand, because it is readily available, is probably the most commonly used type of grit material. However, any of the following materials may be substituted for sand, and all can be classified as abrasive substances: ground slag or volcanic ash, crushed (pulverized) walnut or almond shells, rice husks, ground corncobs, ground coconut shells, crushed eggshells, silica flour, synthetic particles, glass beads and micro-balloons. Even *water* under pressure can be an abrasive substance. Tools and equipment that are abrasive to historic building materials include wire brushes, rotary wheels, power sanding disks and belt sanders. The use of water in combination with grit may also be classified as an abrasive cleaning method. Depending on the manner in which it is applied, water may soften the impact of the grit, but water that is too highly pressurized can be very abrasive. There are basically two different methods which can be referred to as "wet grit," and it is important to differentiate between the two. One technique involves the addition of a stream of water to a regular sandblasting nozzle. This is done primarily to cut down dust, and has very little, if any, effect on reducing the aggressiveness, or cutting action of the grit particles. With the second technique, a very small amount of grit is added to a pressurized water stream. This method may be controlled by regulating the amount of grit fed into the water stream, as well as the pressure of the water.

Why Are Abrasive Cleaning Methods Used?

Usually, an abrasive cleaning method is selected as an expeditious means of quickly removing years of dirt accumulation, unsightly stains, or deteriorating building fabric or finishes, such as stucco or paint. The fact that sandblasting is one of the best known and most readily available building cleaning treatments is probably the major reason for its frequent use. Many mid-19th century brick buildings were painted immediately or soon after completion to protect poor quality brick or to imitate another material, such as stone. Sometimes brick buildings were painted in an effort to produce what was considered a more harmonious relationship between a building and its natural surroundings. By the 1870s, brick buildings were often left unpainted as mechanization in the brick industry brought a cheaper pressed brick and fashion decreed a sudden preference for dark colors. However, it was still customary to paint brick of poorer quality for the additional protection the paint afforded.
It is a common 20th century misconception that all historic masonry buildings were initially unpainted. If the intent of a modern restoration is to return a building to its original appearance, removal of the paint not only may be historically inaccurate, but also harmful. Many older buildings were painted or stuccoed at some point to correct recurring maintenance problems caused by faulty construction techniques, to

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hide alterations, or in an attempt to solve moisture problems. If this is the case, removal of paint or stucco may cause these problems to reoccur. Another reason for paint removal, particularly in rehabilitation projects, is to give the building a "new image" in response to contemporary design trends and to attract investors or tenants. Thus, it is necessary to consider the purpose of the intended cleaning. While it is clearly important to remove unsightly stains, heavy encrustations of dirt, peeling paint or other surface coatings, it may not be equally desirable to remove paint from a building which originally was painted. Many historic buildings which show only a slight amount of soil or discoloration are much better left as they are. A thin layer of soil is more often protective of the building fabric than it is harmful, and seldom detracts from the building's architectural and/or historic character. Too thorough cleaning of a historic building may not only sacrifice some of the building's character, but also, misguided cleaning efforts can cause a great deal of damage to historic building fabric. Unless there are stains, graffiti or dirt and pollution deposits which are destroying the building fabric, it is generally preferable to do as little cleaning as possible, or to repaint where necessary. It is important to remember that a historic building does not have to look as if it were newly constructed to be an attractive or successful restoration or rehabilitation project.

Problems of Abrasive Cleaning

The crux of the problem is that abrasive cleaning is just that--abrasive. An abrasively cleaned historic structure may be physically as well as aesthetically damaged. Abrasive methods "clean" by eroding dirt or paint, but at the same time they also tend to erode the surface of the building material. In this way, abrasive cleaning is destructive and causes irreversible harm to the historic building fabric. If the fabric is brick, abrasive methods remove the hard, outer protective surface, and therefore make the brick more susceptible to rapid weathering and deterioration. Grit blasting may also increase the water permeability of a brick wall. The impact of the grit particles tends to erode the bond between the mortar and the brick, leaving cracks or enlarging existing cracks where water can enter. Some types of stone develop a protective patina or "quarry crust" parallel to the worked surface (created by the movement of moisture towards the outer edge), which also may be damaged by abrasive cleaning. The rate at which the material subsequently weathers depends on the quality of the inner surface that is exposed. Abrasive cleaning can destroy, or substantially diminish, decorative detailing on buildings such as a molded brickwork or architectural terra-cotta, ornamental carving on wood or stone, and evidence of historic craft techniques, such as tool marks and other surface textures. In addition, perfectly sound and/or "tooled" mortar joints can be worn away by abrasive techniques. This not only results in the loss of historic craft detailing but also requires repointing, a step involving considerable time, skill and expense, and which might not have been necessary had a gentler method been chosen. Erosion and pitting of the building material by abrasive cleaning creates a greater surface area on which dirt and pollutants collect. In this sense, the building fabric "attracts" more dirt, and will require more frequent cleaning in the future. In addition to causing physical and aesthetic harm to the historic fabric, there are several adverse environmental effects of dry abrasive cleaning methods. Because of the friction caused by the abrasive medium hitting the building fabric, these techniques usually create a considerable amount of dust, which is unhealthy, particularly to the operators of the abrasive equipment. It further pollutes the environment around the job site, and deposits dust on neighboring buildings, parked vehicles and nearby trees and shrubbery. Some adjacent materials not intended for abrasive treatment such as wood or glass, may also be damaged because the equipment may be difficult to regulate. Wet grit methods, while eliminating dust, deposit a messy slurry on the ground or other objects surrounding the base of the building. In colder climates where there is the threat of frost, any wet cleaning process applied to historic masonry structures must be done in warm weather, allowing ample time for the wall to dry out thoroughly before cold weather sets in. Water which remains and freezes in cracks and openings of the masonry surface eventually may lead to spalling. High-pressure wet cleaning may force an inordinate amount of water into the walls, affecting interior materials such as plaster or joist ends, as well as metal building components within the walls.

Variable Factors

The greatest problem in developing practical guidelines for cleaning any historic building is the large number of variable and unpredictable factors involved. Because these variables make each cleaning project unique, it is difficult to establish specific standards at this time. This is particularly true of abrasive cleaning methods because their inherent potential for causing damage is multiplied by the following factors:

- the type and condition of the material being cleaned
- the size and sharpness of the grit particles or the mechanical equipment

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- the pressure with which the abrasive grit or equipment is applied to the building surface
- the skill and care of the operator, and
- the constancy of the pressure on all surfaces during the cleaning process.
-

Pressure: The damaging effects of most of the variable factors involved in abrasive cleaning are self evident. However, the matter of pressure requires further explanation. In cleaning specifications, pressure is generally abbreviated as "psi" (pounds per square inch), which technically refers to the "tip" pressure, or the amount of pressure at the nozzle of the blasting apparatus. Sometimes "psig," or pressure at the gauge (which may be many feet away, at the other end of the hose), is used in place of "psi." These terms are often incorrectly used interchangeably. Despite the apparent care taken by most architects and building cleaning contractors to prepare specifications for pressure cleaning which will not cause harm to the delicate fabric of a historic building, it is very difficult to ensure that the same amount of pressure is applied to all parts of the building. For example, if the operator of the pressure equipment stands on the ground while cleaning a two-story structure, the amount of force reaching the first story will be greater than that hitting the second story, even if the operator stands on scaffolding or in a cherry picker, because of the "line drop" in the distance from the pressure source to the nozzle. Although technically it may be possible to prepare cleaning specifications with tight controls that would eliminate all but a small margin of error, it may not be easy to find professional cleaning firms willing to work under such restrictive conditions. The fact is that many professional building cleaning firms do not really understand the extreme delicacy of historic building fabric, and how it differs from modern construction materials. Consequently, they may accept building cleaning projects for which they have no experience. The amount of pressure used in any kind of cleaning treatment which involves pressure, whether it is dry or wet grit, chemicals or just plain water, is crucial to the outcome of the cleaning project. Unfortunately, no standards have been established for determining the correct pressure for cleaning each of the many historic building materials which would not cause harm. The considerable discrepancy between the way the building cleaning industry and architectural conservators define "high" and "low" pressure cleaning plays a significant role in the difficulty of creating standards.

Non-historic/Industrial: A representative of the building cleaning industry might consider "high" pressure water cleaning to be anything over 5,000 psi, or even as high as 10,000 to 15,000 psi! Water under this much pressure may be necessary to clean industrial structures or machinery, but would destroy most historic building materials. Industrial chemical cleaning commonly utilizes pressures between 1,000 and 2,500 psi.

Historic: By contrast, conscientious dry or wet abrasive cleaning of a historic structure would be conducted within the range of 20 to 100 psi at a range of 3 to 12 inches. Cleaning at this low pressure requires the use of a very fine 00 or 0 mesh grit forced through a nozzle with a 1/4-inch opening. A similar, even more delicate method being adopted by architectural conservators uses a micro-abrasive grit on small, hard-to-clean areas of carved, cut or molded ornament on a building facade. Originally developed by museum conservators for cleaning sculpture, this technique may employ glass beads, micro-balloons, or another type of micro-abrasive gently powered at approximately 40 psi by a very small, almost pencil-like pressure instrument. Although a slightly larger pressure instrument may be used on historic buildings, this technique still has limited practical applicability on a large scale building cleaning project because of the cost and the relatively few technicians competent to handle the task. In general, architectural conservators have determined that only through very controlled conditions can most historic building material be abrasively cleaned of soil or paint without measurable damage to the surface or profile of the substrate. Yet some professional cleaning companies which specialize in cleaning historic masonry buildings use chemicals and water at a pressure of approximately 1,500 psi, while other cleaning firms recommend lower pressures ranging from 200 to 800 psi for a similar project. An architectural conservator might decide, after testing, that some historic structures could be cleaned properly using a moderate pressure (200-600 psi), or even a high pressure (600-1800 psi) water rinse. However, cleaning historic buildings under such high pressure should be considered an exception rather than the rule, and would require *very careful* testing and supervision to assure that the historic surface materials could withstand the pressure without gouging, pitting or loosening. These differences in the amount of pressure used by commercial or industrial building cleaners and architectural conservators point to one of the main problems in using abrasive means to clean historic buildings: misunderstanding of the potentially fragile nature of historic building materials. There is no one cleaning formula or pressure suitable for all situations. Decisions regarding the proper cleaning process for historic structures can be made only after careful analysis of the building fabric, and testing.

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How Building Materials React to Abrasive Cleaning

Brick and Architectural Terra-cotta: Abrasive blasting does not affect all building materials to the same degree. Such techniques quite logically cause greater damage to softer and more porous materials, such as brick or architectural terra-cotta. When these materials are cleaned abrasively, the hard, outer layer (closest to the heat of the kiln) is eroded, leaving the soft, inner core exposed and susceptible to accelerated weathering. Glazed architectural terra-cotta and ceramic veneer have a baked on glaze which is also easily damaged by abrasive cleaning. Glazed architectural terra-cotta was designed for easy maintenance, and generally can be cleaned using detergent and water, but chemicals or steam may be needed to remove more persistent stains. Large areas of brick or architectural terra-cotta which have been painted are best left painted, or repainted if necessary.

Plaster and Stucco: Plaster and stucco are types of masonry finish materials that are softer than brick or terra-cotta; if treated abrasively these materials will simply disintegrate. Indeed, when plaster or stucco is treated abrasively it is usually with the intention of removing the plaster or stucco from whatever base material or substrate it is covering. Obviously, such abrasive techniques should not be applied to clean sound plaster or stuccoed walls, or decorative plaster wall surfaces.

Building Stones: Building stones are cut from the three main categories of natural rock: dense, igneous rock such as granite; sandy, sedimentary rock such as limestone or sandstone; and crystalline, metamorphic rock such as marble. As opposed to kiln-dried masonry materials such as brick and architectural terra-cotta, building stones are generally homogeneous in character at the time of a building's construction. However, as the stone is exposed to weathering and environmental pollutants, the surface may become friable, or may develop a protective skin or patina. These outer surfaces are very susceptible to damage by abrasive or improper chemical cleaning. Building stones are frequently cut into ashlar blocks or "dressed" with tool marks that give the building surface a specific texture and contribute to its historic character as much as ornately carved decorative stonework. Such detailing is easily damaged by abrasive cleaning techniques; the pattern of tooling or cutting is erased, and the crisp lines of moldings or carving are worn or pitted. Occasionally, it may be possible to clean small areas of rough-cut granite, limestone or sandstone having a heavy dirt encrustation by using the "wet grit" method, whereby a small amount of abrasive material is injected into a controlled, pressurized water stream. However, this technique requires very careful supervision in order to prevent damage to the stone. Polished or honed marble or granite should never be treated abrasively, as the abrasion would remove the finish in much the way glass would be etched or "frosted" by such a process. It is generally preferable to underclean, as too strong a cleaning procedure will erode the stone, exposing a new and increased surface area to collect atmospheric moisture and dirt. Removing paint, stains or graffiti from most types of stone may be accomplished by a chemical treatment carefully selected to best handle the removal of the particular type of paint or stain without damaging the stone. (See section on the "Gentlest Means Possible.")

Wood: Most types of wood used for buildings are soft, fibrous and porous, and are particularly susceptible to damage by abrasive cleaning. Because the summer wood between the lines of the grain is softer than the grain itself, it will be worn away by abrasive blasting or power tools, leaving an uneven surface with the grain raised and often frayed or "fuzzy." Once this has occurred, it is almost impossible to achieve a smooth surface again except by extensive hand sanding, which is expensive and will quickly negate any costs saved earlier by sandblasting. Such harsh cleaning treatment also obliterates historic tool marks, fine carving and detailing, which precludes its use on any interior or exterior woodwork which has been hand planed, milled or carved.

Metals: Like stone, metals are another group of building materials which vary considerably in hardness and durability. Softer metals which are used architecturally, such as tin, zinc, lead, copper or aluminum, generally should not be cleaned abrasively as the process deforms and destroys the original surface texture and appearance, as well as the acquired patina. Much applied architectural metal work used on historic buildings--tin, zinc, lead and copper--is often quite thin and soft, and therefore susceptible to denting and pitting. Galvanized sheet metal is especially vulnerable, as abrasive treatment would wear away the protective galvanized layer. In the late 19th and early 20th centuries, these metals were often cut, pressed or otherwise shaped from sheets of metal into a wide variety of practical uses such as roofs, gutters and flashing, and facade ornamentation such as cornices, friezes, dormers, panels, cupolas, oriel windows, etc. The architecture of the 1920s and 1930s made use of metals such as chrome, nickel alloys, aluminum and stainless steel in decorative exterior panels, window frames, and

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doorways. Harsh abrasive blasting would destroy the original surface finish of most of these metals, and would increase the possibility of corrosion. However, conservation specialists are now employing a sensitive technique of glass bead peening to clean some of the harder metals, including cast bronze outdoor sculpture. Very fine (75125 micron) glass beads are used at a low pressure of 60 to 80 psi. Because these glass beads are completely spherical, there are no sharp edges to cut the surface of the metal. After cleaning, these statues undergo a lengthy process of polishing. Coatings are applied which protect the surface from corrosion, but they must be renewed every 3 to 5 years. A similarly delicate cleaning technique employing glass beads has been used in Europe to clean historic masonry structures without causing damage. But at this time the process has not been tested sufficiently in the United States to recommend it as a building conservation measure. Sometimes a very fine smooth sand is used at a low pressure to clean or remove paint and corrosion from copper flashing and other metal building components. Restoration architects recently found that a mixture of crushed walnut shells and copper slag at a pressure of approximately 200 psi was the only way to remove corrosion successfully from a mid-19th century terne-coated iron roof. Metal cleaned in this manner must be painted immediately to prevent rapid recurrence of corrosion. It is thought that these methods "work harden" the surface by compressing the outer layer, and actually may be good for the surface of the metal. But the extremely complex nature and the time required by such processes make it very expensive and impractical for large-scale use at this time. Cast and wrought iron architectural elements may be gently sandblasted or abrasively cleaned using a wire brush to remove layers of paint, rust and corrosion. Sandblasting was, in fact, developed originally as an efficient maintenance procedure for engineering and industrial structures and heavy machinery--iron and steel bridges, machine tool frames, engine frames, and railroad rolling stock--in order to clean and prepare them for repainting. Because iron is hard, its surface, which is naturally somewhat uneven, will not be noticeably damaged by controlled abrasion. Such treatment will, however, result in a small amount of pitting. But this slight abrasion creates a good surface for paint, since the iron must he repainted immediately to prevent corrosion. Any abrasive cleaning of metal building components will also remove the caulking from joints and around other openings. Such areas must be recaulked quickly to prevent moisture from entering and rusting the metal, or causing deterioration of other building fabric inside the structure.

When is Abrasive Cleaning Permissible?

For the most part, abrasive cleaning is destructive to historic building materials. A limited number of special cases have been explained when it may be appropriate, if supervised by a skilled conservator, to use a delicate abrasive technique on some historic building materials. The type of "wet grit" cleaning which involves a small amount of grit injected into a stream of low pressure water may be used on small areas of stone masonry (i.e., rough cut limestone, sandstone or unpolished granite), where milder cleaning methods have not been totally successful in removing harmful deposits of dirt and pollutants. Such areas may include stone window sills, the tops of cornices or column capitals, or other detailed areas of the facade. This is still an abrasive technique, and without proper caution in handling, it can be *just as harmful to the building surface as any other abrasive cleaning method*. Thus, the decision to use this type of "wet grit" process should be made only after consultation with an experienced building conservator. *Remember that it is very time consuming and expensive to use any abrasive technique on a historic building in such a manner that it does not cause harm to the often fragile and friable building materials*. At this time, and only under certain circumstances, abrasive cleaning methods may he used in the rehabilitation of interior spaces of warehouse or industrial buildings for contemporary uses. Interior spaces of factories or warehouse structures in which the masonry or plaster surfaces do not have significant design, detailing, tooling or finish, and in which wooden architectural features are not finished, molded, beaded or worked by hand, may be cleaned abrasively in order to remove layers of paint and industrial discolorations such as smoke, soot, etc. It is expected after such treatment that brick surfaces will be rough and pitted, and wood will be somewhat frayed or "fuzzy" with raised wood grain. These nonsignificant surfaces will be damaged and have a roughened texture, but because they are interior elements, they will not be subject to further deterioration caused by weathering.

Historic Interiors That Should Not Be Cleaned Abrasively

Those instances (generally industrial and some commercial properties), when it may be acceptable to use an abrasive treatment on the interior of historic structures have been described. But for the majority of historic buildings, the Secretary of the Interior's *Guidelines for Rehabilitation* do not recommend "changing the texture of exposed wooden architectural features (including structural members) and masonry surfaces through sandblasting or use of other abrasive techniques to remove paint, discolorations and plaster. Thus, it is not acceptable to clean abrasively interiors of historic residential

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and commercial properties which have *finished* interior spaces featuring milled woodwork such as doors, window and door moldings, wainscoting, stair balustrades and mantelpieces. Even the most modest historic house interior, although it may not feature elaborate detailing, contains building fabric/work that is architecturally significant to the original design and function of the house. Abrasive cleaning of such an interior would be destructive to the historic integrity of the building. Abrasive cleaning is also impractical. Rough surfaces of abrasively cleaned wooden elements are hard to keep clean. It is also difficult to seal, paint or maintain these surfaces which can be splintery and a problem to the building's occupants. The force of abrasive blasting may cause grit particles to lodge in cracks of wooden elements, which will be a nuisance as the grit is loosened by vibrations and gradually sifts out. Removal of plaster will reduce the thermal and insulating value of the walls. Interior brick is usually softer than exterior brick, and generally of a poorer quality. Removing surface plaster from such brick by abrasive means often exposes gaping mortar joints and mismatched or repaired brickwork which was never intended to show. The resulting bare brick wall may require repointing, often difficult to match. It also may be necessary to apply a transparent surface coating (or sealer) in order to prevent the mortar and brick from "dusting." However. a sealer may not only change the color of the brick, but may also compound any existing moisture problems by restricting the normal evaporation of water vapor from the masonry surface.

"Gentlest Means Possible" There are alternative means of removing dirt, stains and paint from historic building surfaces that can be recommended as more efficient and less destructive than abrasive techniques. The "gentlest means possible" of removing dirt from a building surface can be achieved by using a low-pressure water wash, scrubbing areas of more persistent grime with a natural bristle (never metal) brush. Steam cleaning can also be used effectively to clean some historic building fabric. Low-pressure water or steam will soften the dirt and cause the deposits to rise to the surface, where they can be washed away. A third cleaning technique which may be recommended to remove dirt, as well as stains, graffiti or paint, involves the use of commercially available chemical cleaners or paint removers, which, when applied to masonry, loosen or dissolve the dirt or stains. These cleaning agents may be used in combination with water or steam, followed by a clear water wash to remove the residue of dirt and the chemical cleaners from the masonry. A natural bristle brush may also facilitate this type of chemically assisted cleaning, particularly in areas of heavy dirt deposits or stains, and a wooden scraper can be useful in removing thick encrustations of soot. A limewash or absorbent talc, whiting or clay poultice with a solvent can be used effectively to draw out salts or stains from the surface of the selected areas of a building facade. It is almost impossible to remove paint from masonry surfaces without causing some damage to the masonry, and it is best to leave the surfaces as they are or repaint them if necessary. Some physicists are experimenting with the use of pulsed laser beams and xenon flash lamps for cleaning historic masonry surfaces. At this time it is a slow, expensive cleaning method, but its initial success indicates that it may have an increasingly important role in the future. There are many chemical paint removers which, when applied to painted wood, soften and dissolve the paint so that it can be scraped off by hand. Peeling paint can be removed from wood by hand scraping and sanding. Particularly thick layers of paint may be softened with a heat gun or heat plate, providing appropriate precautions are taken, and the paint film scraped off by hand. Too much heat applied to the same spot can burn the wood, and the fumes caused by burning paint are dangerous to inhale, and can he explosive. Furthermore, the hot air from heat guns can start fires in the building cavity. Thus, adequate ventilation is important when using a heat gun or heat plate, as well as when using a chemical stripper. A torch or open flame should never he used.

Preparations for Cleaning: It cannot be overemphasized that all of these cleaning methods must be approached with caution. When using any of these procedures which involve water or other liquid cleaning agents on masonry, it is imperative that all openings be tightly covered, and all cracks or joints be well pointed in order to avoid the danger of water penetrating the building's facade, a circumstance which might result in serious moisture related problems such as efflorescence and/or subflorescence. Any time water is used on masonry as a cleaning agent, either in its pure state or in combination with chemical cleaners, it is very important that the work be done in warm weather when there is no danger of frost for several months. Otherwise water which has penetrated the masonry may freeze, eventually causing the surface of the building to crack and spall, which may create another conservation problem more serious to the health of the building than dirt.
Each kind of masonry has a unique composition and reacts differently with various chemical cleaning substances. Water and/or chemicals may interact with minerals in stone and cause new types of stains to leach out to the surface immediately, or more gradually in a delayed reaction. What may be a safe

and effective cleaner for certain stain on one type of stone, may leave unattractive discolorations on another stone, or totally dissolve a third type.

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Testing: Cleaning historic building materials, particularly masonry, is a technically complex subject, and thus, should never be done without expert consultation and testing. No cleaning project should be undertaken without first applying the intended cleaning agent to a representative test patch area in an inconspicuous location on the building surface. The test patch or patches should be allowed to weather for a period of time, preferably through a complete seasonal cycle, in order to determine that the cleaned area will not he adversely affected by wet or freezing weather or any by-products of the cleaning process.

Mitigating the Effects of Abrasive Cleaning

There are certain restoration measures which can be adopted to help preserve a historic building exterior which has been damaged by abrasive methods. Wood that has been sandblasted will exhibit a frayed or "fuzzed" surface, or a harder wood will have an exaggerated raised grain. The only way to remove this rough surface or to smooth the grain is by laborious sanding. Sandblasted wood, unless it has been extensively sanded, serves as a dustcatcher, will weather faster, and will present a continuing and ever worsening maintenance problem. Such wood, after sanding, should be painted or given a clear surface coating to protect the wood, and allow for somewhat easier maintenance.

There are few successful preservative treatments that may be applied to grit-blasted exterior masonry. Harder, denser stone may have suffered only a loss of crisp edges or tool marks, or other indications of craft technique. If the stone has a compact and uniform composition, it should continue to weather with little additional deterioration. But some types of sandstone, marble and limestone will weather at an accelerated rate once their protective "quarry crust" or patina has been removed.

Softer types of masonry, particularly brick and architectural terra-cotta, are the most likely to require some remedial treatment if they have been abrasively cleaned. Old brick, being essentially a soft, baked clay product, is greatly susceptible to increased deterioration when its hard, outer skin is removed through abrasive techniques. This problem can be minimized by painting the brick. An alternative is to treat it with a clear sealer or surface coating but this will give the masonry a glossy, or shiny look. It is usually preferable to paint the brick rather than to apply a transparent sealer since sealers reduce the transpiration of moisture, allowing salts to crystallize as subflorescence that eventually spalls the brick. If a brick surface has been so extensively damaged by abrasive cleaning and weathering that spalling has already begun, it may be necessary to cover the walls with stucco, if it will adhere.

Of course, the application of paint, a clear surface coating (sealer), or stucco to deteriorating masonry means that the historical appearance will be sacrificed in an attempt to conserve the historic building materials. However, the original color and texture will have been changed already by the abrasive treatment. At this point it is more important to try to preserve the brick, and there is little choice but to protect it from "dusting" or spalling too rapidly. As a last resort, in the case of severely spalling brick, there may be no option but to replace the brick--a difficult, expensive (particularly if custom-made reproduction brick is used), and lengthy process. As described earlier, sandblasted interior brick work, while not subject to change of weather, may require the application of a transparent surface coating or painting as a maintenance procedure to contain loose mortar and brick dust. (See Preservation Briefs No. 1 for a more thorough discussion of coatings.) Metals, other than cast or wrought iron, that have been pitted and dented by harsh abrasive blasting usually cannot be smoothed out. Although fillers may be satisfactory for smoothing a painted surface, exposed metal that has been damaged usually will have to be replaced.

Summary

Sandblasting or other abrasive methods of cleaning or paint removal are by their nature destructive to historic building materials and should not be used on historic buildings except in a few well-monitored instances. There are exceptions when certain types of abrasive cleaning may be permissible, but only if conducted by a trained conservator, and if cleaning is necessary for the preservation of the historic structure. There is no one formula that will be suitable for cleaning all historic building surfaces. Although there are many commercial cleaning products and methods available, it is impossible to state definitively which of these will be the most effective without causing harm to the building fabric. It is often difficult to identify ingredients or their proportions contained in cleaning products; consequently it is hard to predict how a product will react to the building materials to be cleaned. Similar uncertainties affect the outcome of other cleaning methods as they are applied to historic building materials. Further advances in understanding the complex nature of the many variables of the cleaning techniques may

someday provide a better and simpler solution to the problems. But until that time, the process of cleaning historic buildings must be approached with caution through trial and error. It is important to remember that historic building materials are neither indestructible nor infinitely renewable. They must be treated in a responsible manner, which may mean little or no cleaning at all if they are to be preserved for future generations to enjoy. If it is in the best interest of the building to clean it, then it should be done "using the gentlest means possible."

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SECTION 040120.63

BRICK MASONRY REPAIR

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes repairing brick masonry, including replacing units.

1.2 UNIT PRICES

A. Work of this Section is affected by unit prices specified in Section 012200 "Unit Prices."

1.3 DEFINITIONS

A. Rebuilding (Setting) Mortar: Mortar used to set and anchor masonry in a structure, distinct from pointing mortar installed after masonry is set in place.

1.4 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Shop Drawings:

1. Include plans, elevations, sections, and locations of replacement masonry units on the structure.
2. Show provisions for expansion joints or other sealant joints.

C. Samples: For each exposed product and for each color and texture specified.

1.5 INFORMATIONAL SUBMITTALS

A. Quality-control program.

1.6 QUALITY ASSURANCE

A. Brick Masonry Repair Specialist Qualifications: Engage an experienced brick masonry repair firm to perform work of this Section. Firm shall have completed work similar in material, design, and extent to that indicated for this Project with a record of successful in-service performance. Experience in only installing masonry is insufficient experience for masonry repair work.

B. Quality-Control Program: Prepare a written quality-control program for this Project to systematically demonstrate the ability of personnel to properly follow methods and use materials and tools without damaging masonry. Include provisions for supervising performance and preventing damage.

C. Mockups: Prepare mockups of brick masonry repair to demonstrate aesthetic effects and to set quality standards for materials and execution and for fabrication and installation.

1. Masonry Repair: Prepare sample areas for each type of masonry repair work performed. If not otherwise indicated, size each mockup not smaller than two adjacent whole units or approximately 48 inches (1200 mm) in least dimension. Construct sample areas in locations in existing walls where directed by Architect unless otherwise indicated. Demonstrate quality of materials, workmanship, and blending with existing work.

PART 2 - PRODUCTS

2.1 MASONRY MATERIALS

A. Face Brick: **As required to complete brick masonry repair work.**

1. Brick Matching Existing: Units with colors, color variation within units, surface texture, size, and shape that match existing brickwork.
   a. Physical Properties: According to ASTM C 67.

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b. For existing brickwork that exhibits a range of colors or color variation within units, provide brick that proportionally matches that range and variation rather than brick that matches an individual color within that range.

2. Special Shapes:
   a. Provide molded, 100 percent solid shapes for applications where core holes or "frogs" could be exposed to view or weather when in final position and where shapes produced by sawing would result in sawed surfaces being exposed to view.
   b. Provide specially ground units, shaped to match patterns, for arches and where indicated.
   c. Mechanical chopping or breaking brick, or bonding pieces of brick together by adhesive, are unacceptable procedures for fabricating special shapes.

B. Building Brick: ASTM C 62, Grade SW where in contact with earth or Grade SW, MW, or NW for concealed backup; and of same vertical dimension as face brick, for masonry work concealed from view.

2.2 MORTAR MATERIALS

A. Portland Cement: ASTM C 150/C 150M, Type I or Type II, except Type III may be used for cold-weather construction; **white gray, or both required for color matching of mortar.**

1. Provide cement containing not more than 0.60 percent total alkali when tested according to ASTM C 114.

B. Hydrated Lime: ASTM C 207, Type S.

C. Masonry Cement: ASTM C 91/C 91M.

D. Mortar Cement: ASTM C 1329/C 1329M.

E. Mortar Sand: ASTM C 144.

1. Exposed Mortar: Match size, texture, and gradation of existing mortar sand as closely as possible. Blend several sands if necessary to achieve suitable match.
2. Colored Mortar: Natural sand or ground marble, granite, or other sound stone of color necessary to produce required mortar color.

F. Mortar Pigments: ASTM C 979/C 979M, compounded for use in mortar mixes, and having a record of satisfactory performance in masonry mortars.

G. Water: Potable.

2.3 MANUFACTURED REPAIR MATERIALS

A. Brick Patching Compound: Factory-mixed cementitious product that is custom manufactured for patching brick masonry.

1. Use formulation that is vapor and water permeable (equal to or more than the masonry unit), exhibits low shrinkage, has lower modulus of elasticity than masonry units being repaired, and develops high bond strength to all types of masonry.
2. Formulate patching compound in colors and textures to match each masonry unit being patched.

2.4 ACCESSORY MATERIALS

A. Setting Buttons and Shims: Resilient plastic, nonstaining to masonry, sized to suit joint thicknesses and bed depths of masonry units, less the required depth of pointing materials unless removed before pointing.

B. Other Products: Select materials and methods of use based on the following, subject to approval of a mockup:

1. Previous effectiveness in performing the work involved.
2. Minimal possibility of damaging exposed surfaces.
3. Consistency of each application.
4. Uniformity of the resulting overall appearance.
5. Do not use products or tools that could leave residue on surfaces.

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2.5 MORTAR MIXES

A. Measurement and Mixing: Measure cementitious materials and sand in a dry condition by volume or equivalent weight. Do not measure by shovel; use known measure. Mix materials in a clean, mechanical batch mixer.

B. Colored Mortar: Produce mortar of color required by using specified ingredients. Do not alter specified proportions without Architect's approval.

1. Mortar Pigments: Where mortar pigments are indicated, do not add pigment exceeding 10 percent by weight of the cementitious or binder materials, except for carbon black which is limited to 2 percent.

C. Do not use admixtures in mortar unless otherwise indicated.

D. Mixes: Mix mortar materials in the following proportions:

1. Rebuilding (Setting) Mortar by Type: ASTM C 270, Proportion Specification, **Type N** unless otherwise indicated; with cementitious material limited to **portland cement and lime, masonry cement, or mortar cement**.

2. Pigmented, Colored Mortar: Add mortar pigments to produce exposed, setting (rebuilding) mortar of colors required.

PART 3 - EXECUTION

3.1 PROTECTION

A. Remove all items in the way, preventing proper review, required for scope of work and to be demolished; conduits, gutters, boxes, fans, door & windows, downspouts, brackets, clips, lights, etc. all affecting work adjacent to masonary. Store any items indictaed to be used or re-installed, during masonry repair. Reinstall when repairs are complete.

1. Provide temporary rain drainage during work to direct water away from building.

3.2 BRICK REMOVAL AND REPLACEMENT

A. Remove Bricks at locations indicated, soft, damaged, deteriorated, and or spalled. Carefully remove entire units from joint to joint, without damaging surrounding masonry, in a manner that permits replacement with full-size units.

B. Support and protect remaining masonry that surrounds removal area.

C. Maintain flashing, reinforcement, lintels, and adjoining construction in an undamaged condition.

D. Notify Architect of unforeseen detrimental conditions including voids, cracks, bulges, and loose units in existing masonry backup, rotted wood, rusted metal, and other deteriorated items.

E. Remove in an undamaged condition as many whole bricks as possible.

1. Remove mortar, loose particles, and soil from brick by cleaning with hand chisels, brushes, and water.

2. Remove sealants by cutting close to brick with utility knife and cleaning with solvents.

F. Clean masonry surrounding removal areas by removing mortar, dust, and loose particles in preparation for brick replacement.

G. Install replacement brick into bonding and coursing pattern of existing brick. If cutting is required, use a motor-driven saw designed to cut masonry with clean, sharp, unchipped edges.

1. Maintain joint width for replacement units to match existing joints.

2. Use setting buttons or shims to set units accurately spaced with uniform joints.

H. Lay replacement brick with rebuilding (setting) mortar and with completely filled bed, head, and collar joints. Butter ends with enough mortar to fill head joints and shove into place. Wet both replacement and surrounding bricks that have ASTM C 67 initial rates of absorption (suction) of more than 30 g/30 sq. in. per min. (30 g/194 sq. cm per min.) Use wetting methods that ensure that units are nearly saturated but surface is dry when laid.

1. Tool exposed mortar joints in repaired areas to match joints of surrounding existing brickwork.

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2. Rake out mortar used for laying brick before mortar sets according to Section 040120.64 "Brick Masonry Repointing." Point at same time as repointing of surrounding area.
3. When mortar is hard enough to support units, remove shims and other devices interfering with pointing of joints.

I. Curing: Cure mortar by maintaining in thoroughly damp condition for at least 72 consecutive hours, including weekends and holidays.
1. Hairline cracking within the mortar or mortar separation at edge of a joint is unacceptable. Completely remove such mortar and repoint.

3.3 MASONRY UNIT PATCHING

A. Patching Bricks:
1. Remove loose material from masonry surface. Carefully remove additional material so patch does not have feathered edges but has square or slightly undercut edges on area to be patched and is at least 1/4 inch (6 mm) thick, but not less than recommended in writing by patching compound manufacturer.
2. Mask adjacent mortar joint or rake out for repointing if patch extends to edge of masonry unit.
3. Mix patching compound in individual batches to match each unit being patched. Combine one or more colors of patching compound, as needed, to produce exact match.
4. Rinse surface to be patched and leave damp, but without standing water.
5. Brush-coat surfaces with slurry coat of patching compound according to manufacturer's written instructions.
6. Place patching compound in layers as recommended in writing by patching compound manufacturer, but not less than 1/4 inch (6 mm) or more than 2 inches (50 mm) thick. Roughen surface of each layer to provide a key for next layer.
7. Trowel, scrape, or carve surface of patch to match texture and surrounding surface plane or contour of masonry unit. Shape and finish surface before or after curing, as determined by testing, to best match existing masonry unit.
8. Keep each layer damp for 72 hours or until patching compound has set.

3.4 FINAL CLEANING

A. After mortar has fully hardened, thoroughly clean exposed masonry surfaces of excess mortar and foreign matter; use wood scrapers, stiff-nylon or -fiber brushes, and clean water, applied by low pressure spray.
1. Do not use metal scrapers or brushes.
2. Do not use acidic or alkaline cleaners.

END OF SECTION 040120.63

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SECTION 040120.64

BRICK MASONRY REPOINTING

PART 1 - GENERAL

1.1 SUMMARY
A. Section includes repointing joints with mortar.

1.2 UNIT PRICES
A. Work of this Section is affected by unit prices specified in Section 012200 "Unit Prices."

1.3 PREINSTALLATION MEETINGS
A. Pre-installation Conference as required by owner: Conduct conference at the project site.

1.4 ACTION SUBMITTALS
A. Product Data: For each type of product.
B. Samples: For each exposed product and for each color and texture specified.

1.5 INFORMATIONAL SUBMITTALS
A. Quality-control program.

1.6 QUALITY ASSURANCE
A. Brick Masonry Repointing Specialist Qualifications: Engage an experienced brick masonry repointing firm to perform work of this Section. Firm shall have completed work similar in material, design, and extent to that indicated for this Project with a record of successful in-service performance. Experience in only installing masonry is insufficient experience for masonry repointing work.
B. Quality-Control Program: Prepare a written quality-control program for this Project to systematically demonstrate the ability of personnel to properly follow methods and use materials and tools without damaging masonry. Include provisions for supervising performance and preventing damage.
C. Mockups: Prepare mockups of brick masonry repointing to demonstrate aesthetic effects and to set quality standards for materials and execution.
1. Repointing: Rake out joints in two separate areas, each approximately 36 inches (900 mm) high by 48 inches (1200 mm) wide, unless otherwise indicated, for each type of repointing required, and repoint one of the areas.

PART 2 - PRODUCTS

2.1 MORTAR MATERIALS
A. Portland Cement: ASTM C 150/C 150M, Type I or Type II, except Type III may be used for cold-weather construction; **white gray, or both where required for color matching of mortar**.
1. Provide cement containing not more than 0.60 percent total alkali when tested according to ASTM C 114.
B. Hydrated Lime: ASTM C 207, Type S.
C. Masonry Cement: ASTM C 91/C 91M.
D. Mortar Cement: ASTM C 1329/C 1329M.
E. Mortar Sand: ASTM C 144.

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1. **Match size, texture, and gradation of existing mortar sand as closely as possible.** Blend several sands if necessary to achieve suitable match.
2. Color: Provide natural sand or ground marble, granite, or other sound stone of color necessary to produce required mortar color.

F. Mortar Pigments: ASTM C 979/C 979M, compounded for use in mortar mixes, and having a record of satisfactory performance in masonry mortars.

G. Water: Potable.

2.2 MORTAR MIXES

A. Measurement and Mixing: Measure cementitious materials and sand in a dry condition by volume or equivalent weight. Do not measure by shovel; use known measure. Mix materials in a clean, mechanical batch mixer.
1. Mixing Pointing Mortar: Thoroughly mix cementitious materials and sand together before adding any water. Then mix again, adding only enough water to produce a damp, unworkable mix that retains its form when pressed into a ball. Maintain mortar in this dampened condition for 15 to 30 minutes. Add remaining water in small portions until mortar reaches desired consistency. Use mortar within one hour of final mixing; do not retemper or use partially hardened material.

B. Colored Mortar: Produce mortar of color required by using specified ingredients. Do not alter specified proportions without Architect's approval.
1. Mortar Pigments: Where mortar pigments are indicated, do not add pigment exceeding 10 percent by weight of the cementitious or binder materials, except for carbon black which is limited to 2 percent.

C. Do not use admixtures in mortar unless otherwise indicated.

D. Mixes: Mix mortar materials in the following proportions:
1. Pointing Mortar by Type: ASTM C 270, Proportion Specification, **Type N** unless otherwise indicated; with cementitious material limited to **portland cement and lime masonry cement or mortar cement**. **Add mortar pigments to produce mortar colors required.**

PART 3 - EXECUTION

3.1 PROTECTION

A. Remove all items in the way, preventing proper review, required for scope of work and to be demolished; conduits, gutters, boxes, fans, door & windows, downspouts, brackets, clips, lights, etc. all affecting work adjacent to masonry. Store any items indicated to be used or re-installed, during masonry repair. Reinstall when repairs are complete.
1. Provide temporary rain drainage during work to direct water away from building.

3.2 REPOINTING MASONRY

A. Rake out and repoint joints to the following extent:
1. All joints in areas indicated.
2. Joints indicated as sealant-filled joints. Seal joints according to Section 079200 "Joint Sealants."
3. Joints at locations of the following defects:

a. Holes and missing mortar.
b. Cracks that can be penetrated 1/4 inch (6 mm) or more by a knife blade 0.027 inch (0.7 mm) thick.
c. Cracks **1/16 inch (1.6 mm)** or more in width and of any depth.

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d. Hollow-sounding joints when tapped by metal object.
e. Eroded surfaces 1/4 inch (6 mm) or more deep.
f. Deterioration to point that mortar can be easily removed by hand, without tools.
g. Joints filled with substances other than mortar.

B. Do not rake out and repoint joints where not required.

C. Rake out joints as follows, according to procedures demonstrated in approved mockup:
1. Remove mortar from joints to depth of **2 times joint width**, but not less than **3/4 inch (20 mm)** or not less than that required to expose sound, unweathered mortar. Do not remove unsound mortar more than **2 inches (50 mm)** deep; consult Architect for direction.
2. Remove mortar from masonry surfaces within raked-out joints to provide reveals with square backs and to expose masonry for contact with pointing mortar. Brush, vacuum, or flush joints to remove dirt and loose debris.
3. Do not spall edges of masonry units or widen joints. Replace or patch damaged masonry units as directed by Architect.

D. Notify Architect of unforeseen detrimental conditions including voids in mortar joints, cracks, loose masonry units, rotted wood, rusted metal, and other deteriorated items.

E. Pointing with Mortar:
1. Rinse joint surfaces with water to remove dust and mortar particles. Time rinsing application so, at time of pointing, joint surfaces are damp but free of standing water. If rinse water dries, dampen joint surfaces before pointing.
2. Apply pointing mortar first to areas where existing mortar was removed to depths greater than surrounding areas. Apply in layers not greater than **3/8 inch (9 mm)** until a uniform depth is formed. Fully compact each layer, and allow it to become thumbprint hard before applying next layer.
3. After deep areas have been filled to same depth as remaining joints, point joints by placing mortar in layers not greater than **3/8 inch (9 mm)**. Fully compact each layer and allow to become thumbprint hard before applying next layer. Where existing masonry units have worn or rounded edges, slightly recess finished mortar surface below face of masonry to avoid widened joint faces. Take care not to spread mortar beyond joint edges onto exposed masonry surfaces or to featheredge the mortar.
4. When mortar is thumbprint hard, tool joints to match original appearance of joints as demonstrated in approved mockup. Remove excess mortar from edge of joint by brushing.
5. Cure mortar by maintaining in thoroughly damp condition for at least 72 consecutive hours, including weekends and holidays.
6. Hairline cracking within mortar or mortar separation at edge of a joint is unacceptable. Completely remove such mortar and repoint.

F. Where repointing work precedes cleaning of existing masonry, allow mortar to harden at least 30 days before beginning cleaning work.

3.3 FINAL CLEANING

A. After mortar has fully hardened, thoroughly clean exposed masonry surfaces of excess mortar and foreign matter; use wood scrapers, stiff-nylon or -fiber brushes, and clean water, applied by low pressure spray.
1. Do not use metal scrapers or brushes.
2. Do not use acidic or alkaline cleaners.

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The Maintenance, Repair and Replacement of Historic Cast Stone

- An Imitative Building Material with Many Names
- History of Use and Manufacture
- Mechanisms and Modes of Deterioration
- Maintenance of Cast Stone Installations
- Methods of Repair
- Replacement of Historic Cast Stone Installations
- Appropriateness of GFRC as a Replacement Material

An Imitative Building Material with Many Names

The practice of using cheaper and more common materials on building exteriors in imitation of more expensive natural materials is by no means a new one. In the eighteenth century, sand impregnated paint was applied to wood to look like quarried stone. Stucco scored to simulate stone ashlar could fool the eye as well. In the 19th century, cast iron was also often detailed to appear like stone. Another such imitative building material was "cast stone" or, more precisely, precast concrete building units.

Cast stone was just one name given to various concrete mixtures that employed molded shapes, decorative aggregates, and masonry pigments to simulate natural stone. The basic mixtures included water, sand, coarse aggregate, and cementing agents. Natural cements, portland cements, oxychloride cements, and sodium silicate based cements were all used as binding agents. The differences in the resulting products reflected the different stone aggregates, binding agents, methods of manufacture and curing, and systems of surface finishing that were used to produce them. Versatile in representing both intricately carved ornament and plain blocks of wall ashlar, cast stone could be tooled with a variety of finishes.

During a century and a half of use in the United States, cast stone has been given various names. While the term "artificial stone" was commonly used in the 19th century, "concrete stone," "cast stone," and "cut cast stone" replaced it in the early 20th century. In addition, Coignet Stone, Frear Stone, and Ransome Stone were all names of proprietary systems for pre-cast concrete building units, which experienced periods of popularity in different areas of the United States in the 19th century. These systems may be contrasted with "Artistic Concrete," decorative molded concrete construction, both precast and cast-in-place, which made little effort to simulate natural stone.

Having gained popularity in the United States in the 1860s, cast stone had become widely accepted as an economical substitute for natural stone by the early decades of the 20th century. Now, it is considered an important historic material in its own right with unique deterioration problems that require traditional, as well as innovative solutions. This Preservation Brief discusses in detail the maintenance and repair of historic cast stone-precast concrete building units that simulate natural stone. It also covers the conditions that warrant replacement of historic cast stone with appropriate contemporary concrete products and provides guidance on their replication. Many of the issues and techniques discussed here are relevant to the repair and replacement of other precast concrete products, as well.

History of Use and Manufacture

Early Patented Systems

While some use of cast stone may be dated to the Middle Ages, more recent efforts to replicate stone with cementitious materials began in England and France at the end of the 18th century. Coade Stone, one of the best known of the early English manufactures, was used for architectural ornament and trim, and saw limited use for interior decoration in the United States as early as 1800. Significant advances in the artificial stone industry in the United States were tied to the production of natural cement or hydraulic lime, which began about 1820.

A large number of patented American, English, and French systems were marketed immediately after the Civil War. One of the earliest American patents for cast stone was awarded to George A. Frear of Chicago in 1868. Frear Stone was a mixture of natural cement and sand, to which a solution of shellac was added to provide initial curing strength. Frear's system was widely licensed around the country, and the resultant variation in materials and manufacturing methods apparently resulted in some significant failures.

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Another product which utilized natural cement as its cementing agent was Beton Coigné (literally, "Coignet concrete," also known as "Coignet Stone"). Francois Coignet was a pioneer of concrete construction in France. He received United States patents in 1869 and 1870 for his system of cast concrete construction, which consisted of portland cement, hydraulic lime, and sand. In the United States the formula was modified to a mix of sand with Rosendale Cement (a high quality natural cement manufactured in Rosendale, Ulster County, New York). In 1870 Coignet's U.S. patent rights were sold to an American, John C. Goodrich, Jr., who formed the New York and Long Island Coignet Stone Company. This company fabricated the cast stone for one of the earliest extant cast stone structures in the United States, the Cleft Ridge Span in Prospect Park, Brooklyn, New York.
Some proprietary systems substituted other cements for the portland cement or hydraulic lime. The British patent process of Frederick Ransome utilized a mixture of sand and sodium silicate, combined with calcium chloride, to form blocks of calcium silicate. The sodium chloride by-product was intended to be removed with water washes during the curing process. The Sorel cement process, developed in 1853 and later applied to the manufacture of grindstones, tiles, and cast stone for buildings, combined zinc oxide with zinc chloride, or magnesium oxide and magnesium chloride, to form a hydrated oxychloride cement mixture that bound together sand or crushed stone. The Union Stone Company in Boston manufactured cast stone using the Sorel process. Ultimately, however, alternate cementing systems were abandoned in favor of portland cement, which proved to be more dependable and less expensive.

Late 19th and 20th Century Development

The use of cast stone grew rapidly with the extraordinary development of the portland cement and concrete industries at the end of the 19th century. In the early decades of the 20th century, cast stone became widely accepted as an economical substitute for natural stone. It was sometimes used as the only exterior facing material for a building, but was more often used as trim on a rock-faced natural stone or brick wall.
In most early 20th century installations, cast stone was used for exterior window and door surrounds or lintels, copings, parapets and balustrades, banding courses, cornices and friezes, and sculptural ornament. On occasion, decorative interiors were also finished with cast stone, although elaborate interior cornices and ornaments were more frequently fabricated of plaster.

Manufacture

Manufacturers of cast stone used graded mixes of crushed marble, limestone, granite, and smelting slag to produce a variety of stone effects. A light cement matrix with an aggregate of crushed marble could replicate limestone, while a mix of marble and small amounts of smelting slag would give the effect of white granite. Some manufacturers added masonry pigments and varied colors on the faces of the stone to give a somewhat stylized effect of variegated sandstone. Each manufacturer prepared a variety of stock mixes as well. Not surprisingly, aggregates varied in different localities. In New York State, for example, crushed Gouverneur and Tuckahoe marbles were popular facing aggregates; in other areas crushed feldspar or granite and even silica sand were commonly used.
The two basic cast stone production systems were "dry tamp" and "wet cast." The dry tamp process employed a stiff, low slump concrete mix that was pressed and compacted into the molds. The decorative aggregate mix was frequently distributed only on the exterior facing of the cast units (typically 3/4" to 1 Ω" thick,) while the cores of the units were common concrete. Because of the stiff mix, dry tamp units required a relatively short period of time in the molds, which could then be used several times a day. After removal from the molds, the dry tamp units were often cured in steam rooms to assure proper hydration of the cement. The wet cast process, on the other hand, used a much more plastic concrete mix that could be poured and vibrated into the molds. This system used significantly more water in the mix, assuring proper hydration of the cement mix without elaborate curing, but requiring that the units be left in the molds for at least a day. Because of this method of fabrication, wet cast products necessarily distributed their decorative aggregate mix through the entire unit, rather than simply an outer facing.
Concrete was cast in molds of wood, plaster, sand and, early in the 20th century, even hide glue or gelatin, depending upon the production method, the intricacy of the piece to be cast, and the number of units to be manufactured. Metal molds were sometimes used for stock ornamental items, less frequently for custom architectural work. When the units were adequately hard, finish surfaces were worked to expose the decorative stone aggregate. When removed from the mold, wet cast units exhibit a surface film of cement paste, which must be removed to expose the aggregate. Partially cured units could be sprayed with water, rubbed with natural bristle brushes, etched with acid, or sandblasted to remove the cement layer. The surface of dry tamp products required less finishing.

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High quality cast stone was frequently "cut" or tooled with pneumatic chisels and other tools similar to those used to cut natural stone. In some cases, rows of small masonry blades were used to create shallow parallel grooves similar to lineal chisel marks. The results were often strikingly similar in appearance to natural stone. Machine and hand tooling was expensive, however, and simple molded cut cast stone was sometimes only slightly less costly than similar work in limestone. Significant savings could be achieved over the cost of natural stone when repetitive units of ornate carved trim were required.

Finally, cast stone is sometimes today used to replace natural stone when the original historic stone is no longer available, or the greater strength of reinforced concrete is desired. Reinforced cast stone columns, for instance, are frequently used to replace natural stone columns in seismic retrofits of historic structures. Fine-grained stones, such as sandstones, may be very successfully replicated with cast stone. Coarse-grained granites and marbles with pronounced patterns or banding are, for obvious reasons, not so successfully matched with cast stone. The replacement of natural stone with cast stone requires careful attention to selection of fine aggregates and the pigmentation of the cementing matrix. Coarse aggregate, which is generally used in cast stone to control shrinkage and assure adequate compressive strength, can present an aesthetic problem if it is visible at the surface of cast stone elements which simulate sandstone. Careful control of aggregate sizes in the mix formulation can reduce this problem.

Mechanisms and Modes of Deterioration

The best historic cast stone can rival natural stone in longevity. Many quality cast stone installations from the first decades of the twentieth century are still in excellent condition, and require little repair. Like any other building material, however, cast stone is subject to deterioration, which may occur in several ways:

- Separation of the facing and core layers
- Deterioration of the aggregate
- Deterioration or erosion of the cementing matrix
- Deterioration of the iron or steel reinforcement
- Deterioration of cramps and anchors used in its installation.

Separation of the Facing and Core Layers

Separation of the facing and core layers of dry tamp units is not uncommon, and often reflects fabrication defects such as poor compaction, lengthy fabrication time, or improper curing. Where separation of facing and core layers is suspected, cast stone units may be "sounded" to establish the extent of delamination.

Deterioration of the Aggregate

Cast stone failure caused by deterioration of the aggregate is uncommon. Granites, marbles, and silica sand are generally durable, although limestone and marble aggregate are subject to the same dissolution problems that affect quarried units of these stones. In rare instances, a reaction between the alkalis in the cement matrix and the stone aggregate may also cause deterioration.

Deterioration or Erosion of the Cementing Matrix

While it is relatively uncommon in twentieth century cast stone, serious deterioration of the cementing matrix can cause extensive damage to cast stone units. A properly prepared cementing mix will be durable in most exterior applications, and any flaking of exterior surfaces signals problems in the cementing mix and in the method of manufacture. The use of poor quality or improperly stored cement, impure water, or set accelerators can cause cement problems to occur years after a structure is completed. Improper mixing and compaction can also result in a porous concrete that is susceptible to frost damage and scaling. Severe cement matrix problems may be impossible to repair properly and often necessitate replacement of the deteriorating cast stone units.

More common and less serious than flaking or scaling caused by deterioration of the cementing matrix is the erosion of the surface of the matrix. This usually occurs on surfaces of projecting features exposed to water runoff, such as sills, water tables, and window hoods. In these areas, the matrix may erode, leaving small grains of aggregate projecting from the surface. The resultant rough surface is not at all the intended original appearance. In some historic cast stone installations, the thin layer of cement and fine sand at the surface of the cast stone units was not originally tooled from the molded surface, but was finished with patterns of masonry pigments in a stylized imitation of highly figured sandstones or

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limestones. Erosion of the pigmented surface layer on this type of cast stone results in a uniform and even more dramatic change in appearance.

Deterioration of the Iron or Steel Reinforcement

During their original manufacture, unusually long and thin cast stone units, such as window sills or balustrade railings, and units requiring structural capacity, such as lintels, were generally reinforced with mild steel reinforcing bars. Large pieces sometimes had cable loops or hooks cast into them to facilitate handling and attachment. On occasion, this reinforcement and wire may be too close (less than 2") to the surface of the piece and rusting will cause spalling of the surface. This frequently happens to sills, copings, and water tables where repeated heavy wetting leads to loss of alkalinity in the concrete, allowing the reinforcement to rust. If damage from the deteriorating reinforcement is extensive, as for instance, the splitting of a baluster from the rusting of a central reinforcing rod, the cast stone unit may require replacement.

Deterioration of Cramps and Anchors

Even when reinforcement has not been added to individual cast stone units, mild steel cramps may have been used to anchor a cast stone veneer to backup masonry. Where spalls have occurred primarily at the tops of ashlar or frieze units, this is generally the cause.

Maintenance of Cast Stone Installations

Cleaning

Cast stone installations with marble or limestone aggregates may sometimes be cleaned with the same alkaline pre-wash/acid afterwash chemical cleaning systems used to clean limestone and other calcareous natural stones. If no marble or limestone aggregates are present, acidic cleaners, such as those used for natural granites and sandstones, may be used.

In either case, dark particulate staining in protected areas may be persistent, however, and require experimentation with other cleaning methods. Some micro-abrasive cleaning techniques used under very controlled circumstances by skilled cleaning personnel can be appropriate for removing tenacious soiling. Ordinary sand blasting or wet grit blasting can seriously damage the surface of the cast stone and should not be used.

Repointing

Early cast stone installations may have been constructed with natural cement mortars, but in late nineteenth century and twentieth century installations, cast stone units were generally bedded and pointed with mortars composed of portland cement, lime, and sand. When repointing or replacement of the historic mortar is required, a Type N mortar (about one part cement, and one part lime to six parts of sand) is generally appropriate. When repointing any historic masonry, it is important to match both the character and color of the sand and color of the cement matrix in the historic mortar. Cement matrix color can often be adjusted by using combinations of white, "light," and gray portland cement in the mortar.

Joints in historic cast stone installations can be quite thin and the dense mortar thus difficult to remove. Unnecessary repointing can cause significant damage to historic cast stone. Cracked and open joints will most often be found on exposed features such as balustrades and copings and, of course, require repointing. When a hard and tenacious mortar was used in the original installation or a later repointing, the removal of the mortar can easily chip the edges of the cast stone units.

While the careless use of "grinders" to remove mortar has damaged countless historic masonry buildings, a skilled mason may sometimes use a hand held grinder fitted with a thin diamond blade to score the center of a joint, and then remove the rest of the mortar with a hand chisel. If this method is not done carefully, however, wandering of the blade can widen or alter joints and cause significant damage to the cast stone. Care must be taken to prevent damage from over cutting of vertical joints by stopping blades well short of adjacent units. The use of small pneumatic chisels, such as those used to tool stone, can also work well for mortar removal, but even this method can cause chipping to the edges of cast stone units if it is not done carefully.

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Methods of Repair

Much historic cast stone is unnecessarily replaced when it could easily be repaired in situ, or left untreated. This is especially true of areas that exhibit isolated spalls from rusting reinforcement bars or anchorage, or installations where erosion of the matrix has left a rough surface of exposed aggregate. The weathering of cast stone, while different from that of natural stone, produces a patina of age, and does not warrant large-scale replacement, unless severe cement matrix problems or rusting reinforcement bars have caused extensive scaling or spalling. Severe rusting of reinforcement bars on small decorative features, such as balusters, may signal carbonation (loss of alkalinity) of the matrix. Where carbonation of the matrix has occurred, untreated reinforcement will continue to rust. Replacement may be an acceptable approach for exposed and severely deteriorated features, such as hand railings, roof balustrades, or wall copings, where disassembly is unlikely to damage adjacent construction. Conversely, small areas of damage should generally be repaired with mortar "composites," or left alone.

Re-securing Separated Surface Facing

Where the decorative facing of dry tamped cast stone has separated from core layers, injected grouts may be used to re-secure the facing. Re-attachment of a separated facing layer may be time consuming, and should be undertaken by a conservator, rather than a mason. This technique may be the best, most economical, approach for repair of figurative sculpture or unique elements that are not repeated elsewhere on a building. Theoretically, cementitious grouts are most appropriate for re-attaching separated facings, but hairline fissures may require the use of resin adhesives. Low-viscosity epoxies have been used for this purpose, and may be applied through small injection ports. Cracks that would allow adhesive to leak must be repaired prior to injection, of course. Holes made for adhesive injection will require patching after re-attachment is complete.

Repairing Reinforcement Spalls and Mechanical Damage

Drilled holes, mechanically damaged corners, and occasional spalls from rusting reinforcement bars and anchorage are repairable conditions that do not warrant the replacement of cast stone. Small "composite " repairs to damaged masonry units can be made with mortar formulated to visually match the original material, and may be successfully undertaken by a competent and sensitive mason. If deterioration appears widespread, however, or if large surface areas are spalling or cracking and replacement appears necessary, the owner may wish to consult a preservation architect or consultant to determine the cause of deterioration and to specify necessary repairs or replacement, as appropriate.

The methods of composite repair used for stone masonry are also generally applicable for the repair of historic cast stone. For repairs to damaged cast stone to be successful, however, both the cement matrix color and the aggregate size and coloration must match that of the historic unit. Crushed stone and slag (such as "Black Beauty" abrasive grit), which are similar to many common traditional aggregates, are widely available, although some additional crushing and/or sieving may be necessary to obtain aggregate of an appropriate size. Remember that half or more of a weathered surface is exposed aggregate, so careful aggregate selection and size grading is extremely important for patching. Even differences in aggregate angularity (rounded pebbles vs. crushed stone) will be noticeable in the final repair. If more than one aggregate was used in the cast stone, the ratio of the selected aggregates in the mix is, of course, equally important. Variation in coloring of the cement matrix may be achieved through the use of either white, "light, " or gray portland cement. If additional tinting is required, only inorganic alkali-resistant masonry pigments should be used. Because most historic cast stone was manufactured primarily from portland cement and aggregate (with a less than 15% lime/cement ratio), it is not necessary to add large amounts of hydrated lime to cast stone composite repair mixtures. Small amounts of lime may be added for plasticity of the working mix.

To repair a spall caused by deterioration of a ferrous reinforcement bar or anchorage, it is necessary to remove all cracked concrete adjacent to the spall; grind and brush the reinforcement to remove all rust and scale; and paint the metal with a rust-inhibiting primer prior to applying the cast stone composite. If the reinforcement bar is much too close to the surface of the stone, it may be advisable to cut out the deteriorating section of reinforcement after consultation with a structural engineer. If deteriorating cramps are removed, it may be necessary to install new stainless steel anchorage.

Where spalls have a feather edge, it will be necessary to cut back the repair area to a uniform depth (1/2" or more). As with natural stone composite repairs, a bonding agent may assist adhesion of the repair material to the original concrete. For unusually large or deep patches, mechanical anchoring of the repair with small nylon or stainless steel rods may be required. If the adjacent cast stone is tooled or

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weathered, it will be necessary to scribe or brush the repaired area to give it a matching surface texture. Adding enough coarse aggregate to match adjacent original material will sometimes interfere with adhesion of the composite, and it may be necessary to press additional aggregate into the patch prior to finishing. If this is not skillfully done, however, the surface of the patch may take on a mosaic appearance. For this reason, it is advisable to undertake test composite repairs in an unobtrusive location first.

Surface Refinishing

While re-tooling of deteriorated natural stone may sometimes be appropriate, restoring the original appearance of cast stone where surface erosion has occurred is difficult or impossible.
Tooling or grinding of the surface of the cast stone may expose coarse aggregate beneath the surface and will not, in any case, restore original patterned pigmentation that has weathered away. Silicate paints or masonry stains may be applied in patterns to replicate the original appearance, but may not be durable or completely successful aesthetically. Where matrix has eroded, it is advisable to accept the weathered appearance of the cast stone, unless extensive replacement is mandated by other factors. Because cast stone depends on exposed aggregate to achieve its aesthetic effect, the use of an applied cementitious surface coating dramatically alters the visual effect of the material and is inappropriate as a cast stone repair technique. A cementitious surface coating can also trap moisture in the cast units and cause surface spalling.

Replacement of Historic Cast Stone Installations

Individual cast stone units, which are subject to repeated wetting (such as copings, railings and balusters) and exhibit severe failure due to spalling or reinforcement deterioration, may require replacement with new cast stone and can replicate deteriorated units in existing buildings.
Fortunately, a number of companies custom manufacture precast concrete units. The variables involved in manufacture are considerable, and it is wise to use a firm with experience in ornamental and custom work rather than a precast concrete firm which manufactures stock structural items, concrete pipe, or the like. Several trade organizations, including the Cast Stone Institute, the National Precast Concrete Association, and the Architectural Precast Association, have developed recommendations and/or guide specifications for the manufacture of cast stone and precast concrete. These specifications set standards for characteristics such as compressive strength and water absorptivity, and discuss additives such as air entraining agents and water reducing agents, which influence the longevity of new cast stone. Trade references and guide specifications should be consulted before contracting for replacement of historic cast stone.
Fabrication defects in new cast stone. While the cement matrix coloration and aggregate considerations previously mentioned require the most careful attention, project staff should also look for defects which are common to cast stone fabrication:

Air bubbles. Small pits on the surface of the stone may form if the unit is not given adequate vibration to release trapped air during pouring. Bubbles can also be a problem when end casting long items such as columns or railings, where it is difficult to vibrate bubbles away from the finish surface of the unit.

Surface cracking or checking. Overly wet mixes and insufficient moisture during curing can result in surface cracking of large castings, such as columns. Such cracking dramatically reduces the durability of new cast stone. Small reinforced elements, such as balusters, also frequently crack at thin "necks" in the castings.

Aggregate segregation. Cast stone formulations generally include a range of coarse aggregates (crushed stone) and fine aggregates (sand). When units are vibrated to assure compaction of the mix and liberate trapped air bubbles, coarse aggregates may begin to settle and separate from the paste of cement and sand. Aggregate segregation results in a visible concentration of coarse aggregate at one end of the casting. Segregation is more problematic when end casting long pieces such as columns.

Surface rippling or irregularity. Production molds for fabrication are often made of rubber mold facings encased in larger "mother molds" of plaster and wood. Vibration can loosen the rubber facing from the outer mold and result in rippling or irregularities on the surface of the finished casting. Even when rippling is not noticeable, irregularity caused by mold movement can make it difficult to line up surfaces of adjacent units when assembling cast stone installations.

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Mold lines. Freestanding elements, such as columns, must be cast in two-part molds, which are separated to release the completed cast piece. If the mold parts do not join tightly, some leakage of cement paste will occur at the mold joint, resulting in a projecting line on the surface of the casting. This is generally tooled off before the casting completely cures. A mold line will be visible on the completed piece if the projecting material is not completely removed, or if the tooling at the mold line does not match the adjacent surface of the casting. Tooling at mold lines may also expose contrasting coarse aggregate beneath the surface of the casting.

Other Considerations for Replacement of Cast Stone

Several other considerations are worth noting when it is necessary to replace historic cast stone elements with matching new cast stone.

Reinforcement. The alkalinity of new concrete generally provides adequate protection to steel reinforcement. In exposed areas where deterioration due to rusting of reinforcement has previously been a problem, however, the use of stainless steel reinforcement is recommended.

Surface finishing. Post-fabrication surface tooling of new cast stone is not currently common. Sandblasting is typically used to remove the surface film of cement and expose the aggregate. For replacement units replicating historic cast stone pieces in highly visible locations, it is sometimes possible to make a mold of a sound or repaired existing piece to incorporate the original tooling in the casting process. If the historic unit is too deteriorated to use as a pattern, a plaster model may be made to replicate the damaged piece. This is tooled to replicate the desired surface treatment or appearance, and a production mold is then made from the plaster model.

Moist curing. Surface crystallization of soluble salts (efflorescence) during curing may lighten the surface of some precast units, especially those simulating darker stone. Some manufacturers use a series of wet/dry curing cycles or washing with acetic acid to remove soluble salts that might otherwise discolor finished surfaces. For most wet cast products, simple moist curing under a plastic cover is sufficient.

Appropriateness of Glass Fiber Reinforced Concrete as a Replacement Material

Light-Weight Alternative

GFRC is sometimes used to replicate deteriorated elements of cast or fine grained natural stone. Because the GFRC element is a rigid, but relatively thin shell, it must be supported and attached with an interior framework of steel.

The attachment hardware inside this GFRC cartouche (left) will not be visible when the unit is installed (armature visible at right). Photos: Towne House Restorations, Inc

Glass fiber reinforced concrete (GFRC) is more and more frequently encountered in building restoration and is used to replicate deteriorated stone and cast stone, and even architectural terra cotta. This is a relatively new material that uses short chopped strands of glass fiber to reinforce a matrix of sand and cement. GFRC has become a popular low cost alternative to traditional precast concrete or stone masonry for some applications. Fabricators use a spray gun to spray the mortar-like mix into a mold of the shape desired. The resulting concrete unit, typically only æ" thick, is quite rigid, but requires a metal frame or armature to secure it to the building substrate. The metal frame is joined to the GFRC unit with small "bonding pads" of GFRC. GFRC has a dramatic advantage over traditional precast concrete where the weight of the installation is a concern, such as with cornices or window hoods. Many cast stone mixes can successfully be replicated with GFRC. Where it is used to simulate natural stone, GFRC, like cast stone, is most appropriate for simulation of fine-grained sandstones or limestones.

Not for Use in Load Bearing Applications

Because the GFRC system is in effect a "skin," GFRC cannot be used for load bearing applications without provision of additional support. This makes it unsuitable for some tasks such as replacement of individual ashlar units. It is also not appropriate for small freestanding elements such as balusters, or for most columns, unless they are engaged to surrounding masonry or can be vertically seamed, which may significantly alter the historic appearance. GFRC units must also allow for expansion and contraction, and are generally separated by sealant joints, not by mortar. A sealant joint may be unacceptable for

some historic applications; however, substitution of GFRC for cast stone may be appropriate when an entire assembly, such as a cornice, roof dormer, or window hood, requires replacement. Great care must be taken when detailing a GFRC replacement for existing cast stone.

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Deterioration of GFRC

Because it is a relatively new material, the long term durability of GFRC is still untested. When GFRC was first introduced, some installations experienced deterioration caused by alkaline sensitivity of the glass fiber reinforcement. Alkali resistant glass is now used for GFRC manufacture. Even when the GFRC skin is well manufactured, however, the steel armature and bonding pad system used to mount the material is vulnerable to damage from leakage at sealant joints or small cracks in wash surfaces. The use of galvanized or stainless steel armatures, and stainless steel fasteners and bonding pad anchors is advisable.

Summary and References

Cast stone-a mixture of water, sand, coarse aggregate, and cementing agents—has proven over time to be an attractive and durable building material, when properly manufactured. It gained popularity in the 1860s and, by the early decades of the 20th century, became widely accepted as an economical substitute for natural stone. Unfortunately, much historic cast stone is unnecessarily replaced when it could easily be repaired and preserved in situ, or left untreated. Appropriate repair of damaged units can extend the life of any cast stone installation. Because of the necessity of matching both matrix color and aggregate size and ratio, conservation projects which involve repair or replication of cast stone should allow adequate lead time for the assembly of materials and the preparation of test samples. Understanding which conditions require repair, which warrant replacement, and which should be accepted as normal weathering is key to selecting the most appropriate approach to the protection and care of historic cast stone.

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SECTION 047200

CAST STONE MASONRY

PART 1 - GENERAL

1.1 SUMMARY
- A. Section Includes:
  1. Cast-stone trim.

1.2 ACTION SUBMITTALS
- A. Product Data: For each type of product.
  1. For cast-stone units, include dimensions and finishes.
- B. Shop Drawings: Show fabrication and installation details for cast-stone units. Include dimensions, details of reinforcement and anchorages if any, and indication of finished faces.
- C. Samples:
  1. For each color and texture of cast stone required.
  2. For colored mortar.

1.3 INFORMATIONAL SUBMITTALS
- A. Qualification Data: For manufacturer.
- B. Material Test Reports: For each mix required to produce cast stone, based on testing according to ASTM C 1364.

1.4 QUALITY ASSURANCE
- A. Manufacturer Qualifications: A qualified manufacturer of cast-stone units similar to those indicated for this Project, that has sufficient production capacity to manufacture required units, and is a plant certified by **the Cast Stone Institute the Architectural Precast Association or the Precast/Prestressed Concrete Institute for Group A**.

PART 2 - PRODUCTS

2.1 CAST-STONE UNITS
- A. Cast-Stone Units: Comply with ASTM C 1364.
  1. Units shall be manufactured using the **vibrant dry tamp** or **wet-cast** method to best match existing.
  2. Units shall be resistant to freezing and thawing as determined by laboratory testing according to ASTM C 666/C 666M, Procedure A, as modified by ASTM C 1364.
- B. Fabricate units with sharp arris and accurately reproduced details, with indicated texture on all exposed surfaces unless otherwise indicated.
  1. Slope exposed horizontal surfaces 1:12 to drain unless otherwise indicated.
  2. Provide raised fillets at backs of sills and at ends indicated to be built into jambs.
  3. Provide drips on projecting elements unless otherwise indicated.
- C. Cure Units as Follows:
  1. Cure units in enclosed, moist curing room at 95 to 100 percent relative humidity and temperature of 100 deg F (38 deg C) for 12 hours or 70 deg F (21 deg C) for 16 hours.
  2. Keep units damp and continue curing to comply with one of the following:
     a. No fewer than five days at mean daily temperature of 70 deg F (21 deg C) or above.
- D. Acid etch units after curing to remove cement film from surfaces to be exposed to view.
- E. Colors and Textures: **Match existing units**.

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2.2 ACCESSORIES

A. Anchors: Type and size indicated, fabricated from **steel complying with ASTM A 36/A 36M and hot-dip galvanized to comply with ASTM A 123/A 123M**.

B. Dowels: 1/2-inch- (12-mm-) diameter round bars, fabricated from **steel complying with ASTM A 36/A 36M and hot-dip galvanized to comply with ASTM A 123/A 123M**.

C. Proprietary Acidic Cleaner: Manufacturer's standard-strength cleaner designed for removing mortar/grout stains, efflorescence, and other new construction stains from new masonry without discoloring or damaging masonry surfaces. Use product expressly approved for intended use by cast-stone manufacturer and expressly approved by cleaner manufacturer for use on cast stone and adjacent masonry materials.

2.3 MORTAR

A. Comply with requirements in Section 042000 "Unit Masonry" for mortar mixes.
   1. For setting mortar, use **Type N**.
   2. For pointing mortar, use **Type N**.

B. Pigmented Mortar: Use colored cement product **or select and proportion pigments with other ingredients to produce color required. Do not add pigments to colored cement products**.

2.4 SOURCE QUALITY CONTROL

A. Engage a qualified independent testing agency to sample and test cast-stone units according to ASTM C 1364.
   1. Include one test for resistance to freezing and thawing.

PART 3 - EXECUTION

3.1 SETTING CAST STONE IN MORTAR

A. Install cast-stone units to comply with requirements in Section 042000 "Unit Masonry."

B. Set units in full bed of mortar with full head joints unless otherwise indicated.
   1. Fill dowel holes and anchor slots with mortar.
   2. Fill collar joints solid as units are set.
   3. Build concealed flashing into mortar joints as units are set.
   4. Keep head joints in copings and between other units with exposed horizontal surfaces open to receive sealant.
   5. Keep joints at shelf angles open to receive sealant.

C. Rake out joints for pointing with mortar to depths of not less than 3/4 inch (19 mm). Rake joints to uniform depths with square bottoms and clean sides. Scrub faces of units to remove excess mortar as joints are raked.

D. Point mortar joints by placing and compacting mortar in layers not greater than 3/8 inch (10 mm). Compact each layer thoroughly and allow it to become thumbprint hard before applying next layer.

E. Tool exposed joints slightly concave when thumbprint hard. Use a smooth plastic jointer larger than joint thickness. **Match Existing**

F. **Where indicated**, Rake out joints for pointing with sealant to depths of not less than 3/4 inch (19 mm). Scrub faces of units to remove excess mortar as joints are raked.

G. Provide sealant joints at head joints of copings and other horizontal surfaces; at expansion, control, and pressure-relieving joints; and at locations indicated.
   1. Keep joints free of mortar and other rigid materials.
   2. Prepare and apply sealant of type and at locations indicated to comply with applicable requirements in Section 079200 "Joint Sealants."

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3.2 SETTING ANCHORED CAST STONE WITH SEALANT-FILLED JOINTS

A. Set cast stone as indicated on Drawings. Set units accurately in locations indicated, with edges and faces aligned according to established relationships and indicated tolerances.
   1. Install anchors, supports, fasteners, and other attachments indicated or necessary to secure units in place.
   2. Shim and adjust anchors, supports, and accessories to set cast stone in locations indicated with uniform joints.

B. Fill anchor holes with sealant.
   1. Where dowel holes occur at pressure-relieving joints, provide compressible material at ends of dowels.

C. Set cast stone supported on clip or continuous angles on resilient setting shims. Use material of thickness required to maintain uniform joint widths. Hold shims back from face of cast stone a distance at least equal to width of joint.

D. Prepare and apply sealant of type and at locations indicated to comply with applicable requirements in Section 079200 "Joint Sealants."

3.3 INSTALLATION TOLERANCES

A. Variation from Plumb: Do not exceed 1/8 inch in 10 feet (3 mm in 3 m), 1/4 inch in 20 feet (6 mm in 6 m), or 1/2 inch (12 mm) maximum.

B. Variation from Level: Do not exceed 1/8 inch in 10 feet (3 mm in 3 m), 1/4 inch in 20 feet (6 mm in 6 m), or 1/2 inch (12 mm) maximum.

C. Variation in Joint Width: Do not vary joint thickness more than 1/8 inch in 36 inches (3 mm in 900 mm) or one-fourth of nominal joint width, whichever is less.

D. Variation in Plane between Adjacent Surfaces (Lipping): Do not vary from flush alignment with adjacent units or adjacent surfaces indicated to be flush with units by more than 1/16 inch (1.5 mm), except where variation is due to warpage of units within tolerances specified.

3.4 ADJUSTING AND CLEANING

A. Remove and replace stained and otherwise damaged units and units not matching approved Samples. Cast stone may be repaired if methods and results are approved by Architect.

B. Replace units in a manner that results in cast stone matching approved Samples, complying with other requirements, and showing no evidence of replacement.

C. In-Progress Cleaning: Clean cast stone as work progresses.
   1. Remove mortar fins and smears before tooling joints.
   2. Remove excess sealant immediately, including spills, smears, and spatter.

D. Final Cleaning: After mortar is thoroughly set and cured, clean exposed cast stone as follows:
   1. Remove large mortar particles by hand with wooden paddles and nonmetallic scrape hoes or chisels.
   2. Test cleaning methods on sample; leave one sample uncleaned for comparison purposes. Obtain Architect's approval of sample cleaning before proceeding with cleaning of cast stone.
   3. Protect adjacent surfaces from contact with cleaner by covering them with liquid strippable masking agent or polyethylene film and waterproof masking tape.
   4. Wet surfaces with water before applying cleaners; remove cleaners promptly by rinsing thoroughly with clear water.
   5. Clean cast stone by bucket-and-brush hand-cleaning method described in BIA Technical Notes 20.
   6. Clean cast stone with proprietary acidic cleaner applied according to manufacturer's written instructions.

END OF SECTION 047200

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SECTION 05120

STRUCTURAL STEEL

PART 1 GENERAL

1.01 SECTION INCLUDES
A. Structural steel framing members and support members.
B. Base plates.
C. Grouting under base plates.

1.02 GENERAL
A. All notes or specifications on structural drawings shall override any discrepancies listed.

1.03 SUBMITTALS
A. Submit under provisions of the General Requirements.
B. Shop Drawings:
   1. Indicate profiles, sizes, spacing, and locations of structural members, openings, attachments and fasteners.
   2. Connections and Connections not detailed.
   3. Cambers, and loads.
   4. Indicate welded connections with AWS A2.0 welding symbols. Indicate net weld lengths.
C. Welders Certificates: Certify welders employed on the Work, verifying AWS qualification within the previous 12 months.

1.04 QUALITY ASSURANCE
A. Fabricate structural steel members in accordance with AISC - Specification for the Design, Fabrication and Erection of Structural Steel for Buildings.
B. Perform Work in accordance with AISC - Specification for Architectural Exposed Structural Steel.

1.05 QUALIFICATIONS
A. Fabricator: Company specializing in performing the work of this Section with minimum 5 years' documented experience.
B. Erector: Company specializing in performing the work of this Section with minimum 5 years' documented experience.
C. Design connections not detailed on the Drawings under direct supervision of a Professional Structural Engineer experienced in design of this work and licensed in the State of Kansas.

1.06 FIELD MEASUREMENTS
A. Verify that field measurements are as shown on shop drawings and/or as instructed by the manufacturer.

1.07 MISCELLANEOUS ITEMS
A. All miscellaneous items required to complete the work in accordance with the intent of the Drawings and Specifications, shall be furnished and installed, regardless of whether or not specifically shown or described. Such items include masonry anchors, dovetail slots, dowels and cramps, loose or embedded items of structural shapes, plates, bars, shield, and other fastening devices which may or may not be provided with the indicated or specified items shall also be furnished and installed as required for attachment and support.

PART 2 PRODUCTS

2.01 MATERIALS
A. Reference drawings and notes on the drawings.

2.02 FINISH
A. Prepare structural component surfaces in accordance with SSPC SP 2.
B. Shop prime structural steel members. Do not prime surfaces that will be fireproofed, field welded, in contact with concrete or high strength bolts.

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PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that field conditions are acceptable and are ready to receive work.

3.02 ERECTION

A. Allow for erection loads, and for sufficient temporary bracing to maintain structure safe, plumb, and in true alignment until completion of erection and installation of permanent bracing.

B. Field weld components and shear studs indicated on Drawings and/or shop drawings.

C. Do not field cut or alter structural members without approval of Architect/Engineer.

D. After erection, prime welds, abrasions, and surfaces not shop primed or galvanized, except surfaces to be in contact with concrete.

E. Grout under base plates as indicated.

3.03 ERECTION TOLERANCES

A. Maximum Variation From Plumb: 1/4 inch per story, non-cumulative.

B. Maximum Offset From True Alignment: 1/4 inch.

END OF SECTION 05120

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SECTION 054000

COLD-FORMED METAL FRAMING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes the following:
   1. Interior non-load-bearing wall framing
B. Related Sections include the following:
   1. Division 05 Section “Cold-Formed Metal Trusses.”
   2. Division 05 Section "Metal Fabrications" for masonry shelf angles and connections.
   3. Division 09 Section "Non-Structural Metal Framing" for interior non-load-bearing, metal-stud framing and ceiling-suspension assemblies.
   4. Division 09 Section "Gypsum Board Shaft Wall Assemblies" for interior non-load-bearing, metal-stud-framed, shaft-wall assemblies.

1.3 PERFORMANCE REQUIREMENTS

A. Structural Performance: Provide cold-formed metal framing capable of withstanding design loads within limits and under conditions indicated.
   1. Design framing system to maintain clearances at openings, to allow for construction tolerances, and to accommodate live load deflection of primary building structure as follows:
      a. Upward and downward movement of **1 inch.**
B. Cold-Formed Steel Framing, General: Design according to AISI's "Standard for Cold-Formed Steel Framing - General Provisions."
   1. Headers: Design according to AISI's "Standard for Cold-Formed Steel Framing - Header Design."
   2. Design exterior non-load-bearing wall framing to accommodate horizontal deflection without regard for contribution of sheathing materials.

1.4 SUBMITTALS

A. Product Data: For each type of cold-formed metal framing product and accessory indicated.
B. Shop Drawings: Show layout, spacings, sizes, thicknesses, and types of cold-formed metal framing; fabrication; and fastening and anchorage details, including mechanical fasteners. Show reinforcing channels, opening framing, supplemental framing, strapping, bracing, bridging, splices, accessories, connection details, and attachment to adjoining work.

1.5 QUALITY ASSURANCE

A. Welding: Qualify procedures and personnel according to AWS D1.1/D1.1M, "Structural Welding Code--Steel," and AWS D1.3, "Structural Welding Code--Sheet Steel."
B. Fire-Test-Response Characteristics: Where indicated, provide cold-formed metal framing identical to that of assemblies tested for fire resistance per ASTM E 119 by a testing and inspecting agency acceptable to authorities having jurisdiction.
C. AISI Specifications and Standards: Comply with AISI's "North American Specification for the Design of Cold-Formed Steel Structural Members" and its "Standard for Cold-Formed Steel Framing - General Provisions."

1.6 DELIVERY, STORAGE, AND HANDLING

A. Protect cold-formed metal framing from corrosion, deformation, and other damage during delivery, storage, and handling.
B. Store cold-formed metal framing, protect with a waterproof covering, and ventilate to avoid condensation.

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PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering cold-formed metal framing that may be incorporated into the Work include, but are not limited to, the following:

B. Manufacturers: Subject to compliance with requirements, provide cold-formed metal framing by one of the following:

1. Allied Studco.
2. AllSteel Products, Inc.
3. California Expanded Metal Products Company.
4. Clark Steel Framing.
5. Consolidated Fabricators Corp.; Building Products Division.
6. Craco Metals Manufacturing, LLC.
7. Custom Stud, Inc.
8. Dale/Incor.
9. Design Shapes in Steel.
10. Dietrich Metal Framing; a Worthington Industries Company.
11. Formetal Co. Inc. (The).
12. Innovative Steel Systems.
13. MarinoWare; a division of Ware Industries.
14. Quail Run Building Materials, Inc.
15. SCAFCO Corporation.
16. Southeastern Stud & Components, Inc.
17. Steel Construction Systems.
18. Steeler, Inc.
19. Super Stud Building Products, Inc.
20. United Metal Products, Inc.

2.2 MATERIALS

A. Steel Sheet: ASTM A 1003/A 1003M, Structural Grade, Type H, metallic coated, of grade and coating weight as follows:

1. Grade: 50 KSI.
2. Coating: **G60**.

B. Steel Sheet for **Vertical Deflection** Clips: ASTM A 653/A 653M, structural steel, zinc coated, of grade and coating as follows:

1. Grade: **50 (340), Class 1 or 2**.
2. Coating: G60.

2.3 INTERIOR NON-LOAD-BEARING WALL FRAMING

A. Steel Studs: Manufacturer's standard C-shaped steel studs, of web depths indicated, punched, with stiffened flanges, and as follows:

1. Minimum Base-Metal Thickness: 20 gauge, 30 mil
2. Flange Width: **1-5/8 inches (41 mm)**.
3. Sizes: As indicated on drawings

B. Steel Track: Manufacturer's standard U-shaped steel track, of web depths indicated, unpunched, with unstiffened flanges, and as follows:

1. Minimum Base-Metal Thickness: **Matching steel studs**.
2. Flange Width: **1-1/4 inches (32 mm)**.

C. Vertical Deflection Clips: Manufacturer's standard **bypass** clips, capable of accommodating upward and downward vertical displacement of primary structure through positive mechanical attachment to stud web.

1. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
2. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
   a. Dietrich Metal Framing; a Worthington Industries Company.
   b. MarinoWare, a division of Ware Industries.
   c. SCAFCO Corporation
   d. The Steel Network, Inc.

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D. Single Deflection Track: Manufacturer's single, deep-leg, U-shaped steel track, unpunched, with unstiffened flanges, of web depth to contain studs while allowing free vertical movement, with flanges designed to support horizontal and lateral loads and transfer them to the primary structure, and as follows:
   1. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
   2. Minimum Base-Metal Thickness: **0.0428 inch (1.09 mm)**.
   3. Flange Width: 2 ½".

2.4 CEILING JOIST FRAMING

A. Steel Ceiling Joists: Manufacturer's standard C-shaped steel sections, of web depths indicated, **unpunched,** with stiffened flanges, and as follows:
   1. Minimum Base-Metal Thickness: **0.0329 inch (0.84 mm)**.
   2. Flange Width: **1-5/8 inches (41 mm).**

2.5 FRAMING ACCESSORIES

A. Fabricate steel-framing accessories from steel sheet, ASTM A 1003/A 1003M, Structural Grade, Type H, metallic coated, of same grade and coating weight used for framing members.

B. Provide accessories of manufacturer's standard thickness and configuration, unless otherwise indicated, as follows:
   1. Supplementary framing.
   2. Bracing, bridging, and solid blocking.
   3. Web stiffeners.
   4. Anchor clips.
   5. End clips.
   6. Foundation clips.
   7. Gusset plates.
   8. Stud kickers, knee braces, and girts.
   9. Joist hangers and end closures.
   10. Hole reinforcing plates.
   11. Backer plates.

2.6 ANCHORS, CLIPS, AND FASTENERS

A. Steel Shapes and Clips: ASTM A 36/A 36M, zinc coated by hot-dip process according to ASTM A 123/A 123M.

B. Anchor Bolts: ASTM F 1554, Grade **36** threaded carbon-steel **hex-headed bolts headless, hooked bolts** and carbon-steel nuts; and flat, hardened-steel washers; zinc coated by **mechanically deposition according to ASTM B 695, Class 50**.

C. Expansion Anchors: Fabricated from corrosion-resistant materials, with capability to sustain, without failure, a load equal to 5 times design load, as determined by testing per ASTM E 488 conducted by a qualified independent testing agency.

D. Power-Actuated Anchors: Fastener system of type suitable for application indicated, fabricated from corrosion-resistant materials, with capability to sustain, without failure, a load equal to 10 times design load, as determined by testing per ASTM E 1190 conducted by a qualified independent testing agency.

E. Mechanical Fasteners: ASTM C 1513, corrosion-resistant-coated, self-drilling, self-tapping steel drill screws.
   1. Head Type: Low-profile head beneath sheathing, manufacturer's standard elsewhere.

F. Welding Electrodes: Comply with AWS standards.

2.7 MISCELLANEOUS MATERIALS

A. Galvanizing Repair Paint: **ASTM A 780**.

B. Cement Grout: Portland cement, ASTM C 150, Type I; and clean, natural sand, ASTM C 404. Mix at ratio of 1 part cement to 2-1/2 parts sand, by volume, with minimum water required for placement and hydration.

C. Nonmetallic, Nonshrink Grout: Premixed, nonmetallic, noncorrosive, nonstaining grout containing selected silica sands, portland cement, shrinkage-compensating agents, and plasticizing and water-reducing agents, complying with ASTM C 1107, with fluid consistency and 30-minute working time.

D. Shims: Load bearing, high-density multimonomer plastic, nonleaching.

E. Sealer Gaskets: Closed-cell neoprene foam, 1/4 inch (6.4 mm) thick, selected from manufacturer's standard widths to match width of bottom track or rim track members.

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2.8 FABRICATION

A. Fabricate cold-formed metal framing and accessories plumb, square, and true to line, and with connections securely fastened, according to referenced AISI's specifications and standards, manufacturer's written instructions, and requirements in this Section.
   1. Fabricate framing assemblies using jigs or templates.
   2. Cut framing members by sawing or shearing; do not torch cut.
   3. Fasten cold-formed metal framing members by welding, screw fastening, clinch fastening, or riveting as standard with fabricator. Wire tying of framing members is not permitted.
      a. Comply with AWS D1.3 requirements and procedures for welding, appearance and quality of welds, and methods used in correcting welding work.
      b. Locate mechanical fasteners and install according to Shop Drawings, with screw penetrating joined members by not less than three exposed screw threads.
   4. Fasten other materials to cold-formed metal framing by welding, bolting, or screw fastening, according to Shop Drawings.

B. Reinforce, stiffen, and brace framing assemblies to withstand handling, delivery, and erection stresses. Lift fabricated assemblies to prevent damage or permanent distortion.

C. Fabrication Tolerances: Fabricate assemblies level, plumb, and true to line to a maximum allowable tolerance variation of 1/8 inch in 10 feet (1:960) and as follows:
   1. Spacing: Space individual framing members no more than plus or minus 1/8 inch (3 mm) from plan location. Cumulative error shall not exceed minimum fastening requirements of sheathing or other finishing materials.
   2. Squareness: Fabricate each cold-formed metal framing assembly to a maximum out-of-square tolerance of 1/8 inch (3 mm).

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine supporting substrates and abutting structural framing for compliance with requirements for installation tolerances and other conditions affecting performance.
   1. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Before sprayed fire-resistive materials are applied, attach continuous angles, supplementary framing, or tracks to structural members indicated to receive sprayed fire-resistive materials.

B. After applying sprayed fire-resistive materials, remove only as much of these materials as needed to complete installation of cold-formed framing without reducing thickness of fire-resistive materials below that are required to obtain fire-resistance rating indicated. Protect remaining fire-resistive materials from damage.

C. Install load bearing shims or grout between the underside of wall bottom track or rim track and the top of foundation wall or slab at stud or joist locations to ensure a uniform bearing surface on supporting concrete or masonry construction.

D. Install sealer gaskets to isolate the underside of wall bottom track or rim track and the top of foundation wall or slab at stud or joist locations.

3.3 INSTALLATION, GENERAL

A. Cold-formed metal framing may be shop or field fabricated for installation, or it may be field assembled.

B. Install cold-formed metal framing according to AISI's "Standard for Cold-Formed Steel Framing - General Provisions" and to manufacturer's written instructions unless more stringent requirements are indicated.

C. Install shop- or field-fabricated, cold-formed framing and securely anchor to supporting structure.
   1. Screw, bolt, or weld wall panels at horizontal and vertical junctures to produce flush, even, true-to-line joints with maximum variation in plane and true position between fabricated panels not exceeding 1/16 inch (1.6 mm).

D. Install cold-formed metal framing and accessories plumb, square, and true to line, and with connections securely fastened.
   1. Cut framing members by sawing or shearing; do not torch cut.
   2. Fasten cold-formed metal framing members by welding, screw fastening, clinch fastening, or riveting. Wire tying of framing members is not permitted.

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a. Comply with AWS D1.3 requirements and procedures for welding, appearance and quality of welds, and methods used in correcting welding work.
b. Locate mechanical fasteners and install according to Shop Drawings, and complying with requirements for spacing, edge distances, and screw penetration.

E. Install framing members in one-piece lengths unless splice connections are indicated for track or tension members.

F. Install temporary bracing and supports to secure framing and support loads comparable in intensity to those for which structure was designed. Maintain braces and supports in place, undisturbed, until entire integrated supporting structure has been completed and permanent connections to framing are secured.

G. Do not bridge building expansion and control joints with cold-formed metal framing. Independently frame both sides of joints.

H. Install insulation, specified in Division 07 Section "Thermal Insulation," in built-up exterior framing members, such as headers, sills, boxed joists, and multiple studs at openings, that are inaccessible on completion of framing work.

I. Fasten hole reinforcing plate over web penetrations that exceed size of manufacturer's standard punched openings.

J. Erection Tolerances: Install cold-formed metal framing level, plumb, and true to line to a maximum allowable tolerance variation of 1/8 inch in 10 feet (1:960) and as follows:
1. Space individual framing members no more than plus or minus 1/8 inch (3 mm) from plan location. Cumulative error shall not exceed minimum fastening requirements of sheathing or other finishing materials.

3.4 EXTERIOR NON-LOAD-BEARING WALL INSTALLATION

A. Install continuous tracks sized to match studs. Align tracks accurately and securely anchor to supporting structure as indicated.

B. Fasten both flanges of studs to bottom track, unless otherwise indicated. Space studs as follows:
1. Stud Spacing: **16 inches (406 mm)**.

C. Set studs plumb, except as needed for diagonal bracing or required for nonplumb walls or warped surfaces and similar requirements.

D. Isolate non-load-bearing steel framing from building structure to prevent transfer of vertical loads while providing lateral support.
1. Install single-leg deflection tracks and anchor to building structure.
2. Install double deep-leg deflection tracks and anchor outer track to building structure.
3. Connect vertical deflection clips to **infill** studs and anchor to building structure.

E. Install horizontal bridging in wall studs, spaced in rows indicated on Shop Drawings but not more than 48 inches (1220 mm) apart. Fasten at each stud intersection.
1. Top Bridging for Single Deflection Track: Install row of horizontal bridging within [**12 inches (305 mm)** of single deflection track. Install a combination of flat, taut, steel sheet straps of width and thickness indicated and stud or stud-track solid blocking of width and thickness matching studs. Fasten flat straps to stud flanges and secure solid blocking to stud webs or flanges.
a. Install solid blocking at **96-inch centers.**
2. Bridging: Cold-rolled steel channel, welded or mechanically fastened to webs of punched studs.
3. Bridging: Combination of flat, taut, steel sheet straps of width and thickness indicated and stud-track solid blocking of width and thickness to match studs. Fasten flat straps to stud flanges and secure solid blocking to stud webs or flanges.
4. Bridging: Proprietary bridging bars installed according to manufacturer's written instructions.

F. Install miscellaneous framing and connections, including stud kickers, web stiffeners, clip angles, continuous angles, anchors, fasteners, and stud girts, to provide a complete and stable wall-framing system.

3.5 JOIST INSTALLATION

A. Install perimeter joist track sized to match joists. Align and securely anchor or fasten track to supporting structure at corners, ends, and spacings indicated on Shop Drawings.

B. Install joists bearing on supporting frame, level, straight, and plumb; adjust to final position, brace, and reinforce. Fasten joists to both flanges of joist track.
1. Install joists over supporting frame with a minimum end bearing of 1-1/2 inches (38 mm).
2. Reinforce ends and bearing points of joists with web stiffeners, end clips, joist hangers, steel clip angles, or steel-stud sections as indicated on Shop Drawings.

C. Space joists not more than 2 inches (51 mm) from abutting walls, and as follows:
1. Joist Spacing: **As indicated**.

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D. Frame openings with built-up joist headers consisting of joist and joist track, nesting joists, or another combination of connected joists if indicated.
E. Install joist reinforcement at interior supports with single, short length of joist section located directly over interior support, with lapped joists of equal length to joist reinforcement, or as indicated **on Shop Drawings**.
F. Install bridging at intervals indicated **on Shop Drawings**. Fasten bridging at each joist intersection as follows:
   1. Bridging: Joist-track solid blocking of width and thickness indicated, secured to joist webs.
   2. Bridging: Combination of flat, taut, steel sheet straps of width and thickness indicated and joist-track solid blocking of width and thickness indicated. Fasten flat straps to bottom flange of joists and secure solid blocking to joist webs.
G. Secure joists to load-bearing interior walls to prevent lateral movement of bottom flange.
H. Install miscellaneous joist framing and connections, including web stiffeners, closure pieces, clip angles, continuous angles, hold-down angles, anchors, and fasteners, to provide a complete and stable joist-framing assembly.

3.6 FIELD QUALITY CONTROL

A. Testing: Owner will engage a qualified independent testing and inspecting agency to perform field tests and inspections and prepare test reports.
B. Field and shop welds will be subject to testing and inspecting.
C. Testing agency will report test results promptly and in writing to Contractor and Architect.
D. Remove and replace work where test results indicate that it does not comply with specified requirements.
E. Additional testing and inspecting, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.

3.7 REPAIRS AND PROTECTION

A. Galvanizing Repairs: Prepare and repair damaged galvanized coatings on fabricated and installed cold-formed metal framing with galvanized repair paint according to ASTM A 780 and manufacturer's written instructions.
B. Provide final protection and maintain conditions, in a manner acceptable to manufacturer and Installer, that ensure that cold-formed metal framing is without damage or deterioration at time of Substantial Completion.

END OF SECTION 054000

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SECTION 05500

METAL FABRICATIONS

PART 1 GENERAL

1.01 SUMMARY

A. Section Includes:
1. Rough Hardware
2. Loose Bearing and Leveling Plates
3. Loose Steel Lintels
4. Ladders:
   a. Elevator Pit Ladder
5. Support Angles for Elevator Door Sills
6. Elevator Sump Pit Cover
7. Miscellaneous Metal Trim
8. Steel Framing and Supports for Applications where framing and supports are not specified in other Sections

B. Related Sections:
1. Section 02820 - Fences and Gates
2. Section 09900 - Paints and Coatings
3. Section 09960 - High Performance Coatings
4. Section 14240 - Hydraulic Elevators

1.02 SUBMITTALS

A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.

B. Submit “Letter of Conformance” in accordance with Section 01330.
1. Include supporting product data for products used in miscellaneous metal fabrications, including paint products and grout.

C. Submit Shop Drawings detailing fabrication and erection of each metal fabrication indicated. Include plans, elevations, sections, and details of metal fabrications and their connections. Show anchorage and accessory items. Provide templates for anchors and bolts specified for installation under other sections.

D. Submit samples representative of materials and finished products as may be requested by Owner’s Representative.

1.03 QUALITY ASSURANCE

A. Fabricator Qualifications: Firm experienced in successfully producing metal fabrications similar to that indicated for this Project, with sufficient production capacity to produce required units without causing delay in the Work.

B. Installer Qualifications: Arrange for installation of metal fabrications specified in this Section by same firm that fabricated them.

C. Quality welding processes and welding operators in accordance with the following:
1. AWS D1.1 "Structural Welding Code - Steel"
2. D1.3 "Structural Welding Code - Sheet Steel"
3. D1.2 "Structural Welding Code - Aluminum"

D. Certify that each welder has satisfactorily passed AWS qualification tests for welding processes involved and, if pertinent, has undergone recertification.

1.04 PROJECT/SITE CONDITIONS

A. Field Measurements: Check actual locations of walls and other construction to which metal fabrications must fit, by accurate field measurements before fabrication; show recorded measurements on final shop drawings. Coordinate fabrication schedule with construction progress to avoid delay of Work.

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1.05 COORDINATION

A. Coordinate installation of anchorages for metal fabrications. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to Project site in time for installation.

PART 2 PRODUCTS

2.01 FERROUS METALS

A. Metal Surfaces, General: For metal fabrications exposed to view upon completion of the Work, provide materials selected for their surface flatness, smoothness, and freedom from surface blemishes. Do not use materials whose exposed surfaces exhibit pitting, seam marks, roller marks, rolled trade names, roughness, and, for steel sheet, variations in flatness exceeding those permitted by reference standards for stretcher-leveled sheet.

B. Steel Plates, Shapes, and Bars: ASTM A 36

C. Steel Pipe: ASTM A53

1. Black finish, unless otherwise indicated.
2. Galvanized finish for exterior installations, unless shown to receive special coatings.
3. Type E, OR S, Grade B, Fy = 35 KSI, unless otherwise indicated, or another weight, type, and grade required by structural loads.

D. Gray Iron Castings: ASTM A 48, Class 30

E. Malleable Iron Castings: ASTM A 47, Grade 32510

F. Brackets, Flanges and Anchors: Cast or formed metal of the same type material and finish as supported rails, unless otherwise indicated.

G. Concrete Inserts: Threaded or wedge type; galvanized ferrous castings, either malleable iron, ASTM A 47, or cast steel, ASTM A 27. Provide bolts, washers, and shims as required, hot-dip galvanized per ASTM A 153.

H. Welding Rods: Select in accordance with AWS Specifications for the metal alloy to be welded.

2.02 FASTENERS

A. General: Provide zinc-coated fasteners for exterior use or where built into exterior walls. Select fasteners for the type, grade, and class required for each application and complying with applicable standards.

1. Bolts and Nuts: Regular hexagon head bolts, ASTM A-307, Grade A with hex nuts ASTM A 563; and, where indicated, flat washers.
2. Anchor Bolts: ASTM F 1554, Grade30
3. Lag Bolts: Square head type, ASME B18.2.1
4. Machine Screws: Cadmium plated steel, ASME B18.6.3
5. Wood Screws: Flat head carbon steel, ASME B18.6.1
6. Plain Washers: Round, carbon steel, ASME B18.22.1
7. Lock Washers: Helical, spring type, carbon steel, ASME B18.21.1
8. Expansion Anchors: Anchor bolt and sleeve assembly of material indicated below with capability to sustain, without failure, a load equal to six times the load imposed when installed in unit masonry and equal to four times the load imposed when installed in concrete, as determined by testing per ASTM E 488, conducted by a qualified independent testing agency.
   a. Interior Use - Material: Carbon-steel components zinc-plated to comply with ASTM B 633, Class Fe/Zn 5.
   b. Exterior and Swimming Pool Use - Material: Alloy Group 1 or 2 stainless-steel bolts complying with ASTM F 593 and nuts complying with ASTM F 594.
9. Toggle Bolts: FS FF-B-588, tumble-wing type, class and style as needed.

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2.03 GROUT AND ANCHORING CEMENT

A. Nonshrink Nonmetallic Grout: Premixed, factory-packaged, nonstaining, noncorrosive, nongaseous grout complying with ASTM C 1107. Provide grout specifically recommended by manufacturer for interior and exterior heavy-duty loading applications of type specified in this Section.

B. Interior Anchoring Cement: Factory-prepackaged, nonshrink, nonstaining, hydraulic controlled expansion cement formulation for mixing with water at Project site to create pourable anchoring, patching, and grouting compound. Use for interior applications only.

C. Erosion-Resistant Anchoring Cement: Factory-prepackaged, nonshrink, nonstaining, hydraulic controlled expansion cement formulation for mixing with water at Project site to create pourable anchoring, patching, and grouting compound. Provide formulation that is resistant to erosion from water exposure without need for protection by a sealer or waterproof coating and is recommended for exterior use by manufacturer.

2.04 CONCRETE FILL AND REINFORCING MATERIALS

A. Concrete Materials and Properties: Comply with requirements of Section 03300, and as shown on Drawings, with minimum 28-day compressive strength of 3,000 PSI, unless otherwise indicated.

B. Non-slip Aggregate Finish: Factory-graded, packaged material containing fused aluminum oxide grits or crushed emery as abrasive aggregate; rustproof and non-glazing; unaffected by freezing, moisture, or cleaning materials.

C. Reinforcing Bars: ASTM A-615, Grade 60, unless noted otherwise.

2.05 PAINT

A. Shop Primer for Ferrous Metal: Manufacturer's or fabricator's standard, fast-curing, lead and chromate-free, universal modified alkyd primer selected for good resistance to normal atmospheric corrosion, for compatibility with finish paint systems indicated, and for capability to provide a sound foundation for field-applied topcoats despite prolonged exposure complying with performance requirements of FS TT-P-664.

B. Galvanizing Repair Paint: High zinc dust content paint for regalvanizing welds in galvanized steel, with dry film containing not less than 94 percent zinc dust by weight, and complying with DOD-P-21035 or SSPC-Paint-20.

C. Bituminous Paint: Cold-applied asphalt mastic complying with SSPC-Paint 12 except containing no asbestos fibers.

2.06 FABRICATION - GENERAL

A. Form metal fabrications from materials of size, thickness, and shapes indicated but not less than that needed to comply with performance requirements indicated. Work to dimensions indicated or accepted on shop drawings, using proven details of fabrication and support. Use type of materials indicated or specified for various components of each metal fabrication.

B. Allow for thermal movement resulting from the following maximum change (range) of exterior metalwork in ambient temperature in the design, fabrication, and installation of installed metal assemblies to prevent buckling, opening up of joints, and overstressing of welds and fasteners. Base design calculations on actual surface temperatures of metals due to both solar heat gain and nighttime sky heat loss. Temperature Change (Range): 120 Degrees F., ambient; 130 degrees F., material surfaces.

C. Form exposed work true to line and level with accurate angles and surfaces and straight sharp edges. Ease exposed edges to a radius of approximately 1/32 inch, unless otherwise indicated. Form bent-metal corners to smallest radius possible without causing grain separation or otherwise impairing work. Form exposed connections with hairline joints, flush and smooth, using concealed fasteners wherever possible. Use exposed fasteners of type indicated or, if not indicated, Phillips flathead (countersunk) screws or bolts. Locate joints where least conspicuous.

D. Weld corners and seams continuously to comply with AWS recommendations and the following:

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1. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.
2. Obtain fusion without undercut or overlap.
3. Remove welding flux immediately.
4. At exposed connections, finish exposed welds and surfaces smooth and blended so that no roughness shows after finishing and contour

E. Provide for anchorage of type indicated; coordinate with supporting structure. Fabricate and space anchoring devices to provide adequate support for intended use.

F. Shop Assembly: Preassemble items in shop to greatest extent possible to minimize field splicing and assembly. Disassemble units only as necessary for shipping and handling limitations. Use connections that maintain structural value of joined pieces. Clearly mark units for reassembly and coordinated installation. Cut, reinforce, drill and tap miscellaneous metal work as indicated to receive finish hardware, screws, and similar items.

G. Fabricate joints that will be exposed to weather in a manner to exclude water, or provide weep holes where water may accumulate.

2.07 ROUGH HARDWARE

A. Furnish bent or otherwise custom fabricated bolts, plates, anchors, hangers, dowels, and other miscellaneous steel and iron shapes as required for framing and supporting woodwork, and for anchoring or securing woodwork to concrete or other structures. Fabricate items to sizes, shapes, and dimensions required. Furnish malleable-iron washers for heads and nuts which bear on wood structural connections; elsewhere, furnish steel washers.

2.08 STEEL LADDERS

A. General: Fabricate ladders for the locations shown, with dimensions, spacings, and anchorages as indicated. Comply with requirements of ANSI A14.3.

B. Siderails: Continuous, steel, 1/2" x 2-1/2" flat bars, with eased edges, space 18" apart.

C. Bar Rungs: 3/4" diameter steel bars, spaced 12" o.c.

D. Fit rungs in centerline of side rails, plug weld and grind smooth on outer rail faces.

E. Support each ladder at top and bottom and at intermediate points space not more than 5' o.c. with welded or bolted steel brackets.

F. Provide nonslip surfaces on top of each rung, either by coating the rung with aluminum-oxide granules set in epoxy-resin adhesive, or by using a type of manufacture rung that is filled with aluminum-oxide grout.

G. Provide ladder safety cages where required by local codes, to comply with ANSI A14.3.

2.09 LOOSE BEARING AND LEVELING PLATES

A. Provide loose bearing and leveling plates for steel items bearing on masonry or concrete construction, made flat, free from warps or twists, and of required thickness and bearing area. Drill plates to receive anchor bolts and for grouting as required. Galvanize after fabrication.

2.10 LOOSE STEEL LINTELS

A. Fabricate loose structural steel lintels from steel angles and shapes of size indicated for openings and recesses in masonry walls and partitions at locations indicated. Weld adjoining members together to form a single unit where indicated.

B. Hot-dipped galvanize loose steel lintels located in exterior walls.

C. Size loose lintels for equal bearing of one inch per foot of clear span but not less than 8 inches bearing at each side of openings, if not indicated on Drawings.

2.11 MISCELLANEOUS FRAMING AND SUPPORTS

A. General: Provide steel framing and supports for applications indicated or which are not a part of structural steel framework, as required to complete work.

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B. Fabricate units to sizes, shapes, and profiles indicated and required to receive adjacent other construction retained by framing and supports. Fabricate from structural steel shapes, plates, and steel bars of welded construction using mitered joints for field connection. Cut, drill, and tap units to receive hardware, hangers, and similar items.
   1. Equip units with integrally welded anchors for casting into concrete or building into masonry. Furnish inserts if units must be installed after concrete is placed. Spacing of anchors shall not be more than 24" o.c.

2.12 MISCELLANEOUS STEEL TRIM

A. Provide shapes and sizes indicated for profiles shown. Unless otherwise indicated, fabricate units from structural steel shapes, plates, and steel bars, with continuously welded joints and smooth exposed edges. Use concealed field splices wherever possible. Provide cutouts, fittings, and anchorages as required for coordination of assembly and installation with other work.
   1. Galvanize miscellaneous framing and supports in exterior locations and where shown to be painted.

2.13 FINISHES, GENERAL

A. Comply with NAAMM "Metal Finishes Manual" for “Architectural and Metal Products” for recommendations relative to application and designations of finishes. Finish metal fabrications after assembly.

2.14 STEEL AND IRON FINISHES

A. Galvanizing: For those items indicated for galvanizing, apply zinc-coating by the hot-dip process in compliance with the following requirements:
   1. ASTM A-153 for galvanizing iron and steel hardware.
   2. ASTM A-123 for galvanizing both fabricated and unfabricated iron and steel products made of uncoated rolled, pressed, and forged shapes, plates, bars, and strip 0.0299 inch thick and heavier.

B. Preparation for Shop Priming: Prepare uncoated ferrous metal surfaces to comply with minimum requirements indicated below for SSPC surface preparation specifications and environmental exposure conditions of installed metal fabrications: Interiors (SSPC Zone 1A): SSPC-SP3 "Power Tool Cleaning".

C. Apply shop primer to uncoated surfaces of metal fabrications, except those with galvanized finish or to be embedded in concrete, sprayed-on fireproofing, or masonry, unless otherwise indicated. Comply with requirements of SSPC-PA1 "Paint Application Specification No. 1" for shop painting. Stripe paint all edges, corners, crevices, bolts, welds, and sharp edges.

PART 3 EXECUTION

3.01 PREPARATION

A. Coordinate and furnish anchorages, setting drawings, diagrams, templates, instructions, and directions for installation of anchorages, including concrete inserts, sleeves, anchor bolts, and miscellaneous items having integral anchors that are to be embedded in concrete or masonry construction. Coordinate delivery of such items to project site.

B. Set sleeves in concrete with tops flush with finish surface elevations; protect sleeves from water and concrete entry.

3.02 INSTALLATION

A. Fastening to In-Place Construction: Provide anchorage devices and fasteners where necessary for securing miscellaneous metal fabrications to in-place construction; include threaded fasteners for concrete and masonry inserts, toggle bolts, through-bolts, lag bolts, wood screws, and other connectors as required.

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B. Cutting, Fitting, and Placement: Perform cutting, drilling, and fitting required for installation of miscellaneous metal fabrications. Set metal fabrication accurately in location, alignment and elevation; with edges and surfaces level, plumb, true, and free of rack; and measured from established lines and levels.

C. Provide temporary bracing or anchors in formwork for items that are to be built into concrete masonry or similar construction.

D. Field Welding: Comply with AWS Code for procedures of manual shielded metal-arc welding, appearance and quality of welds made, methods used in correctly welding work, and the following:

1. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.
2. Obtain fusion without undercut or overlap.
3. Remove welding flux immediately.
4. At exposed connections, finish exposed welds and surfaces smooth and blended so that no roughness shows after finishing and contour of welded surface matches those adjacent.

3.03 SETTING BEARING AND LEVELING PLATES

A. Clean concrete and masonry bearing surfaces of any bond-reducing materials, and roughen to improve bond to surfaces. Clean bottom surface of plates.

B. Set leveling and bearing plates on wedges, shims, or leveling nuts. After the bearing members have been positioned and plumbed, tighten the anchor bolts. Do not remove wedges or shims, but if protruding, cut off flush with the edge of the bearing plate before packing with grout.

1. Use nonmetallic nonshrink grout, unless otherwise indicated.
2. Pack grout solidly between bearing surfaces and plates to ensure that no voids remain.

3.04 INSTALLING PIPE BOLLARDS

A. Anchor bollards in concrete with pipe sleeves preset and anchored into concrete. After bollards have been inserted into sleeves, fill annular space between bollard and sleeve solidly with nonshrink, nonmetallic grout, mixed and placed to comply with grout manufacturer's written instructions. Slope group up approximately 1/8" toward bollard.

B. Paint bollards yellow in front of dumpsters.

3.05 TOUCH-UP PAINTING: Immediately after erection, clean field welds, bolted connections, and abraded areas of shop paint, and paint exposed areas with same material as used for shop painting to comply with SSPC-PA1 requirements for touch-up of field painted surfaces.

A. Apply by brush or spray to provide a minimum dry film thickness of 2.0 mils.

B. For galvanized surfaces clean welds, bolted connections and abraded areas and apply galvanizing repair paint to comply with ASTM A 780.

END OF SECTION 05500

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SECTION 05520

HANDRAILS AND RAILINGS

PART 1 GENERAL

1.01 SECTION INCLUDES
- A. Steel pipe, tube handrails, balusters, and fittings.
- B. Stainless, welded wire panel (3" square spacing) with 1" U-Edging

1.02 DESIGN REQUIREMENTS
- A. Railing assembly, wall rails, and attachments to resist lateral force of 75 lbs. at any point without damage or permanent set.

1.03 SUBMITTALS
- A. Shop Drawings: Indicate profiles, sizes, connection attachments, anchorage, size and type of fasteners, and accessories.

1.04 FIELD MEASUREMENTS
- A. Verify that field measurements are as indicated on shop drawings.

PART 2 PRODUCTS

2.01 STEEL RAILING SYSTEM
- A. Rails and Posts: As detailed and indicated on the drawings.
- B. Fittings: Elbows, T-shapes, wall brackets, escutcheons; machined steel.
- C. Mounting: Adjustable brackets and flanges, with steel inserts for casting in concrete and/or steel brackets for embedding in masonry. Prepare backing plate for mounting in wall construction.
- D. Exposed Fasteners: Flush countersunk screws or bolts; consistent with design of railing.
- E. Splice Connectors: Steel concealed spigots, welding collars.
- F. Welded Wire Panels: Stainless, 3" square spacing
- G. U-Edging – 1"

2.02 FABRICATION
- A. Fit and shop assemble components in largest practical sizes, for delivery to site.
- B. Fabricate components with joints tightly fitted and secured.
- C. Exposed Mechanical Fastenings: Flush countersunk screws or bolts; unobtrusively located; consistent with design of component, except where specifically noted otherwise.
- D. Supply components required for anchorage of fabrications. Fabricate anchors and related components of same material and finish as fabrication, except where specifically noted otherwise.
- E. Continuously seal joined pieces by continuous welds.
- F. Grind exposed joints flush and smooth with adjacent finish surface. Make exposed joints butt tight, flush, and hairline. Ease exposed edges to small uniform radius.
- G. Accurately form components to suit stairs and landings, to each other and to building structure.

PART 3 EXECUTION

3.01 EXAMINATION
- A. Verify that field conditions are acceptable and are ready to receive work.
- B. Beginning of installation means erector accepts existing conditions.

3.02 PREPARATION
- A. Clean and strip primed steel items to bare metal where site welding is required.
- B. Supply items required to be cast into concrete and/or embedded in masonry, placed in partitions with setting templates, to appropriate Sections.

3.03 INSTALLATION

A. Install in accordance with manufacturer's instructions.
B. Install components plumb and level, accurately fitted, free from distortion or defects.
C. Provide anchors, plates angles required for connecting railings to structure. Anchor railing to structure.
D. Field weld anchors as indicated on Drawings. Touch-up welds with primer. Grind welds smooth.
E. Conceal bolts and screws whenever possible. Where not concealed, use flush countersunk fastenings.

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3.04 ERECTION TOLERANCES

A. Maximum Variation From Plumb: 1/4 inch per story, non-cumulative.
B. Maximum Offset From True Alignment: 1/4 inch.

END OF SECTION 05520

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SECTION 06100

ROUGH CARPENTRY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes the following:
   1. Framing with dimension lumber.
   2. Framing with timber.
   3. Framing with engineered wood products.
   4. Wood blocking, cants, and nailers.
   5. Utility shelving.
   6. Wood furring.
   7. Sheathing.
   8. Subflooring and underlayment.
   9. Plywood backing panels.
   10. Building wrap.

1.3 QUALITY ASSURANCE

A. Testing Agency Qualifications: An independent testing agency, acceptable to authorities having jurisdiction, with the experience and capability to conduct the testing indicated, as documented according to ASTM E 548.

B. Source Limitations for Engineered Wood Products: Obtain each type of engineered wood product through one source from a single manufacturer.

C. Source Limitations for Fire-Retardant-Treated Wood: Obtain each type of fire-retardant-treated wood product through one source from a single producer.

1.4 DELIVERY, STORAGE, AND HANDLING

A. Stack lumber, plywood, and other panels; place spacers between each bundle to provide air circulation. Provide for air circulation around stacks and under coverings.

PART 2 - PRODUCTS

2.1 WOOD PRODUCTS, GENERAL

A. Lumber: DOC PS 20 and applicable rules of lumber grading agencies certified by the American Lumber Standards Committee Board of Review.
   1. Factory mark each piece of lumber with grade stamp of grading agency.
   2. For exposed lumber indicated to receive a stained or natural finish, mark grade stamp on end or back of each piece.
   3. Where nominal sizes are indicated, provide actual sizes required by DOC PS 20 for moisture content specified. Where actual sizes are indicated, they are minimum dressed sizes for dry lumber.
   4. Provide dressed lumber, S4S, unless otherwise indicated.
   5. Provide dry lumber with 19 percent maximum moisture content at time of dressing for 2-inch nominal thickness or less, unless otherwise indicated.
   6. Provide dry lumber with 15 percent maximum moisture content at time of dressing for 2-inch nominal thickness or less, unless otherwise indicated.

B. Engineered Wood Products: Provide engineered wood products acceptable to authorities having jurisdiction and for which current model code research or evaluation reports exist that show compliance with building code in effect for Project.
   1. Allowable Design Stresses: Provide engineered wood products with allowable design stresses, as published by manufacturer, that meet or exceed those indicated. Manufacturer's published values shall be determined from empirical data or by rational engineering analysis and demonstrated by comprehensive testing performed by a qualified independent testing agency.

C. Wood Structural Panels:
   1. Plywood: DOC PS 1.
   2. Oriented Strand Board: DOC PS 2.

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3. Thickness: As needed to comply with requirements specified but not less than thickness indicated.
4. Comply with "Code Plus" provisions in APA Form No. E30K, "APA Design/Construction Guide: Residential & Commercial."
5. Factory mark panels according to indicated standard.

2.2 WOOD-PRESERVATIVE-TREATED MATERIALS

A. Preservative Treatment by Pressure Process: AWPA C2 lumber except that lumber that is not in contact with the ground and is continuously protected from liquid water may be treated according to AWPA C31 with inorganic boron (SBX).
   1. Preservative Chemicals: Acceptable to authorities having jurisdiction and one of the following:
      a. Chromated copper arsenate (CCA).
      b. Ammoniacal copper zinc arsenate (ACZA).
      c. Ammoniacal, or amine, copper quat (ACQ).
      d. Copper bis (dimethyldithiocarbamate) (CDDC).
      e. Ammoniacal copper citrate (CC).
      f. Copper azole, Type A (CBA-A).
      g. Oxine copper (copper-8-quinolinolate) in a light petroleum solvent.
   2. For exposed items indicated to receive a stained or natural finish, use chemical formulations that do not require incising, contain colorants, bleed through, or otherwise adversely affect finishes.

B. Kiln-dry material after treatment to a maximum moisture content of 19 percent for lumber and 15 percent for plywood. Do not use material that is warped or does not comply with requirements for untreated material.

C. Mark each treated item with the treatment quality mark of an inspection agency approved by the American Lumber Standards Committee Board of Review.

D. Application: Treat items indicated on Drawings, and the following:
   1. Wood cants, nailers, curbs, equipment support bases, blocking, stripping, and similar members in connection with roofing, flashing, vapor barriers, and waterproofing.
   2. Wood sills, sleepers, blocking, furring, stripping, and similar concealed members in contact with masonry or concrete.
   3. Wood framing members less than 18 inches above grade.
   4. Wood floor plates that are installed over concrete slabs directly in contact with earth.

2.3 FIRE-RETARDANT-TREATED MATERIALS

A. General: Where fire-retardant-treated materials are indicated, provide materials that comply with performance requirements in AWPA C20 lumber and AWPA C27 plywood. Identify fire-retardant-treated wood with appropriate classification marking of UL, U.S. Testing, Timber Products Inspection, or another testing and inspecting agency acceptable to authorities having jurisdiction.
   1. Use treatment for which chemical manufacturer publishes physical properties of treated wood after exposure to elevated temperatures, when tested by a qualified independent testing agency according to ASTM D 5664, for lumber and ASTM D 5516, for plywood
   2. Use treatment that does not promote corrosion of metal fasteners.
   3. Use Exterior type for exterior locations and where indicated.
   4. Use Interior Type A High Temperature (HT), unless otherwise indicated.

B. For exposed items indicated to receive a stained or natural finish, use chemical formulations that do not bleed through, contain colorants, or otherwise adversely affect finishes.

2.4 DIMENSION LUMBER

A. General: Provide dimension lumber of grades indicated according to the American Lumber Standards Committee National Grading Rule provisions of the grading agency indicated.

B. Non-Load-Bearing Interior Partitions: Construction, Stud, or No. 2 grade.

C. Exterior and Load-Bearing Walls Construction or No. 2 grade.

D. Ceiling Joists (Non-Load-Bearing): Construction or No. 2 grade.

E. Joists, Rafters, and Other Framing Not Listed Above: Construction or No. 1 grade.

2.5 MISCELLANEOUS LUMBER

A. General: Provide lumber for support or attachment of other construction, including the following:
   1. Rooftop equipment bases and support curbs.
   2. Blocking.
   3. Cants.
   4. Nailers.
   5. Furring.

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6. Grounds.

B. For items of dimension lumber size, provide Construction, Stud, or No. 2 grade lumber with 15 percent maximum moisture content.

C. For exposed boards, provide lumber with 15 percent maximum moisture content.

D. For concealed boards, provide lumber with 15 percent maximum moisture content.

E. For furring strips for installing plywood or hardboard paneling, select boards with no knots capable of producing bent-over nails and damage to paneling.

2.6 ENGINEERED WOOD PRODUCTS

A. Veneer Lumber: A composite of wood veneers with grain primarily parallel to member lengths, manufactured with an exterior-type adhesive complying with ASTM D 2559.

B. Parallel-Strand Lumber: A composite of wood strand elements with grain primarily parallel to member lengths, manufactured with an exterior-type adhesive complying with ASTM D 2559.

C. Wood I-Joists: Prefabricated units complying with APA PRI-400; depths and performance ratings not less than those indicated.

D. Rim Boards: Performance-rated product complying with APA PRR-401.

2.7 SHEATHING

A. Reference drawings, the following are minimums where sheathing is not noted on drawings.

B. Plywood Wall Sheathing: Exposure 1, Structural I sheathing.
1. Span Rating: Not less than 24/0.
2. Thickness: Not less than 1/2 inch.

C. Oriented-Strand-Board Wall Sheathing: Exposure 1, Structural I sheathing.
1. Span Rating: Not less than 24/0.
2. Thickness: Not less than 1/2 inch.

D. Glass-Mat Gypsum Wall Sheathing: ASTM C 1177/1177M.
1. Product: Subject to compliance with requirements, provide "Dens-Glass Gold" by G-P Gypsum Corp.
2. Type and Thickness: Regular, 5/8 inch thick.
3. Size: 48 by 96 inches for vertical installation.

E. Plywood Roof Sheathing: Exterior, Structural I sheathing.
1. Span Rating: Not less than 32/16.
2. Thickness: Not less than 5/8 inch.

F. Oriented-Strand-Board Roof Sheathing: Exposure 1, Structural I sheathing.
1. Span Rating: Not less than 32/16.
2. Thickness: Not less than 5/8 inch.

2.8 PLYWOOD BACKING PANELS

A. Telephone and Electrical Equipment Backing Panels: DOC PS 1, Exposure 1, C-D Plugged, fire-retardant treated, in thickness indicated or, if not indicated, not less than 1/2 inch thick.

2.9 FASTENERS

A. General: Provide fasteners of size and type indicated that comply with requirements specified in this Article for material and manufacture.
1. Where rough carpentry is exposed to weather, in ground contact, or in area of high relative humidity, provide fasteners with hot-dip zinc coating complying with ASTM A 153/A 153M.

B. Nails, Brads, and Staples: ASTM F 1667.

C. Power-Driven Fasteners: CABO NER-272.

D. Wood Screws: ASME B18.6.1.

E. Screws for Fastening to Cold-Formed Metal Framing: ASTM C 954, except with wafer heads and reamer wings, length as recommended by screw manufacturer for material being fastened.

F. Lag Bolts: ASME B18.2.1.

G. Bolts: Steel bolts complying with ASTM A 307, Grade A with ASTM A 563 hex nuts and, where indicated, flat washers.

H. Expansion Anchors: Anchor bolt and sleeve assembly of material indicated below with capability to sustain, without failure, a load equal to 6 times the load imposed when installed in unit masonry assemblies and equal to 4 times the load imposed when installed in concrete as determined by testing per ASTM E 488 conducted by a qualified independent testing and inspecting agency.
1. Material: Carbon-steel components, zinc plated to comply with ASTM B 633, Class Fe/Zn 5.
2. Material: Stainless steel with bolts and nuts complying with ASTM F 593 and ASTM F 594, Alloy Group 1 or 2.

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2.10 METAL FRAMING ANCHORS

A. General: Provide framing anchors made from metal indicated, of structural capacity, type, and size indicated, and as follows:
   1. Research/Evaluation Reports: Provide products acceptable to authorities having jurisdiction and for which model code research/evaluation reports exist that show compliance of metal framing anchors, for application indicated, with building code in effect for Project.
   2. Allowable Design Loads: Provide products with allowable design loads, as published by manufacturer, that meet or exceed those indicated. Manufacturer's published values shall be determined from empirical data or by rational engineering analysis and demonstrated by comprehensive testing performed by a qualified independent testing agency.

B. Galvanized Steel Sheet: Hot-dip, zinc-coated steel sheet complying with ASTM A 653/A 653M, G60 coating designation.

C. Stainless-Steel Sheet: ASTM A 666, Type 304.
   1. Use for exterior locations and where indicated.

D. Joist Hangers: U-shaped joist hangers with 2-inch- long seat and 1-1/4-inch- wide nailing flanges at least 85 percent of joist depth.
   1. Thickness: 0.050 inch.

E. I-Joist Hangers: U-shaped joist hangers with 2-inch- long seat and 1-1/4-inch- wide nailing flanges full depth of joist. Nailing flanges provide lateral support at joist top chord.
   1. Thickness: 0.050 inch.

F. Top Flange Hangers: U-shaped joist hangers, full depth of joist, formed from metal strap with tabs bent to extend over and be fastened to supporting member.
   1. Strap Width: 1-1/2 inches.
   2. Thickness: 0.050 inch.

G. Bridging: Rigid, V-section, nailless type, 0.062 inch thick, length to suit joist size and spacing.

H. Post Bases: Adjustable-socket type for bolting in place with standoff plate to raise post 1 inch above base and with 2-inch- minimum side cover, socket 0.062 inch thick, and standoff and adjustment plates 0.108 inch thick.

I. Joist Ties: Flat straps, with holes for fasteners, for tying joists together over supports.
   1. Width: 3/4 inch.
   2. Thickness: 0.050 inch.
   3. Length: 16 inches.

J. Rafter Tie-Downs: Bent strap tie for fastening rafters or roof trusses to wall studs below, 1-1/2 inches wide by 0.050 inch thick. Tie fastens to side of rafter or truss, face of top plates, and side of stud below.

K. Rafter Tie-Downs (Hurricane or Seismic Ties): Bent strap tie for fastening rafters or roof trusses to wall studs below, 2-1/4 inches wide by 0.062 inch thick. Tie fits over top of rafter or truss and fastens to both sides of rafter or truss, face of top plates, and side of stud below.

L. Floor-to-Floor Ties: Flat straps, with holes for fasteners, for tying upper floor wall studs to band joists and lower floor studs, 1-1/4 inches wide by 0.050 inch thick by 36 inches long.

M. Hold-Downs: Brackets for bolting to wall studs and securing to foundation walls with anchor bolts or to other hold-downs with threaded rods and designed with first of two bolts placed seven bolt diameters from reinforced base.

N. Wall Bracing: T-shaped bracing made for letting into studs in saw kerf, 1-1/8 inches wide by 9/16 inch deep by 0.034 inch thick with hemmed edges.

O. Wall Bracing: Angle bracing made for letting into studs in saw kerf, 15/16 by 15/16 by 0.040 inch thick with hemmed edges.

2.11 MISCELLANEOUS MATERIALS

A. Building Paper: Asphalt-saturated organic felt complying with ASTM D 226, Type I (No. 15 asphalt felt), unperforated.

B. Building Wrap: Air-retarder sheeting made from polyolefins; cross-laminated films, woven strands, or spun-bonded fibers; coated or uncoated; with or without perforations; and complying with ASTM E 1677, Type I.
   1. Thickness: Not less than 3 mils
   2. Permeance: Not less than 10 perms
   3. Flame-Spread Index: 25 or less per ASTM E 84.
   4. Allowable Exposure Time: Not less than three months.

C. Building Wrap Tape: Pressure-sensitive plastic tape recommended by building wrap manufacturer for sealing joints and penetrations in building wrap.

D. Sheathing Tape: Pressure-sensitive plastic tape for sealing joints and penetrations in sheathing and recommended by sheathing manufacturer for use with type of sheathing required.

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E. Sill-Sealer Gaskets: Glass-fiber-resilient insulation, fabricated in strip form, for use as a sill sealer, 1-inch nominal thickness, compressible to 1/32 inch ; selected from manufacturer's standard widths to suit width of sill members indicated.
F. Sill-Sealer Gaskets: Closed-cell neoprene foam, 1/4 inch thick, selected from manufacturer's standard widths to suit width of sill members indicated.
G. Adhesives for Field Gluing Panels to Framing: Formulation complying with ASTM D 3498 that is approved for use with type of construction panel indicated by both adhesive and panel manufacturers.
H. Water-Repellent Preservative: NWWDA-tested and -accepted formulation containing 3-iodo-2-propynyl butyl carbamate, combined with an insecticide containing chloropyrifos as its active ingredient.

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

A. Set rough carpentry to required levels and lines, with members plumb, true to line, cut, and fitted. Fit rough carpentry to other construction; scribe and cope as needed for accurate fit. Locate furring, nailers, blocking, grounds, and similar supports to comply with requirements for attaching other construction.
B. Do not use materials with defects that impair quality of rough carpentry or pieces that are too small to use with minimum number of joints or optimum joint arrangement.
C. Apply field treatment complying with AWPA M4 to cut surfaces of preservative-treated lumber and plywood.
D. Securely attach rough carpentry work to substrate by anchoring and fastening as indicated, complying with the following:
   1. CABO NER-272 for power-driven fasteners.
   2. Published requirements of metal framing anchor manufacturer.
   3. Table 23-II-B-1, "Nailing Schedule," and Table 23-II-B-2, "Wood Structural Panel Roof Sheathing Nailing Schedule," in the Uniform Building Code.
   4. Table 2305.2, "Fastening Schedule," in the BOCA National Building Code.
   5. Table 2306.1, "Fastening Schedule," in the Standard Building Code.
   6. Table 602.3(1), "Fastener Schedule for Structural Members," and Table 602.3(2), "Alternate Attachments," in the International One- and Two-Family Dwelling Code.
E. Use common wire nails, unless otherwise indicated. Select fasteners of size that will not fully penetrate members where opposite side will be exposed to view or will receive finish materials. Make tight connections between members. Install fasteners without splitting wood; predrill as required.
F. Use finishing nails for exposed work, unless otherwise indicated. Countersink nail heads and fill holes with wood filler.

3.2 WOOD GROUND, SLEEPER, BLOCKING, AND NAILER INSTALLATION

A. Install where indicated and where required for screeding or attaching other work. Form to shapes indicated and cut as required for true line and level of attached work. Coordinate locations with other work involved.
B. Attach items to substrates to support applied loading. Recess bolts and nuts flush with surfaces, unless otherwise indicated. Build anchor bolts into masonry during installation of masonry work. Where possible, secure anchor bolts to formwork before concrete placement.
C. Provide permanent grounds of dressed, pressure-preservative-treated, key-beveled lumber not less than 1-1/2 inches wide and of thickness required to bring face of ground to exact thickness of finish material. Remove temporary grounds when no longer required.

3.3 WOOD FRAMING INSTALLATION, GENERAL

A. Framing Standard: Comply with AFPA's "Manual for Wood Frame Construction," unless otherwise indicated.
B. Framing with Engineered Wood Products: Install engineered wood products to comply with manufacturer's written instructions.
C. Do not splice structural members between supports.
D. Where built-up beams or girders of 2-inch nominal- dimension lumber on edge are required, fasten together with 2 rows of 20d nails spaced not less than 32 inches o.c. Locate one row near top edge and other near bottom edge.

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3.4 WALL AND PARTITION FRAMING INSTALLATION

A. General: Arrange studs so wide face of stud is perpendicular to direction of wall or partition and narrow face is parallel. Provide single bottom plate and double top plates using members of 2-inch nominal thickness whose widths equal that of studs, except single top plate may be used for non-load-bearing partitions. Anchor or nail plates to supporting construction, unless otherwise indicated.
   1. For exterior walls, provide 2-by-4-inch nominal- size wood studs spaced 16 inches o.c., unless otherwise indicated.
   2. For interior partitions and walls, provide 2-by-4-inch nominal-size wood studs spaced 16 inches o.c., unless otherwise indicated.

B. Construct corners and intersections with three or more studs. Provide blocking and framing as indicated and as required to support facing materials, fixtures, specialty items, and trim.
   1. Provide continuous horizontal blocking at midheight of partitions more than 96 inches high, using members of 2-inch nominal thickness and of same width as wall or partitions.

C. Fire block concealed spaces of wood-framed walls and partitions at each floor level and at ceiling line of top story. Where fire blocking is not inherent in framing system used, provide closely fitted wood blocks of 2-inch nominal- thick lumber of same width as framing members.

D. Frame openings with multiple studs and headers. Provide nailed header members of thickness equal to width of studs. Set headers on edge and support on jamb studs.
   1. For non-load-bearing partitions, provide double-jamb studs with headers not less than 4-inch nominal depth for openings 48 inches and less in width, 6-inch nominal depth for openings 48 to 72 inches in width, 8-inch nominal depth for openings 72 to 120 inches in width, and not less than 10-inch nominal depth for openings 10 to 12 feet in width.
   2. For load-bearing walls, provide double-jamb studs for openings 72 inches and less in width, and triple-jamb studs for wider openings. Provide headers of depth indicated.

E. Provide bracing in exterior walls, at both walls of each external corner, full-story height, unless otherwise indicated. Provide one of the following:

F. Provide bracing in walls, at locations indicated, full-story height, unless otherwise indicated. Provide one of the following:
   1. Diagonal bracing at 45-degree angle using let-in 1-by-4-inch nominal- size boards.
   2. Diagonal bracing at 45-degree angle using metal bracing.
   3. Plywood panels not less than 48 by 96 inches applied vertically.
   4. Oriented-strand-board panels not less than 48 by 96 inches applied vertically.
   5. Particleboard sheathing panels not less than 48 by 96 inches applied vertically.
   6. In lieu of bracing at corners or at locations indicated, continuous gypsum sheathing may be provided in panels not less than 48 by 96 inches applied vertically.
   7. In lieu of bracing at corners or at locations indicated, continuous fiberboard sheathing, intermediate type, may be provided in panels not less than 48 by 96 inches applied vertically.

3.5 CEILING JOIST AND RAFTER FRAMING INSTALLATION

A. Ceiling Joists: Install ceiling joists with crown edge up and complying with requirements specified above for floor joists. Face nail to ends of parallel rafters.
   1. Where ceiling joists are at right angles to rafters, provide additional short joists parallel to rafters from wall plate to first joist; nail to ends of rafters and to top plate and nail to first joist or anchor with framing anchors or metal straps. Provide 1-by-8-inch nominal- size or 2-by-4-inch nominal- size stringers spaced 48 inches o.c. crosswise over main ceiling joists.

B. Rafters: Notch to fit exterior wall plates and use metal framing anchors. Double rafters to form headers and trimmers at openings in roof framing, if any, and support with metal hangers. Where rafters abut at ridge, place directly opposite each other and nail to ridge member or use metal ridge hangers.
   1. At valleys, provide double-valley rafters of size indicated or, if not indicated, of same thickness as regular rafters and 2 inches deeper. Bevel ends of jack rafters for full bearing against valley rafters.
   2. At hips, provide hip rafter of size indicated or, if not indicated, of same thickness as regular rafters and 2 inches deeper. Bevel ends of jack rafters for full bearing against hip rafter.

C. Provide collar beams (ties) as indicated or, if not indicated, provide 1-by-6-inch nominal-size boards between every third pair of rafters, but not more than 48 inches o.c. Locate below ridge member, at third point of rafter span. Cut ends to fit roof slope and nail to rafters.

D. Provide special framing as indicated for eaves, overhangs, dormers, and similar conditions, if any.

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3.6 FIBERBOARD SHEATHING INSTALLATION

A. Fasten fiberboard sheathing panels to intermediate supports and then at edges and ends using galvanized roofing nails; comply with manufacturer's recommended spacing and referenced fastening schedule. Drive fasteners flush with surface of sheathing and locate perimeter fasteners at least 3/8 inch from edges and ends.

B. Install sheathing vertically with long edges parallel to, and centered over, studs. Install solid wood blocking where end joints do not occur over framing. Allow 1/8-inch open space between edges and ends of adjacent units. Stagger horizontal joints, if any.

C. Cover sheathing as soon as practical after installation to prevent deterioration from weather.

3.7 BUILDING PAPER APPLICATION

A. Apply building paper horizontally with 2-inch overlap and 6-inch end lap; fasten to sheathing with galvanized staples or roofing nails. Cover upstanding flashing with 4-inch overlap.

3.8 BUILDING WRAP APPLICATION

A. Cover wall sheathing with building wrap as indicated.
   1. Comply with manufacturer's written instructions.
   2. Cover upstanding flashing with 4-inch overlap.
   3. Seal seams, edges, and penetrations with tape.
   4. Extend into jambs of openings and seal corners with tape.

3.9 SHEATHING TAPE APPLICATION

A. Apply sheathing tape to joints between sheathing panels and at items penetrating sheathing. Apply at upstanding flashing to overlap both flashing and sheathing.

END OF SECTION 06100

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SECTION 06112

WOOD FRAMING

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PART 1 – GENERAL

1.01 SECTION INCLUDES
- B. 2 x 4, 2 x 6 stud wall framing.
- C. Telephone and electrical panel boards.
- D. Concealed wood blocking for support of wall cabinets, wood trim and rails.

1.02 GENERAL
- A. All notes or specifications on street drawings shall override any discrepancies listed.

1.03 REFERENCES
- A. ALSC: American Lumber Standards Committee - Softwood, Lumber Standards.
- B. APA: American Plywood Association.
- C. NFPA: National Forest Products Association.

1.04 QUALITY ASSURANCE
- A. Perform Work in accordance with the following agencies:
  1. Lumber Grading Agency: Certified by ALSC.
  2. Plywood Grading Agency: Certified by APA.

PART 2 – PRODUCTS

2.01 LUMBER MATERIALS
- A. Lumber Grading Rules: NFPA.
- B. Truss Framing: Stress Group, Douglas Fir species, standard grade, 2” x 6” size classification, 19 percent maximum moisture content.
- C. Studding: Stress Group, Douglas Fir species, standard grade, 2” x 4” size classification, 19 percent maximum moisture content.

2.02 SHEATHING MATERIALS
- A. Reference Section 061600 Sheathing Zip System.

2.03 ACCESSORIES
- A. Fasteners and Anchors:
  1. Fasteners: Hot-dipped galvanized steel for high humidity and treated wood locations, unfinished steel elsewhere.
  2. Drywall Screws: Bugle head, hardened steel, power driven type, length three times thickness of sheathing.
  3. Anchors: Toggle bolt type for anchorage to hollow masonry. Expansion shield and lag bolt type for anchorage to solid masonry or concrete. Bolt or ballistic fastener for anchorages to steel.
- B. Sill Gasket on Top of Foundation Wall: All as approved by Architect.
- C. Building Paper: No. 15 asphalt felt.

PART 3 – EXECUTION

3.01 FRAMING
- A. Set structural members level and plumb, in correct position.
- B. Make provisions for erection loads, and for sufficient temporary bracing to maintain structure safe, plumb, and in true alignment until completion of erection and installation of permanent bracing.
- C. Place horizontal members flat, crown side up.
- D. Construct load bearing framing members full length without splices.
- E. Double members at openings over 24 inches wide. Space short studs over and under opening to stud spacing.
- F. Construct double joist headers at floor and ceiling openings and under wall stud partitions that are parallel to floor joists. Frame rigidly into joists.
- G. Bridge joists framing in excess of 8 feet span as detailed at mid-span. Fit bridging at ends of members.

H. Place full width continuous sill flashings under framed walls on cementitious foundations. Lap flashing joint 4 inches.

I. Place sill gasket directly on sill flashing. Puncture gasket clean and fit tight to protruding foundation anchor bolts.

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3.02 TOLERANCES

A. Framing Members: 1/4 inch from true position, maximum.

3.03 SCHEDULES

A. Above Grade Truss, Rafter, and Stud Framing: S/P/F species, 19 percent maximum moisture content, unless noted otherwise on drawings.

B. Blocking: S/P/F species, pressure preservative treatment.

END OF SECTION 06112

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SECTION 06114

WOOD BLOCKING

PART 1 GENERAL

1.01 SECTION INCLUDES
- A. Roof curbs and cants.
- B. Blocking in wall and roof openings.
- C. Wood furring and grounds.
- D. Concealed wood blocking for support of toilet and bath accessories, wall cabinets, and wood trim.
- E. Telephone and electrical panel boards.

PART 2 PRODUCTS

2.01 MATERIALS
- A. Miscellaneous Blocking: Minimum stud grade.
- B. Plywood: APA Rated Sheathing, Grade C-D; Exposure Durability 1; sanded.

2.02 ACCESSORIES
- A. Fasteners and Anchors:
  1. Fasteners: Hot-dipped galvanized steel for high humidity and treated wood locations, unfinished steel elsewhere.
  2. Anchors: Toggle bolt type for anchorage to hollow masonry. Expansion shield and lag bolt type for anchorage to solid masonry or concrete. Bolt or ballistic fastener for anchorages to steel.

PART 3 EXECUTION

3.01 FRAMING
- A. Set members level and plumb, in correct position.
- B. Place horizontal members flat, crown side up.
- C. Space framing and furring 16 inches o.c.

3.02 SHEATHING
- A. Secure sheathing to framing members with ends over firm bearing and staggered.
- B. Install telephone and electrical panel boards with plywood sheathing material where required. Over size the panel by 12 inches on all sides.

END OF SECTION 06114

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SECTION 06200

FINISH CARPENTRY

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PART 1 GENERAL

1.01 SECTION INCLUDES
A. Finish carpentry items, other than shop prefabricated casework.
B. Stained wall panels and trim work/molding.
C. Hardware and attachment accessories.

1.02 QUALITY ASSURANCE
A. Perform work in accordance with AWI Custom.

1.03 DELIVERY, STORAGE, AND HANDLING
A. Deliver, store, protect and handle products to site under provisions of the General Requirements.
B. Protect work from moisture damage.

1.04 FIELD MEASUREMENTS
A. Verify that field measurements are as indicated on shop drawings and as instructed by the manufacturer.

1.05 COORDINATION
A. Coordinate the work with plumbing and electrical rough-in, and installation of associated and adjacent components.

PART 2 PRODUCTS

2.01 LUMBER MATERIALS
A. Softwood Lumber: PS 20; Graded in accordance with AWI Custom; maximum moisture content of 6 percent; suitable for prime and paint.
B. Hardwood Lumber: Graded in accordance with AWI prime and paint.

2.02 SHEET MATERIALS
A. Exterior Plywood: Exposed to weather shall be group 1, Exterior type, Grade A-B or A-C as required for exposure.
B. Interior Plywood: Interior or Exterior type, Group 1 or 2, Grade B-D where concealed, Grade A-C one side exposed and Grade A-A two sides exposed.
C. Wood Particleboard: ANSI A208.1 Type 1; AWI standard, composed of wood chips, medium density, made with high waterproof resin binders; of grade to suit application; sanded faces.

2.03 FASTENERS
A. Fasteners: Of size and type to suit application; galvanized finish in concealed locations and brass or chrome finish in exposed locations.

2.04 FABRICATION
A. Fabricate to AWI Custom standards.
B. Shop assemble work for delivery to site, permitting passage through building openings.
C. Fit exposed sheet material edges with 3/8 inch matching hardwood edging. Use one piece for full length only.
D. When necessary to cut and fit on site, provide materials with ample allowance for cutting. Provide trim for scribing and site cutting.

2.05 SHOP FINISHING
A. Sand work smooth and set exposed nails and screws.
B. Apply wood filler in exposed nail and screw indentations.
C. On items to receive transparent finishes, use wood filler which matches surrounding surfaces and of types recommended for applied finishes.
D. Seal, stain and varnish exposed to view surfaces. Brush apply only.
E. Prime paint. Seal surfaces in contact with cementitious materials.

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PART 3 EXECUTION

3.01 EXAMINATION
- A. Verify adequacy of backing and support framing.
- B. Verify mechanical, electrical, and building items affecting work of this section are placed and ready to receive this work.

3.02 INSTALLATION
- A. Install work in accordance with AWI Custom Quality Standard.
- B. Set and secure materials and components in place, plumb and level.
- C. Carefully scribe work abutting other components, with maximum gaps of 1/32 inch. Do not use additional overlay trim to conceal larger gaps.
- D. Install components trim with nails, screws, bolts with blind fasteners or wall adhesive by gun application.
- E. Install hardware in accordance with manufacturer's instructions.

3.03 SITE APPLIED WOOD TREATMENT
- A. Apply preservative treatment in accordance with manufacturer's instructions.
- B. Brush apply two coats of preservative treatment on wood in contact with cementitious materials, roofing and related metal flashings. Treat site-sawn cuts.
- C. Allow preservative to dry prior to erecting members.

3.04 PREPARATION FOR SITE FINISHING
- A. Site Finishing: Refer to Section 09900.
- B. Before installation, prime paint surfaces of items or assemblies to be in contact with cementitious materials.

3.05 SCHEDULE
- A. Interior:
  1. Trim (unless noted below): Primed and painted.
  2. Loose Shelving: Melamine finished, color to be selected.
  3. Window Sills: Primed and painted.
  4. Wood Base (unless noted below): Primed and painted.
  5. Existing Wood Doors (Door #101 & Door # XXX) – remove existing paint finish. Sand smooth. Repair as needed. Apply new stain – Minwax Ebony 2718
  6. Wall Panels & Trim (Community Room #102, Hall 107, Hall 112). Reference drawings for design and location. Finish: Stained – Minwax Ebony 2718
  7. Historic (existing) wood detailing (wainscot, base, door trim, etc).
     a. Where stained (bedroom of Unit 108) – repair or replace any damaged or missing trim/panel pieces, clean and refinish.
     b. Where painted - Repair or replace any damaged or missing trim & molding pieces, remove existing paint, sand smooth and repaint.

END OF SECTION 06200

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SECTION 07213

BATT INSULATION

PART 1 GENERAL

1.01 SECTION INCLUDES
- A. Sound Batt Insulation
- B. Batt insulation for filling perimeter window and door shim spaces, crevices in exterior wall and roof.

1.02 REFERENCES
- A. ASTM C665 - Mineral Fiber Blanket Thermal Insulation for Light Frame Construction and Manufactured Housing.
- B. ASTM E84 - Test Method for Surface Burning Characteristics of Building Materials.

1.03 SYSTEM DESCRIPTION
- A. Materials of This Section: Provide continuity of thermal barrier at building enclosure with thermal insulating materials in attic and walls.. Overlap insulations to ensure complete thermal envelope at all exterior surfaces.

1.04 COORDINATION
- A. Coordinate the work with all related Sections for installation of vapor retarder and other forms of insulation.

PART 2 PRODUCTS

2.01 MANUFACTURERS - INSULATION MATERIALS
- A. OWENS-CORNING FIBERGLASS Product - thermal batt insulation.
- B. Substitutions: Under provisions of the General Requirements.

2.02 MATERIALS
- A. Sound Batt Insulation:
  1. Batt size: 3-1/2". 5-1/2"
  2. Facing: Unfaced.
- B. Tape: Self-adhering type as recommended by the manufacturer, mesh reinforced, 2 inches wide.

PART 3 EXECUTION

3.01 EXAMINATION
- A. Verify site conditions.
- B. Verify that substrate, adjacent materials, and insulation are dry and ready to be installed.

3.02 INSTALLATION
- A. Install insulation and vapor retarder in accordance with manufacturer's instructions.
- B. Trim insulation neatly to fit spaces. Insulate miscellaneous gaps and voids.
- C. Fit insulation tight in spaces and tight to exterior side of mechanical and electrical services within the plane of insulation.
- D. Tape seal butt ends, lapped flanges, and tears or cuts in membrane.

END OF SECTION 07213

SECTION 07533

ELASTOMERIC SHEET ROOFING MECHANICALLY ATTACHED

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PART 1 GENERAL

1.01 SECTION INCLUDES
- A. Membrane Roofing system 20-year warranty, complete with flashings and terminations.
- B. Insulation and cover board, mechanically attached approved by manufacturer.
- C. Expansion joints, cant strips, and counter flashings.
- D. Roof system shall meet UL 90 and FM I90 requirements for 90 mph uplift.

1.02 RELATED SECTIONS
- A. Section 06114 - Wood Blocking and Curbing: Wood nailers and cant strips.
- B. Section 07620 - Sheet Metal Flashing and Trim: Counter flashing.

1.03 REFERENCES
- A. ASTM C177 - Test Method for Steady-State Thermal Transmission Properties by Means of the Guarded Hot Plate.
- B. Factory Mutual (FM) Engineering Corporation - Roof Assembly Classifications.
- C. National Roofing Contractors Association (NRCA) - Roofing and Waterproofing Manual.
- D. Underwriters Laboratories (UL) - Fire Hazard Classifications.

1.04 SYSTEM DESCRIPTION.
- A. Elastomeric Sheet Membrane Conventional Roofing System: One ply mechanically attached membrane system, slip sheet, ¼" min. Dens Deck rigid insulation, wood structural deck. System shall comply with UL 90 requirements. **Installation & Warranty shall be as required for a 20-year manufacturer's weather tightness warranty covering material and workmanship**.

1.05 SUBMITTALS
- A. Submit under provisions of the General Requirements.
- B. Shop Drawings: Indicate setting plan for flat and tapered insulation, joint or termination detail conditions.
- C. Product Data: Provide characteristics on membrane materials, flashing materials, insulation.
- D. Manufacturer's Installation Instructions: Indicate special precautions required for seaming the membrane.
- E. Manufacturer's Certificate: Certify that products meet or exceed specified requirements.
- F. Samples: Submit two membrane samples, 3-1/2" x 3-1/2" in size, illustrating color and material.

1.06 QUALIFICATIONS
- A. Manufacturer: Company specializing in manufacturing the products specified in this section with five years documented experience.
- B. Applicator: Company specializing in performing the work of this section with five years experience and approved by system manufacturer.
- C. Work of this section to conform to manufacturer's instructions.

1.07 REGULATORY REQUIREMENTS
- A. Underwriters Laboratories, Inc. (UL): UL 90, Class A minimum Fire Hazard Classification.
- B. Factory Mutual Engineering Corporation (FM): Roof Assembly Classification, of Class 1 Construction, wind uplift requirement of I90.

1.08 DELIVERY, STORAGE, AND HANDLING
- A. Deliver, store, protect and handle products to site in accordance with manufacturer's instructions.
- B. Deliver products in manufacturer's original containers, dry, undamaged, seals and labels intact.
- C. Store products in weather protected environment, clear of ground and moisture.

1.09 ENVIRONMENTAL REQUIREMENTS
- A. Do not apply roofing membrane during inclement weather, ambient temperatures below 45 degrees F.
- B. Do not apply roofing membrane to damp or frozen deck surface.
- C. Do not expose materials vulnerable to water or sun damage in quantities greater than can be weatherproofed during same day.

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1.10 COORDINATION
A. Coordinate the work with the installation of associated metal flashings, as the work of this section proceeds.

1.11 WARRANTY
A. Provide roofer's Two-year warranty covering all materials (including insulation and flashings) and workmanship.
1. Provide **Manufacturer's 20-year warranty**. The roofing system shall be approved and installed to provide manufacturer's twenty-year total system warranty, covering materials and workmanship, and weather tightness. **Warranty shall be Non-Prorated, No Limit type.**

PART 2 PRODUCTS

2.01 MANUFACTURERS - MEMBRANE MATERIAL
A. DURO-LAST ROOFING, INC. 60 mil Duro-Last membrane.
B. I/B Roof Systems. 60 mil membrane

2.02 MEMBRANE AND ASSOCIATED MATERIALS
A. Membrane: FVC; .06 inch thick, color - white.
B. Seaming Materials: As required or recommended by membrane manufacturer.

2.03 SUBSTRATE COVERING MATERIALS
A. Membrane manufacturers: Conforming to UL requirements, fire resistant sheet vapor retarder.
B. Dens Deck, 5/8" installed and approved by manufacturer.
C. Cover board, ½" installed and approved by manufacturer.
D. Vapor Barrier, 15 mil., installed and approved by manufacturer.

2.04 MANUFACTURERS - INSULATION
A. Polyisocyanurate Foam – Duro-Last or roofing manufacturer approved. Minimum 1.5 lb density.
B. Substitutions under provisions of the General Requirements.

2.05 INSULATION
A. Insulation: Dow Styrofoam Deckmat Board; extruded polystyrene board to ASTM C578, Type IV, rigid, closed cell type, with integral high-density skin.

Board Size:	Maximum 48 x 96 inch, Flat & Tapered as indicated.
Board Thickness:	**6" min thickness,** 2 layer minimum. Two boards with staggered joints, **minimum R value (38**), 5 per inch of thickness min..
Density:	25 psi.
Thermal Conductivity:	**R-Value of 5 per inch, Min R-38.**
Board Edges:	Square
Water Absorption:	ASTM C209, less than .7% volume

2.06 SHEET METAL FLASHING AND TRIM
A. Pre-Coated Galvanized Steel: ASTM A446, Grade A, G90 zinc coating; 24 gage core steel, exposed flashings shall be shop prefinished with KYNAR coating of color as selected.

2.07 FLASHINGS
A. Flexible Flashings: Same material as membrane, Duro-Last, color to be selected.
B. Counterflashings: Galvanized metal, as specified in Section 07620. Kynar finish.
C. Edge Drip Flashing: Aluminum or galvanized / prefinished to match existing.

2.08 ACCESSORIES
A. Fiber Cant and Tapered Edge Strips: Asphalt impregnated wood fiberboard, preformed to 45 degree angle, tapered edge strip, configuration as detailed.
B. Tapered Insulation. Expanded polystyrene, tapered ¼ inch per foot.
C. Insulation Fasteners: As recommended by insulation manufacturer.
D. Insulation Joint Tape: Asphalt treated glass fiber reinforced; 6 inches wide; self adhering, or as recommended by insulation manufacturer.
E. Roofing Fasteners: Galvanized, hot dipped or non-ferrous type, size as required to suit application as recommended by manufacturer.

F. Sealants: As recommended by membrane manufacturer.
G. Strip Bar Devices: Galvanized steel; maximum possible lengths per location, with attachment flanges. Attachments shall be secured to building @ minimum 6" o.c.
H. Adhesive: As recommended by insulation manufacturer. Adhesives must be tested and approved for use in U.L. and F.M. uplift assemblies.

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PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that surfaces and site conditions are ready to receive work and all existing roofing materials have been properly removed and cleaned.
B. Verify flashings, anchors, attachments, caulk, roofing mastic, etc., have been proper removed cleaned and ready for new roof assembly.
C. Verify deck is supported and secure, any loose, damaged or rotted decking has been replaced.
C. Verify deck is clean and smooth, free of depressions, waves, or projections.
D. Verify deck surfaces are dry and free of snow or ice. Confirm dry deck by moisture meter with 12 percent moisture maximum.
E. Verify roof openings, curbs, pipes, sleeves, ducts, and vents through roof are solidly set, and cant strips and wood nailers are in place.

3.02 INSULATION APPLICATION

A. Ensure deck is clean and dry.
B. Insulation and substrate must be as recommended and approved by roofing manufacturer.
D. All insulation must be independently attached to the approved substrate using manufacturer approved adhesives, fasteners and plates, as per manufacturer's specifications.
E. Install Cover board and slip sheet as approved and recommended by manufacturer.

3.03 MEMBRANE APPLICATION

A. Apply membrane in accordance with manufacturer's instructions.
B. Roll out membrane, free from wrinkles or tears. Place sheet into place without stretching.
C. Bond sheet to substrate.
D. Overlap edges and ends and seal by contact adhesive, minimum 5 inches. Seal permanently waterproof. Apply uniform bead of sealant to joint edge.
E. Shingle joints on sloped substrate in direction of drainage. Apply joint tape and seal.
F. Extend membrane up cant strips and minimum of 6 inches onto vertical surfaces.
G. Seal membrane around roof penetrations.
H. Apply double layer of membrane at splash areas from high roofs and condensate drains.

3.04 FLASHINGS AND ACCESSORIES

A. Apply flexible flashings to seal membrane to vertical elements.
B. Secure to nailing strips at 4 inches oc.
C. Fabricate roofing control and expansion joints to isolate roof into areas as indicated.
D. Coordinate installation of roof drains, sumps, related flashings and roof curbing.
E. Seal flashings and flanges of items penetrating membrane.

3.05 FIELD QUALITY CONTROL

A. Correct identified defects or irregularities.
B. Require site attendance of roofing manufacturer's representatives during completion of the Work, as required to meet manufacturer's warranty requirements.

3.06 CLEANING

A. In areas where finished surfaces are soiled by Work of this section, consult manufacturer of surfaces for cleaning advice and conform to their instructions.
B. Repair or replace defaced or disfigured finishes caused by Work of this section.

3.07 PROTECTION

A. Protect building surfaces against damage from roofing work.
B. Where traffic must continue over finished roof membrane, protect surfaces.

END OF SECTION 07533

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SECTION 07620

SHEET METAL FLASHING AND TRIM

PART 1 GENERAL

1.01 SECTION INCLUDES
- A. Cap and sill flashings.
- B. Gutters and down spouts.
- C. Counterflashings at roof mounted equipment and vent stacks.
- D. Fascias.
- E. Miscellaneous flashings and closure pieces.

1.02 SUBMITTALS
- A. Shop Drawings: Indicate material profile, jointing pattern, jointing details, fastening methods, flashings, terminations, and installation details.

1.03 QUALITY ASSURANCE
- A. Perform work in accordance with SMACNA standard details and requirements.

1.04 QUALIFICATIONS
- A. Fabricator and Installer: Company specializing in sheet metal flashing work with three years documented experience.

1.05 DELIVERY, STORAGE, AND HANDLING
- A. Deliver, store, protect and handle products to site under provisions of the General Requirements.
- B. Stack preformed and prefinished material to prevent twisting, bending, or abrasion, and to provide ventilation. Slope metal sheets to ensure drainage.
- C. Prevent contact with materials which may cause discoloration or staining.

PART 2 PRODUCTS

2.01 SHEET MATERIALS
- A. Pre-Coated Galvanized Steel: ASTM A446, Grade A, G90 zinc coating; 24 gage core steel, exposed flashings shall be shop prefinished with KYNAR coating of color as selected.

2.02 ACCESSORIES
- A. Fasteners: Galvanized steel with soft neoprene washers.
- B. Underlayment: ASTM D2178, No. 30 asphalt saturated roofing felt.
- C. Slip Sheet: Rosin sized building paper.
- D. Primer: Zinc chromate type.
- E. Sealant: Polyurethane type, specified in Section 07900.
- F. Bedding Compound: Rubber-asphalt type.
- G. Plastic Cement: ASTM D4586, Type II.
- H. Reglets: Recessed type, galvanized steel; face and ends covered with plastic tape.
- I. Gutter and Downspout Anchorage Devices: SMACNA requirements. Type recommended by fabricator.

2.03 COMPONENTS
- A. Gutters: Size and shape per drawings.
- B. Downspouts: Rectangular profile.
- C. Accessories: Profiled to suit gutters and downspouts.
- D. Downspout Boots: Flexible plastic or metal.

2.04 FABRICATION
- A. Form sections true to shape, accurate in size, square, and free from distortion or defects.
- B. Fabricate cleats of metal, same material as sheet, interlockable with sheet.
- C. Form pieces in longest possible lengths. Hem exposed edges on underside 1/2 inch; miter and seam corners.
- D. Form material with flat lock seams.

E. Fabricate corners from one piece with minimum 18 inch long legs; seam and/or solder for rigidity, seal with sealant.
F. Fabricate vertical faces with bottom edge formed outward 1/4 inch and hemmed to form drip.
G. Fabricate flashings to allow toe to extend 2 inches over roofing. Return and brake edges.

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2.05 FINISH
A. Exposed metal shall pre-finished with Kynar finish color to be selected.

PART 3 EXECUTION

3.01 EXAMINATION
A. Verify roof openings, curbs, pipes, sleeves, ducts, or vents through roof are solidly set, reglets in place, and nailing strips located.
B. Verify roofing termination and base flashings are in place, sealed, and secure.

3.02 PREPARATION
A. Install starter and edge strips, and cleats before starting installation.
B. Install surface mounted reglets true to lines and levels. Seal top of reglets with sealant.

3.03 INSTALLATION
A. Conform to drawing details included in the SMACNA manual unless otherwise indicated on the drawings.
B. Insert flashings into reglets to form tight fit. Secure in place with lead wedges. Pack remaining spaces with lead wool. Seal flashings into reglets with sealant.
C. Apply plastic cement compound between metal flashings and felt flashings.
D. Fit flashings tight in place. Make corners square, surfaces true and straight in planes, and lines accurate to profiles.
E. Seal metal joints watertight. Secure gutters and downspouts in place using fasteners. Set splash pans under downspouts. Seal metal joints watertight.

END OF SECTION 07620

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SECTION 07900

JOINT SEALERS

PART 1 GENERAL

1.01 SECTION INCLUDES
A. Preparing substrate surfaces.
B. Sealant and joint backing.

1.02 QUALITY ASSURANCE
A. Perform work in accordance with sealant manufacturer's requirements for preparation of surfaces and material installation instructions.
B. Perform acoustical sealant application work in accordance with ASTM C919.

1.03 QUALIFICATIONS
A. Manufacturer: Company specializing in manufacturing the Products specified in this section with minimum three years documented experience.
B. Applicator: Company specializing in performing the work of this section with minimum years documented experience.

1.04 WARRANTY
A. Provide five year warranty.
B. Warranty: Include coverage for installed sealants and accessories which fail to achieve air tight seal, water tight seal, and exhibit loss of adhesion or cohesion, or do not cure.

PART 2 PRODUCTS

2.01 SEALANTS
A. Acrylic Latex (Interior Minor Movement): ASTM C920, Single component, non-staining, non-bleeding, non-sagging; white color paintable; manufactured by Pecora AC 20 + silicone.
B. Butyl Sealant (Interior Minor Movement): ASTM C920 single component, solvent release, non-skinning, non-sagging, white, paintable; manufactured by Pecora BC 158.
C. Silicone Sealant (Exterior, Interior Major Movement and Water Resistant Areas): Single component, solvent curing, non-sagging, non-staining, fungus resistant, non-bleeding; color as selected or to match adjacent materials; manufactured by Pecora 895 silicone.
D. Bituminous Based (Paving): Single component, asphalt compound, elongation capability of 0 to 2 percent of joint width.

2.02 ACCESSORIES
A. Primer: Non-staining type, recommended by sealant manufacturer to suit application.
B. Joint Cleaner: Non-corrosive and non-staining type, recommended by sealant manufacturer; compatible with joint forming materials.
C. Joint Backing: ASTM D1056; round, closed or open cell polyethylene foam rod; oversized 30 to 50 percent larger than joint width.
D. Bond Breaker: Pressure sensitive tape recommended by sealant manufacturer to suit application.

PART 3 EXECUTION

3.01 EXAMINATION
A. Verify that substrate surfaces and joint openings are ready to receive work.
B. Verify that joint backing and release tapes are compatible with sealant.

3.02 PREPARATION
A. Remove loose materials and foreign matter which might impair adhesion of sealant.
B. Clean and prime joints in accordance with manufacturer's instructions.
C. Perform preparation in accordance with manufacturer's instructions.
D. Protect elements surrounding the work of this section from damage or disfiguration.

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3.03 INSTALLATION

A. Install sealant in accordance with manufacturer's instructions.
B. Measure joint dimensions and size materials to achieve required 2:1 width/depth ratios.
C. Install joint backing to achieve a neck dimension no greater than 1/3 of the joint width.
D. Install bond breaker where joint backing is not used.
E. Install sealant free of air pockets, foreign embedded matter, ridges, and sags.
F. Apply sealant within recommended application temperature ranges. Consult manufacturer when sealant cannot be applied within these temperature ranges.

3.04 SCHEDULE

A. Interior: Caulk around all frames, windows, doors, openings, trim, etc., as required to seal or fill gaps, cracks, to make material transitions watertight and/or visually tight and finished.
B. Exterior: Caulk around all frames, windows, doors, openings, trim, material transitions etc., as required to seal or fill gaps, cracks, to make material transitions watertight and/or visually tight finished.
C. Paving: Caulk as required to seal or fill gaps, expansion joints, and cracks to make transitions watertight and/or visually tight.

END OF SECTION 07900

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SECTION 08111

STANDARD STEEL DOORS AND FRAMES

PART 1 GENERAL

1.01 SECTION INCLUDES
A. Non-rated, fire rated and thermally insulated Masonite HD Wood Edge panel doors with steel facing and metal frames.

1.02 REFERENCES
A. ANSI A117.1 - Specifications for Making Buildings and Facilities Accessible to and Usable by Physically Handicapped People.
B. NFPA 80 - Fire Doors and Windows.
C. NFPA 252 - Fire Tests for Door Assemblies.
D. UL 10B - Fire Tests of Door Assemblies.

1.03 DELIVERY, STORAGE, AND HANDLING
A. Deliver, store, protect, and handle products to site.
B. Accept doors and frames on site in manufacturer's packaging. Inspect for damage.

1.04 FIELD MEASUREMENTS
A. Verify that field measurements are as indicated on shop drawings.

PART 2 PRODUCTS

2.01 DOOR MANUFACTURERS
A. Masonite Int. Corp
B. Substitutions: Under provisions of the General Requirements.

2.02 DOORS
A. Exterior Insulated Doors Non-thermally Broken: SDI-100 Grade III. Thermo-pane insulated windows where indicated.
B. Interior Doors (Non-rated and Fire Rated): SDI-100 Grade III.

2.03 DOOR CONSTRUCTION
A. Face: Galvanized Steel facing, .0215" min. with protective chemical coatings and primer.
B. Core: Polyurethane or styrene foam.
C. Thermal Insulated Door. **Insulation R value of 7.7, ASTM C236, U-Value .35 Min., SHGC .25 Min.**
D. Style, size, and shape as indicated on construction drawings.

2.04 FRAMES
A. Exterior Frames: 16 gage thick material, base metal thickness.

2.05 ACCESSORIES
A. Removable Stops: Rolled steel channel shape, mitered corners; prepared for countersink style screws.
B. Primer: Zinc chromate type.
C. Silencers: Resilient rubber, fitted into drilled hole.
D. Fire Rated Glass: Clear, thickness and assembly as required to meet ratings on drawings & schedules.

2.06 FABRICATION
A. Fabricate doors with hardware reinforcement welded in place.
B. Attach fire rated label to each door unit.
C. Close top and bottom edge of exterior doors with flush end closure. Seal joints watertight.
D. Configure exterior doors with special profile to receive recessed weatherstripping.
F. Fabricate frames as welded unit.
G. Transom Bars for Glazed Lights: Fixed type, of same profiles as jamb and head.
H. Prepare frame for silencers. Provide three single silencers for single doors and mullions of double doors on strike side. Provide two single silencers on frame head at double doors without mullions.
L. Configure exterior frames with special profile to receive recessed weathersripping.
M. Fabricate frames to suit masonry wall coursing with 4 or 2 inch head member.

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2.07 FINISH
- A. Steel Sheet: Galvanized and chemically coated and primed.
- B. Primer: Baked.
- C. Coat inside of frame profile with bituminous coating to a thickness of 1/16 inch.

PART 3 EXECUTION

3.01 EXAMINATION
- A. Verify that opening sizes and tolerances are acceptable.

3.02 INSTALLATION
- A. Install doors and frames in accordance with ANSI/SDI-100 and DHI.
- B. Coordinate installation of glass and glazing.
- C. Install door louvers, plumb and level.
- D. Coordinate installation of doors and frames with installation of frames and hardware.
- E. Coordinate with masonry and wallboard wall construction for anchor placement.
- F. Install roll-formed steel reinforcement channels between two abutting frames. Anchor to structure and floor.

3.03 ERECTION TOLERANCES
- A. Maximum Diagonal Distortion: 1/16 inch measured with straight edge, corner to corner.

3.04 ADJUSTING
- A. Adjust door for smooth and balanced door movement.

END OF SECTION 08111

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SECTION 08211

PANEL MASONITE DOORS

PART 1 GENERAL

1.01 SECTION INCLUDES
A. Masonite Panel doors; Panel Masonite doors as indicated on the drawings; fire rated and non-rated.

1.03 QUALIFICATIONS
A. Manufacturer: Company specializing in manufacturing the Products specified in this section with minimum three years documented experience.

1.04 DELIVERY, STORAGE, AND HANDLING
A. Deliver, store, protect, and handle products to site
B. Accept doors on site in manufacturer's packaging. Inspect for damage. Do not store in damp or wet areas; or in areas where sunlight might bleach veneer. Seal top and bottom edges if stored more than one week. Break seal on-site to permit ventilation.

1.05 FIELD MEASUREMENTS
A. Verify that field measurements are as indicated on shop drawings.

1.06 COORDINATION
A. Coordinate the work with door opening construction, door frame and door hardware installation.

1.07 WARRANTY
A. Provide warranty to the following term:
1. Interior Doors: 1 year
B. Include coverage for delamination of veneer, warping beyond specified installation tolerances, defective materials, telegraphing core construction.

PART 2 PRODUCTS

2.01 MANUFACTURERS
A. Masonite Int Corp
B. Substitutions: Under provisions of the General Requirements.

2.02 DOOR TYPES
A. Panel Interior Doors: 1-3/4 inches thick
B. Type, Size and Style per construction drawings.

2.03 DOOR CONSTRUCTION
A. Core (Solid,Non-Rated).
B. Core (Solid, Fire Rated).

2.04 ACCESSORIES
A. Glazing Stops: Masonite, of same species as door facing Masonite with metal clips for rated doors, mitered corners; prepared for countersink style screws.

2.05 FABRICATION
A. Fabricate non-rated doors in accordance with Standard requirements.
B. Fabricate fire rated doors in accordance with Standards and to UL requirements. Attach fire rating label to door.
D. Provide lock blocks at lock edge and top of door for closer hardware reinforcement.
F. Fit door edge trim to edge of stiles after applying veneer facing.
G. Bond edge banding to cores.
H. Factory machine doors for finish hardware in accordance with hardware requirements and dimensions. Do not machine for surface hardware. Provide solid blocking for through bolted hardware.
I. Factory pre-fit doors for frame opening dimensions identified on shop drawings.
J. Cut and configure exterior door edge to receive recessed weather stripping devices.

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PART 3 EXECUTION

3.01 EXAMINATION
- A. Verify that opening sizes and tolerances are acceptable.
- B. Do not install doors in frame openings that are not plumb or are out-of-tolerance for size or alignment.

3.02 INSTALLATION
- A. Install fire rated and non-rated doors in accordance with Standards requirements.
- B. Trim non-rated door width by cutting equally on both jamb edges.
- C. Trim door height by cutting bottom edges to a maximum of 3/4 inch (19 mm). Trim fire door height at bottom edge only, in accordance with fire rating requirements.
- D. Pilot drill screw and bolt holes. Use threaded through bolts for half surface hinges.
- E. Machine cut for hardware. Core for handsets and cylinders.
- F. Coordinate installation of glass and glazing.

3.03 INSTALLATION TOLERANCES
- A. Maximum Diagonal Distortion (Warp): 1/8 inch measured with straight edge or taught string, corner to corner, over an imaginary 36 x 84 inch surface area.
- B. Maximum Vertical Distortion (Bow): 1/8 inch measured with straight edge or taught string, top to bottom, over an imaginary 36 x 84 inch surface area.
- C. Maximum Width Distortion (Cup): 1/8 inch measured with straight edge or taught string, edge to edge, over an imaginary 36 x 84 inch surface area.

3.04 ADJUSTING
- A. Adjust door for smooth and balanced door movement.

END OF SECTION 08211

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SECTION 08410

ALUMINUM ENTRANCES AND CURTAIN WALL

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Aluminum doors and frames.
B. Curtain Wall frame and glass, (Assemblies over 12'-0" HGT)
C. Door hardware including power operator system.
D. IECC 2015 energy requirements **U-Value .60 Min., SHGC .25 Min.**
E. Integral air and vapor barrier.
F. Perimeter sealant.

1.02 SYSTEM DESCRIPTION

A. Aluminum entrances, storefront system and curtain wall system includes tubular aluminum sections with supplementary internal support framing, shop fabricated, factory prefinished, vision glass, related flashings, anchorage and attachment devices.

1.03 PERFORMANCE REQUIREMENTS

A. Design and size components to withstand dead and live loads caused by positive and negative wind pressure acting normal to plane of wall as calculated in accordance with codes.
B. Limit mullion deflection to flexure limit of glass; with full recovery of glazing materials.
C. System to accommodate, without damage to components or deterioration of seals, movement within system, movement between system and peripheral construction, dynamic loading and release of loads, deflection of structural support framing.
D. Limit air leakage through assembly to 0.06 cfm/min/sq. ft. of wall area, measured at a reference differential pressure across assembly of psf as measured in accordance with AAMA 501.
E. Water Leakage: None, when measured in accordance with AAMA 501 with a test pressure difference of 2.86 lbs/sq. ft.
F. Maintain continuous air and vapor barrier throughout assembly, primarily in line with inside pane of glass and heel bead of glazing compound.
G. System to provide for expansion and contraction within system components caused by a cycling temperature range of 170 degrees F over a 12 hour period without causing detrimental affect to system components.
H. Drain water entering joints, condensation occurring in glazing channels, or migrating moisture occurring within system, to the exterior by a weep drainage network.

1.04 SUBMITTALS

A. Shop Drawings: Indicate system dimensions, framed opening requirements and tolerances, affected related Work and expansion and contraction joint location and details.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Deliver, store, protect and handle products to site.
B. Protect pre-finished aluminum surfaces. Do not use adhesive papers or sprayed coatings which bond when exposed to sunlight or weather.

1.06 ENVIRONMENTAL REQUIREMENTS

A. Do not install sealants when ambient temperature is less than 40 degrees F during and 48 hours after installation.

1.07 FIELD MEASUREMENTS

A. Verify that field measurements are as indicated on shop drawings.

1.08 WARRANTY

A. Provide three year warranty.
B. Warranty: Include coverage for complete system for failure to meet specified requirements.

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PART 2 PRODUCTS

2.01 MANUFACTURERS
- A. Storefront System
  1. Manko – 2450 series, Door series 150 H Wide Style. All windows to have sub-sill, head and jamb receptors.
  2. Other acceptable manufacturers offering equivalent Products.
     a. Kawneer.
     b. Amarlite.
     c. EFCO.
  3. Substitutions: Under provisions of the General Requirements.

2.02 MATERIALS
- A. Extruded Aluminum: ANSI/ASTM B221; 6063 alloy, T5 temper. Color: **Dark Bronze.**
- B. Steel Sections: ANSI/ASTM A36; shaped to suit mullion sections.
- C. Fasteners: Galvanized steel.

2.03 COMPONENTS
- A. Storefront Frame: 4 1/2 x 2 inch nominal dimension; glazing stops; drainage holes; internal weep drainage system. **Subsill with end dams are required.**
- C. Doors: 2 inches thick, 5-inch wide top rail, 5-inch wide vertical stiles, 10-inch wide bottom rail; square glazing stops.
- D. Flashings: Aluminum, finish to match mullion sections where exposed.

2.04 GLASS AND GLAZING MATERIALS
- A. Glass and Glazing Materials: As specified in Section 08800 of types described below:
  1. Glass at Exterior and several Interior Lights (reference drawings): 1-inch insulated type Tinted as Selected from Manufacturers standard samples. Tempered where required by Building codes, **Low-E coating, U-Value .35 Min., SHGC .25 Min.**
  3. Spandrel Glass at some Exterior Lights (reference drawings): 1-inch insulated type, fully colored or tinted to match others, although non-visual or see-through.

2.05 SEALANT MATERIALS
- A. Sealant and Backing Materials: As specified in Section 07900.

2.06 HARDWARE
- A. Weather Stripping, Sill Sweep Strips, Thresholds, Hinges, Tubular Pull Handles, Panic Device, Closer: Manufacturers' standard type to suit application, and finish, all provided by storefront manufacturer / supplier.

2.07 FABRICATION
- A. Fabricate components with minimum clearances and shim spacing around perimeter of assembly, yet enabling installation and dynamic movement of perimeter seal.
- B. Accurately fit and secure joints and corners. Make joints flush, hairline, and weatherproof.
- C. Prepare components to receive anchor devices. Fabricate anchors.
- D. Arrange fasteners and attachments to conceal from view.
- E. Prepare components with internal reinforcement for door hardware and door operator hinge hardware.
- F. Reinforce framing members for imposed loads.

2.08 FINISHES
- A. Finish coatings to conform to AAMA
- B. **Exposed Aluminum Surfaces: Dark Bronze**.

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PART 3 EXECUTION

3.01 EXAMINATION

A. Verify site opening conditions.
B. Verify dimensions, tolerances, and method of attachment with other work.
C. Verify wall openings and adjoining air and vapor seal materials are ready to receive work of this Section.

3.02 INSTALLATION

A. Install wall system in accordance with manufacturer's instructions and AAMA - Metal Curtain Wall, Window, Store Front and Entrance - Guide Specifications Manual.
B. Attach to structure to permit sufficient adjustment to accommodate construction tolerances and other irregularities.
C. Provide alignment attachments and shims to permanently fasten system to building structure.
D. Align assembly plumb and level, free of warp or twist. Maintain assembly dimensional tolerances, aligning with adjacent work.
E. Provide thermal isolation where components penetrate or disrupt building insulation.
F. Install sill flashings and manufacturer's standard subsill, head and jamb systems.
G. Coordinate attachment and seal of perimeter air and vapor barrier materials.
H. Pack fibrous insulation in shim spaces at perimeter of assembly to maintain continuity of thermal barrier.
I. Set thresholds in bed of mastic and secure.
J. Install hardware using templates provided.
K. Install glass in accordance with Section 08800, to glazing method required to achieve performance criteria.
L. Install perimeter sealant to method required to achieve performance criteria, backing materials, and installation criteria in accordance with Section 07900.

3.03 TOLERANCES

A. Maximum Variation from Plumb: 0.06 inches every 3 ft non-cumulative or 1/16 inches per 10 feet, whichever is less.
B. Maximum Misalignment of Two Adjoining Members Abutting in Plane: 1/32 inch.

3.04 ADJUSTING

A. Adjust operating hardware and sash for smooth operation.

3.05 CLEANING

A. Remove protective material from prefinished aluminum surfaces.
B. Wash down surfaces with a solution of mild detergent in warm water, applied with soft, clean wiping cloths. Take care to remove dirt from corners. Wipe surfaces clean.
C. Remove excess sealant by method acceptable to sealant manufacturer.

3.06 PROTECTION OF FINISHED WORK

A. Protect finished Work from damage.

END OF SECTION 08410

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PRESERVATION BRIEFS 13

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The Repair and Thermal Upgrading of Historic Steel Windows

- Historical Development
- Evaluation
- Typical Rolled Steel Windows
- Routine Maintenance
- Repair
- Weatherization
- Window Replacement
- Summary

The Secretary of the Interior's "Standards for Rehabilitation" require that where historic windows are individually significant features, or where they contribute to the character of significant facades, their distinguishing visual qualities must not be destroyed. Further, the rehabilitation guidelines recommend against changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which radically change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.

Windows are among the most vulnerable features of historic buildings undergoing rehabilitation. This is especially the case with rolled steel windows, which are often mistakenly not deemed worthy of preservation in the conversion of old buildings to new uses. The ease with which they can be replaced and the mistaken assumption that they cannot be made energy efficient except at great expense are factors that typically lead to the decision to remove them.

In many cases, however, repair and retrofit of the historic windows are more economical than wholesale replacement, and all too often, replacement units are unlike the originals in design and appearance. If the windows are important in establishing the historic character of the building, insensitively designed replacement windows may diminish—or destroy—the building's historic character.

This Brief identifies various types of historic steel windows that dominated the metal window market from 1890-1950. It then gives criteria for evaluating deterioration and for determining appropriate treatment, ranging from routine maintenance and weatherization to extensive repairs, so that replacement may be avoided where possible.[1] This information applies to do-it-yourself jobs and to large rehabilitations where the volume of work warrants the removal of all window units for complete overhaul by professional contractors.

This Brief is not intended to promote the repair of ferrous metal windows in every case, but rather to ensure that preservation is always the first consideration in a rehabilitation project. Some windows are not important elements in defining a building's historic character; others are highly significant, but so deteriorated that repair is infeasible. In such cases, the Brief offers guidance in evaluating appropriate replacement windows.

Historical Development

Although metal windows were available as early as 1860 from catalogues published by architectural supply firms, they did not become popular until after 1890. Two factors combined to account for the shift from wooden to metal windows about that time. Technology borrowed from the rolling industry permitted the mass production of rolled steel windows. This technology made metal windows cost competitive with conventional wooden windows. In addition, a series of devastating urban fires in Boston, Baltimore, Philadelphia, and San Francisco led to the enactment of strict fire codes for industrial and multi-story commercial and office buildings.

As in the process of making rails for railroads, rolled steel windows were made by passing hot bars of steel through progressively smaller, shaped rollers until the appropriate angled configuration was achieved. The rolled steel sections, generally 1/8" thick and 1" - 1-1/2" wide, were used for all the components of the windows: sash, frame, and subframe. With the addition of wire glass, a fire-resistant window resulted. These rolled steel windows are almost exclusively found in masonry or concrete buildings.

A by-product of the fire-resistant window was the strong metal frame that permitted the installation of larger windows and windows in series. The ability to have expansive amounts of glass and increased

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ventilation dramatically changed the designs of late 19th and early 20th century industrial and commercial buildings.

The newly available, reasonably priced steel windows soon became popular for reasons of cost and fire-resistant qualities. They were standardized, extremely durable, and easily transported. These qualities led to the use of steel windows in every type of construction, from simple industrial and institutional buildings to luxury commercial and apartment buildings. Casement, double-hung, pivot, projecting, austral, and continuous windows differed in operating and ventilating capacities. In addition, the thin profiles of metal windows contributed to the streamlined appearance of the Art Deco, Art Modern, and International Styles, among others.

The extensive use of rolled steel metal windows continued until after World War II when cheaper, noncorroding aluminum windows became increasingly popular. While aluminum windows dominate the market today, steel windows are still fabricated. Should replacement of original windows become necessary, replacement windows may be available from the manufacturers of some of the earliest steel windows. Before an informed decision can be made whether to repair or replace metal windows, however, the significance of the windows must be determined and their physical condition assessed.

Evaluation

Historic and Architectural Considerations

An assessment of the significance of the windows should begin with a consideration of their function in relation to the building's historic use and its historic character. Windows that help define the building's historic character should be preserved even if the building is being converted to a new use. For example, projecting steel windows used to introduce light and an effect of spaciousness to a warehouse or industrial plant can be retained in the conversion of such a building to offices or residences.

Other elements in assessing the relative importance of the historic windows include the design of the windows and their relationship to the scale, proportion, detailing and architectural style of the building. While it may be easy to determine the aesthetic value of highly ornamented windows, or to recognize the importance of streamlined windows as an element of a style, less elaborate windows can also provide strong visual interest by their small panes or projecting planes when open, particularly in simple, unadorned industrial buildings.

One test of the importance of windows to a building is to ask if the overall appearance of the building would be changed noticeably if the windows were to be removed or radically altered. If so, the windows are important in defining the building's historic character, and should be repaired if their physical condition permits.

Physical Evaluation

Steel window repair should begin with a careful evaluation of the physical condition of each unit. Either drawings or photographs, liberally annotated, may be used to record the location of each window, the type of operability, the condition of all three parts—sash, frame and subframe—and the repairs essential to its continued use.

Specifically, the evaluation should include: presence and degree of corrosion; condition of paint; deterioration of the metal sections, including bowing, misalignment of the sash, or bent sections; condition of the glass and glazing compound; presence and condition of all hardware, screws, bolts, and hinges; and condition of the masonry or concrete surrounds, including need for caulking or resetting of improperly sloped sills.

Corrosion, principally rusting in the case of steel windows, is the controlling factor in window repair; therefore, the evaluator should first test for its presence. Corrosion can be light, medium, or heavy, depending on how much the rust has penetrated the metal sections. If the rusting is merely a surface accumulation or flaking, then the corrosion is light. If the rusting has penetrated the metal (indicated by a bubbling texture), but has not caused any structural damage, then the corrosion is medium. If the rust has penetrated deep into the metal, the corrosion is heavy. Heavy corrosion generally results in some form of structural damage, through delamination, to the metal section, which must then be patched or spliced.

A sharp probe or tool, such as an ice pick, can be used to determine the extent of corrosion in the metal. If the probe can penetrate the surface of the metal and brittle strands can be dug out, then a high degree of corrosive deterioration is present.

In addition to corrosion, the condition of the paint, the presence of bowing or misalignment of metal sections, the amount of glass needing replacement, and the condition of the masonry or concrete surrounds must be assessed in the evaluation process. These are key factors in determining whether or

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not the windows can be repaired in place. The more complete the inventory of existing conditions, the easier it will be to determine whether repair is feasible or whether replacement is warranted.

Rehabilitation Work Plan

Following inspection and analysis, a plan for the rehabilitation can be formulated. The actions necessary to return windows to an efficient and effective working condition will fall into one or more of the following categories: routine maintenance, repair, and weatherization. The routine maintenance and weatherization measures described here are generally within the range of do-it-yourselfers. Other repairs, both moderate and major, require a professional contractor. Major repairs normally require the removal of the window units to a workshop, but even in the case of moderate repairs, the number of windows involved might warrant the removal of all the deteriorated units to a workshop in order to realize a more economical repair price. Replacement of windows should be considered only as a last resort.

Since moisture is the primary cause of corrosion in steel windows, it is essential that excess moisture be eliminated and that the building be made as weathertight as possible before any other work is undertaken. Moisture can accumulate from cracks in the masonry, from spalling mortar, from leaking gutters, from air conditioning condensation runoff, and from poorly ventilated interior spaces.

Finally, before beginning any work, it is important to be aware of health and safety risks involved. Steel windows have historically been coated with lead paint. The removal of such paint by abrasive methods will produce toxic dust. Therefore, safety goggles, a toxic dust respirator, and protective clothing should be worn. Similar protective measures should be taken when acid compounds are used. Local codes may govern the methods of removing lead paints and proper disposal of toxic residue.

Typical Rolled Steel Windows

DOUBLE-HUNG industrial windows duplicated the look of traditional wooden windows. Metal double-hung windows were early examples of a building product adapted to meet stringent new fire code requirements for manufacturing and high-rise buildings in urban areas. Soon supplanted in industrial buildings by less expensive pivot windows, double-hung metal windows regained popularity in the 1940s for use in speculative suburban housing.

PIVOT windows were an early type of industrial window that combined inexpensive first cost and low maintenance. Pivot windows became standard for warehouses and power plants where the lack of screens was not a problem. The window shown here is a horizontal pivot. Windows that turned about a vertical axis were also manufactured (often of iron). Such vertical pivots are rare today.

PROJECTING windows, sometimes called awning or hopper windows, were perfected in the 1920s for industrial and institutional buildings. They were often used in "combination" windows, in which upper panels opened out and lower panels opened in. Since each movable panel projected to one side of the frame only, unlike pivot windows, for example, screens could be introduced.

AUSTRAL windows were also a product of the 1920s. They combined the appearance of the double-hung window with the increased ventilation and ease of operation of the projected window. (When fully opened, they provided 70% ventilation as compared to 50% ventilation for double-hung windows.) Austral windows were often used in schools, libraries and other public buildings.

CASEMENT windows adapted the English tradition of using wrought iron casements with leaded cames for residential use. Rolled steel casements (either single, as shown, or paired) were popular in the 1920s for cottage style residences and Gothic style campus architecture. More streamlined casements were popular in the 1930s for institutional and small industrial buildings.

CONTINUOUS windows were almost exclusively used for industrial buildings requiring high overhead lighting. Long runs of clerestory windows operated by mechanical tension rod gears were typical. Long banks of continuous windows were possible because the frames for such windows were often structural elements of the building.

Routine Maintenance

A preliminary step in the routine maintenance of steel windows is to remove surface dirt and grease in order to ascertain the degree of deterioration, if any. Such minor cleaning can be accomplished using a brush or vacuum followed by wiping with a cloth dampened with mineral spirits or denatured alcohol.

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If it is determined that the windows are in basically sound condition, the following steps can be taken:

1. removal of light rust, flaking and excessive paint;
2. priming of exposed metal with a rust-inhibiting primer;
3. replacement of cracked or broken glass and glazing compound;
4. replacement of missing screws or fasteners;
5. cleaning and lubrication of hinges;
6. repainting of all steel sections with two coats of finish paint compatible with the primer; and
7. caulking the masonry surrounds with a high quality elastomeric caulk.

Recommended methods for removing light rust include manual and mechanical abrasion or the application of chemicals. Burning off rust with an oxyacetylene or propane torch, or an inert gas welding gun, should never be attempted because the heat can distort the metal. In addition, such intense heat (often as high as 3800 deg. F) vaporizes the lead in old paint, resulting in highly toxic fumes. Furthermore, such heat will likely result in broken glass. Rust can best be removed using a wire brush, an aluminum oxide sandpaper, or a variety of power tools adapted for abrasive cleaning such as an electric drill with a wire brush or a rotary whip attachment. Adjacent sills and window jambs may need protective shielding.

Rust can also be removed from ferrous metals by using a number of commercially prepared anticorrosive acid compounds. Effective on light and medium corrosion, these compounds can be purchased either as liquids or gels. Several bases are available, including phosphoric acid, ammonium citrate, oxalic acid and hydrochloric acid. Hydrochloric acid is generally not recommended; it can leave chloride deposits, which cause future corrosion. Phosphoric acid-based compounds do not leave such deposits, and are therefore safer for steel windows. However, any chemical residue should be wiped off with damp cloths, then dried immediately. Industrial blow-dryers work well for thorough drying. The use of running water to remove chemical residue is never recommended because the water may spread the chemicals to adjacent surfaces, and drying of these surfaces may be more difficult. Acid cleaning compounds will stain masonry; therefore plastic sheets should be taped to the edge of the metal sections to protect the masonry surrounds. The same measure should be followed to protect the glazing from etching because of acid contact.

Measures that remove rust will ordinarily remove flaking paint as well. Remaining loose or flaking paint can be removed with a chemical paint remover or with a pneumatic needle scaler or gun, which comes with a series of chisel blades and has proven effective in removing flaking paint from metal windows. Well-bonded paint may serve to protect the metal further from corrosion, and need not be removed unless paint buildup prevents the window from closing tightly. The edges should be feathered by sanding to give a good surface for repainting.

Next, any ***bare metal*** should be wiped with a cleaning solvent such as denatured alcohol, and dried immediately in preparation for the application of an anticorrosive primer. Since corrosion can recur very soon after metal has been exposed to the air, the metal should be primed immediately after cleaning. Spot priming may be required periodically as other repairs are undertaken. Anticorrosive primers generally consist of oil-alkyd based paints rich in zinc or zinc chromate.[2] Red lead is no longer available because of its toxicity. All metal primers, however, are toxic to some degree and should be handled carefully. Two coats of primer are recommended. Manufacturer's recommendations should be followed concerning application of primers.

Repair

Repair in Place

The maintenance procedures described above will be insufficient when corrosion is extensive, or when metal window sections are misaligned. Medium to heavy corrosion that has not done any structural damage to the metal sections can be removed either by using the chemical cleaning process described under "Routine Maintenance" or by sandblasting. Since sandblasting can damage the masonry surrounds and crack or cloud the glass, metal or plywood shields should be used to protect these materials. The sandblasting pressure should be low, 80-100 pounds per square inch, and the grit size should be in the range of #10–#45. Glass peening beads (glass pellets) have also been successfully used in cleaning steel sections. While sandblasting equipment comes with various nozzle sizes, pencil-point blasters are most useful because they give the operator more effective control over the direction of the spray. The small aperture of the pencil-point blaster is also useful in removing dried putty from the metal sections that hold the glass. As with any cleaning technique, once the bare metal is exposed to air, it should be primed as soon as possible. This includes the inside rabbeted section of sash where glazing putty has been removed. To reduce the dust, some local codes allow only wet blasting. In this case, the metal must be dried immediately, generally with a blow drier (a step that the owner should consider when

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calculating the time and expense involved). Either form of sandblasting metal covered with lead paints produces toxic dust. Proper precautionary measures should be taken against toxic dust and silica particles.

Bent or bowed metal sections may be the result of damage to the window through an impact or corrosive expansion. If the distortion is not too great, it is possible to re-align the metal sections without removing the window to a metal fabricator's shop. The glazing is generally removed and pressure is applied to the bent or bowed section. In the case of a muntin, a protective 2 x 4 wooden bracing can be placed behind the bent portion and a wire cable with a winch can apply progressively more pressure over several days until the section is realigned. The 2 x 4 bracing is necessary to distribute the pressure evenly over the damaged section. Sometimes a section, such as the bottom of the frame, will bow out as a result of pressure exerted by corrosion and it is often necessary to cut the metal section to relieve this pressure prior to pressing the section back into shape and making a welded repair.

Once the metal sections have been cleaned of all corrosion and straightened, small holes and uneven areas resulting from rusting should be filled with a patching material and sanded smooth to eliminate pockets where water can accumulate. A patching material of steel fibers and an epoxy binder may be the easiest to apply. This steel-based epoxy is available for industrial steel repair; it can also be found in auto body patching compounds or in plumber's epoxy. As with any product, it is important to follow the manufacturer's instructions for proper use and best results. The traditional patching technique—melting steel welding rods to fill holes in the metal sections—may be difficult to apply in some situations; moreover, the window glass must be removed during the repair process, or it will crack from the expansion of the heated metal sections. After these repairs, glass replacement, hinge lubrication, painting, and other cosmetic repairs can be undertaken as necessary.

To complete the checklist for routine maintenance, cracked glass, deteriorated glazing compound, missing screws, and broken fasteners will have to be replaced; hinges cleaned and lubricated; the metal windows painted, and the masonry surrounds caulked. If the glazing must be replaced, all clips, glazing beads, and other fasteners that hold the glass to the sash should be retained, if possible, although replacements for these parts are still being fabricated. When bedding glass, use only glazing compound formulated for metal windows. To clean the hinges (generally brass or bronze), a cleaning solvent and fine bronze wool should be used. The hinges should then be lubricated with a non-greasy lubricant specially formulated for metals and with an anticorrosive agent. These lubricants are available in a spray form and should be used periodically on frequently opened windows.

Final painting of the windows with a paint compatible with the anticorrosive primer should proceed on a dry day. (Paint and primer from the same manufacturer should be used.) Two coats of finish paint are recommended if the sections have been cleaned to bare metal. The paint should overlap the glass slightly to insure weathertightness at that connection. Once the paint dries thoroughly, a flexible exterior caulk can be applied to eliminate air and moisture infiltration where the window and the surrounding masonry meet.

Caulking is generally undertaken after the windows have received at least one coat of finish paint. The perimeter of the masonry surround should be caulked with a flexible elastomeric compound that will adhere well to both metal and masonry. The caulking used should be a type intended for exterior application, have a high tolerance for material movement, be resistant to ultraviolet light, and have a minimum durability of 10 years. Three effective compounds (taking price and other factors into consideration) are polyurethane, vinyl acrylic, and butyl rubber. In selecting a caulking material for a window retrofit, it is important to remember that the caulking compound may be covering other materials in a substrate. In this case, some compounds, such as silicone, may not adhere well. Almost all modern caulking compounds can be painted after curing completely. Many come in a range of colors, which eliminates the need to paint. If colored caulking is used, the windows should have been given two coats of finish paint prior to caulking.

Repair in Workshop

Damage to windows may be so severe that the window sash and sometimes the frame must be removed for cleaning and extensive rust removal, straightening of bent sections, welding or splicing in of new sections, and reglazing. These major and expensive repairs are reserved for highly significant windows that cannot be replaced; the procedures involved should be carried out only by skilled workmen.

As part of the orderly removal of windows, each window should be numbered and the parts labeled. The operable metal sash should be dismantled by removing the hinges; the fixed sash and, if necessary, the frame can then be unbolted or unscrewed. (The subframe is usually left in place. Built into the masonry surrounds, it can only be cut out with a torch.) Hardware and hinges should be labeled and stored together.

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The two major choices for removing flaking paint and corrosion from severely deteriorated windows are dipping in a chemical bath or sandblasting. Both treatments require removal of the glass. If the windows are to be dipped, a phosphoric acid solution is preferred, as mentioned earlier. While the dipping method is good for fairly evenly distributed rust, deep set rust may remain after dipping. For that reason, sandblasting is more effective for heavy and uneven corrosion. Both methods leave the metal sections clean of residual paint. As already noted, after cleaning has exposed the metal to the air, it should be primed immediately after drying with an anticorrosive primer to prevent rust from recurring. Sections that are seriously bent or bowed must be straightened with heat and applied pressure in a workshop. Structurally weakened sections must be cut out, generally with an oxyacetylene torch, and replaced with sections welded in place and the welds ground smooth. Finding replacement metal sections, however, may be difficult. While most rolling mills are producing modern sections suitable for total replacement, it may be difficult to find an exact profile match for a splicing repair. The best source of rolled metal sections is from salvaged windows, preferably from the same building. If no salvaged windows are available, two options remain. Either an ornamental metal fabricator can weld flat plates into a built-up section, or a steel plant can mill bar steel into the desired profile.

While the sash and frame are removed for repair, the subframe and masonry surrounds should be inspected. This is also the time to reset sills or to remove corrosion from the subframe, taking care to protect the masonry surrounds from damage.

Missing or broken hardware and hinges should be replaced on all windows that will be operable. Salvaged windows, again, are the best source of replacement parts. If matching parts cannot be found, it may be possible to adapt ready-made items. Such a substitution may require filling existing holes with steel epoxy or with plug welds and tapping in new screw holes. However, if the hardware is a highly significant element of the historic window, it may be worth having reproductions made.

Weatherization

Historic metal windows are generally not energy efficient; this has often led to their wholesale replacement. Metal windows can, however, be made more energy efficient in several ways, varying in complexity and cost. Caulking around the masonry openings and adding weather-stripping, for example, can be do-it-yourself projects and are important first steps in reducing air infiltration around the windows. They usually have a rapid payback period. Other treatments include applying fixed layers of glazing over the historic windows, adding operable storm windows, or installing thermal glass in place of the existing glass. In combination with caulking and weather-stripping, these treatments can produce energy ratings rivaling those achieved by new units.[3]

Weather stripping

The first step in any weatherization program, caulking, has been discussed above under "Routine Maintenance." The second step is the installation of weather-stripping where the operable portion of the sash, often called the ventilator, and the fixed frame come together to reduce perimeter air infiltration. Four types of weather-stripping appropriate for metal windows are spring-metal, vinyl strips, compressible foam tapes, and sealant beads. The spring-metal, with an integral friction fit mounting clip, is recommended for steel windows in good condition. The clip eliminates the need for an applied glue; the thinness of the material insures a tight closure. The weather-stripping is clipped to the inside channel of the rolled metal section of the fixed frame. To insure against galvanic corrosion between the weather-stripping (often bronze or brass), and the steel window, the window must be painted prior to the installation of the weather-stripping. This weather-stripping is usually applied to the entire perimeter of the window opening, but in some cases, such as casement windows, it may be best to avoid weather-stripping the hinge side. The natural wedging action of the weather-stripping on the three sides of the window often creates an adequate seal.

Vinyl weather-stripping can also be applied to metal windows. Folded into a "V" configuration, the material forms a barrier against the wind. Vinyl weather-stripping is usually glued to the frame, although some brands have an adhesive backing. As the vinyl material and the applied glue are relatively thick, this form of weather-stripping may not be appropriate for all situations.

Compressible foam tape weather-stripping is often best for large windows where there is a slight bending or distortion of the sash. In some very tall windows having closure hardware at the sash midpoint, the thin sections of the metal window will bow away from the frame near the top. If the gap is not more than 1/4", foam weather-stripping can normally fill the space. If the gap exceeds this, the window may need to be realigned to close more tightly. The foam weather-stripping comes either with an adhesive or plain back; the latter variety requires application with glue. Compressible foam requires more frequent replacement than either spring-metal or vinyl weather-stripping.

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A fourth type of successful weather-stripping involves the use of a caulking or sealant bead and a polyethylene bond breaker tape. After the window frame has been thoroughly cleaned with solvent, permitted to dry, and primed, a neat bead of low modulus (firm setting) caulk, sealant bead, is applied. A bond breaker tape is then applied to the operable sash covering the metal section where contact will occur. The window is then closed until the sealant has set (27 days, depending on temperature and humidity). When the window is opened, the bead will have taken the shape of the air infiltration gap and the bond breaker tape can be removed. This weather-stripping method appears to be successful for all types of metal windows with varying degrees of air infiltration.
Since the several types of weather-stripping are appropriate for different circumstances, it may be necessary to use more than one type on any given building. Successful weather-stripping depends upon using the thinnest material adequate to fill the space through which air enters. Weather-stripping that is too thick can spring the hinges, thereby resulting in more gaps.

Appropriate Types of Weather-stripping for Metal Windows

SPRING-METAL comes in bronze, brass or stainless steel with an integral friction fit clip. The weather-stripping is applied after the repaired windows are painted to avoid galvanic corrosion. This type of thin weather-stripping is intended for windows in good condition.
VINYL STRIPS are scored and fold into a "V" configuration. Applied adhesive is necessary which will increase the thickness of the weather-stripping, making it inappropriate for some situations. The weather-stripping is generally applied to the window after painting.
Closed cell **FOAM TAPE** comes either with or without an adhesive backing. It is effective for windows with a gap of approximately 1/4" and is easy to install. However, this type of weather-stripping will need frequent replacement on windows in regular use. The metal section should be cleaned of all dirt and grease prior to its application.
SEALANT BEAD. This very effective type of weather-stripping involves the application of a clean bead of firm setting caulk on the primed frame with a polyethelene bond breaker tape on the operable sash. The window is then closed until the bead has set and takes the form of the gap. The sash is then opened and the tape is removed leaving the set caulk as the weather-stripping.

Thermal Glazing

Another weatherization treatment is to install an additional layer of glazing to improve the thermal efficiency of the existing window. The decision to pursue this treatment should proceed from careful analysis. Each of the most common techniques for adding a layer of glazing will affect approximately the same energy savings (approximately double the original insulating value of the windows); therefore, cost and aesthetic considerations usually determine the choice of method. Methods of adding a layer of glazing to improve thermal efficiency include adding a new layer of transparent material to the window; adding a separate storm window; and replacing the single layer of glass in the window with thermal glass.
The least expensive of these options is to install a clear material (usually rigid sheets of acrylic or glass) over the original window. The choice between acrylic and glass is generally based on cost, ability of the window to support the material, and long-term maintenance outlook. If the material is placed over the entire window and secured to the frame, the sash will be inoperable. If the continued use of the window is important (for ventilation or for fire exits), separate panels should be affixed to the sash without obstructing operability. Glass or acrylic panels set in frames can be attached using magnetized gaskets, interlocking material strips, screws or adhesives. Acrylic panels can be screwed directly to the metal windows, but the holes in the acrylic panels should allow for the expansion and contraction of this material. A compressible gasket between the prime sash and the storm panel can be very effective in establishing a thermal cavity between glazing layers. To avoid condensation, 1/8" cuts in a top corner and diagonally opposite bottom corner of the gasket will provide a vapor bleed, through which moisture can evaporate. (Such cuts, however, reduce thermal performance slightly.) If condensation does occur, however, the panels should be easily removable in order to wipe away moisture before it causes corrosion.
The second method of adding a layer of glazing is to have independent storm windows fabricated. (Pivot and austral windows, however, which project on either side of the window frame when open, cannot easily be fitted with storm windows and remain operational.) The storm window should be compatible with the original sash configuration. For example, in paired casement windows, either specially fabricated storm casement windows or sliding units in which the vertical meeting rail of the slider reflects the configuration of the original window should be installed. The decision to place storm windows on the inside or outside of the window depends on whether the historic window opens in or out, and on the visual impact the addition of storm windows will have on the building. Exterior storm windows, however, can serve another purpose besides saving energy: they add a layer of protection against air

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pollutants and vandals, although they will partially obscure the prime window. For highly significant windows this protection can determine the choice of exterior rather then interior storm windows.
The third method of installing an added layer of glazing is to replace the original glazing with thermal glass. Except in rare instances in which the original glass is of special interest (as with stained or figured glass), the glass can be replaced if the hinges can tolerate the weight of the additional glass. The rolled metal sections for steel windows are generally from 1" 1-1/2" thick. Sash of this thickness can normally tolerate thermal glass, which ranges from 3/8" 5/8". (Metal glazing beads, readily available, are used to reinforce the muntins, which hold the glass.) This treatment leaves the window fully operational while preserving the historic appearance. It is, however, the most expensive of the treatments discussed here.

Window Replacement

Repair of historic windows is always preferred within a rehabilitation project. Replacement should be considered only as a last resort. However, when the extent of deterioration or the unavailability of replacement sections renders repair impossible, replacement of the entire window may be justified.
In the case of significant windows, replacement in kind is essential in order to maintain the historic character of the building. However, for less significant windows, replacement with compatible new windows may be acceptable. In selecting compatible replacement windows, the material, configuration, color, operability, number and size of panes, profile and proportion of metal sections, and reflective quality of the original glass should be duplicated as closely as possible.
A number of metal window manufacturing companies produce rolled steel windows. While stock modern window designs do not share the multi-pane configuration of historic windows, most of these manufacturers can reproduce the historic configuration if requested, and the cost is not excessive for large orders. Some manufacturers still carry the standard pre-World War II multi-light windows using the traditional 12" x 18" or 14" x 20" glass sizes in industrial, commercial, security, and residential configurations. In addition, many of the modern steel windows have integral weather-stripping, thermal break construction, durable vinyl coatings, insulating glass, and other desirable features.
Windows manufactured from other materials generally cannot match the thin profiles of the rolled steel sections. Aluminum, for example, is three times weaker than steel and must be extruded into a boxlike configuration that does not reflect the thin historic profiles of most steel windows. Wooden and vinyl replacement windows generally are not fabricated in the industrial style, nor can they reproduce the thin profiles of the rolled steel sections, and consequently are generally not acceptable replacements.
For product information on replacement windows, the owner, architect, or contractor should consult manufacturers' catalogues, building trade journals, or the Steel Window Institute, 1230 Keith Building, Cleveland, Ohio 44115.

Summary

The National Park Service recommends the retention of significant historic metal windows whenever possible. Such windows, which can be a character-defining feature of a historic building, are too often replaced with inappropriate units that impair rather than complement the overall historic appearance.
The repair and thermal upgrading of historic steel windows is more practicable than most people realize. Repaired and properly maintained metal windows have greatly extended service lives. They can be made energy efficient while maintaining their contribution to the historic character of the building.

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SECTION 08710

DOOR HARDWARE

PART 1 GENERAL

1.01 SECTION INCLUDES
- A. Hardware for wood, hollow steel, metal insulated and aluminum doors.
- B. Thresholds.
- C. Weatherstripping, seals and door gaskets.

1.03 REFERENCES
- A. ANSI A117.1 - Specifications for Making Buildings and Facilities Accessible to and Usable by Physically Handicapped People.

1.04 OPERATION AND MAINTENANCE DATA
- A. Maintenance Data: Include data on operating hardware, lubrication requirements, and inspection procedures related to preventative maintenance.

1.05 QUALIFICATIONS
- A. Manufacturer: Company specializing in manufacturing the Products specified in this section with minimum 3 years' documented experience.
- B. Hardware Supplier: Company specializing in supplying commercial door hardware with 3 years' documented experience approved by manufacturer.

1.06 DELIVERY, STORAGE, AND HANDLING
- A. Deliver, store, protect and handle products to site.
- B. Package hardware items individually; label and identify each package with door opening code to match hardware schedule.
- C. Deliver keys to Owner by security shipment direct from hardware supplier.

1.07 WARRANTY
- A. Provide five year warranty.

1.08 MAINTENANCE MATERIALS
- A. Provide special wrenches and tools applicable to each different or special hardware component.
- B. Provide maintenance tools and accessories supplied by hardware component manufacturer.

PART 2 PRODUCTS

2.01 KEYING
- A. Door Locks: Master keyed. Include construction keying, and key to existing keying system.

2.02 HNGES
- A. Butts and Hinges: BHMA A156.1.
- B. Template Hinge Dimensions: BHMA A156.7.
- C. Manufacturers:
  1. Baldwin Hardware Corporation (BH).
  2. Bommer Industries, Inc. (BI).
  3. Cal-Royal Products, Inc. (CRP).
  4. Hager Companies (HAG).
  5. Lawrence Brothers, Inc. (LB).
  6. McKinney Products Company; an ASSA ABLOY Group company (MCK).
  7. PBB, Inc. (PBB).
  8. Stanley Commercial Hardware; Div. of The Stanley Works (STH).

2.03 LOCKS AND LATCHES, GENERAL
- A. Accessibility Requirements: Comply with accessibility requirements, comply with the U.S. Architectural & Transportation Barriers Compliance Board's "Americans with Disabilities Act (ADA), Accessibility Guidelines for Buildings and Facilities (ADAAG)." ANSI A117.1. FED-STD- 795, "Uniform Federal Accessibility Standards."
  1. Provide operating devices that do not require tight grasping, pinching, or twisting of the wrist and that operate with a force of not more than 5 lbf (22 N).

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B. Latches and Locks for Means of Egress Doors: Comply with NFPA 101. Latches shall not require more than 15 lbf (67 N) to release the latch. Locks shall not require use of a key, tool, or special knowledge for operation.

2.04 MECHANICAL LOCKS AND LATCHES

A. Lock Functions: Function numbers and descriptions indicated in door hardware sets comply with the following:
1. Bored Locks: BHMA A156.2.
2. Mortise Locks: BHMA A156.13.
3. Interconnected Locks: BHMA A156.12.

B. Bored Locks:
1. Manufacturers:
a. Best Access Systems; Div. of The Stanley Works (BAS).
b. Corbin Russwin Architectural Hardware; an ASSA ABLOY Group company (CR).
c. SARGENT Manufacturing Company; an ASSA ABLOY Group company (SGT).
d. Schlage Commercial Lock Division; an Ingersoll-Rand Company (SCH).
e. Yale Commercial Locks and Hardware; an ASSA ABLOY Group company (YAL).

C. Finishes:
1. At Apartment Entry doors – **Stain Brass**
2. At Apartment Interiors – **Satin Nickel**

2.05 KEYING

A. Keying System: Factory registered, complying with guidelines in BHMA A156.28, Appendix A. Incorporate decisions made in keying conference, and as follows:
1. Master Key System: Cylinders are operated by a change key and a master key.

B. Keys: Nickel silver.
1. Quantity: In addition to one extra key blank for each lock, provide the following:
a. Cylinder Change Keys: Three.
b. Master Keys: Five.
c. Grand Master Keys: Five.
d. Great-Grand Master Keys: Five.

2.06 CLOSERS

A. Accessibility Requirements: Where handles, pulls, latches, locks, and other operating devices are indicated to comply with accessibility requirements, comply with [the U.S. Architectural & Transportation Barriers Compliance Board's "Americans with Disabilities Act (ADA), Accessibility Guidelines for Buildings and Facilities (ADAAG).", ANSI A117.1., FED-STD-795, "Uniform Federal Accessibility Standards."
1. Comply with the following maximum opening-force requirements:
a. Interior, Non-Fire-Rated Hinged Doors: 5 lbf (22.2 N) applied perpendicular to door.
b. Sliding or Folding Doors: 5 lbf (22.2 N) applied parallel to door at latch.
c. Fire Doors: Minimum opening force allowable by authorities having jurisdiction.

B. Door Closers for Means of Egress Doors: Comply with NFPA 101. Door closers shall not require more than 30 lbf (133 N) to set door in motion and not more than 15 lbf (67 N) to open door to minimum required width.

C. Hold-Open Closers/Detectors: Coordinate and interface integral smoke detector and closer device with fire alarm system.

D. Flush Floor Plates: Provide finish cover plates for floor closers unless thresholds are indicated. Match door hardware finish, unless otherwise indicated.

E. Recessed Floor Plates: Provide recessed floor plates with insert of floor finish material for floor closers unless thresholds are indicated. Provide extended closer spindle to accommodate thickness of floor finish.

F. Power-Assist Closers: As specified in Division 8 Section "Automatic Door Operators" for access doors for people with disabilities or where listed in the door hardware sets.

G. Size of Units: Unless otherwise indicated, comply with manufacturer's written recommendations for size of door closers depending on size of door, exposure to weather, and anticipated frequency of use. Provide factory-sized closers, adjustable to meet field conditions and requirements for opening force.

H. Surface Closers: Provide type of arm required for closer to be located on non-public side of door, unless otherwise indicated.
1. Manufacturers:
a. Corbin Russwin Architectural Hardware; an ASSA ABLOY Group company (CR).
b. LCN Closers; an Ingersoll-Rand Company (LCN).
c. Norton Door Controls; an ASSA ABLOY Group company (NDC).
d. SARGENT Manufacturing Company; an ASSA ABLOY Group company (SGT).
e. Yale Commercial Locks and Hardware; an ASSA ABLOY Group company (YAL).

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I. Concealed Closers:
1. Manufacturers:
a. LCN Closers; an Ingersoll-Rand Company (LCN).
b. Norton Door Controls; an ASSA ABLOY Group company (NDC).
c. SARGENT Manufacturing Company; an ASSA ABLOY Group company (SGT).

2.07 STOPS AND HOLDERS

A. Stops and Bumpers:
1. Provide floor stops for doors unless wall or other type stops are scheduled or indicated. Do not mount floor stops where they will impede traffic. Where floor or wall stops are not appropriate, provide overhead holders.

B. Silencers for Wood Door Frames: BHMA A156.16, Grade 1; neoprene or rubber, minimum 5/8 by 3/4 inch (16 by 19 mm); fabricated for drilled-in application to frame.

C. Silencers for Metal Door Frames: BHMA A156.16, Grade 1; neoprene or rubber, minimum diameter 1/2 inch (13 mm); fabricated for drilled-in application to frame.

D. Manufacturers:
1. Baldwin Hardware Corporation (BH).
2. Cal-Royal Products, Inc. (CRP).
3. Glynn-Johnson; an Ingersoll-Rand Company (GJ).
4. Hager Companies (HAG).
5. Hiawatha, Inc. (HIA).
6. IVES Hardware; an Ingersoll-Rand Company (IVS).
7. Rockwood Manufacturing Company (RM).
8. SARGENT Manufacturing Company; an ASSA ABLOY Group company (SGT).
9. Stanley Commercial Hardware; Div. of The Stanley Works (STH).

2.08 DOOR GASKETING

A. General: Provide continuous weather-strip gasketing on exterior doors and provide smoke, light, or sound gasketing on interior doors where indicated or scheduled. Provide noncorrosive fasteners for exterior applications and elsewhere as indicated.
1. Perimeter Gasketing: Apply to head and jamb, forming seal between door and frame.
2. Meeting Stile Gasketing: Fasten to meeting stiles, forming seal when doors are closed.
3. Door Bottoms: Apply to bottom of door, forming seal with threshold when door is closed.

B. Air Leakage: Not to exceed 0.50 cfm per foot (0.000774 cu. m/s per m) of crack length for gasketing other than for smoke control, as tested according to ASTM E 283.

C. Smoke-Labeled Gasketing: Assemblies complying with NFPA 105 that are listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for smoke-control ratings indicated, based on testing according to UL 1784.
1. Provide smoke-labeled gasketing on 20-minute-rated doors and on smoke-labeled doors.

D. Sound-Rated Gasketing: Assemblies that are listed and labeled by a testing and inspecting agency, for sound ratings indicated, based on testing according to ASTM E 1408.

E. Replaceable Seal Strips: Provide only those units where resilient or flexible seal strips are easily replaceable and readily available from stocks maintained by manufacturer.

F. Gasketing Materials: ASTM D 2000 and AAMA 701/702.

G. Manufacturers:
1. Hager Companies (HAG).
2. National Guard Products (NGP).
3. Pemko Manufacturing Co. (PEM).
4. Zero International (ZRO).

2.09 THRESHOLDS

A. Accessibility Requirements: Where thresholds are indicated to comply with accessibility requirements, comply with [the U.S. Architectural & Transportation Barriers Compliance Board's "Americans with Disabilities Act (ADA), Accessibility Guidelines for Buildings and Facilities (ADAAG).", ANSI A117.1., FED-STD-795, "Uniform Federal Accessibility Standards."

B. Thresholds for Means of Egress Doors: Comply with NFPA 101. Maximum 1/2 inch (13 mm) high.

C. Manufacturers:
1. Hager Companies (HAG).
2. National Guard Products (NGP).
3. Pemko Manufacturing Co. (PEM).
4. Zero International (ZRO).

2.10 FABRICATION

A. Base Metals: Produce door hardware units of base metal, fabricated by forming method indicated, using manufacturer's standard metal alloy, composition, temper, and hardness. Furnish metals of a quality equal

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to or greater than that of specified door hardware units and BHMA A156.18. Do not furnish manufacturer's standard materials or forming methods if different from specified standard.

B. Fasteners: Provide door hardware manufactured to comply with published templates generally prepared for machine, wood, and sheet metal screws. Provide screws according to commercially recognized industry standards for application intended, except aluminum fasteners are not permitted. Provide Phillips flat-head screws with finished heads to match surface of door hardware, unless otherwise indicated.
   1. Concealed Fasteners: For door hardware units that are exposed when door is closed, except for units already specified with concealed fasteners. Do not use through bolts for installation where bolt head or nut on opposite face is exposed unless it is the only means of securely attaching the door hardware. Where through bolts are used on hollow door and frame construction, provide sleeves for each through bolt.
   2. Steel Machine or Wood Screws: For the following fire-rated applications:
      a. Mortise hinges to doors.
      b. Strike plates to frames.
      c. Closers to doors and frames.
   3. Steel Through Bolts: For the following fire-rated applications unless door blocking is provided:
      a. Surface hinges to doors.
      b. Closers to doors and frames.
      c. Surface-mounted exit devices.
   4. Spacers or Hex Bolts: For through bolting of hollow-metal doors.
   5. Fasteners for Wood Doors: Comply with requirements in DHI WDHS.2, "Recommended Fasteners for Wood Doors."

2.11 FINISHES

A. Standard: BHMA A156.18, as indicated in door hardware sets.

B. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

C. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if they are within one-half of the range of approved Samples. Noticeable variations in the same piece are not acceptable. Variations in appearance of other components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that doors and frames are ready to receive work and dimensions are as indicated on shop drawings.

B. Verify that electric power is available to power operated devices and of the correct characteristics.

C. Examine doors and frames, with Installer present, for compliance with requirements for installation tolerances, labeled fire door assembly construction, wall and floor construction, and other conditions affecting performance.

D. Examine roughing-in for electrical power systems to verify actual locations of wiring connections before electrified door hardware installation.

E. Proceed with installation only after unsatisfactory conditions have been corrected.

3.02 INSTALLATION

A. Install hardware in accordance with manufacturer's instructions.

B. Use templates provided by hardware item manufacturer.

C. Mounting heights for hardware from finished floor to center line of hardware item:
   1. Locksets: 40"
   2. Push/Pulls: 45"
   3. Dead Locks: 54"
   4. Exit Devices: 42"

D. Install each door hardware item to comply with manufacturer's written instructions. Where cutting and fitting are required to install door hardware onto or into surfaces that are later to be painted or finished in another way, coordinate removal, storage, and reinstallation of surface protective trim units with finishing work specified in Division 9 Sections. Do not install surface-mounted items until finishes have been completed on substrates involved.
   1. Set units level, plumb, and true to line and location. Adjust and reinforce attachment substrates as necessary for proper installation and operation.
   2. Drill and countersink units that are not factory prepared for anchorage fasteners. Space fasteners and anchors according to industry standards.

E. Thresholds: Set thresholds for exterior and acoustical doors in full bed of sealant complying with requirements specified in Division 7 Section "Joint Sealants."

3.03 ADJUSTING

A. Initial Adjustment: Adjust and check each operating item of door hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to operate as intended. Adjust door control devices to compensate for final operation of heating and ventilating equipment and to comply with referenced accessibility requirements.

1. Spring Hinges: Adjust to achieve positive latching when door is allowed to close freely from an open position of 30 degrees.
2. Electric Strikes: Adjust horizontal and vertical alignment of keeper to properly engage lock bolt.
3. Door Closers: Unless otherwise required by authorities having jurisdiction, adjust sweep period so that, from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches (75 mm) from the latch, measured to the leading edge of the door. Requirements in paragraph below increase cost but are recommended as a good investment on substantial projects even though they may be difficult to monitor.

Occupancy Adjustment: Approximately three months after date of Substantial Completion, Installer's Architectural Hardware Consultant shall examine and readjust, including adjusting operating forces, each item of door hardware as necessary to ensure function of doors, door hardware, and electrified door hardware.

END OF SECTION 08710

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SECTION 08800

GLAZING

PART 1 GENERAL

1.01 SECTION INCLUDES
A. Glass and glazing for Sections referencing this Section for products and installation.

1.02 PERFORMANCE REQUIREMENTS
A. Glass and glazing materials of this Section shall provide continuity of building enclosure vapor and air barrier:
   1. To utilize the inner pane of multiple pane sealed units for the continuity of the air and vapor seal.
   2. Maintain continuous air and vapor barrier throughout glazed assembly from glass pane to heel bead of glazing sealant.
B. Size glass to withstand dead loads and positive and negative live loads acting normal to plane of glass as calculated in accordance with UBC 91 code.
C. Limit glass deflection to 1/200 flexure limit of glass with full recovery of glazing materials, whichever is less.

1.03 ENVIRONMENTAL REQUIREMENTS
A. Do not install glazing when ambient temperature is less than 50 degrees F.
B. Maintain minimum ambient temperature before, during and 24 hours after installation of glazing compounds.

1.04 FIELD MEASUREMENTS
A. Verify that field measurements are as indicated on shop drawings.

1.05 COORDINATION
A. Coordinate the Work with glazing frames, wall openings, and perimeter air and vapor seal to adjacent Work.

1.06 WARRANTY
A. Provide five year manufacturer's warranty.
B. Warranty: Include coverage for sealed glass units from seal failure, interpane dusting or misting, reflective coating on mirrors, delamination of laminated glass and replacement of same.

PART 2 PRODUCTS

2.01 FLAT GLASS MATERIALS
A. Float Glass (Type FG): Clear, 1/4 inch thick minimum.
B. Safety Glass (Type SG): Clear; fully tempered with horizontal tempering 1/4 inch thick minimum at all locations where glass is less than 18 inches above finished floor.
C. Mirror Glass (Type MG): Clear with copper and silver coating, organic overcoating, beveled edges, 1/4 inch thick minimum, sizes as indicated.
D. Fire Rated Glass: Clear, thickness and assembly to meet required rating as listed on the drawings and schedules.
E. Spandrel Glass: Blackout, confirm color with window supplier, Manufacturer.

2.02 SEALED INSULATING GLASS MATERIALS
A. Insulated Glass Units (Type IG): ASTM E774 and E773; 1" and ½" total thickness as detailed and noted, double pane with edge seal; outer pane of 1/4 inch glass tinted at exterior, inner pane of 1/4 inch glass.

2.03 GLAZING COMPOUNDS
A. Exterior windows not shop installed shall be glazed with vinyl or neoprene gaskets, extruded elastic polybutene tape sealant, a combination of polysulphide base compound and elastic glazing compound, or a combination of extruded polysulphide tape, polysulphide base compound elastic glazing compound.

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B. Doors and interior stopped -in glass shall be glazed using putty or elastic glazing compound and stop beads.
C. Exterior glazing of steel sash shall be DAP Metal Glaze. Interior glazing of steel sash shall be DAP Steel Sash Putty.

2.04 GLAZING ACCESSORIES
A. Setting Blocks: Neoprene or Silicone, 80 - 90 Shore A durometer hardness, length of 0.1 inch for each square foot of glazing or minimum 4 inch x width of glazing rabbet space minus 1/16 inch x height to suit glazing method and pane weight and area.
B. Spacer Shims: Neoprene or Silicone, 50 - 60 Shore A durometer hardness, minimum 3 inch long x one half the height of the glazing stop x thickness to suit application, self adhesive on one face.
C. Glazing Tape: Preformed butyl compound with integral resilient tube spacing device; 10 - 15 Shore A durometer hardness; coiled on release paper.
D. Glazing Clips: Manufacturer's standard type.
E. Mirror Attachment Accessories: Mirror adhesive, chemically compatible with mirror coating and wall substrate.

PART 3 EXECUTION

3.01 EXAMINATION
A. Verify that openings for glazing are correctly sized and within tolerance.
B. Verify that surfaces of glazing channels or recesses are clean, free of obstructions, and ready to receive glazing.

3.02 PREPARATION
A. Clean contact surfaces with solvent and wipe dry.
B. Seal porous glazing channels or recesses with substrate compatible primer or sealer.
C. Prime surfaces scheduled to receive sealant.
D. Install glazing in accordance with Flat Jobbers Association Glazing Manual.

3.03 INSTALLATION - MIRRORS
A. Set mirrors with adhesive, applied in accordance with adhesive manufacturer's instructions.
B. Place plumb and level.

3.04 CLEANING
A. Remove glazing materials from finish surfaces. Remove labels after work is complete. Clean glass and mirrors.

3.05 PROTECTION OF FINISHED WORK
A. After installation, mark pane with an "X" by using removable plastic tape or paste. Do not mark heat absorbing or reflective glass units.

END OF SECTION 08800

RESERVATION BRIEF 21

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Repairing Historic Flat Plaster Walls and Ceilings

- Historical Background
- Common Plaster Problems
- Repairing Historic Plaster
- When Damaged Plaster Cannot be Repaired
- Patching Materials
- Summary

Plaster in a historic building is like a family album. The handwriting of the artisans, the taste of the original occupants, and the evolving styles of decoration are embodied in the fabric of the building. From modest farmhouses to great buildings, regardless of the ethnic origins of the occupants, plaster has traditionally been used to finish interior walls.

A versatile material, plaster could be applied over brick, stone, half-timber, or frame construction. It provided a durable surface that was easy to clean and that could be applied to flat or curved walls and ceilings.

Plaster could be treated in any number of ways: it could receive stenciling, decorative painting, wallpaper, or whitewash. This variety and the adaptability of the material to nearly any building size, shape, or configuration meant that plaster was the wall surface chosen for nearly all buildings until the 1930s or 40s.

Historic plaster may first appear so fraught with problems that its total removal seems the only alternative. But there are practical and historical reasons for saving it. First, three-coat plaster is unmatched in strength and durability. It resists fire and reduces sound transmission. Next, replacing plaster is expensive. A building owner needs to think carefully about the condition of the plaster that remains; plaster is often not as badly damaged as it first appears.

Of more concern to preservationists, however, original lime and gypsum plaster is part of the building's historic fabric—its smooth troweled or textured surfaces and subtle contours evoke the presence of America's earlier craftsmen. Plaster can also serve as a plain surface for irreplaceable decorative finishes. For both reasons, plaster walls and ceilings contribute to the historic character of the interior and should be left in place and repaired if at all possible.

The approaches described in this Brief stress repairs using wet plaster, and traditional materials and techniques that will best assist the preservation of historic plaster walls and ceilings—and their appearance. Dry wall repairs are not included here, but have been written about extensively in other contexts. Finally, this Brief describes a replacement option when historic plaster cannot be repaired. Thus, a veneer plaster system is discussed rather than dry wall. Veneer systems include a coat or coats of wet plaster—although thinly applied—which can, to a greater extent, simulate traditional hand-troweled or textured finish coats. This system is generally better suited to historic preservation projects than dry wall.

To repair plaster, a building owner must often enlist the help of a plasterer. Plastering is a skilled craft, requiring years of training and special tools. While minor repairs can be undertaken by building owners, most repairs will require the assistance of a plasterer.

Historical Background

Plasterers in North America have relied on two materials to create their handiwork—lime and gypsum. Until the end of the 19th century, plasterers used lime plaster. Lime plaster was made from four ingredients: lime, aggregate, fiber, and water. The lime came from ground-and-heated limestone or oyster shells; the aggregate from sand; and the fiber from cattle or hog hair. Manufacturing changes at the end of the 19th century made it possible to use gypsum as a plastering material. Gypsum and lime plasters were used in combination for the base and finish coats during the early part of the 20th century; gypsum was eventually favored because it set more rapidly and, initially, had a harder finish.

Not only did the basic plastering material change, but the method of application changed also. In early America, the windows, doors, and all other trim were installed before the plaster was applied to the wall. Generally the woodwork was prime-painted before plastering. Obtaining a plumb, level wall, while working against built-up moldings, must have been difficult. But sometime in the first half of the 19th century, builders began installing wooden plaster "grounds" around windows and doors and at the base of the wall. Installing these grounds so that they were level and plumb made the job much easier

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because the plasterer could work from a level, plumb, straight surface. Woodwork was often added to the "grounds" after the walls were plastered. Evidence of plaster behind trim is often an aid to dating historic houses, or to discerning their physical evolution.

Lime Plaster

When building a house, plasterers traditionally mixed bags of quick lime with water to "hydrate" or "slake" the lime. As the lime absorbed the water, heat was given off. When the heat diminished, and the lime and water were thoroughly mixed, the lime putty that resulted was used to make plaster.
When lime putty, sand, water, and animal hair were mixed, the mixture provided the plasterer with "coarse stuff." This mixture was applied in one or two layers to build up the wall thickness. But the best plaster was done with three coats. The first two coats made up the coarse stuff; they were the scratch coat and the brown coat. The finish plaster, called "setting stuff," contained a much higher proportion of lime putty, little aggregate, and no fiber, and gave the wall a smooth white surface finish.
Compared to the 3/8-inch-thick layers of the scratch and brown coats, the finish coat was a mere 1/8-inch thick. Additives were used for various finish qualities. For example, fine white sand was mixed in for a "float finish." This finish was popular in the early 1900s. (If the plasterer raked the sand with a broom, the plaster wall would retain swirl marks or stipples.) Or marble dust was added to create a hard-finish white coat which could be smoothed and polished with a steel trowel. Finally, a little plaster of Paris, or "gauged stuff," was often added to the finish plaster to accelerate the setting time.
Although lime plaster was used in this country until the early 1900s, it had certain disadvantages. A plastered wall could take more than a year to dry; this delayed painting or papering. In addition, bagged quick lime had to be carefully protected from contact with air, or it became inert because it reacted with ambient moisture and carbon dioxide. Around 1900, gypsum began to be used as a plastering material.

Gypsum Plaster

Gypsum begins to cure as soon as it is mixed with water. It sets in minutes and completely dries in two to three weeks. Historically, gypsum made a more rigid plaster and did not require a fibrous binder. However it is difficult to tell the difference between lime and gypsum plaster once the plaster has cured. Despite these desirable working characteristics, gypsum plaster was more vulnerable to water damage than lime. Lime plasters had often been applied directly to masonry walls (without lathing), forming a suction bond. They could survive occasional wind-driven moisture or water winking up from the ground. Gypsum plaster needed protection from water. Furring strips had to be used against masonry walls to create a dead air space. This prevented moisture transfer.
In rehabilitation and restoration projects, one should rely on the plasterer's judgment about whether to use lime or gypsum plaster. In general, gypsum plaster is the material plasterers use today. Different types of aggregate may be specified by the architect such as clean river sand, perlite, pumice, or vermiculite; however, if historic finishes and textures are being replicated, sand should be used as the base-coat aggregate. Today, if fiber is required in a base coat, a special gypsum is available which includes wood fibers. Lime putty, mixed with about 35% gypsum (gauging plaster) to help it harden, is still used as the finish coat.

Lath

Lath provided a means of holding the plaster in place. Wooden lath was nailed at right angles directly to the structural members of the buildings (the joists and studs), or it was fastened to nonstructural spaced strips known as furring strips. Three types of lath can be found on historic buildings.

Wood Lath

Wood lath is usually made up of narrow, thin strips of wood with spaces in between. The plasterer applies a slight pressure to push the wet plaster through the spaces. The plaster slumps down on the inside of the wall, forming plaster "keys." These keys hold the plaster in place.

Metal Lath

Metal lath, patented in England in 1797, began to be used in parts of the United States toward the end of the 19th century. The steel making up the metal lath contained many more spaces than wood lath had contained. These spaces increased the number of keys; metal lath was better able to hold plaster than wood lath had been.

Rock Lath

A third lath system commonly used was rock lath (also called plaster board or gypsum-board lath). In use as early as 1900, rock lath was made up of compressed gypsum covered by a paper facing. Some

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rock lath was textured or perforated to provide a key for wet plaster. A special paper with gypsum crystals in it provides the key for rock lath used today; when wet plaster is applied to the surface, a crystalline bond is achieved.
Rock lath was the most economical of the three lathing systems. Lathers or carpenters could prepare a room more quickly. By the late 1930s, rock lath was used almost exclusively in residential plastering.

Common Plaster Problems

When plaster dries, it is a relatively rigid material which should last almost indefinitely. However, there are conditions that cause plaster to crack, effloresce, separate, or become detached from its lath framewor. These include:

- Structural problems
- Poor workmanship
- Improper curing
- Moisture

Structural Problems

Overloading

Stresses within a wall, or acting on the house as a whole, can create stress cracks. Appearing as diagonal lines in a wall, stress cracks usually start at a door or window frame, but they can appear anywhere in the wall, with seemingly random starting points.
Builders of now-historic houses had no codes to help them size the structural members of buildings. The weight of the roof, the second and third stories, the furniture, and the occupants could impose a heavy burden on beams, joists, and studs. Even when houses were built properly, later remodeling efforts may have cut in a doorway or window without adding a structural beam or "header" across the top of the opening. Occasionally, load-bearing members were simply too small to carry the loads above them. Deflection or wood "creep" (deflection that occurs over time) can create cracks in plaster.
Overloading and structural movement (especially when combined with rotting lath, rusted nails, or poor quality plaster) can cause plaster to detach from the lath. The plaster loses its key. When the mechanical bond with the lath is broken, plaster becomes loose or bowed. If repairs are not made, especially to ceilings, gravity will simply cause chunks of plaster to fall to the floor.

Settlement/Vibration

Cracks in walls can also result when houses settle. Houses built on clay soils are especially vulnerable. Many types of clay (such as montmorillonite) are highly expansive.
In the dry season, water evaporates from the clay particles, causing them to contract. During the rainy season, the clay swells. Thus, a building can be riding on an unstable footing. Diagonal cracks running in opposite directions suggest that house settling and soil conditions may be at fault. Similar symptoms occur when there is a nearby source of vibration-blasting, a train line, busy highway, or repeated sonic booms.

Lath Movement

Horizontal cracks are often caused by lath movement. Because it absorbs moisture from the air, wood lath expands and contracts as humidity rises and falls. This can cause cracks to appear year after year. Cracks can also appear between rock lath panels. A nail holding the edge of a piece of lath may rust or loosen, or structural movement in the wood framing behind the lath may cause a seam to open. Heavy loads in a storage area above a rock-lath ceiling can also cause ceiling cracks.
Errors in initial building construction such as improper bracing, poor corner construction, faulty framing of doors and windows, and undersized beams and floor joists eventually "telegraph" through to the plaster surface.

Poor Workmanship

In addition to problems caused by movement or weakness in the structural framework, plaster durability can be affected by poor materials or workmanship.

Poorly Proportioned Mix

The proper proportioning and mixing of materials are vital to the quality of the plaster job. A bad mix can cause problems that appear years later in a plaster wall. Until recently, proportions of aggregate and lime were mixed on the job. A plasterer may have skimped on the amount of cementing material (lime

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or gypsum) because sand was the cheaper material. Over sanding can cause the plaster to weaken or crumble. Plaster made from a poorly proportioned mix may be more difficult to repair.

Incompatible Base Coats and Finish Coats
Use of perlite as an aggregate also presented problems. Perlite is a lightweight aggregate used in the base coat instead of sand. It performs well in cold weather and has a slightly better insulating value. But if a smooth lime finish coat was applied over perlited base coats on wood or rock lath, cracks would appear in the finish coat and the entire job would have to be redone. To prevent this, a plasterer had to add fine silica sand or finely crushed perlite to the finish coat to compensate for the dramatically differing shrinkage rates between the base coat and the finish coat.

Improper Plaster Application
The finish coat is subject to "chip cracking" if it was applied over an excessively dry base coat, or was insufficiently troweled, or if too little gauging plaster was used. Chip cracking looks very much like an alligatored paint surface. Another common problem is called map cracking—fine, irregular cracks that occur when the finish coat has been applied to an over sanded base coat or a very thin base coat.

Too Much Retardant
Retarding agents are added to slow down the rate at which plaster sets, and thus inhibit hardening. They have traditionally included ammonia, glue, gelatin, starch, molasses, or vegetable oil. If the plasterer has used too much retardant, however, a gypsum plaster will not set within a normal 20 to 30 minute time period. As a result, the surface becomes soft and powdery.

Inadequate Plaster Thickness
Plaster is applied in three coats over wood lath and metal lath—the scratch, brown, and finish coats. In three-coat work, the scratch coat and brown coat were sometimes applied on successive days to make up the required wall thickness. Using rock lath allowed the plasterer to apply one base coat and the finish coat—a two-coat job.
If a plasterer skimped on materials, the wall may not have sufficient plaster thickness to withstand the normal stresses within a building. The minimum total thickness for plaster on gypsum board (rock lath) is 1/2 inch. On metal lath the minimum thickness is 5/8 inch; and for wood lath it is about 3/4 to 7/8 inch. This minimum plaster thickness may affect the thickness of trim projecting from the wall's plane.

Improper Curing
Proper temperature and air circulation during curing are key factors in a durable plaster job. The ideal temperature for plaster to cure is between 55 to 70 degrees Fahrenheit. However, historic houses were sometimes plastered before window sashes were put in. There was no way to control temperature and humidity.

Dry Outs, Freezing, and Sweat-outs
When temperatures were too hot, the plaster would return to its original condition before it was mixed with water, that is, calcined gypsum. A plasterer would have to spray the wall with alum water to reset the plaster. If freezing occurred before the plaster had set, the job would simply have to be redone. If the windows were shut so that air could not circulate, the plaster was subject to sweat-out or rot. Since there is no cure for rotted plaster, the affected area had to be removed and replastered.

Moisture
Plaster applied to a masonry wall is vulnerable to water damage if the wall is constantly wet. When salts from the masonry substrate come in contact with water, they migrate to the surface of the plaster, appearing as dry bubbles or efflorescence. The source of the moisture must be eliminated before replastering the damaged area.

Sources of Water Damage
Moisture problems occur for several reasons. Interior plumbing leaks in older houses are common. Roofs may leak, causing ceiling damage. Gutters and downspouts may also leak, pouring rain water next to the building foundation. In brick buildings, dampness at the foundation level can wick up into the above-grade walls. Another common source of moisture is splashback. When there is a paved area next to a masonry building, rainwater splashing up from the paving can dampen masonry walls. In both cases water travels through the masonry and damages interior plaster. Coatings applied to the interior are not effective over the long run. The moisture problem must be stopped on the outside of the wall.

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Repairing Historic Plaster

Many of the problems described above may not be easy to remedy. If major structural problems are found to be the source of the plaster problem, the structural problem should be corrected. Some repairs can be made by removing only small sections of plaster to gain access. Minor structural problems that will not endanger the building can generally be ignored. Cosmetic damages from minor building movement, holes, or bowed areas can be repaired without the need for wholesale demolition. However, it may be necessary to remove deteriorated plaster caused by rising damp in order for masonry walls to dry out. Repairs made to a wet base will fail again.

Canvassing Uneven Wall Surfaces

Uneven wall surfaces, caused by previous patching or by partial wallpaper removal, are common in old houses. As long as the plaster is generally sound, cosmetically unattractive plaster walls can be "wallpapered" with strips of a canvas or fabric-like material. Historically, canvassing covered imperfections in the plaster and provided a stable base for decorative painting or wallpaper.

Filling Cracks

Hairline cracks in wall and ceiling plaster are not a serious cause for concern as long as the underlying plaster is in good condition. They may be filled easily with a patching material. For cracks that reopen with seasonal humidity change, a slightly different method is used. First the crack is widened slightly with a sharp, pointed tool such as a crack widener or a triangular can opener. Then the crack is filled. For more persistent cracks, it may be necessary to bridge the crack with tape. In this instance, a fiberglass mesh tape is pressed into the patching material.

After the first application of a quick setting joint compound dries, a second coat is used to cover the tape, feathering it at the edges. A third coat is applied to even out the surface, followed by light sanding. The area is cleaned off with a damp sponge, then dried to remove any leftover plaster residue or dust.

When cracks are larger and due to structural movement, repairs need to be made to the structural system before repairing the plaster. Then, the plaster on each side of the crack should be removed to a width of about 6 inches down to the lath. The debris is cleaned out, and metal lath applied to the cleared area, leaving the existing wood lath in place. The metal lath usually prevents further cracking. The crack is patched with an appropriate plaster in three layers (i.e., base coats and finish coat). If a crack seems to be expanding, a structural engineer should be consulted.

Replacing Delaminated Areas of the Finish Coat

Sometimes the finish coat of plaster comes loose from the base coat. In making this type of repair, the plasterer paints a liquid plaster-bonding agent onto the areas of base-coat plaster that will be replastered with a new lime finish coat. A homeowner wishing to repair small areas of delaminated finish coat can use the methods described in "Patching Materials."

Patching Holes in Walls

For small holes (less than 4 inches in diameter) that involve loss of the brown and finish coats, the repair is made in two applications. First, a layer of base coat plaster is troweled in place and scraped back below the level of the existing plaster. When the base coat has set but not dried, more plaster is applied to create a smooth, level surface. One-coat patching is not generally recommended by plasterers because it tends to produce concave surfaces that show up when the work is painted. Of course, if the lath only had one coat of plaster originally, then a one-coat patch is appropriate.

For larger holes where all three coats of plaster are damaged or missing down to the wood lath, plasterers generally proceed along these lines. First, all the old plaster is cleaned out and any loose lath is re-nailed. Next, a water mist is sprayed on the old lath to keep it from twisting when the new, wet plaster is applied, or better still, a bonding agent is used.

To provide more reliable keying and to strengthen the patch, expanded metal lath (diamond mesh) should be attached to the wood lath with tie wires or nailed over the wood lath with lath nails. The plaster is then applied in three layers over the metal lath, lapping each new layer of plaster over the old plaster so that old and new are evenly joined. This stepping is recommended to produce a strong, invisible patch. Also, if a patch is made in a plaster wall that is slightly wavy, the contour of the patch should be made to conform to the irregularities of the existing work. A flat patch will stand out from the rest of the wall.

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Patching Holes in Ceilings

Hairline cracks and holes may be unsightly, but when portions of the ceiling come loose, a more serious problem exists. The keys holding the plaster to the ceiling have probably broken. First, the plaster around the loose plaster should be examined.

Keys may have deteriorated because of a localized moisture problem, poor quality plaster, or structural overloading; yet, the surrounding system may be intact. If the areas surrounding the loose area are in reasonably good condition, the loose plaster can be reattached to the lath using flathead wood screws and plaster washers. To patch a hole in the ceiling plaster, metal lath is fastened over the wood lath; then the hole is filled with successive layers of plaster, as described above.

Establishing New Plaster Keys

If the back of the ceiling lath is accessible (usually from the attic or after removing floor boards), small areas of bowed-out plaster can be pushed back against the lath. A padded piece of plywood and braces are used to secure the loose plaster. After dampening the old lath and coating the damaged area with a bonding agent, a fairly liquid plaster mix (with a glue size retardant added) is applied to the backs of the lath, and worked into the voids between the faces of the lath and the back of the plaster. While this first layer is still damp, plaster-soaked strips of jute scrim are laid across the backs of the lath and pressed firmly into the first layer as reinforcement. The original lath must be secure, otherwise the weight of the patching plaster may loosen it.

Loose, damaged plaster can also be re-keyed when the goal is to conserve decorative surfaces or wallpaper. Large areas of ceilings and walls can be saved. This method requires the assistance of a skilled conservator—it is not a repair technique used by most plasterers.

The conservator injects an acrylic adhesive mixture through holes drilled in the face of the plaster (or through the lath from behind, when accessible). The loose plaster is held firm with plywood bracing until the adhesive bonding mixture sets. When complete, gaps between the plaster and lath are filled, and the loose plaster is secure.

Replastering Over the Old Ceiling

If a historic ceiling is too cracked to patch or is sagging (but not damaged from moisture), plasterers routinely keep the old ceiling and simply relath and replaster over it. This repair technique can be used if lowering the ceiling slightly does not affect other ornamental features. The existing ceiling is covered with 1x3-inch wood furring strips, one to each joist, and fastened completely through the old lath and plaster using a screw gun. Expanded metal lath or gypsum board lath is nailed over the furring strips. Finally, two or three coats are applied according to traditional methods. Replastering over the old ceiling saves time, creates much less dust than demolition, and gives added fire protection.

When Damaged Plaster Cannot be Repaired—Replacement Options

Partial or complete removal may be necessary if plaster is badly damaged, particularly if the damage was caused by long-term moisture problems. Workers undertaking demolition should wear OSHA-approved masks because the plaster dust that flies into the air may contain decades of coal soot. Lead, from lead based paint, is another danger. Long-sleeved clothing and head-and-eye protection should be worn. Asbestos, used in the mid-twentieth century as an insulating and fireproofing additive, may also be present and OSHA-recommended precautions should be taken. If plaster in adjacent rooms is still in good condition, walls should not be pounded—a small trowel or pry bar is worked behind the plaster carefully in order to pry loose pieces off the wall.

When the damaged plaster has been removed, the owner must decide whether to replaster over the existing lath or use a different system. This decision should be based in part on the thickness of the original plaster and the condition of the original lath. Economy and time are also valid considerations. It is important to ensure that the wood trim around the windows and doors will have the same "reveal" as before. (The "reveal" is the projection of the wood trim from the surface of the plastered wall). A lath and plaster system that will give this required depth should be selected.

Replastering—Alternative Lath Systems for New Plaster

Replastering Old Wood Lath

When plasterers work with old lath, each lath strip is re-nailed and the chunks of old plaster are cleaned out. Because the old lath is dry, it must be thoroughly soaked before applying the base coats of plaster, or it will warp and buckle; furthermore, because the water is drawn out, the plaster will fail to set properly. As noted earlier, if new metal lath is installed over old wood lath as the base for new plaster,

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many of these problems can be avoided and the historic lath can be retained. This coating should not be sprayed unless a vapor barrier is placed behind the metal lath.

Replastering Over New Metal Lath
An alternative to reusing the old wood lath is to install a different lathing system. Galvanized metal lath is the most expensive, but also the most reliable in terms of longevity, stability, and proper keying. When lathing over open joists, the plasterer should cover the joists with kraft paper or a polyethylene vapor barrier. Three coats of wet plaster are applied consecutively to form a solid, monolithic unit with the lath. The scratch coat keys into the metal lath; the second, or brown, coat bonds to the scratch coat and builds the thickness; the third, or finish coat, consists of lime putty and gauging plaster.

Replastering Over New Rock Lath
It is also possible to use rock lath as a plaster base. Plasterers may need to remove the existing wood lath to maintain the woodwork's reveal. Rock lath is a 16x36-inch, 1/2-inch thick, gypsum-core panel covered with absorbent paper with gypsum crystals in the paper. The crystals in the paper bond the wet plaster and anchor it securely. This type of lath requires two coats of new plaster—the brown coat and the finish coat. The gypsum lath itself takes the place of the first, or scratch, coat of plaster.

Painting New Plaster
The key to a successful paint job is proper drying of the plaster. Historically, lime plasters were allowed to cure for at least a year before the walls were painted or papered. With modern ventilation, plaster cures in a shorter time; however, fresh gypsum plaster with a lime finish coat should still be perfectly dry before paint is applied—or the paint may peel. (Plasterers traditionally used the "match test" on new plaster. If a match would light by striking it on the new plaster surface, the plaster was considered dry.) Today it is best to allow new plaster to cure two to three weeks. A good alkaline-resistant primer, specifically formulated for new plaster, should then be used. A compatible latex or oil-based paint can be used for the final coat.

A Modern Replacement System—Veneer Plaster
Using one of the traditional lath and plaster systems provides the highest quality plaster job. However, in some cases, budget and time considerations may lead the owner to consider a less expensive replacement alternative. Designed to reduce the cost of materials, a more recent lath and plaster system is less expensive than a two-or-three coat plaster job, but only slightly more expensive than drywall. This plaster system is called veneer plaster.
The system uses gypsum-core panels that are the same size as drywall (4x8 feet), and specially made for veneer plaster. They can be installed over furring channels to masonry walls or over old wood lath walls and ceilings. Known most commonly as "blue board," the panels are covered with a special paper compatible with veneer plaster. Joints between the 4-foot wide sheets are taped with fiberglass mesh, which is bedded in the veneer plaster. After the tape is bedded, a thin, 1/16-inch coat of high-strength veneer plaster is applied to the entire wall surface. A second veneer layer can be used as the "finish" coat, or the veneer plaster can be covered with a gauged lime finish-coat—the same coat that covers ordinary plaster.
Although extremely thin, a two-coat veneer plaster system has a 1,500 psi rating and is thus able to withstand structural movements in a building or surface abrasion. With either a veneer finish or a gauged lime putty finish coat, the room will be ready for painting almost immediately. When complete, the troweled or textured wall surface looks more like traditional plaster than drywall.
The thin profile of the veneer system has an added benefit, especially for owners of uninsulated masonry buildings. Insulation can be installed between the pieces of furring channel used to attach blue board to masonry walls. This can be done without having to fur out the window and door jambs. The insulation plus the veneer system will result in the same thickness as the original plaster. Occupants in the rooms will be more comfortable because they will not be losing heat to cold wall surfaces.

Patching Materials

Plasterers generally use ready-mix base-coat plaster for patching, especially where large holes need to be filled. The ready-mix plaster contains gypsum and aggregate in proper proportions. The plasterer only needs to add water.
Another mix plasterers use to patch cracks or small holes, or for finish-coat repair, is a "high gauge" lime putty (50 percent lime; 50 percent gauging plaster). This material will produce a white, smooth patch. It is especially suitable for surface repairs.

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Although property owners cannot duplicate the years of accumulated knowledge and craftsmanship a professional plasterer, there are materials that can be used for do-it-yourself repairs. For example, fine cracks can be filled with an all-purpose drywall joint compound. For bridging larger cracks using fiberglass tape, a homeowner can use a "quicksetting" joint compound. This compound has a fast drying time—60, 90, or 120 minutes. Quick-setting joint compound dries because of a chemical reaction, not because of water evaporation. It shrinks less than all-purpose joint compound and has under the same workability as ready-mix base-coat plaster. However, because quick-set joint compounds are hard to sand, they should only be used to bed tape or to fill large holes. All-purpose joint compound should be used as the final coat prior to sanding.

Homeowners may also want to try using a ready-mix perlited base-coat plaster for scratch and brown coat repair. The plaster can be hand-mixed in small quantities, but bagged ready-mix should be protected from ambient moisture. A "millmixed pre-gauged" lime finish coat plaster can also be used by homeowners. A base coat utilizing perlite or other lightweight aggregates should only be used for making small repairs (less than 4 ft. patches). For large-scale repairs and entire room replastering, see the precautions in Table 1 for using perlite.

Homeowners may see a material sold as "patching plaster" or "plaster of Paris" in hardware stores. This dry powder cannot be used by itself for plaster repairs. It must be combined with lime to create a successful patching mixture.

When using a lime finish coat for any repair, wait longer to paint, or use an alkaline-resistant primer.

Summary

The National Park Service recommends retaining historic plaster if at all possible. Plaster is a significant part of the "fabric" of the building. Much of the building's history is documented in the layers of paint and paper found covering old plaster. For buildings with decorative painting, conservation of historic flat plaster is even more important. Consultation with the National Park Service, with State Historic Preservation Officers, local preservation organizations, historic preservation consultants, or with the Association for Preservation Technology is recommended. Where plaster cannot be repaired or conserved using one of the approaches outlined in this Brief, documentation of the layers of wallpaper and paint should be undertaken before removing the historic plaster. This information may be needed to complete a restoration plan.

Plaster Terms

Scratch coat. The first base coat put on wood or metal lath. The wet plaster is "scratched" with a scarifier or comb to provide a rough surface so the next layer of base coat will stick to it.

Brown coat. The brown coat is the second application of wet, base-coat plaster with wood lath or metal systems. With gypsum board lath (rock lath, plasterboard), it is the only base coat needed.

Finish coat. Pure lime, mixed with about 35 percent gauging plaster to help it harden, is used for the very thin surface finish of the plaster wall. Fine sand can be added for a sanded finish coat.

Casing Bead. Early casing bead was made of wood. In the 19th century, metal casing beads were sometimes used around fireplace projections, and door and window openings. Like a wood ground, they indicate the proper thickness for the plaster.

Corner Bead. Wire mesh with a rigid metal spline used on outside corners. Installing the corner bread plumb is important.

Outside corners. Installing the corner bead plumb is important.

Cornerite. Wire mesh used on inside corners of adjoining walls and ceilings. It keeps corners from cracking.

Ground. Plasterers use metal or wood strips around the edges of doors and windows and at the bottom of walls. These grounds help keep the plaster the same thickness and provide a stopping edge for the plaster. Early plaster work, however, did not use grounds. On early buildings, the woodwork was installed and primed before plastering began. Some time in the early 19th century, a transition occurred, and plasterers applied their wall finish before woodwork was installed.

Gypsum. Once mined from large gypsum quarries near Paris (thus the name plaster of Paris), gypsum in its natural form is calcium sulfate. When calcined (or heated), one-and-a-half water molecules are

driven off, leaving a hemi-hydrate of calcium sulfate. When mixed with water, it becomes calcium sulfate again. While gypsum was used in base-coat plaster from the 1890s on, it has always been used in finish coat and decorative plaster. For finish coats, gauging plaster was added to the lime putty, which causes the lime to harden. Gypsum is also the ingredient in moulding plaster, a finer plaster used to create decorative moldings in ornamental plaster work.

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Lime. Found in limestone formations or shell mounds, naturally occurring lime is calcium carbonate. When heated, it becomes calcium oxide. After water has been added, it becomes calcium hydroxide. This calcium hydroxide reacts with carbon dioxide in the air to recreate the original calcium carbonate.

Screed. Screeds are strips of plaster run vertically or horizontally on walls or ceilings. They are used to plumb and straighten uneven walls and level ceilings. Metal screeds are used to separate different types of plaster finishes or to separate lime and cement plasters.

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SECTION 092400

CEMENT PLASTERING

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Exterior vertical plasterwork (stucco).
2. Exterior horizontal and nonvertical plasterwork (stucco).
3. Interior vertical plasterwork.
4. Interior horizontal and nonvertical plasterwork.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Sustainable Design Submittals:

C. Samples: For each type of factory-prepared finish coat and for each color and texture specified.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Fire-Resistance Ratings: Where indicated, provide cement plaster assemblies identical to those of assemblies tested for fire resistance according to ASTM E 119 by a qualified testing agency.

2.2 METAL LATH

A. Expanded-Metal Lath: ASTM C 847, cold-rolled carbon-steel sheet with ASTM A 653/A 653M, G60 (Z180), hot-dip galvanized-zinc coating.

1. Diamond-Mesh Lath: [**Flat**] [**Self-furring**], [**2.5 lb/sq. yd. (1.4 kg/sq. m)**] Flat-Rib Lath: Rib depth of not more than 1/8 inch (3 mm), [**2.75 lb/sq. yd. (1.5 kg/sq. m)**] [3/8-Inch (10-mm) Rib Lath: [**3.4 lb/sq. yd. (1.8 kg/sq. m**

B. Wire-Fabric Lath:

1. Welded-Wire Lath: ASTM C 933; self-furring, [**1.4 lb/sq. yd. (0.8 kg/sq. m)**]
2. Woven-Wire Lath: ASTM C 1032; self-furring, with stiffener wire backing, 1.4 lb/sq. yd. (0.8 kg/sq. m).

2.3 ACCESSORIES

A. General: Comply with ASTM C 1063, and coordinate depth of trim and accessories with thicknesses and number of plaster coats required.

B. Metal Accessories:

1. Foundation Weep Screed: Fabricated from hot-dip galvanized-steel sheet, ASTM A 653/A 653M, G60 (Z180) zinc coating.
2. Cornerite: Fabricated from metal lath with ASTM A 653/A 653M, G60 (Z180), hot-dip galvanized-zinc coating.
3. External- (Outside-) Corner Reinforcement: Fabricated from metal lath with ASTM A 653/A 653M, G60 (Z180), hot-dip galvanized-zinc coating.
4. Cornerbeads: Fabricated from [**zinc**] [**or**] [**zinc-coated (galvanized) steel**].
   a. Smallnose cornerbead with expanded flanges; use unless otherwise indicated.
   b. Smallnose cornerbead with perforated flanges; use on curved corners.
   c. Smallnose cornerbead with expanded flanges reinforced by perforated stiffening rib; use on columns and for finishing unit masonry corners.
   d. Bullnose cornerbead, radius 3/4 inch (19 mm) minimum, with expanded flanges; use at locations indicated on Drawings.

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5. Casing Beads: Fabricated from [**zinc**] [**or**] [**zinc-coated (galvanized) steel**]; square-edged style; with expanded flanges.
6. Control Joints: Fabricated from [**zinc**] [**or**] [**zinc-coated (galvanized) steel**]; one-piece-type, folded pair of unperforated screeds in M-shaped configuration; with perforated flanges and removable protective tape on plaster face of control joint.
7. Expansion Joints: Fabricated from [**zinc**] [**or**] [**zinc-coated (galvanized) steel**]; folded pair of unperforated screeds in M-shaped configuration; with expanded flanges.
8. Two-Piece Expansion Joints: Fabricated from [**zinc**] [**or**] [**zinc-coated (galvanized) steel**]; formed to produce slip-joint and square-edged reveal that is adjustable from 1/4 to 5/8 inch (6 to 16 mm) wide; with perforated flanges.

C. Plastic Accessories: Manufactured from high-impact PVC.
1. Cornerbeads: With perforated flanges.
   a. Smallnose cornerbead; use unless otherwise indicated.
   b. Bullnose cornerbead, radius 3/4-inch (19-mm) minimum; use at locations indicated on Drawings.
2. Casing Beads: With perforated flanges in depth required to suit plaster bases indicated and flange length required to suit applications indicated.
   a. Square-edge style; use unless otherwise indicated.
   b. Bullnose style, radius 3/4-inch (19-mm) minimum; use at locations indicated on Drawings.
3. Control Joints: One-piece-type, folded pair of unperforated screeds in M-shaped configuration; with perforated flanges and removable protective tape on plaster face of control joint.
4. Expansion Joints: Two-piece type, formed to produce slip-joint and square-edged [**1/2-inch- (13-mm-)**] [**1-inch- (25-mm-)**] [**1-1/2-inch- (38-mm-)**] <**Insert dimension**> wide reveal; with perforated concealed flanges.

2.4 MISCELLANEOUS MATERIALS

A. Water for Mixing and Finishing Plaster: Potable and free of substances capable of affecting plaster set or of damaging plaster, lath, or accessories.
B. Fiber for Base Coat: Alkaline-resistant glass or polypropylene fibers, 1/2 inch (13 mm) long, free of contaminants, manufactured for use in cement plaster.
C. Bonding Compound: ASTM C 932.
D. Fasteners for Attaching Metal Lath to Substrates: ASTM C 1063.
E. Wire: ASTM A 641/A 641M, Class 1 zinc coating, soft temper, not less than 0.0475-inch (1.21-mm) diameter unless otherwise indicated.
F. Sound-Attenuation Blankets: ASTM C 665, Type I (blankets without membrane facing) produced by combining thermosetting resins with mineral fibers manufactured from glass, slag wool, or rock wool.
1. Fire-Resistance-Rated Assemblies: Comply with mineral-fiber requirements of assembly.

2.5 PLASTER MATERIALS

A. Portland Cement: ASTM C 150/C 150M, Type I, Type II.
1. Color for Finish Coats: White or Gray to match existing.
B. Masonry Cement: ASTM C 91, Type N.
1. Color for Finish Coats: White or Gray to match existing.
C. Plastic Cement: ASTM C 1328.
D. Colorants for Job-Mixed Finish Coats: Colorfast mineral pigments that produce finish plaster color **to match Existing**.
E. Lime: ASTM C 206, Type S; or ASTM C 207, Type S.
F. Sand Aggregate: ASTM C 897.
G. Perlite Aggregate: ASTM C 35.

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H. Ready-Mixed Finish-Coat Plaster: Mill-mixed portland cement, aggregates, coloring agents, and proprietary ingredients.
   1. Color: **Match Existing**.

I. Acrylic-Based Finish Coatings: Factory-mixed acrylic-emulsion coating systems formulated with colorfast mineral pigments and fine aggregates; for use over cement plaster base coats. Include manufacturer's recommended primers and sealing topcoats for acrylic-based finishes.
   1. Color: **Match Existing**

2.6 PLASTER MIXES

A. General: Comply with ASTM C 926 for applications indicated.
   1. Fiber Content: Add fiber to base-coat mixes after ingredients have mixed at least two minutes. Comply with fiber manufacturer's written instructions for fiber quantities in mixes, but do not exceed 1 lb of fiber/cu. yd. (0.6 kg of fiber/cu. m) of cementitious materials.

B. Base-Coat Mixes for Use over Metal Lath: Scratch and brown coats for three-coat plasterwork as follows:
   1. Portland Cement Mixes:
      a. Scratch Coat: For cementitious material, mix 1 part portland cement and [0 to 3/4] [3/4 to 1-1/2] parts lime. Use 2-1/2 to 4 parts aggregate per part of cementitious material.
      b. Brown Coat: For cementitious material, mix 1 part portland cement and [**0 to 3/4**] [**3/4 to 1-1/2**] parts lime. Use 3 to 5 parts aggregate per part of cementitious material, but not less than volume of aggregate used in scratch coat.
   2. Masonry Cement Mixes:
      a. Scratch Coat: Mix 1 part masonry cement and 2-1/2 to 4 parts aggregate.
      b. Brown Coat: Mix 1 part masonry cement and 3 to 5 parts aggregate, but not less than volume of aggregate used in scratch coat.
   3. Portland and Masonry Cement Mixes:
      a. Scratch Coat: For cementitious material, mix 1 part portland cement and 1 part masonry cement. Use 2-1/2 to 4 parts aggregate per part of cementitious material.
      b. Brown Coat: For cementitious material, mix 1 part portland cement and 1 part masonry cement. Use 3 to 5 parts aggregate per part of cementitious material, but not less than volume of aggregate used in scratch coat.
   4. Plastic Cement Mixes:
      a. Scratch Coat: Mix 1 part plastic cement and 2-1/2 to 4 parts aggregate.
      b. Brown Coat: Mix 1 part plastic cement and 3 to 5 parts aggregate, but not less than volume of aggregate used in scratch coat.
   5. Portland and Plastic Cement Mixes:
      a. Scratch Coat: For cementitious material, mix 1 part plastic cement and 1 part portland cement. Use 2-1/2 to 4 parts aggregate per part of cementitious material.
      b. Brown Coat: For cementitious material, mix 1 part plastic cement and 1 part portland cement. Use 3 to 5 parts aggregate per part of cementitious material, but not less than volume of aggregate used in scratch coat.

C. Base-Coat Mixes for Use over [**Unit Masonry**] [**and**] [**Concrete**]: Single base (scratch) coat for two-coat plasterwork on low-absorption plaster bases as follows:
   1. Portland Cement Mix: For cementitious material, mix 1 part portland cement and 0 to 3/4 part lime. Use 2-1/2 to 4 parts aggregate per part of cementitious material.
   2. Portland and Masonry Cement Mix: For cementitious material, mix 1 part portland cement and 1 part masonry cement. Use 2-1/2 to 4 parts aggregate per part of cementitious material.
   3. Plastic Cement Mix: Use 1 part plastic cement and 2-1/2 to 4 parts aggregate.

D. Base-Coat Mixes for Use over [**Unit Masonry**] [**and**] [**Concrete**]: Single base (scratch) coat for two-coat plasterwork on high-absorption plaster bases as follows:

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1. Portland Cement Mix: For cementitious material, mix 1 part portland cement and 3/4 to 1-1/2 parts lime. Use 2-1/2 to 4 parts aggregate per part of cementitious material.
2. Masonry Cement Mix: Use 1 part masonry cement and 2-1/2 to 4 parts aggregate.
3. Portland and Masonry Cement Mix: For cementitious material, mix 1 part portland cement and 1 part masonry cement. Use 2-1/2 to 4 parts aggregate per part of cementitious material.
4. Plastic Cement Mix: Use 1 part plastic cement and 2-1/2 to 4 parts aggregate.

E. Job-Mixed Finish-Coat Mixes:
1. Portland Cement Mix: For cementitious materials, mix 1 part portland cement and [3/4 to 1-1/2] [1-1/2 to 2] parts lime. Use 1-1/2 to 3 parts aggregate per part of cementitious material.
2. Masonry Cement Mix: Use 1 part masonry cement and 1-1/2 to 3 parts aggregate.
3. Portland and Masonry Cement Mix: For cementitious materials, mix 1 part portland cement and 1 part masonry cement. Use 1-1/2 to 3 parts aggregate per part of cementitious material.
4. Plastic Cement Mix: Use 1 part plastic cement and 1-1/2 to 3 parts aggregate.

F. Factory-Prepared Finish-Coat Mixes: For **ready-mixed finish-coat plasters**, **acrylic-based finish coatings**, comply with manufacturer's written instructions.

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

A. Prepare smooth, solid substrates for plaster according to ASTM C 926.

B. Fire-Resistance-Rated Assemblies: Install components according to requirements for design designations from listing organization and publication indicated on Drawings.

C. Sound-Attenuation Blankets: Where required, install blankets before installing lath unless blankets are readily installed after lath has been installed on one side.

3.2 INSTALLING METAL LATH

A. Metal Lath: Install according to ASTM C 1063.

3.3 INSTALLING ACCESSORIES

A. Install according to ASTM C 1063 and at locations indicated on Drawings.

B. Reinforcement for External (Outside) Corners:
1. Install lath-type, external-corner reinforcement at exterior locations.
2. Install cornerbead at interior locations.

C. Control Joints: Locate as indicated on Drawings.

3.4 PLASTER APPLICATION

A. General: Comply with ASTM C 926.

B. Bonding Compound: Apply on **unit masonry and concrete** substrates for direct application of plaster.

C. Walls; Base-Coat Mixes for Use over Metal Lath: For scratch and brown coats, for three-coat plasterwork with 3/4-inch (19-mm) total thickness, as follows:
1. Portland cement mixes.
2. Masonry cement mixes.
3. Portland and masonry cement mixes.
4. Plastic cement mixes.
5. Portland and plastic cement mixes.

D. Ceilings; Base-Coat Mixes for Use over Metal Lath: For scratch and brown coats, for three-coat plasterwork and having [**1/2-inch (13-mm) total thickness**] [**3/4-inch (19-mm) total thickness for metal lath on concrete**], as follows:

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1. Portland cement mixes.
2. Masonry cement mixes.
3. Portland and masonry cement mixes.
4. Plastic cement mixes.
5. Portland and plastic cement mixes.

E. Walls; Base-Coat Mix: For base (scratch) coat, for two-coat plasterwork and having [**3/8-inch (10-mm) thickness on masonry**] [**1/4-inch (6-mm) thickness on concrete**], as follows:
1. Portland cement mix.
2. Masonry cement mix.
3. Portland and masonry cement mix.
4. Plastic cement mix.
5. Portland and plastic cement mix.

F. Ceilings; Base-Coat Mix: For base (scratch) coat, for two-coat plasterwork and having 1/4-inch (6-mm) thickness on concrete, as follows:
1. Portland cement mix.
2. Masonry cement mix.
3. Portland and masonry cement mix.
4. Plastic cement mix.
5. Portland and plastic cement mix.

G. Plaster Finish Coats: Apply to provide finish to match Existing.

H. Acrylic-Based Finish Coatings: Apply coating system, including primers, finish coats, and sealing topcoats, according to manufacturer's written instructions.

I. Concealed Exterior Plasterwork: Where plaster application is used as a base for adhered finishes, omit finish coat.

J. Concealed Interior Plasterwork:
1. Where plaster application is concealed behind built-in cabinets, similar furnishings, and equipment, apply finish coat.
2. Where plaster application is concealed above suspended ceilings and in similar locations, omit finish coat.
3. Where plaster application is used as a base for adhesive application of tile and similar finishes, omit finish coat.

3.5 PLASTER REPAIRS

A. Repair or replace work to eliminate cracks, dents, blisters, buckles, crazing and check cracking, dry outs, efflorescence, sweat outs, and similar defects and where bond to substrate has failed.

END OF SECTION 092400

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SECTION 09241

GYPSUM VENEER PLASTERING

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:
   1. Gypsum veneer plaster and gypsum base for interior veneer plaster.
   2. Gypsum veneer plaster over interior cementitious backer units.
   3. Gypsum veneer plaster over interior masonry surfaces.
   4. Gypsum veneer plaster over interior monolithic concrete surfaces.

B. Related Requirements:
   1.
   2. Section 092216 "Non-Structural Metal Framing" for non-load-bearing steel framing.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Shop Drawings: Show locations, fabrication, and installation of control joints, reveals, and trim; include plans, elevations, sections, details of components, and attachments to other work.

C. Samples: For each trim accessory and textured finish on rigid backing.

1.3 QUALITY ASSURANCE

A. Mockups: Provide mockups of **ceilings and partitions** in sizes of at least 100 sq. ft. (9 sq. m).

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Fire-Resistance-Rated Assemblies: For fire-resistance-rated assemblies, provide materials and construction identical to those tested in assembly indicated according to ASTM E 119 by an independent testing agency.

B. STC-Rated Assemblies: For STC-rated assemblies, provide materials and construction identical to those tested in assembly indicated according to ASTM E 90 and classified according to ASTM E 413 by an independent testing agency.

2.2 GYPSUM VENEER PLASTER

A. One-Component Gypsum Veneer Plaster: ASTM C 587, ready-mixed, smooth, finish-coat veneer plaster formulated for application directly over substrate without use of separate base-coat material.

B. High-Strength, One-Component Gypsum Veneer Plaster: ASTM C 587, ready-mixed, smooth, finish-coat veneer plaster containing mill-mixed, fine silica sand; with a compressive strength of 3000 psi (20 MPa) when tested according to ASTM C 472; and formulated for application directly over substrate without use of separate base-coat material.

C. Two-Component Gypsum Veneer Plaster: ASTM C 587, with separate formulations; one for base-coat application and one for finish-coat application over substrates.
   1. Base Coat:
   2. Smooth Finish Coat:
   3. Textured Finish Coat:

D. High-Strength, Two-Component Gypsum Veneer Plaster: ASTM C 587, ready-mixed, base-coat plaster and smooth finish-coat veneer plaster containing mill-mixed, fine silica sand; with a compressive strength of 3000 psi (20 MPa) when tested according to ASTM C 472.

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2.3 PANEL PRODUCTS

A. Gypsum Base for Veneer Plaster: ASTM C 1396/C 1396M.
   1. Thickness: **To match existing** .

B. Gypsum Base for Veneer Plaster, Type X: ASTM C 1396/C 1396M.
   1. Thickness: **To match existing** .

C. Gypsum Base for Veneer Plaster, Type C: ASTM C 1396/C 1396M. Manufactured to have increased fire-resistive capability.
   1. Thickness: [**1/2 inch (12.7 mm)**] [**As indicated**] <**Insert dimension**>.

D. Glass-Mat Interior Gypsum Board: ASTM C 1658/C 1658M. With moisture- and mold-resistant core; [**non-rated**] [**fire-resistive rated**]; glass-mat facing on both sides of panel.
   1. Core: [**1/2 inch (12.7 mm), regular type**] [**1/2 inch (12.7 mm), Type X**] [**5/8 inch (15.9 mm), Type X**].
   2. Mold Resistance: ASTM D 3273, score of 10 as rated according to ASTM D 3274.

E. Cementitious Backer Units: ANSI A118.9 and ASTM C 1288 and approved by backer unit manufacturer for use as veneer plaster substrate.
   1. Thickness: [**1/2 inch (12.7 mm)**] [**As indicated**] <**Insert dimension**>.
   2. Mold Resistance: ASTM D 3273, score of 10 as rated according to ASTM D 3274.

F. Backing Panels for Multilayer Applications: ASTM C 1396/C 1396M gypsum base or gypsum board, as recommended by gypsum veneer plaster manufacturer, for application method and thicknesses indicated.
   1. Core: Matching face layer unless otherwise indicated.
   2. Thickness: Matching face layer unless otherwise indicated.

2.4 TRIM ACCESSORIES

A. Standard Trim: ASTM C 1047, approved for use in gypsum veneer plaster applications indicated.
   1. Material: [**Galvanized-steel sheet or aluminum-coated steel sheet; rolled zinc, plastic, or paper-faced galvanized-steel sheet**] [**Galvanized-steel sheet, aluminum-coated steel sheet, or rolled zinc**] [**Plastic**] [**Paper-faced, galvanized-steel sheet**].

B. Aluminum Trim: Extruded accessories of profiles and dimensions indicated.

2.5 JOINT-REINFORCING MATERIALS

A. General: Comply with joint strength requirements in ASTM C 587 and with gypsum veneer plaster manufacturer's written recommendations for each application indicated.

B. Joint Tape: [**As recommended by gypsum veneer plaster manufacturer for applications indicated**] [**Paper**] [**Open-mesh, glass fiber**].

C. Embedding Material for Joint Tape: As recommended by gypsum veneer plaster manufacturer for use with joint-tape material and gypsum veneer plaster applications indicated.

2.6 AUXILIARY MATERIALS

A. Bonding Agent: ASTM C 631 polyvinyl acetate.

B. Laminating Adhesive: Adhesive or joint compound recommended by manufacturer for directly adhering gypsum-base, face-layer panels to backing-layer panels in multilayer construction.

C. Steel Drill Screws: ASTM C 1002 unless otherwise indicated.
   1. Use screws complying with ASTM C 954 for fastening panels to steel members from 0.033 to 0.112 inch (0.84 to 2.84 mm) thick.

D. For fastening cementitious backer units, use screws of type and size recommended by panel manufacturer.

E. Sound Attenuation Blankets: ASTM C 665, Type I; Comply with mineral-fiber requirements of assembly.

F. Acoustical Sealant: Manufacturer's standard nonsag, paintable, nonstaining latex sealant, complying with ASTM C 834.

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G. Patching Mortar: Dry-pack patching mortar, consisting of 1 part portland cement to 2-1/2 parts fine aggregate passing a No. 16 (1.18-mm) sieve, using only enough water for handling and placing.

PART 3 - EXECUTION

3.1 INSTALLING PANELS, GENERAL

A. Gypsum Base for Veneer Plaster: Apply according to ASTM C 844 unless manufacturer's written recommendations are more stringent.
   1. Erection Tolerance: No more than 1/16-inch (1.6-mm) offsets between planes of gypsum base panels, and 1/8 inch in 8 feet (3 mm in 2.4 m) noncumulative, for level, plumb, warp, and bow.

B. Examine panels before installation. Reject panels that are wet, moisture damaged, or mold damaged.

C. Install sound attenuation blankets before installing gypsum base for veneer plaster.

D. Cementitious Backer Units: Install according to ANSI A108.11.
   1. Where cementitious backer units abut other types of panels in same plane, shim surfaces to produce a uniform plane across panel surfaces.

E. Trim: Install trim with back flanges intended for fasteners, and attach to framing with same fasteners used for panels. Otherwise, attach trim according to manufacturer's written instructions.

F. Control Joints: Install as required and recommended by Plaster Stnadards.

G. Gypsum Base: Reinforce interior angles and flat joints with joint tape and embedding material to comply with ASTM C 843 and with gypsum veneer plaster manufacturer's written recommendations.

H. Abuse-Resistant Base: Reinforce joints between abuse-resistant panels with joint tape and embedding material according to panel manufacturer's written recommendations.

I. Glass-Mat Interior Gypsum Board: Reinforce joints between moisture- and mold-resistant panels with joint tape and embedding material according to panel manufacturer's written recommendations.

3.2 GYPSUM VENEER PLASTERING

A. Bonding Agent: Apply bonding agent on dry according to gypsum veneer plaster manufacturer's written recommendations.

B. Gypsum Veneer Plaster Mixing: Mechanically mix gypsum veneer plaster materials to comply with ASTM C 843 and with gypsum veneer plaster manufacturer's written recommendations.

C. Gypsum Veneer Plaster Application: Comply with ASTM C 843 and with veneer plaster manufacturer's written recommendations.
   1. One-Component Gypsum Veneer Plaster: Trowel apply plaster over substrate to uniform thickness. Fill all voids and imperfections. Immediately double back with same mixer batch of plaster to a uniform total thickness of 1/16 to 3/32 inch (1.6 to 2.4 mm).
   2. Two-Component Gypsum Veneer Plaster:
      a. Base Coat: Hand trowel or machine apply base coat over substrate to a uniform thickness of 1/16 to 3/32 inch (1.6 to 2.4 mm). Fill voids and imperfections.
      b. Finish Coat: Trowel apply finish-coat plaster over base-coat plaster to a uniform thickness of 1/16 to 3/32 inch (1.6 to 2.4 mm).
   3. Where gypsum veneer plaster abuts metal, including doorframes, windows and other units, groove finish coat to eliminate spalling.
   4. Do not apply veneer plaster to gypsum base if paper facing has degraded from exposure to sunlight. Before applying veneer plaster, use remedial methods to restore bonding capability to degraded paper facing according to manufacturer's written recommendations.

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D. Concealed Surfaces: Do not omit gypsum veneer plaster behind cabinets, furniture, furnishings, and similar removable items. Omit veneer plaster in the following areas where it will be concealed from view in the completed Work unless otherwise indicated or required to maintain fire-resistance and STC ratings:
   1. Above suspended ceilings.
   2. Behind wood paneling.

E. Gypsum Veneer Plaster Finish: To match existing.

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SECTION 092900

GYPSUM BOARD

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:
   1. Interior gypsum board.
   2. Tile backing panels.
   3. Texture finishes.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.
B. Sustainable Design Submittals:
C. Samples: For each texture finish indicated on same backing indicated for Work.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Fire-Resistance-Rated Assemblies: For fire-resistance-rated assemblies, provide materials and construction identical to those tested in assembly indicated according to ASTM E 119 by an independent testing agency.
B. STC-Rated Assemblies: For STC-rated assemblies, provide materials and construction identical to those tested in assembly indicated according to ASTM E 90 and classified according to ASTM E 413 by an independent testing agency.

2.2 GYPSUM BOARD, GENERAL

A. Size: Provide maximum lengths and widths available that will minimize joints in each area and that correspond with support system indicated.

2.3 INTERIOR GYPSUM BOARD

A. Gypsum Board, Type X: ASTM C 1396/C 1396M.
   1. Thickness: 5/8 inch (15.9 mm).
   2. Long Edges: **Tapered**.
B. Flexible Gypsum Board: ASTM C 1396/C 1396M. Manufactured to bend to fit radii and to be more flexible than standard regular-type gypsum board of same thickness.
   1. Thickness: 1/4 inch (6.4 mm).
   2. Long Edges: Tapered.
C. Mold-Resistant Gypsum Board: ASTM C 1396/C 1396M. With moisture- and mold-resistant core and paper surfaces.
   1. Core:**5/8 inch (15.9 mm), Type X**.
   2. Long Edges: Tapered.
   3. Mold Resistance: ASTM D 3273, score of 10 as rated according to ASTM D 3274.

2.4 TILE BACKING PANELS

A. Glass-Mat, Water-Resistant Backing Board: ASTM C 1178/C 1178M, with manufacturer's standard edges.
   1. Core: **5/8 inch (15.9 mm), Type X**.
   2. Mold Resistance: ASTM D 3273, score of 10 as rated according to ASTM D 3274.

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B. Cementitious Backer Units: ANSI A118.9 and ASTM C 1288 or ASTM C 1325, with manufacturer's standard edges.
   1. Thickness: **1/4 inch (6.4 mm**.
   2. Mold Resistance: ASTM D 3273, score of 10 as rated according to ASTM D 3274.

2.5 TRIM ACCESSORIES

A. Interior Trim: ASTM C 1047.
   1. Material: [**Galvanized or aluminum-coated steel sheet, rolled zinc, plastic, or paper-faced galvanized-steel sheet**] [**Galvanized or aluminum-coated steel sheet or rolled zinc**] [**Plastic**] [**Paper-faced galvanized-steel sheet**].
   2. Shapes:
      a. Cornerbead.
      b. Bullnose bead.
      c. LC-Bead: J-shaped; exposed long flange receives joint compound.
      d. L-Bead: L-shaped; exposed long flange receives joint compound.
      e. U-Bead: J-shaped; exposed short flange does not receive joint compound.
      f. Expansion (control) joint.
      g. Curved-Edge Cornerbead: With notched or flexible flanges.

B. Exterior Trim: ASTM C 1047.
   1. Material: **Hot-dip galvanized-steel sheet, plastic, or rolled zinc**.
   2. Shapes:
      a. Cornerbead.
      b. LC-Bead: J-shaped; exposed long flange receives joint compound.
      c. Expansion (Control) Joint: One-piece, rolled zinc with V-shaped slot and removable strip covering slot opening.

2.6 JOINT TREATMENT MATERIALS

A. General: Comply with ASTM C 475/C 475M.

B. Joint Tape:
   1. Interior Gypsum Board: Paper.
   2. Exterior Gypsum Soffit Board: Paper.
   3. Glass-Mat Gypsum Sheathing Board: 10-by-10 glass mesh.
   4. Tile Backing Panels: As recommended by panel manufacturer.

C. Joint Compound for Interior Gypsum Board: For each coat, use formulation that is compatible with other compounds applied on previous or for successive coats.
   1. Prefilling: At open joints**, rounded or beveled panel edges,** and damaged surface areas, use setting-type taping compound.
   2. Embedding and First Coat: For embedding tape and first coat on joints, fasteners, and trim flanges, use **setting-type taping** compound.
      a. Use setting-type compound for installing paper-faced metal trim accessories.
   3. Fill Coat: For second coat, use **setting-type, sandable topping** compound.
   4. Finish Coat: For third coat, use **setting-type, sandable topping** compound.
   5. Skim Coat: For final coat of Level 5 finish, use **setting-type, sandable topping compound.**

D. Joint Compound for Exterior Applications:
   1. Exterior Gypsum Soffit Board: Use setting-type taping compound and setting-type, sandable topping compound.
   2. Glass-Mat Gypsum Sheathing Board: As recommended by sheathing board manufacturer.

E. Joint Compound for Tile Backing Panels:
   1. Glass-Mat, Water-Resistant Backing Panel: As recommended by backing panel manufacturer.
   2. Cementitious Backer Units: As recommended by backer unit manufacturer.

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2.7 AUXILIARY MATERIALS

A. General: Provide auxiliary materials that comply with referenced installation standards and manufacturer's written instructions.

B. Laminating Adhesive: Adhesive or joint compound recommended for directly adhering gypsum panels to continuous substrate.

C. Steel Drill Screws: ASTM C 1002 unless otherwise indicated.

1. Use screws complying with ASTM C 954 for fastening panels to steel members from 0.033 to 0.112 inch (0.84 to 2.84 mm) thick.
2. For fastening cementitious backer units, use screws of type and size recommended by panel manufacturer.

D. Sound-Attenuation Blankets: ASTM C 665, Type I (blankets without membrane facing) produced by combining thermosetting resins with mineral fibers manufactured from glass, slag wool, or rock wool.

1. Fire-Resistance-Rated Assemblies: Comply with mineral-fiber requirements of assembly.

E. Acoustical Sealant: Manufacturer's standard nonsag, paintable, nonstaining latex sealant complying with ASTM C 834. Product effectively reduces airborne sound transmission through perimeter joints and openings in building construction as demonstrated by testing representative assemblies according to ASTM E 90.

F. Thermal Insulation: As specified in Section 072100 "Thermal Insulation."

G. Vapor Retarder: As specified in Section 072600 "Vapor Retarders."

2.8 TEXTURE FINISHES

A. Primer: As recommended by textured finish manufacturer.

B. Polystyrene Aggregate Ceiling Finish: Water-based, job-mixed, polystyrene aggregate finish with flame-spread and smoke-developed indexes of not more than 25 when tested according to ASTM E 84.

1. Texture: **Light spatter.**
2. Aggregate Finish: Water-based, job-mixed, aggregated, drying-type texture finish for spray application.
3. Texture: **Light spatter**.

C. Non-Aggregate Finish: Premixed, vinyl texture finish for spray application.

1. Texture**: Light Spatter**.

PART 3 - EXECUTION

3.1 APPLYING AND FINISHING PANELS

A. Examine panels before installation. Reject panels that are wet, moisture damaged, and mold damaged.

B. Comply with ASTM C 840.

C. Isolate perimeter of gypsum board applied to non-load-bearing partitions at structural abutments. Provide 1/4- to 1/2-inch- (6.4- to 12.7-mm-) wide spaces at these locations and trim edges with edge trim where edges of panels are exposed. Seal joints between edges and abutting structural surfaces with acoustical sealant.

D. For trim with back flanges intended for fasteners, attach to framing with same fasteners used for panels. Otherwise, attach trim according to manufacturer's written instructions.

E. Prefill open joints[**, rounded or beveled edges,**] and damaged surface areas.

F. Apply joint tape over gypsum board joints, except for trim products specifically indicated as not intended to receive tape.

G. Gypsum Board Finish Levels: Finish panels to levels indicated below and according to ASTM C 840:

1. Level 1: **Ceiling plenum areas, concealed areas.**
2. Level 2: **Panels that are substrate for tile**.

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3. Level 4: **Panels exposed to view specifically & critical at surfaces perpendicular to Windows.**

H. Cementitious Backer Units: Finish according to manufacturer's written instructions.

3.2 APPLYING TEXTURE FINISHES

A. Surface Preparation and Primer: Prepare and apply primer to gypsum panels and other surfaces receiving texture finishes. Apply primer to surfaces that are clean, dry, and smooth.

B. Texture Finish Application: Mix and apply finish using powered spray equipment, to produce a uniform texture free of starved spots or other evidence of thin application or of application patterns.

3.3 PROTECTION

A. Protect installed products from damage from weather, condensation, direct sunlight, construction, and other causes during remainder of the construction period.

B. Remove and replace panels that are wet, moisture damaged, and mold damaged.

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SECTION 09306

FLOOR AND WALL TILE

PART 1 GENERAL

1.01 SECTION INCLUDES
- A. Ceramic tile floor finish using the thinset application method.
- B. Ceramic tile wall finish using the thinset application method.

1.02 SUBMITTALS
- A. Submit under provisions of the General Requirements.
- B. Product Data: Provide instructions for using adhesives and grouts.
- C. Samples: Submit two samples illustrating pattern, color variations, and grout color.

1.03 DELIVERY, STORAGE, AND HANDLING
- A. Deliver, store, protect and handle products to site.
- B. Protect adhesives from freezing or overheating in accordance with manufacturer's instructions.

1.04 ENVIRONMENTAL REQUIREMENTS
- A. Do not install adhesives in an unventilated environment.
- B. Maintain 50 degrees F during installation of mortar materials.

PART 2 PRODUCTS

2.01 TILE MANUFACTURERS
- A. **Reference Schedule Section 3.06 of this specification**
- B. Approved Manufacturers: Daltile, Crossville, Shaw, Emser, Marazzi, American Olean, and other approved by architect.
- C. Substitutions: Under provisions of the General Requirements as equal or better. Must be approved by Architect.

2.02 ADHESIVE MATERIALS
- A. Adhesives: thinset bond type as recommended and/or manufactured by the tile manufacturer.

2.03 MORTAR MATERIALS
- A. Mortar Materials: Portland cement, sand, latex additive, and water as recommended and/or manufactured by the tile manufacturer, color to be selected.

2.06 GROUT MIX
- A. Mix and proportion pre-mix grout materials in accordance with manufacturer's instructions. Color to be selected.
- B. Manufacturer: TEC, MAPEI, AccuColor Power Grout, full range of colors. Color to be selected by Architect/Owner.

2.07 SCHLUTER EDGE
- A. Varies – reference schedule below.

PART 3 EXECUTION

3.01 EXAMINATION
- A. Verify that surfaces are ready to receive work.

3.02 PREPARATION
- A. Protect surrounding work from damage or disfiguration.
- B. Vacuum clean surfaces and damp clean.
- C. Seal substrate surface cracks with filler. Level existing substrate surfaces to acceptable flatness tolerances.
- D. Apply sealer conditioner to substrate surfaces in accordance with adhesive manufacturer's instructions.

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3.03 INSTALLATION - THINSET METHOD

A. Install adhesive tile, thresholds, and grout in accordance with manufacturer's instructions and of the TCA Handbook.
B. Lay tile to pattern indicated. Do not interrupt tile pattern through openings.
C. Place edge strips at exposed tile edges.
D. Cut and fit tile tight to penetrations through tile. Form corners and bases neatly. Align floor, base and wall joints.
E. Place tile joints uniform in width, subject to variance in tolerance allowed in tile size. Make joints watertight, without voids, cracks, excess mortar, or excess grout.
F. Sound tile after setting. Replace hollow sounding units.
G. Keep expansion, control joints free of adhesive or grout. Apply sealant to joints.
H. Allow tile to set for a minimum of 48 hours prior to grouting.
I. Grout tile joints.
J. Apply sealant to junction of tile and dissimilar materials and junction of dissimilar planes.
K. Install shower pan per manufacturer's instructions.

3.04 CLEANING

A. Clean tile and grout surfaces.
B. **Grout Joints shall be sealed (2 coats) using sealer product as recommended by the grout manufacturer.**

3.05 PROTECTION OF FINISHED WORK

A. Do not permit traffic over finished floor surface for 4 days after installation.
A. Install protective material as required to protect finished installation thru completion of construction.

3.06 SCHEDULE OF TILES

A. Styles and colors identified are for bidding purposes, final manufacturer and tile selection may vary depending on availability and alternate manufacturers or installers.
1. Wall Tile 1 (WT1) – **ALTERNATE (*Reference section 01030 Alternatives*)** - Daltile Artcrafted Glazed Ceramic Wall Tile.
    i. Size: 4"x4"
    ii. Installation Pattern: Straight Lay.
    iii. Grout – Mapei 38 Avalanche
    iv. Schluter Edge, at all exposed edges: Jolly Profile, color to be selected by architect.
    v. Located at All Apartment Kitchens (backsplash, alternate). Reference drawings
2. Wall Tile 2 (WT2) – Mercury Mosaics, Subway Tile, Color: 124 Stormy Blue
    i. Size: 2"x6"
    ii. Installation Pattern: Vertical Stacked Straight lay
    iii. Grout – Mapei – To be selected by architect.
    iv. Schluter Edge, at all exposed edges: Jolly Profile, color to be selected by architect.
    v. Located at Elevator/Stair Lobby #113. Wall behind Drinking Fountains, Field Tile. Reference drawings.
3. Wall Tile (WT3) – Mercury Mosaics, Cove Base, Color: 124 Stormy Blue
    i. Size: 4"x6" – Cove Base
    ii. Installation Pattern: Base
    iii. Grout – Mapei – To be selected by architect.
    iv. Located at Elevator/Stair Lobby #113. Wall behind Drinking Fountains, Base Tile. Reference drawings.
4. Wall Tile (WT4) – Mercury Mosaics, Pencil Liner, Color: 124 Stormy Blue
    i. Size: 1/2"x6"
    ii. Installation Pattern: Top Band
    iii. Grout - Mapei – To be selected by architect.
    iv. Located at Elevator/Stair Lobby #113. Wall behind Drinking Fountains, Top Band Tile. Reference drawings.

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SECTION 09900

PAINTING

PART 1 GENERAL

1.01 SECTION INCLUDES
A. Surface preparation and field application of paints and coatings.

1.02 QUALIFICATIONS
A. Manufacturer: Company specializing in manufacturing the Products specified in this section with minimum three years documented experience.
B. Applicator: Company specializing in performing the work of this section with minimum years documented experience and approved by manufacturer.

1.03 DELIVERY, STORAGE, AND HANDLING
A. Deliver, store, protect and handle products to site.
B. Deliver products to site in sealed and labeled containers; inspect to verify acceptability.
C. Container label to include manufacturer's name, type of paint, brand name, lot number, brand code, coverage, surface preparation, drying time, cleanup requirements, color designation, and instructions for mixing and reducing.
D. Store paint materials at minimum ambient temperature of 45 degrees F and a maximum of 90 degrees F, in ventilated area, and as required by manufacturer's instructions.

1.04 ENVIRONMENTAL REQUIREMENTS
A. Do not apply materials when surface and ambient temperatures are outside the temperature ranges required by the paint product manufacturer.
B. Do not apply exterior coatings during rain or snow, or when relative humidity is outside the humidity ranges required by the paint product manufacturer.
C. Minimum Application Temperatures for Latex Paints: 45 degrees F for interiors; 50 degrees F for exterior; unless required otherwise by manufacturer's instructions.
D. Minimum Application Temperature for Varnish and Finishes: 65 degrees F for interior or exterior, unless required otherwise by manufacturer's instructions.
E. Provide lighting level of 80 foot candles measured mid-height at substrate surface.

PART 2 PRODUCTS

2.01 MANUFACTURERS
A. Manufacturer - Paint, Transparent Finishes, Stain, Primer Sealers, and Block Filler by SHERWIN-WILLIAMS, BENJAMIN MOORE or as approved equal.

2.02 MATERIALS
A. Coatings: Ready mixed, except field catalyzed coatings. Process pigments to a soft paste consistency, capable of being readily and uniformly dispersed to a homogeneous coating; good flow and brushing properties; capable of drying or curing free of streaks or sags.
B. Accessory Materials: Linseed oil, shellac, turpentine, paint thinners and other materials not specifically indicated but required to achieve the finishes specified, of commercial quality.
C. Patching Materials: Latex filler.
D. Fastener Head Cover Materials: Latex filler.
E. All interior paints and primers shall comply with Green Seal standards for low VOC limits.

2.03 FINISHES
A. Refer to schedule at end of section for surface finish schedule.

PART 3 EXECUTION

3.01 EXAMINATION
A. Verify that surfaces and substrate conditions are ready to receive work as instructed by the product manufacturer.
B. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially affect proper application.
C. Test shop applied primer for compatibility with subsequent cover materials.

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3.02 PREPARATION

A. Remove or mask electrical plates, hardware, light fixture trim, escutcheons, and fittings prior to preparing surfaces or finishing.
B. Correct defects and clean surfaces which affect work of this section. Remove existing coatings that exhibit loose surface defects.
C. Seal with shellac and seal marks which may bleed through surface finishes.
D. Impervious Surfaces: Remove mildew by scrubbing with solution of trisodium phosphate and bleach. Rinse with clean water and allow surface to dry.
E. **Decorative Pressed Metal, & Aluminum Surfaces Scheduled for Paint Finish:** Use approved abrasive cleaning with media approved for substrate - Remove existing paint, surface contamination, and caulking, by media blasting, steam or other approved methods. Apply etching primer or paint primer immediately following cleaning.
F. Asphalt, Creosote, or Bituminous Surfaces Scheduled for Paint Finish: Remove foreign particles to permit adhesion of finishing materials. Apply compatible sealer or primer.
G. Insulated Coverings: Remove dirt, grease, and oil from canvas and cotton.
H. Concrete Floors: Remove contamination, acid etch, and rinse floors with clear water. Verify required acid-alkali balance is achieved. Allow to dry.
I. Copper Surfaces Scheduled for a Paint Finish: Remove contamination by steam, high pressure water, or solvent washing. Apply vinyl etch primer immediately following cleaning.
J. Copper Surfaces Scheduled for a Natural Oxidized Finish: Remove contamination by applying oxidizing solution of copper acetate and ammonium chloride in acetic acid. Rub on repeatedly for required effect. Once attained, rinse surfaces with clear water and allow to dry.
K. Gypsum Board Surfaces: Fill minor defects with filler compound. Spot prime defects after repair.
L. Galvanized Surfaces: Remove surface contamination and oils and wash with solvent. Apply coat of etching primer.
M. **Concrete, Brick and Unit Masonry Surfaces Scheduled to Receive Paint or Sealer Finish:** Such as all interior Brick & masonry walls, Use approved abrasive cleaning with media approved for substrate - Remove dirt, loose mortar, scale, salt or alkali powder, and other foreign matter. Remove oil and grease with a solution of trisodium phosphate; rinse well and allow to dry. Remove stains caused by weathering of corroding metals with a solution of sodium metasilicate after thoroughly wetting with water. Allow to dry.
N. **Plaster Surfaces:** Fill hairline cracks, small holes, and imperfections with latex patching plaster. Make smooth and flush with adjacent surfaces. Wash and neutralize high alkali surfaces.
O. **Uncoated Steel and Iron Surfaces:** Such as existing exterior trusses, Use approved abrasive cleaning with media approved for substrate - Remove rust, paint, caulk, grease, mill scale, weld splatter, and dirt. Where heavy coatings of scale are evident, remove by hand, power tool wire brushing or sandblasting; clean by washing with solvent. Apply a treatment of phosphoric acid solution, ensuring weld joints, bolts, and nuts are similarly cleaned. Spot prime paint after repairs.
P. Shop Primed Steel Surfaces: Sand and scrape to remove loose primer and rust. Feather edges to make touch-up patches inconspicuous. Clean surfaces with solvent. Prime bare steel surfaces.
Q. **Interior Wood Items Scheduled to Receive Paint Finish:** Wipe off dust and grit prior to priming. Seal knots, pitch streaks, and sappy sections with sealer. Fill nail holes and cracks after primer has dried; sand between coats.
R. Interior Wood Items Scheduled to Receive Transparent Finish: Wipe off dust and grit prior to sealing, seal knots, pitch streaks, and sappy sections with sealer. Fill nail holes and cracks after sealer has dried; sand lightly between coats.
S. Exterior Wood Scheduled to Receive Paint Finish: Remove dust, grit, and foreign matter. Seal knots, pitch streaks, and sappy sections. Fill nail holes with tinted exterior caulking compound after prime coat has been applied.
T. Exterior Wood Scheduled to Receive Transparent Finish: Remove dust, grit, and foreign matter; seal knots, pitch streaks, and sappy sections with sealer. Fill nail holes with tinted exterior caulking compound after sealer has been applied.
U. Glue-Laminated Beams: Prior to finishing, wash surfaces with solvent, remove grease and dirt.
V. Wood and Metal Doors Scheduled for Painting: Seal top and bottom edges with primer.

3.03 APPLICATION

A. Apply products in accordance with manufacturer's instructions.
B. Do not apply finishes to surfaces that are not dry.
C. Apply each coat to uniform finish.
D. Apply each coat of paint slightly darker than preceding coat unless otherwise approved.
E. Sand wood and metal lightly between coats to achieve required finish.
F. Vacuum clean surfaces free of loose particles. Use tack cloth just prior to applying next coat.
G. Allow applied coat to dry before next coat is applied.
H. Where clear finishes are required, tint fillers to match wood. Work fillers into the grain before set. Wipe excess from surface.
I. Prime concealed surfaces of interior and exterior woodwork with primer paint.

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J. Prime concealed surfaces of interior woodwork scheduled to receive stain or varnish finish with gloss varnish reduced 25 percent with mineral spirits.

3.04 FINISHING MECHANICAL AND ELECTRICAL EQUIPMENT

A. Remove unfinished louvers, grilles, covers, and access panels on mechanical and electrical components and paint separately.

B. Prime and paint insulated and exposed pipes, conduit, boxes, insulated and exposed ducts, hangers, brackets, collars and supports except where items are prefinished.

C. Paint interior surfaces of air ducts, and convector and baseboard heating cabinets that are visible through grilles and louvers with one coat of flat black paint, to visible surfaces. Paint dampers exposed behind louvers, grilles, and convector and baseboard cabinets to match face panels.

D. Paint exposed conduit and electrical equipment occurring in finished areas.

E. Paint both sides and edges of plywood backboards for electrical and telephone equipment before installing equipment.

F. Reinstall electrical cover plates, hardware, light fixture trim, escutcheons, and fittings removed prior to finishing.

3.05 CLEANING

A. Collect waste material which may constitute a fire hazard, place in closed metal containers and remove daily from site.

3.06 SCHEDULE

The following are for exterior and interior surfaces, and are all products of Sherwin-Williams.

EXTERIOR SURFACES

1. WOOD (Excluding Plywood)
   A. Satin Finish/Latex Base
      1st Coat: Exterior Oil Based Wood Primer
      2nd Coat: Duration, Satin
      3rd Coat: Duration, Satin

2. PLYWOOD & SIDING
   A. Satin Finish/Latex Base
      1st Coat: Exterior Oil Based Wood Primer
      2nd Coat: Duration, Satin
      3rd Coat: Duration, Satin

3. FERROUS METAL (Handrails, Existing Trusses)
   A. Painted (Gloss Finish/Alkyd Base)
      Primer: B66W1310 Pro-Cryl Acrylic Primer
      1st Coat: B66W01153 Pro Ind, DTM Acrylic
      2nd Coat: B66W01153 Pro Ind, DTM Acrylic

4. GALVANIZED METAL
   A. Painted (Satin Finish/Latex Base)
      1st Coat: Duration, Satin
      2nd Coat: Duration, Satin

5. ALUMINUM
   A. Painted (Satin Finish/Latex Base)
      1st Coat: Duration, Satin
      2nd Coat: Duration, Satin

6. CONCRETE MASONRY UNITS
   A. Painted (Satin Finish/Latex Base)
      1st Coat: Loxon Primer/Sealer
      2nd Coat: Duration, Satin
      3rd Coat: Duration, Satin

7. CONCRETE, STUCCO, BRICK
   A. Painted (Satin Finish/Latex Base)
      1st Coat: Loxon Primer/Sealer
      2nd Coat: Duration, Satin
      3rd Coat: Duration, Satin

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8. TRAFFIC AND PARKING LINE MARKING
   A. Painted (ProMar Traffic Marking Paint)
      1st Coat: B29W1-WHITE, or B29Y2-YELLOW

INTERIOR SURFACES

1. WOOD AND PLYWOOD
   A. Existing Wood Structure, (Beams, Columns, Floor Joists & Decking
      Primer: B51W00450 – Int/Ext Latex Primer
      2nd Coat: A75W00051 – Solo Int/Ext Acrylic Eg-Shel
      3rd Coat: A75W00051 – Solo Int/Ext Acrylic Eg-Shel

   B. Other, Painted (Eg-Shel Finish/Alkyd Base)
      1st Coat: ProMar 200 Latex Primer, B49W2
      2nd Coat: ProMar 200 Latex Eg-Shel, B20W200
      3rd Coat: ProMar 200 Eg-Shel, B20W200

   C. Stained and Varnished (Clear Finish) Opened Grained Wood
      1st Coat: Interior Wood Stain, A48
      2nd Coat: Sherwood 100 Fast Dri Semi-Paste Filler D70T1
      3rd Coat: Oil Base Gloss Varnish, A66V91
      4th Coat: Oil Base Gloss Varnish, A66V91 or Oil Base Satin Varnish, A66F90

2. CONCRETE MASONRY UNITS
   A. Painted (Eg-Shel Finish/Latex Base)
      1st Coat: ProMar Block Filler, B25W1
      2nd Coat: ProMar 200 Latex Eg-Shel, B20W200
      3rd Coat: ProMar 200 Latex Eg-Shel, B20W200

3. CONCRETE, MASONRY EPOXY SYSTEM (SOLVENT BASE)
   A. Painted (Semi-Gloss Finish)
      1st Coat: Tile-Clad II Epoxy, B62W100 Series
      2nd Coat: Tile-Clad II Epoxy, B62W100 Series
      Additional Coats to ensure consistent Sheen
      (9 mils wet, 4 mils dry per coat)

3B. BRICK, WALLS, EXISTING TO BE EXPOSED
   A. Painted (Latex)
      Primer: LX03W0100 – LXN Condition Wht
      1st Coat: B20w12651 – PROMAR 200, Interior Eg-Shell
      2nd Coat: B20w12651 – PROMAR 200, Interior Eg-Shell

   B. Clear Seal (UltraPaver - Clear Sealer)
      1st Coat: 50.146054 UltraPaver, Clear
      2nd Coat: 50.146054 UltraPaver, Clear

4. GYPSUM WALLBOARD
   A. Painted (Eg-Shel Finish/Latex Base)
      1st Coat: ProMar 200 Latex Wall Primer, B28W200
      2nd Coat: ProMar 200 Alkyd Eg-Shel Enamel, B33W200
      3rd Coat: ProMar 200 Alkyd Eg-Shel Enamel, B33W200

5. FERROUS METAL (Gloss, Handrails)
   A. Painted (Gloss Finish/Alkyd Base)
      Primer: B66W1310 Pro-Cryl Acrylic Primer
      1st Coat: B66W01153 Pro Ind, DTM Acrylic
      2nd Coat: B66W01153 Pro Ind, DTM Acrylic

6. GALVANIZED METAL
   A. Painted (Flat Finish/Latex Base)
      1st Coat: ProMar 200 Latex Flat Wall Paint, B30W200
      2nd Coat: ProMar 200 Latex Flat Wall Paint, B30W200

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7. DECORATIVE PRESSED METAL, EXISTING HISTORICAL
   A. Painted (Flat Finish/Latex Base)
      Primer: B66W1310 Pro-Cryl Acrylic Primer
      1st Coat: B66W01153 Pro Ind, DTM Acrylic
      2nd Coat: B66W01153 Pro Ind, DTM Acrylic

8. ALUMINUM
   A. Painted (Flat Finish/Latex Base)
      1st Coat: ProMar 200 Latex Flat Wall Paint, B30W200
      2nd Coat: ProMar 200 Latex Flat Wall Paint, B30W200

9. CONCRETE FLOORS (SEALED)
   A. Painted (Clear Acrylic Floor Finish)
      1st Coat: Concrete and Terrazzo Sealer B44V22 or W.R. Meadows – TIAH

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SECTION 10522

FIRE EXTINGUISHERS, CABINETS, AND ACCESSORIES

PART 1 GENERAL

1.01 SECTION INCLUDES
A. Fire extinguishers; Reference drawings –
Cabinets with Extinguishers, where indicated on the floor plans. Wall Mtd Extinguishers, 1 at each unit.

1.02 SUBMITTALS
A. Product Data: Provide extinguisher operational features, color and finish, and anchorage details.
B. Manufacturer's Installation Instructions: Indicate special criteria and wall opening coordination requirements.

PART 2 PRODUCTS

2.01 MANUFACTURERS
A. LARSEN'S - Architectural Series 2409-R3 & FS 2409-R3, Vertical Duo Door, baked enamel interior finish. Fire rated cabinets, FS where indicated to be installed in fire rated assemblies, Ref. CFP sheet.
B. Substitutions: Under provisions of the General Requirements.

2.02 EXTINGUISHERS
A. Dry Chemical Type: Larsen's MP series MP5, Cast steel tank, with pressure gage.

2.03 CABINETS
A. Interior Metal: Formed sheet steel, baked enamel box.
B. Configuration: Semi-recessed type, exterior nominal dimensions of 27 1/2 inch high x 13 inch wide x 5 inch deep.
C. Trim Type: Returned to wall surface, with 2 1/2 inch projection.
D. Exterior Door and Trim: Stainless Steel, reinforced for flatness and rigidity; latch with vertical glass.
E. Door Glazing: Glass, clear, 1/8 inch thick tempered.
F. Cabinet Mounting Hardware: Appropriate to cabinet.

2.04 FABRICATION
A. Form cabinet enclosure with right angle inside corners and seams. Formed trim and door stiles.
B. Pre-drill for anchors.
C. Hinge doors for 180 degree opening with continuous piano hinge. Provide roller type catch.
D. Weld, fill, and grind components smooth.
E. Glaze doors with resilient channel gasket glazing.

PART 3 EXECUTION

3.01 EXAMINATION
A. Verify rough openings for cabinet are correctly sized and located.

3.02 INSTALLATION
A. Install in accordance with manufacturer's instructions.
B. Install cabinets plumb and level in wall openings, 24 inches from finished floor to inside bottom of cabinet.
C. Secure rigidly in place.
D. Place extinguishers in cabinets.
E. Verify exact location with Architect.

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SECTION 10800

TOILET AND BATH ACCESSORIES

PART 1 GENERAL

1.01 SECTION INCLUDES
- A. Toilet and washroom accessories.
- B. Grab bars, Towel bars
- C. Mirrors
- D. Toilet Paper Dispenser
- E. Attachment hardware

PART 2 PRODUCTS

2.01 MANUFACTURERS
- A. BOBRICK WASHROOM EQUIPMENT INC., or BRADLEY CORPORATION.
- B. Substitutions: Under provisions of the General Requirements.

2.02 FABRICATION
- A. Weld and grind joints of fabricated components, smooth.
- B. Form exposed surfaces from single sheet of stock, free of joints. Form surfaces flat without distortion. Maintain surfaces without scratches or dents.
- C. Fabricate grab bars of tubing, free of visible joints, return to wall with end attachment flanges. Form bar with 1 1/2 inches clear of wall surface. Knurl grip surfaces.
- D. Shop assemble components and package complete with anchors and fittings.
- E. Provide steel anchor plates, adapters, and anchor components for installation.

2.03 FINISHES
- A. Galvanizing: ASTM A123 to 1.25 oz./sq. yd. Galvanize ferrous metal and fastening devices.
- B. Chrome/Nickel Plating: ASTM B456, satin finish.
- C. Stainless Steel: No. 4 satin luster finish.
- D. Back paint components where contact is made with building finishes to prevent electrolysis.

PART 3 EXECUTION

3.01 EXAMINATION
- A. Verify that site conditions are ready to receive work and dimensions are as indicated on shop drawings and instructed by the manufacturer.
- B. Verify exact location of accessories for installation. Coordinate with ADA requirements.

3.02 PREPARATION
- A. Deliver inserts and rough-in frames to site for timely installation. Provide templates and rough-in measurements as required.

3.03 INSTALLATION
- A. Install accessories in accordance with manufacturer's instructions and Americans with Disabilities Act. Also reference ANSI A117.1.
- B. Install plumb and level, securely and rigidly anchored to substrate.

3.04 SCHEDULE
- A. Reference drawings for all required accessories and submit for approval including but not limited to:
- B. Toilet Tissue Holders: Bobrick. Finish – Stainless steel
- C. Towel Bar: 2 per Apartment bathroom, 18" & 24" with concealed wall bracket. Finish – Stainless Steel
- D. Grab Bars as indicated on the drawings, Bobrick – Style B-9806, Color – Stainless Steel
- E. Mirrors: Manufacturer – Mirror Home, Style - #20622, Size – 26" wide x 42" tall, Finish – Black Nickel
- F. Shower Curtain Rod: 1 at each apartment shower, Stainless Steel Tube, 1 inch O.D., concealed attachment.

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SECTION 10850

BUILDING SPECIALTIES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Building specialties shall be furnished and installed as shown and herein specified. Installation shall be in accordance with the respective manufacturer's instructions. Certain manufacturer's products have been selected as a basic standard, and reference to these products has been made. Other manufacturers' products of equal capacities and design characteristics may be used, if approved by the Architect prior to the Bidding. The Contractor shall submit for approval shop drawings or standard cuts and illustrations or a combination thereof showing all items he proposes to use.

1.02 MAILBOXES

A. Manufacturer – Florence Manufacturing Company
B. (4) 4CADD-09 model + (1) 4CADS-04 model, front loading horizontal mailboxes for recessed mounting with snap-on outer trim kit
C. Additional Features: Standard 5-pin cylinder tenant cam lock with two keys. Engraved identification number for slots with color fill. Owner to select color of all finishes.
D. Quantity and Size: Reference Sheet A9.5 on bid documents for configuration.

1.03 WALLPAPER

A. Wallpaper 1: Product: Phillip Jeffries, 10694: Felix PVC Free, Twilight Navy
1. Locations – Hall 107 & Hall 112 – reference drawings.

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SECTION 11451

RESIDENTIAL APPLIANCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes the following:
1. Cooking equipment including: Electric ranges, Microwave ovens.
2. Ventilation range hoods.
3. Ductless Downdraft Vent Kit
4. Refrigerator/freezers; **Energy Star Compliant**.
5. Dishwashers; **Energy Star Compliant**.
6. Garbage Disposal; **Energy Star Compliant**
7. Clothes washers, Clothes dryers; **Energy Star Compliant**

1.3 SUBMITTALS

A. Product Data: For each type of product indicated. Include operating characteristics, dimensions of individual appliances, and finishes for each appliance. **All appliances must be submitted and approved by the Owner/Developer prior to ordering.**

B. Samples for Verification: factory-applied **color** finishes.

C. Appliance Schedule: For appliances; use same designations indicated on Drawings.

D. Manufacturer Certificates: Signed by manufacturers certifying that products comply with requirements.

E. Product Test Reports: Based on evaluation of comprehensive tests performed by manufacturer and witnessed by a qualified testing agency, for **each product**.

F. Maintenance Data: For **each product** to include in maintenance manuals.

G. Warranties: Special warranties specified in this Section.

1.4 QUALITY ASSURANCE

A. Manufacturer Qualifications: A qualified manufacturer with a service center capable of providing training, parts, and emergency maintenance repairs.

B. Product Options: Information on Drawings and in Specifications establishes requirements for product's aesthetic effects and performance characteristics. Aesthetic effects are indicated by dimensions, arrangements, alignment, and profiles of components and assemblies as they relate to sightlines, to one another, and to adjoining construction. Performance characteristics are indicated by criteria subject to verification by one or more methods including preconstruction testing, field testing, and in-service performance.

C. Regulatory Requirements: Comply with provisions of the following product certifications:
1. NFPA: Provide electrical appliances listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.
2. UL and NEMA: Provide electrical components required as part of residential appliances that are listed and labeled by UL and that comply with applicable NEMA standards.
3. ANSI: Provide gas-burning appliances that comply with ANSI Z21 Series standards.
4. NAECA: Provide residential appliances that comply with NAECA standards.

D. Regulatory Requirements, Accessibility: Where residential appliances are indicated to comply with accessibility requirements, comply with the U.S. Architectural & Transportation Barriers Compliance Board's "Americans with Disabilities Act (ADA), Accessibility Guidelines for Buildings and Facilities (ADAAG)." ANSI A117.1. FED-STD-795, "Uniform Federal Accessibility Standards."
1. Operable Parts: Provide controls with forward reach no higher than 48 inches (1219 mm) above the floor, horizontal front reach no more than 25 inches (635 mm), horizontal side reach no more than 24 inches (610 mm), and that do not require tight grasping, pinching, or twisting of the wrist and that operate with a force of not more than 5 lbf (22.2 N).
2. Range or Cooktop: Provide knee clearance for forward approach of 27 inches (685 mm) high, 30 inches (760 mm) wide, and 11 inches (280 mm) horizontally; toe space clearance of 9 inches (230 mm) high and 17 inches (430 mm) horizontally; with insulated underside of cooktop to prevent burns, shocks, or abrasions. Provide top surface 34 inches (865 mm) above the floor, with controls that do not require reaching across burners.

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3. Refrigerator/Freezer: Provide 50 percent of freezer space within 54 inches (1370 mm) of the floor.

E. AHAM Standards: Provide appliances that comply with the following AHAM standards:
1. Dishwashers: AHAM DW-DW1.
2. Electric Ranges: AHAM ER-1.
3. Clothes Dryers: AHAM HLD-1.
4. Household Refrigerators: AHAM HRF-1.
5. Household Freezers: AHAM HRF-1.
6. Trash Compactors: AHAM TC-1.

F. Energy Ratings: Provide residential appliances that carry labels indicating energy-cost analysis (estimated annual operating costs) and efficiency information as required by the FTC Appliance Labeling Rule.
1. Provide appliances that qualify for the EPA/DOE ENERGY STAR product labeling program.

G. Preinstallation Conference: Conduct conference at Project site to comply with requirements in Division 1 Section "Project Management and Coordination."

1.5 WARRANTY

A. Special Warranties: Manufacturer's standard form in which manufacturer of each appliance specified agrees to repair or replace residential appliances or components that fail in materials or workmanship within specified warranty period.
1. Electric Range: Five-year limited warranty for surface-burner elements.
2. Microwave Oven: Five-year limited warranty fordefects in the magnetron tube.
3. Refrigerator/Freezer: Five-year limited warranty for in-home service on the sealed refrigeration system.
4. Freezer: Five-year limited warranty for in-home service on the sealed refrigeration system.
5. Dishwasher: 5-year warranty for in-home service against deterioration of tub and door liner.
6. Clothes Washer: 5-year limited warranty for the inner wash basket and outer tub, and five-year limited warranty for the balance suspension system and drive transmission.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. In other Part 2 articles where titles below introduce lists, the following requirements apply to product selection:
1. Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, products specified.
2. Products: Subject to compliance with requirements, provide one of the products specified.
3. Basis-of-Design Product: The design for each residential appliance is based on the product named. Subject to compliance with requirements, provide either the named product or a comparable product by one of the other manufacturers specified.
4. **All appliances & finishes must be submitted and approved by the Owner/Developer prior to ordering.**
5. **Confirm selected or submitted appliances fit in the designed space with manufacturers listed or recommended clearances.**

2.2 COOKING APPLIANCES, provide one at each unit and clubhouse as indicated.

A. Range (Accessible Units, front controls), **Base Bid: Black, Alternate Bid: Stainless Steel**
1. Products: 30” Free Standing with Front Controls Similar to RG below
2. Must be ADA compliant, **Cooktop must be 34” max a.f.f.**
3. Acceptable manufacturers, submit equals for approval.
a. Amana Appliances, General Electric Company; Hotpoint; KitchenAid, Maytag

B. Range (Adaptable/Type-B Units), **Base Bid: Black, Alternate Bid: Stainless Steel**
1. Products: 30” Free Standing Range
2. Acceptable manufacturers, submit equals for approval.
a. Amana Appliances, General Electric Company; Hotpoint; KitchenAid, Maytag

C. Range (Adaptable/Type-B Units, Type 7 Kitchens ONLY: Units 212, 312, 412 & 512) **Base Bid: Black, Alternate Bid: Stainless Steel**
1. Products: 30” Slide-in Range, flat, controls on front - no raised back. Needs to come equipped with or needs to be compatible with a ductless downdraft Vent kit.
2. Acceptable manufacturers, submit equals for approval.

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a. Amana Appliances, General Electric Company; Hotpoint; KitchenAid, Maytag

D. Microwave (Adaptable/Type-B Units: Over Range), **Base Bid: Black, Alternate Bid: Stainless Steel**
1. Products: Over Range Microwave Oven 1.5 cf, 950 watt,
2. Acceptable manufacturers, submit equals for approval.
   a. Amana Appliances; General Electric Company; Hotpoint; KitchenAid; Maytag; Microwave Oven (Accessible Units, Counter Top), **Base Bid: Black, Alternate Bid: Stainless Steel**
3. Products: Microwave Oven .7 cf, 700 watt,
4. Acceptable manufacturers, submit equals for approval.
   a. Amana Appliances; General Electric Company; Hotpoint; KitchenAid; Maytag;

E. Exhaust Hood (Accessible Units), **Base Bid: Black, Alternate Bid: Stainless Steel**
1. Recirculating type – Ventless.
2. Products: Broan 30”
3. Acceptable manufacturers, submit equals for approval.
   a. General Electric Company; Hotpoint; KitchenAid; Maytag; Whirlpool Corp

F. Ductless Downdraft Vent Kit (Type 7 Kitchens Only – Units 212, 312, 412 & 512). **Base Bid: Black, Alternate Bid: Stainless Steel**
1. Compatible with Range (item C above).
2. Must fit within a 7” clear cavity wall. Reference details on Sheet A9.4
3. Acceptable manufacturers, submit equals for approval.
   a. General Electric Company; Hotpoint; KitchenAid; Maytag; Whirlpool Corp

2.3 REFRIGERATION APPLIANCES, provide one at each unit and community room as indicated.

A. Refrigerator/Freezer w ice maker (Accessible Units), **Base Bid: Black, Alternate Bid: Stainless Steel**
1. Products: Top-Freezer Refrigerator, **Energy Star Rated**, 18 Cu.Ft,
2. Must be ADA compliant
3. Acceptable manufacturers, submit equals for approval.
   a. Amana Appliances; General Electric Company; Hotpoint; KitchenAid; Maytag;

B. Refrigerator/Freezer w ice maker (Adaptable, Type-B Units), **Base Bid: Black, Alternate Bid: Stainless Steel**
1. Products: Top-Freezer Refrigerator, **Energy Star Rated**, 18 Cu.Ft,
2. Acceptable manufacturers, submit equals for approval.
   a. Amana Appliances; General Electric Company; Hotpoint; KitchenAid; Maytag;

C. Refrigerator (Community Room #102), **Under-counter, Base Bid: Black, Alternate Bid: Stainless Steel**
1. Products: Under-counter, **Energy Star Rated** refrigerator, designed to fit below a 34” ADA-height countertop.
2. Acceptable manufacturers, submit equals for approval.
   a. Amana Appliances; General Electric Company; Hotpoint; KitchenAid; Maytag;

2.4 CLEANING APPLIANCES, provide one at each unit and clubhouse as indicated.

A. Dishwasher (Adaptable, Type-B Units), **Base Bid: Black, Alternate Bid: Stainless Steel**
1. Products: Dishwasher, **Energy Star Rated**
2. Size: Sized to fit below a typical countertop height of 36” a.f.f.
3. Acceptable manufacturers, submit equals for approval.
   a. Amana Appliances; General Electric Company; Hotpoint; KitchenAid; Maytag;

B. Dishwasher (Accessible Units), **Base Bid: Black, Alternate Bid: Stainless Steel**
1. Products: Dishwasher, **Energy Star Rated**
2. Size; Sized to fit below an accessible countertop height of 34” a.f.f.
3. Acceptable manufacturers, submit equals for approval.
   a. Amana Appliances; General Electric Co; Hotpoint; KitchenAid; Maytag;

C. Clothes Washer (Adaptable, Type-B Units), Stackable, provide one at each unit as indicated.
1. Products: Clothes Washer, White, 3.3 CF, **Energy Star Rated**
2. Size; Must fit in Laundry Closets, reference floor plans. Must be Stackable.
3. Acceptable manufacturers, submit equals for approval.
   a. Amana Appliances; General Electric Co; Hotpoint; KitchenAid; Maytag;

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D. Clothes Dryer (Adaptable, Type-B Units), Stackable, provide one at each unit as indicated.
   1. Products: Clothes Dryer, White, 6.5 cf, **Energy Star Rated**
   2. Size; Must fit in Laundry Closets, reference floor plans. Must be stackable.
   3. Verify with plans for required Side exhaust
   4. Acceptable manufacturers, submit equals for approval.
      a. Amana Appliances; General Electric Company; Hotpoint; KitchenAid; Maytag;

E. Clothes Washer (ADA, Accessible Units, frontload), provide one at each Accessible unit as indicated.
   1. Products: Clothes Washer, White, 3.3 cf, **Energy Star Rated**
   2. Size; Must fit in Laundry Closets, reference floor plans.
   3. Acceptable manufacturers, submit equals for approval.
      a. Amana Appliances; General Electric Company; Hotpoint; KitchenAid; Maytag;

F. Clothes Dryer (ADA, Accessible Units, Frontload) , provide one at each Accessible unit as indicated.
   1. Products: Clothes Dryer, White, 6.5 cf, **Energy Star Rated**
   2. Size; Must fit in Laundry Closets, reference floor plans.
   3. Verify with plans for required Side exhaust
   4. Acceptable manufacturers, submit equals for approval.
      a. Amana Appliances; General Electric Company; Hotpoint; KitchenAid; Maytag;

2.5 FINISHES, GENERAL
   A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.
   B. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.
   C. Color-Coated Finish: Provide appliances with manufacturer's standard finish complying with manufacturer's written instructions for surface preparation including pretreatment, application, baking, color, gloss, and minimum dry film thickness for painted finishes
   D. For exact finish, insert names of coating manufacturers and products.

PART 3 - EXECUTION

3.1 EXAMINATION
   A. Examine roughing-in for piping systems to verify actual locations of piping connections before equipment installation.
   B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION, GENERAL
   A. General: Comply with manufacturer's written instructions.
   B. Built-in Equipment: Securely anchor units to supporting cabinets or countertops with concealed fasteners. Verify that clearances are adequate for proper functioning and rough openings are completely concealed.
   C. Freestanding Equipment: Place units in final locations after finishes have been completed in each area. Verify that clearances are adequate to properly operate equipment.
   D. Utilities: Refer to Divisions 15 and 16 for plumbing and electrical requirements.

3.3 CLEANING AND PROTECTION
   A. Test each item of residential appliances to verify proper operation. Make necessary adjustments.
   B. Verify that accessories required have been furnished and installed.
   C. Remove packing material from residential appliances and leave units in clean condition, ready for operation.

3.4 DEMONSTRATION
   A. Engage a factory-authorized service representative to train Owner's maintenance personnel to adjust, operate, and maintain residential appliances. Refer to Division 1 Section "Demonstration and Training."

END OF SECTION 11451

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SECTION 12356

KITCHEN CASEWORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes the following:
   1. Wood-faced kitchen cabinets.
   2. Wood-faced vanity cabinets.
   3. Plastic-laminate countertops.

B. Related Sections include the following:
   1. Division 11 Section "Residential Appliances" for appliances mounted in kitchen casework.
   2. Division 15 Section "Plumbing Fixtures" for sink units mounted in countertops.

1.3 DEFINIITIONS

A. Exposed Surfaces of Casework: Surfaces visible when doors and drawers are closed, including visible surfaces in open cabinets or behind glass doors.

B. Semi-exposed Surfaces of Casework: Surfaces behind opaque doors or drawer fronts, including interior faces of doors and interiors and sides of drawers. Bottoms of wall cabinets are defined as "semi-exposed."

C. Concealed Surfaces of Casework: Surfaces not usually visible after installation, including sleepers, web frames, dust panels, bottoms of drawers, and ends of cabinets installed directly against and completely concealed by walls or other cabinets. Tops of wall cabinets and utility cabinets are defined as "concealed."

1.4 SUBMITTALS

A. Product Data: For the following:

Samples and Submittals must be approved by Owner/Developer prior to ordering or production.

   1. Cabinets.
   2. Plastic-laminate countertops.
   3. Cabinet hardware.

B. Shop Drawings: For cabinets and countertops. Include plans, elevations, details, and attachments to other work. Show materials, finishes, filler panels, hardware, edge and backsplash profiles, cutouts for plumbing fixtures, and methods of joining countertops.

C. Samples for Initial Selection: Manufacturer's color samples consisting of units or sections of units showing the full range of colors, textures, and patterns available for each type of material exposed to view.

D. Samples for Verification: For the following materials; in sets showing the full range of color, texture, and pattern variations expected:
   1. Wood-veneered panels with transparent finish, 8 by 10 inches (200 by 250 mm), for each species.
   2. Solid wood with transparent finish, 50 sq. in. (300 sq. cm), for each species.
   3. Plastic laminate for countertops, 8 by 10 inches (200 by 250 mm).
   4. One unit of each type of exposed hardware.

E. Product Certificates: Signed by manufacturers of casework certifying that products furnished comply with requirements. **Samples and Submittals must be approved by Owner/Developer prior to ordering or production.**

1.5 QUALITY ASSURANCE

A. Source Limitations for Cabinets: Obtain cabinets through one source from a single manufacturer.

B. Product Designations: Drawings indicate size, configurations, and finish material of casework by referencing designated manufacturer's catalog numbers. Other manufacturers' casework of similar sizes, similar door and drawer configurations, same finish material, and complying with the Specifications may be considered. Refer to Division 1 Section "Substitutions."

C. Quality Standards: Unless otherwise indicated, comply with the following standards:
   1. Cabinets: KCMA A161.1.

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a. KCMA Certification: Provide cabinets with KCMA's "Certified Cabinet" seal affixed in a semi exposed location of each unit and showing compliance with the above standard.

2. Plastic-Laminate Countertops: KCMA A161.2.

1.6 PROJECT CONDITIONS

A. Environmental Limitations: Do not deliver or install kitchen casework until building is enclosed, wet-work is complete, and HVAC system is operating and will maintain temperature and relative humidity at occupancy levels during the remainder of the construction period.

B. Established Dimensions: Where kitchen casework is indicated to fit to other construction, establish dimensions for areas where casework is to fit. Coordinate construction to ensure that actual dimensions correspond to established dimensions. Provide fillers and scribes to allow for trimming and fitting.

C. Field Measurements: Where kitchen casework is indicated to fit to existing construction, verify dimensions of existing construction by field measurements before fabrication and indicate measurements on Shop Drawings. Provide fillers and scribes if necessary.

D. Field Measurements for Countertops: Verify dimensions of countertops by field measurements after base cabinets are installed but before countertop fabrication is complete. Coordinate fabrication schedule with construction progress to avoid delaying the Work.

1.7 COORDINATION

A. Coordinate layout and installation of blocking and reinforcement in partitions for support of kitchen casework.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

B. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

1. Cabinets:

a. Base Bid: Crestwood Cabinets – cabinet style to be selected by Owner. Stained to match wall panels: Minwax Ebony 2718

b. **Alternate Bid: Mid America Cabinets,** "Vista", Concord, stain/color to be selected by Owner/architect.

2. Quartz Countertops:

a. Community Room #102 (island) – MSI, Calcatta Clara with laminated edge profile

b. All Apartment Kitchens and Bathrooms – MSI, Calcatta Clara with eased edge profile

1) Base Bid: Slab backsplash at Apartment Kitchens

c. Or approved equal

3. Soapstone Countertops:

a. Community Room #102 (East wall) – to be seldcted by owner, full bullnose edge profile

C. Product: Subject to compliance with requirements, provide **"Vista" Concord, by Mid America Cabinets or Equivalent.**

2.2 COLORS, TEXTURES, AND PATTERNS

A. Colors, Textures, and Patterns: As listed, or selected by Architect from manufacturer's full range for these characteristics.

2.3 CABINET MATERIALS

A. Exposed Materials: Comply with the following:

1. Exposed Wood Species: As follows. Do not use two adjacent exposed faces that are noticeably dissimilar in color, grain, figure, or natural character markings.

a. <u>As selected by Owner/Architect</u>

2. Solid Wood: Clear hardwood lumber of species indicated, free of defects, selected for compatible grain and color, and kiln dried to 7 percent moisture content.

3. Plywood: Hardwood plywood complying with HPVA HP-1 with face veneer of species indicated, selected for compatible color and grain with Grade A faces and Grade C backs of same species as faces.

a. Edge band exposed edges with minimum 1/8-inch- (3-mm-) thick, solid-wood edging of same species as face veneer.

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B. Semi exposed Materials: Unless otherwise indicated, provide the following:
   1. Plywood: Hardwood plywood complying with HPVA HP-1 with Grade C faces stained to be compatible with exposed surfaces and Grade 3 backs of same species as faces.
   2. Thermoset Decorative Panels: Medium-density particleboard complying with ANSI A208.1, Grade M-2; with surface of thermally fused, melamine-impregnated decorative paper complying with LMA SAT-1.
      b. Provide thermoset decorative overlay on both sides of shelves, dividers, drawer bodies, and other components with two semiexposed surfaces.
      c. Provide PVC or polyester edge banding complying with LMA EDG-1 on components with semiexposed edges.
   3. Vinyl-Faced Particleboard: Medium-density particleboard complying with ANSI A208.1, Grade M-2 with an embossed, wood-grain-patterned vinyl film adhesively bonded to particleboard.
      d. Provide vinyl film on both sides of shelves, dividers, drawer bodies, and other components with two semi exposed surfaces and on semi exposed edges.

C. Concealed Materials: Comply with the following:
   1. Particleboard: ANSI A208.1, Grade M-2.
   3. Medium-Density Fiberboard: ANSI A208.2.
   4. Hardboard: AHA A135.4, Class 1 Tempered.

2.4 CASEWORK HARDWARE

A. General: Manufacturer's standard units complying with BHMA A156.9, of type, material, size, and finish as selected from manufacturer's standard choices.

B. Hinges: **Semi-concealed, self-closing hinges.**

C. Drawer Guides: 100 lb. rated epoxy-coated-metal, self-closing drawer guides; designed to prevent rebound when drawers are closed; with nylon-tired, ball-bearing rollers; and complying with BHMA A156.9, Type B05091.
   1. **All drawers must have dual sidetracks**

D. Cabinet Pulls:
   1. All Apartments (Kitchens and Baths) – Amerock BP37291G10 Metro 5-1/16” Pull CC. Finish: Satin Nickel
   2. Community Room 102 – to be selected by owner/architect

D. Footrail: Kegworks, Part #AB-NS912-2 Combination Footrail Bracket, Finish: Antique Brass, 2” OD. Contractor/Installed to supply and install complete system & necessary components including tubing, end caps, elbow, flanges, etc.
   1. Located only at island in Community Room #102, west side of island, reference drawings.

2.5 CABINET CONSTRUCTION

A. Face Style: Reveal overlay; door and drawer faces partially cover cabinet body or face frames.

B. Face Frames: 3/4-inch solid wood with glued mortise and tenon or doweled joints.

C. Door and Drawer Fronts: 2 inch wide by 3/4 inch thick perimeter assembled around a 1/4 inch veneer panel.

D. Cabinet Ends: 1/2 inch industrial-grade particle board fastened to face frame with tongue-and-groove. Exposed end panels are finished with wood veneer to match face frame finish.

E. Cabinet Tops and Bottoms: Wall cabinets constructed of 1/4 inch hardboard dadoed into end panels and interlocked into hanging rails for strength. Base bottoms constructed similarly of 1/2 inch industrial-grade particle board.

F. Hanging Rails: 3/4 inch by 2-1/2 inch hardwood on upper cabinets. 3/4 inch by 1 inch hardwood on base cabinets.

G. Drawers: 7/16 inch industrial-grade particle board using full box construction with 1/8 inch hardboard bottoms. Drawer fronts constructed to match cabinet door material and style.

H. Shelves: 1/2 inch industrial-grade particle board. Wall shelving adjustable up to 24” wide. Base cabinets feature 11 inch deep half-shelf.

I. Toe Kick: 1/2 inch industrial-grade particle board fastened between end panels.

J. Joinery: Rabbet backs flush into end panels and secure with concealed mechanical fasteners. Connect tops and bottoms of wall cabinets and bottoms and stretchers of base cabinets to ends and dividers with mechanical fasteners. Rabbet tops, bottoms, and backs into end panels.

K. Factory Finishing: To greatest extent possible, finish casework at factory. Defer only final touchup until after installation.

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PART 3 - EXECUTION

3.1 INSTALLATION

A. Install casework with no variations in flushness of adjoining surfaces; use concealed shims. Where casework abuts other finished work, scribe and cut for accurate fit. Provide filler strips, scribe strips, and moldings in finish to match casework face.

B. Install casework without distortion so doors and drawers fit openings and are aligned. Complete installation of hardware and accessories as indicated.

C. Install casework and countertop level and plumb to a tolerance of 1/8 inch in 8 feet (3 mm in 2.4 m).

D. Fasten cabinets to adjacent units and to backing.

1. Fasten wall cabinets through back, near top and bottom, at ends and not less than 24 inches (600 mm) o.c. with No. 10 wafer-head screws sized for 1-inch (25-mm) penetration into wood framing, blocking, or hanging strips.
2. Fasten wall cabinets through back, near top and bottom, at ends and not less than 24 inches (600 mm) o.c., with toggle bolts through metal backing behind gypsum board.

E. Fasten plastic-laminate countertops by screwing through corner blocks of base units into underside of countertop. Form seams using splines to align adjacent surfaces, and secure with glue and concealed clamping devices designed for this purpose.

F. Fasten solid-surfacing-material countertops by screwing through corner blocks of base units into underside of countertop. Align adjacent surfaces, and form seams to comply with manufacturer's written instructions using adhesive in color to match countertop. Carefully dress joints smooth, remove surface scratches, and clean entire surface.

3.2 ADJUSTING AND CLEANING

A. Adjust casework and hardware so doors and drawers are centered in openings and operate smoothly without warp or bind. Lubricate operating hardware as recommended by manufacturer.

B. Clean casework on exposed and semi-exposed surfaces. Touch up factory-applied finishes to restore damaged or soiled areas.

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SECTION 142100

ELECTRIC TRACTION ELEVATORS

PART 1 GENERAL

1.01 SUMMARY

A. Section includes: Electric Traction, machine room-less, code-compliant elevator designed for retrofit in an existing shaft. Reference drawings and details including:
   1. Standard pre-engineered passenger elevator.
   2. Elevator car enclosures, hoistway entrances, and signal equipment.
   4. Operation and control systems.
   5. Accessibility provisions for physically disabled persons.
   6. Elevator car shall accommodate ambulance stretcher, IBC 2012, 3002.4.
   6. Equipment, machines, controls, systems, and devices as required for safely operating the specified elevators at their rated speed and capacity.
   7. Materials and accessories as required to complete the elevator installation.

B. Related Sections:
   1. Division 1 General Requirements: Meet or exceed all referenced sustainability requirements.
   2. Division 3 Concrete: Installing inserts, sleeves and anchors in concrete.
   3. Division 4 Masonry: Installing inserts, sleeves and anchors in masonry.
   4. Division 5 Metals:
      a. Providing hoist beams, pit ladders, steel framing, auxiliary support steel, and divider beams for supporting guide-rail brackets.
      b. Providing steel angle sill supports and grouting hoistway entrance sills and frames.
   5. Division 9 Finishes: Providing elevator car finish flooring and field painting unfinished and shop primed ferrous materials.
   6. Division 22 Plumbing:
      a. Sump pit and oil interceptor.
   7. Division 23: Heating, Ventilation, and Air Conditioning
      a. Heating and ventilating hoistways
   8. Division 16 Sections:
      a. Providing electrical service to elevators, including fused disconnect switches.
      b. Emergency power supply, transfer switch, and auxiliary contacts.
      c. Heat and smoke sensing devices.
      d. Convenience outlets and illumination in machine room, hoistway, and pit.

C. Work Not Included: General contractor shall provide the following in accordance with the requirements of the Model Building Code and ANSI A17.1 Code. For specific rules, refer to ANSI A17.1, Section 300 for hydraulic elevators. State or local requirements must be used if more stringent.
   1. Elevator hoist beam to be provided at top of elevator shaft. Beam must be able to accommodate proper loads and clearances for elevator installation and operation.
   2. Elevator rail supports and columns as needed to support new elevator rails & cab within and tied into existing shaft.
   2. Supply in ample time for installation by other trades, inserts, anchors, bearing plates, brackets, supports, and bracing including all setting templates and diagrams for placement.
   3. Any existing openings that require infill shall be a minimum two hours of fire rating. Hoistway should be clear and plumb with variations not to exceed 1/2" at any point.
   4. Elevator hoistways shall have barricades, as required.
   5. Install bevel guards at 75° on all recesses, projections or setbacks over 2" (4" for A17.1 2000 areas) except for loading or unloading.
   6. Provide rail bracket supports at pit, each floor, and roof. For guide rail bracket supports, provide divider beams between hoistway at each floor and roof.
   7. Pit floor shall be level and free of debris. Reinforce dry pit to sustain normal vertical forces from rails and buffers.

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8. Where pit access is by means of the lowest hoistway entrance, a vertical ladder of non-combustible material extending 42" minimum, (48" minimum for A17.1-2000 areas) shall be provided at the same height, above sill of access door or handgrips.
15. When heat, smoke or combustion sensing devices are required, connect to elevator machine room terminals. Contacts on the sensors should be sided for 120 volt D.C.
16. Install and furnish finished flooring in elevator cab.
17. Finished floors and entrance walls are not to be constructed until after sills and door frames are in place. Consult elevator contractor for rough opening size. The general contractor shall supply the drywall framing so that the wall fire resistance rating is maintained, when drywall construction is used.
18. Where sheet rock or drywall construction is used for front walls, it shall be of sufficient strength to maintain the doors in true lateral alignment. Drywall contractor to coordinate with elevator contractor.
19. Before erection of rough walls and doors; erect hoistway sills, headers, and frames. After rough walls are finished; erect fascias and toe guards. Set sill level and slightly above finished floor at landings.
20. To maintain legal fire rating (masonry. Steel & Wood construction), door frames are to be anchored to walls and properly grouted in place.
21. The elevator wall shall interface with the hoistway entrance assembly and be in strict compliance with the elevator contractor's requirements.
22. General Contractor shall fill and grout around entrances, as required.
23. Elevator sill supports shall be provided at each opening.
24. All walls and sill supports must be plumb where openings occur.
28. Locate a light fixture and convenience outlet in pit with switch located adjacent to the access door.
29. A light switch and fused disconnect switch for each elevator should be located inside the machine room adjacent to the door, where practical, per the National Electrical Code (NFPA No. 70).
30. As indicated by elevator contractor, provide a light outlet for each elevator, in center of hoistway (or in the machine room).
31. For signal systems and power operated door: provide ground and branch wiring circuits, including main line switch. For car light and fan: provide a feeder and branch wiring circuits, including main line switch.
32. Wall thickness may increase when fixtures are mounted in drywall. These requirements must be coordinated between the general contractor and the elevator contractor.
33. Provide supports, patching and recesses to accommodate hall button boxes, signal fixtures, etc.
34. Locate telephone and convenience outlet on control panel.

D. Industry and government standards
1. ICC/ANSI A117.1 – Accessible and Usable Buildings and Facilities
2. ADAAG – Accessibility Guidelines for Buildings and Facilities
3. ANSI/NFPA 70 – National Electrical Code
4. ANSI/NFPA 80 – Standard for Fire Doors and Fire Windows
5. ASME/ANSI A17.1 – Safety Code for Elevators and Escalators

1.02 SUBMITTALS

A. Product data: When requested, the elevator contractor will provide standard cab, entrance and signal fixture data to describe product for approval.

B. Shop drawings:
1. **Retrofit, Historic Building: Field verify and illustrate existing conditions and dimensions at elevator hoistway, pit, plans, finished floor elevations, etc.**
2. **Retrofit, Historic Building: Report of recommendations and items of concern based on review of structural and electrical engineer's documents and drawings.**
3. Show new equipment arrangement, control space, pit, and hoistway. Provide plans, elevations, sections, and details of assembly, erection, anchorage, and equipment location.

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4. Indicate elevator system capacities, sizes, performances, safety features, finishes and other pertinent information.
5. Show floors served, travel distances, maximum loads imposed on the building structure at points of support and all similar considerations of the elevator work.
6. Indicate electrical power requirements and branch circuit protection device recommendations.

C. Powder Coat Paint selection: Submit manufacturer's standard selection charts for exposed finishes and materials.

D. Plastic laminate selection: Submit manufacturer's standard selection charts for exposed finishes and materials.

E. Metal Finishes: Upon request, standard metal samples provided.

F. Operation and maintenance data. Include the following:
1. Owner's Manual and Wiring Diagrams.
2. Parts list, with recommended parts inventory.

1.03 QUALITY ASSURANCE

A. Manufacturer Qualifications: An approved manufacturer with minimum 15 years' experience in manufacturing, installing, and servicing elevators of the type required for the project.
1. Must be the manufacturer of the power unit, controller, signal fixtures, door operators cab, entrances, and all other major parts of the elevator operating equipment.
a. The major parts of the elevator equipment shall be manufactured in the United States, and not be an assembled system.
2. The manufacturer shall have a documented, on-going quality assurance program.
3. ISO-9001:2000 Manufacturer Certified
4. ISO-14001:2004 Environmental Management System Certified

B. Installer Qualifications: The manufacturer or an authorized agent of the manufacturer with not less than 15 years of satisfactory experience installing elevators equal in character and performance to the project elevators.

C. Regulatory Requirements:
1. ASME/ANSI A17.1 Safety Code for Elevators and Escalators, latest edition or as required by the local building code.
2. Building Code: National.
3. NFPA 70 National Electrical Code.
4. NFPA 80 Fire Doors and Windows.
5. Americans with Disabilities Act Accessibility Guidelines (ADAAG).
6. CAN/CSA B44 Safety Code for Elevators and Escalators.

D. Fire-rated Entrance Assemblies: Opening protective assemblies including frames, hardware, and operation shall comply with ASTM E2074, CAN4-S104 (ULC-S104), UL10(B), and NFPA 80. Provide entrance assembly units bearing Class B or 1 1/2 hour label by a Nationally Recognized Testing Laboratory (2 hour label in Canada).

E. Inspection and testing: Elevator Installer shall obtain and pay for all required inspections, tests, permits, and fees for elevator installation.
1. Arrange for inspections and make required tests.
2. Deliver to the Owner upon completion and acceptance of elevator work.

F. Product Qualifications:
1. LCA, EPD, and HPD data must be provided for all major components of the elevator system.
2. LCA data must be compatible with GaBI Software.
3. Environmental Product Declaration (EPD): Publicly available, critically reviewed life cycle analysis having at least a cradle-to-gate scope.
4. GreenScreen Chemical Hazard Analysis: All ingredients of 100 parts-per-million or greater evaluated using GreenScreen for Safer Chemicals Method v1.2.
5. Health Product Declarations (HPD v2 or later): Complete, published declaration with full disclosure of known hazards, prepared using the Health Product Declaration Collaborative's "HPD builder" on-line tool; Unknown hazard listed will not be considered acceptable.

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1.04 DELIVERY, STORAGE, AND HANDLING

A. Manufacturing will deliver elevator materials, components, and equipment and the contractor is responsible to provide secure and safe storage on job site.

1.05 PROJECT CONDITIONS

A. Prohibited Use: Elevators shall not be used for temporary service or for any other purpose during the construction period before Substantial Completion and acceptance by the purchaser unless agreed upon by Elevator Contractor and General Contractor with signed temporary agreement.

B. **Retrofit: This project is considered a retrofit. Elevator & equipment to be installed within an existing hoistway in a historic building. Elevator manufacturer and installer are required to visit the site prior to bidding for evaluation of existing conditions. Bids should include any special conditions and recommendations found during pre-bid investigations. Elevator manufacturer, contractor, and installer shall alert the architect to any discrepancies or concerns found during site and field verification prior to the bid date.**

1.06 WARRANTY

A. Warranty: Submit elevator manufacturer's standard written warranty agreeing to repair, restore or replace defects in elevator work materials and workmanship not due to ordinary wear and tear or improper use or care for 12 months after completion of installation or acceptance thereof by beneficial use, whichever is earlier.

1.07 MAINTENANCE

A. Furnish maintenance and call back service for a period of 1 year for each elevator after completion of installation or acceptance thereof by beneficial use, whichever is earlier, during normal working hours, excluding callbacks. Service shall consist of periodic examination of the equipment, adjustment, lubrication, cleaning, supplies, and parts to keep the elevators in proper operation.

1. Manufacturer shall have a service office and full-time service personnel within a 150 mile radius of the project site.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Provide AC gearless machine room-less elevator systems subject to compliance with the design and performance requirements of this specification. Elevator manufacturers may include but are not limited to one of the following:

1) Approved Manufacturers: KONE, Schindler, TKE, Otis, or other approved by architect.

a. Other acceptable machine room-less products: manufacturer with minimum 15 years' experience in manufacturing, installing and servicing elevators of the type required for this project.

2.2 ELEVATORS

A. Elevator System, General: Manufacturer's standard elevator systems. Unless otherwise indicated, manufacturer's standard components shall be used, as included in standard elevator systems and as required for complete system.

B. Electric Traction, Machine-room less Passenger Elevator

C. Elevator Description:

1. Elevator Equipment: Machine Room Less (MRL) gearless traction elevator
2. Equipment Control: KCM831 (or per manufacturer's recommendations)
3. Drive: Regenerative
4. Quantity of Elevators: 1
5. Landings: 5
6. Openings: 4 front openings, 1 back openings
7. Travel: 45' 0" approx. (field verify)

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8. Rated Capacity: **3,500 lb min.**
9. Rated Speed: **150 FPM min.**
10. Existing shaft dimensions: 9'-5" x 8'-1" (field verify)
11. Clear inside cab dimensions: (WxD) 6'-2" x 7'-6" (or to fit to existing shaft)
12. Cab Height: 8'-0"
13. Clear height under suspended ceiling: 7'-6"
14. Entrance width and type: 36" min. opening
15. Entrance height: 7'-0"
16. Main Power Supply: **208 V Volts + 5%, three phase**
17. Operation: Simplex
18. Machine Location: inside the hoistway mounted on car guide rail
19. Control Space Location: Integrated control
20. Elevator equipment shall conform to the requirements of seismic zone: non-seismic
21. Maintenance Service Period: 12 months
22. Auxiliary Operations:
    a. Battery-powered automatic evacuation.
    b. Earthquake Emergency Operation: Comply with requirements in ASME A17.1/CSA B44.
    c. Automatic dispatching of loaded car.
    d. Nuisance-call cancel.
    e. Loaded-car bypass.
    f. Distributed parking.
    g. Off-peak operation.
    h. Automatic operation of lights and ventilation fans.
    i. **Priority** service at **all** floors.
    j. Independent service for **one car**.

D. Performance Requirements
1. Car Performance
    a. Car Speed ± 5% of contract speed under any loading condition or direction of travel
    b. Car Capacity: safely lower, stop and hold (per code) up to 125% of rated load
2. System Performance
    a. Vertical Vibration (max): 15 mg ISO187338/ISO 8041 system pk – pk
    b. Horizontal Vibration (max): 12 mg ISO187338/ISO 8041 system pk – pk
    c. Jerk Rate (max): 3.3 ft/sec3
    d. Acceleration (max): 1.3 ft/sec2
    e. In Car Noise: 55 dB(A) Maximum
    f. Leveling accuracy: ±0.2 inches
    g. Starts per hour (max): 240
3. Additional Requirements:
    a. Must be able to accommodate a stretcher per IBC 2012 regulations.
    b. Provide inspection certificate in each car, mounted under acrylic cover with frame made from **satin stainless steel.**

2.3 EQUIPMENT: CONTROL COMPONENTS AND CONTROL SPACE

A. Controller: provide microcomputer-based control system to perform all functions
1. All high voltage (110V or above) contact points inside the controller cabinet shall be protected from accidently contact in a situation where the controller doors are open.
2. Controller shall be separated into two distinct halves; motor drive side and control side. High voltage motor power conductors shall be routed and physically segregated from the rest of the controller.

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3. Provide a serial cardrack and main CPU board containing a non-erasable EPROM and operating system firmware.
4. Variable field parameters and adjustments shall be contained in a non-volatile memory module.

B. Drive: provide variable voltage variable frequency AC drive system to develop high starting torque with low starting current.

C. Controller Location: Locate controller(s) in the front wall integrated with the top landing entrance frame, machine side of the elevator. One non-fused phase permanent power in hoistway at top landing. A separate space should not be required.

2.4 EQUIPMENT: HOISTWAY COMPONENTS

A. Machine: AC gearless machine, with permanent magnet synchronous motor, direct current electromechanical disc brakes, and integral traction drive sheave, mounted to the car guide rail at the top of the hoistway.

B. Governor: friction type over-speed governor rated for the duty of the elevator specified.

C. Buffers, Car and Counterweight: Polyurethane buffer

D. Hoistway Operating Devices:
1. Emergency stop switch in pit
2. Terminal stopping switches
3. Emergency stop switch on the machine

E. Positioning System: system consisting of magnets and proximity switches

F. Guide Rails and attachments: steel rails with brackets and fasteners

2.5 EQUIPMENT: HOISTWAY ENTRANCES

A. Hoistway entrances
1. Sills: extruded Aluminum
2. Doors: hollow metal construction with vertical internal channel reinforcements
3. Fire Rated Hoistway Entrance Assemblies: Door and frame assemblies shall comply with NFPA 80 and be listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction based on testing at as close-to-neutral pressure as possible according to NFPA 252 or UL 10B
   a. Fire Protection Rating: **1-1/2 hours**
4. Entrance Finish: **Satin Stainless Steel, No. 4 finish**
5. Entrance Markings Jamb Plates: Provide standard entrance jamb tactile markings on both jambs, at all floors. Plate Mounting: Refer to manufacturer drawings.

2.6 EQUIPMENT: CAR COMPONENTS

A. Car Frame: Provide car frame with adequate bracing to support the platform and car enclosure

B. Car Safeties: Device will be provided and mounted under the car platform, securely bolted to the car frame. The safety will be actuated by a centrifugal governor mounted at the top of the hoistway. The safety is designed to operate in case the car attains excessive descending speed.

C. Platform: platform shall be all steel construction

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D. Car Guides: Provide guide-shoes mounted to top and bottom of both car and counterweight frame. Each guide-show assembly shall be arranged to maintain constant contact on the rail surfaces. Provide retainers in areas with seismic design requirements.

E. Cab Finish: To be selected from manufacturer's full line of materials/colors.

F. Car Wall Finishes:
1. Side Walls: To be selected from manufacturer's full line of materials/colors.
2. Rear Wall: To be selected from manufacturer's full line of materials/colors.
3. Car Front, Door and skirting: **Satin Stainless Steel**
4. Ceiling: **Satin Stainless Steel**
5. Handrails: **Satin Stainless Steel**
   a. Rails to be located on side walls of car enclosure.
6. Sills: Aluminum Extruded
7. Flooring: by others, prepared to receive finish as indicated in Specifications and drawings
8. Provide hooks for protective pads in **all cars** and **one** complete set(s) of full-height protective pads.
9. Emergency Car Signals:
   a. Emergency Siren: Siren mounted on top of cab that is activated when the alarm button in the car operating panel is engaged. Siren shall have rated sound pressure level of 80 dB(A) at a distance of three feet from device. Siren shall respond with a delay of not more than one second after activation of alarm button.
   b. Emergency Car Lighting: Provide Emergency power unit employing a 12-volt sealed rechargeable battery and totally static circuits shall illuminate the elevator car and provide current to the alarm bell in the event of building power failure.
   c. Emergency Exit Contact: An electrical contact shall be provided on the car-top exit.
   d. Ventilation: Manufacturer's standard cab fan.

2.7 EQUIPMENT: SIGNAL DEVICES AND FIXTURES

A. Car Operating Panel: Provide car operating panel with all push buttons, key switches, and message indicators for elevator operation. Fixture finish to be satin stainless steel.
1. Main flush mounted car operating panel shall contain a bank of round, mechanical, illuminated buttons, marked to correspond to landings served, emergency call button, door open button, door close button, and key switches for lights, inspection, and exhaust fan. Buttons have Amber Dot Matrix illumination (halo). All buttons to have raised text and Braille marking on the left-hand side. The car operating display panel shall be Amber Dot Matrix. All texts, when illuminated, shall be Amber Dot Matrix. The car operating panel shall have a satin stainless-steel finish.
2. Additional Feature of car operating panel shall include:
   a. Car position indicator within operating panel satin Stainless Steel
   b. Elevator Data Plate marked with elevator company and car number on car top
   c. Help Buttons with raised markings
   d. In car stop switch per local code.
   e. Call Cancel Button

B. Hall Fixtures: Wall mounted hall fixtures shall be provided with necessary push buttons and key switches for elevator operation. Wall mounted hall fixtures shall have a Satin Stainless Steel finish.
1. Hall fixtures shall feature round, mechanical, buttons in applied mount face frame. Hall fixtures shall correspond to options available from that landing. Buttons shall be in a vertically mounted fixture.

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C. Car Lantern and Chime: A directional lantern visible from the corridor shall be provided in the car entrance. When the car stops and doors are opening, the lantern shall indicate the direction in which the car is to travel, and a chime will sound. The chime will sound once for up and twice for down. The car riding lantern face plate shall have a Satin Stainless Steel finish.

D. Car-Control Stations: Provide manufacturer's standard **recessed** car-control stations. Mount in return panel adjacent to car door unless otherwise indicated.
   1. Provide "No Smoking" sign matching car-control station, either integral with car-control station or mounted adjacent to it, with text and graphics as required by authorities having jurisdiction.

E. Emergency Communication System: Two-way voice communication system, with visible signal, which dials preprogrammed number of monitoring station and does not require handset use. System is contained in flush-mounted cabinet, with identification, instructions for use, and battery backup power supply.

F. Firefighters' Two-Way Telephone Communication Service: Provide **flush-mounted cabinet telephone jack** in each car and required conductors in traveling cable for firefighters' two-way telephone communication service.

2.8 ELEVATOR OPERATION AND CONTROLLER

A. Elevator Operation
   1. Simplex Collective Operation
   2. Relative System response Dispatching

B. Standard Operating Features to include:
   3. Full Collective Operation
   4. Fan and Light Control
   5. Load Weighing Bypass
   6. Ascending Car Uncontrolled Movement Protection
   7. Top of Car Inspection Station

C. Additional Operating Features to Include:

D. Elevator Control System for Inspections and Emergency:
   1. Provide devices within controller to run the elevator in inspection operation.
   2. Provide devices on car top to run the elevator in inspection operation.
   3. Provide within controller an emergency stop switch to disconnect power from the brake and prevents motor from running
   4. Provide the means from the controller to mechanically lift and control the elevator brake to safely bring car to nearest available landing when power is interrupted
   5. Provide the means from the controller to reset the governor over speed switch and also trip the governor.
   6. Provide the means from the controller to reset the emergency brake when set because of an unintended car movement or ascending car over speed.
   7. Provide the means for the control to reset elevator earthquake operation.

2.9 EQUIPMENT: DOOR OPERATOR AND CONTROL

A. Door Operator: A closed loop permanent magnet VVVF high-performance door operator shall be provided to open and close the car and hoistway doors simultaneously. Door movement shall be cushioned at both limits of travel. Electro-mechanical interlock shall be provided at each hoistway entrance to prevent operation of the elevator unless all doors are closed and locked. An electric contact shall be provided on the car at each car entrance to prevent the operation of the elevator unless the car door is closed.

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B. The door operator shall be arranged so that, in case of interruption or failure of electric power, the doors can be readily opened by hand from within the car, in accordance with applicable code. Emergency devices and keys for opening doors from the landing shall be provided as required by local code.

C. Doors shall open automatically when the car has arrived at or is leveling at the respective landings. Doors shall close after a predetermined time interval or immediately upon pressing of a car button. A door open button shall be provided in the car. Momentary pressing of this button shall reopen the doors and reset the time interval.

D. Door hangers and tracks shall be provided for each car and hoistway door. Tracks shall be contoured to match the hanger sheaves. The hangers shall be designed for power operation with provisions for vertical and lateral adjustment. Hanger sheaves shall have polyurethane tires and pre-lubricated sealed-for-life bearings.

E. Electronic Door Safety Device. The elevator car shall be equipped with an electronic protective device extending the full height of the car. When activated, this sensor shall prevent the doors from closing or cause them to stop and reopen if they are in the process of closing. The doors shall remain open as long as the flow of traffic continues and shall close shortly after the last person passes through the door opening.

PART 3 EXECUTION

3.01 EXAMINATION

A. Before starting elevator installation, inspect hoistway, hoistway openings, pits and machine rooms/control space, as constructed and verify all critical dimensions, and examine supporting structures and all other conditions under which elevator work is to be installed. Do not proceed with elevator installation until unsatisfactory conditions have been corrected in a manner acceptable to the installer.

B. **Retrofit: This project is considered a retrofit. Elevator & equipment to be installed within an existing hoistway in a historic building. Elevator manufacturer and installer are required to visit the site prior to shop drawing construction for evaluation of existing conditions. Shop drawings should include any special conditions and recommendations found during pre-bid investigations. Elevator manufacturer, contractor, and installer shall immediately alert the architect to any discrepancies or concerns found during site and field verification.**

C. Prior to start of work, verify hoistway is in accordance with shop drawings. Dimensional tolerance of hoistway from shop drawings: -0 inches +2 inches. Do not begin work of this section until dimensions are within tolerances.

D. Prior to start of work, verify projections greater than two inches (four inches if ASME A17.1/CSA B44 2000 applies) must be beveled not less than 75 degrees from horizontal.

E. Prior to start of work, verify landings have been prepared for entrance sill installation. Traditional sill angle or concrete sill support shall not be required.

F. Prior to start of work, verify elevator pit has been constructed in accordance with requirements, is dry and reinforced to sustain vertical forces, as indicated in approved submittal. Verify that sumps or sump pumps located within pit will not interfere with installed elevator equipment.

G. Prior to start of work, verify control space has been constructed in accordance with requirements, with access coordinated with elevator shop drawings, including sleeves and penetrations.

H. Verify installation of GFCI protected 20-amp in pit and adjacent to each signal control cabinet in control space.

3.02 PREPARATION

A. Coordinate installation of anchors, bearing plates, brackets and other related accessories.

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3.03 INSTALLATION

A. Install elevator systems components and coordinate installation of hoistway wall construction.
   1. Work shall be performed by competent elevator installation personnel in accordance with ASME A17.1, manufacturer's installation instructions and approved shop drawings.
   2. Comply with the National Electrical Code for electrical work required during installation.

B. Coordination: Coordinate elevator work with the work of other trades, for proper time and sequence to avoid construction delays. Use benchmarks, lines, and levels designated by the Contractor, to ensure dimensional coordination of the work.

C. Alignment: Coordinate installation of hoistway entrances with installation of elevator guide rails for accurate alignment of entrances with cars. Where possible, delay final adjustment of sills and doors until car is operable in shaft. Reduce clearances to minimum safe, workable dimensions at each landing.

D. Lubricate operating parts of system where recommended by manufacturer.

3.04 FIELD QUALITY CONTROL

A. Acceptance testing: Upon completion of the elevator installation and before permitting use of elevator, perform acceptance tests as required by A17.1 Code and local authorities having jurisdiction. Perform other tests, if any, as required by governing regulations or agencies.

B. Advise Owner, Contractor, Architect, and governing authorities in advance of dates and times tests are to be performed on the elevator.

3.05 ADJUSTING

A. Make necessary adjustments of operating devices and equipment to ensure elevator operates smoothly and accurately.

3.06 CLEANING

A. Before final acceptance, remove protection from finished surfaces and clean and polish surfaces in accordance with manufacturer's recommendations for type of material and finish provided. Stainless stall shall be cleaned with soap and water and dried with a non-abrasive surface; shall not be cleaned with bleached-based cleansers.

B. At completion of elevator work, remove tools, equipment, and surplus materials from site. Clean equipment rooms and hoistway. Remove trash and debris.
   a. Use environmentally preferable and low VOC emitting cleaners for each application type. Cleaners that contain solvents, pine and/or citrus oils are not permitted.

3.07 PROTECTION

A. At time of Substantial Completion of elevator work, or portion thereof, provide suitable protective coverings, barriers, devices, signs, or other such methods or procedures to protect elevator work from damage or deterioration. Maintain protective measures throughout remainder of construction period.

3.08 TESTING AND INSPECTIONS

A. Perform recommended and required testing in accordance with authority having jurisdiction

B. Obtain required permits and provide originals to Owner/Architect.

3.09 DEMONSTRATION

A. Instruct Owner's personnel in proper use, operations, and daily maintenance of elevators. Review emergency provisions, including emergency access and procedures to be followed at time of failure in operation and other building emergencies. Train Owner's personnel in normal procedures to be followed in checking for sources of operational failures or malfunctions.

B. Make a final check of each elevator operation, with Owner's personnel present, immediately before date of substantial completion. Determine that control systems and operating devices are functioning properly.

END OF SECTION 14240

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SECTION 210500

COMMON WORK RESULTS FOR FIRE SUPPRESSION

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Pipe, fittings, valves, and connections for combination sprinkler and standpipe systems.

1.2 RELATED REQUIREMENTS

A. Section 078400 - Firestopping.

B. Section 211200 - Fire-Suppression Standpipes: Standpipe design.

C. Section 211300 - Fire-Suppression Sprinkler Systems: Sprinkler systems design.

1.3 REFERENCE STANDARDS

A. ASME A112.18.1 - Plumbing Supply Fittings; 2012.

B. ASME BPVC-IX - Boiler and Pressure Vessel Code, Section IX - Welding, Brazing, and Fusing Qualifications; 2015.

C. ASME B16.1 - Gray Iron Pipe Flanges and Flanged Fittings: Classes 25, 125, and 250; 2010.

D. ASME B16.3 - Malleable Iron Threaded Fittings: Classes 150 and 300; 2011.

E. ASME B16.4 - Gray Iron Threaded Fittings: Classes 125 and 250; 2011.

F. ASME B16.9 - Factory-Made Wrought Buttwelding Fittings; 2012.

G. ASTM A53/A53M - Standard Specification for Pipe, Steel, Black and Hot-Dipped, Zinc-Coated, Welded and Seamless; 2012.

H. ASTM A269/A269M - Standard Specification for Seamless and Welded Austenitic Stainless Steel Tubing for General Service; 2015.

I. ASTM A536 - Standard Specification for Ductile Iron Castings; 1984 (Reapproved 2014).

J. ASTM A795/A795M - Standard Specification for Black and Hot-Dipped Zinc-Coated (Galvanized) Welded and Seamless Steel Pipe for Fire Protection Use; 2013.

K. ASTM C592 - Standard Specification for Mineral Fiber Blanket Insulation and Blanket-Type Pipe Insulation (Metal-Mesh Covered) (Industrial Type); 2013.

L. ASTM E814 - Standard Test Method for Fire Tests of Through-Penetration Fire Stops; 2013a.

M. ASTM F438 - Standard Specification for Socket-Type Chlorinated Poly(Vinyl Chloride) (CPVC) Plastic Pipe Fittings, Schedule 40; 2015.

N. ASTM F439 - Standard Specification for Chlorinated Poly(Vinyl Chloride) (CPVC) Plastic Pipe Fittings, Schedule 80; 2013.

O. ASTM F442/F442M - Standard Specification for Chlorinated Poly(Vinyl Chloride) (CPVC) Plastic Pipe (SDR-PR); 2013.

P. ASTM F493 - Standard Specification for Solvent Cements for Chlorinated Poly (Vinyl Chloride) (CPVC) Plastic Pipe and Fittings; 2014.

Q. AWS D1.1/D1.1M - Structural Welding Code - Steel; 2015.

R. AWWA C105/A21.5 - Polyethylene Encasement for Ductile-Iron Pipe Systems; 2010.

S. AWWA C110/A21.10 - Ductile-Iron and Gray-Iron Fittings; 2012.

T. AWWA C111/A21.11 - Rubber-Gasket Joints for Ductile-Iron Pressure Pipe and Fittings; 2012.

U. AWWA C151/A21.51 - Ductile-Iron Pipe, Centrifugally Cast; 2009.

V. AWWA C606 - Grooved and Shouldered Joints; 2011.

W. NFPA 13 - Standard for the Installation of Sprinkler Systems; 2016.

X. NFPA 14 - Standard for the Installation of Standpipe and Hose Systems; 2013.

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Y. UL (DIR) - Online Certifications Directory; current listings at database.ul.com.

Z. UL 262 - Gate Valves for Fire-Protection Service; Underwriters Laboratories Inc.; Current Edition, Including All Revisions.

AA. UL 312 - Check Valves for Fire-Protection Service; Underwriters Laboratories Inc.; Current Edition, Including All Revisions.

1.4 SUBMITTALS

A. See Division 1 Section - Administrative Requirements, for submittal procedures.

B. Product Data: Provide manufacturers catalogue information. Indicate valve data and ratings.

C. Shop Drawings: Indicate pipe materials used, jointing methods, supports, floor and wall penetration seals. Indicate installation, layout, weights, mounting and support details, and piping connections.

D. Project Record Documents: Record actual locations of components and tag numbering.

E. Operation and Maintenance Data: Include installation instructions and spare parts lists.

1.5 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing the Products specified in this section with minimum three years documented experience.

B. Valves: Bear UL label or marking. Provide manufacturer's name and pressure rating marked on valve body.

C. Products Requiring Electrical Connection: Listed and classified as suitable for the purpose specified and indicated.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Deliver and store valves in shipping containers, with labeling in place.

B. Provide temporary protective coating on cast iron and steel valves.

C. Provide temporary end caps and closures on piping and fittings. Maintain in place until installation.

PART 2 PRODUCTS

2.1 FIRE PROTECTION SYSTEMS

A. Sprinkler Systems: Conform work to NFPA 13.

B. Standpipe and Hose Systems: Conform to NFPA 14.

C. Welding Materials and Procedures: Conform to ASME Code.

2.2 BURIED PIPING

A. Steel Pipe: ASTM A53/A53M Schedule 40 or ASTM A795 Standard Weight, black, with AWWA C105 polyethylene jacket, or double layer, half-lapped polyethylene tape.
   1. Steel Fittings: ASME B16.9, wrought steel, buttwelded; with double layer, half-lapped polyethylene tape.
   2. Cast Iron Fittings: ASME B16.1, flanges and flanged fittings.
   3. Joints: Welded in accordance with AWS D1.1.

B. Cast Iron Pipe: AWWA C151/A21.51.
   1. Fittings: AWWA C110, standard thickness.
   2. Joints: AWWA C111, rubber gasket.
   3. Mechanical Couplings: Shaped composition sealing gasket, steel bolts, nuts, and washers.

2.3 ABOVE GROUND PIPING

A. Steel Pipe: ASTM A795 Schedule 10 or ASTM A53 Schedule 40, black.
   1. Steel Fittings: ASME B16.9, wrought steel, buttwelded.
   2. Cast Iron Fittings: ASME B16.1, flanges and flanged fittings and ASME B16.4, threaded fittings.
   3. Malleable Iron Fittings: ASME B16.3, threaded fittings.

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4. Mechanical Grooved Couplings: Malleable iron housing clamps to engage and lock, "U" shaped, elastomeric sealing gasket, steel bolts, nuts, and washers; galvanized for galvanized pipe.
5. Mechanical Formed Fittings: Carbon steel housing with integral pipe stop and O-ring pocket and O-ring, uniformly compressed into permanent mechanical engagement onto pipe.

B. CPVC Pipe: ASTM F442/F442M, SDR 13.5.
1. Fittings: ASTM F438 Schedule 40, or ASTM F439 schedule 80, CPVC.
2. Joints: Solvent welded, using ASTM F493 cement.

2.4 PIPE SLEEVES

A. Vertical Piping:
1. Sleeve Length: 1 inch above finished floor.
2. Provide sealant for watertight joint.

B. Pipe Passing Through Below Grade Exterior Walls:
1. Zinc coated or cast iron pipe.
2. Provide watertight space with link rubber or modular seal between sleeve and pipe on both pipe ends.

C. Not required for wall hydrants for fire department connections or in drywall construction.

D. Clearances:
1. Wall, Floor, Floor, Partitions, and Beam Flanges: 1 inch greater than external; pipe diameter.
2. All Rated Openings: Caulked tight with fire stopping material conforming to ASTM E814 in accordance with Firestopping section to prevent the spread of fire, smoke, and gases.

2.5 MANUFACTURED SLEEVE-SEAL SYSTEMS

A. Modular/Mechanical Seal:
1. Synthetic rubber interlocking links continuously fill annular space between pipe and wall/casing opening.
2. Provide watertight seal between pipe and wall/casing opening.
3. Elastomer element size and material in accordance with manufacturer's recommendations.
4. Glass reinforced plastic pressure end plates.

2.6 ESCUTCHEONS

A. Material:
1. Fabricate from nonferrous metal.
2. Chrome-plated except when 300 series, ASTM A269/A269M stainless steel is provided.
3. Metals and Finish: Comply with ASME A112.18.

B. Construction:
1. One-piece for mounting on chrome-plated tubing or pipe and one-piece or split-pattern type elsewhere.
2. Internal spring tension devices or setscrews to maintain a fixed position against a surface.

2.7 PIPE HANGERS AND SUPPORTS

A. Hangers for Pipe Sizes 1/2 to 1-1/2 inch: Malleable iron, adjustable swivel, split ring.

B. Hangers for Pipe Sizes 2 inches and Over: Carbon steel, adjustable, clevis.

C. Multiple or Trapeze Hangers: Steel channels with welded spacers and hanger rods.

D. Wall Support for Pipe Sizes to 3 inches: Cast iron hook.

E. Wall Support for Pipe Sizes 4 inches and Over: Welded steel bracket and wrought steel clamp.

F. Vertical Support: Steel riser clamp.

G. Floor Support: Cast iron adjustable pipe saddle, lock nut, nipple, floor flange, and concrete pier or steel support.

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2.8 MECHANICAL COUPLINGS

A. Rigid Mechanical Couplings for Grooved Joints:
1. Dimensions and Testing: Comply with AWWA C606.
2. Minimum Working Pressure: 300 psig.
3. Housing Material: Fabricate of ductile iron conforming to ASTM A536.
4. Housing Coating: Factory applied orange enamel.
5. Gasket Material: EPDM suitable for operating temperature range from minus 30 degrees F to 230 degrees F.
6. Bolts and Nuts: Hot dipped galvanized or zinc electroplated steel

2.9 GATE VALVES

A. Up to and including 2 inches:
1. Bronze body, bronze trim, rising stem, handwheel, solid wedge or disc, threaded ends.

B. Over 2 inches:
1. Iron body, bronze trim, rising stem pre-grooved for mounting tamper switch, handwheel, OS&Y, solid rubber covered bronze or cast iron wedge, flanged ends.

C. Over 4 inches:
1. Iron body, bronze trim, non-rising stem with bolted bonnet, solid bronze wedge, flanged ends, iron body indicator post assembly.

2.10 GLOBE OR ANGLE VALVES

A. Up to and including 2 inches:
1. Bronze body, bronze trim, rising stem and handwheel, inside screw, renewable rubber disc, threaded ends, with backseating capacity repackable under pressure.

B. Over 2 inches:
1. Iron body, bronze trim, rising stem, handwheel, OS&Y, plug-type disc, flanged ends, renewable seat and disc.

2.11 BUTTERFLY VALVES

A. Bronze Body:
1. Stainless steel disc, resilient replaceable seat, threaded or grooved ends, extended neck, handwheel and gear drive and integral indicating device, and built-in tamper proof switch rated 10 amp at 115 volt AC.

B. Cast or Ductile Iron Body
1. Cast or ductile iron, chrome or nickel plated ductile iron or aluminum bronze disc, resilient replaceable EPDM seat, wafer, lug, or grooved ends, extended neck, handwheel and gear drive and integral indicating device, and internal tamper switch rated 10 amp at 115 volt AC.

2.12 CHECK VALVES

A. Up to and including 2 inches:
1. Bronze body and swing disc, rubber seat, threaded ends.

B. Over 2 inches:
1. Iron body, bronze trim, swing check with rubber disc, renewable disc and seat, flanged ends with automatic ball check.

C. 4 inches and Over:
1. Iron body, bronze disc, stainless steel spring, resilient seal, threaded, wafer, or flanged ends.

2.13 DRAIN VALVES

A. Compression Stop:
1. Bronze with hose thread nipple and cap.

B. Ball Valve:
1. Brass with cap and chain, 3/4 inch hose thread.

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PART 3 EXECUTION

3.1 PREPARATION

A. Ream pipe and tube ends. Remove burrs.

B. Remove scale and foreign material, from inside and outside, before assembly.

C. Prepare piping connections to equipment with flanges or unions.

3.2 INSTALLATION

A. Install sprinkler system and service main piping, hangers, and supports in accordance with NFPA 13.

B. The entire building shall be provided with a fire protection sprinkler system and Class I manual wet standpipe system.

C. Prepare design documents including shop drawings and hydraulic calculations in accordance with NFPA 13 and 14 and submit to Authority Having Jurisdiction for approval prior to installation. Design shall be performed by a licensed Professional Engineer.

D. Install standpipe piping, hangers, and supports in accordance with NFPA 14.

E. Route piping in orderly manner, plumb and parallel to building structure. Maintain gradient.

F. Install piping to conserve building space, to not interfere with use of space and other work.

G. Piping shall be concealed where routed in finished spaces.

H. Group piping whenever practical at common elevations.

I. Sleeve pipes passing through partitions, walls, and floors.

J. Install piping to allow for expansion and contraction without stressing pipe, joints, or connected equipment.

K. Inserts:
   1. Provide inserts for placement in concrete formwork.
   2. Provide inserts for suspending hangers from reinforced concrete slabs and sides of reinforced concrete beams.
   3. Provide hooked rod to concrete reinforcement section for inserts carrying pipe over 4 inches.
   4. Where concrete slabs form finished ceiling, locate inserts flush with slab surface.

L. Pipe Hangers and Supports:
   1. Install hangers to provide minimum 1/2 inch space between finished covering and adjacent work.
   2. Place hangers within 12 inches of each horizontal elbow.
   3. Use hangers with 1-1/2 inch minimum vertical adjustment. Design hangers for pipe movement without disengagement of supported pipe.
   4. Support vertical piping at every other floor. Support riser piping independently of connected horizontal piping.
   5. Where several pipes can be installed in parallel and at same elevation, provide multiple or trapeze hangers.
   6. Support piping from top chord of bar joists. Support from deck or bottom chord is not acceptable.

M. Slope piping and arrange systems to drain at low points. Use eccentric reducers to maintain top of pipe level.

N. Prepare pipe, fittings, supports, and accessories for finish painting. Where pipe support members are welded to structural building framing, scrape, brush clean, and apply one coat of zinc rich primer to welding.

O. Do not penetrate building structural members unless indicated.

P. Provide sleeves when penetrating footings, floors, and walls. Seal pipe and sleeve penetrations to achieve fire resistance equivalent to fire separation required.
   1. Underground Piping: Caulk pipe sleeve watertight with lead and oakum or mechanically expandable chloroprene inserts with bitumen sealed metal components.

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2. Aboveground Piping:
   a. Pack solid using mineral fiber conforming to ASTM C592.
   b. Fill space with an elastomer caulk to a depth of 0.50 inch where penetrations occur between conditioned and unconditioned spaces.
3. All Rated Openings: Caulk tight with fire stopping material conforming to ASTM E814 in accordance with Firestopping section to prevent the spread of fire, smoke, and gases.
4. Caulk exterior wall sleeves watertight with lead and oakum or mechanically expandable chloroprene inserts with mastic-sealed components.

Q. Manufactured Sleeve-Seal Systems:
1. Install manufactured sleeve-seal systems in sleeves located in grade slabs and exterior concrete walls at piping entrances into building.
2. Provide sealing elements of the size, quantity, and type required for the piping and sleeve inner diameter or penetration diameter.
3. Locate piping in center of sleeve or penetration.
4. Install field assembled sleeve-seal system components in annular space between sleeve and piping.
5. Tighten bolting for a water-tight seal.
6. Install in accordance with manufacturer's recommendations.

R. Escutcheons:
1. Install and firmly attach escutcheons at piping penetrations into finished spaces.
2. Provide escutcheons on both sides of partitions separating finished areas through which piping passes.
3. Use chrome plated escutcheons in occupied spaces and to conceal openings in construction.

S. When installing more than one piping system material, ensure system components are compatible and joined to ensure the integrity of the system. Provide necessary joining fittings. Ensure flanges, union, and couplings for servicing are consistently provided.

T. Install valves with stems upright or horizontal, not inverted. Remove protective coatings prior to installation.

U. Provide gate valves for shut-off or isolating service.

V. Provide drain valves at main shut-off valves, low points of piping and apparatus.

END OF SECTION 210500

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SECTION 210523

GENERAL-DUTY VALVES FOR WATER-BASED FIRE-SUPPRESSION PIPING

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Two-piece ball valves with indicators.

B. Bronze butterfly valves with indicators.

C. Iron butterfly valves with indicators.

D. Check valves.

E. Bronze OS&Y gate valves.

F. Iron OS&Y gate valves.

G. NRS gate valves.

H. Indicator posts.

I. Trim and drain valves.

1.2 RELATED REQUIREMENTS

A. Section 210500 - Common Work Results for Fire Suppression: Pipe and fittings.

B. Section 210553 - Identification for Fire Suppression Piping and Equipment.

C. Section 211200 - Fire-Suppression Standpipes.

D. Section 211300 - Fire Suppression Sprinklers.

E. Section 283100 - Fire Detection and Alarm.

1.3 ABBREVIATIONS AND ACRONYMS

A. EPDM: Ethylene-propylene diene monomer.

B. NBR: Acrylonitrile-butadiene, Buna-N, or nitrile rubber.

C. NRS: Non-rising stem.

D. OS&Y: Outside screw and yoke.

E. PTFE: Polytetrafluoroethylene.

F. SBR: Styrene-butadiene rubber.

1.4 REFERENCE STANDARDS

A. ASME BPVC-IX - Boiler and Pressure Vessel Code, Section IX - Welding, Brazing, and Fusing Qualifications; 2015.

B. NFPA 13 - Standard for the Installation of Sprinkler Systems; 2016.

1.5 SUBMITTALS

A. Product Data: Provide data on valves including manufacturers catalog information. Submit performance ratings, rough-in details, weights, support requirements, and piping connections.

B. Warranty: Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.

C. Operation and Maintenance Data: Include manufacturer's descriptive literature, operating instructions, maintenance and repair data, and parts listings.

1.6 QUALITY ASSURANCE

A. Manufacturer:

1. Obtain valves for each valve type from single manufacturer.
2. Company must specialize in manufacturing products specified in this section, with not less than three years of documented experience.

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B. Where listed products are specified, provide products listed, classified, and labeled by Underwriters Laboratories Inc. (UL), FM Global, or testing firm acceptable to authorities having jurisdiction as suitable for the purpose indicated.

C. Welding Materials and Procedures: Conform to ASME BPVC-IX.

D. Installer and Maintenance Contractor Qualifications:
   1. Company specializing in performing the work of this section with minimum five years documented experience.
   2. Trained and approved by manufacturer to design, install, test and maintain the equipment specified herein.
   3. Complies with manufacturer's certification requirements.
   4. Complies with manufacturer's insurance requirements.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Prepare valves for shipping as follows:
   1. Protect internal parts against rust and corrosion.
   2. Set valves open to minimize exposure of functional surfaces.

B. Use the following precautions during storage:
   1. Maintain valve end protection and protect flanges and specialties from dirt.
      a. Provide temporary inlet and outlet caps.
      b. Maintain caps in place until installation.
   2. Store valves in shipping containers and maintain in place until installation.
      a. Store valves indoors and maintain at higher than ambient dew point temperature.
      b. If outdoor storage is unavoidable, store valves off the ground in watertight enclosures.

C. Use the following precautions for handling:
   1. Do not use operating handles or stems as lifting or rigging points.

PART 2 PRODUCTS

2.1 GENERAL REQUIREMENTS

A. Comply with NFPA 13 and NFPA 14 for valves.

B. Valve Pressure Ratings: Not less than minimum pressure rating indicated or higher as required.

C. Valve Sizes: Same as upstream piping unless otherwise indicated.

D. Valve Actuator Types:
   1. Worm-gear actuator with handwheel for quarter-turn valves, except trim and drain valves.
   2. Handwheel: For other than quarter-turn trim and drain valves.
   3. Hand-lever: For quarter-turn trim and drain valves 2 NPS and smaller.

2.2 TWO-PIECE BALL VALVES WITH INDICATORS

A. Description:
   1. Minimum Pressure Rating: 175 psig.
   2. Body Design: Two piece.
   3. Body Material: Forged brass or bronze.
   4. Port Size: Full or standard.
   5. Seat: PTFE.
   6. Stem: Bronze or stainless steel.
   7. Ball: Chrome-plated brass.
   8. Actuator: Worm gear or traveling nut.
   9. Supervisory Switch: Internal or external.

2.3 BRONZE BUTTERFLY VALVES WITH INDICATORS

A. Minimum Pressure Rating: 175 psig.

B. Body Material: Bronze.

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C. Seat: EPDM.
D. Stem: Bronze or stainless steel.
E. Disc: Bronze with EPDM coating.
F. Actuator: Worm gear or traveling nut.
G. Supervisory Switch: Internal or external.

2.4 IRON BUTTERFLY VALVES WITH INDICATORS

A. Minimum Pressure Rating: 175 psig.
B. Body Material: Cast or ductile iron with nylon, EPDM, epoxy, or polyamide coating.
C. Seat: EPDM.
D. Stem: Stainless steel.
E. Disc: Ductile iron, nickel plated.
F. Actuator: Worm gear or traveling nut.
G. Supervisory Switch: Internal or external.
H. Body Design: Grooved-end connections.

2.5 CHECK VALVES

A. Minimum Pressure Rating: 175 psig.
B. Type: Center guided check valve.
C. Body Material: Cast iron, ductile iron.
D. Center guided check with elastomeric seal.
E. Hinge Spring: Stainless steel.
F. End Connections: Flanged, grooved, or threaded.

2.6 BRONZE OS&Y GATE VALVES

A. Minimum Pressure Rating: 175 psig.
B. Body and Bonnet Material: Bronze or brass.
C. Wedge: One-piece bronze or brass.
D. Wedge Seat: Bronze.
E. Stem: Bronze or brass.
F. Packing: Non-asbestos PTFE.
G. Supervisory Switch: External.
H. End Connections: Threaded.

2.7 IRON OS&Y GATE VALVES

A. Minimum Pressure Rating: 175 psig.
B. Body and Bonnet Material: Cast or ductile iron.
C. Wedge: Cast or ductile iron, or bronze with elastomeric coating.
D. Wedge Seat: Cast or ductile iron, or bronze with elastomeric coating.
E. Stem: Brass or bronze.
F. Packing: Non-asbestos PTFE.
G. Supervisory Switch: External.
H. End Connections: Flanged.

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2.8 NRS GATE VALVES

A. Minimum Pressure Rating: 175 psig.
B. Body and Bonnet Material: Cast or ductile iron.
C. Wedge: Cast or ductile iron with elastomeric coating.
D. Stem: Brass or bronze.
E. Packing: Non-asbestos PTFE.
F. Supervisory Switch: External.
G. End Connections: Flanged.

2.9 INDICATOR POSTS

A. Type: Underground.
B. Base Barrel Material: Cast or ductile iron.
C. Cap: Cast or ductile iron.
D. Operation: Wrench.

2.10 TRIM AND DRAIN VALVES

A. Ball Valves:
1. Description:
a. Pressure Rating: 175 psig.
b. Body Design: Two piece.
c. Body Material: Forged brass or bronze.
d. Port Size: Full or standard.
e. Seat: PTFE.
f. Stem: Bronze or stainless steel.
g. Ball: Chrome-plated brass.
h. Actuator: Hand-lever.

B. Angle Valves:
1. Description:
a. Pressure Rating: 175 psig.
b. Body Material: Brass or bronze.
c. Ends: Threaded.
d. Stem: Bronze.
e. Disc: Bronze.
f. Packing: Asbestos free.
g. Handwheel: Malleable iron, bronze, or aluminum.

C. Globe Valves:
1. Description:
a. Pressure Rating: 175 psig.
b. Body Material: Bronze with integral seat and screw-in bonnet.
c. Ends: Threaded.
d. Stem: Bronze.
e. Disc Holder and Nut: Bronze.
f. Disc Seat: Nitrile.
g. Packing: Asbestos free.
h. Handwheel: Malleable iron, bronze, or aluminum.

PART 3 EXECUTION

3.1 EXAMINATION

A. Confirm valve interior to be free of foreign matter and corrosion.

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B. Remove packing materials.

C. Examine guides and seats by operating valves from the fully open position to the fully closed position.

D. Examine valve threads and mating pipe for form and cleanliness.

3.2 INSTALLATION

A. Comply with specific valve installation requirements and application in the following Sections:

B. Install listed fire protection shutoff valves supervised-open, located to control sources of water supply except from fire department connections.
   1. Install permanent identification signs indicating portion of system controlled by each valve.

C. Install check valve in water supply connections and backflow preventer at potable water supply connections.

D. Valves in horizontal piping installed with stem at or above the pipe center.

E. Position valves to allow full stem movement.

F. Install valve tags. Comply with Section 210553 requirements for valve tags, schedules, and signs on surfaces concealing valves; and the appropriate NFPA standard applying to the piping system in which valves are installed.

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SECTION 210553

IDENTIFICATION FOR FIRE SUPPRESSION PIPING AND EQUIPMENT

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Nameplates.

B. Tags.

C. Stencils.

D. Pipe Markers.

1.2 REFERENCE STANDARDS

1.3 SUBMITTALS

A. List: Submit list of wording, symbols, letter size, and color coding for mechanical identification.

B. Chart and Schedule: Submit valve chart and schedule, including valve tag number, location, function, and valve manufacturer's name and model number.

C. Product Data: Provide manufacturers catalog literature for each product required.

PART 2 PRODUCTS

2.1 NAMEPLATES

A. Description: Laminated three-layer plastic with engraved letters.

2.2 TAGS

A. Plastic Tags: Laminated three-layer plastic with engraved black letters on light contrasting background color. Tag size minimum 1-1/2 inch diameter.

B. Metal Tags: Brass with stamped letters; tag size minimum 1-1/2 inch diameter with smooth edges.

C. Valve Tag Chart: Typewritten letter size list in anodized aluminum frame.

2.3 STENCILS

A. Stencils: With clean cut symbols and letters of following size:

1. 3/4 to 1-1/4 inch Outside Diameter of Insulation or Pipe: 8 inch long color field, 1/2 inch high letters.
2. 1-1/2 to 2 inch Outside Diameter of Insulation or Pipe: 8 inch long color field, 3/4 inch high letters.
3. 2-1/2 to 6 inch Outside Diameter of Insulation or Pipe: 12 inch long color field, 1-1/4 inch high letters.
4. Equipment: 2-1/2 inch high letters.

2.4 PIPE MARKERS

A. Plastic Pipe Markers: Factory fabricated, flexible, semi- rigid plastic, preformed to fit around pipe or pipe covering; minimum information indicating flow direction arrow and identification of fluid being conveyed.

B. Plastic Tape Pipe Markers: Flexible, vinyl film tape with pressure sensitive adhesive backing and printed markings.

C. Underground Plastic Pipe Markers: Bright colored continuously printed plastic ribbon tape, minimum 6 inches wide by 4 mil thick, manufactured for direct burial service.

2.5 CEILING TACKS

A. Description: Steel with 3/4 inch diameter color coded head.

PART 3 EXECUTION

3.1 PREPARATION

A. Degrease and clean surfaces to receive adhesive for identification materials.

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3.2 INSTALLATION

A. Install nameplates with corrosive-resistant mechanical fasteners, or adhesive. Apply with sufficient adhesive to ensure permanent adhesion and seal with clear lacquer.

B. Install tags with corrosion resistant chain.

C. Install plastic pipe markers in accordance with manufacturer's instructions.

D. Install plastic tape pipe markers complete around pipe in accordance with manufacturer's instructions.

E. Install underground plastic pipe markers 6 to 8 inches below finished grade, directly above buried pipe.

F. Use tags on piping 3/4 inch diameter and smaller.

G. Locate ceiling tacks to locate valves above T-bar type panel ceilings. Locate in corner of panel closest to equipment.

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SECTION 211200

FIRE-SUPPRESSION STANDPIPES

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Standpipe system.

B. Fire department connection.

1.2 RELATED REQUIREMENTS

A. Section 210500 - Common Work Results for Fire Suppression: Fire Protection Piping.

B. Section 210523 - General-Duty Valves for Water-Based Fire-Suppression Piping.

C. Section 210553 - Identification for Fire Suppression Piping and Equipment.

D. Section 211300 - Fire Suppression Sprinklers.

E. Section 262717 - Equipment Wiring: Electrical characteristics and wiring connections.

1.3 REFERENCE STANDARDS

A. FM P7825 - Approval Guide; Factory Mutual Research Corporation; current edition.

B. NFPA 14 - Standard for the Installation of Standpipe and Hose Systems; 2013.

C. NFPA 1963 - Standard for Fire Hose Connections; 2014.

D. UL 405 - Fire Department Connection Devices; Current Edition; Including All Revisions.

E. UL (DIR) - Online Certifications Directory; current listings at database.ul.com.

1.4 SUBMITTALS

A. Product Data: Provide manufacturer's catalog sheet for equipment indicating rough-in size, finish, and accessories.

B. Shop Drawings: Indicate supports, components, accessories, and sizes.
   1. Submit shop drawings, product data, and hydraulic calculations to authority having jurisdiction for approval. Drawings and calculations shall be stamped by a licenced professional engineer.
   2. Installation shall be fully coordinated with structure and all other trades. Coordination shall be performed with installed conditions, not just the construction drawings. Rework of piping due to conflicts with field conditions shall be performed without cost to the Owner or Engineer.

C. Project Record Documents: Record actual locations of components.

D. Operation Data: Include manufacturer's data.

E. Certificates: Provide certificate of compliance from authority having jurisdiction indicating approval of field acceptance tests.

1.5 QUALITY ASSURANCE

A. Perform Work in accordance with NFPA 14.

B. Installer Qualifications: Company specializing in performing the work of this section with minimum three years experience .

PART 2 PRODUCTS

2.1 VALVES

A. General Duty Valves: Refer to Section 210523.

B. Specialty Valves:
   1. Hose Station Valve:
      a. Angle type, brass finish, 1-1/2 NPS with automatic ball drip.
   2. Hose Connection Valve:

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a. Angle type; brass finish; 2-1/2 NPS, thread to match fire department hardware, 300 psi working pressure, with threaded cap and chain of same material and finish.

3. Pressure Reducing Valve:

a. Angle type; brass finish with inner hydraulic controls; 1-1/2 inch size, thread to match fire department hardware, 400 psi inlet pressure, with threaded cap and chain of same material and finish.

C. Hose Connection Valve Cabinets:

1. Style: Recessed mounted.
2. Tub: 16 gage, 0.0598 inch thick steel, prepared for pipe and accessory rough-in.
3. Door: 12 gage, 0.1046 inch thick steel, flush, glazed with 1/4 inch (6.35 mm) thick wired glass full panel; hinged, positive latch device.
4. Finish: Prime Coated.

2.2 FIRE DEPARTMENT CONNECTION

A. Type: Flush mounted wall type with brass finish.

B. Outlets: Two way with thread size to suit fire department hardware; threaded dust cap and chain of matching material and finish.

C. Drain: 3/4 inch automatic drip, outside.

D. Label: "Auto. Sprinkler Standpipe"

PART 3 EXECUTION

3.1 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Install in accordance with NFPA 14.

C. Locate hose station valve in cabinet at 60 inches above finished floor.

D. Connect standpipe system to water source ahead of domestic water connection.

E. Where residual pressure exceeds 100 psi at any hose station, provide pressure orifice disc in discharge of hose station valve to prevent pressure on hose exceeding 100 psi.

F. Flush entire system of foreign matter.

3.2 FIELD QUALITY CONTROL

A. Test entire system in accordance with NFPA 14.

B. Test shall be witnessed by Fire Marshal.

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SECTION 211300

FIRE SUPPRESSION SPRINKLERS

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Wet-pipe sprinkler system.

B. System design, installation, and certification.

C. Fire department connections.

1.2 RELATED REQUIREMENTS

A. Section 210500 - Common Work Results for Fire Suppression: Pipe, fittings, and valves.

B. Section 220553 - Identification for Plumbing Piping and Equipment.

1.3 REFERENCE STANDARDS

A. FM P7825 - Approval Guide; Factory Mutual Research Corporation; current edition.

B. ICC-ES AC01 - Acceptance Criteria for Expansion Anchors in Masonry Elements; 2012.

C. ICC-ES AC106 - Acceptance Criteria for Predrilled Fasteners (Screw Anchors) in Masonry Elements; 2012.

D. ICC-ES AC193 - Acceptance Criteria for Mechanical Anchors in Concrete Elements; 2013.

E. ICC-ES AC308 - Acceptance Criteria for Post-Installed Adhesive Anchors in Concrete Elements; 2013.

F. UL (DIR) - Online Certifications Directory; current listings at database.ul.com.

1.4 SUBMITTALS

A. See Division 1 Section - Administrative Requirements, for submittal procedures.

B. Product Data: Provide data on sprinklers, valves, and specialties, including manufacturers catalog information. Submit performance ratings, rough-in details, weights, support requirements, and piping connections.

C. Shop Drawings:

1. Submit preliminary layout of finished ceiling areas indicating only sprinkler locations coordinated with ceiling installation. Additionally, indicate general routing of piping for review by Architect.
2. Indicate hydraulic calculations, detailed pipe layout, hangers and supports, sprinklers, components and accessories. Indicate system controls.
3. Submit shop drawings, product data, and hydraulic calculations to authority having jurisdiction for approval. Drawings and calculations shall be stamped by a licenced professional engineer.
4. Installation shall be fully coordinated with structure and all other trades. Coordination shall be performed with installed conditions, not just the construction drawings. Rework of sprinkler piping due to conflicts with field conditions shall be performed without cost to the Owner or Engineer.

D. Project Record Documents: Record actual locations of sprinklers and deviations of piping from drawings. Indicate drain and test locations.

E. Operation and Maintenance Data: Include components of system, servicing requirements, record drawings, inspection data, replacement part numbers and availability, and location and numbers of service depot.

1.5 QUALITY ASSURANCE

A. Maintain one copy of referenced design and installation standard on site.

B. Conform to UL requirements.

C. Designer Qualifications: Design system under direct supervision of a Professional Engineer experienced in design of this type of work and licensed in Kansas.

D. Equipment and Components: Provide products that bear UL label or marking.

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E. Products Requiring Electrical Connection: Listed and classified by Underwriters Laboratories, Inc., as suitable for the purpose specified and indicated.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Store products in shipping containers and maintain in place until installation. Provide temporary inlet and outlet caps. Maintain caps in place until installation.

1.7 EXTRA MATERIALS

A. Provide extra sprinklers of type and size matching those installed, in quantity required by referenced NFPA design and installation standard.

B. Provide suitable wrenches for each sprinkler type.

C. Provide metal storage cabinet located adjacent to alarm valve.

PART 2 PRODUCTS

2.1 SPRINKLER SYSTEM

A. Sprinkler System: Provide coverage for entire building.

B. Occupancy: Comply with NFPA 13.

C. Water Supply: Determine volume and pressure from water flow test data.

D. Interface system with building fire and smoke alarm system.

E. Provide fire department connections at locations coordinated with Fire Department.

F. Storage Cabinet for Spare Sprinklers and Tools: Steel, located adjacent to alarm valve.

G. Pipe Hanger Fasteners: Attach hangers to structure using appropriate fasteners, as follows:
1. Concrete Wedge Expansion Anchors: Complying with ICC-ES AC193.
2. Masonry Wedge Expansion Anchors: Complying with ICC-ES AC01.
3. Concrete Screw Type Anchors: Complying with ICC-ES AC193.
4. Masonry Screw Type Anchors: Complying with ICC-ES AC106.
5. Concrete Adhesive Type Anchors: Complying with ICC-ES AC308.
6. Other Types: As required.

2.2 SPRINKLERS

A. Suspended Ceiling Type: Semi-recessed or concealed pendant type with matching push on escutcheon or cover plate.
1. Fusible Link: Fusible solder link type temperature rated for specific area hazard.

B. Exposed Area Type: Standard upright type with guard.
1. Fusible Link: Fusible solder link type temperature rated for specific area hazard.

C. Sidewall Type: Semi-recessed horizontal sidewall type with matching push on escutcheon plate .
1. Fusible Link: Fusible solder link type temperature rated for specific area hazard.

D. Guards: Finish to match sprinkler finish.
1. Provide guards at all heads in basement, mechanical rooms, and storage rooms.
2. Provide guards at all heads installed below 8' AFF.

E. Finish:
1. Heads and escutcheons in historic areas, rooms 101, 102, 103, 104, 106, and 107 shall have brass finish.
2. Heads and escutcheons in all other areas shall have black finish.

2.3 PIPING SPECIALTIES

A. Dry Pipe Sprinkler Alarm Valve: Check type valve with divided seat ring, rubber faced clapper to automatically actuate water motor alarm, accelerator, and with the following additional capabilities and features:
1. Activate electric alarm.

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2. Test and drain valve.
3. Externally resettable.
4. Replaceable internal components without removing valve from installed position.

B. Wet Pipe Sprinkler Alarm Valve: Check type valve with divided seat ring, rubber faced clapper to automatically actuate water motor alarm and electric alarm, with pressure retard chamber and variable pressure trim; with test and drain valve.

C. Backflow Preventer: Double check valve assembly backflow preventer with drain and OS & Y gate valve on each end. Coordinate requirements with Authority Having Jurisdiction.

D. Test Connections:
1. Inspector's Test Connection for Preaction Systems:
   a. Provide test connections approximately 6 ft above floor for each or portion of each sprinkler system equipped with an alarm device, located at the most remote part of each system.
   b. Route test connection to an open-site drain location, excluding janitor sinks, accepting full flow without negative consequences.
   c. Supply discharge orifice with same size as corresponding sprinkler orifice.
2. Backflow Preventer Test Connection:
   a. Provide downstream of the backflow prevention assembly, listed hose valves with 2.5 inch National Standard male hose threads with cap and chain.

E. Electric Alarm: Electrically operated chrome plated gong with pressure alarm switch.

F. Water Flow Switch: Vane type switch for mounting horizontal or vertical, with two contacts; rated 10 amp at 125 volt AC and 2.5 amp at 24 volt DC.

G. Fire Department Connections:
1. Type: Flush mounted wall type with brass finish.
2. Outlets: Two way with thread size to suit fire department hardware; threaded dust cap and chain of matching material and finish.
3. Drain: 3/4 inch automatic drip, outside.
4. Label: "Auto. Sprinkler Standpipe".

PART 3 EXECUTION

3.1 INSTALLATION

A. Install in accordance with referenced NFPA design and installation standard.

B. Install equipment in accordance with manufacturer's instructions.

C. Install buried shut-off valves in valve box. Provide post indicator.

D. Provide approved backflow preventer assembly at sprinkler system water source connection.

E. Locate fire department connection with sufficient clearance from walls, obstructions, or adjacent siamese connectors to allow full swing of fire department wrench handle. Coordinate with Authority Having Jurisdiction.

F. Place pipe runs to minimize obstruction to other work.

G. Place piping in concealed spaces above finished ceilings.

H. Center sprinklers in two directions in ceiling tile and provide piping offsets as required.

I. Apply masking tape or paper cover to ensure concealed sprinklers, cover plates, and sprinkler escutcheons do not receive field paint finish. Remove after painting. Replace painted sprinklers.

J. Flush entire piping system of foreign matter.

K. Install guards on sprinklers where subject to damage..

L. Hydrostatically test entire system.

M. Required tests must be witnessed by authority having jurisdiction.

N. Provide concealed or sidewall heads in lobby. Other public areas must have concealed or recessed heads. Exposed ceiling or sidewall heads may be used in apartments.

O. Piping serving historic lobby shall be concealed as much as possible. Route piping between sleepers at floor above if required to conceal piping. Coordinate final routing with Architect prior to installation.

P. Areas subject to freezing shall be provided with dry type heads.

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3.2 INTERFACE WITH OTHER PRODUCTS

A. Ensure required devices are installed and connected as required to fire alarm system.

END OF SECTION 211300

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SECTION 220501

PLUMBING DEMOLITION

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Plumbing demolition.

PART 2 PRODUCTS (NOT APPLICABLE)

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify field measurements, pipe, and equipment arrangements for new work as shown on Drawings.

B. Prior to submitting bid, visit site and become familiar with scope of demolition work required to accommodate new work.

C. Refer to Architectural Drawings for additional clarification of scope of demolition and new work.

D. Report discrepancies to Architect before disturbing existing installation.

3.2 PREPARATION

A. Remove all piping, fixtures, and other plumbing installation from entire building.

3.3 DEMOLITION AND EXTENSION OF EXISTING PLUMBING WORK

A. Remove all equipment, controls, piping, fixtures, and other plumbing installation from the entire building. Piping to be removed to source of supply.

B. Repair adjacent construction and finishes damaged during demolition and extension work.

END OF SECTION 220501

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SECTION 220553

IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Nameplates.

B. Tags.

C. Pipe Markers.

1.2 REFERENCE STANDARDS

A. ASME A13.1 - Scheme for the Identification of Piping Systems; The American Society of Mechanical Engineers; 2007.

1.3 SUBMITTALS

A. See Division 1 Section - Administrative Requirements, for submittal procedures.

B. List: Submit list of wording, symbols, letter size, and color coding for mechanical identification.

C. Chart and Schedule: Submit valve chart and schedule, including valve tag number, location, function, and valve manufacturer's name and model number.

D. Product Data: Provide manufacturers catalog literature for each product required.

E. Project Record Documents: Record actual locations of tagged valves.

PART 2 PRODUCTS

2.1 NAMEPLATES

A. Description: Laminated three-layer plastic with engraved letters.
   1. Letter Color: White.
   2. Letter Height: 1/4 inch.
   3. Background Color: Black.

2.2 TAGS

A. Plastic Tags: Laminated three-layer plastic with engraved black letters on light contrasting background color. Tag size minimum 1-1/2 inch diameter.

B. Metal Tags: Brass with stamped letters; tag size minimum 1-1/2 inch diameter with smooth edges.

C. Chart: Typewritten letter size list in anodized aluminum frame.

2.3 PIPE MARKERS

A. Comply with ASME A13.1.

B. Plastic Tape Pipe Markers: Flexible, vinyl film tape with pressure sensitive adhesive backing and printed markings.

PART 3 EXECUTION

3.1 INSTALLATION

A. Install plastic nameplates with corrosive-resistant mechanical fasteners, or adhesive. Apply with sufficient adhesive to ensure permanent adhesion and seal with clear lacquer.

B. Install tags with corrosion resistant chain.

C. Install plastic pipe markers in accordance with manufacturer's instructions.

D. Install plastic tape pipe markers complete around pipe in accordance with manufacturer's instructions.

E. Identify equipment with plastic nameplates. Small devices, such as in-line pumps, may be identified with tags.

F. Identify control panels and major control components outside panels with plastic nameplates.

G. Identify valves in main and branch piping with tags.

H. Identify piping, concealed or exposed, with plastic pipe markers. Use tags on piping 3/4 inch diameter and smaller. Identify service, flow direction, and pressure. Install in clear view and align with axis of piping. Locate identification not to exceed 20 feet on straight runs including risers and drops, adjacent to each valve and Tee, at each side of penetration of structure or enclosure, and at each obstruction.

END OF SECTION 220553

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SECTION 220719

PLUMBING PIPING INSULATION

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Piping insulation.

B. Jackets and accessories.

1.2 REFERENCE STANDARDS

A. ASTM C177 - Standard Test Method for Steady-State Heat Flux Measurements and Thermal Transmission Properties by Means of the Guarded-Hot-Plate Apparatus; 2013.

B. ASTM C195 - Standard Specification for Mineral Fiber Thermal Insulating Cement; 2007 (Reapproved 2013).

C. ASTM C449 - Standard Specification for Mineral Fiber Hydraulic-Setting Thermal Insulating and Finishing Cement; 2007 (Reapproved 2013).

D. ASTM C534/C534M - Standard Specification for Preformed Flexible Elastomeric Cellular Thermal Insulation in Sheet and Tubular Form; 2014.

E. ASTM C547 - Standard Specification for Mineral Fiber Pipe Insulation; 2015.

F. ASTM C795 - Standard Specification for Thermal Insulation for Use in Contact with Austenitic Stainless Steel; 2008 (Reapproved 2013).

G. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2015a.

H. ASTM E96/E96M - Standard Test Methods for Water Vapor Transmission of Materials; 2014.

I. UL 723 - Standard for Test for Surface Burning Characteristics of Building Materials; Current Edition, Including All Revisions.

1.3 SUBMITTALS

A. Product Data: Provide product description, thermal characteristics, list of materials and thickness for each service

B. Manufacturer's Instructions: Indicate installation procedures that ensure acceptable workmanship and installation standards will be achieved.

PART 2 PRODUCTS

2.1 REQUIREMENTS FOR ALL PRODUCTS OF THIS SECTION

A. Surface Burning Characteristics: Flame spread index/Smoke developed index of 25/50, maximum, when tested in accordance with ASTM E84 or UL 723.

2.2 GLASS FIBER

A. Manufacturers:
   1. Knauf Insulation: www.knaufusa.com.
   2. Johns Manville Corporation: www.jm.com.
   3. Owens Corning Corp: www.owenscorning.com.
   4. CertainTeed Corporation: www.certainteed.com.

B. Insulation: ASTM C547 and ASTM C795; rigid molded, noncombustible.
   1. 'K' value: ASTM C177, 0.24 at 75 degrees F.
   2. Maximum service temperature: 250 degrees F.
   3. Maximum moisture absorption: 0.2 percent by volume.

C. Insulation: ASTM C547 and ASTM C795; semi-rigid, noncombustible, end grain adhered to jacket.
   1. 'K' value: ASTM C177, 0.24 at 75 degrees F.
   2. Maximum service temperature: 250 degrees F.
   3. Maximum moisture absorption: 0.2 percent by volume.

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D. Vapor Barrier Jacket: White Kraft paper with glass fiber yarn, bonded to aluminized film, maximum vapor transmission when tested in accordance with ASTM E96/E96M of 0.02 perm-inches.

E. Vapor Barrier Lap Adhesive:
   1. Compatible with insulation.

F. Insulating Cement/Mastic:
   1. ASTM C195; hydraulic setting on mineral wool.

G. Fibrous Glass Fabric:
   1. Cloth: Untreated; 9 oz/sq yd weight.
   2. Blanket: 1.0 lb/cu ft density.
   3. Weave: 5x5.

H. Indoor Vapor Barrier Finish:
   1. Cloth: Untreated; 9 oz/sq yd weight.
   2. Vinyl emulsion type acrylic, compatible with insulation, black color.

I. Insulating Cement:
   1. ASTM C449/C449M.

2.3 FLEXIBLE ELASTOMERIC CELLULAR INSULATION

A. Manufacturer:
   1. Armacell International: www.armacell.com/#sle.
   2. K-Flex USA: www.kflexusa.com.

B. Insulation: Preformed flexible elastomeric cellular rubber insulation complying with ASTM C534 Grade 1; use molded tubular material wherever possible.
   1. Minimum Service Temperature: -40 degrees F.
   2. Maximum Service Temperature: 220 degrees F.
   3. Connection: Waterproof vapor barrier adhesive.

C. Elastomeric Foam Adhesive: Air dried, contact adhesive, compatible with insulation.

2.4 JACKETS

A. PVC Plastic.
   1. Jacket: One piece molded type fitting covers and sheet material, off-white color.
      a. Minimum Service Temperature: 0 degrees F.
      b. Maximum Service Temperature: 150 degrees F.
      c. Moisture Vapor Permeability: 0.002 perm inch, maximum, when tested in accordance with ASTM E96/E96M.
      d. Thickness: 10 mil.
      e. Connections: Brush on welding adhesive.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify that piping has been tested before applying insulation materials.

B. Verify that surfaces are clean and dry, with foreign material removed.

3.2 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Exposed Piping: Locate insulation and cover seams in least visible locations.

C. Insulated pipes conveying fluids below ambient temperature: Insulate entire system including fittings, valves, unions, flanges, strainers, flexible connections, pump bodies, and expansion joints.

D. Glass fiber insulated pipes conveying fluids below ambient temperature:
   1. Provide vapor barrier jackets, factory-applied or field-applied. Secure with self-sealing longitudinal laps and butt strips with pressure sensitive adhesive.

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2. Insulate fittings, joints, and valves with molded insulation of like material and thickness as adjacent pipe. Finish with glass cloth and vapor barrier adhesive or PVC fitting covers.

E. Glass fiber insulated pipes conveying fluids above ambient temperature:
1. Provide standard jackets, with or without vapor barrier, factory-applied or field-applied. Secure with self-sealing longitudinal laps and butt strips with pressure sensitive adhesive.
2. Insulate fittings, joints, and valves with insulation of like material and thickness as adjoining pipe. Finish with glass cloth and adhesive or PVC fitting covers.

F. Inserts and Shields:
1. Application: Piping 2-1/2 inches diameter or larger.
2. Shields: Galvanized steel between pipe hangers or pipe hanger rolls and inserts.
3. Insert location: Between support shield and piping and under the finish jacket.

G. Continue insulation through walls, sleeves, pipe hangers, and other pipe penetrations. Finish at supports, protrusions, and interruptions. At fire separations, refer to Firestopping Section.

H. Exterior Applications: Provide vapor barrier jacket. Insulate fittings, joints, and valves with insulation of like material and thickness as adjoining pipe. Provide PVC jacket.

3.3 SCHEDULES

A. Domestic Hot and Recirculated Hot Water:
1. Glass Fiber Insulation:
a. Pipe Size Range: 1/2 through 1-1/4 inch.
b. Thickness: 1 inch.
2. Glass Fiber Insulation:
a. Pipe Size Range: Above 1-1/4 inch
b. Thickness: 1-1/2 inch

B. Domestic Cold Water:
1. Glass Fiber Insulation:
a. Pipe Size Range: 1/2 through 1-1/4 inch.
b. Thickness: 1/2 inch.
2. Glass Fiber Insulation:
a. Pipe Size Range: Above 1-1/4 inch
b. Thickness: 1 inch

C. Other Systems:
1. Drains from water coolers: 1/2" elastomeric

END OF SECTION 220719

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SECTION 221005

PLUMBING PIPING

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Pipe, pipe fittings, valves, and connections for piping systems.
   1. Sanitary sewer.
   2. Domestic water.
   3. Flanges, unions, and couplings.
   4. Pipe hangers and supports.
   5. Valves.
   6. Flow controls.
   7. Check valves.
   8. Water pressure reducing valves.
   9. Relief valves.
   10. Sleeves
   11. Sleeve seals
   12. Grout
   13. Escutcheons

1.2 RELATED REQUIREMENTS

A. Section - Firestopping.

B. Section 220553 - Identification for Plumbing Piping and Equipment.

C. Section 220719 - Plumbing Piping Insulation.

1.3 REFERENCE STANDARDS

A. ANSI Z21.22 - American National Standard for Relief Valves and Automatic Gas Shutoff Devices for Hot Water Supply Systems; 1999, and addenda A&B (R2004).

B. ANSI Z223.1 - National Fuel Gas Code; 2015.

C. ASME B16.18 - Cast Copper Alloy Solder Joint Pressure Fittings; 2012.

D. ASME B16.22 - Wrought Copper and Copper Alloy Solder-Joint Pressure Fittings; 2013.

E. ASME B31.9 - Building Services Piping; 2014.

F. ASSE 1003 - Performance Requirements for Water Pressure Reducing Valves for Domestic Water Distribution Systems; 2009.

G. ASTM A53/A53M - Standard Specification for Pipe, Steel, Black and Hot-Dipped, Zinc-Coated, Welded and Seamless; 2012.

H. ASTM A74 - Standard Specification for Cast Iron Soil Pipe and Fittings; 2015.

I. ASTM B32 - Standard Specification for Solder Metal; 2008 (Reapproved 2014).

J. ASTM B42 - Standard Specification for Seamless Copper Pipe, Standard Sizes; 2015a.

K. ASTM B88 - Standard Specification for Seamless Copper Water Tube; 2014.

L. ASTM B813 - Standard Specification for Liquid and Paste Fluxes for Soldering of Copper and Copper Alloy Tube; 2010.

M. ASTM B828 - Standard Practice for Making Capillary Joints by Soldering of Copper and Copper Alloy Tube and Fittings; 2002 (Reapproved 2010).

N. ASTM D2564 - Standard Specification for Solvent Cements for Poly(Vinyl Chloride) (PVC) Plastic Piping Systems; 2012.

O. ASTM D2665 - Standard Specification for Poly(Vinyl Chloride) (PVC) Plastic Drain, Waste, and Vent Pipe and Fittings; 2014.

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P. ASTM D2729 - Standard Specification for Poly(Vinyl Chloride) (PVC) Sewer Pipe and Fittings; 2011.

Q. ASTM D2855 - Standard Practice for Making Solvent-Cemented Joints with Poly(Vinyl Chloride) (PVC) Pipe and Fittings; 1996 (Reapproved 2010).

R. ASTM F876 - Standard Specification for Crosslinked Polyethylene (PEX) Tubing; 2013a.

S. ASTM F877 - Standard Specification for Crosslinked Polyethylene (PEX) Plastic Hot- and Cold-Water Distribution Systems; 2011.

T. ASTM F708 - Standard Practice for Design and Installation of Rigid Pipe Hangers; 1992 (Reapproved 2008).

U. ASTM F 2389-06 - Standard Specification for Pressure-rated Polypropylene (PP) Piping Systems

V. CSA B137.11 - Polypropylene (PP-R) Pipe and Fittings for Pressure Applications

W. NSF/ANSI 14 - Plastic Piping System Components and Related Materials

X. NSF/ANSI 61 - Drinking Water Systems Components - Health Effects

Y. AWWA C550 - Protective Interior Coatings for Valves and Hydrants; 2013.

Z. AWWA C651 - Disinfecting Water Mains; 2005.

AA. CISPI 301 - Standard Specification for Hubless Cast Iron Soil Pipe and Fittings for Sanitary and Storm Drain, Waste and Vent Piping Applications; 2009.

AB. CISPI 310 - Specification for Coupling for Use in Connection with Hubless Cast Iron Soil Pipe and Fittings for Sanitary and Storm Drain, Waste, and Vent Piping Applications; 2011.

AC. ICC-ES AC01 - Acceptance Criteria for Expansion Anchors in Masonry Elements; 2012.

AD. MSS SP-58 - Pipe Hangers and Supports - Materials, Design, Manufacture, Selection, Application, and Installation; 2009.

AE. MSS SP-67 - Butterfly Valves; 2011.

AF. MSS SP-70 - Cast Iron Gate Valves, Flanged and Threaded Ends; 2011.

AG. MSS SP-71 - Cast Iron Swing Check Valves, Flanged and Threaded Ends; 2011.

AH. MSS SP-78 - Cast Iron Plug Valves, Flanged and Threaded Ends; 2011.

AI. MSS SP-80 - Bronze Gate, Globe, Angle and Check Valves; 2013.

AJ. MSS SP-110 - Ball Valves Threaded, Socket-Welding, Solder Joint, Grooved and Flared Ends; 2010.

AK. NSF 372 - Drinking Water System Components - Lead Content; 2011.

AL. PPI TR-4 - PPI Listing of Hydrostatic Design Basis (HDB), Hydrostatic Design Stress (HDS), Strength Design Basis (SDB), Pressure Design Basis (PDB), and Minimum Required Strength (MRS) Ratings For Thermoplastic Piping Materials or Pipe; 2013.

1.4 SUBMITTALS

A. See Administrative Requirements, for submittal procedures.

B. Product Data: Provide data on pipe materials, pipe fittings, valves, and accessories. Provide manufacturers catalog information. Indicate valve data and ratings.

C. Project Record Documents: Record actual routing of piping. Record actual locations of valves.

1.5 QUALITY ASSURANCE

A. Perform Work in accordance with City of Salina standards.

B. Where joining systems specific to a piping manufacturer are used, personnel shall receive factory authorized training prior to installation, and submit evidence of such training for review.

C. Valves: Manufacturer's name and pressure rating marked on valve body.

D. Welding Materials and Procedures: Conform to ASME BPVC-IX and applicable state labor regulations.

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E. Welder Qualifications: Certified in accordance with ASME BPVC-IX.

F. Identify pipe with marking including size, ASTM material classification, ASTM specification, potable water certification, water pressure rating.

1.6 REGULATORY REQUIREMENTS

A. Perform Work in accordance with State of Kansas, plumbing code.

B. Conform to applicable code for installation of backflow prevention devices.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Accept valves on site in shipping containers with labeling in place. Inspect for damage.

B. Provide temporary protective coating on cast iron and steel valves.

C. Provide temporary end caps and closures on piping and fittings. Maintain in place until installation.

D. Protect piping systems from entry of foreign materials by temporary covers, completing sections of the work, and isolating parts of completed system.

1.8 FIELD CONDITIONS

A. Do not install underground piping when bedding is wet or frozen.

PART 2 PRODUCTS

2.1 GENERAL REQUIREMENTS

A. Potable Water Supply Systems: Provide piping, pipe fittings, and solder and flux (if used), that comply with NSF 61 and NSF 372 for maximum lead content; label pipe and fittings.

B. Reference PART 3 EXECUTION for product applications. Listing of products herein does not imply acceptance of use in all sizes or locations.

2.2 SANITARY SEWER PIPING, BURIED WITHIN 5 FEET OF BUILDING

A. PVC Pipe: ASTM D2665 or ASTM D3034.
   1. Fittings: PVC.
   2. Joints: Solvent welded, with ASTM D2564 solvent cement.

2.3 SANITARY SEWER PIPING, ABOVE GRADE

A. Cast Iron Pipe: CISPI 301, hubless, service weight.
   1. Fittings: Cast iron.
   2. Joints: CISPI 310, neoprene gaskets and stainless steel clamp-and-shield assemblies.

B. PVC Pipe: ASTM D2729.
   1. Fittings: PVC.
   2. Joints: Solvent welded, with ASTM D2564 solvent cement.

2.4 WATER PIPING, BURIED WITHIN 5 FEET OF BUILDING

A. Copper Pipe: ASTM B42, hard drawn.
   1. Fittings: ASME B16.18, cast copper alloy or ASME B16.22 wrought copper and bronze.
   2. Joints: ASTM B 32, alloy Sn95 solder.

B. PE Pipe: ASTM D2239, or ASTM D2447 Schedule 40.
   1. Fittings: ASTM D2609, PE.
   2. Joints: Mechanical with stainless steel clamp.

2.5 WATER PIPING, ABOVE GRADE

A. Copper Tube: ASTM B88 (ASTM B88M), Type L (B), Drawn (H).
   1. Fittings: ASME B16.18, cast copper alloy or ASME B16.22, wrought copper and bronze.
   2. Joints: ASTM B32, alloy Sn95 solder.

B. Cross-Linked Polyethylene (PEX) Pipe: ASTM F876 or ASTM F877.
   1. Manufacturers:

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a. Zurn Industries, LLC
b. Viega

2. PPI TR-4 Pressure Design Basis:

C. Polypropylene Pipe (PP-R): Pipe shall be manufactured from a PP-R resin meeting the short-term properties and long-term strength requirements of ASTM F 2389. The pipe shall contain no rework or recycled materials except that generated in the manufacturer's own plant from resin of the same specification from the same raw material. All pipe shall be made in a three layer extrusion process. Domestic hot water shall contain a fiber layer (faser) to restrict thermal expansion. All pipe shall comply with the rated pressure requirements of ASTM F 2389. All pipe shall be certified by NSF International as complying with NSF 14, NSF 61, and ASTM F 2389 or CSA B137.11.

1. Pipe shall be aquatherm® Greenpipe®, Faser®, or available from Aquatherm, Inc.. Piping specifications and ordering information are available at www.aquathermpipe.com.
2. Fittings shall be manufactured from a PP-R resin meeting the short-term properties and long-term strength requirements of ASTM F 2389. The fittings shall contain no rework or recycled materials except that generated in the manufacturer's own plant from resin of the same specification from the same raw material. All fittings shall be certified by NSF International as complying with NSF 14, NSF 61, and ASTM F 2389 or CSA B137.11.
3. Valves with PP-R bodies shall be manufactured from a PP-R resin meeting the short-term properties and long-term strength requirements of ASTM F 2389. The valves shall contain no rework or recycled materials except that generated in the manufacturer's own plant from resin of the same specification from the same raw material.
4. Manufacturer shall warrantee pipe and fittings for 10 years to be free of defects in materials or workmanship. Warrantee shall cover labor and material costs of repairing and/or replacing defective materials and repairing any incidental damage caused by failure of the piping system do to defects in materials or workmanship.
5. Where up to 1 inch of standard insulation is indicated on the drawings or in these specifications, a field installed, thermal (radiant, conductive, and convective) and vapor barrier insulation shall be provided for all straight lengths of pipe. The thick wall, self insulating fittings do not require an additional vapor barrier for the piping system to meet this performance level. Where up to 1.5 inches of standard inches of insulation is indicated on the drawings or in these specifications, a field installed, thermal (radiant, conductive, and convective) and vapor barrier insulation shall be provided for all straight lengths of pipe and all fittings. The thermal barrier is UV resistant, CFC-free, non-porous, non-fibrous, and resist mold growth. The pipe with the integral thermal barrier with standard unprotected fittings shall meet the ASTM E84 and the CSA/ULc S102 requirements for a Flame Spread Rating of 25 and Smoke Development rating of 50.

D. Mechanical joint system: Manufacturer's fittings and joining methods, for pipe materials and sizes.
1. Viega

2.6 FLANGES, UNIONS, AND COUPLINGS

A. Unions for Pipe Sizes 3 Inches and Under:
1. Ferrous pipe: Class 150 malleable iron threaded unions.
2. Copper tube and pipe: Class 150 bronze unions with soldered joints.

B. Dielectric Connections: Union with galvanized or plated steel threaded end, copper solder end, water impervious isolation barrier.

2.7 PIPE HANGERS AND SUPPORTS

A. Provide hangers and supports that comply with MSS SP-58.
1. If type of hanger or support for a particular situation is not indicated, select appropriate type using MSS SP-58 recommendations.
2. Overhead Supports: Individual steel rod hangers attached to structure or to trapeze hangers.
3. Trapeze Hangers: Welded steel channel frames attached to structure.
4. Vertical Pipe Support: Steel riser clamp.

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B. Plumbing Piping - Drain, Waste, and Vent:
   1. Conform to ASME B31.9.
   2. Hangers for Pipe Sizes 1/2 Inch to 1-1/2 Inches: Carbon steel, adjustable swivel, split ring.
   3. Hangers for Pipe Sizes 2 Inches and Over: Carbon steel, adjustable, clevis.
   4. Multiple or Trapeze Hangers: Steel channels with welded spacers and hanger rods.
   5. Wall Support for Pipe Sizes to 3 Inches: Cast iron hook.
   6. Wall Support for Pipe Sizes 4 Inches and Over: Welded steel bracket and wrought steel clamp.
   7. Vertical Support: Steel riser clamp.

C. Plumbing Piping - Water:
   1. Conform to ASME B31.9.
   2. Hangers for Pipe Sizes 1/2 Inch to 1-1/2 Inches: Malleable iron, adjustable swivel, split ring.
   3. Hangers for Cold Pipe Sizes 2 Inches and Over: Carbon steel, adjustable, clevis.
   4. Hangers for Hot Pipe Sizes 2 Inches to 4 Inches: Carbon steel, adjustable, clevis.
   5. Multiple or Trapeze Hangers: Steel channels with welded supports or spacers and hanger rods.
   6. Multiple or Trapeze Hangers for Hot Pipe Sizes 6 Inches and Over: Steel channels with welded supports or spacers and hanger rods, cast iron roll.
   7. Wall Support for Pipe Sizes to 3 Inches: Cast iron hook.
   8. Wall Support for Pipe Sizes 4 Inches and Over: Welded steel bracket and wrought steel clamp.
   9. Vertical Support: Steel riser clamp.

D. Hanger Fasteners: Attach hangers to structure using appropriate fasteners, as follows:
   1. Masonry Wedge Expansion Anchors: Complying with ICC-ES AC01.
   2. Other Types: As required.

2.8 GATE VALVES

A. Manufacturers:
   1. Tyco Flow Control: www.tycoflowcontrol.com.
   2. Conbraco Industries: www.conbraco.com.
   3. Nibco, Inc: www.nibco.com.
   4. Milwaukee Valve Company: www.milwaukeevalve.com.
   5. Substitutions: See Section 016000 - Product Requirements.

B. Up To and Including 3 Inches:
   1. 1, Class 125, bronze body, bronze trim, rising stem, handwheel, inside screw, solid wedge disc, solder ends.

C. 2 Inches and Larger:
   1. 1, Class 125, iron body, bronze trim, outside screw and yoke, handwheel, solid wedge disc, flanged ends. Provide chain-wheel operators for valves 6 inches and larger mounted over 8 feet above floor.

2.9 BALL VALVES

A. Manufacturers:
   1. Tyco Flow Control: www.tycoflowcontrol.com.
   2. Conbraco Industries: www.conbraco.com.
   3. Nibco, Inc: www.nibco.com.
   4. Milwaukee Valve Company: www.milwaukeevalve.com.
   5. Substitutions: See Section 016000 - Product Requirements.

B. Construction, 4 Inches and Smaller: MSS SP-110, Class 150, 400 psi CWP, bronze, two piece body, chrome plated brass ball, regular port, teflon seats and stuffing box ring, blow-out proof stem, lever handle with balancing stops, solder ends with union.

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2.10 PLUG VALVES

A. Construction 2-1/2 Inches and Larger: 1, 175 psi CWP, cast iron body and plug, pressure lubricated, teflon or Buna N packing, flanged or grooved ends. Provide lever operator with set screw.

2.11 BUTTERFLY VALVES

A. Manufacturers:
   1. Tyco Flow Control: www.tycoflowcontrol.com.
   2. Hammond Valve: www.hammondvalve.com.
   3. Crane Co.: www.cranevalve.com.
   4. Milwaukee Valve Company: www.milwaukeevalve.com.
   5. Substitutions: See Section 016000 - Product Requirements.

B. Construction 1-1/2 Inches and Larger: MSS SP-67, 200 psi CWP, cast or ductile iron body, nickel-plated ductile iron disc, resilient replaceable EPDM seat, wafer ends, extended neck, 10 position lever handle.

C. Provide gear operators for valves 8 inches and larger, and chain-wheel operators for valves mounted over 8 feet above floor.

2.12 FLOW CONTROLS

A. Manufacturers:
   1. Tyco Flow Control: www.tycoflowcontrol.com.
   2. ITT Bell & Gossett: www.bellgossett.com.
   3. Griswold Controls: www.griswoldcontrols.com.
   4. Taco, Inc: www.taco-hvac.com.

B. Construction: Class 125, Brass or bronze body with union on inlet and outlet, temperature and pressure test plug on inlet and outlet, blowdown/backflush drain.

C. Calibration: Control flow within 5 percent of selected rating, over operating pressure range of 10 times minimum pressure required for control, maximum minimum pressure 3.5 psi.

2.13 SWING CHECK VALVES

A. Manufacturers:
   1. Tyco Flow Control: www.tycoflowcontrol.com.
   2. Hammond Valve: www.hammondvalve.com.
   3. Nibco, Inc: www.nibco.com.
   4. Milwaukee Valve Company: www.milwaukeevalve.com.
   5. Substitutions: See Section 016000 - Product Requirements.

B. Up to 2 Inches:
   1. 1, Class 125, bronze body and cap, bronze swing disc with rubber seat, solder ends.

C. Over 2 Inches:
   1. 1, Class 125, iron body, bronze swing disc, renewable disc seal and seat, flanged or grooved ends.

2.14 SPRING LOADED CHECK VALVES

A. Manufacturers:
   1. Tyco Flow Control: www.tycoflowcontrol.com.
   2. Hammond Valve: www.hammondvalve.com.
   3. Crane Co.: www.cranevalve.com.
   4. Milwaukee Valve Company: www.milwaukeevalve.com.

B. Class 125, iron body, bronze trim, stainless steel springs, bronze disc, Buna N seals, wafer style ends.

2.15 WATER PRESSURE REDUCING VALVES

A. Manufacturers:
   1. Amtrol Inc: www.amtrol.com.

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2. Cla-Val Co: www.cla-val.com.
3. Watts Regulator Company: www.wattsregulator.com.

B. Up to 2 Inches:
1. ASSE 1003, bronze body, stainless steel, and thermoplastic internal parts, fabric reinforced diaphragm, strainer, threaded single union ends.

C. Over 2 Inches:
1. ASSE 1003, cast iron body with interior lining complying with AWWA C550, bronze fitted, elastomeric diaphragm and seat disc, flanged.

2.16 RELIEF VALVES

A. Temperature and Pressure Relief:
1. Manufacturers:
a. Cla-Val Co: www.cla-val.com.
b. Henry Technologies: www.henrytech.com.
c. Watts Regulator Company: www.wattsregulator.com.
2. AGA Z21.22 certified, bronze body, teflon seat, stainless steel stem and springs, automatic, direct pressure actuated, temperature relief maximum 210 degrees F, capacity ASME (BPV IV) certified and labelled.

2.17 SLEEVES

A. Galvanized-Steel-Pipe Sleeves: ASTM A 53/A 53M, Type E, Grade B, Schedule 40, zinc coated, with plain ends.

2.18 SLEEVE-SEAL SYSTEMS

A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

B. Description: Modular sealing-element unit, designed for field assembly, for filling annular space between piping and sleeve.
1. Sealing Elements: EPDM-rubber interlocking links shaped to fit surface of pipe. Include type and number required for pipe material and size of pipe.
2. Pressure Plates: Carbon steel.
3. Connecting Bolts and Nuts: Carbon steel, with corrosion-resistant coating, of length required to secure pressure plates to sealing elements.

2.19 GROUT

A. Standard: ASTM C 1107/C 1107M, Grade B, post-hardening and volume-adjusting, dry, hydraulic-cement grout.

B. Characteristics: Nonshrink; recommended for interior and exterior applications.

C. Design Mix: 5000-psi, 28-day compressive strength.

D. Packaging: Premixed and factory packaged.

2.20 ESCUTCHEONS

A. One-Piece, Cast-Brass Type: With polished, chrome-plated finish and setscrew fastener.

B. One-Piece, Deep-Pattern Type: Deep-drawn, box-shaped brass with chrome-plated finish and spring-clip fasteners.

C. One-Piece, Stamped-Steel Type: With chrome-plated finish and spring-clip fasteners.

D. Split-Casting Brass Type: With polished, chrome-plated finish and with concealed hinge and setscrew.

E. Split-Plate, Stamped-Steel Type: With chrome-plated finish, exposed-rivet hinge, and spring-clip fasteners.

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PART 3 EXECUTION

3.1 EXAMINATION

A. Verify that excavations are to required grade, dry, and not over-excavated.

B. Coordinate locatios of slab penetrations with Structural Engineer prior to core drilling.

3.2 PREPARATION

A. Ream pipe and tube ends. Remove burrs.

B. Remove scale and dirt, on inside and outside, before assembly.

C. Prepare piping connections to equipment with flanges or unions.

3.3 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Provide non-conducting dielectric connections wherever jointing dissimilar metals.

C. Route piping in orderly manner and maintain gradient. Route parallel and perpendicular to walls.

D. Install piping to maintain headroom, conserve space, and not interfere with use of space.

E. Group piping whenever practical at common elevations.

F. Install piping to allow for expansion and contraction without stressing pipe, joints, or connected equipment.

G. Provide clearance in hangers and from structure and other equipment for installation of insulation and access to valves and fittings. Refer to Section 220719.

H. Provide access where valves and fittings are not exposed.

I. Install vent piping penetrating roofed areas to maintain integrity of roof assembly.

J. Where pipe support members are welded to structural building framing, scrape, brush clean, and apply one coat of zinc rich primer to welding.

K. Provide support for utility meters in accordance with requirements of utility companies.

L. TRENCHING

1. Notify Architect of unexpected subsurface conditions and discontinue affected Work in area until notified to resume work.
2. Slope banks of excavations deeper than 4 feet to angle of repose or less until shored.
3. Do not interfere with 45 degree bearing splay of foundations.
4. Cut trenches wide enough to allow inspection of installed utilities.
5. Hand trim excavations. Remove loose matter.
6. Remove large stones and other hard matter that could damage piping or impede consistent backfilling or compaction.
7. Remove excavated material from site.

M. BACKFILLING

1. Fill up to subgrade elevations unless otherwise indicated.
2. Employ a placement method that does not disturb or damage other work.
3. Systematically fill to allow maximum time for natural settlement. Do not fill over porous, wet, frozen or spongy subgrade surfaces.
4. Maintain optimum moisture content of fill materials to attain required compaction density.
5. Utilize sand for fill. Place and compact materials in equal continuous layers not exceeding 6 inches compacted depth.

N. Install bell and spigot pipe with bell end upstream.

O. Install valves with stems upright or horizontal, not inverted.

P. Pipe vents from gas pressure reducing valves to outdoors and terminate in weather proof hood.

Q. Install water piping to ASME B31.9.

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R. Copper Pipe and Tube: Make soldered joints in accordance with ASTM B828, using Grade 95TA solder and flux meeting ASTM B813; in potable water systems use flux also complying with NSF 61 and NSF 372.

S. PVC Pipe: Make solvent-welded joints in accordance with ASTM D2855.

T. Do not use PVC piping in return air plenums.

U. Do not use PVC piping exposed in dwelling units.

V. Do not use PEX piping exposed in dwelling units.

W. PP Piping: Install fittings and joints using socket-fusion, elecrofusion, or butt-fusion as applicable for the fitting type. All fusion-well joints shall be made in accordance with the pipe and fitting manufacturer's specifications and product standards.

X. The use of PEX piping shall be limited to 1" and smaller unless noted otherwise.

Y. SLEEVE INSTALLATION
1. Install sleeves for piping passing through penetrations in floors, partitions, roofs, and walls.
2. For sleeves that will have sleeve-seal system installed, select sleeves of size large enough to provide 1-inch annular clear space between piping and concrete slabs and walls.
   a. Sleeves are not required for core-drilled holes.
3. Install sleeves in concrete floors, concrete roof slabs, and concrete walls as new slabs and walls are constructed.
   a. Permanent sleeves are not required for holes in slabs formed by molded-PE or -PP sleeves.
   b. Cut sleeves to length for mounting flush with both surfaces.
      1) Exception: Extend sleeves installed in floors of mechanical equipment areas or other wet areas 2 inches above finished floor level.
   c. Using grout, seal the space outside of sleeves in slabs and walls without sleeve-seal system.
4. Install sleeves for pipes passing through interior partitions.
   a. Cut sleeves to length for mounting flush with both surfaces.
   b. Install sleeves that are large enough to provide 1/4-inchannular clear space between sleeve and pipe or pipe insulation.
   c. Seal annular space between sleeve and piping or piping insulation; use joint sealants appropriate for size, depth, and location of joint. Comply with requirements for sealants specified in other sections.
5. Fire-Barrier Penetrations: Maintain indicated fire rating of walls, partitions, ceilings, and floors at pipe penetrations. Seal pipe penetrations with firestop materials. Comply with requirements for firestopping specified in other sections.

Z. SLEEVE-SEAL-SYSTEM INSTALLATION
1. Install sleeve-seal systems in sleeves in exterior concrete walls and slabs-on-grade at service piping entries into building.
2. Select type, size, and number of sealing elements required for piping material and size and for sleeve ID or hole size. Position piping in center of sleeve. Center piping in penetration, assemble sleeve-seal system components, and install in annular space between piping and sleeve. Tighten bolts against pressure plates that cause sealing elements to expand and make a watertight seal.

AA. ESCUTCHEONS
1. Install escutcheons for piping penetrations of walls, ceilings, and finished floors.
2. Install escutcheons with ID to closely fit around pipe, tube, and insulation of insulated piping and with OD that completely covers opening.
   a. Escutcheons Schedule:
      1) Piping with Fitting or Sleeve Protruding from Wall: One-piece, deep-pattern type.
      2) Insulated Piping: One-piece, stamped-steel type or split-plate, stamped-steel type with exposed-rivet hinge.
      3) Bare Piping at Wall and Floor Penetrations in Finished Spaces: One-piece, cast-brass or split-casting brass type with polished, chrome-plated finish.

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4) Bare Piping at Ceiling Penetrations in Finished Spaces: One-piece, cast-brass or split-casting brass type with polished, chrome-plated finish.
5) Bare Piping in Unfinished Service Spaces: One-piece, stamped-steel type or split-plate, stamped-steel type with exposed-rivet hinge.
6) Bare Piping in Equipment Rooms: One-piece, stamped-steel type or split-plate, stamped-steel type with exposed-rivet hinge.

AB. Inserts:
1. Provide inserts for placement in concrete formwork.
2. Provide inserts for suspending hangers from reinforced concrete slabs and sides of reinforced concrete beams.
3. Provide hooked rod to concrete reinforcement section for inserts carrying pipe over 4 inches.
4. Where concrete slabs form finished ceiling, locate inserts flush with slab surface.

AC. Pipe Hangers and Supports:
1. Install in accordance with ASME B31.9.
2. Support horizontal piping as scheduled.
3. Install hangers to provide minimum 1/2 inch space between finished covering and adjacent work.
4. Place hangers within 12 inches of each horizontal elbow.
5. Use hangers with 1-1/2 inch minimum vertical adjustment. Design hangers for pipe movement without disengagement of supported pipe.
6. Where several pipes can be installed in parallel and at same elevation, provide multiple or trapeze hangers.
7. Provide copper plated hangers and supports for copper piping.
8. Provide hangers adjacent to motor driven equipment with vibration isolation; refer to Section 220548.
9. Support cast iron drainage piping at every joint.

3.4 APPLICATION

A. Install unions downstream of valves and at equipment or apparatus connections.

B. Install brass male adapters each side of valves in copper piped system. Solder adapters to pipe.

C. Install gate or ball valves for shut-off and to isolate equipment, part of systems, or vertical risers.

D. Provide spring loaded check valves on discharge of water pumps.

E. Provide flow controls in water recirculating systems where indicated.

3.5 TOLERANCES

A. Drainage Piping: Establish invert elevations within 1/2 inch vertically of location indicated and slope to drain at minimum of 1/8 inch per foot slope.

3.6 DISINFECTION OF DOMESTIC WATER PIPING SYSTEM

A. Prior to starting work, verify system is complete, flushed and clean.

B. Ensure Ph of water to be treated is between 7.4 and 7.6 by adding alkali (caustic soda or soda ash) or acid (hydrochloric).

C. Inject disinfectant, free chlorine in liquid, powder, tablet or gas form, throughout system to obtain 50 to 80 mg/L residual.

D. Bleed water from outlets to ensure distribution and test for disinfectant residual at minimum 15 percent of outlets.

E. Maintain disinfectant in system for 24 hours.

F. If final disinfectant residual tests less than 25 mg/L, repeat treatment.

G. Flush disinfectant from system until residual equal to that of incoming water or 1.0 mg/L.

H. Take samples no sooner than 24 hours after flushing, from 10 percent of outlets and from water entry, and analyze in accordance with AWWA C651.

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3.7 SERVICE CONNECTIONS

A. Provide new sanitary sewer services. Before commencing work check invert elevations required for sewer connections, confirm inverts and ensure that these can be properly connected with slope for drainage and cover to avoid freezing.

B. Provide new domestic water service.

3.8 SCHEDULES

A. Pipe Hanger Spacing:
   1. Metal Piping:
      a. Pipe size: 1/2 inches to 1-1/4 inches:
         1) Maximum hanger spacing: 6.5 ft.
         2) Hanger rod diameter: 3/8 inches.
      b. Pipe size: 1-1/2 inches to 2 inches:
         1) Maximum hanger spacing: 10 ft.
         2) Hanger rod diameter: 3/8 inch.
      c. Pipe size: 2-1/2 inches to 3 inches:
         1) Maximum hanger spacing: 10 ft.
         2) Hanger rod diameter: 1/2 inch.
      d. Pipe size: 4 inches to 6 inches:
         1) Maximum hanger spacing: 10 ft.
         2) Hanger rod diameter: 5/8 inch.
   2. Plastic Piping:
      a. All Sizes:
         1) Maximum hanger spacing: 6 ft.
         2) Hanger rod diameter: 3/8 inch.

B. Pipe Materials:
   1. Domestic Water:
      a. Basis of design is copper. If PEX is used, sizes shall be adjusted to provide equivalent hydraulic diameter.
      b. Stubouts to fixtures shall be copper.
      c. Pipe sizes 1/2" to 1": Any material listed for use in Part 2.
      d. Pipe sizes 1-1/4" and larger: Any material listed for use in Part 2, except PEX is not acceptable.
      e. PEX shall not be used where exposed in dwelling units.
   2. Sanitary Drain and Vent: Any material listed for use in Part 2.
      a. PVC shall not be used in return air plenums.
      b. PVC shall not be used where exposed in dwelling units.

END OF SECTION 221005

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SECTION 221006

PLUMBING PIPING SPECIALTIES

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Cleanouts.

B. Water hammer arrestors.

C. Mixing valves.

D. Interceptors.

E. Thermostatic mixing valves.

1.2 REFERENCE STANDARDS

A. ADA Standards - Americans with Disabilities Act (ADA) Standards for Accessible Design; 2010.

B. ASSE 1012 - Backflow Preventer with Intermediate Atmospheric Vent; 2009.

C. PDI-WH 201 - Water Hammer Arresters; 2010.

1.3 SUBMITTALS

A. Product Data: Provide component sizes, rough-in requirements, service sizes, and finishes.

B. Certificates: Certify that grease interceptors meet or exceed specified requirements.

PART 2 PRODUCTS

2.1 CLEANOUTS

A. Manufacturers:
1. Jay R. Smith Manufacturing Company: www.jayrsmith.com/#sle.
2. Josam Company: www.josam.com/#sle.
3. Zurn Industries, Inc: www.zurn.com/#sle.
4. Sioux Chief Manufacturing.

B. Cleanouts at Exterior Surfaced Areas:
1. Round cast nickel bronze access frame and non-skid cover.

C. Cleanouts at Exterior Unsurfaced Areas:
1. Line type with lacquered cast iron body and round epoxy coated gasketed cover.

D. Cleanouts at Interior Finished Floor Areas (FFCO):
1. Lacquered cast iron body with anchor flange, threaded top assembly, and round gasketed scored cover in service areas and round gasketed depressed cover to accept floor finish in finished floor areas.

E. Cleanouts at Interior Finished Wall Areas (FWCO):
1. Line type with lacquered cast iron body and round epoxy coated gasketed cover, and round stainless steel access cover secured with machine screw.

F. Cleanouts at Interior Unfinished Accessible Areas: Caulked or threaded type.

2.2 BACKFLOW PREVENTERS

A. Manufacturers:
1. Conbraco Industries: www.conbraco.com/#sle.
2. Watts Regulator Company: www.wattsregulator.com/#sle.
3. Zurn Industries, Inc: www.zurn.com.

B. Reduced Pressure Backflow Preventers:
1. ASSE 1013; bronze body with bronze internal parts and stainless steel springs; two independently operating, spring loaded check valves; diaphragm type differential pressure relief valve located between check valves; third check valve that opens under back pressure in case of diaphragm failure; non-threaded vent outlet; assembled with two gate valves, strainer, and four test cocks.

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2.3 DOUBLE CHECK VALVE ASSEMBLIES

A. Manufacturers:
1. Conbraco Industries: www.conbraco.com/#sle.
2. Watts Regulator Company: www.wattsregulator.com/#sle.
3. Zurn Industries, Inc: www.zurn.com/#sle.

B. Double Check Valve Assemblies:
1. ASSE 1012; Bronze body with corrosion resistant internal parts and stainless steel springs; two independently operating check valves with intermediate atmospheric vent.

2.4 WATER HAMMER ARRESTORS

A. Manufacturers:
1. Sioux Chief Manufacturing

B. Water Hammer Arrestors:
1. Stainless steel or Copper construction, piston type sized in accordance with PDI-WH 201, precharged suitable for operation in temperature range 34 to 250 degrees F and maximum 150 psi working pressure.

2.5 MIXING VALVES

A. Thermostatic Mixing Valves:
1. Accessories:
a. Check valve on inlets.
b. Volume control shut-off valve on outlet.
c. Stem thermometer on outlet.
d. Strainer stop checks on inlets.

PART 3 EXECUTION

3.1 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Extend cleanouts to finished floor or wall surface. Lubricate threaded cleanout plugs with mixture of graphite and linseed oil. Ensure clearance at cleanout for rodding of drainage system.

C. Encase exterior cleanouts in concrete flush with grade.

D. Install floor cleanouts at elevation to accommodate finished floor.

E. Install approved portable water protection devices on plumbing lines where contamination of domestic water may occur.

F. Pipe relief from backflow preventer to nearest drain.

G. Install water hammer arrestors on cold water supply piping to flush valve or solenoid operated fixtures.
.

H. Install cleanouts at locations required by the International Plumbing Code (IPC), whether or not specifically indicated on the drawings. Such locations include, but are not limited to the following:
1. Base of waste or soil stacks.
2. Junction of building drain and building sewer (utilize 2-way cleanout at this location).

END OF SECTION 221006

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SECTION 223000

PLUMBING EQUIPMENT

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Diaphragm-type compression tanks.

B. Sump pumps.

C. Sanitary Sewage Pumps:
   1. Centrifugal solids handling.

D. Water heaters.

E. Pumps.
   1. Circulators.

F. Water pressure booster system.

1.2 REFERENCE STANDARDS

A. ABMA STD 9 - Load Ratings and Fatigue Life for Ball Bearings; 2015.

B. ABMA STD 11 - Load Ratings and Fatigue Life for Roller Bearings; 2014.

1.3 REFERENCE STANDARDS

A. ASME BPVC-VIII-1 - Boiler and Pressure Vessel Code, Section VIII, Division 1 - Rules for Construction of Pressure Vessels; The American Society of Mechanical Engineers; 2013.

B. ICC (IPC) - International Plumbing Code; 2012.

C. UL 174 - Standard for Household Electric Storage Tank Water Heaters; Underwriters Laboratories Inc.; Current Edition, Including All Revisions.

D. UL 778 - Standard for Motor-Operated Water Pumps; Current Edition, Including All Revisions.

E. UL 1453 - Standard for Electric Booster and Commercial Storage Tank Water Heaters; Underwriters Laboratories Inc.; Current Edition, Including All Revisions.

1.4 SUBMITTALS

A. Product Data:
   1. Provide dimension drawings of water heaters indicating components and connections to other equipment and piping.
   2. Indicate pump type, capacity, power requirements.
   3. Provide certified pump curves showing pump performance characteristics with pump and system operating point plotted. Include NPSH curve when applicable.
   4. Provide electrical characteristics and connection requirements.

B. Shop Drawings:
   1. Indicate dimensions of tanks, tank lining methods, anchors, attachments, lifting points, tappings, and drains.

C. Project Record Documents: Record actual locations of components.

D. Operation and Maintenance Data: Include operation, maintenance, and inspection data, replacement part numbers and availability, and service depot location and telephone number.

E. Warranty: Submit manufacturer warranty and ensure forms have been completed in Owner's name and registered with manufacturer.

1.5 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing the type of products specified in this section, with minimum three years of documented experience.

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B. Identification: Provide pumps with manufacturer's name, model number, and rating information indicated by permanently attached label.

C. Performance: Ensure pumps operate at specified system fluid temperatures without vapor binding and cavitation, are non-overloading in parallel or individual operation, operate within 25 percent of midpoint of published maximum efficiency curve.

1.6 CERTIFICATIONS

A. Water Heaters: NSF approved.

B. Electric Water Heaters: UL listed and labeled to UL 174 or UL 1453.

C. Products Requiring Electrical Connection: Listed and classified by Underwriters Laboratories Inc., as suitable for the purpose specified and indicated.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Provide temporary inlet and outlet caps. Maintain caps in place until installation.

1.8 WARRANTY

A. Provide five year manufacturer warranty for domestic water heaters.

PART 2 PRODUCTS

2.1 WATER HEATER MANUFACTURERS

A. A.O. Smith Water Products Co: www.hotwater.com.

B. Rheem Manufacturing Company: www.rheem.com.

2.2 ELECTRIC WATER HEATERS

A. Type: Automatic, electric, vertical storage.

B. Electrical Characteristics:
1. 208 volts, single phase.

C. Tank: Glass lined welded steel, thermally insulated with one inch thick glass fiber; encased in corrosion-resistant steel jacket; baked-on enamel finish.

D. Controls: Automatic water thermostat with externally adjustable temperature range from 120 to 170 degrees F, flanged or screw-in nichrome elements, enclosed controls and electrical junction box .

E. Accessories: Provide:
1. Water Connections: Brass.
2. Dip tube: Brass.
3. Drain Valve.
4. Anode: Magnesium

2.3 DIAPHRAGM-TYPE COMPRESSION TANKS

A. Manufacturers:
1. Amtrol Inc: www.amtrol.com/#sle.
2. ITT Bell & Gossett: www.bellgossett.com.
3. Taco, Inc: www.taco-hvac.com.

B. Construction: Welded steel, tested and stamped in accordance with ASME BPVC-VIII-1; supplied with National Board Form U-1, rated for working pressure of 125 psig, with flexible EPDM diaphragm sealed into tank, and steel legs or saddles.

C. Accessories: Pressure gage and air-charging fitting, tank drain; precharge to 12 psig.

2.4 IN-LINE CIRCULATOR PUMPS

A. Casing: Bronze, rated for 125 psig working pressure, with stainless steel rotor assembly.

B. Impeller: Bronze.

C. Shaft: Alloy steel with integral thrust collar and two oil lubricated bronze sleeve bearings.

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D. Seal: Carbon rotating against a stationary ceramic seat.

E. Drive: Flexible coupling.

2.5 PRESSURE BOOSTER SYSTEMS

A. System: Packaged with two pumps, factory assembled, tested, and adjusted; shipped to site as integral unit; consisting of pumps, variable frequency drives, valves, and piping, with control panel assembled on fabricated steel base with structural steel framework.

B. Controls and Instruments: Locate in NEMA 250 Type 1 general purpose enclosure with main disconnect interlocked with door, fused circuit for each motor, variable frequency drives, control circuit transformer with fuse protection, selector switch for each pump, low limit pressure switch, low pressure alarm light, running lights, current sensing devices, minimum run timers, manual alternation, and suction and discharge pressure gages.

C. Lead Pump: Operate continuously with lag pump operating on system demand. Should lead pump fail to operate, next pump in sequence shall start automatically.

D. Time Delay Relay: Prevent lag pump short cycling on fluctuating demands.

E. Thermal Bleed Circuit with Solenoid Valve: Prevent overheating during low demand.

F. Low Pressure Control: Stop pump operation if incoming water pressure drops to atmospheric.

G. Pump Switch: Permit manual or automatic operation.

H. Valving: Each pump outlet combination pressure reducing and check valve to maintain constant system pressure. Provide gate or butterfly valves on suction and discharge of each pump. Provide check valve on each pump discharge.

I. Performance: On drawings

2.6 SUBMERSIBLE SUMP PUMPS

A. Type: Completely submersible, vertical, centrifugal.

B. Casing: Cast iron pump body and oil filled motor chamber.

C. Impeller: Cast iron; open non-clog, stainless steel shaft.

D. Bearings: Ball bearings.

E. Sump: Fiberglass basin with steel cover plate, dimensions as indicated on drawings.

F. Accessories: Oil resistant 6 foot cord and plug with three-prong connector for connection to electric wiring system including grounding connector.

2.7 SANITARY SEWAGE PUMPS

A. Centrifugal Solids Handling:

1. General: Non-clogging centrifugal type suitable for pumping solids up to 3 inches in diameter without internal interstices that can collect stringy materials and solids resulting in clogging.
2. Casing:
   a. Capable of withstanding operating pressures 50 percent greater than the maximum operating pressure.
   b. Plugged and tapped holes for draining and venting pump.
   c. Volute to consist of smooth passages.
   d. Configuration to permit removal of impeller without disturbing discharge and suction connections.
   e. Handhole to allow cleaning and inspection of pump interior.
   f. Lifting eyes to facilitate handling of pump.
3. Impeller:
   a. Design to consist of smooth passages to prevent clogging and pass fibrous or stringy material.

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b. Securely keyed to shaft with locking arrangement preventing loosening by torque from either forward or reverse direction.
c. Balance statically, dynamically, and hydraulically within the operating range and to the first critical speed at 150 percent of the maximum operating speed.

4. Wearing Rings:
   a. Provide renewable wearing rings on the casing and impeller with wearing surfaces normal to the axis of rotation.
   b. Construction: Cast iron.
   c. Factory designed for simple maintenance and secured to prevent rotation.
   d. In lieu of wearing rings on impeller and casing, replaceable steel wear plates fastened to casing may be used.
5. Pump Shaft:
   a. Provide with adequate size and strength to transmit full driver horsepower with liberal safety factor.
   b. Fabricate from stainless steel.
6. Pump Shaft Sleeve:
   a. Fabricate from stainless steel.
   b. Seal joint between shaft and sleeve to prevent leakage.
   c. Stuffing Box:
      1) Factory designed for minimum 5 rings of packing with removable split type glands.
      2) Fabricate from same material as casing and water sealed.
7. Mechanical Seal System:
   a. Furnish single seals to seal pump shaft against leakage.
   b. Each seal to be held in place by its own spring system, supplemented by external liquid pressures.
   c. System to be readily removable from the shaft.
8. Bearings:
   a. Provide ball type designed to handle all thrust loads in either direction.
   b. Furnish with a L-10 life of minimum 50,000 hours as required by ABMA 9 or ABMA 11.
   c. Pumps depending only on hydraulic balance and thrust are not acceptable.
9. Lubrication:
   a. Bearing:
10. Pump Support:
11. Coupling:
   a. Provide heavy duty, flexible type, locked to the shaft.
   b. Disconnection of the coupling possible without removing the driver half or the pump half of the coupling from the shaft.

PART 3 EXECUTION

3.1 INSTALLATION

A. Install plumbing equipment in accordance with manufacturer's instructions, as required by code, and complying with conditions of certification, if any.

B. Coordinate with plumbing piping and related fuel piping work to achieve operating system.

C. Pumps:
   1. Provide line sized isolating valve and strainer on suction and line sized soft seated check valve and balancing valve on discharge.
   2. Decrease from line size with long radius reducing elbows or reducers. Support piping adjacent to pump such that no weight is carried on pump casings. Provide supports under elbows on pump suction and discharge line sizes 4 inches and over.

3. Ensure pumps operate at specified system fluid temperatures without vapor binding and cavitation, are non-overloading in parallel or individual operation, and operate within 25 percent of midpoint of published maximum efficiency curve.

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SECTION 224000

PLUMBING FIXTURES

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Fixtures

1.2 RELATED REQUIREMENTS

A. Section 221005 - Plumbing Piping.

B. Section 221006 - Plumbing Piping Specialties.

1.3 REFERENCE STANDARDS

A. ASHRAE Std 18 - Methods of Testing for Rating Drinking-Water Coolers with Self-Contained Mechanical Refrigeration; 2008.

B. ASME A112.6.1M - Supports for Off-the-Floor Plumbing Fixtures for Public Use; 1997 (Reaffirmed 2002).

C. ASME A112.18.1 - Plumbing Supply Fittings; 2012.

D. ASME A112.19.2 - Ceramic Plumbing Fixtures; 2013.

E. ASME A112.19.3 - Stainless Steel Plumbing Fixtures (Designed for Residential Use); 2008 (R2013).

F. ASME A112.19.5 - Flush Valves and Spuds for Water Closets, Urinals, and Tanks; 2011.

1.4 SUBMITTALS

A. See Division 1 Section - Administrative Requirements, for submittal procedures.

B. Product Data: Provide catalog illustrations of fixtures, sizes, rough-in dimensions, utility sizes, trim, and finishes.

C. Manufacturer's Instructions: Indicate installation methods and procedures.

D. Maintenance Data: Include fixture trim exploded view and replacement parts lists.

E. Warranty: Submit manufacturer warranty and ensure forms have been completed in Owner's name and registered with manufacturer.

F. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
   1. Extra Faucet Washers: Two sets of each type and size.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Accept fixtures on site in factory packaging. Inspect for damage.

B. Protect installed fixtures from damage by securing areas and by leaving factory packaging in place to protect fixtures and prevent use.

1.6 WARRANTY

A. Provide five year manufacturer warranty for electric water cooler.

PART 2 PRODUCTS

2.1 FIXTURES

A. Scheduled on drawings

B. Substitutions permitted, provided products are functionally and materially equivalent to those scheduled. Substitutions must be approvded by Engineer.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify that walls and floor finishes are prepared and ready for installation of fixtures.

B. Verify that electric power is available and of the correct characteristics.

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C. Confirm that millwork is constructed with adequate provision for the installation of fixture rough-in lavatories and sinks.

3.2 PREPARATION

A. Rough-in fixture piping connections in accordance with minimum sizes indicated in fixture rough-in schedule for particular fixtures.

3.3 INSTALLATION

A. Install each fixture with trap, easily removable for servicing and cleaning.

B. Provide chrome plated rigid or flexible supplies to fixtures with loose key stops, reducers, and escutcheons.

C. Install components level and plumb.

D. Install and secure fixtures in place with wall supports and bolts.

E. Seal fixtures to wall and floor surfaces with sealant, color to match fixture.

3.4 INTERFACE WITH WORK OF OTHER SECTIONS

A. Review millwork shop drawings. Confirm location and size of fixtures and openings before rough-in and installation.

3.5 ADJUSTING

A. Adjust stops or valves for intended water flow rate to fixtures without splashing, noise, or overflow.

3.6 CLEANING

A. Clean plumbing fixtures and equipment.

3.7 PROTECTION

A. Protect installed products from damage due to subsequent construction operations.

B. Do not permit use of fixtures by construction personnel.

C. Repair or replace damaged products before Date of Substantial Completion.

3.8 SCHEDULES

A. On Drawings

END OF SECTION 224000

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SECTION 230001

MECHANICAL DEMOLITION

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Mechanical demolition.

PART 2 PRODUCTS (NOT APPLICABLE)

PART 3 EXECUTION

3.1 EXAMINATION

A. Prior to submitting bid, visit site and become familiar with scope of demolition work required to accommodate new work.

B. Refer to Architectural Drawings for additional clarification of scope of demolition and new work.

C. Verify that abandoned equipment and associated mechanical installation serve only abandoned facilities.

D. Should the contractor encounter any existing conditions related to the project area that prevent the work from being performed as indicated or described, contact the Architect immediately.

E. Report discrepancies to Architect before disturbing existing installation.

F. Beginning of demolition means installer accepts existing conditions.

3.2 PREPARATION

A. Remove ductwork, piping, controls, and all other mechanical installation from entire building.

3.3 DEMOLITION OF EXISTING MECHANICAL WORK

A. Remove existing installations in their entirety.

B. Remove abandoned equipment, controls, air devices, ductwork, piping, fixtures, and other mechanical installation. Piping and ductwork to be removed to source of supply.

C. Repair adjacent construction and finishes damaged during demolition and extension work.

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SECTION 230593

TESTING, ADJUSTING, AND BALANCING FOR HVAC

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Testing, adjustment, and balancing of air systems.

B. Measurement of final operating condition of HVAC systems.

1.2 REFERENCE STANDARDS

A. AABC MN-1 - AABC National Standards for Total System Balance; Associated Air Balance Council; 2002.

B. NEBB (TAB) - Procedural Standards for Testing Adjusting Balancing of Environmental Systems; 2005, Seventh Edition.

1.3 SUBMITTALS

A. See Division 1 Section - Administrative Requirements, for submittal procedures.

B. Qualifications: Submit name of adjusting and balancing agency and TAB supervisor for approval within 30 days after award of Contract.

C. Final Report: Indicate deficiencies in systems that would prevent proper testing, adjusting, and balancing of systems and equipment to achieve specified performance.

1. Submit to the Construction Manager within two weeks after completion of testing, adjusting, and balancing.
2. Revise TAB plan to reflect actual procedures and submit as part of final report.
3. Provide reports in soft cover, letter size, 3-ring binder manuals, complete with index page and indexing tabs, with cover identification at front and side. Include set of reduced drawings with air outlets and equipment identified to correspond with data sheets, and indicating thermostat locations.
4. Include actual instrument list, with manufacturer name, serial number, and date of calibration.
5. Form of Test Reports: Where the TAB standard being followed recommends a report format use that; otherwise, follow ASHRAE Std 111.
6. Units of Measure: Report data in I-P (inch-pound) units only.
7. Include the following on the title page of each report:
    a. Name of Testing, Adjusting, and Balancing Agency.
    b. Address of Testing, Adjusting, and Balancing Agency.
    c. Telephone number of Testing, Adjusting, and Balancing Agency.
    d. Project name.
    e. Project location.
    f. Report date.

D. Project Record Documents: Record actual locations of flow measuring stations and balancing valves and rough setting.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.1 GENERAL REQUIREMENTS

A. Perform total system balance in accordance with one of the following:

1. AABC MN-1, AABC National Standards for Total System Balance.
2. ASHRAE Std 111, Practices for Measurement, Testing, Adjusting and Balancing of Building Heating, Ventilation, Air-Conditioning, and Refrigeration Systems.
3. NEBB Procedural Standards for Testing Adjusting Balancing of Environmental Systems.

B. Begin work after completion of systems to be tested, adjusted, or balanced and complete work prior to Substantial Completion of the project.

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C. Where HVAC systems and/or components interface with life safety systems, including fire alarm, smoke detection, alarm, and control, coordinate scheduling and testing and inspection procedures with the authorities having jurisdiction.

D. TAB Agency Qualifications:
   1. Company specializing in the testing, adjusting, and balancing of systems specified in this section.
   2. Having minimum of three years documented experience.
   3. Certified by one of the following:
      a. AABC, Associated Air Balance Council: www.aabchq.com; upon completion submit AABC National Performance Guaranty.
      b. NEBB, National Environmental Balancing Bureau: www.nebb.org/#sle.

E. TAB Supervisor Qualifications: Professional Engineer licensed in Oklahoma.

3.2 EXAMINATION

A. Verify that systems are complete and operable before commencing work. Ensure the following conditions:
   1. Systems are started and operating in a safe and normal condition.
   2. Temperature control systems are installed complete and operable.
   3. Proper thermal overload protection is in place for electrical equipment.
   4. Final filters are clean and in place. If required, install temporary media in addition to final filters.
   5. Duct systems are clean of debris.
   6. Fans are rotating correctly.
   7. Fire and volume dampers are in place and open.
   8. Air coil fins are cleaned and combed.
   9. Access doors are closed and duct end caps are in place.
   10. Air outlets are installed and connected.
   11. Duct system leakage is minimized.

B. Submit field reports. Report defects and deficiencies that will or could prevent proper system balance.

C. Beginning of work means acceptance of existing conditions.

3.3 PREPARATION

A. Hold a pre-balancing meeting at least one week prior to starting TAB work.
   1. Require attendance by all installers whose work will be tested, adjusted, or balanced.

B. Provide instruments required for testing, adjusting, and balancing operations. Make instruments available to Architect to facilitate spot checks during testing.

C. Provide additional balancing devices as required.

3.4 ADJUSTMENT TOLERANCES

A. Air Handling Systems: Adjust to within plus or minus 10 percent of design for supply systems and plus or minus 10 percent of design for return and exhaust systems.

B. Air Outlets and Inlets: Adjust total to within plus 10 percent and minus 10 percent of design to space. Adjust outlets and inlets in space to within plus or minus 10 percent of design.

3.5 RECORDING AND ADJUSTING

A. Field Logs: Maintain written logs including:
   1. Running log of events and issues.
   2. Discrepancies, deficient or uncompleted work by others.
   3. Contract interpretation requests.
   4. Lists of completed tests.

B. Ensure recorded data represents actual measured or observed conditions.

C. Permanently mark settings of valves, dampers, and other adjustment devices allowing settings to be restored. Set and lock memory stops.

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D. After adjustment, take measurements to verify balance has not been disrupted or that unbalance has been rectified.

E. Leave systems in proper working order, replacing belt guards, closing access doors, closing doors to electrical switch boxes, and restoring thermostats to specified settings.

3.6 AIR SYSTEM PROCEDURE

A. Adjust air handling and distribution systems to provide required or design supply, return, and exhaust air quantities .

B. Make air quantity measurements in ducts by Pitot tube traverse of entire cross sectional area of duct.

C. Measure air quantities at air inlets and outlets.

D. Adjust distribution system to obtain uniform space temperatures free from objectionable drafts and noise.

E. Use volume control devices to regulate air quantities only to extent that adjustments do not create objectionable air motion or sound levels. Effect volume control by duct internal devices such as dampers and splitters.

F. Vary total system air quantities by adjustment of fan speeds. Provide drive changes required. Vary branch air quantities by damper regulation.

G. Provide system schematic with required and actual air quantities recorded at each outlet or inlet.

H. Measure static air pressure conditions on air supply units, including filter and coil pressure drops, and total pressure across the fan. Make allowances for 50 percent loading of filters.

I. Adjust outside air automatic dampers, outside air, return air, and exhaust dampers for design conditions.

J. Measure temperature conditions across outside air, return air, and exhaust dampers to check leakage.

K. Where modulating dampers are provided, take measurements and balance at extreme conditions.

3.7 SCOPE

A. Test, adjust, and balance the following:
1. Air Handling Units
2. Fans
3. Air Inlets and Outlets
4. Energy Recovery Ventilators

3.8 MINIMUM DATA TO BE REPORTED

A. Electric Motors:
1. Manufacturer
2. Model/Frame
3. HP/BHP
4. Phase, voltage, amperage; nameplate, actual, no load
5. RPM
6. Service factor
7. Starter size, rating, heater elements
8. Sheave Make/Size/Bore

B. V-Belt Drives:
1. Identification/location
2. Required driven RPM
3. Driven sheave, diameter and RPM
4. Belt, size and quantity
5. Motor sheave diameter and RPM
6. Center to center distance, maximum, minimum, and actual

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C. Air Cooled Condensers:
   1. Location
   2. Manufacturer
   3. Model number

D. Electric Duct Heaters:
   1. Manufacturer
   2. Identification/number
   3. Location
   4. Design kW
   5. Number of stages
   6. Phase, voltage, amperage
   7. Test voltage (each phase)
   8. Test amperage (each phase)
   9. Air flow, specified and actual
   10. Temperature rise, specified and actual

E. Air Moving Equipment:
   1. Location
   2. Manufacturer
   3. Model number
   4. Air flow, specified and actual
   5. Total static pressure (total external), specified and actual

F. Exhaust Fans:
   1. Location
   2. Manufacturer
   3. Model number
   4. Air flow, specified and actual
   5. Total static pressure (total external), specified and actual

G. Air Distribution Tests:
   1. Room number/location
   2. Terminal type
   3. Design air flow
   4. Test (final) air flow
   5. Percent of design air flow

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SECTION 230713

DUCT INSULATION

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Duct insulation.

B. Duct Liner.

1.2 REFERENCE STANDARDS

A. ASTM C518 - Standard Test Method for Steady-State Thermal Transmission Properties by Means of the Heat Flow Meter Apparatus; 2010.

B. ASTM C534/C534M - Standard Specification for Preformed Flexible Elastomeric Cellular Thermal Insulation in Sheet and Tubular Form; 2014.

C. ASTM C553 - Standard Specification for Mineral Fiber Blanket Thermal Insulation for Commercial and Industrial Applications; 2013.

D. ASTM C916 - Standard Specification for Adhesives for Duct Thermal Insulation; 2014.

E. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2015a.

F. ASTM E96/E96M - Standard Test Methods for Water Vapor Transmission of Materials; 2014.

G. ASTM G21 - Standard Practice for Determining Resistance of Synthetic Polymeric Materials to Fungi; 2015.

H. NFPA 255 - Standard Method of Test of Surface Burning Characteristics of Building Materials; National Fire Protection Association; 2006.

I. SMACNA (DCS) - HVAC Duct Construction Standards Metal and Flexible; 2005.

J. UL 723 - Standard for Test for Surface Burning Characteristics of Building Materials; Current Edition, Including All Revisions.

1.3 SUBMITTALS

A. See Division 1 Section - Administrative Requirements, for submittal procedures.

B. Product Data: Provide product description, thermal characteristics, list of materials and thickness for each service, and locations.

C. Manufacturer's Instructions: Indicate installation procedures necessary to ensure acceptable workmanship and that installation standards will be achieved.

1.4 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing products of the type specified in this section with not less than three years of documented experience.

B. Applicator Qualifications: Company specializing in performing the type of work specified in this section, with minimum three years of experienceand approved by manufacturer.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Accept materials on site in original factory packaging, labelled with manufacturer's identification, including product density and thickness.

B. Protect insulation from weather and construction traffic, dirt, water, chemical, and mechanical damage, by storing in original wrapping.

1.6 FIELD CONDITIONS

A. Maintain ambient temperatures and conditions required by manufacturers of adhesives, mastics, and insulation cements.

B. Maintain temperature during and after installation for minimum period of 24 hours.

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PART 2 PRODUCTS

2.1 REQUIREMENTS FOR ALL PRODUCTS OF THIS SECTION

A. Surface Burning Characteristics: Flame spread/Smoke developed index of 25/50, maximum, when tested in accordance with ASTM E84, NFPA 255, or UL 723.

2.2 GLASS FIBER, FLEXIBLE

A. Manufacturer:
   1. Knauf Insulation: www.knaufusa.com.
   2. Johns Manville Corporation: www.jm.com/#sle.
   3. Owens Corning Corp: www.owenscorning.com/#sle.
   4. CertainTeed Corporation; : www.certainteed.com/#sle.

B. Insulation: ASTM C553; flexible, noncombustible blanket.
   1. 'K' value: 0.25 at 75 degrees F, when tested in accordance with ASTM C518.
   2. Maximum Water Vapor Sorption: 5.0 percent by weight.

C. Vapor Barrier Jacket:
   1. Kraft paper with glass fiber yarn and bonded to aluminized film.
   2. Moisture Vapor Permeability: 0.02 perm inch, when tested in accordance with ASTM E96/E96M.
   3. Secure with pressure sensitive tape.

D. Vapor Barrier Tape:
   1. Kraft paper reinforced with glass fiber yarn and bonded to aluminized film, with pressure sensitive rubber based adhesive.

2.3 DUCT LINER

A. Manufacturers:
   1. Armacell LLC; AP Coilflex: www.armacell.us/#sle.

B. Elastomeric Foam Insulation: Preformed flexible elastomeric cellular rubber insulation complying with ASTM C534/C534M Grade 1, in sheet form.
   1. Minimum Service Temperature: Minus 40 degrees F.
   2. Maximum Service Temperature: 180 degrees F.
   3. Fungal Resistance: No growth when tested according to ASTM G21.
   4. Apparent Thermal Conductivity: Maximum of 0.28 at 75 degrees F.
   5. Minimum Noise Reduction Coefficients:
      a. 1/2 inch Thickness: 0.30.
      b. 1 inch Thickness: 0.40.
   6. Connection: Waterproof vapor barrier adhesive.

C. Elastomeric Foam Adhesive: Air dried, contact adhesive, compatible with insulation. Comply with ASTM C916.

D. Liner Fasteners: Galvanized steel, self-adhesive pad, impact applied, or welded with integral or press-on head.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify that ducts have been tested before applying insulation materials.

B. Verify that surfaces are clean, foreign material removed, and dry.

3.2 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Insulated ducts:
   1. Provide insulation with vapor barrier jackets.

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2. Finish with tape and vapor barrier jacket.
3. Continue insulation through walls, sleeves, hangers, and other duct penetrations.
4. Insulate entire system including fittings, joints, flanges, fire dampers, flexible connections, and expansion joints.

C. External Duct Insulation Application:
1. Secure insulation with vapor barrier with wires and seal jacket joints with vapor barrier adhesive or tape to match jacket.
2. Secure insulation without vapor barrier with staples, tape, or wires.
3. Install without sag on underside of duct. Use adhesive or mechanical fasteners where necessary to prevent sagging. Lift duct off trapeze hangers and insert spacers.
4. Seal vapor barrier penetrations by mechanical fasteners with vapor barrier adhesive.
5. Stop and point insulation around access doors and damper operators to allow operation without disturbing wrapping.

D. Duct and Plenum Liner Application:
1. Adhere insulation with adhesive for 90 percent coverage.
2. Secure insulation with mechanical liner fasteners. Refer to SMACNA HVAC Duct Construction Standards for spacing.
3. Seal and smooth joints. Seal and coat transverse joints.
4. Seal liner surface penetrations with adhesive.
5. Duct dimensions indicated are net inside dimensions required for air flow. Increase duct size to allow for insulation thickness.

3.3 SCHEDULES

A. Ductwork located in basement: Flexible glass fiber duct insulation, 1-1/2" thick.

B. Outside Air Intake Ducts: Flexible glass fiber duct insulation, 1-1/2" thick.

C. Supply ducts from space heating and cooling equipment: Flexible glass fiber duct insulation, 1-1/2" thick.
1. Omit duct wrap on fresh air and exhaust ducts connected to ERV.
2. Omit duct wrap on exposed spiral ductwork.

D. Supply and return ducts within 5`of energy recovery ventilators and blower coil equipment: Elastomeric Duct Liner, 1/2" thick.

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SECTION 230719

HVAC PIPING INSULATION

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Piping insulation.

B. Jackets and accessories.

1.2 REFERENCE STANDARDS

A. ASTM C534/C534M - Standard Specification for Preformed Flexible Elastomeric Cellular Thermal Insulation in Sheet and Tubular Form; 2014.

B. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2015a.

C. ASTM E96/E96M - Standard Test Methods for Water Vapor Transmission of Materials; 2014.

D. NFPA 255 - Standard Method of Test of Surface Burning Characteristics of Building Materials; National Fire Protection Association; 2006.

E. UL 723 - Standard for Test for Surface Burning Characteristics of Building Materials; Current Edition, Including All Revisions.

1.3 SUBMITTALS

A. Product Data: Provide product description, thermal characteristics, list of materials and thickness for each service, and locations.

PART 2 PRODUCTS

2.1 REQUIREMENTS FOR ALL PRODUCTS OF THIS SECTION

A. Surface Burning Characteristics: Flame spread/Smoke developed index of 25/50, maximum, when tested in accordance with ASTM E84, NFPA 255, or UL 723.

2.2 FLEXIBLE ELASTOMERIC CELLULAR INSULATION

A. Manufacturer:
   1. Armacell LLC: www.armacell.us/#sle.

B. Insulation: Preformed flexible elastomeric cellular rubber insulation complying with ASTM C534 Grade 1; use molded tubular material wherever possible.
   1. Minimum Service Temperature: -40 degrees F.
   2. Maximum Service Temperature: 220 degrees F.
   3. Connection: Waterproof vapor barrier adhesive.

C. Elastomeric Foam Adhesive: Air dried, contact adhesive, compatible with insulation.

2.3 JACKETS

A. PVC Plastic.
   1. Jacket: One piece molded type fitting covers and sheet material, off-white color.
      a. Minimum Service Temperature: 0 degrees F.
      b. Maximum Service Temperature: 150 degrees F.
      c. Moisture Vapor Permeability: 0.002 perm inch, maximum, when tested in accordance with ASTM E96/E96M.
      d. Thickness: 10 mil.
      e. Connections: Brush on welding adhesive.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify that piping has been tested before applying insulation materials.

B. Verify that surfaces are clean and dry, with foreign material removed.

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3.2 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Exposed Piping: Locate insulation and cover seams in least visible locations.

C. Inserts and Shields:
   1. Application: Piping 1-1/2 inches diameter or larger.
   2. Shields: Galvanized steel between pipe hangers or pipe hanger rolls and inserts.
   3. Insert location: Between support shield and piping and under the finish jacket.
   4. Insert Configuration: Minimum 6 inches long, of same thickness and contour as adjoining insulation; may be factory fabricated.
   5. Insert Material: Hydrous calcium silicate insulation or other heavy density insulating material suitable for the planned temperature range.

D. Continue insulation through walls, sleeves, pipe hangers, and other pipe penetrations. Finish at supports, protrusions, and interruptions. At fire separations, refer to "Firestopping" Section.

E. Pipe Exposed in Mechanical Equipment Rooms or Finished Spaces (less than 10 feet above finished floor): Finish with canvas jacket sized for finish painting.

F. Exterior Applications: Provide PVC jacket.

3.3 SCHEDULE

A. Cooling Systems:
   1. Condensate Drains from Cooling Coils: 1/2" Flexible Elastomeric
   2. Refrigerant Suction: 1" Flexible Elastomeric
   3. Refrigerant Liquid/hot gas: Per system manufacturer's recommendations

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SECTION 232100

GENERAL REQUIREMENTS FOR HVAC PIPING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:
   1. Sleeves.
   2. Sleeve-seal systems.
   3. Grout.
   4. Escutcheons.

PART 2 - PRODUCTS

2.1 SLEEVES

A. Cast-Iron Wall Pipes: Cast or fabricated of cast or ductile iron and equivalent to ductile-iron pressure pipe, with plain ends and integral waterstop unless otherwise indicated.

B. Galvanized-Steel Wall Pipes: ASTM A 53/A 53M, Schedule 40, with plain ends and welded steel collar; zinc coated.

C. Galvanized-Steel-Pipe Sleeves: ASTM A 53/A 53M, Type E, Grade B, Schedule 40, zinc coated, with plain ends.

D. PVC-Pipe Sleeves: ASTM D 1785, Schedule 40.

E. Galvanized-Steel-Sheet Sleeves: 0.0239-inchminimum thickness; round tube closed with welded longitudinal joint.

F. Molded-PE or -PP Sleeves: Removable, tapered-cup shaped, and smooth outer surface with nailing flange for attaching to wooden forms.

G. Molded-PVC Sleeves: With nailing flange for attaching to wooden forms.

2.2 SLEEVE-SEAL SYSTEMS

A. Description: Modular sealing-element unit, designed for field assembly, for filling annular space between piping and sleeve.
   1. Sealing Elements: EPDM-rubber interlocking links shaped to fit surface of pipe. Include type and number required for pipe material and size of pipe.
   2. Pressure Plates: Stainless steel.
   3. Connecting Bolts and Nuts: Carbon steel, with corrosion-resistant coating, of length required to secure pressure plates to sealing elements.

2.3 GROUT

A. Standard: ASTM C 1107/C 1107M, Grade B, post-hardening and volume-adjusting, dry, hydraulic-cement grout.

B. Characteristics: Nonshrink; recommended for interior and exterior applications.

C. Design Mix: 5000-psi, 28-day compressive strength.

D. Packaging: Premixed and factory packaged.

2.4 ESCUTCHEONS

A. One-Piece, Stamped-Steel Type: With chrome-plated finish and spring-clip fasteners.

B. Split-Plate, Stamped-Steel Type: With chrome-plated finish, concealed or exposed-rivet hinge, and spring-clip fasteners.

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PART 3 - EXECUTION

3.1 SLEEVE INSTALLATION

A. Install sleeves for piping passing through penetrations in floors, partitions, roofs, and walls.

B. For sleeves that will have sleeve-seal system installed, select sleeves of size large enough to provide 1-inch annular clear space between piping and concrete slabs and walls.
   1. Sleeves are not required for core-drilled holes.

C. Install sleeves in concrete floors, concrete roof slabs, and concrete walls as new slabs and walls are constructed.
   1. Permanent sleeves are not required for holes in slabs formed by molded-PE or -PP sleeves.
   2. Cut sleeves to length for mounting flush with both surfaces.
      a. Exception: Extend sleeves installed in floors of mechanical equipment areas or other wet areas 2 inches above finished floor level.
   3. Using grout, seal the space outside of sleeves in slabs and walls without sleeve-seal system.

D. Install sleeves for pipes passing through interior partitions.
   1. Cut sleeves to length for mounting flush with both surfaces.
   2. Install sleeves that are large enough to provide 1/4-inchannular clear space between sleeve and pipe or pipe insulation.
   3. Seal annular space between sleeve and piping or piping insulation; use joint sealants appropriate for size, depth, and location of joint. Comply with requirements for sealants specified in other sections.

E. Fire-Barrier Penetrations: Maintain indicated fire rating of walls, partitions, ceilings, and floors at pipe penetrations. Seal pipe penetrations with firestop materials. Comply with requirements for firestopping specified in other sections.

3.2 SLEEVE-SEAL-SYSTEM INSTALLATION

A. Install sleeve-seal systems in sleeves in exterior concrete walls and slabs-on-grade at service piping entries into building.

B. Select type, size, and number of sealing elements required for piping material and size and for sleeve ID or hole size. Position piping in center of sleeve. Center piping in penetration, assemble sleeve-seal system components, and install in annular space between piping and sleeve. Tighten bolts against pressure plates that cause sealing elements to expand and make a watertight seal.

3.3 ESCUTCHEON INSTALLATION

A. Install escutcheons for piping penetrations of walls, ceilings, and finished floors.

B. Install escutcheons with ID to closely fit around pipe, tube, and insulation of piping and with OD that completely covers opening.
   1. Escutcheon Schedule:
      a. Bare Piping in Unfinished Service Spaces: One-piece, stamped-steel type or split-plate, stamped-steel type with exposed-rivet hinge.
      b. Bare Piping in Equipment Rooms: One-piece, stamped-steel type or split-plate, stamped-steel type with exposed-rivet hinge.

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SECTION 232300

REFRIGERANT PIPING

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Piping.

B. Refrigerant.

1.2 RELATED REQUIREMENTS

A. Section 230719 - HVAC Piping Insulation.

1.3 REFERENCE STANDARDS

A. ASHRAE Std 15 - Safety Standard for Refrigeration Systems; 2013.

B. ASHRAE Std 34 - Designation and Safety Classification of Refrigerants; 2013.

C. ASME B16.22 - Wrought Copper and Copper Alloy Solder-Joint Pressure Fittings; 2013.

D. ASME B31.5 - Refrigeration Piping and Heat Transfer Components; 2013.

E. ASTM B280 - Standard Specification for Seamless Copper Tube for Air Conditioning and Refrigeration Field Service; 2013.

F. AWS A5.8M/A5.8 - Specification for Filler Metals for Brazing and Braze Welding; 2011-AMD 1.

1.4 SYSTEM DESCRIPTION

A. Where more than one piping system material is specified ensure system components are compatible and joined to ensure the integrity of the system is not jeopardized. Provide necessary joining fittings. Ensure flanges, union, and couplings for servicing are consistently provided.

B. Provide pipe hangers and supports in accordance with ASME B31.5 unless indicated otherwise.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Deliver and store piping and specialties in shipping containers with labeling in place.

B. Protect piping and specialties from entry of contaminating material by leaving end caps and plugs in place until installation.

C. Dehydrate and charge components such as piping and receivers, seal prior to shipment, until connected into system.

PART 2 PRODUCTS

2.1 PIPING

A. Copper Tube: ASTM B280, H58 hard drawn .
   1. Fittings: ASME B16.22 wrought copper.
   2. Joints: Braze, AWS A5.8 BCuP silver/phosphorus/copper alloy.

B. Pipe Supports and Anchors:
   1. Conform to ASME B31.5.
   2. Hangers for Pipe Sizes 1/2 to 1-1/2 Inch: Malleable iron adjustable swivel, split ring.
   3. Hangers for Pipe Sizes 2 Inches and Over: Carbon steel, adjustable, clevis.
   4. Multiple or Trapeze Hangers: Steel channels with welded spacers and hanger rods.
   5. Floor Support: Cast iron adjustable pipe saddle, lock nut, nipple, floor flange, and concrete pier or steel support.
   6. Copper Pipe Support: Carbon steel ring, adjustable, copper plated.
   7. Hanger Rods: Mild steel threaded both ends, threaded one end, or continuous threaded.
   8. Inserts: Malleable iron case of galvanized steel shell and expander plug for threaded connection with lateral adjustment, top slot for reinforcing rods, lugs for attaching to forms; size inserts to suit threaded hanger rods.

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2.2 REFRIGERANT

A. Refrigerant: R-454B as defined in ASHRAE Std 34.

PART 3 EXECUTION

3.1 PREPARATION

A. Ream pipe and tube ends. Remove burrs. Bevel plain end ferrous pipe.

B. Remove scale and dirt on inside and outside before assembly.

C. Prepare piping connections to equipment with flanges or unions.

3.2 INSTALLATION

A. Install refrigerant piping and accessories in accordance with split system manufacturer's recommendations.

B. Install refrigeration specialties in accordance with manufacturer's instructions.

C. Route piping in orderly manner, with plumbing parallel to building structure, and maintain gradient.

D. Where piping must be exposed, obtain approval of routing from Architect prior to installation.

E. Install piping to conserve building space and avoid interference with use of space.

F. Group piping whenever practical at common elevations and locations. Slope piping per manufacturer's recommendations.

G. Install piping to allow for expansion and contraction without stressing pipe, joints, or connected equipment.

H. Pipe Hangers and Supports:
   1. Install in accordance with ASME B31.5.
   2. Support horizontal piping as scheduled.
   3. Install hangers to provide minimum 1/2 inch space between finished covering and adjacent work.
   4. Place hangers within 12 inches of each horizontal elbow.
   5. Support vertical piping at every floor. Support riser piping independently of connected horizontal piping.
   6. Where several pipes can be installed in parallel and at same elevation, provide multiple or trapeze hangers.
   7. Provide copper plated hangers and supports for copper piping.

I. Arrange piping to return oil to compressor. Provide traps and loops in piping, and provide double risers as required. Slope horizontal piping 0.40 percent in direction of flow.

J. Provide clearance for installation of insulation and access to valves and fittings.

K. Provide access to concealed valves and fittings. Coordinate with General Contractor.

L. Flood piping system with nitrogen when brazing.

M. Where pipe support members are welded to structural building frame, brush clean, and apply one coat of zinc rich primer to welding.

N. Follow ASHRAE Std 15 procedures for charging and purging of systems and for disposal of refrigerant.

O. Fully charge completed system with refrigerant after testing.

P. Penetrations of roofs shall be made using manufactured roof penetration systems with curbs and pipe fittings. The use of "pitch pan" or similar installations is not acceptable.

3.3 FIELD QUALITY CONTROL

A. Test refrigeration system in accordance with ASME B31.5, and in accordance with VRFZ system manufacturer's recommendations.

3.4 SCHEDULES

A. Hanger Spacing for Copper Tubing.

1. 1/2 inch, 5/8 inch, and 7/8 inch OD: Maximum span, 5 feet; minimum rod size, 1/4 inch.
2. 1-1/8 inch OD: Maximum span, 6 feet; minimum rod size, 1/4 inch.
3. 1-3/8 inch OD: Maximum span, 7 feet; minimum rod size, 3/8 inch.
4. 1-5/8 inch OD: Maximum span, 8 feet; minimum rod size, 3/8 inch.

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SECTION 233100

HVAC DUCTS AND CASINGS

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Metal ductwork.

B. Duct cleaning.

1.2 RELATED REQUIREMENTS

A. Section 230713 - Duct Insulation: External insulation and duct liner.

B. Section 233300 - Air Duct Accessories.

C. Section 230593 - Testing, Adjusting, and Balancing for HVAC.

1.3 REFERENCE STANDARDS

A. ASHRAE (FUND) - ASHRAE Handbook - Fundamentals; 2013.

B. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process; 2015.

C. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2015a.

D. SMACNA (DCS) - HVAC Duct Construction Standards Metal and Flexible; 2005.

1.4 PERFORMANCE REQUIREMENTS

A. No variation of duct configuration or sizes permitted except by written permission. Size round ducts installed in place of rectangular ducts in accordance with ASHRAE table of equivalent rectangular and round ducts.

1.5 SUBMITTALS

A. See Division 1 Section - Administrative Requirements, for submittal procedures.

B. Project Record Documents: Record actual locations of ducts and duct fittings. Record changes in fitting location and type. Show additional fittings used.

1.6 FIELD CONDITIONS

A. Do not install duct sealants when temperatures are less than those recommended by sealant manufacturers.

B. Maintain temperatures within acceptable range during and after installation of duct sealants.

PART 2 PRODUCTS

2.1 DUCT ASSEMBLIES

2.2 MATERIALS

A. Galvanized Steel for Ducts: Hot-dipped galvanized steel sheet, ASTM A653/A653M FS Type B, with G60/Z180 coating.

B. Joint Sealers and Sealants: Non-hardening, water resistant, mildew and mold resistant.

1. Type: Heavy mastic or liquid used alone or with tape, suitable for joint configuration and compatible with substrates, and recommended by manufacturer for pressure class of ducts.
2. Surface Burning Characteristics: Flame spread of zero, smoke developed of zero, when tested in accordance with ASTM E84.

C. Joint Sealers and Sealants: Non-hardening, water resistant, mildew and mold resistant.

2.3 DUCTWORK FABRICATION

A. Fabricate and support in accordance with SMACNA HVAC Duct Construction Standards and as indicated.

B. No variation of duct configuration or size permitted except by written permission.

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C. Provide duct material, gages, reinforcing, and sealing for operating pressures indicated.

D. Construct T's, bends, and elbows with radius of not less than 1-1/2 times width of duct on centerline. Where not possible and where rectangular elbows must be used, provide air foil turning vanes of perforated metal with glass fiber insulation.

E. Provide turning vanes of perforated metal with glass fiber insulation when acoustical lining is indicated.

F. Provide air foil turning vanes when rectangular elbows must be used.

G. Increase duct sizes gradually, not exceeding 15 degrees divergence wherever possible; maximum 30 degrees divergence upstream of equipment and 45 degrees convergence downstream.

H. Fabricate continuously welded round and oval duct fittings in accordance with SMACNA HVAC Duct Construction Standards.

I. Provide standard 45 degree lateral wye takeoffs unless otherwise indicated where 90 degree conical tee connections may be used.

J. Where ducts are connected to exterior wall louvers and duct outlet is smaller than louver frame, provide blank-out panels sealing louver area around duct. Use same material as duct, painted black on exterior side; seal to louver frame and duct.

2.4 MANUFACTURED DUCTWORK AND FITTINGS

A. Manufacture in accordance with SMACNA HVAC Duct Construction Standards - Metal and Flexible, and as indicated. Provide duct material, gages,reinforcing, and sealing for operating pressures indicated.

B. Spiral Ducts: Machine made from round spiral lockseam duct, steel with mill phosphatized finish.
   1. Manufacturers:
      a. Wesco
      b. Wichita Sheet Metal.

C. Double Wall Insulated Spiral Ducts: Machine made from round spiral lockseam duct, steel outer wall with mill phosphatized finish or PVC coating, 1 inch thick fiberglass insulation, perforated galvanized steel inner wall; fittings manufactured with solid inner wall.
   1. Manufacturers:
      a. Wesco
      b. Wichita Sheet Metal.

D. Transverse Duct Connection System: SMACNA "E" rated rigidly class connection, interlocking angle and duct edge connection system with sealant, gasket, cleats, and corner clips.
   1. Manufacturers:

PART 3 EXECUTION

3.1 INSTALLATION

A. Install, support, and seal ducts in accordance with SMACNA HVAC Duct Construction Standards.

B. Spiral ductwork in exposed locations shall be installed with aircraft cable and manufactured cam type hangers.

C. Install in accordance with manufacturer's instructions.

D. During construction provide temporary closures of metal or taped polyethylene on open ductwork to prevent construction dust from entering ductwork system.

E. Duct sizes indicated are inside clear dimensions. For lined ducts, maintain sizes inside lining.

F. Install and seal metal and flexible ducts in accordance with SMACNA HVAC Duct Construction Standards - Metal and Flexible.

G. Provide openings in ductwork where required to accommodate thermometers and controllers. Provide pilot tube openings where required for testing of systems, complete with metal can with spring device or

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screw to ensure against air leakage. Where openings are provided in insulated ductwork, install insulation material inside a metal ring.

H. Locate ducts with sufficient space around equipment to allow normal operating and maintenance activities.

I. Use crimp joints with or without bead for joining round duct sizes 8 inch and smaller with crimp in direction of air flow.

J. Use double nuts and lock washers on threaded rod supports.

K. Connect flexible ducts to metal ducts with draw bands plus sheet metal screws and adhesive. Use a maximum of 5' of flexible duct, at final connection to diffusers only, free of kinks. Do not install above inaccessible ceilings. Do not use flexible ductwork in exposed areas.

L. During construction provide temporary closures of metal or taped polyethylene on open ductwork to prevent construction dust from entering ductwork system.

M. At exterior wall louvers, seal duct to louver frame and install blank-out panels.

3.2 CLEANING

A. Clean duct system and force air at high velocity through duct to remove accumulated dust. To obtain sufficient air, clean half the system at a time. Protect equipment that could be harmed by excessive dirt with temporary filters, or bypass during cleaning.

3.3 SCHEDULES

A. Ductwork Material:
1. Low Pressure Supply (Heating Systems): Steel.
2. Low Pressure Supply (System with Cooling Coils): Steel.
3. Return and Relief: Steel.
4. General Exhaust: Steel.
5. Outside Air Intake: Steel.

B. Ductwork Pressure Class:
1. Supply (System with Cooling Coils): 1 inch.
2. Return and Relief: 1 inch.
3. General Exhaust: 1/2 inch.

C. Round ductwork shall be spiral where exposed. Concealed round ductwork may be spiral, double or single wall, or fabricated.
1. Base bid: Exposed ductwork shall be single wall spiral.
2. Alternate bid: Exposed ductwork shall be double wall spiral.

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SECTION 233300

AIR DUCT ACCESSORIES

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Air turning devices/extractors.

B. Backdraft dampers.

C. Combination fire and smoke dampers.

D. Duct access doors.

E. Duct test holes.

F. Fire dampers.

G. Flexible duct connections.

H. Smoke dampers.

I. Volume control dampers.

1.2 RELATED REQUIREMENTS

A. Section 233100 - HVAC Ducts and Casings.

1.3 REFERENCE STANDARDS

A. NFPA 90A - Standard for the Installation of Air-Conditioning and Ventilating Systems; 2015.

B. NFPA 92 - Standard for Smoke Control Systems; 2015.

C. NFPA 96 - Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations; 2014.

D. SMACNA (DCS) - HVAC Duct Construction Standards Metal and Flexible; 2005.

E. UL 33 - Safety Heat Responsive Links for Fire-Protection Service; Current Edition, Including All Revisions.

F. UL 555 - Standard for Fire Dampers; Current Edition, Including All Revisions.

G. UL 555S - Standard for Smoke Dampers; Current Edition, Including All Revisions.

1.4 SUBMITTALS

A. See Division 1 Section - Administrative Requirements, for submittal procedures.

B. Product Data: Provide for shop fabricated assemblies including volume control dampers. Include electrical characteristics and connection requirements.

C. Shop Drawings: Indicate for shop fabricated assemblies including volume control dampers.

D. Manufacturer's Installation Instructions: Provide instructions for fire dampers.

E. Project Record Drawings: Record actual locations of access doors and test holes.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Protect dampers from damage to operating linkages and blades.

PART 2 PRODUCTS

2.1 AIR TURNING DEVICES/EXTRACTORS

A. Multi-blade device with blades aligned in short dimension; steel construction; with individually adjustable blades, mounting straps.

2.2 BACKDRAFT DAMPERS

A. Gravity Backdraft Dampers, Size 24 inches or Smaller, Furnished with Air Moving Equipment: Air moving equipment manufacturer's standard construction.

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2.3 COMBINATION FIRE AND SMOKE DAMPERS

A. Fabricate in accordance with NFPA 90A, UL 555, UL 555S, and as indicated.

B. Provide factory sleeve and collar for each damper.

C. Multiple Blade Dampers: Fabricate with 16 gage galvanized steel frame and blades, oil-impregnated bronze or stainless steel sleeve bearings and plated steel axles, stainless steel jamb seals, 1/8 x 1/2 inch plated steel concealed linkage, stainless steel closure spring, blade stops, and lock, and 1/2 inch actuator shaft.

D. Operators: UL listed and labelled spring return electric type suitable for 120 volts, single phase, 60 Hz. Locate damper operator on exterior of duct and link to damper operating shaft.

2.4 DUCT ACCESS DOORS

A. Fabrication: Rigid and close-fitting of galvanized steel with sealing gaskets and quick fastening locking devices. For insulated ducts, install minimum 1 inch thick insulation with sheet metal cover.
   1. Less Than 12 inches Square: Secure with sash locks.
   2. Up to 18 inches Square: Provide two hinges and two sash locks.
   3. Up to 24 x 48 inches: Three hinges and two compression latches with outside and inside handles.
   4. Larger Sizes: Provide an additional hinge.

2.5 DUCT TEST HOLES

A. Temporary Test Holes: Cut or drill in ducts as required. Cap with neat patches, neoprene plugs, threaded plugs, or threaded or twist-on metal caps.

B. Permanent Test Holes: Factory fabricated, air tight flanged fittings with screw cap. Provide extended neck fittings to clear insulation.

2.6 FIRE DAMPERS

A. Fabricate in accordance with NFPA 90A and UL 555, and as indicated.

B. Ceiling Dampers: Galvanized steel, 22 gage frame and 16 gage flap, two layers 0.125 inch ceramic fiber on top side and one layer on bottom side for round flaps, with locking clip.

C. Horizontal Dampers: Galvanized steel, 22 gage frame, stainless steel closure spring, and lightweight, heat retardant non-asbestos fabric blanket.

D. Curtain Type Dampers: Galvanized steel with interlocking blades. Provide stainless steel closure springs and latches for horizontal installations. Configure with blades out of air stream except for 1.0 inch pressure class ducts up to 12 inches in height.

E. Multiple Blade Dampers: 16 gage galvanized steel frame and blades, oil-impregnated bronze or stainless steel sleeve bearings and plated steel axles, 1/8 x 1/2 inch plated steel concealed linkage, stainless steel closure spring, blade stops, and lock.

F. Fusible Links: UL 33, separate at 160 degrees F with adjustable link straps for combination fire/balancing dampers.

2.7 FLEXIBLE DUCT CONNECTIONS

A. Fabricate in accordance with SMACNA HVAC Duct Construction Standards and as indicated.

B. Flexible Duct Connections: Fabric crimped into metal edging strip.
   1. Fabric: UL listed fire-retardant neoprene coated woven glass fiber fabric to NFPA 90A, minimum density 30 oz per sq yd.
      a. Net Fabric Width: Approximately 2 inches wide.
   2. Metal: 3 inches wide, 24 gage thick galvanized steel.

C. Leaded Vinyl Sheet: Minimum 0.55 inch thick, 0.87 lbs per sq ft, 10 dB attenuation in 10 to 10,000 Hz range.

2.8 SMOKE DAMPERS

A. Fabricate in accordance with NFPA 90A and UL 555S, and as indicated.

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B. Dampers: UL Class 1 multiple blade type fire damper, normally closed automatically operated by 120 VAC electric actuator.

2.9 VOLUME CONTROL DAMPERS

A. Fabricate in accordance with SMACNA HVAC Duct Construction Standards and as indicated.

B. Splitter Dampers:
   1. Material: Same gage as duct to 24 inches size in either direction, and two gages heavier for sizes over 24 inches.
   2. Blade: Fabricate of single thickness sheet metal to streamline shape, secured with continuous hinge or rod.
   3. Operator: Minimum 1/4 inch diameter rod in self aligning, universal joint action, flanged bushing with set screw .

C. Single Blade Dampers: Fabricate for duct sizes up to 6 x 30 inch.

D. Multi-Blade Damper: Fabricate of opposed blade pattern with maximum blade sizes 8 x 72 inch. Assemble center and edge crimped blades in prime coated or galvanized channel frame with suitable hardware.

E. End Bearings: Except in round ducts 12 inches and smaller, provide end bearings. On multiple blade dampers, provide oil-impregnated nylon or sintered bronze bearings.

F. Quadrants:
   1. Provide locking, indicating quadrant regulators on single and multi-blade dampers.
   2. On insulated ducts mount quadrant regulators on stand-off mounting brackets, bases, or adapters.

PART 3 EXECUTION

3.1 INSTALLATION

A. Install accessories in accordance with manufacturer's instructions, NFPA 90A, and follow SMACNA HVAC Duct Construction Standards. Refer to Section 233100 for duct construction and pressure class.

B. Provide backdraft dampers on exhaust fans or exhaust ducts nearest to outside and where indicated.

C. Provide duct access doors for inspection and cleaning before and after filters, coils, fans, automatic dampers, at fire dampers, combination fire and smoke dampers, and elsewhere as indicated. Provide for cleaning kitchen exhaust ducts in accordance with NFPA 96. Provide minimum 8 x 8 inch size for hand access, size for shoulder access, and as indicated. Provide 4 x 4 inch for balancing dampers only. Review locations prior to fabrication.

D. Provide duct access doors for inspection and cleaning before and after filters, coils, fans, automatic dampers, at fire dampers, combination fire and smoke dampers, and elsewhere as indicated. Provide minimum 8 x 8 inch size for hand access, 18 x 18 inch size for shoulder access, and as indicated. Provide 4 x 4 inch for balancing dampers only. Review locations prior to fabrication.

E. Provide duct test holes where indicated and required for testing and balancing purposes.

F. Provide fire dampers, combination fire and smoke dampers, and smoke dampers at locations indicated, where ducts and outlets pass through fire rated components, and where required by authorities having jurisdiction. Install with required perimeter mounting angles, sleeves, breakaway duct connections, corrosion resistant springs, bearings, bushings and hinges.

G. Install smoke dampers and combination smoke and fire dampers in accordance with NFPA 92.

H. Install smoke damper motors in locations to allow service/replacement without removal of permenant building components.

I. Demonstrate re-setting of fire dampers to Owner's representative.

J. At fans and motorized equipment associated with ducts, provide flexible duct connections immediately adjacent to the equipment.

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K. Provide balancing dampers at points on supply, return, and exhaust systems where branches are taken from larger ducts as required for air balancing. Install minimum 2 duct widths from duct take-off.

L. Provide balancing dampers on duct take-off to diffusers, grilles, and registers, regardless of whether dampers are specified as part of the diffuser, grille, or register assembly. Omit dampers only where noted on drawings.

M. Where dampers or other accessories that require adjustment or maintenance are located behind hard ceilings, provide access panel in ceiling. Coordinate with G.C.

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SECTION 233700

AIR OUTLETS AND INLETS

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Diffusers.

B. Registers/grilles.

C. Louvers.

1.2 REFERENCE STANDARDS

A. ASHRAE Std 70 - Method of Testing the Performance of Air Outlets and Inlets; 2006 (R2011).

1.3 SUBMITTALS

A. See Division 1 Section - Administrative Requirements, for submittal procedures.

B. Product Data: Provide data for equipment required for this project. Review outlets and inlets as to size, finish, and type of mounting prior to submission. Submit schedule of outlets and inlets showing type, size, location, application, and noise level.

1.4 QUALITY ASSURANCE

A. Test and rate air outlet and inlet performance in accordance with ASHRAE Std 70.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Hart & Cooley, Inc: www.hartandcooley.com.

B. Krueger: www.krueger-hvac.com/#sle.

C. Price Industries: www.price-hvac.com/#sle.

D. Titus: www.titus-hvac.com/#sle.

2.2 DIFFUSERS, REGISTERS, AND GRILLES

A. Type and performance are scheduled on the drawings.

B. Coordinate finish of all devices with Architect.

PART 3 EXECUTION

3.1 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Check location of outlets and inlets and make necessary adjustments in position to conform with architectural features, symmetry, and lighting arrangement.

C. Install diffusers to ductwork with air tight connection.

D. Provide balancing dampers on duct take-off to diffusers, and grilles and registers, despite whether dampers are specified as part of the diffuser, or grille and register assembly. Omit dampers where drawings specifically indicate devices are to be provided without dampers.

E. Paint ductwork visible behind air outlets and inlets matte black. Coordinate with G.C.

END OF SECTION 233700

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SECTION 234000

HVAC AIR CLEANING DEVICES

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Disposable, extended area panel filters.

B. Disposable panel filters.

1.2 REFERENCE STANDARDS

A. ASHRAE Std 52.2 - Method of Testing General Ventilation Air-Cleaning Devices for Removal Efficiency by Particle Size; 2012, with 2015 amendments.

B. UL 900 - Standard for Air Filter Units; Current Edition, Including All Revisions.

1.3 SUBMITTALS

A. See Division 1 Section - Administrative Requirements, for submittal procedures.

B. Product Data: Provide data on filter media, filter performance data, filter assembly and filter frames, dimensions, motor locations and electrical characteristics and connection requirements.

C. Shop Drawings: Indicate filter assembly and filter frames, dimensions, motor locations, and electrical characteristics and connection requirements.

1.4 EXTRA MATERIALS

A. Provide one set of disposable panel filters. Filters shall be delivered to Owner.

PART 2 PRODUCTS

2.1 FILTER MANUFACTURERS

A. American Filtration Inc: www.americanfiltration.com/#sle.

B. AAF International/American Air Filter: www.aafintl.com/#sle.

C. Camfil Farr Company: www.camfilfarr.com/#sle.

2.2 DISPOSABLE, EXTENDED AREA PANEL FILTERS

A. Media: UL 900 Class 1, pleated, lofted, non-woven, reinforced cotton fabric; supported and bonded to welded wire grid by corrugated aluminum separators.
   1. Frame: Non-flammable.
   2. Nominal thickness: 2 inches.

B. Minimum Efficiency Reporting Value (MERV): 8, when tested in accordance with ASHRAE 52.2.

2.3 DISPOSABLE PANEL FILTERS

A. Media: UL 900 Class 2, fiber blanket, factory sprayed with flameproof, non-drip, non-volatile adhesive.
   1. Thickness: 1 inch.

B. Performance Rating:
   1. Face Velocity: 500 FPM.
   2. Initial Resistance: 0.15 inch WG.
   3. Recommended Final Resistance: 0.50 inches WG.

C. Casing: Cardboard frame.

PART 3 EXECUTION

3.1 INSTALLATION

A. Install air cleaning devices in accordance with manufacturer's instructions.

B. Prevent passage of unfiltered air around filters with felt, rubber, or neoprene gaskets.

C. Do not operate fan system until filters (temporary or permanent) are in place. Replace temporary filters used during construction and testing, with clean set.

D. Ensure that filters are easily removable from equipment, and that access is not blocked by other installations.

END OF SECTION 234000

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SECTION 237210

AIR-TO-AIR ENERGY RECOVERY EQUIPMENT

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes static plate rooftop air to air energy recovery ventilators.

PART 2 - PRODUCTS

2.1 AIR TO AIR ENERGY RECOVERY VENTILATORS

A. Manufacturers:
   1. Renewaire
   2. Lossnay
   3. Approved substitute

B. Quality Assurance
   1. The energy recovery cores used in these products shall be certified by ARI under its Standard 1060 for Energy Recovery Ventilators. ARI published certifications shall confirm manufacture's published performance for airflow, static pressure, temperature and total effectiveness, purge air (OACF) and exhaust air leakage (EATR). Products that are not currently ARI Certified will not be accepted.
   2. Manufacturer shall be able to provide evidence of independent testing of the core by Underwriters Laboratory (UL), verifying a maximum flame spread index (FSI) of 25 and a maximum smoke developed index (SDI) of 50 thereby meeting NFPA 90A and NFPA 90B requirements for materials in a compartment handling air intended for circulation through a duct system. The method of test shall be UL Standard 723.
   3. Unit shall be listed under UL 1812 Standard for Ducted Air to Air Heat Exchangers.
   4. The cores shall be warranted to be free of manufacturing defects and to retain its functional characteristics, under circumstances of normal use, for a period of ten years from the date of purchase. Balance of Unit shall be warranted to be free of manufacturing defects and to retain its functional characteristics, under circumstances of normal use, for a period of two years from the date of purchase.

C. Energy Transfer
   1. Shall be capable of transferring both sensible and latent energy between air streams. Latent energy transfer shall be accomplished by direct water vapor transfer from one airstream to the other, without exposing transfer media in succeeding cycles directly to the exhaust air and then to the fresh air.

D. Passive Frost Control
   1. Energy-transfer element shall perform without condensing or frosting under normal operating conditions (defined as outside temperatures above -10°F and inside relative humidity below 40%). Occasional extreme conditions shall not affect the usual function or performance of the element. No condensate drains will be allowed.

E. Continuous Ventilation
   1. Unit shall have the capacity to operate continuously without the need for bypass, recirculation, preheaters, or defrost cycles under normal operating conditions.

F. Positive Airstream Separation
   1. Water vapor transfer shall be through molecular transport by hydroscopic resin and shall not be accomplished by “porous plate” mechanisms. Exhaust and fresh airstreams shall at all times travel in separate passages, and airstreams shall not mix.

G. Laminar Flow
   1. Airflow through the energy exchange element shall be laminar, avoiding deposition of particulates on the interior of the energy exchange plate material.

H. Construction

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1. Fixed-plate energy-exchange element. Energy-exchange module shall be of fixed-plate cross-flow construction, with no moving parts.
2. No condensate drain pans or drains shall be allowed and unit shall be capable of operating in winter and summer conditions without generating condensate.
3. Housing shall be constructed of galvanized, 20-gauge steel, with lapped corners, and gasketed, zinc plated screw fasteners.
4. Unit shall have single-point power connection.
5. Flange components shall be provided suitable for connection of ductwork.
6. Access door shall provide easy access to blowers, energy transfer elements, and filters. Panel shall be gasketed to provide air-tight seal.
7. Case walls and doors shall be insulated with 1" FSK high-density board insulation, eliminating the possibility of exposing the fresh air to glass fibers.
8. Energy-exchange element shall be protected by 30% efficient 2" nominal pleated, disposable filters.
9. Blowers shall be direct drive.
10. Units shall be provided for single point wiring connection.

PART 3 - EXECUTION

3.1 MANUFACTURER'S DIRECTIONS:

A. Delivery, Storage and Handling - Equipment shall be stored and handled according to the manufacturer's recommendation.

B. Install equipment in strict accordance with manufacturer's recommendations and requirements of other Sections.

3.2 CONNECTIONS

A. Connect ductwork at fresh air and exhaust connections on unit.

B. Provide flexible duct connector at each connection.

C. Provide power wiring and connect controls.

END OF SECTION 237210

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SECTION 238127

MINI-SPLIT HEAT PUMP SYSTEMS

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Air-source heat pumps.

B. Indoor ductless fan & coil units.

C. Controls.

1.2 RELATED REQUIREMENTS

A. Section 233100 - HVAC Ducts and Casings.

B. Section 262717 - Equipment Wiring: Electrical characteristics and wiring connections and installation and wiring of thermostats and other controls components.

1.3 REFERENCE STANDARDS

A. AHRI 210/240 - Standard for Performance Rating of Unitary Air-Conditioning and Air-Source Heat Pump Equipment; 2008.

B. NFPA 90A - Standard for the Installation of Air-Conditioning and Ventilating Systems; 2015.

C. NFPA 90B - Standard for the Installation of Warm Air Heating and Air-Conditioning Systems; 2015.

D. UL 207 - Standard for Refrigerant-Containing Components and Accessories, Nonelectrical; Current Edition, Including All Revisions.

1.4 SUBMITTALS

A. Product Data: Provide rated capacities, weights, accessories, electrical nameplate data, and wiring diagrams.

B. Shop Drawings: Indicate assembly, required clearances, and location and size of field connections.

C. Design Data: Indicate refrigerant pipe sizing.

D. Manufacturer's Instructions: Indicate rigging, assembly, and installation instructions.

E. Operation and Maintenance Data: Include manufacturer's descriptive literature, operating instructions, installation instructions, maintenance and repair data, and parts listing.

F. Warranty: Submit manufacturers warranty and ensure forms have been filled out in Owner s name and registered with manufacturer.

1.5 WARRANTY

A. Provide five year manufacturers warranty for heat exchangers.

B. Provide five year manufacturers warranty for compressors.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Mitsubishi

B. Approved substitute.

2.2 SYSTEM DESIGN

A. Split-System Heating and Cooling Units: Self-contained, packaged, matched factory-engineered and assembled, pre-wired indoor and outdoor units; UL listed.

1. Heating and Cooling: Air-source electric heat pump located in outdoor unit with evaporator.
2. Provide refrigerant lines internal to units and between indoor and outdoor units, factory cleaned, dried, pressurized and sealed, with insulated suction line.

B. Performance Requirements: See Drawings for additional requirements.

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2.3 INDOOR UNITS FOR DUCTLESS SYSTEMS

A. Indoor Units: Self-contained, packaged, factory assembled, pre-wired unit consisting of cabinet, supply fan, evaporator coil, and controls; wired for single power connection with control transformer.
   1. Location: High-wall.
   2. Cabinet: Plastic.
      a. Finish: White.
   3. Fan: Line-flow fan direct driven by a single motor.
   4. Filter return air with washable, antioxidant pre-filter and a pleated anti-allergy enzyme filter.

B. Evaporator Coils: Copper tube aluminum fin assembly, galvanized or polymer drain pan sloped in all directions to drain, drain connection, refrigerant piping connections, restricted distributor or thermostatic expansion valve.
   1. Construction and Ratings: In accordance with AHRI 210/240 and UL 207.
   2. Manufacturer: System manufacturer.

C. Remote Actuators:

2.4 OUTDOOR UNITS

A. The outdoor unit shall be equipped with an electronic control board that interfaces with the indoor unit to perform all necessary operation functions.

B. The outdoor unit shall be completely factory assembled, piped, and wired. Each unit must be test run at the factory.

C. Cabinet
   1. The casing shall be constructed from galvanized steel plate, finished with an electrostatically applied, thermally fused acrylic or polyester powder coating for corrosion protection and have a Munsell 3Y 7.8/1.1 finish.
   2. Mounting feet shall be provided and shall be welded to the base of the cabinet and be of sufficient size to afford reliable equipment mount and stability.
   3. Easy access shall be afforded to all serviceable parts by means of removable panel sections.
   4. The fan grill shall be of ABS plastic.

D. Fan
   1. The fan blades shall be of high performance, aerodynamic design for quiet operation, and the fan motor bearings shall be permanently lubricated.
   2. The outdoor unit shall have horizontal discharge airflow. The fan shall be mounted in front of the coil, pulling air across it from the rear and dispelling it through the front. The fans shall be provided with a raised guard to prevent external contact with moving parts.

E. Coil
   1. The L shaped condenser coil shall be of copper tubing with flat aluminum fins to reduce debris build up and allow maximum airflow. The coil shall be protected with an integral metal guard.
   2. Refrigerant flow from the condenser shall be controlled by means of an electronic linear expansion valve (LEV) metering device. The LEV shall be controlled by a microprocessor controlled step motor.
   3. All refrigerant lines between outdoor and indoor units shall be of annealed, refrigeration grade copper tubing, ARC Type, meeting ASTM B280 requirements, individually insulated in twin-tube, flexible, closed-cell, CFC-free (ozone depletion potential of zero), elastomeric material for the insulation of refrigerant pipes and tubes with thermal conductivity equal to or better than 0.27 BTU-inch/hour per Sq Ft / °F, a water vapor transmission equal to or better than 0.08 Perm-inch and superior fire ratings such that insulation will not contribute significantly to fire and up to 1” thick insulation shall have a - Flame-Spread Index of less than 25 and a Smoke-development Index of less than 50 as tested by ASTM E 84 and CAN / ULC S-102. All refrigerant line connections shall be flare type sized as required and tightened to manufacturers specified torque value.

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F. Compressor
1. The compressor for shall be a Mitsubishi Electric, injection port equipped, Frame Compliant Scroll compressor with Variable Speed Inverter Drive Technology.
2. The compressor shall be driven by inverter circuit to control compressor speed. The compressor speed shall dynamically vary to match the room loads, increasing the efficiency of the system which shall result in significant energy savings.
3. To prevent liquid from accumulating in the compressor during the off cycle, a minimal amount of current shall be automatically, intermittently applied to the compressor motor windings to maintain sufficient heat to vaporize any refrigerant. No crankcase heater is to be used.
4. The outdoor unit shall have an accumulator and high pressure safety switch. The compressor shall be mounted to avoid the transmission of vibration.

G. Electrical
1. The electrical power of the unit shall be 208volts or 230 volts, single phase, 60 hertz. The unit shall be capable of satisfactory operation within voltage limits of 187 volts to 253 volts.
2. Power for the indoor unit shall be supplied from the outdoor unit via Mitsubishi Electric A-Control using three (3) fourteen (14) gauge AWG conductors plus ground wire connecting the units.
3. The outdoor unit shall be controlled by the microprocessor located in the indoor unit.
4. The control signal between the indoor unit and the outdoor unit shall be pulse signal 24 volts DC.
5. The unit shall have Pulse Amplitude Modulation circuit to utilize 98% of input power supply.

2.5 ACCESSORY EQUIPMENT

A. Room Thermostat: Wall-mounted, wired, electric solid state microcomputer based room thermostat with remote sensor to maintain temperature setting; low-voltage; with following features:
1. Automatic switching from heating to cooling.
2. Preferential rate control to minimize overshoot and deviation from setpoint.
3. Set-up for four separate temperatures per day.
4. Programming based on weekdays, Saturday and Sunday.
5. Thermostat display:
a. Actual room temperature.
b. Programmed temperature.
c. System mode indication: heating, cooling, fan auto, off, and on, auto or on, off.

PART 3 EXECUTION

3.1 INSTALLATION

A. Install in accordance with manufacturer's instructions and requirements of local authorities having jurisdiction.

B. Install in accordance with NFPA 90A and NFPA 90B.

END OF SECTION 238127

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SECTION 238128

SMALL SPLIT-SYSTEM HEATING AND COOLING

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Air cooled condensing units.

B. Indoor air handler (fan & coil) units for duct connection.

C. Controls.

1.2 RELATED REQUIREMENTS

A. Section 233100 - HVAC Ducts and Casings.

B. Section 262717 - Equipment Wiring: Electrical characteristics and wiring connections and installation and wiring of thermostats and other controls components.

1.3 REFERENCE STANDARDS

A. AHRI 210/240 - Standard for Performance Rating of Unitary Air-Conditioning and Air-Source Heat Pump Equipment; 2008.

B. AHRI 520 - Performance Rating of Positive Displacement Condensing Units; 2004.

C. ASHRAE Std 15 - Safety Standard for Refrigeration Systems; 2013.

D. ASHRAE Std 23.1 - Methods of Testing for Rating Positive Displacement Refrigerant Compressors and Condensing Units; 2010.

E. NEMA MG 1 - Motors and Generators; 2014.

F. NFPA 54 - National Fuel Gas Code; 2015.

G. NFPA 90A - Standard for the Installation of Air-Conditioning and Ventilating Systems; 2015.

H. NFPA 90B - Standard for the Installation of Warm Air Heating and Air-Conditioning Systems; 2015.

I. NFPA 211 - Guide for Smoke and Heat Venting; 2013, Including All Amendments.

J. UL 207 - Standard for Refrigerant-Containing Components and Accessories, Nonelectrical; Current Edition, Including All Revisions.

1.4 SUBMITTALS

A. Product Data: Provide rated capacities, weights, accessories, electrical nameplate data, and wiring diagrams.

B. Shop Drawings: Indicate assembly, required clearances, and location and size of field connections.

C. Design Data: Indicate refrigerant pipe sizing.

D. Manufacturer's Instructions: Indicate rigging, assembly, and installation instructions.

E. Operation and Maintenance Data: Include manufacturer's descriptive literature, operating instructions, installation instructions, maintenance and repair data, and parts listing.

F. Warranty: Submit manufacturers warranty and ensure forms have been filled out in Owner s name and registered with manufacturer.

G. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.

1. See Section 016000 - Product Requirements, for additional provisions.
2. Extra Filters: One for each unit.

1.5 WARRANTY

A. Provide five year manufacturers warranty for heat exchangers.

B. Provide five year manufacturers warranty for compressors.

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PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Carrier Corporation: www.carrier.com.

B. Approved substitute.

2.2 SYSTEM DESIGN

A. Split-System Heating and Cooling Units: Self-contained, packaged, matched factory-engineered and assembled, pre-wired indoor and outdoor units; UL listed.
   1. Heating: Electric resistance heating.
   2. Cooling: Outdoor electric condensing unit with evaporator coil in central ducted indoor unit.
   3. Provide refrigerant lines internal to units and between indoor and outdoor units, factory cleaned, dried, pressurized and sealed, with insulated suction line.
      a. Pipe sizes for each unit shall be sized per the manufacturer's recommendations and account for line length and suction lift requirements. Provide manufacturer's confirmation for each unit that proposed installation and line sizes will provide proper system operation.

B. Performance Requirements: See Drawings for additional requirements.

2.3 INDOOR UNITS FOR DUCTED SYSTEMS

A. Indoor Units: Self-contained, packaged, factory assembled, pre-wired unit consisting of cabinet, supply fan, heating and cooling element(s), controls, and accessories; wired for single power connection with control transformer.
   1. Air Flow Configuration: As indicated on drawings.
   2. Cabinet: Steel with baked enamel finish, easily removed and secured access doors with safety interlock switches, glass fiber insulation with reflective liner.

B. Supply Fan: Centrifugal type rubber mounted with direct or belt drive with adjustable variable pitch motor pulley.
   1. Motor: NEMA MG 1; 1750 rpm single speed, permanently lubricated, hinge mounted.
   2. Motor Electrical Characteristics:

C. Air Filters: 1 inch thick urethane, washable type arranged for easy replacement.

D. Evaporator Coils: Copper tube aluminum fin assembly, galvanized or polymer drain pan sloped in all directions to drain, drain connection, refrigerant piping connections, restricted distributor or thermostatic expansion valve.
   1. Construction and Ratings: In accordance with AHRI 210/240 and UL 207.
   2. Manufacturers: System manufacturer.

2.4 OUTDOOR UNITS

A. Outdoor Units: Self-contained, packaged, pre-wired unit consisting of cabinet, with compressor and condenser.
   1. Refrigerant: R-454B.
   2. Construction and Ratings: In accordance with AHRI 210/240 with testing in accordance with ASHRAE Std 23 and UL listed.

B. Compressor: Scroll, 3600 rpm, AHRI 520 resiliently mounted integral with condenser, with positive lubrication, crankcase heater, high pressure control, motor overload protection, service valves and drier. Provide time delay control to prevent short cycling.

C. Air Cooled Condenser: ARI 520; Aluminum fin and copper tube coil, with direct drive axial propeller fan resiliently mounted, galvanized fan guard.

D. Accessories: Filter drier, high pressure switch (manual reset), low pressure switch (automatic reset), service valves and gage ports, thermometer well (in liquid line).
   1. Provide thermostatic expansion valves.

E. Operating Controls:

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1. Control by programmable room thermostat to maintain room temperature setting.

2.5 ELECTRIC FURNACE COMPONENTS

A. Electric Heater: Helix wound bare nichrome wire heating elements arranged in incremental stages of 5 kW each, with porcelain insulators.

B. Operating Controls:
   1. Heater stages energized in sequence with pre-determined delay between heating stages.
   2. High limit temperature control to de-energize heating elements, with automatic reset.

2.6 ACCESSORY EQUIPMENT

A. Room Thermostat: Wall-mounted, electric solid state microcomputer based room thermostat with sensor to maintain temperature setting; low-voltage; with following features:
   1. Automatic switching from heating to cooling.
   2. Preferential rate control to minimize overshoot and deviation from setpoint.
   3. Set-up for four separate temperatures per day.
   4. Programming based on weekdays, Saturday and Sunday.
   5. Thermostat display:
      a. Actual room temperature.
      b. Programmed temperature.
      c. System mode indication: heating, cooling, fan auto, off, and on, auto or on, off.

PART 3 EXECUTION

3.1 INSTALLATION

A. Install in accordance with NFPA 90A and NFPA 90B.

B. Install gas fired furnaces in accordance with NFPA 54.

C. Provide combustion air and vent connections in accordance with manufacturer's recommendations.

D. Install refrigeration systems in accordance with ASHRAE Std 15.

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SECTION 260501

ELECTRICAL DEMOLITION

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Electrical demolition.

PART 3 EXECUTION

2.1 EXAMINATION

A. Verify that abandoned wiring and equipment serve only abandoned facilities.

B. Report discrepancies to Architect before disturbing existing installation.

C. Beginning of demolition means installer accepts existing conditions.

2.2 PREPARATION

A. Disconnect and remove electrical systems throughout entire building.

2.3 DEMOLITION OF ELECTRICAL WORK

A. Remove existing installations in their entirety.

B. Remove abandoned wiring.

C. Remove exposed abandoned conduit, including abandoned conduit above accessible ceiling finishes. Cut conduit flush with walls and floors, and patch surfaces.

D. Disconnect abandoned outlets and remove devices. Remove abandoned outlets if conduit servicing them is abandoned and removed.

E. Disconnect and remove abandoned panelboards and distribution equipment.

F. Disconnect and remove electrical devices and equipment serving utilization equipment that has been removed.

G. Disconnect and remove abandoned luminaires. Remove brackets, stems, hangers, and other accessories.

H. Repair adjacent construction and finishes damaged during demolition.

I. Remove all abandoned knob insulators and other appurtances from the building.

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SECTION 260519

LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Single conductor building wire.

B. Metal-clad cable.

C. Power and control tray cable.

D. Wiring connectors.

E. Electrical tape.

F. Oxide inhibiting compound.

G. Wire pulling lubricant.

H. Cable ties.

1.2 RELATED REQUIREMENTS

A. Section 260526 - Grounding and Bonding for Electrical Systems: Additional requirements for grounding conductors and grounding connectors.

B. Section 260553 - Identification for Electrical Systems: Identification products and requirements.

C. Section 283100 - Fire Detection and Alarm: Fire alarm system conductors and cables.

1.3 REFERENCE STANDARDS

A. ASTM B3 - Standard Specification for Soft or Annealed Copper Wire; 2013.

B. ASTM B8 - Standard Specification for Concentric-Lay-Stranded Copper Conductors, Hard, Medium-Hard, or Soft; 2011.

C. ASTM B33 - Standard Specification for Tin-Coated Soft or Annealed Copper Wire for Electrical Purposes; 2010 (Reapproved 2014).

D. ASTM B787/B787M - Standard Specification for 19 Wire Combination Unilay-Stranded Copper Conductors for Subsequent Insulation; 2004 (Reapproved 2014).

E. ASTM B800 - Standard Specification for 8000 Series Aluminum Alloy Wire for Electrical Purposes - Annealed and Intermediate Tempers; 2005 (Reapproved 2011).

F. ASTM B801 - Standard Specification for Concentric-Lay-Stranded Conductors of 8000 Series Aluminum Alloy Wire for Subsequent Covering of Insulation; 2007 (Reapproved 2012).

G. ASTM D3005 - Standard Specification for Low-Temperature Resistant Vinyl Chloride Plastic Pressure-Sensitive Electrical Insulating Tape; 2010.

H. NECA 1 - Standard for Good Workmanship in Electrical Construction; 2010.

I. NECA 104 - Recommended Practice for Installing Aluminum Building Wire and Cable; 2012.

J. NECA 120 - Standard for Installing Armored Cable (AC) and Metal-Clad Cable (MC); 2012.

K. NEMA WC 70 - Nonshielded Power Cable 2000 V or Less for the Distribution of Electrical Energy; 2009.

L. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

M. UL 44 - Thermoset-Insulated Wires and Cables; Current Edition, Including All Revisions.

N. UL 83 - Thermoplastic-Insulated Wires and Cables; Current Edition, Including All Revisions.

O. UL 486A-486B - Wire Connectors; Current Edition, Including All Revisions.

P. UL 486C - Splicing Wire Connectors; Current Edition, Including All Revisions.

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Q. UL 510 - Polyvinyl Chloride, Polyethylene, and Rubber Insulating Tape; Current Edition, Including All Revisions.

R. UL 1277 - Electrical Power and Control Tray Cables with Optional Optical-Fiber Members; Current Edition, Including All Revisions.

S. UL 1569 - Metal-Clad Cables; Current Edition, Including All Revisions.

1.4 ADMINISTRATIVE REQUIREMENTS

A. Coordination:
   1. Coordinate sizes of raceways, boxes, and equipment enclosures installed under other sections with the actual conductors to be installed, including adjustments for conductor sizes increased for voltage drop.
   2. Coordinate with electrical equipment installed under other sections to provide terminations suitable for use with the conductors to be installed.
   3. Notify Architect of any conflicts with or deviations from the contract documents. Obtain direction before proceeding with work.

1.5 SUBMITTALS

A. See Section 013000 - Administrative Requirements, for submittal procedures.

B. Product Data: Provide manufacturer's standard catalog pages and data sheets for conductors and cables, including detailed information on materials, construction, ratings, listings, and available sizes, configurations, and stranding.

C. Design Data: Indicate voltage drop and ampacity calculations for aluminum conductors substituted for copper conductors. Include proposed modifications to raceways, boxes, wiring gutters, enclosures, etc. to accommodate substituted conductors.

D. Project Record Documents: Record actual installed circuiting arrangements. Record actual routing for underground circuits.

1.6 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Receive, inspect, handle, and store conductors and cables in accordance with manufacturer's instructions.

1.8 FIELD CONDITIONS

A. Do not install or otherwise handle thermoplastic-insulated conductors at temperatures lower than 14 degrees F, unless otherwise permitted by manufacturer's instructions. When installation below this temperature is unavoidable, notify Architect and obtain direction before proceeding with work.

PART 2 PRODUCTS

2.1 CONDUCTOR AND CABLE APPLICATIONS

A. Do not use conductors and cables for applications other than as permitted by NFPA 70 and product listing.

B. Provide single conductor building wire installed in suitable raceway unless otherwise indicated, permitted, or required.

C. Nonmetallic-sheathed cable is not permitted.

D. Underground feeder and branch-circuit cable is not permitted.

E. Service entrance cable is not permitted.

F. Metal-clad cable is permitted only as follows:
   1. Where not otherwise restricted, may be used:

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a. Where concealed above accessible ceilings for final connections from junction boxes to luminaires.
   1) Maximum Length: 6 feet.
b. Where concealed in hollow stud walls, under raised floors, and above ceilings of dry areas for circuits and feeders to dwelling units.

2. In addition to other applicable restrictions, may not be used:
   a. Unless approved by Owner.
   b. Where not approved for use by the authority having jurisdiction.
   c. Where exposed to view.
   d. Where exposed to damage.
   e. For damp, wet, or corrosive locations.

2.2 CONDUCTOR AND CABLE MANUFACTURERS

A. AFC Cable Systems: www.afcweb.com

B. Alan Wire Company: www.alanwire.com.

C. Cerro Wire LLC: www.cerrowire.com.

D. Encore Wire Corporation: www.encorewire.com.

E. Southwire Company: www.southwire.com.

F. Substitutions: See Section 016000 - Product Requirements.

2.3 ALL CONDUCTORS AND CABLES

A. Provide products that comply with requirements of NFPA 70.

B. Provide products listed and classified by testing firm acceptable to the authority having jurisdiction as suitable for the purpose indicated.

C. Unless specifically indicated to be excluded, provide all required conduit, boxes, wiring, connectors, etc. as required for a complete operating system.

D. Comply with NEMA WC 70.

E. Thermoplastic-Insulated Conductors and Cables: Listed and labeled as complying with UL 83.

F. Thermoset-Insulated Conductors and Cables: Listed and labeled as complying with UL 44.

G. Conductor Material:
   1. Provide copper conductors except where aluminum conductors are specifically indicated. Substitution of aluminum conductors for copper is not permitted. Conductor sizes indicated are based on copper unless specifically indicated as aluminum. Conductors designated with the abbreviation "AL" indicate aluminum.
   2. Copper Conductors: Soft drawn annealed, 98 percent conductivity, uncoated copper conductors complying with ASTM B3, ASTM B8, or ASTM B787/B 787M unless otherwise indicated.
   3. Tinned Copper Conductors: Comply with ASTM B33.
   4. Aluminum Conductors (only where specifically indicated or permitted for substitution): AA-8000 series aluminum alloy conductors recognized by ASTM B800 and compact stranded in accordance with ASTM B801 unless otherwise indicated.

H. Minimum Conductor Size:
   1. Branch Circuits: 12 AWG.
      a. Exceptions:
         1) 20 A, 120 V circuits longer than 75 feet: 10 AWG, for voltage drop.
         2) 20 A, 120 V circuits longer than 150 feet: 8 AWG, for voltage drop.
         3) 20 A, 277 V circuits longer than 150 feet: 10 AWG, for voltage drop.
   2. Control Circuits: 14 AWG.

I. Conductor Color Coding:

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1. Color code conductors as indicated unless otherwise required by the authority having jurisdiction. Maintain consistent color coding throughout project.
2. Color Coding Method: Integrally colored insulation.
   a. Conductors size 4 AWG and larger may have black insulation color coded using vinyl wrap coding electrical tape.
3. Color Code:
   a. 208Y/120 V, 3 Phase, 4 Wire System:
      1) Phase A: Black.
      2) Phase B: Red.
      3) Phase C: Blue.
      4) Neutral/Grounded: White.
   b. Equipment Ground, All Systems: Green.
   c. Travelers for 3-Way and 4-Way Switching: Pink.
   d. For control circuits, comply with manufacturer's recommended color code.

2.4 SINGLE CONDUCTOR BUILDING WIRE

A. Description: Single conductor insulated wire.

B. Conductor Stranding:
   1. Feeders and Branch Circuits:
      a. Size 10 AWG and Smaller: Solid.
      b. Size 8 AWG and Larger: Stranded.
   2. Control Circuits: Stranded.

C. Insulation Voltage Rating: 600 V.

D. Insulation:
   1. Copper Building Wire: Type THHN/THWN or THHN/THWN-2.
   2. Aluminum Building Wire (only where specifically indicated or permitted for substitution): Type XHHW-2.

2.5 METAL-CLAD CABLE

A. Description: NFPA 70, Type MC cable listed and labeled as complying with UL 1569, and listed for use in classified firestop systems to be used.

B. Conductor Stranding:
   1. Size 10 AWG and Smaller: Solid.
   2. Size 8 AWG and Larger: Stranded.

C. Insulation Voltage Rating: 600 V.

D. Insulation: Type THHN, THHN/THWN, or THHN/THWN-2.

E. Grounding: Full-size integral equipment grounding conductor.

F. Armor: Aluminum or steel, interlocked tape.

G. Provide PVC jacket applied over cable armor where indicated or required for environment of installed location.

2.6 WIRING CONNECTORS

A. Description: Wiring connectors appropriate for the application, suitable for use with the conductors to be connected, and listed as complying with UL 486A-486B or UL 486C as applicable.

B. Wiring Connectors for Splices and Taps:
   1. Copper Conductors Size 8 AWG and Smaller: Use twist-on insulated spring connectors.
   2. Copper Conductors Size 6 AWG and Larger: Use mechanical connectors or compression connectors.

C. Wiring Connectors for Terminations:

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1. Provide terminal lugs for connecting conductors to equipment furnished with terminations designed for terminal lugs.
2. Provide compression adapters for connecting conductors to equipment furnished with mechanical lugs when only compression connectors are specified.
3. Where over-sized conductors are larger than the equipment terminations can accommodate, provide connectors suitable for reducing to appropriate size, but not less than required for the rating of the overcurrent protective device.
4. Copper Conductors Size 8 AWG and Larger: Use mechanical connectors or compression connectors where connectors are required.
5. Stranded Conductors Size 10 AWG and Smaller: Use crimped terminals for connections to terminal screws.
6. Conductors for Control Circuits: Use crimped terminals for all connections.

D. Do not use insulation-piercing or insulation-displacement connectors designed for use with conductors without stripping insulation.

E. Do not use push-in wire connectors as a substitute for twist-on insulated spring connectors.

F. Twist-on Insulated Spring Connectors: Rated 600 V, 221 degrees F for standard applications and 302 degrees F for high temperature applications; pre-filled with sealant and listed as complying with UL 486D for damp and wet locations.

G. Mechanical Connectors: Provide bolted type or set-screw type.

H. Compression Connectors: Provide circumferential type or hex type crimp configuration.

I. Crimped Terminals: Nylon-insulated, with insulation grip and terminal configuration suitable for connection to be made.

2.7 WIRING ACCESSORIES

A. Electrical Tape:
1. Manufacturers:
   a. 3M: www.3m.com/#sle.
   b. Plymouth Rubber Europa: www.plymouthrubber.com/#sle.
2. Vinyl Color Coding Electrical Tape: Integrally colored to match color code indicated; listed as complying with UL 510; minimum thickness of 7 mil; resistant to abrasion, corrosion, and sunlight; suitable for continuous temperature environment up to 221 degrees F.
3. Vinyl Insulating Electrical Tape: Complying with ASTM D3005 and listed as complying with UL 510; minimum thickness of 7 mil; resistant to abrasion, corrosion, and sunlight; conformable for application down to 0 degrees F and suitable for continuous temperature environment up to 221 degrees F.

B. Oxide Inhibiting Compound: Listed; suitable for use with the conductors or cables to be installed.

C. Wire Pulling Lubricant: Listed; suitable for use with the conductors or cables to be installed and suitable for use at the installation temperature.

D. Cable Ties: Material and tensile strength rating suitable for application.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify that interior of building has been protected from weather.

B. Verify that work likely to damage wire and cable has been completed.

C. Verify that raceways, boxes, and equipment enclosures are installed and are properly sized to accommodate conductors and cables in accordance with NFPA 70.

D. Verify that field measurements are as shown on the drawings.

E. Verify that conditions are satisfactory for installation prior to starting work.

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3.2 PREPARATION

A. Clean raceways thoroughly to remove foreign materials before installing conductors and cables.

3.3 INSTALLATION

A. Circuiting Requirements:
   1. Unless dimensioned, circuit routing indicated is diagrammatic.
   2. When circuit destination is indicated and routing is not shown, determine exact routing required.
   3. Arrange circuiting to minimize splices.
   4. Include circuit lengths required to install connected devices within 10 ft of location shown.
   5. Maintain separation of Class 1, Class 2, and Class 3 remote-control, signaling, and power-limited circuits in accordance with NFPA 70.
   6. Circuiting Adjustments: Unless otherwise indicated, when branch circuits are shown as separate, combining them together in a single raceway is permitted, under the following conditions:
      a. Provide no more than six current-carrying conductors in a single raceway. Dedicated neutral conductors are considered current-carrying conductors.
   7. Common Neutrals: Unless otherwise indicated, sharing of neutral/grounded conductors among single phase branch circuits of different phases installed in the same raceway is not permitted. Provide dedicated neutral/grounded conductor for each individual branch circuit.

B. Install products in accordance with manufacturer's instructions.

C. Install conductors and cable in a neat and workmanlike manner in accordance with NECA 1.

D. Install metal-clad cable (Type MC) in accordance with NECA 120.

E. Installation in Raceway:
   1. Tape ends of conductors and cables to prevent infiltration of moisture and other contaminants.
   2. Pull all conductors and cables together into raceway at same time.
   3. Do not damage conductors and cables or exceed manufacturer's recommended maximum pulling tension and sidewall pressure.
   4. Use suitable wire pulling lubricant where necessary, except when lubricant is not recommended by the manufacturer.

F. Paralleled Conductors: Install conductors of the same length and terminate in the same manner.

G. Secure and support conductors and cables in accordance with NFPA 70 using suitable supports and methods approved by the authority having jurisdiction. Provide independent support from building structure. Do not provide support from raceways, piping, ductwork, or other systems.
   1. Installation Above Suspended Ceilings: Do not provide support from ceiling support system. Do not provide support from ceiling grid or allow conductors and cables to lay on ceiling tiles.

H. Terminate cables using suitable fittings.
   1. Metal-Clad Cable (Type MC):
      a. Use listed fittings.
      b. Cut cable armor only using specialized tools to prevent damaging conductors or insulation. Do not use hacksaw or wire cutters to cut armor.
      c. Do not use direct-bearing set-screw type fittings for cables with aluminum armor.

I. Install conductors with a minimum of 12 inches of slack at each outlet.

J. Neatly train and bundle conductors inside boxes, wireways, panelboards and other equipment enclosures.

K. Make wiring connections using specified wiring connectors.
   1. Make splices and taps only in accessible boxes. Do not pull splices into raceways or make splices in conduit bodies or wiring gutters.
   2. Remove appropriate amount of conductor insulation for making connections without cutting, nicking or damaging conductors.
   3. Do not remove conductor strands to facilitate insertion into connector.

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4. Clean contact surfaces on conductors and connectors to suitably remove corrosion, oxides, and other contaminates. Do not use wire brush on plated connector surfaces.
5. Mechanical Connectors: Secure connections according to manufacturer's recommended torque settings.
6. Compression Connectors: Secure connections using manufacturer's recommended tools and dies.

L. Insulate splices and taps that are made with uninsulated connectors using methods suitable for the application, with insulation and mechanical strength at least equivalent to unspliced conductors.
1. Dry Locations: Use insulating covers specifically designed for the connectors, electrical tape, or heat shrink tubing.
   a. For taped connections, first apply adequate amount of rubber splicing electrical tape or electrical filler tape, followed by outer covering of vinyl insulating electrical tape.
2. Damp Locations: Use insulating covers specifically designed for the connectors, electrical tape, or heat shrink tubing.
   a. For connections with insulating covers, apply outer covering of moisture sealing electrical tape.
   b. For taped connections, follow same procedure as for dry locations but apply outer covering of moisture sealing electrical tape.
3. Wet Locations: Use heat shrink tubing.

M. Insulate ends of spare conductors using vinyl insulating electrical tape.

N. Field-Applied Color Coding: Where vinyl color coding electrical tape is used in lieu of integrally colored insulation as permitted in Part 2 under "Color Coding", apply half overlapping turns of tape at each termination and at each location conductors are accessible.

O. Identify conductors and cables in accordance with Section 260553.

P. Install firestopping to preserve fire resistance rating of partitions and other elements, using materials and methods specified in Section 078400.

Q. Unless specifically indicated to be excluded, provide final connections to all equipment and devices, including those furnished by others, as required for a complete operating system.

3.4 FIELD QUALITY CONTROL

A. Perform inspection, testing, and adjusting in accordance with Section 014000.

B. Correct deficiencies and replace damaged or defective conductors and cables.

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SECTION 260526

GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Grounding and bonding requirements.

B. Conductors for grounding and bonding.

C. Connectors for grounding and bonding.

D. Ground bars.

E. Ground rod electrodes.

F. Grounding and bonding components.

G. Provide all components necessary to complete the grounding system(s) consisting of:
   1. Metal underground water pipe.
   2. Metal underground gas piping system.
   3. Rod electrodes.

1.2 REFERENCE STANDARDS

A. IEEE 81 - IEEE Guide for Measuring Earth Resistivity, Ground Impedance, and Earth Surface Potentials of a Grounding System; 2012.

B. NECA 1 - Standard for Good Workmanship in Electrical Construction; 2010.

C. NEMA GR 1 - Grounding Rod Electrodes and Grounding Rod Electrode Couplings; 2007.

D. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

E. UL 467 - Grounding and Bonding Equipment; Current Edition, Including All Revisions.

1.3 ADMINISTRATIVE REQUIREMENTS

A. Coordination:
   1. Verify exact locations of underground metal water service pipe entrances to building.
   2. Coordinate the work with other trades to provide steel reinforcement complying with specified requirements for concrete-encased electrode.
   3. Notify Architect of any conflicts with or deviations from the contract documents. Obtain direction before proceeding with work.

B. Sequencing:
   1. Do not install ground rod electrodes until final backfill and compaction is complete.

1.4 PERFORMANCE REQUIREMENTS

A. Grounding System Resistance: 25 ohms.

1.5 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittals procedures.

B. Product Data: Provide manufacturer's standard catalog pages and data sheets for grounding and bonding system components.

C. Test Reports: Indicate overall resistance to ground .

D. Project Record Documents: Record actual locations of grounding electrode system components and connections.

1.6 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

B. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years documented experience.

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C. Installer Qualifications for Signal Reference Grids: Company with minimum five years documented experience with high frequency grounding systems.

D. Product Listing Organization Qualifications: An organization recognized by OSHA as a Nationally Recognized Testing Laboratory (NRTL) and acceptable to authorities having jurisdiction.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Receive, inspect, handle, and store products in accordance with manufacturer's instructions.

PART 2 PRODUCTS

2.1 GROUNDING AND BONDING REQUIREMENTS

A. Do not use products for applications other than as permitted by NFPA 70 and product listing.

B. Unless specifically indicated to be excluded, provide all required components, conductors, connectors, conduit, boxes, fittings, supports, accessories, etc. as necessary for a complete grounding and bonding system.

C. Where conductor size is not indicated, size to comply with NFPA 70 but not less than applicable minimum size requirements specified.

D. Grounding System Resistance:
   1. Achieve specified grounding system resistance under normally dry conditions unless otherwise approved by Architect. Precipitation within the previous 48 hours does not constitute normally dry conditions.
   2. Grounding Electrode System: Not greater than 25 ohms to ground, when tested according to IEEE 81 using "fall-of-potential" method.

E. Grounding Electrode System:
   1. Provide connection to required and supplemental grounding electrodes indicated to form grounding electrode system.
      a. Provide continuous grounding electrode conductors without splice or joint.
      b. Install grounding electrode conductors in raceway where exposed to physical damage. Bond grounding electrode conductor to metallic raceways at each end with bonding jumper.
   2. Metal Underground Water Pipe(s):
      a. Provide connection to underground metal domestic and fire protection (where present) water service pipe(s) that are in direct contact with earth for at least 10 feet at an accessible location not more than 5 feet from the point of entrance to the building.
      b. Provide bonding jumper(s) around insulating joints/pipes as required to make pipe electrically continuous.
      c. Provide bonding jumper around water meter of sufficient length to permit removal of meter without disconnecting jumper.
   3. Metal Building or Structure Frame:
      a. Provide connection to metal building or structure frame effectively grounded in accordance with NFPA 70 at nearest accessible location.
   4. Concrete-Encased Electrode:
      a. Provide connection to concrete-encased electrode consisting of not less than 20 feet of either steel reinforcing bars or bare copper conductor not smaller than 4 AWG embedded within concrete foundation or footing that is in direct contact with earth in accordance with NFPA 70.
   5. Ground Rod Electrode(s):
      a. Provide single electrode unless otherwise indicated or required.
      b. Space electrodes not less than 10 feet from each other and any other ground electrode.
      c. Where location is not indicated, locate electrode(s) at least 5 feet outside building perimeter foundation as near as possible to electrical service entrance; where possible, locate in softscape (uncovered) area.

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6. Provide additional ground electrode(s) as required to achieve specified grounding electrode system resistance.
7. Ground Bar: Provide ground bar, separate from service equipment enclosure, for common connection point of grounding electrode system bonding jumpers as permitted in NFPA 70. Connect grounding electrode conductor provided for service-supplied system grounding to this ground bar.

F. Service-Supplied System Grounding:
1. For each service disconnect, provide grounding electrode conductor to connect neutral (grounded) service conductor to grounding electrode system. Unless otherwise indicated, make connection at neutral (grounded) bus in service disconnect enclosure.
2. For each service disconnect, provide main bonding jumper to connect neutral (grounded) bus to equipment ground bus where not factory-installed. Do not make any other connections between neutral (grounded) conductors and ground on load side of service disconnect.

G. Bonding and Equipment Grounding:
1. Provide bonding for equipment grounding conductors, equipment ground busses, metallic equipment enclosures, metallic raceways and boxes, device grounding terminals, and other normally non-current-carrying conductive materials enclosing electrical conductors/equipment or likely to become energized as indicated and in accordance with NFPA 70.
2. Provide insulated equipment grounding conductor in each feeder and branch circuit raceway. Do not use raceways as sole equipment grounding conductor.
3. Where circuit conductor sizes are increased for voltage drop, increase size of equipment grounding conductor proportionally in accordance with NFPA 70.
4. Unless otherwise indicated, connect wiring device grounding terminal to branch circuit equipment grounding conductor and to outlet box with bonding jumper.
5. Terminate branch circuit equipment grounding conductors on solidly bonded equipment ground bus only. Do not terminate on neutral (grounded) or isolated/insulated ground bus.
6. Provide bonding jumper across expansion or expansion/deflection fittings provided to accommodate conduit movement.
7. Provide bonding for interior metal piping systems in accordance with NFPA 70. This includes, but is not limited to:
   a. Metal water piping where not already effectively bonded to metal underground water pipe used as grounding electrode.
   b. Metal gas piping.

H. Communications Systems Grounding and Bonding:
1. Provide bonding jumper in raceway from intersystem bonding termination to each communications room or backboard and provide ground bar for termination.
   a. Bonding Jumper Size: As indicated.
   b. Raceway Size: 3/4 inch unless otherwise indicated or required.
   c. Ground Bar Size: 1/4 by 2 by 12 inches unless otherwise indicated or required.
   d. Ground Bar Mounting Height: 18 inches above finished floor unless otherwise indicated.

I. Pole-Mounted Luminaires: Also comply with Section 265600.

2.2 GROUNDING AND BONDING COMPONENTS

A. General Requirements:
1. Provide products listed, classified, and labeled by Underwriter's Laboratories Inc. (UL) or testing firm acceptable to authority having jurisdiction as suitable for the purpose indicated.
2. Provide products listed and labeled as complying with UL 467 where applicable.

B. Conductors for Grounding and Bonding, in addition to requirements of Section 260519:
1. Use insulated copper conductors unless otherwise indicated.
   a. Exceptions:
      1) Use bare copper conductors where installed underground in direct contact with earth.

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2) Use bare copper conductors where directly encased in concrete (not in raceway).

C. Connectors for Grounding and Bonding:
1. Description: Connectors appropriate for the application and suitable for the conductors and items to be connected; listed and labeled as complying with UL 467.
2. Unless otherwise indicated, use exothermic welded connections for underground, concealed and other inaccessible connections.
3. Unless otherwise indicated, use mechanical connectors, compression connectors, or exothermic welded connections for accessible connections.
a. Exceptions:
1) Use exothermic welded connections for connections to metal building frame.
4. Manufacturers - Mechanical and Compression Connectors:
a. Burndy: www.burndy.com.
b. Thomas & Betts Corporation: www.tnb.com/#sle.
5. Manufacturers - Exothermic Welded Connections:
a. Burndy: www.burndy.com.
b. Cadweld, a brand of Erico International Corporation: www.erico.com/#sle.
c. ThermOweld, a brand of Continental Industries, Inc: www.thermoweld.com/#sle.

D. Ground Bars:
1. Description: Copper rectangular ground bars with mounting brackets and insulators.
2. Size: As indicated.
3. Holes for Connections: As indicated or as required for connections to be made.

E. Ground Rod Electrodes:
1. Comply with NEMA GR 1.
2. Material: Copper-bonded (copper-clad) steel.
3. Size: 3/4 inch diameter by 10 feet length, unless otherwise indicated.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify that work likely to damage grounding and bonding system components has been completed.

B. Verify that field measurements are as shown on the drawings.

C. Verify that conditions are satisfactory for installation prior to starting work.

D. Verify existing conditions prior to beginning work.

E. Verify that final backfill and compaction has been completed before driving rod electrodes.

3.2 INSTALLATION

A. Install products in accordance with manufacturer's instructions.

B. Install grounding and bonding system components in a neat and workmanlike manner in accordance with NECA 1.

C. Ground Rod Electrodes: Unless otherwise indicated, install ground rod electrodes vertically. Where encountered rock prohibits vertical installation, install at 45 degree angle or bury horizontally in trench at least 30 inches (750 mm) deep in accordance with NFPA 70 or provide ground plates.
1. Outdoor Installations: Unless otherwise indicated, install with top of rod 6 inches below finished grade.

D. Make grounding and bonding connections using specified connectors.
1. Remove appropriate amount of conductor insulation for making connections without cutting, nicking or damaging conductors. Do not remove conductor strands to facilitate insertion into connector.
2. Remove nonconductive paint, enamel, or similar coating at threads, contact points, and contact surfaces.

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3. Exothermic Welds: Make connections using molds and weld material suitable for the items to be connected in accordance with manufacturer's recommendations.
4. Mechanical Connectors: Secure connections according to manufacturer's recommended torque settings.
5. Compression Connectors: Secure connections using manufacturer's recommended tools and dies.

E. Identify grounding and bonding system components in accordance with Section 260553.

3.3 FIELD QUALITY CONTROL

A. See Section 014000 - Quality Requirements, for additional requirements.

B. Perform ground electrode resistance tests under normally dry conditions. Precipitation within the previous 48 hours does not constitute normally dry conditions.

C. Investigate and correct deficiencies where measured ground resistances do not comply with specified requirements.

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SECTION 260529

HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Support and attachment components for equipment, conduit, cable, boxes, and other electrical work.

1.2 REFERENCE STANDARDS

A. ASTM A153/A153M - Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware; 2009.

B. MFMA-4 - Metal Framing Standards Publication; 2004.

C. NECA 1 - Standard for Good Workmanship in Electrical Construction; 2010.

D. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

1.3 SUBMITTALS

A. See Section 013000 - Administrative Requirements, for submittal procedures.

B. Product Data: Provide manufacturer’s catalog data for fastening systems.

1.4 QUALITY ASSURANCE

A. Comply with NFPA 70.

B. Comply with applicable building code.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Receive, inspect, handle, and store products in accordance with manufacturer's instructions.

PART 2 PRODUCTS

2.1 SUPPORT AND ATTACHMENT COMPONENTS

A. General Requirements:
   1. Provide all required hangers, supports, anchors, fasteners, fittings, accessories, and hardware as necessary for the complete installation of electrical work.
   2. Provide products listed, classified, and labeled by Underwriter's Laboratories Inc. (UL) or testing firm acceptable to authority having jurisdiction as suitable for the purpose indicated, where applicable.
   3. Where support and attachment component types and sizes are not indicated, select in accordance with manufacturer's application criteria as required for the load to be supported. Include consideration for vibration, equipment operation, and shock loads where applicable.
   4. Do not use products for applications other than as permitted by NFPA 70 and product listing.
   5. Steel Components: Use corrosion resistant materials suitable for the environment where installed.
      a. Zinc-Plated Steel: Electroplated in accordance with ASTM B633.
      b. Galvanized Steel: Hot-dip galvanized after fabrication in accordance with ASTM A123/A123M or ASTM A153/A153M.

B. Conduit and Cable Supports: Straps, clamps, etc. suitable for the conduit or cable to be supported.
   1. Conduit Straps: One-hole or two-hole type; steel or malleable iron.
   2. Conduit Clamps: Bolted type unless otherwise indicated.

C. Outlet Box Supports: Hangers, brackets, etc. suitable for the boxes to be supported.

D. Metal Channel (Strut) Framing Systems: Factory-fabricated continuous-slot metal channel (strut) and associated fittings, accessories, and hardware required for field-assembly of supports.
   1. Comply with MFMA-4.

E. Hanger Rods: Threaded zinc-plated steel unless otherwise indicated.

F. Anchors and Fasteners:

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1. Unless otherwise indicated and where not otherwise restricted, use the anchor and fastener types indicated for the specified applications.
2. Concrete: Use preset concrete inserts, expansion anchors, or screw anchors.
3. Solid or Grout-Filled Masonry: Use expansion anchors or screw anchors.
4. Hollow Masonry: Use toggle bolts.
5. Hollow Stud Walls: Use toggle bolts.
6. Steel: Use beam clamps, machine bolts, or welded threaded studs.
7. Sheet Metal: Use sheet metal screws.
8. Wood: Use wood screws.
9. Preset Concrete Inserts: Continuous metal channel (strut) and spot inserts specifically designed to be cast in concrete ceilings, walls, and floors.
   a. Comply with MFMA-4.
   b. Channel Material: Use galvanized steel.
   c. Manufacturer: Same as manufacturer of metal channel (strut) framing system.

PART 3 EXECUTION

3.1 INSTALLATION

A. Install products in accordance with manufacturer's instructions.

B. Install support and attachment components in a neat and workmanlike manner in accordance with NECA 1.

C. Provide independent support from building structure. Do not provide support from piping, ductwork, or other systems.

D. Unless specifically indicated or approved by Architect, do not provide support from suspended ceiling support system or ceiling grid.

E. Unless specifically indicated or approved by Architect, do not provide support from roof deck.

F. Do not penetrate or otherwise notch or cut structural members without approval of Structural Engineer.

G. Equipment Support and Attachment:
   1. Use metal fabricated supports or supports assembled from metal channel (strut) to support equipment as required.
   2. Use metal channel (strut) secured to studs to support equipment surface-mounted on hollow stud walls when wall strength is not sufficient to resist pull-out.
   3. Use metal channel (strut) to support surface-mounted equipment in wet or damp locations to provide space between equipment and mounting surface.
   4. Securely fasten floor-mounted equipment. Do not install equipment such that it relies on its own weight for support.

H. Preset Concrete Inserts: Use manufacturer provided closure strips to inhibit concrete seepage during concrete pour.

I. Secure fasteners according to manufacturer's recommended torque settings.

J. Remove temporary supports.

3.2 FIELD QUALITY CONTROL

A. Inspect support and attachment components for damage and defects.

B. Repair cuts and abrasions in galvanized finishes using zinc-rich paint recommended by manufacturer. Replace components that exhibit signs of corrosion.

C. Correct deficiencies and replace damaged or defective support and attachment components.

END OF SECTION 260529

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SECTION 260534

CONDUIT

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Galvanized steel rigid metal conduit (RMC).
B. Intermediate metal conduit (IMC).
C. Flexible metal conduit (FMC).
D. Liquidtight flexible metal conduit (LFMC).
E. Electrical metallic tubing (EMT).
F. Rigid polyvinyl chloride (PVC) conduit.
G. Conduit fittings.
H. Accessories.

1.2 RELATED REQUIREMENTS

A. Section 260519 - Low-Voltage Electrical Power Conductors and Cables.
B. Section 260526 - Grounding and Bonding for Electrical Systems.
C. Section 260529 - Hangers and Supports for Electrical Systems.
D. Section 260537 - Boxes.
E. Section 260553 - Identification for Electrical Systems: Identification products and requirements.
F. Section 271005 - Structured Cabling for Voice and Data - Inside-Plant: Additional requirements for communications systems conduits.

1.3 REFERENCE STANDARDS

A. ANSI C80.1 - American National Standard for Electrical Rigid Steel Conduit (ERSC); 2005.
B. ANSI C80.3 - American National Standard for Steel Electrical Metallic Tubing (EMT); 2005.
C. ANSI C80.6 - American National Standard for Electrical Intermediate Metal Conduit (EIMC); 2005.
D. NECA 1 - Standard for Good Workmanship in Electrical Construction; 2010.
E. NECA 101 - Standard for Installing Steel Conduits (Rigid, IMC, EMT); 2013.
F. NEMA FB 1 - Fittings, Cast Metal Boxes, and Conduit Bodies for Conduit, Electrical Metallic Tubing, and Cable; 2012.
G. NEMA TC 2 - Electrical Polyvinyl Chloride (PVC) Conduit; 2013.
H. NEMA TC 3 - Polyvinyl Chloride (PVC) Fittings for Use with Rigid PVC Conduit and Tubing; 2015.
I. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.
J. UL 1 - Flexible Metal Conduit; Current Edition, Including All Revisions.
K. UL 6 - Electrical Rigid Metal Conduit-Steel; Current Edition, Including All Revisions.
L. UL 360 - Liquid-Tight Flexible Steel Conduit; Current Edition, Including All Revisions.
M. UL 514B - Conduit, Tubing, and Cable Fittings; Current Edition, Including All Revisions.
N. UL 651 - Schedule 40, 80, Type EB and A Rigid PVC Conduit and Fittings; Current Edition, Including All Revisions.
O. UL 797 - Electrical Metallic Tubing-Steel; Current Edition, Including All Revisions.
P. UL 1242 - Electrical Intermediate Metal Conduit-Steel; Current Edition, Including All Revisions.

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1.4 ADMINISTRATIVE REQUIREMENTS

A. Coordination:
1. Coordinate minimum sizes of conduits with the actual conductors to be installed, including adjustments for conductor sizes increased for voltage drop.
2. Coordinate the arrangement of conduits with structural members, ductwork, piping, equipment and other potential conflicts installed under other sections or by others.
3. Verify exact conduit termination locations required for boxes, enclosures, and equipment installed under other sections or by others.
4. Coordinate the work with other trades to provide roof penetrations that preserve the integrity of the roofing system and do not void the roof warranty.
5. Notify Architect of any conflicts with or deviations from the contract documents. Obtain direction before proceeding with work.

B. Sequencing:
1. Do not begin installation of conductors and cables until installation of conduit is complete between outlet, junction and splicing points.

1.5 SUBMITTALS

A. Product Data: Provide manufacturer's standard catalog pages and data sheets for conduits and fittings.

B. Project Record Documents: Record actual routing for conduits installed underground, conduits embedded within concrete slabs, and conduits 2 inch (53 mm) trade size and larger.

1.6 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Receive, inspect, handle, and store conduit and fittings in accordance with manufacturer's instructions.

PART 2 PRODUCTS

2.1 CONDUIT APPLICATIONS

A. Do not use conduit and associated fittings for applications other than as permitted by NFPA 70 and product listing.

B. Unless otherwise indicated and where not otherwise restricted, use the conduit types indicated for the specified applications. Where more than one listed application applies, comply with the most restrictive requirements. Where conduit type for a particular application is not specified, use galvanized steel rigid metal conduit.

C. Underground:
1. Under Slab on Grade: Use galvanized steel rigid metal conduit, intermediate metal conduit (IMC), or rigid PVC conduit.
2. Exterior, Direct-Buried: Use galvanized steel rigid metal conduit, intermediate metallic conduit (IMC), or rigid PVC conduit.
3. Exterior, Embedded Within Concrete: Use galvanized steel rigid metal conduit, intermediate metal conduit (IMC), or rigid PVC conduit.
4. Where rigid polyvinyl (PVC) conduit is provided, transition to galvanized steel rigid metal conduit where emerging from underground.
5. Where rigid polyvinyl (PVC) conduit larger than 2 inch (53 mm) trade size is provided, use galvanized steel rigid metal conduit elbows for bends.
6. Where steel conduit is installed in direct contact with earth where soil has a resistivity of less than 2000 ohm-centimeters or is characterized as severely corrosive based on soils report or local experience, use corrosion protection tape to provide supplementary corrosion protection.
7. Where steel conduit emerges from concrete into soil, use corrosion protection tape to provide supplementary corrosion protection for a minimum of 4 inches on either side of where conduit emerges.

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D. Embedded Within Concrete:
   1. Within Slab on Grade: Not permitted.
   2. Within Slab Above Ground: Not permitted.
   3. Within Concrete Walls Above Ground: Use galvanized steel rigid metal conduit, intermediate metal conduit (IMC), or rigid PVC conduit.
   4. Where rigid polyvinyl (PVC) conduit is provided, transition to galvanized steel rigid metal conduit where emerging from concrete.

E. Concealed Within Masonry Walls: Use galvanized steel rigid metal conduit, intermediate metal conduit (IMC), or electrical metallic tubing (EMT).

F. Concealed Within Hollow Stud Walls: Use galvanized steel rigid metal conduit, intermediate metal conduit (IMC), or electrical metallic tubing (EMT).

G. Concealed Above Accessible Ceilings: Use galvanized steel rigid metal conduit, intermediate metal conduit (IMC), or electrical metallic tubing (EMT).

H. Interior, Damp or Wet Locations: Use galvanized steel rigid metal conduit or intermediate metal conduit (IMC).

I. Exposed, Interior, Not Subject to Physical Damage: Use galvanized steel rigid metal conduit, intermediate metal conduit (IMC), or electrical metallic tubing (EMT).

J. Exposed, Interior, Subject to Physical Damage: Use galvanized steel rigid metal conduit or intermediate metal conduit (IMC).
   1. Locations subject to physical damage include, but are not limited to:
      a. Where exposed below 8 feet, except within electrical and communication rooms or closets.
      b. Where exposed below 20 feet in warehouse areas.

K. Exposed, Exterior: Use galvanized steel rigid metal conduit or intermediate metal conduit (IMC).

L. Concealed, Exterior, Not Embedded in Concrete or in Contact With Earth: Use galvanized steel rigid metal conduit or intermediate metal conduit (IMC).

M. Connections to Luminaires Above Accessible Ceilings: Use flexible metal conduit.
   1. Maximum Length: 6 feet.

N. Connections to Vibrating Equipment:
   1. Dry Locations: Use flexible metal conduit.
   2. Damp, Wet, or Corrosive Locations: Use liquidtight flexible metal conduit.
   3. Maximum Length: 6 feet unless otherwise indicated.
   4. Vibrating equipment includes, but is not limited to:
      a. Transformers.
      b. Motors.

2.2 CONDUIT REQUIREMENTS

A. Electrical Service Conduits: Also comply with Section 262701.

B. Communications Systems Conduits: Also comply with Section 271005.

C. Provide all conduit, fittings, supports, and accessories required for a complete raceway system.

D. Provide products listed, classified, and labeled by Underwriter's Laboratories Inc. (UL) or testing firm acceptable to authority having jurisdiction as suitable for the purpose indicated.

E. Minimum Conduit Size, Unless Otherwise Indicated:
   1. Branch Circuits: 1/2 inch (16 mm) trade size.
   2. Control Circuits: 1/2 inch (16 mm) trade size.
   3. Flexible Connections to Luminaires: 1/2 inch (16 mm) trade size.
   4. Underground, Interior: 3/4 inch (21 mm) trade size.
   5. Underground, Exterior: 1 inch (27 mm) trade size.

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F. Where conduit size is not indicated, size to comply with NFPA 70 but not less than [redacted] minimum size requirements specified.

2.3 GALVANIZED STEEL RIGID METAL CONDUIT (RMC)

A. Manufacturers:
1. Allied Tube & Conduit: www.alliedeg.com/#sle.
2. Republic Conduit: www.republic-conduit.com/#sle.
3. Wheatland Tube Company: www.wheatland.com/#sle.
4. Substitutions: See Section 016000 - Product Requirements.

B. Description: NFPA 70, Type RMC galvanized steel rigid metal conduit complying with ANSI C80.1 and listed and labeled as complying with UL 6.

C. Fittings:
1. Non-Hazardous Locations: Use fittings complying with NEMA FB 1 and listed and labeled as complying with UL 514B.
2. Material: Use steel or malleable iron.
a. Do not use die cast zinc fittings.
3. Connectors and Couplings: Use threaded type fittings only. Threadless set screw and compression (gland) type fittings are not permitted.

2.4 INTERMEDIATE METAL CONDUIT (IMC)

A. Manufacturers:
1. Allied Tube & Conduit: www.alliedeg.com/#sle.
2. Republic Conduit: www.republic-conduit.com/#sle.
3. Wheatland Tube Company: www.wheatland.com/#sle.
4. Substitutions: See Section 016000 - Product Requirements.

B. Description: NFPA 70, Type IMC galvanized steel intermediate metal conduit complying with ANSI C80.6 and listed and labeled as complying with UL 1242.

C. Fittings:
1. Non-Hazardous Locations: Use fittings complying with NEMA FB 1 and listed and labeled as complying with UL 514B.
2. Material: Use steel or malleable iron.
a. Do not use die cast zinc fittings.
3. Connectors and Couplings: Use threaded type fittings only. Threadless set screw and compression (gland) type fittings are not permitted.

2.5 FLEXIBLE METAL CONDUIT (FMC)

A. Manufacturers:
1. AFC Cable Systems, Inc: www.afcweb.com/#sle.
2. Electri-Flex Company: www.electriflex.com/#sle.
3. International Metal Hose: www.metalhose.com/#sle.
4. Substitutions: See Section 016000 - Product Requirements.

B. Description: NFPA 70, Type FMC standard wall steel or standard wall aluminum flexible metal conduit listed and labeled as complying with UL 1, and listed for use in classified firestop systems to be used.

C. Fittings:
1. Description: Fittings complying with NEMA FB 1 and listed and labeled as complying with UL 514B.
2. Material: Use steel or malleable iron.
a. Do not use die cast zinc fittings.

2.6 LIQUIDTIGHT FLEXIBLE METAL CONDUIT (LFMC)

A. Manufacturers:

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1. AFC Cable Systems, Inc: www.afcweb.com/#sle.
2. Electri-Flex Company: www.electriflex.com/#sle.
3. International Metal Hose: www.metalhose.com/#sle.
4. Substitutions: See Section 016000 - Product Requirements.

B. Description: NFPA 70, Type LFMC polyvinyl chloride (PVC) jacketed steel or aluminum flexible metal conduit listed and labeled as complying with UL 360.

C. Fittings:
1. Description: Fittings complying with NEMA FB 1 and listed and labeled as complying with UL 514B.
2. Material: Use steel or malleable iron.
a. Do not use die cast zinc fittings.

2.7 ELECTRICAL METALLIC TUBING (EMT)

A. Manufacturers:
1. Allied Tube & Conduit: www.alliedeg.com/#sle.
2. Republic Conduit: www.republic-conduit.com/#sle.
3. Wheatland Tube Company: www.wheatland.com/#sle.
4. Substitutions: See Section 016000 - Product Requirements.

B. Description: NFPA 70, Type EMT steel electrical metallic tubing complying with ANSI C80.3 and listed and labeled as complying with UL 797.

C. Fittings:
1. Description: Fittings complying with NEMA FB 1 and listed and labeled as complying with UL 514B.
2. Material: Use steel or malleable iron.
a. Do not use die cast zinc fittings.
3. Connectors and Couplings: Use compression (gland) or set-screw type.
a. Do not use indenter type connectors and couplings.

2.8 RIGID POLYVINYL CHLORIDE (PVC) CONDUIT

A. Manufacturers:
1. Cantex Inc: www.cantexinc.com/#sle.
2. Carlon, a brand of Thomas & Betts Corporation: www.carlon.com/#sle.
3. JM Eagle: www.jmeagle.com/#sle.
4. Substitutions: See Section 016000 - Product Requirements.

B. Description: NFPA 70, Type PVC rigid polyvinyl chloride conduit complying with NEMA TC 2 and listed and labeled as complying with UL 651; Schedule 40 unless otherwise indicated, Schedule 80 where subject to physical damage; rated for use with conductors rated 90 degrees C.

C. Fittings:
1. Manufacturer: Same as manufacturer of conduit to be connected.
2. Description: Fittings complying with NEMA TC 3 and listed and labeled as complying with UL 651; material to match conduit.

2.9 ACCESSORIES

A. Corrosion Protection Tape: PVC-based, minimum thickness of 20 mil.

B. Conduit Joint Compound: Corrosion-resistant, electrically conductive; suitable for use with the conduit to be installed.

C. Solvent Cement for PVC Conduit and Fittings: As recommended by manufacturer of conduit and fittings to be installed.

D. Pull Strings: Use nylon cord with average breaking strength of not less than 200 pound-force.

E. Sealing Compound for Sealing Fittings: Listed for use with the particular fittings to be installed.

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PART 3 EXECUTION

3.1 EXAMINATION

A. Verify that field measurements are as shown on drawings.

B. Verify that mounting surfaces are ready to receive conduits.

C. Verify that conditions are satisfactory for installation prior to starting work.

3.2 INSTALLATION

A. Install products in accordance with manufacturer's instructions.

B. Install conduit in a neat and workmanlike manner in accordance with NECA 1.

C. Install galvanized steel rigid metal conduit (RMC) in accordance with NECA 101.

D. Install intermediate metal conduit (IMC) in accordance with NECA 101.

E. Install rigid polyvinyl chloride (PVC) conduit in accordance with NECA 111.

F. Conduit Routing:
   1. Unless dimensioned, conduit routing indicated is diagrammatic.
   2. When conduit destination is indicated and routing is not shown, determine exact routing required.
   3. Conceal all conduits unless specifically indicated to be exposed.
   4. Conduits in the following areas may be exposed, unless otherwise indicated:
      a. Electrical rooms.
      b. Mechanical equipment rooms.
      c. Within joists in areas with no ceiling.
   5. Unless otherwise approved, do not route conduits exposed:
      a. Across floors.
      b. Across roofs.
      c. Across top of parapet walls.
      d. Across building exterior surfaces.
   6. Conduits installed underground or embedded in concrete may be routed in the shortest possible manner unless otherwise indicated. Route all other conduits parallel or perpendicular to building structure and surfaces, following surface contours where practical.
   7. Arrange conduit to maintain adequate headroom, clearances, and access.
   8. Arrange conduit to provide no more than the equivalent of four 90 degree bends between pull points.
   9. Route conduits above water and drain piping where possible.
   10. Arrange conduit to prevent moisture traps. Provide drain fittings at low points and at sealing fittings where moisture may collect.
   11. Maintain minimum clearance of 6 inches between conduits and piping for other systems.
   12. Maintain minimum clearance of 12 inches between conduits and hot surfaces. This includes, but is not limited to:
      a. Heaters.
      b. Hot water piping.
      c. Flues.
   13. Group parallel conduits in the same area together on a common rack.

G. Conduit Support:
   1. Secure and support conduits in accordance with NFPA 70 and Section 260529 using suitable supports and methods approved by the authority having jurisdiction.
   2. Provide independent support from building structure. Do not provide support from piping, ductwork, or other systems.
   3. Installation Above Suspended Ceilings: Do not provide support from ceiling support system. Do not provide support from ceiling grid or allow conduits to lay on ceiling tiles.
   4. Use conduit strap to support single surface-mounted conduit.

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a. Use clamp back spacer with conduit strap for damp and wet locations to provide space between conduit and mounting surface.

5. Use metal channel (strut) with accessory conduit clamps to support multiple parallel surface-mounted conduits.
6. Use conduit clamp to support single conduit from beam clamp or threaded rod.
7. Use trapeze hangers assembled from threaded rods and metal channel (strut) with accessory conduit clamps to support multiple parallel suspended conduits.

H. Connections and Terminations:
1. Use approved zinc-rich paint or conduit joint compound on field-cut threads of galvanized steel conduits prior to making connections.
2. Where two threaded conduits must be joined and neither can be rotated, use three-piece couplings or split couplings. Do not use running threads.
3. Use suitable adapters where required to transition from one type of conduit to another.
4. Provide drip loops for liquidtight flexible conduit connections to prevent drainage of liquid into connectors.
5. Terminate threaded conduits in boxes and enclosures using threaded hubs or double lock nuts for dry locations and raintight hubs for wet locations.
6. Where spare conduits stub up through concrete floors and are not terminated in a box or enclosure, provide threaded couplings equipped with threaded plugs set flush with finished floor.
7. Provide insulating bushings or insulated throats at all conduit terminations to protect conductors.
8. Secure joints and connections to provide maximum mechanical strength and electrical continuity.

I. Penetrations:
1. Do not penetrate or otherwise notch or cut structural members, including footings and grade beams, without approval of Structural Engineer.
2. Make penetrations perpendicular to surfaces unless otherwise indicated.
3. Provide sleeves for penetrations as indicated or as required to facilitate installation. Set sleeves flush with exposed surfaces unless otherwise indicated or required.
4. Conceal bends for conduit risers emerging above ground.
5. Seal interior of conduits entering the building from underground at first accessible point to prevent entry of moisture and gases.
6. Where conduits penetrate waterproof membrane, seal as required to maintain integrity of membrane.
7. Make penetrations for roof-mounted equipment within associated equipment openings and curbs where possible to minimize roofing system penetrations. Where penetrations are necessary, seal as indicated or as required to preserve integrity of roofing system and maintain roof warranty. Include proposed locations of penetrations and methods for sealing with submittals.
8. Install firestopping to preserve fire resistance rating of partitions and other elements, using materials and methods specified in Section 078400.

J. Underground Installation:
1. Provide trenching and backfilling in accordance with specifications.
2. Minimum Cover, Unless Otherwise Indicated or Required:
a. Underground, Exterior: 24 inches.
b. Under Slab on Grade: 12 inches to bottom of slab.
3. Provide underground warning tape in accordance with Section 260553 along entire conduit length for service entrance where not concrete-encased.

K. Concrete Encasement: Where conduits not otherwise embedded within concrete are indicated to be concrete-encased, provide concrete in accordance with Section 033000 with minimum concrete cover of 3 inches on all sides unless otherwise indicated.

L. Conduit Movement Provisions: Where conduits are subject to movement, provide expansion and expansion/deflection fittings to prevent damage to enclosed conductors or connected equipment. This includes, but is not limited to:

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1. Where conduits cross structural joints intended for expansion, contraction, or deflection.
2. Where conduits are subject to earth movement by settlement or frost.

M. Condensation Prevention: Where conduits cross barriers between areas of potential substantial temperature differential, provide sealing fitting or approved sealing compound at an accessible point near the penetration to prevent condensation. This includes, but is not limited to:
1. Where conduits pass from outdoors into conditioned interior spaces.
2. Where conduits pass from unconditioned interior spaces into conditioned interior spaces.

N. Provide pull string in all empty conduits and in conduits where conductors and cables are to be installed by others. Leave minimum slack of 12 inches at each end.

O. Provide grounding and bonding in accordance with Section 260526.

P. Identify conduits in accordance with Section 260553.

Q. Conduit in exposed areas will be painted. Coordinate with G.C. Entire conduit system, including boxes and coverplates shall be installed prior to painting.

3.3 FIELD QUALITY CONTROL

A. See Section 014000 - Quality Requirements, for additional requirements.

B. Repair cuts and abrasions in galvanized finishes using zinc-rich paint recommended by manufacturer. Replace components that exhibit signs of corrosion.

C. Correct deficiencies and replace damaged or defective conduits.

3.4 CLEANING

A. Clean interior of conduits to remove moisture and foreign matter.

3.5 PROTECTION

A. Immediately after installation of conduit, use suitable manufactured plugs to provide protection from entry of moisture and foreign material and do not remove until ready for installation of conductors.

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SECTION 260537

BOXES

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Outlet and device boxes up to 100 cubic inches, including those used as junction and pull boxes.

B. Cabinets and enclosures, including junction and pull boxes larger than 100 cubic inches.

C. Pull and junction boxes.

1.2 RELATED REQUIREMENTS

A. Section 083100 - Access Doors and Panels: Panels for maintaining access to concealed boxes.

B. Section 260526 - Grounding and Bonding for Electrical Systems.

C. Section 260529 - Hangers and Supports for Electrical Systems.

D. Section 260553 - Identification for Electrical Systems: Identification products and requirements.

E. Section 262726 - Wiring Devices:
   1. Wall plates.

F. Section 262716 - Electrical Cabinets and Enclosures.

G. Section 262726 - Wiring Devices: Wall plates in finished areas.

1.3 REFERENCE STANDARDS

A. NECA 1 - Standard for Good Workmanship in Electrical Construction; 2010.

B. NECA 130 - Standard for Installing and Maintaining Wiring Devices; 2010.

C. NEMA FB 1 - Fittings, Cast Metal Boxes, and Conduit Bodies for Conduit, Electrical Metallic Tubing, and Cable; 2012.

D. NEMA OS 1 - Sheet-Steel Outlet Boxes, Device Boxes, Covers, and Box Supports; 2013.

E. NEMA 250 - Enclosures for Electrical Equipment (1000 Volts Maximum); 2014.

F. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

G. UL 50 - Enclosures for Electrical Equipment, Non-Environmental Considerations; Current Edition, Including All Revisions.

H. UL 50E - Enclosures for Electrical Equipment, Environmental Considerations; Current Edition, Including All Revisions.

I. UL 508A - Industrial Control Panels; Current Edition, Including All Revisions.

J. UL 514A - Metallic Outlet Boxes; Current Edition, Including All Revisions.

K. UL 514C - Nonmetallic Outlet Boxes, Flush-Device Boxes, and Covers; Current Edition, Including All Revisions.

1.4 ADMINISTRATIVE REQUIREMENTS

A. Coordination:
   1. Coordinate the work with other trades to avoid placement of ductwork, piping, equipment, or other potential obstructions within the dedicated equipment spaces and working clearances for electrical equipment required by NFPA 70.
   2. Coordinate arrangement of electrical equipment with the dimensions and clearance requirements of the actual equipment to be installed.
   3. Coordinate minimum sizes of boxes with the actual installed arrangement of conductors, clamps, support fittings, and devices, calculated according to NFPA 70.
   4. Coordinate minimum sizes of pull boxes with the actual installed arrangement of connected conduits, calculated according to NFPA 70.

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5. Coordinate the placement of boxes with millwork, furniture, devices, equipment, etc. installed under other sections or by others.
6. Coordinate the work with other trades to preserve insulation integrity.
7. Coordinate the work with other trades to provide walls suitable for installation of flush-mounted boxes where indicated.
8. Notify Architect of any conflicts with or deviations from the contract documents. Obtain direction before proceeding with work.

1.5 SUBMITTALS

A. See Section 013000 - Administrative Requirements, for submittal procedures.

B. Project Record Documents: Record actual locations and mounting heights of outlet, pull, and junction boxes on project record documents.

1.6 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

PART 2 PRODUCTS

2.1 BOXES

A. General Requirements:
1. Do not use boxes and associated accessories for applications other than as permitted by NFPA 70 and product listing.
2. Provide all boxes, fittings, supports, and accessories required for a complete raceway system and to accommodate devices and equipment to be installed.
3. Provide products listed, classified, and labeled by Underwriter's Laboratories Inc. (UL) or testing firm acceptable to authority having jurisdiction as suitable for the purpose indicated.
4. Where box size is not indicated, size to comply with NFPA 70 but not less than applicable minimum size requirements specified.
5. Provide grounding terminals within boxes where equipment grounding conductors terminate.

B. Outlet and Device Boxes Up to 100 cubic inches, Including Those Used as Junction and Pull Boxes:
1. Use sheet-steel boxes for dry locations unless otherwise indicated or required.
2. Use cast iron boxes or cast aluminum boxes for damp or wet locations unless otherwise indicated or required; furnish with compatible weatherproof gasketed covers.
3. Use suitable concrete type boxes where flush-mounted in concrete.
4. Use suitable masonry type boxes where flush-mounted in masonry walls.
5. Use raised covers suitable for the type of wall construction and device configuration where required.
6. Use shallow boxes where required by the type of wall construction.
7. Do not use "through-wall" boxes designed for access from both sides of wall.
8. Sheet-Steel Boxes: Comply with NEMA OS 1, and list and label as complying with UL 514A.
9. Cast Metal Boxes: Comply with NEMA FB 1, and list and label as complying with UL 514A; furnish with threaded hubs.
10. Nonmetallic Boxes: Comply with NEMA OS 2, and list and label as complying with UL 514C. Use of nometallic boxes shall be limited to new framed walls.
11. Boxes for Supporting Luminaires and Ceiling Fans: Listed as suitable for the type and weight of load to be supported; furnished with fixture stud to accommodate mounting of luminaire where required.
12. Boxes for Ganged Devices: Use multigang boxes of single-piece construction. Do not use field-connected gangable boxes.
13. Wall Plates: Comply with Section 262726.

C. Cabinets and Enclosures, Including Junction and Pull Boxes Larger Than 100 cubic inches:
1. Comply with NEMA 250, and list and label as complying with UL 50 and UL 50E, or UL 508A.
2. NEMA 250 Environment Type, Unless Otherwise Indicated:

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3. Junction and Pull Boxes Larger Than 100 cubic inches:
   a. Provide screw-cover or hinged-cover enclosures unless otherwise indicated.
4. Finish for Painted Steel Enclosures: Manufacturer's standard grey unless otherwise indicated.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify that field measurements are as shown on drawings.

B. Verify that mounting surfaces are ready to receive boxes.

C. Verify that conditions are satisfactory for installation prior to starting work.

D. Verify locations of outlets in offices and work areas prior to rough-in.

3.2 INSTALLATION

A. Install products in accordance with manufacturer's instructions.

B. Perform work in a neat and workmanlike manner in accordance with NECA 1 and, where applicable, NECA 130, including mounting heights specified in those standards where mounting heights are not indicated.

C. Arrange equipment to provide minimum clearances in accordance with manufacturer's instructions and NFPA 70.

D. Flush-mount boxes in finished areas unless specifically indicated to be surface-mounted.

E. Box Locations:
   1. Locate boxes to be accessible. Provide access panels in accordance with Section 083100 as required where approved by the Architect.
   2. Unless dimensioned, box locations indicated are approximate.
   3. Locate boxes as required for devices installed under other sections or by others.
   4. Locate boxes so that wall plates do not span different building finishes.
   5. Locate boxes so that wall plates do not cross masonry joints.

F. Box Supports:
   1. Secure and support boxes in accordance with NFPA 70 and Section 260529 using suitable supports and methods approved by the authority having jurisdiction.
   2. Provide independent support from building structure except for cast metal boxes (other than boxes used for fixture support) supported by threaded conduit connections in accordance with NFPA 70. Do not provide support from piping, ductwork, or other systems.

G. Install boxes plumb and level.

H. Flush-Mounted Boxes:
   1. Install boxes in noncombustible materials such as concrete, tile, gypsum, plaster, etc. so that front edge of box or associated raised cover is not set back from finished surface more than 1/4 inch or does not project beyond finished surface.
   2. Install boxes in combustible materials such as wood so that front edge of box or associated raised cover is flush with finished surface.
   3. Repair rough openings around boxes in noncombustible materials such as concrete, tile, gypsum, plaster, etc. so that there are no gaps or open spaces greater than 1/8 inch at the edge of the box.

I. Install boxes as required to preserve insulation integrity.

J. Install permanent barrier between ganged wiring devices when voltage between adjacent devices exceeds 300 V.

K. Install firestopping to preserve fire resistance rating of partitions and other elements, using materials and methods specified in Section 078400.

L. Close unused box openings.

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M. Install blank wall plates on junction boxes and on outlet boxes with no devices or equipment connected to them designated for future use.

N. Provide grounding and bonding in accordance with Section 260526.

O. Install boxes securely, in a neat and workmanlike manner, as specified in NECA 1.

P. Install in locations as shown on Drawings, and as required for splices, taps, wire pulling, equipment connections, and as required by NFPA 70.

Q. Coordinate installation of outlet boxes for equipment connected under Section 262717.

R. Set wall mounted boxes at elevations to accommodate mounting heights indicated.

S. Electrical boxes are shown on Drawings in approximate locations unless dimensioned.
   1. Adjust box locations up to 10 feet if required to accommodate intended purpose.

T. Orient boxes to accommodate wiring devices oriented as specified in Section 262726.

U. Maintain headroom and present neat mechanical appearance.

V. Install pull boxes and junction boxes above accessible ceilings and in unfinished areas only.

W. Inaccessible Ceiling Areas: Install outlet and junction boxes no more than 6 inches from ceiling access panel or from removable recessed luminaire.

X. Coordinate mounting heights and locations of outlets mounted above counters, benches, and backsplashes.

Y. Locate outlet boxes to allow luminaires positioned as shown on reflected ceiling plan.

Z. Align adjacent wall mounted outlet boxes for switches, thermostats, and similar devices.

AA. Use flush mounting outlet box in finished areas.

AB. Locate flush mounting box in masonry wall to require cutting of masonry unit corner only. Coordinate masonry cutting to achieve neat opening.

AC. Unless otherwise indicated, provide separate boxes for line voltage and low voltage systems.

AD. Locate outlet boxes so that wall plates do not span different building finishes.

AE. Do not install flush mounting box back-to-back in walls; provide minimum 6 inches separation.

AF. Secure flush mounting box to interior wall and partition studs. Accurately position to allow for surface finish thickness.

AG. Use stamped steel bridges to fasten flush mounting outlet box between studs.

AH. Install flush mounting box without damaging wall insulation or reducing its effectiveness.

AI. Use adjustable steel channel fasteners for hung ceiling outlet box.

AJ. Do not fasten boxes to ceiling support wires.

AK. Support boxes independently of conduit, except cast box that is connected to two rigid metal conduits both supported within 12 inches of box.

AL. Use gang box where more than one device is mounted together. Do not use sectional box.

AM. Use gang box with plaster ring for single device outlets.

AN. Use cast outlet box in exterior locations exposed to the weather and wet locations.

AO. Large Pull Boxes: Use hinged enclosure in interior dry locations, surface-mounted cast metal box in other locations.

AP. Identify boxes in accordance with Section 260553.

3.3 ADJUSTING

A. Adjust flush-mounting outlets to make front flush with finished wall material.

B. Install knockout closures in unused box openings.

3.4 CLEANING

A. Clean interior of boxes to remove dirt, debris, plaster and other foreign material.

END OF SECTION 260537

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SECTION 260553

IDENTIFICATION FOR ELECTRICAL SYSTEMS

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Electrical identification requirements.

B. Identification nameplates and labels.

C. Wire and cable markers.

D. Underground warning tape.

E. Warning signs and labels.

1.2 RELATED REQUIREMENTS

A. Section 260519 - Low-Voltage Electrical Power Conductors and Cables: Color coding for power conductors and cables 600 V and less; vinyl color coding electrical tape.

B. Section 262726 - Wiring Devices: Device and wallplate finishes; factory pre-marked wallplates.

1.3 REFERENCE STANDARDS

A. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

B. UL 969 - Marking and Labeling Systems; Current Edition, Including All Revisions.

1.4 ADMINISTRATIVE REQUIREMENTS

A. Coordination:

1. Verify final designations for equipment, systems, and components to be identified prior to fabrication of identification products.

B. Sequencing:

1. Do not conceal items to be identified, in locations such as above suspended ceilings, until identification products have been installed.
2. Do not install identification products until final surface finishes and painting are complete.

1.5 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

1.6 FIELD CONDITIONS

A. Do not install adhesive products when ambient temperature is lower than recommended by manufacturer.

PART 2 PRODUCTS

2.1 IDENTIFICATION REQUIREMENTS

A. Identification for Equipment:

1. Use identification nameplate to identify each piece of electrical distribution and control equipment and associated sections, compartments, and components.
   a. Switchboards:
      1) Identify voltage and phase.
      2) Use identification nameplate to identify main overcurrent protective device.
      3) Use identification nameplate to identify load(s) served for each branch device.
   b. Panelboards:
      1) Identify ampere rating.
      2) Identify voltage and phase.
      3) Use typewritten circuit directory to identify load(s) served for panelboards with a door.
      4) For power panelboards without a door, use identification nameplate to identify load(s) served for each branch device. Do not identify spares and spaces.

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c. Enclosed switches:
   1) Identify voltage and phase.
   2) Identify load(s) served. Include location when not within sight of equipment.
d. Enclosed Contactors:
   1) Identify coil voltage.
   2) Identify load(s) and associated circuits controlled. Include location.

2. Service Equipment:
   a. Use identification nameplate to identify each service disconnecting means.
3. Use identification label or handwritten text using indelible marker on inside of door at each fused switch to identify required NEMA fuse class and size.
4. Use field-painted floor markings, floor marking tape, or warning labels to identify required equipment working clearances where indicated or where required by the authority having jurisdiction.
5. Arc Flash Hazard Warning Labels: Use warning labels to identify arc flash hazards for switchboards and panelboards.
   a. Legend: Include orange header that reads "WARNING", followed by the word message "Arc Flash and Shock Hazard; Appropriate PPE Required; Do not operate controls or open covers without appropriate personal protection equipment; Failure to comply may result in injury or death; Refer to NFPA 70E for minimum PPE requirements" or approved equivalent.

B. Identification for Conductors and Cables:
1. Color Coding for Power Conductors 600 V and Less: Comply with Section 260519.
2. Identification for Communications Conductors and Cables: Comply with Section 271005.
3. Use identification nameplate or identification label to identify color code for ungrounded and grounded power conductors inside door or enclosure at each piece of feeder or branch-circuit distribution equipment.

C. Identification for Raceways:
1. Use identification labels or plastic marker tags to identify spare conduits at each end. Identify purpose and termination location.
2. Use underground warning tape to identify underground raceways.

D. Identification for Boxes:
1. Use color coded boxes to identify systems other than normal power system.
   a. Color-Coded Boxes: Field-painted in accordance with Section 099000 per the following color code:.
      1) Fire Alarm System: Red.

E. Identification for Devices:
1. Identification for Communications Devices: Comply with Section 271005.
2. Wiring Device and Wallplate Finishes: Comply with Section 262726.
3. Use identification label or engraved wallplate to identify load controlled for wall-mounted control devices controlling loads that are not visible from the control location and for multiple wall-mounted control devices installed at one location.
4. Use identification label to identify receptacles protected by upstream GFI protection, where permitted.

2.2 IDENTIFICATION NAMEPLATES AND LABELS

A. Identification Nameplates:
1. Materials:
   a. Indoor Clean, Dry Locations: Use plastic nameplates.
   b. Outdoor Locations: Use plastic, stainless steel, or aluminum nameplates suitable for exterior use.
2. Plastic Nameplates: Two-layer or three-layer laminated acrylic or electrically non-conductive phenolic with beveled edges; minimum thickness of 1/16 inch; engraved text.

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a. Exception: Provide minimum thickness of 1/8 inch when any dimension is greater than 4 inches.

3. Stainless Steel Nameplates: Minimum thickness of 1/32 inch; engraved or laser-etched text.
4. Aluminum Nameplates: Anodized; minimum thickness of 1/32 inch; engraved or laser-etched text.
5. Mounting Holes for Mechanical Fasteners: Two, centered on sides for sizes up to 1 inch high; Four, located at corners for larger sizes.

B. Identification Labels:
1. Manufacturers:
2. Materials: Use self-adhesive laminated plastic labels; UV, chemical, water, heat, and abrasion resistant.
a. Use only for indoor locations.
3. Text: Use factory pre-printed or machine-printed text. Do not use handwritten text unless otherwise indicated.

C. Format for Equipment Identification:
1. Minimum Size: 1 inch by 2.5 inches.
2. Legend:
a. Equipment designation or other approved description.
b. Other information as indicated.
3. Text: All capitalized unless otherwise indicated.
4. Minimum Text Height:
a. Equipment Designation: 1/2 inch.
b. Other Information: 1/4 inch.
5. Color:
a. Normal Power System: White text on black background.
b. Fire Alarm System: White text on red background.

D. Format for General Information and Operating Instructions:
1. Minimum Size: 1 inch by 2.5 inches.
2. Legend: Include information or instructions indicated or as required for proper and safe operation and maintenance.
3. Text: All capitalized unless otherwise indicated.
4. Minimum Text Height: 1/4 inch.
5. Color: Black text on white background unless otherwise indicated.
a. Exceptions:
1) Provide white text on red background for general information or operational instructions for fire alarm systems.

E. Format for Caution and Warning Messages:
1. Minimum Size: 2 inches by 4 inches.
2. Legend: Include information or instructions indicated or as required for proper and safe operation and maintenance.
3. Text: All capitalized unless otherwise indicated.
4. Minimum Text Height: 1/2 inch.
5. Color: Black text on yellow background unless otherwise indicated.

F. Format for Control Device Identification:
1. Minimum Size: 3/8 inch by 1.5 inches.
2. Legend: Load controlled or other designation indicated.
3. Text: All capitalized unless otherwise indicated.
4. Minimum Text Height: 3/16 inch.
5. Color: Black text on clear background.

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2.3 WIRE AND CABLE MARKERS

A. Markers for Conductors and Cables: Use wrap-around self-adhesive vinyl cloth, wrap-around self-adhesive vinyl self-laminating, heat-shrink sleeve, plastic sleeve, plastic clip-on, or vinyl split sleeve type markers suitable for the conductor or cable to be identified.

B. Markers for Conductor and Cable Bundles: Use plastic marker tags secured by nylon cable ties.

C. Legend: Power source and circuit number or other designation indicated.

D. Text: Use factory pre-printed or machine-printed text, all capitalized unless otherwise indicated.
   1. Do not use handwritten text.

E. Minimum Text Height: 1/8 inch.

F. Color: Black text on white background unless otherwise indicated.

2.4 UNDERGROUND WARNING TAPE

A. Materials: Use non-detectable type polyethylene tape suitable for direct burial, unless otherwise indicated.
   1. Exception: Use foil-backed detectable type tape where required by serving utility.

B. Non-detectable Type Tape: 3 inches wide, with minimum thickness of 4 mil.

C. Foil-backed Detectable Type Tape: 3 inches wide, with minimum thickness of 5 mil, unless otherwise required for proper detection.

D. Legend: Type of service, continuously repeated over full length of tape.

E. Color:
   1. Tape for Buried Power Lines: Black text on red background.
   2. Tape for Buried Communication, Alarm, and Signal Lines: Black text on orange background.

2.5 WARNING SIGNS AND LABELS

A. Comply with ANSI Z535.2 or ANSI Z535.4 as applicable.

B. Warning Signs:
   1. Materials:
      a. Indoor Dry, Clean Locations: Use factory pre-printed rigid plastic or self-adhesive vinyl signs.
      b. Outdoor Locations: Use factory pre-printed rigid aluminum signs.
   2. Rigid Signs: Provide four mounting holes at corners for mechanical fasteners.
   3. Minimum Size: 7 by 10 inches unless otherwise indicated.

C. Warning Labels:
   1. Materials: Use factory pre-printed or machine-printed self-adhesive polyester or self-adhesive vinyl labels; UV, chemical, water, heat, and abrasion resistant; produced using materials recognized to UL 969.
   2. Machine-Printed Labels: Use thermal transfer process printing machines and accessories recommended by label manufacturer.
   3. Minimum Size: 2 by 4 inches unless otherwise indicated.

PART 3 EXECUTION

3.1 PREPARATION

A. Clean surfaces to receive adhesive products according to manufacturer's instructions.

3.2 INSTALLATION

A. Install products in accordance with manufacturer's instructions.

B. Install identification products to be plainly visible for examination, adjustment, servicing, and maintenance. Unless otherwise indicated, locate products as follows:
   1. Surface-Mounted Equipment: Enclosure front.

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2. Flush-Mounted Equipment: Enclosure front.
3. Free-Standing Equipment: Enclosure front; also enclosure rear for equipment with rear access.
4. Elevated Equipment: Legible from the floor or working platform.
5. Branch Devices: Adjacent to device.
6. Interior Components: Legible from the point of access.
7. Conduits: Legible from the floor.
8. Boxes: Outside face of cover.
9. Conductors and Cables: Legible from the point of access.
10. Devices: Outside face of cover.

C. Install identification products centered, level, and parallel with lines of item being identified.

D. Secure nameplates to exterior surfaces of enclosures using stainless steel screws and to interior surfaces using self-adhesive backing or epoxy cement.
   1. Do not use adhesives on exterior surfaces except where substrate can not be penetrated.

E. Install self-adhesive labels and markers to achieve maximum adhesion, with no bubbles or wrinkles and edges properly sealed.

F. Install underground warning tape above buried lines with one tape per trench at 12 inch(es) below finished grade.

G. Secure rigid signs using stainless steel screws.

H. Mark all handwritten text, where permitted, to be neat and legible.

3.3 FIELD QUALITY CONTROL

A. See Section 014000 - Quality Requirements, for additional requirements.

B. Replace self-adhesive labels and markers that exhibit bubbles, wrinkles, curling or other signs of improper adhesion.

END OF SECTION 260553

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SECTION 260919

ENCLOSED CONTACTORS

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Lighting contactors.

1.2 RELATED REQUIREMENTS

A. Section 260529 - Hangers and Supports for Electrical Systems.

B. Section 260553 - Identification for Electrical Systems: Identification products and requirements.

1.3 REFERENCE STANDARDS

A. NEMA ICS 2 - Industrial Control and Systems Controllers, Contactors and Overload Relays Rated 600 Volts; 2000 (R2005), with errata, 2008.

B. NEMA ICS 6 - Industrial Control and Systems: Enclosures; 1993 (R2011).

C. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

1.4 SUBMITTALS

A. See Section 013000 - Administrative Requirements, for submittal procedures.

B. Product Data: Provide dimensions, size, voltage ratings and current ratings.

C. Manufacturer's Instructions: Indicate application conditions and limitations of use stipulated by product testing agency. Include instructions for storage, handling, protection, examination, preparation, and installation of product.

1.5 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

B. Products: Listed and classified by testing firm acceptable to the authority having jurisdiction as suitable for the purpose specified and indicated.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. General Electric Company: www.geindustrial.com

B. Eaton Corporation; Cutler-Hammer Products: www.eaton.com/#sle.

C. Schneider Electric; Square D Products: www.schneider-electric.us/#sle.

D. Siemens Industry Inc.: www.sea.siemens.com

E. Substitutions: See Section 016000 - Product Requirements.

2.2 LIGHTING CONTACTORS

A. Description: NEMA ICS 2, magnetic lighting contactor.

B. Configuration: Electrically held.

C. Coil operating voltage: 120 volts, 60 Hertz.

D. Poles: As required to match circuit configuration and control function.

E. Contact Rating: Match branch circuit overcurrent protection, considering derating for continuous loads.

F. Enclosure: NEMA ICS 6, Type 1.

G. Accessories:

1. Selector Switch: ON/OFF/AUTOMATIC.

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PART 3 EXECUTION

3.1 INSTALLATION

A. Install enclosed contactors where indicated, in accordance with manufacturer's instructions.

B. Install enclosed contactors plumb. Provide supports in accordance with Section 260529.

C. Identify enclosed contactors in accordance with Section 260553.

END OF SECTION 260919

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SECTION 260923

LIGHTING CONTROL DEVICES

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Occupancy sensors.

B. Time switches.

C. Outdoor photo controls.

1.2 RELATED REQUIREMENTS

A. Section 260526 - Grounding and Bonding for Electrical Systems.

B. Section 260529 - Hangers and Supports for Electrical Systems.

C. Section 260537 - Boxes.

D. Section 260553 - Identification for Electrical Systems: Identification products and requirements.

E. Section 260919 - Enclosed Contactors: Lighting contactors.

F. Section 265100 - Interior Lighting.

G. Section 265600 - Exterior Lighting.

1.3 REFERENCE STANDARDS

A. NECA 1 - Standard for Good Workmanship in Electrical Construction; 2010.

B. NECA 130 - Standard for Installing and Maintaining Wiring Devices; 2010.

C. NEMA 410 - Performance Testing for Lighting Controls and Switching Devices with Electronic Drivers and Discharge Ballasts; 2011.

D. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

E. UL 773A - Nonindustrial Photoelectric Switches for Lighting Control; Current Edition, Including All Revisions.

1.4 ADMINISTRATIVE REQUIREMENTS

A. Coordination:

1. Coordinate the placement of wall switch occupancy sensors with actual installed door swings.
2. Coordinate the placement of occupancy sensors with millwork, furniture, equipment or other potential obstructions to motion detection coverage installed under other sections or by others.
3. Notify Architect of any conflicts or deviations from the contract documents to obtain direction prior to proceeding with work.

B. Sequencing:

1. Do not install lighting control devices until final surface finishes and painting are complete.

1.5 SUBMITTALS

A. Product Data: Include ratings, configurations, standard wiring diagrams, dimensions, colors, service condition requirements, and installed features.

1. Occupancy Sensors: Include detailed motion detection coverage range diagrams.

B. Manufacturer's Installation Instructions: Include application conditions and limitations of use stipulated by product testing agency. Include instructions for storage, handling, protection, examination, preparation, and installation of product.

C. Operation and Maintenance Data: Include detailed information on device programming and setup.

D. Project Record Documents: Record actual installed locations and settings for lighting control devices.

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1.6 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

1.7 DELIVERY, STORAGE, AND PROTECTION

A. Store products in a clean, dry space in original manufacturer's packaging in accordance with manufacturer's written instructions until ready for installation.

1.8 FIELD CONDITIONS

A. Maintain field conditions within manufacturer's required service conditions during and after installation.

1.9 WARRANTY

A. Provide five year manufacturer warranty for all occupancy sensors.

PART 2 PRODUCTS

2.1 ALL LIGHTING CONTROL DEVICES

A. Provide products listed and classified by testing firm acceptable to the authority having jurisdiction as suitable for the purpose specified and indicated.

B. Unless specifically indicated to be excluded, provide all required conduit, wiring, connectors, hardware, components, accessories, etc. as required for a complete operating system.

C. Products for Switching of Electronic Fluorescent Ballasts: Tested and rated to be suitable for peak inrush currents specified in NEMA 410.

2.2 OCCUPANCY SENSORS

A. Manufacturers:
1. Hubbell Building Automation, Inc; : www.hubbellautomation.com
2. Sensor Switch Inc; : www.sensorswitch.com/#sle.
3. WattStopper; : www.wattstopper.com/#sle.
4. Substitutions: See Section 016000 - Product Requirements.

B. All Occupancy Sensors:
1. Description: Factory-assembled commercial specification grade devices for indoor use capable of sensing both major motion, such as walking, and minor motion, such as small desktop level movements, according to published coverage areas, for automatic control of load indicated.
2. Sensor Technology:
   a. Passive Infrared (PIR) Occupancy Sensors: Designed to detect occupancy by sensing movement of thermal energy between zones.
   b. Passive Infrared/Ultrasonic Dual Technology Occupancy Sensors: Designed to detect occupancy using a combination of both passive infrared and ultrasonic technologies.
3. Provide LED to visually indicate motion detection with separate color LEDs for each sensor type in dual technology units.
4. Operation: Unless otherwise indicated, occupancy sensor to turn load on when occupant presence is detected and to turn load off when no occupant presence is detected during an adjustable turn-off delay time interval.
5. Dual Technology Occupancy Sensors: Field configurable turn-on and hold-on activation with settings for activation by either or both sensing technologies.
6. Passive Infrared Lens Field of View: Field customizable by addition of factory masking material, adjustment of integral blinders, or similar means to block motion detection in selected areas.
7. Turn-Off Delay: Field adjustable, up to a maximum time delay setting of not less than 5 minutes and not more than 30 minutes.
8. Sensitivity: Field adjustable.
9. Adaptive Technology: Field selectable; capable of self-adjusting sensitivity and time delay according to conditions.

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10. Compatibility: Suitable for controlling incandescent lighting, low-voltage lighting with electronic and magnetic transformers, fluorescent lighting with electronic and magnetic ballasts, and fractional motor loads, with no minimum load requirements.
11. Load Rating for Line Voltage Occupancy Sensors: As required to control the load indicated on drawings.

C. Wall Switch Occupancy Sensors:
1. All Wall Switch Occupancy Sensors:
a. Description: Occupancy sensors designed for installation in standard wall box at standard wall switch mounting height with a field of view of 180 degrees, integrated manual control capability, and no leakage current to load in off mode.
b. Unless otherwise indicated or required to control the load indicated on drawings, provide line voltage units with self-contained relay.
c. Where indicated, provide two-circuit units for control of two separate lighting loads, with separate manual controls and separately programmable operation for each load.
d. Occupancy sensor to be field selectable as either manual-on/automatic-off or automatic on/off.
e. Manual-Off Override Control: When used to turn off load while in automatic-on mode, unit to revert back to automatic mode after no occupant presence is detected during the delayed-off time interval.
f. Finish: Match finishes specified for wiring devices in Section 262726, unless otherwise indicated.
2. Passive Infrared/Ultrasonic Dual Technology Wall Switch Occupancy Sensors: Capable of detecting motion within an area of 300 square feet for minor motion and 1050 square feet for major motion.
a. Products:
1) Wattstopper #DW-100-G.
2) Substitutions: See Section 016000 - Product Requirements.

D. Ceiling Mounted Occupancy Sensors:
1. All Ceiling Mounted Occupancy Sensors:
a. Description: Low profile occupancy sensors designed for ceiling installation.
b. Unless otherwise indicated or required to control the load indicated on the drawings, provide line voltage units with self-contained relay.
c. Occupancy sensor to be field selectable as either manual-on/automatic-off or automatic on/off.
d. Finish: White unless otherwise indicated.
2. Passive Infrared/Ultrasonic Dual Technology Ceiling Mounted Occupancy Sensors:
a. Standard Range Sensors: Capable of detecting motion within an area of 1000 square feet at a mounting height of 9 feet, with a field of view of 360 degrees.
1) Products:
(a) Wattstopper #DT-355.
(b) Substitutions: See Section 016000 - Product Requirements.

2.3 TIME SWITCHES

A. Manufacturers:
1. Intermatic, Inc; _____: www.intermatic.com/#sle.
2. Paragon, a brand of Invensys Controls; _____: www.invensyscontrols.com.
3. Tork, a division of NSI Industries LLC; _____: www.tork.com/#sle.

B. Digital Electronic Time Switches:
1. Description: Factory-assembled solid state programmable controller with LCD display, listed and labeled as complying with UL 916 or UL 917.
2. Program Capability:

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a. 7-Day Time Switches: Single channel, capable of different schedule for each day of the week, with additional holiday schedule available to override normal schedule for selected days.

3. Schedule Capacity: Not less than 16 programmable on/off operations.
4. Provide automatic daylight savings time and leap year compensation.
5. Provide power outage backup to retain programming and maintain clock.
6. Manual override: Capable of overriding current schedule both permanently and temporarily until next scheduled event.
7. Input Supply Voltage: As indicated on the drawings.
8. Provide lockable enclosure; environmental type per NEMA 250 as specified for the following installation locations:
   a. Indoor clean, dry locations: Type 1.

2.4 OUTDOOR PHOTO CONTROLS

A. Manufacturers:
   1. Intermatic, Inc; : www.intermatic.com/#sle.
   2. Kele; www.kele.com
   3. Paragon, a brand of Invensys Controls; : www.invensyscontrols.com.
   4. Tork, a division of NSI Industries LLC; : www.tork.com/#sle.
   5. Substitutions: See Section 016000 - Product Requirements.
   6. Source Limitations: Furnish products produced by a single manufacturer and obtained from a single supplier.

B. Stem-Mounted Outdoor Photo Controls:
   1. Description: Direct-wired photo control unit with threaded conduit mounting stem and field-adjustable swivel base, listed and labeled as complying with UL 773A.
   2. Housing: Weatherproof, impact resistant polycarbonate.
   3. Photo Sensor: Cadmium sulfide.
   4. Provide external sliding shield for field adjustment of light level activation.
   5. Light Level Activation: 1 to 5 footcandles turn-on and 3 to 1 turn-off to turn-on ratio with delayed turn-off.
   6. Voltage: 120 V unless otherwise indicated.
   7. Failure Mode: Fails to the on position.
   8. Load Rating: 1,800 W for tungsten load or 1,000 VA for ballast load.
   9. Products:
      a. Intermatic #K4221C
      b. Substitutions: See Section 01600 - Product Requirements

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify that field measurements are as shown on the drawings.

B. Verify that outlet boxes are installed in proper locations and at proper mounting heights and are properly sized to accommodate devices and conductors in accordance with NFPA 70.

C. Verify that openings for outlet boxes are neatly cut and will be completely covered by devices or wall plates.

D. Verify that final surface finishes are complete, including painting.

E. Verify that branch circuit wiring installation is completed, tested, and ready for connection to lighting control devices.

F. Verify that the service voltage and ratings of lighting control devices are appropriate for the service voltage and load requirements at the location to be installed.

G. Verify that conditions are satisfactory for installation prior to starting work.

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3.2 PREPARATION

A. Provide extension rings to bring outlet boxes flush with finished surface.

B. Clean dirt, debris, plaster, and other foreign materials from outlet boxes.

3.3 INSTALLATION

A. Perform work in a neat and workmanlike manner in accordance with NECA 1 and, where applicable, NECA 130.

B. Coordinate locations of outlet boxes provided under Section 260537 as required for installation of lighting control devices provided under this section.
   1. Mounting Heights: As indicated on the drawings.
   2. Orient outlet boxes for vertical installation of lighting control devices unless otherwise indicated.

C. Install lighting control devices in accordance with manufacturer's instructions.

D. Unless otherwise indicated, connect lighting control device grounding terminal or conductor to branch circuit equipment grounding conductor and to outlet box with bonding jumper.

E. Install lighting control devices plumb and level, and held securely in place.

F. Where required and not furnished with lighting control device, provide wall plate in accordance with Section 262726.

G. Provide required supports in accordance with Section 260529.

H. Where applicable, install lighting control devices and associated wall plates to fit completely flush to mounting surface with no gaps and rough opening completely covered without strain on wall plate. Repair or reinstall improperly installed outlet boxes or improperly sized rough openings. Do not use oversized wall plates in lieu of meeting this requirement.

I. Occupancy Sensor Locations:
   1. Location Adjustments: Within the design intent, reasonably minor adjustments to locations may be made in order to optimize coverage and avoid conflicts or problems affecting coverage.
   2. Locate dual technology passive infrared/ultrasonic occupancy sensors a minimum of 4 feet from air supply ducts or other sources of heavy air flow and as per manufacturer's recommendations, in order to minimize false triggers.

J. Outdoor Photo Control Locations:
   1. Where possible, locate outdoor photo controls with photo sensor facing north. If north facing photo sensor is not possible, install with photo sensor facing east, west, or down.
   2. Locate outdoor photo controls so that photo sensors do not face artificial light sources, including light sources controlled by the photo control itself.

K. Install outdoor photo controls so that connections are weatherproof. Do not install photo controls with conduit stem facing up in order to prevent infiltration of water into the photo control.

L. Unless otherwise indicated, install power packs for lighting control devices above accessible ceiling or above access panel in inaccessible ceiling near the sensor location.

M. Unless otherwise indicated, install switches on load side of power packs so that switch does not turn off power pack.

3.4 FIELD QUALITY CONTROL

A. See Section 014000 - Quality Requirements, for additional requirements.

B. Inspect each lighting control device for damage and defects.

C. Test occupancy sensors to verify proper operation, including time delays and ambient light thresholds where applicable. Verify optimal coverage for entire room or area.

D. Test outdoor photo controls to verify proper operation, including time delays where applicable.

E. Correct wiring deficiencies and replace damaged or defective lighting control devices.

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3.5 ADJUSTING

A. Adjust devices and wall plates to be flush and level.

B. Adjust occupancy sensor settings to minimize undesired activations while optimizing energy savings and to achieve desired function as indicated or as directed by Architect.

C. Where indicated or as directed by Architect, install factory masking material or adjust integral blinders on dual technology occupancy sensor lenses to block undesired motion detection.

D. Adjust external sliding shields on outdoor photo controls under optimum lighting conditions to achieve desired turn-on and turn-off activation as indicated or as directed by Architect.

3.6 CLEANING

A. Clean exposed surfaces to remove dirt, paint, or other foreign material and restore to match original factory finish.

3.7 CLOSEOUT ACTIVITIES

A. Training: Train owner's personnel on operation, adjustment, programming, and maintenance of lighting control devices.
   1. Use operation and maintenance manual as training reference, supplemented with additional training materials as required.
   2. Provide minimum of two hours of training.
   3. Instructor: Qualified contractor familiar with the project and with sufficient knowledge of the installed lighting control devices.
   4. Location: At project site.

END OF SECTION 260923

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SECTION 262100

LOW-VOLTAGE ELECTRICAL SERVICE ENTRANCE

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Electrical service requirements.

1.2 RELATED REQUIREMENTS

A. Section 260519 - Low-Voltage Electrical Power Conductors and Cables.

B. Section 260526 - Grounding and Bonding for Electrical Systems.

C. Section 260529 - Hangers and Supports for Electrical Systems.

D. Section 260534 - Conduit.

E. Section 260553 - Identification for Electrical Systems: Identification products and requirements.

F. Section 262413 - Switchboards: Service entrance equipment.

G. Section 262818 - Enclosed Switches: Service entrance equipment.

1.3 REFERENCE STANDARDS

A. IEEE C2 - National Electrical Safety Code; 2012.

B. NECA 1 - Standard for Good Workmanship in Electrical Construction; 2010.

C. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

1.4 ADMINISTRATIVE REQUIREMENTS

A. Coordination:

1. Verify the following with Utility Company representative:
   a. Utility Company requirements, including division of responsibility.
   b. Exact location and details of utility point of connection.
   c. Utility easement requirements.
   d. Utility Company charges associated with providing service.
2. Coordinate the work with other trades to avoid placement of other utilities or obstructions within the spaces dedicated for electrical service and associated equipment.
3. Coordinate arrangement of service entrance equipment with the dimensions and clearance requirements of the actual equipment to be installed.
4. Notify Architect of any conflicts with or deviations from the contract documents. Obtain direction before proceeding with work.

B. Arrange for Utility Company to provide permanent electrical service. Prepare and submit documentation required by Utility Company.

C. Utility Company charges associated with providing permanent service to be paid by Owner.

D. Preinstallation Meeting: Convene one week prior to commencing work of this section to review service requirements and details with Utility Company representative.

E. Scheduling:

1. Arrange for inspections necessary to obtain Utility Company approval of installation.

1.5 QUALITY ASSURANCE

A. Comply with the following:

1. IEEE C2 (National Electrical Safety Code).
2. NFPA 70 (National Electrical Code).
3. The requirements of the Utility Company.

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PART 2 PRODUCTS

2.1 ELECTRICAL SERVICE REQUIREMENTS

A. Provide new electrical service consisting of all required conduits, conductors, equipment, metering provisions, supports, accessories, etc. as necessary for connection between Utility Company point of supply and service entrance equipment.

B. Electrical Service Characteristics:
   1. Service Type: Underground.
   2. Service Voltage: 208Y/120 V, 3 phase, 60 Hz.

C. Utility Company: As indicated on drawings.

D. Division of Responsibility: As indicated on drawings.

E. Products Furnished by Contractor: Comply with Utility Company requirements.

PART 3 EXECUTION

3.1 INSTALLATION

A. Install products in accordance with manufacturer's instructions and Utility Company requirements.

B. Perform work in accordance with NECA 1 (general workmanship).

C. Arrange equipment to provide minimum clearances and required maintenance access.

D. Provide required support and attachment components in accordance with Section 260529.

E. Provide grounding and bonding for service entrance equipment in accordance with Section 260526.

F. Identify service entrance equipment, including main service disconnect(s) in accordance with Section 260553.

END OF SECTION 262100

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SECTION 262413

SWITCHBOARDS

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Switchboards.

1.2 RELATED REQUIREMENTS

A. Section 033000 - Cast-in-Place Concrete: Concrete for supporting foundations and pads.

B. Section 260526 - Grounding and Bonding for Electrical Systems.

C. Section 260529 - Hangers and Supports for Electrical Systems.

D. Section 260553 - Identification for Electrical Systems: Identification products and requirements.

1.3 REFERENCE STANDARDS

A. FS W-C-375 - Circuit Breakers, Molded Case; Branch Circuit and Service; Federal Specification; Revision E, 2013.

B. NECA 1 - Standard for Good Workmanship in Electrical Construction; 2010.

C. NECA 400 - Standard for Installing and Maintaining Switchboards; 2007.

D. NEMA 250 - Enclosures for Electrical Equipment (1000 Volts Maximum); 2014.

E. NEMA PB 2 - Deadfront Distribution Switchboards; 2011.

F. NEMA PB 2.1 - General Instructions for Proper Handling, Installation, Operation, and Maintenance of Deadfront Distribution Switchboards Rated 600 Volts or Less; 2013.

G. NETA ATS - Acceptance Testing Specifications for Electrical Power Equipment and Systems; 2013.

H. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

I. UL 489 - Molded-Case Circuit Breakers, Molded-Case Switches and Circuit Breaker Enclosures; Current Edition, Including All Revisions.

J. UL 869A - Reference Standard for Service Equipment; Current Edition, Including All Revisions.

K. UL 891 - Switchboards; Current Edition, Including All Revisions.

1.4 ADMINISTRATIVE REQUIREMENTS

A. Coordination:

1. Coordinate the work with other trades to avoid placement of ductwork, piping, equipment, or other potential obstructions within the dedicated equipment spaces and working clearances required by NFPA 70.
2. Coordinate arrangement of electrical equipment with the dimensions and clearance requirements of the actual equipment to be installed.
3. Verify with manufacturer that conductor terminations are suitable for use with the conductors to be installed.
4. Coordinate with manufacturer to provide shipping splits suitable for the dimensional constraints of the installation.
5. Notify Architect of any conflicts with or deviations from the contract documents. Obtain direction before proceeding with work.

1.5 SUBMITTALS

A. Product Data: Provide manufacturer's standard catalog pages and data sheets for switchboards, enclosures, overcurrent protective devices, and other installed components and accessories.

B. Shop Drawings: Indicate dimensions, voltage, bus ampacities, overcurrent protective device arrangement and sizes, short circuit current ratings, conduit entry locations, conductor terminal information, and installed features and accessories.

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C. Maintenance Data: Include information on replacement parts and recommended maintenance procedures and intervals.

1.6 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Store in a clean, dry space having a uniform temperature to prevent condensation (including outdoor switchboards, which are not weatherproof until completely and properly installed). Where necessary, provide temporary enclosure space heaters or temporary power for permanent factory-installed space heaters.

1.8 FIELD CONDITIONS

A. Maintain field conditions within required service conditions during and after installation.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Switchboards:
1. Schneider Electric; Square D Products: www.schneider-electric.us/#sle.
2. Siemens Industry, Inc: www.usa.siemens.com/#sle.

B. Source Limitations: Furnish switchboards and associated components produced by the same manufacturer as the other electrical distribution equipment used for this project and obtained from a single supplier.

2.2 SWITCHBOARDS

A. Provide switchboards consisting of all required components, control power transformers, instrumentation and control wiring, accessories, etc. as necessary for a complete operating system.

B. Provide products listed, classified, and labeled as suitable for the purpose intended.

C. Description: Dead-front switchboard assemblies complying with NEMA PB 2, and listed and labeled as complying with UL 891; ratings, configurations and features as indicated on the drawings.

D. Front-Connected Switchboards:
1. Main Device(s): Individually-mounted.
2. Feeder Devices: Panel/group-mounted.
3. Arrangement: Front accessible only (not rear accessible), rear aligned.

E. Service Entrance Switchboards:
1. Listed and labeled as suitable for use as service equipment according to UL 869A.
2. For solidly-grounded wye systems, provide factory-installed main bonding jumper between neutral and ground busses, and removable neutral disconnecting link for testing purposes.
3. Comply with Utility Company requirements for electrical service.
4. Provide switchboard with phase loss protection.
5. Utility Metering Provisions: Provide separate barriered compartment complying with Utility Company requirements where indicated or where required by Utility Company. Include hinged sealable door and provisions for Utility Company current transformers (CTs), potential transformers (PTs), or potential taps as required.

F. Service Conditions:
1. Provide switchboards and associated components suitable for operation under the following service conditions without derating:
a. Altitude: Less than 6,600 feet.
b. Ambient Temperature:
1) Switchboards Containing Molded Case or Insulated Case Circuit Breakers: Between 23 degrees F and 104 degrees F.

G. Short Circuit Current Rating:

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1. Provide switchboards with listed short circuit current rating not less than the available fault current at the installed location as indicated on the drawings.

H. Main Devices: Configure for top or bottom incoming feed as indicated or as required for the installation. Provide separate pull section and/or top-mounted pullbox as indicated or as required to facilitate installation of incoming feed.

I. Bussing: Sized in accordance with UL 891 temperature rise requirements.
1. Through bus (horizontal cross bus) to be fully rated through full length of switchboard (non-tapered). Tapered bus is not permitted.
2. Provide fully rated neutral bus unless otherwise indicated, with a suitable lug for each feeder or branch circuit requiring a neutral connection.
3. Provide solidly bonded equipment ground bus through full length of switchboard, with a suitable lug for each feeder and branch circuit equipment grounding conductor.
4. Phase and Neutral Bus Material: Aluminum.
5. Ground Bus Material: Aluminum.

J. Conductor Terminations: Suitable for use with the conductors to be installed.
1. Line Conductor Terminations:
a. Main and Neutral Lug Material: Aluminum, suitable for terminating aluminum or copper conductors.
b. Main and Neutral Lug Type: Mechanical.
2. Load Conductor Terminations:
a. Lug Material: Aluminum, suitable for terminating aluminum or copper conductors.
b. Lug Type:

K. Enclosures:
1. Environment Type per NEMA 250: Unless otherwise indicated, as specified for the following installation locations:
a. Indoor Clean, Dry Locations: Type 1 or Type 2 (drip-proof).
2. Finish: Manufacturer's standard unless otherwise indicated.

L. Future Provisions:
1. Prepare designated spaces for future installation of devices including bussing, connectors, mounting hardware and all other required provisions.
2. Equip distribution sections with full height vertical bussing to accommodate maximum utilization of space for devices.

M. Surge Protective Devices: Where factory-installed, internally mounted surge protective devices are provided in accordance with Section 264300, list switchboards as a complete assembly including surge protective device.

N. Description: NEMA PB 2 switchboard with electrical ratings and configurations as indicated and specified.

O. Bus Connections: Bolted, accessible from front for maintenance.

P. Ground Bus: Extend length of switchboard.

2.3 OVERCURRENT PROTECTIVE DEVICES

A. Circuit Breakers:
1. Interrupting Capacity:
a. Provide circuit breakers with interrupting capacity as required to provide the short circuit current rating indicated, but not less than specified minimum requirements.
b. Fully Rated Systems: Provide circuit breakers with interrupting capacity not less than the short circuit current rating indicated.
2. Molded Case Circuit Breakers:

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a. Description: Quick-make, quick-break, over center toggle, trip-free, trip-indicating circuit breakers; listed and labeled as complying with UL 489, and complying with FS W-C-375, where applicable; ratings, configurations, and features as indicated on the drawings.

b. Thermal Magnetic Circuit Breakers: For each pole, furnish thermal inverse time-current element for overload protection and magnetic instantaneous tripping element for short circuit protection.

1) Provide field-adjustable magnetic instantaneous trip setting for circuit breaker frame sizes 225 amperes and larger.

c. Electronic Trip Circuit Breakers: Furnish solid state, microprocessor-based, true rms sensing trip units.

1) Provide the following field-adjustable trip response settings:

(a) Long time pickup, adjustable by replacing interchangeable trip unit or by setting dial.

(b) Long time delay.

(c) Short time pickup and delay.

(d) Instantaneous pickup.

2.4 SURGE PROTECTIVE DEVICES

A. See Section 264300 for factory-installed, internally mounted surge protective devices. List and label switchboards containing surge protective devices as a complete assembly including surge protective device.

2.5 SOURCE QUALITY CONTROL

A. Factory test switchboards according to NEMA PB 2, including the following production (routine) tests on each switchboard assembly or component:

1. Dielectric tests.
2. Mechanical operation tests.
3. Grounding of instrument transformer cases test.
4. Electrical operation and control wiring tests, including polarity and sequence tests.
5. Ground-fault sensing equipment test.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify that field measurements are as shown on the drawings.

B. Verify that the ratings and configurations of the switchboards and associated components are consistent with the indicated requirements.

C. Verify that mounting surfaces are ready to receive switchboards.

D. Verify that conditions are satisfactory for installation prior to starting work.

3.2 INSTALLATION

A. Install products in accordance with manufacturer's instructions.

B. Install switchboards in accordance with NECA 1 (general workmanship), NECA 400, and NEMA PB 2.1.

C. Where switchboard is indicated to be mounted with inaccessible side against wall, provide minimum clearance of 1/2 inch between switchboard and wall.

D. Provide required support and attachment components in accordance with Section 260529.

E. Install switchboards plumb and level.

F. Unless otherwise indicated, mount switchboards on properly sized 4 inch high concrete pad constructed in accordance with Section 033000.

G. Provide grounding and bonding in accordance with Section 260526.

H. Install all field-installed devices, components, and accessories.

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I. Where accessories are not self-powered, provide control power source as indicated or required to complete installation.

J. Set field-adjustable ground fault protection pickup and time delay settings as indicated.

K. Provide filler plates to cover unused spaces in switchboards.

L. Identify switchboards in accordance with Section 260553.

M. Install switchboard in locations shown on drawings, according to NEMA PB 2.1.

N. Install in a neat and workmanlike manner, as specified in NECA 400.

O. Tighten accessible bus connections and mechanical fasteners after placing switchboard.

3.3 FIELD QUALITY CONTROL

A. Disconnect surge protective devices (SPDs) prior to performing any high potential testing. Replace SPDs damaged by performing high potential testing with SPDs connected.

B. Perform field inspection and testing in accordance with Section 014000.

C. Inspect and test in accordance with NETA ATS, except Section 4.

D. Perform inspections and tests listed in NETA ATS, Section 7.1.

E. Molded Case and Insulated Case Circuit Breakers: Perform inspections and tests listed in NETA ATS, Section 7.6.1.1 for all main circuit breakers. Tests listed as optional are not required.

3.4 ADJUSTING

A. Adjust tightness of mechanical and electrical connections to manufacturer's recommended torque settings.

B. Adjust alignment of switchboard covers and doors.

C. Adjust all operating mechanisms for free mechanical movement.

D. Tighten bolted bus connections in accordance with manufacturer's instructions.

3.5 CLEANING

A. Clean dirt and debris from switchboard enclosures and components according to manufacturer's instructions.

B. Touch up scratched or marred surfaces to match original finish.

3.6 PROTECTION

A. Protect installed switchboards from subsequent construction operations.

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SECTION 262416

PANELBOARDS

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Lighting and appliance panelboards.

B. Load centers.

C. Overcurrent protective devices for panelboards.

1.2 RELATED REQUIREMENTS

A. Section 260526 - Grounding and Bonding for Electrical Systems.

B. Section 260529 - Hangers and Supports for Electrical Systems.

C. Section 260553 - Identification for Electrical Systems: Identification products and requirements.

D. Section 264300 - Surge Protective Devices.

1.3 REFERENCE STANDARDS

A. NECA 1 - Standard for Good Workmanship in Electrical Construction; 2010.

B. NECA 407 - Standard for Installing and Maintaining Panelboards; 2009.

C. NEMA 250 - Enclosures for Electrical Equipment (1000 Volts Maximum); 2014.

D. NEMA PB 1 - Panelboards; 2011.

E. NEMA PB 1.1 - General Instructions for Proper Installation, Operation and Maintenance of Panelboards Rated 600 Volts or Less; 2013.

F. NETA ATS - Acceptance Testing Specifications for Electrical Power Equipment and Systems; 2013.

G. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

H. UL 50 - Enclosures for Electrical Equipment, Non-Environmental Considerations; Current Edition, Including All Revisions.

I. UL 50E - Enclosures for Electrical Equipment, Environmental Considerations; Current Edition, Including All Revisions.

J. UL 67 - Panelboards; Current Edition, Including All Revisions.

K. UL 489 - Molded-Case Circuit Breakers, Molded-Case Switches and Circuit Breaker Enclosures; Current Edition, Including All Revisions.

L. UL 869A - Reference Standard for Service Equipment; Current Edition, Including All Revisions.

M. UL 943 - Ground-Fault Circuit-Interrupters; Current Edition, Including All Revisions.

N. UL 1699 - Arc-Fault Circuit-Interrupters; Current Edition, Including All Revisions.

1.4 ADMINISTRATIVE REQUIREMENTS

A. Coordination:

1. Coordinate the work with other trades to avoid placement of ductwork, piping, equipment, or other potential obstructions within the dedicated equipment spaces and working clearances for electrical equipment required by NFPA 70.
2. Coordinate arrangement of electrical equipment with the dimensions and clearance requirements of the actual equipment to be installed.
3. Coordinate the work with other trades to provide walls suitable for installation of flush-mounted panelboards where indicated.
4. Verify with manufacturer that conductor terminations are suitable for use with the conductors to be installed.

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5. Notify Architect of any conflicts with or deviations from the contract documents. Obtain direction before proceeding with work.

1.5 SUBMITTALS

A. Product Data: Provide manufacturer's standard catalog pages and data sheets for panelboards, enclosures, overcurrent protective devices, and other installed components and accessories.
   1. Include characteristic trip curves for each type and rating of overcurrent protective device upon request.

B. Shop Drawings: Indicate outline and support point dimensions, voltage, main bus ampacity, overcurrent protective device arrangement and sizes, short circuit current ratings, conduit entry locations, conductor terminal information, and installed features and accessories.
   1. Clearly indicate whether proposed short circuit current ratings are fully rated or, where acceptable, series rated systems.
   2. Include documentation of listed series ratings upon request.

C. Manufacturer's Installation Instructions: Indicate application conditions and limitations of use stipulated by product testing agency. Include instructions for storage, handling, protection, examination, preparation, and installation of product.

D. Project Record Documents: Record actual installed locations of panelboards and actual installed circuiting arrangements.

E. Maintenance Data: Include information on replacement parts and recommended maintenance procedures and intervals.

F. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
   1. Panelboard Keys: Two of each different key.

1.6 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Receive, inspect, handle, and store panelboards in accordance with manufacturer's instructions and NECA 407.

B. Store in a clean, dry space. Maintain factory wrapping or provide an additional heavy canvas or heavy plastic cover to protect units from dirt, water, construction debris, and traffic.

C. Handle carefully in accordance with manufacturer's written instructions to avoid damage to panelboard internal components, enclosure, and finish.

1.8 FIELD CONDITIONS

A. Maintain ambient temperature within the following limits during and after installation of panelboards:
   1. Panelboards Containing Circuit Breakers: Between 23 degrees F and 104 degrees F.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Siemens Industry, Inc: www.usa.siemens.com.

B. Schneider Electric; Square D Products: www.schneider-electric.us/#sle.

C. Substitutions: See Section 016000 - Product Requirements.

D. Source Limitations: Furnish panelboards and associated components produced by the same manufacturer as the other electrical distribution equipment used for this project and obtained from a single supplier.

2.2 ALL PANELBOARDS

A. Provide products listed and labeled by testing firm acceptable to the authority having jurisdiction as suitable for the purpose indicated.

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B. Unless otherwise indicated, provide products suitable for continuous operation under the following service conditions:
   1. Altitude: Less than 6,600 feet.
   2. Ambient Temperature:
      a. Panelboards Containing Circuit Breakers: Between 23 degrees F and 104 degrees F.

C. Short Circuit Current Rating:
   1. Provide panelboards with listed short circuit current rating not less than the available fault current at the installed location as indicated on the drawings.
   2. Listed series ratings are acceptable, except where not permitted by motor contribution according to NFPA 70.
   3. Label equipment utilizing series ratings as required by NFPA 70.

D. Mains: Configure for top or bottom incoming feed as indicated or as required for the installation.

E. Branch Overcurrent Protective Devices: Replaceable without disturbing adjacent devices.

F. Bussing: Sized in accordance with UL 67 temperature rise requirements.
   1. Provide fully rated neutral bus unless otherwise indicated, with a suitable lug for each feeder or branch circuit requiring a neutral connection.
   2. Provide solidly bonded equipment ground bus in each panelboard, with a suitable lug for each feeder and branch circuit equipment grounding conductor.

G. Conductor Terminations: Suitable for use with the conductors to be installed.

H. Enclosures: Comply with NEMA 250, and list and label as complying with UL 50 and UL 50E.
   1. Environment Type per NEMA 250: Unless otherwise indicated, as specified for the following installation locations:
      a. Indoor Clean, Dry Locations: Type 1.
   2. Boxes: Galvanized steel unless otherwise indicated.
      a. Provide wiring gutters sized to accommodate the conductors to be installed.
      b. Increase gutter space as required where sub-feed lugs, feed-through lugs, gutter taps, or oversized lugs are provided.
   3. Fronts:
      a. Fronts for Surface-Mounted Enclosures: Same dimensions as boxes.
      b. Fronts for Flush-Mounted Enclosures: Overlap boxes on all sides to conceal rough opening.
      c. Finish for Painted Steel Fronts: Manufacturer's standard grey unless otherwise indicated.
   4. Lockable Doors: All locks keyed alike unless otherwise indicated.

I. Future Provisions: Prepare all unused spaces for future installation of devices including bussing, connectors, mounting hardware and all other required provisions.

J. Surge Protective Devices: Where factory-installed, internally mounted surge protective devices are provided in accordance with Section 264300, list and label panelboards as a complete assembly including surge protective device.

K. Multi-Section Panelboards: Provide enclosures of the same height, with feed-through lugs and feeders as indicated or as required to interconnect sections.

L. Load centers are not acceptable.

M. Provide the following features and accessories where indicated or where required to complete installation:
   1. Feed-through lugs.
   2. Sub-feed lugs.

2.3 LIGHTING AND APPLIANCE PANELBOARDS

A. Description: Panelboards complying with NEMA PB 1, lighting and appliance branch circuit type, circuit breaker type, and listed and labeled as complying with UL 67; ratings, configurations and features as indicated on the drawings.

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B. Conductor Terminations:
   1. Main and Neutral Lug Material: Aluminum, suitable for terminating aluminum or copper conductors.
   2. Main and Neutral Lug Type: Mechanical.

C. Bussing:
   1. Phase Bus Connections: Arranged for sequential phasing of overcurrent protective devices.
   2. Phase and Neutral Bus Material: Aluminum or copper.
   3. Ground Bus Material: Aluminum or copper.

D. Circuit Breakers: Thermal magnetic bolt-on type unless otherwise indicated.

E. Enclosures:
   1. Provide surface-mounted or flush-mounted enclosures as indicated.
   2. Fronts: Provide lockable hinged door with concealed hinges for access to overcurrent protective device handles without exposing live parts.
   3. Provide clear plastic circuit directory holder mounted on inside of door.

2.4 LOAD CENTERS

A. Description: Circuit breaker type load centers listed and labeled as complying with UL 67; ratings, configurations, and features as indicated on the drawings.

B. Bussing:
   1. Phase Bus Connections: Arranged for sequential phasing of overcurrent protective devices.
   2. Bus Material: Aluminum or copper.

C. Circuit Breakers: Thermal magnetic plug-in type.

D. Enclosures:
   1. Provide flush-mounted enclosures unless otherwise indicated.
   2. Provide circuit directory label on inside of door or individual circuit labels adjacent to circuit breakers.

2.5 OVERCURRENT PROTECTIVE DEVICES

A. Molded Case Circuit Breakers:
   1. Description: Quick-make, quick-break, over center toggle, trip-free, trip-indicating circuit breakers listed and labeled as complying with UL 489; ratings, configurations, and features as indicated on the drawings.
   2. Interrupting Capacity:
      a. Provide circuit breakers with interrupting capacity as required to provide the short circuit current rating indicated.
      b. Fully Rated Systems: Provide circuit breakers with interrupting capacity not less than the short circuit current rating indicated.
      c. Series Rated Systems: Provide circuit breakers listed in combination with upstream devices to provide interrupting rating not less than the short circuit current rating indicated.
   3. Conductor Terminations:
      a. Provide mechanical lugs unless otherwise indicated.
      b. Lug Material: Aluminum, suitable for terminating aluminum or copper conductors.
   4. Thermal Magnetic Circuit Breakers: For each pole, furnish thermal inverse time tripping element for overload protection and magnetic instantaneous tripping element for short circuit protection.
   5. Multi-Pole Circuit Breakers: Furnish with common trip for all poles.
   6. Provide the following circuit breaker types where indicated:
      a. Ground Fault Circuit Interrupter (GFCI) Circuit Breakers: Listed as complying with UL 943, class A for protection of personnel.
      b. Ground Fault Equipment Protection Circuit Breakers: Designed to trip at 30 mA for protection of equipment.

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c. Arc-Fault Circuit Interrupter (AFCI) Circuit Breakers: Combination type listed as complying with UL 1699.
d. 100 Percent Rated Circuit Breakers: Listed for application within the panelboard where installed at 100 percent of the continuous current rating.

7. Provide listed switching duty rated circuit breakers with SWD marking for all branch circuits serving fluorescent lighting.
8. Do not use tandem circuit breakers.
9. Do not use handle ties in lieu of multi-pole circuit breakers.
10. Provide multi-pole circuit breakers for multi-wire branch circuits as required by NFPA 70.
11. Provide the following features and accessories where indicated or where required to complete installation:
    a. Handle Pad-Lock Provision: For locking circuit breaker handle in OFF position.

2.6 SOURCE QUALITY CONTROL

A. Factory test panelboards according to NEMA PB 1.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify that field measurements are as shown on the drawings.

B. Verify that the ratings and configurations of the panelboards and associated components are consistent with the indicated requirements.

C. Verify that mounting surfaces are ready to receive panelboards.

D. Verify that conditions are satisfactory for installation prior to starting work.

3.2 INSTALLATION

A. Install products in accordance with manufacturer's instructions.

B. Install panelboards securely, in a neat and workmanlike manner in accordance with NECA 1 (general workmanship), NECA 407 (panelboards), and NEMA PB 1.1.

C. Arrange equipment to provide minimum clearances in accordance with manufacturer's instructions and NFPA 70.

D. Provide required supports in accordance with Section 260529.

E. Install panelboards plumb.

F. Install flush-mounted panelboards so that trims fit completely flush to wall with no gaps and rough opening completely covered.

G. Mount panelboards such that the highest position of any operating handle for circuit breakers or switches does not exceed 79 inches above the floor or working platform.

H. Provide minimum of six spare 1 inch trade size conduits out of each flush-mounted panelboard stubbed into accessible space above ceiling.

I. Provide grounding and bonding in accordance with Section 260526.

J. Install all field-installed branch devices, components, and accessories.

K. Multi-Wire Branch Circuits: Group grounded and ungrounded conductors together in the panelboard as required by NFPA 70.

L. Provide filler plates to cover unused spaces in panelboards.

M. Provide circuit breaker lock-on devices to prevent unauthorized personnel from de-energizing essential loads where indicated. Also provide for the following:
    1. Fire detection and alarm circuits.
    2. Communications equipment circuits.

N. Identify panelboards in accordance with Section 260553.

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3.3 FIELD QUALITY CONTROL

A. Perform inspection, testing, and adjusting in accordance with Section 014000.

B. Inspect and test in accordance with NETA STD ATS, except Section 4.

C. Molded Case Circuit Breakers: Perform inspections and tests listed in NETA STD ATS, Section 7.6.1.1 for all main circuit breakers. Tests listed as optional are not required.

D. Test GFCI circuit breakers to verify proper operation.

E. Test AFCI circuit breakers to verify proper operation.

F. Correct deficiencies and replace damaged or defective panelboards or associated components.

3.4 ADJUSTING

A. Adjust tightness of mechanical and electrical connections to manufacturer's recommended torque settings.

B. Adjust alignment of panelboard fronts.

3.5 CLEANING

A. Clean dirt and debris from panelboard enclosures and components according to manufacturer's instructions.

B. Repair scratched or marred exterior surfaces to match original factory finish.

END OF SECTION 262416

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SECTION 262717

EQUIPMENT WIRING

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Electrical connections to equipment.

1.2 RELATED REQUIREMENTS

A. Section 260534 - Conduit.

B. Section 260519 - Low-Voltage Electrical Power Conductors and Cables (600 V and Less).

C. Section 260537 - Boxes.

D. Section 262726 - Wiring Devices.

E. Section 262818 - Enclosed Switches.

1.3 REFERENCE STANDARDS

A. NEMA WD 1 - General Color Requirements for Wiring Devices; 1999 (R 2010).

B. NEMA WD 6 - Wiring Devices - Dimensional Specifications; 2012.

C. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

1.4 ADMINISTRATIVE REQUIREMENTS

A. Coordination:

1. Obtain and review shop drawings, product data, manufacturer's wiring diagrams, and manufacturer's instructions for equipment furnished under other sections.
2. Determine connection locations and requirements.

B. Sequencing:

1. Install rough-in of electrical connections before installation of equipment is required.
2. Make electrical connections before required start-up of equipment.

1.5 SUBMITTALS

A. See Section 013000 - Administrative Requirements, for submittal procedures.

B. Product Data: Provide wiring device manufacturer’s catalog information showing dimensions, configurations, and construction.

1.6 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

B. Products: Listed and classified by testing firm acceptable to the authority having jurisdiction as suitable for the purpose specified and indicated.

PART 2 PRODUCTS

2.1 MATERIALS

A. Cords and Caps: NEMA WD 6; match receptacle configuration at outlet provided for equipment.

1. Colors: Conform to NEMA WD 1.
2. Cord Construction: NFPA 70, Type SO, multiconductor flexible cord with identified equipment grounding conductor, suitable for use in damp locations.
3. Size: Suitable for connected load of equipment, length of cord, and rating of branch circuit overcurrent protection.

B. Disconnect Switches: As specified in Section 16412 .

C. Wiring Devices: As specified in Section 262726.

D. Flexible Conduit: As specified in Section 260534.

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E. Wire and Cable: As specified in Section 260519.

F. Boxes: As specified in Section 260537.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify that equipment is ready for electrical connection, wiring, and energization.

3.2 ELECTRICAL CONNECTIONS

A. Make electrical connections in accordance with equipment manufacturer's instructions.

B. Make conduit connections to equipment using flexible metal conduit. Use liquidtight flexible metal conduit with watertight connectors in damp or wet locations.

C. Connect heat producing equipment using wire and cable with insulation suitable for temperatures encountered.

D. Provide receptacle outlet to accommodate connection with attachment plug.

E. Provide cord and cap where field-supplied attachment plug is required.

F. Install suitable strain-relief clamps and fittings for cord connections at outlet boxes and equipment connection boxes.

G. Install disconnect switches, controllers, control stations, and control devices to complete equipment wiring requirements.

H. Install terminal block jumpers to complete equipment wiring requirements.

I. Install interconnecting conduit and wiring between devices and equipment to complete equipment wiring requirements.

END OF SECTION 262717

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SECTION 262726

WIRING DEVICES

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Wall switches.

B. Wall dimmers.

C. Receptacles.

D. Wall plates.

1.2 RELATED REQUIREMENTS

A. Section 260526 - Grounding and Bonding for Electrical Systems.

B. Section 260537 - Boxes.

C. Section 260553 - Identification for Electrical Systems: Identification products and requirements.

D. Section 260923 - Lighting Control Devices: Devices for automatic control of lighting, including occupancy sensors.

E. Section 262717 - Equipment Wiring: Cords and plugs for equipment.

1.3 REFERENCE STANDARDS

A. NECA 1 - Standard for Good Workmanship in Electrical Construction; 2010.

B. NECA 130 - Standard for Installing and Maintaining Wiring Devices; 2010.

C. NEMA WD 1 - General Color Requirements for Wiring Devices; 1999 (R 2010).

D. NEMA WD 6 - Wiring Devices - Dimensional Specifications; 2012.

E. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

F. UL 20 - General-Use Snap Switches; Current Edition, Including All Revisions.

G. UL 498 - Attachment Plugs and Receptacles; Current Edition, Including All Revisions.

H. UL 514D - Cover Plates for Flush-Mounted Wiring Devices; Current Edition, Including All Revisions.

I. UL 943 - Ground-Fault Circuit-Interrupters; Current Edition, Including All Revisions.

1.4 ADMINISTRATIVE REQUIREMENTS

A. Coordination:

1. Coordinate the placement of outlet boxes with millwork, furniture, equipment, etc. installed under other sections or by others.
2. Coordinate wiring device ratings and configurations with the electrical requirements of actual equipment to be installed.
3. Coordinate the installation and preparation of uneven surfaces, such as split face block, to provide suitable surface for installation of wiring devices.
4. Notify Architect of any conflicts or deviations from the contract documents to obtain direction prior to proceeding with work.

B. Sequencing:

1. Do not install wiring devices until final surface finishes and painting are complete.

1.5 SUBMITTALS

A. See Section 013000 - Administrative Requirements, for submittal procedures.

B. Product Data: Provide manufacturer's catalog information showing dimensions, colors, and configurations.

C. Operation and Maintenance Data:

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1. GFI Receptacles: Include information on status indicators and testing procedures and intervals.

D. Project Record Documents: Record actual installed locations of wiring devices.

1.6 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

1.7 DELIVERY, STORAGE, AND PROTECTION

A. Store in a clean, dry space in original manufacturer's packaging until ready for installation.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Arrow Hart, a brand of Cooper Industries; www.cooperindustries.com

B. Hubbell Incorporated; : www.hubbell-wiring.com.

C. Leviton Manufacturing Company, Inc; : www.leviton.com.

D. Pass & Seymour, a brand of Legrand North America, Inc; : www.legrand.us

E. Substitutions: See Section 016000 - Product Requirements.

F. Source Limitations: Where possible, for each type of wiring device furnish products produced by a single manufacturer and obtained from a single supplier.

2.2 APPLICATIONS

A. Provide wiring devices suitable for intended use and with ratings adequate for load served.

B. For single receptacles installed on an individual branch circuit, provide receptacle with ampere rating not less than that of the branch circuit.

C. Provide weather resistant GFI receptacles with specified weatherproof covers for all receptacles installed outdoors or in damp or wet locations.

D. Provide GFI protection for all receptacles installed within 6 feet of sinks.

E. Provide GFCI protection for receptacles installed in kitchens.

F. Provide GFCI protection for receptacles serving electric drinking fountains.

G. Unless noted otherwise, do not use combination switch/receptacle devices.

2.3 ALL WIRING DEVICES

A. Provide products listed and classified by testing firm acceptable to the authority having jurisdiction as suitable for the purpose specified and indicated.

B. Finishes:
1. Wiring Devices Installed in Finished Spaces: Color as selected by Architect with nylon wall plate unless otherwise indicated.
2. Wiring Devices Installed in Unfinished Spaces: Gray with galvanized steel wall plate unless otherwise indicated.
3. Wiring Devices Installed in Wet or Damp Locations: Gray with specified weatherproof cover unless otherwise indicated.

2.4 WALL SWITCHES

A. All Wall Switches: AC only, quiet operating, general-use snap switches with silver alloy contacts, complying with NEMA WD 1 and NEMA WD 6, and listed as complying with UL 20; types as indicated on the drawings.
1. Wiring Provisions: Terminal screws for side wiring and screw actuated binding clamp for back wiring with separate ground terminal screw.

B. Standard Wall Switches: Commercial specification grade, 20 A, 120/277 V with standard toggle type switch actuator and maintained contacts; single pole single throw, double pole single throw, three way, or four way as indicated on the drawings.

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2.5 WALL DIMMERS

A. Wall Dimmers - General Requirements: Solid-state with continuous full-range even control following square law dimming curve, integral radio frequency interference filtering, power failure preset memory, air gap switch accessible without removing wall plate, complying with NEMA WD 1 and NEMA WD 6, and listed as complying with UL 1472; types and ratings suitable for load controlled as indicated on the drawings.

B. Control: Slide control type with separate on/off switch.

C. Power Rating, Unless Otherwise Indicated or Required to Control the Load Indicated on the Drawings:
   1. Incandescent: 2000 W.
   2. 0-10V LED: 1500 VA

2.6 RECEPTACLES

A. All Receptacles: Self-grounding, complying with NEMA WD 1 and NEMA WD 6, and listed as complying with UL 498; types as indicated on the drawings.
   1. Wiring Provisions: Terminal screws for side wiring or screw actuated binding clamp for back wiring with separate ground terminal screw.
   2. NEMA configurations specified are according to NEMA WD 6.

B. Convenience Receptacles:
   1. Standard Convenience Receptacles: Commercial specification grade, 20A, 125V, NEMA 5-20R; single or duplex as indicated on the drawings.
   2. Weather Resistant Convenience Receptacles: Commercial specification grade, 20A, 125V, NEMA 5-20R, listed and labeled as weather resistant type complying with UL 498 Supplement SE suitable for installation in damp or wet locations; single or duplex as indicated on the drawings.
   3. Tamper Resistant Convenience Receptacles (All receptacles in dwelling units): Residential grade, 20A, 125V, NEMA 5-20R, listed and labeled as tamper resistant type; single or duplex as indicated on the drawings.

C. GFI Receptacles:
   1. All GFI Receptacles: Provide with feed-through protection, light to indicate ground fault tripped condition and loss of protection, and list as complying with UL 943, class A.
      a. Provide test and reset buttons of same color as device.
   2. Standard GFI Receptacles: Industrial specification grade, duplex, 20A, 125V, NEMA 5-20R, rectangular decorator style.
   3. Weather Resistant GFI Receptacles: Commercial specification grade, duplex, 20A, 125V, NEMA 5-20R, rectangular decorator style, listed and labeled as weather resistant type complying with UL 498 Supplement SE suitable for installation in damp or wet locations.
   4. Tamper Resistant GFCI Receptacles: Commercial specification grade, duplex, 20A, 125V, NEMA 5-20R, rectangular decorator style, listed and labeled as tamper resistant type.

2.7 WALL PLATES

A. All Wall Plates: Comply with UL 514D.
   1. Configuration: One piece cover as required for quantity and types of corresponding wiring devices.
   2. Size: Standard; .
   3. Screws: Metal with slotted heads finished to match wall plate finish.

B. Nylon Wall Plates: Smooth finish, high-impact thermoplastic.

C. Galvanized Steel Wall Plates: Rounded corners and edges, with corrosion resistant screws.

D. Weatherproof Covers for Damp Locations: Gasketed, cast aluminum, with self-closing hinged cover and corrosion-resistant screws; listed as suitable for use in wet locations with cover closed.

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E. Weatherproof Covers for Wet Locations: Gasketed, cast aluminum, with hinged locking cover and corrosion-resistant screws; listed as suitable for use in wet locations while in use with attachment plugs connected.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify that field measurements are as shown on the drawings.

B. Verify that outlet boxes are installed in proper locations and at proper mounting heights and are properly sized to accommodate devices and conductors in accordance with NFPA 70.

C. Verify that wall openings are neatly cut and will be completely covered by wall plates.

D. Verify that final surface finishes are complete, including painting.

E. Verify that branch circuit wiring installation is completed, tested, and ready for connection to wiring devices.

F. Verify that conditions are satisfactory for installation prior to starting work.

3.2 PREPARATION

A. Provide extension rings to bring outlet boxes flush with finished surface.

B. Clean dirt, debris, plaster, and other foreign materials from outlet boxes.

3.3 INSTALLATION

A. Perform work in a neat and workmanlike manner in accordance with NECA 1 and, where applicable, NECA 130.

B. Coordinate locations of outlet boxes provided under Section 260537 as required for installation of wiring devices provided under this section.
   1. Mounting Heights: As indicated on the drawings.
   2. Orient outlet boxes for vertical installation of wiring devices unless otherwise indicated.
   3. Where multiple receptacles or wall switches are installed at the same location and at the same mounting height, gang devices together under a common wall plate.
   4. Locate wall switches on strike side of door with edge of wall plate 3 inches from edge of door frame. Where locations are indicated otherwise, notify Architect to obtain direction prior to proceeding with work.
   5. Locate receptacles for electric drinking fountains concealed behind drinking fountain according to manufacturer's instructions.

C. Install wiring devices in accordance with manufacturer's instructions.

D. Install permanent barrier between ganged wiring devices when voltage between adjacent devices exceeds 300 V.

E. Where required, connect wiring devices using pigtails not less than 6 inches long. Do not connect more than one conductor to wiring device terminals.

F. Connect wiring devices by wrapping conductor clockwise 3/4 turn around screw terminal and tightening to proper torque specified by the manufacturer. Where present, do not use push-in pressure terminals that do not rely on screw-actuated binding.

G. Unless otherwise indicated, connect wiring device grounding terminal to branch circuit equipment grounding conductor and to outlet box with bonding jumper.

H. Provide GFI receptacles with integral GFI protection at each location indicated. Do not use feed-through wiring to protect downstream devices.

I. Where split-wired duplex receptacles are indicated, remove tabs connecting top and bottom receptacles.

J. Install wiring devices plumb and level with mounting yoke held rigidly in place.

K. Install wall switches with OFF position down.

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L. Install wall dimmers to achieve full rating specified and indicated after derating for ganging as instructed by manufacturer.

M. Do not share neutral conductor on branch circuits utilizing wall dimmers.

N. Install vertically mounted receptacles with grounding pole on bottom and horizontally mounted receptacles with grounding pole on left.

O. Install wall plates to fit completely flush to wall with no gaps and rough opening completely covered without strain on wall plate. Repair or reinstall improperly installed outlet boxes or improperly sized rough openings. Do not use oversized wall plates in lieu of meeting this requirement.

P. Install blank wall plates on junction boxes and on outlet boxes with no wiring devices installed or designated for future use.

Q. Identify wiring devices in accordance with Section 260553.

3.4 FIELD QUALITY CONTROL

A. Perform field inspection, testing, and adjusting in accordance with Section 014000.

B. Inspect each wiring device for damage and defects.

C. Operate each wall switch with circuit energized to verify proper operation.

D. Test each receptacle to verify operation and proper polarity.

E. Test each GFCI receptacle for proper tripping operation according to manufacturer's instructions.

F. Correct wiring deficiencies and replace damaged or defective wiring devices.

3.5 ADJUSTING

A. Adjust devices and wall plates to be flush and level.

3.6 CLEANING

A. Clean exposed surfaces to remove dirt, paint, or other foreign material and restore to match original factory finish.

END OF SECTION 262726

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SECTION 262813

FUSES

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Fuses.

1.2 RELATED REQUIREMENTS

A. Section 262818 - Enclosed Switches: Fusible switches.

1.3 REFERENCE STANDARDS

A. NEMA FU 1 - Low Voltage Cartridge Fuses; 2012.

B. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

C. UL 248-1 - Low-Voltage Fuses - Part 1: General Requirements; Current Edition, Including All Revisions.

D. UL 248-8 - Low-Voltage Fuses - Part 8: Class J Fuses; Current Edition, Including All Revisions.

E. UL 248-12 - Low-Voltage Fuses - Part 12: Class R Fuses; Current Edition, Including All Revisions.

1.4 ADMINISTRATIVE REQUIREMENTS

A. Coordination:
   1. Coordinate fuse clips furnished in equipment provided under other sections for compatibility with indicated fuses.
      a. Fusible Enclosed Switches: See Section 262818.
   2. Coordinate fuse requirements according to manufacturer's recommendations and nameplate data for actual equipment to be installed.
   3. Notify Architect of any conflicts with or deviations from the contract documents. Obtain direction before proceeding with work.

1.5 SUBMITTALS

A. Product Data: Provide manufacturer's standard data sheets including voltage and current ratings, interrupting ratings, time-current curves, and current limitation curves.

B. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
   1. See Section 016000 - Product Requirements, for additional provisions.
   2. Extra Fuses: One set(s) of three for each type and size installed.
   3. Fuse Pullers: One set(s) compatible with each type and size installed.

1.6 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Cooper Bussmann, a division of Cooper Industries: www.cooperindustries.com/#sle.

B. Mersen (formerly Ferraz Shawmut): ferrazshawmut.mersen.com.

C. Littelfuse, Inc: www.littelfuse.com/#sle.

D. Substitutions: See Section 016000 - Product Requirements.

2.2 APPLICATIONS

A. Feeders:
   1. Fusible Switches up to 600 Amperes: Class J, time-delay.

B. General Purpose Branch Circuits: Class RK1, time-delay.

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2.3 FUSES

A. Provide products listed and classified by testing firm acceptable to the authority having jurisdiction as suitable for the purpose indicated.

B. Unless specifically indicated to be excluded, provide fuses for all fusible equipment as required for a complete operating system.

C. Provide fuses of the same type, rating, and manufacturer within the same switch.

D. Comply with UL 248-1.

E. Unless otherwise indicated, provide cartridge type fuses complying with NEMA FU 1, Class and ratings as indicated.

F. Voltage Rating: Suitable for circuit voltage.

G. Class R Fuses: Comply with UL 248-12.

H. Class J Fuses: Comply with UL 248-8.

I. Selectivity: Where the requirement for selectivity is indicated, furnish products as required to achieve selective coordination.

J. Provide the following accessories where indicated or where required to complete installation:
   1. Fuseholders: Compatible with indicated fuses.
   2. Fuse Reducers: For adapting indicated fuses to permit installation in switch designed for fuses with larger ampere ratings.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify that fuse ratings are consistent with circuit voltage and manufacturer's recommendations and nameplate data for equipment.

B. Verify that conditions are satisfactory for installation prior to starting work.

3.2 INSTALLATION

A. Do not install fuses until circuits are ready to be energized.

B. Install fuses with label oriented such that manufacturer, type, and size are easily read.

END OF SECTION 262813

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SECTION 262818

ENCLOSED SWITCHES

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Enclosed safety switches.

1.2 RELATED REQUIREMENTS

A. Section 260526 - Grounding and Bonding for Electrical Systems.

B. Section 260529 - Hangers and Supports for Electrical Systems.

C. Section 260553 - Identification for Electrical Systems: Identification products and requirements.

D. Section 262813 - Fuses.

1.3 REFERENCE STANDARDS

A. NECA 1 - Standard for Good Workmanship in Electrical Construction; 2010.

B. NEMA 250 - Enclosures for Electrical Equipment (1000 Volts Maximum); 2014.

C. NEMA KS 1 - Heavy Duty Enclosed and Dead-Front Switches (600 Volts Maximum); 2013.

D. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

E. UL 50 - Enclosures for Electrical Equipment, Non-Environmental Considerations; Current Edition, Including All Revisions.

F. UL 50E - Enclosures for Electrical Equipment, Environmental Considerations; Current Edition, Including All Revisions.

G. UL 98 - Enclosed and Dead-Front Switches; Current Edition, Including All Revisions.

1.4 ADMINISTRATIVE REQUIREMENTS

A. Coordination:

1. Coordinate the work with other trades. Avoid placement of ductwork, piping, equipment, or other potential obstructions within the dedicated equipment spaces and within working clearances for electrical equipment required by NFPA 70.
2. Coordinate arrangement of electrical equipment with the dimensions and clearance requirements of the actual equipment to be installed.
3. Verify with manufacturer that conductor terminations are suitable for use with the conductors to be installed.
4. Notify Architect of any conflicts with or deviations from the contract documents. Obtain direction before proceeding with work.

1.5 SUBMITTALS

A. See Section 013000 - Administrative Requirements, for submittal procedures.

B. Product Data: Provide manufacturer's standard catalog pages and data sheets for enclosed switches and other installed components and accessories.

C. Shop Drawings: Indicate outline and support point dimensions, voltage and current ratings, short circuit current ratings, conduit entry locations, conductor terminal information, and installed features and accessories.

D. Manufacturer's Installation Instructions: Indicate application conditions and limitations of use stipulated by product testing agency. Include instructions for storage, handling, protection, examination, preparation, installation, and starting of product.

E. Project Record Documents: Record actual locations of enclosed switches.

F. Maintenance Data: Include information on replacement parts and recommended maintenance procedures and intervals.

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1.6 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Store in a clean, dry space. Maintain factory wrapping or provide an additional heavy canvas or heavy plastic cover to protect units from dirt, water, construction debris, and traffic.

B. Handle carefully in accordance with manufacturer's written instructions to avoid damage to enclosed switch internal components, enclosure, and finish.

1.8 FIELD CONDITIONS

A. Maintain ambient temperature between -22 degrees F and 104 degrees F during and after installation of enclosed switches.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Siemens Industry, Inc: www.usa.siemens.com.

B. Schneider Electric; Square D Products: www.schneider-electric.us/#sle.

C. Substitutions: See Section 016000 - Product Requirements.

D. Source Limitations: Furnish enclosed switches and associated components produced by the same manufacturer as the other electrical distribution equipment used for this project and obtained from a single supplier.

2.2 ENCLOSED SAFETY SWITCHES

A. Description: Quick-make, quick-break, enclosed safety switches complying with NEMA KS 1, type HD (heavy duty), and listed and labeled as complying with UL 98; ratings, configurations, and features as indicated on the drawings.

B. Provide products listed and labeled by testing firm acceptable to the authority having jurisdiction as suitable for the purpose specified and indicated.

C. Unless otherwise indicated, provide products suitable for continuous operation under the following service conditions:
   1. Altitude: Less than 6,600 feet.
   2. Ambient Temperature: Between -22 degrees F and 104 degrees F.

D. Horsepower Rating: Suitable for connected load.

E. Voltage Rating: Suitable for circuit voltage.

F. Provide with switch blade contact position that is visible when the cover is open.

G. Fuse Clips for Fusible Switches: As required to accept fuses indicated.
   1. Where NEMA Class R fuses are installed, provide rejection feature to prevent installation of fuses other than Class R.

H. Conductor Terminations: Suitable for use with the conductors to be installed.

I. Provide insulated, groundable fully rated solid neutral assembly where a neutral connection is required, with a suitable lug for terminating each neutral conductor.

J. Provide solidly bonded equipment ground bus in each enclosed safety switch, with a suitable lug for terminating each equipment grounding conductor.

K. Enclosures: Comply with NEMA KS 1 and NEMA 250, and list and label as complying with UL 50 and UL 50E.
   1. Environment Type per NEMA 250: Unless otherwise indicated, as specified for the following installation locations:
      a. Indoor Clean, Dry Locations: Type 1.
      b. Outdoor Locations: Type 3R.

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2. Finish for Painted Steel Enclosures: Manufacturer's standard, factory applied grey unless otherwise indicated.

L. Provide safety interlock to prevent opening the cover with the switch in the ON position with capability of overriding interlock for testing purposes.

M. Heavy Duty Switches:
1. Conductor Terminations:
   a. Provide mechanical lugs unless otherwise indicated.
   b. Lug Material: Aluminum, suitable for terminating aluminum or copper conductors.
2. Provide externally operable handle with means for locking in the OFF position, capable of accepting three padlocks.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify that field measurements are as shown on the drawings.

B. Verify that the ratings of the enclosed switches are consistent with the indicated requirements.

C. Verify that mounting surfaces are ready to receive enclosed safety switches.

D. Verify that conditions are satisfactory for installation prior to starting work.

3.2 INSTALLATION

A. Install enclosed switches in accordance with manufacturer's instructions.

B. Install enclosed switches securely, in a neat and workmanlike manner in accordance with NECA 1.

C. Arrange equipment to provide minimum clearances in accordance with manufacturer's instructions and NFPA 70.

D. Provide required supports in accordance with Section 260529.

E. Install enclosed switches plumb.

F. Except where indicated to be mounted adjacent to the equipment they supply, mount enclosed switches such that the highest position of the operating handle does not exceed 79 inches above the floor or working platform.

G. Provide grounding and bonding in accordance with Section 260526.

H. Provide fuses complying with Section 262813 for fusible switches as indicated or as required by equipment manufacturer's recommendations.

I. Identify enclosed switches in accordance with Section 260553.

3.3 FIELD QUALITY CONTROL

A. Perform field inspection, testing, and adjusting in accordance with Section 014000.

B. Correct deficiencies and replace damaged or defective enclosed safety switches or associated components.

3.4 ADJUSTING

A. Adjust tightness of mechanical and electrical connections to manufacturer's recommended torque settings.

3.5 CLEANING

A. Clean dirt and debris from switch enclosures and components according to manufacturer's instructions.

B. Repair scratched or marred exterior surfaces to match original factory finish.

END OF SECTION 262818

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SECTION 264300

SURGE PROTECTIVE DEVICES

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Surge protective devices for service entrance locations.

B. Surge protective devices for branch panelboard locations.

1.2 RELATED REQUIREMENTS

A. Section 260526 - Grounding and Bonding.

B. Section 262413 - Switchboards.

C. Section 262416 - Panelboards.

1.3 ABBREVIATIONS AND ACRONYMS

A. SPD: Surge Protective Device.

1.4 REFERENCE STANDARDS

A. NECA 1 - Standard for Good Workmanship in Electrical Construction; 2010.

B. NEMA 250 - Enclosures for Electrical Equipment (1000 Volts Maximum); 2014.

C. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

D. UL 1283 - Standard for Electromagnetic Interference Filters; Current Edition, Including All Revisions.

E. UL 1449 - Standard for Surge Protective Devices; Current Edition, Including All Revisions.

1.5 ADMINISTRATIVE REQUIREMENTS

A. Coordination: Coordinate size and location of overcurrent device compatible with the actual surge protective device and location to be installed. Notify Architect of any conflicts or deviations from the contract documents to obtain direction prior to ordering equipment.

1.6 SUBMITTALS

A. Product Data: Include detailed component information, voltage, surge current ratings, repetitive surge current capacity, voltage protection rating (VPR) for all protection modes, maximum continuous operating voltage (MCOV), nominal discharge current (I-n), short circuit current rating (SCCR), connection means including any required external overcurrent protection, enclosure ratings, outline and support point dimensions, weight, service condition requirements, and installed features.

B. Shop Drawings: Include wiring diagrams showing all factory and field connections with wire and circuit breaker/fuse sizes.

C. Certificates: Manufacturer's documentation of listing for compliance with the following standards:
   1. UL 1449.
   2. UL 1283 (for Type 2 SPDs).

D. Manufacturer's Installation Instructions: Include application conditions and limitations of use stipulated by product testing agency. Include instructions for storage, handling, protection, examination, preparation, and installation of product.

E. Operation and Maintenance Data: Include information on status indicators and recommended maintenance procedures and intervals.

F. Warranty: Submit sample of manufacturer's warranty and documentation of final executed warranty completed in Owner's name and registered with manufacturer.

G. Project Record Documents: Record actual connections and locations of surge protective devices.

1.7 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

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1.8 DELIVERY, STORAGE, AND PROTECTION

A. Store in a clean, dry space in accordance with manufacturer's written instructions.

1.9 FIELD CONDITIONS

A. Maintain field conditions within manufacturer's required service conditions during and after installation.

1.10 WARRANTY

A. Manufacturer's Warranty: Provide minimum ten year warranty covering repair or replacement of surge protective devices showing evidence of failure due to defective materials or workmanship.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Field-installed, Externally Mounted Surge Protective Devices:
   1. Advanced Protection Technologies, Inc (APT); : www.aptspd.com.
   2. Current Technology; a brand of Thomas & Betts Power Solutions; : www.tnbpowersolutions.com.
   3. General Electric Company; : www.geindustrial.com.
   4. Square D; Schneider Electric; www.schneider-electric.com
   5. Eaton Corporaton; www.eaton.com/electrical
   6. Siemens Industry, Inc.; www.sea.siemens.com
   7. Substitutions: See Section 016000 - Product Requirements.

B. Factory-installed, Internally Mounted Surge Protective Devices:
   1. Same as manufacturer of equipment containing surge protective device, to provide a complete listed assembly including SPD.

C. Source Limitations: Furnish surge protective devices produced by a single manufacturer and obtained from a single supplier.

2.2 ALL SURGE PROTECTIVE DEVICES

A. Description: Factory-assembled surge protective devices (SPDs) for 60 Hz service, listed and classified by testing firm acceptable to the authority having jurisdiction as suitable for the purpose specified and indicated; system voltage as indicated on the drawings.

B. Protected Modes:
   1. Wye Systems: L-N, L-G, N-G, L-L.

C. UL 1449 Voltage Protection Ratings (VPRs):
   1. 208Y/120V System Voltage: Not more than 700 V for L-N, L-G, and N-G modes and 1000 V for L-L mode.

D. UL 1449 Maximum Continuous Operating Voltage (MCOV): Not less than 115% of nominal system voltage.

E. Response Time: Less than one nanosecond

F. Enclosure Environment Type per NEMA 250: Unless otherwise indicated, as specified for the following installation locations:
   1. Indoor clean, dry locations: Type 1 or Type 4x.

G. Equipment Containing Factory-installed, Internally Mounted SPDs: Listed and labeled as a complete assembly including SPD.
   1. Switchboards: See Section 262413.
   2. Panelboards: See Section 262416.

2.3 SURGE PROTECTIVE DEVICES FOR SERVICE ENTRANCE LOCATIONS

A. Unless otherwise indicated, provide field-installed, externally mounted or factory-installed, internally mounted SPDs.

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B. List and label as complying with UL 1449, Type 1 when connected on line side of service disconnect overcurrent device and Type 1 or 2 when connected on load side of service disconnect overcurrent device.

C. List and label as complying with UL 1283 and UL 1449, Type 1.

D. Surge Current Rating: Not less than 240 kA.

E. Repetitive Surge Current Capacity: Not less than 5,000 impulses.

F. UL 1449 Nominal Discharge Current (I-n): 20 kA.

G. UL 1449 Short Circuit Current Rating (SCCR): Not less than 100 kA.

H. Diagnostics:
   1. Protection Status Monitoring: Provide indicator lights to report the protection for each phase.
   2. Alarm Notification: Provide indicator light and audible alarm to report alarm condition. Provide button to manually silence audible alarm.
   3. Remote Status Monitoring: Provide Form C dry type contacts (normally open and normally closed) for remote annunciation of status.

I. Provide surge rated integral disconnect switch for SPDs not connected to a dedicated circuit breaker or fused switch or not direct bus connected.

2.4 SURGE PROTECTIVE DEVICES FOR BRANCH PANELBOARD LOCATIONS

A. Unless otherwise indicated, provide field-installed, externally mounted or factory-installed, internally mounted SPDs.

B. List and label as complying with UL 1449, Type 1 or Type 2.

C. Provide SPDs utilizing field-replaceable modular or non-modular protection circuits.

D. Surge Current Rating: Not less than 60 kA per mode/120 kA per phase.

E. Repetitive Surge Current Capacity: Not less than 5,000 impulses.

F. UL 1449 Nominal Discharge Current (I-n): 20 kA.

G. UL 1449 Short Circuit Current Rating (SCCR): Not less than 100 kA.

H. EMI/RFI Filtering: Provide EMI/RFI filter to attenuate electrical noise; listed as complying with UL 1283 for Type 2 SPDs (UL 1283 listing not available for Type 1 SPDs).

I. Diagnostics:
   1. Protection Status Monitoring: Provide indicator lights to report the protection status.
   2. Alarm Notification: Provide indicator light and audible alarm to report alarm condition. Provide button to manually silence audible alarm.
   3. Remote Status Monitoring: Provide Form C dry type contacts (normally open and normally closed) for remote annunciation of status.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify that field measurements are as shown on the drawings.

B. Verify that the service voltage and configuration marked on the SPD are consistent with the service voltage and configuration at the location to be installed.

C. Verify system grounding and bonding is in accordance with Section 260526, including bonding of neutral and ground for service entrance and separately derived systems where applicable. Do not energize SPD until deficiencies have been corrected.

D. Verify that conditions are satisfactory for installation prior to starting work.

3.2 INSTALLATION

A. Perform work in a neat and workmanlike manner in accordance with NECA 1.

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B. Arrange equipment to provide minimum clearances in accordance with manufacturer's instructions and NFPA 70.

C. Unless indicated otherwise, connect service entrance surge protective device on load side of service disconnect main overcurrent device.

D. Install conductors between SPD and equipment terminations as short and straight as possible, not exceeding manufacturer's recommended maximum conductor length. Breaker locations may be reasonably rearranged in order to provide leads as short and straight as possible. Twist conductors together to reduce inductance.

E. Do not energize SPD until bonding of neutral and ground for service entrance and separately derived systems is complete in accordance with Section 260526 where applicable. Replace SPDs damaged by improper or missing neutral-ground bond.

3.3 FIELD QUALITY CONTROL

A. Procure services of a qualified manufacturer's representative to observe installation and assist in inspection, testing, and adjusting. Include manufacturer's reports with field quality control submittals.

3.4 CLEANING

A. Repair scratched or marred exterior surfaces to match original factory finish.

END OF SECTION 264300

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SECTION 265100

INTERIOR LIGHTING

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Interior luminaires.

B. Emergency lighting units.

C. Exit signs.

D. Ballasts.

E. Fluorescent emergency power supply units.

F. Lamps.

G. Luminaire accessories.

1.2 RELATED REQUIREMENTS

A. Section 260537 - Boxes.

B. Section 260553 - Identification for Electrical Systems: Identification products and requirements.

C. Section 260919 - Enclosed Contactors: Lighting contactors.

D. Section 260923 - Lighting Control Devices: Automatic controls for lighting including occupancy sensors.

E. Section 262726 - Wiring Devices: Manual wall switches.

F. Section 265600 - Exterior Lighting.

1.3 REFERENCE STANDARDS

A. ANSI C82.11 - American National Standard for Lamp Ballasts - High Frequency Fluorescent Lamp Ballasts - Supplements; 2011.

B. IEEE C62.41.2 - Recommended Practice on Characterization of Surges in Low-Voltage (1000 V and less) AC Power Circuits; 2002 (Cor 1, 2012).

C. IES LM-79 - Approved Method: Electrical and Photometric Measurements of Solid-State Lighting Products; Illuminating Engineering Society; 2008.

D. IES LM-80 - Approved Method: Measuring Luminous Flux and Color Maintenance of LED Packages, Arrays, and Modules; Illuminating Engineering Society; 2015.

E. NECA 1 - Standard for Good Workmanship in Electrical Construction; 2010.

F. NECA/IESNA 500 - Standard for Installing Indoor Commercial Lighting Systems; 2006.

G. NECA/IESNA 502 - Standard for Installing Industrial Lighting Systems; 2006.

H. NEMA LE 4 - Recessed Luminaires, Ceiling Compatibility; 2012.

I. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

J. NFPA 101 - Life Safety Code; 2015.

K. UL 924 - Emergency Lighting and Power Equipment; Current Edition, Including All Revisions.

L. UL 935 - Fluorescent-Lamp Ballasts; Current Edition, Including All Revisions.

M. UL 1598 - Luminaires; Current Edition, Including All Revisions.

N. UL 8750 - Light Emitting Diode (LED) Equipment for Use in Lighting Products; Current Edition, Including All Revisions.

1.4 ADMINISTRATIVE REQUIREMENTS

A. Coordination:

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1. Coordinate the installation of luminaires with mounting surfaces installed under other sections or by others. Coordinate the work with placement of supports, anchors, etc. required for mounting. Coordinate compatibility of luminaires and associated trims with mounting surfaces of installed locations.
2. Coordinate the placement of luminaires with structural members, ductwork, piping, equipment, diffusers, fire suppression system components, and other potential conflicts installed under other sections or by others.
3. Coordinate the placement of exit signs with furniture, equipment, signage or other potential obstructions to visibility installed under other sections or by others.
4. Notify Architect of any conflicts or deviations from the contract documents to obtain direction prior to proceeding with work.

1.5 SUBMITTALS

A. Shop Drawings:
1. Indicate dimensions and components for each luminaire that is not a standard product of the manufacturer.

B. Product Data: Provide manufacturer's standard catalog pages and data sheets including detailed information on luminaire construction, dimensions, ratings, finishes, mounting requirements, listings, service conditions, photometric performance, installed accessories, and ceiling compatibility; include model number nomenclature clearly marked with all proposed features.
1. LED Luminaires:
a. Include estimated useful life, calculated based on IES LM-80 test data.
2. Lamps: Include rated life, color temperature, color rendering index (CRI), and initial and mean lumen output.
3. Fluorescent Emergency Power Supply Unit: Include list of compatible lamp configurations and associated lumen output.

C. Manufacturer's Installation Instructions: Indicate application conditions and limitations of use stipulated by product testing agency. Include instructions for storage, handling, protection, examination, preparation, and installation of product.

D. Operation and Maintenance Data: Instructions for each product including information on replacement parts.

E. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
1. See Section 016000 - Product Requirements, for additional provisions.
2. Extra Lamps: Ten percent of total quantity installed for each type, but not less than two of each type.
3. Extra Ballasts: Two percent of total quantity installed for each type, but not less than one of each type.

F. Project Record Documents: Record actual connections and locations of luminaires and any associated remote components.

1.6 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

1.7 DELIVERY, STORAGE, AND PROTECTION

A. Receive, handle, and store products according to NECA/IESNA 500 (commercial lighting), NECA/IESNA 502 (industrial lighting), and manufacturer's written instructions.

B. Keep products in original manufacturer's packaging and protect from damage until ready for installation.

1.8 FIELD CONDITIONS

A. Maintain field conditions within manufacturer's required service conditions during and after installation.

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1.9 WARRANTY

A. See Section 017800 - Closeout Submittals, for additional warranty requirements.

B. Provide two year manufacturer warranty for all linear fluorescent ballasts.

C. Provide five year pro-rata warranty for batteries for emergency lighting units.

D. Provide ten year pro-rata warranty for batteries for self-powered exit signs.

E. Provide five year full warranty for fluorescent emergency power supply units.

PART 2 PRODUCTS

2.1 LUMINAIRE TYPES

A. Furnish products as indicated in luminaire schedule included on the drawings.

B. Substitutions: See Section 016000 - Product Requirements.

2.2 LUMINAIRES

A. Provide products that comply with requirements of NFPA 70.

B. Provide products that are listed and labeled as complying with UL 1598, where applicable.

C. Provide products listed and classified by Underwriters Laboratories Inc. or testing firm acceptable to the authority having jurisdiction as suitable for the purpose specified and indicated.

D. Unless otherwise indicated, provide complete luminaires including lamp(s) and all sockets, ballasts, reflectors, lenses, housings and other components required to position, energize and protect the lamp and distribute the light.

E. Unless specifically indicated to be excluded, provide all required conduit, boxes, wiring, connectors, hardware, supports, trims, accessories, etc. as necessary for a complete operating system.

F. Provide products suitable to withstand normal handling, installation, and service without any damage, distortion, corrosion, fading, discoloring, etc.

G. Recessed Luminaires:
1. Ceiling Compatibility: Comply with NEMA LE 4.

H. Fluorescent Luminaires:
1. Provide ballast disconnecting means complying with NFPA 70 where required.
2. Fluorescent Luminaires Controlled by Occupancy Sensors: Provide programmed start ballasts.
3. Fluorescent Luminaires Controlled by Dual-Level Switching: Provide with two ballasts.

I. LED Luminaires:
1. Components: UL 8750 recognized or listed as applicable.
2. Tested in accordance with IES LM-79 and IES LM-80.
3. LED Estimated Useful Life: Minimum of 50,000 hours at 70 percent lumen maintenance, calculated based on IES LM-80 test data.

J. Luminaires Mounted in Continuous Rows: Provide quantity of units required for length indicated, with all accessories required for joining and aligning.

2.3 EMERGENCY LIGHTING UNITS

A. Description: Emergency lighting units complying with NFPA 101 and all applicable state and local codes, and listed and labeled as complying with UL 924.

B. Operation: Upon interruption of normal power source or brownout condition exceeding 20 percent voltage drop from nominal, solid-state control automatically switches connected lamps to integral battery power for minimum of 90 minutes of rated emergency illumination, and automatically recharges battery upon restoration of normal power source.

C. Battery:
1. Sealed maintenance-free lead calcium unless otherwise indicated.
2. Size battery to supply all connected lamps, including emergency remote heads where indicated.

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D. Diagnostics: Provide power status indicator light and accessible integral test switch to manually activate emergency operation.

E. Provide low-voltage disconnect to prevent battery damage from deep discharge.

F. Self-Diagnostics: Provide units that self-monitor functionality and automatically perform testing required by NFPA 101 where indicated; provide indicator light(s) to report test and diagnostic status.

2.4 EXIT SIGNS

A. All Exit Signs: Internally illuminated with LEDs unless otherwise indicated; complying with NFPA 101 and all applicable state and local codes, and listed and labeled as complying with UL 924.
   1. Number of Faces: Single or double as indicated or as required for the installed location.
   2. Directional Arrows: As indicated or as required for the installed location.

B. Self-Powered Exit Signs:
   1. Operation: Upon interruption of normal power source or brownout condition exceeding 20 percent voltage drop from nominal, solid-state control automatically switches connected lamps to integral battery power for minimum of 90 minutes of rated emergency illumination, and automatically recharges battery upon restoration of normal power source.
   2. Diagnostics: Provide power status indicator light and accessible integral test switch to manually activate emergency operation.
   3. Provide low-voltage disconnect to prevent battery damage from deep discharge.
   4. Self-Diagnostics: Provide units that self-monitor functionality and automatically perform testing required by NFPA 101 where indicated; provide indicator light(s) to report test and diagnostic status.

2.5 BALLASTS

A. Manufacturers:
   1. General Electric Company/GE Lighting; : www.gelighting.com/#sle.
   2. Osram Sylvania; : www.sylvania.com/#sle.
   3. Philips Lighting Electronics/Advance; : www.advance.philips.com.
   4. Substitutions: See Section 016000 - Product Requirements.
   5. Manufacturer Limitations: Where possible, for each type of luminaire provide ballasts produced by a single manufacturer.

B. All Ballasts:
   1. Provide ballasts containing no polychlorinated biphenyls (PCBs).
   2. Minimum Efficiency/Efficacy: Provide ballasts complying with all current applicable federal and state ballast efficiency/efficacy standards.

C. Fluorescent Ballasts:
   1. All Fluorescent Ballasts: Unless otherwise indicated, provide high frequency electronic ballasts complying with ANSI C82.11 and listed and labeled as complying with UL 935.
      a. Input Voltage: Suitable for operation at voltage of connected source, with variation tolerance of plus or minus 10 percent.
      b. Total Harmonic Distortion: Not greater than 10 percent.
      c. Power Factor: Not less than 0.95.
      d. Ballast Factor: Normal ballast factor between 0.85 and 1.15, unless otherwise indicated.
      e. Thermal Protection: Listed and labeled as UL Class P, with automatic reset for integral thermal protectors.
      f. Sound Rating: Class A, suitable for average ambient noise level of 20 to 24 decibels.
      g. Lamp Compatibility: Specifically designed for use with the specified lamp, with no visible flicker.
      h. Lamp Operating Frequency: Greater than 20 kHz, except as specified below.
      i. Lamp Current Crest Factor: Not greater than 1.7.
      j. Lamp Wiring Method:

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1) Programmed Start Ballasts: Provide parallel or series/parallel wired where available; otherwise series wired is acceptable.

k. Provide automatic restart capability to restart replaced lamp(s) without requiring resetting of power.

l. Provide end of lamp life automatic shut down circuitry for T5 and smaller diameter lamp ballasts.

m. Surge Tolerance: Capable of withstanding characteristic surges according to IEEE C62.41.2, location category A.

n. Electromagnetic Interference/Radio Frequency Interference (EMI/RFI) Limits: Comply with FCC requirements of CFR, Title 47, Part 18, for Class A, non-consumer application.

o. Ballast Marking: Include wiring diagrams with lamp connections.

2. Non-Dimming Fluorescent Ballasts:

a. Lamp Starting Method:

1) T8 Lamp Ballasts: Programmed start unless otherwise indicated.

2) T5 Lamp Ballasts: Programmed start unless otherwise indicated.

3) Compact Fluorescent Lamp Ballasts: Programmed start unless otherwise indicated.

b. Lamp Starting Temperature: Capable of starting standard lamp(s) at a minimum of 0 degrees F, and energy saving lamp(s) at a minimum of 60 degrees F unless otherwise indicated.

D. Dimmable LED Drivers:

1. Dimming Range: Continuous dimming from 100 percent to five percent relative light output unless dimming capability to lower level is indicated, without flicker.

2. Control Compatibility: Fully compatible with the dimming controls to be installed.

2.6 FLUORESCENT EMERGENCY POWER SUPPLY UNITS

A. Manufacturers:

1. Iota Engineering, LLC; _____: www.iotaengineering.com/#sle.

2. Philips Emergency Lighting/Bodine; _____: www.bodine.com/#sle.

3. Substitutions: See Section 016000 - Product Requirements.

4. Manufacturer Limitations: Where possible, for each type of luminaire provide fluorescent emergency power supply units produced by a single manufacturer.

B. Description: Self-contained fluorescent emergency power supply units suitable for use with indicated luminaires, complying with NFPA 101 and all applicable state and local codes, and listed and labeled as complying with UL 924.

C. Compatibility:

1. Ballasts: Compatible with electronic, standard magnetic, energy saving, and dimming AC ballasts, including those with end of lamp life shutdown circuits.

2. Lamps: Compatible with low-mercury lamps.

D. Operation: Upon interruption of normal power source, solid-state control automatically switches connected lamp(s) to the fluorescent emergency power supply for minimum of 90 minutes of rated emergency illumination, and automatically recharges battery upon restoration of normal power source.

E. Battery: Sealed maintenance-free high-temperature nickel cadmium unless otherwise indicated.

F. Emergency Illumination Output:

1. As indicated in Light Fixture Schedule

G. Diagnostics: Provide accessible and visible multi-chromatic combination test switch/indicator light to display charge, test, and diagnostic status and to manually activate emergency operation.

H. Operating Temperature: From 32 degrees F to 122 degrees F unless otherwise indicated or required for the installed location.

2.7 LAMPS

A. Manufacturers:

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1. General Electric Company/GE Lighting; _____: www.gelighting.com/#sle.
2. Osram Sylvania; _____: www.sylvania.com/#sle.
3. Philips Lighting Company; _____: www.lighting.philips.com.
4. Substitutions: See Section 016000 - Product Requirements.
5. Manufacturer Limitations: Where possible, provide lamps produced by a single manufacturer.

B. All Lamps:
1. Unless explicitly excluded, provide new, compatible, operable lamps in each luminaire.
2. Verify compatibility of specified lamps with luminaires to be installed. Where lamps are not specified, provide lamps per luminaire manufacturer's recommendations.
3. Minimum Efficiency: Provide lamps complying with all current applicable federal and state lamp efficiency standards.
4. Color Temperature Consistency: Unless otherwise indicated, for each type of lamp furnish products which are consistent in perceived color temperature. Replace lamps that are determined by the Architect to be inconsistent in perceived color temperature.

C. Incandescent Lamps: Wattage and bulb type as indicated, with base type as required for lighting fixture; 130 V rated.
1. Non-Reflector Type Incandescent Lamps: Inside frosted lamp finish unless otherwise indicated.

D. Compact Fluorescent Lamps: Wattage and bulb type as indicated, with base type as required for luminaire.
1. Low Mercury Content: Provide lamps that pass the EPA Toxicity Characteristic Leaching Procedure (TCLP) test for characteristic hazardous waste.
2. Correlated Color Temperature (CCT): 3,000 K unless otherwise indicated.
3. Color Rendering Index (CRI): Not less than 80.
4. Average Rated Life: Not less than 10,000 hours for an operating cycle of three hours per start.

E. Linear Fluorescent Lamps: Wattage and bulb type as indicated, with base type as required for luminaire.
1. Low Mercury Content: Provide lamps that pass the EPA Toxicity Characteristic Leaching Procedure (TCLP) test for characteristic hazardous waste.
2. T8 Linear Fluorescent Lamps:
a. Correlated Color Temperature (CCT): 3,000 K unless otherwise indicated.
b. Color Rendering Index (CRI): Not less than 80.
c. Average Rated Life: Not less than 20,000 hours for an operating cycle of three hours per start.
3. T5 Linear Fluorescent Lamps:
a. Correlated Color Temperature (CCT): 3,000 K unless otherwise indicated.
b. Color Rendering Index (CRI): Not less than 80.
c. Average Rated Life: Not less than 20,000 hours for an operating cycle of three hours per start.

2.8 ACCESSORIES

A. Stems for Suspended Luminaires: Steel tubing, minimum 1/2" size, factory finished to match luminaire or field-painted as directed.

B. Threaded Rods for Suspended Luminaires: Zinc-plated steel, minimum 1/4" size, field-painted as directed.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify that field measurements are as shown on the drawings.

B. Verify that outlet boxes are installed in proper locations and at proper mounting heights and are properly sized to accommodate conductors in accordance with NFPA 70.

C. Verify that suitable support frames are installed where required.

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D. Verify that branch circuit wiring installation is completed, tested, and ready for connection to luminaires.

E. Verify that conditions are satisfactory for installation prior to starting work.

3.2 PREPARATION

A. Provide extension rings to bring outlet boxes flush with finished surface.

B. Clean dirt, debris, plaster, and other foreign materials from outlet boxes.

3.3 INSTALLATION

A. Coordinate locations of outlet boxes provided under Section 260537 as required for installation of luminaires provided under this section.

B. Install products according to manufacturer's instructions.

C. Install luminaires securely, in a neat and workmanlike manner, as specified in NECA 1 (general workmanship), NECA 500 (commercial lighting), and NECA 502 (industrial lighting).

D. Install luminaires plumb and square and aligned with building lines and with adjacent luminaires.

E. Suspended Ceiling Mounted Luminaires:
1. Do not use ceiling tiles to bear weight of luminaires.
2. Do not use ceiling support system to bear weight of luminaires unless ceiling support system is certified as suitable to do so.
3. Secure surface-mounted and recessed luminaires to ceiling support channels or framing members or to building structure.
4. Secure pendant-mounted luminaires to building structure.
5. Secure lay-in luminaires to ceiling support channels using listed safety clips at four corners.
6. In addition to ceiling support wires, provide two galvanized steel safety wire(s), minimum 12 gage, connected from opposing corners of each recessed luminaire to building structure.
7. See appropriate Division 9 section where suspended grid ceiling is specified for additional requirements.

F. Recessed Luminaires:
1. Install trims tight to mounting surface with no visible light leakage.
2. Non-IC Rated Luminaires: Maintain required separation from insulation and combustible materials according to listing.

G. Suspended Luminaires:
1. Unless otherwise indicated, specified mounting heights are to bottom of luminaire.
2. Install using the suspension method indicated, with support lengths and accessories as required for specified mounting height.
3. Provide minimum of two supports for each luminaire equal to or exceeding 4 feet in length, with no more than 4 feet between supports.
4. Install canopies tight to mounting surface.
5. Unless otherwise indicated, support pendants from swivel hangers.

H. Wall-Mounted Luminaires: Unless otherwise indicated, specified mounting heights are to center of luminaire.

I. Install accessories furnished with each luminaire.

J. Bond products and metal accessories to branch circuit equipment grounding conductor.

K. Fluorescent Luminaires Controlled by Dual-Level Switching: Connect such that each switch controls the same corresponding lamps in each luminaire.

L. Emergency Lighting Units:
1. Unless otherwise indicated, connect unit to unswitched power from same circuit feeding normal lighting in same room or area. Bypass local switches, contactors, or other lighting controls.

M. Exit Signs:

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1. Unless otherwise indicated, connect unit to unswitched power from same circuit feeding normal lighting in same room or area. Bypass local switches, contactors, or other lighting controls.

N. Fluorescent Emergency Power Supply Units:
1. For field-installed units, install inside luminaire unless otherwise indicated. Where installation inside luminaire is not possible, install on top of luminaire.
2. Unless otherwise indicated, connect unit to unswitched power from same circuit feeding normal ballast(s) in luminaire. Bypass local switches, contactors, or other lighting controls.

O. Install lamps in each luminaire.

P. Lamp Burn-In: Operate lamps at full output for prescribed period per manufacturer's recommendations prior to use with any dimming controls. Replace lamps that fail prematurely due to improper lamp burn-in.

3.4 FIELD QUALITY CONTROL

A. See Section 014000 - Quality Requirements, for additional requirements.

B. Inspect each product for damage and defects.

C. Operate each luminaire after installation and connection to verify proper operation.

D. Test self-powered exit signs, emergency lighting units, and fluorescent emergency power supply units to verify proper operation upon loss of normal power supply.

E. Correct wiring deficiencies and repair or replace damaged or defective products. Repair or replace excessively noisy ballasts as determined by Architect.

3.5 ADJUSTING

A. Aim and position adjustable luminaires to achieve desired illumination as indicated or as directed by Architect. Secure locking fittings in place.

B. Aim and position adjustable emergency lighting unit lamps to achieve optimum illumination of egress path as required or as directed by Architect or authority having jurisdiction.

C. Exit Signs with Field-Selectable Directional Arrows: Set as indicated or as required to properly designate egress path as directed by Architect or authority having jurisdiction.

3.6 CLEANING

A. Clean surfaces according to NECA 500 (commercial lighting), NECA 502 (industrial lighting), and manufacturer's instructions to remove dirt, fingerprints, paint, or other foreign material and restore finishes to match original factory finish.

3.7 CLOSEOUT ACTIVITIES

A. Just prior to Substantial Completion, replace all lamps that have failed.

3.8 PROTECTION

A. Protect installed luminaires from subsequent construction operations.

END OF SECTION 265100

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SECTION 265600
EXTERIOR LIGHTING

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Exterior luminaires.

B. Poles and accessories.

1.2 RELATED REQUIREMENTS

A. Section 033000 - Cast-in-Place Concrete: Materials and installation requirements for concrete bases for poles.

B. Section 260526 - Grounding and Bonding for Electrical Systems.

C. Section 260537 - Boxes.

D. Section 260919 - Enclosed Contactors: Lighting contactors.

E. Section 260923 - Lighting Control Devices: Automatic controls for lighting including outdoor photo controls.

1.3 REFERENCE STANDARDS

A. ANSI C82.4 - American National Standard for Ballasts for High-Intensity-Discharge and Low-Pressure Sodium Lamps (Multiple-Supply Type); 2002.

B. IES LM-79 - Approved Method: Electrical and Photometric Measurements of Solid-State Lighting Products; Illuminating Engineering Society; 2008.

C. IES LM-80 - Approved Method: Measuring Luminous Flux and Color Maintenance of LED Packages, Arrays, and Modules; Illuminating Engineering Society; 2015.

D. NECA 1 - Standard for Good Workmanship in Electrical Construction; 2010.

E. NECA/IESNA 501 - Standard for Installing Exterior Lighting Systems; 2006.

F. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

G. UL 1598 - Luminaires; Current Edition, Including All Revisions.

H. UL 8750 - Light Emitting Diode (LED) Equipment for Use in Lighting Products; Current Edition, Including All Revisions.

1.4 ADMINISTRATIVE REQUIREMENTS

A. Coordination:

1. Coordinate placement of poles and associated foundations with utilities, curbs, sidewalks, trees, walls, fences, striping, etc. installed under other sections or by others. Coordinate elevation to obtain specified foundation height.
2. Notify Architect of any conflicts or deviations from the contract documents to obtain direction prior to proceeding with work.

1.5 SUBMITTALS

A. See Section 013000 - Administrative Requirements, for submittal procedures.

B. Product Data: Provide manufacturer's standard catalog pages and data sheets including detailed information on luminaire construction, dimensions, ratings, finishes, mounting requirements, listings, service conditions, photometric performance, weight, effective projected area (EPA), and installed accessories; include model number nomenclature clearly marked with all proposed features.

1. LED Luminaires:
   a. Include estimated useful life, calculated based on IES LM-80 test data.
2. Poles: Include information on maximum supported effective projected area (EPA) and weight for the design wind speed.

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C. Certificates for Poles and Accessories: Manufacturer's documentation that products supplied for this luminaires to be installed.

D. Manufacturer's Installation Instructions: Indicate application conditions and limitations of use stipulated by product testing agency. Include instructions for storage, handling, protection, examination, preparation, installation, and starting of product.

E. Operation and Maintenance Data: Instructions for each product including information on replacement parts.

F. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
   1. Touch-Up Paint: 2 gallons, to match color of pole finish.

G. Project Record Documents: Record actual connections and locations of pole foundations, luminaires, and any pull or junction boxes.

1.6 QUALITY ASSURANCE

A. Conform to requirements of NFPA 70.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Receive, handle, and store products according to NECA/IESNA 501 and manufacturer's written instructions.

B. Keep products in original manufacturer's packaging and protect from damage until ready for installation.

1.8 WARRANTY

A. See Section 017800 - Closeout Submittals, for additional warranty requirements.

B. Provide five year manufacturer warranty for all LED luminaires, including drivers.

PART 2 PRODUCTS

2.1 LUMINAIRE TYPES

A. Furnish products as indicated in luminaire schedule included on the Drawings.

B. Substitutions: See Section 016000 - Product Requirements.

2.2 LUMINAIRES

A. Provide products that comply with requirements of NFPA 70.

B. Provide products that are listed and labeled as complying with UL 1598, where applicable.

C. Provide products listed and classified by testing firm acceptable to the authority having jurisdiction as suitable for the purpose specified and indicated.

D. Unless otherwise indicated, provide complete luminaires including lamp(s) and all sockets, ballasts, reflectors, lenses, housings and other components required to position, energize and protect the lamp and distribute the light.

E. Unless specifically indicated to be excluded, provide all required conduit, boxes, wiring, connectors, hardware, poles, foundations, supports, trims, accessories, etc. as necessary for a complete operating system.

F. Provide products suitable to withstand normal handling, installation, and service without any damage, distortion, corrosion, fading, discoloring, etc.

G. Provide luminaires listed and labeled as suitable for wet locations unless otherwise indicated.

H. LED Luminaires:
   1. Components: UL 8750 recognized or listed as applicable.
   2. Tested in accordance with IES LM-79 and IES LM-80.
   3. LED Estimated Useful Life: Minimum of 50,000 hours at 70 percent lumen maintenance, calculated based on IES LM-80 test data.

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2.3 POLES

A. All Poles:
1. Provide poles and associated support components suitable for the luminaire(s) and associated supports and accessories to be installed.
2. Structural Design Criteria:
a. Wind Load: Include effective projected area (EPA) of luminaire(s) and associated supports and accessories to be installed.
1) Design Wind Speed: 100 miles per hour, with gust factor of 1.3.
b. Dead Load: Include weight of proposed luminaire(s) and associated supports and accessories.
3. Material: Steel, unless otherwise indicated.
4. Shape: Round straight, unless otherwise indicated.
5. Finish: Match luminaire finish, unless otherwise indicated.
6. Mounting: Install on concrete foundation, height as indicated on the drawings, unless otherwise indicated.
7. Unless otherwise indicated, provide with the following features/accessories:
a. Top cap.
b. Handhole.
c. Anchor bolts with leveling nuts or leveling shims.
d. Anchor base cover.

B. Metal Poles: Provide ground lug, accessible from handhole.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify that field measurements are as shown on the drawings.

B. Verify that outlet boxes are installed in proper locations and at proper mounting heights and are properly sized to accommodate conductors in accordance with NFPA 70.

C. Verify that suitable support frames are installed where required.

D. Verify that branch circuit wiring installation is completed, tested, and ready for connection to luminaires.

E. Verify that conditions are satisfactory for installation prior to starting work.

3.2 PREPARATION

A. Provide extension rings to bring outlet boxes flush with finished surface.

B. Clean dirt, debris, plaster, and other foreign materials from outlet boxes.

3.3 INSTALLATION

A. Coordinate locations of outlet boxes provided under Section 260537 as required for installation of luminaires provided under this section.

B. Install products according to manufacturer's instructions.

C. Install luminaires securely, in a neat and workmanlike manner, as specified in NECA 1 (general workmanship) and NECA/IESNA 501 (exterior lighting).

D. Install luminaires plumb and square and aligned with building lines and with adjacent luminaires.

E. Recessed Luminaires:
1. Install trims tight to mounting surface with no visible light leakage.

F. Pole-Mounted Luminaires:
1. Foundation-Mounted Poles:
a. Provide cast-in-place concrete foundations for poles as indicated, in accordance with Section 033000.

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1) Install anchor bolts plumb per template furnished by pole manufacturer.
2) Position conduits to enter pole shaft.

b. Install foundations plumb.
c. Install poles plumb, using leveling nuts or shims as required to adjust to plumb.
d. Tighten anchor bolt nuts to manufacturer's recommended torque.
e. Install non-shrink grout between pole anchor base and concrete foundation, leaving small channel for condensation drainage.
f. Install anchor base covers as indicated.

2. Grounding:
   a. Bond luminaires, metal accessories, metal poles, and foundation reinforcement to branch circuit equipment grounding conductor.
   b. Provide supplementary ground rod electrode as specified in Section 260526 at each pole bonded to grounding system as indicated.
3. Install separate service conductors, 12 AWG copper, from each luminaire down to handhole for connection to branch circuit conductors.

G. Install accessories furnished with each luminaire.

H. Bond products and metal accessories to branch circuit equipment grounding conductor.

I. Install lamps in each luminaire.

3.4 FIELD QUALITY CONTROL

A. Inspect each product for damage and defects.

B. Operate each luminaire after installation and connection to verify proper operation.

C. Correct wiring deficiencies and repair or replace damaged or defective products. Repair or replace excessively noisy ballasts as determined by Architect.

3.5 ADJUSTING

A. Aim and position adjustable luminaires to achieve desired illumination as indicated or as directed by Architect. Secure locking fittings in place.

B. Luminaires with Field-Rotatable Optics: Position optics according to manufacturer's instructions to achieve lighting distribution as indicated or as directed by Architect.

3.6 CLEANING

A. Clean surfaces according to NECA/IESNA 501 and manufacturer's instructions to remove dirt, fingerprints, paint, or other foreign material and restore finishes to match original factory finish.

3.7 PROTECTION

A. Protect installed luminaires from subsequent construction operations.

END OF SECTION 265600

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SECTION 283100

FIRE DETECTION AND ALARM

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Fire alarm system design and installation, including all components, wiring, and conduit.

B. Transmitters for communication with supervising station.

C. Maintenance of fire alarm system under contract for specified warranty period.

1.2 RELATED REQUIREMENTS

A. Section 211300 - Fire-Suppression Sprinkler Systems: Supervisory, alarm, and actuating devices installed in sprinkler system.

B. Section 142010 - Passenger Elevators: Elevator systems monitored and controlled by fire alarm system.

1.3 REFERENCE STANDARDS

A. 36 CFR 1191 - Americans with Disabilities Act (ADA) Accessibility Guidelines for Buildings and Facilities; Architectural Barriers Act (ABA) Accessibility Guidelines; current edition.

B. IEEE C62.41.2 - Recommended Practice on Characterization of Surges in Low-Voltage (1000 V and less) AC Power Circuits; 2002 (Cor 1, 2012).

C. IEEE C62.41 - IEEE Recommended Practice on Surge Voltages in Low-Voltage Power Circuits; 1991 (R1995).

D. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

E. NFPA 72 - National Fire Alarm and Signaling Code; 2016.

F. NFPA 101 - Life Safety Code; 2015.

1.4 SUBMITTALS

A. Proposal Documents: Submit the following with cost/time proposal:
   1. NFPA 72 "Record of Completion", filled out to the extent known at the time.
   2. Manufacturer's detailed data sheet for each control unit, initiating device, and notification appliance.
   3. Certification by Contractor that the system design will comply with the contract documents.
   4. Proposed maintenance contract.

B. Evidence of designer qualifications.

C. Design Documents: Submit all information required for plan review and permitting by authorities having jurisdiction, including but not limited to floor plans, riser diagrams, and description of operation:
   1. Copy (if any) of list of data required by authority having jurisdiction.
   2. NFPA 72 "Record of Completion", filled out to the extent known at the time.
   3. Clear and concise description of operation, with input/output matrix similar to that shown in NFPA 72 Appendix A-7-5-2.2(9), and complete listing of software required.
   4. System zone boundaries and interfaces to fire safety systems.
   5. Location of all components, circuits, and raceways; mark components with identifiers used in control unit programming.
   6. Circuit layouts; number, size, and type of raceways and conductors; conduit fill calculations; spare capacity calculations; notification appliance circuit voltage drop calculations.
   7. List of all devices on each signaling line circuit, with spare capacity indicated.
   8. Manufacturer's detailed data sheet for each component, including wiring diagrams, installation instructions, and circuit length limitations.

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9. Description of power supplies; if secondary power is by battery include calculations demonstrating adequate battery power.
10. Certification by either the manufacturer of the control unit or by the manufacturer of each other component that the components are compatible with the control unit.
11. Certification by the manufacturer of the control unit that the system design complies with the contract documents.
12. Certification by Contractor that the system design complies with the contract documents.

D. Evidence of installer qualifications.

E. Evidence of maintenance contractor qualifications, if different from installer.

F. Inspection and Test Reports:
1. Submit inspection and test plan prior to closeout demonstration.
2. Submit documentation of satisfactory inspections and tests.
3. Submit NFPA 72 "Inspection and Test Form," filled out.

G. Operating and Maintenance Data: Revise and resubmit until acceptable; have one set available during closeout demonstration:
1. Complete set of specified design documents, as approved by authority having jurisdiction.
2. Additional printed set of project record documents and closeout documents, bound or filed in same manuals.
3. Contact information for firm that will be providing contract maintenance and trouble call-back service.
4. List of recommended spare parts, tools, and instruments for testing.
5. Replacement parts list with current prices, and source of supply.
6. Detailed troubleshooting guide and large scale input/output matrix.
7. Preventive maintenance, inspection, and testing schedule complying with NFPA 72; provide printed copy and computer format acceptable to Owner.
8. Detailed but easy to read explanation of procedures to be taken by non-technical administrative personnel in the event of system trouble, when routine testing is being conducted, for fire drills, and when entering into contracts for remodeling.

H. Project Record Documents: Have one set available during closeout demonstration:
1. Complete set of floor plans showing actual installed locations of components, conduit, and zones.
2. "As installed" wiring and schematic diagrams, with final terminal identifications.
3. "As programmed" operating sequences, including control events by device, updated input/output chart, and voice messages by event.

I. Closeout Documents:
1. Certification by manufacturer that the system has been installed in compliance with his installation requirements, is complete, and is in satisfactory operating condition.
2. NFPA 72 "Record of Completion", filled out completely and signed by installer and authorized representative of authority having jurisdiction.
3. Certificate of Occupancy.
4. Maintenance contract.

1.5 QUALITY ASSURANCE

A. Designer Qualifications: Registered engineer, employed by fire alarm control panel manufacturer, Contractor, or installer, with experience designing fire alarm systems in the jurisdictional area of the authorities having jurisdiction.

B. Installer Qualifications: Firm with minimum 3 years documented experience installing fire alarm systems of the specified type and providing contract maintenance service as a regular part of their business.
1. Authorized representative of control unit manufacturer; submit manufacturer's certification that installer is authorized; include name and title of manufacturer's representative making certification.

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2. Installer Personnel: At least 2 years of experience installing fire alarm systems.
3. Supervisor: NICET level III or IV (3 or 4) certified fire alarm technician; furnish name and address.

C. Maintenance Contractor Qualifications: Same entity as installer or different entity with specified qualifications.

D. Product Listing Organization Qualifications: An organization recognized by OSHA as a Nationally Recognized Testing Laboratory (NRTL) and acceptable to authorities having jurisdiction.

1.6 WARRANTY

A. Provide control panel manufacturer's warranty that system components other than wire and conduit are free from defects and will remain so for 1 year after date of Substantial Completion.

B. Provide installer's warranty that the installation is free from defects and will remain so for 1 year after date of Substantial Completion.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Fire Alarm Control Units: Provided their products meet or exceed the performance of the basis of design product, products of the following are acceptable:
1. Honeywell Security & Fire Solutions/Notifier: www.notifier.com/#sle.
2. Siemens Building Technologies, Inc: www.usa.siemens.com/#sle.
3. Provide all control units made by the same manufacturer.

B. Initiating Devices, and Notification Appliances:
1. Same manufacturer as control units.
2. Provide all initiating devices and notification appliances made by the same manufacturer.

C. Substitutions: Not permitted.

2.2 FIRE ALARM SYSTEM

A. Fire Alarm System: Provide a new automatic fire detection and alarm system:
1. Provide all components necessary, regardless of whether shown in the contract documents or not.
2. Protected Premises: Entire building.
3. Comply with the following; where requirements conflict, order of precedence of requirements is as listed:
   a. ADA Standards for Accessible Design.
   b. The requirements of the State Fire Marshal.
   c. The requirements of the local authority having jurisdiction .
   d. Applicable local codes.
   e. The contract documents (drawings and specifications).
   f. NFPA 101.
   g. NFPA 72; where the word "should" is used consider that provision mandatory; where conflicts between requirements require deviation from NFPA 72, identify deviations clearly on design documents.
4. Evacuation Alarm: general evacuation of entire premises.
5. Hearing Impaired Occupants: Provide visible notification devices in all public areas and in dwelling units.
6. Master Control Unit (Panel): New, location shown on plans .
7. Combined Systems: Do not combine fire alarm system with other non-fire systems.

B. Supervising Stations and Fire Department Connections:
1. Public Fire Department Notification: By on-premises supervising station.
2. Remote Supervising Station: UL-listed central station under contract to facility.
3. Means of Transmission to Remote Supervising Station: Digital alarm communicator transmitter (DACT), 2 telephone lines.

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C. Circuits:
   1. Initiating Device Circuits (IDC): Class A, Style D.
   2. Signaling Line Circuits (SLC) : Class A, Style 6.
   3. Notification Appliance Circuits (NAC): Class B, Style Y.

D. Spare Capacity:
   1. Initiating Device Addresses: Minimum 25 percent spare capacity.
   2. Notification Appliance Circuits: Minimum 25 percent spare capacity.
   3. Master Control Unit: Capable of handling all circuits utilized to capacity without requiring additional components other than plug-in control modules.

E. Power Sources:
   1. Primary: Dedicated branch circuits of the facility power distribution system.
   2. Secondary: Storage batteries.
   3. Capacity: Sufficient to operate entire system for period specified by NFPA 72.

2.3 FIRE SAFETY SYSTEMS INTERFACES

A. Supervision: Provide supervisory signals in accordance with NFPA 72 for the following:
   1. Sprinkler/standpipe water control valves.
   2. Fire pump(s).
   3. Elevator shut-down control circuits.

B. Alarm: Provide alarm initiation in accordance with NFPA 72 for the following:
   1. Sprinkler water flow.
   2. Elevator lobby, elevator hoistway, and elevator machine room smoke detectors.
   3. Smoke and heat detectors.
   4. Manual Pull Stations.

C. Elevators:
   1. Elevator lobby, hoistway, and machine room smoke detectors: Elevator recall for fire fighters' service.
   2. Elevator Machine Room and hoistway Heat Detectors: Shut down elevator power prior to hoistway sprinkler activation.

D. Doors:
   1. Door Magnetic Holders: Release upon activation of general alarm.

2.4 COMPONENTS

A. General:
   1. Provide flush mounted units where installed in finish areas; in unfinished areas, surface mounted unit are acceptable.
   2. Provide legible, permanent labels for each control device, using identification used in operation and maintenance data.

B. Fire Alarm Control Units, Initiating Devices, and Notification Appliances: Analog, addressable type; listed by Underwriters Laboratories as suitable for the purpose intended.

C. Master Control Unit: As specified above.

D. Remote Annunciators: LCD display; .

E. Initiating Devices:
   1. Manual Pull Stations: Dual Action, non-coded, RED with white "FIRE" lettering.
   2. Smoke Detectors: Photoelectric, Addressable.
   3. Heat Detectors: Fixed temperature and Rate-of-Rise.
   4. Addressable Interface Devices.
      a. Provide 1 extra.

F. Notification Appliances:
   1. Bells.

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2. Horns: Wall mounted, RED with white "FIRE" lettering, Temporal pattern
3. Strobes: Wall mounted, RED with white "FIRE" lettering, Multi-candela selectable.
4. Horn/Strobes: Wall mounted, RED with white "FIRE" lettering.

G. Miscellaneous:
1. Door Holders: 24V Electromagnetic, Flush wall-mount FM998

H. Circuit Conductors: Copper; provide 200 feet extra; color code and label.

I. Surge Protection: In accordance with IEEE C62.41.2 category B combination waveform and NFPA 70; except for optical fiber conductors.
1. Equipment Connected to Alternating Current Circuits: Maximum let through voltage of 350 V(ac), line-to-neutral, and 350 V(ac), line-to-line; do not use fuses.

J. Locks and Keys: Deliver keys to Owner.

K. Instruction Charts: Printed instruction chart for operators, showing steps to be taken when a signal is received (normal, alarm, supervisory, and trouble); easily readable from normal operator's station.
1. Frame: Stainless steel or aluminum with polycarbonate or glass cover.
2. Provide one for each control unit where operations are to be performed.
3. Obtain approval of Owner prior to mounting; mount in location acceptable to Owner.
4. Provide extra copy with operation and maintenance data submittal.

PART 3 EXECUTION

3.1 INSTALLATION

A. Install in accordance with applicable codes, NFPA 72, NFPA 70, and the contract documents.

B. Conceal all wiring, conduit, boxes, and supports where installed in finished areas.

C. Install instruction cards and labels.

D. Provide one year monitoring service.

E. Verify location of all devices with Architect prior to installation.

3.2 INSPECTION AND TESTING FOR COMPLETION

A. Notify Owner 7 days prior to beginning completion inspections and tests.

B. Notify authorities having jurisdiction and comply with their requirements for scheduling inspections and tests and for observation by their personnel.

C. Provide the services of the installer's supervisor or person with equivalent qualifications to supervise inspection and testing, correction, and adjustments.

D. Prepare for testing by ensuring that all work is complete and correct; perform preliminary tests as required.

E. Provide all tools, software, and supplies required to accomplish inspection and testing.

F. Perform inspection and testing in accordance with NFPA 72 and requirements of local authorities; document each inspection and test.

G. Correct defective work, adjust for proper operation, and retest until entire system complies with contract documents.

3.3 PERSONNEL INSTRUCTION

A. Provide the following instruction to designated Owner personnel:
1. Hands-On Instruction: On-site, using operational system.

B. Administrative: One-hour session(s) covering issues necessary for non-technical administrative staff; classroom:
1. Initial Training: 1 session pre-closeout.

C. Basic Operation: One-hour sessions for attendant personnel, security officers, and engineering staff; combination of classroom and hands-on:

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1. Initial Training: 1 session pre-closeout.

D. Furnish the services of instructors and teaching aids; have copies of operation and maintenance data available during instruction.

3.4 CLOSEOUT

A. Closeout Demonstration: Demonstrate proper operation of all functions to Owner.
   1. Be prepared to conduct any of the required tests.
   2. Have at least one copy of operation and maintenance data, preliminary copy of project record drawings, input/output matrix, and operator instruction chart(s) available during demonstration.
   3. Have authorized technical representative of control unit manufacturer present during demonstration.
   4. Demonstration may be combined with inspection and testing required by authority having jurisdiction; notify authority having jurisdiction in time to schedule demonstration.
   5. Repeat demonstration until successful.

B. Substantial Completion of the project cannot be achieved until inspection and testing is successful and:
   1. Approved operating and maintenance data has been delivered.
   2. All aspects of operation have been demonstrated to Owner.
   3. Final acceptance of the fire alarm system has been given by authorities having jurisdiction.
   4. Occupancy permit has been granted.
   5. Specified pre-closeout instruction is complete.

3.5 MAINTENANCE

A. Provide to Owner, at no extra cost, a written maintenance contract for entire manufacturer's warranty period, to include the work described below.

B. Perform routine inspection, testing, and preventive maintenance required by NFPA 72, including:
   1. Maintenance of fire safety interface and supervisory devices connected to fire alarm system.
   2. Repairs required, unless due to improper use, accidents, or negligence beyond the control of the maintenance contractor.
   3. Record keeping required by NFPA 72 and authorities having jurisdiction.

C. Provide trouble call-back service upon notification by Owner:
   1. Provide on-site response within 2 hours of notification.
   2. Include allowance for call-back service during normal working hours at no extra cost to Owner.
   3. Owner will pay for call-back service outside of normal working hours on an hourly basis, based on actual time spent at site and not including travel time; include hourly rate and definition of normal working hours in maintenance contract.

D. Provide a complete description of preventive maintenance, systematic examination, adjustment, cleaning, inspection, and testing, with a detailed schedule.

E. Maintain a log at each fire alarm control unit, listing the date and time of each inspection and call-back visit, the condition of the system, nature of the trouble, correction performed, and parts replaced. Submit duplicate of each log entry to Owner's representative upon completion of site visit.

F. Comply with Owner's requirements for access to facility and security.

END OF SECTION 283100

LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHAB. (APARTMENTS, COMMERCIAL)

SALINA, **22-3143** **KANSAS**

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SHEET INDEX

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	COVER SHEET
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UFAS1	UNIFORM ACCESSIBILITY STANDARDS DETAILS
UFAS2	UNIFORM ACCESSIBILITY STANDARDS DETAILS
UFAS3	UNIFORM ACCESSIBILITY STANDARDS DETAILS

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D2.2	2nd LEVEL DEMOLITION PLAN
D2.3	3rd (4th/5th) LEVEL DEMOLITION PLAN
D3.1	DEMO EXTERIOR ELEVATIONS
D3.2	DEMO EXTERIOR ELEVATIONS
A1.1	SITE PLAN
A1.2	SITE PLAN DETAILS
A2.0	GENERAL NOTES, PARTITION SCHEDULES & DETAILS
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A2.2	2nd LEVEL FLOOR PLAN
A2.3	3rd (4th/5th) LEVEL FLOOR PLAN
A2.4	BASEMENT FLOOR PLAN
A3.1	EAST/WEST BUILDING ELEVATIONS
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A4.1	ENLARGED STAIR S1 PLANS & PHOTOS
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A6.2	2nd LEVEL FINISH FLOOR PLANS, NOTES
A6.3	3rd (4th/5th) LEVEL FINISH FLOOR PLANS, NOTES
A7.1	1st LEVEL REFLECTED CEILING PLAN, NOTES
A7.2	2nd LEVEL REFLECTED CEILING PLAN, NOTES
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A8.1	HISTORIC INTERIOR ELEVATIONS
A8.2	COMMON SPACE INTERIOR ELEVATIONS
A9.1	UNIT ENLARGED BATH PLANS & ELEVATIONS
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A9.6	COMMON SPACE CASEWORK/MAIL DETAILS
A10.1	WINDOW SCHEDULE & NOTES
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CIVIL

01	SITE AND UTILITY PLAN
02	DETAIL SHEET

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E1.6	FIFTH FLOOR ELECTRICAL PLAN
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E6.1	SCHEDULES AND DETAILS
E6.2	RISER DIAGRAMS AND SCHEDULES
E6.3	PANEL SCHEDULES
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P6.1	SCHEDULES AND DETAILS
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P9.2	WASTE AND VENT RISER DIAGRAMS
P9.3	WASTE AND VENT RISER DIAGRAMS

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PERMIT/BID SET 9-19-25

REFERENCE LEGEND

- 1–A1 — DETAIL REFERENCE REF # – SHT. #
- A–A1 SIM — DETAIL REFERENCE REF # – SHT #
- A / A1.1 — INTERIOR ELEVATION REFERENCE
- 100'–0" FIN. FLR. — ELEVATION DESIGNATION
- 1 — DOOR MARK
- A — WINDOW MARK
- 4 — PARTITION MARK
- CUT LINE
- 1 — REVISIONS
- WAITING 101 — ROOM NAME & NUMBER
- A–A1 — PROJECTED VIEW OF PHOTOGRAPH REF # – SHT. #
- SB 10'–0" (BTM) — CEILING ELEVATION & MATERIAL
- PROJECT NORTH / TRUE NORTH
- A DETAIL SCALE — DRAWING NAME, DRAWING SCALE, DRAWING REF #

CONSULTANTS

Civil Engineer ;

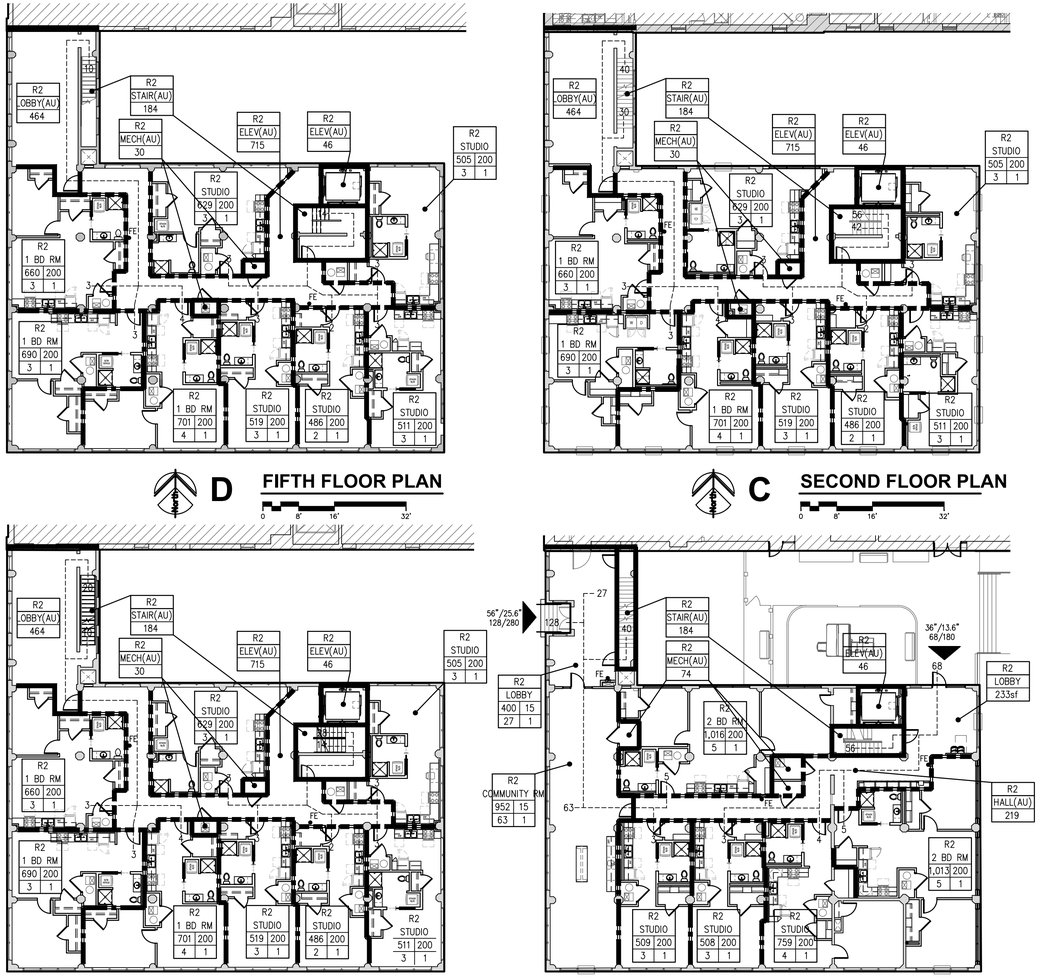
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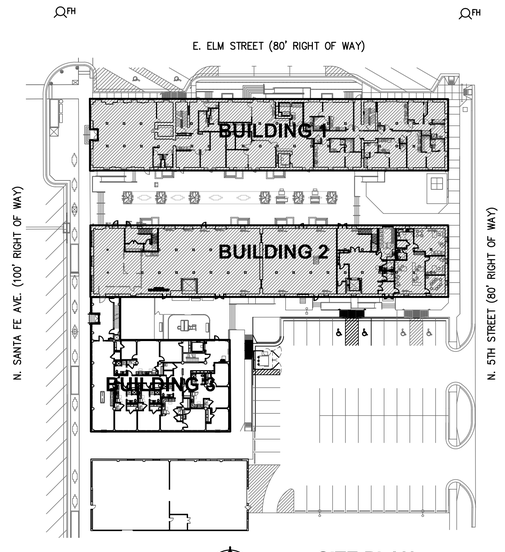
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fax (620) 665-0218
info@echutch.com





PROJECT INFORMATION

TYPE OF CONSTRUCTION	INTERIOR REMODEL
FACILITY NAME	THE LEE LOFTS, BUILDING 3
FACILITY ADDRESS	248 N. SANTA FE AVE. SALINA, KANSAS 67401
COUNTY	SALINE
REASON FOR SUBMITTAL	CHANGE IN USE FACTORY/STORAGE TO MULTI-FAMILY HOUSING
LOCAL FIRE DEPARTMENT	CITY OF SALINA
WATER SUPPLY	CITY OF SALINA
LOCAL BUILDING INSPECTION DEPARTMENT	CITY OF SALINA
ARCHITECT	JONES GILLAM RENZ ARCHITECTS 730 N. NINTH ST.; SALINA, KS 67401
CODES/REGULATIONS	2012 INTERNATIONAL BUILDING CODE 2012 INTERNATIONAL MECHANICAL CODE 2012 INTERNATIONAL PLUMBING CODE 2011 NATIONAL ELECTRICAL CODE 2012 INTERNATIONAL FIRE CODE 2009 INTERNATIONAL ENERGY CONSERVATION CODE 2010 ADA STANDARDS for ACCESSIBLE DESIGN

LEGEND

DESIGNATED EMERGENCY EXIT	68"/24.4" ← EXIT WIDTH (ACTUAL/REQUIRED) 122/340 ← OCCUPANT LOAD (ACTUAL/ALLOWED)
1 HOUR CONSTRUCTION	
1/2 HOUR FIRE PARTITION; CORRIDOR *(PER IBC TABLE 1018.1)* W/ 20 MIN OPENINGS *(PER IBC TABLE 716.5)*	
1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS W/ 45 MIN OPENINGS *(PER IBC 708.3 & 716.5)*	
2 HOUR CONSTRUCTION; EXIT ENCLOSURE, SHAFT WALLS, W/ 90 MIN OPENINGS *(PER IBC TABLE 716.5)*	
EXIT LIGHT	
EXIT/EMERGENCY LIGHT	
EMERGENCY LIGHT	
FIRE EXTINGUISHER	FE
NOTE: UNIT'S FIRE EXTINGUISHER IS LOCATED IN STORAGE (A2.1-A2.3)	
FIRE HYDRANT/FIRE DEPARTMENT CONNECTION	FH FDC
FIRE ALARM REMOTE ANNUNCIATOR PANEL	FAA
FIRE ALARM CONTROL PANEL	FACP

OCCUPANCY GROUP (AU – ACCESSORY USE)	R–2
OCCUPANCY USE	APARTMENT
ROOM SQUARE FOOTAGE/OCCUPANT LOAD FACTOR	1,000 / 200
OCCUPANT LOAD/REQUIRED NUMBER OF EXITS	5 / 1

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Building Services Division
Rodney Rexwinkle

CODE INFORMATION

CONSTRUCTION TYPE: III – NON-SPRINKLERED
OCCUPANCY BASIC:
ALLOWABLE AREA: B – OFFICE 19,000 SF
R-2 – APARTMENTS 16,000 SF

FLOOR AREA INCREASE: *(NON-SEPARATED USES. PER IBC SEC. 508.3)*

	R–2	
FIRST FLOOR	16,000 SF	
FIRST FLOOR AREA (100%)	0 SF	
SPRINKLER INCREASE (200%)	32,000 SF	
TOTAL FLOOR ALLOWABLE	48,000 SF	
TOTAL BLDG W/O BSMT *(506.4.1 3)*	144,000 SF	

ACTUAL BUILDING AREA:

FIRST FLOOR	6,114 SF
SECOND FLOOR	6,165 SF
THIRD FLOOR	6,165 SF
FOURTH FLOOR	6,165 SF
FIFTH FLOOR	6,165 SF
TOTAL BLDG W/O BSMT	30,774 SF

BASIC ALLOWABLE STORIES: 4+1=5 *(PER IBC TABLE 504.2)* — ACTUAL STORIES: 5

BASIC ALLOWABLE HEIGHT: 55'+20'=75' *(PER IBC TABLE 504.2)* — ACTUAL HEIGHT: 64'

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS: III–B

EXTERIOR BEARING WALLS:	2 HOUR
STRUCTURAL FRAME:	0 HOUR
INTERIOR BEARING WALLS:	0 HOUR
INTERIOR NON–BEARING WALLS:	0 HOUR
SHAFT ENCLOSURES:	2 HOUR
FLOOR/CEILING ASSEMBLY:	0 HOUR
CEILING/ROOF ASSEMBLY:	0 HOUR Class C
CORRIDOR/DWELLING UNITS:	1/2 HOUR *(Table 1018.1)*
DWELLING UNITS –	1 HR FIRE PARTITIONS
DWELLING UNITS –	0 HOUR FLR/ CEILING

OCCUPANCY SEPARATIONS:
ALLOWABLE AREA & HEIGHT CALCULATIONS ARE BASED ON THE MOST RESTRICTIVE USE. DIFFERENT USES ARE NOT SEPARATED BY FIRE BARRIERS. *(PER IBC SEC. 508.3)*

ROOF COVERINGS *CLASS B OR BETTER*

INCIDENTAL SEPARATIONS: *(PER IBC TABLE 509)*
DWELLING UNITS –1 HR FIRE PARTITIONS

SPECIAL CONDITIONS:
EXIT & EMERGENCY LIGHTING, PORTABLE FIRE EXTINGUISHERS, MANUAL FIRE ALARM EGRESS – NO STEPS EXISTING OR PROPOSED AT REQUIRED EXITS

FIRE ALARM REQUIREMENTS:
REQUIRED, PROVIDED – MANUAL & AUTOMATIC FIRE ALARM SYSTEM PER NFPA 72
SIGNALING SYSTEM IS AUDIBLE/VISUAL PER NFPA 72 & ADA INSTALLED THROUGHOUT
INITIATING DEVICES: PULL STATIONS; SMOKE DETECTION @ SLEEPING & COMMON AREAS, SPRINKLER SYSTEM FLOW AND TAMPER SWITCHES MONITORED.

SMOKE ALARM REQUIREMENTS:
REQUIRED, PROVIDED – SLEEPING ROOMS & AT EACH FLOOR
REQUIRED, PROVIDED – SMOKE DETECTOR EACH FLOOR
REQUIRED, PROVIDED – SMOKE DETECTOR AT BASEMENT

CARBON MONOXIDE DETECTION REQUIREMENTS: *(PER IBC 908.7)*
NOT REQUIRED, PROVIDED – SLEEPING ROOMS & AT EACH FLOOR
(NOT REQ'D – NO GAS SERVICE OR FUEL–BURNING APPLIANCES PROVIDED, NO ATTACHED GARAGE)

AUTOMATIC FIRE SUPPRESSION SYSTEM:
REQUIRED, PROVIDED PER NFPA 13 (RESIDENTIAL HEADS PROVIDED)

STANDPIPES:
REQUIRED, PROVIDED CLASS I PER NFPA 14

EMERGENCY POWER SOURCE:
EXIT SIGNS, EXIT ILLUMINATION & EMERGENCY LIGHTING IS BY BATTERY BACK–UP

HAZARDOUS MATERIALS: *(PER IBC TABLE 307.1(1))*
NO HAZARDOUS MATERIALS ARE TO BE STORED

SMOKE CONTROL:
NOT REQUIRED

SMOKE PARTITIONS:
NOT REQUIRED

ASSEMBLY
SIGNS TO BE MOUNTED IN ASSEMBLY AREAS OF MAXIMUM OCCUPANT LOAD

TOTAL OCCUPANT LOAD: 196

EXITING: REFERENCE PLAN

OCCUPANT LOAD FACTORS:

OCCUPANCY	USE	LOAD FACTOR	MAX. OCC LD=1 EXIT
B	COMMONS	15 sf/OCCUPANT	49
B	LOBBY	15 sf/OCCUPANT	49
B	OFFICE	100 sf/OCCUPANT	49
B	ACTIVITY	50 sf/OCCUPANT	49
B	MECH/ELEC	300 sf/OCCUPANT	49
R–2	APARTMENT	200 sf/OCCUPANT	10

EMERGENCY ESCAPE AND RESCUE: *(PER IBC 1029, TABLES 1021.2(1) & 1021.2(2))*
NOT REQUIRED, EACH STORY HAS 2 OR MORE EXITS

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LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHABILITATION - NEW APARTMENTS

SALINA, KANSAS

MARGARET J. GILLAM 6519 REGISTERED KANSAS PROFESSIONAL ARCHITECT

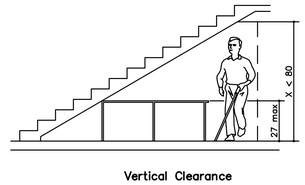
REVISION:

DATE: 9–19–2025
JOB: 22–3243
SHEET NO.:

CFP

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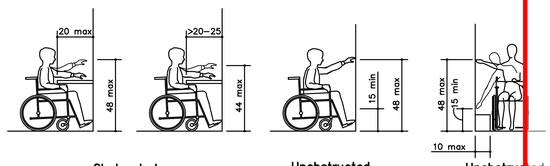
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Vertical Clearance

O STANDARD VERTICAL CLEARANCE

NO SCALE



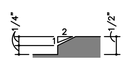
Obstructed High Forward Reach | Obstructed Forward Reach | Unobstructed Forward Reach | Unobstructed Side Reach | Obstructed High Side Reach

N STANDARD REACH ADA DIAGRAMS

NO SCALE

M STANDARD CONTROL REACH LIMITATIONS DETAILS

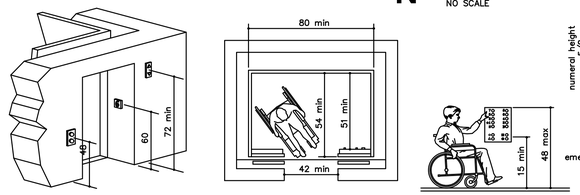
NO SCALE



Beveled Change in Level

L THRESHOLD ADA DIAGRAMS

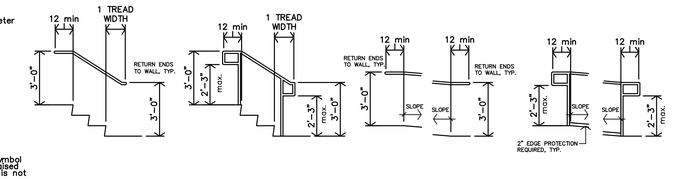
NO SCALE



Hoistway and Elevator Entrances | Minimum Dimensions for Elevator Car | Car Control Height | Panel Detail

K STANDARD ELEVATOR ADA DIAGRAMS

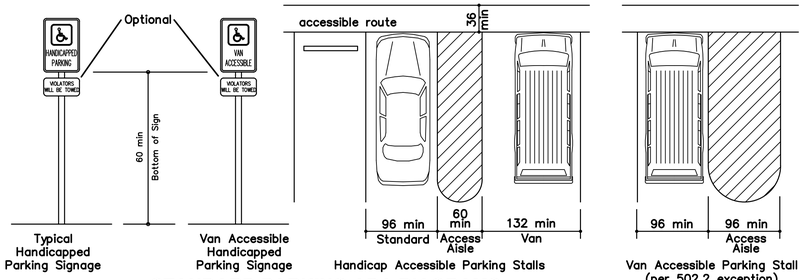
NO SCALE



Stair Handrail Extensions at Walls | Stair Handail Extensions at Freestanding Handrails | Ramp Handrail Extensions at Walls | Ramp Handail Extensions at Freestanding Handrails

J STANDARD RAMP/STAIR HANDRAIL EXTENSIONS

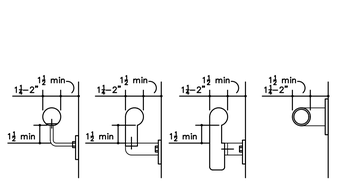
NO SCALE



Typical Handicapped Parking Signage | Van Accessible Handicapped Parking Signage | Handicap Accessible Parking Stalls | Van Accessible Parking Stall (per 502.2 exception)

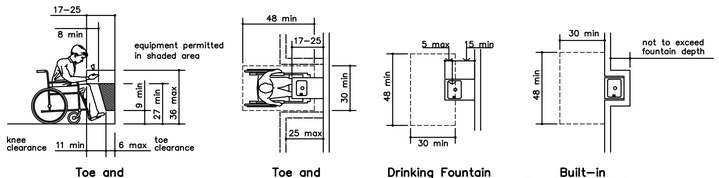
I STANDARD PARKING ADA DIAGRAMS

NO SCALE



H STANDARD HANDRAIL/GRAB BAR DETAILS

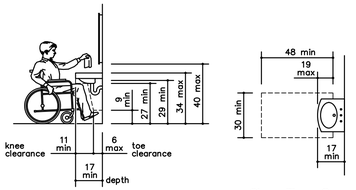
NO SCALE



Toe and Knee Clearance Elevation | Toe and Knee Clearance Plan | Drinking Fountain Spout Location | Built–in Fountain or Cooler

G STANDARD DRINKING FOUNDTAIN DETAILS

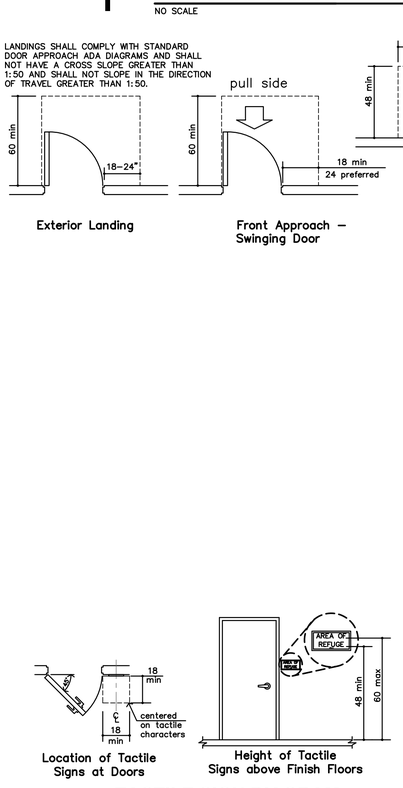
NO SCALE



Lavatory Clearances | Clear Floor Space at Lavatories

F STANDARD LAVATORY DETAILS

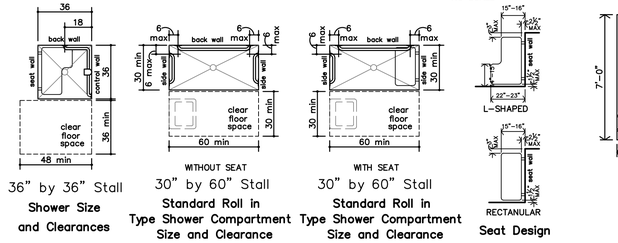
NO SCALE



Exterior Landing | Front Approach – Swinging Door | Front Approach – Swinging Door | Hinge Side Approach – Swinging Door | Side Approach – Swinging Door | Latch Side Approach Swinging Door | Latch Side Approach Swinging Door | Front Approach – Sliding or Folding Doors | Side Approach – Sliding or Folding Doors | Stop or Latch Side Approach – Sliding or Folding Doors

E STANDARD DOOR APPROACH ADA DIAGRAMS

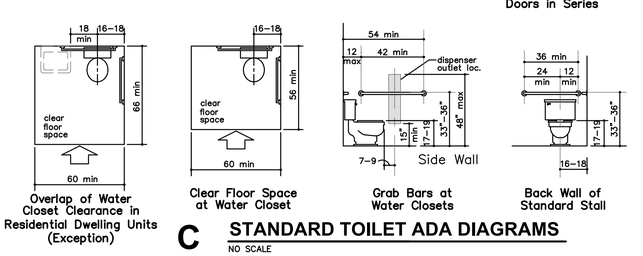
NO SCALE



36" by 36" Stall Shower Size and Clearances | 30" by 60" Stall Standard Roll in Type Shower Compartment Size and Clearance | 30" by 60" Stall Standard Roll in Type Shower Compartment Size and Clearance | Seat Design | 36" by 36" Stall Grab bars at Shower Stall | 30" by 60" Stall Grab bars at Shower Stall | 30" by 60" Stall Grab bars at Shower Stall

D STANDARD SHOWER ADA DIAGRAMS

NO SCALE



Overlap of Water Closet Clearance in Residential Dwelling Units (Exception) | Clear Floor Space at Water Closet | Grab Bars at Water Closets | Back Wall of Standard Stall

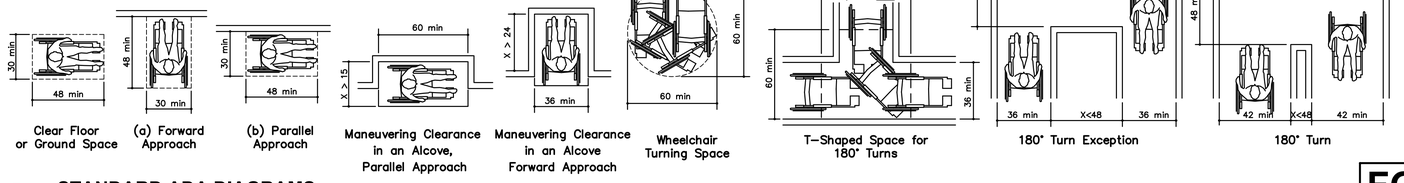
C STANDARD TOILET ADA DIAGRAMS

NO SCALE

Location of Tactile Signs at Doors | Height of Tactile Signs above Finish Floors

B TACTILE SIGN DIAGRAM

NO SCALE



Clear Floor or Ground Space | (a) Forward Approach | (b) Parallel Approach | Maneuvering Clearance in an Alcove, Parallel Approach | Maneuvering Clearance in an Alcove Forward Approach | Wheelchair Turning Space | T–Shaped Space for 180° Turns | 180° Turn Exception | 180° Turn

A STANDARD ADA DIAGRAMS

NO SCALE

FOR REFERENCE ONLY

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LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHABILITATION - NEW APARTMENTS

SALINA, KANSAS

MARGARET J. GILLAM — LICENSED — 6517 — KANSAS PROFESSIONAL ARCHITECT

REVISION:

DATE: 9-19-2025
JOB: 22-3243
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ADA

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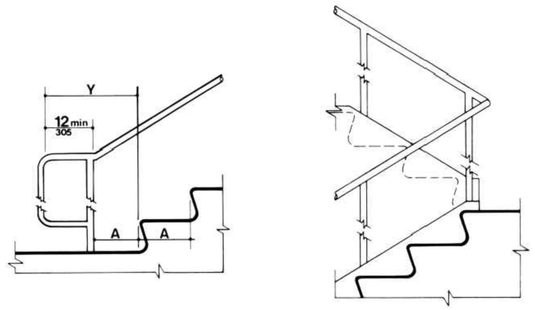


Figure 19(c)
Stair Handrails - Extension at Bottom of Run

Note: X is the 12 in minimum handrail extension required at each top riser. Y is the minimum handrail extension of 12 in plus the width of one tread that is required at each bottom riser.

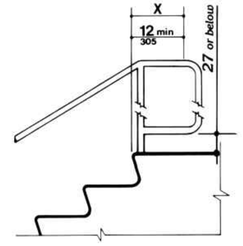
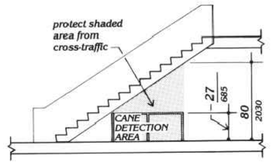


Figure 19(d)
Stair Handrails - Extension at Top of Run

Note: X is the 12 in minimum handrail extension required at each top riser. Y is the minimum handrail extension of 12 in plus the width of one tread that is required at each bottom riser.

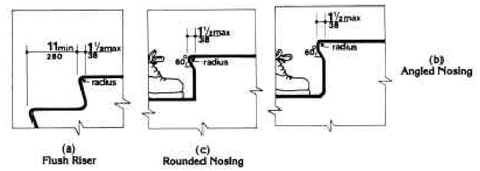
J STANDARD UFAS HANDRAILS

NO SCALE



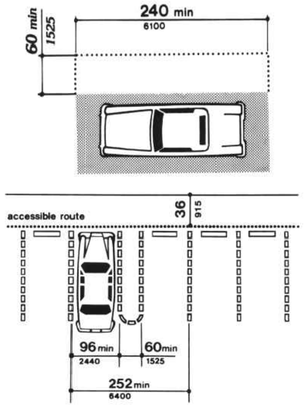
F GENERAL UFAS DIAGRAM

NO SCALE



C STAIR NOSINGS

NO SCALE



B STANDARD UFAS PARKING SPACES

NO SCALE

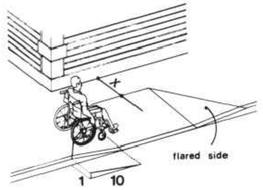


Figure 12(a)

4.7.5 SIDES OF CURB RAMPS. If a curb ramp is located where pedestrians must walk across the ramp, or where it is not protected by handrails or guardrails, then it shall have flared sides; the maximum slope of the flare shall be 1:10 (see Fig. 12(a)). Curb ramps with returned curbs may be used where pedestrians would not normally walk across the ramp (see Fig. 12(b)).

Note: If X is less than 48 inches, then the slope of the flared side shall not exceed 1:12.

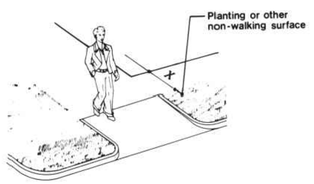
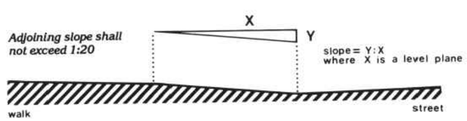


Figure 12(b)

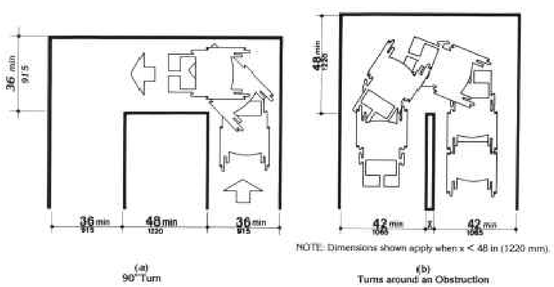
H STANDARD UFAS CURB RAMPS

NO SCALE



G STANDARD UFAS SLOPE

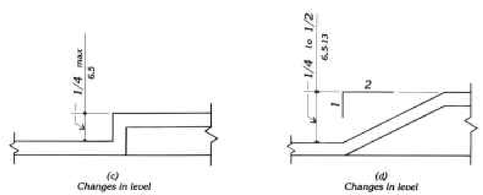
NO SCALE



NOTE: Dimensions shown apply when x < 48 in (1220 mm).

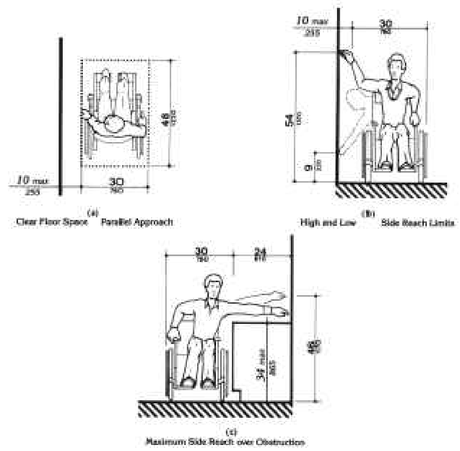
E UFAS WIDTH DIAGRAMS

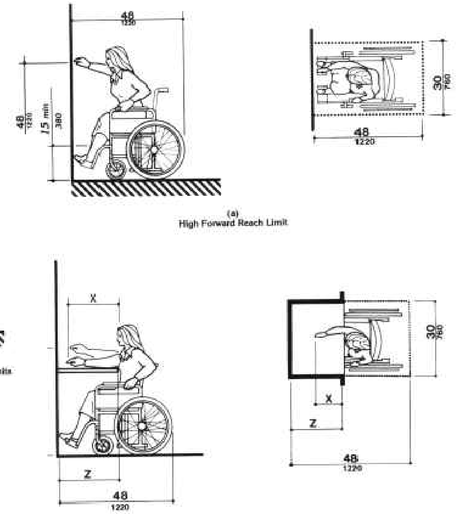
NO SCALE



D UFAS CHANGE IN LEVEL DIAGRAM

NO SCALE





x shall be ≤ 25 in (635 mm); z shall be ≥ x. When x < 20 in (510 mm), then y shall be 48 in (1220 mm) maximum. x is 25 in (510 to 635 mm), then y shall be 44 in (1120 mm) maximum.

(b)
Maximum Forward Reach over an Obstruction

A STANDARD UFAS REACH DIAGRAMS

NO SCALE

NOTE:
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SALINA, KANSAS

MARGARET J. GILLAM
LICENSED
6519
KANSAS
PROFESSIONAL ARCHITECT

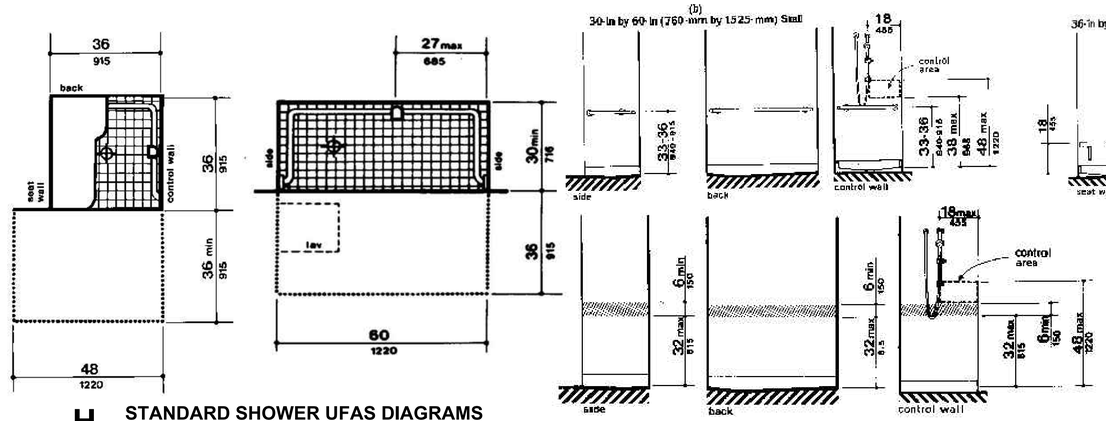
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UFAS 1

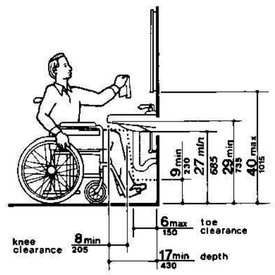
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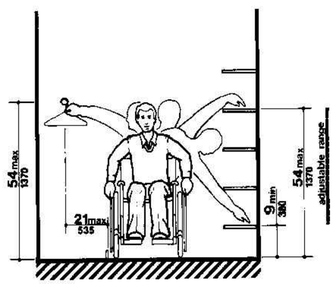
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H STANDARD SHOWER UFAS DIAGRAMS

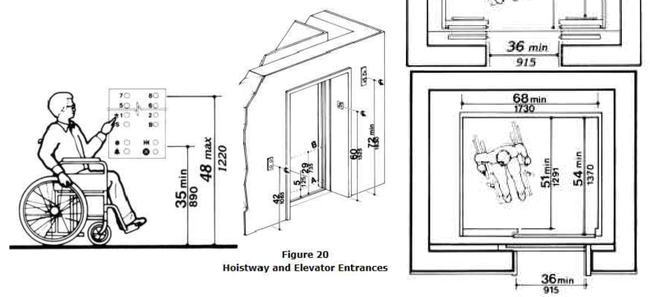
NO SCALE





G UFAS LAVRATORY CLEARANCES

NO SCALE



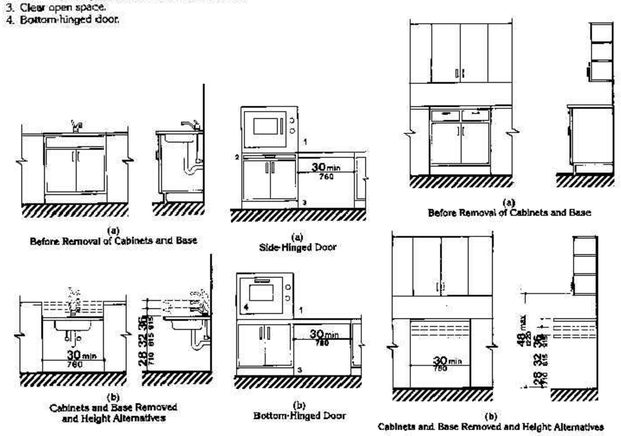
F STANDARD UFAS CLOSET/STORAGE HEIGHT

NO SCALE

E STANDARD UFAS ELEVATOR DETAILS

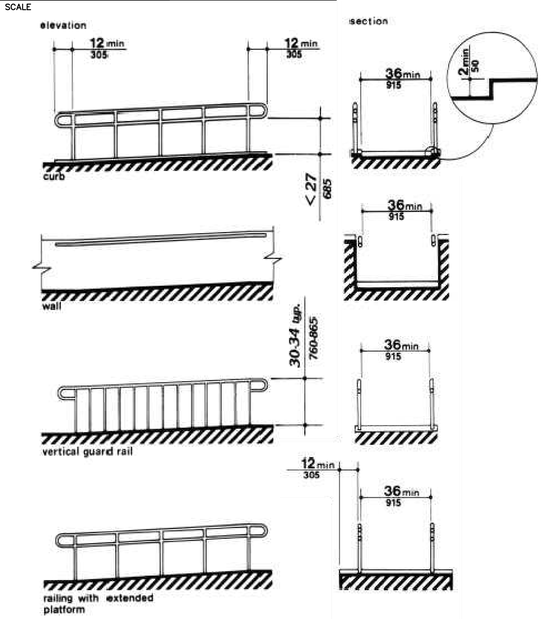
NO SCALE

SYMBOL KEY:
1. Countertop or wall-mounted oven.
2. Pull-out board preferred with side-opening door.
3. Clear open space.
4. Bottom-hinged door.



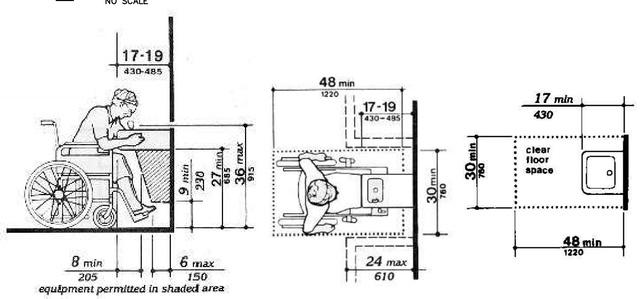
D STANDARD UFAS KITCHEN DIAGRAMS

NO SCALE



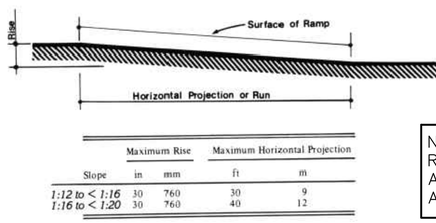
C UFAS EDGE PROTECTION

NO SCALE



B STANDARD UFAS DRINKING FOUNTAIN CLEARANCE

NO SCALE



Slope	Maximum Rise in	Maximum Rise mm	Maximum Horizontal Projection ft	Maximum Horizontal Projection m
1:12 to < 1:16	30	760	30	9
1:16 to < 1:20	30	760	40	12

NOTE:
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A SLOPE AND RISE

NO SCALE

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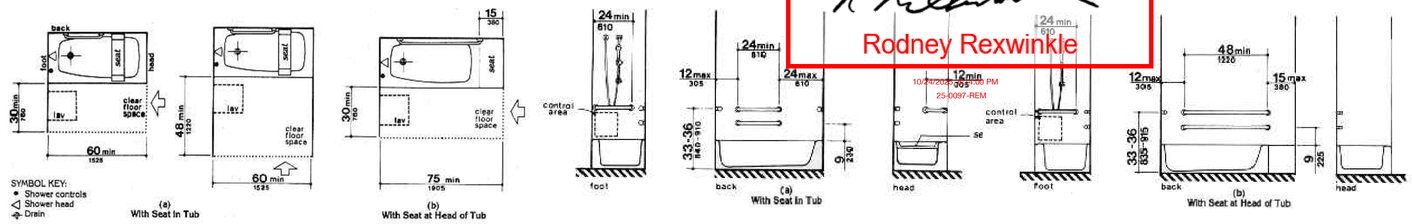
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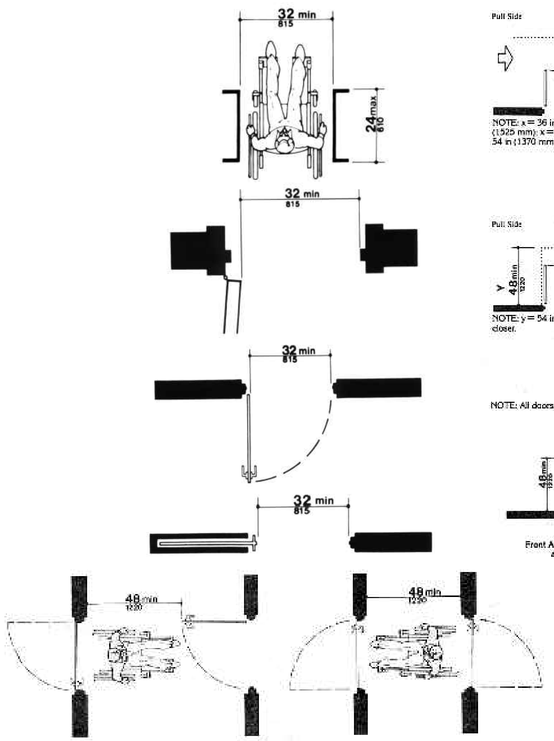
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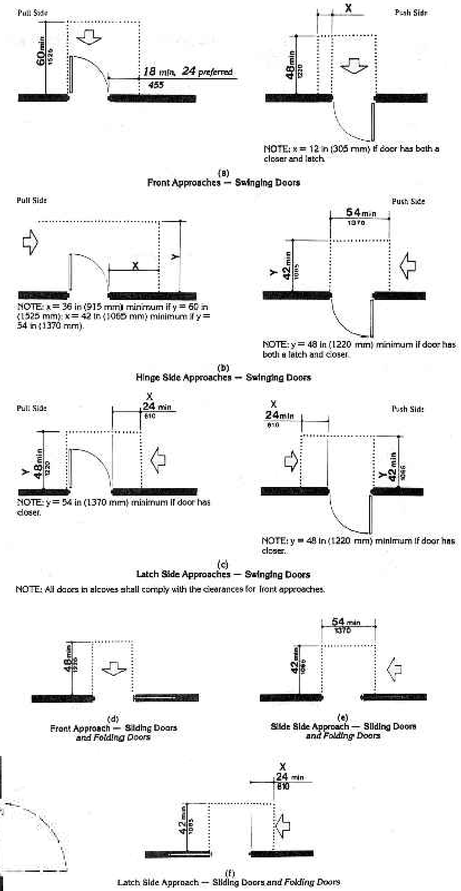
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C STANDARD BATHROOM/TUB DIAGRAMS

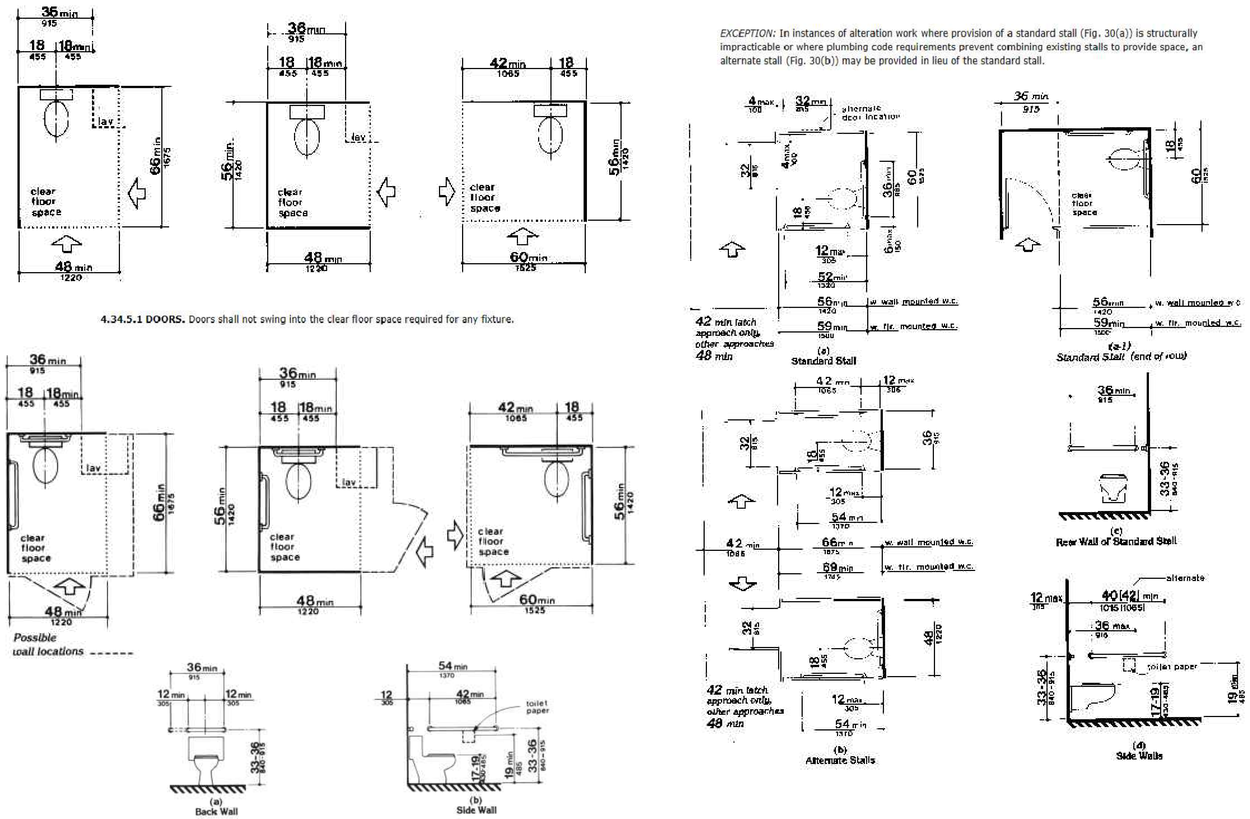
NO SCALE





B STANDARD UFAS DOOR APRROACH/CLEARANCES

NO SCALE



A STANDARD UFAS TOILERT/WATER CLOSET DIAGRAMS

NO SCALE

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HISTORIC REHABILITATION - NEW APARTMENTS

SALINA, KANSAS

MARGARET J. GILLAM
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6519
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UFAS 3

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DEMOLITION NOTES

GENERAL

1. WHERE EXISTING BLDG. COMPONENTS ARE TO BE REMOVED; PATCH & REPAIR THE SURFACES TO MATCH EXISTING FINISH, UNLESS NEW FINISHES ARE CALLED FOR IN THE FINISH SCHEDULE.
2. REMOVE EXISTING BLDG. COMPONENTS AS INDICATED, IMPLIED OR AS REQUIRED SCHEMATICALLY SHOWN AS DASHED LINES. FIELD VERIFY ALL LOCATIONS.
3. THE ELECTRICAL & MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CORE DRILLING FOR PIPING & CONDUIT INSTALLATION.
4. ALL OTHER CUTTING, PATCHING & FINISHING, U.N.O. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. SHORING OF EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
6. NOTIFY ARCHITECT IMMEDIATELY IF ASBESTOS IS SUSPECTED ON SITE. DO NOT DISTURB UNLESS DIRECTED.
7. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE DEMOLITION BY DIFFERING TRADES.
8. CONTRACTOR COORDINATE SCHEDULE & LOCATION OF ANY OR ALL EXISTING RECEPTACLES, SWITCHES, DEVICES, ETC. PRIOR TO DEMOLITION, RELOCATE OR ABANDON ACCORDINGLY.
9. EXISTING SALVAGED BRICK TO BE STOCK PILED FOR RE-USE.
10. COORDINATE & REFERENCE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION ITEMS AND DETAILS

WINDOWS

1. EXISTING STEEL WINDOWS. REMOVE ANY AND ALL WOOD/METAL PANEL COVERINGS. REMOVE ANY AND ALL BLINDS, SHADES, ETC. CLEAN, SAND, RESTORE AND REPAIR FRAMES. AT WINDOWS WITH OPERABLE PANEL, RETURN TO FULLY OPERABLE CONDITION. REFINISH & PAINT. NEW INSULATED GLAZING TO BE INSTALLED. REFERENCE HISTORIC PRESERVATION NOTES FOR ADDITIONAL DIRECTION.
2. REMOVE EXISTING PAINT FROM WINDOW FRAME AND GLASS.
3. REMOVE EXISTING PAINT FROM WINDOW FRAME AND GLASS.
4. REMOVE EXISTING PLYWOOD FROM EXTERIOR OF WINDOW AND REMOVE EXISTING WOOD STUD WALL INFILL FROM INTERIOR SIDE OF WINDOW.
5. REMOVE EXISTING WINDOW, PLYWOOD INFILL, DOOR FRAME AND BRICK INFILL AND EXISTING WINDOW OPENING. PREP FOR THE INSTALLATION OF NEW WINDOW.

DOORS

10. REMOVE EXISTING STEEL DOORS & ALL ASSOCIATED HARDWARE. PATCH AND REPAIR ADJACENT MASONRY WALLS AS NEEDED.
11. REMOVE EXISTING OVERHEAD DOOR AND SHUTTER DOORS, COMPLETE WITH ATTACHMENTS, HARDWARE, ANCHORS, TRACK, ETC., FILL HOLES CLEAN, PREP FOR INSTALL OF WALL INFILL AND/OR DOOR.
12. RESTORE EXISTING STEEL FRONT DOOR & TRANSOM. REMOVE BROKEN GLASS. CLEAN, SAND, AND REPAIR FRAMES. DOORS TO BE RESTORED TO FULLY OPERABLE CONDITION. INSTALL NEW HARDWARE AND NEW GLASS AS NEEDED. GLASS SHOULD MATCH EXISTING IN THICKNESS AND COLOR/TRANSPARENCY.
13. REMOVE EXISTING PLYWOOD DOOR INFILL. REMOVE EXISTING DETERIORATED WOOD DOOR FRAME TRANSOM. PREP FOR THE INSTALLATION OF NEW ALUM WINDOW SYSTEM.
14. REMOVE PORTION OF EXISTING MASONRY SHAFT WALL TO ALLOW FOR THE INSTALLATION OF NEW FIRE-RATED DOOR.

FLOORS

20. REMOVE ANY EXISTING FLOORING, GLUE, ETC. TO ORIGINAL CONCRETE FLOOR. EXISTING CONCRETE FLOORS TO REMAIN.
21. REMOVE EXISTING EXCESS CONCRETE FLOOR LEVELING AROUND EAST DOOR.
22. CLEAN AND RESTORE ORIGINAL TILE ENTRY FEATURE AT EXTERIOR OF DOOR LANDING.

WALLS

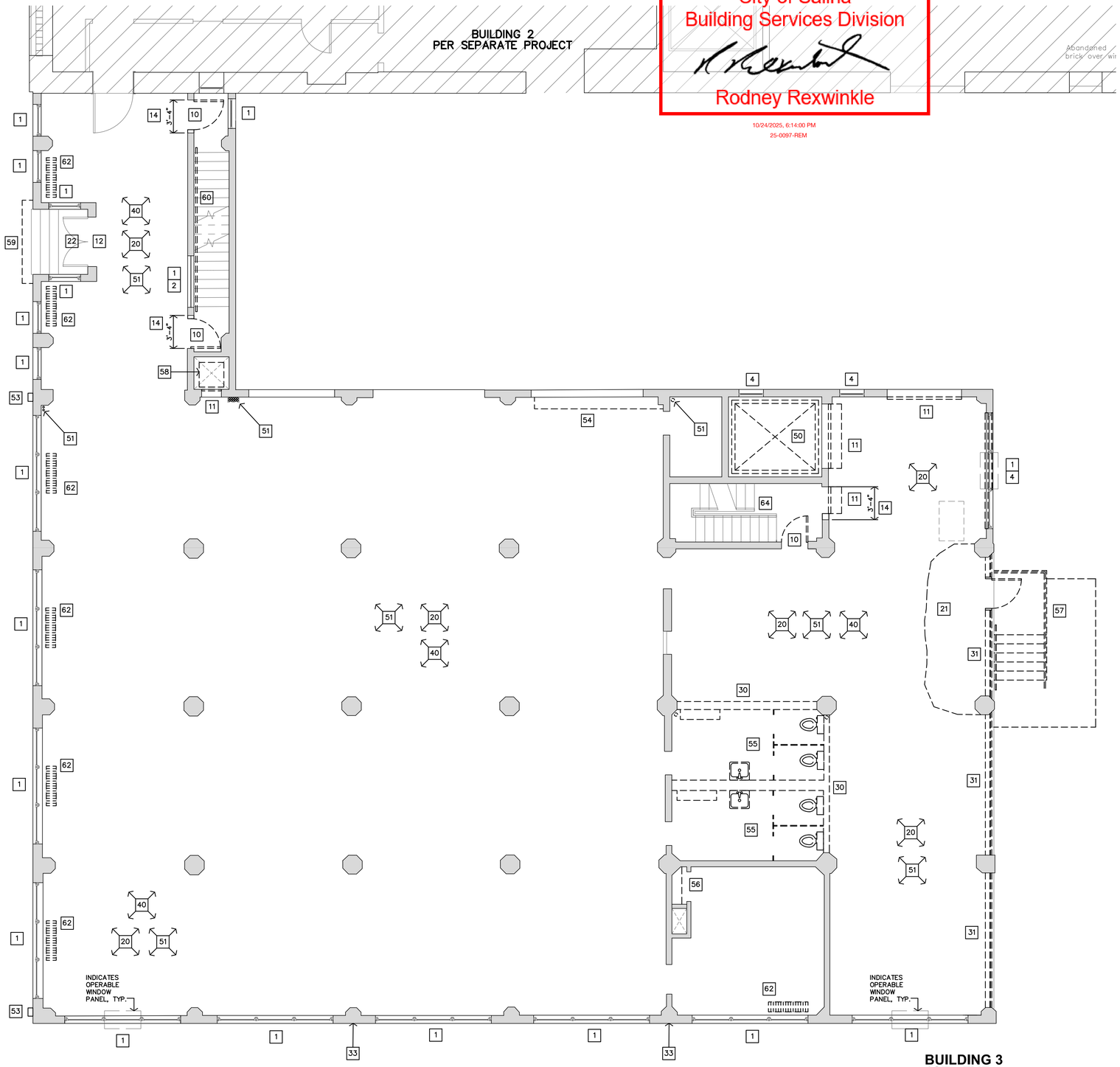
30. REMOVE EXISTING PLASTER WALLS AROUND BATHROOM. PATCH AND REPAIR ADJACENT WALLS, CEILING AND FLOOR AS NEEDED.
31. REMOVE TEMPORARY INFILL WALLS AT EAST SIDE OF BUILDING. PREP FOR THE INSTALLATION OF NEW MASONRY AND WOOD INFILL WALLS AND WINDOWS.
32. SAWCUT AND REMOVE PORTION OF MASONRY WALL TO CREATE NEW OPENING. PROTECT ADJACENT MASONRY.
35. REMOVE EXISTING WINDOW, SLIDING METAL DOOR, ANCHORS, FASTENERS, ETC. SAWCUT AND REMOVE EXISTING BRICK INFILL TO EXPOSE ORIGINAL WINDOW OPENING. PREP OPENING FOR NEW WINDOW.

CEILINGS

40. REMOVE ANY AND ALL PLUMBING/ELECTRICAL HANGERS, EXPOSED REBAR, ETC. ATTACHED TO CEILINGS. SAND SMOOTH AND REPAIR AS NEEDED.

STAIRS, ELEVATOR, EQUIPMENT

50. REMOVE EXISTING ELEVATOR, DOORS, RAILS, MOTORS, JACKS, SPRINGS, CABLES, EQUIPMENT, AND ASSOCIATED ITEMS TO STRUCTURE. CLEAN & PREP FOR NEW, REF DRAWINGS & SPECS FOR FINISH & DETAILS.
51. REMOVE ALL EQUIPMENT, LIGHTS, CONDUIT, DEBRIS, PIPING, DUCTWORK, ETC.
52. REMOVE EXISTING FIRE ESCAPE, ASSOCIATED BRACKETS, ANCHORS, AND ATTACHMENTS, TUCKPOINT.
53. REMOVE EXISTING MTL SCUPPER & DOWNSPOUT.
54. REMOVE EXISTING DUCTWAY CABINETRY AND COUNTERTOP. PATCH AND REPAIR ADJACENT PLASTER WALLS, AND CONCRETE FLOORING.
55. REMOVE ALL EXISTING TOILETS, FIXTURES, SINKS, PARTITIONS, ACCESSORIES AND ALL ASSOCIATED PLUMBING, PIPING, ETC. PATCH AND REPAIR ADJACENT PLASTER WALLS AND CONCRETE FLOOR AS NEEDED.
56. REMOVE EXISTING SHELVES, COMPLETE WITH ATTACHMENTS, HARDWARE, ANCHORS, TRACK, ETC., FILL HOLES, REPAIR PLASTER WALLS, CLEAN.
57. REMOVE EXISTING STAIR, HANDRAILS, ACCESSORIES, ADJACENT SIDEWALK, ETC.
58. REMOVE EXISTING DUMB WAITER, RAILS, MOTORS, JACKS, SPRINGS, CABLES, EQUIPMENT, AND ASSOCIATED ITEMS TO STRUCTURE. SHAFT TO REMAIN.
59. REMOVE BOTTOM DAMAGED STAIR TREAD. SALVAGE EXISTING ORIGINAL SHOE SCRAPPER TO BE RE-INSTALLED. PREP FOR NEW TREAD.
60. REMOVE EXISTING WALL-MOUNTED WOOD/STEEL HANDRAIL, ANCHORS AND ACCESSORIES. REPLACE WITH NEW ADA AND CODE-COMPLIANT HANDRAILS.
61. AT BASEMENT: REMOVE ALL EXISTING EQUIPMENT, DEBRIS, STORAGE, ETC. IN BASEMENT. MAKE REPAIRS AT JOISTS, BEAMS, COLUMNS, FOUNDATION WALLS, ETC. AS NEEDED. CLEAN UP FLOOR, WALLS, ETC.
62. REMOVE EXISTING RADIATORS, ASSOCIATED PIPING, ETC. PATCH ADJACENT WALLS, FLOORS AS NEEDED.
63. REMOVE ALL EXISTING ELECTRICAL BOXES, PANELS, CONDUITS, ETC. ALONG WALL.
64. CENTER GUARDRAIL SYSTEM TO REMAIN. INSTALL BOTTOM RAIL 1" ABOVE STAIR NOSING, MATCH SLOPE OF EXISTING RAIL/STAIR. INSTALL STAINLESS, WELDED WIRE PANEL PANEL (3" SQUARE SPACING) WITH 1" U-EDGING IN-BETWEEN THE OPEN RAILS. REMOVE ALL EXISTING PAINT AND REPAINT.



BUILDING 3
1ST LEVEL
DEMOLITON PLAN
3/16"=1'-0"

A

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5. SHORING OF EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
6. NOTIFY ARCHITECT IMMEDIATELY IF ASBESTOS IS SUSPECTED ON SITE. DO NOT DISTURB UNLESS DIRECTED.
7. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE DEMOLITION BY DIFFERING TRADES.
8. CONTRACTOR COORDINATE SCHEDULE & LOCATION OF ANY OR ALL EXISTING RECEPTACLES, SWITCHES, DEVICES, ETC. PRIOR TO DEMOLITION, RELOCATE OR ABANDON ACCORDINGLY.
9. EXISTING SALVAGED BRICK TO BE STOCK PILED FOR RE-USE.
10. COORDINATE & REFERENCE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION ITEMS AND DETAILS

WINDOWS

- 1 EXISTING STEEL WINDOWS. REMOVE ANY AND ALL WOOD/METAL PANEL COVERINGS. REMOVE ANY AND ALL BLINDS, SHADES, ETC. CLEAN, SAND, RESTORE AND REPAIR FRAMES. AT WINDOWS WITH OPERABLE PANEL, RETURN TO FULLY OPERABLE CONDITION. REFINISH & PAINT. NEW INSULATED GLAZING TO BE INSTALLED. REFERENCE HISTORIC PRESERVATION NOTES FOR ADDITIONAL DIRECTION.
- 2 REMOVE EXISTING PAINT FROM WINDOW FRAME AND GLASS.
- 3 REMOVE EXISTING PAINT FROM WINDOW FRAME AND GLASS.
- 4 REMOVE EXISTING PLYWOOD FROM EXTERIOR OF WINDOW AND REMOVE EXISTING WOOD STUD WALL INFILL FROM INTERIOR SIDE OF WINDOW.
- 5 REMOVE EXISTING WINDOW, PLYWOOD INFILL, DOOR FRAME AND BRICK INFILL AND EXISTING WINDOW OPENING. PREP FOR THE INSTALLATION OF NEW WINDOW.

DOORS

- 10 REMOVE EXISTING STEEL DOORS & ALL ASSOCIATED HARDWARE. PATCH AND REPAIR ADJACENT MASONRY WALLS AS NEEDED.
- 11 REMOVE EXISTING OVERHEAD DOOR AND SHUTTER DOORS, COMPLETE WITH ATTACHMENTS, HARDWARE, ANCHORS, TRACK, ETC., FILL HOLES CLEAN, PREP FOR INSTALL OF WALL INFILL AND/OR DOOR.
- 12 RESTORE EXISTING STEEL FRONT DOOR & TRANSOM. REMOVE BROKEN GLASS. CLEAN, SAND, AND REPAIR FRAMES. DOORS TO BE RESTORED TO FULLY OPERABLE CONDITION. INSTALL NEW HARDWARE AND NEW GLASS AS NEEDED. GLASS SHOULD MATCH EXISTING IN THICKNESS AND COLOR/TRANSPARENCY.
- 13 REMOVE EXISTING PLYWOOD DOOR INFILL. REMOVE EXISTING DETERIORATED WOOD DOOR FRAME TRANSOM. PREP FOR THE INSTALLATION OF NEW ALUM WINDOW SYSTEM.
- 14 REMOVE PORTION OF EXISTING MASONRY SHAFT WALL TO ALLOW FOR THE INSTALLATION OF NEW FIRE-RATED DOOR.

FLOORS

- 20 REMOVE ANY EXISTING FLOORING, GLUE, ETC. TO ORIGINAL CONCRETE FLOOR. EXISTING CONCRETE FLOORS TO REMAIN.
- 21 REMOVE EXISTING EXCESS CONCRETE FLOOR LEVELING AROUND EAST DOOR.
- 22 CLEAN AND RESTORE ORIGINAL TILE ENTRY FEATURE AT EXTERIOR OF DOOR LANDING.

WALLS

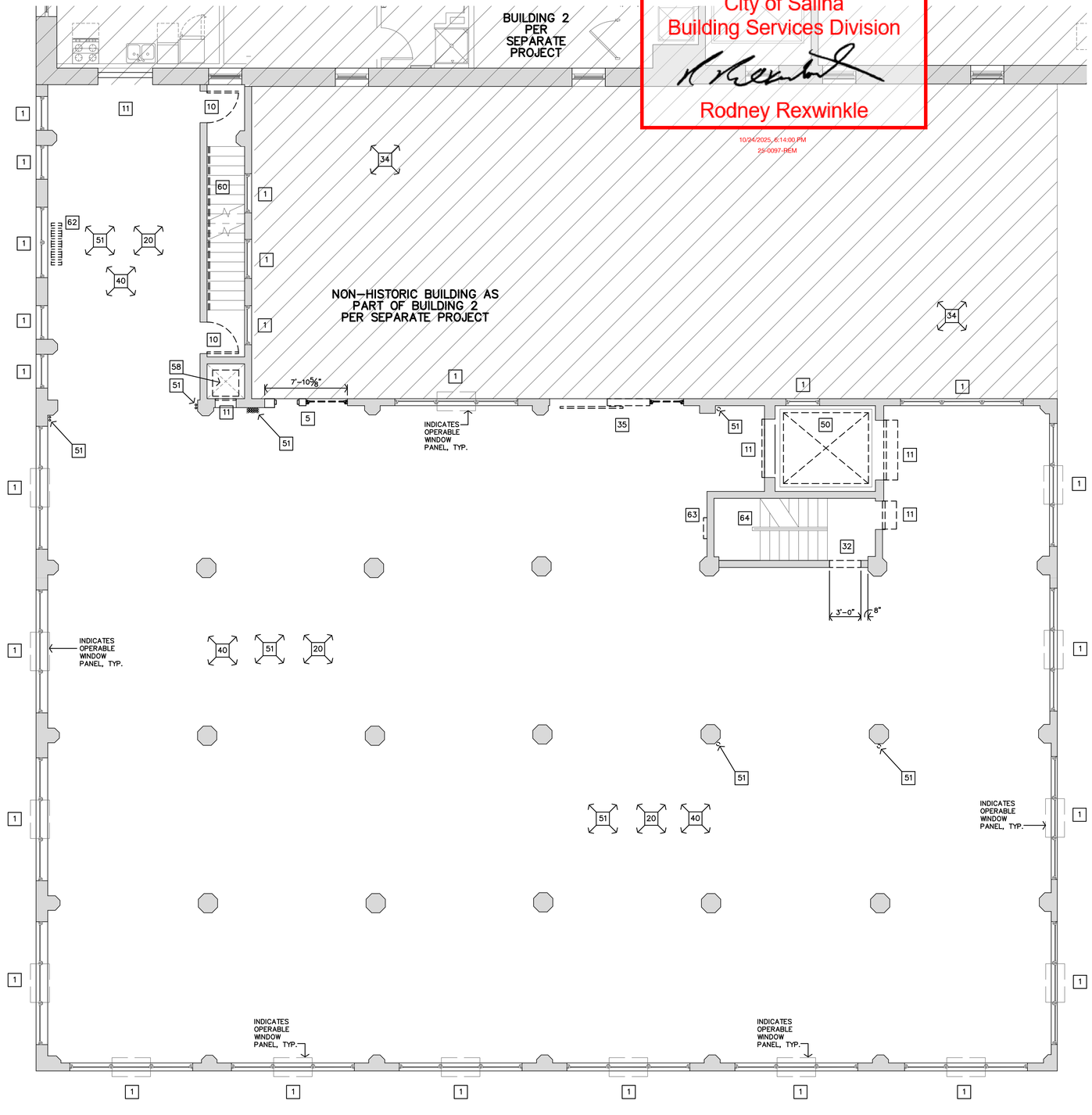
- 30 REMOVE EXISTING PLASTER WALLS AROUND BATHROOM. PATCH AND REPAIR ADJACENT WALLS, CEILING AND FLOOR AS NEEDED.
- 31 REMOVE TEMPORARY INFILL WALLS AT EAST SIDE OF BUILDING. PREP FOR THE INSTALLATION OF NEW MASONRY AND WOOD INFILL WALLS AND WINDOWS.
- 32 SAWCUT AND REMOVE PORTION OF MASONRY WALL TO CREATE NEW OPENING. PROTECT ADJACENT MASONRY.
- 35 REMOVE EXISTING WINDOW, SLIDING METAL DOOR, ANCHORS, FASTENERS, ETC. SAWCUT AND REMOVE EXISTING BRICK INFILL TO EXPOSE ORIGINAL WINDOW OPENING. PREP OPENING FOR NEW WINDOW.

CEILINGS

- 40 REMOVE ANY AND ALL PLUMBING/ELECTRICAL HANGERS, EXPOSED REBAR, ETC. ATTACHED TO CEILINGS. SAND SMOOTH AND REPAIR AS NEEDED.

STAIRS, ELEVATOR, EQUIPMENT

- 50 REMOVE EXISTING ELEVATOR, DOORS, RAILS, MOTORS, JACKS, SPRINGS, CABLES, EQUIPMENT, AND ASSOCIATED ITEMS TO STRUCTURE. CLEAN & PREP FOR NEW, REF DRAWINGS & SPECS FOR FINISH & DETAILS.
- 51 REMOVE ALL EQUIPMENT, LIGHTS, CONDUIT, DEBRIS, PIPING, DUCTWORK, ETC.
- 52 REMOVE EXISTING FIRE ESCAPE, ASSOCIATED BRACKETS, ANCHORS, AND ATTACHMENTS, TUCKPOINT.
- 53 REMOVE EXISTING MTL SCUPPER & DOWNSPOUT.
- 54 REMOVE EXISTING DUCTWAY CABINETRY AND COUNTERTOP. PATCH AND REPAIR ADJACENT PLASTER WALLS, AND CONCRETE FLOORING.
- 55 REMOVE ALL EXISTING TOILETS, FIXTURES, SINKS, PARTITIONS, ACCESSORIES AND ALL ASSOCIATED PLUMBING, PIPING, ETC. PATCH AND REPAIR ADJACENT PLASTER WALLS AND CONCRETE FLOOR AS NEEDED.
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- 57 REMOVE EXISTING STAIR, HANDRAILS, ACCESSORIES, ADJACENT SIDEWALK, ETC.
- 58 REMOVE EXISTING DUMB WAITER, RAILS, MOTORS, JACKS, SPRINGS, CABLES, EQUIPMENT, AND ASSOCIATED ITEMS TO STRUCTURE. SHAFT TO REMAIN.
- 59 REMOVE BOTTOM DAMAGED STAIR TREAD. SALVAGE EXISTING ORIGINAL SHOE SCRAPPER TO BE RE-INSTALLED. PREP FOR NEW TREAD.
- 60 REMOVE EXISTING WALL-MOUNTED WOOD/STEEL HANDRAIL, ANCHORS AND ACCESSORIES. REPLACE WITH NEW ADA AND CODE-COMPLIANT HANDRAILS.
- 61 AT BASEMENT: REMOVE ALL EXISTING EQUIPMENT, DEBRIS, STORAGE, ETC. IN BASEMENT. MAKE REPAIRS AT JOISTS, BEAMS, COLUMNS, FOUNDATION WALLS, ETC. AS NEEDED. CLEAN UP FLOOR, WALLS, ETC.
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- 64 CENTER GUARDRAIL SYSTEM TO REMAIN. INSTALL BOTTOM RAIL 1" ABOVE STAIR NOSING, MATCH SLOPE OF EXISTING RAIL/STAIR. INSTALL STAINLESS, WELDED WIRE PANEL PANEL (3" SQUARE SPACING) WITH 1" U-EDGING IN-BETWEEN THE OPEN RAILS. REMOVE ALL EXISTING PAINT AND REPAINT.



REVIEWED FOR CODE COMPLIANCE
City of Salina
Building Services Division
Rodney Rexwinkle
10/24/2025, 6:14:00 PM
25-0097-REM

A BUILDING 3 2ND LEVEL DEMOLITION PLAN
3/16"=1'-0"

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Salina, KS 67401
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LEE LOFTS, PHASE III, BUILDING 3
HISTORIC REHABILITATION - NEW APARTMENTS
SALINA, KANSAS

MARGARET J. GILLAM LICENSED 6519 KANSAS PROFESSIONAL ARCHITECT

REVISION:

DATE: 9-19-2025
JOB: 22-3243
SHEET NO.:

D1.2

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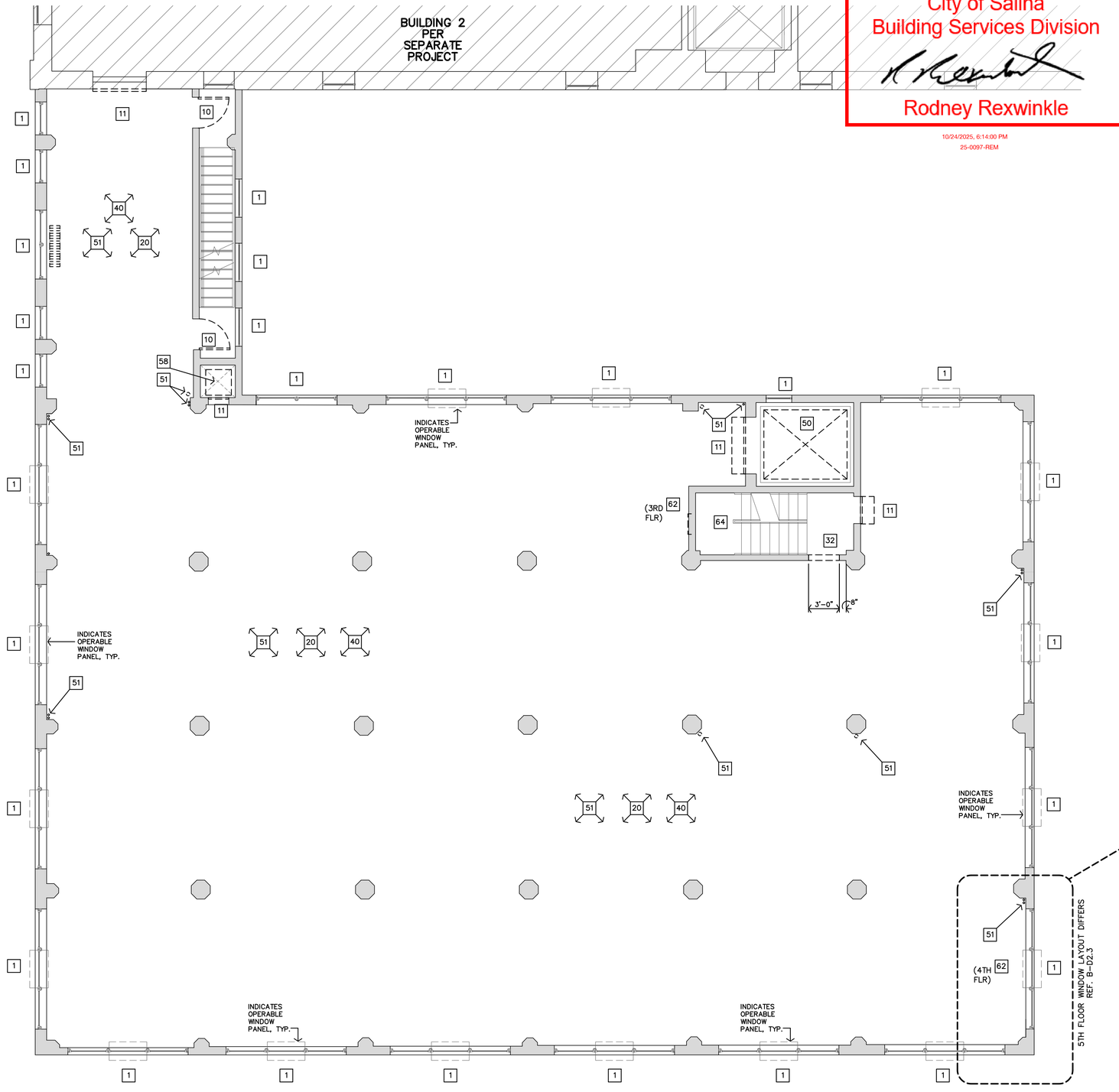
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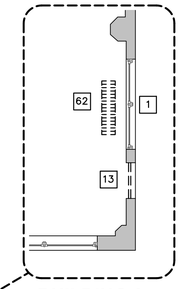
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A BUILDING 3
3RD LEVEL
DEMOLITION PLAN
3/16"=1'-0" 4TH AND 5TH FLOORS SIMILAR



B BUILDING 3
5TH LEVEL
FLOOR PLAN
1/4"=1'-0"

REVIEWED FOR CODE COMPLIANCE
City of Salina
Building Services Division
Rodney Rexwinkle
10/24/2025, 6:14:00 PM
25-0097-REM

JonesGillamRenz
730 N. Ninth
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jgr@jgrarchitects.com

LEE LOFTS, PHASE III, BUILDING 3
HISTORIC REHABILITATION - NEW APARTMENTS
SALINA, KANSAS

MARGARET J. GILLAM LICENSED 6519 KANSAS PROFESSIONAL ARCHITECT

REVISION:

DATE: 9-19-2025
JOB: 22-3243
SHEET NO.:

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Building Services Division
Rodney Rexwinkle
10/24/2025, 6:14:07 PM
25-00977-REV



EXISTING - WEST FACADE



EXISTING - EAST FACADE



EXISTING - EAST FACADE



EXISTING - NORTH FACADE



EXISTING - WEST FACADE



EXISTING - EAST FACADE



EXISTING - EAST FACADE



EXISTING - SOUTH FACADE

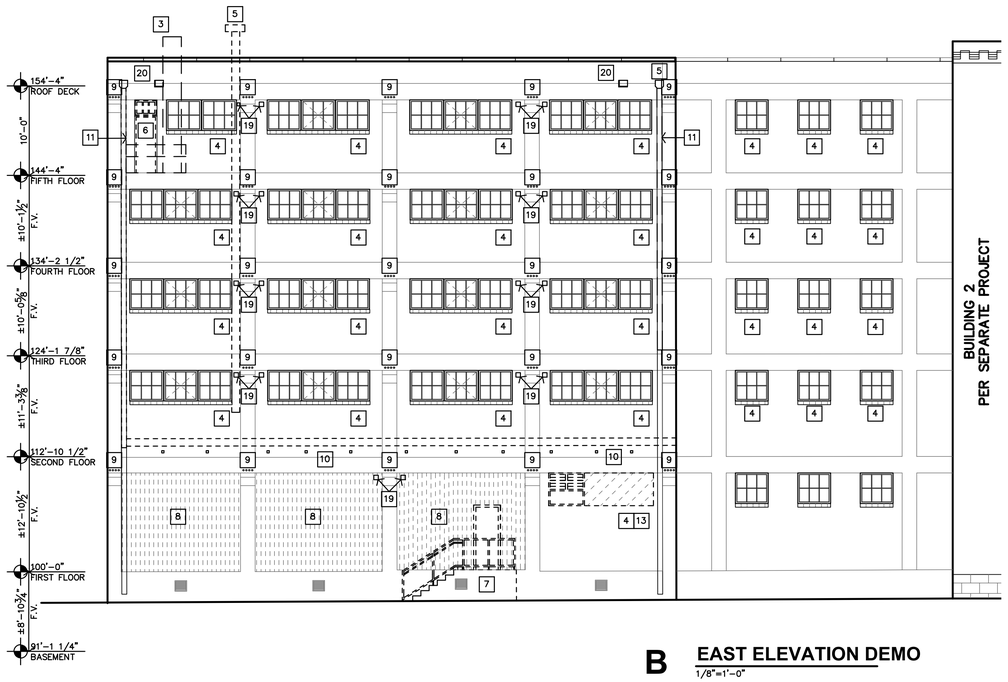
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SPECIFIC

1. REMOVE EXISTING DOOR or, OVERHEAD DOOR or SHUTTER, COMPLETE WITH ATTACHMENTS, HARDWARE, ANCHORS, TRACK, ETC., FILL HOLES CLEAN & PREP MASONRY FOR NEW STOREFRONT OR OVERHEAD DOOR.
2. SAWCUT & REMOVE EXISTING BRICK & MASONRY, PROTECT & SALVAGE ADJACENT MASONRY. REBUILD HEAD, SILL & JAMBS, FOR NEW WINDOW AND FINISH. REF DRAWINGS & SPECS FOR FINISH & DTLS.
3. REMOVE EXISTING FIRE ESCAPE, ASSOCIATED BRACKETS, ANCHORS, AND ATTACHMENTS, TUCKPOINT.
4. RESTORE EXISTING DOOR OR WINDOW, INSTALL NEW INSULATED GLASS. REPAIR & CLEAN TO OPERATE AS NEW.
5. REMOVE EXISTING FLASHING, SCUPPERS, DOWNSPOUTS & RELATED MATERIALS, CLEAN BRICK FACE AT EXTERIOR WALL AND PREP FOR TUCK POINTING & REPAIR AND INSTALLATION OF NEW SCUPPERS AND DOWNSPOUTS
6. REMOVE EXISTING PLYWOOD DOOR INFILL. REMOVE EXISTING DETERIORATED WOOD DOOR FRAME TRANSOM. PREP FOR THE INSTALLATION OF NEW ALUM WINDOW SYSTEM.
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8. REMOVE TEMPORARY INFILL WALLS, PREP FOR INSTALLATION OF NEW MASONRY AND WOOD INFILL WALL AND WINDOWS
9. CUT EXISTING REBAR BACK, FLUSH WITH EXTERIOR WALL.
10. REMOVE EXISTING MTL. FLASHING REMNANTS, GLUE RESIDUE, WATER PROOFING RESIDUE AND ACCESSORIES + FASTENERS
11. REMOVE EXISTING MTL. DOWNSPOUT AND SCUPPER
12. REMOVE BOTTOM DAMAGED STAIR TREAD. SALVAGE EXISTING ORIGINAL SHOE SCRAPER TO BE RE-INSTALLED. PREP FOR NEW TREAD.
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14. EXISTING OPENING
15. REMOVE PORTION OF BRICK OR PLYWOOD INFILL WALL. PREP FOR THE INSTALLATION OF NEW WINDOW
16. REMOVE REMNANTS OF EXISTING STEEL WINDOW FRAME. PREP FOR THE INSTALLATION OF NEW WINDOW
17. REMOVE EXISTING METAL DOOR FRAME. PREP AREA FOR NEW WINDOW AND BRICK WALL INFILL.
18. RESTORE PAINTED SIGN ALONG TOP OF BUILDING. TUCKPOINT, REPLACE AND CLEAN BRICK AS NEEDED. REF. PHOTOS ON SHEET A3.2
19. SAW CUT, CORE DRILL AND REMOVE PORTION OF BRICK AND MASONRY WALL FOR THE INSTALLATION OF NEW 8x8 EXHAUST VENT OR AIR INTAKE GRILL.
20. SAW CUT, CORE DRILL AND REMOVE PORTION OF BRICK AND MASONRY PARAPET FOR THE INSTALLATION OF NEW THRU-WALL SCUPPER, BOX AND FLASHING.



B EAST ELEVATION DEMO
1/8"=1'-0"



A WEST ELEVATION DEMO
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LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHABILITATION - NEW APARTMENTS

SALINA, KANSAS

MARGARET J. GILLAM
LICENSED
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REVISION:

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D3.1

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Building Services Division
Rodney Rexwinkle
10/24/2025, 6:24:46 PM
25-009-REM

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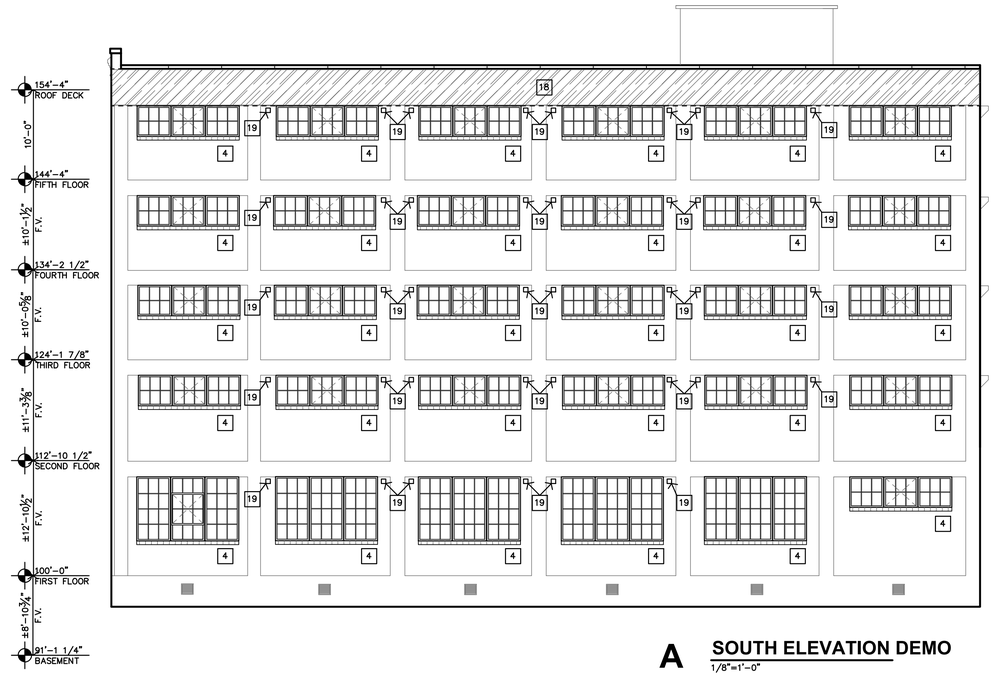
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8. REMOVE TEMPORARY INFILL WALLS, PREP FOR INSTALLATION OF NEW MASONRY AND WOOD INFILL WALL AND WINDOWS
9. CUT EXISTING REBAR BACK, FLUSH WITH EXTERIOR WALL.
10. REMOVE EXISTING MTL. FLASHING REMNANTS, GLUE RESIDUE, WATER PROOFING RESIDUE AND ACCESSORIES + FASTENERS
11. REMOVE EXISTING MTL. DOWNSPOUT AND SCUPPER
12. REMOVE BOTTOM DAMAGED STAIR TREAD. SALVAGE EXISTING ORIGINAL SHOE SCRAPER TO BE RE-INSTALLED. PREP FOR NEW TREAD.
13. REMOVE EXISTING PLYWOOD FROM EXTERIOR OF WINDOW AND REMOVE EXISTING WOOD STUD WALL INFILL FROM INTERIOR SIDE OF WINDOW.
14. EXISTING OPENING
15. REMOVE PORTION OF BRICK OR PLYWOOD INFILL WALL. PREP FOR THE INSTALLATION OF NEW WINDOW
16. REMOVE REMNANTS OF EXISTING STEEL WINDOW FRAME. PREP FOR THE INSTALLATION OF NEW WINDOW
17. REMOVE EXISTING METAL DOOR FRAME. PREP AREA FOR NEW WINDOW AND BRICK WALL INFILL.
18. RESTORE PAINTED SIGN ALONG TOP OF BUILDING. TUCKPOINT, REPLACE AND CLEAN BRICK AS NEEDED. REF. PHOTOS ON SHEET A3.2
19. SAW CUT, CORE DRILL AND REMOVE PORTION OF BRICK AND MASONRY WALL FOR THE INSTALLATION OF NEW 8x8 EXHAUST VENT OR AIR INTAKE GRILL..
20. SAW CUT, CORE DRILL AND REMOVE PORTION OF BRICK AND MASONRY PARAPET FOR THE INSTALLATION OF NEW THRU-WALL SCUPPER, BOX AND FLASHING.



B NORTH ELEVATION DEMO
1/8"=1'-0"



A SOUTH ELEVATION DEMO
1/8"=1'-0"

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LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHABILITATION - NEW APARTMENTS

SALINA, KANSAS

MARGARET J. GILLAM
LICENSED
6519
KANSAS
PROFESSIONAL ARCHITECT

REVISION:

DATE: 9-19-2025
JOB: 22-3243
SHEET NO.:

D3.2

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GENERAL SITE PLAN NOTES

1. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS.
2. INSTALL MATERIALS AND FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR FINISH INSTALLATION.
3. WHERE NEW CONCRETE ABUTS THE BUILDING, PROVIDE ¾" EXPANSION JOINT & SEAL TOP WITH EPOXY SEALER.
4. INSTALL EXPANSION JOINTS IN CONCRETE SIDEWALK PAVING AT ±60"O.C. PROVIDE FILLER MATERIAL AND SEALANT. COORDINATE WITH ARCHITECT FOR FINAL LOCATIONS OF EXPANSION JOINTS.
5. INSTALL CONTROL JOINTS IN CONCRETE ROUGHLY SQUARE AND AREAS NOT TO EXCEED 100 S.F.
6. EXTERIOR DOOR LANDINGS SHALL BE WITHIN ½" OF INTERIOR FINISH FLOOR ELEVATION. MAXIMUM SLOPE IN ANY DIRECTION SHALL BE 1:50
7. FINISH FLOOR ELEVATION SHALL BE VERIFIED BY GENERAL CONTRACTOR AND CONFIRMED W/ PROPOSED GRADING TO PROVIDE DRAINAGE AWAY FROM THE BUILDING
8. LANDSCAPING, SEEDING, PLANTINGS, ETC. TO BE PER THIS CONTRACT. ALL AREAS AROUND THE SITE AND AS INDICATED ON THE SITE PLAN SHALL BE FINE GRADED WITH MIN. 2" TOP SOIL AREAS SHALL BE FREE OF ROCKS AND CLUMPS AS SUITABLE FOR SEEDING OR SODDING.
9. NEW PEDESTRIAN SIDEWALKS SHALL NOT HAVE A CROSS SLOPE GREATER THAN 1:50 AND SHALL NOT SLOPE IN THE DIRECTON OF TRAVEL GREATER THAN 1:20.
10. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE REQUIREMENTS OF THE UTILITY COMPANIES AND THE CITY OF SALINA.
11. ALL DAMAGED PAVING AND LANDSCAPING CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
12. REFERENCE CIVIL DRAWINGS FOR CURB DETAILS.

SALINA - LOCAL PARKING REQUIREMENTS

MULTIPLE FAMILY DWELLINGS + COMMERCIAL SPACES – – DOWNTOWN DISTRICT*

PER DOWNTOWN DISTRICT REGULATIONS:

COMMERCIAL AND RETAIL ARE NOT REQUIRED TO HAVE OFF–STREET PARKING.

MULTI–FAMILY DWELLINGS CAN BE REDUCED BY 50% THE REQUIRED AMOUNT.

MULTI–FAMILY PARKING REQUIREMENTS:
(2) STALLS PER EACH UNIT FOR THE FIRST 20 UNITS
(1–1/2) STALL PER EACH UNIT THEREAFTER

135 TOTAL APARTMENT UNITS = 53(BLDG 1) + 50(BLDG 2) + 32(BLDG 3)

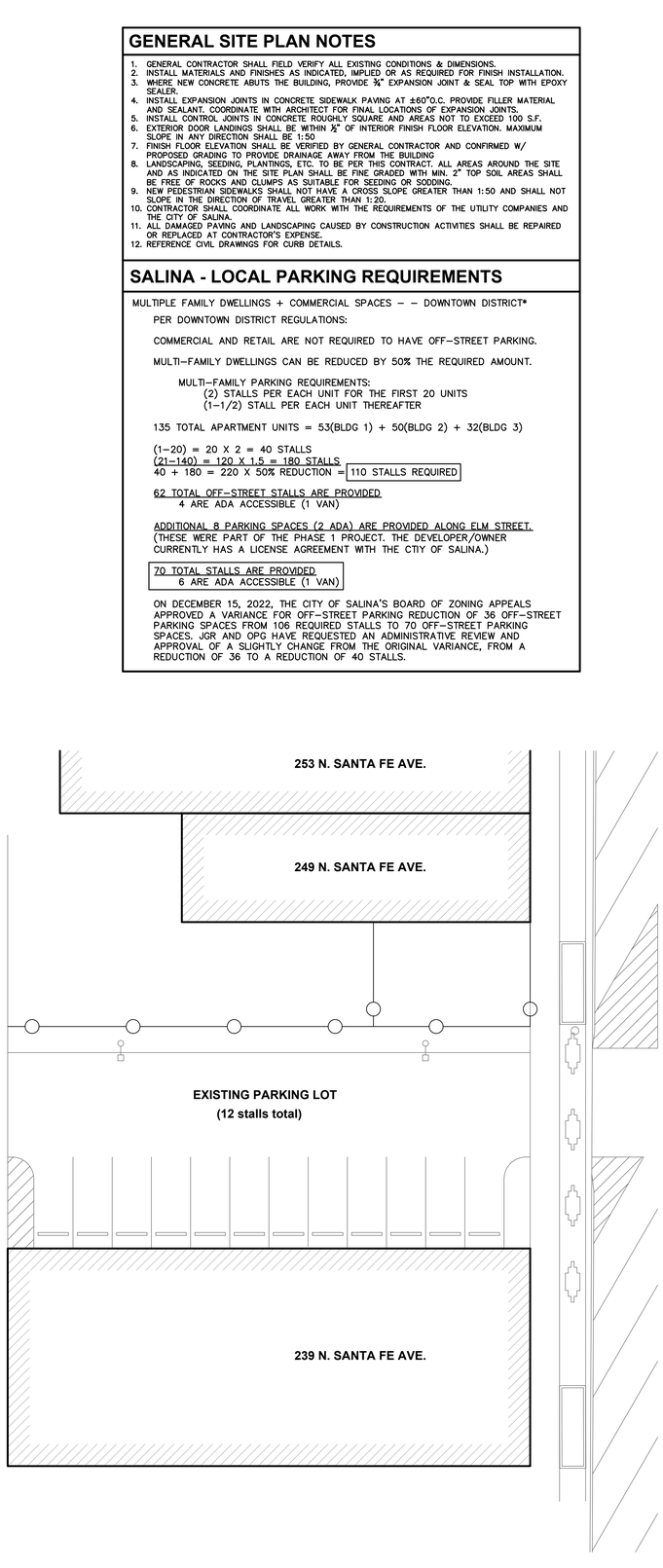
(1–20) = 20 X 2 = 40 STALLS
(21–140) = 120 X 1.5 = 180 STALLS
40 + 180 = 220 X 50% REDUCTION = 110 STALLS REQUIRED

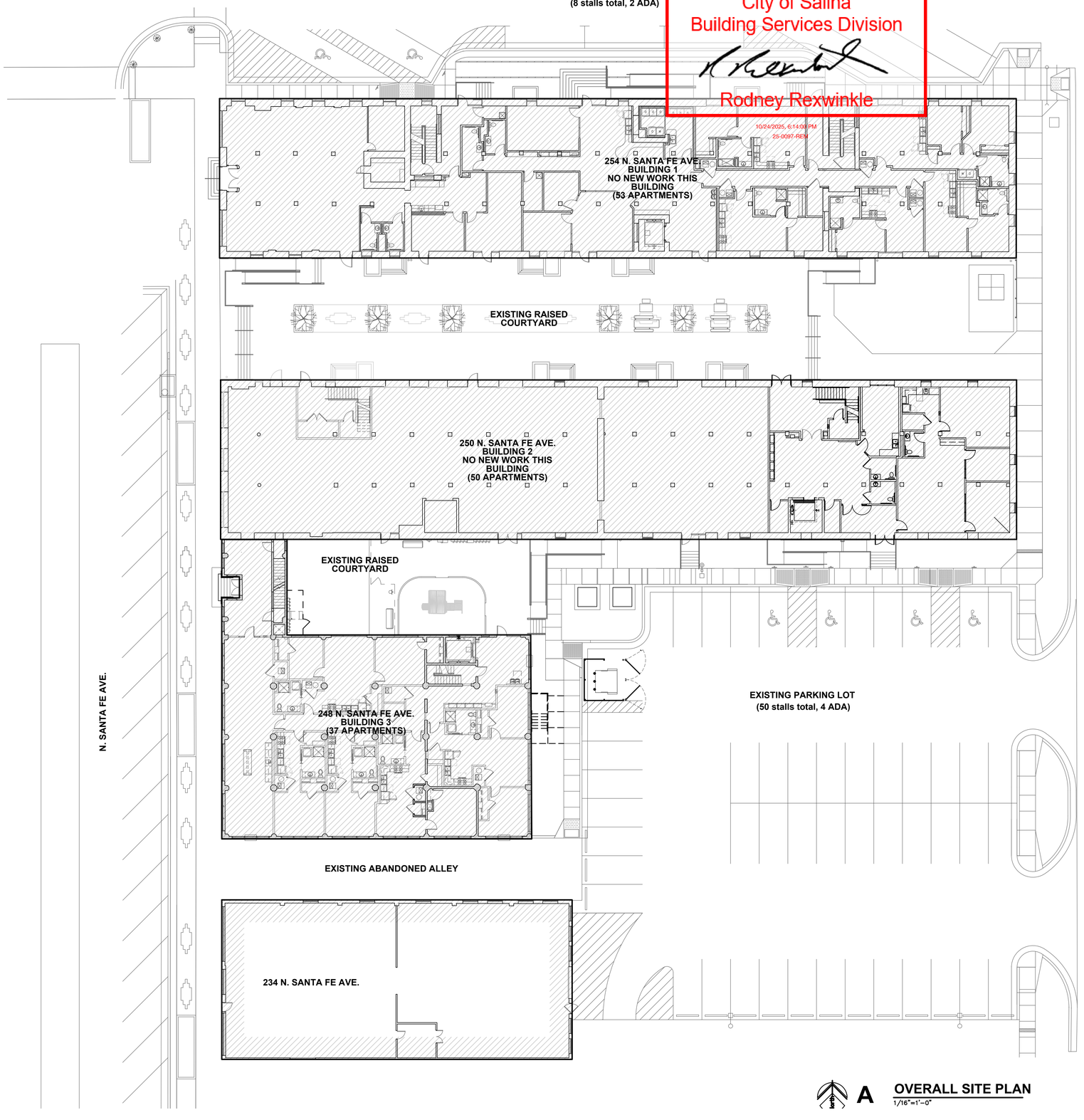
62 TOTAL OFF–STREET STALLS ARE PROVIDED
4 ARE ADA ACCESSIBLE (1 VAN)

ADDITIONAL 8 PARKING SPACES (2 ADA) ARE PROVIDED ALONG ELM STREET.
(THESE WERE PART OF THE PHASE 1 PROJECT. THE DEVELOPER/OWNER CURRENTLY HAS A LICENSE AGREEMENT WITH THE CTIY OF SALINA.)

70 TOTAL STALLS ARE PROVIDED
6 ARE ADA ACCESSIBLE (1 VAN)

ON DECEMBER 15, 2022, THE CITY OF SALINA'S BOARD OF ZONING APPEALS APPROVED A VARIANCE FOR OFF–STREET PARKING REDUCTION OF 36 OFF–STREET PARKING SPACES FROM 106 REQUIRED STALLS TO 70 OFF–STREET PARKING SPACES. JGR AND OPG HAVE REQUESTED AN ADMINISTRATIVE REVIEW AND APPROVAL OF A SLIGHTLY CHANGE FROM THE ORIGINAL VARIANCE, FROM A REDUCTION OF 36 TO A REDUCTION OF 40 STALLS.





A **OVERALL SITE PLAN**
1/16"=1'–0"

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Building Services Division
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LEE LOFTS, PHASE III, BUILDING 3
HISTORIC REHABILITATION - NEW APARTMENTS
SALINA, KANSAS

MARGARET J. GILLAM
1ST CENSED
6519
KANSAS PROFESSIONAL ARCHITECT

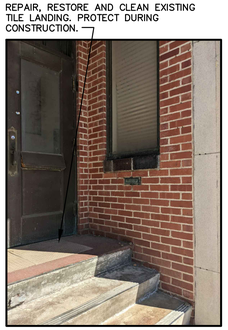
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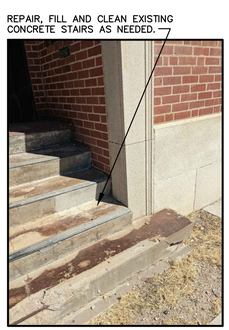
DATE: 9–19–2025
JOB: 22–3243
SHEET NO.:

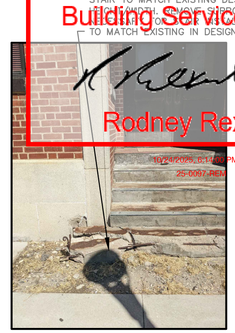
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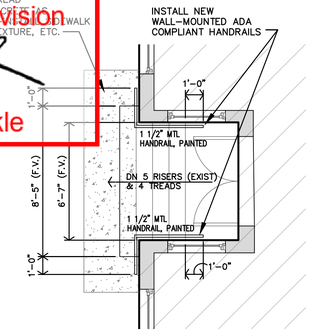
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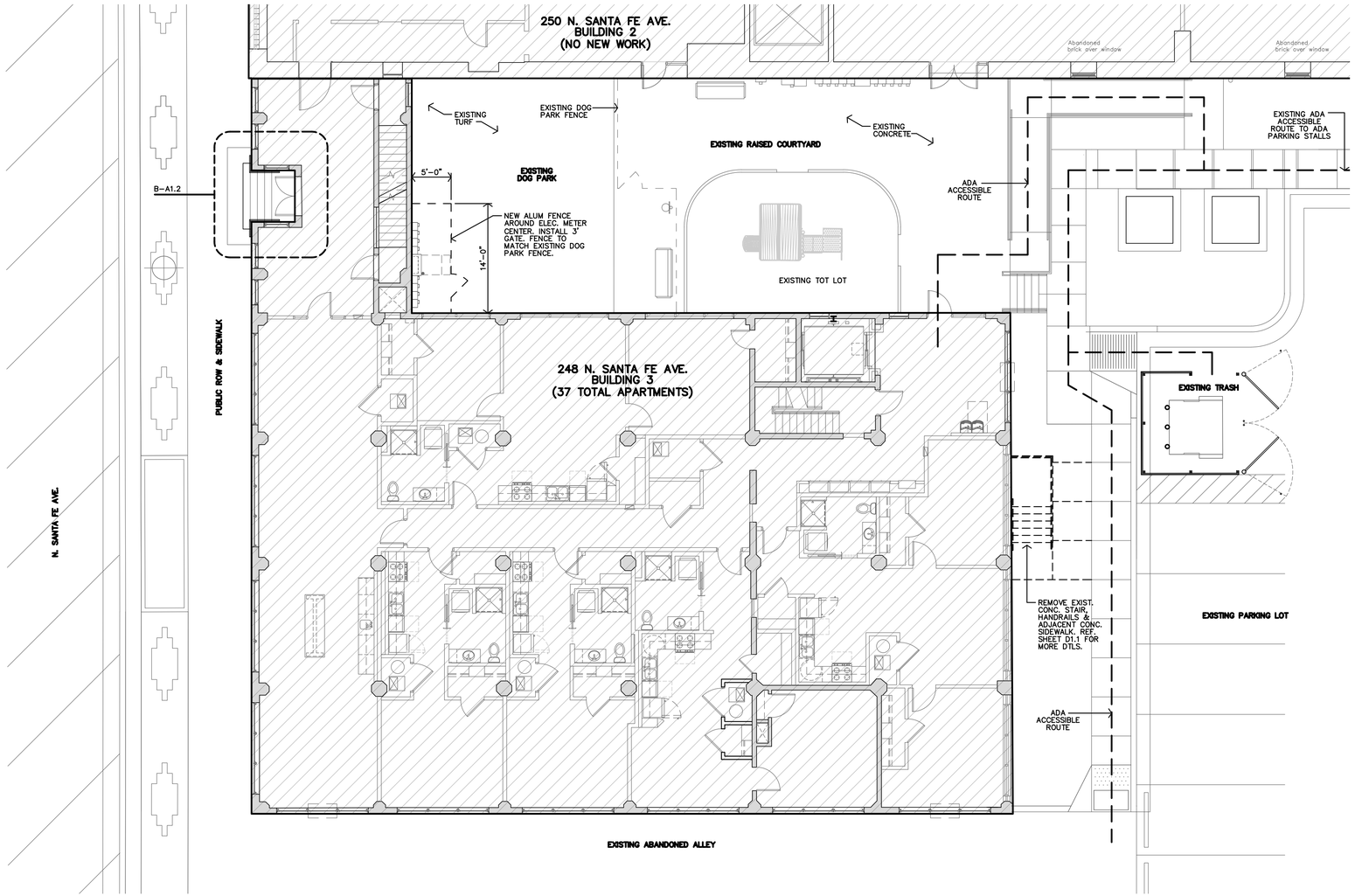






C **STAIR - EXISTING PHOTOS**

B **STAIR PLAN**
1/4"=1'-0"



A **ENLARGED SITE PLAN**
1/8"=1'-0"

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LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHABILITATION - NEW APARTMENTS

SALINA, KANSAS



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A1.2

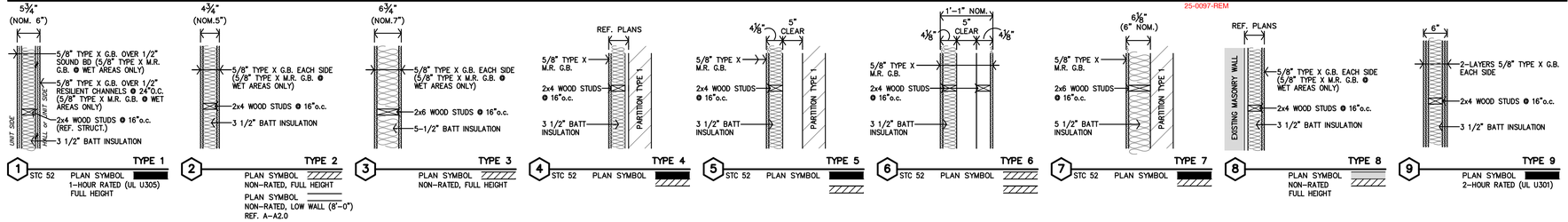
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INTERIOR PARTITION SCHEDULE

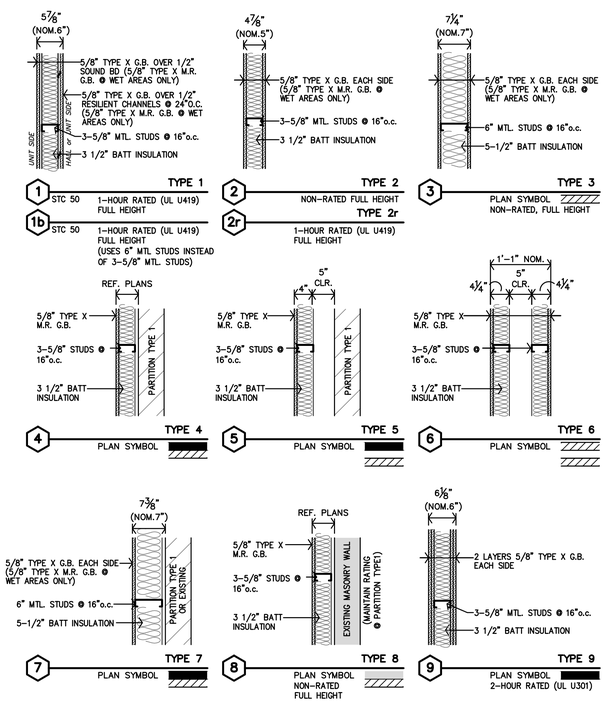
- ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE
- LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
- REF. SHEETS CFP,A5.1,A5.2 & A5.3 FOR RATED WALLS, LOCATIONS & CODE INFORMATION

- INSTALL MOISTURE RESISTANT (M.R.) G.B. AT THE FOLLOWING LOCATIONS: CEILINGS & WALLS IN BATHROOMS, LAUNDRY ROOMS AND MECHANICAL ROOMS; BEHIND KITCHEN SINK CABINET.



ALTERNATE PARTITION SCHEDULE

- ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE
- LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
- REF. SHEETS CFP, A7.1 & A7.2 FOR RATED WALLS, LOCATIONS & CODE INFORMATION
- ALTERNATE: INSTALL METAL STUDS IN PLACE OF WOOD STUDS.
  - 2x4 WOOD STUDS = 3-5/8" METAL STUDS
  - 2x6 WOOD STUDS = 6" METAL STUDS
- INSTALL MOISTURE RESISTANT (M.R.) G.B. AT THE FOLLOWING LOCATIONS: CEILINGS & WALLS IN BATHROOMS, LAUNDRY ROOMS AND MECHANICAL ROOMS; BEHIND KITCHEN SINK CABINET.



UNIT GENERAL NOTES

1. REF. FLOOR PLANS FOR ADDITIONAL DIMENSIONS, PARTITION TYPES AND NOTES. ALL WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT 10'-0" O.C., TYPICAL. CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT ALL BACK TO BACK ELECTRICAL OUTLETS. PROVIDED AND INSTALL ALL FIRE BLOCKING AND DRAFTSTOPS PER 2012 IBC, SECTION 718.2.
3. ALL UNITS ARE TYPE-B (ADAPTABLE) EXCEPT FOR THE DESIGNATED ACCESSIBLE UNITS.
4. FEC = FIRE EXTINGUISHER & FIRE-RATED CABINET. LOCATIONS TO BE APPROVED BY LOCAL FIRE MARSHALL/BUILDING OFFICIAL. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2012 IBC, SECTION 906.1.
5. KITCHEN & BATH RECEPTACLES ABOVE COUNTERTOP TO BE @ 44"max ABOVE FIN FLR.
6. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE.
7. ALL STORAGE CLOSETS TO HAVE ADJUSTABLE SHELVING (5 SHELVES MIN.)
8. CONTRACTOR TO VERIFY ROUGH OPENING SIZE FOR SHOWER WITH SHOWER UNIT MANF. REF. MECH DWGS.
8. *ADAPTABLE UNITS:*
   - KITCHEN & BATH – REMOVABLE CABINET FRONTS @ SINKS (ONLY LOCATIONS AS NOTED ON INTERIOR ELEVATIONS). NO PLUMBING MODIFICATIONS ALLOWED AFTER CABINET FRONT IS REMOVED.
   - CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL COUNTERTOPS/SUPPORT BRACES, SHOWER SURROUND & BASES, FUTURE GRAB BARS AND FUTURE SHOWER SEATS, ETC. AS REQ'D.
   - ALL TOILETS SHALL BE ADA COMPLIANT (17"–19" HIGH).
   - BEDROOM CLOSETS TO HAVE SHELVING AS DESIGNED. STORAGE CLOSETS ARE TO HAVE ADJUSTABLE SHELVING (MIN. 5 SHELVES PROVIDED).
9. *ACCESSIBLE UNITS (INDICATED ON FLOOR PLAN SHEETS):*
   - CONTRACTOR SHALL PROVIDE & INSTALL HOT WATER & DRAIN PIPES & DISPOSAL COVERS WHERE PIPING IS EXPOSED.
   - CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL INSTALLED GRAB BARS, COUNTERTOPS/SUPPORT BRACES, SHOWER SURROUND & BASES, SHOWER SEATS, ETC. AS REQ'D.
   - ALL TOILETS SHALL BE ADA COMPLIANT (17"–19" HIGH).
   - BEDROOM CLOSETS TO HAVE SHELVING AS DESIGNED. STORAGE CLOSETS ARE TO HAVE ADJUSTABLE SHELVING (MIN. 5 SHELVES PROVIDED).
10. *HEARING/VISION IMPAIRED UNIT (INDICATED ON FLOOR PLAN SHEETS):*
    - ALL ADAPTABLE UNITS NOTES
    - CONTRACTOR SHALL INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5. & ICC A117.1–2009 SEC. 1005.

ACCESSIBLE AND HEARING/VISION IMPAIRED UNIT

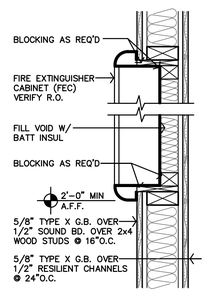
TYPE	UNIT NO.		
	STUDIO	1 BEDROOM	2 BEDROOM
ACCESSIBLE UNIT	207	204	
HEARING/VISION IMPAIRED UNIT	208		

UNIT KITCHEN MATRIX REF. SHT. A9.5

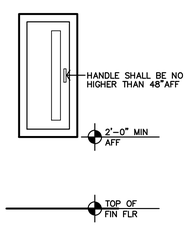
TYPE	UNIT NO.
TYPE 1	104, 106, 205, 208, 211, 305, 308, 311, 405, 408, 411, 505, 508, 511
TYPE 2	108
TYPE 3	111
TYPE 4	105, 307, 407, 507
TYPE 5	204, 304, 404, 504
TYPE 6	213, 313, 413, 513
TYPE 7	212, 312, 412, 512
TYPE 8	207
TYPE 9	203, 303, 403, 503

UNIT BATH MATRIX REF. SHT. A8.3

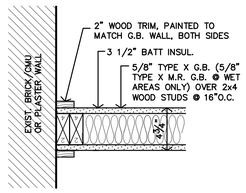
TYPE	UNIT NO.
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TYPE 2	204
TYPE 3	213, 313, 413, 513
TYPE 4	207, 307, 407, 507



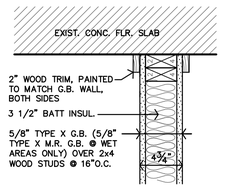
C FIRE EXTINGUISHER CABINET DTL @ 1HR WALL
1 1/2"=1'-0"



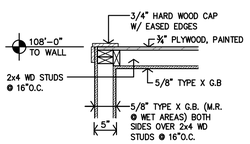
B TYPICAL FEC MOUNTING HGT
3/4"=1'-0"



E TYPICAL WALL TIE-IN FINISH DTL.
1-1/2"=1'-0"



D TYPICAL TOP OF WALL FINISH DTL.
1-1/2"=1'-0"



A LOW WALL (UNIT 108) TOP OF WALL DETAIL
3/4"=1'-0"

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LEE LOFTS, PHASE III, BUILDING 3
HISTORIC REHABILITATION - NEW APARTMENTS
SALINA, KANSAS

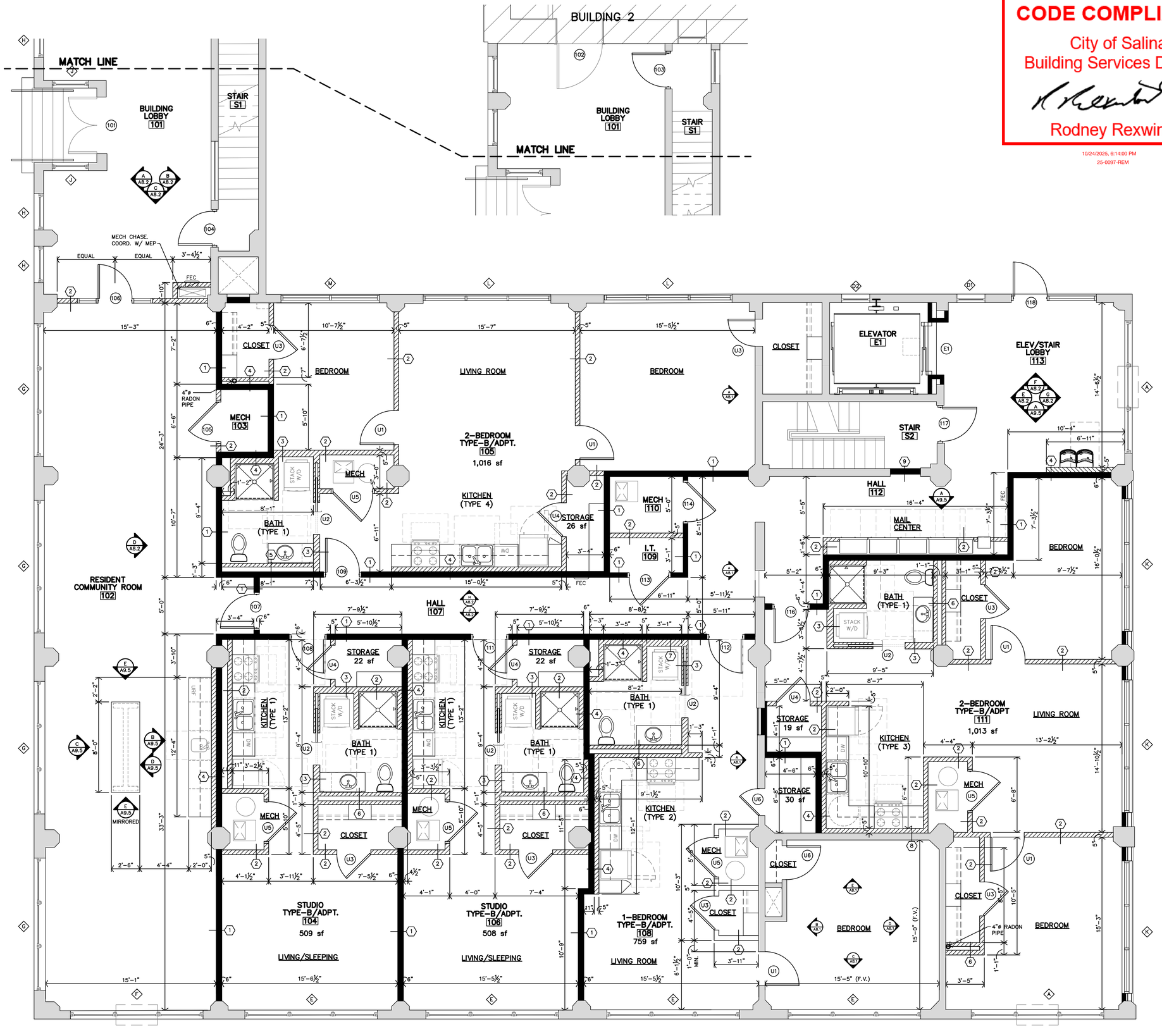
MARGARET J. GILLAM LICENSED 6519 KANSAS PROFESSIONAL ARCHITECT

REVISION:

DATE: 9-19-2025
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Building Services Division

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WALL HATCH LEGEND

- PLAN SYMBOL — 1-HOUR RATED (UL U305) FULL HEIGHT
- PLAN SYMBOL — NON-RATED, FULL HEIGHT
- PLAN SYMBOL — NON-RATED, LOW WALL (8'-0")
- PLAN SYMBOL — EXISTING BLDG WALLS & COLUMNS FULL HEIGHT (TO REMAIN)

A 1ST LEVEL FLOOR PLAN
1/4"=1'-0" 6,802 sf

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LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHABILITATION - NEW APARTMENTS

SALINA, KANSAS

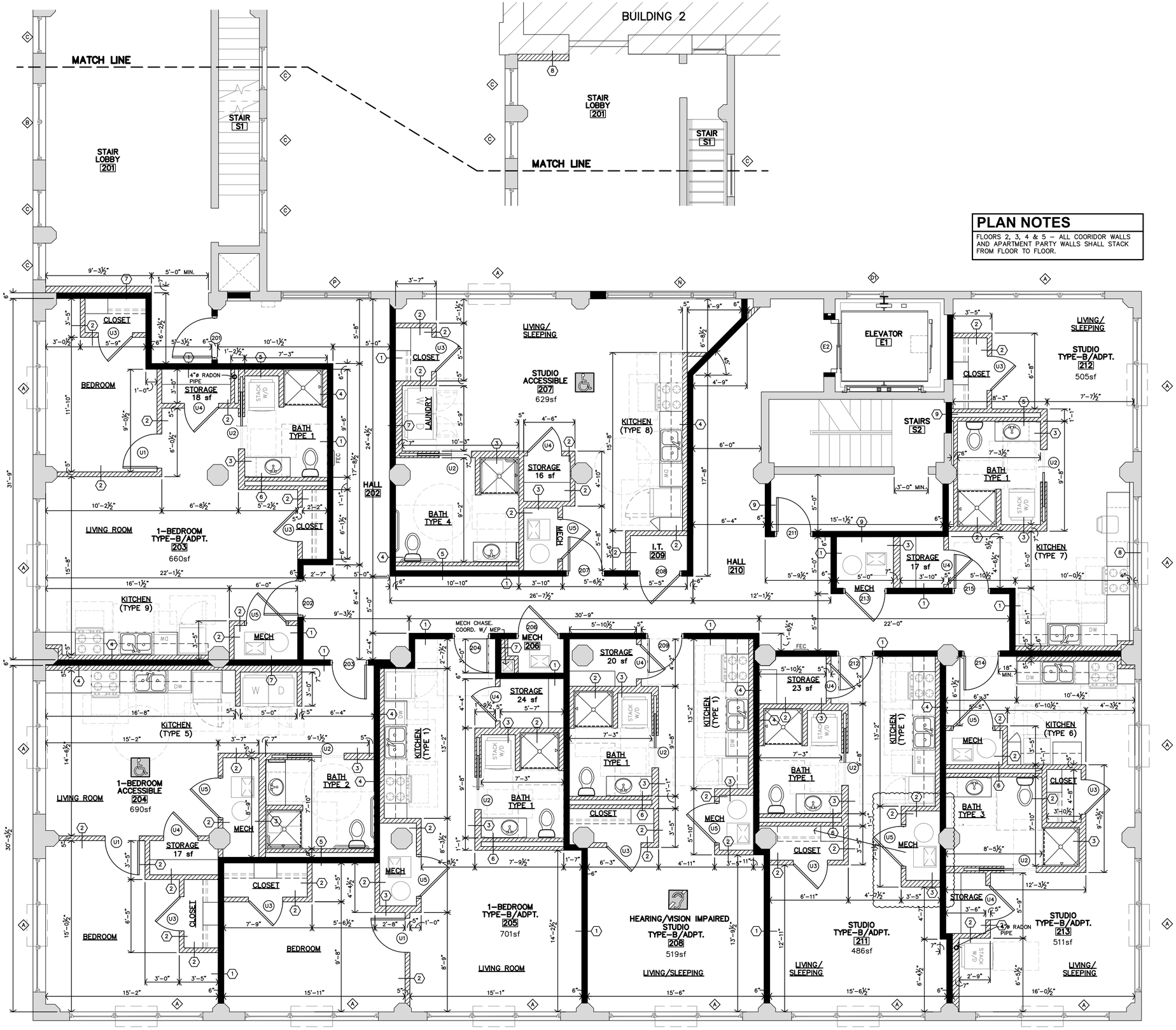
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PLAN NOTES

FLOORS 2, 3, 4 & 5 – ALL COORIDOR WALLS AND APARTMENT PARTY WALLS SHALL STACK FROM FLOOR TO FLOOR.

WALL HATCH LEGEND

- PLAN SYMBOL — 1-HOUR RATED (UL U305) FULL HEIGHT
- PLAN SYMBOL — NON-RATED, FULL HEIGHT
- PLAN SYMBOL — NON-RATED, LOW WALL (8'-0")
- PLAN SYMBOL — EXISTING BLDG WALLS & COLUMNS FULL HEIGHT (TO REMAIN)

A **2ND LEVEL FLOOR PLAN**

1/4"=1'-0" 6,856 sf

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LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHABILITATION - NEW APARTMENTS

SALINA, KANSAS

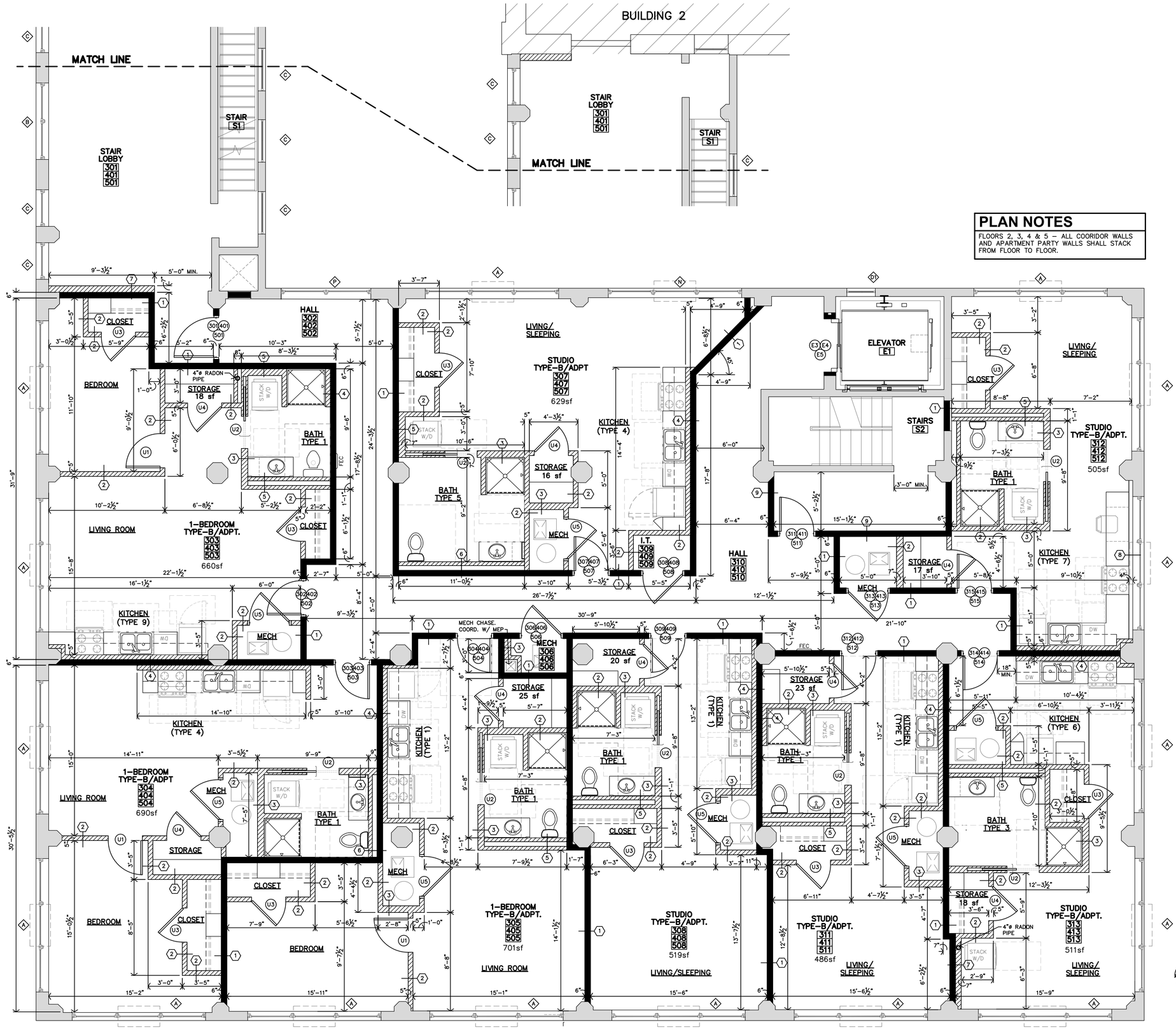
MARGARET J. GILLAM — 6519 — KANSAS — PROFESSIONAL ARCHITECT

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A2.2

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PLAN NOTES

FLOORS 2, 3, 4 & 5 – ALL COORIDOR WALLS AND APARTMENT PARTY WALLS SHALL STACK FROM FLOOR TO FLOOR.

WALL HATCH LEGEND

- PLAN SYMBOL — 1-HOUR RATED (UL U305) FULL HEIGHT
- PLAN SYMBOL — NON-RATED, FULL HEIGHT
- PLAN SYMBOL — NON-RATED, LOW WALL (8'-0")
- PLAN SYMBOL — EXISTING BLDG WALLS & COLUMNS FULL HEIGHT (TO REMAIN)

A 3RD LEVEL (4TH, 5TH SIM.) FLOOR PLAN

1/4"=1'-0" 6,856 sf

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HISTORIC REHABILITATION - NEW APARTMENTS

SALINA, KANSAS

MARGARET J. GILLAM 6519 STATE OF KANSAS PROFESSIONAL ARCHITECT

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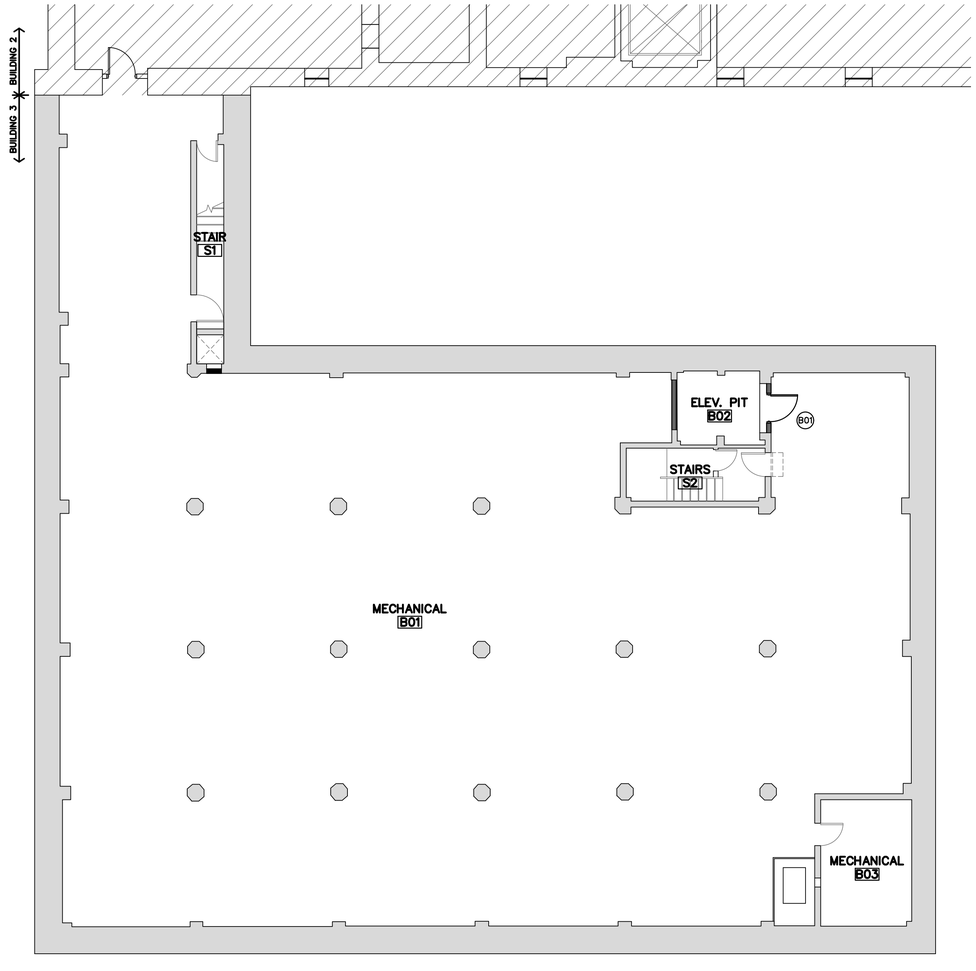
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City of Salina
Building Services Division

Rodney Rexwinkle

10/24/2025, 6:14:00 PM
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A BASEMENT FLOOR PLAN
1/8"=1'-0" 7.525 sf

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SALINA, KANSAS

MARGARET J. GILLAM LICENSED 6519 KANSAS PROFESSIONAL ARCHITECT

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JOB: 22-3243
SHEET NO.:

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GENERAL NOTES, EXISTING WINDOW FRAMES

Reference specifications & Preservation Briefs.

BASIC SCOPE & MAINTENANCE

- Removal of rust, paint flaking and excessive paint;
- Priming of exposed metal with a rust–inhibiting primer;
- Replacement of cracked or broken glass and glazing compound;
- Replacement of missing screws or fasteners;
- Cleaning and lubrication of hinges;
- Repainting of all steel sections with two coats of finish paint compatible with the primer;
- Caulking the masonry surrounds with a high quality elastomeric caulk.

To complete basic scope & maintenance; missing screws, and broken fasteners will have to be replaced; hinges cleaned and lubricated; the metal windows painted, and the masonry surrounds caulked. When bedding glass, use only glazing compound formulated for metal windows. The hinges should then be lubricated with a non–greasy lubricant specially formulated for metals and with an anticorrosive agent.

CLEANING, PAINT & RUST REMOVAL

Rust should be removed using a wire brush, an aluminum oxide sandpaper, or a variety of power tools adapted for abrasive cleaning such as an electric drill with a wire brush or a rotary whip attachment. Adjacent sills and window jambs need to be protected and shielded.

Rust can also be removed from ferrous metals by using a number of commercially prepared anticorrosive acid compounds.
Remaining loose or flaking paint can be removed with a chemical paint remover or with a pneumatic needle scaler or gun, which comes with a series of chisel blades and has proven effective in removing flaking paint from metal windows. Anticorrosive primers generally consist of oil–alkyd based paints rich in zinc or zinc chromate. Two coats of primer are recommended. Manufacturer's recommendations should be followed concerning application of primers.

Rust, corrosion, paint, caulk, etc. can also be removed by sandblasting. Since sandblasting can damage the masonry surrounds, metal or plywood shields must be used to protect these materials. The sandblasting pressure should be low, 80–100 pounds per square inch, and the grit size should be in the range of #10–#45. Glass peening beads (glass pellets) have also been successfully used in cleaning steel sections. Sandblasting nozzle pencil–point blasters are most useful, giving the operator more effective control over the direction of the spray. To reduce the dust, some local codes allow only wet blasting. In this case, the metal must be dried immediately, generally with a blow–dryer. Either form of sandblasting metal covered with lead paints produces toxic dust. Proper precautionary measures should be taken against toxic dust and silica particles.

REPAIR IN PLACE

Bent or bowed metal sections may be the result of damage to the window through an impact or corrosive expansion. If the distortion is not too great, it is possible to re–align the metal sections without removing the window. Once the metal sections have been cleaned of all corrosion and straightened, small holes and uneven areas resulting from rusting should be filled with a patching material and sanded smooth to eliminate pockets where water can accumulate.

REFINISH

Final painting of the windows with paint compatible with the anticorrosive primer should proceed on a dry day. One coat of Primer and Two coats of finish paint are required. Once the paint dries thoroughly, a flexible exterior caulk can be applied to eliminate air and moisture infiltration where the window and the surrounding masonry meet.

Caulking is generally undertaken after the windows have received at least one coat of finish paint. The perimeter of the masonry surround should be caulked with a flexible elastomeric compound that will adhere well to both metal and masonry. Three suggested compounds are polyurethane, vinyl acrylic, and butyl rubber.

WEATHERIZATION

Caulking around the masonry openings, adding weatherstripping, installing thermal glass in place of the existing glass.

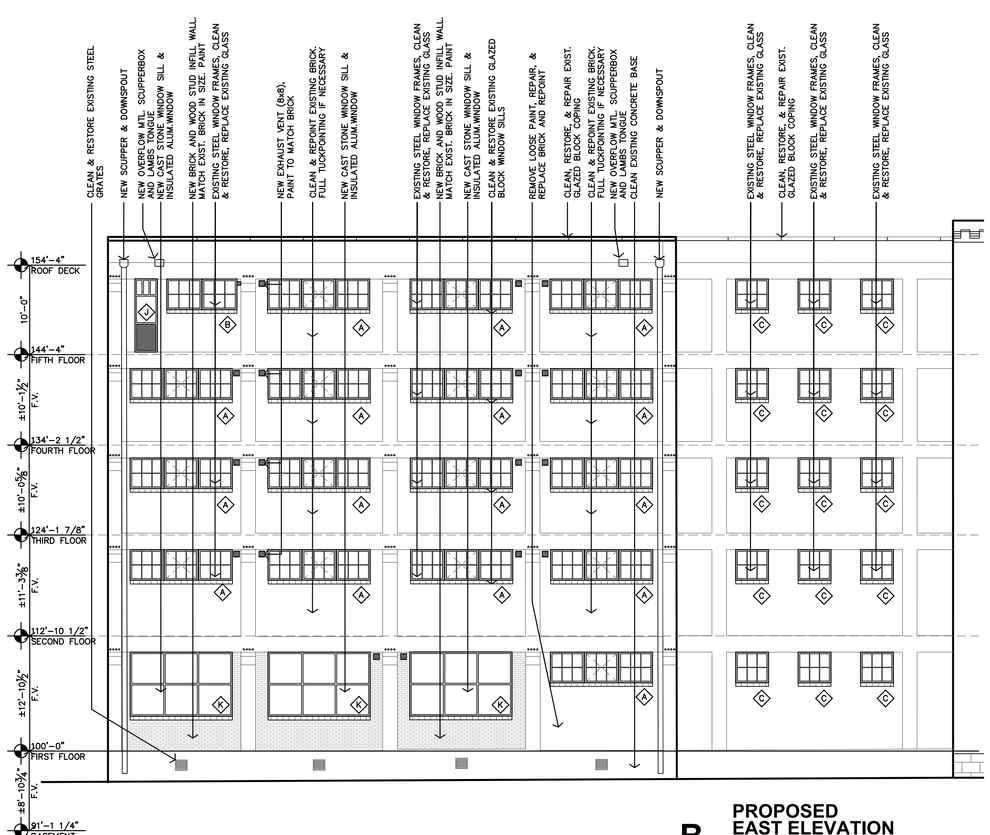
WEATHERSTRIPPING

Installation of weatherstripping where the operable portion of the sash and the fixed frame come together to reduce perimeter air infiltration.
Weatherstripping appropriate for metal windows are spring–metal, vinyl strips, and sealant beads.

- Metal weatherstripping is clipped to the inside channel of the rolled metal section of the fixed frame. To insure against galvanic corrosion between the weatherstripping the window must be painted prior to the installation of the weatherstripping. This weatherstripping is usually applied to the entire perimeter of the window opening, but in some cases, such as casement windows, it may be best to avoid weatherstripping the hinge side. The natural wedging action of the weatherstripping on the three sides of the window often creates an adequate seal.

- Vinyl weatherstripping can also be applied to metal windows. Folded into a "V" configuration, the material forms a barrier against the wind. Vinyl weatherstripping is usually glued to the frame, although some brands have an adhesive backing.

- Caulk or Sealant weatherstripping involving caulking or sealant bead and a polyethylene bond breaker tape. After the window frame has been thoroughly cleaned with solvent, permitted to dry, and primed, a neat bead of low modulus (firm setting) caulk, such as silicone, is applied. A bond breaker tape is then applied to the operable sash covering the metal section where contact will occur. The window is then closed until the sealant has set (27 days, depending on temperature and humidity). When the window is opened, the bead will have taken the shape of the air infiltration gap and the bond breaker tape can be removed. This weatherstripping method appears to be successful for all types of metal windows with varying degrees of air infiltration.



B PROPOSED EAST ELEVATION
1/8"=1'–0"

GENERAL NOTES, REGARDING TUCKPOINTING

Reference Specifications & Preservation Briefs

PROTECTION

Remove gutters and downspouts and associated hardware adjacent to masonry and prepare for replacement. Install new after tuckpointing is complete.

- Provide temporary rain drainage during work to direct water away from building.
- Protect windows, stairs, utilities. etc. during work.

REPOINTING MASONRY

Rake out and repoint joints to the following extent:
All joints in areas indicated, Joints indicated to receive sealant–filled. Seal these joints according to Section 079200 "Joint Sealants."

Joints at locations of the following defects:

- Holes and missing mortar.
- Cracks that can be penetrated 1/4 inch (6 mm) or more by a knife blade 0.027 inch (0.7 mm) thick.
- Cracks 1/16 inch (1.6 mm) or more in width and of any depth.
- Hollow–sounding joints when tapped by metal object.
- Eroded surfaces 1/4 inch (6 mm) or more deep.
- Deterioration to point that mortar can be easily removed by hand, without tools.
- Joints filled with substances other than mortar.

Do not rake out and repoint joints where not indicated, required or instructed. Rake out joints as follows, according to procedures demonstrated in approved mockup:

- Remove mortar from joints to 2 times joint width, but not less than 3/4 inch (20 mm) or not less than that required to expose sound, unweathered mortar. Do not remove unsound mortar more than 2 inches (50 mm) deep; consult Architect or Engineer for direction.
- Remove mortar from masonry surfaces within raked–out joints to provide reveals with square backs and to expose masonry for contact with pointing mortar. Brush, vacuum, or flush joints to remove dirt and loose debris.
- Do not spall edges of masonry units or widen joints. Replace or patch damaged masonry units as directed by Architect.

Notify Architect of unforeseen detrimental conditions including voids in mortar joints, cracks, loose masonry units, rotted wood, rusted metal, and other deteriorated items.

REVIEWED FOR CODE COMPLIANCE
City of Salina
Building Services Division
Rodney Rexwinkle
10/24/2025

POINTING WITH MORTAR

- Clean joint surfaces with water to remove dust and mortar particles. Time rinsing application so at time of pointing, joint surfaces are damp but without standing water. Where rinse water dries, dampen joint surfaces before pointing.
- Apply pointing mortar first to areas where existing mortar was removed to depths greater than surrounding areas. Apply in layers not greater than 1/2 inch (13 mm) until a uniform depth is formed. Fully compact each layer, and allow it to become thumbprint hard before applying next layer.
- After deep areas have been filled to same depth as remaining joints, apply pointing mortar in layers not greater than 3/8 inch (9 mm), fully compact each layer and allow to become thumbprint hard before applying next layer. Where existing masonry units have worn or rounded edges, slightly recess finished mortar surface below face of masonry to avoid widened joint faces. Take care not to spread mortar beyond joint edges onto exposed masonry surfaces or to feather edge the mortar.
- When mortar is thumbprint hard, tool joints to match original appearance of joints as demonstrated in approved mockup. Remove excess mortar from edge of joint by brushing.
- Cure mortar by maintaining in thoroughly damp condition for at least 72 consecutive hours, including weekends and holidays.

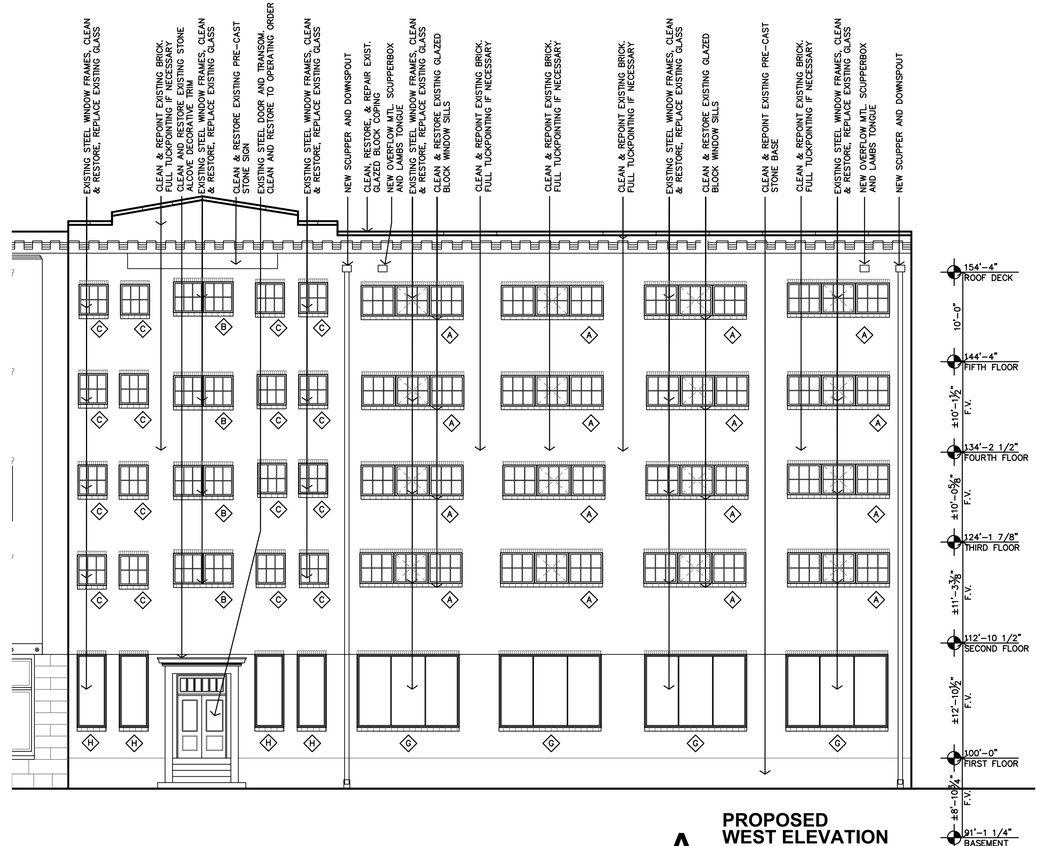
Hairline cracking within mortar or mortar separation at edge of a joint is unacceptable. Completely remove such mortar and repoint.
Where repointing work precedes cleaning of existing masonry, allow mortar to harden at least 30 days before beginning cleaning work.

FINAL CLEANING

After mortar has fully hardened, thoroughly clean exposed masonry surfaces of excess mortar and foreign matter; use wood scrapers, stiff–nylon or –fiber brushes, and clean water, applied by low pressure spray.

- Do not use metal scrapers or brushes.
- Do not use acidic or alkaline cleaners.

NOTE: CONTRACTOR TO PAINT ALL VENTS, FRESH AIR INTAKE GRILLS AND LOUVERS A RED/ORANGE COLOR TO BLEND INTO BRICK FACADE. PAINT COLOR TO BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO PAINTING.



A PROPOSED WEST ELEVATION
1/8"=1'–0"

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Kansas City, MO 64108
jgr@jgrarchitects.com

LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHABILITATION - NEW APARTMENTS

SALINA, KANSAS

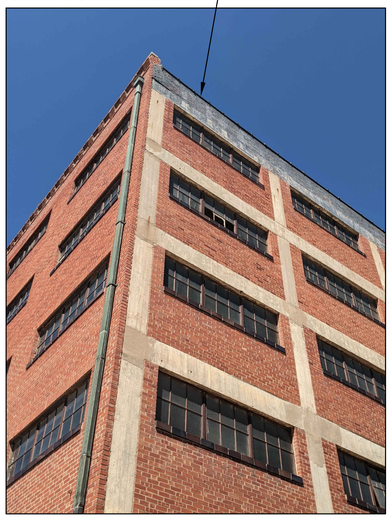
MARGARET J. GILLAM — 6519 — KANSAS PROFESSIONAL ARCHITECT

REVISION:	
DATE:	9–19–2025
JOB:	22–3243
SHEET NO.:	

A3.1

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HISTORIC 'THE LEE HARDWARE CO' SIGN:
REMNANTS OF EXISTING PAINTED SIGN



D **EXISTING PHOTOGRAPH**
1/8"=1'-0"

HISTORIC 'THE LEE HARDWARE CO' SIGN:
CONTRACTOR TO REMOVE REMNANTS OF EXISTING PAINTED SIGN ON UPPER SOUTH FACE OF BUILDING. SIGN TO BE REPAINTED & RECREATED TO MATCH EXISTING HISTORIC SIGN. COLORS TO BE SELECTED BY OWNER/ARCHITECT. PAINTER/ARTIST TO SUBMIT FINAL DESIGN TO ARCHITECT/OWNER FOR REVIEW. FINAL APPROVAL ALSO NEEDED FROM THE CITY OF SALINA AND DOWNTOWN DESIGN REVIEW BOARD BEFORE PAINTING BEGINS.



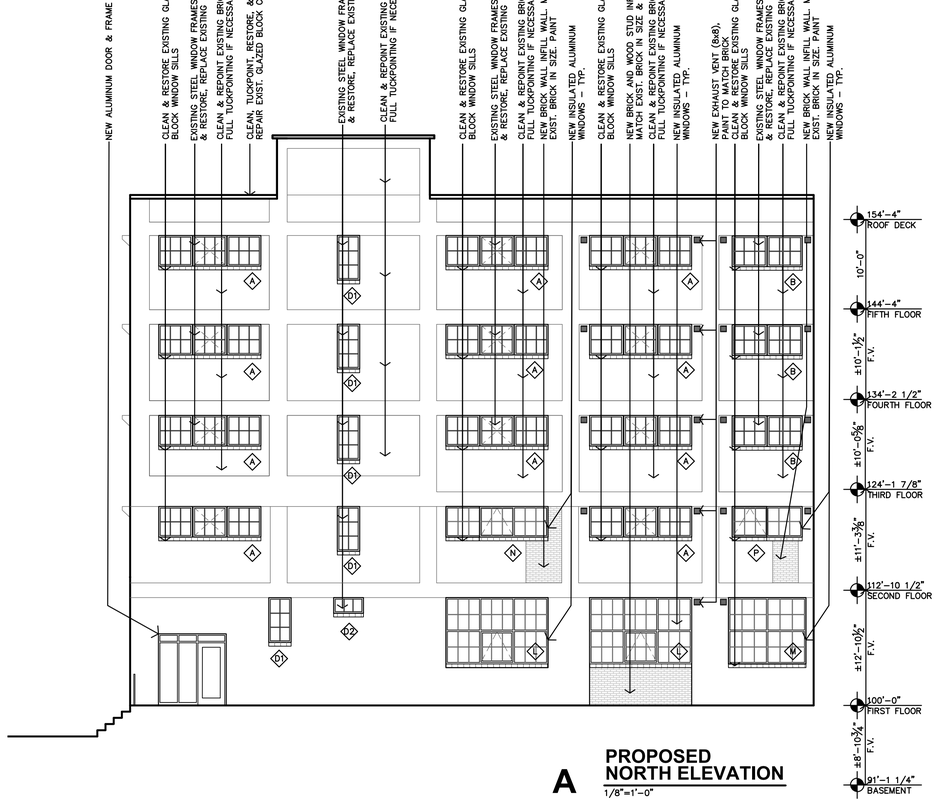
C **HISTORIC PHOTOGRAPHS**
1/8"=1'-0"

REVIEWED FOR CODE COMPLIANCE
City of Salina
Building Services Division
Rodney Rexwinkle

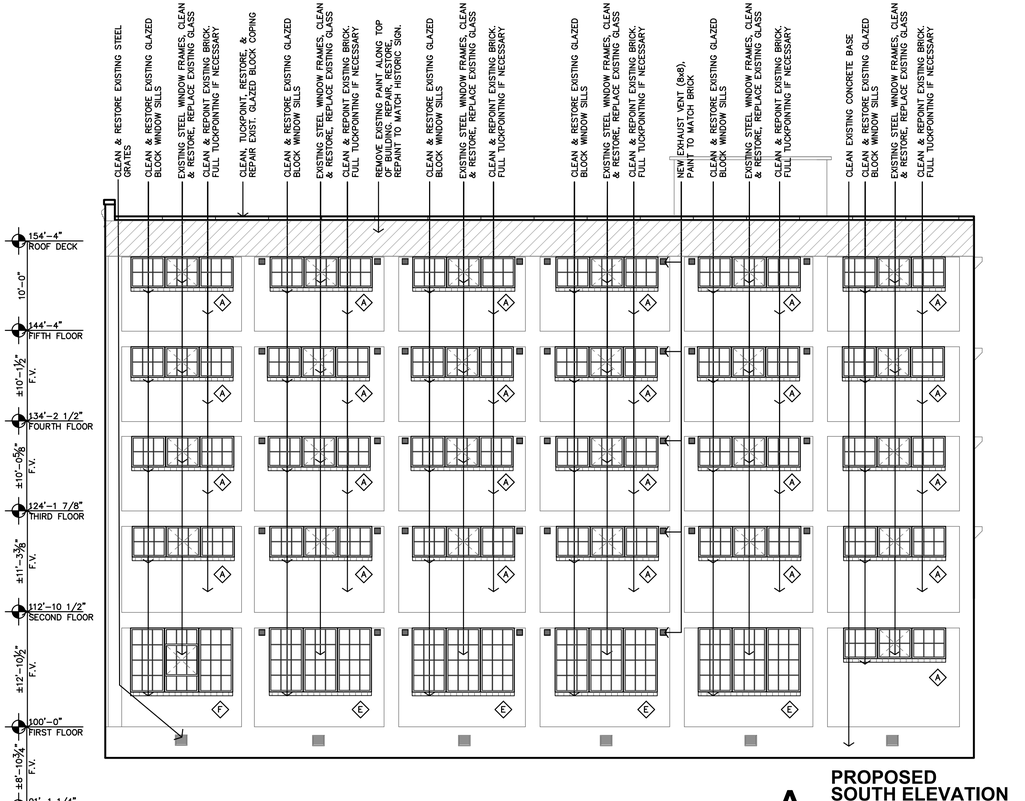
REHABILITATION NOTES

REFERENCE SHEET A3.1 FOR GENERAL NOTES REGARDING HISTORIC REHABILITATION OF EXISTING WINDOW FRAMES, AND MASONRY/MORTAR REPOINTING AND CLEANING.

NOTE: CONTRACTOR TO PAINT ALL VENTS, FRESH AIR INTAKE GRILLS AND LOUVERS A RED/ORANGE COLOR TO BLEND INTO BRICK FACADE. PAINT COLOR TO BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO PAINTING.



A **PROPOSED NORTH ELEVATION**
1/8"=1'-0"



A **PROPOSED SOUTH ELEVATION**
1/8"=1'-0"

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LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHABILITATION - NEW APARTMENTS

SALINA, KANSAS

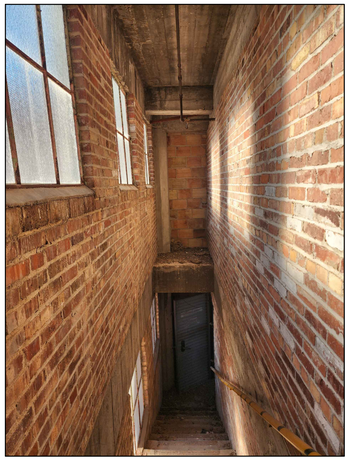
MARGARET J. GILLAM LICENSED 6519 KANSAS PROFESSIONAL ARCHITECT

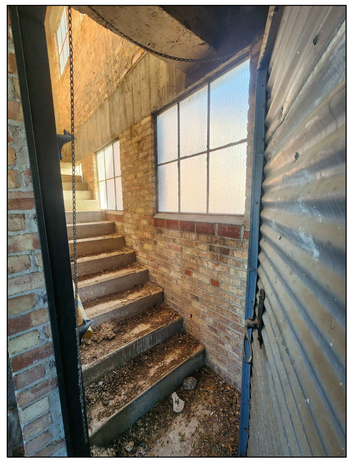
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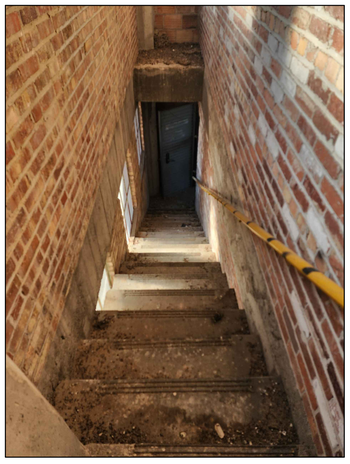
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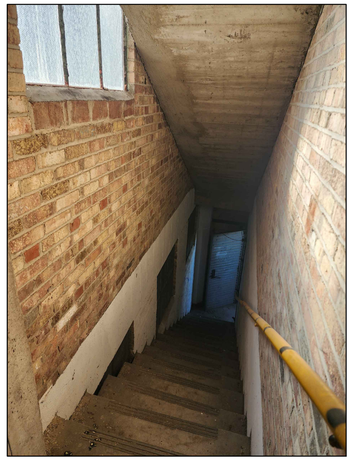
A3.2

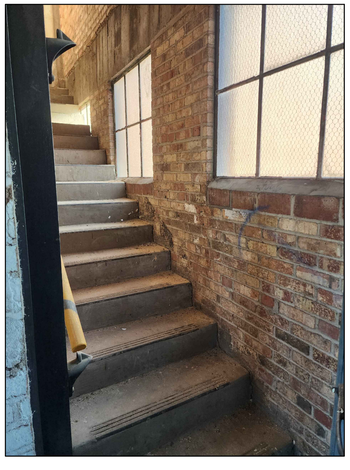
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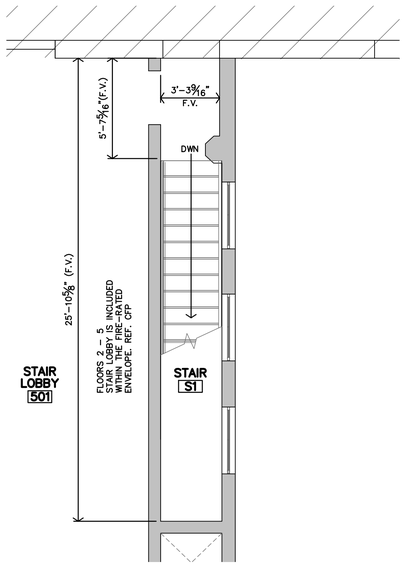




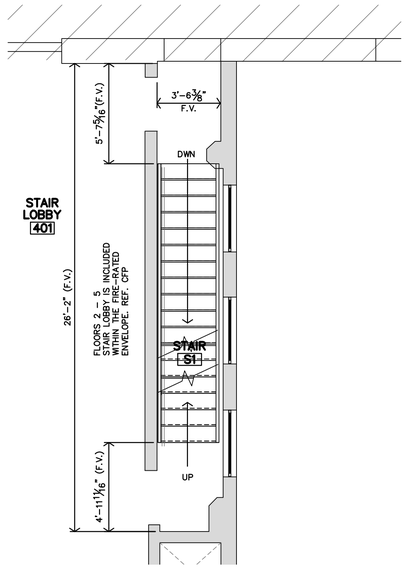




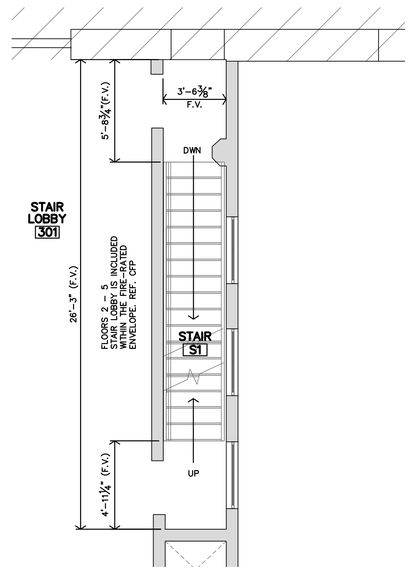
G EXISTING PHOTOS



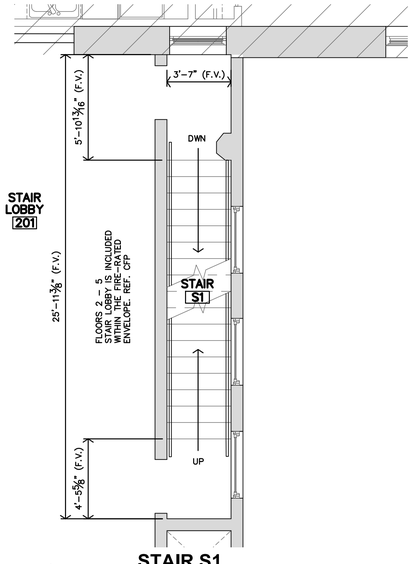
F STAIR S1
FIFTH FLOOR PLAN
1/4"=1'-0"



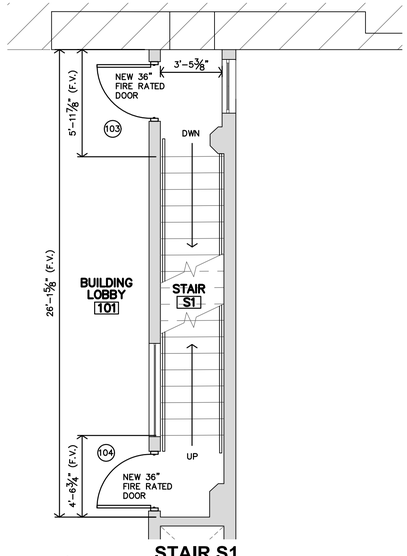
E STAIR S1
FOURTH FLOOR PLAN
1/4"=1'-0"



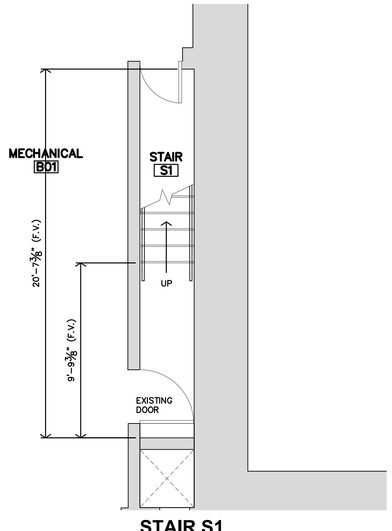
D STAIR S1
THIRD FLOOR PLAN
1/4"=1'-0"



C STAIR S1
SECOND FLOOR PLAN
1/4"=1'-0"



B STAIR S1
FIRST FLOOR PLAN
1/4"=1'-0"



A STAIR S1
BASEMENT PLAN
1/4"=1'-0"

REVIEWED FOR CODE COMPLIANCE
City of Salina
Building Services Division
Rodney Rexwinkle

STAIR S1 NOTES

GENERAL

2. REMOVE EXISTING WALL-MOUNTED WOOD/STEEL HANDRAIL SYSTEMS. REPLACE WITH NEW ADA COMPLIANT HANDRAILS.
3. BOTH SIDES OF STAIR ARE TO HAVE NEW HANDRAILS.

CONCRETE STAIRS ARE EXISTING TO REMAIN. SOME TREADS AND RISERS ARE NON-COMPLIANT WITH THE 2012 IBC. RISERS VARY IN HEIGHT FROM 6" TO 8.5", TREADS VARY FROM 10" TO 12" DEEP.

IN FALL OF 2022, A WALK THROUGH WAS PERFORMED BY THE ARCHITECT, FIRE MARSHAL AND BUILDING OFFICIAL. STAIRS WERE REVIEWED FOR SAFETY & EGRESS AND WERE APPROVED FOR USE, BY THE FIRE MARSHAL AND BUILDING OFFICIAL.

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LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHABILITATION - NEW APARTMENTS

SALINA, KANSAS

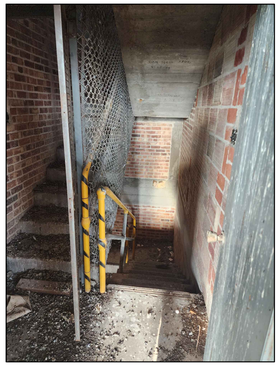
MARGARET J. GILLAM
ARCHITECT
LICENSED
6519
KANSAS
PROFESSIONAL ARCHITECT

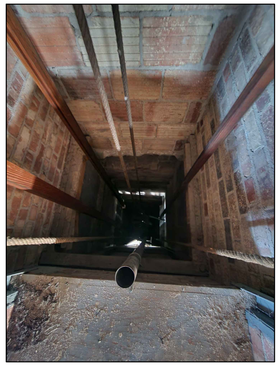
REVISION:

DATE: 9-19-2025
JOB: 22-3243
SHEET NO.:

A4.1

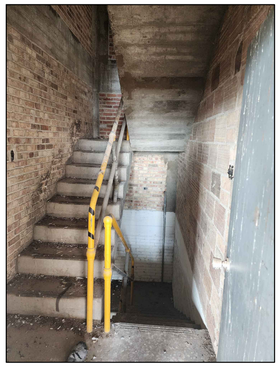
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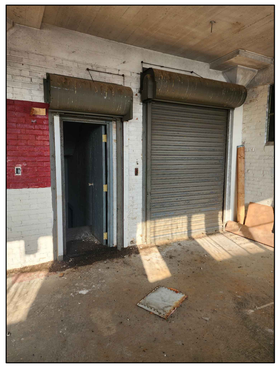




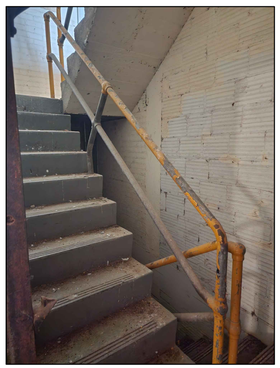












H EXISTING PHOTOS

STAIR S2 & ELEVATOR NOTES

GENERAL

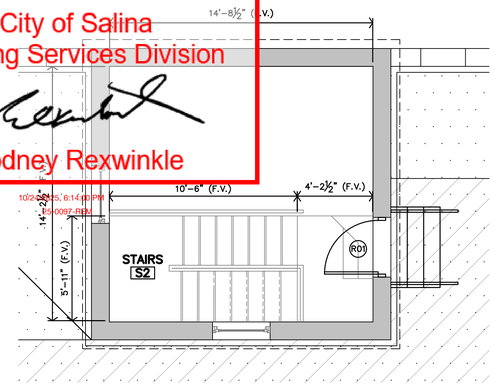
1. REPAIR ANY AND ALL DAMAGED CONCRETE TREADS AND RISERS.
2. CENTER GUARDRAIL SYSTEM TO REMAIN. INSTALL NEW BOTTOM RAIL, MATCH SLOPE OF EXISTING RAIL. NEW BOTTOM RAIL TO BE 1" ABOVE STAIR NOSING MAX.
3. CENTER GUARDRAIL SYSTEM – INSTALL NEW STAINLESS, WELDED WIRE PANEL (3" SQUARE SPACING) WITH 1" U-EDGING BETWEEN THE OPEN RAILS.
4. CENTER GUARDRAIL SYSTEM – REMOVE ALL EXISTING PAINT AND PREP FOR NEW PAINT.
5. STAIR SECTION FROM 5TH FLOOR TO ROOF: EXISTING CHAINLINK FENCE TO BE REMOVED. EXISTING METAL SUPPORT RAILS TO REMAIN. IN BETWEEN RAILS AND GATE OPENINGS – INSTALL NEW STAINLESS, WELDED WIRE PANEL (3" SQUARE SPACING) WITH 1" U-EDGING. GATE SHALL REMAIN AND SHALL HAVE LOCKING MECHANISM. COORDINATE WITH OWNER.
6. REMOVE ALL EXISTING ELEVATOR EQUIPMENT, STRUCTURE, CABS, PULLEY SYSTEMS, ETC. PREP SHAFT FOR THE INSTALLATION OF NEW ELEVATOR, CAB, STRUCTURE AND EQUIPMENT.

CONCRETE STAIRS ARE EXISTING TO REMAIN. SOME TREADS AND RISERS ARE NON-COMPLIANT WITH THE 2012 IBC. RISERS VARY IN HEIGHT FROM 6" TO 8.5", TREADS VARY FROM 10" TO 12" DEEP.

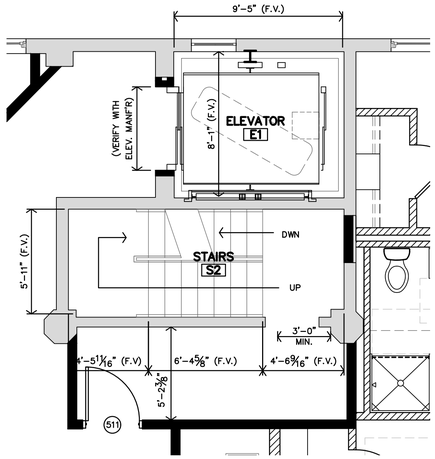
IN FALL OF 2022, A WALK THROUGH WAS PERFORMED BY THE ARCHITECT, FIRE MARSHAL AND BUILDING OFFICIAL. STAIRS WERE REVIEWED FOR SAFETY & EGRESS AND WERE APPROVED FOR USE, BY THE FIRE MARSHAL AND BUILDING OFFICIAL.

ELEVATOR: ALL FLOOR TO FLOOR ELEVATIONS, EXISTING SHAFT SIZE, AND EXISTING CONSTRUCTION AND CONDITIONS MUST BE CONFIRMED BY ELEVATOR MANUFACTURER PRIOR TO SHOP DRAWING SUBMITTAL. CONTRACTOR/ELEVATOR MANUFACTURER MUST NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES AND CONCERNS.

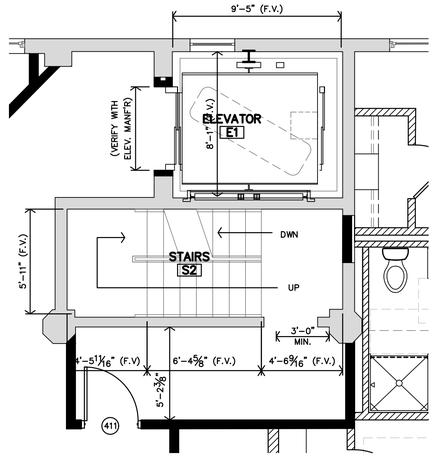
REVIEWED FOR CODE COMPLIANCE
City of Salina
Building Services Division
Rodney Rexwinkle
10/2/2025, 6:14:00 PM
ES-0097-RBX



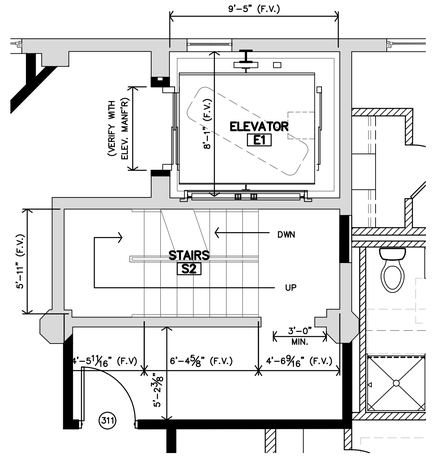
G STAIR S2 PENTHOUSE PLAN
1/4"=1'-0"



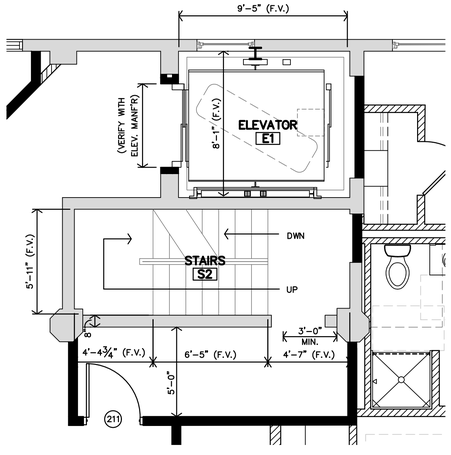
F ELEV. E1 & STAIR S2 FIFTH FLOOR PLAN
1/4"=1'-0"



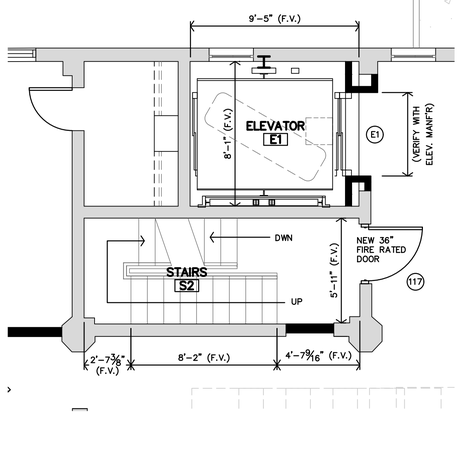
E ELEV. E1 & STAIR S2 FOURTH FLOOR PLAN
1/4"=1'-0"



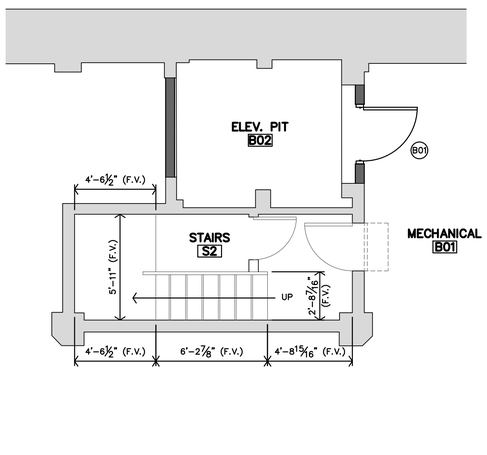
D ELEV. E1 & STAIR S2 THIRD FLOOR PLAN
1/4"=1'-0"



C ELEV. E1 & STAIR S2 SECOND FLOOR PLAN
1/4"=1'-0"



B ELEV. E1 & STAIR S2 FIRST FLOOR PLAN
1/4"=1'-0"



A ELEV. PIT & STAIR S2 BASEMENT PLAN
1/4"=1'-0"

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jgr@jgrarchitects.com

LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHABILITATION - NEW APARTMENTS

SALINA, KANSAS

MARGARET J. GILLAM
LICENSED
6519
KANSAS
PROFESSIONAL ARCHITECT

REVISION:

DATE: 9-19-2025
JOB: 22-3243
SHEET NO.:

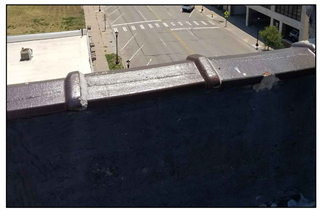
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B **EXISTING ROOF PHOTOS**

GENERAL NOTES

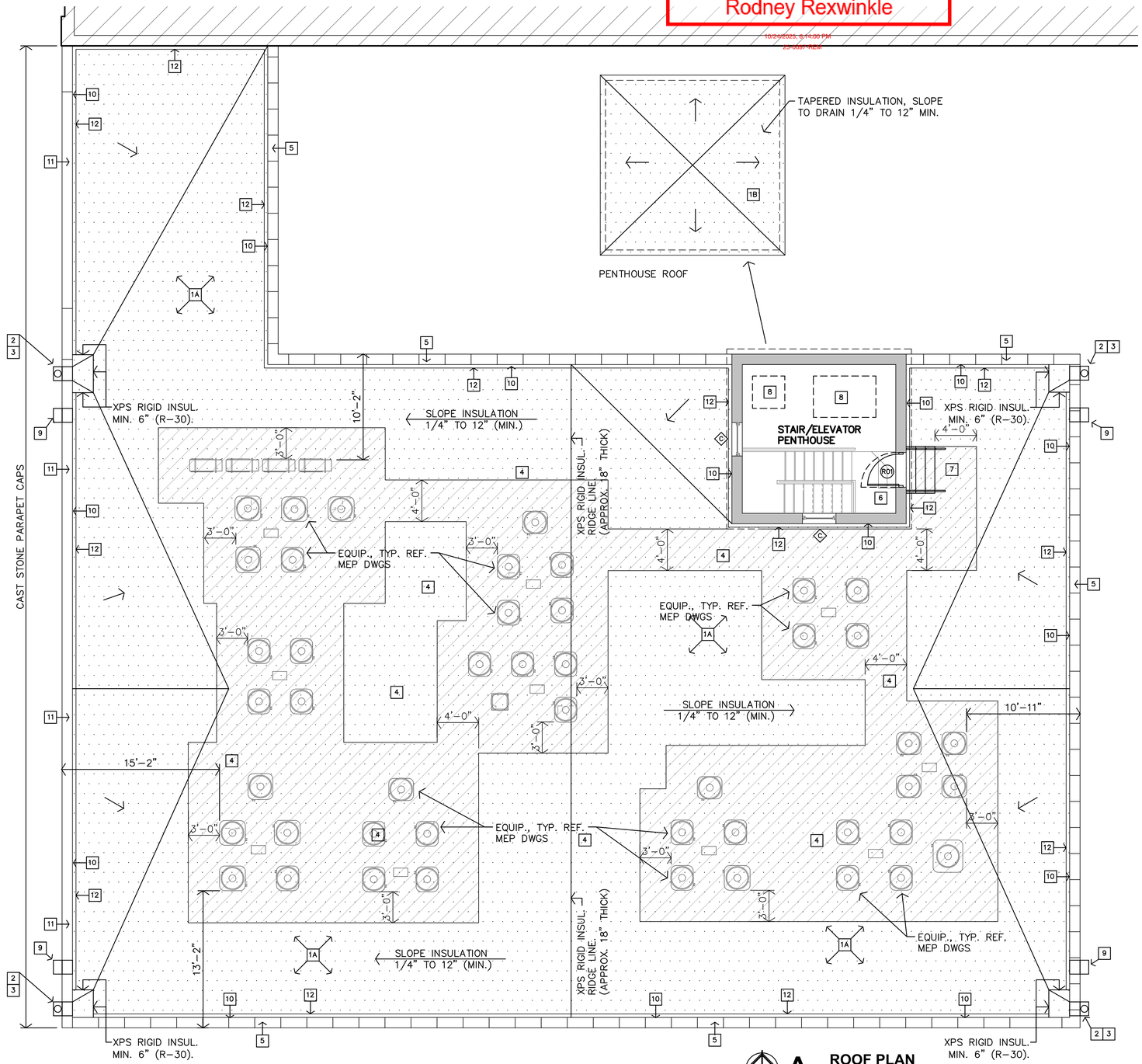
1. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS PRIOR TO BIDDING. CONTACT ARCHITECT IMMEDIATELY W/ ANY DISCREPANCIES.
2. ROOFING INSTALLATION: MANUFACTURERS DETAILS ARE GENERIC/GENERAL. CONTRACTOR SHALL COMPLY WITH MANUFACTURER'S DETAILS & RECOMENDATIONS AND THOSE RECOMMENDED BY NRCA's "THE ROOFING & WATERPROOFING MANUAL".
3. CONTRACTOR MUST COMPLY W/ ALL STATE & LOCAL CODES & REGULATIONS.
4. CONTRACTOR TO REPLACE ALL EXISTING VENT BOOTS EXISTING VENTS & FLASHINGS TO REMAIN. PROTECT DURING CONSTRUCTION.
5. CAULK & SEAL WATERTIGHT ALL JOINTS & TRANSITIONS.
6. DIMENSIONS ON ROOF PLAN REFLECT DIMENSIONS PARALLEL WITH FLOOR PLANE. ACTUAL ROOF AREA IS LARGER DUE TO ROOF SLOPE.
7. ALL METAL MATERIALS (I.E. FLASHINGS, ETC...) SHALL BE .0217" (26 GA.) THICK PREFINISHED GALVANIZED OR ALUM. ZINC ALLOY. ALL FASTENERS MUST BE COMPATIBLE WITH ASSOCIATED METALS/MATERIALS. METALS MUST BE INSTALLED PER SMACNA's "ARCHITECTURAL SHEET METAL MANUAL."
8. EXISTING ROOFING MUST BE REMOVED, INSPECT AND REPAIR DAMAGED DECKING PRIOR TO PROCEEDING WITH NEW ROOF ASSEMBLY.

LEGEND

1A	MAIN ROOF: REMOVE EXISTING BALLASTED ROOFING ASSEMBLY, INCLUDING BUT NOT LIMITED TO: ROOFING MEMBRANE, ADHESIVE, BALLAST AND GRAVEL MATERIAL, INSULATION, FLASHING, CANTS, ETC. INSTALL 60-MIL TPO ROOFING MEMBRANE OVER 1/2" COVER BOARD, XPS RIGID INSULATION (R-30 MIN.), TAPERED INSULATION AS REQUIRED FOR ROOF DRAINAGE (REFERENCE ROOF PLAN). PROVIDE TERMINATION BARS, FLASHING, SEALANT, & CAULKING. RUN ROOFING MEMBRANE UP BACKSIDE OF PARAPETS (MIN. 12" ABOVE INSULATION) AND INSTALL TERMINATION BAR & METAL FLASHING (COLOR TO BE DETERMINED). ENTIRE ROOF ASSEMBLY SHALL BE PROVIDED AND INSTALLED AS REQUIRED & RECOMMENDED BY MANUFACTURER FOR A 20-YEAR, FULL COVERAGE WARRANTY.
1B	PENTHOUSE ROOF: REMOVE EXISTING BALLASTED ROOFING ASSEMBLY, INCLUDING BUT NOT LIMITED TO: ROOFING MEMBRANE, ADHESIVE, BALLAST AND GRAVEL MATERIAL, INSULATION, FLASHING, CANTS, ETC. INSTALL 60-MIL TPO ROOFING MEMBRANE OVER 1/2" COVER BOARD, TAPERED INSULATION AS REQUIRED FOR ROOF DRAINAGE (REFERENCE ROOF PLAN). PROVIDE FLASHING, SEALANT, & CAULKING. RUN ROOFING MEMBRANE DOWN SIDES OF ROOF CAP AND INSTALL METAL FLASHING AROUND EDGE (COLOR TO BE DETERMINED). ENTIRE ROOF ASSEMBLY SHALL BE PROVIDED AND INSTALLED AS REQUIRED & RECOMMENDED BY MANUFACTURER FOR A 20-YEAR, FULL COVERAGE WARRANTY.
2	EXISTING SCUPPERS, SCUPPER PANS, THRU-WALL FLASHING, DOWNSPOUTS TO BE REMOVED & REPLACED WITH NEW, SAME SIZE & SHAPE. COLOR TO BE DETERMINED.
3	CUT DOWN/TAPER INSULATION AS REQUIRED AROUND SCUPPER TO INSTALL PAN AND THRU-WALL FLASHING AND TO ENSURE AND ALLOW PROPER DRAINAGE DOWN TO EXISTING SCUPPER OPENING LOCATION.
4	AT ALL ROOF TOP EQUIPMENT INSTALL WALK OR TRAFFIC MEMBRANE AROUND.
5	EXISTING GLAZED TERRA COTTA CAPS/COPING. PROTECT DURING CONSTRUCTION. REPAIR, TUCKPOINT, REPLACE MISSING PIECES WITH NEW TO MATCH, AND CLEAN.
6	REMOVE EXISTING PLYWOOD DOOR AND ANCHORS, ATTACHMENTS, ACCESSORIES. REPLACE WITH NEW HOLLOW METAL DOOR AND FRAME AND HARDWARE.
7	INSTALL NEW PREFABRICATED STEEL STAIR AND HANDRAIL SYSTEM AT PENTHOUSE/MAINTENANCE DOOR TO ROOF. FIELD VERIFY EXISTING CONDITIONS AND HEIGHT.
8	REMOVE EXISTING ELEVATOR EQUIPMENT, PLATFORM, ACCESSORIES, ETC. PREP FOR THE INSTALL OF NEW ELEVATOR AND EQUIPMENT.
9	SAWCUT PORTION OF EXISTING MASONRY PARAPET. PREP FOR THE INSTALLATION OF NEW OVERFLOW SCUPPER BOX, FLASHING, LAMBS TONGUE AND ALL ACCESSORIES. TO MATCH OTHER SCUPPERS AND IN SIZE AND PROFILE.
10	REMOVE EXISTING ROOFING TAR ALONG BACKSIDE OF PARAPET. STRUCTURAL ENGINEER TO EVALUATE BRICK CONDITION AND MAKE RECOMMENDATIONS ON REPAIR AND REPLACEMENT.
11	EXISTING CAST STONE PARAPET CAPS/COPING. PROTECT DURING CONSTRUCTION. REPAIR, TUCKPOINT, REPLACE MISSING PIECES WITH NEW TO MATCH AND CLEAN.
12	INSTALL 4" CONTINUOUS CANT AROUND PERIMETER OF MAIN ROOF/PARAPET.

AREA OF RE-ROOF

EQUIPMENT PAD (DOUBLE ROOFING)



A **ROOF PLAN**
3/16"=1'-0"

REVIEWED FOR CODE COMPLIANCE
City of Salina
Building Services Division
Rodney Rexwinkle
10/24/2025, 6:14:00 PM
23-0581-NEW

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LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHABILITATION - NEW APARTMENTS

SALINA, KANSAS

MARGARET J. GILLAM LICENSED 6519 KANSAS PROFESSIONAL ARCHITECT

REVISION:

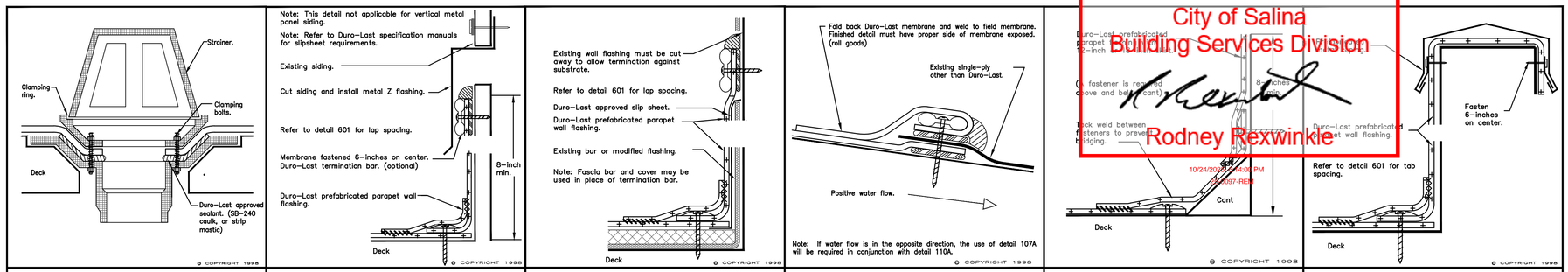
DATE: 9-19-2025
JOB: 22-3243
SHEET NO.:

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REVIEWED FOR
CODE COMPLIANCE
City of Salina
Building Services Division
Rodney Rexwinkle
10/24/2025 4:00 PM
R-1997-REM

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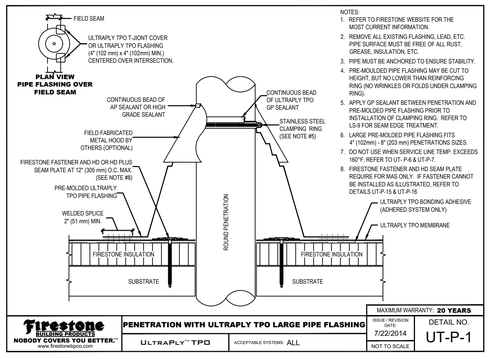
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201B	DRAWN BY: KNOX SCALE:NONE	ROOF DRAIN DETAIL New Construction or Reroof	DURO-LAST, INC. 525 MORLEY DRIVE SAGINAW, MI 48601	
611A	DRAWN BY: KNOX SCALE:NONE	SIDING DETAIL New Construction or Reroof	DURO-LAST, INC. 525 MORLEY DRIVE SAGINAW, MI 48601	
608A	DRAWN BY: KNOX SCALE:NONE	PARAPET WALL New Construction or Reroof	DURO-LAST, INC. 525 MORLEY DRIVE SAGINAW, MI 48601	
110A	DRAWN BY: KNOX SCALE:NONE	SINGLE-PLY TIE-IN New Construction or Reroof	DURO-LAST, INC. 525 MORLEY DRIVE SAGINAW, MI 48601	
606C	DRAWN BY: KNOX SCALE:NONE	PARAPET WITH CANT New Construction or Reroof	DURO-LAST, INC. 525 MORLEY DRIVE SAGINAW, MI 48601	
605A	DRAWN BY: KNOX SCALE:NONE	PARAPET WALL New Construction or Reroof	DURO-LAST, INC. 525 MORLEY DRIVE SAGINAW, MI 48601	

DURO-LAST MECHANICALLY ATTACHED ROOFING DETAILS

BASIS OF SPECIFICATION. ACTUAL FIELD AND SUBSTRATE CONDITIONS VARY-REFERENCE SPECIFICATIONS

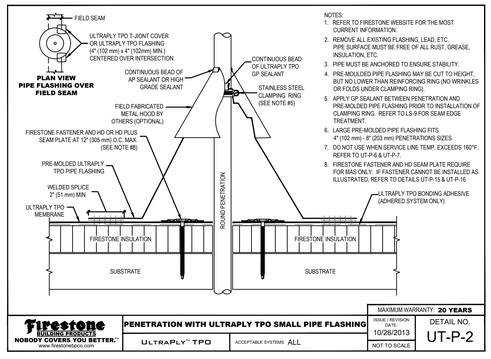
ROOFING DETAIL NOTES

ROOFING DETAILS THIS SHEET ARE FOR BASE BID, DUROLAST OR FIRESTONE TPO MEMBRANE ROOF SYSTEM. THESE ARE MANUFACTURER'S STANDARD DETAILS FOR BASIS OF SPECIFICATION, AND FOR REFERENCE PURPOSES ONLY. FIELD CONDITIONS VARY. CONTRACTOR IS RESPONSIBLE TO INSTALL A COMPLETE, WEATHER-TIGHT ASSEMBLY IN FULL COMPLIANCE WITH THE SPECIFIED WARRANTIES.



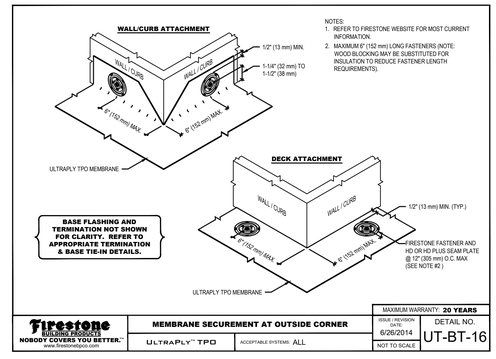
Firestone BUILDING PRODUCTS — NOBODY COVERS YOU BETTER. — www.firestonepro.com	PENETRATION WITH ULTRAPLY TPO LARGE PIPE FLASHING	MAXIMUM WARRANTY: 20 YEARS
ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 7/22/2014
		NOT TO SCALE
		DETAIL NO. UT-P-1

G LARGE PIPE DTL.
NO SCALE



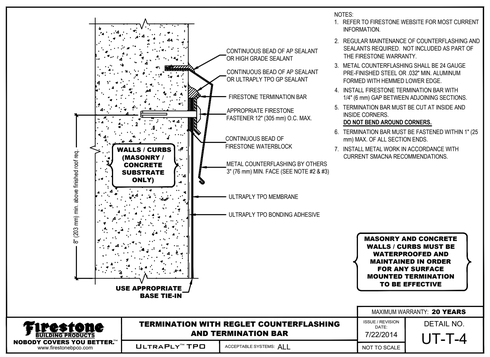
Firestone BUILDING PRODUCTS — NOBODY COVERS YOU BETTER. — www.firestonepro.com	PENETRATION WITH ULTRAPLY TPO SMALL PIPE FLASHING	MAXIMUM WARRANTY: 20 YEARS
ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 10/26/2013
		NOT TO SCALE
		DETAIL NO. UT-P-2

F SMALL PIPE DTL.
NO SCALE



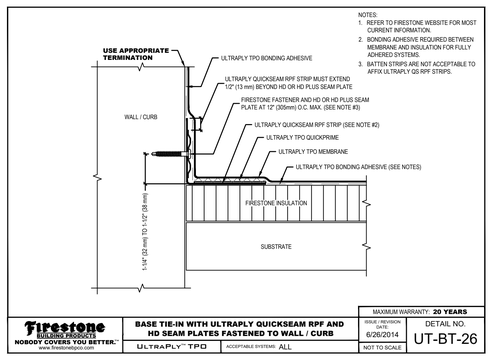
Firestone BUILDING PRODUCTS — NOBODY COVERS YOU BETTER. — www.firestonepro.com	MEMBRANE SECUREMENT AT OUTSIDE CORNER	MAXIMUM WARRANTY: 20 YEARS
ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 6/26/2014
		NOT TO SCALE
		DETAIL NO. UT-BT-16

E OUTSIDE CORNER DTL.
NO SCALE



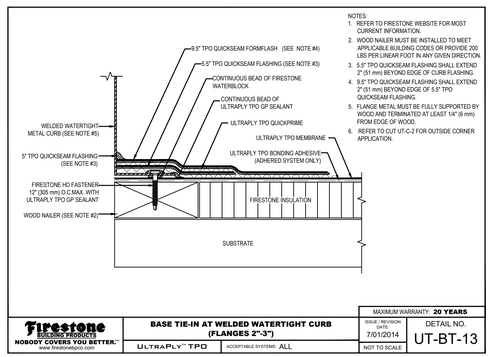
Firestone BUILDING PRODUCTS — NOBODY COVERS YOU BETTER. — www.firestonepro.com	TERMINATION WITH REGLET COUNTERFLASHING AND TERMINATION BAR	MAXIMUM WARRANTY: 20 YEARS
ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 7/22/2014
		NOT TO SCALE
		DETAIL NO. UT-T-4

D FLASHING DETAIL
NO SCALE



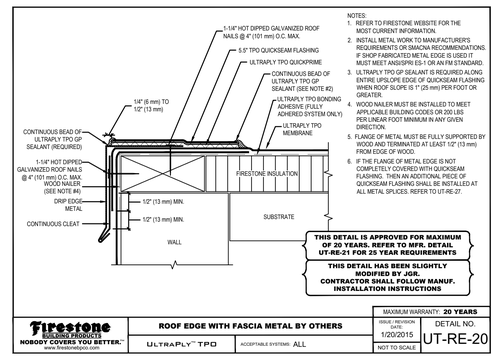
Firestone BUILDING PRODUCTS — NOBODY COVERS YOU BETTER. — www.firestonepro.com	BASE TIE-IN WITH ULTRAPLY QUICKSEAM RPF AND HD SEAM PLATES FASTENED TO WALL / CURB	MAXIMUM WARRANTY: 20 YEARS
ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 6/26/2014
		NOT TO SCALE
		DETAIL NO. UT-BT-26

C ROOF-TO-WALL TIE-IN
NO SCALE



Firestone BUILDING PRODUCTS — NOBODY COVERS YOU BETTER. — www.firestonepro.com	BASE TIE-IN AT WELDED WATERTIGHT CURB (FLANGES 2"-3")	MAXIMUM WARRANTY: 20 YEARS
ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 7/01/2014
		NOT TO SCALE
		DETAIL NO. UT-BT-13

B EQUP. CURB DETAIL
NO SCALE



Firestone BUILDING PRODUCTS — NOBODY COVERS YOU BETTER. — www.firestonepro.com	ROOF EDGE WITH FASCIA METAL BY OTHERS	MAXIMUM WARRANTY: 20 YEARS
ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 1/20/2015
		NOT TO SCALE
		DETAIL NO. UT-RE-20

A ROOF EDGE DTL.
NO SCALE

FIRESTONE FULLY ADHERED TPO ROOFING STANDARD DETAILS

BASIS OF SPECIFICATION. ACTUAL FIELD AND SUBSTRATE CONDITIONS VARY-REFERENCE SPECIFICATIONS

LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHABILITATION - NEW APARTMENTS

SALINA, KANSAS

MARGARET J. GILLAM
6517
KANSAS PROFESSIONAL ARCHITECT

REVISION:

DATE: 9-19-2025
JOB: 22-3243
SHEET NO.:

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GENERAL FINISH NOTES - LEVEL 1

1. EXISTING WALLS ARE PAINTED PLASTER. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT. CLEAN, PATCH & REPAIR, ANY NEW PATCHES TO MATCH TEXTURE AND FINISHED OF EXISTING PLASTER. PREP FOR NEW PAINT.
2. EXISTING COLUMNS AND BEAMS ARE PAINTED CONCRETE TO UNDERSIDE OF THICKENED SLAB. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, CLEAN, AND REPAIR. PREP FOR NEW PAINT.
3. EXISTING CEILING IS EXPOSED, UNPAINTED CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR. TO BE LEFT EXPOSED.
4. REMOVE ANY EXISTING FLOORING MATERIAL AND GLUE RESIDUE. CLEAN, REPAIR, AND PATCH CONCRETE SLAB BELOW. TO BE LEFT EXPOSED. PREP FOR SEALER.
5. ALL EXISTING WOOD BASE AND TRIM TO REMAIN OR, IF DAMAGED, REPLACED TO MATCH EXISTING TRIM IN PROFILE AND SIZE. SAND AND REMOVE ANY PAINT ON DOOR FRAMES. CLEAN AND REFINISH TO MATCH EXISTING FINISHED WOOD.
6. ALL NEW GYPSUM BOARD AREAS WHICH ARE ACCESSORIES TO THE ROOM INCLUDING BUT NOT LIMITED TO SOFFITS, BULKHEADS, TRIM, SHALL BE PAINTED REGARDLESS OF WHETHER IT IS SPECIFICALLY INDICATED PER SCHEDULE.
7. ALL NEW G.B. WALLS & PARTITIONS SHALL RECEIVE WOOD BASE UNLESS NOTED OTHERWISE.
8. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.
9. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
10. ALL H.M. DOORS & FRAMES TO BE PAINTED W/ INDUSTRIAL ENAMEL UNLESS NOTED OTHERWISE. H.M. DOORS AND FRAMES SHALL BE SANDED SMOOTH PRIOR TO PAINTING. SPRAY FINISH ONLY. NO BRUSH FINISH.
11. STAIRS & LANDINGS ARE EXISTING CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND PREP FOR SEALER.

GENERAL FINISH NOTES - LEVEL 2

1. EXISTING WALLS ARE PAINTED BRICK AND MASONRY. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, TUCKPOINT, CLEAN, REPAIR, AND REPLACE. PREP FOR NEW PAINT.
2. EXISTING COLUMNS ARE PAINTED CONCRETE TO TOP OF "FLARE". PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, CLEAN, AND REPAIR. PREP FOR NEW PAINT.
3. EXISTING CEILING & BEAMS ARE EXPOSED, UNPAINTED CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR. TO BE LEFT EXPOSED.
4. EXISTING FLOORING IS EXPOSED, UNPAINTED, CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND LEVEL. PREP FOR SEALER.
5. RAISED FLOORS SHALL BE CONSTRUCTION ON TOP OF EXISTING CONCRETE FLOORS IN SOME ROOMS TO ACCOMMODATE HIGHER WINDOWS. RAISED FLOORS SHALL HAVE A FINISHED FLOORING MATERIAL OF LUXURY VINYL TILE. FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED PRIOR TO INSTALLATION OF ANY NEW FLOORING.
6. ALL NEW GYPSUM BOARD AREAS WHICH ARE ACCESSORIES TO THE ROOM INCLUDING BUT NOT LIMITED TO SOFFITS, BULKHEADS, TRIM, SHALL BE PAINTED REGARDLESS OF WHETHER IT IS SPECIFICALLY INDICATED PER SCHEDULE.
7. ALL NEW G.B. WALLS & PARTITIONS SHALL RECEIVE WOOD BASE UNLESS NOTED OTHERWISE.
8. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.
9. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
10. ALL H.M. DOORS & FRAMES TO BE PAINTED W/ INDUSTRIAL ENAMEL UNLESS NOTED OTHERWISE. H.M. DOORS AND FRAMES SHALL BE SANDED SMOOTH PRIOR TO PAINTING. SPRAY FINISH ONLY. NO BRUSH FINISH.
11. STAIRS & LANDINGS ARE EXISTING CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND PREP FOR SEALER.

GENERAL FINISH NOTES - LEVEL 3

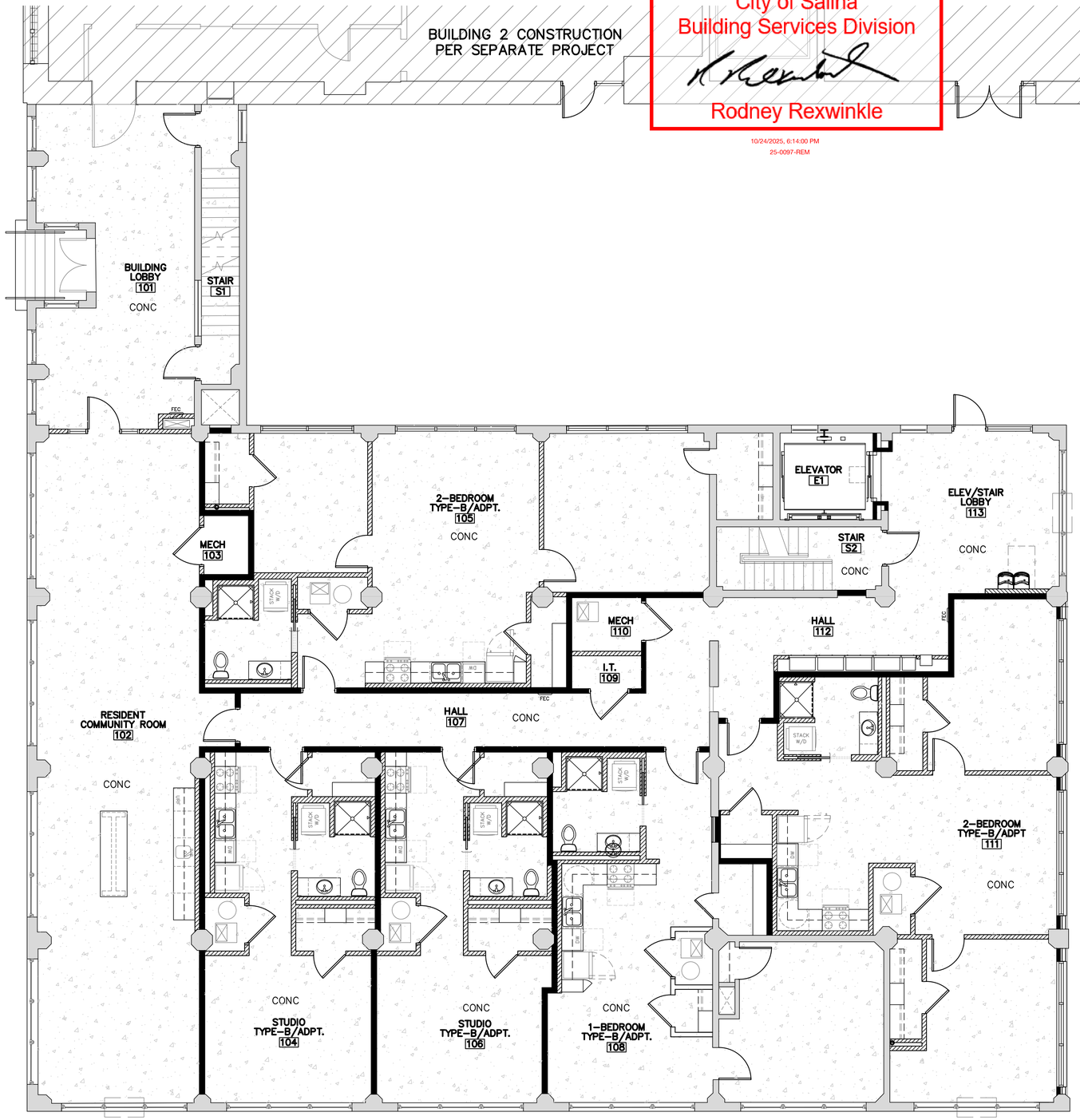
1. EXISTING WALLS ARE PAINTED BRICK AND MASONRY. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, TUCKPOINT, CLEAN, REPAIR, AND REPLACE. PREP FOR NEW PAINT.
2. EXISTING COLUMNS ARE PAINTED CONCRETE TO TOP OF "FLARE". PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, CLEAN, AND REPAIR. PREP FOR NEW PAINT.
3. EXISTING CEILING & BEAMS ARE EXPOSED, UNPAINTED CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR. TO BE LEFT EXPOSED.
4. EXISTING FLOORING IS EXPOSED, UNPAINTED, CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND LEVEL. PREP FOR SEALER. NO NEW FLOOR FINISHED WILL BE INSTALLED.
5. ALL NEW GYPSUM BOARD AREAS WHICH ARE ACCESSORIES TO THE ROOM INCLUDING BUT NOT LIMITED TO SOFFITS, BULKHEADS, TRIM, SHALL BE PAINTED REGARDLESS OF WHETHER IT IS SPECIFICALLY INDICATED PER SCHEDULE.
6. ALL NEW G.B. WALLS & PARTITIONS SHALL RECEIVE WOOD BASE UNLESS NOTED OTHERWISE.
7. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.
8. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
9. ALL H.M. DOORS & FRAMES TO BE PAINTED W/ INDUSTRIAL ENAMEL UNLESS NOTED OTHERWISE. H.M. DOORS AND FRAMES SHALL BE SANDED SMOOTH PRIOR TO PAINTING. SPRAY FINISH ONLY. NO BRUSH FINISH.
10. STAIRS & LANDINGS ARE EXISTING CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND PREP FOR SEALER.

GENERAL FINISH NOTES - LEVELS 4 & 5

1. EXISTING WALLS ARE EXPOSED, UNPAINTED BRICK AND MASONRY. PER HISTORIC PRESERVATION BRIEFS, TUCKPOINT, CLEAN, REPAIR, REPLACE. TO BE LEFT EXPOSED, PREP FOR SEALER.
2. EXISTING COLUMNS ARE EXPOSED, UNPAINTED CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR. TO BE LEFT EXPOSED, PREP FOR SEALER.
3. EXISTING CEILING & BEAMS ARE EXPOSED, UNPAINTED CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR. TO BE LEFT EXPOSED.
4. EXISTING FLOORING IS EXPOSED, UNPAINTED, CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND LEVEL. PREP FOR SEALER. NO NEW FLOOR FINISHED WILL BE INSTALLED.
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10. STAIRS & LANDINGS ARE EXISTING CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND PREP FOR SEALER.

FLOORING LEGEND

CONC	CONCRETE, EXISTING CLEAN, REPAIR AND SEAL.



A **1ST LEVEL FINISH FLOOR PLAN**
3/16"=1'-0"

REVIEWED FOR CODE COMPLIANCE
City of Salina
Building Services Division
Rodney Rexwinkle
10/24/2025, 6:14:00 PM
25-0097-REM

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DATE: 9-19-2025
JOB: 22-3243
SHEET NO.:

A6.1

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GENERAL FINISH NOTES - LEVEL 1

1. EXISTING WALLS ARE PAINTED PLASTER. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT. CLEAN, PATCH & REPAIR, ANY NEW PATCHES TO MATCH TEXTURE AND FINISHED OF EXISTING PLASTER. PREP FOR NEW PAINT.
2. EXISTING COLUMNS AND BEAMS ARE PAINTED CONCRETE TO UNDERSIDE OF THICKENED SLAB. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, CLEAN, AND REPAIR. PREP FOR NEW PAINT.
3. EXISTING CEILING IS EXPOSED, UNPAINTED CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR. TO BE LEFT EXPOSED.
4. REMOVE ANY EXISTING FLOORING MATERIAL AND GLUE RESIDUE. CLEAN, REPAIR, AND PATCH CONCRETE SLAB BELOW. TO BE LEFT EXPOSED. PREP FOR SEALER.
5. ALL EXISTING WOOD BASE AND TRIM TO REMAIN OR, IF DAMAGED, REPLACED TO MATCH EXISTING TRIM IN PROFILE AND SIZE. SAND AND REMOVE ANY PAINT ON DOOR FRAMES. CLEAN AND REFINISH TO MATCH EXISTING FINISHED WOOD.
6. ALL NEW GYPSUM BOARD AREAS WHICH ARE ACCESSORIES TO THE ROOM INCLUDING BUT NOT LIMITED TO SOFFITS, BULKHEADS, TRIM, SHALL BE PAINTED REGARDLESS OF WHETHER IT IS SPECIFICALLY INDICATED PER SCHEDULE.
7. ALL NEW G.B. WALLS & PARTITIONS SHALL RECEIVE WOOD BASE UNLESS NOTED OTHERWISE.
8. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.
9. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
10. ALL H.M. DOORS & FRAMES TO BE PAINTED W/ INDUSTRIAL ENAMEL UNLESS NOTED OTHERWISE. H.M. DOORS AND FRAMES SHALL BE SANDED SMOOTH PRIOR TO PAINTING. SPRAY FINISH ONLY. NO BRUSH FINISH.
11. STAIRS & LANDINGS ARE EXISTING CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND PREP FOR SEALER.

GENERAL FINISH NOTES - LEVEL 2

1. EXISTING WALLS ARE PAINTED BRICK AND MASONRY. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, TUCKPOINT, CLEAN, REPAIR, AND REPLACE. PREP FOR NEW PAINT.
2. EXISTING COLUMNS ARE PAINTED CONCRETE TO TOP OF "FLARE". PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, CLEAN, AND REPAIR. PREP FOR NEW PAINT.
3. EXISTING CEILING & BEAMS ARE EXPOSED, UNPAINTED CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR. TO BE LEFT EXPOSED.
4. EXISTING FLOORING IS EXPOSED, UNPAINTED, CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND LEVEL. PREP FOR SEALER.
5. RAISED FLOORS SHALL BE CONSTRUCTION ON TOP OF EXISTING CONCRETE FLOORS IN SOME ROOMS TO ACCOMMODATE HIGHER WINDOWS. RAISED FLOORS SHALL HAVE A FINISHED FLOORING MATERIAL OF LUXURY VINYL TILE. FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED PRIOR TO INSTALLATION OF ANY NEW FLOORING.
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GENERAL FINISH NOTES - LEVEL 3

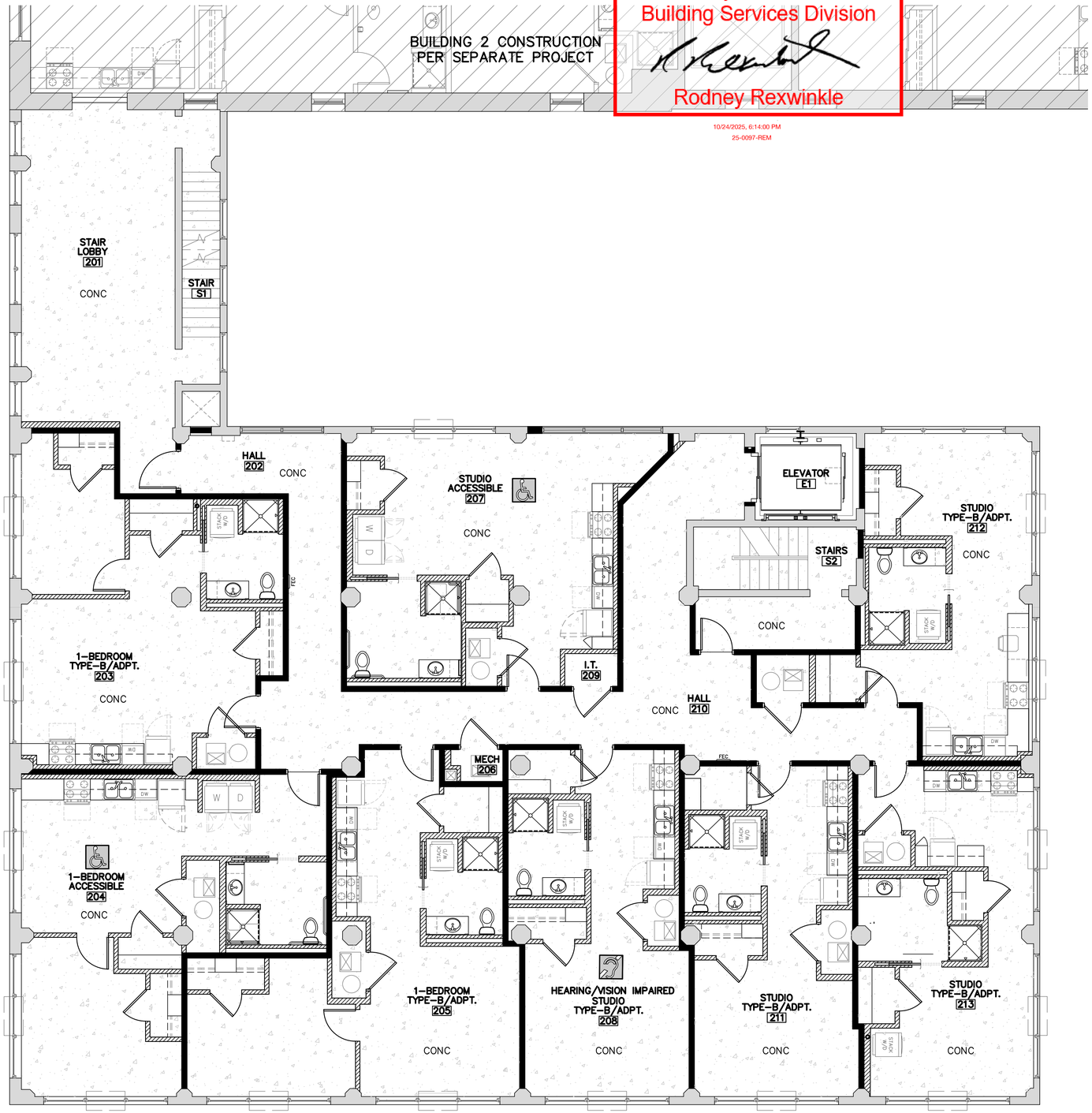
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GENERAL FINISH NOTES - LEVELS 4 & 5

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FLOORING LEGEND

CONC	CONCRETE, EXISTING CLEAN, REPAIR AND SEAL.



A **2ND LEVEL FINISH FLOOR PLAN**
3/16"=1'-0"

REVIEWED FOR CODE COMPLIANCE
City of Salina
Building Services Division
Rodney Rexwinkle
10/24/2025, 6:14:00 PM
25-0097-REM

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jgr@jgrarchitects.com

LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHABILITATION - NEW APARTMENTS

SALINA, KANSAS

MARGARET J. GILLAM LICENSED 6519 KANSAS PROFESSIONAL ARCHITECT

REVISION:

DATE: 9-19-2025
JOB: 22-3243
SHEET NO.:

A6.2

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GENERAL FINISH NOTES - LEVEL 1

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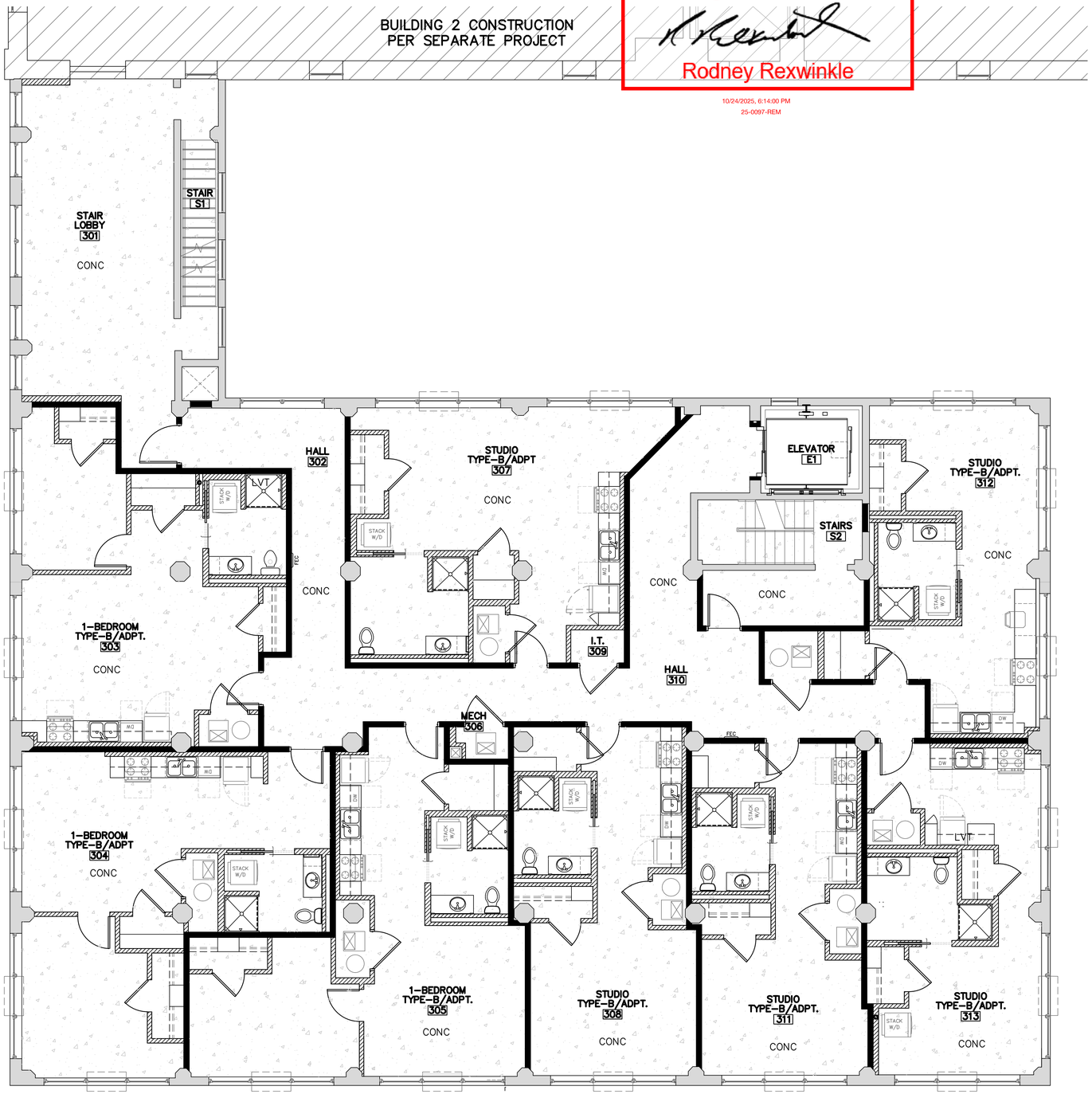
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FLOORING LEGEND

CONC	CONCRETE, EXISTING CLEAN, REPAIR AND SEAL.



A 3RD LEVEL FINISH FLOOR PLAN
3/16"=1'-0" 4TH AND 5TH FLOORS SIMILAR

REVIEWED FOR CODE COMPLIANCE
City of Salina
Building Services Division
Rodney Rexwinkle
10/24/2025, 6:14:00 PM
25-0097-REM

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LEE LOFTS, PHASE III, BUILDING 3
HISTORIC REHABILITATION - NEW APARTMENTS
SALINA, KANSAS

MARGARET J. GILLAM LICENSED 6519 KANSAS PROFESSIONAL ARCHITECT

REVISION:

DATE: 9-19-2025
JOB: 22-3243
SHEET NO.:

A6.3

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REFLECTED CEILING PLAN NOTES

1. CONTRACTOR SHALL COORDINATE CEILING LAYOUT WITH MECHANICAL AND ELECTRICAL FIXTURE LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICT OR DISCREPANCY.
2. MECHANICAL/ELECTRICAL FIXTURES @ RATED CEILINGS SHALL BE HUNG IN CONFORMANCE TO U.L. SYSTEM REQUIREMENTS.
3. CEILING MOUNTED MECHANICAL EQUIPMENT AND SUSPENDED MECHANICAL EQUIPMENT MUST BE SUSPENDED DIRECTLY FROM THE STRUCTURE.
4. WHERE SUSPENSION DEVICES, WIRES, RODS, ETC. PENETRATE CEILING GRID AND/OR TILE OR G.B. PENETRATIONS SHALL BE NEAT AND CLEANLY CUT. PENETRATION OPENING SHALL BE AS SMALL AS POSSIBLE. SEAL AT G.B.
5. ALL WASTE AND VENT PIPING SHALL BE CONCEALED ABOVE LOWERED GYP BOARD CEILINGS AND/OR WITHIN GYP BOARD SOFFITS AND BULKHEADS. ANY PIPING NOT NOTED ON PLAN TO BE CONCEALED SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION AND SHALL BE COORDINATED IN THE FIELD.
6. ALL DUCTWORK, UNLESS RUNNING THROUGH A LOWERED CEILING (OR IDENTIFIED AS OTHERWISE ON PLAN), SHALL BE LEFT EXPOSED, HUNG BELOW EXISTING CONCRETE CEILING/SLAB. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
7. ALL SPRINKLER PIPING, UNLESS RUNNING THROUGH A LOWERED CEILING SHALL BE LEFT EXPOSED, HUNG BELOW EXISTING CONCRETE CEILING/SLAB. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
8. ALL FLOOR PENETRATIONS SHALL BE CONCEALED WITH A LOWERED GYP BOARD CEILING AND/OR SOFFIT/BULKHEAD. ANY LOCATIONS NOT IDENTIFIED ON PLAN TO BE CONCEALED SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION AND SHALL BE COORDINATED IN THE FIELD.

1	EXISTING PAINTED BEAMS AND THICKENED SLABS. PER HISTORIC PRESERVATION BRIEFS, REMOVE LOOSE PAINT, CLEAN, REPAIR AND REPAINT.
2	EXISTING CONCRETE CEILING. REPAIR DAMAGED AREAS. REF. SHEET A10.7 FOR FINISH NOTES. FINISH VARIES FROM FLOOR TO FLOOR.
3	ANY AND ALL EXPOSED UTILITIES INCLUDING CONDUIT, J-BOXES, SPRINKLER PIPING, PLUMBING PIPING, DUCTWORK, ETC. TO REMAIN UNPAINTED, EXPOSED.
4	SOFFIT AT CEILING – 5TH FLOOR ONLY. HOUSING FOR REFRIGERANT PIPING. COORDINATE WITH MEP. SIZE SHOULD BE ONLY AS LARGE AS NEEDED TO EFFICIENTLY FIT & ROUTE PIPING.
5	COORDINATE LOCATION OF SOFFIT AND BULKHEAD LOCATIONS WITH WASTE/VENT PLUMBING COMING FROM FLOOR ABOVE. MINIMIZE SIZE OF SOFFIT/BULKHEAD AS MUCH AS POSSIBLE.
6	1-HR FIRE-RATED SOFFIT FOR DUCTWORK. REF. MECHANICAL DWGS.
7	EXISTING THICKENED CONCRETE COLUMN CAP, TYP. APPROX. 4" THICK
8	EXISTING CONCRETE BEAMS, TYP. DEPTH VARIES. FIELD VERIFY.
9	COORDINATE LOCATION OF SOFFIT AND BULKHEAD WITH HVAC/DUCTWORK AND WASTE/VENT PLUMBING COMING FROM FLOOR ABOVE. MINIMIZE SIZE OF SOFFIT/BULKHEAD AS MUCH AS POSSIBLE.

CEILING TYPES
REFER SPECIFICATIONS

GB	GYP BD (PAINTED)	
C	CONCRETE	

1 — CLG. TYPE
8'-8" — CLG. HEIGHT



A **1ST LEVEL REFLECTED CEILING PLAN**
3/16"=1'-0"

REVIEWED FOR CODE COMPLIANCE
City of Salina
Building Services Division
Rodney Rexwinkle
10/24/2025, 6:14:00 PM
25-0097-REM

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LEE LOFTS, PHASE III, BUILDING 3

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REFER SPECIFICATIONS

GB	GYP BD (PAINTED)	
C	CONCRETE	

1 — 8'-8" — CLG. TYPE / CLG. HEIGHT



REVIEWED FOR CODE COMPLIANCE
City of Salina
Building Services Division
Rodney Rexwinkle
10/24/2025, 6:14:00 PM
25-0097-REM

A **2ND LEVEL REFLECTED CEILING PLAN**
3/16"=1'-0"

JonesGillamRenz
1881 Main Street, Suite 301
Kansas City, MO 64108
730 N. Ninth
Salina, KS 67401
785.827.0386
jgr@jgrarchitects.com

LEE LOFTS, PHASE III, BUILDING 3
HISTORIC REHABILITATION - NEW APARTMENTS
SALINA, KANSAS

MARGARET J. GILLAM — 6519 — KANSAS PROFESSIONAL ARCHITECT

REVISION:

DATE: 9-19-2025
JOB: 22-3243
SHEET NO.:

A7.2

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REFLECTED CEILING PLAN NOTES

1. CONTRACTOR SHALL COORDINATE CEILING LAYOUT WITH MECHANICAL AND ELECTRICAL FIXTURE LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICT OR DISCREPANCY.
2. MECHANICAL/ELECTRICAL. FIXTURES @ RATED CEILINGS SHALL BE HUNG IN CONFORMANCE TO U.L. SYSTEM REQUIREMENTS.
3. CEILING MOUNTED MECHANICAL EQUIPMENT AND SUSPENDED MECHANICAL EQUIPMENT MUST BE SUSPENDED DIRECTLY FROM THE STRUCTURE.
4. WHERE SUSPENSION DEVICES, WIRES, RODS, ETC. PENETRATE CEILING GRID AND/OR TILE OR G.B. PENETRATIONS SHALL BE NEAT AND CLEANLY CUT. PENETRATION OPENING SHALL BE AS SMALL AS POSSIBLE. SEAL AT G.B.
5. ALL WASTE AND VENT PIPING SHALL BE CONCEALED ABOVE LOWERED GYP BOARD CEILINGS AND/OR WITHIN GYP BOARD SOFFITS AND BULKHEADS. ANY PIPING NOT NOTED ON PLAN TO BE CONCEALED SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION AND SHALL BE COORDINATED IN THE FIELD.
6. ALL DUCTWORK, UNLESS RUNNING THROUGH A LOWERED CEILING (OR IDENTIFIED AS OTHERWISE ON PLAN), SHALL BE LEFT EXPOSED, HUNG BELOW EXISTING CONCRETE CEILING/SLAB. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
7. ALL SPRINKLER PIPING, UNLESS RUNNING THROUGH A LOWERED CEILING SHALL BE LEFT EXPOSED, HUNG BELOW EXISTING CONCRETE CEILING/SLAB. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
8. ALL FLOOR PENETRATIONS SHALL BE CONCEALED WITH A LOWERED GYP BOARD CEILING AND/OR SOFFIT/BULKHEAD. ANY LOCATIONS NOT IDENTIFIED ON PLAN TO BE CONCEALED SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION AND SHALL BE COORDINATED IN THE FIELD.

1	EXISTING PAINTED BEAMS AND THICKENED SLABS. PER HISTORIC PRESERVATION BRIEFS, REMOVE LOOSE PAINT, CLEAN, REPAIR AND REPAINT.
2	EXISTING CONCRETE CEILING. REPAIR DAMAGED AREAS. REF. SHEET A10.7 FOR FINISH NOTES. FINISH VARIES FROM FLOOR TO FLOOR.
3	ANY AND ALL EXPOSED UTILITIES INCLUDING CONDUIT, J-BOXES, SPRINKLER PIPING, PLUMBING PIPING, DUCTWORK, ETC. TO REMAIN UNPAINTED, EXPOSED.
4	SOFFIT AT CEILING – 5TH FLOOR ONLY. HOUSING FOR REFRIGERANT PIPING. COORDINATE WITH MEP. SIZE SHOULD BE ONLY AS LARGE AS NEEDED TO EFFICIENTLY FIT & ROUTE PIPING.
5	COORDINATE LOCATION OF SOFFIT AND BULKHEAD LOCATIONS WITH WASTE/VENT PLUMBING COMING FROM FLOOR ABOVE. MINIMIZE SIZE OF SOFFIT/BULKHEAD AS MUCH AS POSSIBLE.
6	1-HR FIRE-RATED SOFFIT FOR DUCTWORK. REF. MECHANICAL DWGS.
7	EXISTING THICKENED CONCRETE COLUMN CAP, TYP. APPROX. 4" THICK
8	EXISTING CONCRETE BEAMS, TYP. DEPTH VARIES. FIELD VERIFY.
9	COORDINATE LOCATION OF SOFFIT AND BULKHEAD WITH HVAC/DUCTWORK AND WASTE/VENT PLUMBING COMING FROM FLOOR ABOVE. MINIMIZE SIZE OF SOFFIT/BULKHEAD AS MUCH AS POSSIBLE.

CEILING TYPES
REFER SPECIFICATIONS

GB	GYP BD (PAINTED)	
C	CONCRETE	

1 — CLG. TYPE
9'-8" — CLG. HEIGHT



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A 3ND LEVEL REFLECTED CEILING PLAN
3/16"=1'-0" 4TH AND 5TH FLOORS SIMILAR

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HISTORIC REHABILITATION - NEW APARTMENTS
SALINA, KANSAS

MARGARET J. GILLAM LICENSED PROFESSIONAL ARCHITECT 6519 KANSAS

REVISION:

DATE: 9-19-2025
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HISTORIC RESTORATION & REHABILITATION NOTES

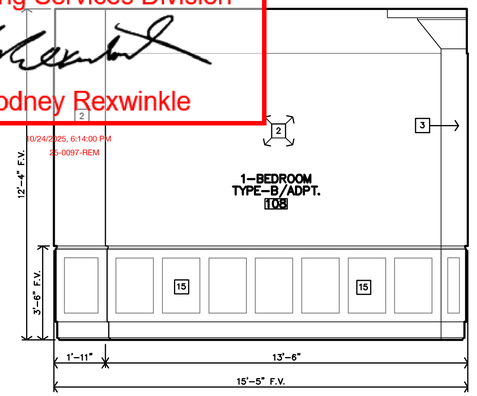
GENERAL NOTES FOR HISTORIC OFFICE #137 AND HISTORIC HALL #138

1) SPRINKLER, PLUMBING AND OTHER PIPES, MUST HANG BELOW EXISTING TIN CEILINGS AND ARE TO BE PAINTED TO MATCH CEILING.
2) REPAIR EXISTING BASEBOARD. WHERE BASEBOARD IS MISSING, REPLACE WITH NEW BASE PROFILE TO MATCH EXISTING. PAINT ALL.
3) ALL EXISTING TIN AND TIN MOLDING IS REMAIN AT CEILINGS: CAREFULLY REMOVE PAINT AND RESTORE PER HISTORIC PRESERVATION STANDARDS.
4) REMOVE ANY AND ALL SHEET ROCK, GLUE RESIDUE, ETC. ON THE ORIGINAL PLASTER WALLS. PATCH AND REPAIR AS NEEDED. PAINT.

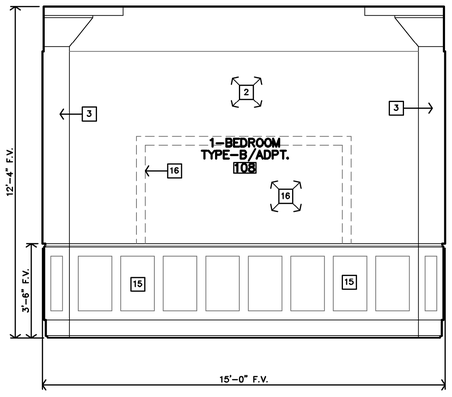
SPECIFIC NOTES

1. REMOVE EXISTING RUBBER BASE, AND ALL DAMAGED WOOD BASE ALONG WALL. INSTALL NEW WOOD BASE, MATCH ORIGINAL WOOD BASE SIZE AND PROFILE. PAINT.
2. ORIGINAL PLASTER WALL TO REMAIN. REMOVE ANY AND ALL EXISTING SHEET ROCK, GLUE RESIDUE AND PAINT ON THE PLASTER WALLS. REPAIR AS NEEDED, PATCH AND FILL HOLES. REPAINT.
3. ORIGINAL CONCRETE COLUMNS, WITH PLASTER FINISH, TO REMAIN. REMOVE ANY AND ALL EXISTING SHEET ROCK, GLUE RESIDUE, ETC. PATCH & REPAIR PLASTER AS NEEDED. MATCH ORIGINAL COLOR, FINISH AND TEXTURE.
4. REMOVE ALL EXISTING FLOOR FINISHES TO ORIGINAL CONCRETE SLAB. PATCH AND REPAIR AS NEEDED. SAND AND SEAL.
5. CLEAN AND RESTORE EXISTING WOOD DOOR FRAMES & TRIM. SAND AND REMOVE EXISTING PAINT. REFINISH TO MATCH EXISTING DOOR FRAMES.
6. EXISTING WOOD DOOR FRAMES. CLEAN AND RESTORE.
7. EXISTING DECORATIVE STEEL GRATES. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST/REMOVE PAINT. CLEAN AND RESTORE, LEAVE AS EXPOSED STEEL.
8. REMOVE EXISTING STEEL GRATE AND WOOD FRAME. INFILL OPENING AND FINISH WITH PLASTER TO MATCH ORIGINAL IN TEXTURE AND APPEARANCE. PAINT.
9. REMOVE EXISTING STEEL GRATE, WOOD FRAME AND DUCTWORK. INFILL OPENING AND FINISH WITH PLASTER TO MATCH ORIGINAL IN TEXTURE AND APPEARANCE. PAINT.
10. REMOVE ABANDONED ELEC. PANEL BOX. INFILL OPENING AND FINISH WITH PLASTER TO MATCH ORIGINAL IN TEXTURE AND APPEARANCE. PAINT.
11. REMOVE NON-HISTORIC 2x FRAMING IN EXISTING OPENING. REMOVE EXISTING STEEL GRATE, GRILL AND WOOD FRAME. REPAIR AND REFINISH JAMBS OF OPENING AS NEEDED. FILL NAIL HOLES, ETC. WITH PLASTER FINISH TO MATCH ORIGINAL. PAINT.
12. EXISTING VAULT DOOR TO REMAIN. PER HISTORIC PRESERVATION BRIEFS, REMOVE PAINT. CLEAN DOOR, HARDWARE, ETC., REPAINT AND FIX DOOR PERMANENTLY SHUT.
13. INSTALL NEW WOOD DOOR. MATCH EXISTING TRIM AS CLOSE AS POSSIBLE IN FINISH AND COLOR.
14. ORIGINAL STEEL WINDOW FRAME TO REMAIN. RESTORE. REMOVE EXISTING GLASS AND REPLACE WITH NEW INSULATED GLASS.
15. EXISTING ORIGINAL WOOD WAINSCOT, TRIM AND BASE TO REMAIN. CLEAN AND RESTORE. REPLACE MISSING OR DAMAGED PIECES WITH NEW TO MATCH EXISTING IN PROFILE AND APPEARANCE.
16. REMOVE EXISTING TACKBOARD, DECORATIVE PAPER BORDER. REPAIR, PATCH AND FILL HOLES IN PLASTER AS NEEDED. FINISH TO MATCH EXISTING PLASTER WALLS IN TEXTURE AND COLOR.

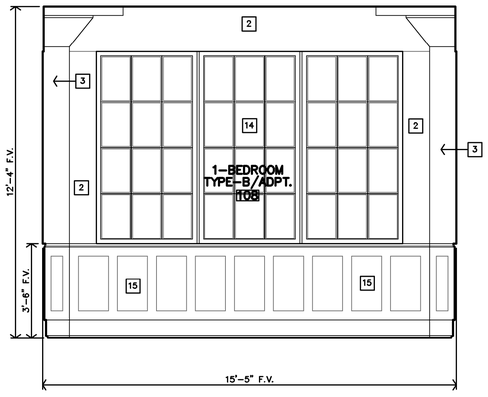
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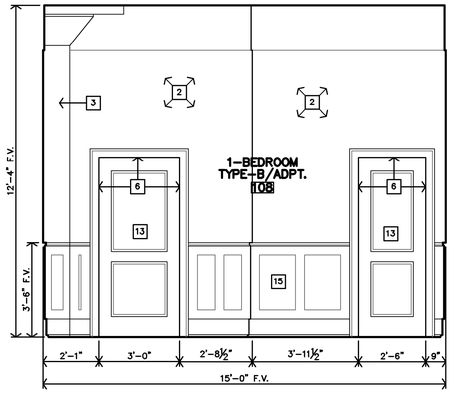
E HISTORIC OFFICE INTERIOR ELEVATION
3/8"=1'–0"



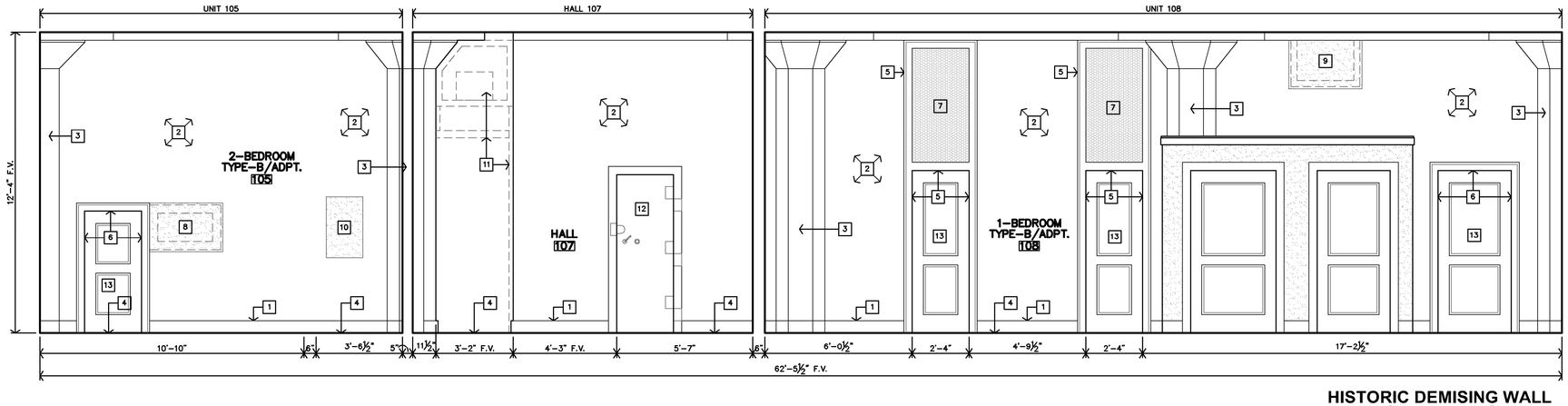
D HISTORIC OFFICE INTERIOR ELEVATION
3/8"=1'–0"



C HISTORIC OFFICE INTERIOR ELEVATION
3/8"=1'–0"



B HISTORIC OFFICE INTERIOR ELEVATION
3/8"=1'–0"



A HISTORIC DEMISING WALL INTERIOR ELEVATION
3/8"=1'–0"

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LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHABILITATION - NEW APARTMENTS

SALINA, KANSAS

MARGARET J. GILLAM
LICENSED
6517
KANSAS
PROFESSIONAL ARCHITECT

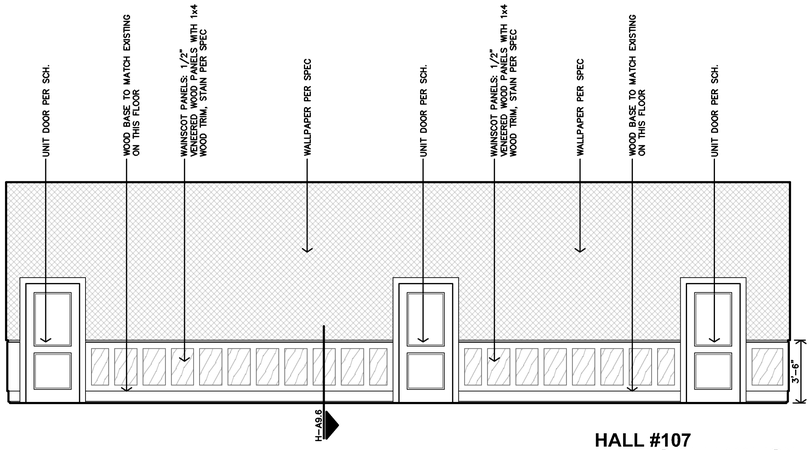
REVISION:

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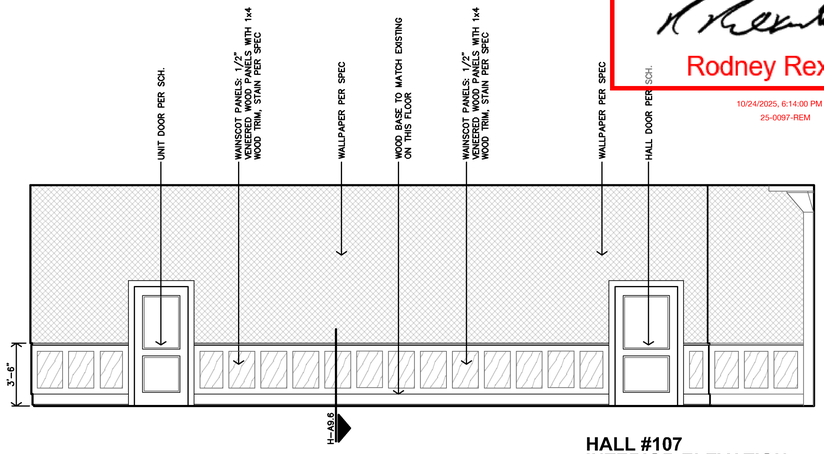
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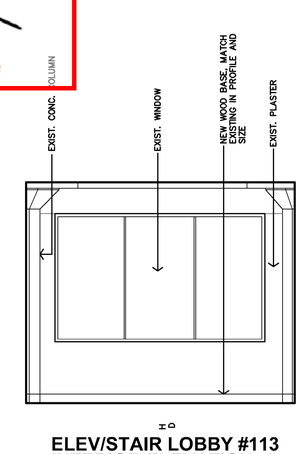
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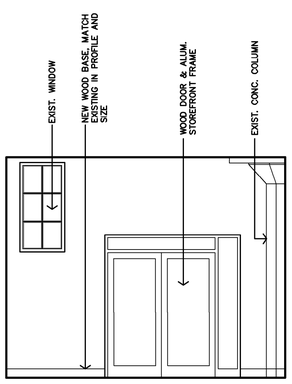
J HALL #107 INTERIOR ELEVATION
1/4"=1'-0"



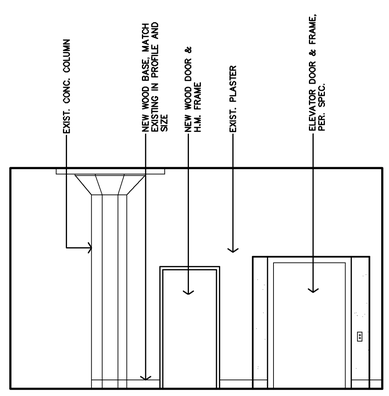
H HALL #107 INTERIOR ELEVATION
1/4"=1'-0"



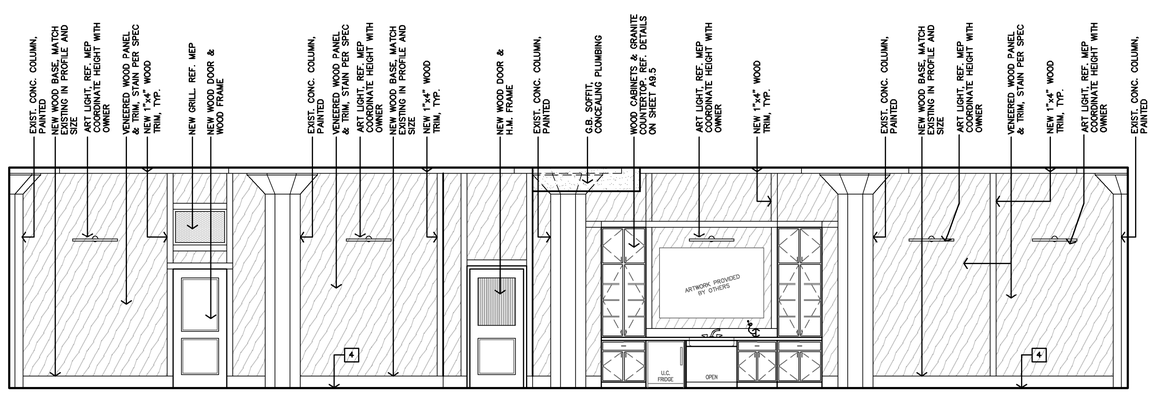
G ELEV/STAIR LOBBY #113 INTERIOR ELEVATION
1/4"=1'-0"



F ELEV/STAIR LOBBY #113 INTERIOR ELEVATION
1/4"=1'-0"



E ELEV/STAIR LOBBY #113 INTERIOR ELEVATION
1/4"=1'-0"



D BUILDING LOBBY #101 INTERIOR ELEVATION
1/4"=1'-0"

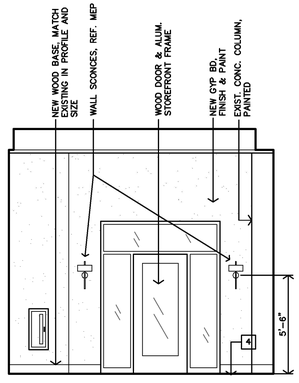
HISTORIC RESTORATION & REHABILITATION NOTES

GENERAL NOTES FOR HISTORIC OFFICE #137 AND HISTORIC HALL #138

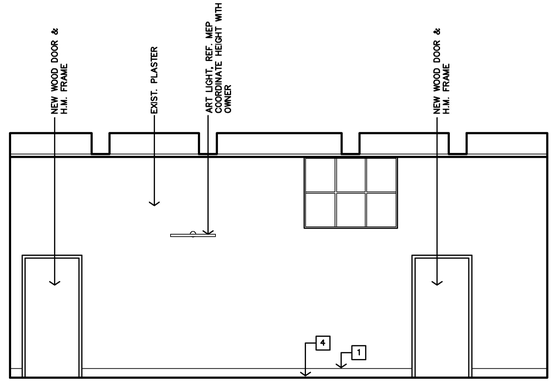
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3) ALL EXISTING TIN AND TM MOLDING IS REMAIN AT CEILINGS: CAREFULLY REMOVE PAINT AND RESTORE PER HISTORIC PRESERVATION STANDARDS.
4) REMOVE ANY AND ALL SHEET ROCK, GLUE RESIDUE, ETC. ON THE ORIGINAL PLASTER WALLS. PATCH AND REPAIR AS NEEDED. PAINT.

SPECIFIC NOTES

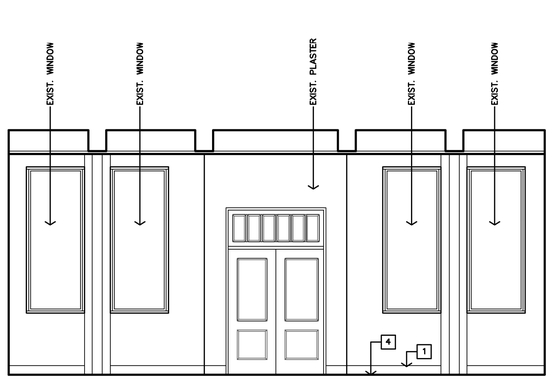
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C BUILDING LOBBY #101 INTERIOR ELEVATION
1/4"=1'-0"



B BUILDING LOBBY #101 INTERIOR ELEVATION
1/4"=1'-0"



A BUILDING LOBBY #101 INTERIOR ELEVATION
1/4"=1'-0"

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MARGARET J. GILLAM
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PROFESSIONAL ARCHITECT

REVISION:

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ENLARGED BATH NOTES:

1. REF UNIT GENERAL NOTES FOR ADDITIONAL DIRECTION ON SHEET A2.0.
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, TOWEL BARS, ETC. AS REQ'D. (REF. SHEET A9.2)
4. ALL SHOWERS MUST HAVE MIN. CLEAR INSIDE DIMENSIONS OF 36"x36".

LEGEND

M	MIRROR
TP	TOILET PAPER DISPENSER
TB	TOWEL BAR
SR	SHOWER ROD
CL	CORNER LEDGE
SH	SHOWER HEAD
TC	TALL CABINET

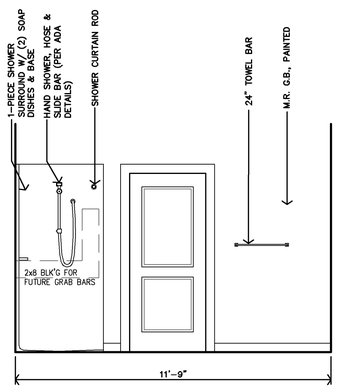
ACCESSIBLE UNIT REQ'D CLEARANCES:

SINKS/LAVATORIES – 30"x48" MIN, FORWARD APPROACH
TOILETS – 60"x60" MIN, SIDE OR FRONT APPROACH
SHOWER – 36"x48" MIN, MEASURED FROM CONTROL WALL
WASHER/DRYER – 30"x48" MIN, SIDE APPROACH AT EACH
OVEN/RANGE – 30"x48" MIN, SIDE APPROACH WITH 30"x48" ADJACENT OPEN WORK SPACE
REFRIGERATOR – 30"x48" MIN, SIDE APPROACH
TURNING RADIUS – 60" DIAMTER

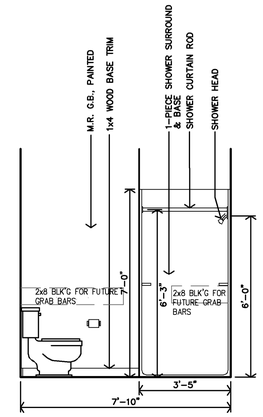
TYPE-B UNIT REQ'D CLEARANCES:

SINKS/LAVATORIES – 30"x48" MIN, SIDE APPROACH
TOILETS – 48"x56" MIN, SIDE APPROACH
SHOWER – 30"x48" MIN, MEASURED FROM CONTROL WALL
WASHER/DRYER – 30"x48" MIN, FRONT APPROACH FOR FRONT LOAD MACHINES
OVEN/RANGE – 30"x48" MIN, SIDE APPROACH
REFRIGERATOR – 30"x48" MIN, SIDE APPROACH OR FRONT APPROACH

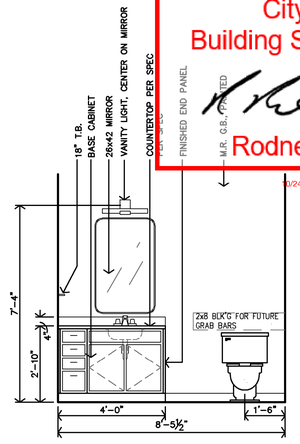
(CLEARANCES PER ANSI 2009 ICC A117.1)



P BATH - TYPE 3 INTERIOR ELEVATION
3/8"=1'-0"

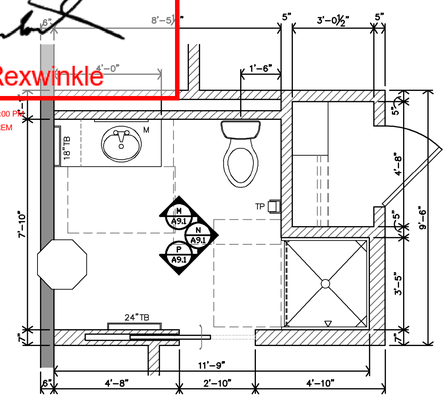


N BATH - TYPE 3 INTERIOR ELEVATION
3/8"=1'-0"

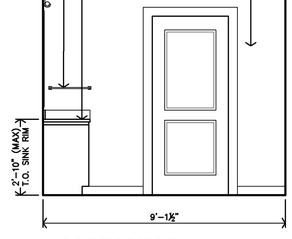


M BATH - TYPE 3 INTERIOR ELEVATION
3/8"=1'-0"

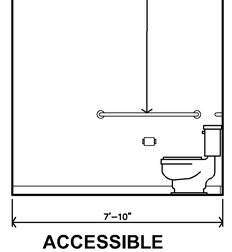
REVIEWED FOR CODE COMPLIANCE
City of Salina
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Rodney Rexwinkle
10/24/2025, 6:14:00 PM
25-0097-REM



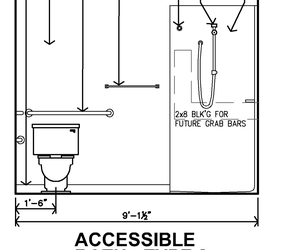
L TYPE 3 - ADAPTABLE ENLARGED BATH PLAN
3/8"=1'-0"



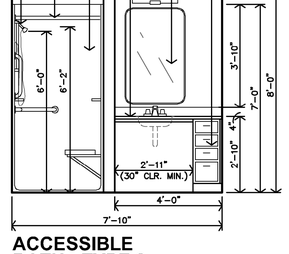
K ACCESSIBLE BATH - TYPE 2 INTERIOR ELEVATION
3/8"=1'-0"



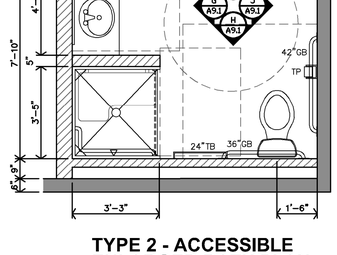
J ACCESSIBLE BATH - TYPE 2 INTERIOR ELEVATION
3/8"=1'-0"



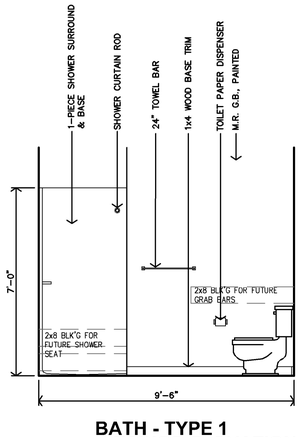
H ACCESSIBLE BATH - TYPE 2 INTERIOR ELEVATION
3/8"=1'-0"



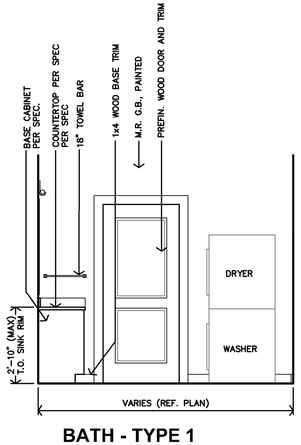
G ACCESSIBLE BATH - TYPE 2 INTERIOR ELEVATION
3/8"=1'-0"



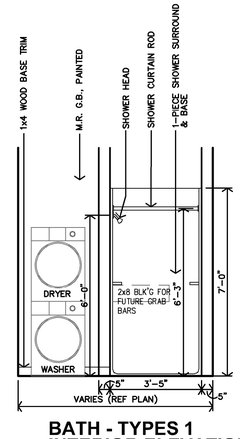
F TYPE 2 - ACCESSIBLE ENLARGED BATH PLAN
3/8"=1'-0"



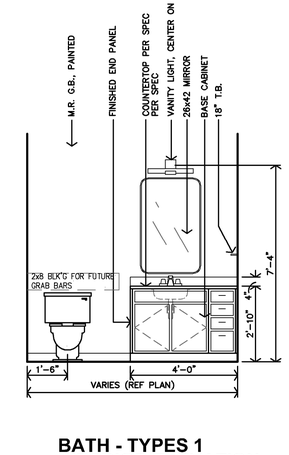
E BATH - TYPE 1 INTERIOR ELEVATION
3/8"=1'-0"



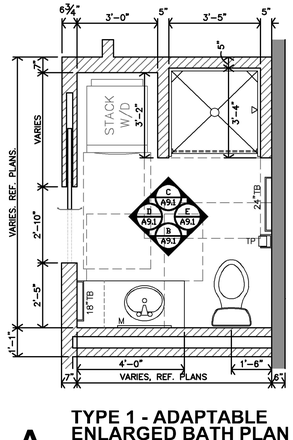
D BATH - TYPE 1 INTERIOR ELEVATION
3/8"=1'-0"



C BATH - TYPES 1 INTERIOR ELEVATION
3/8"=1'-0"



B BATH - TYPES 1 INTERIOR ELEVATION
3/8"=1'-0"



A TYPE 1 - ADAPTABLE ENLARGED BATH PLAN
3/8"=1'-0"

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LEE LOFTS, PHASE III, BUILDING 3
HISTORIC REHABILITATION - NEW APARTMENTS
SALINA, KANSAS

MARGARET J. GILLAM 6519 REGISTERED KANSAS PROFESSIONAL ARCHITECT

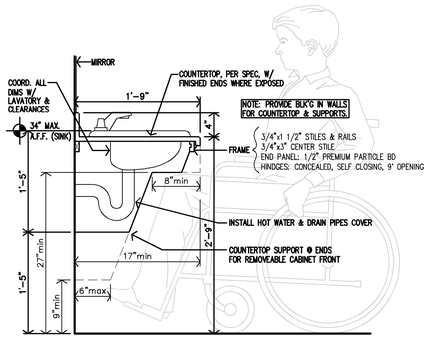
REVISION:

DATE: 9-19-2025
JOB: 22-3243
SHEET NO.:

A9.1

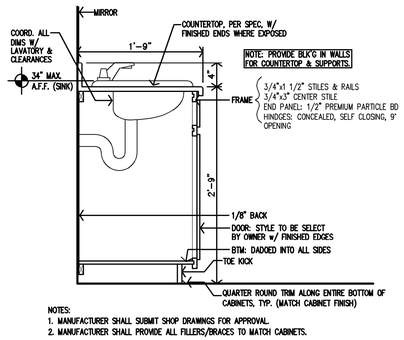
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CODE COMPLIANCE
City of Salina
Building Services Division
Rodney Rexwinkle
10/24/2025 8:14:29 AM
25-0907-REM



NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

N ACCESS BATH VANITY CABINET SECTION
1"=1'-0"

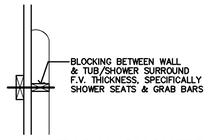


NOTES:
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2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

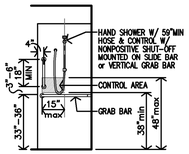
M ADAPT BATH VANITY CABINET SECTION
1"=1'-0"

ENLARGED BATH NOTES:	LEGEND
1. REF UNIT GENERAL NOTES FOR ADDITIONAL DIRECTION ON SHEET A2.0. 2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE 3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, TOWEL BARS, ETC. AS REQ'D. (REF. SHEET A9.2) 4. ALL SHOWERS MUST HAVE MIN. CLEAR INSIDE DIMENSIONS OF 36"x36".	M MIRROR TP TOILET PAPER DISPENSER TB TOWEL BAR SR SHOWER ROD CL CORNER LEDGE SH SHOWER HEAD TC TALL CABINET

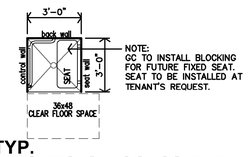
ACCESSIBLE UNIT REQ'D CLEARANCES:
SINKS/LAVATORIES – 30"x48" MIN, FORWARD APPROACH
TOILETS – 60"x60" MIN, SIDE OR FRONT APPROACH
SHOWER – 36"x48" MIN, MEASURED FROM CONTROL WALL
WASHER/DRYER – 30"x48" MIN, SIDE APPROACH AT EACH
OVEN/RANGE – 30"x48" MIN, SIDE APPROACH WITH 30"x48" ADJACENT OPEN WORK SPACE
REFRIGERATOR – 30"x48" MIN, SIDE APPROACH
TURNING RADIUS – 60" DIAMTER
TYPE-B UNIT REQ'D CLEARANCES:
SINKS/LAVATORIES – 30"x48" MIN, SIDE APPROACH
TOILETS – 48"x56" MIN, SIDE APPROACH
SHOWER – 30"x48" MIN, MEASURED FROM CONTROL WALL
WASHER/DRYER – 30"x48" MIN, FRONT APPROACH FOR FRONT LOAD MACHINES
OVEN/RANGE – 30"x48" MIN, SIDE APPROACH
REFRIGERATOR – 30"x48" MIN, SIDE APPROACH OR FRONT APPROACH
(CLEARANCES PER ANSI 2009 ICC A117.1)



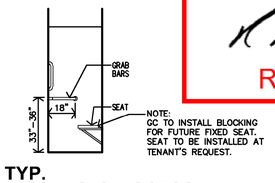
L TYPICAL SHOWER SURROUND BLOCKING
NTS



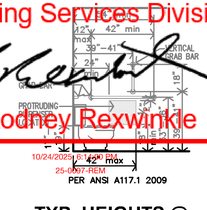
T TYP. HEIGHTS @ ACCESSIBLE SHOWER CONTROL WALL
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



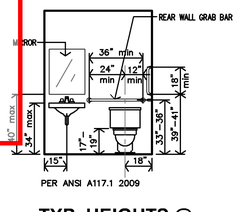
S TYP. HEIGHTS @ ACCESSIBLE SHOWER PLAN
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



R TYP. HEIGHTS @ ACCESSIBLE SHOWER BACK WALL
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



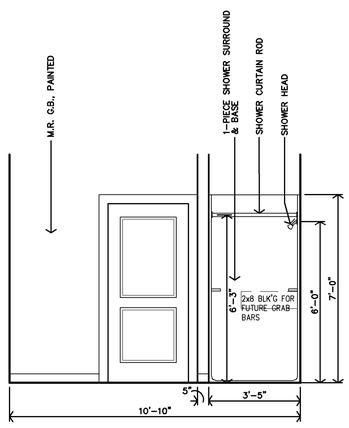
Q TYP. HEIGHTS @ ACCESSIBLE TOILET SIDE WALL
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



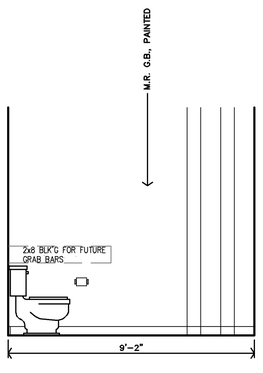
P TYP. HEIGHTS @ ACCESSIBLE TOILET REAR WALL
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS

ACCESSIBLE UNIT - BATHROOM DETAILS

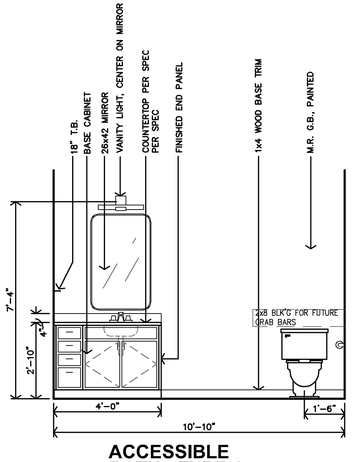
ENLARGED BATH NOTES:	LEGEND
1. REF UNIT GENERAL NOTES FOR ADDITIONAL DIRECTION ON SHEET A2.0. 2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE 3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, TOWEL BARS, ETC. AS REQ'D. (REF. SHEET A9.2)	M MIRROR TP TOILET PAPER DISPENSER TB TOWEL BAR SR SHOWER ROD CL CORNER LEDGE SH SHOWER HEAD TC TALL CABINET



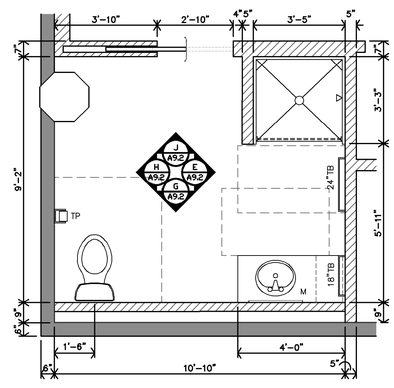
J ACCESSIBLE BATH - TYPE 4 INTERIOR ELEVATION
3/8"=1'-0"



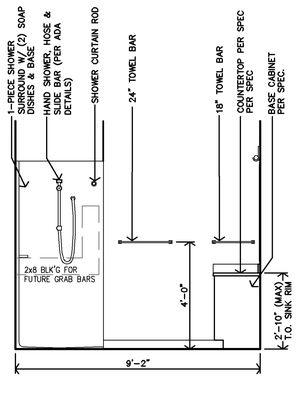
H ACCESSIBLE BATH - TYPE 4 INTERIOR ELEVATION
3/8"=1'-0"



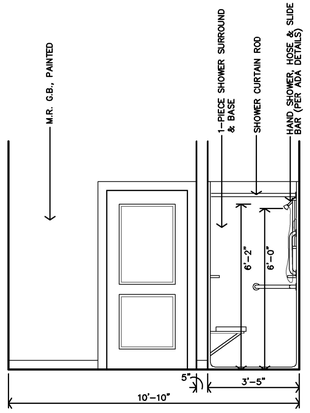
G ACCESSIBLE BATH - TYPE 4 INTERIOR ELEVATION
3/8"=1'-0"



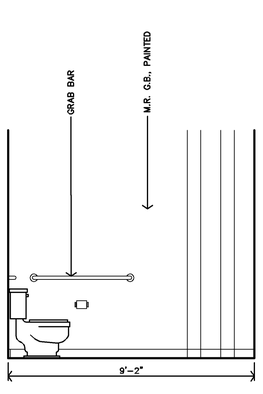
F TYPE 5 - ADAPTABLE ENLARGED BATH PLAN
3/8"=1'-0"



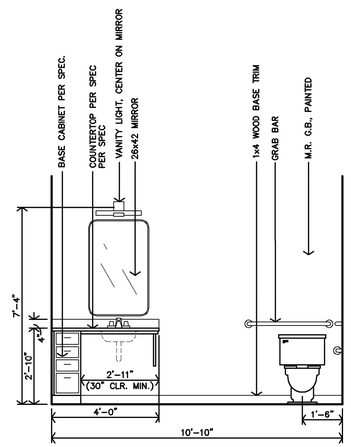
E ACCESSIBLE BATH - TYPE 4 INTERIOR ELEVATION
3/8"=1'-0"



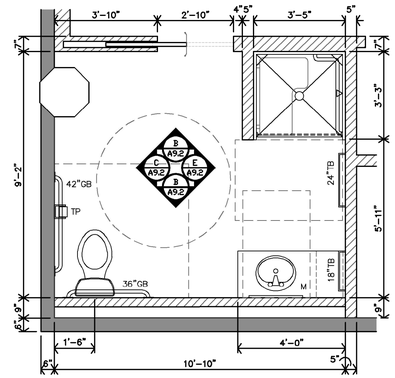
D ACCESSIBLE BATH - TYPE 4 INTERIOR ELEVATION
3/8"=1'-0"



C ACCESSIBLE BATH - TYPE 4 INTERIOR ELEVATION
3/8"=1'-0"



B ACCESSIBLE BATH - TYPE 4 INTERIOR ELEVATION
3/8"=1'-0"



A TYPE 4 - ACCESSIBLE ENLARGED BATH PLAN
3/8"=1'-0"

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Kansas City, MO 64108
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LEE LOFTS, PHASE III, BUILDING 3
HISTORIC REHABILITATION - NEW APARTMENTS
SALINA, KANSAS

MARGARET J. GILLAM LICENSED 6517 KANSAS PROFESSIONAL ARCHITECT

REVISION:

DATE: 9-19-2025
JOB: 22-3243
SHEET NO.:

A9.2

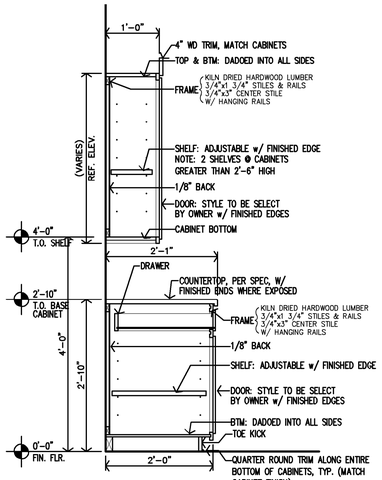
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City of Salina
Building Services Division
Rodney Rexwinkle
10/24/2025, 6:14:00
25-0097-REM

ACCESSIBLE UNIT REQ'D CLEARANCES:
SINKS/LAVATORIES – 30"x48" MIN, FORWARD APPROACH
TOILET – 30"x60" MIN, SIDE OR FRONT APPROACH
SHOWER – 36"x48" MIN, MEASURED FROM CONTROL WALL
BATHTUB – 30"x60" MIN, SIDE APPROACH AT EACH
OVEN/RANGE – 30"x48" MIN, SIDE APPROACH WITH 30"x48" ADJACENT OPEN WORK SPACE
REFRIGERATOR – 30"x48" MIN, SIDE APPROACH
TURNING SPACE – 60" DIAMTER

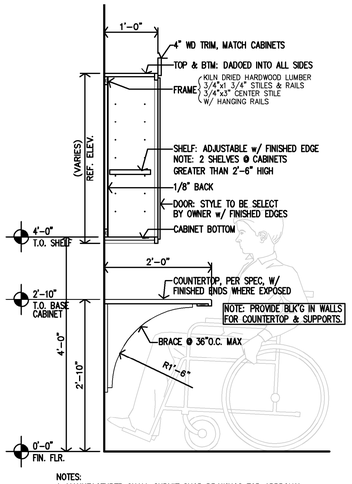
TYPE-B UNIT REQ'D CLEARANCES:
SINKS/LAVATORIES – 30"x48" MIN, SIDE APPROACH
TOILET – 30"x48" MIN, SIDE APPROACH
SHOWER – 30"x48" MIN, MEASURED FROM CONTROL WALL
WASHER/DRYER – 30"x48" MIN, FRONT APPROACH FOR FRONT LOAD MACHINES
OVEN/RANGE – 30"x48" MIN, SIDE APPROACH
REFRIGERATOR – 30"x48" MIN, SIDE APPROACH OR FRONT APPROACH

(CLEARANCES PER ANSI 2009 ICC A117.1)



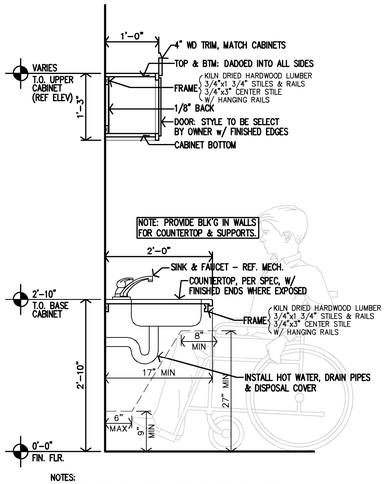
NOTES:
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2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

P ACCESS KITCHEN CABINET SECTION
3/4"=1'-0"



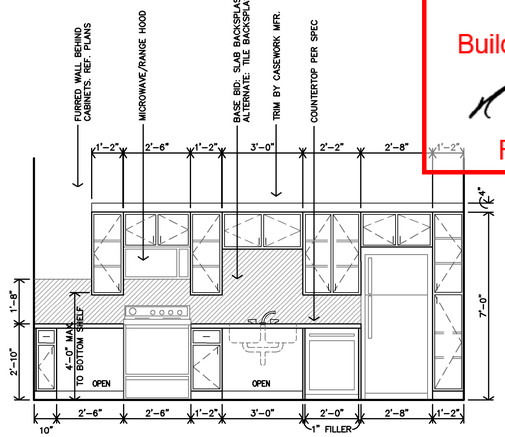
NOTES:
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O ACCESS KITCHEN CABINET SECTION
3/4"=1'-0"

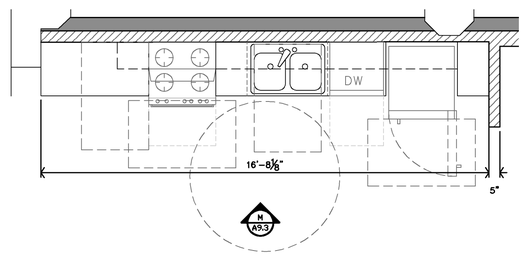


NOTES:
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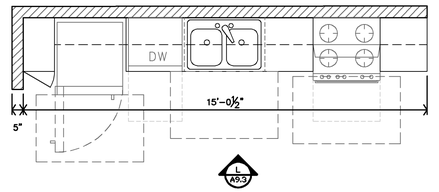
N ACCESS KITCHEN CABINET SECTION
3/4"=1'-0"



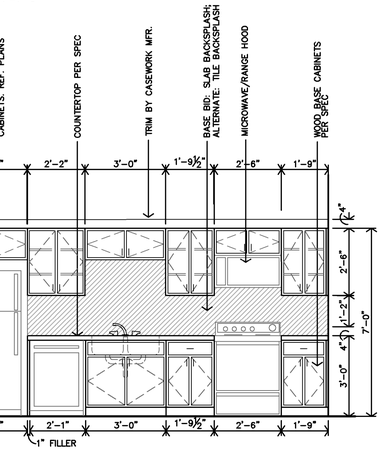
M ACCESSIBLE BATH - TYPE #5 INTERIOR ELEVATION
3/8"=1'-0"



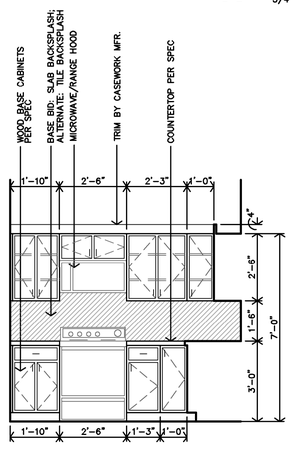
E TYPE 5 - ACCESSIBLE ENLARGED KITCHEN PLAN
3/8"=1'-0"



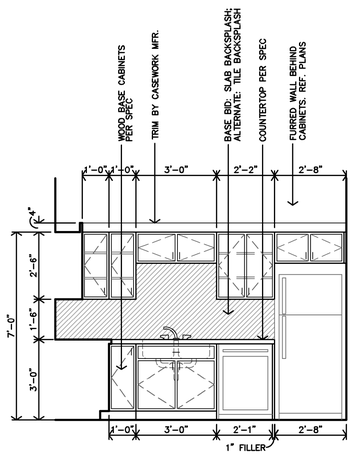
D TYPE 4 - ADAPTABLE ENLARGED KITCHEN PLAN
3/8"=1'-0"



L ADAPTABLE BATH - TYPE #4 INTERIOR ELEVATION
3/8"=1'-0"

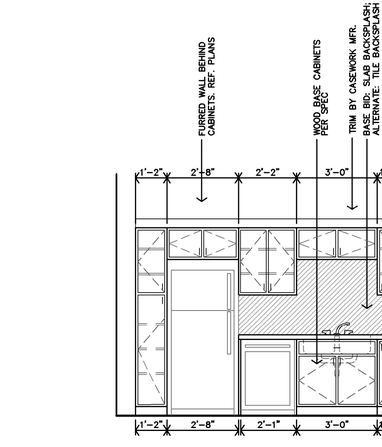


K ADAPTABLE BATH - TYPE #3 INTERIOR ELEVATION
3/8"=1'-0"

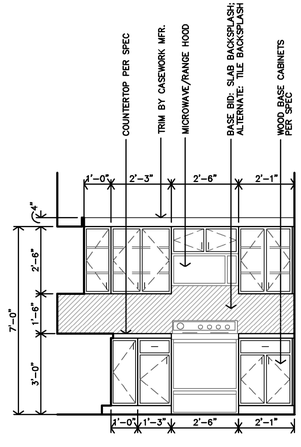


J ADAPTABLE BATH - TYPE #3 INTERIOR ELEVATION
3/8"=1'-0"

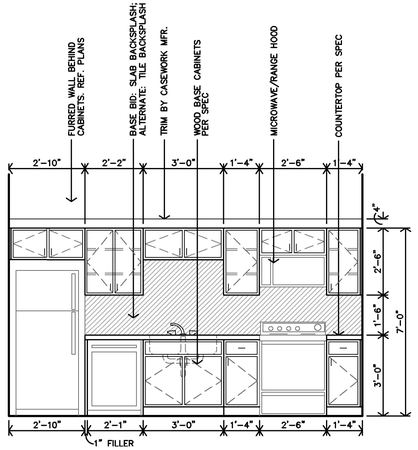
C TYPE 3 - ADAPTABLE ENLARGED KITCHEN PLAN
3/8"=1'-0"



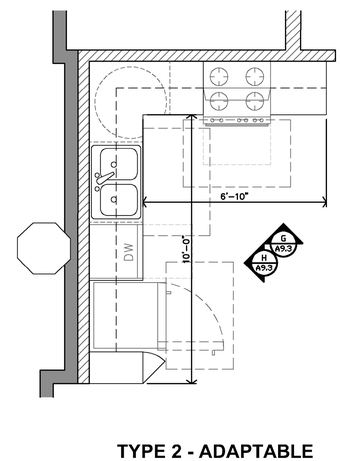
H ADAPTABLE BATH - TYPE #2 INTERIOR ELEVATION
3/8"=1'-0"



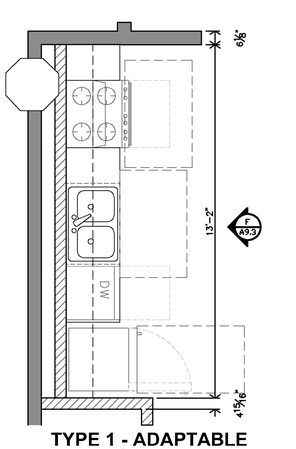
G ADAPTABLE BATH - TYPE #2 INTERIOR ELEVATION
3/8"=1'-0"



F ADAPTABLE BATH - TYPE #1 INTERIOR ELEVATION
3/8"=1'-0"



B TYPE 2 - ADAPTABLE ENLARGED KITCHEN PLAN
3/8"=1'-0"



A TYPE 1 - ADAPTABLE ENLARGED KITCHEN PLAN
3/8"=1'-0"

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Kansas City, MO 64108
785.827.0386
jgr@jgrarchitects.com

LEE LOFTS, PHASE III, BUILDING 3
HISTORIC REHABILITATION - NEW APARTMENTS
SALINA, KANSAS

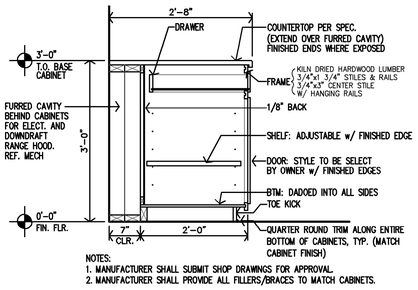
MARGARET J. GILLAM LICENSED 6519 KANSAS PROFESSIONAL ARCHITECT

REVISION:

DATE: 9-19-2025
JOB: 22-3243
SHEET NO.:

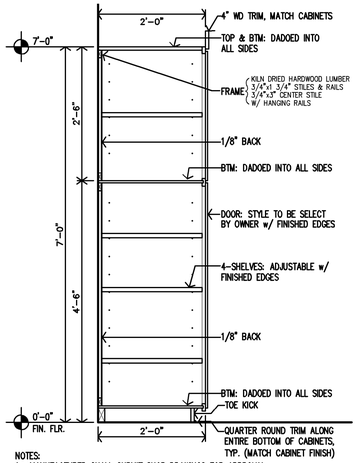
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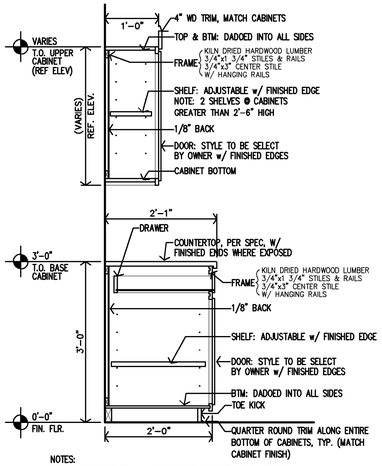
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

P KITCHEN TYPE 7 CABINET SECTION
3/4"=1'-0"



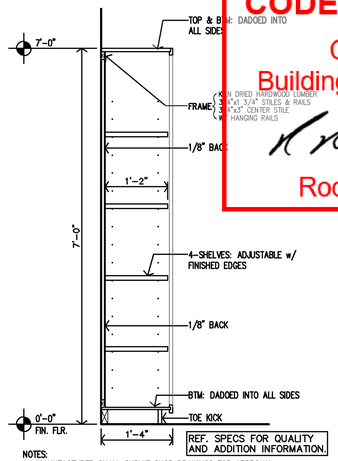
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.
3. REF. UNIT FLOOR PLANS FOR WIDTH OF CABINET.

O TALL PANTRY CABINET SECTION
3/4"=1'-0"



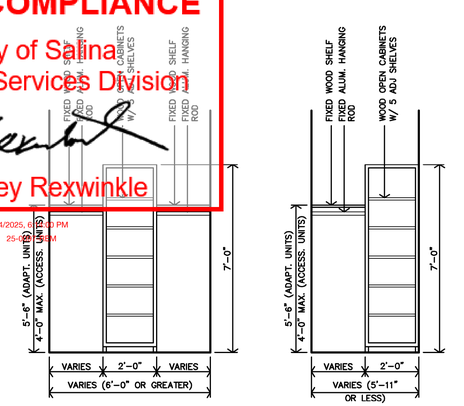
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

N ADAPT KITCHEN CABINET SECTION
3/4"=1'-0"



NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.
3. REF. UNIT FLOOR PLANS FOR WIDTH OF CABINET.

M CLOSET OPEN CABINET SECTION
3/4"=1'-0"



L CLOSET INTERIOR ELEVATIONS
3/8"=1'-0"

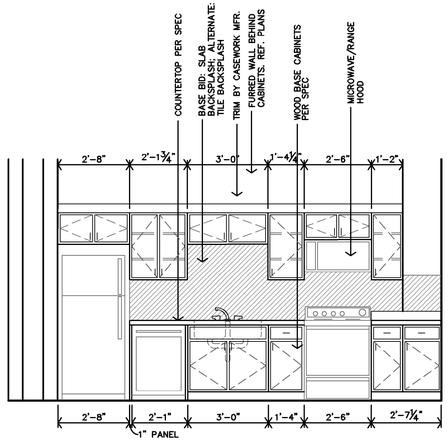
ACCESSIBLE UNIT REQ'D CLEARANCES:

SINKS/LAVATORIES – 30"x48" MIN, FORWARD APPROACH
TOILETS – 60"x60" MIN, SIDE OR FRONT APPROACH
SHOWER – 36"x48" MIN, MEASURED FROM CONTROL WALL
WASHER/DRYER – 30"x48" MIN, SIDE APPROACH AT EACH
OVEN/RANGE – 30"x48" MIN, SIDE APPROACH WITH 30"x48" ADJACENT OPEN WORK SPACE
REFRIGERATOR – 30"x48" MIN, SIDE APPROACH
TURNING RADIUS – 60" DIAMTER

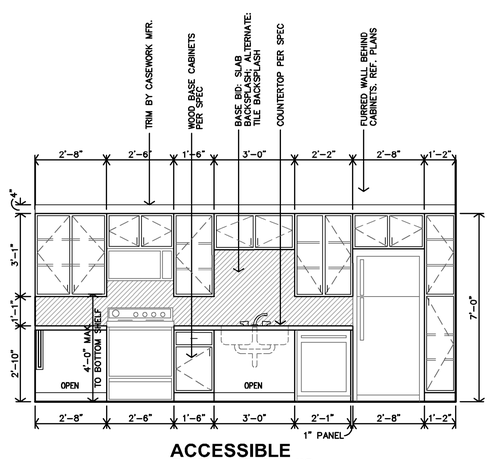
TYPE-B UNIT REQ'D CLEARANCES:

SINKS/LAVATORIES – 30"x48" MIN, SIDE APPROACH
TOILETS – 48"x56" MIN, SIDE APPROACH
SHOWER – 30"x48" MIN, MEASURED FROM CONTROL WALL
WASHER/DRYER – 30"x48" MIN, FRONT APPROACH FOR FRONT LOAD MACHINES
OVEN/RANGE – 30"x48" MIN, SIDE APPROACH
REFRIGERATOR – 30"x48" MIN, SIDE APPROACH OR FRONT APPROACH

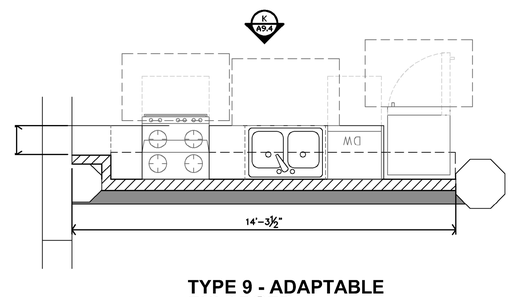
(CLEARANCES PER ANSI 2009 ICC A117.1)



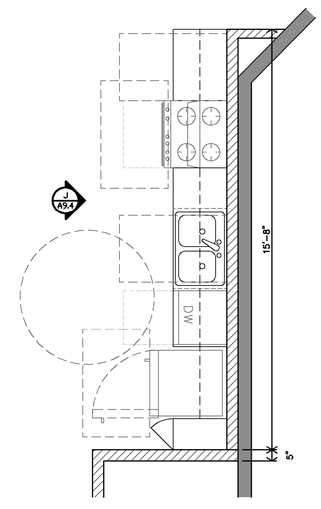
K ADAPTABLE BATH - TYPE #9 INTERIOR ELEVATION
3/8"=1'-0"



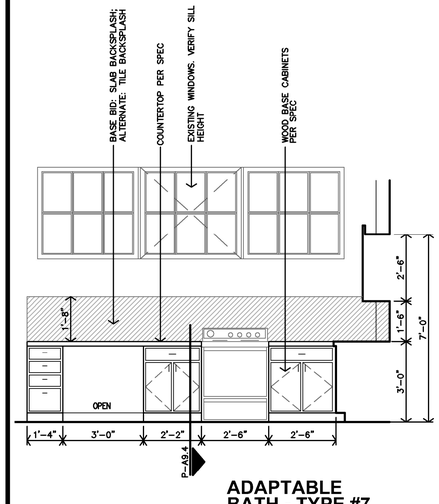
J ACCESSIBLE BATH - TYPE #8 INTERIOR ELEVATION
3/8"=1'-0"



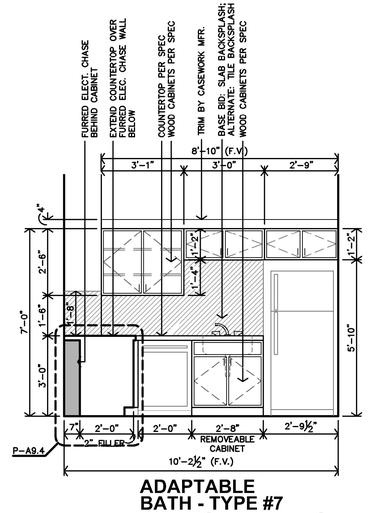
D TYPE 9 - ADAPTABLE ENLARGED KITCHEN PLAN
3/8"=1'-0"



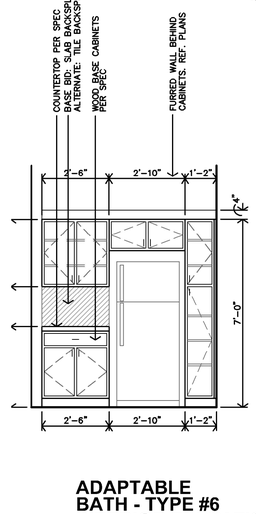
C TYPE 8 - ACCESSIBLE ENLARGED KITCHEN PLAN
3/8"=1'-0"



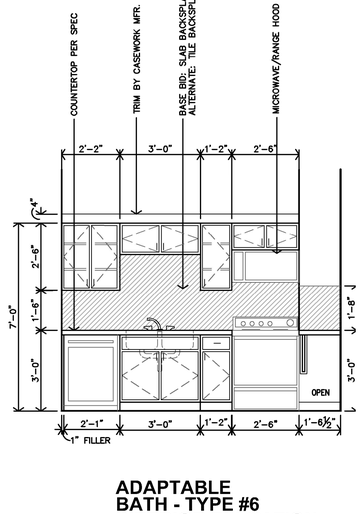
H ADAPTABLE BATH - TYPE #7 INTERIOR ELEVATION
3/8"=1'-0"



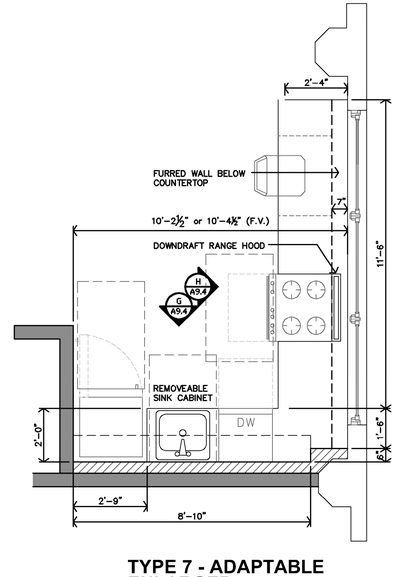
G ADAPTABLE BATH - TYPE #7 INTERIOR ELEVATION
3/8"=1'-0"



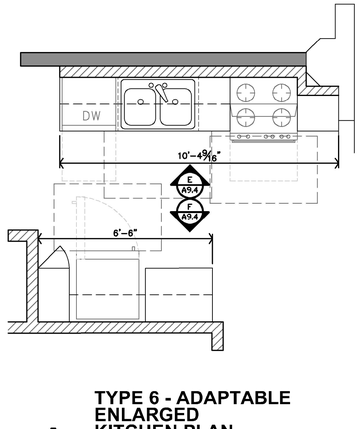
F ADAPTABLE BATH - TYPE #6 INTERIOR ELEVATION
3/8"=1'-0"



E ADAPTABLE BATH - TYPE #6 INTERIOR ELEVATION
3/8"=1'-0"



B TYPE 7 - ADAPTABLE ENLARGED KITCHEN PLAN
3/8"=1'-0"



A TYPE 6 - ADAPTABLE ENLARGED KITCHEN PLAN
3/8"=1'-0"

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Building Services Division
Rodney Rexwinkle
10/24/2025, 1:00 PM
25[illegible]

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LEE LOFTS, PHASE III, BUILDING 3
HISTORIC REHABILITATION - NEW APARTMENTS
SALINA, KANSAS

MARGARET J. GILLAM
1ST CENSES
6519
KANSAS
PROFESSIONAL ARCHITECT

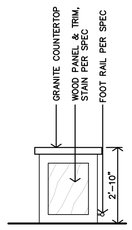
REVISION:

DATE: 9-19-2025
JOB: 22-3243
SHEET NO.:

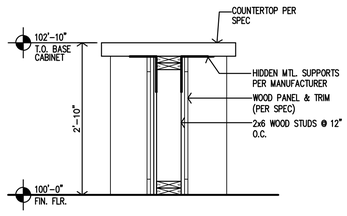
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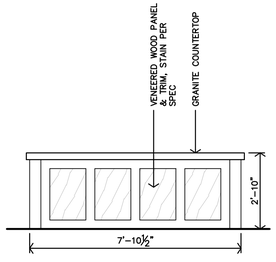
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CODE COMPLIANCE
City of Salina
Building Services Division
Rodney Rexwinkle
10/24/2025, 6:14:00 PM
25-0097-REM



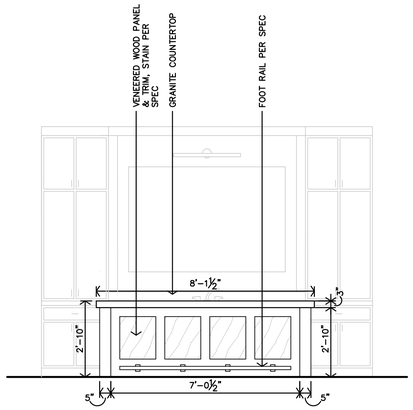
E **COMMUNITY ROOM #102 CASEWORK**
1/4"=1'-0"



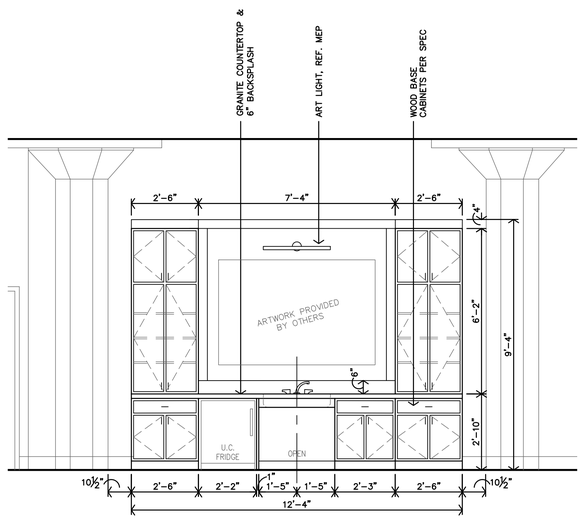
F **COMMUNITY ROOM #124 ISLAND SECTION**
3/4"=1'-0"



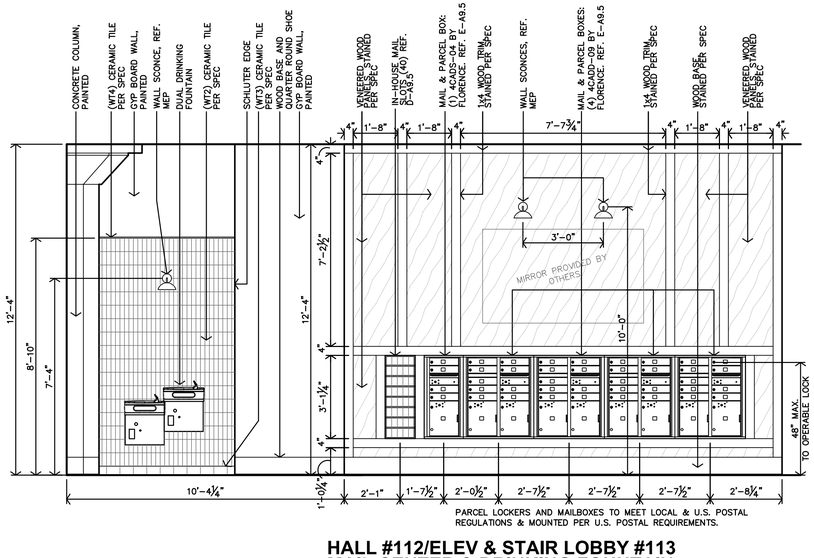
D **COMMUNITY ROOM #102 CASEWORK**
1/4"=1'-0"



C **COMMUNITY ROOM #102 CASEWORK**
1/4"=1'-0"



B **COMMUNITY ROOM #102 CASEWORK**
1/4"=1'-0"



A **HALL #112/ELEV & STAIR LOBBY #113 MAIL CENTER & DRINKING FOUNTAIN INTERIOR ELEVATION**
3/8"=1'-0"

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LEE LOFTS, PHASE III, BUILDING 3
HISTORIC REHABILITATION - NEW APARTMENTS
SALINA, KANSAS

MARGARET J. GILLAM
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6519
KANSAS
PROFESSIONAL ARCHITECT

REVISION:

DATE: 9-19-2025
JOB: 22-3243
SHEET NO.:

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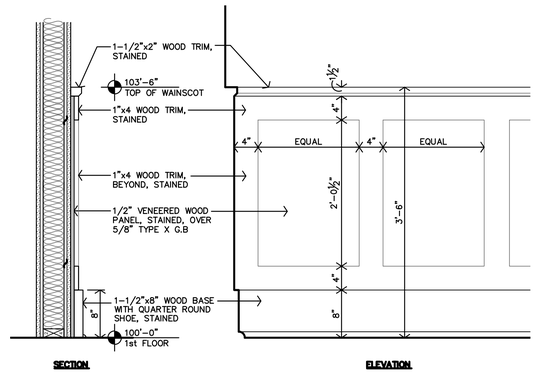
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City of Salina
Building Services Division

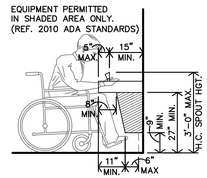
Rodney Rexwinkle

10/24/2025, 6:14:00 PM
25-0097-REM



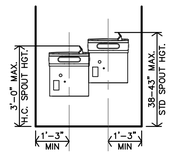
HALL #107 WAINSCOT DETAIL

H 1"=1'-0"



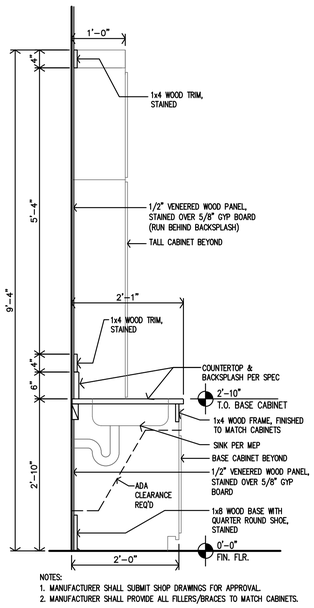
DRINKING FOUNTAIN DETAIL

G 3/8"=1'-0" FOR HC HEIGHTS



DRINKING FOUNTAIN ELEVATION

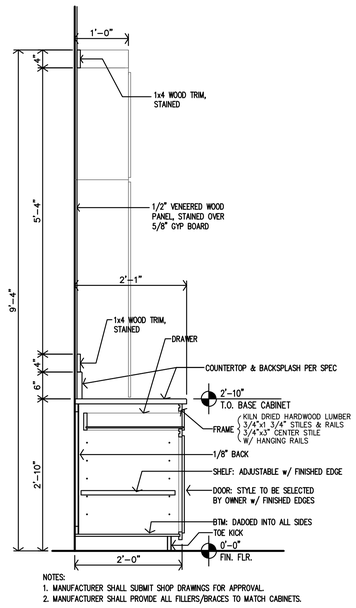
F 3/8"=1'-0" FOR HC HEIGHTS



NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

COMM. RM. #102 CASEWORK SECTION

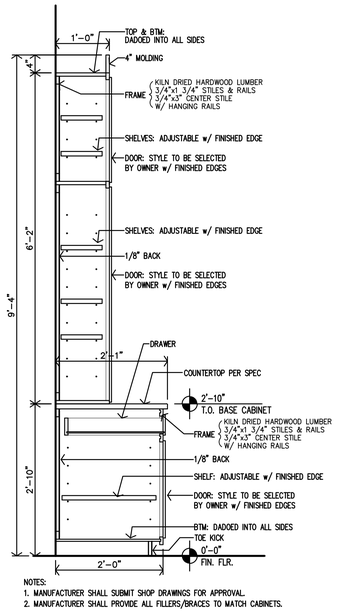
E 3/4"=1'-0"



NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

COMM. RM. #102 CASEWORK SECTION

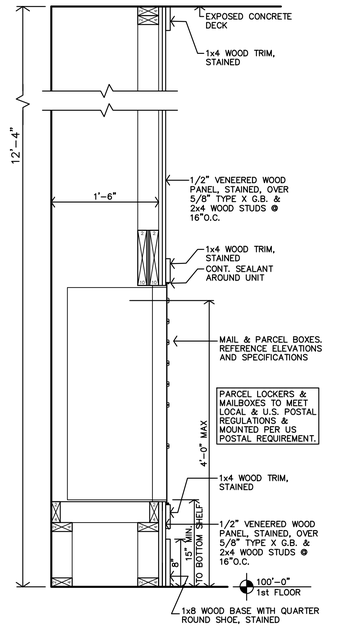
D 3/4"=1'-0"



NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

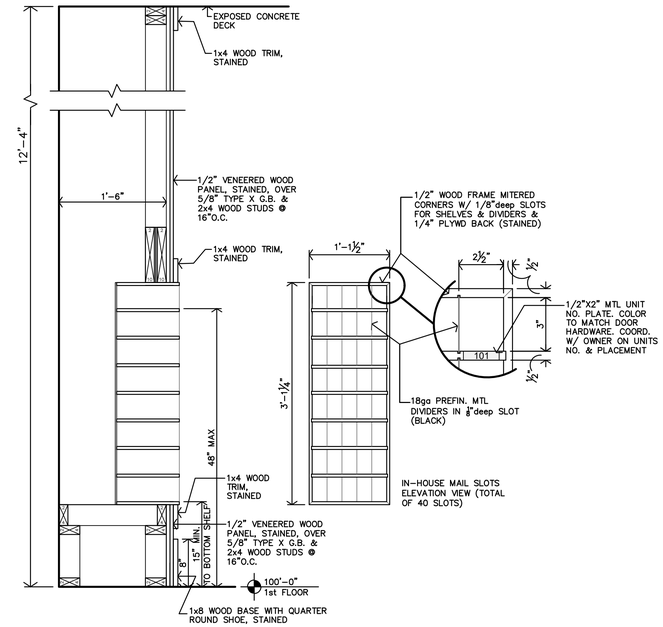
COMM. RM. #102 CASEWORK SECTION

C 3/4"=1'-0"



HALL #112 - MAIL CENTER SECTION @ MAILBOXES

B 1"=1'-0"



HALL #112 - MAIL CENTER SECTION @ IN-HOUSE MAIL SLOTS

A 1"=1'-0"

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LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHABILITATION - NEW APARTMENTS

SALINA, KANSAS

MARGARET J. GILLAM NUMBER 6517 CERTIFICATE EXPIRES 12/31/2026 KANSAS PROFESSIONAL ARCHITECT

REVISION:

DATE: 9-19-2025
JOB: 22-3243
SHEET NO.:

A9.6

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GENERAL NOTES, EXISTING WINDOW FRAMES
Reference specifications & Preservation Briefs.

BASIC SCOPE & MAINTENANCE
- Removal of rust, paint flaking and excessive paint;
- Priming of exposed metal with a rust–inhibiting primer;
- Replacement of cracked or broken glass and glazing compound;
- Replacement of missing screws or fasteners;
- Cleaning and lubrication of hinges;
- Repainting of all steel sections with two coats of finish paint compatible with the primer;
- Caulking the masonry surrounds with a high quality elastomeric caulk.

To complete basic scope & maintenance; missing screws, and broken fasteners will have to be replaced; hinges cleaned and lubricated; the metal windows painted, and the masonry surrounds caulked. When bedding glass, use only glazing compound formulated for metal windows. The hinges should then be lubricated with a non–greasy lubricant specially formulated for metals and with an anticorrosive agent.

CLEANING, PAINT & RUST REMOVAL
Rust should be removed using a wire brush, an aluminum oxide sandpaper, or a variety of power tools adapted for abrasive cleaning such as an electric drill with a wire brush or a rotary whip attachment. Adjacent sills and window jambs need to be protected and shielded.

Rust can also be removed from ferrous metals by using a number of commercially prepared anticorrosive acid compounds.
Remaining loose or flaking paint can be removed with a chemical paint remover or with a pneumatic needle scaler or gun, which comes with a series of chisel blades and has proven effective in removing flaking paint from metal windows. Anticorrosive primers generally consist of oil–alkyd based paints rich in zinc or zinc chromate. Two coats of primer are recommended. Manufacturer's recommendations should be followed concerning application of primers.

Rust, corrosion, paint, caulk, etc. can also be removed by sandblasting. Since sandblasting can damage the masonry surrounds, metal or plywood shields must be used to protect these materials. The sandblasting pressure should be low, 80–100 pounds per square inch, and the grit size should be in the range of #10–#45. Glass peening beads (glass pellets) have also been successfully used in cleaning steel sections. Sandblasting nozzle pencil–point blasters are most useful, giving the operator more effective control over the direction of the spray. To reduce the dust, some local codes allow only wet blasting. In this case, the metal must be dried immediately, generally with a blow–dryer. Either form of sandblasting metal covered with lead paints produces toxic dust. Proper precautionary measures should be taken against toxic dust and silica particles.

REPAIR IN PLACE
Bent or bowed metal sections may be the result of damage to the window through an impact or corrosive expansion. If the distortion is not too great, it is possible to re–align the metal sections without removing the window. Once the metal sections have been cleaned of all corrosion and straightened, small holes and uneven areas resulting from rusting should be filled with a patching material and sanded smooth to eliminate pockets where water can accumulate.

REFINISH
Final painting of the windows with paint compatible with the anticorrosive primer should proceed on a dry day. One coat of Primer and Two coats of finish paint are required. Once the paint dries thoroughly, a flexible exterior caulk can be applied to eliminate air and moisture infiltration where the window and the surrounding masonry meet.

Caulking is generally undertaken after the windows have received at least one coat of finish paint. The perimeter of the masonry surround should be caulked with a flexible elastomeric compound that will adhere well to both metal and masonry. Three suggested compounds are polyurethane, vinyl acrylic, and butyl rubber.

WEATHERIZATION
Caulking around the masonry openings, adding weatherstripping, installing thermal glass in place of the existing glass.

WEATHERSTRIPPING
Installation of weatherstripping where the operable portion of the sash and the fixed frame come together to reduce perimeter air infiltration. Weatherstripping appropriate for metal windows are spring–metal, vinyl strips, and sealant beads.
- Metal weatherstripping is clipped to the inside channel of the rolled metal section of the fixed frame. To insure against galvanic corrosion between the weatherstripping the window must be painted prior to the installation of the weatherstripping. This weatherstripping is usually applied to the entire perimeter of the window opening, but in some cases, such as casement windows, it may be best to avoid weatherstripping the hinge side. The natural wedging action of the weatherstripping on the three sides of the window often creates an adequate seal.
- Vinyl weatherstripping can also be applied to metal windows. Folded into a "V" configuration, the material forms a barrier against the wind. Vinyl weatherstripping is usually glued to the frame, although some brands have an adhesive backing.
- Caulk or Sealant weatherstripping involving caulking or sealant bead and a polyethylene bond breaker tape. After the window frame has been thoroughly cleaned with solvent, permitted to dry, and primed, a neat bead of low modulus (firm setting) caulk, such as silicone, is applied. A bond breaker tape is then applied to the operable sash covering the metal section where contact will occur. The window is then closed until the sealant has set (27 days, depending on temperature and humidity). When the window is opened, the bead will have taken the shape of the air infiltration gap and the bond breaker tape can be removed. This weatherstripping method appears to be successful for all types of metal windows with varying degrees of air infiltration.

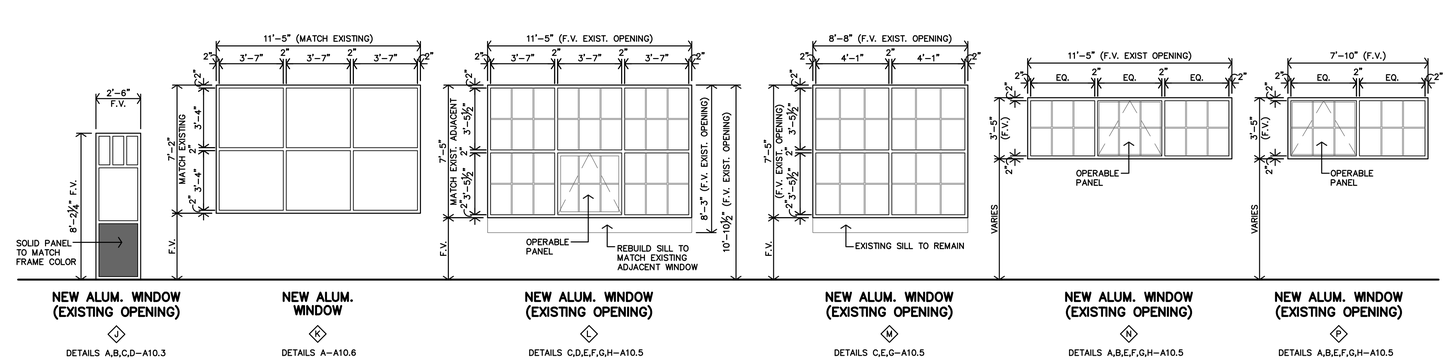
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WINDOW SCHEDULE

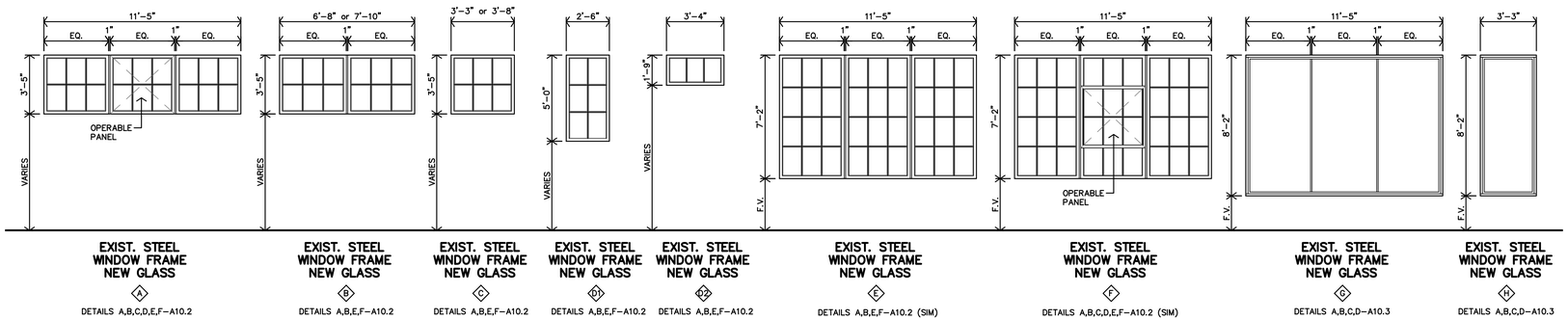
MARK	WIDTH	HEIGHT	STYLE	EXTERIOR	DETAILS	REMARKS
A	(11'–5")F.V.	(3'–5")F.V.	EXISTING STEEL WINDOW FRAME & NEW GLAZING	●	A,B,C,D,E,F–A10.2	2,3
B	(VARIES)F.V.	(3'–5")F.V.	EXISTING STEEL WINDOW FRAME & NEW GLAZING	●	A,B,E,F–A10.2	2,3
C	(VARIES)F.V.	(3'–5")F.V.	EXISTING STEEL WINDOW FRAME & NEW GLAZING	●	A,B,E,F–A10.2	2,3
D1	2'–6"(F.V.)	5'–0"(F.V.)	EXISTING STEEL WINDOW FRAME & NEW GLAZING	●	A,B,E,F–A10.2	2,3
D2	3'–4"(F.V.)	1'–9"(F.V.)	EXISTING STEEL WINDOW FRAME & NEW GLAZING	●	A,B,E,F–A10.2	2,3
E	(11'–5")F.V.	(7'–2")F.V.	EXISTING STEEL WINDOW FRAME & NEW GLAZING	●	A,B,E,F–A10.2	2,3
F	(11'–5")F.V.	(7'–2")F.V.	EXISTING STEEL WINDOW FRAME & NEW GLAZING	●	A,B,C,D,E,F–A10.2	2,3
G	(11'–5")F.V.	(8'–2")F.V.	EXISTING STEEL WINDOW FRAME & NEW GLAZING	●	A,B,C,D–A10.3	2,3
H	(3'–3")F.V.	(8'–2")F.V.	EXISTING STEEL WINDOW FRAME & NEW GLAZING	●	A,B,C,D–A10.3	2,3
J	(2'–6")F.V.	(8'–2")F.V.	NEW ALUMINUM WINDOW (EXISTING OPENING)	●	A,B,C,D–A10.3	1
K	(11'–5")F.V.	(7'–2")F.V.	NEW ALUMINUM WINDOW	●	A–A10.6	
L	(11'–5")F.V.	(7'–5")F.V.	NEW ALUMINUM WINDOW (EXISTING OPENING)	●	C,D,E,F,G,H–A10.5	1
M	(8'–8")F.V.	(7'–5")F.V.	NEW ALUMINUM WINDOW (EXISTING OPENING)	●	C,E,G–A10.5	1
N	(11'–5")F.V.	(3'–5")F.V.	NEW ALUMINUM WINDOW (EXISTING OPENING)	●	A,B,E,F,G,H–A10.5	1
P	(7'–10")F.V.	(3'–5")F.V.	NEW ALUMINUM WINDOW (EXISTING OPENING)	●	A,B,E,F,G,H–A10.5	1

GENERAL NOTES:
A. CONTRACTOR MUST INSTALL MTL. FLASHINGS & CONT. CAULK FOR WEATHER & WATERTIGHT CONDITIONS @ ALL EXTERIOR WINDOW UNITS.
B. CONTRACTOR MUST INSTALL 1/4" INSUL. OR THERMAL BREAK. CONTINUOUS AROUND WINDOW.
C. CONTRACTOR TO PROVIDE & INSTALL MFR'S COORDINATING PANNING SYSTEM FOR ALL NEW ALUM. WINDOWS.
D. CONTRACTOR TO REPAIR, RECAULK AND ADDRESS ALL AIR AND WATER LEAKS FOUND AT EXISTING STEEL FRAMES TO REMAIN. ENSURE ALL WINDOWS WILL BE AIR/WATER TIGHT.

SPECIFIC NOTES:
1. THESE WINDOWS ARE IN NEW or REVISED MASONRY OPENINGS. FIELD VERIFY SIZE OF OPENING.
REPAIR/REPLACE SILLS/JAMBS/HEADS AS REQUIRED.
2. REFERENCE PHOTOS OF EXISTING STEEL FRAMED WINDOWS ON SHEET A10.4
3. REFERENCE SPECIFICATION SECTION 08530 PRESERVATION BRIEF 13, STEEL WINDOWS FROM ADDITIONAL INFORMATION ON CLEANING, RESTORING AND REPAIRING STEEL WINDOW FRAMES.



B NEW WINDOW TYPES
1/4"=1'–0"



A EXISTING WINDOW TYPES
1/4"=1'–0"

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LEE LOFTS, PHASE III, BUILDING 3
HISTORIC REHABILITATION - NEW APARTMENTS
SALINA, KANSAS

MARGARET J. GILLAM
LICENSED
6519
KANSAS
PROFESSIONAL ARCHITECT

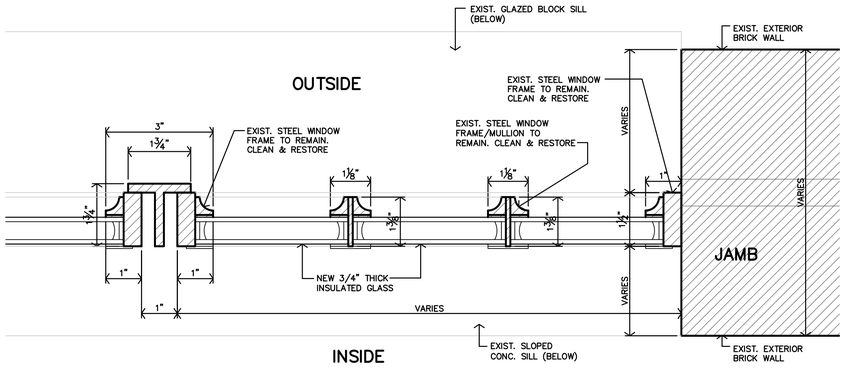
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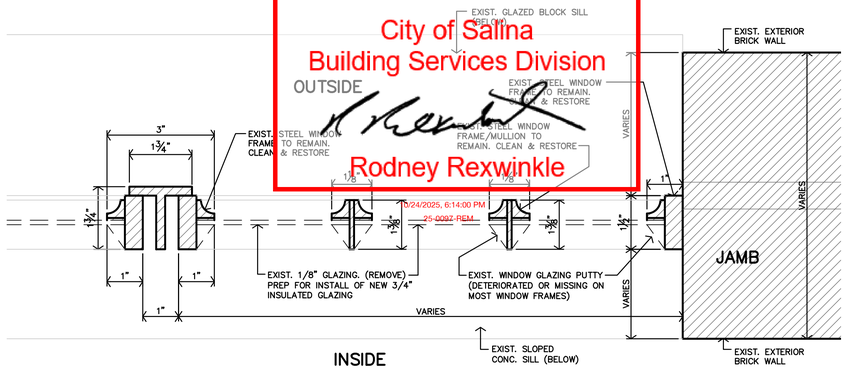
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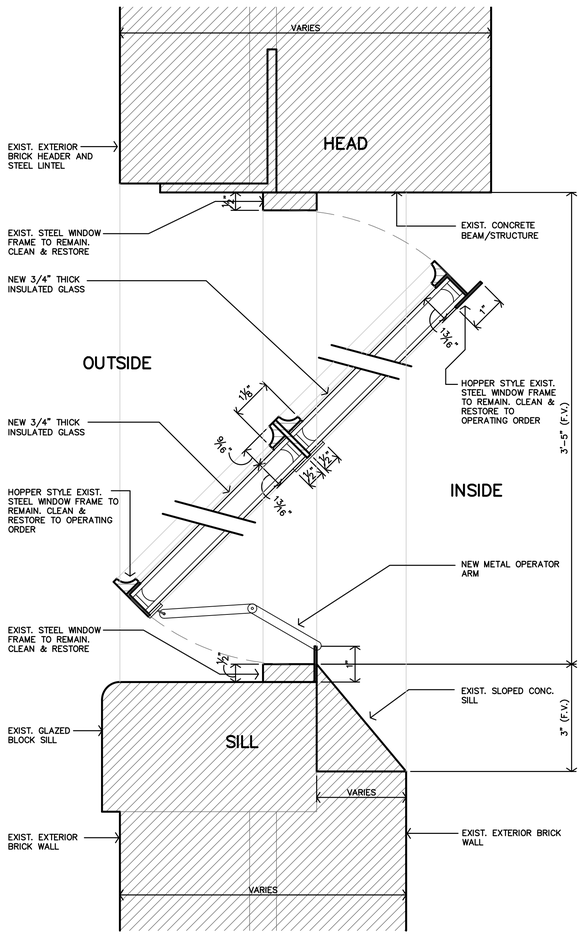
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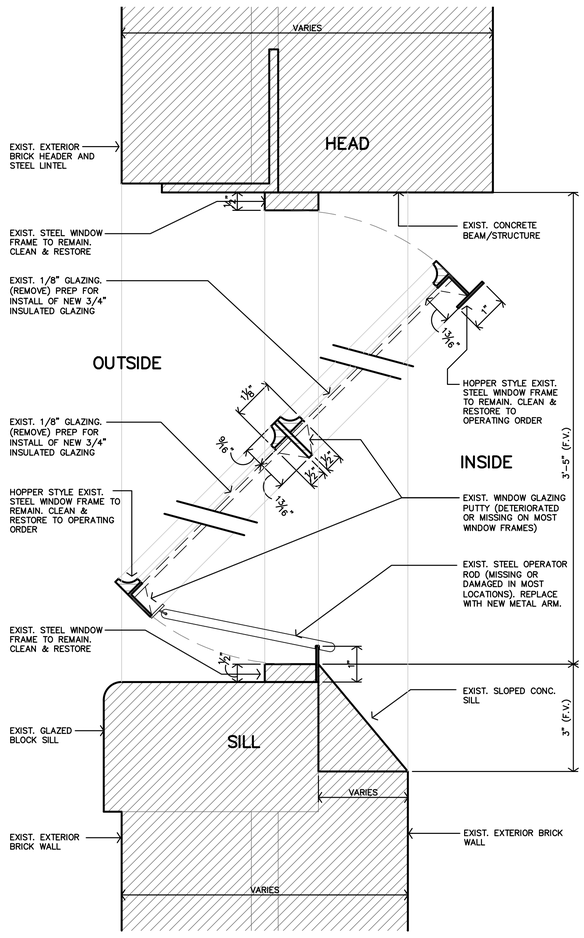
F WINDOWS A,B,C,D,E,F NEW GLAZING EXISTING STEEL FRAME WINDOW SECTION @ FIXED PANEL

6"=1'-0"



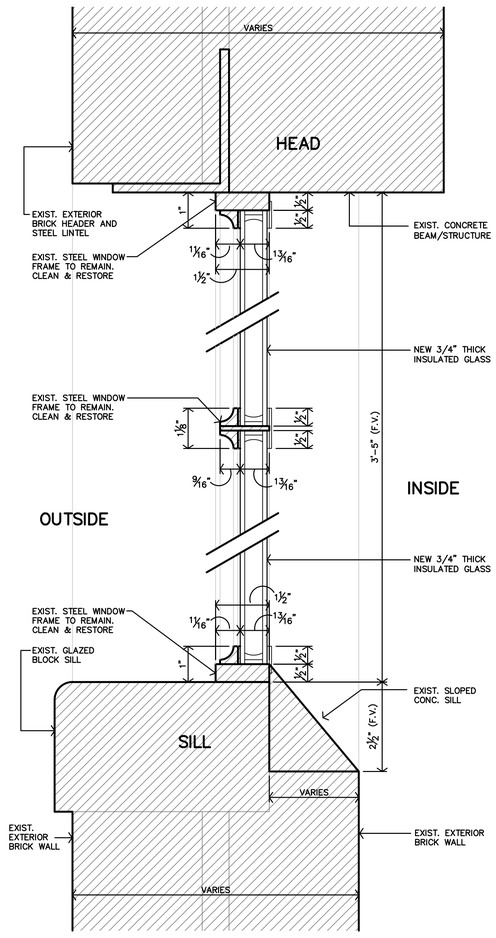
D WINDOWS A,F NEW GLAZING EXISTING STEEL FRAME WINDOW SECTION @ OPERABLE PANEL

6"=1'-0"



C WINDOWS A,F EXISTING GLAZING EXISTING STEEL FRAME WINDOW SECTION @ OPERABLE PANEL

6"=1'-0"

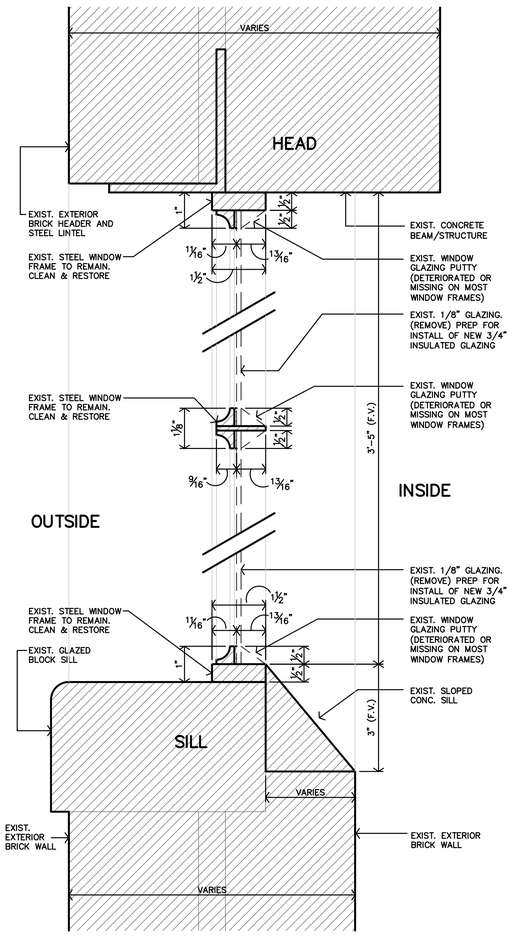


B WINDOWS A,B,C,D,E,F NEW GLAZING EXISTING STEEL FRAME WINDOW SECTION @ FIXED PANEL

6"=1'-0"

E WINDOWS A,B,C,D,E,F EXISTING GLAZING EXISTING STEEL FRAME WINDOW SECTION @ FIXED PANEL

6"=1'-0"



A WINDOWS A,B,C,D,E,F EXISTING GLAZING EXISTING STEEL FRAME WINDOW SECTION @ FIXED PANEL

6"=1'-0"

EXISTING STEEL WINDOWS

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SALINA, KANSAS

MARGARET J. GILLAM
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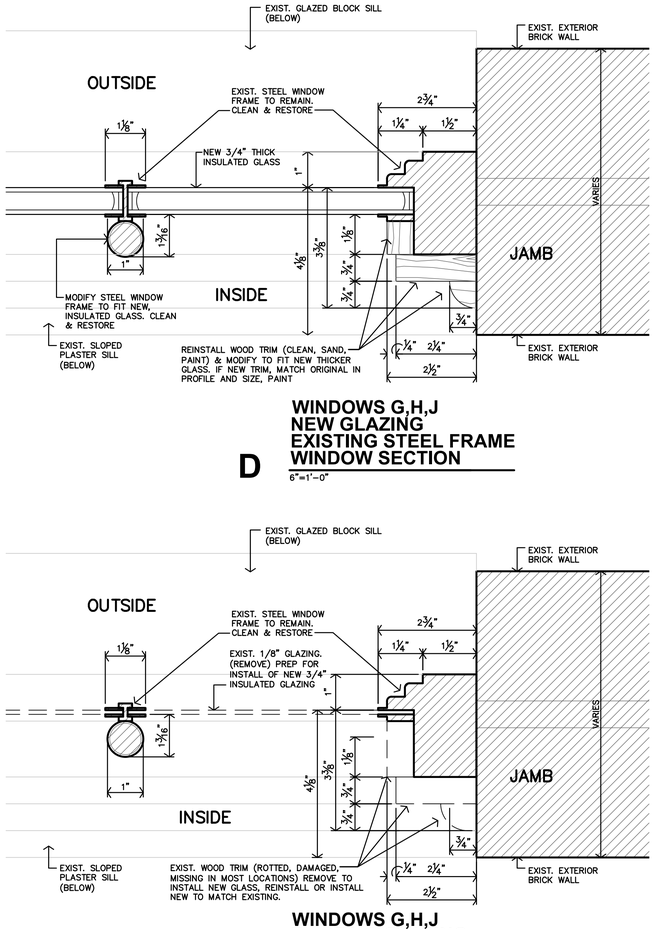
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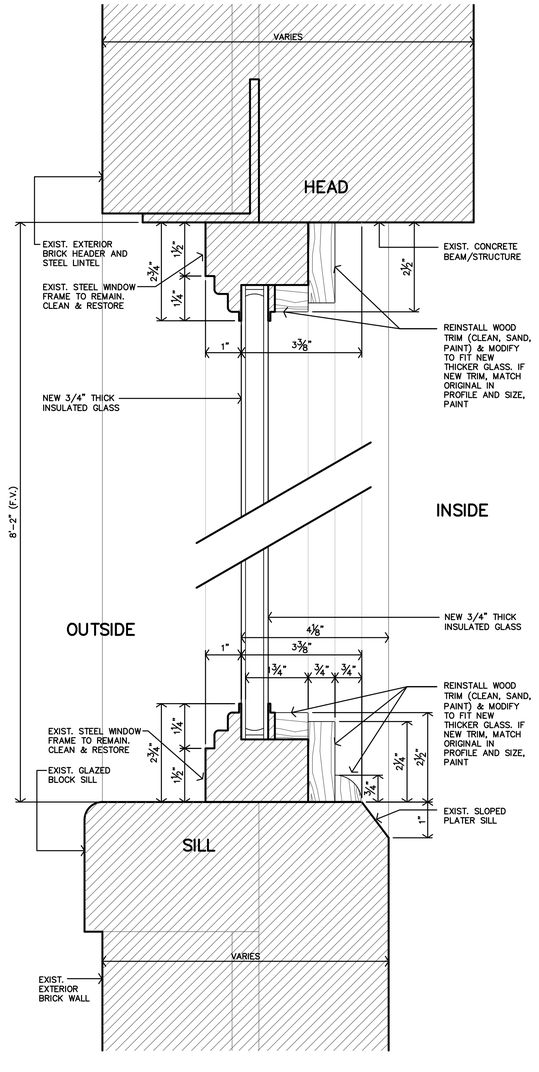
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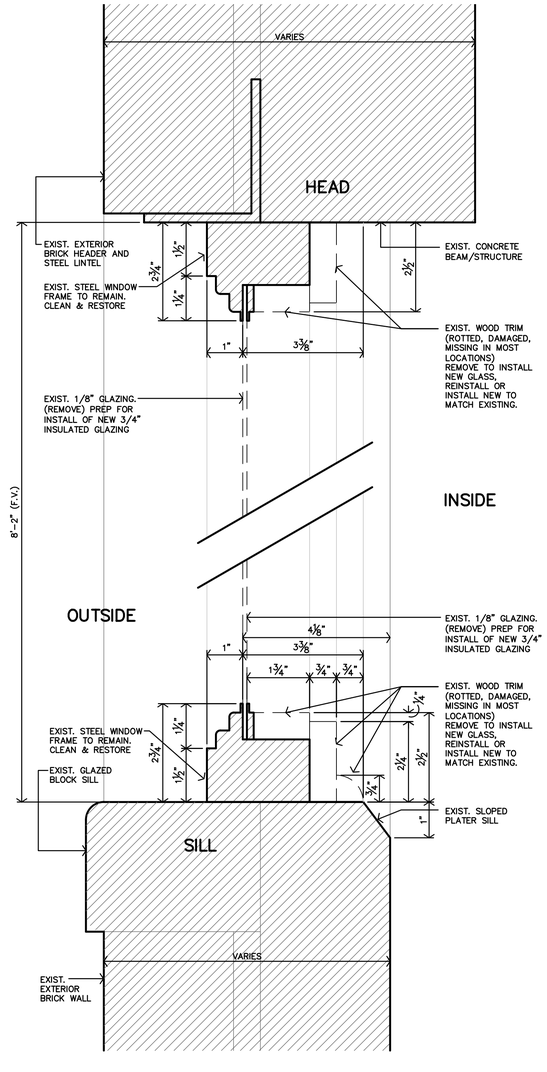


D WINDOWS G,H,J
NEW GLAZING
EXISTING STEEL FRAME
WINDOW SECTION
6"=1'-0"

C WINDOWS G,H,J
EXISTING GLAZING
EXISTING STEEL FRAME
WINDOW SECTION
6"=1'-0"



B WINDOWS G,H,J
NEW GLAZING
EXISTING STEEL FRAME
WINDOW SECTION
6"=1'-0"



A WINDOWS G,H,J
EXISTING GLAZING
EXISTING STEEL FRAME
WINDOW SECTION
6"=1'-0"

EXISTING STEEL WINDOWS

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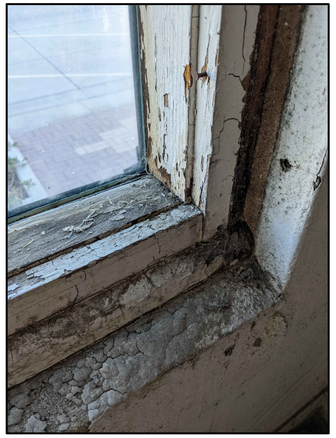
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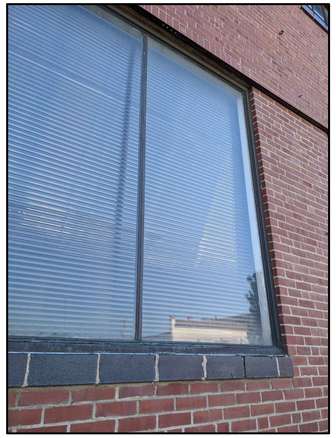
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EXISTING WINDOW (TYPE G,H,J)



EXISTING WINDOW (TYPE G,H,J)



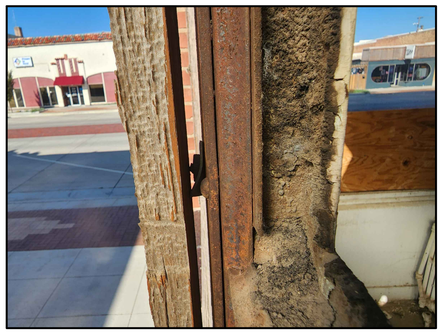
EXISTING WINDOW (TYPE G,H,J)



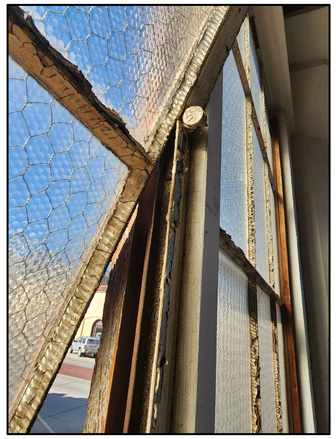
EXISTING WINDOW (TYPE F)



EXISTING WINDOW (TYPE F)



EXISTING WINDOW (TYPE E)



EXISTING WINDOW (TYPE E)



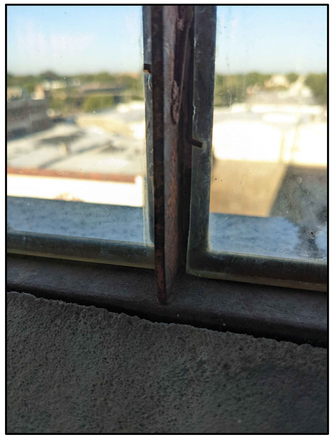
EXISTING WINDOW (TYPE E)



EXISTING WINDOW (TYPE A,B,C,D)



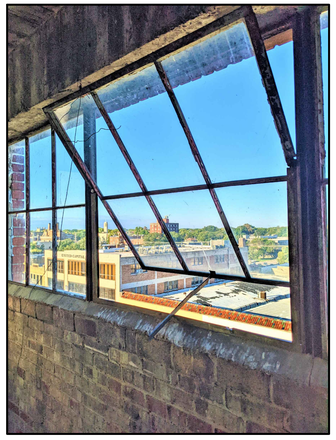
EXISTING WINDOW (TYPE A,B,C,D)



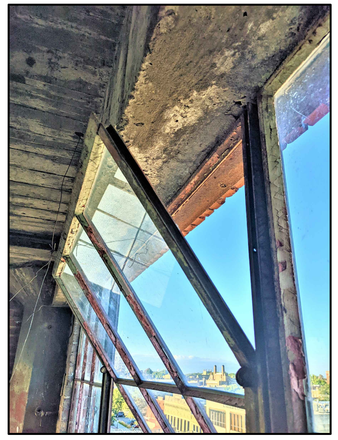
EXISTING WINDOW (TYPE A,B,C,D)



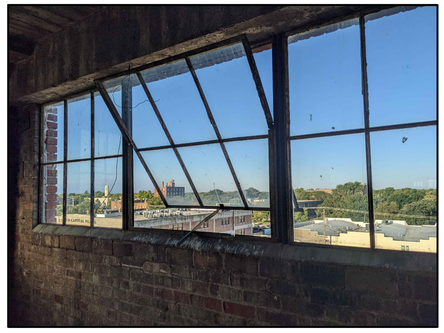
EXISTING WINDOW (TYPE A,B,C,D)



EXISTING WINDOW (TYPE A)



EXISTING WINDOW (TYPE A)



EXISTING WINDOW (TYPE A)

EXISTING STEEL WINDOWS

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LEE LOFTS, PHASE III, BUILDING 3
HISTORIC REHABILITATION - NEW APARTMENTS
SALINA, KANSAS

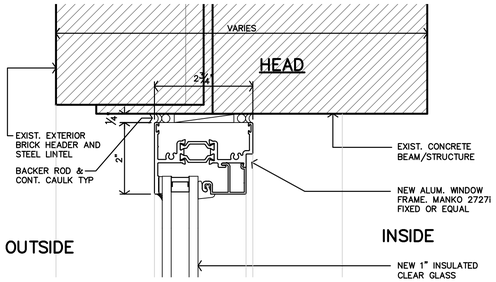
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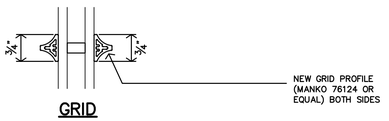
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DATE: 9-19-2025
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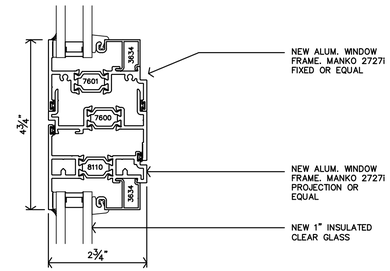
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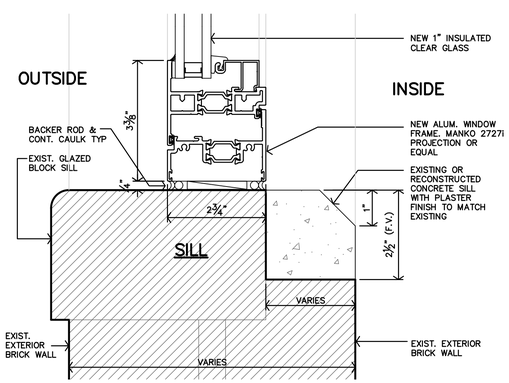
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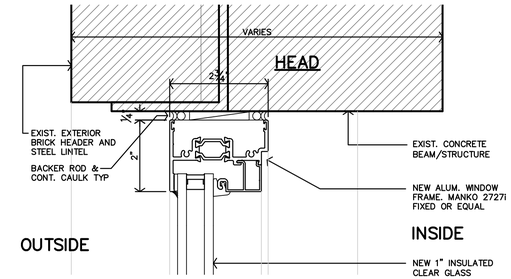


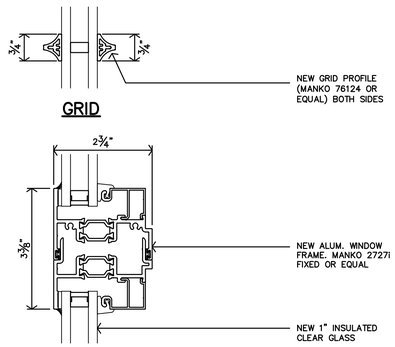
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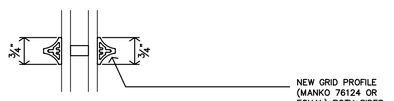
WINDOW L
EXISTING OPENING, NEW ALUM. WINDOW
WINDOW DETAILS @ PROJECTION PANEL

D 6"=1'-0"

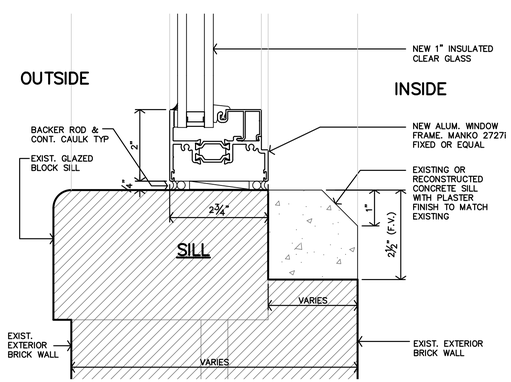




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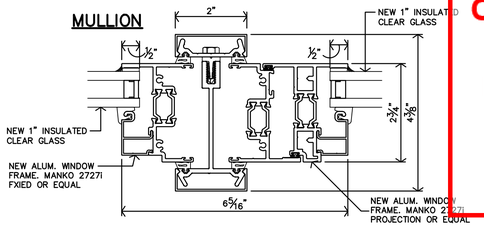


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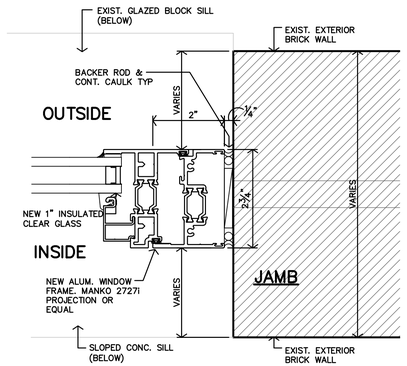
WINDOWS L,M
EXISTING OPENING, NEW ALUM. WINDOW
WINDOW DETAILS @ FIXED PANEL

C 6"=1'-0"



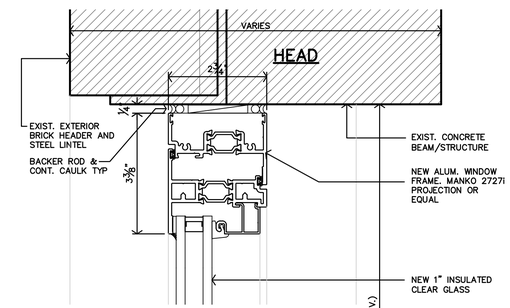
EXISTING OPENING, NEW ALUM. WINDOW
WINDOW DETAIL @ PROJECTION PANEL

H 6"=1'-0"



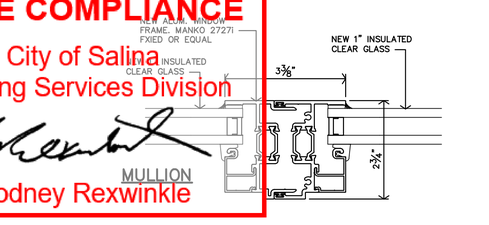
EXISTING OPENING, NEW ALUM. WINDOW
WINDOW DETAIL @ PROJECTION PANEL

F 6"=1'-0"



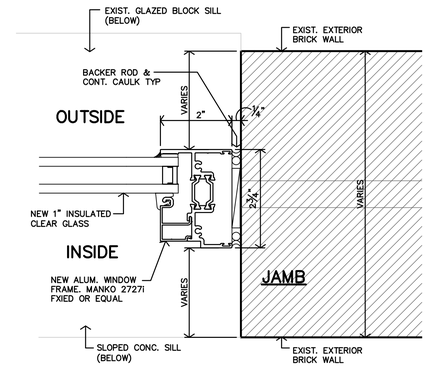
WINDOWS N,P
EXISTING OPENING, NEW ALUM. WINDOW
WINDOW DETAILS @ PROJECTION PANEL

B 6"=1'-0"



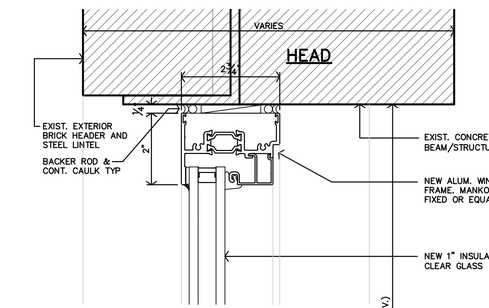
EXISTING OPENING, NEW ALUM. WINDOW
WINDOW DETAIL @ FIXED PANEL

G 6"=1'-0"



EXISTING OPENING, NEW ALUM. WINDOW
WINDOW DETAIL @ FIXED PANEL

E 6"=1'-0"



WINDOWS N,P
EXISTING OPENING, NEW ALUM. WINDOW
WINDOW DETAILS @ FIXED PANEL

A 6"=1'-0"

NEW WINDOWS

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Building Services Division
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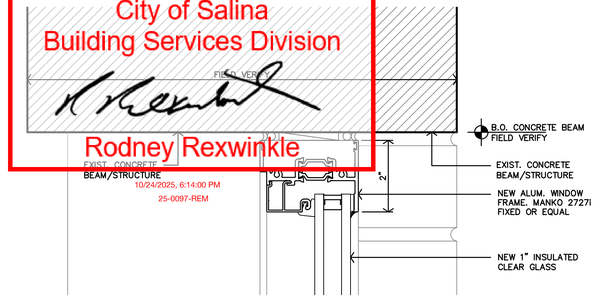
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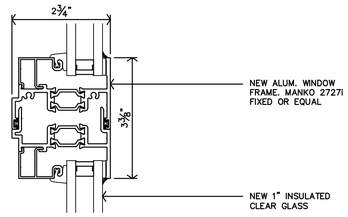
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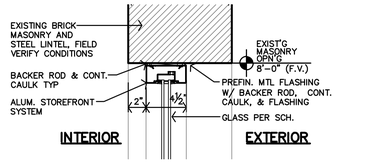
REVIEWED FOR
CODE COMPLIANCE
City of Salina
Building Services Division
FIELD VERIFY
Rodney Rexwinkle
EXIST. CONCRETE BEAM/STRUCTURE
10/24/2025, 6:14:00 PM
25-0097-REM



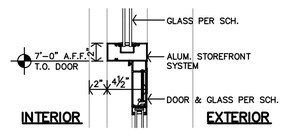
HEAD



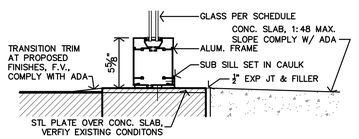
MULLION



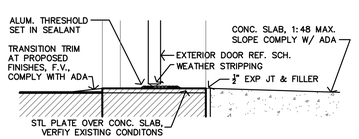
E STOREFRONT HEAD DTL.
1 1/2"=1'-0"



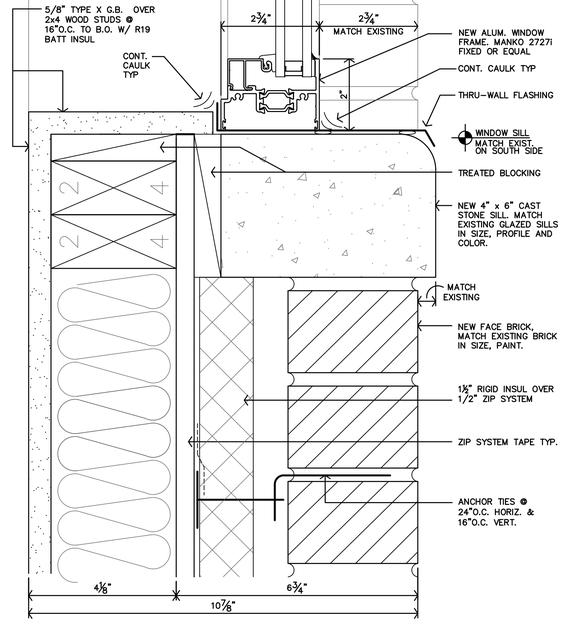
D STOREFRONT MULLION DTL.
1 1/2"=1'-0"



C STOREFRONT SILL DETAIL
1 1/2"=1'-0"



B DOOR THRESHOLD DTL.
1 1/2"=1'-0"



SILL

A WINDOW K
NEW ALUM. WINDOW
WINDOW DETAILS
6"=1'-0"

NEW WINDOW & STOREFRONT

JonesGillamRenz
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730 N. Ninth
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LEE LOFTS, PHASE III, BUILDING 3
HISTORIC REHABILITATION - NEW APARTMENTS
SALINA, KANSAS

MARGARET J. GILLAM
LICENSED
6519
KANSAS
PROFESSIONAL ARCHITECT

REVISION:

DATE: 9-19-2025
JOB: 22-3243
SHEET NO.:

A10.6

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CODE COMPLIANCE
City of Salina
Building Services Division
Rodney Rexwinkle
10/24/2025, 8:14:30 PM
24-0097-REV1

UNIT FINISH SCHEDULE - 37 UNITS

FINISHES & INSTRUCTIONS

P2 EPOXY PAINT — VP VINYL PLANK FLR'G TILE — CT CERAMIC TILE
P1 LATEX PAINT — C CARPET — S CLEAN & SEAL BRICK — TX TEXTURE

DESCRIPTION	FLR: REF. FINISH FLOOR PLANS	BASE: WOOD (@ ALL G.B. WALLS)	BASE: SELF COVE RUBBER BASE	WALLS: 5/8" FIRE RATED G.B.	WALLS: EXISTING PLASTER	WALLS: EXISTING MASONRY	CEILING: REF. REFLECTED CEILING PLANS	HISTORIC NOTES
KITCHEN		●		P1	●	●		1,2,3,4,5,6
LIVING ROOM		●		P1	●	●		1,2,3,4,5,6
MECHANCIAL		●		P1	●	●		1,2,3,4,5,6
BATH		●		P1	●	●		1,2,3,4,5,6
BEDROOM		●		P1	●	●		1,2,3,4,5,6
CLOSET		●		P1	●	●		1,2,3,4,5,6
STORAGE		●		P1	●	●		1,2,3,4,5,6
HALLWAY		●		P1	●	●		1,2,3,4,5,6

PUBLIC FINISH SCHEDULE

FINISHES & INSTRUCTIONS

P2 EPOXY PAINT — C CARPET — CT CERAMIC TILE — FP FIBERGLAS REINF. PANEL
P1 LATEX PAINT — VP VINYL PLANK FLR'G TILE — TX TEXTURE
E EXISTING — EW ENGINEERED WOOD — SC SEALED CONCRETE — S CLEAN & SEAL BRICK

NO.	DESCRIPTION	FLOOR: CARPET	FLOOR: CERAMIC TILE	FLOOR: SEALED CONCRETE	FLOOR: ENGINEERED WOOD	FLOOR: EXISTING TO REMAIN	FLOOR: 1" GYPCRETE, ACOUST MATT	BASE: SELF COVE RUBBER BASE	BASE: WOOD BASE, PAINTED	BASE: CERAMIC TILE	N.WALL: 5/8" FIRE RATED G.B.	N.WALL: WALLPAPER	N.WALL: EXISTING PLASTER (note 2)	N.WALL: EXISTING MASONRY (note 3)	E.WALL: 5/8" FIRE RATED G.B.	E.WALL: WALLPAPER	E.WALL: EXISTING PLASTER (note 2)	E.WALL: EXISTING MASONRY (note 3)	E.WALL: EXISTING WD. BEADBOARD	S.WALL: 5/8" FIRE RATED G.B.	S.WALL: WALLPAPER	S.WALL: EXISTING PLASTER (note 2)	S.WALL: EXISTING MASONRY (note 3)	S.WALL: EXISTING WD. BEADBOARD	W.WALL: 5/8" FIRE RATED G.B.	W.WALL: WALLPAPER	W.WALL: EXISTING PLASTER (note 2)	W.WALL: EXISTING MASONRY (note 3)	W.WALL: EXISTING WD. BEADBOARD	CEILING: 5/8 FIRE RATED G.B.	CEILING: (E) STRUCTURE	CEILING: (E) PRESSED M'TL	CEILING: (E) PLASTER	HISTORIC NOTES
BASEMENT																																
B01	MECHANICAL					●								●				●						●						●		
B02	ELEVATOR PIT					●								●				●						●						●		
B03	MECHANICAL					●								●				●						●						●		
FIRST FLOOR																																
101	STAIR LOBBY			SC					●				E/P				E/P		P1			E/P						P1			1,2,3,4,5,6
102	RESIDENT COMMUNITY ROOM			SC					●		P1				P1							E/P				P1	P1				1,2,3,4,5,6
103	MECHANICAL			SC			●			P1					P1				P1						P1					P1		1,2,3,4,5,6
107	HALL			SC				●	●						P1	●				●					P1	●						1,2,3,4,5,6
109	I.T.			SC			●			P1					P1				P1						P1					P1		1,2,3,4,5,6
110	MECHANICAL			SC			●			P1					P1				P1						P1					P1		1,2,3,4,5,6
112	HALL			SC					●		P1		E/P		P1							E/P						P1	P1			1,2,3,4,5,6
113	ELEV/STAIR LOBBY			SC					●				E/P				E/P					E/P						P1	P1			1,2,3,4,5,6
SECOND FLOOR																																
201	STAIR LOBBY			SC					●					●				●		P1										●			P1			1,4,5,6
202	HALL			SC					●		P1			●	P1					P1						P1					P1	P1		1,4,5,6
206	MECHANICAL			SC			●			P1					P1				P1						P1					P1			1,4,5,6
208	I.T.			SC			●			P1					P1				P1						P1						P1		1,4,5,6
210	HALL			SC					●		P1			●	P1			●		P1						P1					P1			1,4,5,6
THIRD FLOOR																																
301	STAIR LOBBY			SC					●					●				●		P1										●			P1			1,4,5,6
302	HALL			SC					●		P1			●	P1					P1						P1					P1	P1		1,4,5,6
306	MECHANICAL			SC			●			P1					P1				P1						P1					P1			1,4,5,6
309	I.T.			SC			●			P1					P1				P1						P1						P1		1,4,5,6
310	HALL			SC					●		P1			●	P1			●		P1						P1					P1			1,4,5,6
FOURTH FLOOR																																
401	STAIR LOBBY			SC					●					●				●		P1										●			P1			1,4,5,6
402	HALL			SC					●		P1			●	P1					P1						P1					P1	P1		1,4,5,6
406	MECHANICAL			SC			●			P1					P1				P1						P1					P1			1,4,5,6
409	I.T.			SC			●			P1					P1				P1						P1						P1		1,4,5,6
410	HALL			SC					●		P1			●	P1			●		P1						P1					P1			1,4,5,6
FIFTH FLOOR																																
501	STAIR LOBBY			SC					●					●				●		P1										●			P1			1,4,5,6
502	HALL			SC					●		P1			●	P1					P1						P1					P1	P1		1,4,5,6
506	MECHANICAL			SC			●			P1					P1				P1						P1					P1			1,4,5,6
509	I.T.			SC			●			P1					P1				P1						P1						P1		1,4,5,6
510	HALL			SC					●		P1			●	P1			●		P1						P1					P1			1,4,5,6
STAIR & ELEVATOR																																
E1	ELEVATOR	REMAINDER OF FINISHES BY ELEVATOR MANUFACTURER																														
S1	STAIR			SC																												1,4,5,6
S2	STAIR			SC																												1,4,5,6

FINISH SCHEDULE NOTES

GENERAL NOTES:

A. INSTALL VINYL, RUBBER, OR ALUMINUM TRANSITION STRIP BETWEEN FLOOR MATERIAL OF DIFFERING HEIGHTS, INCLUDING BUT NOT LIMITED TO CONCRETE/VCT TRANSITIONS.
B. ALL GYPSUM BOARD AREAS WHICH ARE ACCESSORIES TO THE ROOM INCLUDING BUT NOT LIMITED TO SOFFITS, BULKHEADS, TRIM, ETC. SHALL BE PAINTED REGARDLESS OF WHETHER IT IS SPECIFICALLY INDICATED PER SCHEDULE.
C. ALL G.B. WALLS & PERMANENT PARTITIONS SHALL RECEIVE WOOD BASE UNLESS NOTED OTHERWISE.
D. WALL TYPE SHOWN FOR GENERAL INFORMATION ONLY. CONTRACTOR SHALL COORDINATE WALL MATERIAL W/ DRAWINGS AND FIELD CONDITIONS. ALL AREAS INDICATED TO RECEIVE NEW FINISH SHALL RECEIVE COMPLETE FINISH AS SCHEDULED AT ENTIRE ROOM. CONTRACTOR SHALL COORDINATE FINISHES AND ACCENTS WITH DETAILS AND INTERIOR ELEVATIONS.
E. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU/BRICK AND G.B. TO CONCRETE WALL TRANSITIONS.
F. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
G. ALL H.M. DOORS & FRAMES TO BE PAINTED W/ INDUSTRIAL ENAMEL UNLESS NOTED OTHERWISE. H.M. DOORS AND FRAMES SHALL BE SANDED SMOOTH PRIOR TO PAINTING. SPRAY FINISH ONLY, NO BRUSH FINISH.
H. CONTRACTOR SHALL COORDINATE WITH INTERIOR ELEVATIONS, FLOOR PLANS AND MISCELLANEOUS DETAILS TO VERIFY ALL AESTHETIC ACCENTS AND DETAILS.
I. REFERENCE INTERIOR ELEVATIONS, WALL SECTIONS AND DETAILS FOR WOOD BASE AND TRIM LOCATIONS.
J. INTERIOR BRICK WALLS: MEDIA BLAST CLEAN, TUCKPOINT, REPAIR, REPLACE AND PREP FOR PAINT OR SEAL (IF APPLICABLE). REFERENCE HISTORIC NOTES FOR EACH FLOOR. REFERENCE PRESERVATION BRIEFS.
K. CONCRETE STRUCTURE, DECK, COLUMNS, AND BEAMS – CLEAN & PREPARE FOR PAINT (IF APPLICABLE) REFERENCE HISTORIC NOTES FOR EACH FLOOR.
L. STAIRS & LANDINGS – REPAIR CONCRETE TREADS/RISERS/LANDINGS AS REQUIRED.
M. LEVEL 4 FINISH WITH ORANGE PEEL TEXTURE AT ALL WALLS & GYP CEILINGS.
N. CERAMIC WALL TILE BEHIND DRINKING FOUNTAINS. REFERENCE INTERIOR ELEVATIONS.
O. REFERENCE D,E–A2.0 FOR TYPICAL TOP OF WALL FINISH DETAIL & WALL TIE–IN FINISH DETAIL.

HISTORIC RESTORATION & REHABILITATION NOTES

SPECIFIC NOTES (REFERENCE PHOTOS ON THIS SHEET FOR ADDITIONAL DIRECTION)

1. CONCEAL ALL PLUMBING AND PIPING WITHIN LOWERED CEILING OR G.B. SOFFIT AREAS.
2. PLASTER WALLS TO REMAIN. REPAIR AND REPLACE DAMAGED AREAS WITH PLASTER AND TEXTURE TO MATCH EXISTING. PREP FOR PAINT.
3. EXISTING WOOD BASE TO REMAIN. WHERE BASE IS DAMAGED OR MISSING, REPLACE WITH BASE PROFILE TO MATCH EXISTING. PAINT
4. EXISTING BRICK/CMU WALLS – EXISTING FINISH & PROPOSED TREATMENT/FINISH VARIES FROM FLOOR TO FLOOR. REFERENCE PHOTOS ON THIS SHEET FOR ADDITIONAL DIRECTION AND INSTRUCTION.
5. EXISTING CONCRETE COLUMNS, BEAMS, CAPS, CEILING (DECK) – EXISTING FINISH & PROPOSED TREATMENT/FINISH VARIES FROM FLOOR TO FLOOR. REFERENCE PHOTOS ON THIS SHEET FOR ADDITIONAL DIRECTION AND INSTRUCTION.
6. ORIGINAL CONCRETE FLOOR TO REMAIN. REPAIR AND PATCH AS NEEDED. CLEAN AND SEAL.



5TH FLOOR – EXISTING PHOTO

EXISTING BRICK WALLS – EXPOSED, NO EXISTING PAINT: REPAIR, TUCKPOINT AS NEEDED AND CLEAN. TO REMAIN AS EXPOSED BRICK/CMU.

EXISTING EXPOSED CONCRETE COLUMNS, BEAMS AND CEILING (DECK). REPAIR & PATCH AS REQUIRED. CLEAN. TO REMAIN UN–PAINTED, EXPOSED.

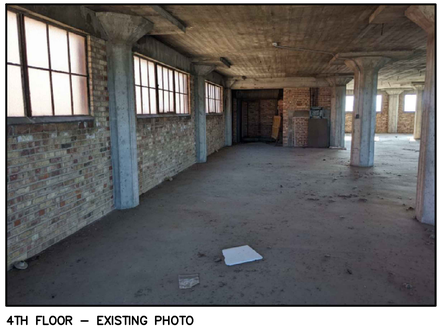


3RD FLOOR – EXISTING PHOTO

EXISTING BRICK WALLS – PAINTED: REPAIR, REPLACE AND TUCKPOINT DAMAGED AREAS. REMOVE LOOSE PAINT AND DEBRIS. CLEAN AND PREP FOR NEW PAINT.

EXISTING PAINTED COLUMNS. REMOVE LOOSE PAINT AND DEBRIS. REPAIR DAMAGED AREAS. PREP FOR NEW PAINT.

EXISTING EXPOSED CONCRETE BEAMS, COLUMN CAPS AND CEILING (DECK). REPAIR & PATCH AS REQUIRED. CLEAN. TO REMAIN UN–PAINTED, EXPOSED.



4TH FLOOR – EXISTING PHOTO

EXISTING BRICK WALLS – EXPOSED, NO EXISTING PAINT: REPAIR, TUCKPOINT AS NEEDED AND CLEAN. TO REMAIN AS EXPOSED BRICK/CMU.

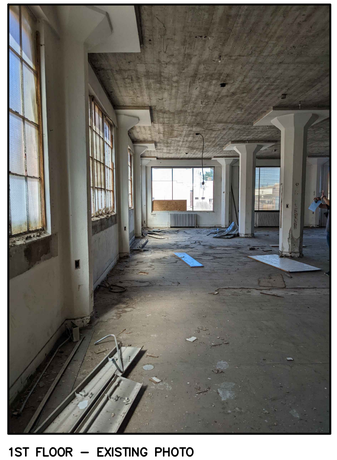
EXISTING EXPOSED CONCRETE COLUMNS, BEAMS AND CEILING (DECK). REPAIR & PATCH AS REQUIRED. CLEAN. TO REMAIN UN–PAINTED, EXPOSED.



2ND FLOOR – EXISTING PHOTO

EXISTING BRICK WALLS – PAINTED: REPAIR, REPLACE AND TUCKPOINT DAMAGED AREAS. REMOVE LOOSE PAINT AND DEBRIS. CLEAN AND PREP FOR NEW PAINT.

EXISTING PAINTED COLUMNS, COLUMN CAPS AND CEILING DECK. REMOVE LOOSE PAINT AND DEBRIS. REPAIR DAMAGED AREAS. PREP FOR NEW PAINT.



1ST FLOOR – EXISTING PHOTO

EXISTING PLASTERED WALLS & COLUMNS, PAINTED. REPAIR & PATCH DAMAGED AREAS TO MATCH EXISTING IN TEXTURE. CLEAN AND PREP FOR NEW PAINT.

EXISTING PAINTED COLUMNS AND COLUMN CAPS. REMOVE LOOSE PAINT AND DEBRIS. REPAIR DAMAGED AREAS. PREP FOR NEW PAINT.

EXISTING EXPOSED CONCRETE CEILING (DECK). REPAIR & PATCH DAMAGED AREAS. CLEAN. TO REMAIN UN–PAINTED, EXPOSED.

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LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHABILITATION - NEW APARTMENTS

SALINA, KANSAS

MARGARET J. GILLAM — REGISTERED — 6519 — KANSAS — PROFESSIONAL ARCHITECT

REVISION:

DATE: 9-19-2025
JOB: 22-3243
SHEET NO.:

A10.7

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City of Salina
Building Services Division
Rodney Rexwinkle
10/24/2025 6:14:00 PM
25-0097-REM

APARTMENT - INTERIOR DOOR SCHEDULE - 37 UNITS

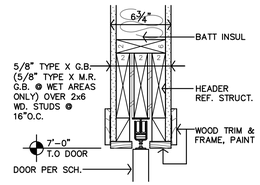
MARK	LOCATION	DOOR SIZE W	DOOR SIZE H	DOOR SIZE T	DOOR MATERIAL S.C. WOOD, PANEL	DOOR TYPE TYPE	DOOR TYPE POCKET	DOOR FINISH PAINT	FRAME MATERIAL WOOD	FRAME MATERIAL H.M.	FRAME TYPE TYPE	FRAME FINISH PAINT	DETAILS	REMARKS
U1	BEDROOM	3'-0"	6'-8"	1 3/4"	●	B		●	●		2	●	F,G–A10.8	1
U2	BATHROOM	3'-0"	6'-8"	1 3/4"	●		B	●	●		2	●	H,J–A10.8	2
U3	CLOSET	3'-0"	6'-8"	1 3/4"	●	B		●	●		2	●	F,G–A10.8	3
U4	STORAGE	3'-0"	6'-8"	1 3/4"	●	B		●	●		2	●	F,G–A10.8	3
U5	MECH	3'-6"	6'-8"	1 3/4"	●	C		●	●		2	●	F,G–A10.8	5
U6	STG/CLOSET	F.V.	F.V.	1 3/4"	●	B		●	●		2	●	F,G–A10.8	3,6

GENERAL NOTES:

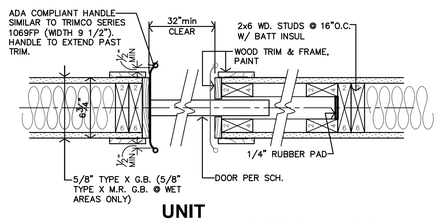
A. ALL DOOR HARDWARE SHALL BE LEVER TYPE LATCH SETS U.N.O. PROVIDED & INSTALLED PER SPECIFICATIONS SECTION 87100
B. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS.
C. COORDINATE KEYING REQUIREMENTS WITH OWNER.

SPECIFIC NOTES:

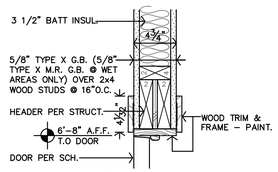
1. BEDROOM & BATH DOOR – HARDWARE TO BE PRIVACY LEVER TYPE LATCH SET.
2. POCKET DOOR – 32" MIN CLEAR OPENING, AT ACCESSIBLE UNITS – MUST HAVE ADA COMPLIANT HANDLE SIMILAR TO TRIMCO SERIES 1069.
3. CLOSET & STORAGE DOORS – HARDWARE SHALL BE PASS THROUGH TYPE.
4. BEDROOM & BATH DOORS – UNDERCUT DOORS PER MECH DWGS, 1" TYP.
5. MECHANICAL DOORS WITHIN UNITS SHALL BE LOCKED, NOT ACCESSIBLE TO RESIDENTS
6. EXISTING OPENING – FIELD VERIFY DOOR HEIGHT AND WIDTH.



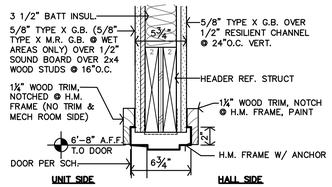
J UNIT POCKET DOOR HEAD DTL.
1 1/2"=1'–0"



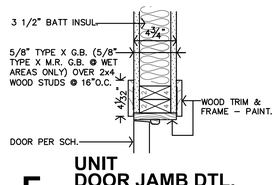
H UNIT POCKET DOOR JAMB DTL.
1 1/2"=1'–0"



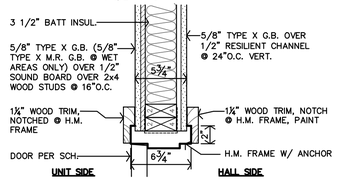
G UNIT DOOR HEAD DTL.
1 1/2"=1'–0"



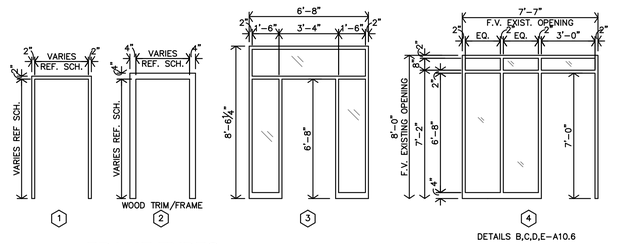
E DOOR HEAD DTL.
1 1/2"=1'–0"



F UNIT DOOR JAMB DTL.
1 1/2"=1'–0"

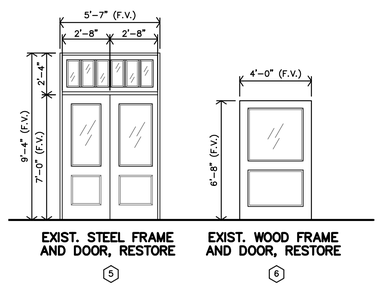


D DOOR JAMB DTL.
1 1/2"=1'–0"



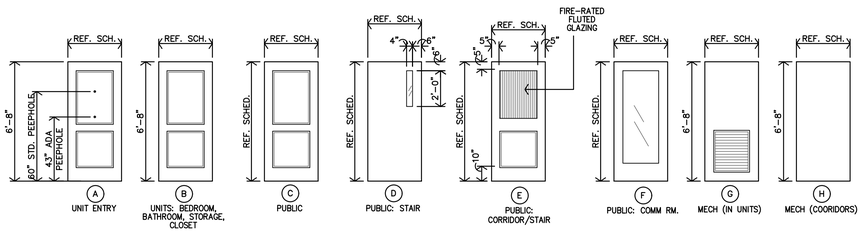
① ② ③ ④

C FRAME TYPES
1/4"=1'–0"



⑤ ⑥

B EXISTING DOORS/FRAMES
1/4"=1'–0"



A DOOR TYPES
1/4"=1'–0"

PUBLIC DOOR SCHEDULE

MARK	DOOR SIZE W	DOOR SIZE H	DOOR SIZE T	DOOR MATERIAL ALUMINUM	DOOR MATERIAL H.M.	DOOR MATERIAL S.C. WOOD TYPE	DOOR FINISH PREFINISH	DOOR FINISH PAINT	FRAME MATERIAL ALUMINUM	FRAME MATERIAL H.M.	FRAME MATERIAL S.C. WOOD TYPE	FRAME FINISH PREFINISH	FRAME FINISH PAINT	FRAME FINISH STAINED	RATING	DETAILS	REMARKS
BASEMENT & PENTHOUSE																	
B01	3'–0"	6'–8"	1 3/4"		●	H		●		●	1		●		90 min		
R01	3'–0"(F.V.)	6'–8"(F.V.)	1 3/4"		●	H		●		●	1		●		90 min		5
FIRST FLOOR																	
101	HISTORIC DOOR & FRAME					5					5		●				1,2,3,4
102	HISTORIC DOOR & FRAME					6					6		●				3
103	3'–0"	6'–8"	1 3/4"		●	D		●		●	1		●		90 min		5
104	3'–0"	6'–8"	1 3/4"		●	D		●		●	1		●		90 min		5
105	3'–0"	6'–8"	1 3/4"			C		●		●	2		●			G,F–A10.8 (SIM.)	
106	3'–0"	6'–8"	1 3/4"			F		●		●	3		●				
107	3'–0"	6'–8"	1 3/4"			E		●		●	2		●		45 min	D,E–A10.8	9
108	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
109	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
111	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
112	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
113	3'–6"	6'–8"	1 3/4"			H		●			2		●		20 min		
114	3'–6"	6'–8"	1 3/4"			H		●			2		●		20 min		
116	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
117	3'–0"	6'–8"	1 3/4"	●		E		●		●	1		●		90 min		9
118	3'–0"	7'–0"	1 3/4"	●		F	●		●		4	●				B,C,D,E–A10.6	
SECOND FLOOR																	
201	3'–0"	6'–8"	1 3/4"			E		●		●	2		●		90 min	D,E–A10.8	9
202	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
203	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
204	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
206	3'–6"	6'–8"	1 3/4"			H		●		●	2		●		20 min	D,E–A10.8	
207	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
208	3'–6"	6'–8"	1 3/4"			H		●		●	2		●		20 min	D,E–A10.8	
209	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
211	3'–0"	6'–8"	1 3/4"	●		D		●		●	2		●		90 min	D,E–A10.8	
212	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
213	3'–6"	6'–8"	1 3/4"			H		●		●	2		●		20 min	D,E–A10.8	
214	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
215	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
THIRD FLOOR																	
301	3'–0"	6'–8"	1 3/4"			E		●		●	2		●		90 min	D,E–A10.8	9
302	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
303	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
304	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
306	3'–6"	6'–8"	1 3/4"			H		●		●	2		●		20 min	D,E–A10.8	
307	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
308	3'–6"	6'–8"	1 3/4"			H		●		●	2		●		20 min	D,E–A10.8	
309	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
311	3'–0"	6'–8"	1 3/4"	●		D		●		●	2		●		90 min	D,E–A10.8	
312	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
313	3'–6"	6'–8"	1 3/4"			H		●		●	2		●		20 min	D,E–A10.8	
314	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
315	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
FOURTH FLOOR																	
401	3'–0"	6'–8"	1 3/4"			E		●		●	2		●		90 min	D,E–A10.8	9
402	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
403	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
404	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
406	3'–6"	6'–8"	1 3/4"			H		●		●	2		●		20 min	D,E–A10.8	
407	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
408	3'–6"	6'–8"	1 3/4"			H		●		●	2		●		20 min	D,E–A10.8	
409	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
411	3'–0"	6'–8"	1 3/4"	●		D		●		●	2		●		90 min	D,E–A10.8	
412	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
413	3'–6"	6'–8"	1 3/4"			H		●		●	2		●		20 min	D,E–A10.8	
414	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
415	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
FIFTH FLOOR																	
501	3'–0"	6'–8"	1 3/4"			E		●		●	2		●		90 min	D,E–A10.8	9
502	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
503	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
504	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
506	3'–6"	6'–8"	1 3/4"			H		●		●	2		●		20 min	D,E–A10.8	
507	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
508	3'–6"	6'–8"	1 3/4"			H		●		●	2		●		20 min	D,E–A10.8	
509	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
511	3'–0"	6'–8"	1 3/4"	●		D		●		●	2		●		90 min	D,E–A10.8	
512	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
513	3'–6"	6'–8"	1 3/4"			H		●		●	2		●		20 min	D,E–A10.8	
514	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
515	3'–0"	6'–8"	1 3/4"			A		●		●	2		●		20 min	D,E–A10.8	6,7,8
ELEVATOR																	
E1	PER ELEVATOR MANUFACTUER														90min		
E2	PER ELEVATOR MANUFACTUER														90min		
E3	PER ELEVATOR MANUFACTUER														90min		
E4	PER ELEVATOR MANUFACTUER														90min		
E5	PER ELEVATOR MANUFACTUER														90min		

NOTES:
1. ALL EXPOSED LINTELS TO BE PAINTED AT INTERIOR AND EXTERIOR.
2. CONTRACTOR MUST INSTALL MTL. FLASHINGS & CONT. CAULK FOR A WEATHERTIGHT SEAL, AT ALL EXTERIOR DOORS & FRAMES.
3. RESTORE EXISTING DOOR & FRAME, INSTALL NEW HARDWARE, FIELD VERIFY CONDITIONS. REPAIR AS NEEDED TO ENSURE PROPER AND SMOOTH OPERATION. REPLACE GLASS AT DOOR AND TRANSOM WITH NEW. PREP FOR NEW PAINT.
4. EXTERIOR DOORS, INSTALL NEW SILL & WEATHERSTRIPPING, FOR A WEATHERTIGHT SEAL, FIELD VERIFY CONDITIONS
5. EXISTING OPENING, FIELD VERIFY SIZE AND SIZE DOOR AND FRAME ACCORDINGLY TO FIT. OPENING MUST BE 32" CLEAR MIN.
6. UNIT ENTRY DOOR: TO BE KEYED LOCKSET & NON–KEYED DEADBOLT W/ 1" MIN THROW.
7. UNIT ENTRY DOOR: PEEP HOLES at ADAPTABLE UNITS: (1) PEEP HOLE TO BE INSTALLED @ 60"AFF.
8. UNIT ENTRY DOOR: PEEP HOLES at ACCESSIBLE UNITS: (2) PEEP HOLES TO BE INSTALLED @ 43"AFF & 60"AFF.
9. DOOR SHALL HAVE FIRE–RATED GLAZING. GLAZING STYLE SHALL BE FLUTED.

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LEE LOFTS, PHASE III, BUILDING 3
HISTORIC REHABILITATION - NEW APARTMENTS
SALINA, KANSAS

MARGARET J. GILLAM LICENSED 6519 KANSAS PROFESSIONAL ARCHITECT

REVISION:

DATE: 9–19–2025
JOB: 22–3243
SHEET NO.:

A10.8

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REVIEWED FOR CODE COMPLIANCE
City of Salina
Building Services Division
Rodney Rexwinkle
10/24/2025, 6:14:00 PM
25-0097-REM

0 5 10 20
SCALE: 1" = 10'

DETAILS – SEE DETAIL SHEET NO. 02 FOR THE FOLLOWING DETAILS

220 WATER SERVICE CONNECTION

NOTES:

20 2 1/2" BLUE HDPE CTS, PE 4710, SDR-9, PRESSURE CLASS 200, AWWA C901, ANSI/NSF 61 DOMESTIC WATER SERVICE LINE (MINIMUM BURIAL DEPTH 42")

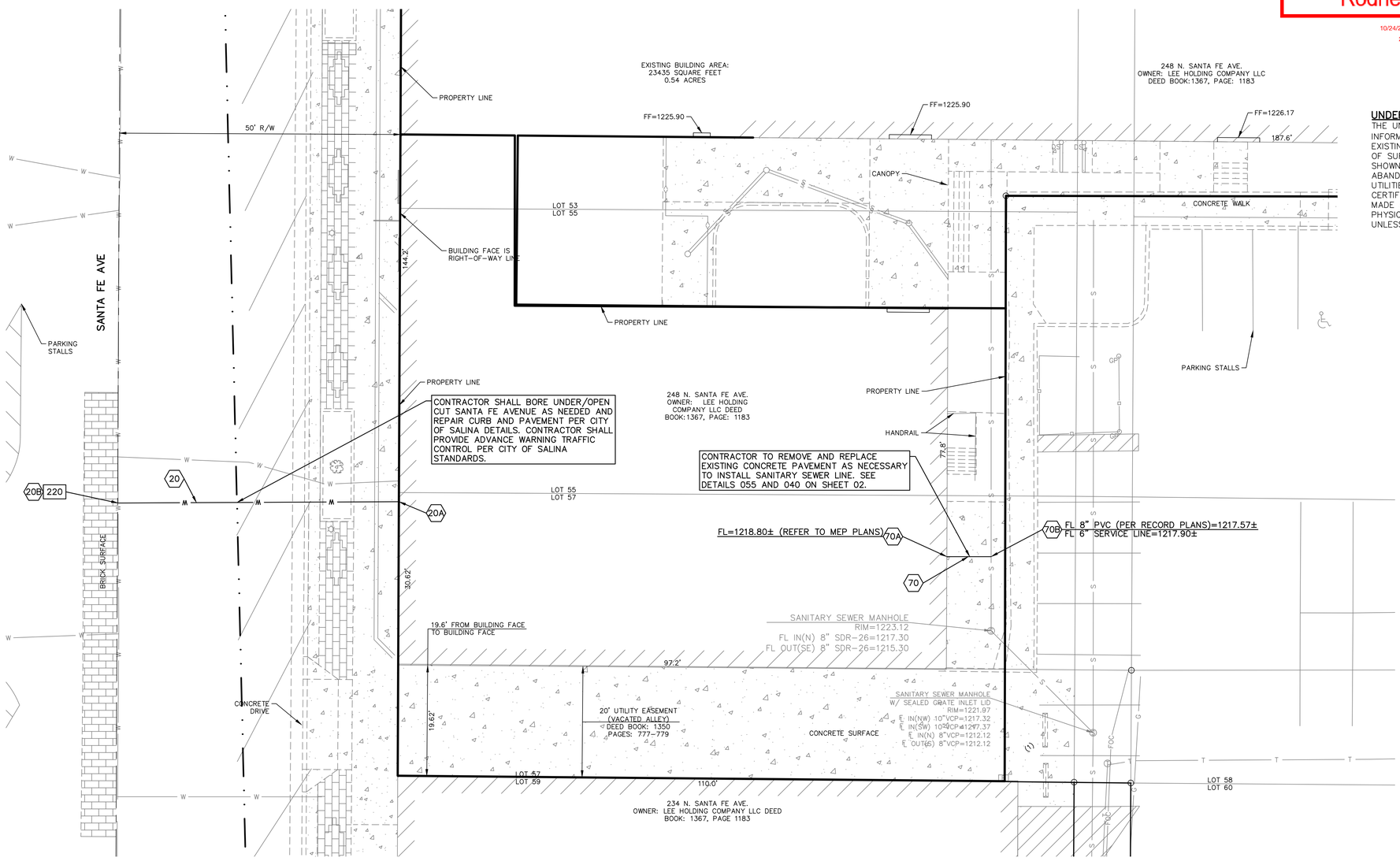
20A DOMESTIC WATER SERVICE CONNECTION TO BUILDING (SEE MEP PLANS)

20B CONNECT PROPOSED DOMESTIC WATER SERVICE LINE TO EXISTING WATER MAIN USING TAPPING SADDLE. CONTRACTOR TO COORDINATE TAP WITH CITY OF SALINA. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL CONNECTION AND MATERIAL COSTS. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF EXISTING WATER LINE PRIOR TO CONSTRUCTION.

70 6" SANITARY SEWER SERVICE LINE, SDR-26 AT MINIMUM 1% SLOPE

70A POINT OF CONNECTION TO BUILDING SANITARY SEWER (SEE MEP PLANS)

70B CONNECT 6" SANITARY SEWER SERVICE LINE TO EXISTING 8" PVC LINE. CONTRACTOR TO FIELD VERIFY DEPTH AND LOCATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF POTENTIAL CONFLICTS.



UNDERGROUND UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HEREON ARE DEPICTED FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS MADE AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR DOES NOT CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UNDERGROUND UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION DEPICTED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE DEPICTED AS ACCURATELY AS POSSIBLE FROM INFORMATION MADE AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES SHOWN HEREON BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

UTILITY NOTES:

1. CONSTRUCTION SHALL NOT START ON ANY PUBLIC WATER OR SANITARY SEWER SYSTEM UNTIL WRITTEN APPROVAL OR PERMITS HAVE BEEN RECEIVED FROM THE OWNER.

2. ALL UTILITY AND STORM SEWER TRENCHES CONSTRUCTED UNDER AREAS THAT RECEIVE PAVING SHALL BE BACKFILLED TO 18 INCHES ABOVE THE TOP OF THE PIPE WITH SELECT GRANULAR MATERIAL PLACED ON EIGHT-INCH LIFTS, AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

3. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCE OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. KAW VALLEY ENGINEERING AND OWNER ARE TO BE HELD HARMLESS.

4. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF THE CITY WATER DEPARTMENT. CONTRACTOR SHALL NOTIFY THE CITY OF SALINA WATER DEPARTMENT 24 HOURS MINIMUM, PRIOR TO ANY TESTING.

5. ALL WATER AND SANITARY SEWER SYSTEMS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED BY THE CITY OF SALINA AND KDHE AND SHALL BE INSPECTED BY THE CITY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT THIS INSPECTION OCCURS.

6. LOCATIONS SHOWN FOR PROPOSED WATER LINES ARE APPROXIMATE. VARIATIONS MAY BE MADE, WITH APPROVAL OF THE ENGINEER, TO AVOID CONFLICTS.

7. CONTRACTOR TO INSTALL TRACING WIRE ALONG ALL NON-METALLIC WATER MAINS AND SERVICE LINES PER SPECIFICATIONS.

8. CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF NEW UTILITIES.

9. WATER MAIN LINES SHALL HAVE A MINIMUM COVER OF 54 INCHES AND SERVICE LINES 42 INCHES. ALL VALVES ON MAINS AND FIRE HYDRANT LEADS SHALL BE WITH VALVE BOX ASSEMBLIES. THE SIZE OF VALVE BOX ASSEMBLY TO BE INSTALLED IS DETERMINED BY THE TYPE AND SIZE OF VALVE. VALVE BOX CAPS SHALL HAVE THE WORD "WATER".

10. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER (MAINS AND SERVICE) AND GRAVITY SANITARY SEWER (MAINS AND SERVICE) LINES. WHEN IT IS NECESSARY FOR ANY WATER LINE TO CROSS A GRAVITY SANITARY SEWER LINE, THE SEWER LINE SHALL BE ENCASED IN CONCRETE OR CONSTRUCTED OF DUCTILE IRON PIPE OR PVC PIPE WITH NO JOINTS WITHIN 10 FEET OF THE CROSSING UNLESS THE WATER LINE IS AT LEAST 2 FEET CLEAR DISTANCE ABOVE THE GRAVITY SANITARY SEWER LINE. WHERE A WATER LINE (SERVICE LINE) CROSSES A NEW (EXISTING) FORCE MAIN (FORCE SERVICE LINE), THE WATER LINE (SERVICE LINE) MUST ALWAYS CROSS OVER THE FORCE MAIN (FORCE SERVICE LINE) WITH A MINIMUM VERTICAL SEPARATION DISTANCE OF 2 FEET. FORCE SEWER LINE (FORCE SERVICE LINE) JOINTS ARE TO BE LOCATED AS FAR AS POSSIBLE FROM THE INTERSECTED WATER LINE.

CONSTRUCTION NOTES:

1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.

2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE CITY OF SALINA "STANDARD SPECIFICATIONS".

3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.

4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA.

5. ALL TRAFFIC CONTROL DEVICES, INSTALLATION AND OPERATIONS SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

6. PAINT FOR STRIPING ON PUBLIC STREETS, HIGHWAYS AND ENTRANCES SHALL BE REFLECTORIZED PAINT CONFORMING TO THE SPECIFICATIONS OR REQUIREMENTS OF THE AUTHORITY GOVERNING THE STREET OR HIGHWAY.

7. EXISTING CONDITIONS ARE SHOWN PER DESIGN PLANS FROM PHASE 2 PROJECT.

NOTE:
1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.

3. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.

4. ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.

5. ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.

IF DISCREPANCIES EXIST BETWEEN THE GRADING NOTES BELOW AND THE RECOMMENDATIONS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT, THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT SHALL GOVERN.

THE COORDINATES PROVIDED ON THIS PLAN ARE FOR INFORMATION AND CHECKING PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALCULATE CONSTRUCTION STAKING COORDINATES ACCORDING TO THE DIMENSIONS SHOWN ON THESE PLANS. CONTRACTOR SHALL VERIFY THE ACCURACY OF THE COORDINATES SHOWN HEREON BEFORE CONSTRUCTION.

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL, CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION – NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
0	09/16/25	INITIAL ISSUE	MJR	ZEK	MJR

MATTHEW J. ROWE
ENGINEER
KS # 29241

KAW VALLEY ENGINEERING
1627 SUNFLOWER LANE
SALINA, KANSAS 67401
PH. (785) 823-3406 | FAX (785) 823-3411
sd@kveng.com | www.kveng.com
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES UNDER KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-115.
EXPIRES 12/31/24

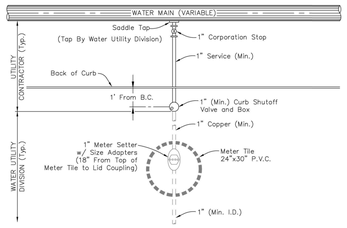
LEE LOFT DESIGN PLANS BUILDING 3
245 NORTH SANTA FE AVENUE
SALINA, KANSAS

SITE AND UTILITY PLAN

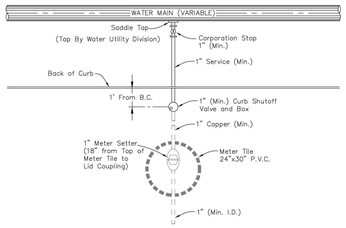
PROJ. NO. E22D3280
DESIGNER MJR | DRAWN BY ZEK
CFN 3280SP-01
SHEET 01 | REV 0

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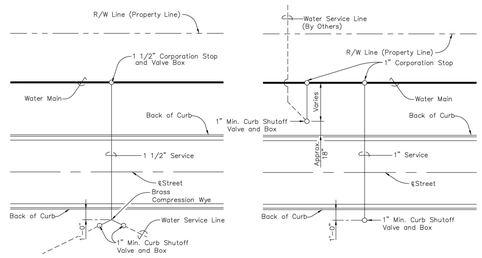
DATE	REVISIONS
11/2014	Issued for Standards
02/2015	Service Line Material
03/2016	1.5" & 2" Service Line Material



STANDARD FOR 5/8" & 3/4" METER SETTINGS
Not to Scale

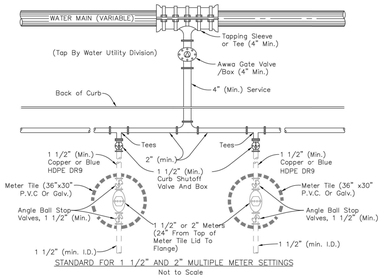


STANDARD FOR 1" METER SETTINGS
Not to Scale

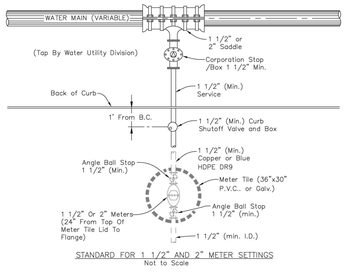


TYPICAL 1 1/2" WATER SERVICE
Not to Scale

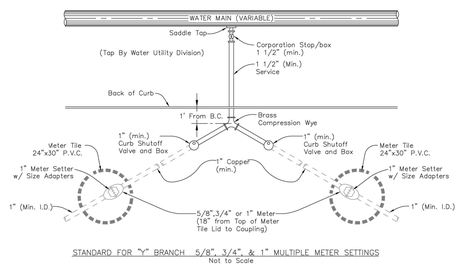
TYPICAL 1" WATER SERVICE
Not to Scale



STANDARD FOR 1 1/2" AND 2" MULTIPLE METER SETTINGS
Not to Scale



STANDARD FOR 1 1/2" AND 2" METER SETTINGS
Not to Scale



STANDARD FOR "Y" BRANCH 5/8", 3/4", & 1" MULTIPLE METER SETTINGS
Not to Scale

Note: All curb shut-off valves shall be one of the following: Mueller Cat. No. H-15201 or H-15176.

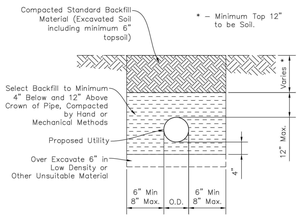
220

CITY OF SALINA, KANSAS
PUBLIC WORKS – ENGINEERING – UTILITIES

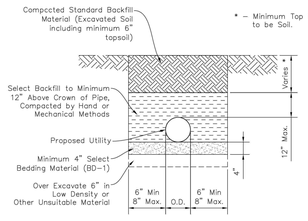
STANDARD DETAILS
WATER SERVICE

T-4

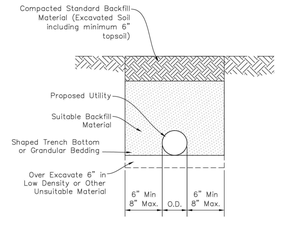
DATE	REVISIONS
4/15	2015 Standards
3/16	2016 Standards
6/18	Update Pavement Thickness



TRENCHING FOR PVC PRESSURE SEWER FORCE MAIN & WATER PIPE



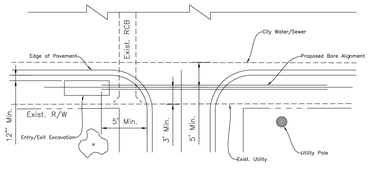
TRENCHING FOR PVC GRAVITY SEWER PIPE



TRENCHING FOR CLAY GRAVITY SEWER, DUCTILE IRON WATER OR SEWER, AND STORM SEWER PIPE

TYPICAL TRENCHING DETAILS

NOT UNDER PAVEMENT

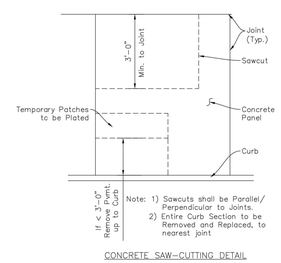


HORIZONTAL MINIMUM CLEARANCE
Not to Scale

HDD Installation Notes:

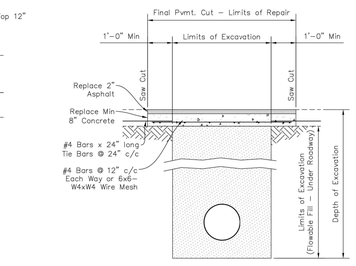
1. City of Salina Code, Engineering Standards - and Specifications are incorporated except as otherwise directed.
2. The permittee shall be responsible for notification of one-call services and coordination of all utilities prior to construction.
3. Drilling fluids shall be contained and removed immediately upon bore completion.
4. All construction materials shall be removed from the site prior to restoration of disturbed areas.
5. All restoration shall be maintained for 24 months following its completion.
6. Excavations under paved surfaces shall be restored in compliance with City of Salina standard details for utility patches.

HORIZONTAL DIRECTIONAL DRILLING DETAILS

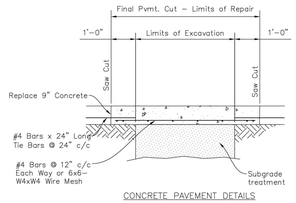


Note: 1) Sawcuts shall be Parallel/ Perpendicular to Joints.
2) Entire Curb Section to be Removed and Replaced, to nearest joint

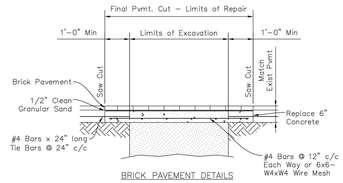
CONCRETE SAW-CUTTING DETAIL



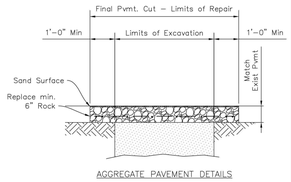
ASPHALT PAVEMENT DETAILS



CONCRETE PAVEMENT DETAILS



BRICK PAVEMENT DETAILS

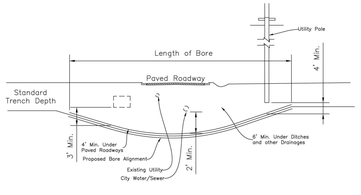


AGGREGATE PAVEMENT DETAILS

UTILITY PATCH DETAILS

General Notes:

1. Any excavation left open overnight in any roadway shall be securely plated.
2. Permanent pavement markings shall be replaced with like materials within fourteen days after pavement surface has been replaced, unless authorized by the City Engineer.
3. All Utility Patches within roadway shall be backfilled with excavatable flowable fill mix or suitable material compacted to a density equal to or greater than 95% of the maximum density of the soil obtained by the testing method of ASTM D-698 the latest revision.
4. Reinforcing steel to be incidental to patching and shall not be considered and extra pay item.



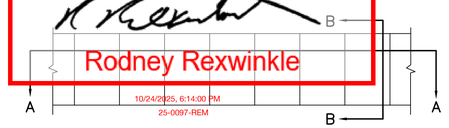
VERTICAL MINIMUM CLEARANCES
Not to Scale

CITY OF SALINA, KANSAS
PUBLIC WORKS – ENGINEERING – UTILITIES

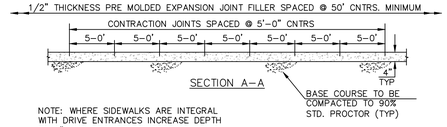
STANDARD DETAILS
TRENCHING AND STREET REPAIR

T-11

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City of Salina
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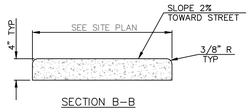


PLAN VIEW



SECTION A–A

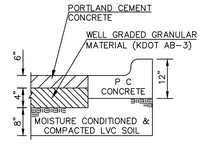
NOTE: WHERE SIDEWALKS ARE INTEGRAL WITH DRIVE ENTRANCES INCREASE DEPTH TO 6" AND PROVIDE REINFORCING USING 6x6 #10 WIRE MINIMUM.



SECTION B–B

CONCRETE SIDEWALK 055

NOTE: CONCRETE SHALL BE CLASS A WITH f'c = 3000 PSI.



REGULAR DUTY PAVING 040

1. FLEXIBLE PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE KANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR STATE ROAD & BRIDGE CONSTRUCTION.
2. PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH 6% ENTRAINED AIR ±2% AND SHALL MEET OR EXCEED THE SPECIFICATIONS SET FORTH IN THE LATEST EDITION OF THE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR STATE ROAD & BRIDGE CONSTRUCTION.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
0	09/16/25	INITIAL ISSUE	MJR	ZEK	MJR

MATTHEW J. ROWE
LICENSED
29241
9/16/25
KANSAS
PROFESSIONAL ENGINEER

MATTHEW J. ROWE
ENGINEER
KS # 29241

KAW VALLEY ENGINEERING
1627 SUNFLOWER LANE
SALINA, KANSAS 67401
PH. (785) 823-3400 | FAX (785) 823-3411
sod@kveng.com | www.kveng.com
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY THE KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-11,5. EXPIRES 12/31/24

LEE LOFT DESIGN PLANS BUILDING 3
245 NORTH SANTA FE AVENUE
SALINA, KANSAS

--- DETAIL SHEET

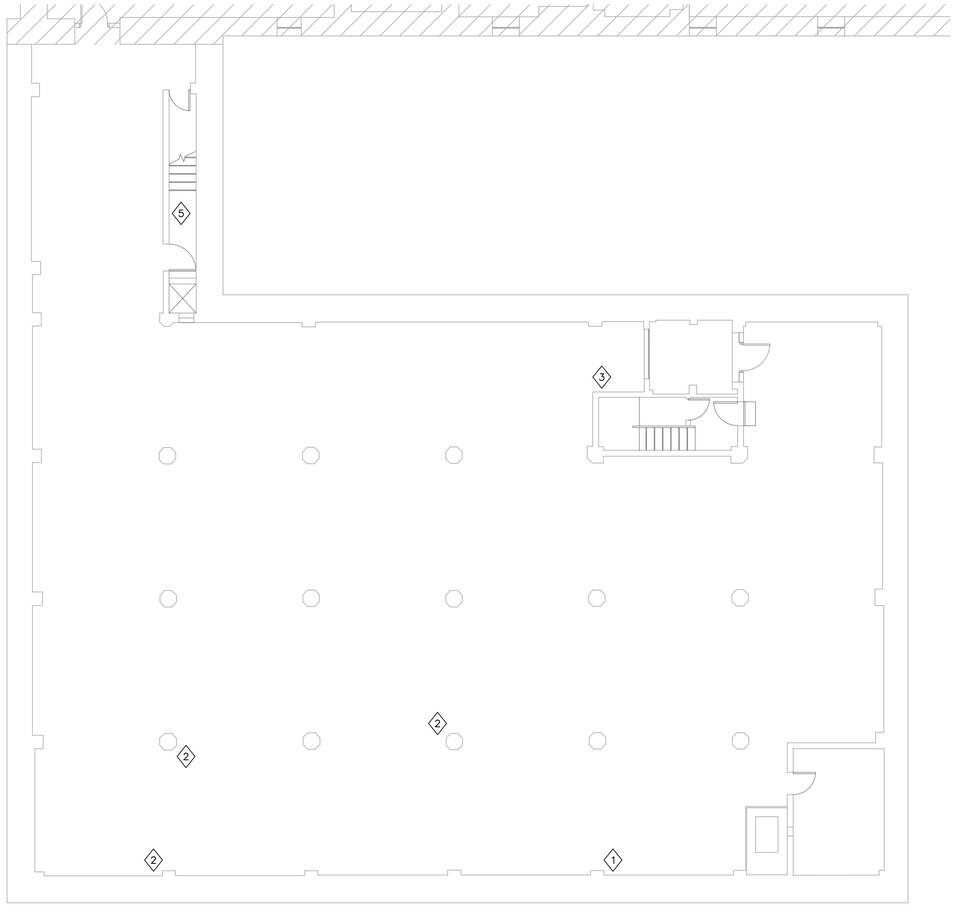
PROJ. NO. E22D3280
DESIGNER MJR | DRAWN BY ZEK
CFN 3280TYP-01
SHEET 02 | REV 0

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Building Services Division
Rodney Rexwinkle
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BASEMENT PLAN NOTES

1. SPALLED CONCRETE AND EXPOSED REBAR: REMOVE DELAMINATED AND DAMAGED CONCRETE AROUND EXPOSED REBAR TO PROVIDE 1" MINIMUM CLEAR ON ALL SIDES OF REBAR. CLEAN REBAR OF RUST AND CORROSION PRODUCTS AND BAR SUPPORTS WITH SIKA ARMATEC 110 EPOCEM. PATCH WITH SIKAQUICK VOH REPAIR MORTAR. FOR FULL SLAB DEPTH REPAIRS USE SIKACRETE-211 CI CONCRETE MIX.
2. SPALLED CONCRETE: REMOVE DELAMINATED AND DAMAGED CONCRETE TO SOUND CONCRETE. PATCH WITH SIKAQUICK VOH REPAIR MORTAR.
3. REMOVE AND REPLACE LOOSE MASONRY UNITS.
5. REMOVE AND REPLACE HANDRAIL PER ARCHITECT'S SPECIFICATION.



1 BASEMENT PLAN
1/8" = 1'-0"

ENGINEERING CONSULTANTS, P.A.
1227 NORTH MAIN STREET
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620-665-6394
www.engineering-consultants.com
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ENGINEERING CONSULTANTS P.A.
EC PROJECT # 22-225

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
785.827.0386
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Kansas City, MO 64108
jgr@jgrarchitects.com

LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHAB. (APARTMENTS, COMMERCIAL)

SALINA KANSAS

BRENT ENGELLAND LICENSED 16384 9-19-25 KANSAS PROFESSIONAL ENGINEER

REVISION:

DATE: 9-19-2025
JOB: 22-3243
SHEET NO.:

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PLAN NOTES

A. EXPOSED CAST-IN CONDUIT: REMOVE DELAMINATED AND DAMAGED CONCRETE TO SOUND CONCRETE. DEMO MUST PROVIDE 1" MINIMUM CLEAR ON ALL SIDES OF CONDUIT. PATCH WITH SIKAQUICK VOH REPAIR MORTAR.

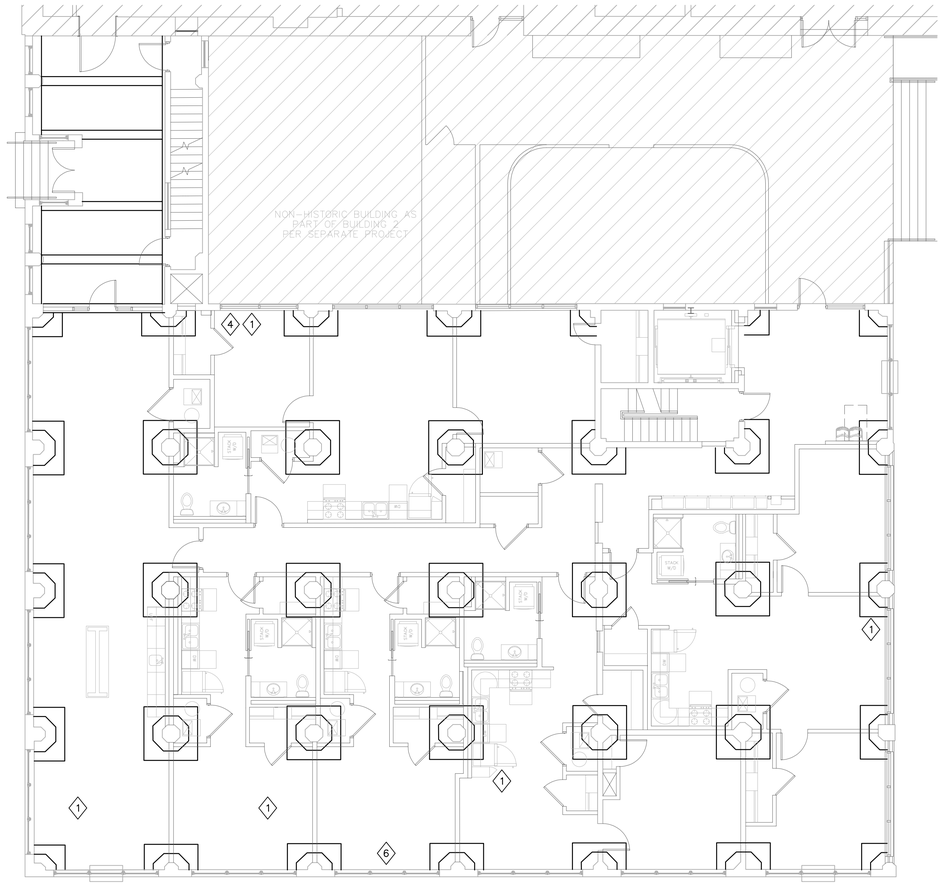
B. CONCRETE HONEYCOMBED: REMOVE ALL LOOSE CONCRETE AND PATCH WITH SIKAQUICK VOH REPAIR MORTAR.

C. OVERALL MASONRY CONDITION IS GOOD. CONTRACTOR TO VERIFY LOCATIONS OF CRACKS, VOIDS IN MORTAR, AND CRACKS THROUGH THE BRICK UNITS. LOCATION TO BE REPOINTED PER SPECIFICATIONS. REPLACE / RELOCATE MASONRY UNITS AS NEEDED. SEE SHEET S3.0 FOR EXAMPLES OF AREAS IN NEED OF REPOINTING.

D. COORDINATE WITH MECHANICAL / PLUMBING DRAWINGS FOR ALL SLAB PENETRATIONS.

FIRST FLOOR PLAN NOTES

1. SPALLED CONCRETE AND EXPOSED REBAR: REMOVE DELAMINATED AND DAMAGED CONCRETE TO SOUND CONCRETE. DEMO MUST PROVIDE 1" MINIMUM CLEAR ON ALL SIDES OF EXPOSED REBAR AND STEEL SUPPORTS. CLEAN REBAR AND REBAR SUPPORTS WITH SIKA ARMATEC 110 EPOCEM. PATCH WITH SIKAQUICK VOH REPAIR MORTAR. FOR FULL SLAB DEPTH REPAIRS USE SIKACRETE-211 CI CONCRETE MIX.
4. VERIFY EXISTING PATCH REPAIRS ARE SOLID BY HAMMER SOUNDING METHOD. IF PATCH IS SOUND NO REPAIR NEEDED. IF PATCH SHOWS SIGNS OF DELAMINATION REPAIR PER SPECIFICATIONS FOR CONCRETE REPAIR METHOD.
6. REMOVE DELAMINATED AND DAMAGED CONCRETE TO SOUND CONCRETE AT WINDOW SILL. PATCH WITH SIKAQUICK VOH REPAIR MORTAR.



1 FIRST FLOOR PLAN
1/8" = 1'-0"

ENGINEERING CONSULTANTS, P.A.
227 NORTH MAIN STREET
P.O. BOX 423
HUTCHINSON, KS 67504-0932
620-665-6394
rengineering-consultants.com
info@rengineering-consultants.com
ENGINEERING CONSULTANTS P.A.
EC PROJECT # 22-228

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
785.827.0386
1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgrarchitects.com

LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHAB. (APARTMENTS, COMMERCIAL)

SALINA KANSAS

BRENT ENGELLAND LICENSED 16384 9.19.25 KANSAS PROFESSIONAL ENGINEER

REVISION:

DATE: 9-19-2025
JOB: 22-3243
SHEET NO.:

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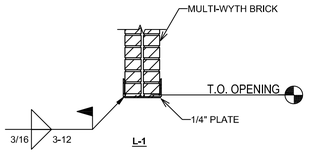
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LINTEL SCHEDULE

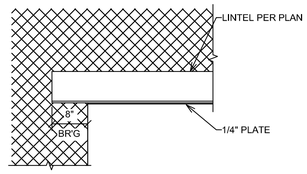
MK NO.	LINTEL		REMARKS
	SIZE	PLATE OR ANGLE	
L-1	LL4X4X1/4	PL. 7"x1/4"	NOTE 1, 2, 3

LINTEL SCHEDULE NOTES:

1. ALL STEEL LINTELS SHALL HAVE 8" MIN. BEARING EA SIDE OF OPENING.
2. ATTACH PLATE TO ANGLE WITH 3/16" 3"@12" FILLET WELD (EACH SIDE)
3. IF EXISTING LINTEL PRESENT. VERIFY CONDITION OF LINTEL TO REMAIN. IF POOR CONDITION REPLACE EXISTING LINTEL WITH NEW AS SHOWN.



L-1



PLAN NOTES

A. EXPOSED CAST-IN CONDUIT: REMOVE DELAMINATED AND DAMAGED CONCRETE TO SOUND CONCRETE. DEMO MUST PROVIDE 1" MINIMUM CLEAR ON ALL SIDES OF CONDUIT. PATCH WITH SIKAQUICK VOH REPAIR MORTAR.

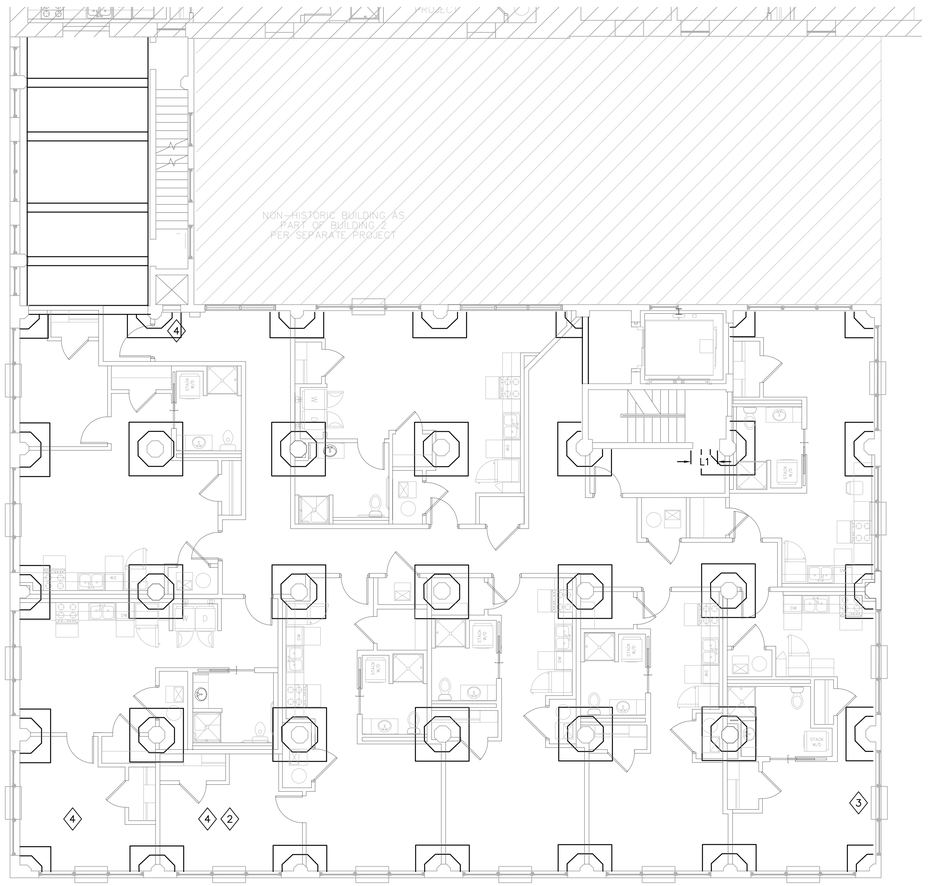
B. CONCRETE HONEYCOMBED: REMOVE ALL LOOSE CONCRETE AND PATCH WITH SIKAQUICK VOH REPAIR MORTAR.

C. OVERALL MASONRY CONDITION IS GOOD. CONTRACTOR TO VERIFY LOCATIONS OF CRACKS, VOIDS IN MORTAR, AND CRACKS THROUGH THE BRICK UNITS. LOCATION TO BE REPOINTED PER SPECIFICATIONS. REPLACE / RELOCATE MASONRY UNITS AS NEEDED. SEE SHEET S3.0 FOR EXAMPLES OF AREAS IN NEED OF REPOINTING.

D. COORDINATE WITH MECHANICAL / PLUMBING DRAWINGS FOR ALL SLAB PENETRATIONS.

SECOND FLOOR PLAN NOTES

2. SPALLED CONCRETE: REMOVE DELAMINATED AND DAMAGED CONCRETE TO SOUND CONCRETE. PATCH WITH SIKAQUICK VOH REPAIR MORTAR.
3. REMOVE AND REPLACE LOOSE MASONRY UNITS.
4. VERIFY EXISTING PATCH REMAINS SOLID BY HAMMER SOUNDING METHOD. IF PATCH IS SOLID, NO REPAIR NEEDED. IF PATCH SHOWS SIGNS OF DELAMINATION REPAIR PER SPALLED CONCRETE REPAIR METHOD.



1 SECOND FLOOR PLAN
1/8" = 1'-0"

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Salina, KS 67401
785.827.0386

LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHAB. (APARTMENTS, COMMERCIAL)

SALINA KANSAS

BRENT ENGELLAND LICENSED 16384 9.19.25 KANSAS PROFESSIONAL ENGINEER

REVISION:

DATE: 9-19-2025
JOB: 22-3243
SHEET NO.:

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PLAN NOTES

A. EXPOSED CAST-IN CONDUIT: REMOVE DELAMINATED AND DAMAGED CONCRETE TO SOUND CONCRETE. DEMO MUST PROVIDE 1" MINIMUM CLEAR ON ALL SIDES OF CONDUIT. PATCH WITH SIKAQUICK VOH REPAIR MORTAR.

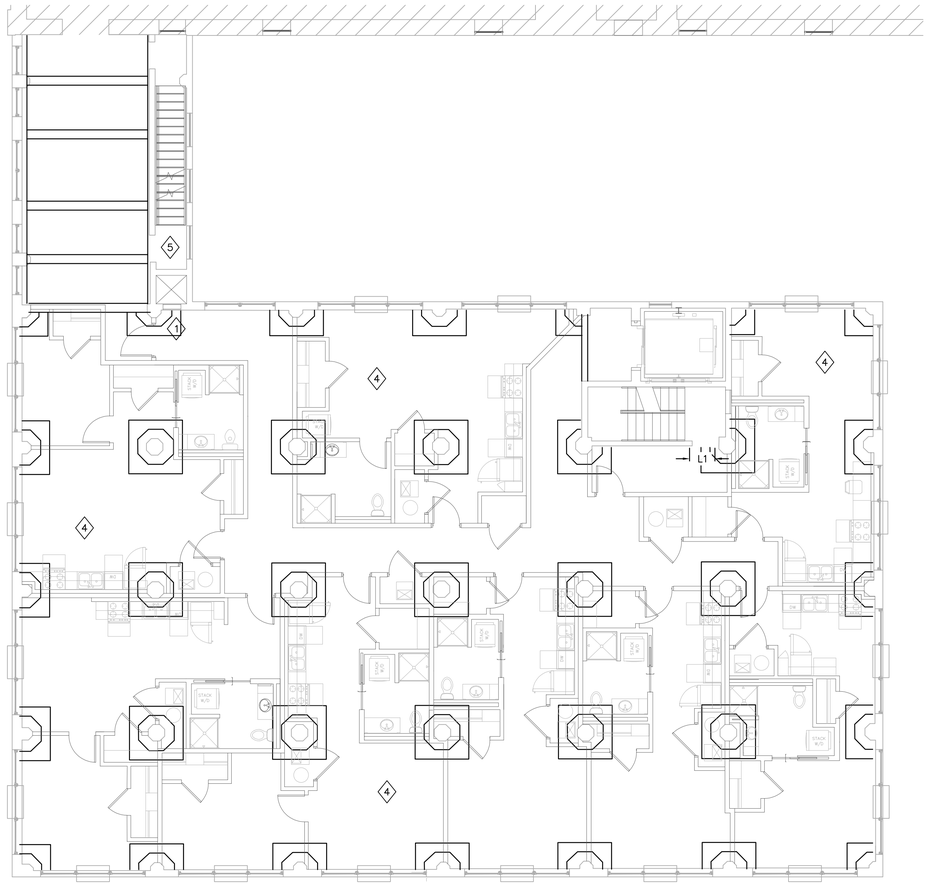
B. CONCRETE HONEYCOMBED: REMOVE ALL LOOSE CONCRETE AND PATCH WITH SIKAQUICK VOH REPAIR MORTAR.

C. OVERALL MASONRY CONDITION IS GOOD. CONTRACTOR TO VERIFY LOCATIONS OF CRACKS, VOIDS IN MORTAR, AND CRACKS THROUGH THE BRICK UNITS. LOCATION TO BE REPOINTED PER SPECIFICATIONS. REPLACE / RELOCATE MASONRY UNITS AS NEEDED. SEE SHEET S3.0 FOR EXAMPLES OF AREAS IN NEED OF REPOINTING.

D. COORDINATE WITH MECHANICAL / PLUMBING DRAWINGS FOR ALL SLAB PENETRATIONS.

THIRD FLOOR PLAN NOTES

1. SPALLED CONCRETE AND EXPOSED REBAR: REMOVE DELAMINATED AND DAMAGED CONCRETE TO SOUND CONCRETE. DEMO MUST PROVIDE 1" MINIMUM CLEAR ON ALL SIDES OF REBAR. CLEAN REBAR AND APPLY ARMATEC 110 EPOCEM. PATCH WITH SIKAQUICK VOH REPAIR MORTAR. FOR FULL SLAB DEPTH REPAIRS USE SIKACRETE-211 CI CONCRETE MIX.
4. VERIFY EXISTING PATCH REPAIRS ARE SOLID BY HAMMER SOUNDING METHOD. IF PATCH IS SOUND, NO REPAIR NEEDED. IF PATCH SHOWS SIGNS OF DELAMINATION REPAIR PER SPECIFICATIONS FOR CONCRETE REPAIR METHOD.
5. REMOVE AND REPLACE HANDRAIL PER ARCHITECT'S SPECIFICATION.



1 THIRD FLOOR PLAN
1/8" = 1'-0"

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LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHAB. (APARTMENTS, COMMERCIAL)

SALINA KANSAS

BRENT ENGELLAND LICENSED 16384 9-19-25 KANSAS PROFESSIONAL ENGINEER

REVISION:

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PLAN NOTES

A. EXPOSED CAST-IN CONDUIT: REMOVE DELAMINATED AND DAMAGED CONCRETE TO SOUND CONCRETE. DEMO MUST PROVIDE 1" MINIMUM CLEAR ON ALL SIDES OF CONDUIT. PATCH WITH SIKAQUICK VOH REPAIR MORTAR.

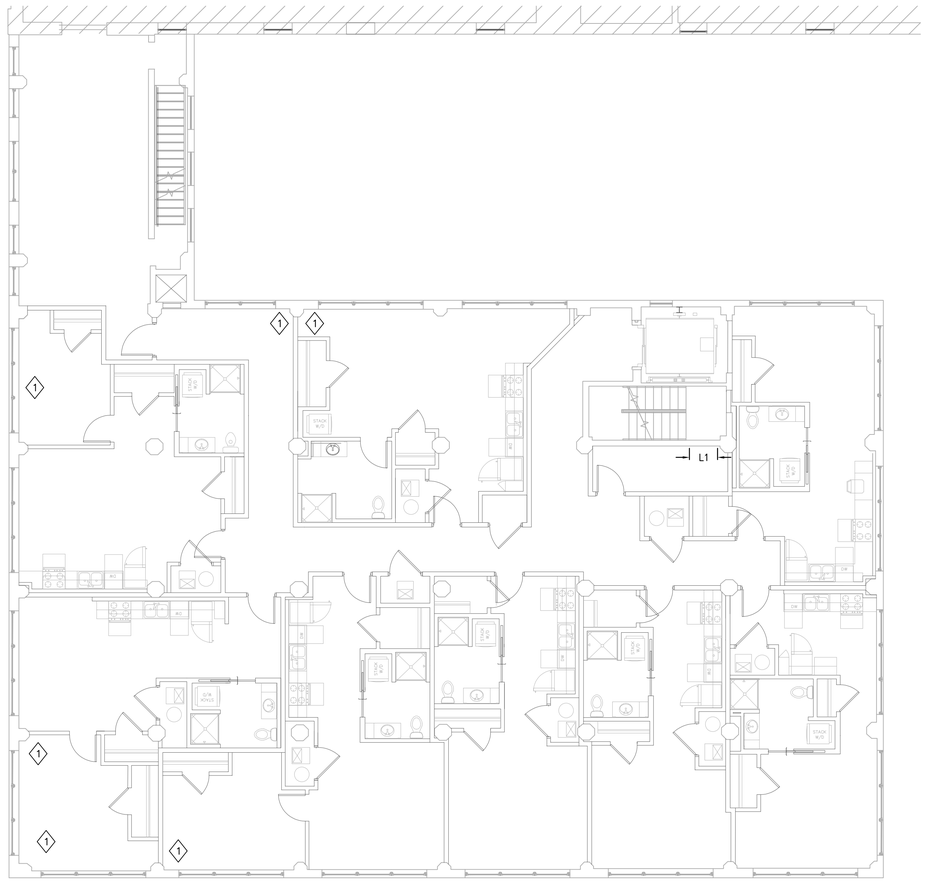
B. CONCRETE HONEYCOMBED: REMOVE ALL LOOSE CONCRETE AND PATCH WITH SIKAQUICK VOH REPAIR MORTAR.

C. OVERALL MASONRY CONDITION IS GOOD. CONTRACTOR TO VERIFY LOCATIONS OF CRACKS, VOIDS IN MORTAR, AND CRACKS THROUGH THE BRICK UNITS. LOCATION TO BE REPOINTED PER SPECIFICATIONS. REPLACE / RELOCATE MASONRY UNITS AS NEEDED. SEE SHEET S3.0 FOR EXAMPLES OF AREAS IN NEED OF REPOINTING.

D. COORDINATE WITH MECHANICAL / PLUMBING DRAWINGS FOR ALL SLAB PENETRATIONS.

FOURTH FLOOR PLAN NOTES

1 SPALLED CONCRETE AND EXPOSED REBAR: REMOVE DELAMINATED AND DAMAGED CONCRETE TO SOUND CONCRETE. DEMO MUST PROVIDE 1" MINIMUM CLEAR ON ALL SIDES OF CONDUIT. CLEAN REBAR AND APPLY ARMATEC 110 EPOCEM. PATCH WITH SIKAQUICK VOH REPAIR MORTAR. FOR FULL SLAB DEPTH REPAIRS USE SIKACRETE-211 CI CONCRETE MIX.



1 FOURTH FLOOR PLAN
1/8" = 1'-0"

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LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHAB. (APARTMENTS, COMMERCIAL)

SALINA KANSAS

BRENT ENGELLAND LICENSED 16384 9.19.25 KANSAS PROFESSIONAL ENGINEER

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PLAN NOTES

A. EXPOSED CAST-IN CONDUIT: REMOVE DELAMINATED AND DAMAGED CONCRETE TO SOUND CONCRETE. DEMO MUST PROVIDE 1" MINIMUM CLEAR ON ALL SIDES OF CONDUIT. PATCH WITH SIKAQUICK VOH REPAIR MORTAR.

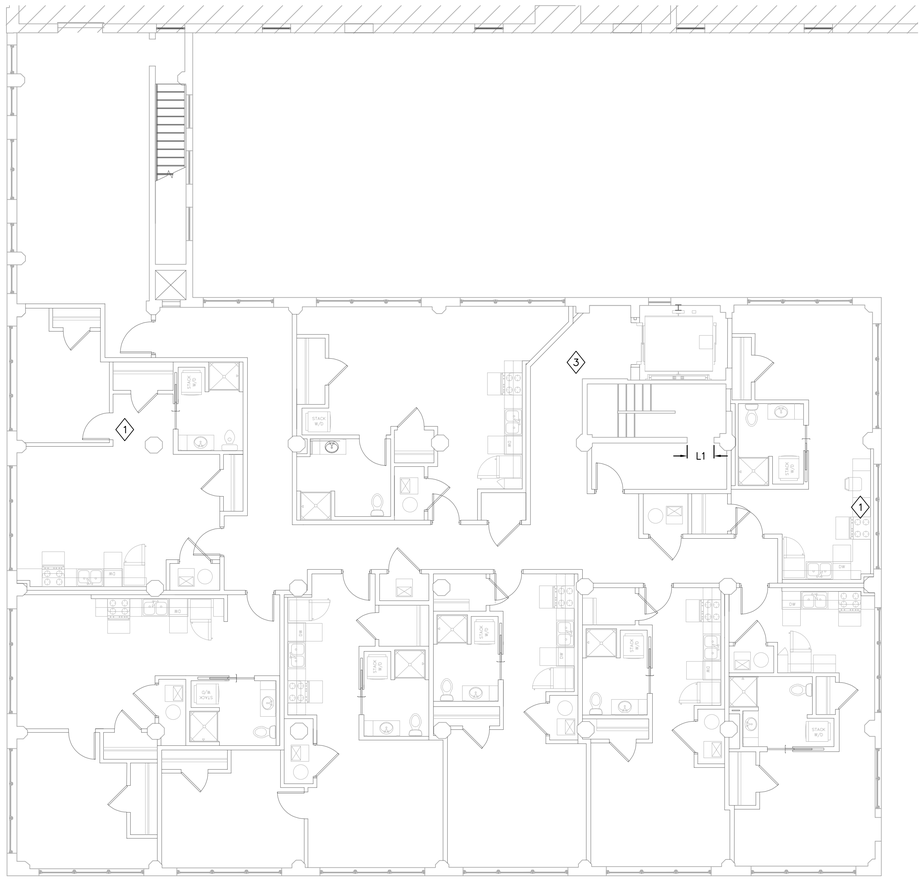
B. CONCRETE HONEYCOMBED: REMOVE ALL LOOSE CONCRETE AND PATCH WITH SIKAQUICK VOH REPAIR MORTAR.

C. OVERALL MASONRY CONDITION IS GOOD. CONTRACTOR TO VERIFY LOCATIONS OF CRACKS, VOIDS IN MORTAR, AND CRACKS THROUGH THE BRICK UNITS. LOCATION TO BE REPOINTED PER SPECIFICATIONS. REPLACE / RELOCATE MASONRY UNITS AS NEEDED. SEE SHEET S3.0 FOR EXAMPLES OF AREAS IN NEED OF REPOINTING.

D. COORDINATE WITH MECHANICAL / PLUMBING DRAWINGS FOR ALL SLAB PENETRATIONS.

FIFTH FLOOR PLAN NOTES

1. SPALLED CONCRETE AND EXPOSED REBAR: REMOVE DELAMINATED AND DAMAGED CONCRETE TO SOUND CONCRETE. DEMO MUST PROVIDE 1" MINIMUM CLEAR ON ALL SIDES OF REBAR. CLEAN REBAR AND APPLY TWO COATS OF SIKA ARMATEC 110 EPOCEM. PATCH WITH SIKAQUICK VOH REPAIR MORTAR. FOR FULL SLAB DEPTH REPAIRS USE SIKACRETE-211 CI CONCRETE MIX.
3. REMOVE AND REPLACE LOOSE MASONRY UNITS.



1 FIFTH FLOOR PLAN
1/8" = 1'-0"

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LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHAB. (APARTMENTS, COMMERCIAL)

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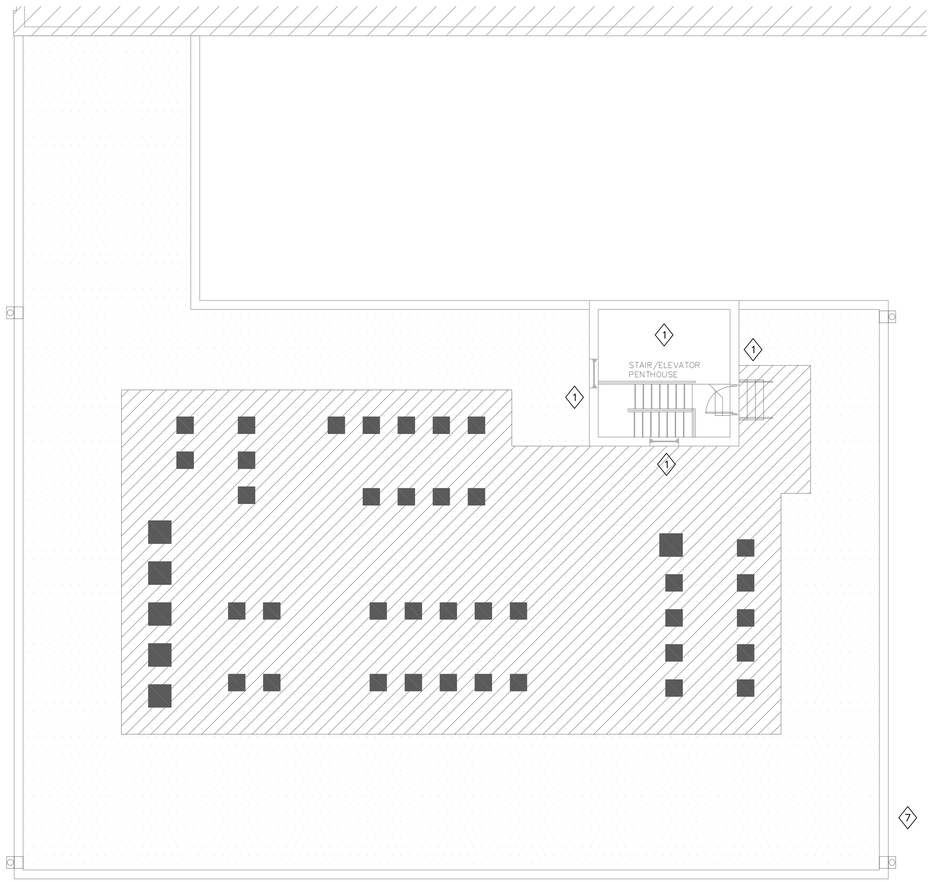
PLAN NOTES

A. MASONRY CONDITION IS GOOD AT DOG HOUSE. CONTRACTOR TO VERIFY LOCATIONS OF CRACKS, VOIDS IN MORTAR, AND CRACKS THROUGH THE BRICK UNITS. LOCATION TO BE REPOINTED PER SPECIFICATIONS. REPLACE / RELOCATE MASONRY UNITS AS NEEDED. SEE SHEET S3.0 FOR EXAMPLES OF AREAS IN NEED OF REPOINTING.

B. PARAPET TO BE REPOINTED IN ITS ENTIRETY. REPOINT PER SPECIFICATIONS. REPLACE / RELOCATE MASONRY UNITS AS NEEDED.

ROOF PLAN NOTES

1. SPALLED CONCRETE AND EXPOSED REBAR: REMOVE DELAMINATED AND DAMAGED CONCRETE, CLEAN REBAR, AND APPLY ONE COAT OF SIKA ARMATEC 110 EPOCEM. PATCH WITH SIKAQUICK VOH REPAIR MORTAR. FOR FULL SLAB DEPTH REPAIRS USE SIKACRETE-211 CI CONCRETE MIX.
7. INSUFFICIENT LADDER AT ROOF. REPLACE WITH ADEQUATE LADDER SYSTEM.



1 ROOF PLAN
1/8" = 1'-0"

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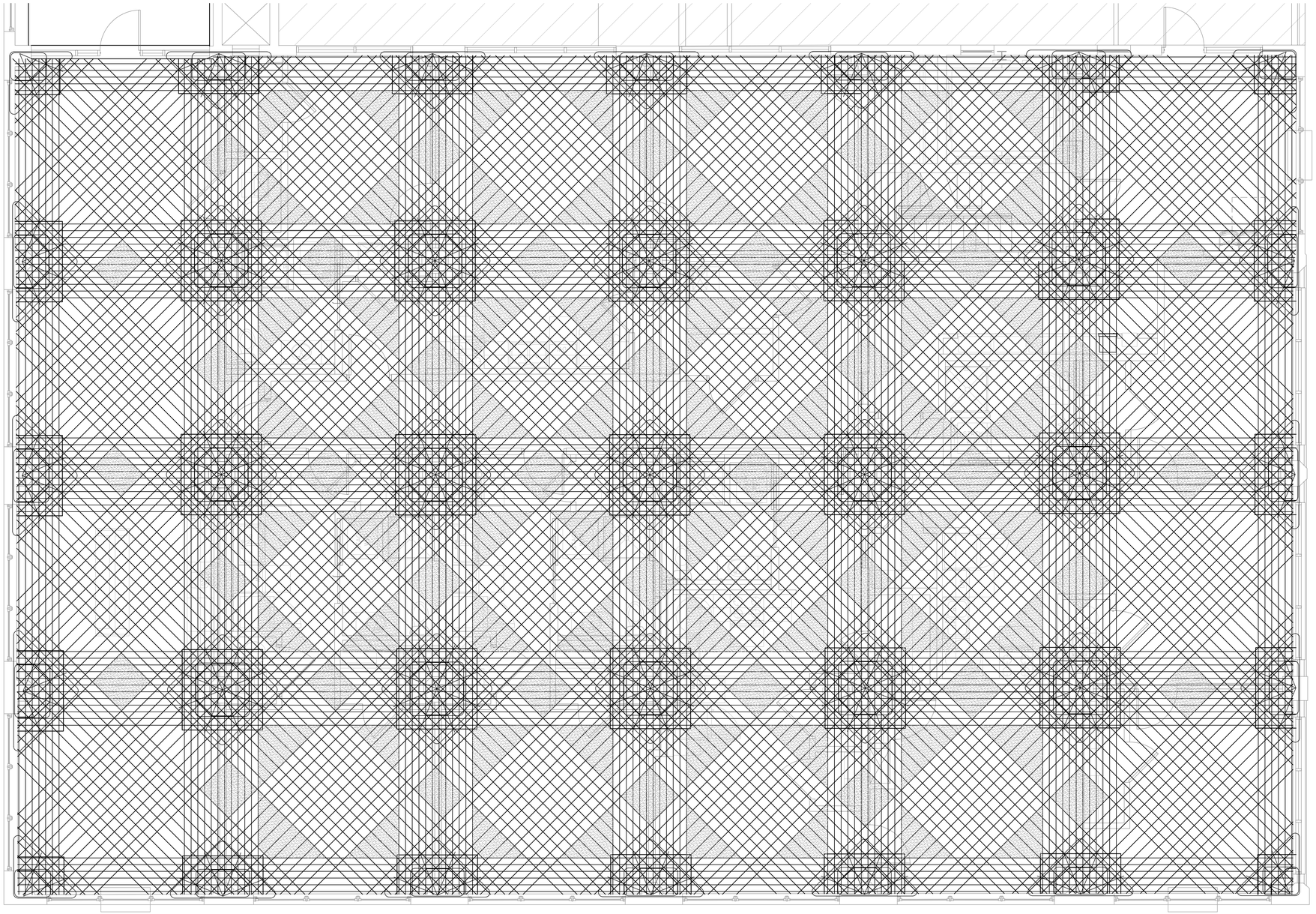
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PLAN NOTES

A. ANTICIPATED FLOOR REINFORCEMENT LAYOUT. SHADED AREAS INDICATE SINGLE LAYER REINFORCEMENT IN THE PREFERRED AREA FOR FLOOR
B. REFER TO STRUCTURAL AND PLUMBING DRAWINGS FOR LOCATIONS OF SLAB PENETRATIONS. FIELD LOCATE REBAR AT LOCATIONS PRIOR TO CUTTING OPENING. RELOCATE PENETRATION WHERE POSSIBLE TO AVOID CUTTING EXISTING REBAR IN SLAB.



1 REBAR PLAN
1/4" = 1'-0"

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HISTORIC REHAB. (APARTMENTS, COMMERCIAL)

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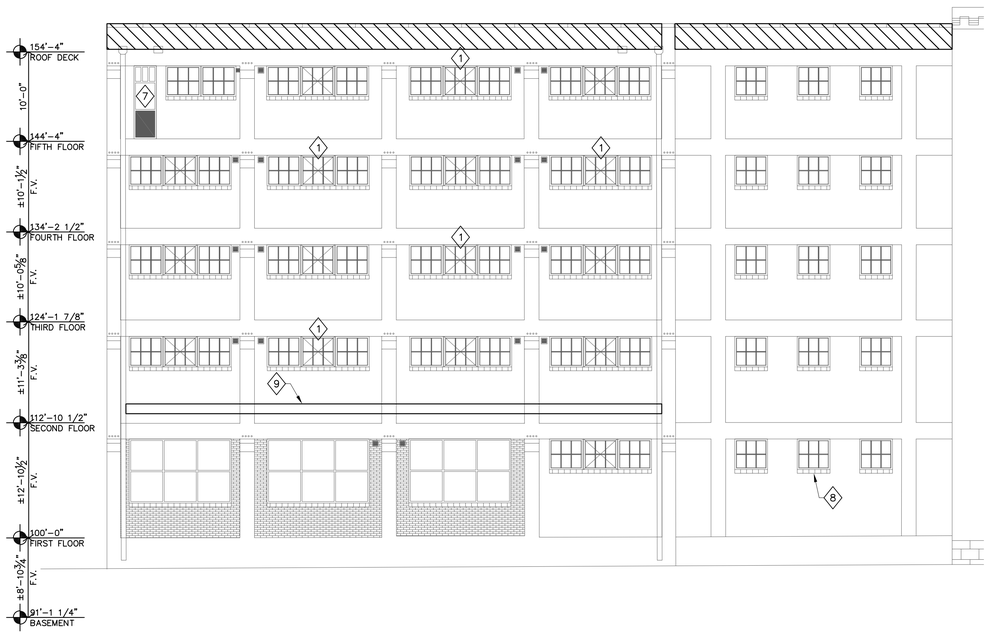
PLAN NOTES

A. CUT REBAR EXTENDING OUT FROM THE FACE OF BUILDING.
B. REPOINT ALL WINDOW SILLS PER REPOINTING SPECIFICATIONS.
C. HATCH PATTERN INDICATES AREA OF REPOINTING REPAIR OF PARAPET. REPOINT PER SPECIFICATIONS. REPLACE / RELOCATE MASONRY UNITS AS NEEDED.

MASONRY NOTES

1. SPALLED CONCRETE AND EXPOSED REBAR: REMOVE DELAMINATED AND DAMAGED CONCRETE AS NECESSARY TO PROVIDE ¾" MINIMUM CLEAR ON ALL SIDES OF REBAR. CLEAN REBAR OF RUST AND APPLY ONE COAT OF ARMATEC 110 EPOCEM. PATCH WITH SIKAQUICK VOH REPAIR MORTAR. FOR FULL SLAB DEPTH REPAIRS USE SIKACRETE-211 CI CONCRETE MIX.
7. INSUFFICIENT LADDER AT ROOF. REPLACE WITH ADEQUATE LADDER SYSTEM.
8. REPOINT WINDOW SILL TO ORIGINAL CONDITION.
9. INFILL MISSING MASONRY UNITS AT PREVIOUS LOWER ROOF LEVEL
10. REPLACE BROKEN MASONRY UNITS ABOVE WINDOW.

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1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

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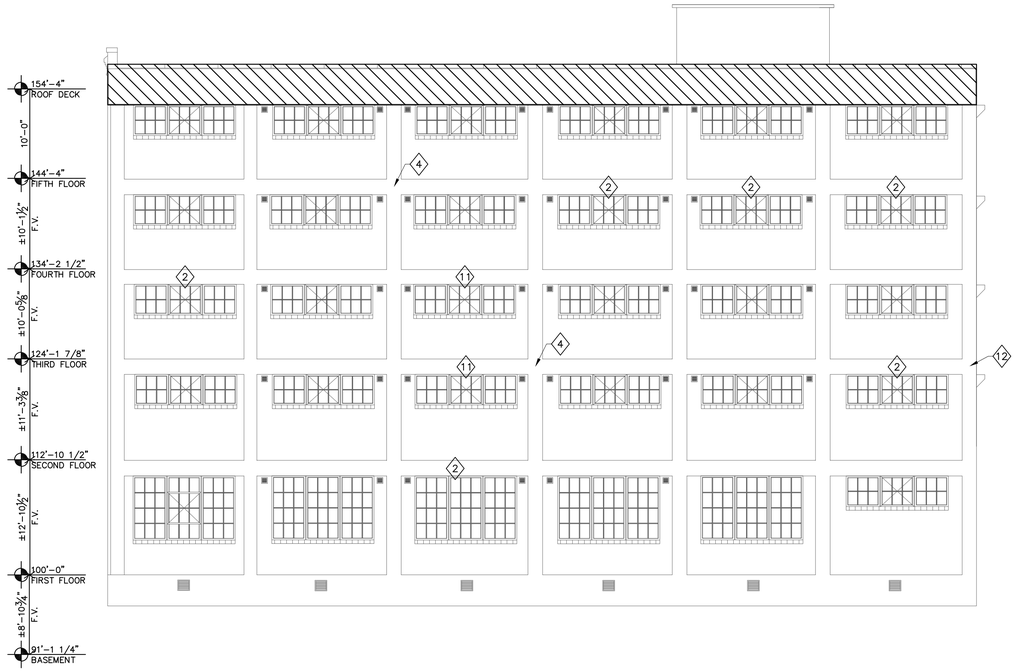
PLAN NOTES

A. REPOINT ALL WINDOW SILLS PER REPOINTING SPECIFICATIONS.

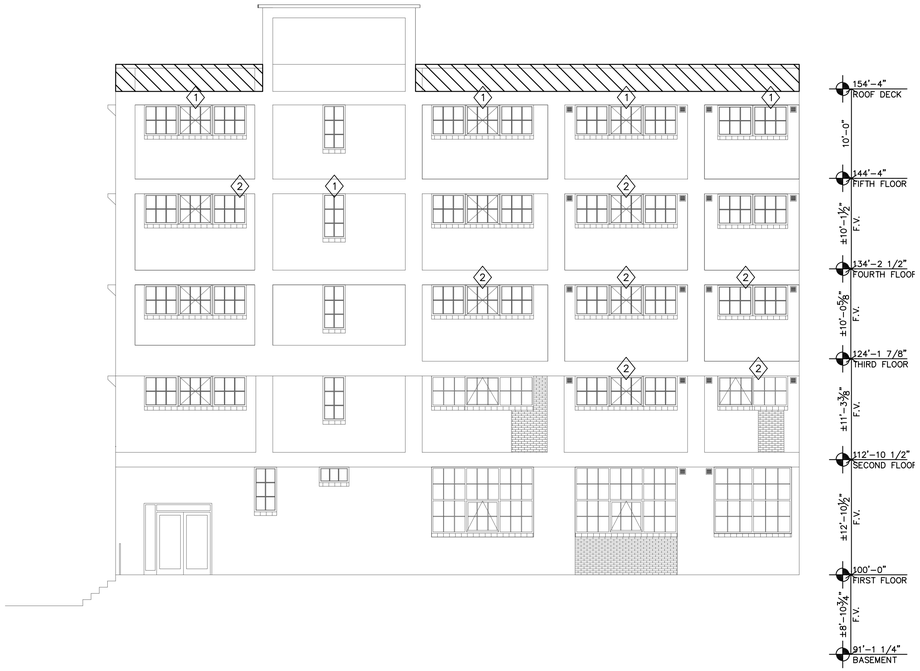
B. HATCH PATTERN INDICATES AREA OF REPOINTING REPAIR OF PARAPET. REPOINT PER SPECIFICATIONS. REPLACE / RELOCATE MASONRY UNITS AS NEEDED.

MASONRY NOTES

1. SPALLED CONCRETE AND EXPOSED REBAR: REMOVE DELAMINATED AND DAMAGED CONCRETE TO SOUND CONCRETE. CLEAN REBAR TO PROVIDE ¾" MINIMUM CLEAR ON ALL SIDES OF REBAR. APPLY TWO COATS OF ARMATEC 110 EPOCEM AND PAR SUPPORTS WITH SIKA ARMATEC 110 EPOCEM. PATCH WITH SIKAQUICK VOH REPAIR MORTAR. FOR FULL SLAB DEPTH REPAIRS USE SIKACRETE-211 CI CONCRETE MIX.
2. SPALLED CONCRETE: REMOVE DELAMINATED AND DAMAGED CONCRETE TO SOUND CONCRETE. PATCH WITH SIKAQUICK VOH REPAIR MORTAR.
3. IF ANY EXISTING PATCH REMAINS SOLID BY HAMMER SOUNDING METHOD. IF PATCH IS SOLID, NO REPAIR NEEDED. IF PATCH SHOWS SIGNS OF DELAMINATION REPAIR PER SPALLED CONCRETE REPAIR METHOD.
4. CRACK REPAIR: REPAIR WITH KEMKO EPOXY.
12. CONCRETE HONEYCOMBED. REMOVE ALL LOOSE CONCRETE AND PATCH WITH SIKAQUICK VOH REPAIR MORTAR.



1 SOUTH ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"

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LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHAB. (APARTMENTS, COMMERCIAL)

SALINA KANSAS

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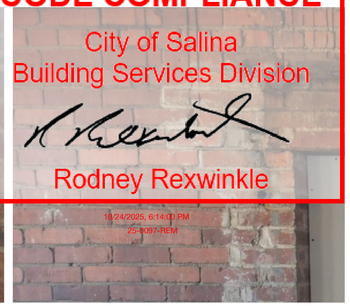
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MASONRY REPAIR EXAMPLES FOR REPOINTING











CONCRETE REPAIRS

SPALLED CONCRETE, EXPOSED REBAR, EXPOSED CONDUIT, AND HONEYCOMBED CONCRETE TO BE REPAIRED WITH SIKAQUICK VOH REPAIR MORTAR OR SIKACRETE 100 Ci CONCRETE MIX. REPAIR PATCHES TO BE VERIFIED USING SOUND HAMMERING METHOD. REPAIR AS NEEDED.















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Fire Alarm Symbol Legend

- P — Manual Pull Station
- F — Horn, Wall
- F — Horn, Ceiling
- Strobe, Wall, Candela as indicated
- Strobe, Ceiling, Candela as indicated
- Horn/Strobe, Wall, Candela as indicated
- Horn/Strobe, Ceiling, Candela as indicated
- Remote Indicator w/ Test Switch, Wall
- Remote Indicate w/ Test Switch, Ceiling
- Smoke Detector
- Heat Detector
- CO — Carbon Monoxide Detector
- T R — Beam Detector T: Transmitter R: Receiver
- Combination Detector (Up to Three)
- Duct Smoke Detector
- Smoke Damper
- DH — Door Holder
- DCL — Door Closer
- Fire Service Phone
- XXX — Addressable Module
  - AIM: Addressible Input Module
  - AOM:Addressible Output Control Module
  - AIO: Addressible Input/Output Module
- XXXX — Fire Alarm Control Unit
  - EVAC: Voice Evacuation Control Panel
  - FAA: Fire Alarm Annunciator
  - FACP: Fire Alarm Control Panel
  - FATC: Fire Alarm Terminal Cabinet
  - NACP: Notification Appliance Circuit Panel
  - FAMN: Fire Alarm Mass Notification Control Panel
- XX — Supervisory or Interface Device
  - PIV: Post Indicator Valve Supervisory
  - PS: Pressure Switch
  - R: Non-Addressible Relay
  - VS: Valve Supervisory Switch
  - WF: Water Flow Switch

Electrical Abbreviations

1P	1 Pole (2P, 3P, 4P, ETC.)	MCB	Main Circuit Breaker
A, Amp	Ampere	MCC	Motor Control Center
AC	Above Counter	MDC	Main Distribution Center
ACLG	Above Ceiling	MDP	Main Distribution Panel
ADO	Automatic Door Opener	MFR	Manufacturer
AF	Amp Frame	MFS	Main Fused Disconnect Switch
AFF	Above Finished Floor	MH	Manhole
AFG	Above Finished Grade	MIC	Microphone
AFI	Arc Fault Circuit Interrupter	MIN	Minimum
		MISC	Miscellaneous
AHU	Air Handling Unit	MLO	Main Lugs Only
AL	Aluminum	MMS	Manual Motor Starter
ALT	Alternate	MOA	Multioutlet Assembly
AMP	Ampere	MSP	Motor Starter Panelboard
AMPL	Amplifier	MSBD	Main Switchboard
ANNUN	Annunciator	MSS	Motor Starter Switch
APPROX	Approximately	MT	Mount
AQ-STAT	Aquastat	MT.C	Empty Conduit
ARCH	Architect, Architectural	MTS	Manual Transfer Switch
AS	Amp Switch	MTR	Motor, Motorized
AT	Amp Trip	N.C.	Normally Closed
ATS	Automatic Transfer Switch	NEC	National Electrical Code
AUTO	Automatic	NEMA	National Electrical Manufacturer's Association
AUX	Auxiliary	NFDS	Non-Fused Safety Disconnect Switch
AV	Audio Visual		
AWG	American Wire Gauge		
BATT	Battery	NIC	Not In Contract
BD	Board	NL	Night Light
BLDG	Building	N.O.	Normally Open
BMS	Building Management System	NPF	Normal Power Factor
C	Conduit	NTS	Not To Scale
CAB	Cabinet	OC	On Center
CAT	Catalog	OH	Overhead
CATV	Cable Television	OL	Overloads
CB	Circuit Breaker	PA	Public Address
CCTV	Closed Circuit Television	PB	Pull Box Or Pushbutton
CKT	Circuit	PE	Pneumatic Electric
CLG	Ceiling	PED	Pedestal
COMB	Combination	PF	Power Factor
CMPR	Compressor	PH	Phase
CONN	Connection	PIV	Post Indicating Valve
CONST	Construction	PNL	Panel
CONT	Continuation Or Continuous	PP	Power Pole
CONTR	Contractor	PR	Pair
CONV	Convector	PRI	Primary
CP	Circulating Pump	PROJ	Projection
CRT	Cathode-Ray Tube	PRV	Power Roof Ventilator
CT	Current Transformer	PT	Potential Transformer
CTR	Center	PVC	Polyvinyl Chloride (Conduit)
CU	Copper	PWR	Power
DCP	Domestic Water Circulating Pump	QUAN	Quantity
DEPT	Department	RCPT	Receptacle
DET	Detail	REQD	Required
DIA	Diameter	RM	Room
DISC	Disconnect	RSC	Rigid Steel Conduit
DIST	Distribution	RTU	Roof Top Unit
DN	Down	SC	Surface Conduit
DPR	Damper	SEC	Secondary
DS	Safety Disconnect Switch	SHT	Sheet
DT	Double Throw	SIM	Similar
DWG	Drawing	SLD	Single-Line Diagram
EC	Electrical Contractor	S/N	Solid Neutral
ELEC	Electric, Electrical	SPEC	Specification
ELEV	Elevator	SPKR	Speaker
ELU	Emergency Lighting Unit	SP	Spare
EM	Emergency	SPP	Single-Point Power
EMS	Energy Management System	SR	Surface Raceway
EMT	Electrical Metallic Tubing	SS	Stainless Steel
EP	Electric Pneumatic	SSW	Selector Switch
EQUIP	Equipment	S/S	Stop/Start Pushbuttons
EWC	Electric Water Cooler	STA	Station
EXIST	Existing	STD	Standard
EXH	Exhaust	SURF	Surface Mounted
EXP	Explosion Proof	SW	Switch
FA	Fire Alarm	SWBD	Switchboard
FABP	Fire Alarm Booster Power Supply Panel	SYM	Symmetrical
		SYS	System
FACP	Fire Alarm Control Panel	TEL	Telephone
FCU	Fan Coil Unit	TERM	Terminal
FIXT	Fixture	TL	Twist Lock
FLR	Floor	TR	Tamper Resistant
FLUOR	Fluorescent	T-STAT	Thermostat
FU	Fuse	TTC	Telephone Terminal Cabinet
FUDS	Fused Safety Disconnect Switch	TV	Television
GA	Gauge	TVTC	Television Terminal Cabinet
GAL	Gallon	TYP	Typical
GALV	Galvanized	UC	Under Counter
GC	General Contractor	UE	Underground Electrical
GEN	Generator	UG	Underground
GFI	Ground Fault Circuit Interrupter	UH	Unit Heater
GFP	Ground Fault Protector	UT	Underground Telephone
GND	Ground	UTIL	Utility
GRS	Galvanized Rigid Steel (Conduit)	UV	Ultraviolet
GYP BD	Gypsum Board	V	Volt
HOA	Hands-Off-Automatic Switch	VA	Volt-Amperes
HORIZ	Horizontal	VDT	Video Display Terminal
HP	Horsepower	VERT	Vertical
HPF	High Power Factor	VFD	Variable Frequency Drive
HT	Height	VOL	Volume
HTG	Heating	W	Watt
HTR	Heater	W/	With
HV	High Voltage	WG	Wire Guard
HVAC	Heating, Ventilating And Air Conditioning	WH	Water Heater
		W/O	Without
IC	Interrupting Capacity	WP	Weatherproof
IG	Isolated Ground	XFMR	Transformer
IMC	Intermediate Metal Conduit	XFR	Transfer
INCAND	Incandescent		
IR	Infrared		
I/W	Interlock With		
J-BOX	Junction Box	∠	Angle
KV	Kilovolt	@	At
KVA	Kilovolt-Ampere	▲	Delta
KVAR	Kilovolt-Ampere Reactive	'	Feet
KW	Kilowatt	"	Inches
KWH	Kilowatt Hour	#	Number
LOC	Locate Or Location	Ø	Phase
LT	Light	C	Center Line
LTG	Lighting	P	Plate
LTNG	Lightning		
LV	Low Voltage		
MAX	Maximum		
MAG.S	Magnetic Starter		
M/C	Momentary Contact		
MC	Mechanical Contractor		

Electrical Symbol Legend

Lighting Symbols

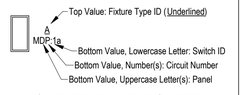
- Lighting Fixtures, Typical, Rectangular (Various Symbols)
- Lighting Fixtures, Typical, Round (Various Symbols) Center dot indicates pendant. Chevron indicates wall wash.
- Wall-mounted fixtures, Typical (Various Symbols)
- Strip Fixture
- Directional Light, Track Light, Flood Light
- Linear Light, Tape Light
- Emergency Lighting Unit, Ceiling-Mounted, Integral Battery
- Emergency Lighting Unit, Ceiling-Mounted, Remote Battery
- Emergency Lighting Unit, Wall-Mounted, Integral Battery
- Emergency Lighting Unit, Wall-Mounted, Remote Battery
- Exit Light, Ceiling-Mounted. Shading and arrows indicate faces and directional chevrons.
- Exit Light, Wall-Mounted. Shading and arrows indicate faces and directional chevrons.
- Exit/ELU Combo
- Pole/Area Lights
- Post-Top Area Light
- Bollard Light
- Hatch indicates light on an emergency or life safety circuit.
- S — Single-Pole Switch
- S — Two-Pole Switch
- S — Three-Pole Switch

Switch Modifiers:

3: 3-Way	OS: Occupancy Sensor
4: 4-Way	VS: Vacancy Sensor
K: Keyed	CT: Above-Counter
D: Dimming	LV: Low-Voltage
T: Timer	M: Motor-Rated

- LC — Lighting Contactor
- LC — Lighting Control Panel
- OS — Occupancy Sensor
- DL — Daylight Harvesting Sensor

Lighting Tags



Absence of a switch designation on a lighting fixture indicates fixture is controlled by the only switch in the space. An "x" in place of the switch designation indicates unswitched.

Switch ID indicated by a lowercase letter. Switch IDs are unique per space. A switch with an ID "a" controls all devices within the space in which it is located tagged with "a". A switch without a tagged ID controls all lighting fixtures within a space. ID tags may be used on control devices other than switches, such as occupancy sensors or contactors.

Miscellaneous

- Area Not in Contract
- # — Note by Symbol
- Callout: Top Value: Detail Number on Sheet; Bottom Value: Sheet Number of Detail
- Room 1 — Room Name and Number

Power Symbols

Wall / Ceiling / Floor

- Simplex Receptacle
- Duplex Receptacle
- Quadruplex Receptacle
- Special Receptacle, Type as Indicated

Receptacle Modifiers:
- ##: Height AFF(to center)
- CT: Device Mounted Above Counter Top
- IG: Isolated Ground
- H: Device Mounted Horizontally
- WP: Weatherproof In-Use Cover

- Half shading indicates split (typically switched)
- Outside shading indicates tamperproof device
- Center shading indicates GFI type
- Full shading indicates tamperproof GFI type
- Multioutlet Assembly. Filled squares indicate 120V outlet. Open squares indicate with USB
- Cord Reel, Device Varies
- Drop Cord, Device Varies
- J — Junction Box
- F1 — Floor Box, see schedule for type
- Emergency Power Off
- DO — Door Opener Push Plate
- M — Power Meter
- Safety Switch, Fused
- Safety Switch, Unfused
- Motor Starter
- Combination Starter/Disconnect
- Contactor

Power Device and Equipment Tags

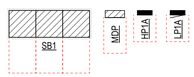
LP1A:1 — Electrical DeviceTags: Uppercase letter(s) indicates Panel ID and circuit number. Lowercase letter indicates designation of controlling switch (where applicable).

XX-1 — Equipment Tags: Equipment ID is indicated by an underlined tag adjacent to the equipment. See the equipment connection schedule for description, electrical requirements, and panel and circuit number. Symbols/graphic appearance of equipment varies.

Wiring

- Solid, arced lines connecting equipment, devices, or fixtures indicate unswitched power circuiting. Wires are only intended to indicate to what circuit devices are connected. Actual connections, circuit routing, installtion, junction boxes, etc. shall be field-determined by the contractor.
- Dashed, arced lines connecting equipment, devices, or fixtures indicate switched power.
- Home run to branch circuit panelboard. The equipment name and circuit number(s) are indicated, separated by a hyphen. Homeruns are only intended to indicate panel and circuit number. Actual homerun location shall be field-determined by the contractor.

Power Distribution Equipment



Hatched fill indicates distribution panel or switchboard. Solid fill indicates branch panel or load center. Dashed box indicates code-required clearance (width and depth). Door indicates front of recessed panel.

Devices and fixtures are tagged with Panel and circuit number. For example, a device tagged with "A:1" indicates the device is circuited to panel designated "A," circuit number 1.

T1 — Transformer: Typically transformer names begin with or contain the letter "T". See Single-Line Diagram for description and requirements.

Telecom Symbols

Wall / Ceiling / Floor

- Data Outlet
- Telephone Outlet
- Data/Telephone Outlet

Outlet Modifiers:
- ##: Height AFF (to center)
- CT: Mounted Above Counter Top

- Wireless Access Point
- TV — TV Outlet
- Push button/Doorbell

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Project 25040 — 09/24/2025

Electrical Sheet List

E0.1	ELECTRICAL TITLE SHEET
E1.1	BASEMENT ELECTRICAL PLAN
E1.2	FIRST FLOOR ELECTRICAL PLAN
E1.3	SECOND FLOOR ELECTRICAL PLAN
E1.4	THIRD FLOOR ELECTRICAL PLAN
E1.5	FOURTH FLOOR ELECTRICAL PLAN
E1.6	FIFTH FLOOR ELECTRICAL PLAN
E1.7	BASEMENT SPECIAL SYSTEMS PLAN
E1.8	FIRST FLOOR SPECIAL SYSTEMS PLAN
E1.9	SECOND FLOOR SPECIAL SYSTEMS PLAN
E1.10	THIRD FLOOR SPECIAL SYSTEMS PLAN
E1.11	FOURTH FLOOR SPECIAL SYSTEMS PLAN
E1.12	FIFTH FLOOR SPECIAL SYSTEMS PLAN
E6.1	ELECTRICAL SCHEDULES AND DETAILS
E6.2	ELECTRICAL RISER DIAGRAMS
E6.3	ELECTRICAL PANEL SCHEDULES
E6.4	ELECTRICAL PANEL SCHEDULES
ME1.1	M/E ROOF PLAN

GENERAL ELECTRICAL NOTES

A. COORDINATE INSTALLATION OF ELECTRICAL WORK ABOVE THE CEILING TO PROVIDE THE GREATEST POSSIBLE CLEARANCE FOR INSTALLATION OF PLUMBING AND MECHANICAL INSTALLATION. CONDUITS SHALL BE ROUTED THROUGH JOIST WEBS WHERE POSSIBLE.
B. VERIFY EXACT PLACEMENT OF ALL LUMINAIRES, DEVICES, AND EQUIPMENT SHOWN ON THE ELECTRICAL CONSTRUCTION DOCUMENTS WITH ARCHITECTURAL, MECHANICAL AND PLUMBING DRAWINGS PRIOR TO FINAL PLACEMENT.
C. ELECTRICAL EQUIPMENT AND DEVICES SHALL BE "LISTED" AND "CERTIFIED" AS RATED FOR A MINIMUM OF 75°C CONDUCTOR TEMPERATURE.
D. DEFINITION OF TERMS
   - "SHALL": ACTION THAT IS REQUIRED WITHOUT OPTION OR QUALIFICATION
   - "FURNISH": CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING
   - "INSTALL": CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING CONSTRUCTION EQUIPMENT NECESSARY TO SET IN PLACE, CONNECT, CALIBRATE AND TEST EQUIPMENT FURNISHED BY HIM OR OTHERS.
   - "PROVIDE": CONTRACTOR SHALL FURNISH AND INSTALL.

MOUNTING HEIGHT REQUIREMENTS:

UNLESS SPECIFICALLY INDICATED OTHERWISE, THE FOLLOWING MOUNTING HEIGHTS SHALL APPLY:

• RECEPTACLES	16" TO BOTTOM
• TELECOMMUNICATIONS OUTLETS	16" TO BOTTOM
• LIGHT SWITCHES	48" TO TOP
• THERMOSTATS	48" TO TOP
• HUMIDISTATS	48" TO TOP
• FIRE ALARM PULL STATIONS	48" TO TOP
• FIRE ALARM NOTIFICATION DEVICES	LOWER OF: 86" TO BOTTOM OR TOP AT 6" BELOW CEILING

GENERAL LIGHTING NOTES

A. THE CIRCUITING OF ALL LUMINAIRES HAS BEEN SHOWN ON THE PLANS, AND THE CONTRACTOR SHALL FOLLOW THIS CIRCUITING LAYOUT.
B. CIRCUIT ALL EMERGENCY LIGHTS, NIGHT LIGHTS AND EXIT LIGHTS TO AN UNSWITCHED HOT CONDUCTOR, UPSTREAM OF ALL CONTROLS.
C. DIRECT CURRENT POWER WIRING FROM EXIT SIGNS TO REMOTE EXTERIOR EMERGENCY LIGHTING HEADS SHALL BE (2) #10 IN 1/2" CONDUIT UNLESS NOTED OTHERWISE.
D. IN AREAS WHERE CEILING MOUNTED OCCUPANCY SENSORS ARE USED FOR LIGHTING CONTROL IN CONJUNCTION WITH WALL SWITCHES, OCCUPANCY SENSOR/POWER PACK SHALL SWITCH LEG SHALL BE WIRED IN SERIES WITH WALL SWITCHES TO PROVIDE OVERRIDE "OFF" CONTROL FOR LIGHTS.
E. CONTROL WIRING FOR 0-10 V-dc DIMMING SIGNAL CIRCUITS SHALL BE NEC CLASS 1, ROUTED IN SAME RACEWAY/CABLE WITH LIGHTING CIRCUIT POWER CONDUCTORS. WIRING SHALL CONSIST OF (2) #16 SOLID CU THHN OR TFN CONDUCTORS. CONDUCTOR INSULATION COLOR SHALL BE VIOLET (+ V-dc) AND PINK (- V-dc). WHERE MC-CABLE IS USED FOR FINAL 6' POWER CONNECTION WHIP TO LUMINAIRE, UTILIZE "LUMINARY" TYPE MC-CABLE WITH INTEGRAL CLASS 1 CONTROL WIRING.

GENERAL POWER NOTES

A. THE CIRCUITING OF ALL DEVICES HAS BEEN SHOWN ON THE PLANS, AND THE CONTRACTOR SHALL FOLLOW THIS CIRCUITING LAYOUT.
B. VERIFY EXACT LOCATIONS OF HVAC AND PLUMBING EQUIPMENT WITH THE GENERAL CONTRACTOR AND ASSOCIATED SUBCONTRACTORS. COORDINATE CONDUIT STUB-UP AND POWER CONNECTIONS PRIOR TO COMMENCING ROUGH-IN WORK. ELECTRICAL DEVICES (DISCONNECTS, RECEPTACLES, ETC.) INSTALLED ON EQUIPMENT SHALL BE MOUNTED ON A NON-REMOVABLE PANEL OF THE EQUIPMENT. FIELD COORDINATE EXACT DEVICE MOUNTING LOCATIONS PRIOR TO INSTALLATION.
C. WALL MOUNTED HVAC CONTROL DEVICES (THERMOSTATS, TEMPERATURE SENSORS, HUMIDISTATS, CO_2 SENSORS, ETC) SHALL BE PROVIDED BY MECHANICAL CONTRACTOR. UNLESS NOTED OTHERWISE, ELECTRICAL CONTRACTOR SHALL PROVIDE SINGLE GANG WALL BOX WITH 1/2" CONDUIT STUBBED OUT TO ABOVE ACCESSIBLE CEILING WITH NYLON BUSHINGS AND PULLSTRING IN RACEWAY. REFER TO MECHANICAL DRAWINGS FOR LOCATIONS OF DEVICES.

GENERAL TELECOMMUNICATIONS NOTES

A. PROVIDE THE FOLLOWING RACEWAY ROUGH-IN FOR TELECOMMUNICATIONS OUTLET TYPES INDICATED:
   - WALL PHONE OUTLET: 2"x4"x2-1/8" DEEP DEVICE BOX WITH (1) 3/4" CONDUIT TO ABOVE ACCESSIBLE CEILING.
   - PHONE/DATA OUTLET: 4-11/16" SQUARE x 3-1/4" DEEP BOX (RACO #260 OR EQUAL) WITH 1-GANG DEVICE RING AND 1-1/4" CONDUIT TO ABOVE ACCESSIBLE CEILING.
   - TV OUTLET: 4-11/16" SQUARE x 3-1/4" DEEP BOX (RACO #280 OR EQUAL) WITH 2-GANG DEVICE RING AND (1) 2" CONDUIT TO ABOVE ACCESSIBLE CEILING.
B. PROVIDE NYLON BUSHINGS FOR ALL CONDUIT ENDS NOT CONNECTED TO A BOX OR FITTING TO PROTECT CABLING FROM DAMAGE.
C. CONDUITS FROM EACH OUTLET SHALL BE STUBBED 2" ABOVE THE FINISHED CEILINGS IN AREAS WITH ACCESSIBLE TILES. IN AREAS WITH OPEN CEILINGS, STUB CONDUIT INTO STRUCTURAL JOIST SPACE.
D. PROVIDE BLANK, STAINLESS STEEL COVER PLATES FOR ALL OUTLETS NOT ACTIVATED BY OWNER.
E. PROVIDE SUITABLE PULL STRING IN ALL CONDUITS.
F. ALL TELECOMMUNICATIONS AND A/V CABLING, JACKS, CONNECTORS, TERMINATIONS, EQUIPMENT AND TESTING SHALL BE PROVIDED BY OWNER.

GENERAL FIRE ALARM NOTES

A. FIRE ALARM CABLING SHALL BE INSTALLED IN CONDUIT WHERE EXPOSED, INACCESSIBLE, AND WHERE SUBJECT TO PHYSICAL DAMAGE.
B. DUCT TYPE SMOKE DETECTORS SHALL BE FURNISHED AND WIRED BY FIRE ALARM CONTRACTOR, INSTALLED IN DUCT BY MECHANICAL CONTRACTOR.
C. FIRE ALARM SYSTEM HVAC SHUT DOWN RELAYS SHALL BE PROVIDED AND WIRED TO FIRE ALARM CONTROL PANEL BY FIRE ALARM CONTRACTOR. LOCATE RELAYS WITHIN 5' OF HVAC EQUIPMENT AND PROVIDE CONDUIT WITH PULL STRING FROM RELAY TO EQUIPMENT. UNIT SHUT DOWN CONTROL WIRING SHALL BE PROVIDED BY MECHANICAL CONTRACTOR.
D. AT LOCATION OF SMOKE DAMPERS AND COMBINATION FIRE/SMOKE DAMPERS, PROVIDE DUCT OR AREA SMOKE DETECTOR (AS SHOWN ON PLANS) WITHIN 5' OF DAMPER AND WIRE TO FIRE ALARM CONTROL PANEL. PROVIDE FIRE ALARM RELAY FOR CONTROL OF 120V POWER TO DAMPER ACTUATOR. DAMPER SHALL CLOSE UPON DETECTION OF SMOKE.
E. IN ADDITION TO VALVES INSTALLED ON FIRE SPRINKER SYSTEM RISER, ALL VALVES INSTALLED OUTSIDE THE BUILDING (POST INDICATOR VALVE, TAPPING SLEEVE VALVE, ETC.) SHALL BE SUPERVISED BY THE FIRE ALARM SYSTEM. PROVIDE ADDRESSABLE MONITORING MODULE AND SURGE PROTECTION DEVICE (DITEK #DTK-2MHLP48B) FOR EACH MONITORED VALVE. COORDINATE WITH GC AND SITE WORK CONTACTOR FOR ALL VALVES INSTALLED. MONITORING IS NOT REQUIRED FOR VALVES INSTALLED IN ROADWAY BOXES BY THE MUNICIPALITY/PUBLIC UTILITY.

GENERAL ELECTRICAL DEMOLITION NOTES

1. REMOVE ALL NM, BX, MC, AC AND OTHER CABLE SYSTEMS AND WIRING FOR ALL ABANDONED CIRCUITS.
2. REMOVE ALL ABANDONED CONDUITS ABOVE LAY-IN CEILINGS, EXPOSED CONDUITS, FLEXIBLE CONDUITS, SURFACE RACEWAY, SURFACE MOUNTED OUTLET/JUNCTION BOXES AND EQUIPMENT UNLESS NOTED OTHERWISE.
3. WHERE ABANDONED FEEDERS AND BRANCH CIRCUITS ARE CONCEALED WITHIN WALLS, FLOORS AND HARD CEILINGS THAT ARE TO REMAIN, REMOVE ALL WIRING AND CAP CONDUITS AT BOTH ENDS.
4. WHERE ABANDONED OUTLET AND JUNCTION BOXES ARE RECESSED FLUSH IN WALLS, FLOORS AND HARD CEILINGS THAT ARE TO REMAIN, REMOVE ALL WIRING AND WIRING DEVICES AND PROVIDE BLANK STAINLESS STEEL COVERPLATES FOR BOXES 6"x6" AND SMALLER. REMOVE BOXES LARGER THAN 6"x6" AND PATCH SURFACE TO MATCH EXISTING. COORDINATE WITH ARCHITECT FOR FINAL DIRECTION.
5. ALL EQUIPMENT, FIXTURES, RACEWAY, WIRING AND DEVICES WHICH ARE REMOVED SHALL BE REMOVED FROM THE JOB SITE BY THIS CONTRACTOR, UNLESS DIRECTED OTHERWISE BY THE ARCHITECT OR OWNER'S REPRESENTATIVE. CONFORM TO ALL LAWS AND ORDINANCES IN EFFECT CONCERNING THE PROPER DISPOSAL OF LUMINAIRES AND LAMPS.
6. COORDINATE THE REMOVAL OF MECHANICAL AND PLUMBING EQUIPMENT WITH THE MECHANICAL AND PLUMBING CONTRACTORS. ELECTRICAL CONTRACTOR SHALL DISCONNECT AND REMOVE ELECTRICAL POWER AND CONTROL CIRCUITS FOR EQUIPMENT BEING REMOVED. REMOVE ALL ELECTRICAL EQUIPMENT ASSOCIATED WITH DEMOLISHED MECHANICAL AND PLUMBING EQUIPMENT (DISCONNECT SWITCHES, MOTOR STARTERS, RELAYS, ETC).

GENERAL ELECTRICAL REMODEL NOTES

1. DESIGN IS BASED ON FIELD INFORMATION, AS-BUILT DRAWINGS AND OWNER FURNISHED INFORMATION. CONTRACTOR SHALL VERIFY ACCURACY OF ALL EXISTING CONDITIONS. IN CASE OF DISCREPANCY, PROVIDE ALL NECESSARY CONDUIT, WIRE, BOXES, FITTINGS, ETC. FOR A COMPLETE OPERATING ELECTRICAL SYSTEM.
2. EXISTING EQUIPMENT, WIRING DEVICES, LIGHTS, CONDUIT, WIRING, ETC., NOT DISTURBED BY NEW CONSTRUCTION WORK SHALL BE MAINTAINED AND UNDAMAGED. THESE ITEMS, IF SHOWN, ARE SHOWN FOR INFORMATION PURPOSES ONLY UNLESS NOTED OTHERWISE. THIS CONTRACTOR SHALL VISIT THE JOB SITE TO VERIFY ALL EXISTING CONDITIONS AND TO BECOME FAMILIAR WITH ALL WORK TO BE PERFORMED. FAILURE TO DO SO WILL NOT RELIEVE THIS CONTRACTOR OF THE RESPONSIBILITY FOR PERFORMING ALL WORK NECESSARY TO PROVIDE A WORKMANLIKE INSTALLATION.
3. FIELD VERIFY THE LOCATION AND CONDITION OF ALL EXISTING UTILITIES AND PROVIDE PROTECTION FOR THESE UTILITIES DURING THE COURSE OF WORK. EXISTING UTILITIES, BUILDING MATERIALS AND ASSOCIATED ITEMS DAMAGED BY THIS CONTRACTOR, OR ANY PARTIES ASSOCIATED WITH THIS CONTRACTOR, SHALL BE REPAIRED OR REPLACED AT THIS CONTRACTOR'S EXPENSE, IN A TIMELY MANNER, AND TO THE OWNER'S WRITTEN ACCEPTANCE.
4. THERE SHALL NOT BE ANY INTERRUPTION TO EXISTING SERVICES (ELECTRICAL, FIRE ALARM, TELEPHONE, ETC.) WITHOUT PRIOR SCHEDULING OF SUCH OUTAGES WITH THE OWNER, ARCHITECT, AND ALL OTHER PARTIES INVOLVED.
5. MAINTAIN ACCURATE RECORDS OF ALL MODIFICATIONS TO THE EXISTING SYSTEMS WHICH ARE TO REMAIN AND DELIVER ALL RECORD DRAWINGS INDICATING SUCH MODIFICATIONS TO THE OWNER UPON COMPLETION OF THE PROJECT. MAINTAIN IN THE PROJECT CONSTRUCTION OFFICE, AS THE WORK PROGRESSES, AN UP-TO-DATE, NEATLY MARKED COPY OF THESE DRAWINGS FOR REVIEW BY THE ARCHITECT, ENGINEER, OR OWNER'S REPRESENTATIVE.
6. WHERE NEW ADDITION WORK OR REMODELING INTERFERES WITH CIRCUITS IN ROOMS OTHERWISE UNDISTURBED, EXISTING CIRCUITS SHALL BE REWORKED AS REQUIRED TO MAINTAIN SERVICE.
7. EXISTING ROUGH-IN BOXES AND CONDUIT MAY BE UTILIZED FOR NEW DEVICES IF THEY ARE OF PROPER SIZE AND MATERIAL, AND ARE IN SUITABLE LOCATIONS. HOWEVER, NEW DEVICES AND WIRING MUST BE INSTALLED.
8. WHERE EXISTING EQUIPMENT IS BEING REPLACED WITH NEW EQUIPMENT OR RELOCATED EQUIPMENT, ELECTRICAL CONTRACTOR MAY REUSE THE EXISTING CONDUIT AND ROUGH-IN LOCATIONS IF POSSIBLE, BUT ALL CONDUCTORS SHALL BE NEW.
9. CIRCUITING SHOWN IN REMODELED AREAS MAY BE MODIFIED TO SUIT FIELD CONDITIONS. HOWEVER, KEEP CIRCUITS APPROXIMATELY AS SHOWN ON PLANS TO AVOID OVERLOADING OF CIRCUITS AND TO LIMIT VOLTAGE DROP.
10. MAINTAIN FIRE RATING OF ALL EXISTING WALLS, FLOORS AND CEILING SYSTEMS.
11. NEW DEVICES INSTALLED ON EXISTING WALLS AND CEILINGS IN OCCUPIED SPACES SHALL HAVE WIRING INSTALLED CONCEALED. SURFACE RACEWAY (WIREMOLD) SHALL ONLY BE INSTALLED ON EXISTING WALLS AND HARD CEILINGS WHERE WIRING CANNOT BE INSTALLED CONCEALED (I.E. CONCRETE, BRICK,CMU, ETC). OBTAIN APPROVAL FROM ARCHITECT, ENGINEER, AND OWNER PRIOR TO EACH OCCURRENCE WHERE SURFACE RACEWAY IS INSTALLED. SURFACE RACEWAY SHALL BE STEEL, SINGLE CHANNEL TYPE, IVORY COLORED, COMPLETE WITH ALL ELBOWS, BOXES, SUPPORTS, COVERS, ETC. AS REQUIRED. SURFACE RACEWAY SYSTEMS SHALL BE MANUFACTURED BY WIREMOLD, HUBBELL, OR MONOSYSTEMS, AND SHALL BE OF TYPES AS FOLLOWS:
   - POWER AND FIRE ALARM: WIREMOLD 500 SERIES
   - COMMUNICATIONS AND A/V: WIREMOLD 2400 SERIES

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HISTORIC REHAB. (APARTMENTS, COMMERCIAL)
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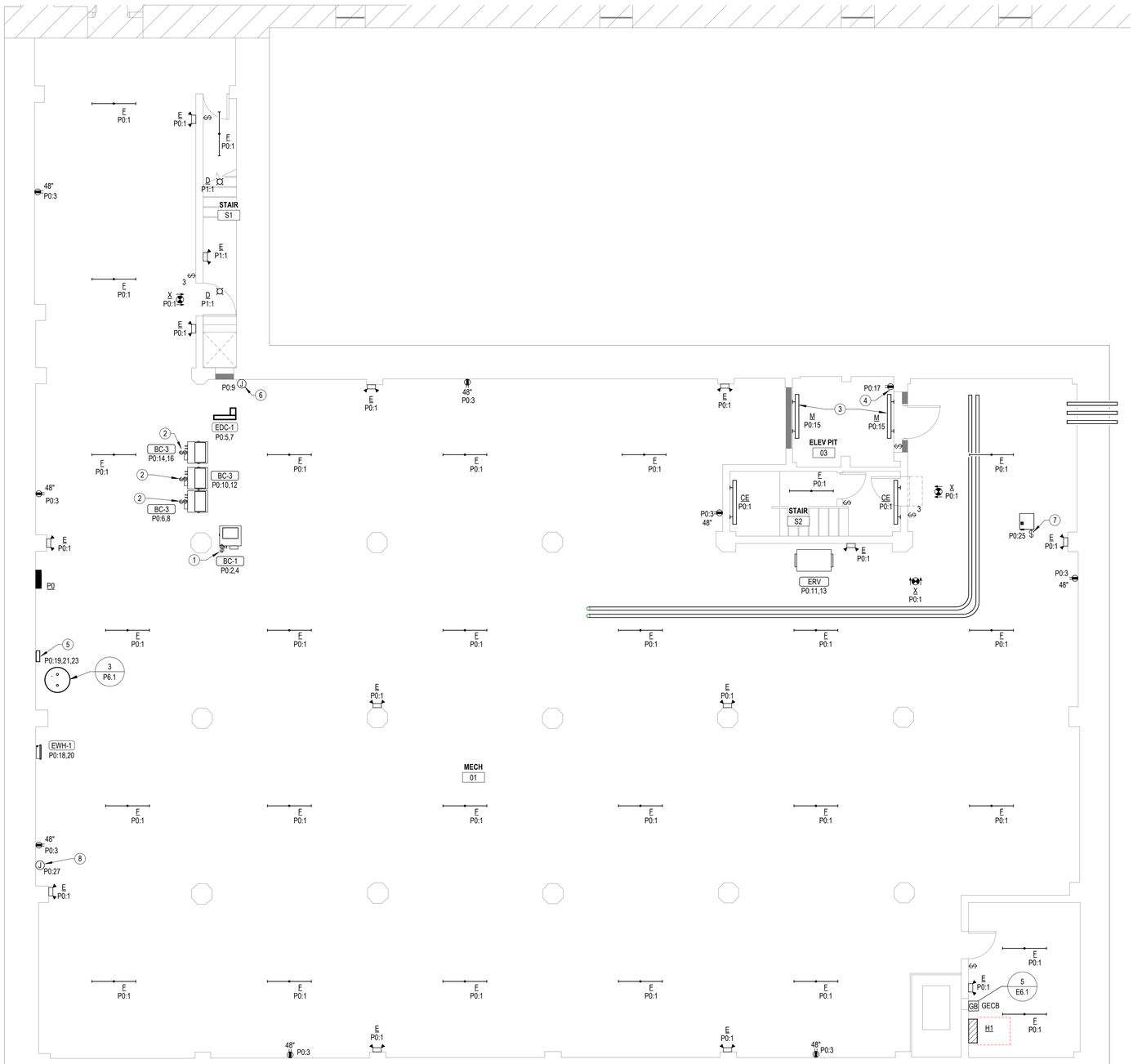
PATRICK J. GILLAM — LICENSED — 24155 — 09-24-2025 — KANSAS — PROFESSIONAL ENGINEER

REVISIONS:

DATE: 09/24/2025
JOB: 22-3243
SHEET NO.:

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1 **BASEMENT ELECTRICAL PLAN**
3/16" = 1'-0"

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Project 25040 09/24/2025

GENERAL ELECTRICAL NOTES

1 COORDINATE PENETRATIONS OF CONCRETE SLABS WITH STRUCTURAL ENGINEER PRIOR TO CREATION OF FLOOR PENETRATIONS, MODIFY LOCATIONS AS RECOMMENDED BY STRUCTURAL ENGINEER.

2 AT ALL AREAS WHERE EXPOSED, CIRCUITRY SHALL BE INSTALLED IN EMT RACEWAY. GROUP CONDUITS TOGETHER AND ROUTE NEATLY AT UNDERSIDE OF STRUCTURE, PARALLEL AND PERPENDICULAR TO BUILDING SURFACES. BRANCH CIRCUITRY SHALL BE ROUTED OVERHEAD TO FULLEST EXTENT POSSIBLE, WITH WIRING TO INDIVIDUAL DEVICES ON EXISTING BRICK WALLS INSTALLED VERTICALLY FROM ABOVE. ALL HORIZONTAL RACEWAY INSTALLATION ON WALLS SHALL OCCUR ABOVE PAINTLINE. OBTAIN APPROVAL OF ROUTING WITH ARCHITECT PRIOR TO INSTALLATION, AND COORDINATE INSTALLATION WITH OTHER TRADES.

NOTES BY SYMBOL

1 PROVIDE 40A/2P, SINGLE THROW, MANUAL MOTOR CONTROLLER SNAP SWITCH IN NEMA 1 ENCLOSURE. HUBBELL #HBL7842D OR EQUAL. MAKE FINAL FLEXIBLE CONNECTION TO BLOWER COIL/ELECTRIC HEAT.

2 PROVIDE 50A/2P, SINGLE THROW, MANUAL MOTOR CONTROLLER SNAP SWITCH IN NEMA 1 ENCLOSURE. HUBBELL #HBL7852D OR EQUAL. MAKE FINAL FLEXIBLE CONNECTION TO BLOWER COIL/ELECTRIC HEAT.

3 INSTALL LUMINAIRE ON WALL OF ELEVATOR HOISTWAY. VERIFY EXACT LOCATION WITH ELEVATOR EQUIPMENT INSTALLER.

4 INSTALL RECEPTACLE ON WALL OF ELEVATOR HOISTWAY. VERIFY EXACT LOCATION WITH ELEVATOR EQUIPMENT INSTALLER.

5 SEWAGE EJECTOR PUMP CONTROL PANEL. COORDINATE EXACT LOCATION AND REQUIRMENTS WITH PLUMBING CONTRACTOR.

6 PROVIDE HEAT TRACE AND REQUIRED CONTROLLER EQUAL TO 'CHROMALOX CPR' FOR WATER PIPING INSTALLED IN SHAFT. PROVIDE DEDICATED 20 AMP, 120V CIRCUIT FOR PIPE HEAT TRACE, COORDINATE EXACT LOCATION AND REQUIREMENTS WITH PLUMBING CONTRACTOR.

7 PROVIDE 20A/1P SNAP SWITCH ADJACENT TO REMOTE WATER CHILLER AND MAKE FINAL FLEXIBLE CONNECTION. COORDINATE WITH PLUMBING CONTRACTOR.

8 120V POWER FOR FIRE SPRINKLER SYSTEM FLOW SWITCH(ES) AND BELL. PROVIDE #8 CU BONDING JUMBER FROM CIRCUIT EQUIPMENT GROUNDING CONDUCTOR TO METAL SPRINKLER SYSTEM PIPING AT AN ACCESSIBLE LOCATION PER NEC 250.104(B). COORDINATE WORK WITH FIRE SPRINKLER SYSTEM INSTALLER.

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LEE LOFTS, PHASE III, BUILDING 3
HISTORIC REHAB. (APARTMENTS, COMMERCIAL)
SALINA, KANSAS

PATRICK [illegible] LICENSED 24155 09-24-2025 KANSAS PROFESSIONAL ENGINEER

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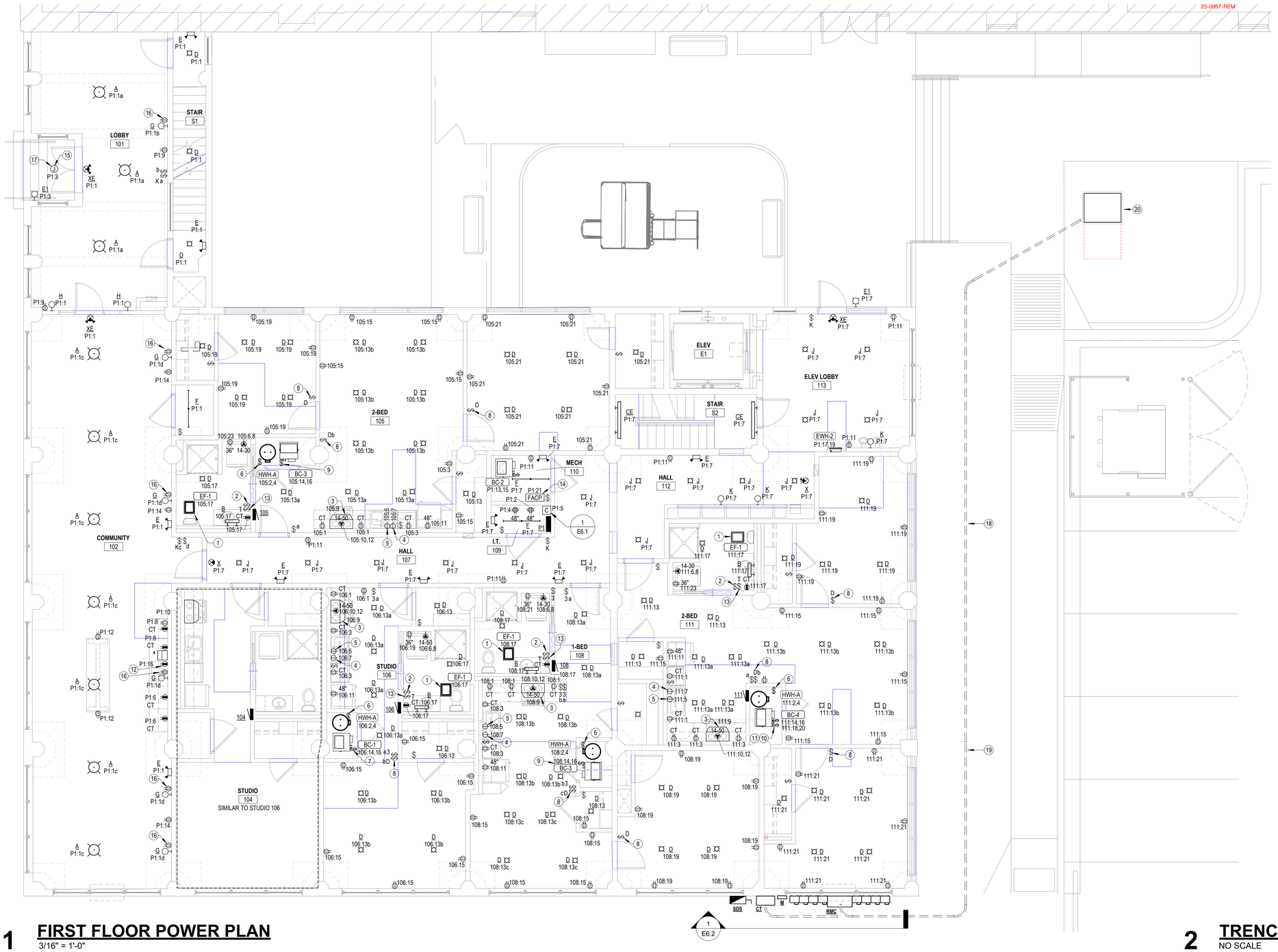
GENERAL ELECTRICAL NOTES

1 COORDINATE PENETRATIONS OF CONCRETE SLABS WITH STRUCTURAL ENGINEER PRIOR TO CREATION OF FLOOR PENETRATIONS, MODIFY LOCATIONS AS RECOMMENDED BY STRUCTURAL ENGINEER.

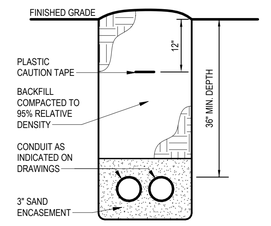
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NOTES BY SYMBOL

1 CONNECT EXHAUST FAN PROVIDED BY MECHANICAL CONTRACTOR.
2 SWITCH CLOSEST TO DOOR SHALL CONTROL ALL LIGHTS IN BATHROOM, AND THE OTHER SWITCH SHALL CONTROL THE EXHAUST FAN.
3 PROVIDE 120V CONNECTION TO MICROWAVE/RANGE HOOD. STANDARD AND ADAPTABLE UNITS WILL HAVE MICROWAVE ABOVE RANGE. ACCESSIBLE UNITS WILL HAVE RANGE HOOD. COORDINATE EXACT ELECTRICAL ROUGH-IN REQUIREMENTS WITH EQUIPMENT PROVIDED. IF EQUIPMENT IS CORD AND PLUG, PROVIDE RECEPTACLE INSIDE CABINET ABOVE RANGE
4 PROVIDE RECEPTACLE BELOW COUNTER FOR CORD AND PLUG CONNECTION OF DISHWASHER. PROVIDE CORD AND GROUNDING PLUG AS REQUIRED.
5 SWITCHED RECEPTACLE BELOW COUNTER FOR GARBAGE DISPOSAL. COORDINATE EXACT LOCATION OF SWITCH WITH ARCHITECT.
6 PROVIDE 30A/2P SNAP SWITCH AND CONNECT WATER HEATER. INSTALL SWITCH ADJACENT TO WATER HEATER.
7 PROVIDE 40A/2P, SINGLE THROW, MANUAL MOTOR CONTROLLER SNAP SWITCH IN NEMA 1 ENCLOSURE. HUBBELL #HBL7842D OR EQUAL. MAKE FINAL FLEXIBLE CONNECTION TO BLOWER COIL/ELECTRIC HEAT.
8 PROVIDE PRESET SLIDE DIMMER COMPATIBLE WITH ASSOCIATED LIGHT FIXTURES.
9 PROVIDE 50A/2P, SINGLE THROW, MANUAL MOTOR CONTROLLER SNAP SWITCH IN NEMA 1 ENCLOSURE. HUBBELL #HBL7852D OR EQUAL. MAKE FINAL FLEXIBLE CONNECTION TO BLOWER COIL/ELECTRIC HEAT.
10 PROVIDE 60A/2P, SINGLE THROW, MANUAL MOTOR CONTROLLER SNAP SWITCH IN NEMA 1 ENCLOSURE. HUBBELL #HBL7862D OR EQUAL. MAKE FINAL FLEXIBLE CONNECTION TO BLOWER COIL/ELECTRIC HEAT.
11 PROVIDE 30A/2P, SINGLE THROW, MANUAL MOTOR CONTROLLER SNAP SWITCH IN NEMA 1 ENCLOSURE. HUBBELL #HBL7832 OR EQUAL. MAKE FINAL FLEXIBLE CONNECTION TO BLOWER COIL/ELECTRIC HEAT.
12 PROVIDE RECEPTACLE BELOW COUNTER FOR CORD AND PLUG CONNECTION OF 'HWH-B'. PROVIDE CORD AND GROUNDING PLUG AS REQUIRED.
13 PROVIDE TIMER SWITCH EQUAL TO AIR CYCLER 'SMART EXHAUST' FOR CONTROL OF EXHAUST FAN. SET SWITCH PER MANUFACTURER'S INSTRUCTIONS TO OPERATE FAN AS INDICATED BELOW:
STUDIO: 27 MINUTES PER HOUR
1 BEDROOM: 30 MINUTES PER HOUR
2 BEDROOM: 42 MINUTES PER HOUR
14 DEDICATED 20 AMP, 120V CIRCUIT FOR FIRE ALARM CONTROL PANEL. VERIFY EXACT LOCATION AND REQUIREMENTS WITH FIRE ALARM CONTRACTOR.
15 PROVIDE ROUGH-IN FOR OWNER SELECTED EXTERIOR LIGHT FIXTURE. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH ARCHITECT.
16 PROVIDE RECEPTACLE FOR CORD AND PLUG CONNECTION OF WALL MOUNTED ART FEATURE LIGHT. COORDINATE WITH ITERIOR DESIGNER AND ARCHITECT EXACT LOCATION AND REQUIREMENTS.
17 ROUTE CIRCUIT THROUGH CONTACTOR FOR PHOTOCELL CONTROL. SEE DETAIL 1:E6.1 FOR MORE INFORMATION.
18 (7) EXISTING 4" CONDUITS. FIELD LOCATE AND EXTEND AS DIRECTED ON PLANS AND ELECTRICAL RISER.
19 FIELD LOCATE EXISTING ELECTRICAL CONDUITS IN THIS AREA. CONNECT TO EXISTING CONDUITS AND EXTEND TO ELECTRICAL SERVICE EQUIPMENT. SEE NOTES 1:E1.2 AND 1:E6.2 FOR MORE INFORMATION.
20 EXISTING PAD MOUNT TRANSORMER PREVIOUSLY INSTALLED FOR THIS PHASE OF CONSTRUCTION. COORDINATE INSTALLATION OF PRIMARY AND SECONDARY CONDUCTORS WITH EVERGY AND PAY ALL FEES.



1 **FIRST FLOOR POWER PLAN**
3/16" = 1'-0"



2 **TRENCH DETAIL - SERVICE LATERAL**
NO SCALE

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HISTORIC REHAB. (APARTMENTS, COMMERCIAL)
SALINA, KANSAS

PATRICK [illegible] LICENSED ARCHITECT 24155 09-24-2025 KANSAS PROFESSIONAL ENGINEER

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1 SECOND FLOOR ELECTRICAL PLAN

3/16" = 1'-0"

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Project 25040 09/24/2025

GENERAL ELECTRICAL NOTES

1 COORDINATE PENETRATIONS OF CONCRETE SLABS WITH STRUCTURAL ENGINEER PRIOR TO CREATION OF FLOOR PENETRATIONS, MODIFY LOCATIONS AS RECOMMENDED BY STRUCTURAL ENGINEER.

2 AT ALL AREAS WHERE EXPOSED, CIRCUITRY SHALL BE INSTALLED IN EMT RACEWAY. GROUP CONDUITS TOGETHER AND ROUTE NEATLY AT UNDERSIDE OF STRUCTURE, PARALLEL AND PERPENDICULAR TO BUILDING SURFACES. BRANCH CIRCUITRY SHALL BE ROUTED OVERHEAD TO FULLEST EXTENT POSSIBLE, WITH WIRING TO INDIVIDUAL DEVICES ON EXISTING BRICK WALLS INSTALLED VERTICALLY FROM ABOVE. ALL HORIZONTAL RACEWAY INSTALLATION ON WALLS SHALL OCCUR ABOVE PAINTLINE. OBTAIN APPROVAL OF ROUTING WITH ARCHITECT PRIOR TO INSTALLATION, AND COORDINATE INSTALLATION WITH OTHER TRADES.

NOTES BY SYMBOL

1 CONNECT EXHAUST FAN PROVIDED BY MECHANICAL CONTRACTOR.

2 SWITCH CLOSEST TO DOOR SHALL CONTROL ALL LIGHTS IN BATHROOM, AND THE OTHER SWITCH SHALL CONTROL THE EXHAUST FAN.

3 PROVIDE 120V CONNECTION TO MICROWAVE/RANGE HOOD. STANDARD AND ADAPTABLE UNITS WILL HAVE MICROWAVE ABOVE RANGE. ACCESSIBLE UNITS WILL HAVE RANGE HOOD. COORDINATE EXACT ELECTRICAL ROUGH-IN REQUIREMENTS WITH EQUIPMENT PROVIDED. IF EQUIPMENT IS CORD AND PLUG, PROVIDE RECEPTACLE INSIDE CABINET ABOVE RANGE

4 PROVIDE RECEPTACLE BELOW COUNTER FOR CORD AND PLUG CONNECTION OF DISHWASHER. PROVIDE CORD AND GROUNDING PLUG AS REQUIRED.

5 SWITCHED RECEPTACLE BELOW COUNTER FOR GARBAGE DISPOSAL. COORDINATE EXACT LOCATION OF SWITCH WITH ARCHITECT.

6 PROVIDE 30A/2P SNAP SWITCH AND CONNECT WATER HEATER. INSTALL SWITCH ADJACENT TO WATER HEATER.

7 PROVIDE 50A/2P, SINGLE THROW, MANUAL MOTOR CONTROLLER SNAP SWITCH IN NEMA 1 ENCLOSURE. HUBBELL #HBL7852D OR EQUAL. MAKE FINAL FLEXIBLE CONNECTION TO BLOWER COIL/ELECTRIC HEAT.

8 PROVIDE PRESET SLIDE DIMMER COMPATIBLE WITH ASSOCIATED LIGHT FIXTURES.

9 PROVIDE 40A/2P, SINGLE THROW, MANUAL MOTOR CONTROLLER SNAP SWITCH IN NEMA 1 ENCLOSURE. HUBBELL #HBL7842D OR EQUAL. MAKE FINAL FLEXIBLE CONNECTION TO BLOWER COIL/ELECTRIC HEAT.

10 30A/3P MANUAL MOTOR CONTROLLER SNAP SWITCH (WITHOUT OVERLOAD PROTECTION) IN NEMA 1 ENCLOSURE, P&S #7803W OR EQUAL. MOUNT ADJACENT TO UNIT AND MAKE FINAL FLEXIBLE CONNECTION TO EQUIPMENT.

11 PROVIDE (3) #12, #12G, 1/2"C BETWEEN ASSOCIATED OUTDOOR AND INDOOR A/C UNITS.

12 PROVIDE TIMER SWITCH EQUAL TO AIR CYCLER 'SMART EXHAUST' FOR CONTROL OF EXHAUST FAN. SET SWITCH PER MANUFACTURER'S INSTRUCTIONS TO OPERATE FAN AS INDICATED BELOW:
STUDIO: 27 MINUTES PER HOUR
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13 PROVIDE RECEPTACLE FOR CORD AND PLUG CONNECTION OF WALL MOUNTED ART FEATURE LIGHT. COORDINATE WITH ITERIOR DESIGNER AND ARCHITECT EXACT LOCATION AND REQUIREMENTS.

14 ROUTE CIRCUIT THROUGH CONTACTOR FOR PHOTOCELL CONTROL. SEE DETAIL 1:E6.1 FOR MORE INFORMATION.

15 PROVIDE 120V CONNECTION TO DOWNDRAFT RANGE HOOD. COORDINATE EXACT ELECTRICAL ROUGH-IN REQUIREMENTS WITH EQUIPMENT PROVIDED. IF EQUIPMENT IS CORD AND PLUG, PROVIDE RECEPTACLE.

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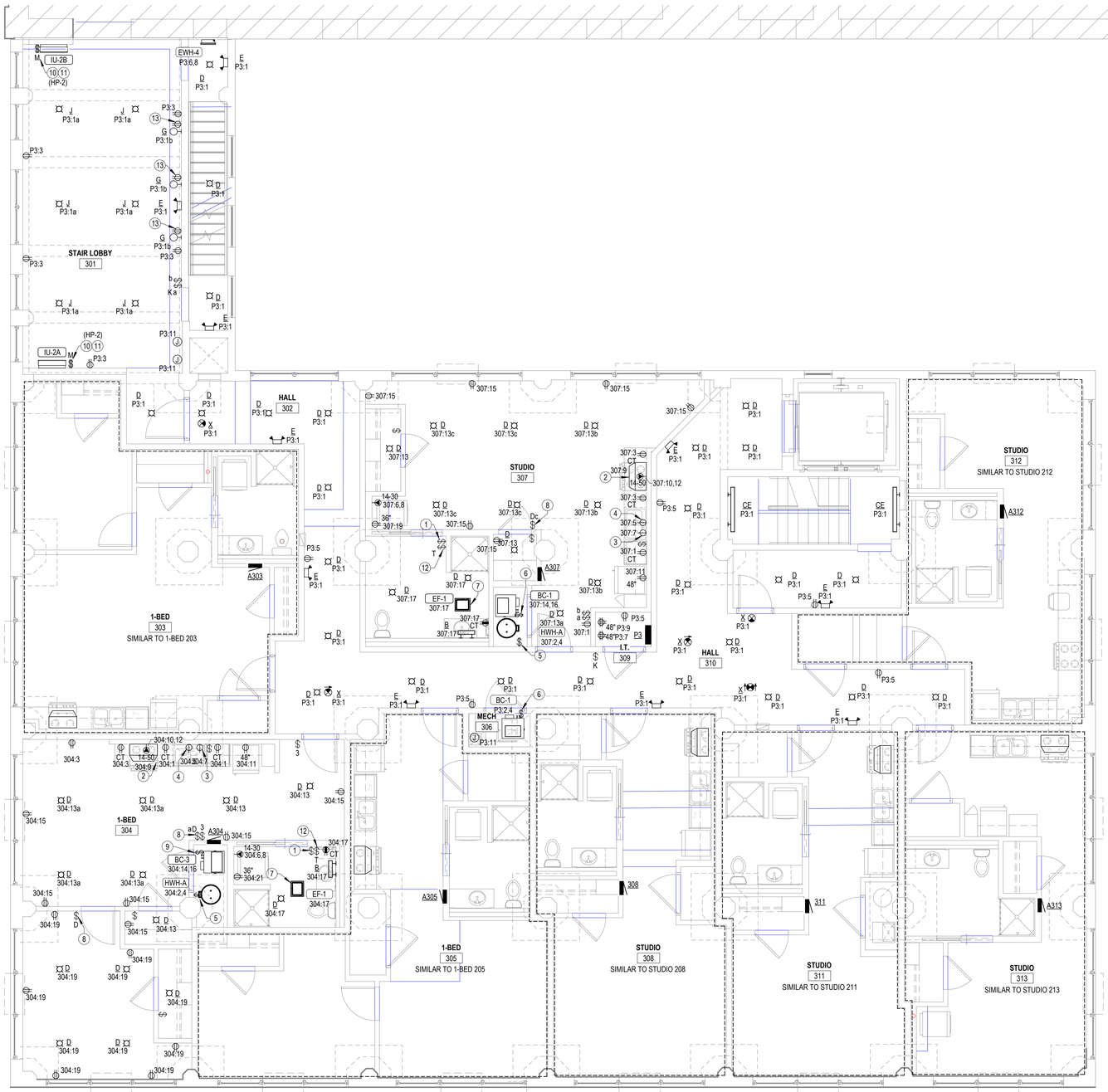
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1 **THIRD FLOOR ELECTRICAL PLAN**
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GENERAL ELECTRICAL NOTES

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NOTES BY SYMBOL

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5 PROVIDE 30A/2P SNAP SWITCH AND CONNECT WATER HEATER. INSTALL SWITCH ADJACENT TO WATER HEATER.

6 PROVIDE 40A/2P, SINGLE THROW, MANUAL MOTOR CONTROLLER SNAP SWITCH IN NEMA 1 ENCLOSURE. HUBBELL #HBL7842D OR EQUAL. MAKE FINAL FLEXIBLE CONNECTION TO BLOWER COIL/ELECTRIC HEAT.

7 CONNECT EXHAUST FAN PROVIDED BY MECHANICAL CONTRACTOR.

8 PROVIDE PRESET SLIDE DIMMER COMPATIBLE WITH ASSOCIATED LIGHT FIXTURES.

9 PROVIDE 50A/2P, SINGLE THROW, MANUAL MOTOR CONTROLLER SNAP SWITCH IN NEMA 1 ENCLOSURE. HUBBELL #HBL7652D OR EQUAL. MAKE FINAL FLEXIBLE CONNECTION TO BLOWER COIL/ELECTRIC HEAT.

10 30A/3P MANUAL MOTOR CONTROLLER SNAP SWITCH (WITHOUT OVERLOAD PROTECTION) IN NEMA 1 ENCLOSURE, P&S #7803W OR EQUAL. MOUNT ADJACENT TO UNIT AND MAKE FINAL FLEXIBLE CONNECTION TO EQUIPMENT.

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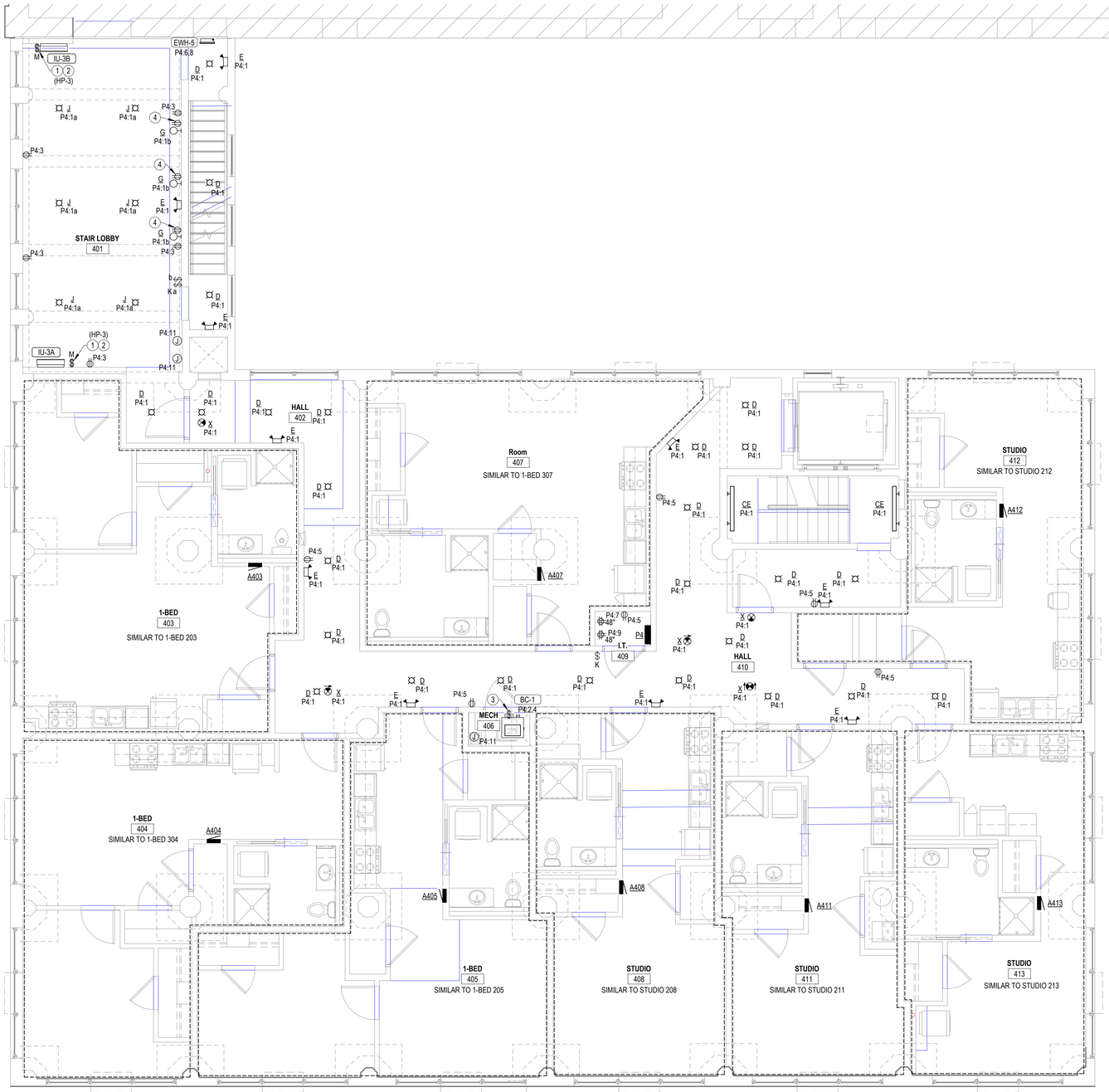
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1 FOURTH FLOOR ELECTRICAL PLAN

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GENERAL ELECTRICAL NOTES

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NOTES BY SYMBOL

1. 30A/3P MANUAL MOTOR CONTROLLER SNAP SWITCH (WITHOUT OVERLOAD PROTECTION) IN NEMA 1 ENCLOSURE, P&S #7803W OR EQUAL. MOUNT ADJACENT TO UNIT AND MAKE FINAL FLEXIBLE CONNECTION TO EQUIPMENT.
2. PROVIDE (3) #12, #12G, 1/2"C BETWEEN ASSOCIATED OUTDOOR AND INDOOR A/C UNITS.
3. PROVIDE 40A/2P, SINGLE THROW, MANUAL MOTOR CONTROLLER SNAP SWITCH IN NEMA 1 ENCLOSURE. HUBBELL #HBL7842D OR EQUAL. MAKE FINAL FLEXIBLE CONNECTION TO BLOWER COIL/ELECTRIC HEAT.
4. PROVIDE RECEPTACLE FOR CORD AND PLUG CONNECTION OF WALL MOUNTED ART FEATURE LIGHT. COORDINATE WITH ITERIOR DESIGNER AND ARCHITECT EXACT LOCATION AND REQUIREMENTS.

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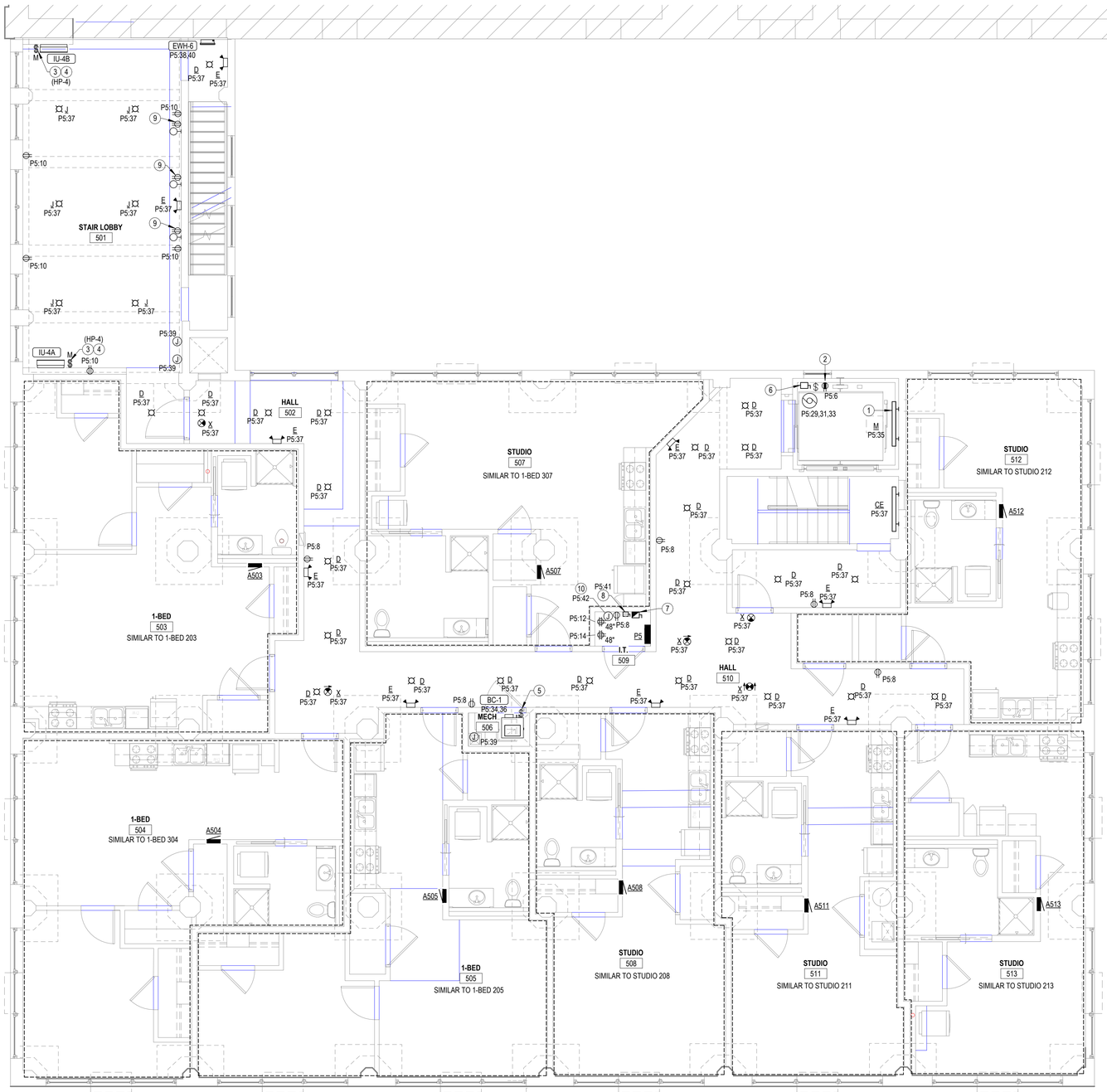
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1 FIFTH FLOOR ELECTRICAL PLAN

3/16" = 1'-0"

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GENERAL ELECTRICAL NOTES

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NOTES BY SYMBOL

1 INSTALL LUMINAIRE ON WALL OF ELEVATOR HOISTWAY. VERIFY EXACT LOCATION WITH ELEVATOR EQUIPMENT INSTALLER.

2 INSTALL RECEPTACLE ON WALL OF ELEVATOR HOISTWAY. VERIFY EXACT LOCATION WITH ELEVATOR EQUIPMENT INSTALLER.

3 30A/3P MANUAL MOTOR CONTROLLER SNAP SWITCH (WITHOUT OVERLOAD PROTECTION) IN NEMA 1 ENCLOSURE. P&S #7803W OR EQUAL. MOUNT ADJACENT TO UNIT AND MAKE FINAL FLEXIBLE CONNECTION TO EQUIPMENT.

4 PROVIDE (3) #12, #12G, 1/2"C BETWEEN ASSOCIATED OUTDOOR AND INDOOR A/C UNITS.

5 PROVIDE 40A/2P, SINGLE THROW, MANUAL MOTOR CONTROLLER SNAP SWITCH IN NEMA 1 ENCLOSURE. HUBBELL #HBL7842D OR EQUAL. MAKE FINAL FLEXIBLE CONNECTION TO BLOWER COIL/ELECTRIC HEAT.

6 60A/3P NON-FUSED DISCONNECT SWITCH. PROVIDE WITH SPST AUXILIARY CONTACTS RATED FOR MIN. 2A AT 24VDC. MAKE FINAL CONNECTION TO ELEVATOR FUSE BOX. COORDINATE REQUIREMENTS WITH ELEVATOR EQUIPMENT INSTALLER.

7 ELEVATOR POWER MODULE SWITCH: 60A/208V/3P SWITCH COMPLETE WITH 60A DUAL ELEMENT, TIME DELAY CLASS 'J' FUSES, 120V CONTROL TRANSFORMER, FIRE ALARM SAFETY INTERFACE RELAY, KEY TEST SWITCH, GREEN PILOT LIGHT, AUXILIARY CONTACTS FOR ELEVATOR RECALL, AND FIRE ALARM VOLTAGE MONITORING RELAY. COOPER BUSSMAN #PS-6-T20-R1-K-G-B-F1 OR EQUAL. COORDINATE EXACT MOUNTING LOCATION AND REQUIREMENTS WITH ELEVATOR EQUIPMENT INSTALLER.

8 30A/2P DISCONNECT SWITCH WITH SOLID NEUTRAL AND (1) 20A DUAL-ELEMENT, TIME DELAY FUSE IN NEMA 1 ENCLOSURE FOR ELEVATOR CAB LIGHTS & EXHAUST. SWITCH SHALL BE CAPABLE OF BEING LOCKED "OFF". MOUNT AT 6'-0" AFF TO TOP AND LABEL WITH CIRCUIT NUMBER. COORDINATE EXACT MOUNTING LOCATION AND REQUIREMENTS WITH ELEVATOR EQUIPMENT INSTALLER. PROVIDE FINAL ELECTRICAL CONNECTION TO INSPECTION AND TEST PANEL (LDU) AT TOP OF 5TH FLOOR WITHIN ELEVATOR DOOR JAMB.

9 PROVIDE RECEPTACLE FOR CORD AND PLUG CONNECTION OF WALL MOUNTED ART FEATURE LIGHT. COORDINATE WITH ITERIOR DESIGNER AND ARCHITECT EXACT LOCATION AND REQUIREMENTS.

10

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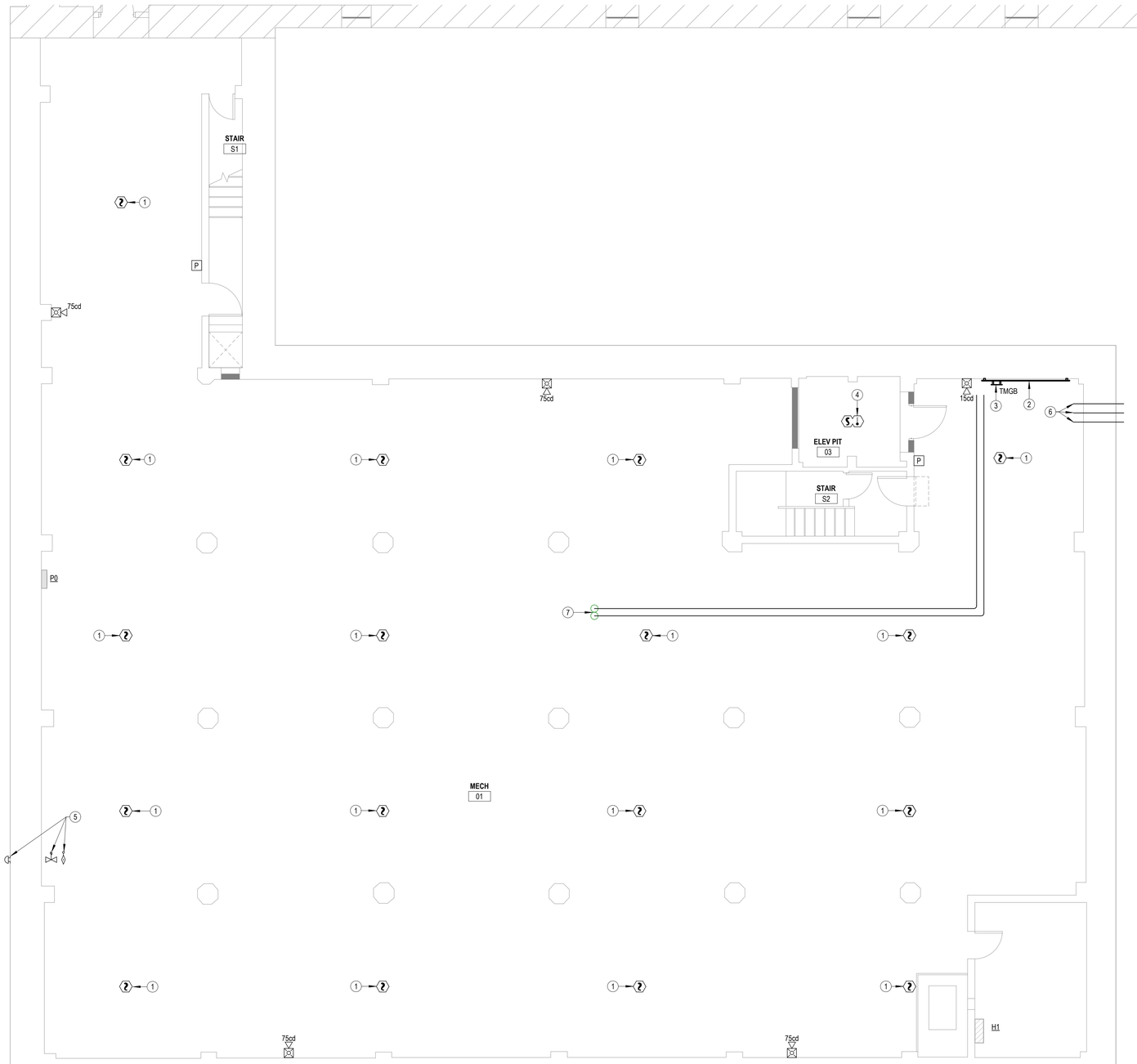
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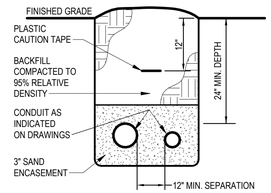
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1 BASEMENT SPECIAL SYSTEMS PLAN

3/16" = 1'-0"



2 TRENCH DETAIL - TELECOMM

12" = 1'-0"

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GENERAL ELECTRICAL NOTES

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NOTES BY SYMBOL

1. FIRE ALARM SMOKE DETECTOR.
2. MAIN TELECOMMUNICATION TERMINAL BOARD, 8' WIDE X 8' HIGH.
3. TELECOMMUNICATIONS GROUND BAR, REFERENCE 5:E6.1 FOR MORE INFORMATION.
4. SMOKE DETECTOR AND HEAT DETECTOR IN ELEVATOR HOISTWAY FOR RECALL AND SHUT-DOWN. SEE DETAIL 3:E6.1
5. PROVIDE ALL REQUIRED FIRE ALARM RELAYS AND MONITORING MODULES FOR ALL FIRE SPRINKLER FLOW SWITCHES, TAMPER SWITCHES AND BELL/GONG. COORDINATE REQUIREMENTS WITH FIRE SPRINKLER CONTRACTOR.
6. (3) 4" CONDUITS FOR COMMUNICATIONS SERVICES. ROUTE BELOW GRADE AND TERMINATE AT UTILITY EASEMENT. PROVIDE PULL STRING IN EACH RACEWAY. CORE DRILL THROUGH EXISTING BASEMENT WALL BELOW GRADE AND PROVIDE MODULAR MECHANICAL SEALS AROUND CONDUITS (LINK-SEAL OR EQUAL). SEAL INTERIOR OF CONDUITS WITH FOAM DUCT SEALANT (POLYWATER "FST" OR EQUAL). AFTER INSTALLATION OF CABLING. CAP ANY UNUSED CONDUITS. SEE 2:1.7 FOR MORE INFORMATION.
7. (2) 3" CONDUITS MAIN TELECOMM BACKBOARD ROUTED OVERHEAD IN BASEMENT, THROUGH 1ST FLOOR AND TERMINATED 4" ABOVE 1ST FLOOR FOR COMMUNICATIONS SERVICE PROVIDER INSTALLED BACKBONE CABLING. PROVIDE WITH FIRESTOPPING FITTINGS (WIREMOLD #FS4R-RED).

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LEE LOFTS, PHASE III, BUILDING 3

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SALINA, KANSAS

PATRICK J. GILLAM — LICENSED ARCHITECT — 24155 — 09-24-2025 — KANSAS PROFESSIONAL ENGINEER

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1 FIRST FLOOR SPECIAL SYSTEMS PLAN

3/16" = 1'-0"

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NOTES BY SYMBOL

1 FIRE ALARM SMOKE DETECTOR.

2 ELEVATOR LOBBY SMOKE DETECTOR FOR ELEVATOR RECALL. SEE DETAIL 3:E6.1

3 TELECOM DISTRIBUTION DEVICE APPROXIMATELY 4'-0" AFF. COORDINATE EXACT REQUIREMENTS WITH UTILITY PROVIDER SELECTED BY OWNER.

4 CEILING MOUNTED SMOKE ALARM IN APARTMENTS TO BE 120VAC WITH 9V BATTERY BACKUP, INTERCONNECTED TO OTHERS IN SAME APARTMENT. DEVICE SHALL HAVE PHOTOELECTRIC TYPE SMOKE DETECTOR WITH SOUNDER HORN HAVING AN 85 dB OUTPUT AT 10', SHALL HAVE A SINGLE BUTTON FOR TEST/SILENCE AND LED INDICATOR LIGHTS, AND SHALL BE UL 217 LISTED, BRK#SC701BL OR EQUAL

5 COORDINATE FINAL LOCATIONS OF ALL CATV AND PHONE OUTLETS WITH OWNER.

6 TELECOMMUNICATION TERMINAL BOARD FOR SERVICE PROVIDER COMMUNICATIONS EQUIPMENT, 4' WIDE X 8' HIGH.

7 TELECOMMUNICATIONS GROUND BAR, REFERENCE 5:E6.1 FOR MORE INFORMATION.

8 ROUTE DATA CABLES IN 3/4" CONDUIT FROM UNIT TELECOM DISTRIBUTION DEVICE WHERE EXPOSED OVERHEAD. TERMINATE CONDUIT IN I.T. 109. WHERE CONDUITS PENETRATE FIRE WALL, PROVIDE WITH FIRESTOPPING FITTINGS (WIREMOLD #FS4R-RED) AT BOTH ENDS.

9 3" EMT CONDUIT SLEEVES THROUGH 2ND FLOOR FOR COMMUNICATIONS CABLING. PROVIDE WITH FIRESTOPPING FITTINGS (WIREMOLD #FS4R-RED) AT BOTH ENDS.

10 PROVIDE (2) CAT 5e UTP, NEC TYPE 'CMP' CABLES (SUPERIOR ESSEX #51-241-48 OR EQUAL) IN 3/4" CONDUIT FROM FACP TO MAIN TELECOM TERMINAL BOARD FOR CONNECTION TO FA SYSTEM DACT FOR REMOTE MONITORING.

11 EMT CONDUIT SLEEVE(S) THROUGH WALL WITH NYLON BUSHINGS FOR COMMUNICATIONS CABLING. QUANTITY AND TRADE SIZE AS NOTED. INSTALL ABOVE ACCESSIBLE CEILING.

12 2"H X 6"W WIRE BASKET CABLE TRAY FOR TELECOM CABLING. INSTALL AS HIGH AS POSSIBLE. SUSPEND FROM STRUCTURE WITH SUPPORTS AT 8'-0" ON CENTER.

13 ROUTE DATA CABLES IN 3/4" CONDUIT FROM UNIT TELECOM DISTRIBUTION DEVICE WHERE EXPOSED OVERHEAD. TERMINATE CONDUIT AT CABLE TRAY IN HALLWAY. WHERE CONDUITS PENETRATE FIRE WALL, PROVIDE WITH FIRESTOPPING FITTINGS (WIREMOLD #FS4R-RED) AT BOTH ENDS.

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LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHAB. (APARTMENTS, COMMERCIAL)

SALINA, KANSAS

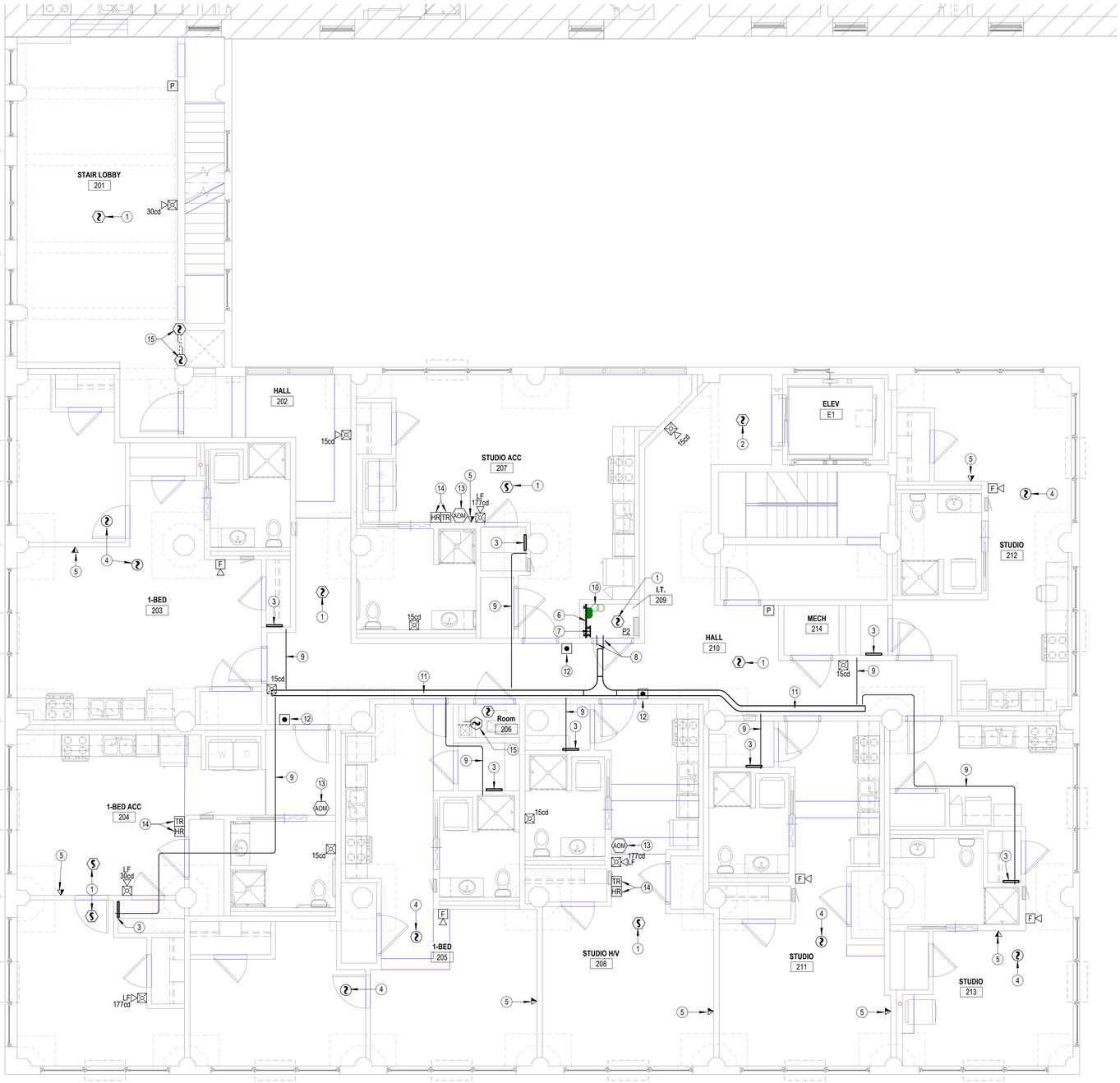
PATRICK J. EGENBERGER
24155
09-24-2025
KANSAS
PROFESSIONAL ENGINEER

REVISIONS:

DATE: 09/24/2025
JOB: 22-3243
SHEET NO.:

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1 SECOND FLOOR SPECIAL SYSTEMS PLAN

3/16" = 1'-0"

REVIEWED FOR CODE COMPLIANCE

City of Salina
Building Services Division

Rodney Rexwinkle

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Project 25040 09/24/2025

GENERAL ELECTRICAL NOTES

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NOTES BY SYMBOL

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7 TELECOMMUNICATIONS GROUND BAR, REFERENCE 5:E6.1 FOR MORE INFORMATION.

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10 3" EMT CONDUIT SLEEVES THROUGH 3RD FLOOR FOR COMMUNICATIONS CABLING. PROVIDE WITH FIRESTOPPING FITTINGS (WIREMOLD #FS4R-RED) AT BOTH ENDS.

11 2"H X 6"W WIRE BASKET CABLE TRAY FOR TELECOM CABLING. INSTALL AS HIGH AS POSSIBLE. SUSPEND FROM STRUCTURE WITH SUPPORTS AT 8'-0" ON CENTER.

12 PROVIDE PUSH BUTTON AT 48" AFF FOR ANNUNCIATOR SYSTEM AT ALL ACCESSIBLE APARTMENTS AND ALSO AT APARTMENTS DESIGNATED FOR HEARING-IMPAIRED. REFER TO ARCH DRAWINGS FOR APPLICABLE ROOMS. SEE DETAIL 2:E6.1

13 FIRE ALARM ADDRESSABLE CONTROL MODULE FOR CONTROL OF APARTMENT UNIT'S NOTIFICATION APPLIANCE CIRCUIT. MODULE SHALL BE PROGRAMMED TO ACTIVATE APARTMENT UNIT'S NOTIFICATION APPLIANCES UPON GENERAL BUILDING FIRE ALARM AND UPON ACTIVATION OF ANY SMOKE DETECTOR OR CO DETECTOR WITHIN APARTMENT UNIT. MOUNT FLUSH IN WALL AT 8"0" AFF.

14 PROVIDE DOOR ANNUNCIATOR SYSTEM A/V HORN/STROBE DEVICE AND LOW VOLTAGE TRANSFORMER AT ALL ACCESSIBLE APARTMENTS AND ALSO AT APARTMENTS DESIGNATED HEARING-IMPAIRED. INSTALL HORN/STROBE APPLIANCE AT 80" AFF. INSTALL TRANSFORMER IN DOUBLE GANG JUNCTION BOX ABOVE HORN/STROBE WITH BLANK COVER PLATE AND PROVIDE LOW VOLTAGE CONTROL WIRING. SEE DETAIL 2:E6.1. PROVIDE ENGRAVED SIGN AT THE HORN/STROBE DEVICE TO READ "DOOR"

15 AIR DUCT SMOKE DETECTORS FOR HVAC EQUIPMENT FURNISHED AND WIRED TO FACP BY FIRE ALARM CONTRACTOR, INSTALLED IN DUCT BY MECHANICAL CONTRACTOR. PROVIDE ADDRESSABLE FIRE ALARM RELAY WITHIN 5' OF EQUIPMENT FOR SHUT-DOWN OF HVAC UNIT UPON DETECTION OF SMOKE.

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LEE LOFTS, PHASE III, BUILDING 3
HISTORIC REHAB. (APARTMENTS, COMMERCIAL)
SALINA, KANSAS

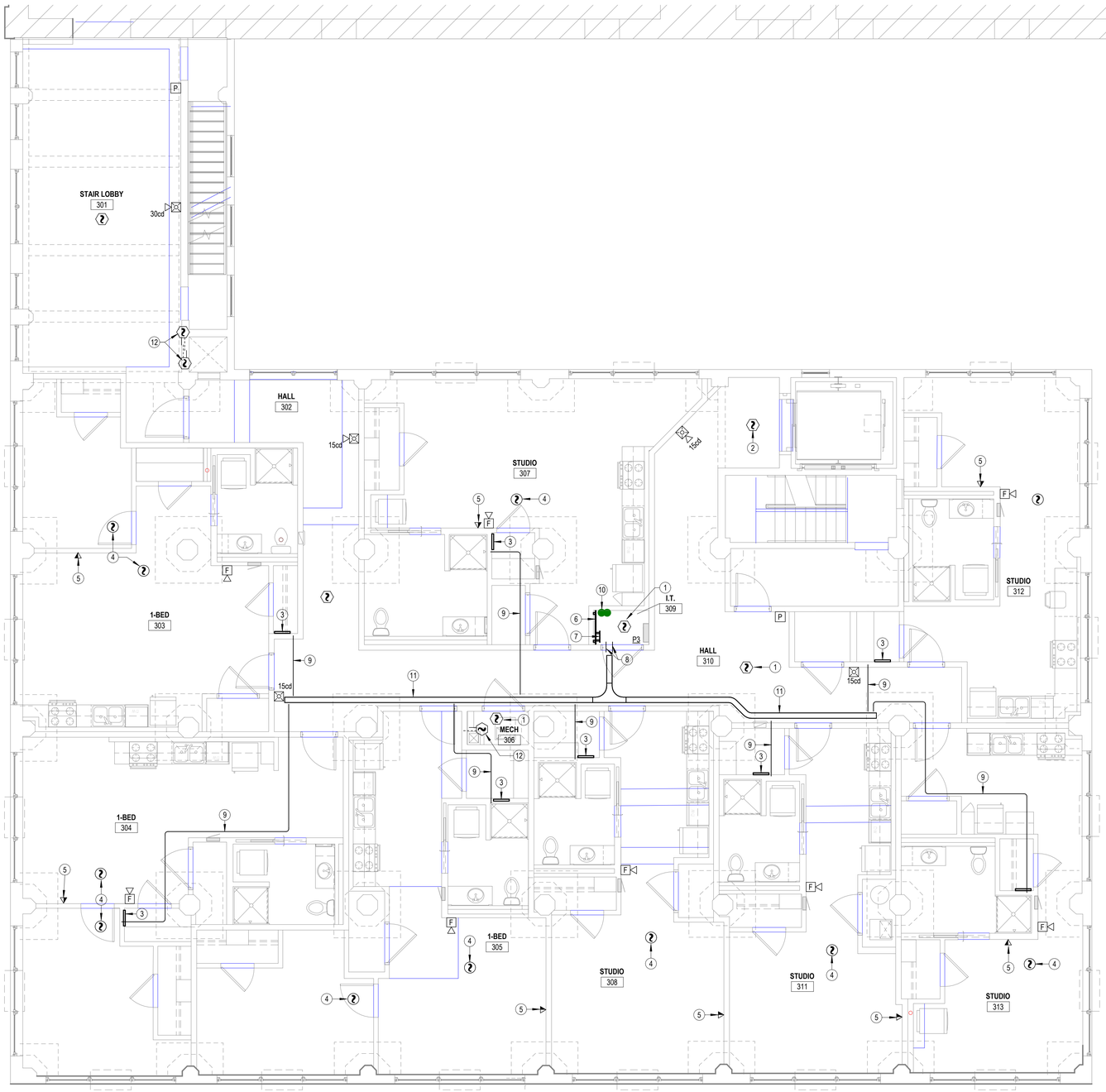
PATRICK [illegible] LICENSED ARCHITECT
24155
09-24-2025
KANSAS
PROFESSIONAL ENGINEER

REVISIONS:

DATE: 09/24/2025
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1 THIRD FLOOR SPECIAL SYSTEMS PLAN

3/16" = 1'-0"

REVIEWED FOR CODE COMPLIANCE

City of Salina
Building Services Division

Rodney Rexwinkle

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Project 25040 09/24/2025

GENERAL ELECTRICAL NOTES

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LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHAB. (APARTMENTS, COMMERCIAL)

SALINA, KANSAS

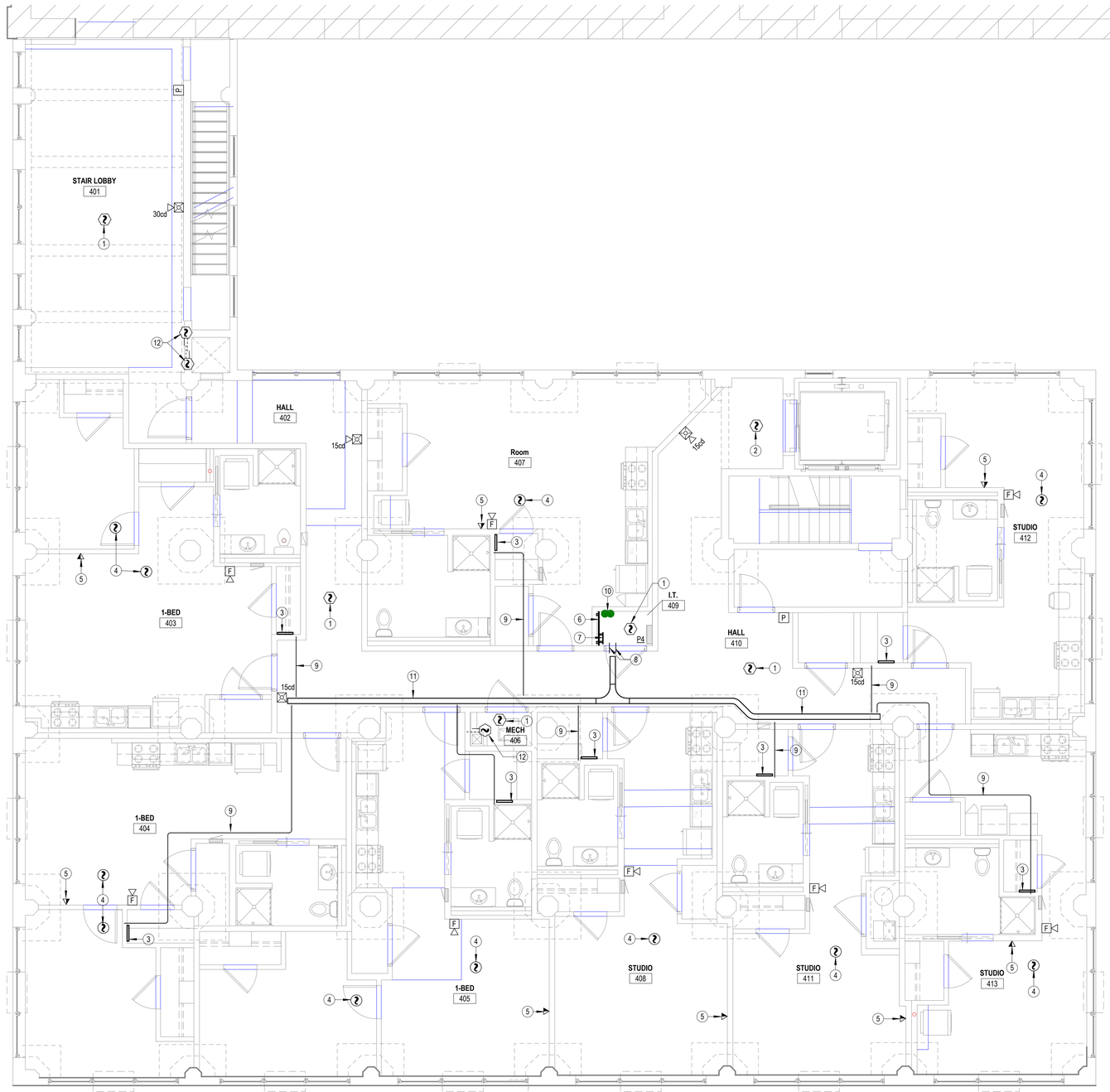
PATRICK [illegible] LICENSED 24155 09-24-2025 KANSAS PROFESSIONAL ENGINEER

REVISIONS:

DATE: 09/24/2025
JOB: 22-3243
SHEET NO.:

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1 FOURTH FLOOR SPECIAL SYSTEMS PLAN

3/16" = 1'-0"

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City of Salina
Building Services Division

Rodney Rexwinkle

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25-0097-REM

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Project 25040 09/24/2025

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LEE LOFTS, PHASE III, BUILDING 3
HISTORIC REHAB. (APARTMENTS, COMMERCIAL)
SALINA, KANSAS

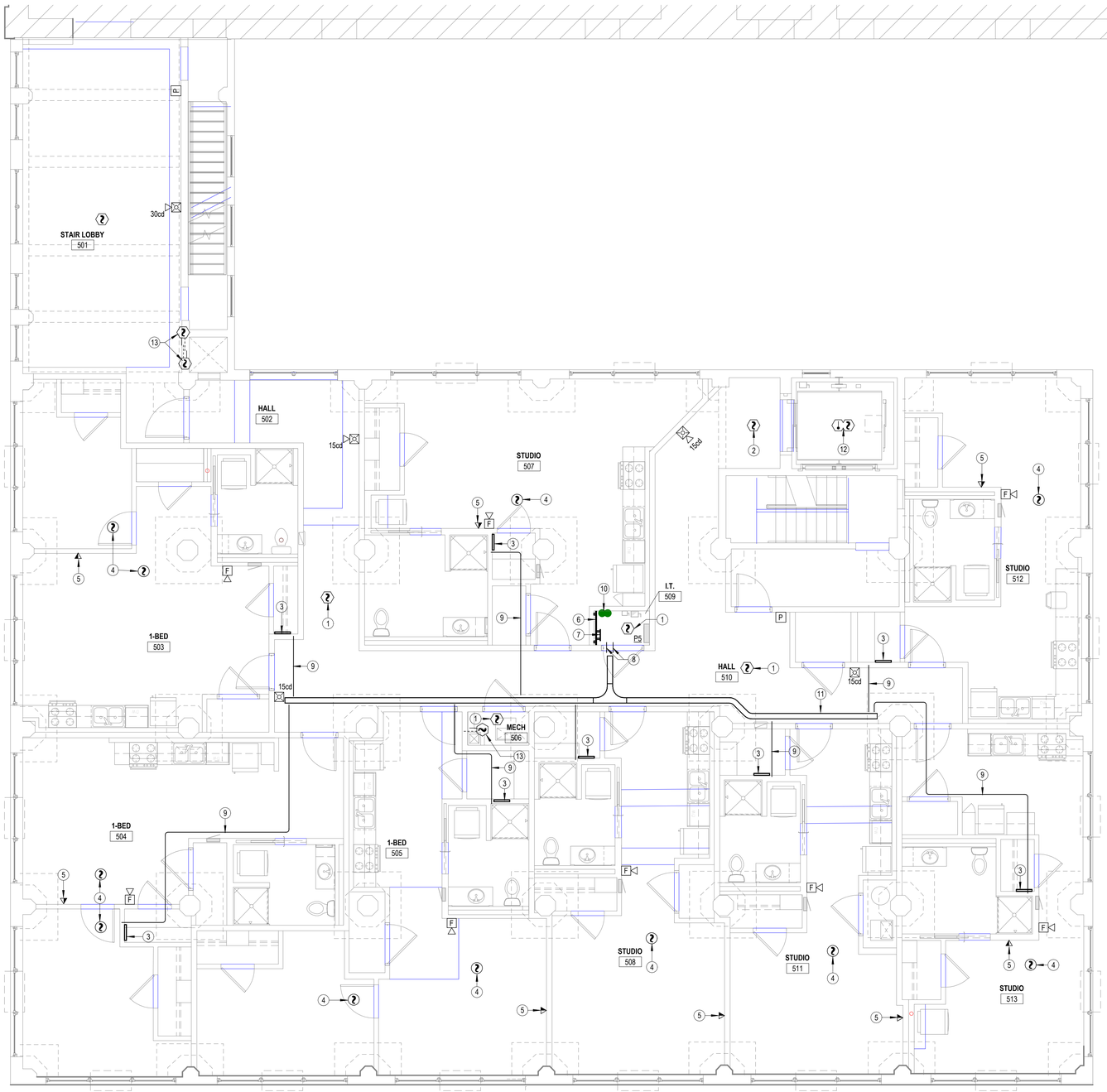
PATRICK [illegible] LICENSED [illegible]
24155
09-24-2025
KANSAS
PROFESSIONAL ENGINEER

REVISIONS:

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1 FIFTH FLOOR SPECIAL SYSTEMS PLAN

3/16" = 1'-0"

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City of Salina
Building Services Division

Rodney Rexwinkle

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Project 25040 09/24/2025

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12. SMOKE DETECTOR AND HEAT DETECTOR IN ELEVATOR HOISTWAY FOR RECALL AND SHUT-DOWN. SEE DETAIL 3:E6.1
13. AIR DUCT SMOKE DETECTORS FOR HVAC EQUIPMENT FURNISHED AND WIRED TO FACP BY FIRE ALARM CONTRACTOR, INSTALLED IN DUCT BY MECHANICAL CONTRACTOR. PROVIDE ADDRESSABLE FIRE ALARM RELAY WITHIN 5' OF EQUIPMENT FOR SHUT-DOWN OF HVAC UNIT UPON DETECTION OF SMOKE.

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LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHAB. (APARTMENTS, COMMERCIAL)

SALINA, KANSAS

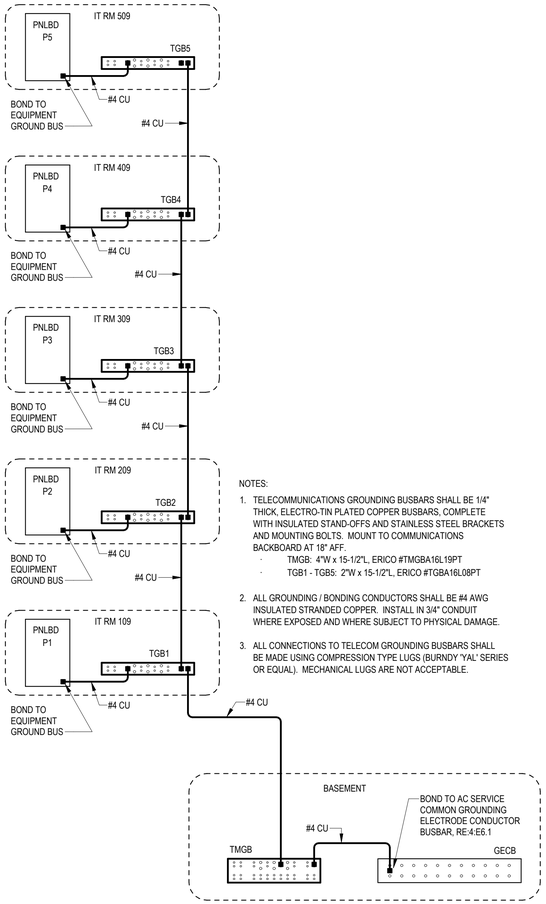
PATRICK [illegible] LICENSED [illegible] 24155 09-24-2025 KANSAS PROFESSIONAL ENGINEER

REVISIONS:

DATE: 09/24/2025
JOB: 22-3243
SHEET NO.:

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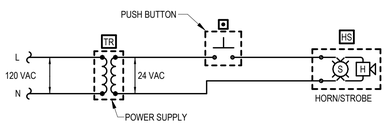
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NOTES:

1. TELECOMMUNICATIONS GROUNDING BUSBARS SHALL BE 1/4" THICK, ELECTRO-TIN PLATED COPPER BUSBARS, COMPLETE WITH INSULATED STAND-OFFS AND STAINLESS STEEL BRACKETS AND MOUNTING BOLTS. MOUNT TO COMMUNICATIONS BACKBOARD AT 18" AFF.
   - TMGB: 4"W x 15-1/2"L, ERICO #TMGBA16L19PT
   - TGB1 - TGB5: 2"W x 15-1/2"L, ERICO #TGBA16L08PT
2. ALL GROUNDING / BONDING CONDUCTORS SHALL BE #4 AWG INSULATED STRANDED COPPER. INSTALL IN 3/4" CONDUIT WHERE EXPOSED AND WHERE SUBJECT TO PHYSICAL DAMAGE.
3. ALL CONNECTIONS TO TELECOM GROUNDING BUSBARS SHALL BE MADE USING COMPRESSION TYPE LUGS (BURNDY 'YAL' SERIES OR EQUAL). MECHANICAL LUGS ARE NOT ACCEPTABLE.

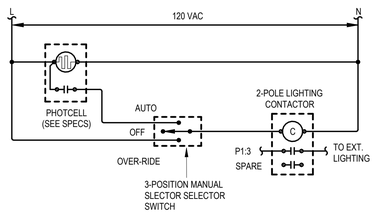
5 COMMUNICATIONS GROUNDING DETAIL
NO SCALE



DOOR ALARM BUZZER SYSTEM NOTES

1. PROVIDE DOOR ANNUNCIATOR SYSTEM COMPLETE WITH PUSH BUTTON, HORN/STROBE(S), POWER SUPPLIES AND ALL WIRING REQUIRED. HORN/STROBE SHALL ACTIVATE WHEN PUSH BUTTON IS DEPRESSED.
2. HORN/STROBE SHALL OPERATE AT 24VAC, HAVE A CLEAR LENS WITH 50cd STROBE AND HORN WITH 82dB AT 10', UL 1638 LISTED, EDWARDS #6536-G5. FLUSH MOUNT IN WALL AT 6'-8" AFF.
3. PUSH BUTTON SHALL BE SELECTED BY INTERIOR DESIGNERMOUNT AT 48" AFF. ENSURE COMPATIBILITY WITH ACCESSIBLE UNIT HORN STROBE.
4. POWER SUPPLY SHALL BE A LOW VOLTAGE CLASS 2 TRANSFORMER COMPATIBLE WITH DOORBELL SELECTED BY INTERIOR DESIGNER. FLUSH MOUNT IN 2-GANG WALL BOX WITH BLANK COVER PLATE, DIRECTLY ABOVE HORN/STROBE.
5. LOW VOLTAGE CLASS 2 CABLING SHALL BE MINIMUM 18 AWG UNSHIELDED.

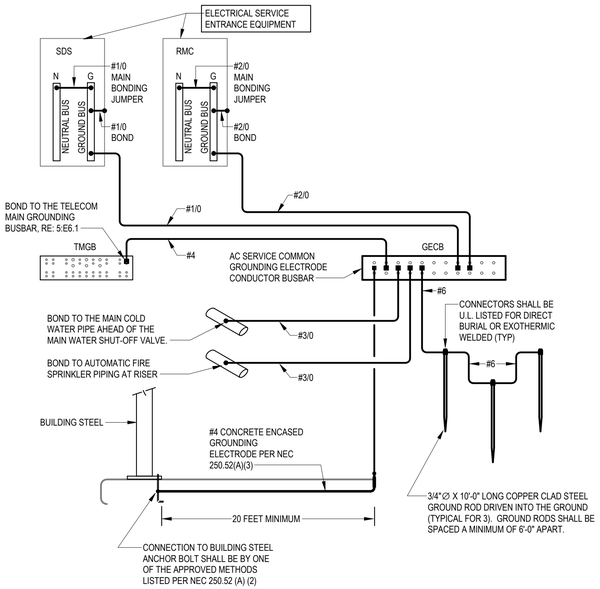
2 ACCESSIBLE APARTMENT DOORBELL WIRING SCHEMATIC
NO SCALE



1 EXTERIOR LIGHTING CONTROL DIAGRAM
NO SCALE

NOTES:

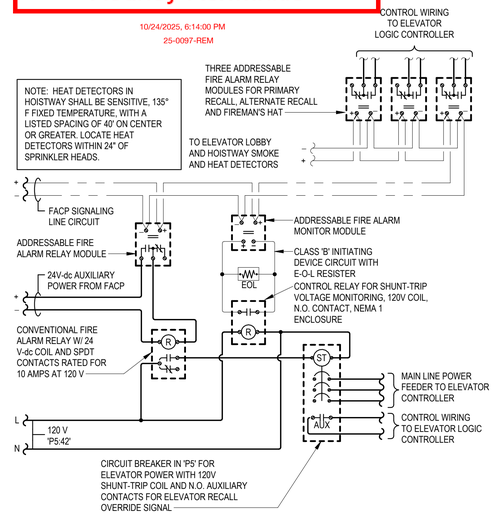
1. COMMON GROUNDING ELECTRODE CONDUCTOR BUSBAR SHALL BE 1/4" THICK x 4" WIDE x 24" LONG, TIN PLATED COPPER BUSBAR. PROVIDE COMPLETE WITH INSULATING STAND OFFS, STAINLESS STEEL BRACKETS AND MOUNTING BOLTS. MOUNT ON WALL AT 18" AFF. ERICO #EGBA14424CCT OR EQUAL.
2. ALL CONNECTIONS TO GROUNDING BUSBAR SHALL BE MADE USING COMPRESSION TYPE LUGS (BURNDY 'YAZ' SERIES OR EQUAL). MECHANICAL LUGS ARE NOT ACCEPTABLE.
3. INSTALL ALL GROUNDING ELECTRODE CONDUCTORS IN 3/4" CONDUIT WHERE EXPOSED AND WHERE SUBJECT TO PHYSICAL DAMAGE.
4. CONTRACTOR SHALL MEASURE RESISTANCE TO GROUND AND PROVIDE ADDITIONAL GROUND ROD OR PLATE ELECTRODES AS REQUIRED UNTIL A RESISTANCE TO GROUND OF 25 OHMS OR LESS IS ACHIEVED.



4 AC SERVICE GROUNDING DETAIL
NO SCALE

REVIEWED FOR CODE COMPLIANCE
City of Salina
Building Services Division
Rodney Rexwinkle

10/24/2025, 6:14:00 PM
25-0097-REM



ELEVATOR RECALL AND SHUT-DOWN SEQUENCE OF OPERATION:

1. UPON SENSING SMOKE FROM ONE OR MORE ELEVATOR LOBBY OR HOISTWAY, THE SMOKE DETECTOR SHALL SIGNAL THE FIRE ALARM CONTROL PANEL, WHICH WILL FORWARD THE SIGNAL TO THE ELEVATOR LOGIC CONTROLLER VIA ADDRESSABLE RELAY MODULES TO RECALL ELEVATOR CAB TO THE PRIMARY RECALL FLOOR. IF PRIMARY RECALL FLOOR'S LOBBY SMOKE DETECTOR SENSES SMOKE AT THAT FLOOR, THE ELEVATOR CONTROLLER WILL SEND THE ELEVATOR CAB TO THE NEXT FLOOR CLEAR OF SMOKE. ONCE THE ELEVATOR CAB HAS REACHED THE DESIGNATED FLOOR, THE ELEVATOR CAB DOORS WILL OPEN AND THE CONTROLLER WILL LOCK THE ELEVATOR CAB AT THAT FLOOR, DISABLING THE ELEVATOR CAB CONTROLS, UNLESS A FIREMAN'S KEY IS USED TO OVERRIDE AUTOMATIC CONTROLS.
2. ALL SMOKE DETECTORS ASSOCIATED WITH ELEVATOR RECALL (LOBBY AND HOISTWAY) SHALL TRANSMIT A SEPARATE AND DISTINCT VISIBLE ANNUNCIATION AT THE FIRE ALARM CONTROL PANEL.
3. UPON SENSING A HEAT ALARM CONDITION IN THE ELEVATOR HOISTWAY, THE HEAT DETECTOR SHALL SIGNAL THE FIRE ALARM CONTROL PANEL, WHICH WILL FORWARD THE SIGNAL TO THE ADDRESSABLE RELAY MODULE TO ACTIVATE (VIA A CONVENTIONAL FIRE ALARM RELAY) THE SHUNT-TRIP BREAKER POWERING THE ELEVATOR SO AS TO DISCONNECT POWER TO THAT CIRCUIT. THIS IS TO BE A NON-AUTO RESET SWITCH. WHEN THE SPRINKLER HEAD HAS REACHED ITS CRITICAL TEMPERATURE OF 165° F., THE HEAD WILL BEGIN DISCHARGE OF WATER.

3 ELEVATOR RECALL AND SHUT-DOWN WIRING DIAGRAM
NO SCALE

LIGHT FIXTURE SCHEDULE

GENERAL:
- ALL INTERIOR LED FIXTURES SHALL BE MIN. 80 CRI.
- ALL LED FIXTURES SHALL ADHERE TO LM79 AND LM80 STANDARDS
- ALL EXTERIOR LED FIXTURES SHALL BE 4000°K CORRECTED COLOR TEMPERATURE, MIN. 70 CRI.

NOTES:
1. PROVIDE FIXTURE WITH INTEGRAL EMERGENCY BATTERY AND CHARGER WITH SELF-DIAGNOSTIC/SELF-TESTING ELECTRONICS.
2. FIXTURE SHALL BE CAPABLE OF WALL OR CEILING MOUNT APPLICATIONS AND SHALL HAVE BREAK-OUT DIRECTIONAL CHEVRONS.
3. FIXTURE/LAMPS SHALL BE ENERGY STAR RATED.
4. U.L. LISTED FOR 'WET LOCATION'.
5. FIXTURE SHALL BE CAPABLE OF OPERATION IN TEMPERATURES RANGING FROM -40F THROUGH 104F.
6. LIGHT FIXTURE SELECTED BY INTERIOR DESIGNER AND PROVIDED BY E.C. ALL SUBSTITUTION SHALL BE APPROVED BY INTERIOR DESIGNER.
7. COORDINATE EXACT MOUNTING LOCATION AND REQUIREMENTS WITH INTERIOR DESIGNER AND ARCHITECT.
8. PROVIDE LAMPS AS REQUIRED.
9. NOT USED.

MARK	MANUFACTURER	MODEL NUMBER	WATTAGE	LUMEN OUTPUT	DRIVER	MOUNTING	FINISH	DESCRIPTION	NOTES
A	REJUVENATION	SEE DESCRIPTION			STANDARD	PENDANT	OLD BRASS	HOLLYWOOD 6" FITTER LED PENDANT WITH ART DECO WEDDING CAKE GLOBE	6,7,8
B	ALORA	WV353020UB	13 W	1000 lm	STANDARD	SURFACE WALL	URBAN BRONZE	LED BATHROOM VANITY LIGHT	3,6,7,8
CE	H.E. WILLIAMS	WMA-4-L80/835-AF-EM/10W-DIM-UNV	63 W	8000 lm	0-10V DIMMING	SURFACE WALL	WHITE	4 FT. ARCHITECTURAL WALL BRACKET UP/DOWN LIGHT WITH FROSTED ACRYLIC LENS AND 10W EMERGENCY BATTERY	--
D	HALO	SMD6R12930WH	15 W	1200 lm	PHASE DIMMING	CEILING SURFACE	WHITE	6" DIA ROUND SURFACE MOUNT DOWNLIGHT WITH ACRYLIC LENS. 90 CRI	3
E	SURE-LITES	SEL2SSD			--	WALL AT 7'-6" AFF	WHITE	TWIN HEAD POLYCARBONATE EMERGENCY LIGHT	1
E1	MULE	EOE-BB-10L3-B-DG			--	SURFACE WALL	BRONZE	DIE-CAST ALUMINUM EMERGENCY LIGHT WITH POLYCARBONATE LENS, INTERGRAL BATTERY	1,4,5
F	METALUX	4SNLED-LD5-56L-LW-UNV-L830-CD1	46 W	5900 lm	0-10V DIMMING	SURFACE	WHITE	4' LED STRIP WITH FROSTED ACRYLIC LENS, WIDE DISTRIBUTION	--
G	VISUAL COMFORT & CO.	SL 2708HAB			STANDARD	SURFACE WALL	BRASS	WALL MOUNTED PICTURE LIGHT	6,7,8
H	ARTERIORS LIGHTING	49175			STANDARD	SURFACE WALL	BRONZE	WALL SCONCE	6,7,8
J	HUBBARDTON FORGE	SEE DESCRIPTION			STANDARD	CEILING SURFACE	SOFT GOLD	TWILIGHT FLUSH MOUNT 6" DIA ROUND DOWNLIGHT	6,7,8
K	REJUVENATION	SEE DESCRIPTION			STANDARD	SURFACE WALL	BRASS	TRILLIUM SCONCE, HERITAGE BRASS FINISH WITH RUSSET CERAMIC SHADE	6,7,8
M	H.E. WILLIAMS	96-4-L40/835-HIAFR-WET/1-DRV-UNV	30 W	4000 lm	STANDARD	SURFACE WALL	WHITE	4 FT. FULLY ENCLOSED AND GASKETED INDUSTRIAL FIXTURE WITH FROSTED, RIBBED, IMPACT-RESISTANT ACRYLIC LENS	4
Q	---	---			STANDARD	WALL AT 12'-0" AFF (FIRST FLOOR)	---	EXTERIOR UP/DOWN WALL LIGHT, SELECTED BY OWNER	4
R1	MCGRAW-EDISON	GWC-AF-01-LED-E1-T2-BK-600	34 W	4200 lm	STANDARD	WALL AT 12'-0" AFF (FIRST FLOOR)	BLACK	EXTERIOR WALL PACK, TYPE II IES DISTRIBUTION	4
R2	MCGRAW-EDISON	GWC-AF-01-LED-E1-T3-BK-800	44 W	5150 lm	STANDARD	WALL AT 12'-0" AFF (FIRST FLOOR)	BLACK	EXTERIOR WALL PACK, TYPE III IES DISTRIBUTION	4
X	MULE	MXBRU-SD			--	CEILING/WALL	WHITE	UNIVERSAL SINGLE/DOUBLE FACE POLYCARBONATE EXIT SIGN WITH RED LETTERS	1,2
XE	MULE	SQC-LED-U-R-WW-SD			--	SURFACE WALL	WHITE	SINGLE FACE COMBINATION POLYCARBONATE EXIT SIGN/TWIN HEAD EMERGENCY LIGHT	1,2

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Project 25040 09/24/2025

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LEE LOFTS, PHASE III, BUILDING 3
HISTORIC REHAB. (APARTMENTS, COMMERCIAL)
SALINA, KANSAS

PATRICK J. KNOLL LICENSED 24155 09-24-2025 KANSAS PROFESSIONAL ENGINEER

REVISIONS:

DATE: 09/24/2025
JOB: 22-3243
SHEET NO.:

E6.1

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Building Services Division
Rodney Rexwinkle
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mail@LSTengineers.com

Project 25040 09/24/2025

NOTES:
- Main service main circuit breaker shall be 65kAIC fully rated.
- Conductor ampacities are based on copper, U.N.O.
- Electrical installation shall comply with NEC.
- Coordinate all responsibilities and requirements with power utility company and pay associated fees.
- Contact Information:
  - Evergy
  - Rodney Rexwinkle
  - Rodney.Rexwinkle@evergy.com
- Coordinate final review of meter centers with utility company. Provide shop drawings of proposed equipment whether as specified or substituted to utility company for approval.
- Provide all necessary blocking and/or steel channel behind meter centers to create a flush/plumb mounting surface and to infill space where existing stone and brick meet.
- All meter center components shall be NEMA 3R.
- All dimensions based on Square D equipment. It is the contractor's responsibility to verify the dimensions of substitute equipment.
- For each meter, provide a permanent brass, copper or aluminum tag identifying the apartment served. Tags shall be securely fastened to the meter base and be stamped with 1/4" letters, minimum.

DWELLING UNIT FEEDER SCHEDULE (ALUMINUM)	
PANEL NAME	FEEDER SIZE
106, 108, 111, 208, 211, 212, 213, 311, 313, 411, 413, 513	2#2/0, #2/0N, #4G, 2"C.
104, 205, 308, 312, 408, 412, 511	2#3/0, #3/0N, #3G, 2"C.
105, 204, 207, 304, 305, 307, 405, 407, 505, 508, 512	2#4/0, #4/0N, #2G, 2"C.
203, 303, 404, 507	2#250KCMIL, #250 KCMIL N, #1G, 2-1/2"C.
403, 503, 504	2#300KCMIL, #300 KCMIL N, #1/0G, 2-1/2"C.

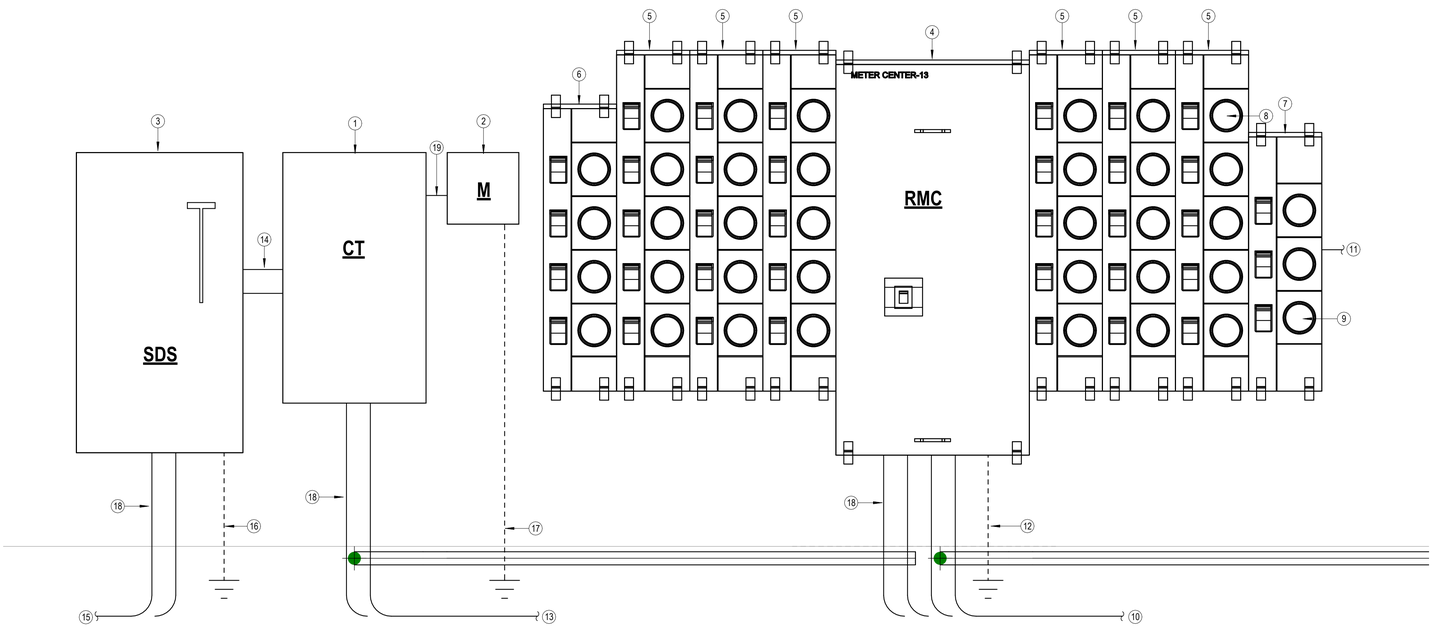
DWELLING UNIT FEEDER SCHEDULE (COPPER)	
PANEL NAME	FEEDER SIZE
104, 106, 108, 111, 205, 207, 208, 211, 212, 213, 305, 308, 311, 312, 313, 408, 411, 412, 413, 50...	2#1/0, #1/0N, #4G, 1-1/2"C.
105, 204, 307, 405, 505	2#2/0, #2/0N, #4G, 2"C.
203, 303, 304, 404, 407, 504, 507	2#3/0, #3/0N, #3G, 2"C.
403, 503	2#4/0, #4/0N, #2G, 2"C.

HOUSE PANEL FEEDER SCHEDULE (ALUMINUM)	
PANEL NAME	FEEDER SIZE
P3, P4	3#1/0, #1/0N, #8G., 2"C.
P1, P2	3#3/0, #3/0N, #6G., 2"C.
P0, P5	3#300 KCMIL, #300 KCMIL N, #4G., 2-1/2"C.

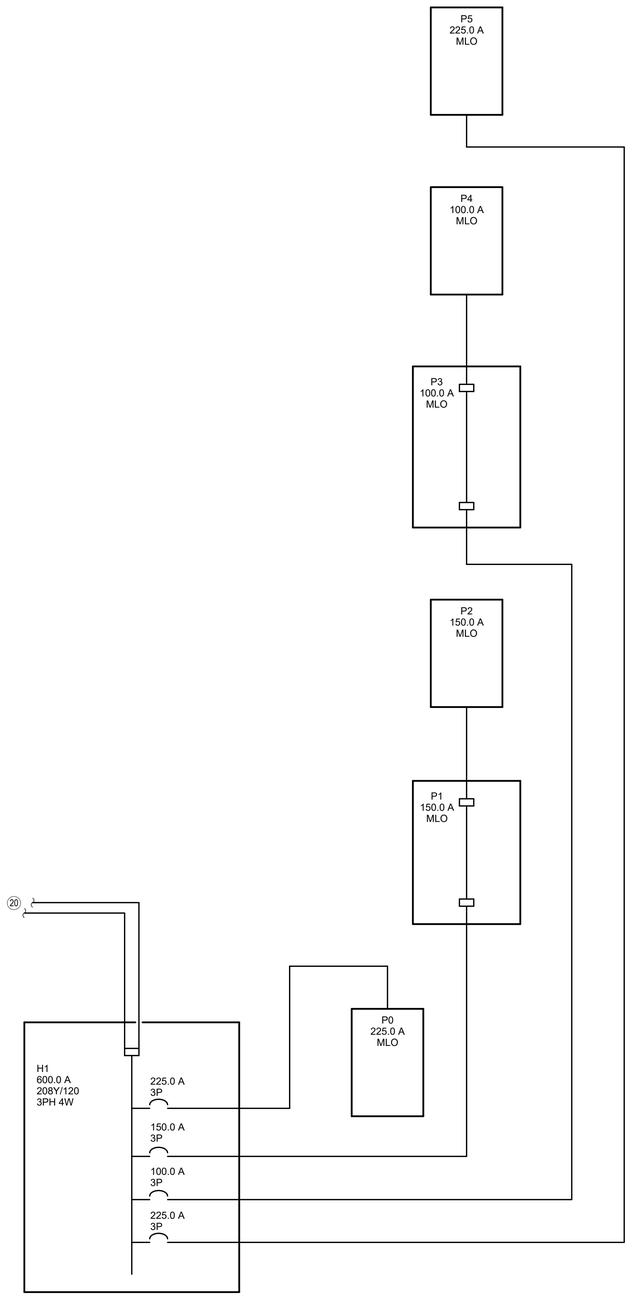
HOUSE PANEL FEEDER SCHEDULE (COPPER)	
PANEL NAME	FEEDER SIZE
P3, P4	3#1, #1N, #8G., 1-1/4"C.
P1, P2	3#1/0, #1/0N, #6G., 1-1/2"C.
P0, P5	3#4/0, #4/0N, #4G., 2"C.

NOTES BY SYMBOL

1. CT ENCLOSURE (24"Wx42"Hx9"D) PER EVERGY REQUIREMENTS. INSTALL BOTTOM OF CABINET MINIMUM 2' AFG. INSTRUMENT CT INSTALLED BY E.C., WIRED BY EVERGY.
2. CT RATED METER PROVIDED BY UTILITY, INSTALLED BY E.C. METER ENCLOSURE ELECTRICALLY BONDED TO CT CABINET BY RMC. INSTALL SOCKET BETWEEN 42"-66" AFG.
3. 'SDS' - 600A/3P SERVICE ENTRANCE RATED DISCONECT SWITCH WITH SOLID NEUTRAL AND (3) 600A DUAL-ELEMENT, TIME-DELAY, CLASS 'RK1' FUSES IN NEMA 3R ENCLOSURE. PROVIDE SIGNAGE AT DISCONNECT SWITCH TO READ 'SERVICE DISCONNECT 2 OF 2'
4. METER CENTER MAIN, 3-PH IN; 3-PH OUT, 208/120V-3PH, 4 WIRE WITH 1200A/3P MAIN BREAKER, 65 KAIC RATED, SERVICE ENTRANCE RATED WITH INTEGRAL SURGE PROTECTION DEVICE. SQUARE D 'EZ METER-PAK' #EZM31200CBU. PROVIDE SIGNAGE AT DISCONNECT SWITCH TO READ 'SERVICE DISCONNECT 1 OF 2'
5. 5-SOCKET BRANCH UNITS, 3-PH IN; 1-PH OUT, WITH (5) 125A BRANCH BREAKERS AS INDICATED, SQUARE D 'EZ METER-PAK' #EZM513125. PROVIDE PERMANENT LABEL ON EACH METER SOCKET BREAKER INDICATING THE APARTMENT BEING SERVED.
6. 4-SOCKET BRANCH UNITS, 3-PH IN; 1-PH OUT, WITH (4) 125A BRANCH BREAKERS AS INDICATED, SQUARE D 'EZ METER-PAK' #EZM413125. PROVIDE PERMANENT LABEL ON EACH METER SOCKET BREAKER INDICATING THE APARTMENT BEING SERVED.
7. 3-SOCKET BRANCH UNITS, 3-PH IN; 1-PH OUT, WITH (3) 125A BRANCH BREAKERS AS INDICATED, SQUARE D 'EZ METER-PAK' #EZM313125. PROVIDE PERMANENT LABEL ON EACH METER SOCKET BREAKER INDICATING THE APARTMENT BEING SERVED.
8. MAXIMUM HEIGHT TO CENTERLINE OF TOP METER SOCKET SHALL BE 6'-0" AFG.
9. MINIMUM HEIGHT TO BOTTOM OF METER SOCKET ASSEMBLY SHALL BE 3'-0" AFG.
10. (4) PARALLEL 4" CONDUITS EACH WITH (4) #350 KCMIL COPPER OR (4) #500 KCMIL ALUMINUM FROM TRANSFORMER TO METER CENTER. FIELD VERIFY EXACT LOCATION OF EXISTING CONDUITS ROUTED FROM TRANSFORMER TO EAST SIDE OF BUILDING.
11. SEE FEEDER SCHEDULE, THIS SHEET FOR SIZES TO APARTMENT UNIT LOAD CENTERS.
12. #3/0 CU GROUNDING ELECTRODE CONDUCTOR TO COMMON GROUNDING ELECTROD CONDUCTOR BUSBAR. SEE DETAIL 4:E6.1.
13. (2) PARALLEL 4" CONDUITS EACH WITH (4) #350 KCMIL COPPER OR (4) #500 KCMIL ALUMINUM FROM TRANSFORMER TO CT ENCLOSURE. FIELD VERIFY EXACT LOCATION OF EXISTING CONDUITS ROUTED FROM TRANSFORMER TO EAST SIDE OF BUILDING.
14. (2) PARALLEL 4" CONDUITS EACH WITH (4) #350 KCMIL COPPER OR (4) #500 KCMIL ALUMINUM.
15. (2) PARALLEL 3" CONDUITS, EACH WITH (4) #350 KCMIL, #1G COPPER OR (2) PARALLEL 4" CONDUITS, EACH WITH (4) #500 KCMIL AL, #2 AL G. FROM 'SDS' TO PANEL 'H1'. SEE 2:E6.2 FOR CONTINUATION.
16. #2/0 CU GROUNDING ELECTRODE CONDUCTOR TO COMMON GROUNDING ELECTROD CONDUCTOR BUSBAR. SEE DETAIL 4:E6.1.
17. #6 AWG BARE COPPER GROUND WIRE IN 1: SCHEDULE 40 PVC CONDUIT TO 5/8"x8' COPPER CLAD GROUND ROD.
18. PROVIDE SCHEDULE 40 PVC SLIP JOINTS.
19. 1-1/4" RMC FOR POWER COMPANY PROVIDED METER WIRING.
20. SEE 1:E6.2 FOR CONTINUATION.



1 ELECTRICAL SERVICE RISER DIAGRAM
1" = 1'-0"



2 ELECTRICAL RISER DIAGRAM - HOUSE
NO SCALE

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LEE LOFTS, PHASE III, BUILDING 3
HISTORIC REHAB. (APARTMENTS, COMMERCIAL)
SALINA, KANSAS

PATRICK LEE GILLAM 24155 09-24-2025 KANSAS PROFESSIONAL ENGINEER

REVISIONS:

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Project 25040 09/24/2025

Designation: 105

Installed Location:
Voltage: 120/208 1PH 3W-1Ph-3W
Mounting: Flush
Enclosure: NEMA 1
Bus Amps: 125
MCB Amps: MLO
Features & Modifications: -
SCCR/AIC: 22.0 kA
Mains FN/Note: -

10/24/2025, 6:14:00 PM
25-0097-REM

Ckt	Description	Circuitry	Trip (A)	FN	A		B		FN	Trip (A)	Circuitry	Description	Ckt
105:1	KITCHEN RECEPTACLES	1/2"C,1#12,#12N,#12G	20	GA	3.0 A	0.0 A							
105:3	KITCHEN RECEPTACLES	1/2"C,1#12,#12N,#12G	20	GA			3.0 A	0.0 A		20	1/2"C,2#12,#12G	WATER HEATER	105:2
105:5	GARBAGE DISPOSAL	1/2"C,1#12,#12N,#12G	20	GA	4.2 A	40....							105:4
105:7	DISHWASHER	1/2"C,1#12,#12N,#12G	20	GA			4.2 A	40....		60	1"C,2#4,#4N,#10G	CLOTHES DRYER	105:6
105:9	HOOD/MICROWAVE	1/2"C,1#12,#12N,#12G	20	GA	2.1 A	40....							105:8
105:11	REFRIGERATOR	1/2"C,1#12,#12N,#12G	20	GA			1.5 A	40....		60	1"C,2#4,#4N,#10G	RANGE	105:10
105:13	KITCHEN/LIVING LIGHTING	1/2"C,1#12,#12N,#12G	20	A	1.4 A	21....							105:12
105:15	LIVING ROOM RECEPTACLES	1/2"C,1#12,#12N,#12G	20	A			7.5 A	21....		30	1/2"C,2#10,#10G	BLOWER COIL 'BC-3'	105:14
105:17	BATHROOM	1/2"C,1#12,#12N,#12G	20		2.9 A	18....							105:16
105:19	BEDROOM 1	1/2"C,1#12,#12N,#12G	20	A			6.7 A	18....		30	1/2"C,2#10,#10G	CONDENSING UNIT 'CU-3'	105:18
105:21	BEDROOM 2	1/2"C,1#12,#12N,#12G	20	A	9.7 A	0.0 A							105:20
105:23	CLOTHES WASHER RECEPTACLE	1/2"C,1#12,#12N,#12G	20	GA			1.5 A	0.0 A		20	--	SURGE PROTECTION	105:22
										20	--	SURGE PROTECTION	105:24

Notes:

Designation: 111

Installed Location:
Voltage: 120/208 1PH 3W-1Ph-3W
Mounting: Flush
Enclosure: NEMA 1
Bus Amps: 125
MCB Amps: MLO
Features & Modifications: -
SCCR/AIC: 22.0 kA
Mains FN/Note: -

Ckt	Description	Circuitry	Trip (A)	FN	A		B		FN	Trip (A)	Circuitry	Description	Ckt
111:1	KITCHEN RECEPTACLES	1/2"C,1#12,#12N,#12G	20	GA	3.0 A	0.0 A							
111:3	KITCHEN RECEPTACLES	1/2"C,1#12,#12N,#12G	20	GA			4.5 A	0.0 A		20	1/2"C,2#12,#12G	WATER HEATER	111:2
111:5	GARBAGE DISPOSAL	1/2"C,1#12,#12N,#12G	20	GA	4.2 A	40....							111:4
111:7	DISHWASHER	1/2"C,1#12,#12N,#12G	20	GA			4.2 A	40....		60	1"C,2#4,#4N,#10G	CLOTHES DRYER	111:6
111:9	HOOD/MICROWAVE	1/2"C,1#12,#12N,#12G	20	GA	2.1 A	40....							111:8
111:11	REFRIGERATOR	1/2"C,1#12,#12N,#12G	20	GA			1.5 A	40....		60	1"C,2#4,#4N,#10G	RANGE	111:10
111:13	KITCHEN/LIVING LIGHTING	1/2"C,1#12,#12N,#12G	20	A	1.7 A	21....							111:12
111:15	LIVING ROOM RECEPTACLES	1/2"C,1#12,#12N,#12G	20	A			10....	21....		30	1/2"C,2#10,#10G	BLOWER COIL 'BC-4' CIRCUIT #1	111:14
111:17	BATHROOM	1/2"C,1#12,#12N,#12G	20		2.9 A	0.0 A							111:16
111:19	BEDROOM 1	1/2"C,1#12,#12N,#12G	20	A			8.1 A	0.0 A		20	1/2"C,2#12,#12G	BLOWER COIL 'BC-4' CIRCUIT #2	111:18
111:21	BEDROOM 2	1/2"C,1#12,#12N,#12G	20	A	9.7 A	19....							111:20
111:23	CLOTHES WASHER RECEPTACLE	1/2"C,1#12,#12N,#12G	20	GA			1.5 A	19....		30	1/2"C,2#10,#10G	CONDENSING UNIT 'CU-4'	111:22
111:25	SPACE	--	--		--	--							111:24
111:27	SPACE	--	--				--	0.0 A		20	--	SURGE PROTECTION	111:26
111:29	SPACE	--	--		--	0.0 A				20	--	SURGE PROTECTION	111:28
										20	--	SURGE PROTECTION	111:30

Notes:

Breaker Function Schedule

A	Arc-Fault Interrupter (AFCI) Protection
G	Ground-Fault Circuit Interrupter (GFCI) Protection (5 mA)
GA	Combination Arc-Fault Interrupter (AFCI) Protection and Ground-Fault Circuit Interrupter (GFCI) Protection (5 mA)
L	Lockable open according to NEC 110.25

Designation: 213

Installed Location:
Voltage: 120/208 1PH 3W-1Ph-3W
Mounting: Flush
Enclosure: NEMA 1
Bus Amps: 125
MCB Amps: MLO
Features & Modifications: -
SCCR/AIC: 22.0 kA
Mains FN/Note: -

Ckt	Description	Circuitry	Trip (A)	FN	A		B		FN	Trip (A)	Circuitry	Description	Ckt
213:1	KITCHEN RECEPTACLES	1/2"C,1#12,#12N,#12G	20	GA	4.5 A	0.0 A							
213:3	KITCHEN RECEPTACLES	1/2"C,1#12,#12N,#12G	20	GA			3.0 A	0.0 A		20	1/2"C,2#12,#12G	WATER HEATER	213:2
213:5	GARBAGE DISPOSAL	1/2"C,1#12,#12N,#12G	20	GA	4.2 A	40....							213:4
213:7	DISHWASHER	1/2"C,1#12,#12N,#12G	20	GA			4.2 A	40....		60	1"C,2#4,#4N,#10G	CLOTHES DRYER	213:6
213:9	HOOD/MICROWAVE	1/2"C,1#12,#12N,#12G	20	GA	2.1 A	40....							213:8
213:11	REFRIGERATOR	1/2"C,1#12,#12N,#12G	20	GA			1.5 A	40....		60	1"C,2#4,#4N,#10G	RANGE	213:10
213:13	KITCHEN/LIVING LIGHTING	1/2"C,1#12,#12N,#12G	20	A	1.5 A	21....							213:12
213:15	LIVING ROOM RECEPTACLES	1/2"C,1#12,#12N,#12G	20	A			10....	21....		30	1/2"C,2#10,#10G	BLOWER COIL 'BC-2'	213:14
213:17	BATHROOM	1/2"C,1#12,#12N,#12G	20		2.9 A	14....							213:16
213:19	CLOTHES WASHER RECEPTACLE	1/2"C,1#12,#12N,#12G	20	GA			1.5 A	14....		20	1/2"C,2#12,#12G	CONDENSING UNIT 'CU-2'	213:18
213:21	Space	--	--		--	0.0 A				20	--	SURGE PROTECTION	213:20
213:23	Space	--	--				--	0.0 A		20	--	SURGE PROTECTION	213:22
													213:24

Notes:
PANEL SCHEDULE IS TYPICAL FOR UNITS: 213, 313, 413, AND 513

Designation: 204

Installed Location:
Voltage: 120/208 1PH 3W-1Ph-3W
Mounting: Flush
Enclosure: NEMA 1
Bus Amps: 125
MCB Amps: MLO
Features & Modifications: -
SCCR/AIC: 22.0 kA
Mains FN/Note: -

Ckt	Description	Circuitry	Trip (A)	FN	A		B		FN	Trip (A)	Circuitry	Description	Ckt
204:1	KITCHEN RECEPTACLES	1/2"C,1#12,#12N,#12G	20	GA	3.0 A	0.0 A							
204:3	KITCHEN RECEPTACLES	1/2"C,1#12,#12N,#12G	20	GA			3.0 A	0.0 A		20	1/2"C,2#12,#12G	WATER HEATER	204:2
204:5	GARBAGE DISPOSAL	1/2"C,1#12,#12N,#12G	20	GA	4.2 A	40....							204:4
204:7	DISHWASHER	1/2"C,1#12,#12N,#12G	20	GA			4.2 A	40....		60	1"C,2#4,#4N,#10G	CLOTHES DRYER	204:6
204:9	HOOD/MICROWAVE	1/2"C,1#12,#12N,#12G	20	GA	2.1 A	40....							204:8
204:11	REFRIGERATOR	1/2"C,1#12,#12N,#12G	20	GA			1.5 A	40....		60	1"C,2#4,#4N,#10G	RANGE	204:10
204:13	KITCHEN/LIVING LIGHTING	1/2"C,1#12,#12N,#12G	20	A	1.0 A	21....							204:12
204:15	LIVING ROOM RECEPTACLES	1/2"C,1#12,#12N,#12G	20	A			9.0 A	21....		30	1/2"C,2#10,#10G	BLOWER COIL 'BC-3'	204:14
204:17	BATHROOM	1/2"C,1#12,#12N,#12G	20		2.9 A	18....							204:16
204:19	BEDROOM	1/2"C,1#12,#12N,#12G	20	A			9.7 A	18....		30	1/2"C,2#10,#10G	CONDENSING UNIT 'CU-3'	204:18
204:21	CLOTHES WASHER RECEPTACLE	1/2"C,1#12,#12N,#12G	20	GA	1.5 A	0.0 A							204:20
204:23	Space	--	--				--	0.0 A		20	--	SURGE PROTECTION	204:22
										20	--	SURGE PROTECTION	204:24

Notes:
PANEL SCHEDULE IS TYPICAL FOR UNITS: 108, 204, 304, 404, AND 504.

Designation: 207

Installed Location:
Voltage: 120/208 1PH 3W-1Ph-3W
Mounting: Flush
Enclosure: NEMA 1
Bus Amps: 125
MCB Amps: MLO
Features & Modifications: -
SCCR/AIC: 22.0 kA
Mains FN/Note: -

Ckt	Description	Circuitry	Trip (A)	FN	A		B		FN	Trip (A)	Circuitry	Description	Ckt
207:1	KITCHEN RECEPTACLES	1/2"C,1#12,#12N,#12G	20	GA	3.0 A	0.0 A							
207:3	KITCHEN RECEPTACLES	1/2"C,1#12,#12N,#12G	20	GA			3.0 A	0.0 A		20	1/2"C,2#12,#12G	WATER HEATER	207:2
207:5	GARBAGE DISPOSAL	1/2"C,1#12,#12N,#12G	20	GA	4.2 A	40....							207:4
207:7	DISHWASHER	1/2"C,1#12,#12N,#12G	20	GA			4.2 A	40....		60	1"C,2#4,#4N,#10G	CLOTHES DRYER	207:6
207:9	HOOD/MICROWAVE	1/2"C,1#12,#12N,#12G	20	GA	2.1 A	40....							207:8
207:11	REFRIGERATOR	1/2"C,1#12,#12N,#12G	20	GA			1.5 A	40....		60	1"C,2#4,#4N,#10G	RANGE	207:10
207:13	KITCHEN/LIVING LIGHTING	1/2"C,1#12,#12N,#12G	20	A	1.4 A	3.8 A							207:12
207:15	LIVING ROOM RECEPTACLES	1/2"C,1#12,#12N,#12G	20	A			9.0 A	3.8 A		20	1/2"C,2#12,#12G	BLOWER COIL 'BC-1'	207:14
207:17	BATHROOM	1/2"C,1#12,#12N,#12G	20		3.0 A	9.0 A							207:16
207:19	CLOTHES WASHER RECEPTACLE	1/2"C,1#12,#12N,#12G	20	GA			1.5 A	9.0 A		20	1/2"C,2#12,#12G	CONDENSING UNIT 'CU-1'	207:18
207:21	Space	--	--		--	0.0 A				20	--	SURGE PROTECTION	207:20
207:23	Space	--	--				--	0.0 A		20	--	SURGE PROTECTION	207:22
													207:24

Notes:
PANEL SCHEDULE IS TYPICAL FOR UNITS: 104, 106, 207, 208, 211, 212, 307, 308, 211, 312, 407, 408, 411, 412, 507, 508, 511, AND 512

Designation: 205

Installed Location:
Voltage: 120/208 1PH 3W-1Ph-3W
Mounting: Flush
Enclosure: NEMA 1
Bus Amps: 125
MCB Amps: MLO
Features & Modifications: -
SCCR/AIC: 22.0 kA
Mains FN/Note: -

Ckt	Description	Circuitry	Trip (A)	FN	A		B		FN	Trip (A)	Circuitry	Description	Ckt
205:1	KITCHEN RECEPTACLES	1/2"C,1#12,#12N,#12G	20		3.0 A	0.0 A							
205:3	KITCHEN RECEPTACLES	1/2"C,1#12,#12N,#12G	20				3.0 A	0.0 A		20	1/2"C,2#12,#12G	WATER HEATER	205:2
205:5	GARBAGE DISPOSAL	1/2"C,1#12,#12N,#12G	20		4.2 A	40....							205:4
205:7	DISHWASHER	1/2"C,1#12,#12N,#12G	20				4.2 A	40....		60	1"C,2#4,#4N,#10G	CLOTHES DRYER	205:6
205:9	HOOD/MICROWAVE	1/2"C,1#12,#12N,#12G	20		2.1 A	40....							205:8
205:11	REFRIGERATOR	1/2"C,1#12,#12N,#12G	20				1.5 A	40....		60	1"C,2#4,#4N,#10G	RANGE	205:10
205:13	KITCHEN/LIVING LIGHTING	1/2"C,1#12,#12N,#12G	20		1.1 A	21....							205:12
205:15	LIVING ROOM RECEPTACLES	1/2"C,1#12,#12N,#12G	20				7.5 A	21....		30	1/2"C,2#10,#10G	BLOWER COIL 'BC-2'	205:14
205:17	BATHROOM	1/2"C,1#12,#12N,#12G	20		2.9 A	14....							205:16
205:19	BEDROOM	1/2"C,1#12,#12N,#12G	20				8.2 A	14....		20	1/2"C,2#12,#12G	CONDENSING UNIT 'CU-2'	205:18
205:21	CLOTHES WASHER RECEPTACLE	1/2"C,1#12,#12N,#12G	20		1.5 A	0.0 A							205:20
205:23	Space	--	--				--	0.0 A		20	--	SURGE PROTECTION	205:22
										20	--	SURGE PROTECTION	205:24

Notes:
PANEL SCHEDULE IS TYPICAL FOR UNITS: 203, 205, 303, 305, 403, 405, 503, AND 505

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LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHAB. (APARTMENTS, COMMERCIAL)

SALINA, KANSAS

PATRICK J. GILLAM
LICENSED
24155
09-24-2025
KANSAS
PROFESSIONAL ENGINEER

REVISIONS:

DATE: 09/24/2025
JOB: 22-3243
SHEET NO.:

E6.3

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Breaker Function Schedule

A	Arc-Fault Interrupter (AFCI) Protection
G	Ground-Fault Circuit Interrupter (GFCI) Protection (5 mA)
GA	Combination Arc-Fault Interrupter (AFCI) Protection and Ground-Fault Circuit Interrupter (GFCI) Protection (5 mA)
L	Lockable open according to NEC 110.25

Panelboard: P3

Location: IT 309
Supply: H1
Mounting: Surface
Enclosure: NEMA 1

Voltage: 208 V, 3Ø, 4W
Bus Rating: 225 A
Neutral: 100%
Feed-Thru Lugs: Yes
Features & Modifications: INTERNAL SURGE PROTECTION

Mains Type: MLO
Mains Rating: 100 A
Mains FN/Note: -
SCCR: 42 kA

Ckt	Description	Circuitry	Trip (A)	FN	A KVA		B KVA		C KVA		FN	Trip (A)	Circuitry	Description	Ckt
P3:1	LTS - 3RD FLR COMMONS	1/2"C,1#12,#12N,#12G	20		0.56	3.28						40	1/2"C,2#8,#10G	BLOWER COIL 'BC-1'	P3:2
P3:3	RCPT - 3RD LOBBY	1/2"C,1#12,#12N,#12G	20				0.9	3.28						3RD HALL	P3:4
P3:5	RCPT - 3RD HALL	1/2"C,1#12,#12N,#12G	20						1.08	0.75		20	1/2"C,2#12,#12G	EWH-4 -STAIR	P3:6
P3:7	RCPT - TELECOM	1/2"C,1#12,#12N,#12G	20		0.36	0.75									P3:8
P3:9	RCPT - TELECOM	1/2"C,1#12,#12N,#12G	20				0.36	0				20	--	Spare	P3:10
P3:11	FIRE/SMOKE DAMPER	1/2"C,1#12,#12N,#12G	20	L					1.08	0		20	--	Spare	P3:12
P3:13	Space	--	--		--	--						--	--	Space	P3:14
P3:15	Space	--	--				--	--				--	--	Space	P3:16
P3:17	Space	--	--						--	--		--	--	Space	P3:18
P3:19	Space	--	--		--	--						--	--	Space	P3:20
P3:21	Space	--	--				--	--				--	--	Space	P3:22
P3:23	Space	--	--						--	--		--	--	Space	P3:24
				Connecte...	10 kVA		9 kVA		6 kVA						
				Connecte...	87 A		80 A		49 A						

(Includes load connected via feed-thru lugs.)

Panelboard: P4

Location: IT 409
Supply: P3
Mounting: Surface
Enclosure: NEMA 1

Voltage: 208 V, 3Ø, 4W
Bus Rating: 225 A
Neutral: 100%
Feed-Thru Lugs: No
Features & Modifications: INTERNAL SURGE PROTECTION

Mains Type: MLO
Mains Rating: 100 A
Mains FN/Note: -
SCCR: 42 kA

Ckt	Description	Circuitry	Trip (A)	FN	A KVA		B KVA		C KVA		FN	Trip (A)	Circuitry	Description	Ckt
P4:1	LTS - 4TH FLR COMMONS	1/2"C,1#12,#12N,#12G	20		0.56	3.28						40	1/2"C,2#8,#10G	BLOWER COIL 'BC-1'	P4:2
P4:3	RCPT - 4TH LOBBY	1/2"C,1#12,#12N,#12G	20				0.9	3.28						4TH HALL	P4:4
P4:5	RCPT - 4TH HALL	1/2"C,1#12,#12N,#12G	20						1.08	0.75		20	1/2"C,2#12,#12G	EWH-5 - STAIR	P4:6
P4:7	RCPT - TELECOM	1/2"C,1#12,#12N,#12G	20		0.36	0.75									P4:8
P4:9	RCPT - TELECOM	1/2"C,1#12,#12N,#12G	20				0.36	0				20	--	Spare	P4:10
P4:11	FIRE/SMOKE DAMPER	1/2"C,1#12,#12N,#12G	20	L					1.08	0		20	--	Spare	P4:12
P4:13	Space	--	--		--	--						--	--	Space	P4:14
P4:15	Space	--	--				--	--				--	--	Space	P4:16
P4:17	Space	--	--						--	--		--	--	Space	P4:18
P4:19	Space	--	--		--	--						--	--	Space	P4:20
P4:21	Space	--	--				--	--				--	--	Space	P4:22
P4:23	Space	--	--						--	--		--	--	Space	P4:24
				Connecte...	5 kVA		5 kVA		3 kVA						
				Connecte...	43 A		40 A		24 A						

Panelboard: P5

Location: IT 509
Supply: H1
Mounting: Surface
Enclosure: NEMA 1

Voltage: 208 V, 3Ø, 4W
Bus Rating: 225 A
Neutral: 100%
Feed-Thru Lugs: No
Features & Modifications: INTERNAL SURGE PROTECTION

Mains Type: MLO
Mains Rating: 225 A
Mains FN/Note: -
SCCR: 42 kA

Ckt	Description	Circuitry	Trip (A)	FN	A KVA		B KVA		C KVA		FN	Trip (A)	Circuitry	Description	Ckt
P5:1	CONDENSING UNIT 'CU-3' COMMUNITY 102	1/2"C,2#10,#10G	30		1.87	1.46						20	1/2"C,2#12,#12G	Cooling	P5:2
P5:3							1.87	1.46							P5:4
P5:5	CONDENSING UNIT 'CU-3' COMMUNITY 102	1/2"C,2#10,#10G	30						1.87	0.18		20	1/2"C,1#12,#12N,#12G	RCPT - ELEVATOR HOISTWAY	P5:6
P5:7					1.87	1.08						20	1/2"C,1#12,#12N,#12G	RCPT - 5TH HALL	P5:8
P5:9	CONDENSING UNIT 'CU-1' 5TH FLOOR HALL	1/2"C,2#12,#12G	20				0.94	0.9				20	1/2"C,1#12,#12N,#12G	RCPT - 5TH LOBBY	P5:10
P5:11									0.94	0.36		20	1/2"C,1#12,#12N,#12G	RCPT - TELECOM	P5:12
P5:13	CONDENSING UNIT 'CU-1' 4TH FLOOR HALL	1/2"C,2#12,#12G	20		0.94	0.36						20	1/2"C,1#12,#12N,#12G	RCPT - TELECOM	P5:14
P5:15							0.94	1.26				20	1/2"C,1#12,#12N,#12G	RCPT - ROOF	P5:16
P5:17	CONDENSING UNIT 'CU-1' 3RD FLOOR HALL	1/2"C,2#12,#12G	20						0.94	3.02		40	1/2"C,2#8,#10G	HEAT PUMP 'HP-1' 2ND LOBBY	P5:18
P5:19					0.94	3.02									P5:20
P5:21	CONDENSING UNIT 'CU-1' 2ND FLOOR HALL	1/2"C,2#12,#12G	20				0.94	3.02				40	1/2"C,2#8,#10G	HEAT PUMP 'HP-3' 3RD LOBBY	P5:22
P5:23									0.94	3.02					P5:24
P5:25	CONDENSING UNIT 'CU-1' BASEMENT	1/2"C,2#12,#12G	20		0.94	3.02						40	1/2"C,2#8,#10G	HEAT PUMP 'HP-3' 4TH LOBBY	P5:26
P5:27							0.94	3.02							P5:28
P5:29	ELEVATOR	1"C,3#4,#8G	70						4.2	3.02		40	1/2"C,2#8,#10G	HEAT PUMP 'HP-4' 5TH LOBBY	P5:30
P5:31					4.2	3.02									P5:32
P5:33							4.2	3.28				40	1/2"C,2#8,#10G	BLOWER COIL 'BC-1' 5TH HALL	P5:34
P5:35	LTS - ELEVATOR HOISTWAY	1/2"C,1#12,#12N,#12G	20						0.03	3.28					P5:36
P5:37	LTS - 5TH FLR COMMONS	1/2"C,1#12,#12N,#12G	20		0.46	0.75						20	1/2"C,2#12,#12G	EWH-6 - STAIR	P5:38
P5:39	FIRE/SMOKE DAMPER	1/2"C,1#12,#12N,#12G	20	L			1.08	0.75							P5:40
P5:41	ELEVATOR CAB LIGHTS	1/2"C,1#12,#12N,#12G	20						0	0.36		20	1/2"C,1#12,#12N,#12G	ELEVATOR SHUNT TRIP	P5:42
P5:43	FUTURE RADON FANS	--	20		0	0						20	--	Spare	P5:44
P5:45	Space	--	--				--	0				20	--	Spare	P5:46
P5:47	Space	--	--						--	--		--	--	Space	P5:48
P5:49	Space	--	--		--	--						--	--	Space	P5:50
P5:51	Space	--	--				--	--				--	--	Space	P5:52
P5:53	Space	--	--						--	--		--	--	Space	P5:54
				Connecte...	24 kVA		25 kVA		22 kVA						
				Connecte...	202 A		207 A		184 A						

Panelboard: H1

Location: BASEMENT
Supply: Utility Transformer
Mounting: Surface
Enclosure: NEMA 1
Features & Modifications: INTERNAL SURGE PROTECTION

Voltage: 208 V, 3Ø, 4W
Bus Rating: 600 A
Neutral: 100%
Mains Type: MLO
Mains Rating: 600 A
Mains FN/Note: -
SCCR: 65 kA

Ckt	Description	Frame (A)	Trip (A)	Poles	FN	Load (VA)
H1:1	P0	225	225	3		50892
H1:2	P1	150	150	3		31280
H1:3	P3	100	100	3		22720
H1:4	P5	225	225	3		50892
H1:5	PROVISIONAL 225A SPACE	--	--	3		0
H1:6	PROVISIONAL 225A SPACE	--	--	1		0

Load Summary

Load Classification	Connected	Factor	Demand	Panel Totals	
Motor	14045 VA	109.62%	15396 VA	**Connected Load:**	178 kVA
Other	13360 VA	100.00%	13360 VA	**Connected Current:**	493 A
Lighting - Interior	4609 VA	125.00%	5761 VA	**Demand Load:**	199 kVA
Receptacle - General	16920 VA	79.55%	13460 VA	**Demand Current:**	554 A
Receptacle - Dedicated	4800 VA	100.00%	4800 VA	**Non-Coincident...**	54.8 A
Electric Heat	91468 VA	125.00%	114335 VA	**Total Est. Demand ...**	498.8 A
Elevator	12600 VA	100.00%	12600 VA		
Cooling	19760 VA	100.00%	19760 VA		

Panelboard: P0

Location: BASEMENT
Supply: H1
Mounting: Surface
Enclosure: NEMA 1

Voltage: 208 V, 3Ø, 4W
Bus Rating: 225 A
Neutral: 100%
Feed-Thru Lugs: No
Features & Modifications: INTERNAL SURGE PROTECTION

Mains Type: MLO
Mains Rating: 225 A
Mains FN/Note: -
SCCR: 42 kA

Ckt	Description	Circuitry	Trip (A)	FN	A KVA		B KVA		C KVA		FN	Trip (A)	Circuitry	Description	Ckt
P0:1	LTS - BASEMENT	1/2"C,1#12,#12N,#12G	20		1.56	3.28						40	1/2"C,2#8,#10G	BASEMENT BLOWER COIL 'BC-1'	P0:2
P0:3	RCPT - BASEMENT	1/2"C,1#12,#12N,#12G	20				1.44	3.28							P0:4
P0:5	ELECTRIC DUCT HEATER	1/2"C,2#12,#12G	20						1.5	4		50	3/4"C,2#6,#10G	COMMUNITY ROOM BLOWER COIL 'BC-3'	P0:6
P0:7					1.5	4									P0:8
P0:9	HEAT TRACE	1/2"C,1#12,#12N,#12G	20				0.4	4				50	3/4"C,2#6,#10G	COMMUNITY ROOM BLOWER COIL 'BC-3'	P0:10
P0:11	ERV	1/2"C,2#12,#12G	20						0.77	4					P0:12
P0:13					0.77	4									P0:14
P0:15	LTS - ELEVATOR HOISTWAY	1/2"C,1#12,#12N,#12G	20				0.06	4				50	3/4"C,2#6,#10G	LOBBY BLOWER COIL 'BC-3'	P0:16
P0:17	RCPT - ELEVATOR HOISTWAY	1/2"C,1#12,#12N,#12G	20						0.18	2.5		40	1/2"C,2#8,#10G	EWH-1 - BASEMENT	P0:18
P0:19	SEWAGE EJECTOR	1/2"C,3#12,#12G	20		1.8	2.5									P0:20
P0:21							1.8	0				20	--	Spare	P0:22
P0:23									1.8	0		20	--	Spare	P0:24
P0:25	ELECTRIC WATER COOLER	1/2"C,1#10,#10N,#10G	20		1.44	--						--	--	Space	P0:26
P0:27	FIRE SUPPRESSION ACCESSORIES	1/2"C,1#12,#12N,#12G	20	L			0.36	--				--	--	Space	P0:28
P0:29	Space	--	--						--	--		--	--	Space	P0:30
				Connecte...	21 kVA		15 kVA		15 kVA						
				Connecte...	174 A		128 A		123 A						

Panelboard: P1

Location: IT 109
Supply: H1
Mounting: Surface
Enclosure: NEMA 1

Voltage: 208 V, 3Ø, 4W
Bus Rating: 150 A
Neutral: 100%
Feed-Thru Lugs: Yes
Features & Modifications: INTERNAL SURGE PROTECTION

Mains Type: MLO
Mains Rating: 150 A
Mains FN/Note: -
SCCR: 42 kA

Ckt	Description	Circuitry	Trip (A)	FN	A KVA		B KVA		C KVA		FN	Trip (A)	Circuitry	Description	Ckt
P1:1	LTS - 1ST FLR W. LOBBY/COMMUNITY	1/2"C,1#12,#12N,#12G	20		0.13	1.2						20	1/2"C,1#12,#12N,#12G	RCPT - TELECOMM BACKBOARD	P1:2
P1:3	LTS - EXTERIOR	1/2"C,1#12,#12N,#12G	20				0.77	1.2				20	1/2"C,1#12,#12N,#12G	RCPT - TELECOMM BACKBOARD	P1:4
P1:5	EXTERIOR LIGHTING CONTROLS	1/2"C,1#12,#12N,#12G	20						0	0.36		20	1/2"C,1#12,#12N,#12G	RCPT - COMMUNITY COUNTERTOP	P1:6
P1:7	LST - 1ST FLR. HALL/ELEV LOBBY	1/2"C,1#12,#12N,#12G	20		0.23	0.36						20	1/2"C,1#12,#12N,#12G	RCPT - COMMUNITY COUNTERTOP	P1:8
P1:9	RCPT - LOBBY 101	1/2"C,1#12,#12N,#12G	20				0.36	0.18				20	1/2"C,1#12,#12N,#12G	RCPT - COMMUNITY REFRIGERATOR	P1:10
P1:11	RCPT - 107, 110, 112, 113	1/2"C,1#12,#12N,#12G	20						1.08	0.36		20	1/2"C,1#12,#12N,#12G	RCPT - COMMUNITY ISLAND	P1:12
P1:13	BLOWER COIL 'BC-2' 1ST HALL	3/4"C,2#6,#10G	50		4	0.54						20	1/2"C,1#12,#12N,#12G	RCPT - COMMUNITY ROOM	P1:14
P1:15							4	0.18				20	1/2"C,1#12,#12N,#12G	HWH-B	P1:16
P1:17	EWH-2 - ELEV LOBBY 113	1/2"C,2#12,#12G	20						0.75	0		20	--	Spare	P1:18
P1:19					0.75	0						20	--	Spare	P1:20
P1:21	FIRE ALARM CONTROL PANEL - MECH 110	1/2"C,1#12,#12N,#12G	20	L			0.36	--				--	--	Space	P1:22
P1:23	Space	--	--						--	--		--	--	Space	P1:24
P1:25	Space	--	--		--	--						--	--	Space	P1:26
P1:27	Space	--	--				--	--				--	--	Space	P1:28
P1:29	Space	--	--						--	--		--	--	Space	P1:30
P1:31	Space	--	--		--	--						--	--	Space	P1:32
P1:33	Space	--	--				--	--				--	--	Space	P1:34
P1:35	Space	--	--						--	--		--	--	Space	P1:36
P1:37	Space	--	--		--	--						--	--	Space	P1:38
P1:39	Space	--	--				--	--				--	--	Space	P1:40
												--	--	Space	P1:42
				Connecte...	13 kVA		12 kVA		6 kVA						
				Connecte...	119 A		112 A		47 A						

(Includes load connected via feed-thru lugs.)

Panelboard: P2

Location: IT 209
Supply: P1
Mounting: Surface
Enclosure: NEMA 1

Voltage: 208 V, 3Ø, 4W
Bus Rating: 225 A
Neutral: 100%
Feed-Thru Lugs: No
Features & Modifications: INTERNAL SURGE PROTECTION

Mains Type: MLO
Mains Rating: 150 A
Mains FN/Note: -
SCCR: 42 kA

Ckt	Description	Circuitry	Trip (A)	FN	A KVA		B KVA		C KVA		FN	Trip (A)	Circuitry	Description	Ckt
P2:1	LTS - 2ND FLR COMMONS	1/2"C,1#12,#12N,#12G	20		0.61	3.28						40	1/2"C,2#8,#10G	BLOWER COIL 'BC-1' 2nd HALL	P2:2
P2:3	RCPT - TELECOM	1/2"C,1#12,#12N,#12G	20				1.2	3.28							P2:4
P2:5	RCPT - TELECOM	1/2"C,1#12,#12N,#12G	20						1.2	0.75		20	1/2"C,2#12,#12G	EWH-3 - STAIR	P2:6
P2:7	RCPT - 2ND HALL	1/2"C,1#12,#12N,#12G	20		1.44	0.75									P2:8
P2:9	RCPT - 2ND LOBBY	1/2"C,1#12,#12N,#12G	20				0.9	0				20	--	Spare	P2:10
P2:11	FIRE/SMOKE DAMPER	1/2"C,1#12,#12N,#12G	20	L					1.08	0		20	--	Spare	P2:12
P2:13	Space	--	--		--	--						--	--	Space	P2:14
P2:15	Space	--	--				--	--				--	--	Space	P2:16
P2:17	Space	--	--						--	--		--	--	Space	P2:18
P2:19	Space	--	--		--	--						--	--	Space	P2:20
P2:21	Space	--	--				--	--				--	--	Space	P2:22
P2:23	Space	--	--						--	--		--	--	Space	P2:24
				Connecte...	6 kVA		5 kVA		3 kVA						
				Connecte...	54 A		48 A		25 A						

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LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHAB. (APARTMENTS, COMMERCIAL)

SALINA, KANSAS

PATRICK LEE GILLAM LICENSED 24155 09-24-2025 KANSAS PROFESSIONAL ENGINEER

REVISIONS:

DATE: 09/24/2025
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General Plan Symbols

- Plan Revision Number
- Detail Number on Sheet / Sheet Number Where Detail is Placed
- Keynote Symbol
- Continuation Symbol
- Point Where New Connects To Existing
- Room / 1 — Room Name / Number
- Area Being Demolished
- Area Not In Contract
- Electrical Equipment. Do not route HVAC installation above or below equipment. Maintain working clearance as indicated by dashed line.

Abbreviations

Ø	ROUND	LVR	LOUVER
ABV	ABOVE	LWT	LEAVING WATER TEMPERATURE
AC	AIR CONDITIONING	M/A	MIXED AIR
AD	AREA DRAIN	MAX	MAXIMUM
ADD	ADDENDUM	MBH	ONE THOUSAND BTU PER HOUR
AFF	ABOVE FINISHED FLOOR	MCF	ONE THOUSAND CUBIC FEET
AFUE	ANNUAL FUEL UTILIZATION EFFICIENCY	MD	MOTORIZED DAMPER
ALT	ALTERNATE	MECH	MECHANICAL
AP	ACCESS PANEL	MFR	MANUFACTURER
ARCH	ARCHITECT/ARCHITECTURAL	MIN	MINIMUM
BFF	BELOW FINISHED FLOOR	MISC	MISCELLANEOUS
BLW	BELOW	MTR	MOTOR
BTU	BRITISH THERMAL UNITS	MU/A	MAKE-UP/AIR
BTUH	BRITISH THERMAL UNITS PER HOUR	NC	NOISE CRITERIA
CAP	CAPACITY	NC	NORMALLY CLOSED
CB	CATCH BASIN	NIC	NOT IN CONTRACT
CFM	CUBIC FEET PER MINUTE	NO	NUMBER
CLG	CEILING	NO	NORMALLY OPEN
CO	CLEAN OUT	NTS	NOT TO SCALE
CW	COLD WATER	O	OXYGEN
D	DEGREE	O/A	OUTSIDE AIR
DB	DRY BULB	ORD	OVERFLOW ROOF DRAIN
DIA	DIAMETER	PD	PRESSURE DROP
DN	DOWN	PIV	POST INDICATOR VALVE
DW	DISTILLED WATER	PLBG	PLUMBING
EA	EACH	PRESS	PRESSURE
EAT	ENTERING AIR TEMPERATURE	PRV	PRESSURE REDUCING VALVE
ELEC	ELECTRICAL	PSI	POUNDS PER SQUARE INCH
EQUIP	EQUIPMENT	PSIG	POUNDS PER SQUARE INCH GAUGE
EWC	ELECTRIC WATER COOLER	PWR	POWER
EWT	ENTERING WATER TEMPERATURE	R	DUCT RISER
E/A	EXHAUST AIR	R/A	RETURN AIR
EXIST	EXISTING	RCP	RADIANT CEILING PANEL
F	DEGREES FAHRENHEIT	RD	ROOF DRAIN
FCO	FLOOR CLEAN OUT	REC	RECESSED
FD	FLOOR DRAIN	RED	REDUCER
FDC	FIRE DEPARTMENT CONNECTION	RH	RELATIVE HUMIDITY
FL	FLOOR	RL/A	RELIEF AIR
FO	FUEL OIL	RM	ROOM
FOV	FUEL OIL VENT	RPM	REVOLUTIONS PER MINUTE
FOR	FUEL OIL RETURN	RW	RAIN WATER
FOS	FUEL OIL SUPPLY	SF	SQUARE FOOT
FPM	FEET PER MINUTE	S/A	SUPPLY AIR
FS	FLOOR SINK	SAN	SANITARY
FT	FOOT/FEET	SF	SQUARE FOOT
FTR	FIN TUBE RADIATION	SD	SMOKE DAMPER
GAL	GALLON	SM	SURFACE MOUNT
GF	GAS-FIRED	SP	STANDPIPE
GC	GENERAL CONTRACTOR	SP	STATIC PRESSURE
GPM	GALLONS PER MINUTE	STM	STEAM
GW	GREASE WASTE	T	THERMOSTAT
HB	HOSE BIB	TD	TEMPERATURE DROP
HP	HORSE POWER	TDR	TRENCH DRAIN
HTG	HEATING	TEMP	TEMPERATURE
HTR	HEATER	TYP	TYPICAL
HW	HOT WATER	UG	UNDERGROUND
HYD	HYDRANT	VAC	VACUUM
ID	INDIRECT	V	VENT
IN	INCH	VAV	VARIABLE AIR VOLUME
INV	INVERT	VENT	VENTILATION
LB	POUND	VTR	VENT THROUGH ROOF
LB/HR	POUNDS PER HOUR	W	WASTE
LAT	LEAVING AIR TEMPERATURE	WB	WET BULB
LP	LOW PRESSURE	WCO	WALL CLEAN OUT
LPG	LIQUEFIED PETROLEUM GAS	WH	WALL HYDRANT

Equipment Abbreviations

AC	AIR CONDITIONING UNIT	ET	EXPANSION TANK
ACCU	AIR COOLING CONDENSING UNIT	EWH	ELECTRIC WATER HEATER
AHU	AIR HANDLING UNIT	FCU	FAN COIL UNIT
AS	AIR SEPARATOR	FP	FIRE PUMP
B	BOILER	GI	GREASE INTERCEPTOR
CH	CHILLER	GRV	GRAVITY ROOF VENTILATOR
CT	COOLING TOWER	HWP	HEATING WATER PUMP
CUH	CABINET UNIT HEATER	HRU	HEAT RECOVERY UNIT
CHWP	CHILLED WATER PUMP	PRV	POWER ROOF VENTILATOR
DBP	DOMESTIC WATER BOOSTER PUMP	RE	RETURN/EXHAUST FAN
DC	DUCT MOUNTED COIL	RTU	ROOFTOP UNIT
DCP	DOMESTIC WATER CIRCULATING PUMP	SP	SUMP PUMP
EF	EXHAUST FAN	UH	UNIT HEATER
EDC	ELECTRIC DUCT COIL	WH	WATER HEATER

* NOTE *
ALL OF GENERAL NOTES ON THIS SHEET ARE TO BE APPLIED TO ALL OTHER DRAWINGS IN THIS SET.THE SYMBOLS AND ABBREVIATIONS SHOWN ON THIS SHEET MAY OR MAY NOT BE USED IN THIS SET OF DRAWINGS.

HVAC Symbols

- 24"/12" — Sq. Duct Size (Width x Height)
- 24"x12"FO — Oval Duct Size (Width x Height)
- 18"Ø — Round Duct Size (Diameter)
- (E) — Existing Duct To Remain
- Duct To Be Demolished
- S/A — Supply Air
- V/A — Ventilation Air
- O/A — Outdoor Air
- R/A — Return Air
- T/A — Transfer Air
- E/A — General Exhaust Air
- KED — Kitchen Exhaust Duct
- FLUE — Flue Gas Vent
- C/A — Combustion Air
- Rect. Supply Duct Rise / Drop
- Round Supply Duct Rise / Drop
- Rect. Return Duct Rise / Drop
- Round Return Duct Rise / Drop
- Rect. Exhaust Duct Rise / Drop
- Round Exhaust Duct Rise / Drop

Grille, Register, Diffusers

Square Ceiling Diffuser — CD- 500 / 10"Ø/24x24 — Type (See Schedule), Airflow, Neck Size / Module Size

Round Ceiling Diffuser — CD11 100 / Ø24 / TYP. X 4 — Type (See Schedule), Airflow, Neck Size, Type Count for Space

Sidewall Supply Grille — SG5 300 / 18"Ø / AFF.0" — Type (See Schedule), Airflow, Nominal Duct Size, Mounting Elevation (Centerline)

Linear Diffuser — SD- 200 / 8"Ø/2s/4'-0"L — Type (See Schedule), Airflow, Neck Size/ Slot(s)/ Active Length

Sidewall Return Grille — RG6 200 / 12"Ø / AFF.0" — Type (See Schedule), Airflow, Nominal Duct Size, Mounting Elevation (Centerline)

Ceiling Return — CR2 200 / 8'Ø/24x24 — Type (See Schedule), Airflow, Neck Size / Module Size

Mechanical Equipment

- RTU-1 — Unit Identity
- (E)AHU-2 — Existing to Remain Equipment
- (R)AHU-3 — Existing Relocated Equipment
- Equipment By Others (Refer To Other Disciplines)

Mechanical Control Devices

- T — Thermostat
- H — Humidistat
- TS — Temperature Sensor
- HS — Humidity Sensor
- CO2 — Carbon Dioxide Detector
- HZG — Hazardous Gas Detector

Damper Types

- B — Manual Damper
- M — Motorized Damper
- BD — Backdraft Damper
- SD — Smoke Damper
- F — Fire Damper
- CF/SD — Comb. Fire/ Smoke Damper

HVAC SHEET INDEX

M1.2	BASEMENT HVAC PLAN
M1.3	FIRST FLOOR HVAC PLAN
M1.4	SECOND FLOOR HVAC PLAN
M1.5	THIRD FLOOR HVAC PLAN
M1.6	FOURTH FLOOR HVAC PLAN
M2.1	HVAC SCHEDULES AND DETAILS
M2.2	HVAC PIPER DIAGRAM
ME1.1	M/E ROOF PLAN
M0.1	HVAC Title Sheet

GENERAL HVAC NOTES

A. CONTRACTOR SHALL LOCATE THERMOSTATS AND HUMIDISTATS AT 4'-0" AFF UNLESS NOTED OTHERWISE. MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 8" FROM LIGHT SWITCHES.
B. CONDENSATE DRAINS SHALL BE SUPPLIED FOR ALL COOLING EQUIPMENT. CONTRACTOR SHALL ENSURE PROPER INSTALLATION AND DRAINAGE AS REQUIRED BY FEDERAL, STATE, AND LOCAL CODES. CONDENSATE PIPING SHALL BE TYPE "L" COPPER. WHERE INSTALLED ABOVE CEILINGS, CONDENSATE DRAIN PIPING SHALL BE INSULATED WITH MINIMUM 1/2" FIBERGLASS PIPE INSULATION WITH ALL SERVICE JACKET.
C. ALL SUPPLY, RETURN, AND EXHAUST DUCTWORK SHALL BE RATED FOR PRESSURE CLASS OF 2" W.G. UNLESS NOTED OTHERWISE.
D. COORDINATE THE EXACT LOCATION OF ALL CEILING DIFFUSERS, REGISTERS, AND GRILLES WITH LIGHTING.
E. PROVIDE DIFFUSERS AND REGISTERS WITH 4-WAY BLOW PATTERN UNLESS OTHERWISE NOTED.
F. HVAC EQUIPMENT SHALL NOT BE UTILIZED UNTIL ALL DUCT PRODUCING CONSTRUCTION ACTIVITY HAS BEEN COMPLETED. CONTRACTOR SHALL BE REQUIRED TO OBTAIN APPROVAL FROM OWNER PRIOR TO EQUIPMENT STARTUP, AND TO REPLACE FILTERS ON HVAC EQUIPMENT UPON FINAL COMPLETION.
G. LOCATIONS OF PIPING, DUCTWORK AND EQUIPMENT AS INDICATED ON THE DRAWINGS ARE APPROXIMATE AND SUBJECT TO MINOR ADJUSTMENTS IN THE FIELD. WORK SHALL BE COORDINATED WITH ALL OTHER TRADES TO AVOID INTERFERENCE IN THE FIELD.
H. FINAL PRODUCT SHALL BE A COMPLETE AND FUNCTIONING SYSTEM, AND SHALL CONFORM TO ALL REQUIREMENTS OF APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL MECHANICAL CODE.
I. LOCATE EQUIPMENT REQUIRING ACCESS 2'-0" MAXIMUM ABOVE CEILING.
J. ALL ROOF MOUNTED EQUIPMENT SHALL BE A MINIMUM 10'-0" FROM EDGE OF ROOFS WITHOUT A 42" HIGH PARAPET OR GUARD RAIL. WHERE PROVIDING 10'-0" SEPARATION FROM ROOF EDGE IS NOT POSSIBLE, PROVIDE PERMANENT FALL ARREST ANCHORS COMPLIANT WITH ANSI/ASSP Z359.1. COORDINATE WITH GENERAL CONTRACTOR.
K. LOCATE DUCTWORK, PIPING AND MECHANICAL EQUIPMENT OUTSIDE OF THE NEC REQUIRED CLEAR SPACE ABOVE AND AROUND ELECTRICAL PANELS, TRANSFORMERS AND OTHER ELECTRICAL EQUIPMENT. COORDINATE WITH ELECTRICAL CONTRACTOR.
L. PENETRATIONS OF RATED ASSEMBLIES SHALL BE FIRE STOPPED. FIRE STOPPING SHALL BE U.L. LISTED. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF RATED ASSEMBLIES.
M. PROVIDE SLEEVES AND/OR OPENINGS TO RUN PIPES AND DUCTS THROUGH FOUNDATIONS, FLOORS, WALLS, AND ROOF.
N. MAINTAIN CLEAR ACCESS TO SERVICE EQUIPMENT AND OTHER ACCESSORIES REQUIRING SERVICE, VISUAL INSPECTION OR HAND OPERATION. WHERE INDICATED OR REQUIRED, PROVIDE ACCESS PANELS OF THE TYPE SELECTED TO SUIT MATERIALS IN WHICH INSTALLED.
O. TRANSITION FROM PIPING AND DUCTWORK SIZES SHOWN TO PROPERLY CONNECT TO MECHANICAL EQUIPMENT.
P. PIPE SIZES SHOWN SHALL BE CONTINUED IN THE DIRECTION OF FLOW UNTIL ANOTHER SIZE IS SHOWN.
Q. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS, AT A LEVEL OF QUALITY AND WORKMANSHIP CONSISTENT WITH THE SPECIFICATIONS.
R. INSTALL EXPOSED PIPING AND DUCTWORK AS HIGH AS PRACTICAL IN ROOMS WITHOUT CEILINGS.
S. PRIOR TO STARTING WORK, SUBMIT SHOP DRAWINGS FOR ALL MECHANICAL EQUIPMENT AND MATERIALS. SUBSTITUTE EQUIPMENT INSTALLED WITHOUT PRIOR APPROVAL SHALL BE SUBJECT TO REPLACEMENT AT CONTRACTOR'S EXPENSE.
T. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND SHALL ARRANGE FOR ALL INSPECTIONS AS REQUIRED.
U. PROVIDE ONE YEAR WARRANTY FOR ALL WORKMANSHIP AND MATERIALS AFTER THE DATE OF FINAL ACCEPTANCE.

GENERAL MECHANICAL DEMOLITION NOTES

A. ALL PIPING TAKEN OUT OF SERVICE SHALL BE REMOVED. WHERE PIPING TO BE REMOVED IS CONNECTED TO EXISTING PIPING TO REMAIN, PIPING SHALL BE REMOVED BACK TO MAIN AND CAPPED, UNLESS INDICATED OTHERWISE. CONTRACTOR SHALL DISPOSE OF PIPING OR DELIVER TO OWNER, AS DIRECTED BY OWNER.
B. WHERE PIPING TAKEN OUT OF SERVICE IS LOCATED BELOW SLAB AND IS UNABLE TO BE REMOVED, CAP BELOW SLAB.
C. ALL DUCTWORK TAKEN OUT OF SERVICE SHALL BE REMOVED.
D. COORDINATE CUTTING, PATCHING OF EXISTING WALLS, CEILINGS, ROOF AND FLOORS AFFECTED BY MECHANICAL DEMOLITION WITH G.C.
E. ALL EQUIPMENT TAKEN OUT OF SERVICE SHALL BE REMOVED. EQUIPMENT SHALL BE DELIVERED TO OWNER OR DISPOSED OF AS DIRECTED BY OWNER.
F. REMOVE ALL MECHANICAL INSTALLATION FROM PROJECT AREA, UNLESS REQUIRED FOR NEW WORK OR EXISTING INSTALLATION NOT AFFECTED BY REMODEL. COORDINATE WITH OWNER AND G.C.
G. SERVICES TO ITEMS NOT REMOVED AS PART OF THIS WORK SHALL BE RESTORED UPON COMPLETION OF THIS WORK TO FULLY OPERATIONAL CONDITION.
H. NOT ALL ITEMS REQUIRED TO BE DEMOLISHED MAY BE INDICATED ON DRAWINGS. ALL DEMOLITION OF AFFECTED SPACE SHALL BE PERFORMED AS IF INDICATED.
I. FIELD VERIFY EXACT LOCATION OF ALL EXISTING MECHANICAL INSTALLATION INDICATED ON DRAWINGS.
J. ALL ITEMS TO BE RE-USED OR RELOCATED SHALL BE CLEANED, REPAIRED, AND RESTORED TO LIKE NEW CONDITION PRIOR TO RE-USE.

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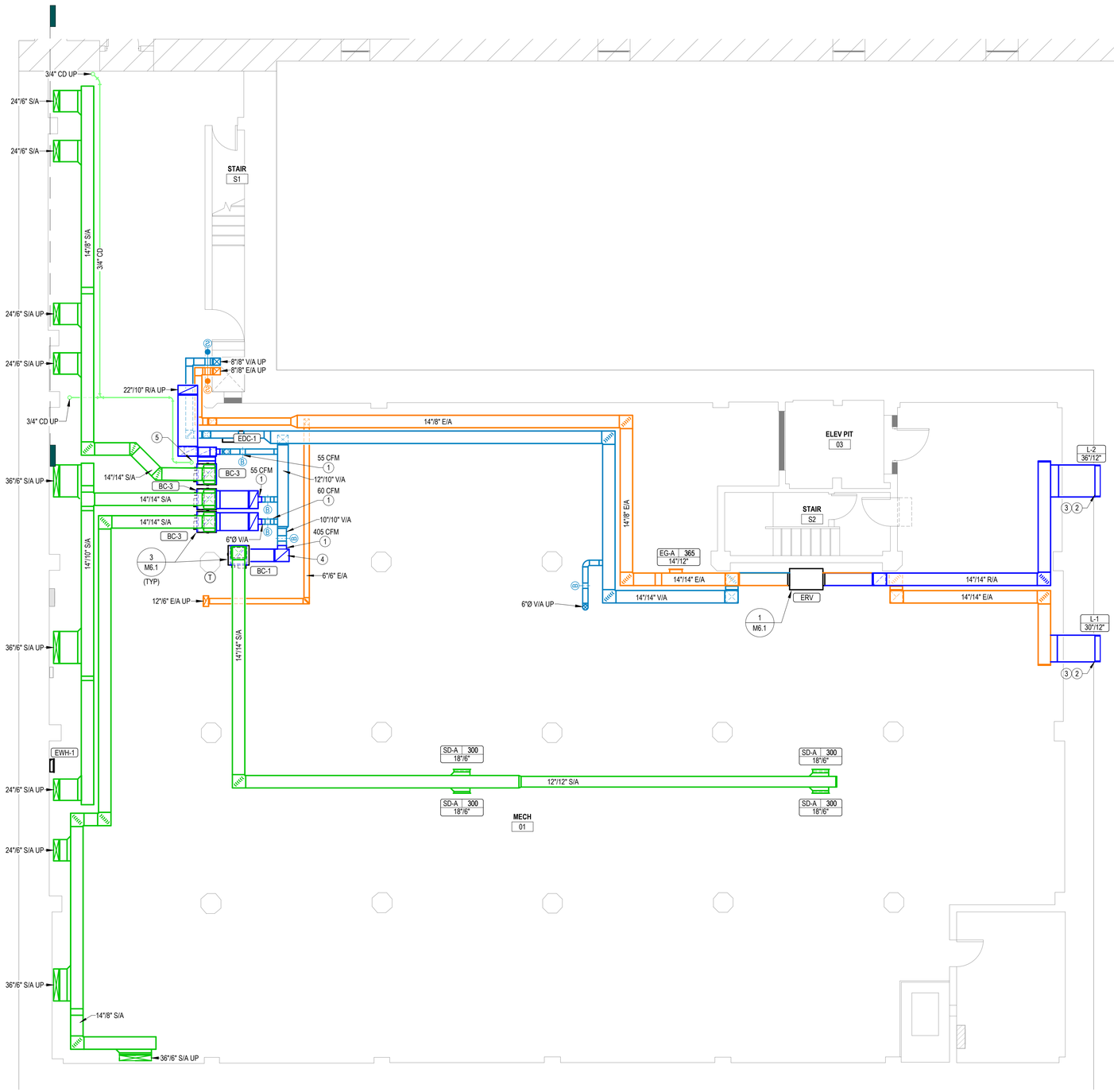
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1 BASEMENT HVAC PLAN

3/16" = 1'-0"

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GENERAL MECHANICAL NOTES

1. COORDINATE PENETRATIONS OF CONCRETE SLABS WITH STRUCTURAL ENGINEER PRIOR TO CREATION OF FLOOR PENETRATIONS, MODIFY LOCATIONS AS RECOMMENDED BY STRUCTURAL ENGINEER.
2. BASE BID: ALL EXPOSED DUCTWORK SHALL BE SPIRAL DOUBLE WALL INSULATED DUCT WITH ALL PHOSPHATIZED EXTERIOR, PERFORATED GALVANIZED LINER, AND 1" INSULATED AIR GAP, MANUFACTURED TO 1985 SMACNA STANDARDS.
3. DEDUCT ALTERNATE: PROVIDE ALTERNATE PRICING FOR ALL EXPOSED DUCTWORK TO BE SINGLE WALL SPIRAL. SEE SPECIFICATIONS FOR MORE INFORMATION.
4. ALL EXPOSED SPIRAL DUCT MOUNTED AS HIGH AS POSSIBLE BELOW STRUCTURE, UTILIZING CABLE HANGING SYSTEM EQUAL TO DUCTMATE CLUTCHER. SEE DETAIL 6:M6.1 FOR ADDITIONAL INFORMATION.

NOTES BY SYMBOL

1. CONNECT OUTDOOR AIR DUCT TO RETURN AIR DUCT. PROVIDE BALANCING DAMPERS AND BALANCE AS INDICATED ON PLANS, SEE DETAIL 3:M6.1 FOR MORE INFORMATION.
2. PROVIDE FULL SIZED DUCT CONNECTION AT LOUVER AND SLOPE DUCT TOWARDS EXTERIOR.
3. LOUVER TO BE LOCATED IN PLACE OF EXISTING LOUVER, COORDINATE EXACT LOUVER LOCATION AND WALL OPENING REQUIREMENTS WITH ARCHITECT, G.C., AND STRUCTURAL ENGINEER.
4. 14"X16" OPEN ENDED DUCT, SEE DETAIL 3:M6.1 FOR MORE INFORMATION.
5. ROUTE CONDENSTE PIPING DOWN TO FLOOR DRAIN, TERMINATE WITH ELBOW DOWN.

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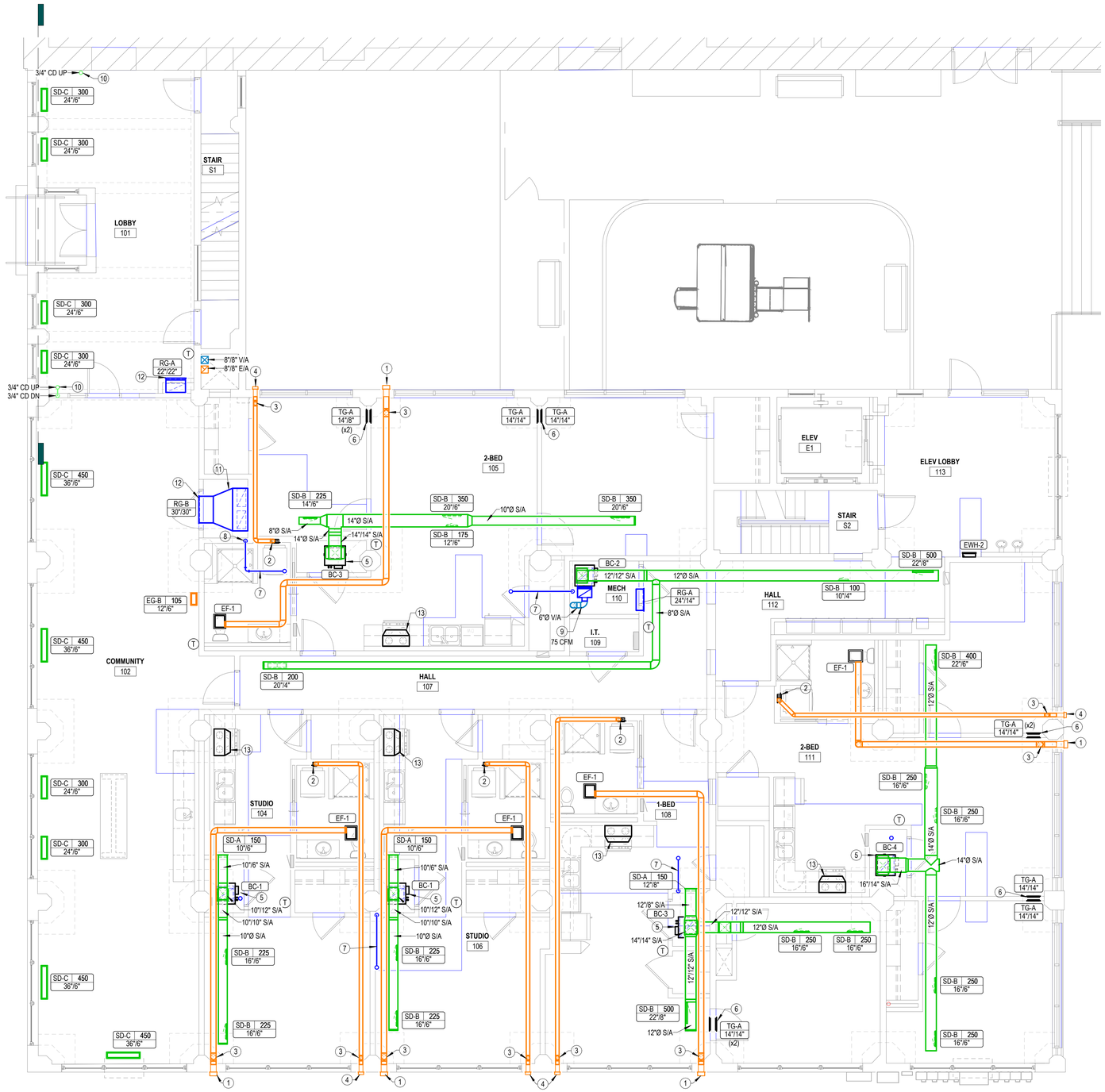
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1 FIRST FLOOR HVAC PLAN

3/16" = 1'-0"

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2. BASE BID: ALL EXPOSED DUCTWORK SHALL BE SPIRAL DOUBLE WALL INSULATED DUCT WITH ALL PHOSPHATIZED EXTERIOR, PERFORATED GALVANIZED LINER, AND 1" INSULATED AIR GAP, MANUFACTURED TO 1985 SMACNA STANDARDS.
3. DEDUCT ALTERNATE: PROVIDE ALTERNATE PRICING FOR ALL EXPOSED DUCTWORK TO BE SINGLE WALL SPIRAL. SEE SPECIFICATIONS FOR MORE INFORMATION.
4. ALL EXPOSED SPIRAL DUCT MOUNTED AS HIGH AS POSSIBLE BELOW STRUCTURE, UTILIZING CABLE HANGING SYSTEM EQUAL TO DUCTMATE CLUTCHER. SEE DETAIL 6:M6.1 FOR ADDITIONAL INFORMATION.

NOTES BY SYMBOL

1. PROVIDE BRICK VENT EQUAL TO GREENHECK MODEL BVE808. ROUTE 6"Ø EXHAUST DUCT FROM FAN AND TRANSITION TO CONNECTION AT BRICK VENT. COORDINATE EXACT LOCATION AND WALL OPENING REQUIREMENTS WITH ARCH. AND G.C..
2. PROVIDE UL LISTED DRYER BOX EQUAL TO IN-O-VATE TECHNOLOGIES IN WALL INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, AND ROUTE 4"Ø DRYER EXHAUST DUCT TO WALL CAP WITH BACKDRAFT DAMPER. SEE OVERALL MECHANICAL PLANS FOR UNIT SPECIFIC ROUTING. MAXIMUM ALLOWABLE EQUIVALENT DUCT LENGTH = 35'. UTILIZE LONG RADIUS SMOOTH ELBOWS WHERE REQUIRED. MAXIMUM EQUIVALENT DUCT LENGTH MAY BE INCREASED WHERE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS ALLOW, AND DOCUMENTATION IS PROVIDED TO CODE OFFICIAL PRIOR TO CONCEALMENT INSPECTION. COORDINATE EXACT REQUIREMENTS WITH EQUIPMENT PROVIDED. PROVIDE PERMANENT LABEL IDENTIFYING EQUIVALENT LENGTH OF DRYER DUCT INSTALLED PER IMC 504.
3. OFFSET DUCT DOWN TO PENETRATE EXTERIOR WALL BELOW STRUCTURAL BEAM. COORDINATE EXACT LOCATION WITH ARCHITECT AND G.C..
4. PROVIDE LOUVERED DRYER EXHAUST CAP WITH BIRD BARS, DEFLECTO OR EQUIVALENT.
5. ROUTE REFRIGERANT PIPING FROM BLOWER COIL TO CONDENSING UNIT ON ROOF AND ROUTE PIPING CONCEALED IN WALLS AND ABOVE CEILINGS. SEE ME1.1 FOR CONDENSING UNIT LOCATIONS.
6. MOUNT TRANSFER GRILLE IN BEDROOM 6" BELOW CEILING AND MOUNT TRANSFER GILLE ON OPPOSITE SIDE OF WALL 6" ABOVE FINISHED FLOOR. WHERE WALL SPACE IS NOT AVAILABLE, INSTALL ABOVE DOOR AND OFFSET AS MUCH AS POSSIBLE. LINE STUD CAVITY WITH SHEET METAL DUCTWORK.
7. ROUTE REFRIGERANT PIPING CONCEALED ABOVE CEILING/IN SOFFIT. MAINTAIN A MINIMUM CLEARANCE OF 1.5" FROM THE EDGE OF FRAMING MEMBERS. PROVIDE ADDITIONAL SUPPORTS AS REQUIRED TO MAINTAIN CONTINUOUS CLEARANCE. REFRIGERANT PIPING SHALL BE INSTALLED IN ACCORDANCE WITH ASHRAE STANDARD 15.
8. ROUTE REFRIGERANT PIPING CONCEALED IN WALL INDICATED. MAINTAIN A MINIMUM CLEARANCE OF 1.5" FROM THE EDGE OF WALL FRAMING. PROVIDE SUPPORTS WITHIN THE WALL TO MAINTAIN CONTINUOUS CLEARANCE. REFRIGERANT PIPING SHALL BE INSTALLED IN ACCORDANCE WITH ASHRAE STANDARD 15.
9. CONNECT OUTDOOR AIR DUCT TO RETURN AIR DUCT. PROVIDE BALANCING DAMPERS AND BALANCE AS INDICATED ON PLANS, SEE DETAIL 3:M6.1 FOR MORE INFORMATION.
10. EXPOSED CONDENSATE PIPING TO BE COPPER. COORDINATE EXACT ROUTING WITH ARCHITECT.
11. MAKE TRANSITION TO ALLOW CONNECTION OF (2) 20" X 10" RETURN AIR DUCTS FROM BASEMENT AT BACK OF CLOSET.
12. RETURN GRILLE HIGH ON WALL, COORDINATE EXACT LOCATION WITH ARCHITECT.
13. RANGE HOOD ROVIDED BY OTHER.

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LEE LOFTS, PHASE III, BUILDING 3
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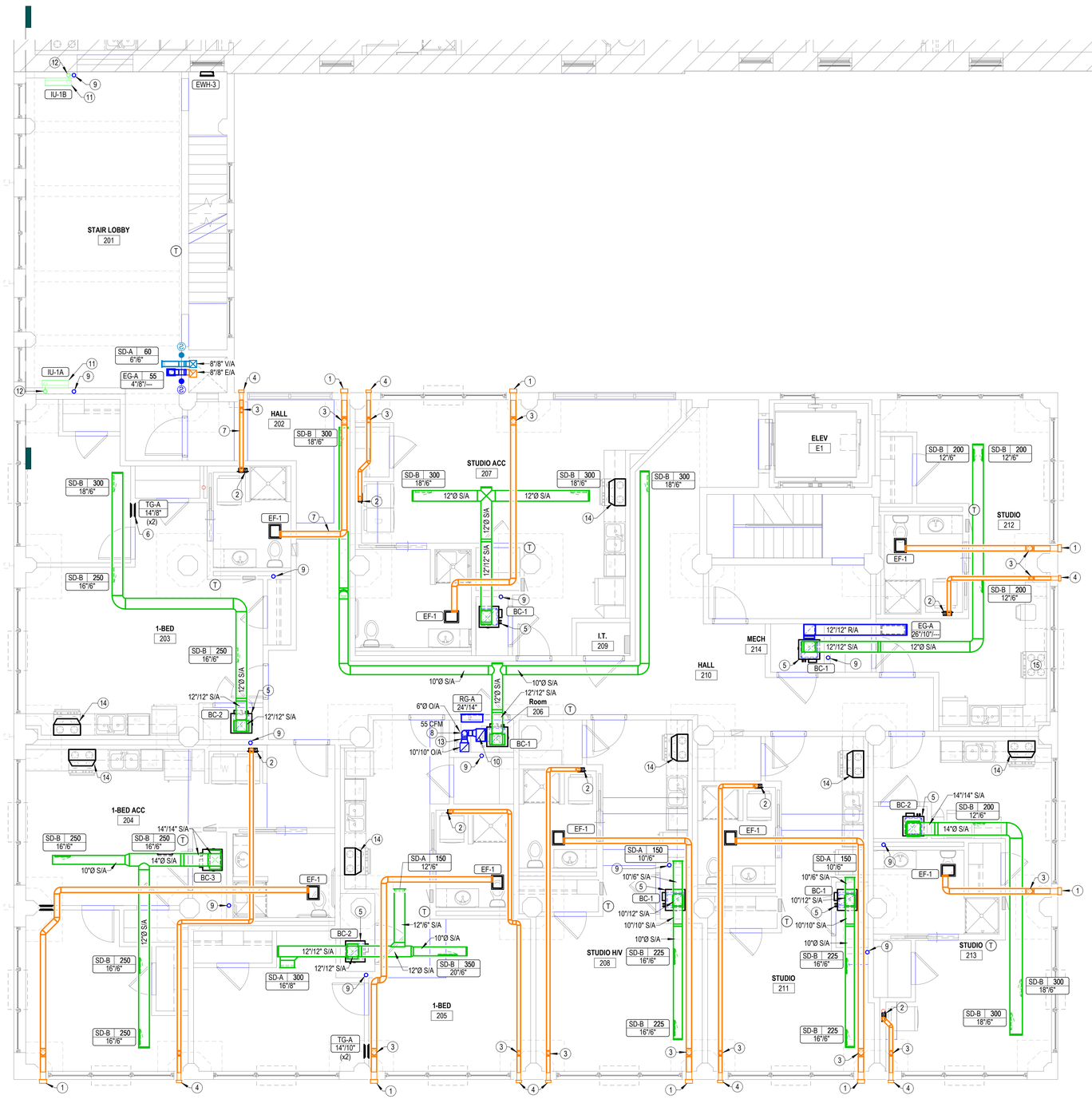
PATRICK J. LSTEGNER 24155 09-24-2025 KANSAS PROFESSIONAL ENGINEER

REVISIONS:

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1 SECOND FLOOR HVAC PLAN

3/16" = 1'-0"

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Project 25040 09/24/2025

GENERAL MECHANICAL NOTES

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7. ROUTE DUCT CONCEALED IN SOFFIT, COORDINATE WITH ARCHITECT.
8. CONNECT OUTDOOR AIR DUCT TO RETURN AIR DUCT. PROVIDE BALANCING DAMPERS AND BALANCE AS INDICATED ON PLANS, SEE DETAIL 3:M6.1 FOR MORE INFORMATION.
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10. 14"x10" OPEN ENDED DUCT, SEE DETAIL 3:M6.1 FOR MORE INFORMATION.
11. CONNECT INDOOR UNIT CONDENSATE DRAIN TO 3/4" CONDENSATED DRAIN IN WALL.
12. 3/4" CONDENSATE DRAIN CONCEALED IN WALL ROUTED DOWN TO BASEMENT.
13. PROVIDE COMBINATION FIRE AND SMOKE DAMPER WHERE OUTDOOR AIR DUCT PENETRATES CHASE.
14. RANGE HOOD ROVIDED BY OTHER.
15. DOWNDRAFT RANGE HOOD BY OTHERS.

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LEE LOFTS, PHASE III, BUILDING 3
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SALINA, KANSAS

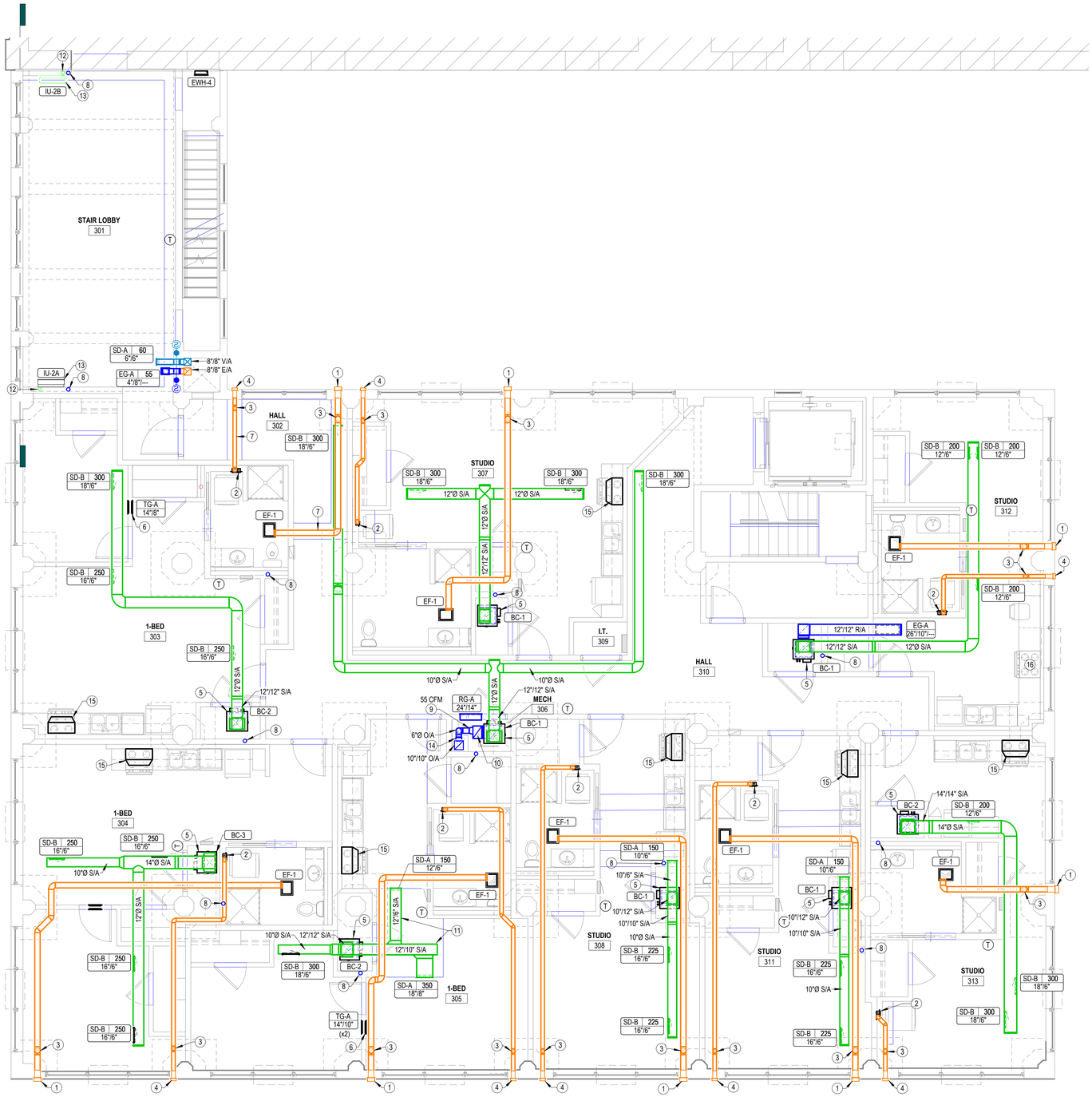
PATRICK LICENSED 24155 09-24-2025 KANSAS PROFESSIONAL ENGINEER

REVISIONS:

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1 THIRD FLOOR HVAC PLAN

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Project 25040 09/24/2025

GENERAL MECHANICAL NOTES

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10. 14"x10" OPEN ENDED DUCT, SEE DETAIL 3:M6.1 FOR MORE INFORMATION.
11. ROUTE DUCTWORK CONCEALED ABOVE CEILING, COORDINATE ROUTING WITH OTHER TRADES.
12. 3/4" CONDENSATE DRAIN CONCEALED IN WALL ROUTED DOWN TO BASEMENT.
13. CONNECT INDOOR UNIT CONDENSATE DRAIN TO 3/4" CONDENSATED DRAIN IN WALL.
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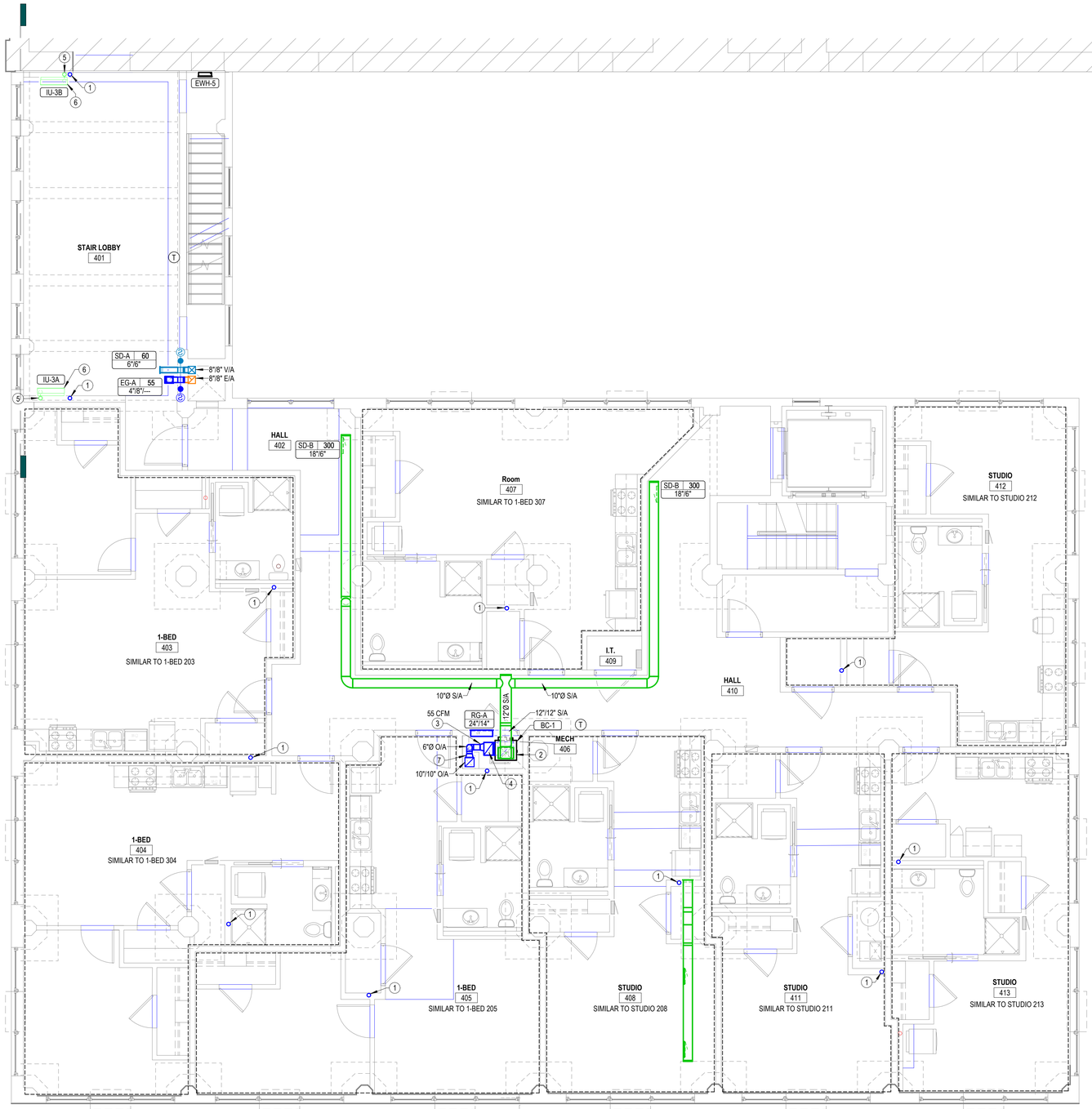
PATRICK J. EGENSTEIN 24155 09-24-2025 KANSAS PROFESSIONAL ENGINEER

REVISIONS:

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1 FOURTH FLOOR HVAC PLAN

3/16" = 1'-0"

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Project 25040 09/24/2025

GENERAL MECHANICAL NOTES

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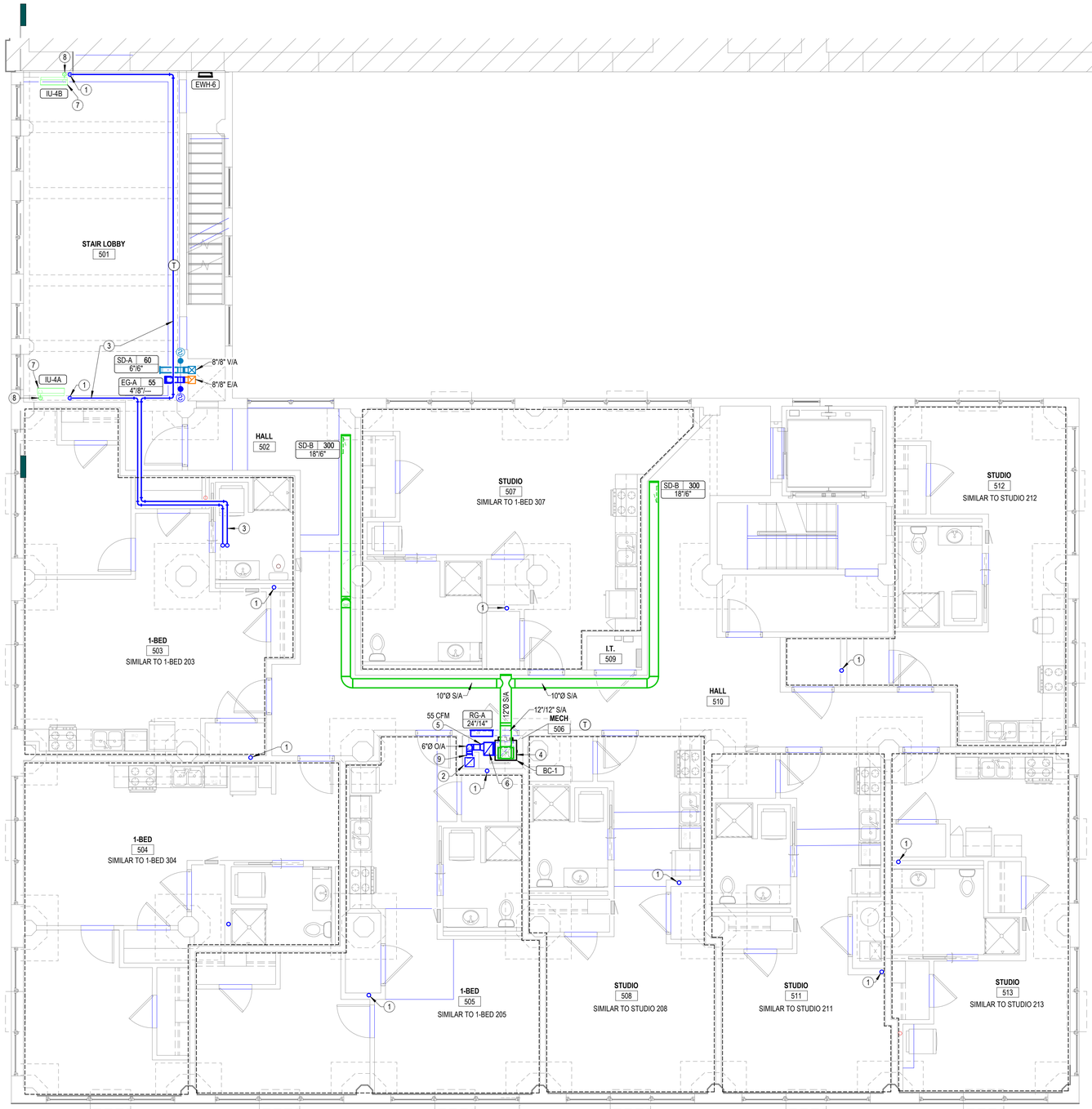
PATRICK J. GILLAM LICENSED ARCHITECT 24155 09-24-2025 KANSAS PROFESSIONAL ENGINEER

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1 FIFTH FLOOR HVAC PLAN

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2. 10"x10" OUTDOOR AIR DUCT UP TO INTAKE HOOD ON ROOF.
3. ROUTE REFRIGERANT PIPING CONCEALED ABOVE CEILING/IN SOFFIT. MAINTAIN A MINIMUM CLEARANCE OF 1.5" FROM THE EDGE OF FRAMING MEMBERS. PROVIDE ADDITIONAL SUPPORTS AS REQUIRED TO MAINTAIN CONTINUOUS CLEARANCE. REFRIGERANT PIPING SHALL BE INSTALLED IN ACCORDANCE WITH ASHRAE STANDARD 15.
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PATRICK LICENSED 24155 09-24-2025 KANSAS PROFESSIONAL ENGINEER

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Project 25040 09/24/2025

ELECTRIC DUCT HEATER SCHEDULE

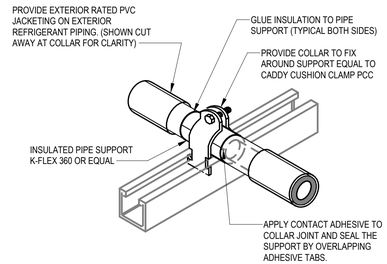
NOTES:
1. PROVIDE WITH CONTROL PANEL WITH INTEGRAL DISCONNECT SWITCH, THERMAL CUTOUTS, AIRFLOW SWITCH, AND CONTROL TRANSFORMER.
2. PROVIDE WITH SCR CONTROL.
3. PROVIDE WITH DUCT MOUNTED THERMOSTAT . SET TO DELIVER 70°F (ADJ.) AIR.

MARK	MANUFACTURER	MODEL	ELECTRIC HEAT	AIRFLOW	DUCT SIZE		System Voltage	PHASE	DESCRIPTION	NOTES
					HEIGHT	WIDTH				
EDC-1	INDEECO	QUZ	3.3 kW	240 CFM	8"	8"	208 V	1	ELECTRIC DUCT COIL HEATER	1,2,3

ENERGY RECOVERY VENTILATOR SCHEDULE

NOTES:
1. PROVIDE WITH SINGLE POINT ELECTRICAL CONNECTION WITH DISCONNECT SWITCH.
2. PROVIDE WITH EC MOTORS.
3. PROVIDE WITH MERV 8 SA AND EA FILTERS.
4. PROVIDE WITH INTERGRAL MOTORIZED DAMPERS.

MARK	MANUFACTURER	MODEL	SUPPLY AIRFLOW	SUPPLY ESP	EXHAUST AIRFLOW	EXHAUST ESP	SUMMER OA		SUMMER RA		SUMMER SA		WINTER OA		WINTER RA		ELECTRICAL				WEIGHT
							DB	RH	DB	WB	DB	WB	DB	RH	DB	WB	VOLTAGE	PHASE	MCA	MOCP	
ERV	RENEWAIRE	HE10-JINV	0 CFM	1.00 in-wg	800 CFM	1.00 in-wg	101 °F	33%	75 °F	62 °F	84 °F	68 °F	3 °F	77%	70 °F	51 °F	47 °F	33	208 V	1	3.5	15	204 lb



5 EXTERIOR REFRIGRANT PIPING INSULATION DETAIL
NO SCALE

MINI-SPLIT HEAT PUMP INDOOR UNIT SCHEDULE

NOTES:
1. INDOOR UINTS ARE POWERED FROM OUTDOOR UNIT. PROVIDE ALL REQUIRED INTERCONNECTED CABLING PER MANUFACTURER'S INSTRUCTIONS.
2. WHERE POSSIBLE, CONCEAL REFRIGERANT PIPINNG, CONDENSATE PIPING AND ELECTRICAL IN WALLS AND ABOVE CEILINGS. WHEN NOT POSSIBLE, UTILIZE LINE-HIDE KIT TO CONCEAL REFRIGERANT PIPING AND CONDENSATE PIPING...

MARK	MANUFACTURER	MODEL	TYPE	Sens. Cooling	Heating Cap.
IU-1A	MITSUBISHI	MFZ-KX18NL	FLOOR-MOUNTED INDOOR UNIT	11,360 Btu/h	5,719 Btu/h
IU-1B	MITSUBISHI	MFZ-KX18NL	FLOOR-MOUNTED INDOOR UNIT	11,360 Btu/h	5,719 Btu/h
IU-2A	MITSUBISHI	MFZ-KX18NL	FLOOR-MOUNTED INDOOR UNIT	11,360 Btu/h	5,719 Btu/h
IU-2B	MITSUBISHI	MFZ-KX18NL	FLOOR-MOUNTED INDOOR UNIT	11,360 Btu/h	5,719 Btu/h
IU-3A	MITSUBISHI	MFZ-KX18NL	FLOOR-MOUNTED INDOOR UNIT	11,360 Btu/h	5,719 Btu/h
IU-3B	MITSUBISHI	MFZ-KX18NL	FLOOR-MOUNTED INDOOR UNIT	11,360 Btu/h	5,719 Btu/h
IU-4A	MITSUBISHI	MFZ-KX18NL	FLOOR-MOUNTED INDOOR UNIT	11,360 Btu/h	5,719 Btu/h
IU-4B	MITSUBISHI	MFZ-KX18NL	FLOOR-MOUNTED INDOOR UNIT	11,360 Btu/h	5,719 Btu/h

BLOWER COIL SCHEDULE

NOTES:
1. Single point connection required. Coordinate the exact electrical requirements of the equipment provided with E.C.
2. Electrical heater shall not operate simultaneously with heat pump. Electric heater shall be used as back-up heat only.
3. Provide 7-day programmable thermostat compatible with requirements of 2021 IECC.
4. Provide 2 sets of MERV-7 filters.
5. Provide blower coil with manufacturer's integral refrigerant leak detection system.

MARK	MANUFACTURER	MODEL	FAN			ELECTRIC HEAT		ELECTRICAL					
			AIRFLOW	ESP	SPEED	CIRCUIT 1	CIRCUIT 2	VOLTAGE	PHASE	MCA 1	MCA 2	MOCP 1	MOCP 2
BC-1	TRANE	5TAM5C03AC21	600 CFM	0.50 in-wg	LOW	5.8 kW		208 V	1	39.0 A		20.0 A	
BC-2	TRANE	5TAM5C04AC31	800 CFM	0.50 in-wg	LOW	7.2 kW		208 V	1	48.0 A		50.0 A	
BC-3	TRANE	5TAM5D05AC31	1,200 CFM	0.50 in-wg	MEDIUM-LOW	7.2 kW		208 V	1	48.0 A		50.0 A	
BC-4	TRANE	5TAM5D07AC51	1,400 CFM	0.50 in-wg	LOW	7.2 kW	3.6 kW	208 V	1	52.0 A	22.0 A	60.0 A	25.0 A

MINI-SPLIT HEAT PUMP OUTDOOR UNIT SCHEDULE

NOTES:
1. PROVIDE REFRIGERANT PIPING SIZED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR ACTUAL FIELD INSTALLED LENGTH AND ROUTING.
2. INSTALL REFRIGERANT PIPING IN ACCORDANCE TO ASHRAE STANDARD 15.
3. PROVIDE WITH R454B REFRIGERANT.
4. PROVIDE WITH HAIL GUARDS.

MARK	MANUFACTURER	MODEL	TYPE	NOMINAL CAPACITY	V/Ph	MCA	MOCP
HP-1	MITSUBISHI	MXZ-SD36NL	Heat Pump System	3.00 ton	208 V/1	29.0 A	49.0 A
HP-2	MITSUBISHI	MXZ-SD36NL	Heat Pump System	3.00 ton	208 V/1	29.0 A	49.0 A
HP-3	MITSUBISHI	MXZ-SD36NL	Heat Pump System	3.00 ton	208 V/1	29.0 A	49.0 A
HP-4	MITSUBISHI	MXZ-SD36NL	Heat Pump System	3.00 ton	208 V/1	29.0 A	49.0 A

CONDENSING UNIT SCHEDULE

NOTES:
1. Refrigerant lines shall be field fabricated. Coordinate line sizing requirements with equipment manufacturer for length.
2. Provide with R454B refrigerant.
3. Install refrigerant piping in accordance to ASHRAE Standard 15.

MARK	MANUFACTURER	MODEL	NOMINAL CAPACITY	COOLING						ELECTRICAL			
				EDB	EDB	EWB	SENSIBLE	TOTAL	SEER2	PHASE	MCA	MOCP	VOLTAGE
CU-1	TRANE	5TTR3018	1.5 ton	105 °F	75 °F	63 °F	13,300 Btu/h	16,100 Btu/h	13.4	1	9.0 A	20.0 A	208 V
CU-2	TRANE	5TTR3024	2.0 ton	105 °F	75 °F	63 °F	17,100 Btu/h	20,800 Btu/h	13.4	1	14.0 A	20.0 A	208 V
CU-3	TRANE	5TTR3036	3.0 ton	105 °F	75 °F	63 °F	22,300 Btu/h	29,700 Btu/h	13.4	1	18.0 A	30.0 A	208 V
CU-4	TRANE	5TTR3048	4.0 ton	105 °F	75 °F	63 °F	30,800 Btu/h	41,000 Btu/h	13.4	1	23.0 A	35.0 A	208 V

ELECTRIC CABINET HEATER SCHEDULE

Notes:
1. Provide with high temp. thermal cutout and fan delay.
2. Provide with integral thermostat and unit mounted disconnect switch.
3. Provide with surface mount or recessed frame as required. Field coordinate exact requirements with exisitng conditions and Arch.

Mark	Manufacturer	Model	Watts	Voltage	Phase	Description	Notes
EWH-1	Trane	UHWA	5.0 kW	208 V	1	Architectural fan forced wall heater	
EWH-2	Trane	UHWA	1.5 kW	208 V	1	Architectural fan forced wall heater	
EWH-3	Trane	UHWA	1.5 kW	208 V	1	Architectural fan forced wall heater	
EWH-4	Trane	UHWA	1.5 kW	208 V	1	Architectural fan forced wall heater	
EWH-5	Trane	UHWA	1.5 kW	208 V	1	Architectural fan forced wall heater	
EWH-6	Trane	UHWA	1.5 kW	208 V	1	Architectural fan forced wall heater	

GRILLES, REGISTERS, & DIFFUSERS SCHEDULE

GENERAL NOTES:
1. PROVIDE MOUNTING FRAME AS REQUIRED FOR CEILING TYPE.
2. MAXIMUM NC SHALL BE 25.
3. RUNOUTS TO DIFFUSERS SHALL BE SAME SIZE AS NECK, U.N.O.
4. PAINT OBJECTS VISIBLE THROUGH GRILLES WITH FLAT BLACK PAINT.
5. COORDINAT LOCATIONS OF ALL WALL DEVICES WITH ARCHITECT.

MARK	MANUFACTURER	MODEL	APPLICATION				MOUNTING	DAMPER	DESCRIPTION	NOTES
			SUPPLY	RETURN	EXHAUST	TRANSFER				
EG-A	TITUS	350RL			■		Surface Mount	No	STEEL LOUVERED EXHAUST GRILLE, SIZE AS INDICATED ON DRAWINGS.	
EG-B	Titus	CT-480			■		Heavy Duty Floor Mounting Frame	No	HEAVY DUTY ALUMINUM LINEAR BAR GRILLE WITH 1/8" BARS SPACED AT 1/4" WITH 0° DEFLECTION, SIZE AS INDICATED ON PLANS.	
RG-A	TITUS	350RL		■			Surface Mount	No	STEEL LOUVERED RETURN GRILLE, SIZE AS INDICATED ON DRAWINGS.	
RG-B	TITUS	8SS		■			Surface Mount	No	STEEL PERFORATED RETURN GRILLE, SIZE AS INDICATED ON DRAWINGS.	
SD-A	TITUS	300R	■				Surface Mount	Yes	STEEL DOUBLE DEFLECTION SUPPLY GRILLE WITH FRONT BLADES PARALLEL TO LONG DIMENSION, SIZE AS INDICATED ON DRAWINGS.	
SD-B	TITUS	S300FL	■				Duct Mount Frame	Yes	SPIRAL DUCT MOUNTED ALUMINUM DOUBLE DEFLECTION SUPPLY GRILLE WITH FRONT BLADES PARALLEL TO LONG DIMENSION, SIZE AS INDICATED ON DRAWINGS.	
SD-C	TITUS	CT-480	■				Heavy Duty Floor Mounting Frame	No	HEAVY DUTY ALUMINUM LINEAR BAR GRILLE WITH 1/8" BARS SPACED AT 1/4" WITH 0° DEFLECTION, SIZE AS INDICATED ON PLANS.	
TG-A	TITUS	350RL				■	Surface Mount	No	STEEL LOUVERED TRANSFER GRILLE, SIZE AS INDICATED ON DRAWINGS.	

LOUVER SCHEDULE

NOTES: COORDINATE FRAME TYPE AND MOUTING REQUIREMENTS WITH ARCH. AND G.C.

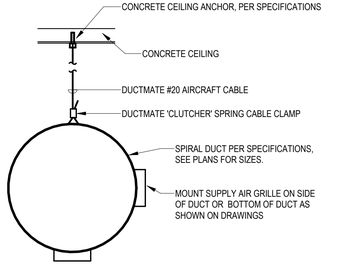
MARK	MANUFACTURER	MODEL	DESCRIPTION	FINISH	SCREEN	DEPTH	WIDTH	HEIGTH	FREE AREA
L-1	GREENHECK	ESD-435	ALUMINUM, DRAINABLE BLADE LOUVER	KYNAR, COLOR AS SELECTED BY ARCH.	BIRD	4"	2'-6"	1'-0"	0.87 SF
L-2	GREENHECK	ESD-435	ALUMINUM, DRAINABLE BLADE LOUVER	KYNAR, COLOR AS SELECTED BY ARCH.	BIRD	4"	3'-0"	1'-0"	1.58 SF

EXHAUST FAN SCHEDULE

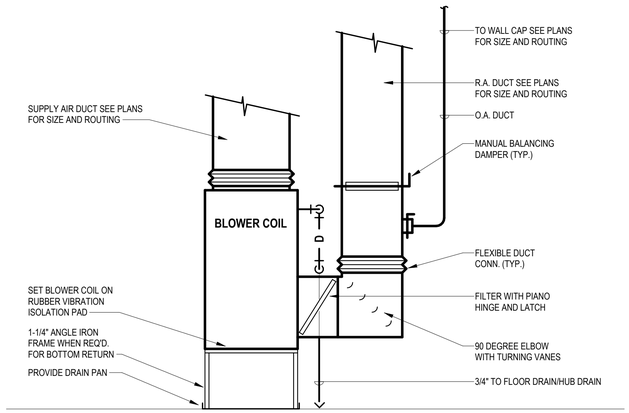
NOTES:
1. PROVIDE MANUFACTURER'S BRICK VENT OR HOODED WALL CAP AS INDICATED ON DRAWINGS.
2. FIXTURE SHALL OPERATE AT < 1 SONE.
3. PROVIDE EC MOTOR WITH INTEGRAL DISCONNECT.
4. PROVIDE INTEGRAL BACKDRAFT DAMPER.

Mark	Manufacturer	Model	CFM	ESP	Power	Electrical		Notes
						Voltage	Phase	
EF-1	PANASONIC	FV-0511VQ1	80 CFM	0.25 in-wg	32 W	120 V	1	

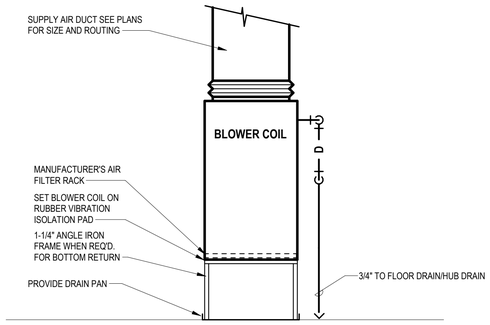
4 EXTERIOR PIPING SUPPORT DETAIL
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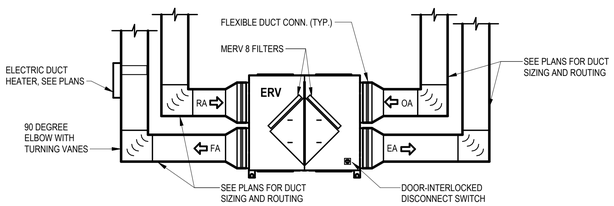
6 SPIRAL DUCT DETAIL
NO SCALE



3 BLOWER COIL DETAIL
NO SCALE



2 APARTMENT BLOWER COIL DETAIL
NO SCALE



1 ERV DETAIL
NO SCALE

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HISTORIC REHAB. (APARTMENTS, COMMERCIAL)
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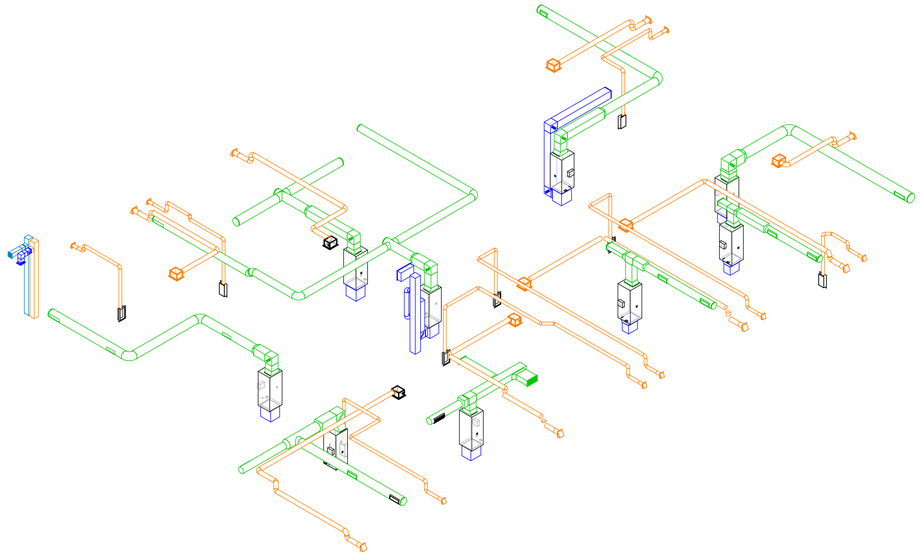
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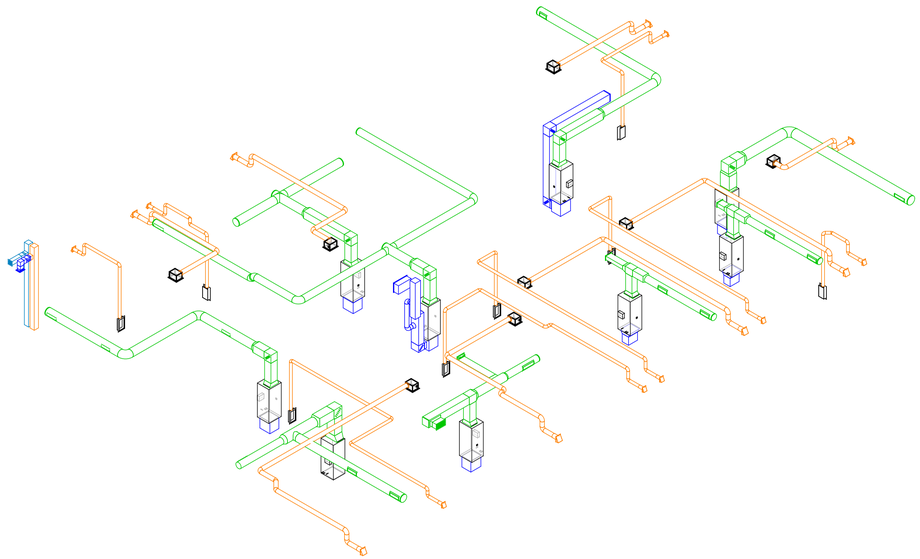
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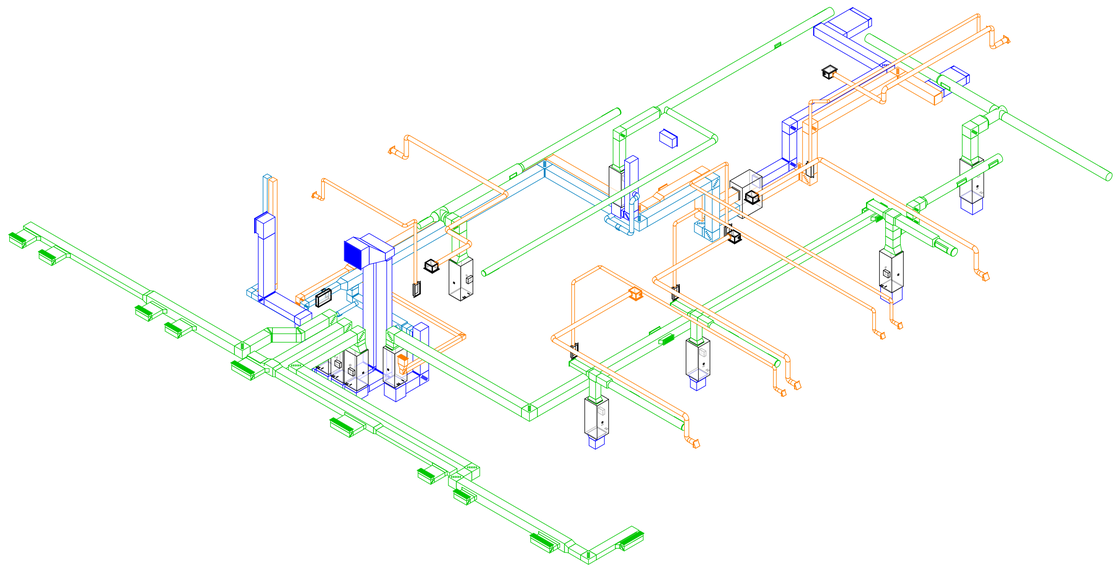
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Project 25040 09/24/2025



3 DUCTWORK RISER DIAGRAM - 3RD FLOOR (4TH & 5TH SIMILAR)



2 DUCTWORK RISER DIAGRAM - 2ND FLOOR



1 DUCTWORK RISER DIAGRAM - BASEMENT AND 1ST FLOOR

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SALINA, KANSAS

PATRICK 24155 09-24-2025 KANSAS PROFESSIONAL ENGINEER

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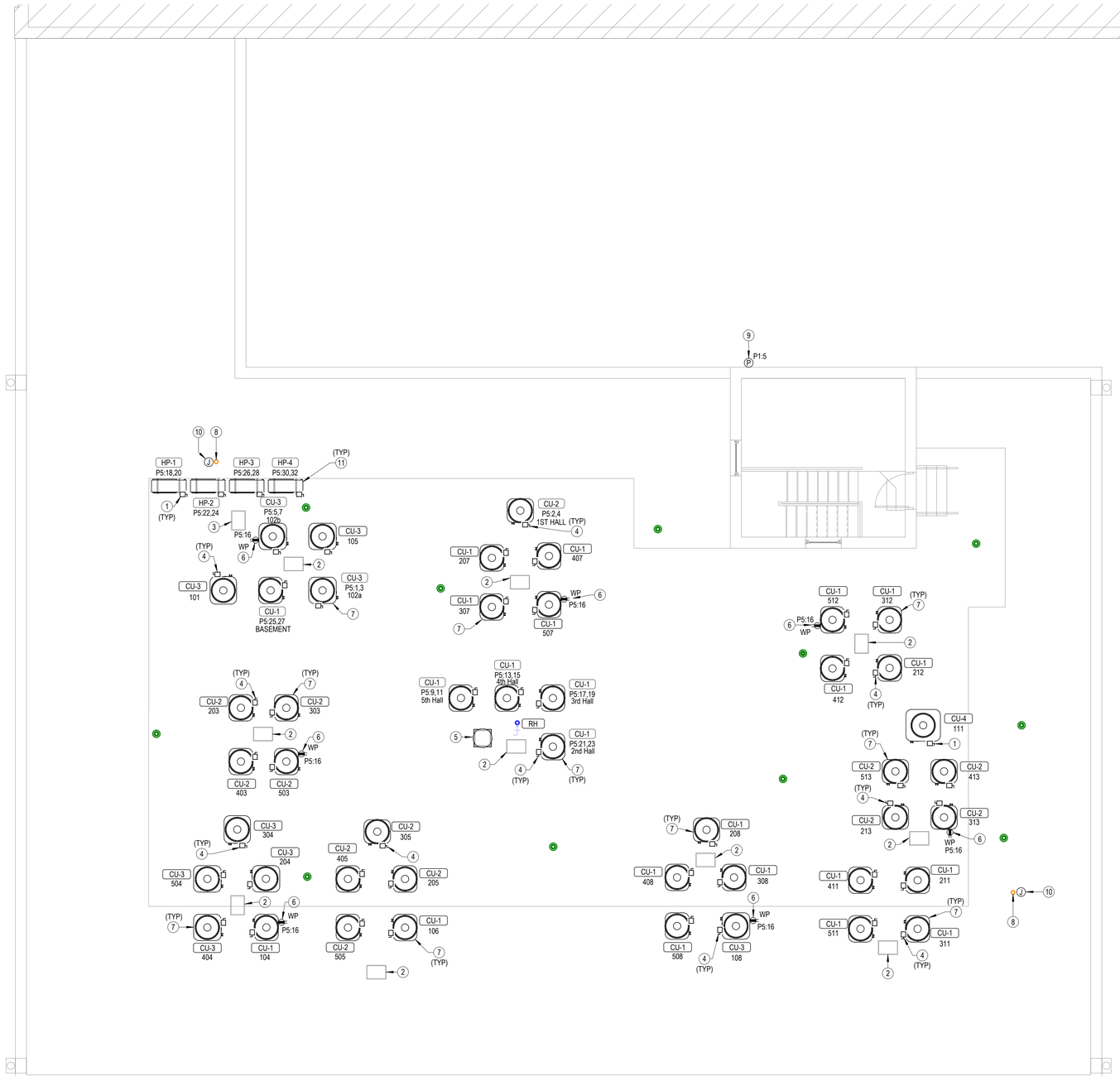
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Project 25040 09/24/2025

NOTES BY SYMBOL

1	PROVIDE 60A/2-POLE, NON-FUSED DISCONNECT SWITCH IN NEMA 3R ENCLOSURE AND MAKE FINAL CONNECTION TO EQUIPMENT IN LFMC RACEWAY. MOUNT TO UNISTRUT FRAME SUPPORTED FROM EQUIPMENT SUPPORT RAILS.
2	ROUTE REFRIGERANT PIPING DOWN THROUGH ROOF TO MATCHING BLOWER COIL. PROVIDE PIPING PENETRATION ASSEMBLY EQUAL TO RPH AW SERIES ROOF VAULT WITH EXIT SEALS FOR REFRIGERANT PIPING AND ELECTRICAL CONDUIT AND TWO ADDITIONAL SPARE EXIT SEALS. SUBMIT PRODUCT DATA FOR REVIEW PRIOR TO INSTALLATION. COORDINATE ROOF VAULT LOCATIONS WITH WALLS/CHASES BELOW, SEE M1.6 FOR MORE INFORMATION.
3	ROUTE REFRIGERANT PIPING DOWN THROUGH ROOF TO MATCHING INDOOR UNIT. PROVIDE PIPING PENETRATION ASSEMBLY EQUAL TO RPH AW SERIES ROOF VAULT WITH EXIT SEALS FOR REFRIGERANT PIPING AND ELECTRICAL CONDUIT AND TWO ADDITIONAL SPARE EXIT SEALS. SUBMIT PRODUCT DATA FOR REVIEW PRIOR TO INSTALLATION. COORDINATE ROOF VAULT LOCATIONS WITH WALLS/CHASES BELOW, SEE M1.6 FOR MORE INFORMATION.
4	PROVIDE 30A/2-POLE, NON-FUSED DISCONNECT SWITCH IN NEMA 3R ENCLOSURE AND MAKE FINAL CONNECTION TO EQUIPMENT IN LFMC RACEWAY. MOUNT TO UNISTRUT FRAME SUPPORTED FROM EQUIPMENT SUPPORT RAILS. TYPICAL UNLESS NOTED OTHERWISE.
5	PROVIDE GRAVITY ROOF VENTILATOR WITH BIRD SCREEN EQUAL TO GREENHECK GRSI-10. MINIMUM 0.57 SQUARE FOOT THROAT AREA. PROVIDE WITH ROOF CURB COMPATIBLE WITH ROOF SLOPE AND MATERIAL.
6	MOUNT RECEPTACLE TO UNISTRUT FRAME SUPPORTED FROM CONDENSING UNIT UNISTRUT FRAME.
7	MOUNT CONDENSING UNIT TO UNISTRUT FRAME SUPPORTED ON NVENT CADDY PYRAMID ROOF SUPPORTS. PROVIDE VIBRATION ISOLATOR BETWEEN ROOF SUPPORTS AND UNISTRUT FRAME. COORDINATE INSTALLATION WITH ROOFING CONTRACTOR. TYPICAL.
8	4" PVC PIPE FOR RADON SYSTEM. COORDINATE EXACT REQUIREMENTS WITH ARCHITECT.
9	PHOTOCELL FOR CONTROL OF EXTERIOR LIGHTS SEE DETAIL 1:E6.1 FOR MORE INFORMATION.
10	PROVIDE JUNCTION BOX WITH CONDUIT AND PULL STRING FOR FUTURE RADON FAN ON ROOF. CAP CONDUIT ENDS AND LABEL FOR IDENTIFICATION.
11	MOUNT HEAT PUMP TO UNISTRUT FRAME SUPPORTED ON NVENT CADDY PYRAMID ROOF SUPPORTS. PROVIDE VIBRATION ISOLATOR BETWEEN ROOF SUPPORTS AND UNITSTRUT FRAME. COORDINATE INSTALLATION WITH ROOFING CONTRACTOR.



1 M/E ROOF PLAN

3/16" = 1'-0"

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HISTORIC REHAB. (APARTMENTS, COMMERCIAL)

SALINA, KANSAS

PATRICK J. GILLAM
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09-24-2025
KANSAS
PROFESSIONAL ENGINEER

REVISIONS:

DATE: 09/24/2025
JOB: 22-3243
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General Plan Symbols

- Plan Revision Number
- Detail Number on Sheet / Sheet Number Where Detail is Placed
- Keynote Symbol
- Continuation Symbol
- Point Where New Connects To Existing
- Room 1 — Room Name / Number
- Area Being Demolished
- Area Not In Contract
- Electrical Equipment. Do not route HVAC installation above or below equipment. Maintain working clearance as indicated by dashed line.

Abbreviations

Ø	ROUND	LVR	LOUVER
ABV	ABOVE	LWT	LEAVING WATER TEMPERATURE
AC	AIR CONDITIONING	M/A	MIXED AIR
AD	AREA DRAIN	MAX	MAXIMUM
ADD	ADDENDUM	MBH	ONE THOUSAND BTU PER HOUR
AFF	ABOVE FINISHED FLOOR	MCF	ONE THOUSAND CUBIC FEET
AFUE	ANNUAL FUEL UTILIZATION EFFICIENCY	MD	MOTORIZED DAMPER
ALT	ALTERNATE	MECH	MECHANICAL
AP	ACCESS PANEL	MFR	MANUFACTURER
ARCH	ARCHITECT/ARCHITECTURAL	MIN	MINIMUM
BFF	BELOW FINISHED FLOOR	MISC	MISCELLANEOUS
BLW	BELOW	MTR	MOTOR
BTU	BRITISH THERMAL UNITS	MU/A	MAKE-UP/AIR
BTUH	BRITISH THERMAL UNITS PER HOUR	NC	NOISE CRITERIA
CAP	CAPACITY	NC	NORMALLY CLOSED
CB	CATCH BASIN	NIC	NOT IN CONTRACT
CFM	CUBIC FEET PER MINUTE	NO	NUMBER
CLG	CEILING	NO	NORMALLY OPEN
CO	CLEAN OUT	NTS	NOT TO SCALE
CW	COLD WATER	O	OXYGEN
D	DEGREE	O/A	OUTSIDE AIR
DB	DRY BULB	ORD	OVERFLOW ROOF DRAIN
DIA	DIAMETER	PD	PRESSURE DROP
DN	DOWN	PIV	POST INDICATOR VALVE
DW	DISTILLED WATER	PLBG	PLUMBING
EA	EACH	PRESS	PRESSURE
EAT	ENTERING AIR TEMPERATURE	PRV	PRESSURE REDUCING VALVE
ELEC	ELECTRICAL	PSI	POUNDS PER SQUARE INCH
EQUIP	EQUIPMENT	PSIG	POUNDS PER SQUARE INCH GAUGE
EWC	ELECTRIC WATER COOLER	PWR	POWER
EWT	ENTERING WATER TEMPERATURE	R	DUCT RISER
E/A	EXHAUST AIR	R/A	RETURN AIR
EXIST	EXISTING	RCP	RADIANT CEILING PANEL
F	DEGREES FAHRENHEIT	RD	ROOF DRAIN
FCO	FLOOR CLEAN OUT	REC	RECESSED
FD	FLOOR DRAIN	RED	REDUCER
FDC	FIRE DEPARTMENT CONNECTION	RH	RELATIVE HUMIDITY
FL	FLOOR	RL/A	RELIEF AIR
FO	FUEL OIL	RM	ROOM
FOV	FUEL OIL VENT	RPM	REVOLUTIONS PER MINUTE
FOR	FUEL OIL RETURN	RW	RAIN WATER
FOS	FUEL OIL SUPPLY	SF	SQUARE FOOT
FPM	FEET PER MINUTE	S/A	SUPPLY AIR
FS	FLOOR SINK	SAN	SANITARY
FT	FOOT/FEET	SF	SQUARE FOOT
FTR	FIN TUBE RADIATION	SD	SMOKE DAMPER
GAL	GALLON	SM	SURFACE MOUNT
GF	GAS-FIRED	SP	STANDPIPE
GC	GENERAL CONTRACTOR	SP	STATIC PRESSURE
GPM	GALLONS PER MINUTE	STM	STEAM
GW	GREASE WASTE	T	THERMOSTAT
HB	HOSE BIB	TD	TEMPERATURE DROP
HP	HORSE POWER	TDR	TRENCH DRAIN
HTG	HEATING	TEMP	TEMPERATURE
HTR	HEATER	TYP	TYPICAL
HW	HOT WATER	UG	UNDERGROUND
HYD	HYDRANT	VAC	VACUUM
ID	INDIRECT	V	VENT
IN	INCH	VAV	VARIABLE AIR VOLUME
INV	INVERT	VENT	VENTILATION
LB	POUND	VTR	VENT THROUGH ROOF
LB/HR	POUNDS PER HOUR	W	WASTE
LAT	LEAVING AIR TEMPERATURE	WB	WET BULB
LP	LOW PRESSURE	WCO	WALL CLEAN OUT
LPG	LIQUEFIED PETROLEUM GAS	WH	WALL HYDRANT

Equipment Abbreviations

AC	AIR CONDITIONING UNIT	ET	EXPANSION TANK
ACCU	AIR COOLING CONDENSING UNIT	EWH	ELECTRIC WATER HEATER
AHU	AIR HANDLING UNIT	FCU	FAN COIL UNIT
AS	AIR SEPARATOR	FP	FIRE PUMP
B	BOILER	GI	GREASE INTERCEPTOR
CH	CHILLER	GRV	GRAVITY ROOF VENTILATOR
CT	COOLING TOWER	HWP	HEATING WATER PUMP
CUH	CABINET UNIT HEATER	HRU	HEAT RECOVERY UNIT
CHWP	CHILLED WATER PUMP	PRV	POWER ROOF VENTILATOR
DBP	DOMESTIC WATER BOOSTER PUMP	RE	RETURN/EXHAUST FAN
DC	DUCT MOUNTED COIL	RTU	ROOFTOP UNIT
DCP	DOMESTIC WATER CIRCULATING PUMP	SP	SUMP PUMP
EF	EXHAUST FAN	UH	UNIT HEATER
EDC	ELECTRIC DUCT COIL	WH	WATER HEATER

* NOTE *
ALL OF GENERAL NOTES ON THIS SHEET ARE TO BE APPLIED TO ALL OTHER DRAWINGS IN THIS SET.THE SYMBOLS AND ABBREVIATIONS SHOWN ON THIS SHEET MAY OR MAY NOT BE USED IN THIS SET OF DRAWINGS.

Plumbing Symbols

2"	Nominal Pipe Size
	Above Ground Piping
	Below Ground Piping
1/8" / 12" SLOPE	Pipe Slope (When Applicable)
(E)	Existing Pipe To Remain
	Pipe To Be Demolished
CW	Domestic Cold-Water
NPW	Non-Potable Water
S-CW	Soft Cold-Water
F-CW	Filtered Cold-Water
RO	Reverse Osmosis Water
HW	Domestic Hot-Water
HW 140°	Domestic Hot-Water 140°
HW-R	Hot-Water Recirculation
HW-R 140°	Hot-Water Recirculation 140°
SS	Sanitary Drain
RD	Radon Mitigation
V	Sanitary Vent
WV	Sanitary Wet Vent
CWV	Combination DWV
CD	Condensate Drain
ID	Indirect Drain
GW	Grease Waste
GV	Grease Vent
PD	Pump Discharge
SD	Storm Drain
OSD	Storm Overflow
CA	Compressed Air
G	Natural Gas
LP	Liquid Propane
	Pipe Rise / Drop

Pipe Accessory Notes

4" FCO	Cleanout
2" CHECK	Check Valve
2" BALANCE	Balancing Valve
2" CIRC	Circuit Setter
2" GATE	Gate Valve
2" S/O	Ball Valve
2" STRAIN	Fluid Strainer
1" GAS-CNTRL	Emergency Gas Shutoff
1" PLUG	Plug Valve
1" GAS COCK	Gas Shutoff Cock
1" REG	Gas Regulator
1" T/V	Thermostatic Valve
TMV-XT/P	Mixing Valve
TMVEM	Emergency Mixer
2" PRV	Pressure Reducing Valve
2" METER	Water Meter
	Double Check Valve
	Reduced Pressure Zone

Plumbing Fixture Notes

	Design Size / Identity Type / Drainage Fixture Units
2" FD	Floor Drain w/ Deep Seal Trap
2" FDP	Floor Drain w/ Trap Primer "P" Indicates Primer Connection
2" FD	Floor Drain w/ Integral Cleanout
3" AD-1	Area Drain (No Trap)
5" DD-1	Deck Drain
5" HD-1	Hub Drain (Funnel Type)
3" FS	Floor Sink
8" SD-12	Roof Drain
6" SD-1 / 2000 SF	Combination Drain / Rainfall Surface Area

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GENERAL PLUMBING NOTES

A. FIELD VERIFY ALL NEW WATER, WASTE, AND VENT PIPING CONNECTIONS AND PROVIDE NEW CONNECTIONS AS REQUIRED FOR PROPER OPERATING SYSTEM.
B. PITCH UNDERFLOOR SANITARY DRAIN PIPING AT 1/8" PER FOOT, 2" AND SMALLER AT 1/4" PER FOOT.
C. FIELD VERIFY LOCATION AND INVERTS OF SITE UTILITIES PRIOR TO INSTALLATION.
D. ROUTE DOMESTIC WATER PIPING WITHIN 5'-0" OF BUILDING TO SITE UTILITIES. PROVIDE PIPING UNDERGROUND UNLESS OTHERWISE. REFER TO CIVIL PLANS.
E. WASTE AND VENT PIPING BELOW FLOOR AND THROUGH FLOOR SHALL BE 2" MINIMUM.
F. LOCATIONS OF PIPING AND EQUIPMENT AS INDICATED ON THE DRAWINGS ARE APPROXIMATE AND SUBJECT TO MINOR ADJUSTMENTS IN THE FIELD. WORK SHALL BE COORDINATED WITH ALL OTHER TRADES TO AVOID INTERFERENCE IN THE FIELD.
G. FINAL PRODUCT SHALL BE A COMPLETE AND FUNCTIONING SYSTEM, AND SHALL CONFORM TO ALL REQUIREMENTS OF APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL (OR UNIFORM, DEPENDING ON JURISDICTION) PLUMBING CODE AND INTERNATIONAL MECHANICAL CODE.
H. LOCATE EQUIPMENT REQUIRING ACCESS 2'-0" MAXIMUM ABOVE CEILING.
I. LOCATE PIPING AND EQUIPMENT OUTSIDE OF THE NEC REQUIRED CLEAR SPACE ABOVE AND AROUND ELECTRICAL PANELS, TRANSFORMERS AND OTHER ELECTRICAL EQUIPMENT. COORDINATE WITH ELECTRICAL CONTRACTOR.
J. PENETRATIONS OF RATED ASSEMBLIES SHALL BE FIRE STOPPED. FIRE STOPPING SHALL BE U.L. LISTED. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF RATED ASSEMBLIES.
K. PROVIDE SLEEVES AND/OR OPENINGS TO RUN PIPES THROUGH FOUNDATIONS, FLOORS, WALLS, AND ROOF.
L. MAINTAIN CLEAR ACCESS TO SERVICE EQUIPMENT AND OTHER ACCESSORIES REQUIRING SERVICE, VISUAL INSPECTION OR HAND OPERATION. WHERE INDICATED OR REQUIRED, PROVIDE ACCESS PANELS OF THE TYPE SELECTED TO SUIT MATERIALS IN WHICH INSTALLED.
M. TRANSITION FROM PIPING SIZES SHOWN TO PROPERLY CONNECT TO EQUIPMENT.
N. PIPE SIZES SHOWN SHALL BE CONTINUED IN THE DIRECTION OF FLOW UNTIL ANOTHER SIZE IS SHOWN.
O. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS, AT A LEVEL OF QUALITY AND WORKMANSHIP CONSISTENT WITH THE SPECIFICATIONS.
P. INSTALL EXPOSED PIPING AS HIGH AS PRACTICAL IN ROOMS WITHOUT CEILINGS.
Q. PRIOR TO STARTING WORK, SUBMIT SHOP DRAWINGS FOR ALL PLUMBING EQUIPMENT AND MATERIALS. SUBSTITUTE EQUIPMENT AND MATERIALS INSTALLED WITHOUT PRIOR APPROVAL SHALL BE SUBJECT TO REPLACEMENT AT CONTRACTOR'S EXPENSE.
R. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND SHALL ARRANGE FOR ALL INSPECTIONS AS REQUIRED.
S. PROVIDE ONE YEAR WARRANTY FOR ALL WORKMANSHIP AND MATERIALS AFTER THE DATE OF FINAL ACCEPTANCE.

GENERAL PLUMBING DEMOLITION NOTES

A. ALL PIPING TAKEN OUT OF SERVICE SHALL BE REMOVED. WHERE PIPING TO BE REMOVED IS CONNECTED TO EXISTING PIPING TO REMAIN, PIPING SHALL BE REMOVED BACK TO MAIN AND CAPPED, UNLESS INDICATED OTHERWISE. CONTRACTOR SHALL DISPOSE OF PIPING OR DELIVER TO OWNER, AS DIRECTED BY OWNER.
B. WHERE PIPING TAKEN OUT OF SERVICE IS LOCATED BELOW SLAB AND IS UNABLE TO BE REMOVED, CAP BELOW SLAB.
C. COORDINATE CUTTING, PATCHING OF EXISTING WALLS, CEILINGS, ROOF AND FLOORS AFFECTED BY MECHANICAL DEMOLITION WITH G.C.
D. ALL EQUIPMENT TAKEN OUT OF SERVICE SHALL BE REMOVED. EQUIPMENT SHALL BE DELIVERED TO OWNER OR DISPOSED OF AS DIRECTED BY OWNER.
E. REMOVE ALL PLUMBING INSTALLATION FROM PROJECT AREA, UNLESS REQUIRED FOR NEW WORK OR EXISTING INSTALLATION NOT AFFECTED BY REMODEL. COORDINATE WITH OWNER AND G.C.
F. SERVICES TO ITEMS NOT REMOVED AS PART OF THIS WORK SHALL BE RESTORED UPON COMPLETION OF THIS WORK TO FULLY OPERATIONAL CONDITION.
G. NOT ALL ITEMS REQUIRED TO BE DEMOLISHED MAY BE INDICATED ON DRAWINGS. ALL DEMOLITION OF AFFECTED SPACE SHALL BE PERFORMED AS IF INDICATED.
H. FIELD VERIFY EXACT LOCATION OF ALL EXISTING PLUMBING INSTALLATION INDICATED ON DRAWINGS.
I. ALL ITEMS TO BE RE-USED OR RELOCATED SHALL BE CLEANED, REPAIRED, AND RESTORED TO LIKE NEW CONDITION PRIOR TO RE-USE.

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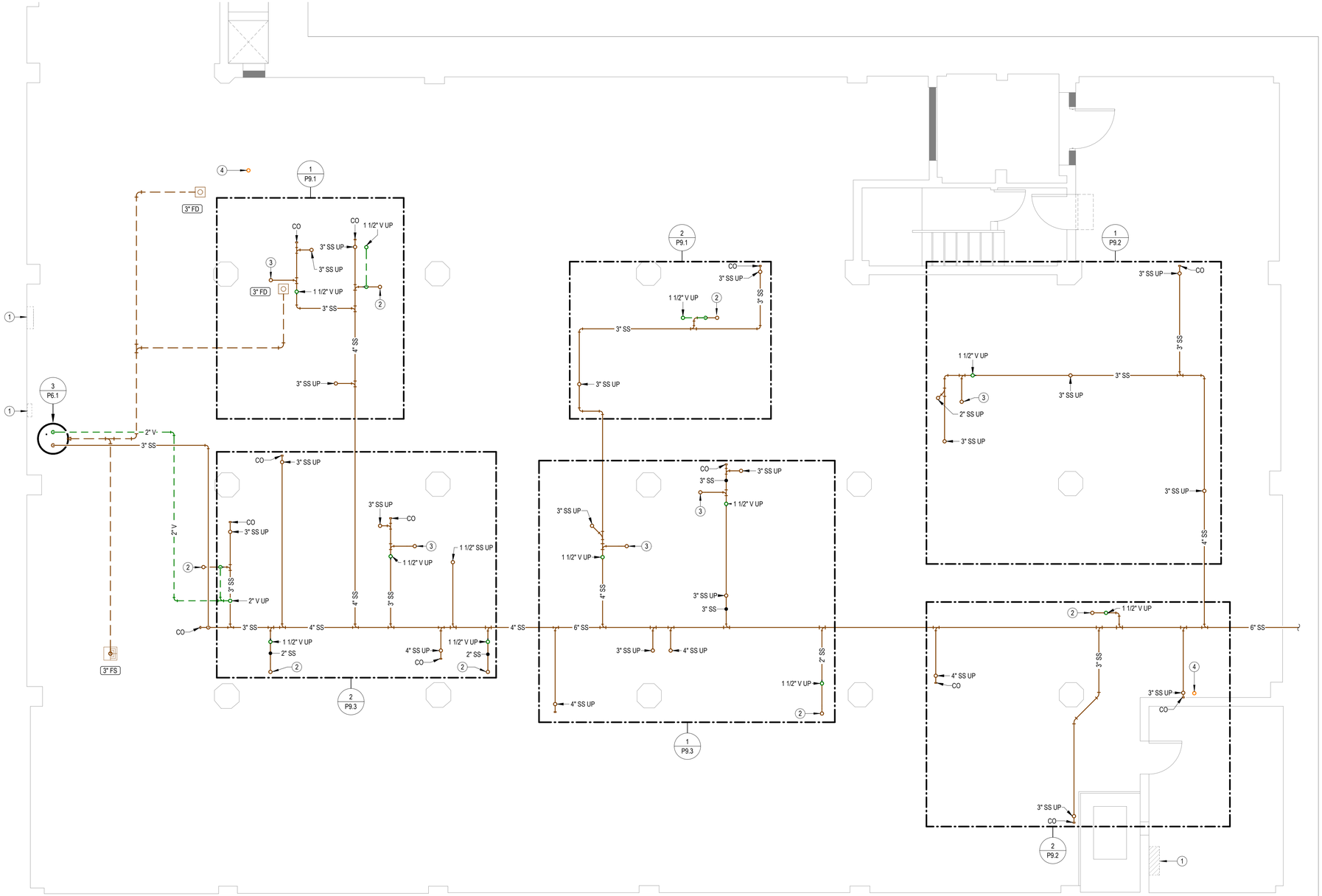
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NOTES BY SYMBOL

1 ELECTRICAL EQUIPMENT SHOWN FOR COORDINATION. DO NOT ROUTE PIPING ABOVE OR BELOW EQUIPMENT, AND MAINTAIN WORKING CLEARANCE SHOWN.
2 2" SS UP TO OPEN HUB FLOOR DRAIN.
3 2" SS UP TO SHOWER.
4 4" PVC PIPE FOR RADON SYSTEM. COORDINATE EXACT REQUIREMENTS WITH ARCHITECT.



1 BASEMENT WASTE AND VENT PLAN

1/4" = 1'-0"

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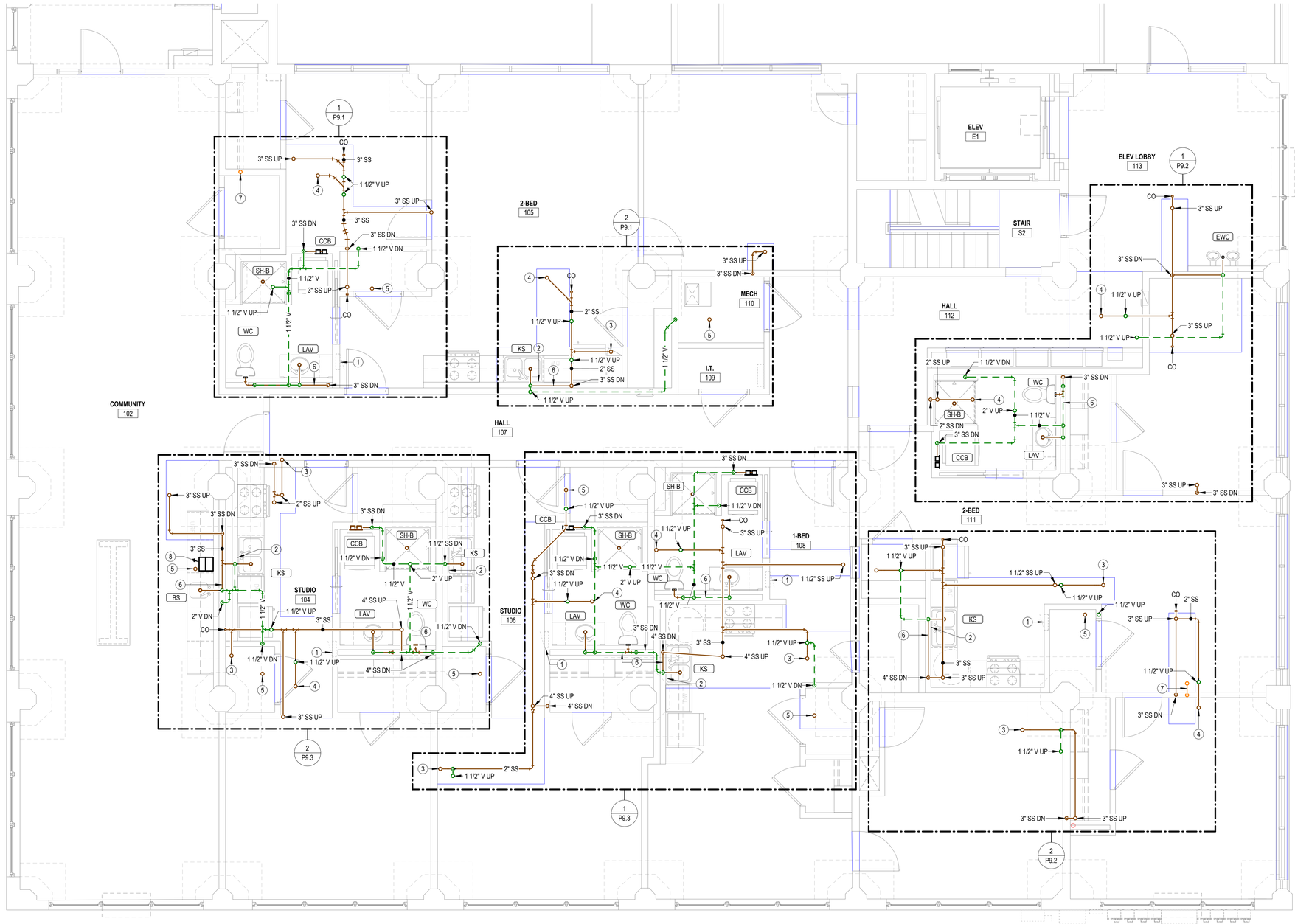
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3. 2" SS UP TO OPEN HUB FLOOR DRAIN.
4. 2" SS UP TO SHOWER.
5. OPEN HUB FLOOR DRAIN WITH TRAP SEAL DEVICE.
6. PROVIDE WASTE AND VENT PIPING IN CHASE FROM FIXTURES SHOWN. ROUTE TO VERTICAL RISER OR FLOOR PENETRATION AS INDICATED. FIELD COORDINATE ELEVATIONS AND OFFSETS.
7. 4" PVC PIPE FOR RADON SYSTEM. COORDINATE EXACT REQUIREMENTS WITH ARCHITECT.
8. ROUTE T/P RELIEF VALVE OVERFLOW TO OPEN HUB FLOOR DRAIN IN CABINETRY. COORDINATE EXACT ROUTING WITH ARCHITECT.



1 FIRST FLOOR WASTE AND VENT PLAN

1/4" = 1'-0"

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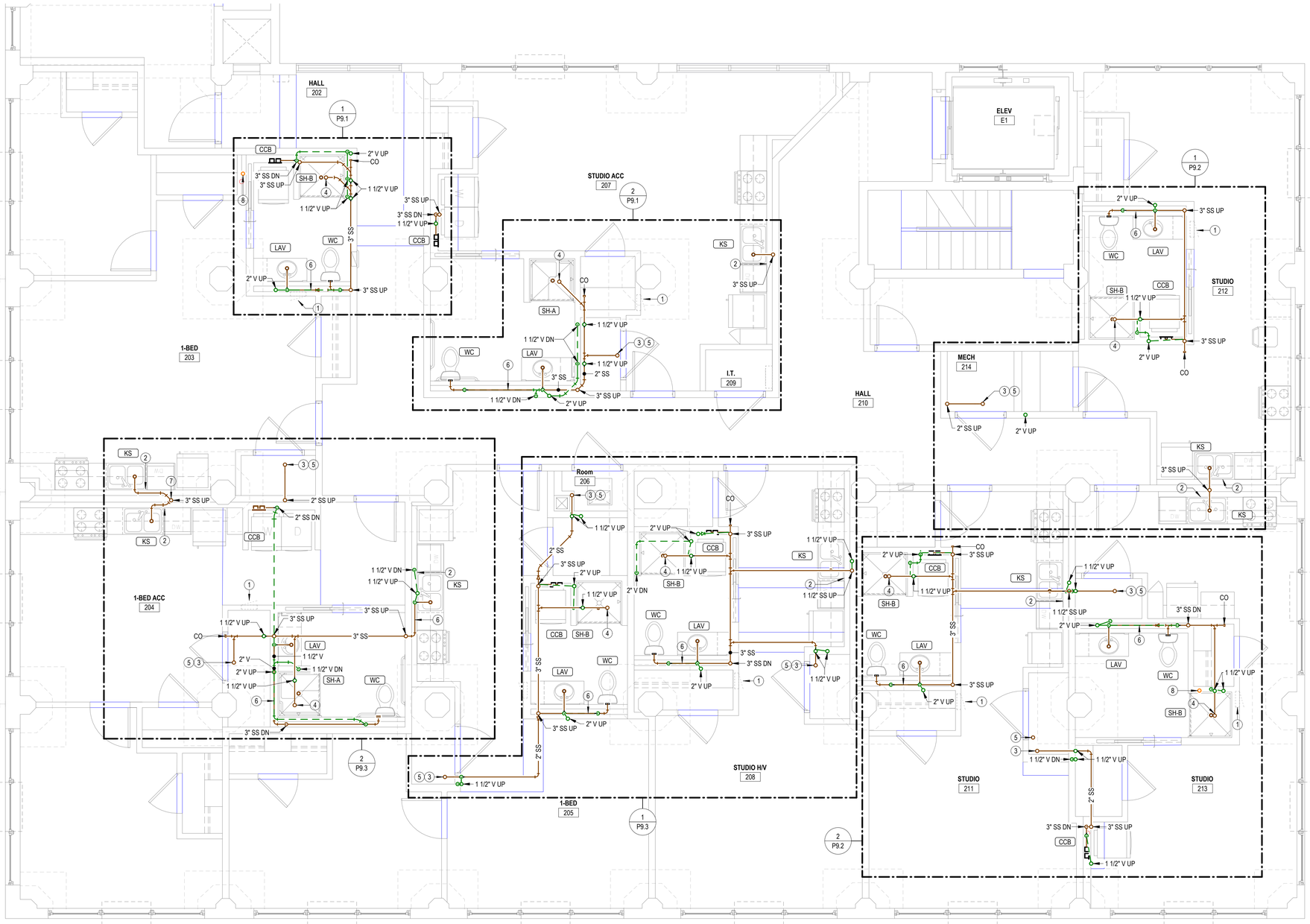
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4. 2" SS UP TO SHOWER.
5. OPEN HUB FLOOR DRAIN WITH TRAP SEAL DEVICE.
6. PROVIDE WASTE AND VENT PIPING IN CHASE FROM FIXTURES SHOWN. ROUTE TO VERTICAL RISER OR FLOOR PENETRATION AS INDICATED. FIELD COORDINATE ELEVATIONS AND OFFSETS.
7. PROVIDE SEPARATE WASTE CONNECTIONS FROM EACH KITCHEN SINK TO THE WASTE STACK VENT.
8. 4" PVC PIPE FOR RADON SYSTEM. COORDINATE EXACT REQUIREMENTS WITH ARCHITECT.



1 SECOND FLOOR WASTE AND VENT PLAN

1/4" = 1'-0"

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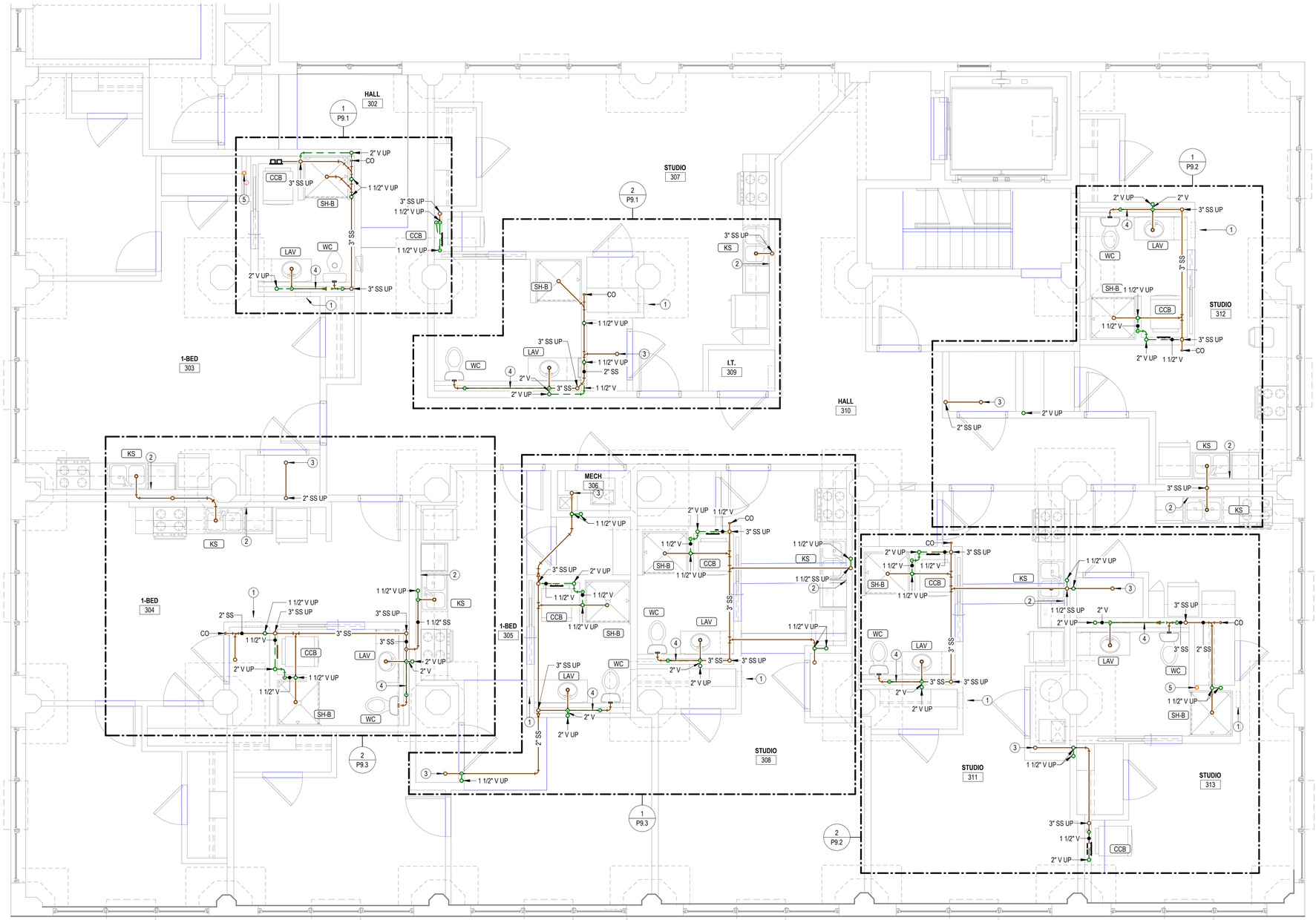
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5. 4" PVC PIPE FOR RADON SYSTEM. COORDINATE EXACT REQUIREMENTS WITH ARCHITECT.


HALL 302
STUDIO 307
1-BED 303
I.T. 309
HALL 310
STUDIO 312
1-BED 304
1-BED 305
MECH 306
STUDIO 308
STUDIO 311
STUDIO 313
CCB
SH-B
LAV
WC
KS
CO
2" V UP
3" SS UP
1 1/2" V UP
3" SS
2" SS
2" V
1 1/2" V
1 1/2" SS UP
1 1/2" SS
2" SS UP
1 1/2" V UP
1 1/2" V
2" V UP
1 1/2" V
3" SS
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2" V
2" V UP
1 1/2" V UP
1 1/2" V
3" SS UP
1 1/2" V UP

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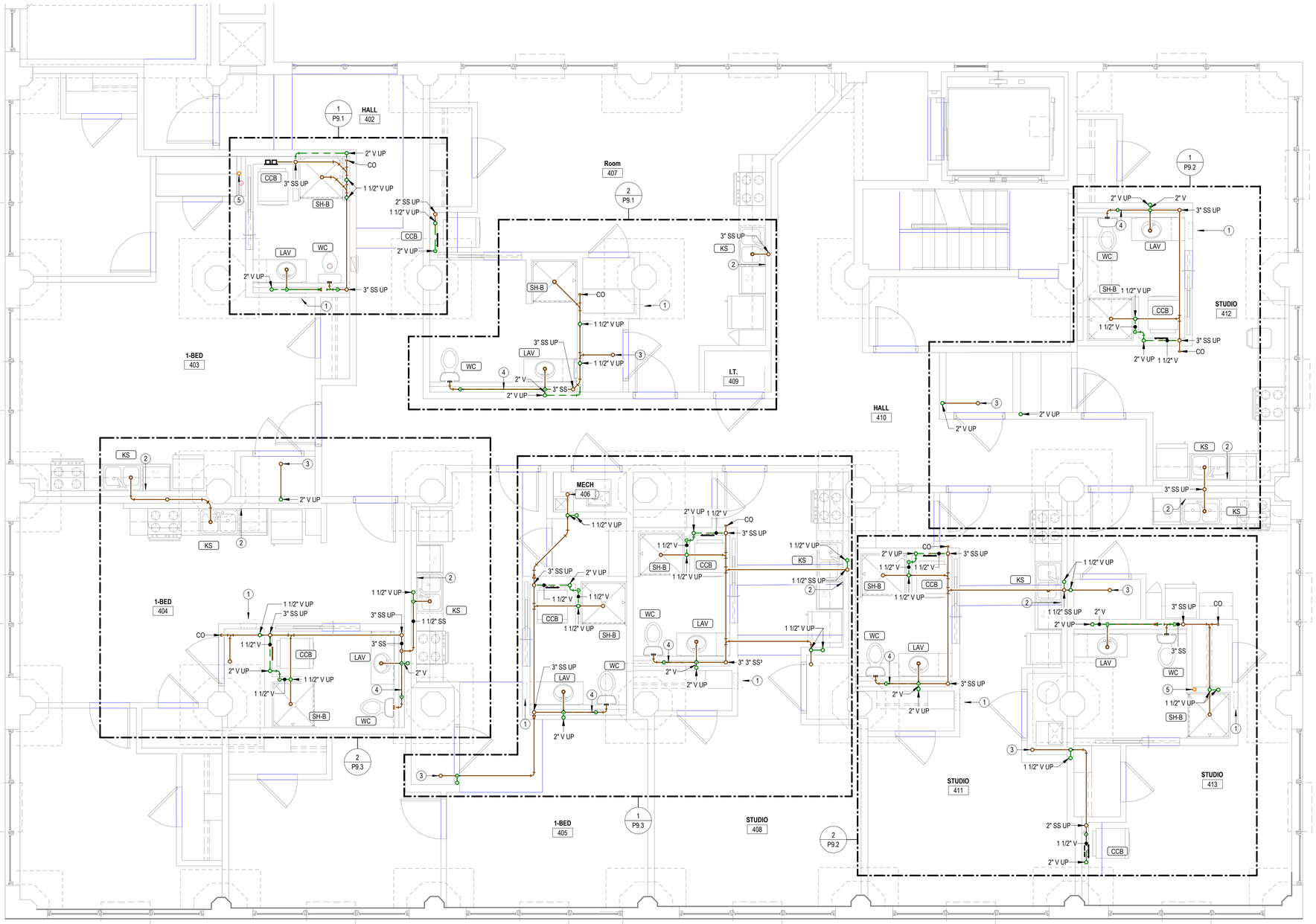
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5. 4" PVC PIPE FOR RADON SYSTEM. COORDINATE EXACT REQUIREMENTS WITH ARCHITECT.



1 FOURTH FLOOR WASTE AND VENT PLAN

1/4" = 1'-0"

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SALINA, KANSAS

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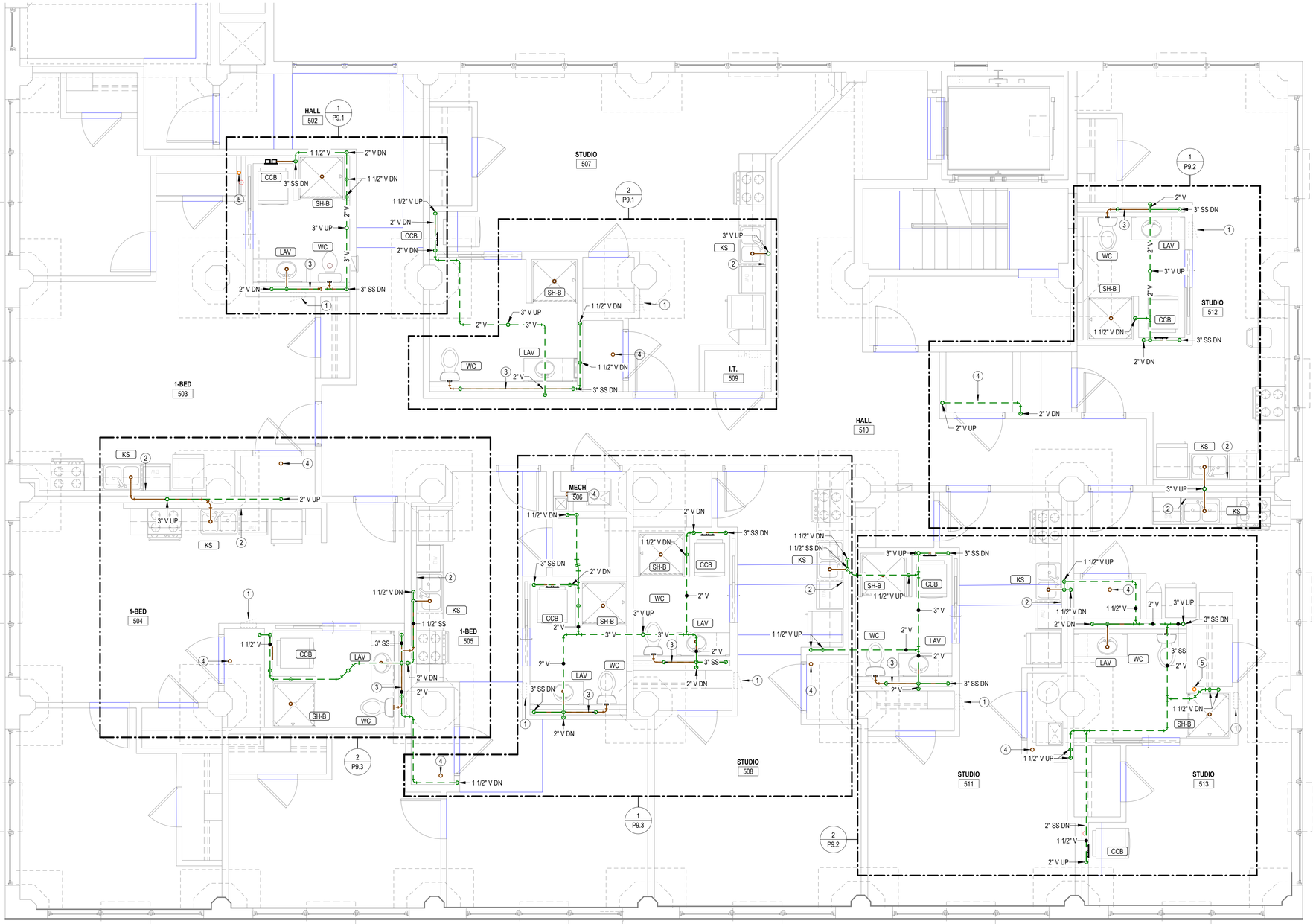
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1 FIFTH FLOOR WASTE AND VENT PLAN

1/4" = 1'-0"

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COPPER PIPE SIZE INDICATED	ALTERNATE MATERIAL	
	Cross-linked polyethylene (PEX)	Polypropylene (PP)
3/4"	3/4"	3/4"
1"	1-1/4"	1-1/4"
1-1/4"	1-1/2"	1-1/2"
1-1/2"	2"	2"
2"	2-1/2"	2-1/2"
2-1/2"	3"	3"
3"	3-1/2"	3-1/2"

Note: Pipe sizes indicated on drawings are for Type L copper pipe. If alternate materials are used, sizes shall be as indicated above. Where no pipe size is shown, use of indicated material in design pipe size is prohibited. Do not use materials other than those listed.

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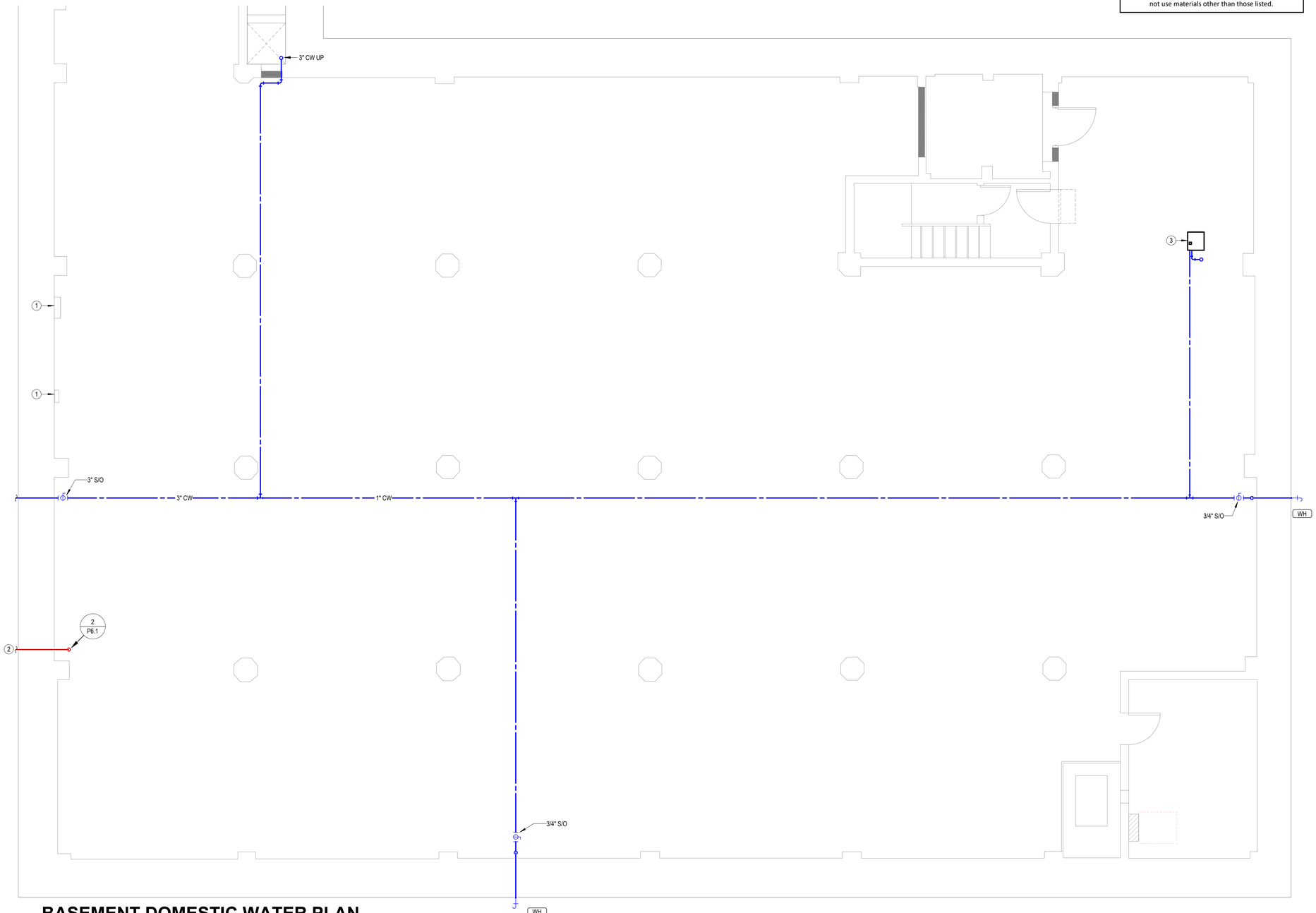
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2. EXPOSED PIPING TO BE ROUTED TIGHT TO BOTTOM OF EXISTING STRUCTURE. UTILIZE COPPER OR RIGID PEX, ROUTED PERPENDICULAR TO BUILDING SURFACES. NEATLY TRAIN PIPING TOGETHER ALONG EXISTING CONSTRUCTION AND COORDINATE WITH OTHER TRADES. OBTAIN APPROVAL OF ROUTING FROM ARCHITECT PRIOR TO ROUGHING IN.

NOTES BY SYMBOL

1. ELECTRICAL EQUIPMENT SHOWN FOR COORDINATION. DO NOT ROUTE PIPING ABOVE OR BELOW EQUIPMENT, AND MAINTAIN WORKING CLEARANCE SHOWN.
2. FIRE PROTECTION SERVICE ENTRANCE. INSTALL IN ACCORDANCE WITH NFPA 13 AND 14. COORDINATE LOCATION OF ALL VALVES AND APPURTENANCES WITH AHJ
3. HANG REMOTE WATER CHILLER FROM CEILING IN BASEMENT. MAKE FINAL CONNECTION TO 'EWC' ON FLOOR ABOVE. COORDINATE EXACT PIPING ROUTING WITH G.C.



1 BASEMENT DOMESTIC WATER PLAN

1/4" = 1'-0"

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LEE LOFTS, PHASE III, BUILDING 3
HISTORIC REHAB. (APARTMENTS, COMMERCIAL)
SALINA, KANSAS

PATRICK [illegible] LICENSED 24155 09-24-2025 KANSAS PROFESSIONAL ENGINEER

REVISIONS:

DATE: 09/24/2025
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GENERAL PLUMBING NOTES

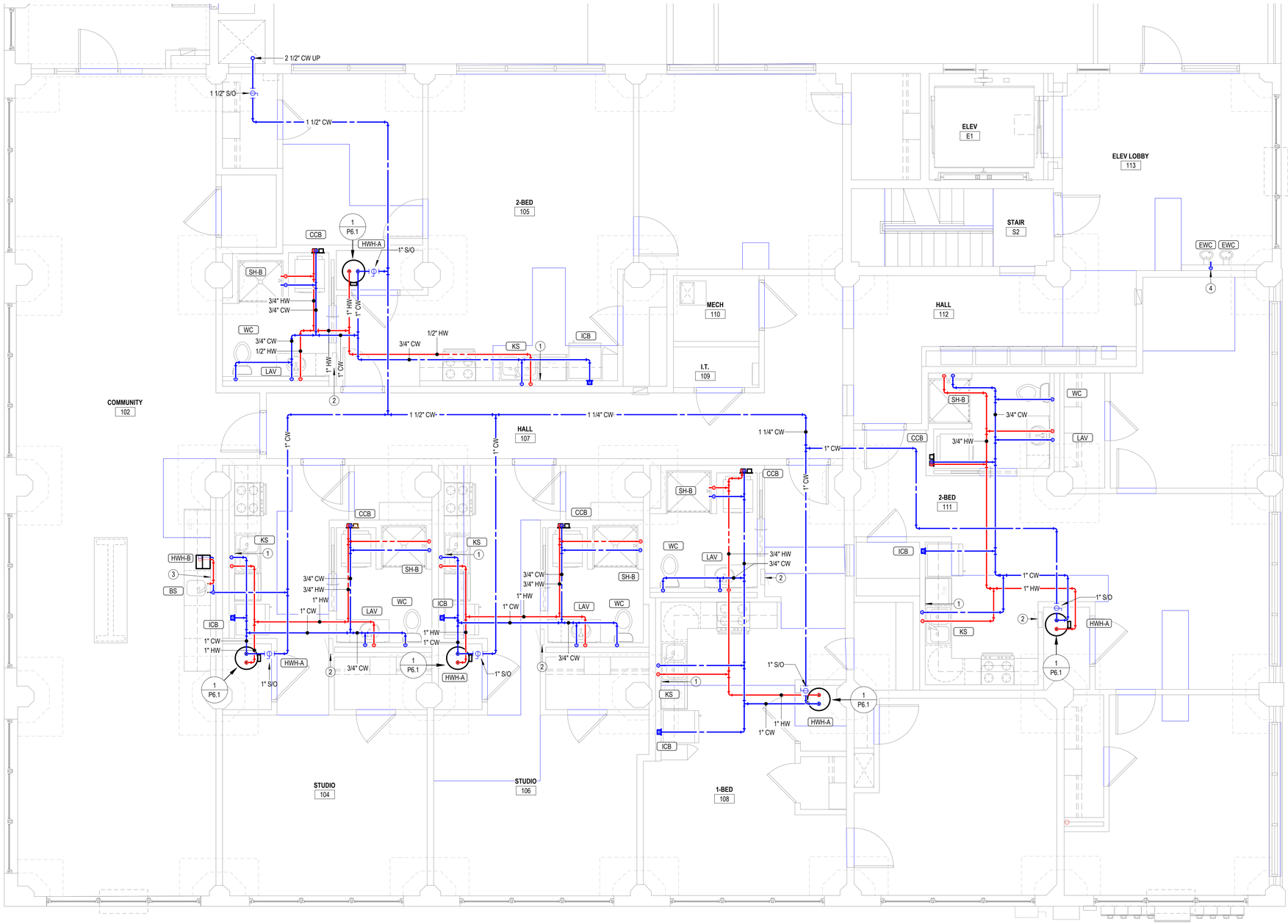
1. COORDINATE PENETRATIONS OF CONCRETE SLABS WITH STRUCTURAL ENGINEER PRIOR TO CREATION OF FLOOR PENETRATIONS, MODIFY LOCATIONS AS RECOMMENDED BY STRUCTURAL ENGINEER.
2. EXPOSED PIPING TO BE ROUTED TIGHT TO BOTTOM OF EXISTING STRUCTURE. UTILIZE COPPER OR RIGID PEX, ROUTED PERPENDICULAR TO BUILDING SURFACES. NEATLY TRAIN PIPING TOGETHER ALONG EXISTING CONSTRUCTION AND COORDINATE WITH OTHER TRADES. OBTAIN APPROVAL OF ROUTING FROM ARCHITECT PRIOR TO ROUGHING IN.

NOTES BY SYMBOL

1. PROVIDE 1/2" VALVED BRANCH BELOW SINK AND CONNECT DISHWASHER. ROUTE PIPING ALONG BACK OF CABINETRY. COORDINATE EXACT ROUTING WITH G.C. COORDINATE EXACT REQUIREMENTS WITH DISHWASHER PROVIDED.
2. ELECTRICAL EQUIPMENT SHOWN FOR COORDINATION. DO NOT ROUTE PIPING ABOVE OR BELOW EQUIPMENT, AND MAINTAIN WORKING CLEARANCE SHOWN.
3. CONNECT TO POINT OF USE WATER HEATER IN AREA.
4. CONNECT TO REMOTE WATER CHILLER BELOW ON FLOOR BELOW. COORDINATE EXACT PIPING ROUTING WITH G.C.

		ALTERNATE MATERIAL SIZE	
		Cross-linked polyethylene (PEX)	Polypropylene
COPPER PIPE SIZE INDICATED	1/2"	1/2"	1/2"
	3/4"	3/4"	3/4"
	1"	1-1/4"	1-1/4"
	1-1/4"	1-1/2"	1-1/2"
	1-1/2"	2"	2"
	2"	2-1/2"	2-1/2"
	2-1/2"	3"	3"
	3"	3-1/2"	3-1/2"

Note: Pipe sizes indicated on drawings are for Type L copper pipe. If alternate materials are used, sizes shall be as indicated above. Where no pipe size is shown, use of indicated material in design pipe size is prohibited. Do not use materials other than those listed.



1 FIRST FLOOR DOMESTIC WATER PLAN

1/4" = 1'-0"

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HISTORIC REHAB. (APARTMENTS, COMMERCIAL)
SALINA, KANSAS

RYAN PATRICK GILLAM
LICENSED
24155
09-24-2025
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COPPER PIPE SIZE INDICATED	ALTERNATE MATERIAL SIZE	
	Cross-linked polyethylene (PEX)	Polypropylene (PP)
3/4"	3/4"	3/4"
1"	1-1/4"	1-1/4"
1-1/4"	1-1/2"	1-1/2"
1-1/2"	2"	2"
2"	2-1/2"	2-1/2"
2-1/2"	3"	3"
3"	3-1/2"	3-1/2"

Note: Pipe sizes indicated on drawings are for Type L copper pipe. If alternate materials are used, sizes shall be as indicated above. Where no pipe size is shown, use of indicated material in design pipe size is prohibited. Do not use materials other than those listed.

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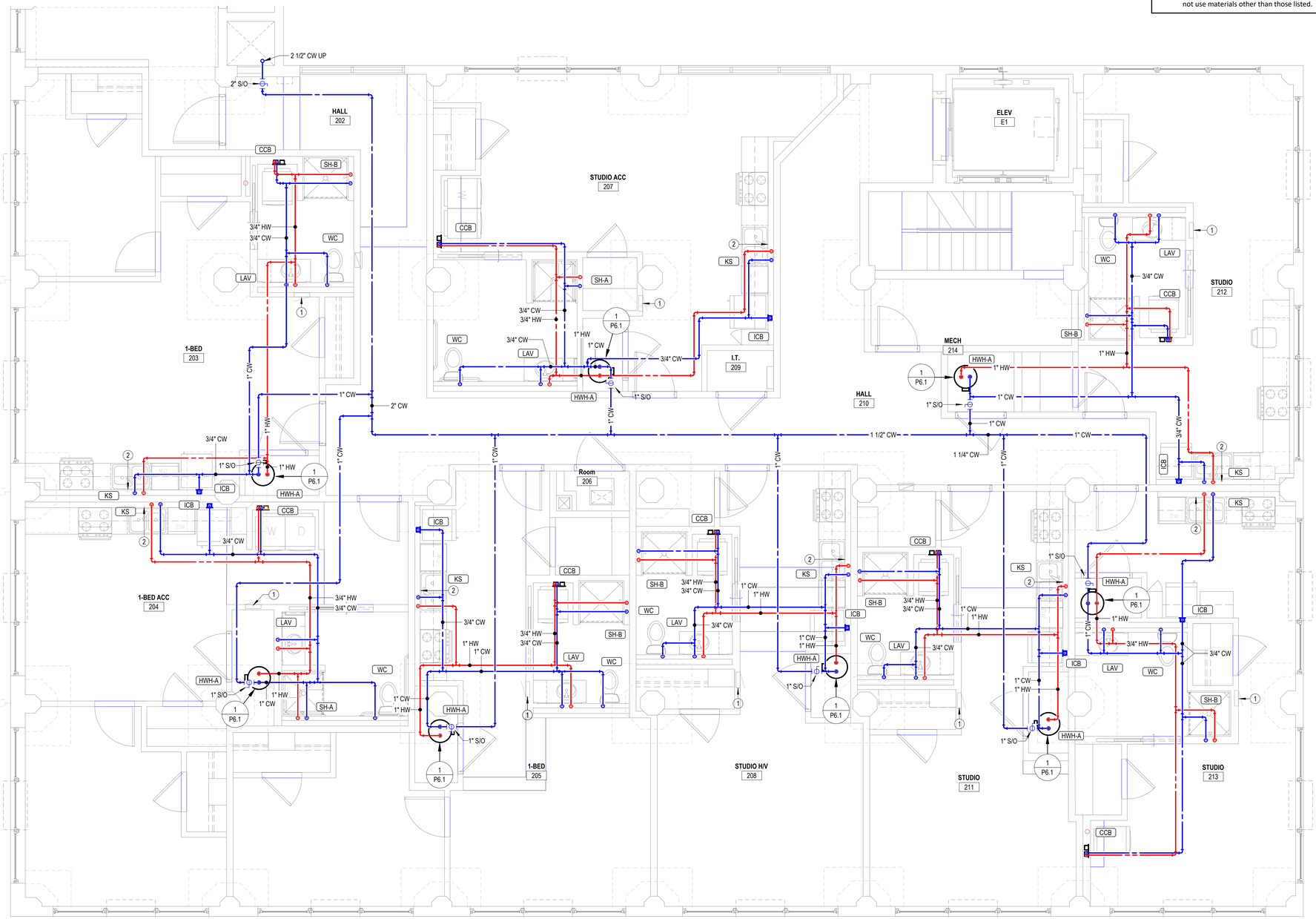
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GENERAL PLUMBING NOTES

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NOTES BY SYMBOL

1. ELECTRICAL EQUIPMENT SHOWN FOR COORDINATION. DO NOT ROUTE PIPING ABOVE OR BELOW EQUIPMENT, AND MAINTAIN WORKING CLEARANCE SHOWN.
2. PROVIDE 1/2" VALVED BRANCH BELOW SINK AND CONNECT DISHWASHER. ROUTE PIPING ALONG BACK OF CABINETRY. COORDINATE EXACT ROUTING WITH G.C. COORDINATE EXACT REQUIREMENTS WITH DISHWASHER PROVIDED.



1 **SECOND FLOOR DOMESTIC WATER PLAN**
1/4" = 1'-0"

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SALINA, KANSAS

PATRICK LICENSED 24155 09-24-2025 KANSAS PROFESSIONAL ENGINEER

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COPPER PIPE SIZE INDICATED	ALTERNATE MATERIAL
	Cross-linked polyethylene (PEX)
3/4"	3/4"
1"	1-1/4"
1-1/4"	1-1/2"
1-1/2"	2"
2"	2-1/2"
2-1/2"	3"
3"	3-1/2"
3-1/2"	4"

Note: Pipe sizes indicated on drawings are for Type L copper pipe. If alternate materials are used, sizes shall be as indicated above. Where no pipe size is shown, use of indicated material in design pipe size is prohibited. Do not use materials other than those listed.

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GENERAL PLUMBING NOTES

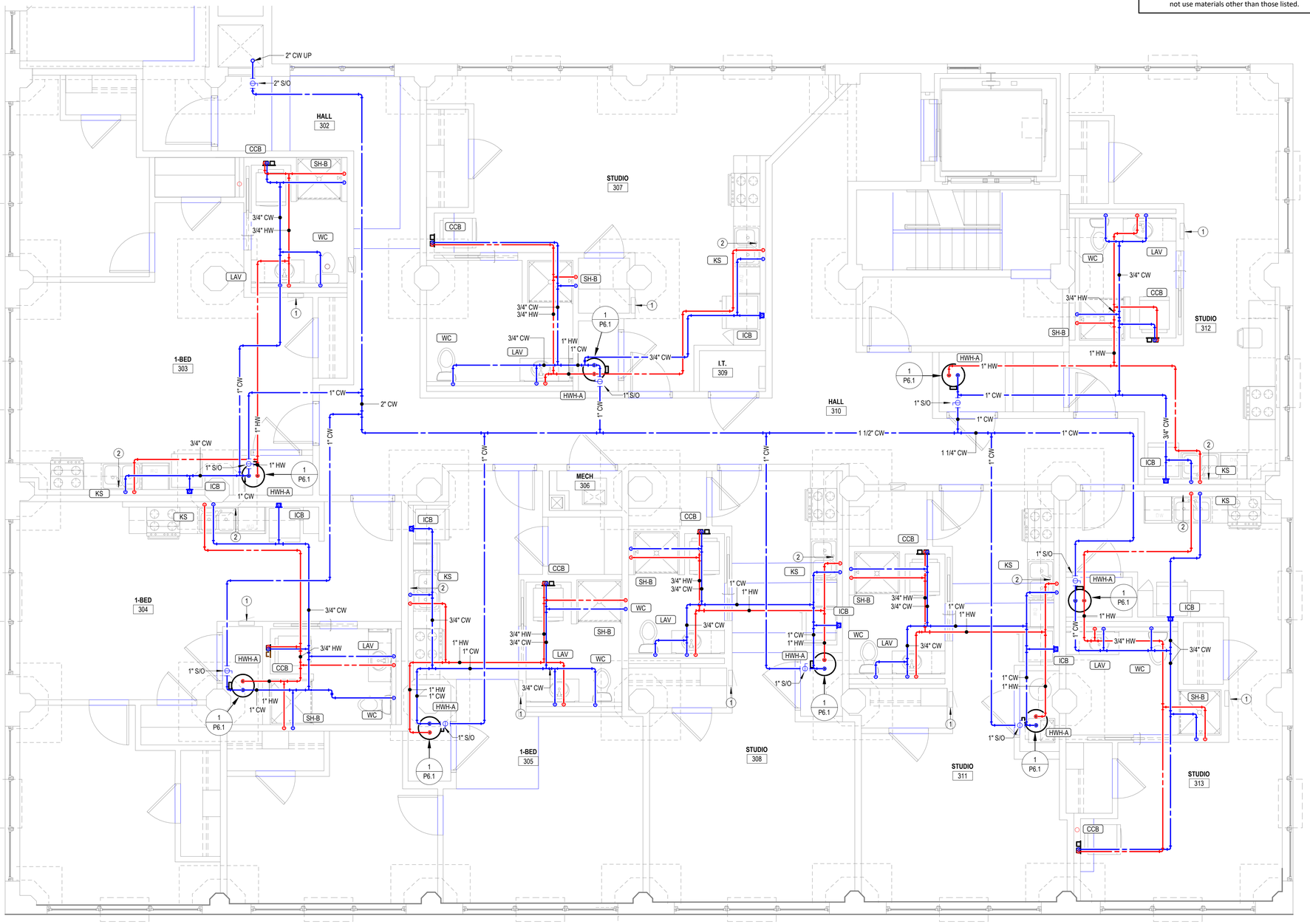
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NOTES BY SYMBOL

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2 PROVIDE 1/2" VALVED BRANCH BELOW SINK AND CONNECT DISHWASHER. ROUTE PIPING ALONG BACK OF CABINETRY. COORDINATE EXACT ROUTING WITH G.C. COORDINATE EXACT REQUIREMENTS WITH DISHWASHER PROVIDED.



1 THIRD FLOOR DOMESTIC WATER PLAN
1/4" = 1'-0"

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LEE LOFTS, PHASE III, BUILDING 3
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SALINA, KANSAS

PATRICK RYAN GILLAM 24155 09-24-2025 KANSAS PROFESSIONAL ENGINEER

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COPPER PIPE SIZE INDICATED	ALTERNATE MATERIAL	
	Cross-linked polyethylene (PEX)	Polypropylene (PP)
3/4"	3/4"	3/4"
1"	1-1/4"	1-1/4"
1-1/4"	1-1/2"	1-1/2"
1-1/2"	2"	2"
2"	2-1/2"	2-1/2"
2-1/2"	3"	3"
3"	3-1/2"	3-1/2"

Note: Pipe sizes indicated on drawings are for Type L copper pipe. If alternate materials are used, sizes shall be as indicated above. Where no pipe size is shown, use of indicated material in design pipe size is prohibited. Do not use materials other than those listed.

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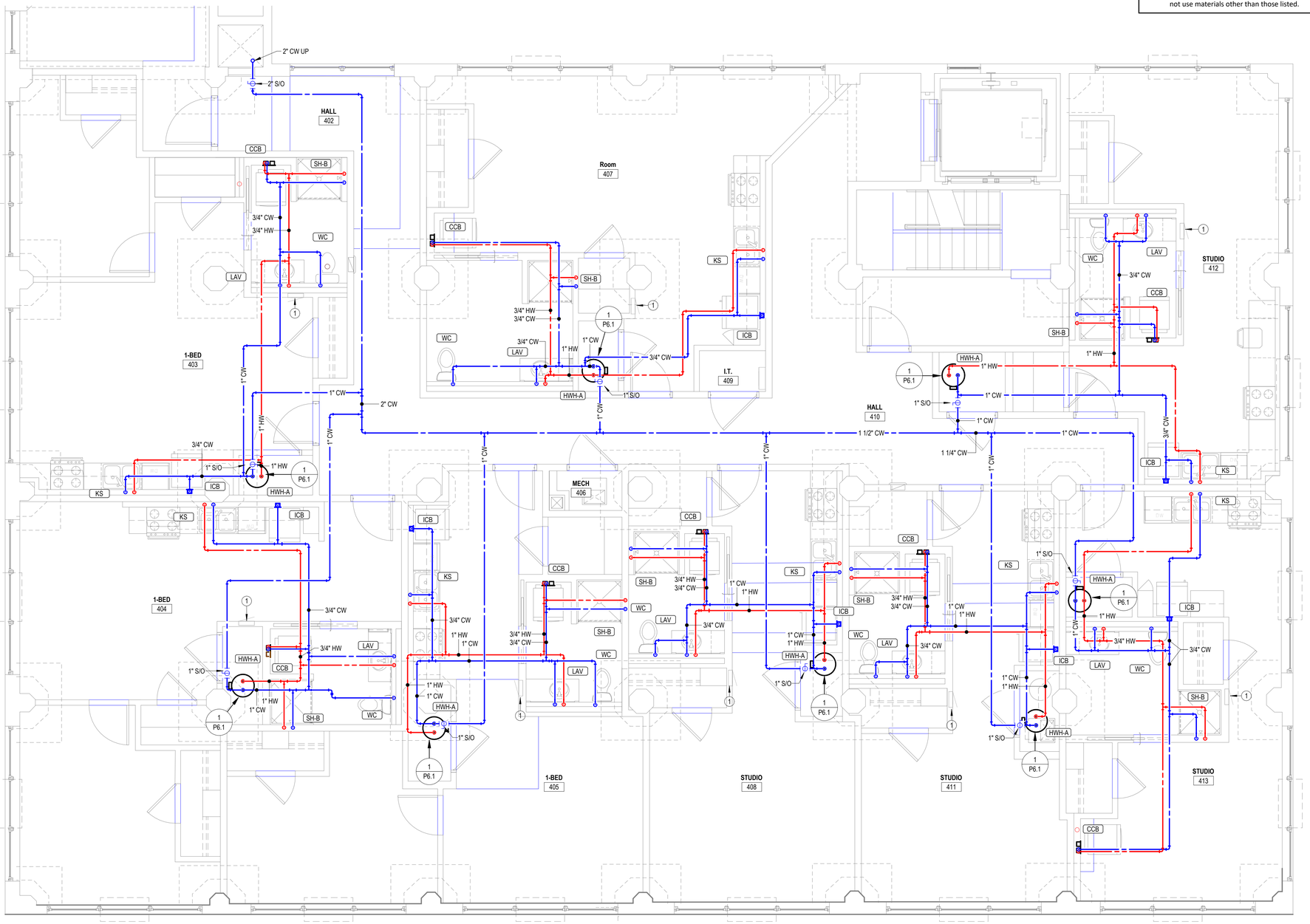
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NOTES BY SYMBOL

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1 FOURTH FLOOR DOMESTIC WATER PLAN

1/4" = 1'-0"

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COPPER PIPE SIZE INDICATED	ALTERNATE MATERIAL	
	Cross-linked polyethylene (PEX)	Polypropylene (PP)
3/4"	3/4"	3/4"
1"	1-1/4"	1-1/4"
1-1/4"	1-1/2"	1-1/2"
1-1/2"	1-1/2"	1-1/2"
2"	2-1/2"	2-1/2"
2-1/2"	3"	3"
3"	3-1/2"	3-1/2"

Note: Pipe sizes indicated on drawings are for Type L copper pipe. If alternate materials are used, sizes shall be as indicated above. Where no pipe size is shown, use of indicated material in design pipe size is prohibited. Do not use materials other than those listed.

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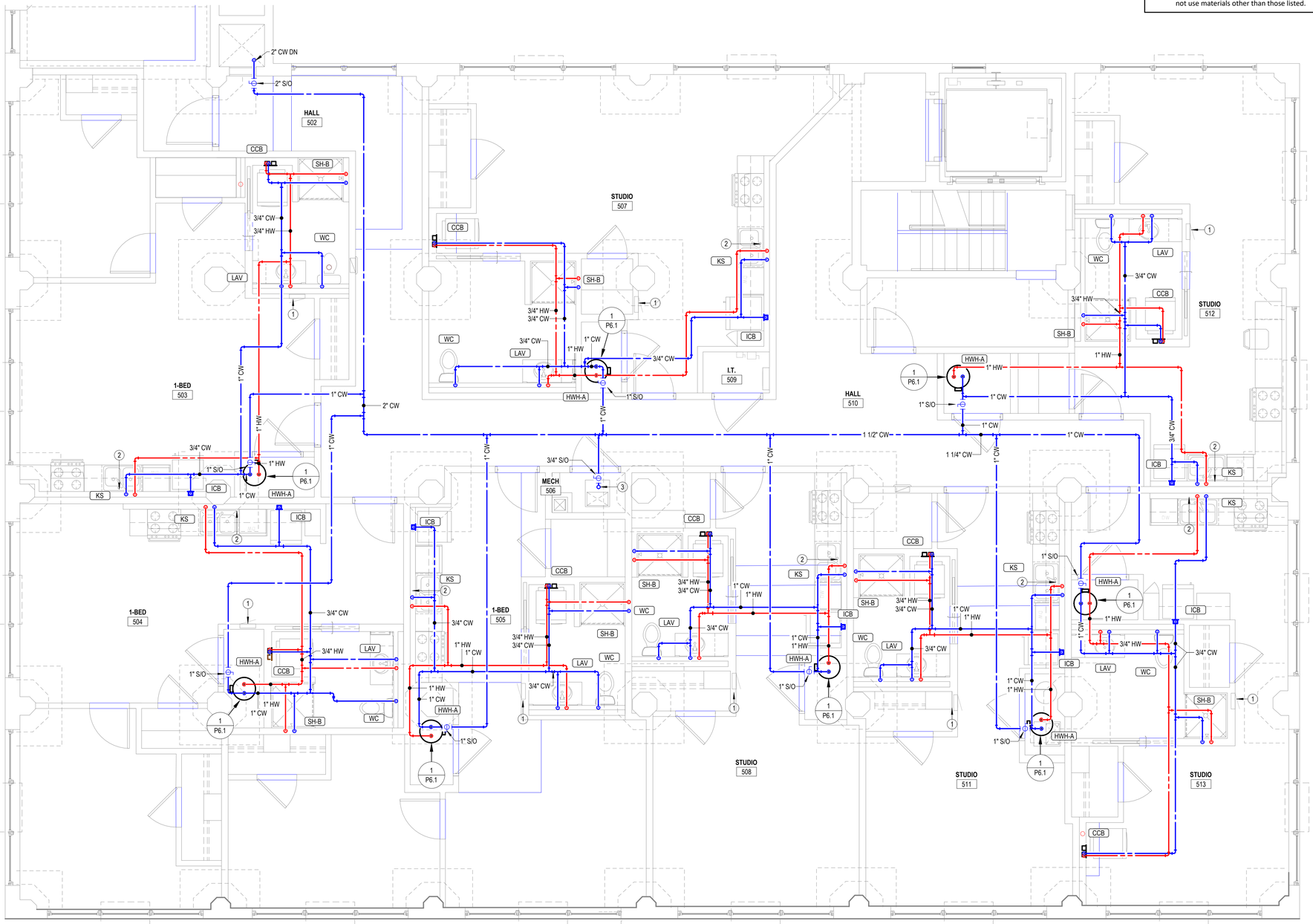
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2. PROVIDE 1/2" VALVED BRANCH BELOW SINK AND CONNECT DISHWASHER. ROUTE PIPING ALONG BACK OF CABINETRY, COORDINATE EXACT ROUTING WITH G.C. COORDINATE EXACT REQUIREMENTS WITH DISHWASHER PROVIDED.
3. 3/4" COLD WATER UP TO ROOF HYDRANT.



1 FIFTH FLOOR DOMESTIC WATER PLAN

1/4" = 1'-0"

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DOMESTIC WATER EQUIPMENT SCHEDULE

GENERAL: • PROVIDE FIXTURES WITH ALL TRIM NECESSARY FOR COMPLETE INSTALLATION.

NOTES: 1. MOUNT WATER HEATER ON STAND EQUIVALENT TO OATEY WATER HEATER STAND

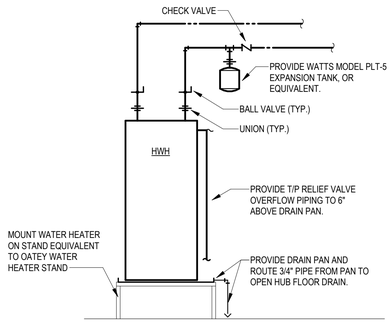
MARK	MANUFACTURER	MODEL	DESCRIPTION	NOTES
HWH-A	AO Smith	EETU-40	40 GALLON ELECTRIC WATER HEATER, 0.93 UEF, 4500 WATTS, 208V HEATING ELEMENT, 21 GPH RECOVERY @ 90°F TEMP RISE. SUPPLIED WITH TEMPERATURE AND PRESSURE RELIEF VALVE AND BRASS DRAIN VALVE. WATER HEATER SHALL HAVE TEMPERATURE CONTROLS SET TO LIMIT SUPPLY TEMPERATURE TO 120°F OR LESS.	1
HWH-B	MINITANK	EMT4	4 GALLON POINT OF USE ELECTRIC WATER HEATER, 1.44 KW @ 120V HEATING ELEMENT, 10 GPH RECOVERY @60°F TEMP RISE.	<varies>

PLUMBING FIXTURE SCHEDULE

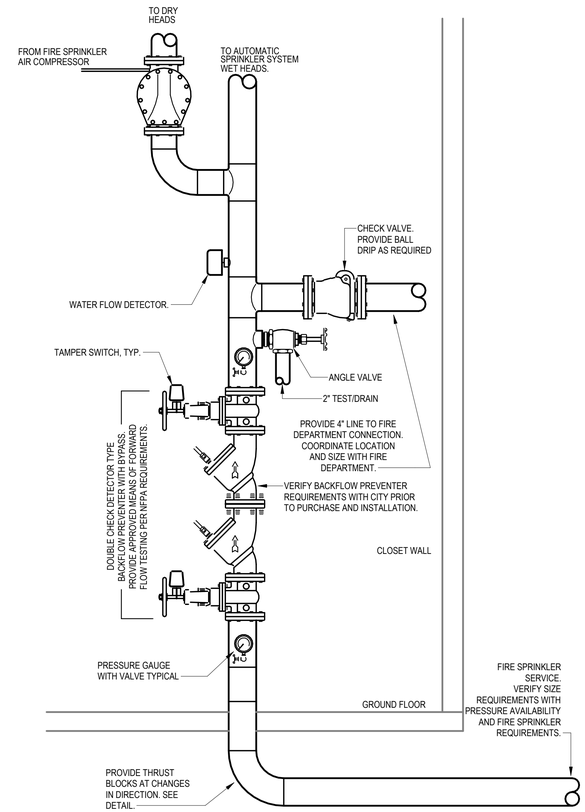
GENERAL:
- PROVIDE FIXTURES WITH ALL TRIM NECESSARY FOR COMPLETE INSTALLATION.
- VENT SIZES ARE APPLICABLE ONLY FOR INDIVIDUAL FIXTURE VENTS WHERE ALTERNATE VENTING METHODS ARE NOT INDICATED ON PLANS.
- PROVIDE 1/4 TURN STOP VALVES ON ALL HOT AND COLD WATER SUPPLY LINE CONNECTIONS FOR FIXTURES. SHOWER VALVES SHALL HAVE INTEGRAL STOP VALVES.
- PROVIDE FLOOR DRAINS AND FLOOR SINKS WITH TRAP PRIMER OR TRAP PRIMER ALTERNATIVE EQUIVALENT TO PROVIDE TRAP GUARD. PROVIDE AUTOMATIC TRAP PRIMER DEVICE WITH SINGLE OR MULTIPLE OUTLET PIPES AND ROUTE DRAINS TO PRIMER PORTS.

NOTES:
1. IN AREAS OPEN TO TH EPUBLIC, FIXTURE AND INSTALLATION TO MEET REQUIREMENTS OF AMERICANS WITH DISABILITIES ACT. IN APARTMENTS, FIXTURE AND INSTALLATION TO MEET REQUIREMENTS OF THE FAIR HOUSING ACT.
2. PROVIDE DEARBORN SUPPLIES WITH STOPS AND EXCUTCHEON PLATE, 1-1/4" CAST BRASS P-TRAP. 10/24/2025, 6:14:00 PM
3. INSULATE WATER AND WASTE PIPING BELOW SINK. UTILIZE INSULATION KIT EQUIVALENT TO LAVGUARD BY TRUEBRO. PROVIDE PLUMBEREX MODEL #3071WD-N WASTE DISPOSAL COVER.
4. TRIM SHALL BE PROVIDED WITH POLISHED CHROME FINISH.
5. TRANSITION FROM 1/8" DRAIN TUBING TO 1/2" PVC DRAIN AND TERMINATE WITH AIR GAP AT NEAREST TENANT FLOOR DRAIN.
6. PLUMBING FIXTURE SELECTED BY INTERIOR DESIGNER, ALL SUBSTITUTIONS SHALL BE APPROVED BY INTERIOR DESIGNER.
7. COORDINATE EXACT MOUNTING HEIGHT AND REQUIREMENTS WITH ARCHITECT.

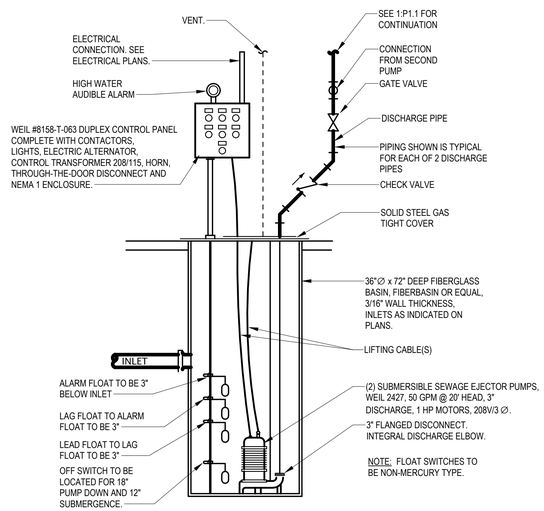
MARK	MANUFACTURER	MODEL	PRODUCT DESCRIPTION	TRIM	ROUGH-IN SIZES DRAIN	VENT	WATER	COLD	HOT	ADA COMPLIANT	NOTES
BS	HAVENS LUXURY METALS	CUSTOM	SINGLE COMPARTMENT 16 GA. STAINLESS STEEL SINK, UNDERMOUNT, 30"X17"X6"D BOWL.	DELTA MODEL 2390L-DST TWO HANDLE BAR SINK FAUCET, PULL DOWN BRIDGE SPOUT, 1.5 GPM AERATOR, FINISHES SELECTED BY INTERIOR DESIGNER. PROVIDE BASKET STRAINER, AND P-TRAP COVER.	2"	1 1/2"	1/2"	Yes	Yes	Yes	1,2,3,4,6
CCB	SIOUX CHIEF	696-2313	RECESSED WASHING MACHINE BOX WITH 2"PVC/ABS DRAIN COUPLING AND KNOCKOUT TEST CAP. TWO 1/4 TURN BALL VALVES WITH HAMMER ARRESTORS.		2"	1 1/2"	1/2"	Yes	Yes		
EWC	MURDOCK	A131200S-VR	SINGLE LEVEL BRASS FINISH, 8 GPH REMOTE WATER COOLER, FRONT PUSH BUTTON ACTUATOR, LEAD-FREE SYSTEM.		2"	1 1/2"	1/2"	Yes	No	Yes	1,6,7
FD	WATTS	FD-100-A	EPOXY COATED CAST IRON FLOOR DRAIN WITH ANCHOR FLANGE, REVERSIBLE CLAMPING COLLAR WITH PRIMARY AND SECONDARY WEEPHOLES, ADJUSTABLE ROUND HEEL PROOF NICKEL BRONZE STRAINER.	TRAP PROTECTION DEVICE EQUIVALENT TO PROSET TRAPGUARD	3"	2"					
FS	WATTS	FS-740	12" SQUARE, 8" DEEP FLOOR SINK WITH WHITE PORCELAIN ENAMEL COATED INTERIOR, LOOSE SET PORCELAIN ENAMEL COATED CAST IRON GRATE, ALUMINUM DOME BOTTOM STRAINER.	TRAP PROTECTION DEVICE EQUIVALENT TO PROSET TRAP GUARD	3"	2"					
ICB	SIOUX CHIEF	696-G1010	ICE MAKER CONNECTION BOX WITH 1/4 TURN BALL VALVE AND INTEGRAL HAMMER ARRESTOR.		0"	0"	1/2"	Yes	No		
KS	KRAUS	KA1AS25B	DEX 25, ONE COMPARTMENT 16 GA STAINLESS STEEL SINK, UNDERMOUNT, 23"W X 17-1/8" X 5-1/4"D BOWL, FULLY UNDERCOATED	DELTA MODEL 19867LF SINGLE HANDLE KITCHE SINK FAUCET WITH HOSE SPRAY ATTACHMENT, FINISH SELECTED BY ARCHITECT. PROVIDE BASKET STRAINER.	2"	1 1/2"	1/2"	Yes	Yes	Yes	1,2,3,4,6
LAV	AMERICAN STANDARD	0610000.020	UNDERMOUNT LAVATORY, WHITE VITROUSE CHINA, 17" X 13" X 6"D	DELTA MODEL 559HAR-SS-DST SINGLE HANDLE FAUCET, STAINLESS STEEL FINISH, LEONARD MODEL TM-1 POINT OF USE MIXING VALVE. PROVIDE GRID DRAIN.	2"	1 1/2"	1/2"	Yes	Yes	Yes	1,2,3,6
RH	WOODFORD	RHY2-MS	FROST PROOF ROOF HYDRANT WITH ASSE 1052 DOUBLE CHECK BACKFLOW PREVENTER THAT IS FIELD TESTABLE, INTEGRAL VENT THAT ALLOWS DRAINAGE WITH 1/8" DRAIN HOLE DRILLED AND TAPPED IN BODY OF HYDRANT. PROVIDE WITH MANUFACTURER'S ROOF MOUNTING SYSTEM CONSISTING OF CAST IRON HYDRANT SUPPORT, UNDER DECK FLANGE, WELL SEAL, EPDM BOOT, AND SHIMS AS REQUIRED. COORDINATE INSTALLATION WITH G.C.				3/4"	Yes	No	No	5
SH-A	AQUA BATH CO.	C4136BF-OT-FUS 3/4"	CENTER DRAIN OPTION, REINFORCED FIBERGLASS ADA BASE MODEL SHOWER, 36"WX36"DX80"H WITH INTEGRAL SOAP/TOILETRY SHELVES IN ACCORDANCE WITH ADA REQUIREMENTS, FOLD-UP SEAT, RIGHT OR LEFT HAND ROUGH-IN AS REQUIRED, WHITE FINISH, PROVIDE WITH COLLAPSIBLE DAM. PROVIDE WITH NICKEL CHROME FINISH.	KOHLER / K-8304-KS PRESSURE BALANCING VALVE WITH INTEGRAL TEMPERATURE LIMITS AND STOPS / K-TS10276-4 VALVE TRIM / K-22173 WALL SUPPLY ELBOW / K-9514 60" HOSE / K-22165-G HAND SHOWER / K-8524 AND K-349 SLIDE BAR.	2"	1 1/2"	1/2"	Yes	Yes	Yes	1
SH-B	AQUATIC	13636FHARRF	CAST ACRYLIC SHOWER, 36" SQUARE INSIDE, REAR MOLDED SOAP SHELF, PROVIDE WITH FHA BACKING. PROVIDE WITH NICKEL CHROME FINISH.	KOHLER / K-8304-KS PRESSURE BALANCING VALVE WITH INTEGRAL TEMPERATURE LIMITS AND STOPS / K-TS10276-4 VALVE TRIM.	2"	1 1/2"	1/2"	Yes	Yes	No	
WC	AMERICAN STANDARD	209AA13X	FLUSH TANK WATER CLOSET, WHITE VITREOUS CHINA, 3" FLUSH VALVE, BACK OUTLET, ELONGATED 17" HIGH BOWL.	WHITE CLOSED FRONT SOFT CLOSE PLASTIC SEAT WITH COVER	3"	2"	1/2"	Yes	No	Yes	1
WH	WOODFORD	B67	AUTOMATIC DRAINING FREEZELESS WALL HYDRANT WITH ASSE 1052 DOUBLE CHECK BACKFLOW PREVENTOR, LOOSE TEE KEY HANDLE. WITH RECESSED BOX WITH DOOR. PROVIDE WITH CHROME PLATED EXTERIOR FINISH.				3/4"	Yes	No	No	



1 APARTMENT WATER HEATER DIAGRAM
NO SCALE



2 FIRE PROTECTION RISER DIAGRAM
NO SCALE



3 SEWAGE EJECTOR DETAIL
NO SCALE

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LEE LOFTS, PHASE III, BUILDING 3
HISTORIC REHAB. (APARTMENTS, COMMERCIAL)
SALINA, KANSAS

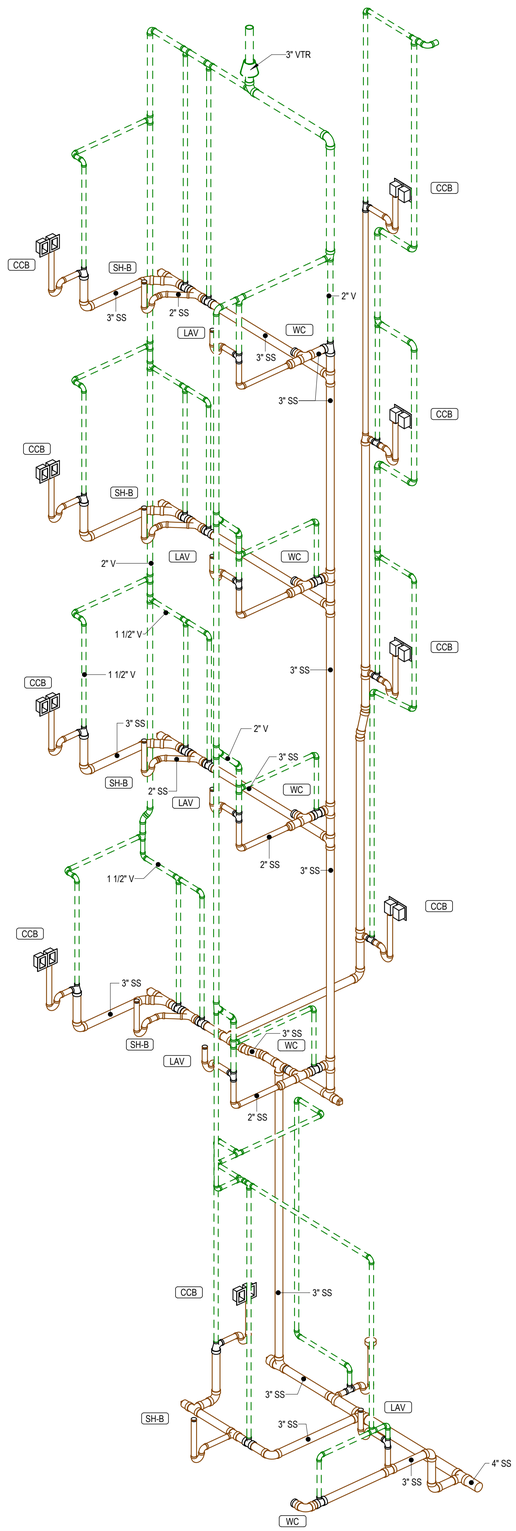
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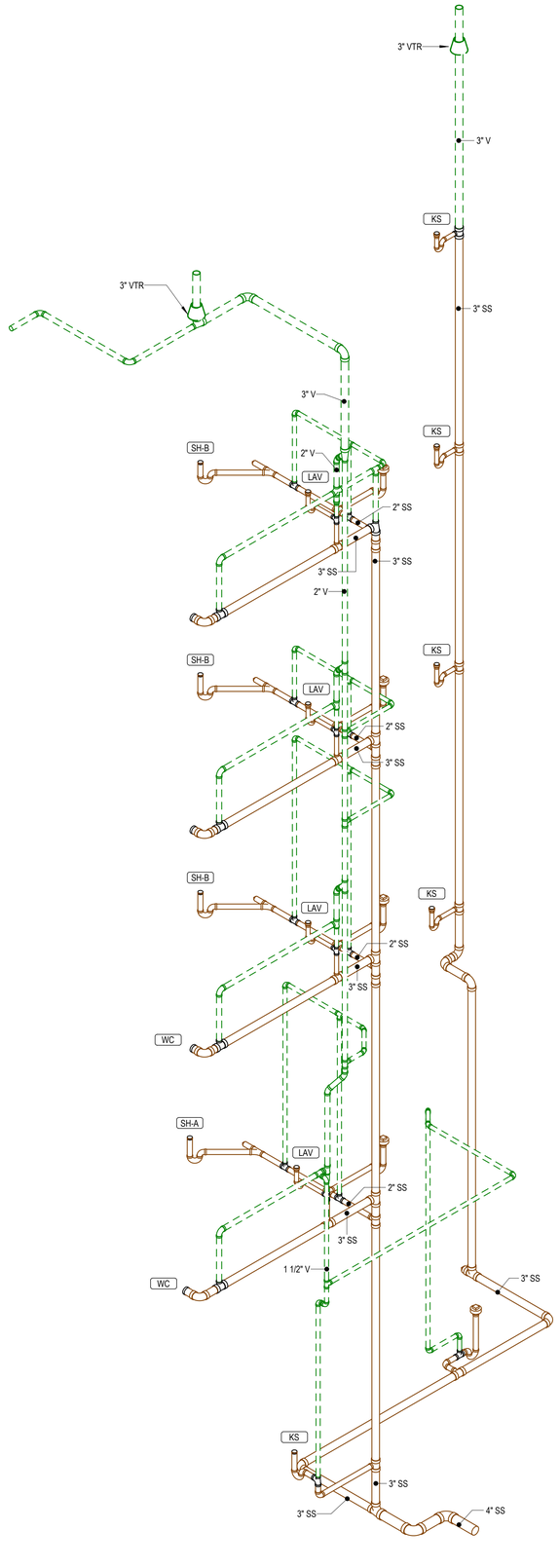
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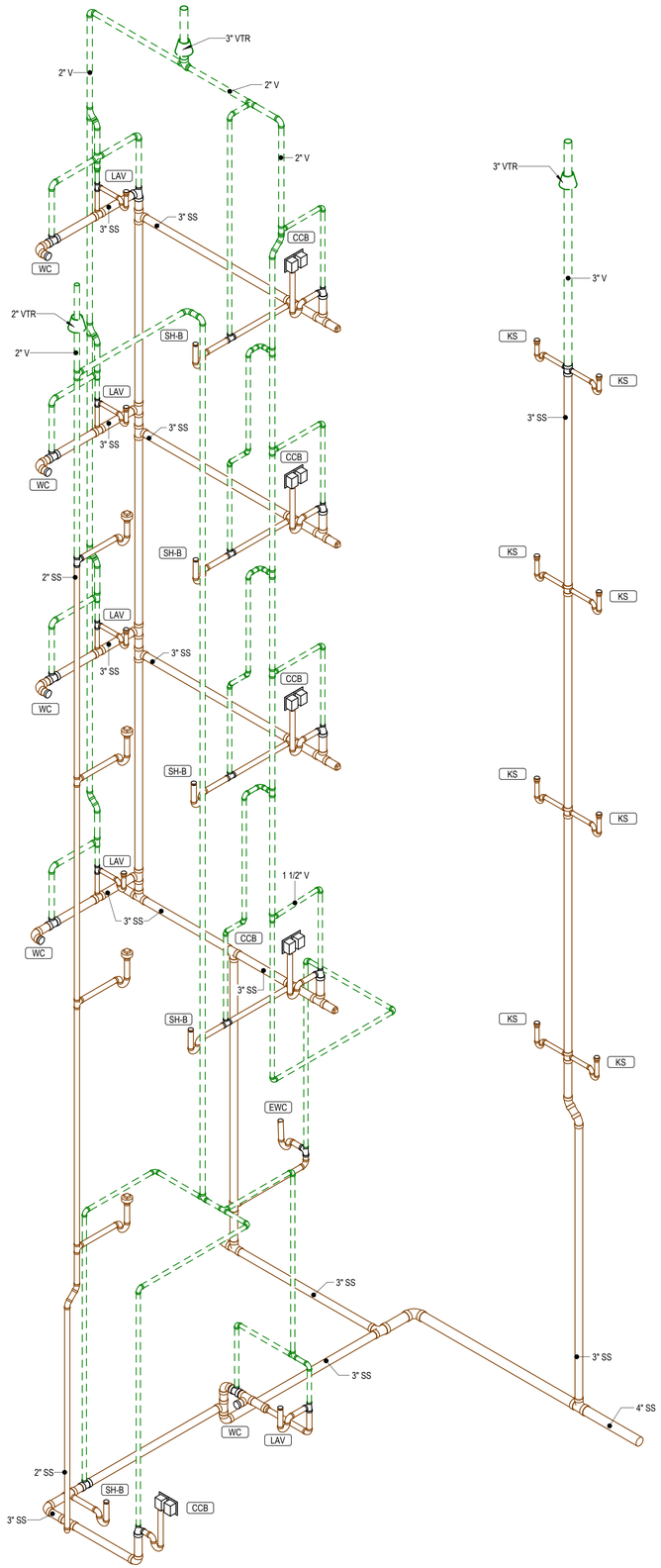
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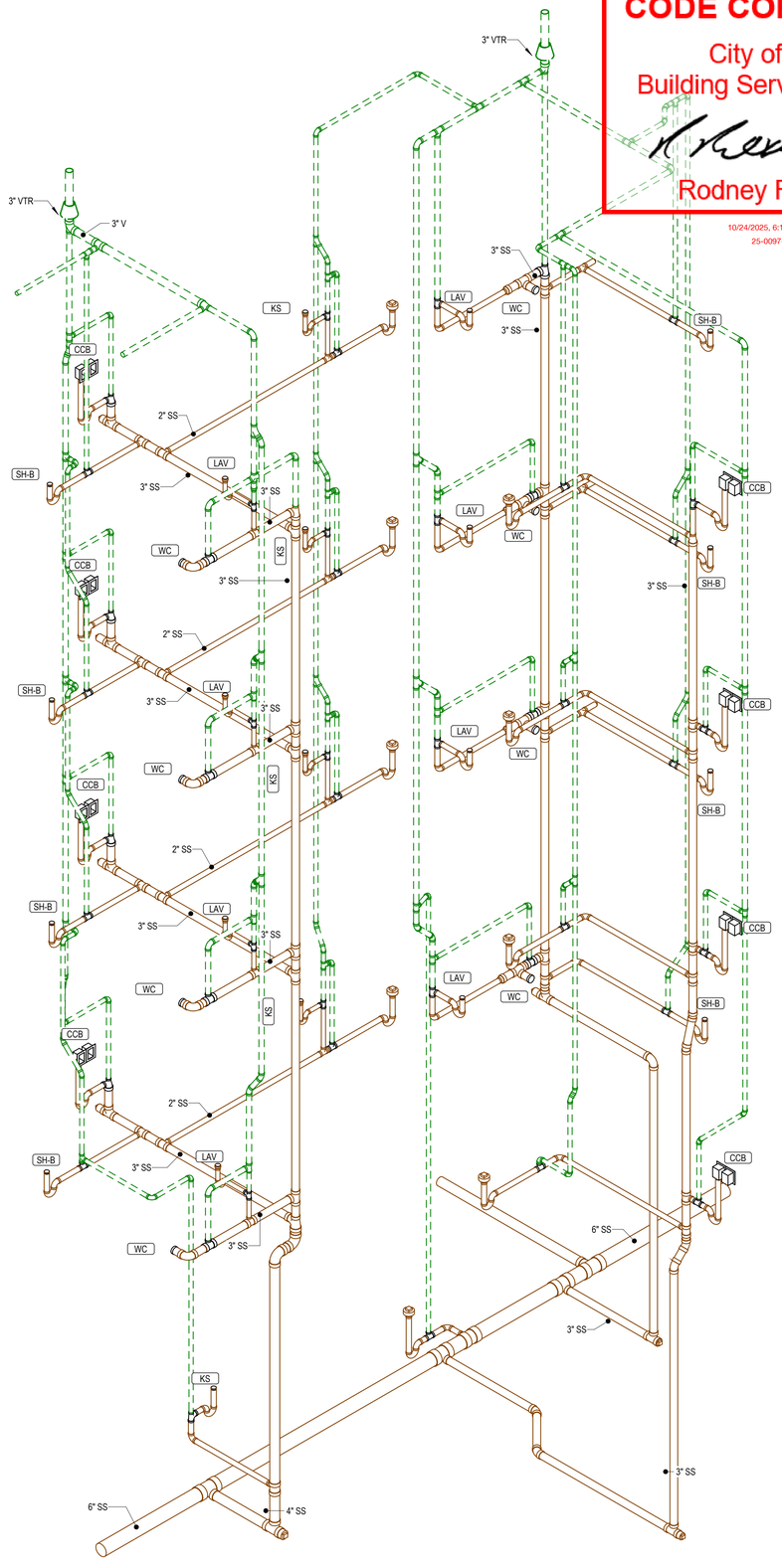
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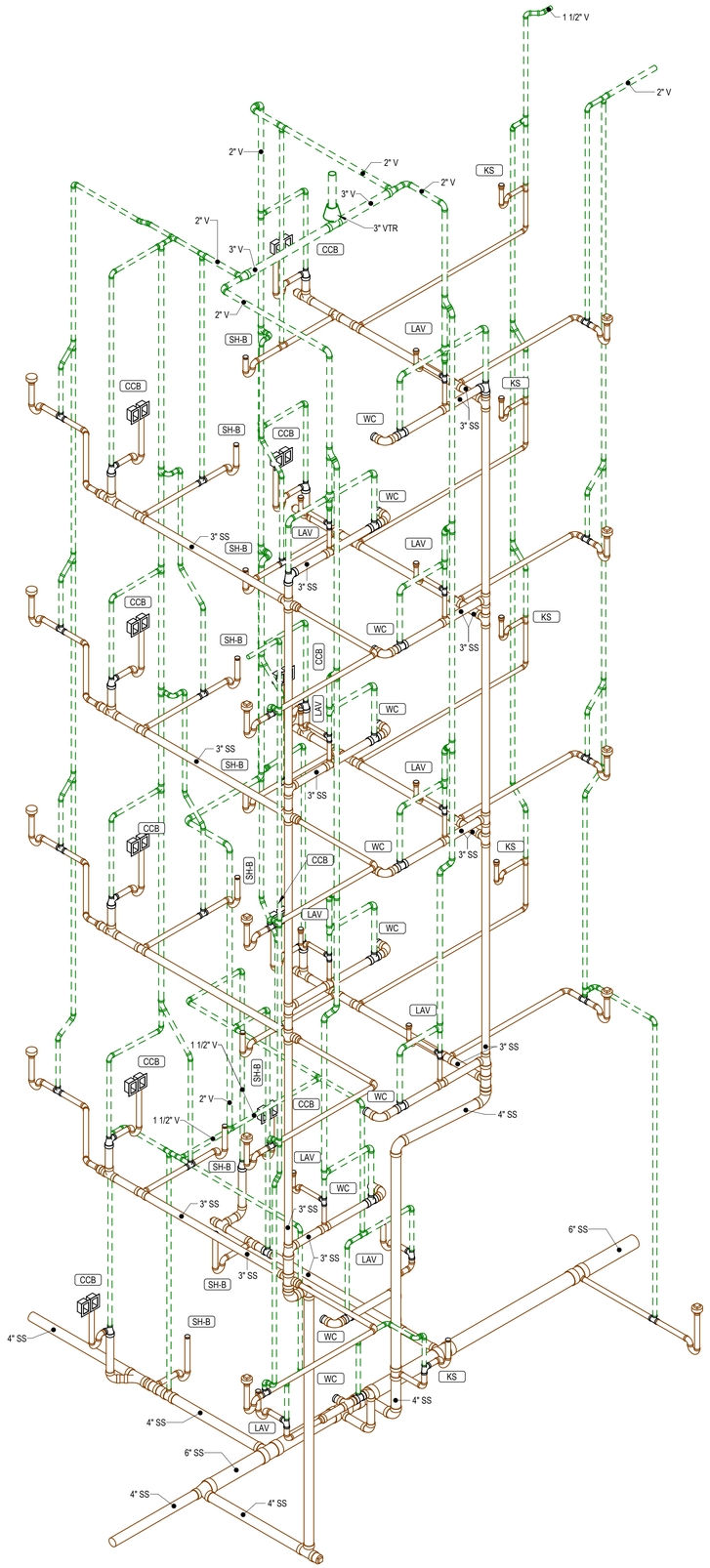
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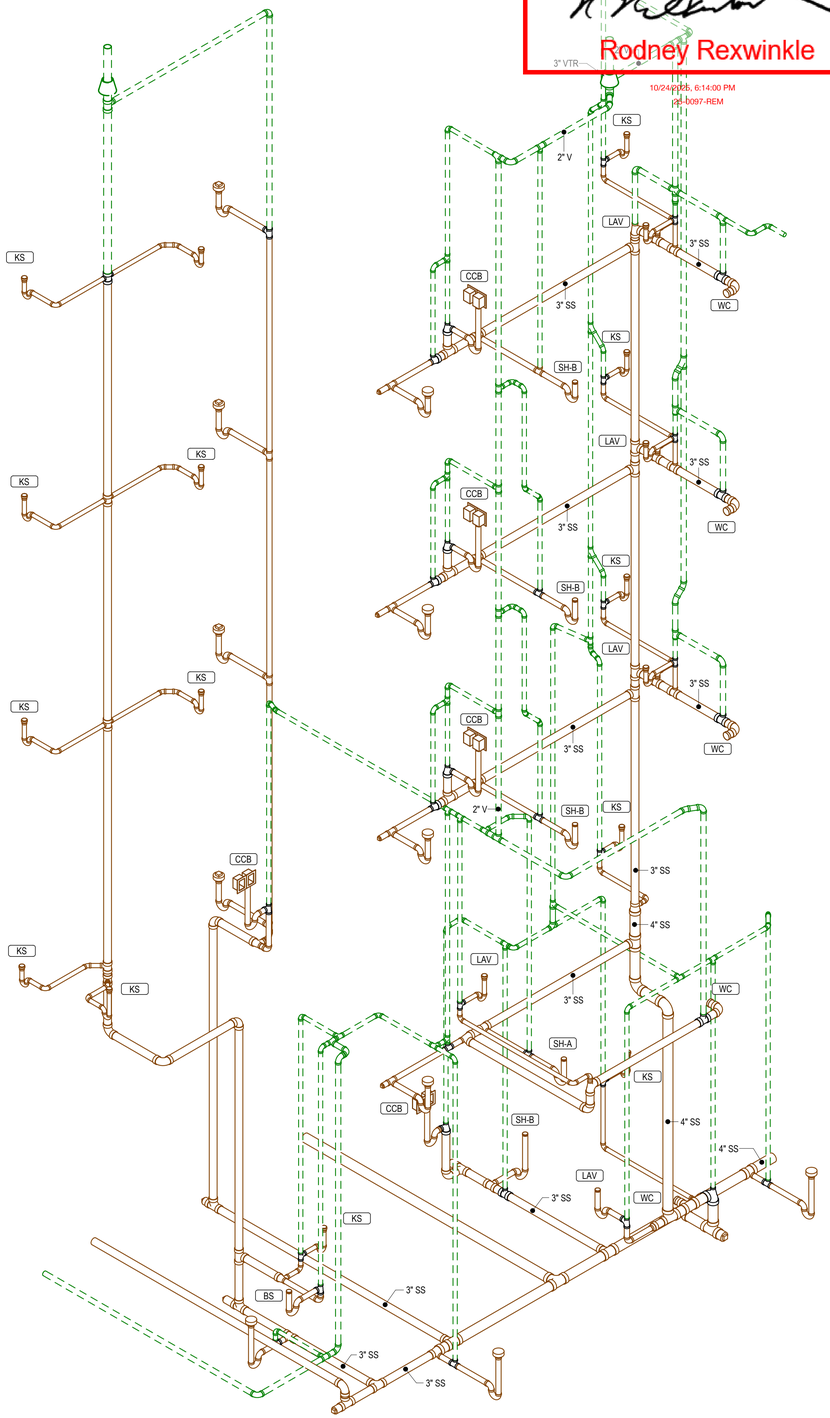
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