

49.99' S86° 04'29"E

# PROJECT MANUAL, CONTINUED

## SECTION 5A - MISC. IRON AND STEEL

- METALS SHALL CONFORM IN QUALITY TO THE FOLLOWING:
  - STEEL: A36
  - ARC WELDING ELECTRODES: ASTM A533
  - BOLTS AND PLAIN ANCHORS: ASTM A307
  - ZINC-CHROMATE PAINT FOR SHOP PRIMING SHALL BE EQUIVALENT TO STANDARD SYNORO-GREEN METAL PRIMER, MADE BY THE ANDREW BROWN COMPANY, LOS ANGELES, CALIFORNIA
- WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE BEST STANDARD PRACTICE OF THE TRADE AND BE PERFORMED BY MECHANICS PARTICULARLY SKILLED IN THE TYPE OF WORK REQUIRED. JOINTS AND WELDINGS SHALL BE ACCURATELY MADE, BE TIGHTLY FITTED AND BE MADE IN TRUE PLANE WITH ADEQUATE FASTENERS. DEFECTIVE WORKMANSHIP IN THE SHOP OR IN THE FIELD WILL NOT BE ACCEPTED.
- METAL WHICH IS BENT, TWISTED OR DAMAGED DURING ERECTION, SHALL BE SATISFACTORILY STRENGTHENED OR BE REPLACED. ANY MEMBER WHICH, IN THE OPINION OF THE ARCHITECT, ARE BENT OR DAMAGED TO SUCH EXTENT AS TO IMPAIR THEIR STRENGTH OR SERVICEABILITY SHALL BE REMOVED AND REPLACED WITH NEW MATERIALS.
- THE DESIGN OF MINOR CONNECTIONS AND FASTENINGS NOT SPECIFICALLY INDICATED ON THE DRAWINGS SHALL BE COMPLETED BY THE FABRICATOR TO MEET THE REQUIRED CONDITIONS AND SHOWN IN DETAIL ON THE SHOP DRAWINGS.
- MATERIALS, FABRICATION AND ERECTION OF THE MISCELLANEOUS STEEL AND IRON SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE SPECIFICATIONS, RULES AND PRACTICES SET FORTH IN THE STEEL CONSTRUCTION MANUAL, PUBLISHED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION.
- PRIOR TO APPLICATION OF PRIMER AND FINISH COAT, REMOVE MILL FINISH WITH SANDBLASTING.
- SHEARING AND PUNCHING DURING FABRICATION SHALL LEAVE CLEAN, TRUE LINES AND SURFACES. JOINTS SHALL BE MACHINED TO A CLOSE FIT. PERMANENT CONNECTIONS SHALL BE WELDED WHERE PRACTICAL, AND THE WELDS BE FINISHED FLUSH AND SMOOTH ON SURFACES THAT WILL BE EXPOSED TO VIEW UPON INSTALLATION. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD PRACTICES SPECIFIED IN THE CODE OF ARC AND GAS WELDING IN BUILDING CONSTRUCTION, PUBLISHED BY THE AMERICAN WELDING SOCIETY.
- MISCELLANEOUS METAL WORK REQUIRING PAINTING SHALL, AFTER FABRICATION, BE THOROUGHLY CLEANED OF RUST, MILL SCALE, OIL, GREASE OR OTHER SUBSTANCES DETRIMENTAL TO THE BONDING OF THE PAINT AND THEN RECEIVE A FULL COAT OF PRIMER PAINT.
- OTHER MISCELLANEOUS METAL PARTS OR RELATED PARTS ARE NOT NECESSARILY INDIVIDUALLY DESCRIBED; HOWEVER, INDICATED ON THE DRAWINGS SHALL BE PROVIDED OF THE BEST MATERIALS, PARTICULARLY PUNCTURED, WHETHER EXPRESSLY CALLED FOR OR NOT.

## SECTION 6A - CARPENTRY

- REFERENCE STRUCTURAL NOTES FOR INFORMATION REGARDING QUALITY STANDARDS AND MARKING.
- ALL ROUGH CARPENTRY SHALL PRODUCE JOINTS TRUE, TIGHT AND WELL NAILED WITH MEMBERS ASSEMBLED IN ACCORDANCE WITH DIMENSIONS AND ALL PERTINENT BUILDING CODES. THE SHIMMING OF JOINTS, JOISTS, SHORT STUDS, TRIMMERS, BRACKETS OR OTHER FRAMING MEMBERS SHALL NOT BE PERMITTED. ALL WALLS AND PARTITIONS SHALL BE PLUMB AND ACCURATELY LOCATED. CAREFULLY SELECT ALL STRUCTURAL MEMBERS. THE PLACING OF BOLTS OR PROPER NAILING OR THE MAKING OF SOUND CONNECTIONS. LUMBER MAY BE REJECTED BY ARCHITECT/ENGINEER FOR EXCESSIVE KNOTS, TWIST, BOW OR CROOK, MILDEN, FUNGUS OR MOLD AS WELL AS FOR IMPROPER GRADE MARKING. DEFECTS WHICH RENDER A PIECE UNABLE TO SERVE ITS INTENDED FUNCTION SHALL BE DESCRIBED.
- EACH PIECE OF STRUCTURAL LUMBER, SHEATHING AND TRIMMER SHALL BE MARKED WITH GRADE BY SUCH COMPETENT AND RELIABLE ORGANISM AS INDICATED IN REGULAR BUSINESS IS TO ESTABLISH LUMBER GRADES. THE ORGANIZATION GRADING AND GRADING MARKS SHALL BE SUBJECT TO APPROVAL BY THE ARCHITECT/ENGINEER. INSPECTION CERTIFICATION MAY BE ACCEPTED IN LIEU OF GRADE MARKS.
- ALL LUMBER, EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE, SHALL BE DRY KILN DRIED TO A MAXIMUM OF FOUR (4) SIDES. ALL SHALL BE STRAIGHT STOCK, FREE FROM WARP AND SPLIT. LUMBER SHALL BE SPECIALLY DETAILED OR DIRECTED BY ARCHITECT/ENGINEER.
- PLYWOOD BACKING PANELS FOR MOUNTING ELECTRICAL EQUIPMENT, OR FOR MISCELLANEOUS SUPPORT, PROVIDE FIRE-RATED ASSEMBLY TREATED PLYWOOD PANELS IN THICKNESS INDICATED.
- THE CARPENTRY SHALL BE PERFORMED BY SKILLED WORKMEN IN CONFORMANCE WITH THE BEST TRADE STANDARDS. EXPOSED SURFACES SHALL HAVE SMOOTH SURFACE, READY FOR FINISH. EXPOSED FINISH NAILS SHALL BE COUNTERSUNK, SCREWS, MITERS OR JOINING SHALL BE DONE ACCURATELY AND NEATLY.
- BLOCKING AND LOCKOUTS REQUIRED FOR SECURING THE WORK IN PLACE SHALL BE PROVIDED. WHERE REQUIRED, THE WOOD WORK SHALL BE CAREFULLY SORBED TO THE WALLS AND OTHER ADJACENT WORK.

## SECTION 6B - FINISH CARPENTRY

- HARDWOOD LUMBER, GRADED IN ACCORDANCE WITH AWC, MAXIMUM MOISTURE CONTENT OF 8 PERCENT OF THE FOLLOWING SPECIES AND GRADES:
  - TRIM & CASINGS W/TRANSPARENT FINISH
  - RED OAK, GRADE 1, QUARTER SAWN
  - TRIM & CASINGS W/OPAQUE FINISH
  - DOUGLAS FIR, GRADE 1, VERTICAL GRAIN
- SOFTWOOD PLYWOOD: PSI GRADED IN ACCORDANCE WITH AWC, CORE MATERIAL OF VENEER, OF THE FOLLOWING SPECIES, GRADES AND EXISTENTIAL FINISHES:
  - INTERIOR A-D - WITH EXTERIOR GLUE, ROTARY CUT DOUGLAS FIR FOR UTILITY PURPOSES SUCH AS TELEPHONE EQUIPMENT BACKBOARDS.
  - INTERIOR A-D - ROTARY CUT DOUGLAS FIR FOR SHELVING WITH OPAQUE FINISH.
- SAND WOOD SMOOTH AND SET EXPOSED NAILS AND SCREWS. APPLY WOOD FILLER IN EXPOSED FASTENER IDENTIFICATIONS AND FILL PLYS TO RECEIVE FINISH APPLIED FINISHES. ON ITEMS TO RECEIVE TRANSPARENT FINISHES, USE WOOD FILLER WHICH MATCHES SURROUNDING SURFACES AND OF TYPES RECOMMENDED FOR APPLIED FINISHES.
- SEAL AND VARNISH CONCEALED AND SEMI-CONCEALED SURFACES. BRUSH APPLY ONLY. PRESERVATIVE TREAT SURFACES IN CONTACT WITH GROUND OR WATER.
- COUNTERSINK SEMI-CONCEALED ANCHORAGE DEVICES. USED TO WALL MOUNT COMPONENTS AND CONCEAL WITH SOLID PLUGS OF SPECIES TO MATCH SURROUNDING WOOD. PLACE FLUSH WITH SURROUNDING SURFACES.

## SECTION 7A - JOINT SEALANT

- CALLUING COMPOUND TO BE A ONE PART THICK, BASE POLY SULFIDE, C.E. SILICONE OR EQUAL, COLOR TO MATCH ADJOINING SURFACE. FILLER TO BE UNTARTARED OILUM ROPE OR FIRM ROPE.
  - FIRE-RATED WALL SHALL BE SEALED UTILIZING DOW CORNING FIRE STOP SYSTEM INSTALLED IN ACCORDANCE WITH CBS 3817 OR APPROVED EQUAL.
- INSTALL BACKING MATERIAL IN JOINTS USING BLUNT INSTRUMENT TO AVOID PUNCTURING. DO NOT TWIST THE BACKING ROD WHILE INSTALLING. BACKING ROD SO THAT JOINT DEPTH IS 50% OF JOINT WIDTH, BUT A MINIMUM OF 1/4" DEEP.
- CAULK AS NECESSARY WHETHER DETAILED OR NOT. ALL SURFACES TO BE CAULKED SHALL BE DRY AND CLEAN AND FREE FROM ALL FOREIGN MATTER. FILL VOIDS FROM BOTTOM TO INSURE FULLY PACKED JOINTS. ENSURE SEALANT IS DEPOSITED IN A UNIFORM, CONTINUOUS BEAD WITHOUT GAPS OR AIR POCKETS.
- REMOVE EXCESS MATERIALS ADJACENT TO JOINTS BY MECHANICAL MEANS OR MASK TO PREVENT EVIDENCE OF SPILLAGE OR DAMAGE TO ADJACENT SURFACES.

## SECTION 7B - BUILT UP ROOFING

- PROVIDE BUILT-UP ROOFING SYSTEM WITH COATING AS DESCRIBED HEREIN AND NOTED ON THE DRAWINGS. ROOFING SYSTEM SHALL BE AS MANUFACTURED BY CELOTEX AGS-4-W-S OR APPROVED EQUAL.
  - TYPE: "VAPORBAR" GS
  - PLY SHEETS: "CELO-CLASS" AGS, TYPE V OR "CELO-CLASS" IV PLY SHEET, THREE PLYS.
  - ASPHALT: ASTM D312-84, TYPE I
  - COATING: FIBERED ALUMINUM ROOF COATING
- WARRANTY: PROVIDE TWENTY YEAR WARRANTY FOR INSTALLED ROOFING SYSTEM. VERIFY INSTALLATION MEETS MANUFACTURER'S INSTALLATION SPECIFICATIONS TO MEET REQUIREMENTS.
- PROVIDE ENVELOPE STRIPS AT EDGES AND ROOF OPENINGS TO PREVENT DIPPING OF ASPHALT. ALLOW FIRST PLY OF THE ROOFING MEMBRANE TO HANG FREE OVER THE EDGE NO LESS THAN SIX INCHES. AT EACH PLY, HAVE BEEN INSTALLED, FOLD BACK SIX INCH PORTION OF THE FIRST PLY OVER THE PLY TO FORM THE ENVELOPE. GROUT IN PLACE WITH PORTLAND CEMENT ROOFERS CEMENT OR APPROPRIATE ASPHALT OR PRIOR TO APPLICATION OF ROOFING. NAIL ONE STRIP OF FELT, APPROXIMATELY TEN INCHES WIDE OR A STRIP OF SOFT METAL, SIX INCHES WIDE, TO DECK, ALLOWING ONE-HALF THE WIDTH TO HANG FREE OVER THE EDGE AND FOLD BACK AS DESCRIBED ABOVE.
- PROVIDE BASE FLASHING AT ALL VERTICAL PROJECTIONS THROUGH THE ROOF AND AT PERIMETER WALLS. TO BE ACCEPTABLE FOR A ROOFING WARRANTY, FLASHINGS MUST BE PROVIDED WITH A CANT STRIP TO BREAK THE SHARP ANGLE BETWEEN THE WALL AND ROOF DECK, AND WITH A METAL CAP FLASHING. PROVIDE CAP FLASHINGS EXHIBIT TO TWELVE INCHES ABOVE THE FINISHED SURFACE OF THE ROOF AND EXTEND THEM DOWN AT LEAST FOUR INCHES OVER THE BASE FLASHING. THE FLASHING MUST BE INSTALLED OVER THE FLASHING AND CORRECTED AND SATISFACTORY.
- WHERE GRAVEL STOPS, DRAINAGE, VENT-PIPE FLASHING, CELOTEX EXPANSION JOINT SHIELD FLASHING, ETC., OCCUR, THE SHEET METAL FLASHING WITH GUTTER, ASPHALT PRIMER, THE FLASHING ARE TO BE IN A THIN LAYER OF ELASTIC ROOFERS CEMENT ON TOP OF THE COMBINED ROOF MEMBRANE.
- ROOFING CONTRACTOR SHALL INSPECT THE ROOF DECK AND NOTIFY THE ARCHITECT IN WRITING, OF ANY ROOF DEFECTS FOUND PRIOR TO COMMENCING THE WORK. ROOFING CONTRACTOR SHALL NOT PROCEED WITH WORK UNTIL ALL CONDITIONS ARE CORRECTED AND SATISFACTORY.
- APPLICATION:
  - STARTING AT LOW POINT, APPLY PLY OF BASE SHEET OVER ENTIRE ROOF SURFACE. LAPPING EACH SHEET TWO INCHES MINIMUM OVER THE UNDERLYING SHEET. LAP ENDS THREE INCHES MINIMUM. NAIL ALONG THE LAP AT MAXIMUM NINE INCH INTERVALS AND STAGGER-ALLOW THE EDGE OF THE SHEET IN TWO ROWS WITH NAILS SPACED AT EIGHTEEN INCH INTERVALS IN EACH ROW.
  - STARTING AT THE LOW POINT, EMBED THREE PLYS OF PLY SHEET IN UNIFORM MANNERS OF NOT MORE THAN TWO INCHES. USE STARTING STRIPS CUT TWELVE INCHES WIDE. SHEETS LAP EACH STRIP 24 1/2 INCHES OVER THE PRECEDING SHEET AND ASPHALT FULL WITH ROOFERS CEMENT. NAIL FULL SHEET WITH A SOFT BROOM OR SQUEEGE.
  - EXTEND ROOFING SHEETS UP FACE OF CANT AND CUT OFF EVEN AT WALL LINE.
  - AFTER 24 HOURS APPLY TWO ROLLER COATS OF FIBERED ALUMINUM ROOF COATING DIRECTLY TO PLY SHEETS.

## SECTION 7C - GYPSUM BOARD

- GYPSUM WALLBOARD SHALL CONFORM TO ASTM C36 AND BE EQUIVALENT TO U.S. GYPSUM. NAILING AND SCREWING PER MANUFACTURER'S WRITTEN SPECIFICATIONS.
  - "X" TAPERED EDGE SHEETROCK AS NOTED ON DRAWINGS.
  - TAPERED EDGE SHEETROCK, THICKNESS AS NOTED ON THE DRAWINGS.
  - MISTURE RESISTANT, TYPE VII, GRADE W OR X AS REQUIRED, CLASS 2, AS NOTED ON THE DRAWINGS.
- METAL ACCESSORIES SHALL BE EQUAL TO U.S. GYPSUM #101 DURA BEAD AT EXTERNAL CORNERS, #200 AT DOOR JAMBS, INTERSECTIONS OF OTHER MATERIALS AND BASE UNLESS OTHERWISE NOTED ON DRAWINGS.
- JOINT REINFORCEMENT SHALL BE EQUAL TO U.S. GYPSUM #101-A TAPE GEMT. FINE TEXTURE GEMT FOR JOINT FINISHING AND FINISHING THE JOINTS SHALL BE U.S. GYPSUM TOPPING.
- ADDITIONAL SEALANT, IF SHOWN, SHALL BE NON-SANDING, NON-SPEWING, FOR USE IN CONJUNCTION WITH GYPSUM BOARD, PEDORA AC-20.

## SECTION 9B - FIBERGLASS REIN. PANELS

- PROVIDE FIBERGLASS REINFORCED PANELS (FRP) IN STYLES NOTED ON THE FINISH SCHEDULE AS MANUF. BY MARLITE OR APPROVED EQUIVALENT.
- PROVIDE ACCESSORIES IN COLOR TO MATCH PANELS AS REQUIRED FOR COMPLETE INSTALLATION. COLOR AS NOTED ON THE DRAWINGS.
- PLACE PANELS WITH ADHESIVE RECOMMENDED BY MANUFACTURER ON CLEAN, DRY AND FIRM SURFACE. INSTALLATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

## SECTION 9C - EPOXY FLOOR COATING

- PROVIDE SEAMLESS EPOXY QUARTZ FLOORING AND COVE BASE AS MANUFACTURED BY HALLEMIT, AND INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN.
- CLEAN FLOOR OF ALL WA. GRADE, MOISTURE, OIL, FAT, SOIL, LANTTAGE, AND OTHER LOOSE FOREIGN MATERIALS.
- MIX AND APPLY MATERIALS AS DIRECTED BY THE MANUFACTURER. PRIME FINISH COATS SMOOTH AND UNIFORM IN COLOR.
- PRIOR TO INSTALLATION, INSPECT AREAS TO RECEIVE FLOORING. VERIFY PROPER CONDITIONS INCLUDING THE REMOVAL OF ANY CURING COMPOUNDS OR HARDENING AGENTS THAT INTERFERE WITH CURE. UNSATISFACTORY INSTALLATIONS ARE CORRECTED. ASPHALT, USE STARTING STRIPS CUT TWELVE INCHES WIDE. SHEETS LAP EACH STRIP 24 1/2 INCHES OVER THE PRECEDING SHEET AND ASPHALT FULL WITH ROOFERS CEMENT. NAIL FULL SHEET WITH A SOFT BROOM OR SQUEEGE.
- EXTEND ROOFING SHEETS UP FACE OF CANT AND CUT OFF EVEN AT WALL LINE.
- AFTER 24 HOURS APPLY TWO ROLLER COATS OF FIBERED ALUMINUM ROOF COATING DIRECTLY TO PLY SHEETS.

## SECTION 8A - OVERHEAD DOORS

- PROVIDE AND INSTALL COMMERCIAL ROLLING SERVICE DOORS AS MANUFACTURED BY WINDSOR DOOR, MODEL NSC OR APPROVED EQUAL.
- GUARANTEE: PROVIDE ONE YEAR GUARANTEE FOR WORK PERFORMED UNDER THIS SECTION AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP.
- MATERIALS:
  - CURTAIN OF INTERLOCKING SLATS WITH ZINC COATING, BOTTOM OF CURTAIN SHALL BE REINFORCED.
  - DOOR SEAL: CONTINUOUS FLEXIBLE TUBULAR VINYL, WEATHERSTRIP, PROVIDE GUIDES AND BRACKETS AS REQUIRED BY MANUF. FOR COMPLETE INSTALLATION.
  - OPERATION: PROVIDE MOTOR AS RECOMMENDED BY MANUFACTURER. AT EXTERIOR CORNERS, MAKE "Y" CUT AT BACKSIDE OF BASE FOR CLEAN SQUARE CORNERS.
  - LOCKS: PROVIDE CYLINDER LOCK WITH ELECTRIC INTERLOCK.
- CONTRACTOR TO VERIFY OPTIONS SPECIFIED AND OTHERS AVAILABLE PRIOR TO INSTALLATION.
- COORDINATE WORK WITH PREPARATION OF OPENING, STEEL JAMBS AND ELECTRICAL CONTRACTOR.

## SECTION 8B - HOLLOW METAL DOORS AND FRAMES

- PROVIDE HOLLOW METAL DOORS IN HOLLOW METAL JAMBS, PROVIDE FIRE RATED ASSEMBLY WHERE INDICATED ON DRAWINGS. ALL UNITS TO COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE MATERIALS AND PRODUCTS OF SATISFACTORY USE IN SIMILAR SERVICE A MINIMUM OF 3 YEARS. ALL WORK PERFORMED BY EXPERIENCED AND REPUTABLE INSTALLERS.
- METAL DOORS SHALL BE CURRIES CO. 707 SERIES OR APPROVED EQUAL. DOORS SHALL BE PROVIDED WITH:
  - LOOKSEAM EDGE
  - GLAZES AS INDICATED ON DOOR SCHEDULE
  - RATED AS NOTED ON DRAWINGS OR DOOR SCHEDULE
  - MORTISES AND REINFORCED FOR ASSIGNED HARDWARE
  - REINFORCED AT ALL HINGE POINTS
  - PROVIDED WITH CONTINUOUS STIFFENERS AT EDGES
- DOOR FRAMES SHALL BE COMBINATION TYPE OF FRAME AND INTEGRAL TRIM DRAWING INDICATED ON DRAWINGS. DOORS AND FRAMES SHALL NOT LIGHTER THAN 16 GAUGE COLD ROLLED STEEL.
- HARLINE CORNERS SHALL BE MITERED AND WELDED FULL LENGTH OF JOINTS AND GROUND SMOOTH.
- FRAMES SHALL BE MORTISED, REINFORCED, DRILLED AND TAPPED AT FACTORY TO RECEIVE REQUIRED HARDWARE. STANDARD FLOOR CLIPS AND AT LEAST 3 ANCHORS ON EACH SIDE OF THE FRAMES SHALL BE PROVIDED.
- ADJUSTABLE ANCHORS FOR FRAME CONSTRUCTION SHALL BE PROVIDED. TEMPORARY STANDARD SPREADERS, STANDARD FLOOR CLIPS AND AT LEAST 3 ANCHORS ON EACH SIDE OF THE FRAMES SHALL BE PROVIDED.
- INACCESSIBLE SURFACES SHALL BE GIVEN A COAT OF UNCOATED FERRUS METAL. DEGRADE AND CLEAN OFF FOREIGN MATTER. APPLY PRETREATMENT AND IMMEDIATELY APPLY PRIMER PAINT, 1 COAT ZINC CHROMATE PRIMER, 1 COAT ACRYLIC FLAT FINISH.
- DOORS AND FRAMES SHALL BE CAREFULLY HANDLED AND PROTECTED DURING SHIPMENT TO ARRIVE UN Damaged. THEY SHALL NOT BE STORED IN DIRECT CONTACT WITH THE GROUND.
- DOORS AND FRAMES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. UPON COMPLETION OF THE WORK, ENTIRE INSTALLATION SHALL BE PROPERLY CLEANED AND PREPARED FOR PAINTING.

## SECTION 8C - HARDWARE

- PROVIDE AND INSTALL COMPLETE HARDWARE SYSTEMS FOR DOORS AS NOTED HEREIN AND ON THE HARDWARE SCHEDULE.
- REFERENCE DRAWINGS FOR APPROVED MANUFACTURER AND HARDWARE TYPES.
- HARDWARE SUPPLIER TO PROVIDE SUBMITTAL AND SCHEDULE FOR APPROVAL TO INCLUDE THE FOLLOWING: FINISH HARDWARE TYPE, MANUFACTURER, FUNCTION, FINISH AND WARRANTY INFORMATION.
- THE FINISH HARDWARE SHALL CARRY A LIMITED WARRANTY AGAINST DEFECTS IN WORKMANSHIP AND OPERATION FOR A PERIOD OF TWO YEARS FROM DATE OF ACCEPTANCE OR AS NOTED BELOW.
  - DOORS: 3 YEARS
  - DEADLOCKS: 3 YEARS
  - LOCKS: 2 YEARS
- MOUNT HARDWARE UNITS AT HEIGHTS INDICATED IN "RECOMMENDED LOCATIONS FOR BUILDERS HARDWARE" FOR TYPE OF INSTALLATION. PUTTY TO MATCH THE COLOR OF THE FINISHED WORK. PUTTY SHALL BE BROUGHT FULL AND FLUSH TO THE ADJOINING SURFACE.
- AT EXTERIOR DOORS AND WHERE THRESHOLDS ARE NOTED, IN A BED OF SEALANT TO COMPLETELY FULL CONCEALED VOIDS AND EXCLUDE MOISTURE FROM EVERY SOURCE. DO NOT FILL DRAIN HOLES OR BLOCK WEEPS. REMOVE EXCESS SEALANT.
- ADJUST AND CHECK EACH OPERATING ITEM OF HARDWARE TO ENSURE CORRECT OPERATION AND FUNCTION. UNITS WHICH CANNOT BE ADJUSTED TO OPERATE AS INTENDED FOR THE APPLICATION MADE SHALL BE REPLACED.

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  - "X" TAPERED EDGE SHEETROCK AS NOTED ON DRAWINGS.
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  - MISTURE RESISTANT, TYPE VII, GRADE W OR X AS REQUIRED, CLASS 2, AS NOTED ON THE DRAWINGS.
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- CLEAN FLOOR OF ALL WA. GRADE, MOISTURE, OIL, FAT, SOIL, LANTTAGE, AND OTHER LOOSE FOREIGN MATERIALS.
- MIX AND APPLY MATERIALS AS DIRECTED BY THE MANUFACTURER. PRIME FINISH COATS SMOOTH AND UNIFORM IN COLOR.
- PRIOR TO INSTALLATION, INSPECT AREAS TO RECEIVE FLOORING. VERIFY PROPER CONDITIONS INCLUDING THE REMOVAL OF ANY CURING COMPOUNDS OR HARDENING AGENTS THAT INTERFERE WITH CURE. UNSATISFACTORY INSTALLATIONS ARE CORRECTED. ASPHALT, USE STARTING STRIPS CUT TWELVE INCHES WIDE. SHEETS LAP EACH STRIP 24 1/2 INCHES OVER THE PRECEDING SHEET AND ASPHALT FULL WITH ROOFERS CEMENT. NAIL FULL SHEET WITH A SOFT BROOM OR SQUEEGE.
- EXTEND ROOFING SHEETS UP FACE OF CANT AND CUT OFF EVEN AT WALL LINE.
- AFTER 24 HOURS APPLY TWO ROLLER COATS OF FIBERED ALUMINUM ROOF COATING DIRECTLY TO PLY SHEETS.

## SECTION 9D - RUBBER BASE

- PROVIDE RUBBER BASE AND OTHER ACCESSORIES AS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN.
- PROVIDE WATERPROOF AND STABILIZED TYPE ADHESIVE MATERIALS AS RECOMMENDED BY THE MANUFACTURER OF THE MATERIAL BEING INSTALLED.
- PLACE UNITS WITH ADHESIVE CEMENT IN STRICT COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS. MAINTAIN MINIMUM MEASUREMENT OF EIGHTEEN INCHES BETWEEN JOINTS AND THIRTY INCHES MINIMUM BETWEEN JOINTS AND EXTERIOR CORNERS. MITER CORNERS AT EXTERIOR CORNERS. MAKE "Y" CUT AT BACKSIDE OF BASE FOR CLEAN SQUARE CORNERS.
- INSTALL BASE ON SOLID BACKING, BOND UNITS TO WALL AND FLOOR. APPLY ADHESIVE TO SURFACES AND FLOORING TYPICAL TO ENSURE WATERTIGHT SEAL.

## SECTION 9E - PAINT

- PROVIDE SURFACE PREPARATIONS AND PAINTING FOR ALL UNFINISHED INTERIOR AND EXTERIOR SURFACES. TO INCLUDE ALL EQUIPMENT AND/OR FIXTURES INSTALLED WITH SHOP PRIME SURFACES. PROVIDE PRODUCTS OF SATISFACTORY USE IN SIMILAR SERVICE A MINIMUM OF 3 YEARS. UTILIZE PRODUCTS BY THE SAME MANUF. TO THE GREATEST EXTENT POSSIBLE. USE EXPERIENCED AND REPUTABLE INSTALLERS. HANDLE ALL WORKING MATERIALS ACCORDING TO MANUF'S WRITTEN INSTRUCTIONS.
- SUBMIT PRODUCT COLOR SAMPLES, DATA AND WARRANTY INFORMATION FOR APPROVAL BY OWNER AND ARCHITECT. PRODUCTS TO BE FIRST LINE STANDARD PRODUCTS. FRAZEE, DUNN-EDWARDS, OR EQUAL.
- EXTERIOR FINISHES:
  - MASONRY: THOROUGHLY CLEAN SURFACE OF ALL RUST, SCALE, DIRT, OIL, GREASE, WAX, PITCH, CHALK OR OTHER CONTAMINANTS. NEUTRALIZE ALKALI AND REMOVE EFFLORESCENCE. 1 COAT TWO-COMPONENT EPOXY PRIMER AND 2 COAT TWO-COMPONENT FINISH. "ULTRASHIELD, CLEAR" AS MANUF. BY DUNN-EDWARDS. PROVIDE 5 CALLS "GRANOVEX" GRAFTIT REMOVER FOR USE BY OWNER.
  - WOOD: THOROUGHLY SAND AND CLEAN ALL SURFACES TO MAKE READY FOR APPLICATION OF UNDERCOAT AND 2 COATS OF ACRYLIC OR ACRYLIC URETHANE. FOR FLAT FINISH OR 3 COATS OF STAIN OR VARNISH FOR CLEAR FINISH.
  - UNCOATED FERRUS METAL: DEGRADE AND CLEAN OFF DIRT, RUST, MILL SCALE, AND ALL OTHER FOREIGN MATTER. APPLY METAL PRIMER NOT MORE THAN 3 HOURS AFTER PREPARATION. 1 COAT CHROMATE PRIMER, 1 COAT ACRYLIC BOND AND 1 COAT ACRYLIC FLAT FINISH.
  - ALUMINUM METAL: DEGRADE AND CLEAN OFF FOREIGN MATTER. APPLY PRETREATMENT AND IMMEDIATELY APPLY PRIMER PAINT, 1 COAT ZINC CHROMATE PRIMER, 1 COAT ACRYLIC FLAT FINISH.
- INTERIOR FINISHES: CONTRACTOR SHALL UTILIZE A PAINT PRODUCT FREE OF VOLATILE ORGANIC COMPOUNDS (VOC'S) AS MEASURED BY EPA REFERENCE TEST METHOD 24-2.
  - GYPSUM WALLBOARD: TOUCH-UP MINOR DEFECTS WITH SPACKLE AND SAND SMOOTH AND FLUSH. 1 COAT PRIMER, 1 COAT ACRYLIC COPOLYMER FOR FLAT FINISH AND 2 COATS FOR EGGSHELL FINISH.
- CONTRACTOR SHALL EXAMINE ALL SURFACES TO BE FINISHED UNDER THIS CONTRACT AND SEE THAT THE WORK OF OTHER TRADES HAS BEEN LEFT OR INSTALLED IN SATISFACTORY CONDITION TO RECEIVE PAINT, STAIN OR THE SPECIFIED FINISH.
- GLAZED METAL SURFACES MAY REQUIRE A SOLVENT WASH PRIOR TO PAINT APPLICATION. APPLY A TEST SAMPLE OF COMPLETE PAINT SYSTEM TO CHECK FOR ADHESION BEFORE BEGIN.
- REMOVE ALL LOOSE MORTAR AND FOREIGN MATERIAL. SURFACES MUST BE FREE OF ALKALI, CONCRETE DUST, DIRT, FORM RELEASE AGENTS, MOISTURE, CURING MEMBRANES, LOOSE COATINGS AND HARDENED CONCRETE AND MORTAR MUST BE CURED A MINIMUM OF 30 DAYS.
- ALL WOOD TRIM AND CASES INSTALLED BEFORE PLASTERING SHALL BE REFINISHED AND INSTALLED. WOOD FRAMES, TRIM AND OTHER WOODWORK INSTALLED BEFORE PLASTERING SHALL BE REFINISHED AND INSTALLED. BACK PRIME NATURAL FINISH WOODWORK TO RECEIVE FIRST SEAL COAT BEFORE BEING INSTALLED.
- MIXING, THINNING, PAINT APPLICATION, AND MINIMUM COATING THICKNESS SHALL BE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.
- PAINTING AND TRACES OF PAINT MATERIALS SHALL BE CAREFULLY AND COMPLETELY REMOVED FROM ADJOINING WORK, ESPECIALLY THE PLUMBING FIXTURES, CERAMIC TILE, HARDWARE AND GLAZES.

# GENERAL DEMOLITION NOTES

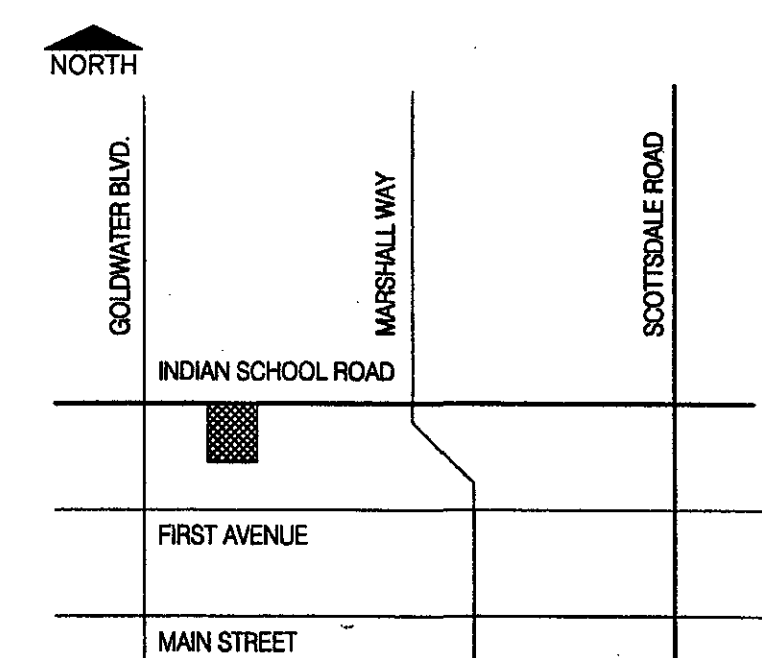
- ALL ITEMS DOTTED/DASHED IN BOLD LINETYPE ARE TO BE REMOVED. COORDINATE WITH NEW FLOOR PLAN AND RELATED DRAWINGS TO CONFIRM ONLY THAT WHICH NEEDS TO BE REMOVED AND THAT WHICH SHOULD REMAIN.
- CONTRACTOR AND SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS FOR CLARIFICATION DURING THE BIDDING/NEGOTIATION PHASE AND PRIOR TO INITIATING THE DEMOLITION AND NEW WORK. FIELD VERIFY ALL DIMENSIONS, CONDITIONS AND MATERIALS, ETC. AS REQUIRED.
- COORDINATE WITH OWNER ALL ITEMS FOR SALVAGE INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT, PLUMBING FIXTURES, KITCHEN EQUIPMENT, MILLWORK, DOORS AND WINDOWS AND CONSULT WITH THE ARCHITECT CONCERNING QUESTIONABLE DEMOLITION MATTERS OF ADAPTING NEW WORK TO EXISTING CONDITIONS.
- REMOVE EXPOSED WIRING, CONDUIT AND PIPING WHERE NOTED. COORDINATE WITH MECHANICAL, PLUMBING AND ELECTRICAL TO CONFIRM ITS REMOVAL, LINES TO BE SALVAGED AND TIE-IN WITH NEW WORK.

# DEMOLITION SHEET NOTES

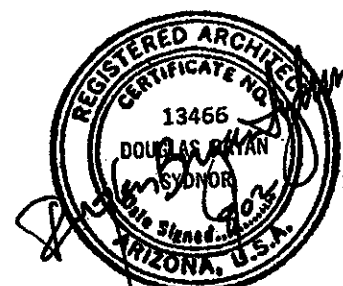
- REMOVE EXISTING COUNTER AND SALVAGE SINK FOR LATER INSTALLATION IN NEW COUNTERTOP
- VERIFY HEIGHT OF EXISTING PLUMBING FIXTURE; REMOVE AND SALVAGE FOR INSTALLATION AT CORRECT HEIGHT; REF. DETAIL THIS SHEET
- REMOVE EXISTING TOILET PARTITION AND DOOR; PATCH WALL AS REQUIRED TO MATCH EXISTING.
- REMOVE EXISTING DOORS/WALLS AS INDICATED; PREP FOR NEW CONSTRUCTION; PATCH CEILING BACK AS REQUIRED.
- REMOVE EXISTING WATER HEATER, WATER AND WASTE LINES.
- REMOVE EXISTING REFRIGERATED STORAGE UNIT, SURROUNDING WALLS, ROOF, DOORS AND MECHANICAL EQUIPMENT; PREP FOR NEW CONSTRUCTION
- REMOVE EXISTING MILLWORK, CLARIFY EXTENT WITH OWNER PRIOR TO START OF DEMOLITION
- REMOVE EXISTING ELECTRICAL METER AND PANEL; COORDINATE SHUT-OFF WITH OWNER
- REMOVE EXISTING MECHANICAL UNIT AND ENCLOSURE
- REMOVE PATIO SCREEN WALL TO EXTENT SHOWN INCLUSIVE OF RAIL, AND FOUNDATION. PATCH END OF WALL AND RAILING AS PRACTICABLE.
- EXISTING ADJACENT SCREEN WALL EXPOSING MAIN STRUCTURE DEMOLITION COMPLETED BY CITY, PREP FOR NEW WORK.
- REMOVE WALL CONSTRUCTION TO PROVIDE NEW POWER FOR EXISTING JUTE BOX; COORD. WITH OWNER
- REMOVE EXISTING PLANTER AND TREE STUMP
- EXISTING PROPERTY LINE
- REMOVE EXISTING SLAB AS NECESSARY TO INSTALL NEW FLOOR DRAINS; REF. PLUMBING
- REMOVE WALL/LARGE OPENING FOR NEW DOOR AS REQUIRED; PATCH AS REQUIRED TO MATCH EXISTING
- REMOVE EXISTING FLOOR SLAB TO ACCOMMODATE NEW UNDERSLAB BEDROOM AND WATER LINES AS INDICATED; COORD. WITH FOOD SERVICE INSTALLER, OWNER TO PROVIDE NEW FLOORING
- REMOVE EXISTING WALL NECESSARY FOR NEW OPENING AT REFRIG. STORAGE UNIT; COORD. WITH FOOD SERVICE INSTALLER
- REMOVE EXISTING WINDOW; PREP FOR NEW
- REMOVE EXISTING ROOF EDGE FASCIA
- EXISTING GUTTER, GUTTER AND SIDEWALK TO REMAIN. EXISTING POLE SIGNAGE AND BUS SHELTER TO REMAIN.
- DEMOLISH EXISTING SLAB AS REQUIRED FOR NEW PLUMBING CONNECTIONS

# LOCATION MAP

PROJECT SITE - 7011 E INDIAN SCHOOL ROAD



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# DOUGLAS SYDNOR ARCHITECT AND ASSOCIATES, INC.

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Scottsdale, Arizona 85251 480 423 1800 Fax 480 423 9322

Project  
The Coach House Addition  
7011 East Indian School Road  
Scottsdale, Arizona 85251

Job No.	Drawn	Checked	Date	Revised
2001A	ALF	DBS	8/18/02	

Sheet Description Sheet Number

# DEMOLITION PLAN

A-1

## SITE NOTE:

SIX PARKING SPACES ARE PROVIDED AT EXISTING WEST ADJACENT CITY OF SCOTTSDALE PROPERTY PER AGREEMENT

GARBAGE DUMPSTER LOCATED ON EXISTING WEST ADJACENT CITY OF SCOTTSDALE PROPERTY PER AGREEMENT

## SITE PLAN

APPROVED

Seal of the City of Scottsdale

2001-02 2001-02 9/18/02

CASE NUMBER APPROVED BY

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF SCOTTSDALE

THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL

## LIMIT OF WORK UNDER CONTRACT

# SITE AND DEMOLITION PLAN

1/4" = 1'-0"

DS042406