PROJECT GENERAL INFORMATION

1. ALL DRAWINGS SHALL BE READ IN CONJUNCTION WILL ALL OTHER DRAWINGS, PROJECT MANUAL / SPECIFICATIONS, PROJECT PRODUCT MANUAL, NOTES, SYMBOL LEGEND, MATERIAL LEGEND, ABBREVIATION LEGEND, AND GENERAL INFORMATION.

2. DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY.

3. REFER TO ENLARGED SCALE DOCUMENTS FOR ADDITIONAL INFORMATION INCLUDING DIMENSIONS. ENLARGED SCALE DOCUMENTS TAKE PRECEDENCE OVER SMALLER SCALE DOCUMENTS. NOTIFY ARCHITECT OF ANY CONFLICT BEFORE PROCEEDING.

SPECIFICATIONS:

1. SEE SPECIFICATION FOR GENERAL BUILDING ELEMENTS, FINISHES, MATERIALS, BUILDING ACCESSORIES, TOILET AND BATHROOM ACCESSORIES, TOILET PARTITIONS AND URINAL SCREENS, ETC UNLESS NOTED OTHERWISE.

DRAWINGS:

1. PLANS, SECTIONS AND ELEVATIONS INDICATE SPECIFIC INFORMATION, SEE TYPICAL MOUNTING HEIGHTS, PARTITION DETAILS, DOOR DETAILS, CASEWORK TYPES AND DETAILS, SHELF TYPES. NOTES AND TYPICAL DETAILS FOR TYPICAL INFORMATION, INSTALLATION AND CONSTRUCTION UNLESS INDICATED OTHERWISE. DIMENSIONS ARE FROM FACE OF GYPSUM BOARD TO FACE OF GYPSUM BOARD UNLESS NOTED OTHERWISE. EXCEPTION - ADA SHOWER DIMENSIONS ARE FINISH TO FINISH.

VERIFY CONDITIONS:

1. FIELD VERIFY ALL SITE AND BUILDING CONDITIONS INCLUDING BUT NOT LIMITED TO EXISTING DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK. INFORM ARCHITECT OF ANY DISCREPANCIES.

2. VERIFY ALL DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE CONTRACT DOCUMENTS. **IN THE EVENT OF DISCREPANCY, NOTIFY THE ARCHITECT AND OBTAIN A RESOLUTION BEFORE PROCEEDING WITH WORK. FAILURE TO NOTIFY THE ARCHITECT WILL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO PERFORM THE WORK AS INTENDED BY THE CONTRACT DOCUMENTS.** CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL WORK ARISING FROM SUCH FAILURE TO COORDINATE DISCREPANCIES TO THE SATISFACTION OF THE ARCHITECT.

COORDINATION:

1. GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE THE ENTIRE PROJECT INCLUDING ALL BUILDING ELEMENTS WITHIN HIS SCOPE INCLUDING ALL BUILDING ELEMENTS, SITE, EQUIPMENT, FITTING, FIXTURES, FURNITURE, MECHANICAL, AND ELECTRICAL SYSTEMS.

2. GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE THE RELOCATION OF ALL BUILDING SYSTEMS INCLUDING BUT NOT LIMITED TO ELECTRICAL, HVAC, AND GAS LINES WITH NEW EQUIPMENT.

3. GENERAL CONTRACTOR TO VERIFY AND COORDINATE THE FOLLOWING WITH THE RESPECTIVE DISCIPLINES AND TRADES:
3A. VERIFY EXISTING CONDITIONS, SIZES, LOCATIONS AND PENETRATIONS OF SYSTEMS PRIOR TO COMMENCEMENT OF WORK.
3B. CUTTING AND PATCHING FOR WORK REQUIRED.
3C. SIZING AND LOCATIONS OF EQUIPMENT, DEVICES AND PENETRATIONS FOR WORK REQUIRED.
3D. LOCATIONS FOR BLOCKING REQUIRED FOR MOUNTING EQUIPMENT, OWNER FURNISHED EQUIPMENT, FURNITURE, ARTWORK, AND OTHER SYSTEMS FOR WORK REQUIRED. ATTACHMENTS MUST PROVIDE 250 LBS. RESISTANCE TO VERTICAL AND HORIZONTAL FORCES.
3E. COORDINATE ALL ACCESS PANELS REQUIRED WITH OTHER TRADES. PROVIDE SPECIFIED ACCESS PANELS AT ALL EQUIPMENT VALVES, DAMPERS, CONTROLS, CLEANOUTS, ETC. ALL PUBLICALLY VISIBLE TO BE COORDINATED WITH ARCHITECT.

4. GENERAL CONTRACTOR TO COORDINATE NEW CONSTRUCTION SO THAT IT WILL NOT DAMAGE EXISTING CONDITIONS TO REMAIN. DAMAGE TO EXISTING CONDITIONS THAT ARE TO REMAIN WILL BE REPAIRED TO AS-NEW CONDITIONS.

5. INSTALLER SHALL ASSUME FULL RESPONSIBILITY FOR ANY UNACCEPTABLE FINISH WORK CAUSED BY POOR SURFACE PREPARATION.

DEMOLITION:

1. PATCH AND REPAIR ALL SURFACES TO MATCH ADJACENT SURFACES WHERE DEMOLITION OCCURS.

2. IF DURING DEMOLITION CONDITIONS RE REVEALED THAT MAY JEOPARDIZE INTEGRITY OF STRUCTURE OR PRECLUDE FOLLOWING DESIGN INTENT, GENERAL CONTRACTOR WILL IMMEDIATELY NOTIFY ARCHITECT, OWNER AND PROJECT DEVELOPMENT MANAGER.

3. GENERAL CONTRACTOR IS RESPONSIBLE FOR SITE INVESTIGATION PRIOR TO DEMOLITION TO REVEAL FULL SCOPE OF WORK.

4. LABEL ALL EXISTING ITEMS THAT ARE TO BE PROPERLY STORED FOR RE-INSTALLATION.

LIFE SAFETY:

1. LIFE SAFETY PLANS INDICATES FIRE AND SMOKE RATED PARTITIONS. SEE LIFE SAFETY PLANS FOR PARTITION RATING AND FLOOR PLAND FOR PARTITION TYPES AND CONSTRUCTION.

2. SPRINKLER HEADS, SMOKE AND FIRE DETECTION EQUIPMENT MUST BE SHIELDED TO AVOID FALSE ALARMS. COORDINATE WITH FIRE PROTECTION CONTRACTOR.

3. THE EXISTING AUTOMATIC SPRINKLER SYSTEM MUST BE REVIEWED BY A QUALIFIED SPRINKLER CONTRACTOR AND APPROVED BY THE FIRE DEPARTMENT. ALL CORRODED OR MALFUNCTIONING ELEMENTS MUST BE REPLACED.

4. ALL NEW AND EXISTING SLEEVES, OPENINGS, PENETRATIONS ETC. THROUGH FIRE RATED BUILDING SYSTEMS WILL BE RATED IN ACCORDANCE WITH THE REQUIREMENTS OF THOSE FIRE RATED SYSTEMS.

5. ALL EMERGENCY EXITS SHALL BE KEPT CLEAR AND ACCESSIBLE AT ALL TIMES.

SPRINKLER SYSTEM:

1. SPRINKLER HEADS SHOWN ON RCP'S ARE THOSE OF DESIGN CONCERN. ALL AREAS ARE REQUIRED TO BE SPRINKLERED.

DOOR OPENINGS:

1. ALL EXISTING DOORS AND FRAMES TO BE PATCHED AND PAINTED TO LIKE NEW FINISH - REFERENCE INTERIOR DESIGN SHEETS FOR SPECIFICATIONS.

FLOOR DRAINS:

1. SET FLOOR DRAINS AND FLOOR SINKS WITH TOP OF FINISH TILE/POURED FLOOR. REFERENCE PLUMBING SHEETS.

2. SLOPE CONCRETE FLOOR AT 1/8" PER FOOT TOWARDS FLOOR DRAINS AND AWAY FROM ALL WALLS.

CURBS AND PADS:

1. CONCRETE CURBS AND PADS FOR EQUIPMENT, LOCATIONS MAY BE NOTED ON THE ARCHITECTURAL DRAWINGS. REFERENCE MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS AND SPECIFIC SIZE AND CONFIGURATION OF SPECIFIED EQUIPMENT.

SURFACES:

1. SURFACE AND FINISH INSTALLERS SHALL COORDINATE WITH SYSTEMS AND EQUIPMENT INSTALLERS. NECESSARY MODIFICATIONS OF SURFACES AND FINISHES WILL BE THE RESPONSIBILITY OF THE SURFACE AND FINISH INSTALLERS.

2. ALL EXTERIOR SURFACES TO SLOPE AWAY FROM BUILDINGS MINIMUM 5% GRADE FOR 5'-0" TO ENSURE PROPER DRAINAGE.

3. ALL INTERIOR SURFACES TO SLOPE AT 1/8" PER FOOT TOWARD FLOOR DRAINS WHERE FLOOR DRAINS ARE INDICATED OR REQUIRED. ALL INTERIOR SLOPES SHALL NOT SLOPE TOWARD A WALL.

4. PATCH AND REPAIR EXISTING WALLS, FLOORS, AND CEILINGS WHERE NEEDED. MATCH EXISTING UNLESS NEW FINISHES ARE TO BE APPLIED.

5. PROVIDE ALL MANUFACTURER RECOMMENDED OR SPECIFIED SEALERS TO SURFACES UNLESS NOTED OTHERWISE.

6. PROVIDE ANY FLOOR LEVELING, FILLER, AND JOINTS RECOMMENDED PER FLOOR MANUFCATURE REQUIRED TO ACHIEVE SMOOTH TRANSITION BETWEEN FLOORING TYPES.

7. ALL SURFACES AND FINISHES TO BE INSTALLED AND APPLIED FOLLOWING MANUFACTURERS' INSTALLATION INSTRUCTIONS UNLESS NOTED OTHERWISE.

8. ALL SUB-SURFACES SHALL BE PATCHED, PREPARED AND LEVEL AS REQUIRED BY MANUFACTURER OR SPECIFIED.

9. ALL SUB-SURFACES MUST BE FREE OF DUST, OIL AND ALL FOREIGN MATTER. BUILDING MUST BE PREHEATED TO A MINIMUM OF 65 DEGREES (UNLESS SPECIFIED DIFFERENTLY FOR SPECIFIC MATERIALS) FOR 24 HOURS PRIOR TO INSTALLATION OF NEW SURFACES AND FINISHES.

10. SUB-SURFACES SHALL BE INSPECTED PRIOR TO COMMENCEMENT OF WORK. NOTIFY THE ARCHITECT AND / OR THE OWNER IN WRITING OF ANY CONDITIONS WHICH WILL PREVENT SATISFACTORY FINISH WORK.

PARTITIONS:

1. PLAN DIMENSIONS ARE TO OUTSIDE FACE OF PARTITIONS EXCLUDING DIRECTLY APPLIED FINISH MATERIALS SUCH AS CERAMIC TILE UNLESS NOTED OTHERWISE.

2. ALIGN PARTITIONS WITH OTHER PARTITIONS OR COLUMNS UNLESS NOTED OTHERWISE.

3. THE FACE OF EVERY PARTITION SHALL BE FLUSH WITH OUT OFFSETS UNLESS NOTED OTHERWISE.

4. FACE OF CORRIDOR PARTITIONS SHALL BE FLUSH FOR THE ENTIRE LENGTH OF THE CORRIDOR REGARDLESS OF CHANGES IN PARTITION THICKNESS. ALL ADJUSTMENTS SHALL BE MADE TO THE ROOM SIDE OF THE CORRIDOR PARTITION AND AT CORNERS.

5. FLOOR PLANS INDICATE PARTITION TYPES, REFERENCE PARTITION NOTES AND DETAILS FOR TYPICAL CONSTRUCTION UNLESS OTHERWISE NOTED.

CEILINGS:

1. COORDINATE AND VERIFY ALL CEILING ACCESS PANEL SIZES AND LOCATIONS WITH MECHANICAL AND ELECTRICAL CONTRACTORS. PROVIDE FLUSH ACCESS PANELS AT ALL EQUIPMENT, VALVES, DAMPERS, CONTROLS, CLEANOUTS, ETC. PAINT TO MATCH CEILING FINISH UNLESS NOTED OTHERWISE.

2. CENTER SPRINKLER HEADS, DIFFUSERS, LIGHT FIXTURES AND OTEHR RECESSED OR SURFACE MOUNTED ITEMS IN CEILING UNLESS NOTED OTHERWISE IN FP RCP.

INTERIOR DESIGN (FIXTURES, FURNITURE, FITTINGS, EQUIPMENT AND ACCESSORIES):

1. REFERENCE INTERIOR DESIGN SHEETS FOR SPECIFICATIONS, FINISH PLANS, FURNITURE PLANS, ELEVATIONS, RCP'S, CASEWORK AND DETAILS.

GUESTROOM PTACS:

1. EXISTING PTACS AND GRILLES ARE TO BE REPLACED AND HAVE WALL MOUNTED DIGITAL THERMOSTATS.

DRAWING SYMBOLS

SHEET/DRAWING NUMBERING SYSTEM

A101 — SHEET NUMBER
SHEET TYPE SUB-SERIES
SHEET DISCIPLINE/SERIES

A - ARCHITECTURAL
C - CIVIL
E - ELECTRICAL
ID - INTERIOR DESIGN
G - GENERAL INFORMATION
L - LANDSCAPE
M - MECHANICAL
P - PLUMBING
S - STRUCTURAL

D - DEMOLITION: PLANS, SECTIONS & ELEVATIONS
1 - FLOOR PLANS AND REFLECTED CEILING PLANS
2 - EXTERIOR ELEVATIONS
3 - BUILDING AND WALL SECTIONS
4 - ENLARGED PLANS, ELEVATIONS & SECTIONS
5 - CONSTRUCTION DETAILS
6 - SCHEDULES

PLAN, ELEVATION, SECTION OR DETAIL TITLE

1 — VIEW/DETAIL TITLE
1/8" = 1'-0"
DESCRIPTION OF VIEW/DETAIL
SCALE OF VIEW/DETAIL
VIEW/DETAIL NUMBER

ELEVATION REFERENCE

A1.1 1 — VIEW NUMBER
SHEET NUMBER

LEVEL, ELEVATION MARKER

10'-0"

SECTION REFERENCE

1 A1.1 — VIEW NUMBER
SHEET NUMBER

ENLARGED PLAN OR DETAIL REFERENCE

1 A1.1 — VIEW NUMBER
SHEET NUMBER

WALL/PARTITION REFERENCE

A — WALL/PARTITION MARKER

DOOR REFERENCE

100X — DOOR MARKER

ALIGN FACE OR OBJECTS/SURFACES

ALIGN

EXISTING ELEMENT

NEW ELEMENT

ACCESSIBILITY SYMBOLS

PHYSICALLY ACCESSIBLE DESIGNATED ROOM

HEARING ACCESSIBLE DESIGNATED ROOM WITH COMMUNICATION ELEMENTS AND FEATURES

APPLICABLE ACCESSIBLE CODES:

2020 EXISTING BUILDING CODE OF NEW YORK STATE
2020 BUILDING CODE OF NEW YORK STATE
ADA STANDARD FOR ACCESSIBLE DESIGN 2010
ANSI A117.1 2017

ABBREVIATIONS AND DEFINITIONS

1. SEE ALSO LIFE SAFETY REFERENCE, FURNITURE AND EQUIPMENT, ROOM OPENING AND ROOM FINISH SCHEDULES FOR ADDITIONAL ABBREVIATIONS.

2. WHERE ADDITIONAL ABBREVIATIONS OR WORD DEFINITIONS ARE DEFINED BY ANOTHER DISCIPLINE AND A CONFLICT OCCURS, THEIR DEFINITION SHALL TAKE PRECEDENCE OVER THE FOLLOWING:

@	AT
A	
A/C	AIR CONDITIONER/AIR CONDITIONING
ACC	ACCESSIBLE
ACT	ACOUTICAL CEILING TILE
ADJ	ADJACENT
ADMIN	ADMINISTRATION
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
AMEND	AMENDMENT
APPROX	APPROXIMATE
ARCH	ARCHITECT
ARCHTL	ARCHITECTURAL
AUX	AUXILLARY
A/V	AUDIO/VISUAL
B	
BLDG	BUILDING
BLKG	BLOCKING
BLW	BELOW
BSMT	BASEMENT
BTWN	BETWEEN
C	
CAB.	CABINET
CL, ℄	CENTERLINE
CLASS	CLASSIFICATION
CLST	CLOSET
CONT	CONTINUE
D	
DBL	DOUBLE
DEF	DEFINITION
DEMO	DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DOC(S)	DOCUMENT(S)
DTL	DETAIL
DWG(S)	DRAWING(S)
E	
EA	EACH
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
ELE	ELEVATOR
EQ	EQUAL
EXT	EXTERIOR
F	
FD	FLOOR DRAIN
FIN	FINISH
FLR	FLOOR
FNDN	FOUNDATION
FP	FIRE PROTECTION OR FIRE PROOF
FR	FIRE RESISTANT
FRZ	FREEZER
FT	FOOT/FEET
FTG	FOOTING
FURN	FURNITURE OR FURNISH *FURNISH - RESPONSIBLE TO PURCHASE AND DELIVERY OF ITEM (S).*
G	
GEN	GENERAL
GYP	GYPSUM
GYP BD	GYPSUM BOARD
I	
INC	INCREASE
INCL	INCLUDE/INCLUDED
INSTL	INSTALL *RESPONSIBLE FOR RECEIVING, INSPECTION, STORAGE, PREPARATION AND INSTALLATION OF ITEM (S)*
INSUL	INSULATION
INT	INTERIOR
J	
JAN	JANITOR
L	
LAM	LAMINATE
LDRY	LAUNDRY
LAV	LAVATORY
LTG	LIGHTING
M	
MANUF	MANUFACTURER
MAX	MAXIMUM
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL AND PLUMBING
MIN	MINIMUM
MISC	MISCELLANEOUS
MOD(S)	MODIFICATION(S)
M.O.	MASONRY OPENING
MTG	MEETING
N	
N	NORTH
NEC.	NECESSARY *WORK NEEDED TO COMPLETE THE SCOPE OF WORK.*
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O	
O.C.	ON CENTER
OCC	OCCUPANT
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
P	
PLM	PLUMBING
PT	PAINT
PVD	PROVIDE *RESPONSIBLE FOR PURCHASE, DELIVERY, RECEIVING, INSPECTION, STORAGE, PREPARATION AND INSTALLATION OF ITEM (S)*
Q	
QA	QUALITY ASSURANCE
QUAL	QUALITY
QTY	QUANTITY
R	
R	RISER
RD	ROOF DRAIN
RE:	REFERENCE, REGARDING
REF	REFERENCE
REQ	REQUIRED, REQUIREMENTS *WORK NEEDED TO BE IN COMPLIANCE WITH BUILDING CODE. GOVERNING CODE. OR JURISDICTION HAVING AUTHORITY.*
REV	REVISION
RI	ROUGH IN
RM	ROOM
R.O.	ROUGH OPENING
RTG	RATING
S	
S	SOUTH
SAN	SANITARY
SCHED	SCHEDULE
SECT	SECTION
SEP	SEPARATE
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
ST	STAIR (S)
STD	STANDARD
STRUCT	STRUCTURE
STRTL	STRUCTURAL
SW	SWITCH
SYM	SYMBOL
SYS	SYSTEM
T	
T	TREAD
TEL	TELEPHONE
TEMP	TEMPORARY
TEMPD	TEMPERED
TLT	TOILET
T.M.	TO MATCH
TV	TELEVISION
TYP.	TYPICAL

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ARCHITECTURAL PERMIT SET FOR
THE GRAND ADIRONDACK HOTEL - LAKE PLACID, NEW YORK

2520 MAIN STREET
LAKE PLACID, NEW YORK
12946

Registered Architect
Joshua D. Wright
041458
State of New York

August 14, 2020

PROJECT # 1902

AUGUST 14, 2020

G-1.0

GENERAL INFORMATION AND DEFINITIONS

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2020 BUILDING CODE OF NEW YORK STATE - CHAPTER 10 OCCUPANT LOAD AND EXISTING & CHAPTER 20 PLUMBING FIXTURE SCHEDULE

BASEMENT

TOTAL GROSS SQUARE FOOTAGE 5,772

GROSS SQUARE FOOTAGE BREAKDOWN

OCCUPANCY - TYPE	SQUARE FOOTAGE (SF)	SF/OCCUPANT	OCCUPANTS	# OF EXITS	REQ. EXIT WIDTH - # OCCUPANTS X 0.20	SLIMEST PROVIDED EXIT WIDTH	REQUIRED W.C. RATE M	REQUIRED W.C. RATE W	REQUIRED W.C. M	REQUIRED W.C. W	PROVIDED W.C. M	PROVIDED W.C. W	REQUIRED LAV. RATE M	REQUIRED LAV. RATE W	REQUIRED LAV. M	REQUIRED LAV. W	PROVIDED LAV. M	PROVIDED LAV. W	BATH/SHOWERS	DRINKING FOUNTAINS	SERVICE SINKS
B - ACCESSORY AREA/MECHANICAL	2,843	300	13				1/25 FOR 1ST 50	1/25 FOR 1ST 50	0.3	0.3			1/40 FOR 1ST 80	1/40 FOR 1ST 80	0.16	0.16			1 PER GENDER PER 50 EMPLOYEES PER TRIBUTE STANDARDS	1 PER 100	1 SERVICE SINK
A - ASSEMBLY - UNCONCENTRATED SEATING	294	150	2				1/25 FOR 1ST 50	1/25 FOR 1ST 50	0.04	0.04			1/40 FOR 1ST 80	1/40 FOR 1ST 80	0.03	0.03					
B - BUSINESS AREA	292	15	20				1/25 FOR 1ST 50	1/25 FOR 1ST 50	0.4	0.4			1/40 FOR 1ST 80	1/40 FOR 1ST 80	0.25	0.25					
TOTAL	3,429		35	2	7 INCHES	34 INCHES			0.74	0.74	1.0	1.0			0.44	0.44	1.0	1.0	1.0 / 1.0	1.0	1.0 - NEW

FIRST FLOOR MAIN STREET

TOTAL GROSS SQUARE FOOTAGE 10,368

GROSS SQUARE FOOTAGE BREAKDOWN

OCCUPANCY	SQUARE FOOTAGE	SF/OCCUPANT	OCCUPANTS	# OF EXITS	REQ. EXIT WIDTH - # OCCUPANTS X 0.20	SLIMEST PROVIDED EXIT WIDTH	REQUIRED W.C. RATE M	REQUIRED W.C. RATE W	REQUIRED W.C. M	REQUIRED W.C. W	PROVIDED W.C. M	PROVIDED W.C. W	REQUIRED LAV. RATE M	REQUIRED LAV. RATE W	REQUIRED LAV. M	REQUIRED LAV. W	PROVIDED LAV. M	PROVIDED LAV. W	BATH/SHOWERS	DRINKING FOUNTAINS	SERVICE SINKS
A2 - SOUTH RESTAURANT & PRIVATE DINING - NIGHTCLUB	1,819	15	122				1/40	1/40	1.53	1.53			1/200	1/200	0.31	0.31			N/A	1/500 = 0.24	
A2 - NORTH RESTAURANT - RESTAURANT	1,146	15	77				1/75	1/75	0.51	0.51			1/200	1/200	0.20	0.20				1/500 = 0.154	
B - KITCHEN	1,006	300	3				1/25 FOR 1ST 50	1/25 FOR 1ST 50	0.06	0.06			1/40	1/40	0.08	0.08				1/100 = 0.006	
B - BUILDING FACILITY - LAUNDRY/BOH & OFFICES	800 178	300 150	3 2				1/25 FOR 1ST 50	1/25 FOR 1ST 50	0.1	0.1			1/40	1/40	0.06	0.06				1/100 = 0.01	
TOTAL	4,949		169	4	40 INCHES	36 INCHES			2.2	2.2	3.0	3.0			0.65	0.65	2	2		0.34	N/A

SECOND FLOOR LOBBY LEVEL

TOTAL GROSS SQUARE FOOTAGE 10,123

GROSS SQUARE FOOTAGE BREAKDOWN

OCCUPANCY	SQUARE FOOTAGE	SF/OCCUPANT	OCCUPANTS	# OF EXITS	REQ. EXIT WIDTH - # OCCUPANTS X 0.20	SLIMEST PROVIDED EXIT WIDTH	REQUIRED W.C. RATE M	REQUIRED W.C. RATE W	REQUIRED W.C. M	REQUIRED W.C. W	PROVIDED W.C. M	PROVIDED W.C. W	REQUIRED LAV. RATE M	REQUIRED LAV. RATE W	REQUIRED LAV. M	REQUIRED LAV. W	PROVIDED LAV. M	PROVIDED LAV. W	BATH/SHOWERS	DRINKING FOUNTAINS	SERVICE SINKS
ATRIUM	459	N/A	N/A																		
A2 - LOBBY, MEETING SPACE, PRE-FUNCTION & SOLARIUM	3,660	15	244				1/75	1/75	1.62	1.62			1/200	1/200	0.61	0.61			N/A	1/500 = 0.48	
A2 - THE GREAT ROOM	1,287	15	86				1/75	1/75	0.57	0.57			1/200	1/200	0.22	0.22				1/500 = 0.172	
A3 - FITNESS CENTER	423	50	9				1/125	1/65	0.04	0.07			1/200	1/200	0.02	0.02				1/500 = 0.018	
B - BOH	799	150	5				1/25 FOR 1ST 50	1/25 FOR 1ST 50	0.1	0.1			1/40 FOR 1ST 80	1/40 FOR 1ST 80	0.06	0.06				1/100 = 0.01	
B - ACCESSORY STORAGE AREAS & MECHANICAL EQUIPMENT ROOMS	1,029	300	4				1/25 FOR 1ST 50	1/25 FOR 1ST 50	0.08	0.08			1/40 FOR 1ST 80	1/40 FOR 1ST 80	0.05	0.05				1/500 = 0.01	1
TOTAL	7,657		345	2	69	36			2.41	2.41	3.0	3.0			0.94	0.94	2	2	N/A	0.7	1.0 - NEW

THIRD FLOOR GUESTROOMS

TOTAL GROSS SQUARE FOOTAGE 10,870

GROSS SQUARE FOOTAGE BREAKDOWN

OCCUPANCY	SQUARE FOOTAGE	SF/OCCUPANT	OCCUPANTS	# OF EXITS	REQ. EXIT WIDTH - # OCCUPANTS X 0.20	SLIMMEST PROVIDED EXIT WIDTH	REQUIRED W.C. RATE	REQUIRED W.C.	PROVIDED W.C.	REQUIRED LAV. RATE	REQUIRED LAV.	PROVIDED LAV.	BATH/SHOWERS	DRINKING FOUNTAINS	SERVICE SINKS
R1 - HOTEL ROOMS	10,117	200	53	3	10.6	31	1 PER UNIT	1 PER UNIT	1 PER UNIT	1 PER UNIT	1 PER UNIT	1 PER UNIT	1 PER UNIT	N/A	N/A

FOURTH FLOOR GUESTROOMS

TOTAL GROSS SQUARE FOOTAGE 10,870

OCCUPANCY	SQUARE FOOTAGE	SF/OCCUPANT	OCCUPANTS	# OF EXITS	REQ. EXIT WIDTH - # OCCUPANTS X 0.20	SLIMMEST PROVIDED EXIT WIDTH	REQUIRED W.C. RATE	REQUIRED W.C.	PROVIDED W.C.	REQUIRED LAV. RATE	REQUIRED LAV.	PROVIDED LAV.	BATH/SHOWERS	DRINKING FOUNTAINS	SERVICE SINKS
R1 - HOTEL ROOMS	10,117	200	53	3	10.6	31	1 PER UNIT	1 PER UNIT	1 PER UNIT	1 PER UNIT	1 PER UNIT	1 PER UNIT	1 PER UNIT	N/A	N/A

FIFTH FLOOR GUESTROOMS

TOTAL GROSS SQUARE FOOTAGE 10,870

OCCUPANCY	SQUARE FOOTAGE	SF/OCCUPANT	OCCUPANTS	# OF EXITS	REQ. EXIT WIDTH - # OCCUPANTS X 0.20	SLIMMEST PROVIDED EXIT WIDTH	REQUIRED W.C. RATE	REQUIRED W.C.	PROVIDED W.C.	REQUIRED LAV. RATE	REQUIRED LAV.	PROVIDED LAV.	BATH/SHOWERS	DRINKING FOUNTAINS	SERVICE SINKS
R1 - HOTEL ROOMS	10,117	200	53	3	10.6	31	1 PER UNIT	1 PER UNIT	1 PER UNIT	1 PER UNIT	1 PER UNIT	1 PER UNIT	1 PER UNIT	N/A	N/A

SIXTH FLOOR GUESTROOMS

TOTAL GROSS SQUARE FOOTAGE 10,870

OCCUPANCY	SQUARE FOOTAGE	SF/OCCUPANT	OCCUPANTS	# OF EXITS	REQ. EXIT WIDTH - # OCCUPANTS X 0.20	SLIMMEST PROVIDED EXIT WIDTH	REQUIRED W.C. RATE	REQUIRED W.C.	PROVIDED W.C.	REQUIRED LAV. RATE	REQUIRED LAV.	PROVIDED LAV.	BATH/SHOWERS	DRINKING FOUNTAINS	SERVICE SINKS
R1 - HOTEL ROOMS	10,117	200	53	3	10.6	31	1 PER UNIT	1 PER UNIT	1 PER UNIT	1 PER UNIT	1 PER UNIT	1 PER UNIT	1 PER UNIT	N/A	N/A

ROOF TOP

TOTAL GROSS SQUARE FOOTAGE 7,073

GROSS SQUARE FOOTAGE BREAKDOWN

OCCUPANCY	SQUARE FOOTAGE	SF/OCCUPANT	OCCUPANTS	# OF EXITS	REQ. EXIT WIDTH - # OCCUPANTS X 0.20	SLIMEST PROVIDED EXIT WIDTH	REQUIRED W.C. RATE M	REQUIRED W.C. RATE W	REQUIRED W.C. M	REQUIRED W.C. W	PROVIDED W.C. M	PROVIDED W.C. W	REQUIRED LAV. RATE M	REQUIRED LAV. RATE W	REQUIRED LAV. M	REQUIRED LAV. W	PROVIDED LAV. M	PROVIDED LAV. W	BATH/SHOWERS	DRINKING FOUNTAINS	SERVICE SINKS
A2 - ROOF TOP BAR	2,014	15	134	2	29	36	1/75	1/75	0.89	0.89	1.0	1.0	1/200	1/200	0.34	0.34	1.0	1.0	N/A	1/500 = 0.27	1.0 - NEW

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ARCHITECTURAL PERMIT SET FOR
THE GRAND ADIRONDACK HOTEL - LAKE PLACID, NEW YORK

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12946

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041458
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August 14, 2020

PROJECT # 1932

AUGUST 14, 2020

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SQUARE FOOTAGE

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3RD FLOOR ROOM SCHEDULE				
ROOM	ROOM TYPE	CONNECTING ROOM	CONNECTION	COMMUNICATION FEATURES
301	KING SUITE - COMMUNICATIONS			Yes
302	QUEEN/QUEEN SUITE			
303	ACCESSIBLE QUEEN/QUEEN SUITE			
304	QUEEN/QUEEN SUITE			
305	QUEEN/QUEEN SUITE	Yes	306	
306	QUEEN/QUEEN SUITE	Yes	305	
307	KING SUITE			
308	QUEEN/QUEEN SUITE			
309	QUEEN/QUEEN SUITE - COMMUNICATIONS			Yes
310	QUEEN/QUEEN SUITE			
311	QUEEN/QUEEN SUITE			

3RD FLOOR ROOM SCHEDULE				
ROOM	ROOM TYPE	CONNECTING ROOM	CONNECTION	COMMUNICATION FEATURES
312	KING SUITE			
313	KING SUITE			
314	ACCESSIBLE KING SUITE			
315	KING SUITE			
316	KING SUITE			
317	KING SUITE			
318	KING SUITE			
319	KING SUITE			
320	KING SUITE			
321	KING SUITE			
322	KING SUITE			
323	KING SUITE - COMMUNICATIONS			Yes

4TH FLOOR ROOM SCHEDULE				
ROOM	ROOM TYPE	CONNECTING ROOM	CONNECTION	COMMUNICATION FEATURES
401	KING SUITE - COMMUNICATIONS	Yes	402	Yes
402	QUEEN/QUEEN SUITE	Yes	401	
403	ACCESSIBLE QUEEN/QUEEN SUITE	Yes	404	
404	QUEEN/QUEEN SUITE	Yes	403	
405	QUEEN/QUEEN SUITE	Yes	406	
406	QUEEN/QUEEN SUITE	Yes	405	
407	KING SUITE			
408	QUEEN/QUEEN SUITE			
409	QUEEN/QUEEN SUITE - COMMUNICATIONS			Yes
410	QUEEN/QUEEN SUITE			
411	QUEEN/QUEEN SUITE			

4TH FLOOR ROOM SCHEDULE				
ROOM	ROOM TYPE	CONNECTING ROOM	CONNECTION	COMMUNICATION FEATURES
412	KING SUITE			
413	KING SUITE			
414	ACCESSIBLE KING SUITE			
415	KING SUITE			
416	KING SUITE			
417	KING SUITE			
418	KING SUITE			
419	KING SUITE			
420	KING SUITE			
421	KING SUITE			
422	KING SUITE			
423	KING SUITE - COMMUNICATIONS			Yes

5TH FLOOR ROOM SCHEDULE				
ROOM	ROOM TYPE	CONNECTING ROOM	CONNECTION	COMMUNICATION FEATURES
501	KING SUITE - COMMUNICATIONS	Yes	502	Yes
502	QUEEN/QUEEN SUITE	Yes	501	
503	QUEEN/QUEEN SUITE	Yes	504	
504	QUEEN/QUEEN SUITE	Yes	503	
505	QUEEN/QUEEN SUITE	Yes	506	
506	QUEEN/QUEEN SUITE		505	
507	KING SUITE			
508	QUEEN/QUEEN SUITE			
509	QUEEN/QUEEN SUITE			
510	QUEEN/QUEEN SUITE			
511	QUEEN/QUEEN SUITE			

5TH FLOOR ROOM SCHEDULE				
ROOM	ROOM TYPE	CONNECTING ROOM	CONNECTION	COMMUNICATION FEATURES
512	KING SUITE			
513	KING SUITE			
514	ACCESSIBLE KING SUITE			
515	KING SUITE			
516	KING SUITE			
517	KING SUITE			
518	KING SUITE		519	
519	KING SUITE		518	
520	KING SUITE			
521	KING SUITE			
522	KING SUITE	Yes	523	
523	KING SUITE - COMMUNICATIONS	Yes	522	Yes

6TH FLOOR ROOM SCHEDULE				
ROOM	ROOM TYPE	CONNECTING ROOM	CONNECTION	COMMUNICATION FEATURES
601	KING SUITE	Yes	602	
602	QUEEN/QUEEN SUITE	Yes	601	
603	QUEEN/QUEEN SUITE	Yes	604	
604	QUEEN/QUEEN SUITE	Yes	603	
605	QUEEN/QUEEN SUITE			
606	QUEEN/QUEEN SUITE			
607	KING SUITE			
608	QUEEN/QUEEN SUITE			
609	QUEEN/QUEEN SUITE			
610	QUEEN/QUEEN SUITE			
611	QUEEN/QUEEN SUITE			

6TH FLOOR ROOM SCHEDULE				
ROOM	ROOM TYPE	CONNECTING ROOM	CONNECTION	COMMUNICATION FEATURES
612	KING SUITE	Yes	613	
613	KING SUITE	Yes	612	
614	KING SUITE			
615	KING SUITE			
616	KING SUITE			
617	KING SUITE			
618	KING SUITE	Yes	619	
619	KING SUITE	Yes	618	
620	KING SUITE			
621	KING SUITE			
622	KING SUITE	Yes	623	
623	KING SUITE - COMMUNICATIONS	Yes	622	Yes

ACCESSIBLE ROOMS WITH NEW TUBS	
ROOM	ROOM TYPE
303	ACCESSIBLE Q/Q SUITE
403	ACCESSIBLE Q/Q SUITE
414	ACCESSIBLE KING SUITE
514	ACCESSIBLE KING SUITE

4

ACCESSIBLE ROOMS WITH NEW ROLL-IN SHOWER	
ROOM	ROOM TYPE
314	ACCESSIBLE KING SUITE

1

ROOMS WITH NEW SHOWERS
ROOM
301
302
304
305
306
307
308
309
310
311
312
313
315
316
317
318
319
320
321
322
323
401
402
404
405
406
407
408
409
410
411
412
413
415
416
417
418
419
420
421
422
423

ROOMS WITH NEW SHOWERS
ROOM
501
502
503
504
505
506
507
508
509
510
511
512
513
515
516
517
518
519
520
521
522
523
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623

87

BATH TUBS VERSUS SHOWER BREAKDOWN
NUMBER OF RENOVATED ROOMS WITH BATH TUBS - 5 5% OF TOTAL ROOMS
NUMBER OF RENOVATED ROOMS WITH SHOWERS - 87 95% OF TOTAL ROOMS

RENOVATION - KING ROOMS
ROOM
307
312
313
315
316
317
318
319
320
321
322
407
412
413
415
416
417
418
419
420
421
422
507
512
513
515
516
517
518
519
520
521
522
601
607
612
613
614
615
616
617
618
619
620
621
622

Grand total: 46

KING SUITE ROOMS WITH COMMUNICATION FEATURES
ROOM
KING SUITE - COMMUNICATIONS
301
323
401
423
501
523
623

Grand total: 7

RENOVATION - KING ACCESSIBLE ROOMS	
ROOM	PLUMBING TYPE
314	ROLL-IN SHOWER
414	BATH TUB
514	BATH TUB

Grand total: 3

RENOVATION - QUEEN/QUEEN ROOMS
ROOM
302
304
305
306
308
310
311
402
404
405
406
408
410
411
502
503
504
505
506
508
509
510
511
602
603
604
605
606
608
609
610
611

Grand total: 32

QUEEN/QUEEN ROOMS WITH COMMUNICATION FEATURES
ROOM
QUEEN/QUEEN SUITE - COMMUNICATIONS
309
409

Grand total: 2

RENOVATION - QUEEN/QUEEN ACCESSIBLE ROOMS	
ROOM	PLUMBING TYPE
303	BATH TUB
403	BATH TUB

Grand total: 2

ROOM BREAKDOWN - ACCESSIBLE AND COMMUNICATION FEATURES BREAK OUT
NUMBER OF RENOVATED KING ROOMS - 46 - 50% OF TOTAL ROOMS NUMBER OF RENOVATED QUEEN/QUEEN ROOMS - 32 - 35% OF TOTAL ROOMS TOTAL: 78 ROOMS @ 85% OF TOTAL ROOMS
NUMBER OF RENOVATED KING ROOMS W/COMMUNICATION FEATURES - 7 - 8% OF TOTAL ROOMS NUMBER OF RENOVATED QUEEN/QUEEN ROOMS W/COMMUNICATION FEATURES - 2 - 2% OF TOTAL ROOMS TOTAL: 9 ROOMS @ 10& OF TOTAL ROOMS
NUMBER OF RENOVATED ACCESSIBLE KING ROOMS - 3 - 3% OF TOTAL ROOMS NUMBER OF RENOVATED ACCESSIBLE QUEEN/QUEEN ROOMS - 2 - 2% OF TOTAL ROOMS TOTAL: 5 ROOMS @ 5% OF TOTAL ROOMS
TOTAL: 92 ROOMS @ 100% OF TOTAL ROOMS

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ARCHITECTURAL PERMIT SET FOR
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LAKE PLACID, NEW YORK
12946

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State of New York

August 14, 2020

PROJECT # 1902

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ROOM SCHEDULE

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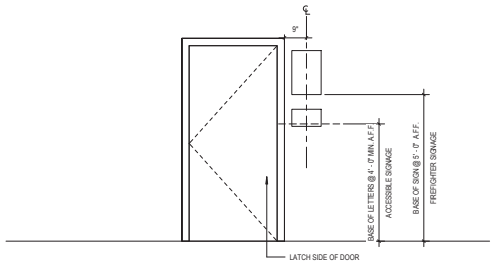
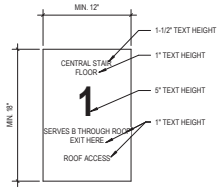




FIREFIGHTER SIGNAGE

FIREFIGHTER STAIRWELL EXIT SIGNS - 18 INCHES BY 12 INCHES - NO BRAILLE OR RAISED CHARACTERS REQUIRED

CENTRAL STAIR - EXISTING

LINES:	REQUIRED:								
LINE 1	1-1/2" HIGH	CENTRAL STAIR	CENTRAL STAIR	CENTRAL STAIR	CENTRAL STAIR	CENTRAL STAIR	CENTRAL STAIR	CENTRAL STAIR	CENTRAL STAIR
LINE 2	1" HIGH	FLOOR	FLOOR	FLOOR	FLOOR	FLOOR	FLOOR	FLOOR	FLOOR
LINE 3	5" HIGH	B	1	2	3	4	5	6	R
LINE 4	1" HIGH	SERVES B THROUGH ROOF	SERVES B THROUGH ROOF	SERVES B THROUGH ROOF	SERVES B THROUGH ROOF	SERVES B THROUGH ROOF	SERVES B THROUGH ROOF	SERVES B THROUGH ROOF	SERVES B THROUGH ROOF
LINE 5	1" HIGH	UP TO FLOOR 1	EXIT HERE	EXIT HERE	DOWN TO FLOOR 2	DOWN TO FLOOR 2	DOWN TO FLOOR 2	DOWN TO FLOOR 2	DOWN TO FLOOR 2
LINE 6	1" HIGH	FOR EXIT DISCHARGE	FOR EXIT DISCHARGE	FOR EXIT DISCHARGE	FOR EXIT DISCHARGE	FOR EXIT DISCHARGE	FOR EXIT DISCHARGE	FOR EXIT DISCHARGE	FOR EXIT DISCHARGE
LINE 7	1" HIGH	ROOF ACCESS	ROOF ACCESS	ROOF ACCESS	ROOF ACCESS	ROOF ACCESS	ROOF ACCESS	ROOF ACCESS	ROOF ACCESS

FIREFIGHTER STAIRWELL EXIT SIGNS - 18 INCHES BY 12 INCHES - NO BRAILLE OR RAISED CHARACTERS REQUIRED

NORTH STAIR - EXISTING

LINES:	REQUIRED:						
LINE 1	1-1/2" HIGH	NORTH STAIR	NORTH STAIR	NORTH STAIR	NORTH STAIR	NORTH STAIR	NORTH STAIR
LINE 2	1" HIGH	FLOOR	FLOOR	FLOOR	FLOOR	FLOOR	FLOOR
LINE 3	5" HIGH	1	3	4	5	6	R
LINE 4	1" HIGH	SERVES 3 THROUGH ROOF	SERVES 3 THROUGH ROOF	SERVES 3 THROUGH ROOF	SERVES 3 THROUGH ROOF	SERVES 3 THROUGH ROOF	SERVES 3 THROUGH ROOF
LINE 5	1" HIGH	EXIT HERE	DOWN TO FLOOR 1	DOWN TO FLOOR 1	DOWN TO FLOOR 1	DOWN TO FLOOR 1	DOWN TO FLOOR 1
LINE 6	1" HIGH	FOR EXIT DISCHARGE	FOR EXIT DISCHARGE	FOR EXIT DISCHARGE	FOR EXIT DISCHARGE	FOR EXIT DISCHARGE	FOR EXIT DISCHARGE
LINE 7	1" HIGH	ROOF ACCESS	ROOF ACCESS	ROOF ACCESS	ROOF ACCESS	ROOF ACCESS	ROOF ACCESS

ACCESSIBLE STAIRWELL EXIT SIGNS - BRAILLE AND RAISED CHARACTERS REQUIRED

CENTRAL STAIR - EXISTING

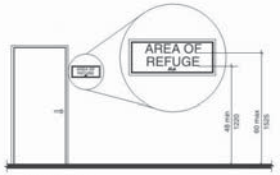
LINES:	REQUIRED:								
LINE 1	1" HIGH	BASEMENT	EXIT	EXIT	FLOOR 3	FLOOR 4	FLOOR 5	FLOOR 6	ROOF
LINE 2	GRADE 2								

ACCESSIBLE STAIRWELL EXIT SIGNS - BRAILLE AND RAISED CHARACTERS REQUIRED

NORTH STAIR - EXISTING

LINES:	REQUIRED:						
LINE 1	1" HIGH	EXIT	FLOOR 3	FLOOR 4	FLOOR 5	FLOOR 6	ROOF
LINE 2	GRADE 2						

IN ADDITION, PROVIDE 2017 ANSI A117.1 COMPLIANT **"IN CASE OF FIRE, ELEVATORS ARE OUT OF SERVICE. USE EXIT STAIRS"** AT ALL ELEVATOR LANDINGS.



Note: For braille character mounting height see Section 703.4.5

FIGURE 703.3.10
HEIGHT OF RAISED CHARACTERS ABOVE FLOOR

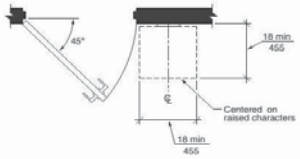


FIGURE 703.3.11
LOCATION OF SIGNS AT DOORS

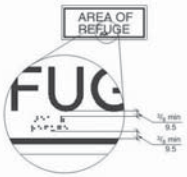
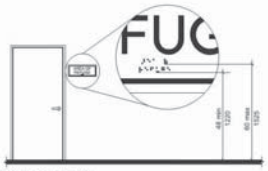


FIGURE 703.4.4
POSITION OF BRAILLE



Note: For raised character mounting height see Section 703.3.10

FIGURE 703.4.5
HEIGHT OF BRAILLE CHARACTERS ABOVE FLOOR

FIGURES TAKEN FROM 2017 ANSI A117.1

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August 14, 2020

PROJECT # 1932

AUGUST 14, 2020

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INTERIOR SIGNAGE

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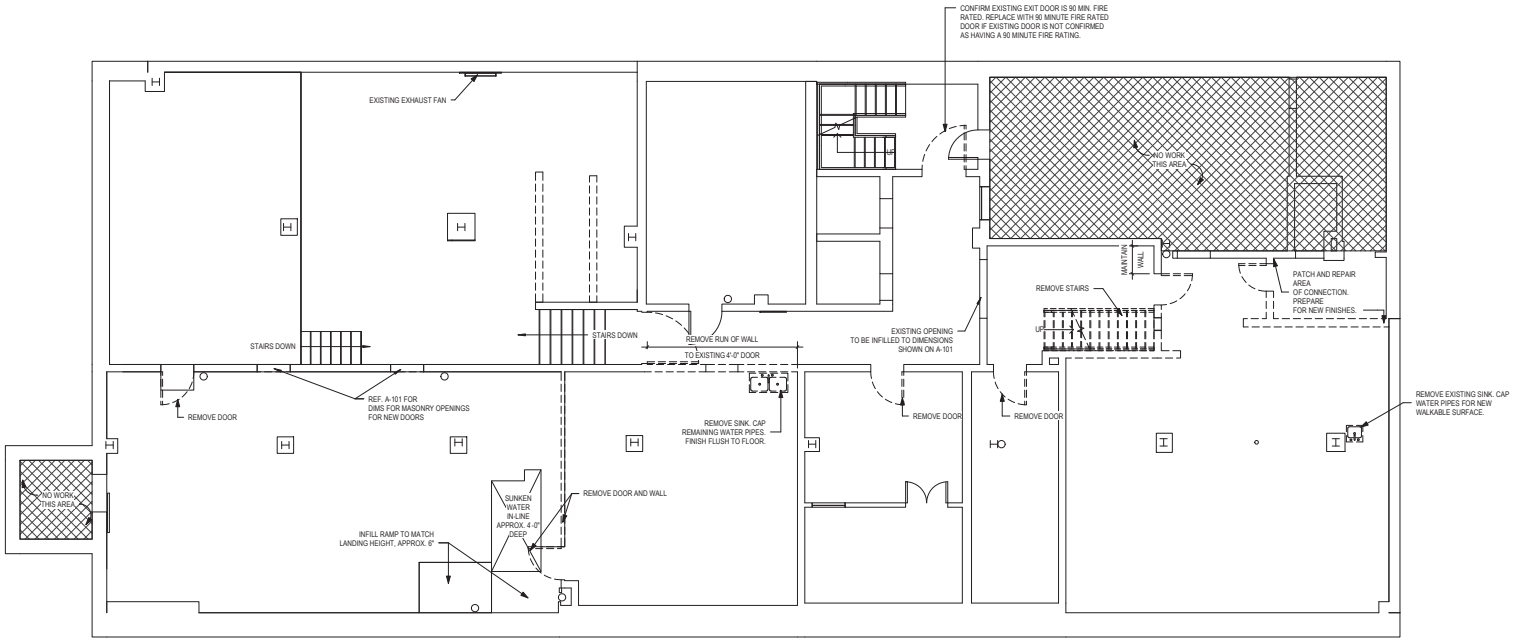

1 BASEMENT - DEMOLITION PLAN
3/16" = 1'-0"

NORTH

INDICATES EXISTING ELEMENTS

INDICATES DEMOLISHED ELEMENTS

INDICATES A SHAFT

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DEMOLITION - GENERAL BASEMENT NOTES

1. EXISTING AND REQUIRED EXITS SHALL NOT BE OBSTRUCTED DURING DEMOLITION AND CONSTRUCTION.

2. IF OCCUPIED SPRINKLERS, FIRE ALARMS, ET. AL. SHALL REMAIN IN SERVICE.

3. PATCH AND REPAIR ALL SURFACES TO MATCH ADJACENT SURFACES WHERE DEMOLITION OCCURS.

4. IF DURING DEMOLITION CONDITIONS RE REVEALED THAT MAY JEOPARDIZE INTEGRITY OF STRUCTURE OR BUILDING SYSTEMS OR PRECLUDE FOLLOWING DESIGN INTENT, GENERAL CONTRACTOR WILL IMMEDIATELY NOTIFY ARCHITECT, OWNER AND PROJECT MANAGER. DO NOT PROCEED WITH WORK UNTIL APPROVED BY ARCHITECT.

5. GENERAL CONTRACTOR IS RESPONSIBLE FOR SITE INVESTIGATION PRIOR TO DEMOLITION TO REVEAL FULL SCOPE OF WORK.

6. LABEL ALL EXISTING ITEMS THAT ARE TO BE PROPERLY STORED FOR RE-INSTALLATION.

7. GENERAL CONTRACTOR TO COORDINATE DEMOLITION SO THAT IT WILL NOT DAMAGE EXISTING CONDITIONS TO REMAIN. DAMAGE TO EXISTING CONDITIONS THAT ARE TO REMAIN SHALL BE REPAIRED TO AS-NEW CONDITIONS.

8. MAINTAIN EXISTING CLEANOUTS - DO NOT OBSTRUCT ACCESS TO EXISTING CLEANOUTS DURING DEMOLITION AND CONSTRUCTION.

ARCHITECTURAL PERMIT SET FOR THE GRAND ADIRONDACK HOTEL - LAKE PLACID, NEW YORK

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DEMOLITION - BASEMENT

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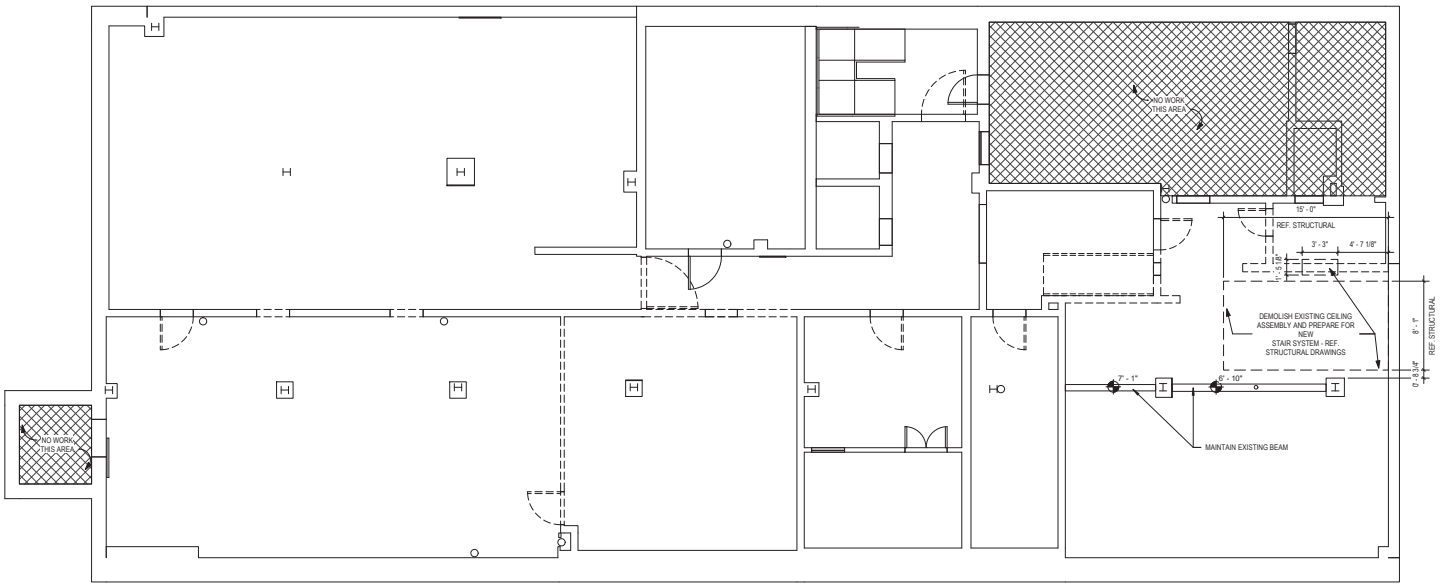

1 BASEMENT - DEMOLITION - RCP
3/16" = 1'-0"

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DEMOLITION - GENERAL BASEMENT NOTES

1. EXISTING AND REQUIRED EXITS SHALL NOT BE OBSTRUCTED DURING DEMOLITION AND CONSTRUCTION.

2. IF OCCUPIED SPRINKLERS, FIRE ALARMS, ET. AL. SHALL REMAIN IN SERVICE.

3. PATCH AND REPAIR ALL SURFACES TO MATCH ADJACENT SURFACES WHERE DEMOLITION OCCURS.

4. IF DURING DEMOLITION CONDITIONS RE REVEALED THAT MAY JEOPARDIZE INTEGRITY OF STRUCTURE OR BUILDING SYSTEMS OR PRECLUDE FOLLOWING DESIGN INTENT, GENERAL CONTRACTOR WILL IMMEDIATELY NOTIFY ARCHITECT, OWNER AND PROJECT MANAGER. DO NOT PROCEED WITH WORK UNTIL APPROVED BY ARCHITECT.

5. GENERAL CONTRACTOR IS RESPONSIBLE FOR SITE INVESTIGATION PRIOR TO DEMOLITION TO REVEAL FULL SCOPE OF WORK.

6. LABEL ALL EXISTING ITEMS THAT ARE TO BE PROPERLY STORED FOR RE-INSTALLATION.

7. GENERAL CONTRACTOR TO COORDINATE DEMOLITION SO THAT IT WILL NOT DAMAGE EXISTING CONDITIONS TO REMAIN. DAMAGE TO EXISTING CONDITIONS THAT ARE TO REMAIN SHALL BE REPAIRED TO AS-NEW CONDITIONS.

8. MAINTAIN EXISTING CLEANOUTS - DO NOT OBSTRUCT ACCESS TO EXISTING CLEANOUTS DURING DEMOLITION AND CONSTRUCTION.

ARCHITECTURAL PERMIT SET FOR THE GRAND ADIRONDACK HOTEL - LAKE PLACID, NEW YORK

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DEMOLITION - BASEMENT

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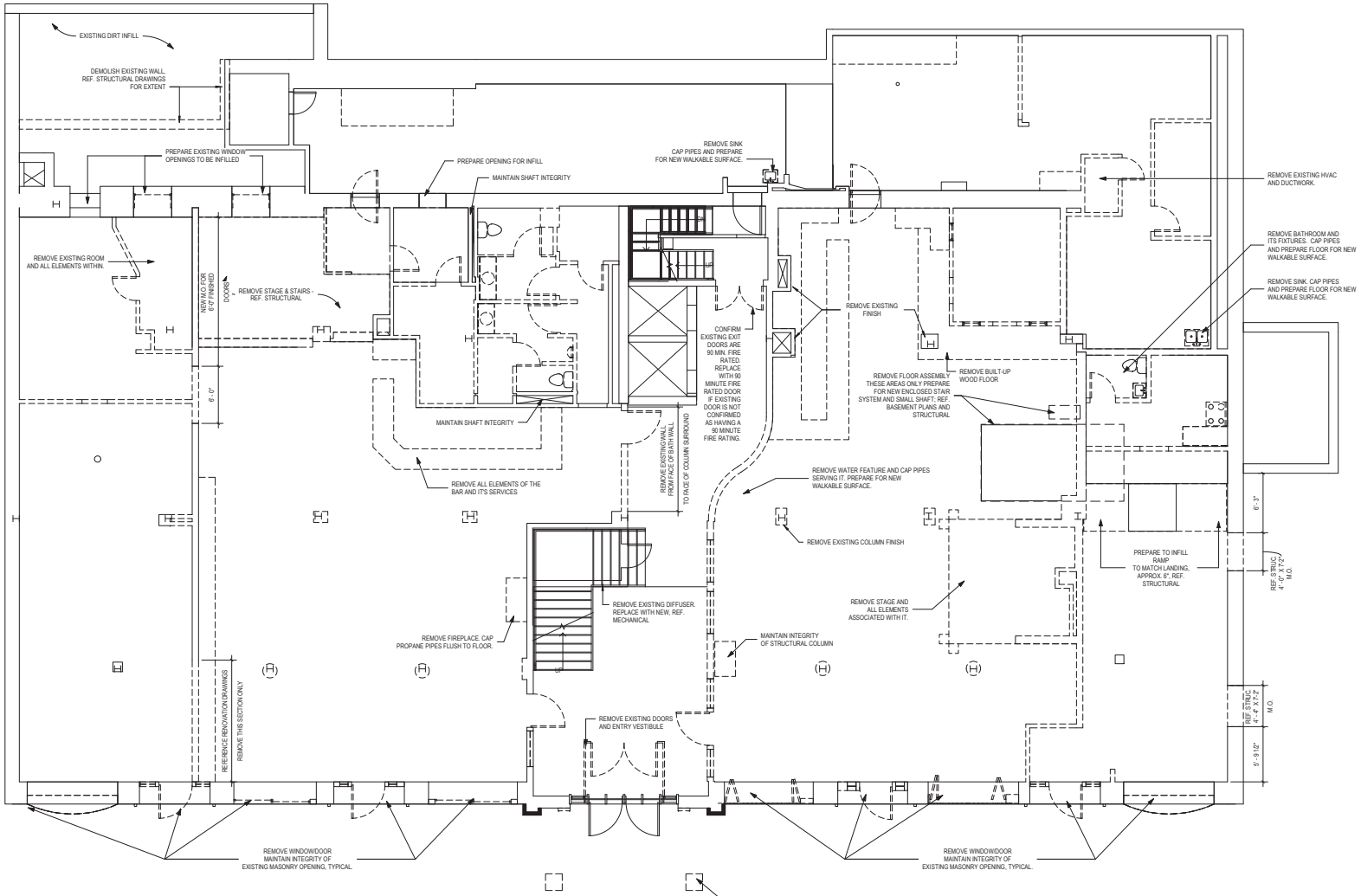

1 MAIN STREET - DEMOLITION PLAN
3/16" = 1'-0"

NORTH

INDICATES EXISTING ELEMENTS

INDICATES DEMOLISHED ELEMENTS

INDICATES A SHAFT

DEMOLITION - GENERAL PUBLIC SPACENOTES

1. EXISTING AND REQUIRED EXITS SHALL NOT BE OBSTRUCTED DURING DEMOLITION AND CONSTRUCTION.

2. IF OCCUPIED SPRINKLERS, FIRE ALARMS, ET. AL. SHALL REMAIN IN SERVICE.

3. PATCH AND REPAIR ALL SURFACES TO MATCH ADJACENT SURFACES WHERE DEMOLITION OCCURS.

4. IF DURING DEMOLITION CONDITIONS RE REVEALED THAT MAY JEOPARDIZE INTEGRITY OF STRUCTURE OR BUILDING SYSTEMS OR PRECLUDE FOLLOWING DESIGN INTENT, GENERAL CONTRACTOR WILL IMMEDIATELY NOTIFY ARCHITECT, OWNER AND PROJECT MANAGER. DO NOT PROCEED WITH WORK UNTIL APPROVED BY ARCHITECT.

5. GENERAL CONTRACTOR IS RESPONSIBLE FOR SITE INVESTIGATION PRIOR TO DEMOLITION TO REVEAL FULL SCOPE OF WORK.

6. LABEL ALL EXISTING ITEMS THAT ARE TO BE PROPERLY STORED FOR RE-INSTALLATION.

7. GENERAL CONTRACTOR TO COORDINATE DEMOLITION SO THAT IT WILL NOT DAMAGE EXISTING CONDITIONS TO REMAIN. DAMAGE TO EXISTING CONDITIONS THAT ARE TO REMAIN SHALL BE REPAIRED TO AS-NEW CONDITIONS.

8. PROTECT BUILDING FROM WATER INTRUSION DURING DEMOLITION AND CONSTRUCTION.

9. MAINTAIN EXISTING CLEANOUTS - DO NOT OBSTRUCT ACCESS TO EXISTING CLEANOUTS DURING DEMOLITION AND CONSTRUCTION.

10. REMOVE EXISTING COLUMN ENCASEMENTS AND SURROUNDS. PROTECT ALL EXISTING PLUMBING AND CONDUIT.

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ARCHITECTURAL PERMIT SET FOR THE GRAND ADIRONDACK HOTEL - LAKE PLACID, NEW YORK

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DEMOLITION - MAIN STREET

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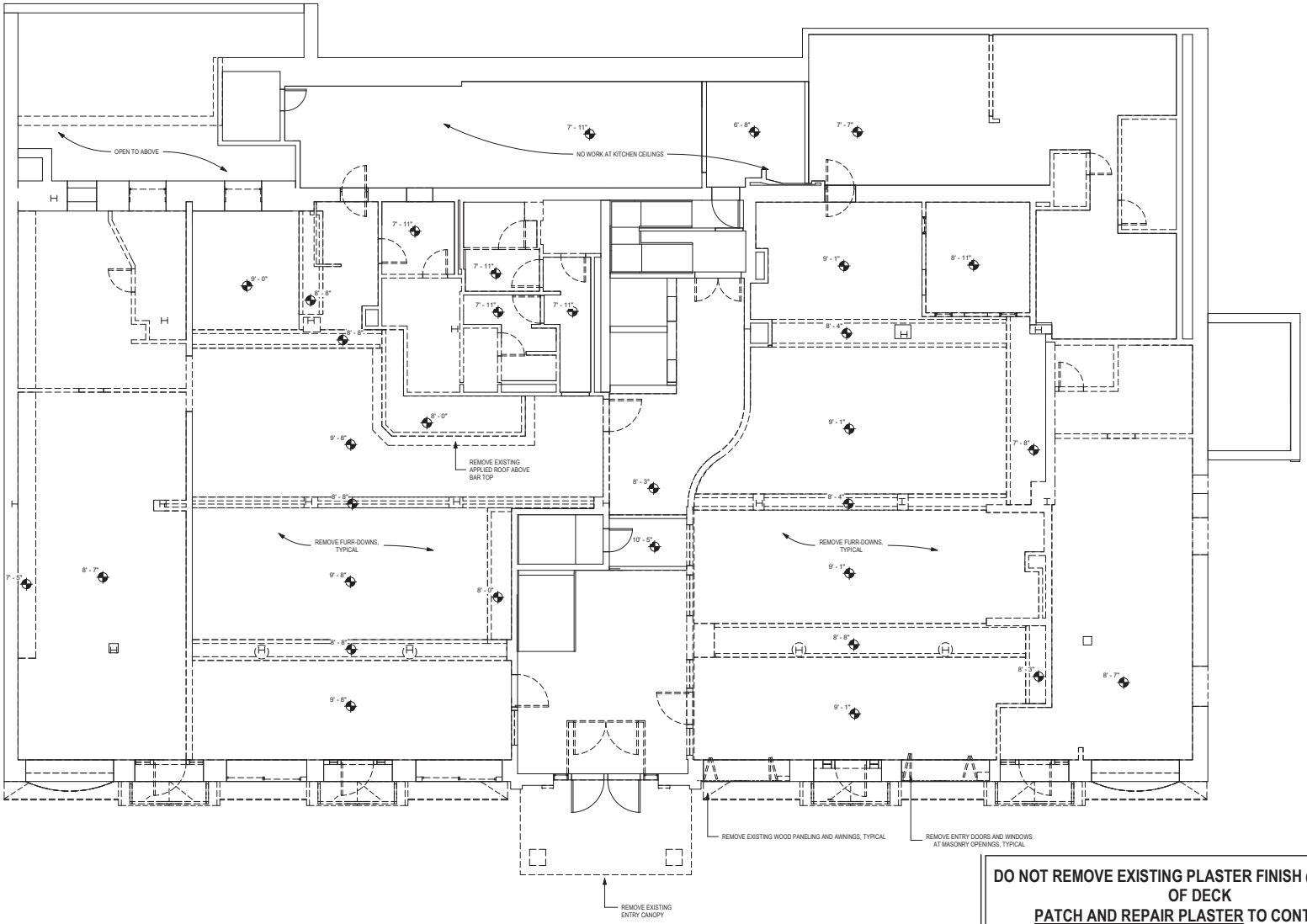

1 FIRST FLOOR - DEMOLITION RCP
3/16" = 1'-0"

DO NOT REMOVE EXISTING PLASTER FINISH @ UNDERSIDE OF DECK
PATCH AND REPAIR PLASTER TO CONTINUOUS FINISH @ UNDERSIDE OF DECK AFTER DEMOLITION OF INDICATED WALLS AND FURRDOWNS AND BEFORE PROCEEDING WITH NEW WORK.

DEMOLITION - GENERAL PUBLIC SPACE RCP NOTES

1. EXISTING AND REQUIRED EXITS SHALL NOT BE OBSTRUCTED DURING DEMOLITION AND CONSTRUCTION.

2. IF OCCUPIED SPRINKLERS, FIRE ALARMS, ET. AL. SHALL REMAIN IN SERVICE.

3. PATCH AND REPAIR ALL SURFACES TO MATCH ADJACENT SURFACES WHERE DEMOLITION OCCURS.

4. IF DURING DEMOLITION CONDITIONS RE REVEALED THAT MAY JEOPARDIZE INTEGRITY OF STRUCTURE OR BUILDING SYSTEMS OR PRECLUDE FOLLOWING DESIGN INTENT, GENERAL CONTRACTOR WILL IMMEDIATELY NOTIFY ARCHITECT, OWNER AND PROJECT MANAGER. DO NOT PROCEED WITH WORK UNTIL APPROVED BY ARCHITECT.

5. GENERAL CONTRACTOR IS RESPONSIBLE FOR SITE INVESTIGATION PRIOR TO DEMOLITION TO REVEAL FULL SCOPE OF WORK.

6. LABEL ALL EXISTING ITEMS THAT ARE TO BE PROPERLY STORED FOR RE-INSTALLATION.

7. GENERAL CONTRACTOR TO COORDINATE DEMOLITION SO THAT IT WILL NOT DAMAGE EXISTING CONDITIONS TO REMAIN. DAMAGE TO EXISTING CONDITIONS THAT ARE TO REMAIN SHALL BE REPAIRED TO AS-NEW CONDITIONS.

8. REMOVE ALL ACT CEILINGS AND ASSOCIATED SUPPORT.

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ARCHITECTURAL PERMIT SET FOR
THE GRAND ADIRONDACK HOTEL - LAKE PLACID, NEW YORK
2520 MAIN STREET
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DEMOLITION - MAIN STREET

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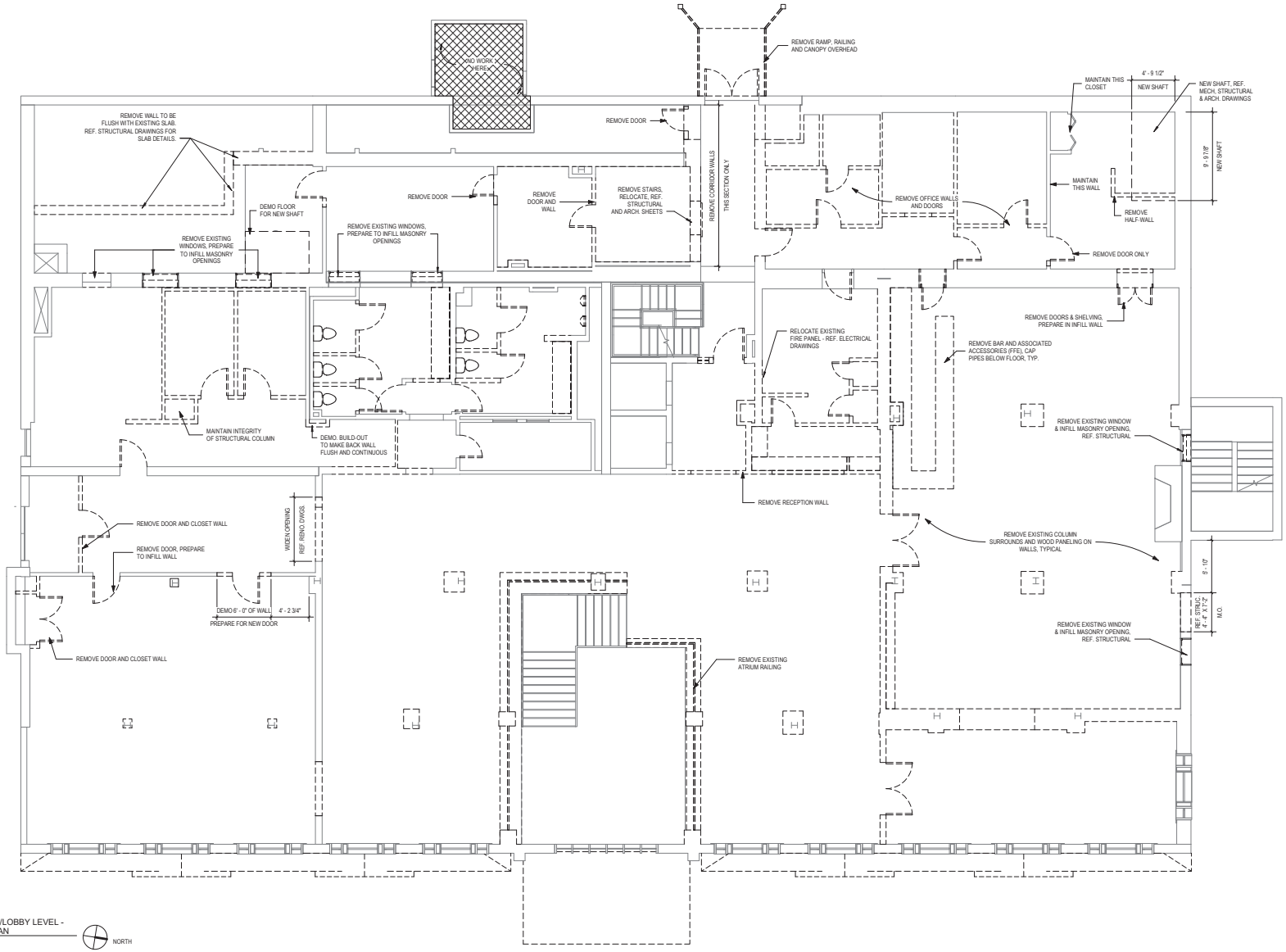

1 SECOND FLOOR/LOBBY LEVEL - DEMOLITION PLAN
3/16" = 1'-0"

NORTH

INDICATES EXISTING ELEMENTS

INDICATES DEMOLISHED ELEMENTS

INDICATES A SHAFT

DEMOLITION - GENERAL PUBLIC SPACENOTES

1. EXISTING AND REQUIRED EXITS SHALL NOT BE OBSTRUCTED DURING DEMOLITION AND CONSTRUCTION.

2. IF OCCUPIED SPRINKLERS, FIRE ALARMS, ET. AL. SHALL REMAIN IN SERVICE.

3. PATCH AND REPAIR ALL SURFACES TO MATCH ADJACENT SURFACES WHERE DEMOLITION OCCURS.

4. IF DURING DEMOLITION CONDITIONS RE REVEALED THAT MAY JEOPARDIZE INTEGRITY OF STRUCTURE OR BUILDING SYSTEMS OR PRECLUDE FOLLOWING DESIGN INTENT, GENERAL CONTRACTOR WILL IMMEDIATELY NOTIFY ARCHITECT, OWNER AND PROJECT MANAGER. DO NOT PROCEED WITH WORK UNTIL APPROVED BY ARCHITECT.

5. GENERAL CONTRACTOR IS RESPONSIBLE FOR SITE INVESTIGATION PRIOR TO DEMOLITION TO REVEAL FULL SCOPE OF WORK.

6. LABEL ALL EXISTING ITEMS THAT ARE TO BE PROPERLY STORED FOR RE-INSTALLATION.

7. GENERAL CONTRACTOR TO COORDINATE DEMOLITION SO THAT IT WILL NOT DAMAGE EXISTING CONDITIONS TO REMAIN. DAMAGE TO EXISTING CONDITIONS THAT ARE TO REMAIN SHALL BE REPAIRED TO AS-NEW CONDITIONS.

8. PROTECT BUILDING FROM WATER INTRUSION DURING DEMOLITION AND CONSTRUCTION.

9. MAINTAIN EXISTING CLEANOUTS - DO NOT OBSTRUCT ACCESS TO EXISTING CLEANOUTS DURING DEMOLITION AND CONSTRUCTION.

10. REMOVE EXISTING COLUMN ENCASEMENTS AND SURROUNDS. PROTECT ALL EXISTING PLUMBING AND CONDUIT.

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ARCHITECTURAL PERMIT SET FOR THE GRAND ADIRONDACK HOTEL - LAKE PLACID, NEW YORK

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August 14, 2020

PROJECT # 1902

AUGUST 14, 2020

AD-102

DEMOLITION - LOBBY LEVEL

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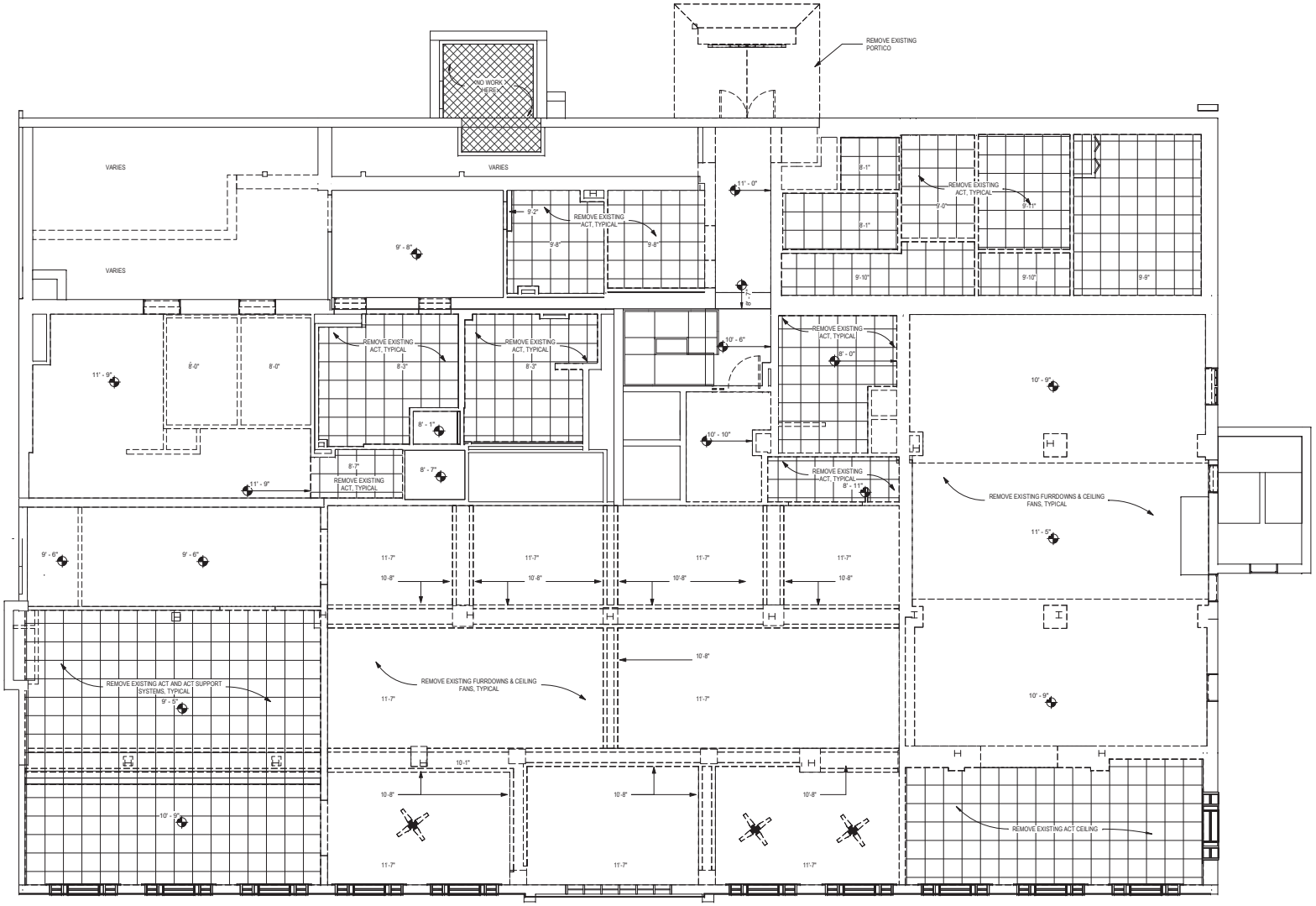

1 SECOND FLOOR/LOBBY LEVEL - DEMOLITION RCP
3/16" = 1'-0"

DO NOT REMOVE EXISTING PLASTER FINISH @ UNDERSIDE OF DECK
PATCH AND REPAIR PLASTER TO CONTINUOUS FINISH @ UNDERSIDE OF DECK AFTER DEMOLITION OF INDICATED WALLS AND FURRDOWNS AND BEFORE PROCEEDING WITH NEW WORK.

DEMOLITION - GENERAL PUBLIC SPACE RCP NOTES

1. EXISTING AND REQUIRED EXITS SHALL NOT BE OBSTRUCTED DURING DEMOLITION AND CONSTRUCTION.

2. IF OCCUPIED SPRINKLERS, FIRE ALARMS, ET. AL. SHALL REMAIN IN SERVICE.

3. PATCH AND REPAIR ALL SURFACES TO MATCH ADJACENT SURFACES WHERE DEMOLITION OCCURS.

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6. LABEL ALL EXISTING ITEMS THAT ARE TO BE PROPERLY STORED FOR RE-INSTALLATION.

7. GENERAL CONTRACTOR TO COORDINATE DEMOLITION SO THAT IT WILL NOT DAMAGE EXISTING CONDITIONS TO REMAIN. DAMAGE TO EXISTING CONDITIONS THAT ARE TO REMAIN SHALL BE REPAIRED TO AS-NEW CONDITIONS.

8. REMOVE ALL ACT CEILINGS AND ASSOCIATED SUPPORT.

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AUGUST 14, 2020

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DEMOLITION - LOBBY LEVEL

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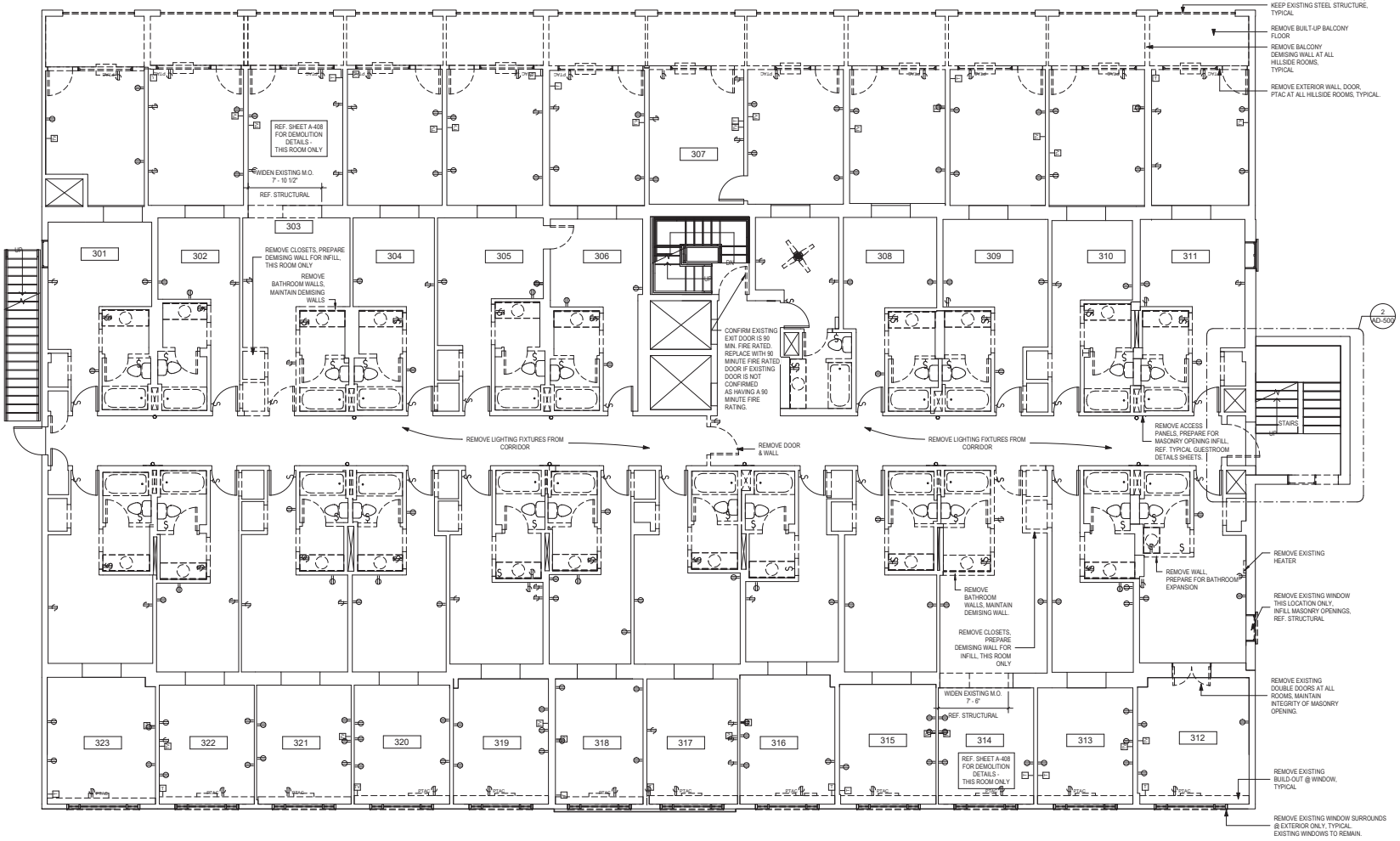

1 3RD FLOOR - DEMOLITION PLAN
3/16" = 1'-0"

NORTH

INDICATES EXISTING ELEMENTS

INDICATES DEMOLISHED ELEMENTS

INDICATES A SHAFT

DEMOLITION - GUESTROOM GENERAL NOTES

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8. PROTECT BUILDING FROM WATER INTRUSION DURING DEMOLITION AND CONSTRUCTION.

9. EXISTING WALLS INDICATED FOR DEMOLITION SHALL BE REMOVED FLOOR TO CEILING (FULL HEIGHT).

10. REMOVE ALL BATHROOM PLUMBING FIXTURES & ACCESSORIES.

11. EXISTING DOORS ARE TO REMAIN UNLESS OTHERWISE NOTED.

12. ALL FFE & FINISHES TO BE REPLACED. REF. I.D. DRAWINGS FOR NEW FFE & FINISHES. REF. ELECTRICAL FOR NEW ELECTRICAL OUTLET PLACEMENTS, ETC.

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AUGUST 14, 2020

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DEMOLITION - 3RD FLOOR

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1 3RD FLOOR - DEMOLITION RCP
3/16" = 1'-0"

DEMOLITION - GUESTROOM RCP GENERAL NOTES

1. EXISTING AND REQUIRED EXITS SHALL NOT BE OBSTRUCTED DURING DEMOLITION AND CONSTRUCTION.

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9. REMOVE EXISTING CEILING FANS AND CEILING FIXTURES.

10. ALL FFE & FINISHES TO BE REPLACED. REF. I.D. DRAWINGS FOR NEW FFE & FINISHES. REF. ELECTRICAL FOR NEW ELECTRICAL OUTLET PLACEMENTS, ETC.

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DEMOLITION - 3RD FLOOR

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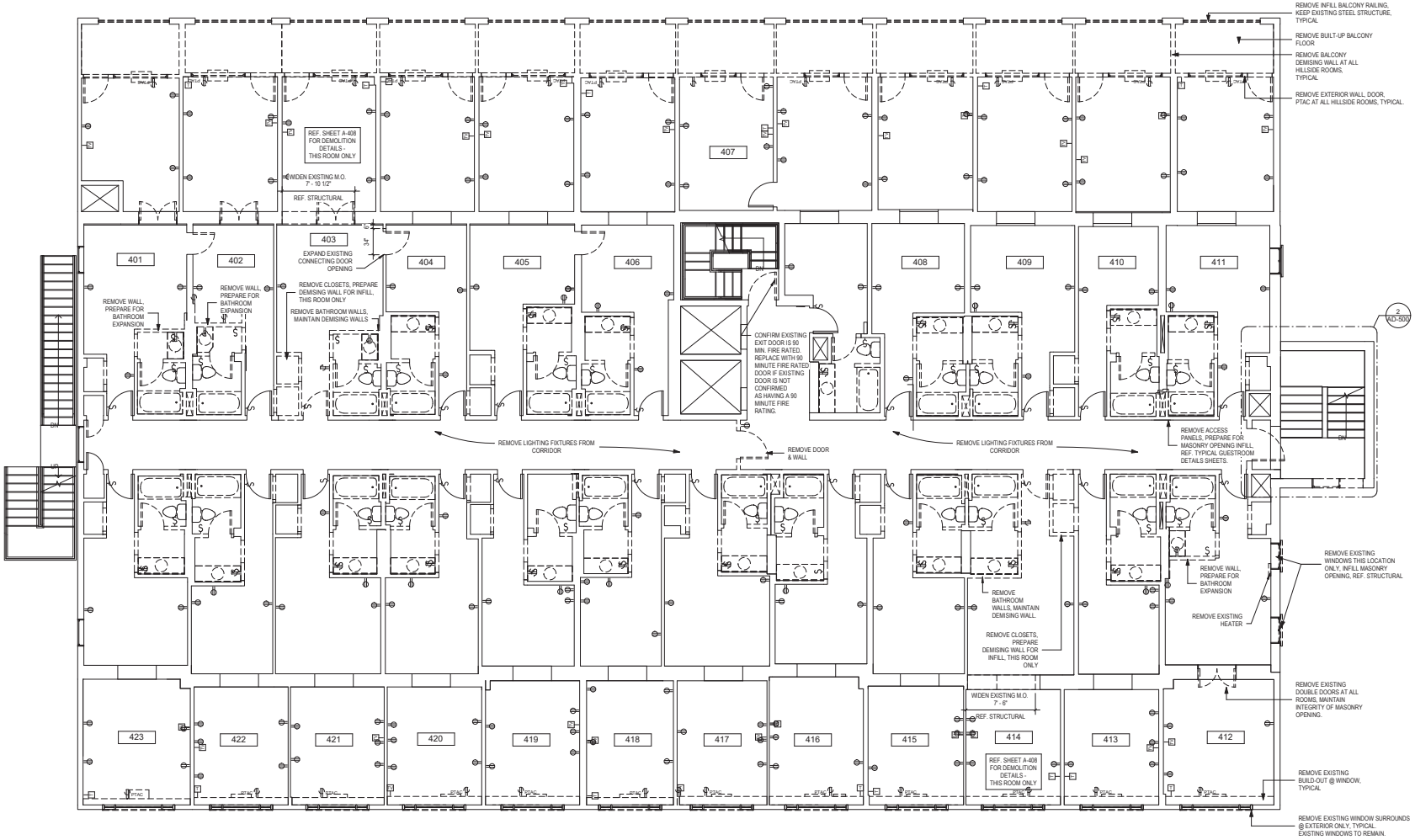

1 4TH FLOOR - DEMOLITION PLAN
3/16" = 1'-0"

NORTH

INDICATES EXISTING ELEMENTS

INDICATES DEMOLISHED ELEMENTS

INDICATES A SHAFT

DEMOLITION - GUESTROOM GENERAL NOTES

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10. REMOVE ALL BATHROOM PLUMBING FIXTURES & ACCESSORIES.

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12. ALL FFE & FINISHES TO BE REPLACED. REF. I.D. DRAWINGS FOR NEW FFE & FINISHES. REF. ELECTRICAL FOR NEW ELECTRICAL OUTLET PLACEMENTS, ETC.

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DEMOLITION - 4TH FLOOR

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1 4TH FLOOR - DEMOLITION RCP
3/16" = 1'-0"

DEMOLITION - GUESTROOM RCP GENERAL NOTES

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9. REMOVE EXISTING CEILING FANS AND CEILING FIXTURES.

10. ALL FFE & FINISHES TO BE REPLACED. REF. I.D. DRAWINGS FOR NEW FFE & FINISHES. REF. ELECTRICAL FOR NEW ELECTRICAL OUTLET PLACEMENTS, ETC.

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DEMOLITION - 4TH FLOOR

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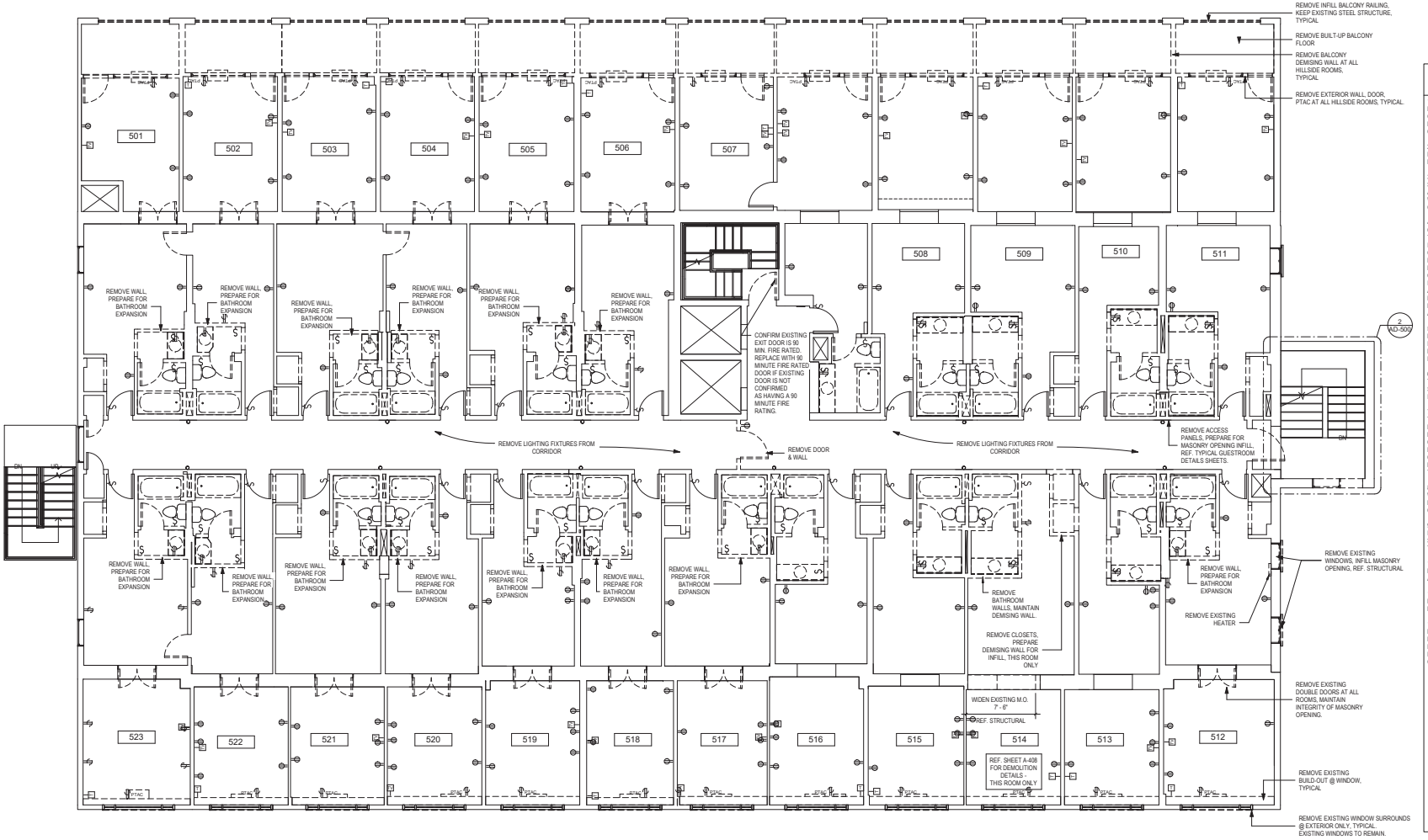

1 5TH FLOOR - DEMOLITION PLAN
3/16" = 1'-0"

NORTH

INDICATES EXISTING ELEMENTS

INDICATES DEMOLISHED ELEMENTS

INDICATES A SHAFT

DEMOLITION - GUESTROOM GENERAL NOTES

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DEMOLITION - 5TH FLOOR

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1 5TH FLOOR - DEMOLITION RCP
3/16" = 1'-0"

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DEMOLITION - GUESTROOM RCP GENERAL NOTES

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10. ALL FFE & FINISHES TO BE REPLACED. REF. I.D. DRAWINGS FOR NEW FFE & FINISHES. REF. ELECTRICAL FOR NEW ELECTRICAL OUTLET PLACEMENTS, ETC.

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DEMOLITION - 5TH FLOOR -

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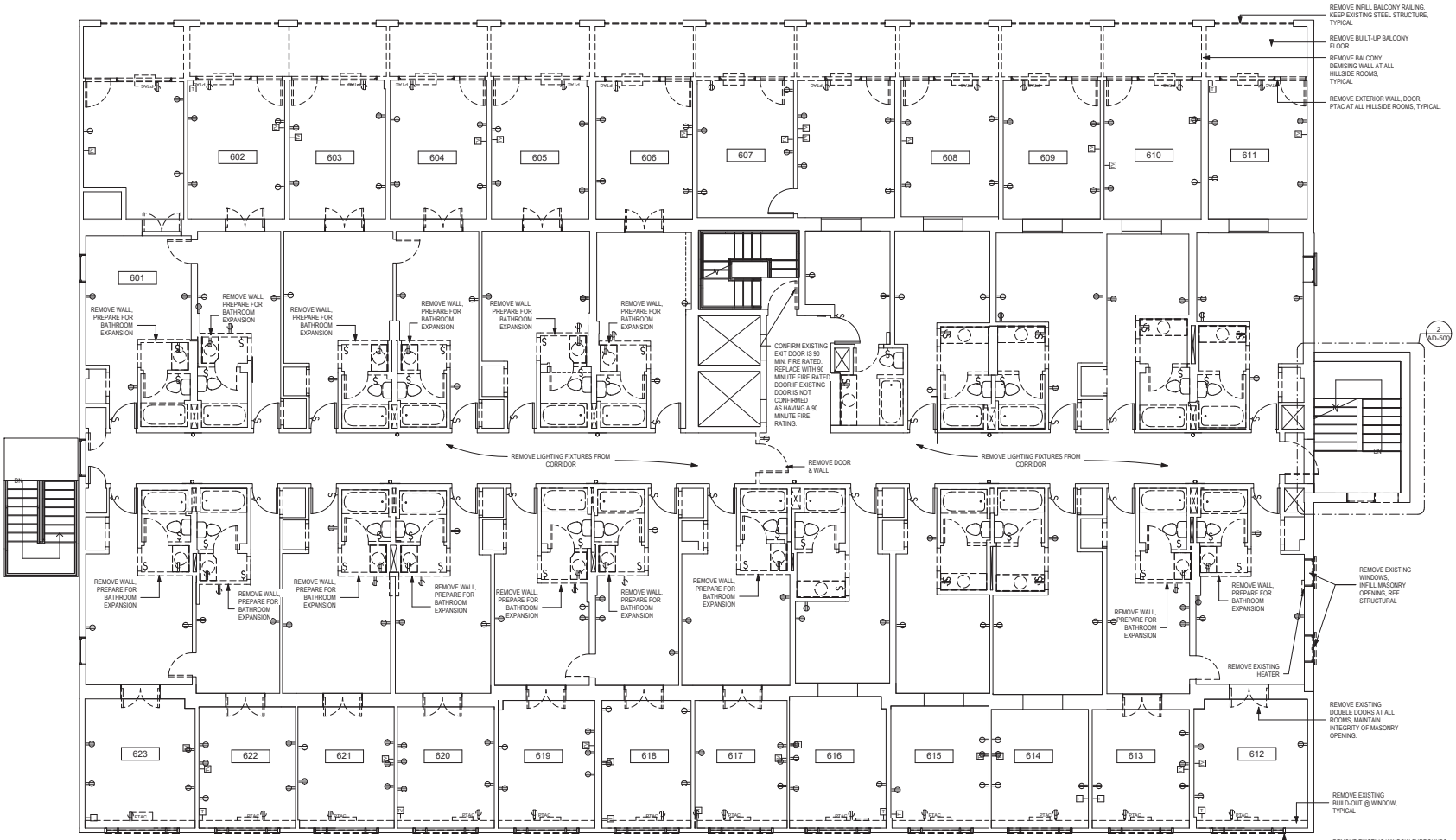

1 6TH FLOOR - DEMOLITION PLAN
3/16" = 1'-0"

NORTH

INDICATES EXISTING ELEMENTS

INDICATES DEMOLISHED ELEMENTS

INDICATES A SHAFT

DEMOLITION - GUESTROOM GENERAL NOTES

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DEMOLITION - 6TH FLOOR

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1 6TH FLOOR - DEMOLITION RCP
3/16" = 1'-0"

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DEMOLITION - 6TH FLOOR

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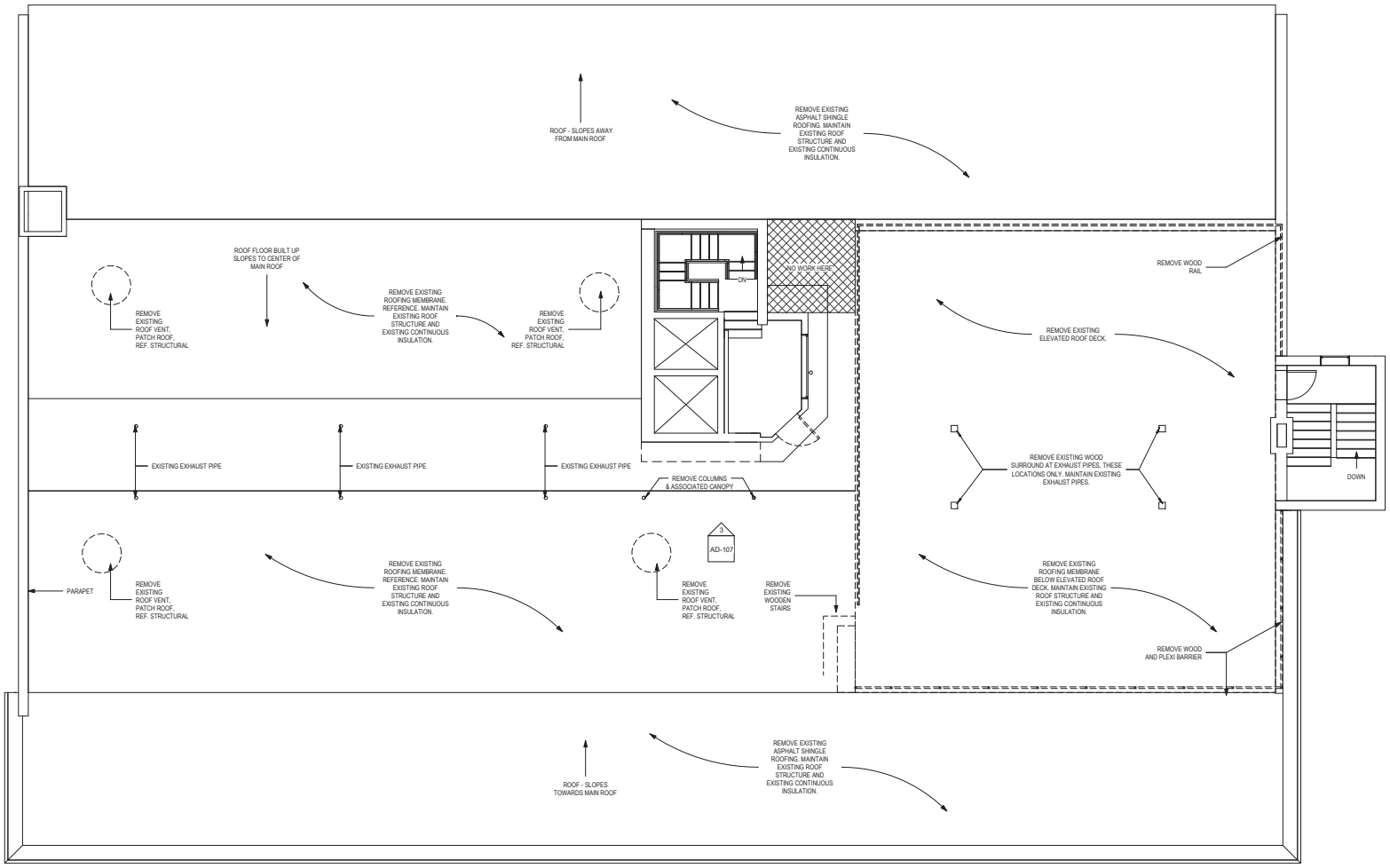


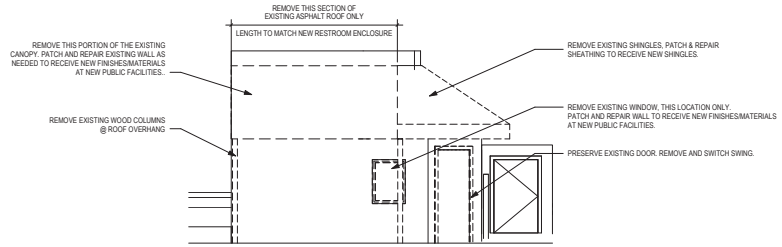
1 ROOF DECK - DEMOLITION PLAN
3/16" = 1'-0"

NORTH

INDICATES EXISTING ELEMENTS

INDICATES DEMOLISHED ELEMENTS

INDICATES A SHAFT



3 EXISTING CENTRAL STAIR - DEMOLITION - EAST ELEVATION
1/4" = 1'-0"

DEMOLITION - GENERAL ROOF TOP NOTES

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LAKE PLACID, NEW YORK
12946

Registered Architect
Joshua D. Wright
041458
State of New York

August 14, 2020

PROJECT # 1902

AUGUST 14, 2020

AD-107

DEMOLITION - ROOF

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1 MAIN STREET (EAST) - DEMOLITION ELEVATION
3/16" = 1'-0"

DEMOLITION - ELEVATION GENERAL NOTES

1. EXISTING AND REQUIRED EXITS SHALL NOT BE OBSTRUCTED DURING DEMOLITION AND CONSTRUCTION.

2. IF OCCUPIED SPRINKLERS, FIRE ALARMS, ET. AL. SHALL REMAIN IN SERVICE.

3. PATCH AND REPAIR ALL SURFACES TO MATCH ADJACENT SURFACES WHERE DEMOLITION OCCURS.

4. IF DURING DEMOLITION CONDITIONS RE REVEALED THAT MAY JEOPARDIZE INTEGRITY OF STRUCTURE OR BUILDING SYSTEMS OR PRECLUDE FOLLOWING DESIGN INTENT, GENERAL CONTRACTOR WILL IMMEDIATELY NOTIFY ARCHITECT, OWNER AND PROJECT MANAGER. DO NOT PROCEED WITH WORK UNTIL APPROVED BY ARCHITECT.

5. GENERAL CONTRACTOR IS RESPONSIBLE FOR SITE INVESTIGATION PRIOR TO DEMOLITION TO REVEAL FULL SCOPE OF WORK.

6. LABEL ALL EXISTING ITEMS THAT ARE TO BE PROPERLY STORED FOR RE-INSTALLATION.

7. GENERAL CONTRACTOR TO COORDINATE DEMOLITION SO THAT IT WILL NOT DAMAGE EXISTING CONDITIONS TO REMAIN. DAMAGE TO EXISTING CONDITIONS THAT ARE TO REMAIN SHALL BE REPAIRED TO AS-NEW CONDITIONS.

8. REMOVE & RELOCATE EXPOSED ELECTRICAL CONDUITS FROM EXTERIOR FACADE. REF. ELECTRICAL DOCUMENTS.

EXISTING EFIS DEMOLITION NOTES:

CONFIRM STABILITY AND INTEGRITY OF EXISTING EFIS SYSTEM. CONSULT WITH ARCHITECT AND PROJECT MANAGER TO PROCEED WITH ONE OF THE FOLLOWING TREATMENT OPTIONS:

1. REMOVE EXISTING EFIS SYSTEM. PATCH AND REPAIR UNDERLYING EXISTING SUBSTRATE. PREPARE SURFACE FOR NEW DRAINAGE CIFS SYSTEM.

2. STABILIZE EXISTING EFIS SYSTEM. PATCH AND REPAIR SURFACE AS NEEDED TO PROVIDED A CONTINUOUS SURFACE. CLEAN EXISTING SURFACE AND PREPARE EXISTING EIFS SYSTEM FOR NEW CEMENTITIOUS FINISH.

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Joshua D. Wright
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ARCHITECTURAL PERMIT SET FOR THE GRAND ADIRONDACK HOTEL - LAKE PLACID, NEW YORK

2520 MAIN STREET
LAKE PLACID NEW YORK
12946

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DEMOLITION - EXTERIOR ELEVATIONS

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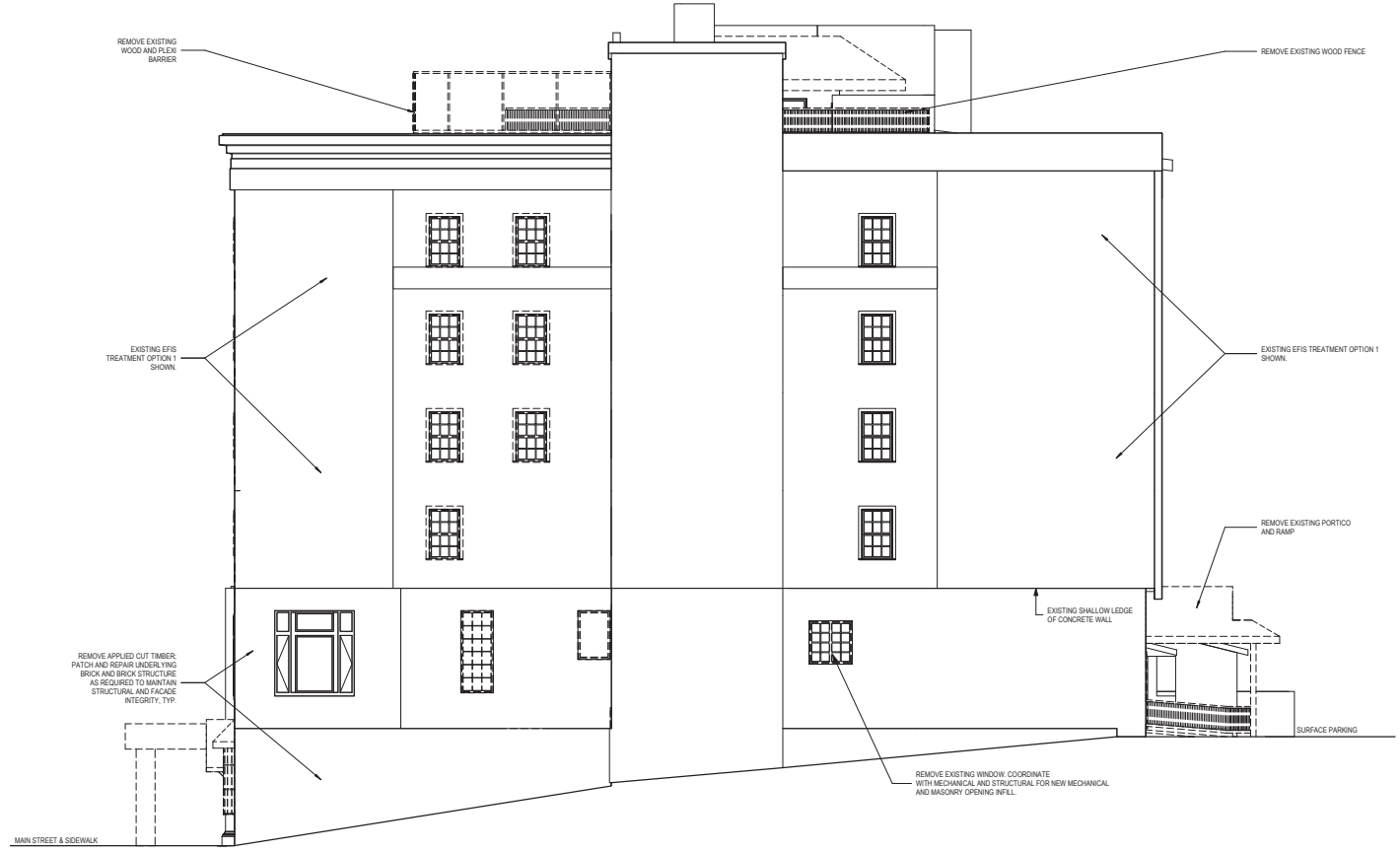

1 NORTH APPROACH - DEMOLITION ELEVATION
3/16" = 1'-0"

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PROJECT # 1932

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DEMOLITION - EXTERIOR ELEVATIONS

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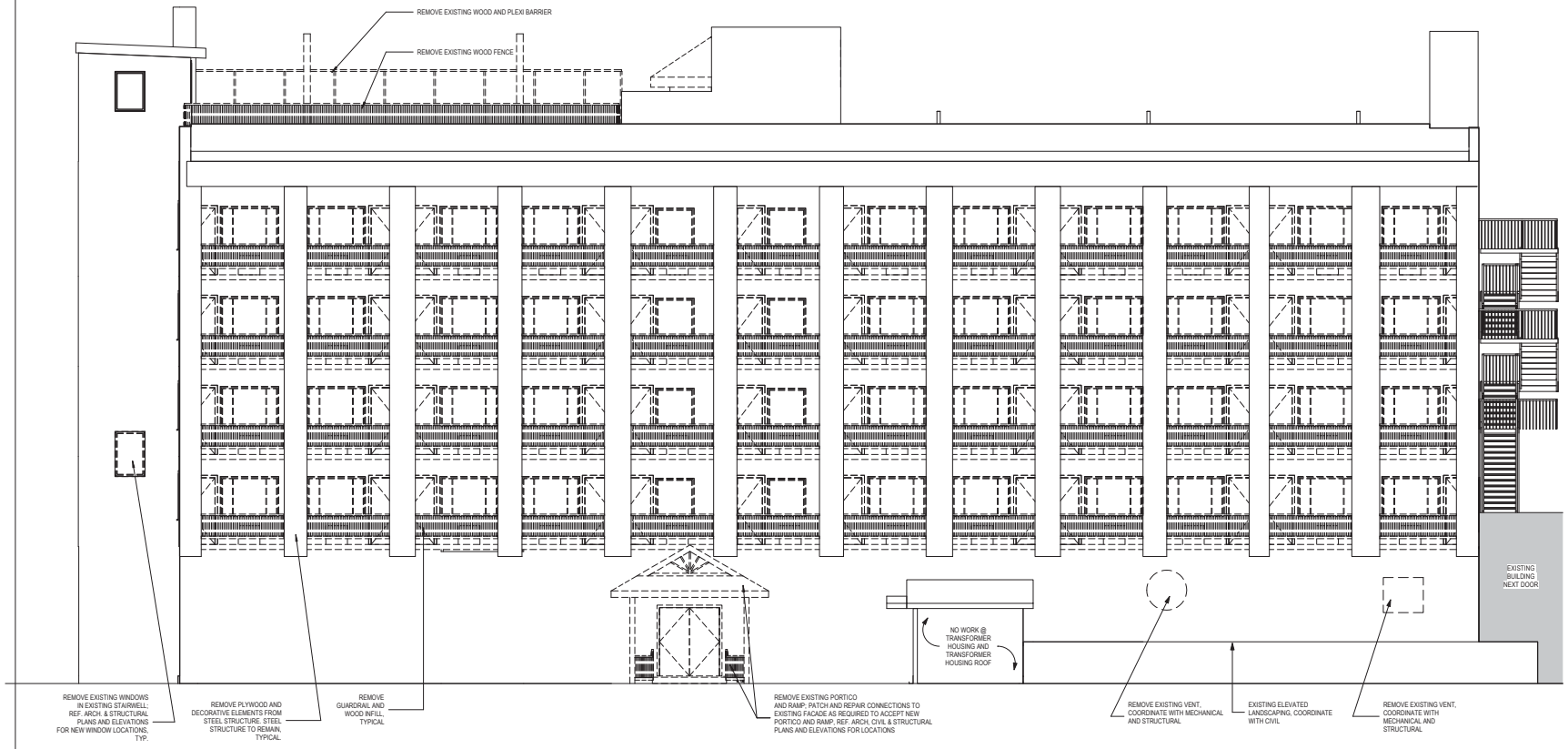

1 PARKING AREA (WEST) - DEMOLITION ELEVATION
3/16" = 1'-0"

DEMOLITION - ELEVATION GENERAL NOTES

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DEMOLITION - EXTERIOR ELEVATIONS

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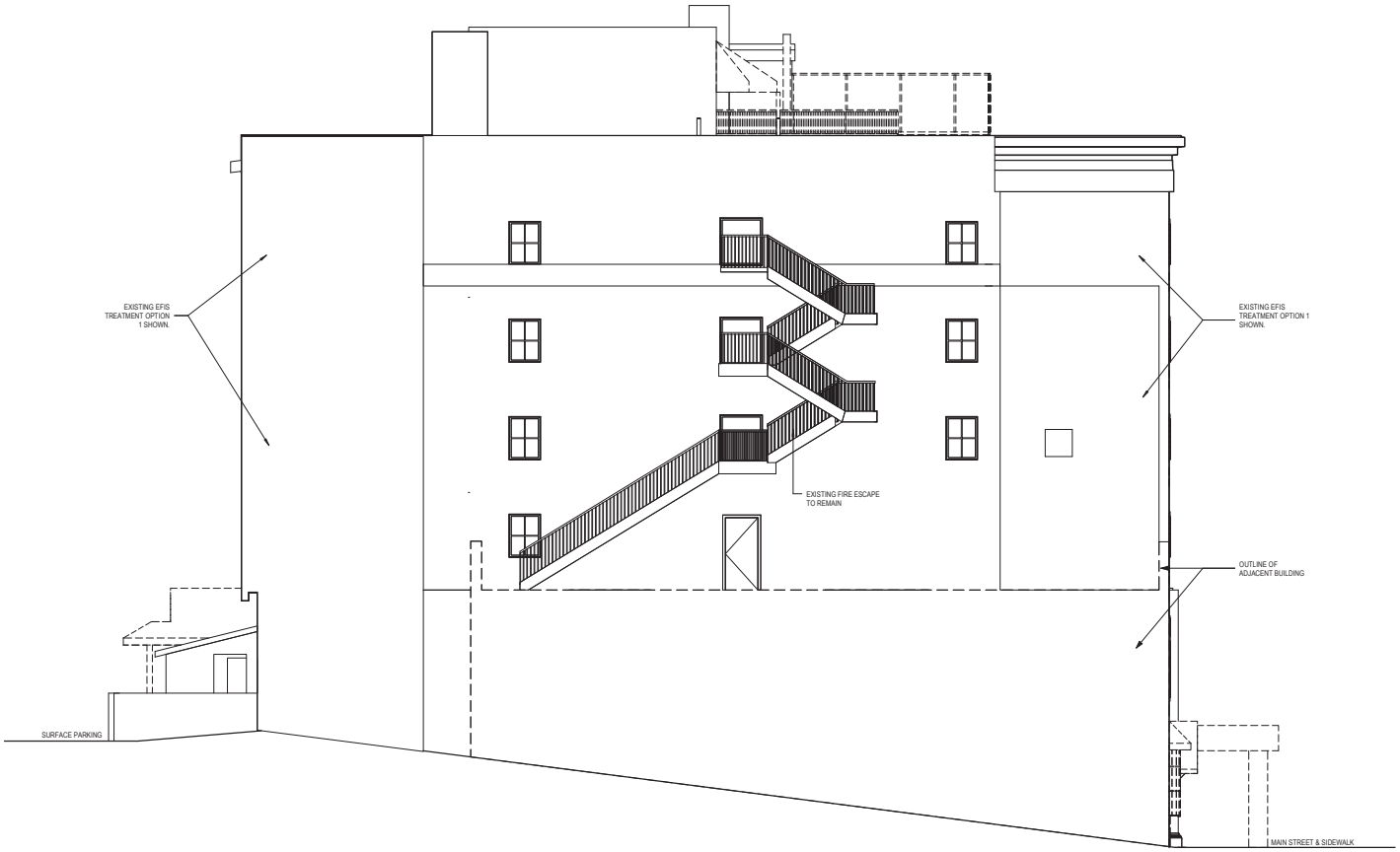

1 SOUTH APPROACH - DEMOLITION ELEVATION
3/16" = 1'-0"

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DEMOLITION - EXTERIOR ELEVATIONS

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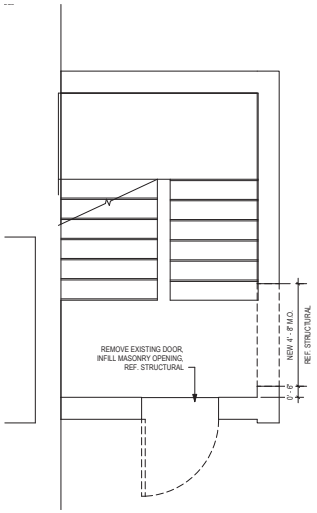
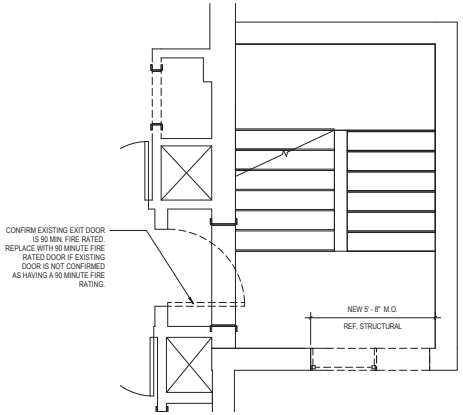


1 EXISTING STAIRWELL - DEMOLITION @ GRADE EXIT
3/8" = 1'-0"



2 EXISTING STAIRWELL - DEMOLITION @ GUESTROOM FLOORS
3/8" = 1'-0"

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AD-500

EXISTING STAIRWAY - DEMOLITION PLANS

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SECTION 01 33 00 - SUBMITTALS AND SUBSTITUTIONS PROCEDURES

PART 1 - GENERAL
1.01 SUMMARY
A. Section includes administrative and procedural requirements for substitutions.
B. Related Requirements:
1. Division 01 Section 01 45 00 "Quality Control" for product quality monitoring.
2. Division 01 Section 01 60 00 "Product Requirements" for requirements for submitting comparable product submittals for products by listed manufacturers.
1.02 DEFINITIONS
A. Substitutions: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents and proposed by Contractor.
1.03 ACTION SUBMITTALS
A. Substitution Requests: Submit an electronic copy of each request for consideration. Identify product, fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.
1. Documentation: Show compliance with requirements for substitutions and the following, as applicable:
a. Statement indicating why specified product or fabrication or installation method cannot be provided, if applicable.
b. Coordination of information, including a list of changes or revisions needed to other parts of the Work and to construction performed by Owner and separate contractors that will be necessary to accommodate proposed substitution.
c. Detailed comparison of significant qualities of proposed substitutions with those of the Work specified. Include annotated copy of applicable Specification Section. Significant qualities may include attributes, such as performance, weight, size, durability, visual effect, sustainable design characteristics, warranties, and specific features and requirements indicated. Indicate deviations, if any, from the Work specified.
d. Product Data, including drawings and descriptions of products and fabrication and installation procedures.
e. Samples, where applicable or requested.
f. Certificates and qualification data, where applicable or requested.
g. Material test reports from a qualified testing agency, indicating and interpreting test results for compliance with requirements indicated.
h. Detailed comparison of Contractor's construction schedule using proposed substitutions with products specified for the Work, including effect on the overall Contract Time. If specified product or method of construction cannot be provided within the Contract Time, include letter from manufacturer, on manufacturer's letterhead, stating date of receipt of purchase order, lack of availability, or delays in delivery.
i. Cost information, including a proposal of change, if any, in the Contract Sum.
j. Contractor's certification that proposed substitution complies with requirements in the Contract Documents, except as indicated in substitution request, is compatible with related materials and is appropriate for applications indicated.
k. Contractor's waiver of rights to additional payment or time that may subsequently become necessary because of failure of proposed substitution to produce indicated results.
2. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within **fourteen (14) business days** of receipt of a request for substitution. Architect will notify Contractor of acceptance or rejection of proposed substitution within fourteen business days of receipt of request, or **seven (7) business days** of receipt of additional information or documentation, whichever is later.
a. Forms of Acceptance: Change Order, Construction Change Directive, or Architect's Supplemental Instructions for minor changes in the Work.
b. Use product specified if Architect does not issue a decision on use of a proposed substitution within time allowed.
1.04 QUALITY ASSURANCE
A. Compatibility of Substitutions: Investigate and document compatibility of proposed substitution with related products and materials. Engage a qualified testing agency to perform compatibility tests as recommended by manufacturers.
1.05 PROCEDURES
A. Coordination: Revise or adjust affected work as necessary to integrate work of the approved substitutions.
1.06 SUBSTITUTIONS
A. Substitutions for Cause: Submit requests for substitution immediately on discovery of need for change, but not later than fourteen business days prior to time required for preparation and review of related submittals.
1. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:
a. Requested substitution is consistent with the Contract Documents and will produce indicated results.
b. Substitution request is fully documented and properly submitted.
c. Requested substitution will not adversely affect Contractor's construction schedule.
d. Requested substitution has received necessary approvals of authorities having jurisdiction.
e. Requested substitution is compatible with other portions of the Work.
f. Requested substitution has been coordinated with other portions of the Work.
g. Requested substitution provides specified warranty.
h. If requested substitution involves more than one contractor, requested substitution has been coordinated with other portions of the Work, is uniform and consistent, is compatible with other products, and is acceptable to all contractors involved.
PART 2 - MATERIALS
Not Used
PART 3 - EXECUTION
Not Used
END OF SECTION 01 33 00

SECTION 01 35 13 - SPECIAL PROCEDURES FOR HOSPITALITY PROJECTS

PART 1 - GENERAL
1.01 SUMMARY
A. Section Includes:
1. These Special Requirements contain changes and additions to the General Conditions and other Contract Documents. Where ary Article or paragraph is modified or voided by these Special Requirements, the unaltered provisions shall remain in effect. In any case of conflict, these Special Requirements shall prevail.
B. Related Documents:
1. Drawings and Articles of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to work of this Section.
2. All Contractors shall be governed by all applicable Sections of these Documents with reference to their respective areas of work. It shall be the responsibility of the General Contractor to apprise its Subcontractors and suppliers of these requirements.
a. The Contractor and each Subcontractor shall review all Sections of the Specifications and all Drawings and are responsible for all work pertaining to their trade regardless of Drawing or Section of Specifications it is written in.
1.02 GENERAL
A. The Contractor and each Subcontractor affirmatively represents that they are skilled and experienced in the performance of work as required by this project and in the use and interpretation of Drawings and Specifications such as those included in the Contract Documents; that they have carefully reviewed the Drawings and Specifications of this project; and that their Contract is based solely on these Documents, not relying in any way on any explanation or interpretations - oral or written - from any other source. The Contractor agrees that it shall be conclusively presumed that the Contractor has exercised his aforementioned skill and experience and found the Drawings and Specifications sufficient and free from ambiguities, errors, or omissions for the purpose of determining its Contract for the performance of the work in conformity with the Drawings, Specifications, and all other Contract Documents.
1. The Contractor and each Subcontractor further represents that they have visited the site and correlated their observations of existing conditions with the requirements of the Contract Documents.
B. Each Contractor shall provide sufficient and adequate labor, materials and construction equipment necessary to properly correlate all phases of the work to the end that the approved Progress Schedule can be adhered to and the Substantial Completion Date met.
C. Each Contractor is responsible for all necessary development of the work to fulfill the intent of the Contract Documents for a complete and/or functioning system whether totally defined by the Drawings and Specifications or not.
D. In no case shall any Contractor proceed with work in uncertainty.
1.03 COMMUNICATIONS
A. The Contractor shall forward all communications to the Owner through the **[Architect] [Owner's Representative]**
B. Request for Information (RFI) and Supplemental Instructions
1. It shall be the Contractor's obligation to check the Contract Documents and to request of the Architect any clarification necessary and in time so as not to delay the progress of the work.
1.04 RELATIONS WITH ADJOINING PROPERTY OWNERS
A. To facilitate his work, the Contractor may choose to make necessary arrangements for use and subsequent rehabilitation of the adjoining Owner's property. Such arrangements are solely the Contractor's responsibility.
B. If work is required off-site, outside the Contract limit lines, or on property of others, such areas shall be restored by said Contractor to their original condition, or as required by local authorities, immediately following completion of the work.
1.05 ACCESS TO SITE AND BUILDING
A. Access and security of the project site are the responsibility of the Contractor and not that of the Owner, the Architect, or the Owner's Representative.
1. All construction personnel shall protect work, existing facilities, and Owner's operations from unauthorized entry, vandalism, and theft:
a. Contractors' personnel will be restricted to the Project site.
b. Contractors found in areas without permission will be treated as trespassers.
c. Contractors' personnel shall not fraternize with guests.
2. In those areas where work does occur, access and egress shall be as directed by the Owner's representative, and working areas shall be confined to within a specific area as directed by the Owner's representative.
1.06 EXISTING BUILDING
A. The Owner will occupy the existing building during the life of the project. All work shall be scheduled at such time and in such a manner to minimize interference and inconvenience to the Owner. Contractors shall obtain the approval of the Owner's Representative before starting any work within the building.
1. Construction work shall not interfere with the Owner's operations. There will be no compromise on this requirement.
B. The Contractors shall, at all times, proceed in a manner to ensure that the Owner's personnel shall have full use of the building, including utilities. The Contractors shall include in their proposals the cost of all premium time required for work necessary to prevent interruption of building services or the disruption of the Owner's personnel during their working hours.
1. Construction operations shall be reviewed and approved by the Owner's representative prior to commencement of the work.
2. Where parts of the Project require interruption of electrical service for rewiring and relighting, the Contractor shall make arrangements with the Owner's representative to establish times at which the work can be done.
a. Extra precautions shall be taken if interruption of service to occupied areas is necessary, including building power or any electrically operated system.
b. In order to ensure that the above requirement is met, the Contractor shall take positive steps to prevent dust, noise, disruption of utilities, and similar hazards resulting from construction work from either interfacing with or damaging the Owner's equipment.
3. The Contractors shall neither use, nor have access to any part of the building, except as specifically required to complete construction work. Contractor is responsible for construction personnel actions during the course of the project.
a. Construction personnel are expected to exhibit conduct befitting the hotel and to show deference to hotel guests and employees. Construction personnel shall dress consistent with their occupational needs and craftsmen status.
b. All workmen shall clean their shoes before entering the existing building.
c. Access to the hotel by construction personnel shall be through the designated entrance.
d. Construction personnel will be required to wear identification while on site, which gives their name and the name of their employer.
e. Failure to comply with these requirements will first result in a warning, and on the second occurrence, removal of the offending personnel from the property.
4. Entries, corridors, and stairs shall be kept free of dirt, dust, and debris at all times.
5. Protective measures shall be substantial and positive and subject to no element or risk. All protective measures shall be approved by the Owner's representative before they are incorporated into the work.
6. Dust Control and Partitions:
a. The Contractor is responsible to completely control dust during the performance of his work, including any and all necessary measures such as dust enclosures, proper ventilation, etc. This also includes dust control during operations on the part of the Contractor in which services are provided by others. This cost is the responsibility of the Contractor.
1) It is imperative that the Owner's furniture and equipment be fully protected from dust and weather at all times, including nights and weekends, during construction operations. The sequence of operations and the protection provided shall be such that the Owner's equipment will remain protected against all contingencies, whether natural or man-made.
2) All operations which may cause dust in the present building must be isolated. Provide where necessary by the Contractor as directed by the Owner's representative.
3) All temporary plywood walls shall be fire retardant treated or painted on both sides with fire protective paint. All polyethylene sheets shall be of self-extinguishing type and shall be so identified.
4) Dust screens are only minimum protection required and it shall be the Contractor's responsibility to ensure that dust and debris are contained and not allowed to interfere with or damage the Owner's personnel and equipment.
b. The Contractor shall provide and remove upon completion all required weather and necessary dust-proof partitions, including doors, at locations required to phase the work, and as directed by the Owner's Representative.
1. All measurements given in the Documents shall be verified at the existing building before any work is executed by the Contractor, and any discrepancy between the Documents and the actual conditions shall be reported immediately to the Architect and Owner's representative.
2. Any damage to areas outside of the Project Area, resulting from the construction operation or caused by the Contractor's personnel, shall be restored at the Contractor's expense to the satisfaction of the Owner's representative.
1.07 EXAMINATION OF THE SITE
A. All Contractors submitting proposals for this work shall first examine the site and all conditions thereon. All proposals shall take into consideration all such conditions as may affect the work under this Contract.
1.08 GRADES, LINES, LEVELS, AND SURVEYS
A. Verify all grades, lines, levels, and dimensions as shown on the Drawings, and report any errors or inconsistencies discovered in the above to the Architect and Owner's Representative before commencing work. Provide and maintain established bench marks in not less than two widely separated places.
1.09 FIELD MEASUREMENTS
A. The Contractor shall take measurements in the field to verify or supplement dimensions indicated on Drawings and shall be responsible for accurate fit of specified work. Any discrepancy between the Drawings and the actual conditions requires the work to be stopped. Contractor shall take photos and notations of the discrepancy and shall immediately provide discrepancy information to the Architect. Contractor shall not proceed with work until a written solution is provided by the Architect.
B. Tolerances: The Contractor shall be responsible to maintain dimensions for spaces requiring close tolerances for such items as equipment or fixtures by "grounding" such locations. Uneven surfaces and joints will not be accepted which prevent the installation of units whose dimensions are shown in the documents.
1.10 USE OF SITE
A. Material Delivery and Storage
1. It shall be the responsibility of the Contractor to direct all deliveries to the construction site and not the Architect, the Owner's Representative, or the Owner.
B. The Contractor shall exercise control over all trucks and equipment using public roads and the Owner's property to preclude spillage, tracking of dirt or debris thereon. Should spillage occur, that Contractor is held to promptly clean and remove same.
1.11 PROTECTION
A. The Contractor shall provide and maintain guard lights for all work at all barricades, railings, obstructions in the streets, roads, or sidewalks, parking garages, and at all trenches or pits as necessary to direct automobile and truck traffic as well as pedestrians. Remove such work when directed after necessity for same ceases.
1. The Contractor is responsible for all required OSHA temporary protection and barricades necessary for the completion of his work.
2. Any temporary fencing and sidewalk barricades required will be provided by the General Contractor.
B. The Contractor will be held responsible for all of his work and materials provided for by the Plans and Specifications until the work is completed and accepted.
1. The Contractor shall:
a. Provide temporary protection for installed products. Control traffic in immediate area to minimize damage.
b. Prohibit traffic and storage on waterproofed and roofed surfaces and on lawn and landscaped areas.
c. Clean and repair damage caused by installation or use of temporary facilities.
B. Weather Protection
1. The Contractor shall at all times provide protection against weather – rain, wind, storms, frost, or heat – so as to maintain his work, materials, apparatus, and fixtures free from injury or damage. At the end of the day's work, all work likely to be damaged shall be covered.
2. During cold weather, the Contractor shall protect the work from damage. If low temperatures make it impossible to continue operations safely in spite of cold weather precautions, the Contractor shall cease work.
3. Any work damaged by failure to provide above protection shall be removed and replaced with new work at the Contractor's expense.
C. Dust Control and Partitions
1. The Contractor is responsible to completely control dust during the performance of his work, including any and all necessary measures such as dust enclosures, proper ventilation, etc. This also includes dust control during operations on the part of the Contractor in which services are provided by others. This cost is the responsibility of the Contractor.
2. The Contractor shall provide and remove upon completion all required weather and necessary dust-proof partitions, including doors, at locations required to phase the work, and as directed by the Owner's Representative.
1. Contractor shall notify the Property 24 hours in advance of any construction activities that will create excessive noise or odors for the purposes of rescheduling Work or providing notification to Hotel Guests and Employees.
B. Water Control:
1. The Contractor shall provide, operate, and maintain pumps or other equipment necessary to drain his work. Keep excavation pits, trenches, and ditches, including the entire subgrade, free of any water under any circumstances that may arise.
1.12 FIRE REGULATIONS AND EXTINGUISHERS
A. Free access shall be maintained at all times from the street to fire hydrants and to outside connections for standpipes. Fire doors shall be installed and in operation at the earliest possible time.
B. Where existing exits occur, they shall be fully maintained at all times and shall be kept free from materials, equipment, or other obstructions.
C. Combustible materials shall not be stored in the building.
D. The use of wood scaffolding shall be kept to a minimum and entirely eliminated when possible in order to eliminate fire hazards from this source. No part of the building where forms are in place shall be used for the storage of flammable materials of any kind. Temporary structures of combustible material shall be located not less than 30 feet from the building.
E. No smoking or use of tobacco in any form shall be permitted within the building or on the roof surfaces.
1.13 HAZARDOUS MATERIALS
A. The Contractor shall comply with all laws concerning hazardous materials. Hazardous material shall be disposed in a legal manner. MSDS sheets for hazardous materials shall be filed at the Contractor's job site office and as otherwise required by law.
PART 2 - PRODUCTS
Not Used
PART 3 - EXECUTION
Not Used
END OF SECTION 01 35 13

SECTION 01 45 00 - QUALITY CONTROL

PART 1 - GENERAL
1.01 SUMMARY
A. Section Includes:
1. References
2. Quality Assurance
a. Testing Laboratory Qualifications
b. Control of Installation
3. Tolerances
4. Inspection and Testing Laboratory Services
5. Manufacturers' Field Services and Reports
B. Related Sections:
1. Information Available to Bidders: Soil investigation data.
2. General Conditions: Inspections, testing, and approvals required by public authorities.
3. Section 01 25 00 - Substitution Procedures: Submission of manufacturers' instructions and certificates.
4. Section 01 60 00 - Product Requirements: Requirements for material and product quality.
5. Individual Specification Sections: Inspections and tests required, and standards for testing.
1.02 REFERENCES
A. For products or workmanship specified by association, trade, or other consensus standards, comply with requirements of the standard, except when more rigid requirements are specified or are required by applicable codes.
B. Conform to reference standard by date of issue current on date of Contract Documents, except where a specific date is established by code.
C. Obtain copies of standards where required by product specification sections.
D. The contractual relationship, duties, and responsibilities of the parties in Contract nor those of the Architect shall not be altered from the Contract Documents by mention or inference otherwise in any reference document.
E. ASTM International Publications:
1. C802 - Practice for Conducting an Interlaboratory Test Program to Determine the Precision of Test Methods for Construction.
2. C1021 - Practice for Laboratories Engaged in the Testing of Building Sealants.
3. C1077 - Practice for Laboratories Testing Concrete and Concrete Aggregates for Use in Construction and Criteria for Laboratory Evaluation.
4. C1093 - Practice for Accreditation of Testing Agencies for Unit Masonry.
5. D290 - Recommended Practice for Bituminous Mixing Plant Inspection
6. D3740 - Practice for Evaluation of Agencies Engaged in Testing and/or Inspection of Soil and Rock as Used in Engineering Design and Construction.
7. D4561 - Practice for Quality Control Systems for an Inspection and Testing Agency for Bituminous Paving Materials.
8. E329 - Practice for Use in the Evaluation of Inspection and Testing Agencies as Used in Construction.
9. E543 - Practice for Determining the Qualification of Nondestructive Testing Agencies.
10. E699 - Practice for Criteria for Evaluation of Agencies Involved in Testing, Quality Assurance, and Evaluating Building Components in Accordance with Test Methods Promulgated by ASTM Committee E6.
1.03 SUBMITTALS
A. Before start of the Work, submit testing firm name, address, and telephone number and names of full time registered Engineers, specialists, and responsible officer.
B. Submit copy of report of laboratory facilities inspection made by Materials Reference Laboratory of National Bureau of Standards during most recent inspection, with memorandum of remedies of any deficiencies reported by the inspection.
1.04 QUALITY ASSURANCE
A. Testing Laboratory Qualifications:
1. Comply with requirements of ASTM Publications C802, C1021, C1077, C1093, D290, D3740, D4561, E329, E543, and E699.
2. Laboratory: Authorized to operate in State in which Project is located.
3. Laboratory Staff: Maintain a full time registered Engineer on staff to review services.
1. Testing Equipment: Calibrated at reasonable intervals with devices of an accuracy traceable to either National Bureau of Standards or accepted values of natural physical constants.
B. Control of Installation:
1. Monitor quality control over suppliers, manufacturers, Products, services, site conditions, and workmanship, to produce Work of specified quality.
2. Comply with manufacturers' instructions, including each step in sequence.
3. Should manufacturers' instructions conflict with Contract Documents, request clarification from [Architect] [Owner's Representative] before proceeding.
4. Comply with specified standards as minimum quality for the Work except where more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.
5. Perform work by persons qualified to produce workmanship of specified quality.
6. Secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration, physical distortion, or disfigurement.
1.05 TOLERANCES
A. Monitor tolerance control of installed Products to produce acceptable Work. Do not permit tolerances to accumulate.
B. Comply with manufacturers' tolerances. Should manufacturers' tolerances conflict with Contract Documents, request clarification from the Architect before proceeding.
C. Adjust products to appropriate dimensions; position before securing Products in place.
1.06 INSPECTING AND TESTING LABORATORY SERVICES
A. Except as otherwise required in the Owner-Contractor Agreement, the Contractor shall appoint, employ, and pay for specified services of an independent firm to perform inspecting and testing, subject to approval of the Owner and Architect.
B. Employment of testing laboratory in no way relieves Contractor of obligation to perform Work in accordance with requirements of Contract Documents.
C. The testing firm will perform inspections, tests, and other services specified in individual specification sections and as required by the Architect.
D. Inspecting, testing, and source quality control may occur on or off the project site.
E. Retesting required because of non-conformance to specified requirements shall be performed by the same testing firm on instructions by the Architect.
F. Laboratory Responsibilities:
1. Test samples of mixes submitted by Contractor.
2. Provide qualified personnel at site. Cooperate with Owner's Representative and Contractor in performance of services.
3. Perform specified inspecting, sampling, and testing of Products in accordance with specified standards.
4. Ascertain compliance of materials and mixes with requirements of Contract Documents.
5. Promptly notify Architect and Contractor of observed irregularities or non-conformance of Work or Products.
6. Perform additional inspection and tests required by the Architect.
7. Attend preconstruction meetings and progress meetings.
G.Laboratory Reports: After each inspection and test, promptly submit copies of laboratory report to the [Architect] [Owner's Representative] and Contractor. Include the following:
1. Date issued
2. Project title and number
3. Name of inspector
4. Date and time of sampling or inspection
5. Identification of product and specifications section
6. Location in the Project
7. Type of inspection or test
8. Date of test
9. Results of tests
10. Conformance with Contract Documents
11. When requested by [Architect] [Owner's Representative], provide interpretation of test results
H. Limits on Testing Laboratory Authority:
1. Laboratory may not release, revoke, alter, or enlarge on requirements of Contract Documents.
2. Laboratory may not approve or accept any portion of the Work.
3. Laboratory may not assume any duties of Contractor.
4. Laboratory has no authority to stop the Work.
I. Contractor Responsibilities:
1. Deliver to laboratory at designated location, adequate samples of materials proposed to be used which require testing, along with proposed mix designs.
2. Cooperate with testing firm and personnel, and provide access to the Work. Furnish samples of materials, design mix, equipment, tools, storage, and assistance by incidental labor as requested.
3. Provide incidental labor and facilities:
a. to provide access to Work to be tested
b. to obtain and handle samples at the site or at source of Products to be tested
c. to facilitate tests and inspections
d. to provide storage and curing of test samples
4. Notify Architect and testing firm 24 hours prior to expected time for operations requiring services.
1. Make arrangements with testing firm and pay for additional samples and tests required for Contractor's use.
2. Notify laboratory sufficiently in advance of cancellation of required testing operations. Contractor shall be responsible to laboratory for changes due to failure to notify if requirements for testing are canceled.
1.07 MANUFACTURERS' FIELD SERVICES AND REPORTS
A. When specified in individual specification sections, require material or Product suppliers or manufacturers to provide qualified staff personnel to observe site conditions, conditions of surfaces and installation, quality of workmanship, start-up of equipment, test, adjust and balance of equipment and erection as applicable, and to initiate instructions when necessary.
B. Report observations and site decisions or instructions given to applicators or installers that are supplemental or contrary to manufacturers' written instructions.
C. Submit report in duplicate within 15 days of observation to Architect and Owner's Representative for Project Records.
PART 2 - PRODUCTS
Not Used
PART 3 - EXECUTION
Not Used
END OF SECTION 01 45 00

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August 14, 2020

PROJECT #: 1902
AUGUST 14, 2020

A-001
ARCHITECTURAL SPECIFICATIONS - DIVISION 01

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SECTION 01 60 00 - PRODUCT REQUIREMENTS

PART 1 - GENERAL
1.01 SUMMARY
A. Section Includes:
1. Products
2. Transportation and Handling
3. Storage and Protection
4. General Product Requirements
B. Related Sections:
1. Section 01 33 00 - Submittals and Substitutions
2. Section 01 45 00 - Quality Control: Product quality monitoring.
1.02 QUALITY ASSURANCE
A. Do not use materials and equipment removed from existing premises, except as specifically permitted by the Contract Documents.
B. Provide interchangeable components of the same manufacturer, for components being replaced.
1.03 PRODUCT DELIVERY AND HANDLING
A. Transport and handle products in accordance with manufacturer's instructions.
B. Promptly inspect shipments to ensure that Products comply with requirements, quantities are correct, and Products are undamaged.
C. Provide equipment and personnel to handle Products by methods to prevent soiling, disfigurement, or damage.
1.04 STORAGE AND PROTECTION
A. Store and protect Products in accordance with manufacturers' instructions, with seals and labels intact and legible.
B. Store sensitive Products in weather tight, climate controlled enclosures.
C. For exterior storage of fabricated Products, place level on supports, above ground.
D. Provide bonded off-site storage and protection when site does not permit on-site storage or protection.
E. Cover Products subject to deterioration with impervious sheet covering. Provide ventilation to avoid condensation or potential degradation of Product.
F. Store loose granular materials on solid flat surfaces in a well-drained area. Prevent mixing with foreign matter.
G. Provide equipment and personnel to store Products by methods to prevent soiling, disfigurement, or damage.
H. Arrange storage of Products to permit access for inspection. Periodically inspect to verify Products are undamaged and are maintained in acceptable condition.
PART 2 - PRODUCTS
2.01 GENERAL PRODUCT REQUIREMENTS
A. Semi-Open Proprietary Specification Requirements: Where Specifications name one or more products or manufacturers, provide one of the products indicated.
1. Where Specifications specify products or manufacturers by name, accompanied by the term "Or as approved by Architect', the Architect will allow products as substitutions only after complying with the requirements of the General Conditions and Section 01 33 00.
PART 2 - MATERIALS
Not Used
PART 3 - EXECUTION
Not Used
END OF SECTION 01 60 00

SECTION 01 78 23 - OPERATION AND MAINTENANCE DATA

PART 1 - GENERAL
1.01 SUMMARY
A. Section Includes:
1. This Section specifies the administrative requirements, procedural obligations, terms and conditions and general requirements related to the preparation and submittal of instruction manuals covering the materials installed, care, preservation and maintenance of products, finishes, equipment and systems.
B. Related Sections:
1. Special operating and maintenance data requirements for specific equipment or building operating systems are included in the appropriate Specifications Sections of Divisions 02 through 33.
2. Preparation of Shop Drawings and Product Data are included in Specification Section 01 33 00, "Submittals and Substitutions".
1.02 SUBMITTALS
A. Submittal Schedule: Comply with the following schedule for submittal of operating and maintenance manuals:
1. Submit two (2) copies of the first and subsequent drafts of each manual for review. Include a complete index and table of contents for each volume. One (1) copy will be returned within 45 days of receipt with comments. The first draft shall be at least 95% complete. Provide FINAL manuals prior to commencement of training; these manuals shall be utilized as instructional text during the building orientation and training processes.
B. Form of Submittal: Manuals should be prepared in the form of an instructional manual for use by the Owner's operating personnel and/or property management company. The information should be bound as follows:
1. Binders: For each manual, provide heavy-gauge, commercial quality, vinyl hanging VUE presentation binders in 3" capacity sized to receive 8-1/2" by 11" paper. Binder color shall be white.
a. Identify each binder on the spine with the typed or printed title "OPERATION AND MAINTENANCE MANUAL", project name and subject matter covered.
b. Indicate the volume number for multiple volume sets of manuals.
2. Dividers: Manual contents shall be organized and divided by specification divisions using index maker dividers.
3. Protective Plastic Jackets: Provide protective transparent plastic jackets designed to enclose diagnostic software for computerized electronic equipment.
4. Text Material: Where written material is required as part of the manual, use the manufacturer's standard printed material.
5. Drawings: Where drawings or diagrams are required as part of the manual, provide protective plastic jackets for the drawings and bind in with the text.
1.03 GENERAL MANUAL CONTENT
A. In each manual, include information specified in the individual Specification Section and the following information for each major component of building equipment and its controls:
1. General system or equipment description.
2. Design factors and assumptions.
3. Copies of approved shop drawings, product data, installation instructions and setup/calibration procedures.
4. Load and performance testing reports including equipment and system startup/performance documentation.
5. Fire/flame spread test certificates.
6. System or equipment identification, including:
a. Name of manufacturer
b. Model number
c. Serial number
7. Standard operating instructions.
8. Emergency operating instructions.
9. Wiring diagrams including color coding, labeling and terminal designations.
10. Inspection and test procedures.
11. Detailed preventative maintenance procedures, frequencies and special tool requirements.
12. Operator trouble-shooting guide.
13. Precautions against improper use and maintenance.
14. Copies of warranties, including extended warranty options.
15. General owners operating/service manual.
16. Factory service manuals, including repair instructions and illustrated parts listing.
17. Electronic copies of operating system software (3.5 in. diskettes or CD-ROM).
18. Material safety data sheets.
19. Sources of required maintenance materials repair/replacement parts and related services.
20. Copies of inspections and certifications by governing authorities.
B. Manual Index: Organize each manual into separate Sections for each piece of related equipment. As a minimum each manual shall contain a title page, a table of contents, copies of Product Data, supplemented by drawings and written text, and copies of each warranty, bond and service contract proposal.
C. Title Page: Provide a title page as the first sheet of each manual. Provide the following information.
1. Subject matter covered by the manual.
2. Name and number of the Contract.
3. Date of submittal.
4. Name, address, and telephone number of the Contractor and Subcontractor.
5. Name and address of the Architect/Engineer.
6. Cross reference to related systems in other operating and maintenance manuals.
D. General Table of Contents: After the Title Page, include a typewritten table of contents for each volume (Divisions 02 through 33 inclusive), arranged according to the specification format.
E. General Information: Provide a general information Section immediately following the Table of Contents, listing by Specification Section each major product included in the manual, identified by product name. Under each product, list the name, address, telephone number, and point of contact of the Subcontractor or installer, and the maintenance contractor. Clearly delineate the extent of responsibility of each of these entities. In addition, list a local source for replacement parts and equipment.
F. Product Data: Where manufacturer's standard printed data is included in the manuals, include only sheets that are pertinent to the part or product installed. Mark each sheet to identify each part or product included in the installation. Where more than one item in a tabular format is included, identify each item, using appropriate references from the Contract Documents. Identify data that is applicable to the installation and delete references to information that is not applicable.
1. Manufacturer's Data: Provide complete information on architectural products, including the following, as applicable:
a. Manufacturer's Catalog Number
b. Size
c. Material Composition
d. Color
e. Texture
f. Re-ordering Information for Specially Manufactured Products
2. Care and Maintenance Instructions: Provide information on care and maintenance, including manufacturer's recommendations for types of cleaning agents to be used and methods of cleaning. Provide information regarding cleaning agents and methods that could prove detrimental to the product. Include manufacturer's recommended schedule for cleaning and maintenance.
3. Color Schedules: Provide information showing manufacturer's color name and catalog number for all exposed finishes, including paint, carpet, wallcoverings, and other finish materials.
4. Moisture-Protection and Weather-Exposed Products: Provide complete manufacturer's data with instructions on inspection, maintenance and repair of products exposed to the weather or designed for moisture-protection purposes.
a. Manufacturer's Data: Provide manufacturer's data giving detailed information, including the following, as applicable:
1) Applicable standards
2) Chemical composition
3) Installation details
4) Inspection procedures
5) Maintenance information
6) Repair procedures

SECTION 01 78 23 - OPERATION AND MAINTENANCE DATA

G. Equipment and Systems: Provide the following information for each piece of equipment, each building operating system, and each electric or electronic system as applicable to each piece of equipment, building operating system or electric/electronic systems.
1. Description: Provide a complete description of each unit and related component parts, including the following:
a. Equipment or system function
b. Operating characteristics
c. Limiting conditions
d. Performance curves
e. Engineering data and tests
f. Complete nomenclatures and number of replacement parts
2. Manufacturer's Information: For each manufacturer of a component part or piece of equipment, provide the following:
a. Printed operating and maintenance instructions.
b. Assembly drawings and diagrams required for maintenance.
c. Recommended parts inventory listing.
3. Provide information detailing essential maintenance procedures, including the following:
a. Routine operations
b. Trouble-shooting guide
c. Disassembly, repair and reassembly
d. Alignment, adjusting and checking
4. Operating Procedures: Provide information on equipment and system operating procedures, including the following:
a. Start-up procedures
b. Equipment or system break-in
c. Routine and normal operating instructions
d. Regulation and control procedures
e. Instructions on stopping
f. Shut-down and emergency instructions
g. Day and night operating instructions
h. Summer and winter operating instructions
i. Required sequences for pneumatic, electric, electronic or direct digital control systems
j. Special operating instructions
5. Servicing Schedule: Provide a schedule of routine servicing and lubrication requirements, including a list of required lubricants for equipment with moving parts.
6. Controls: Provide a comprehensive description of the sequence of operation and as-installed control diagrams by the control manufacturer for systems requiring controls.
7. Drawings: Provide copies of each Contractor/Subcontractor set of coordination drawings.
4. Valve Tags: Provide charts of valve tag numbers with the room number location and function of each valve. Valve tag locations shall be clearly indicated on the set of record "As-Built" drawings.
8. Circuit Directories: For electric and electronic systems, provide complete circuit directories of panelboards, including the following:
a. Electric power
b. Lighting
c. Communications
d. Fire Alarm
H. Written Text: Where manufacturer's standard printed data is not available, and information is necessary for proper operation and maintenance of equipment or systems, or it is necessary to provide additional information to supplement data included in the manual, prepare written text to provide necessary information. Organize the text in a consistent format under separate headings for different procedures. Where necessary, provide a logical sequence of instruction for each operating or maintenance procedure.
I. Drawings: Provide specially prepared drawings where necessary to supplement manufacturer's printed data to illustrate the relationship of component parts of equipment or systems, or to provide control or flow diagrams. Coordinate these drawings with information contained in Project Record Drawings to assure correct illustration of the completed installation. Do not use original Project Record Documents as part of the Operating and Maintenance Manuals.
J. Warranties, Bonds, and Service Contracts: Provide a photocopy of each warranty, bond, or service contract in the appropriate manual for the information of the Owner's operating personnel. Provide written data outlining procedures to be followed in the event of product failure including the return policies/procedures. List circumstances and conditions that would affect validity of the warranty or bond. Commencement and expiration dates shall be clearly indicated.
K. Provide complete information in the manual on products specified in Divisions 02 through 33.
1.04 TRAINING OF OPERATING AND MAINTENANCE PERSONNEL
A. Prior to final inspection, instruct the hotel personnel in operation, adjustment, and maintenance of products, equipment and systems.
1. Use operation and maintenance manuals for each piece of equipment or system as the basis of instruction. Review contents in detail to explain all aspects of operation and maintenance.
1.05 OPERATING MAINTENANCE MANUALS
A. Submit copies of each manual, in the form specified, to the Architect and Owner's Representative for distribution.
1. Refer to individual Specification Sections and other paragraphs within this Section for additional requirements.
B. Manuals should be organized into separate and distinct volumes (binders) as described hereafter:
1. "SITE WORK"
a. Asphalt Concrete Pavement
b. Tack and Prime Coat
c. Concrete Curbs and Sidewalks
d. Pavement Markings
e. Guide Rail
f. Termite Control
g. Traffic Signage
2. "SITE WORK UTILITIES"
a. Water and Sanitary Sewer Facilities
b. Drainage Structures
c. Underdrains
d. Electrical Power Service
e. Gas Utility
f. Automatic Gates
3. "LANDSCAPE AND SITE IMPROVEMENTS"
a. Soil Preparation and Seeding
b. Trees, Plants, and Ground Cover
c. Fences and Gates
e. Site and Street Furnishings
4. "BUILDINGS AND STRUCTURES"
a. Concrete
b. Unit Masonry
c. Metals
d. Woods and Plastics
e. Thermal and Moisture Protection
f. Doors and Windows
g. Finishes
h. Specialties
i. Fixtures, Furnishings, and Equipment
5. "WAYFINDING"
a. Exterior Signage
b. Exterior Post/Panel and Overhead Panel Signs
c. Interior Signage
6. "ELEVATORS"
7. "MECHANICAL, HVAC"
a. Basic Materials and Methods
b. Piping and Specialties
c. Insulation
d. Pumping
e. Refrigeration
f. Air Handling and Distribution
g. Automatic Temperature Control
h. Testing/Adjusting/Balancing
8. "MECHANICAL, PLUMBING"
a. Basic Materials and Methods
b. Piping and Specialties
c. Insulation
d. Fixtures/Trim/Accessories
e. Water Heaters
f. In-Line Circulating Pumps
g. Water Softening Equipment
9. "FIRE SPRINKLERS"
a. Basic Materials and Methods
b. Standpipe and Hose Systems
c. Fire Pumps
d. Dry Pipe Sprinkler Systems
e. Wet Pipe Sprinkler Systems
10. "ELECTRICAL"
a. Basic Materials and Methods
b. Service and Distribution
1) Service Entrance
2) Switchboards
3) Disconnects
4) Grounding
5) Transformers
6) Panelboards
7) Overcurrent Protective Devices
8) Contactors
9) Voltage Surge Suppression
10)Heat Tracing
11) Lighting
a) Interior and Exterior Luminaries, Lamps and Accessories
b) Emergency Lighting
c) Lighting Control Equipment
11. "SOUND SYSTEMS"
12. "COMMUNICATIONS"
a. Voice and Data
b. Television Distribution System
c. Security Intercom System
13. "FIRE ALARM SYSTEM"
1.05 MAINTENANCE OF DOCUMENTS AND SAMPLES
A. Store Record Documents and Samples in the field office apart from Contract Documents used for construction. Do not permit Project Record Documents to be used for construction purposes. Maintain Record Documents in good order and in a clean, dry, legible condition. Make Documents and Samples available at all times for inspection by the Owner's Representative or Architect.
PART 2 - MATERIALS
Not Used
PART 3 - EXECUTION
Not Used
END OF SECTION 01 78 23

SECTION 01 78 39 - PROJECT RECORD DOCUMENTS

PART 1 - GENERAL
1.01 SUMMARY
A. Section Includes:
1. This Section specifies administrative and procedural requirements for Project Record Documents to be prepared and submitted by the General Contractor.
2. Project Record Documents required include:
a. Marked-Up Copies of Record Drawings, Specifications, and Product Data
b. Record Samples
c. Miscellaneous Record Submittals
B. Related Sections:
1. General requirements for submittal of Shop Drawings and Product Data are included in General Conditions and the Section "Submittals and Substitutions, Section 01 33 00.
2. Specific record copy requirements that expand requirements of this Section are included in the individual Sections of Divisions 02 through 33.
3. Operating and maintenance data is specified in Section 01 78 23.
1.02 RECORD DRAWINGS
A. The Contractor shall maintain a white-print set (blue-line or black-line) of Contract Drawings and Shop Drawings in clean, undamaged condition, with mark-up of actual installations which vary substantially from the work as originally shown. Mark whichever drawing is most capable of showing "field" condition fully and accurately; however, where Shop Drawings are used for mark-up, record a cross reference at corresponding location on working drawings. Mark with red erasable pencil and, where feasible, use other colors to distinguish between variations in separate categories of work. Mark-up new information which is recognized to be of importance to Owner, but was for some reason not shown on either Contract Drawings or Shop Drawings. Give particular attention to concealed work, which would be difficult to measure and record at a later date. Note related change order numbers where applicable. Organize record drawing sheets into manageable sets, bind with durable paper cover sheets, and print suitable titles, dates, and other identification on cover of each set.
B. Responsibility for Markup: Where feasible, the individual or entity who obtained record data, whether the individual or entity is the installer, Subcontractor, or similar entity, is required to prepare the mark-up on Record Drawings.
A. At time of Substantial Completion, submit Record Drawings to Owner for Owner's records in accordance with General Conditions, Article 17.
1. Refer to Section 01 78 23 for items to be included in manuals.
2. Three (3) copies will be required.
1.03 RECORD SPECIFICATIONS
A. The Contractor shall maintain one copy of specifications, including addenda, change orders, and similar modifications issued in printed form during construction, and mark-up variations (of substance) in actual work in comparison with text of specifications and modifications as issued. Give particular attention to substitutions, selection of option, and similar information on work where it is concealed or cannot otherwise be readily discerned at a later date by direct observation. Note related record drawing information and product data, where applicable. Upon completion of mark-up, submit to Architect.
1. The Contractor is responsible for collecting marked-up record Sections from each of the other Subcontractors, and for collating these Sections in proper numeric order with its own Sections to form a complete set of record Specifications. Submit to the Owner.
a. Three (3) copies will be required.
1.04 PRODUCT DATA
A. During the construction period, maintain one copy of each Product Data submittal for Project Record Document purposes.
1. Mark Product Data to indicate the actual product installation where installation varies substantially from that indicated in Product Data submitted. Include significant changes in the product delivered to the site and changes in manufacturer's instructions and recommendations for installation.
2. Give particular attention to information on concealed products and installations that cannot be readily identified and recorded later.
3. Note related Change Orders and mark-up of Record Drawings, where applicable.
4. Where record Product Data is required as part of maintenance manuals, submit marked-up Product Data as an insert in the manual instead of submittal as record Product Data. Refer to Section 01 78 23 for requirements. Submit to the Owner.
5. The Contractor is responsible for mark-up and submittal of record Product Data.
1.05 SAMPLES
A. Immediately prior to date of Substantial Completion, the Contractor shall meet with the Owner at the site to determine which of the Samples maintained during the construction period shall be transmitted to the Owner for record purposes. Comply with the Owner's instructions for packaging, identification marking, and delivery to Owner's storage space. Dispose of other Samples in manner specified for disposal of surplus and waste materials.
1.06 MISCELLANEOUS RECORD SUBMITTALS
A. Refer to other Specification Sections for miscellaneous record-keeping requirements and submittals in connection with various construction activities. Immediately prior to Substantial Completion, complete miscellaneous records and place in good order, properly identified and bound or filed, ready for use and reference. Submit to the Owner.
1. Categories of requirements resulting in miscellaneous records include, but are not limited to, the following:
a. Field Records on Excavations and Foundations
b. Field Records on Underground Construction and Similar Work
c. Survey Showing Locations and Elevations of Underground Lines
d. Invert Elevations of Drainage Piping
e. Surveys Establishing Building Lines and Levels
f. Authorized Measurements Utilizing Unit Prices or Allowances
g. Batch Mixing and Bulk Delivery Records
h. Load and Performance Testing
i. Inspections and Certifications by Governing Authorities
j. Leakage and Water-Penetration Tests
k. Fire Resistance and Flame Spread Test Results
l. Final Inspection and Correction Procedures
PART 2 - MATERIALS
Not Used
PART 3 - EXECUTION
Not Used
END OF SECTION 01 78 39

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August 14, 2020

PROJECT # 1902
AUGUST 14, 2020

A-002
ARCHITECTURAL SPECIFICATIONS - DIVISION 01

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SECTION 02 41 19 - SELECTIVE DEMOLITION

PART 1 - GENERAL

1.01 SUMMARY

A. Section Includes:
1. Demolition and removal of selected portions of building or structure.
2. Salvage of existing items to be reused or recycled.
3. Extent of selective demolition is indicated on Drawings.

B. Related Work Specified Elsewhere:
1. Cutting non-structural concrete floors and masonry walls fo underground piping and ducts, and for above greade piping, ducts and conduit is included with the work of the respective Plumbing, HVAC, and Electrical Divisions, Drawings and Specifications.
2. Remodeling construction work and patching is included within the respective Sections of Specifications.
3. Relocation of pipes, conduit, ducts, and other mechanical, electrical, and plumbing work are specificed by respective trades.

1.02 DEFINITIONS

A. Remove: Remove and legally dispose of items except those indicated to be reinstalled, salvaged or to remain the Owner's property.
B. Existing to Remain: Existing items of construction that are not to be removed. Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by the Architect, items may be removed to a suitable, protected storage location during selective demolition and then cleaned and reinstalled in their original locations.

1.03 SUBMITTALS

A. Schedule: Submit schedule indicating proposed methods and sequence of operations for selective demolition work to the Owner's Representative for review prior to commencement of work. Include start and end dates for each activity. Ensure Owner's on-site operations are uninterrupted.
1. Schedule shall include the following:
a. Detailed sequent of selective demolition and removal work, with starting and ending dates for each activity. Ensure the Owner's on-site operations are uninterrupted.
b. Interruption of utility services - indicate time period and associated utilites that will be out of service.
c. Coordination for shutoff, capping and continuation of utility services.
d. use and protection of elevator and stairs.
e. Locations of proposed dust and noice-control temporary partitions and means of egress.
f. Coordination of the Owner's continuing occupancy of portions of existing building.
g. Means of protection for items to remain and items in path of waste removal from building.

B. Inventory: Provide inventory of items to be removed by owner.

1.04 QUALITY ASSURANCE

A. In addition to complying with all pertinent codes, the Contractor will also comply with the requirements of those insurance carriers providing coverage for the existing building and this Work.
B. Regulatory Requirements: Comply with governing EPA notification regulations before starting selective demolition. Comply with hauling regulations of authorities having jurisdiction.
C. Standards: Comply with ANSI A10.6 and NFPA 241.
D. Contractor shall provide methods to ensure pollution control during demolition period.
E. If unanticipated mechanical, electrical or structural elements which conflict with intended function or design are encountered, investigate and measure both nature and extent of the conflict. Submit report to Architect in written, accurate detail. Pending receipt of directive from Architect, rearrange selective demolition schedule as necessary to continue overall job progress outside of the conflicting elements in question. Do not proceed with elements in question until written confirmation or direction from Architect is received.
F. Predemolition Conference: Conduct conference at Project site; review methods and procedures related to selective demolition including but not limited to, the following:
1. Inspect and discuss condition of construction to be selectively demolished.
2. Review structural load limitations of existing structure.
3. Review and finalize selective demolition schedule and verify availability of materials, demolition personnal, equipment, and facilities needed to make progress and avoid delays.
4. Review requirements of Work performed by other trades that rely on substrates exposed by selective demolition operations.

1.05 PROJECT CONDITIONS

A. Occupancy: The Owner will be continuously occupying areas of the building immediately adjacent to areas of selective demolition. Conduct selective demolition work in a manner that will minimize need for disruption of the Owner's normal operations. Provide a minimum two (2) weeks advance notice to the Owner of demolition activities which will severly impact upon the Owner's normal operations.
B. Maintain access to existing walkways, corridors, or other occupied or used facilities.
C. Condition of Structures: The Owner assumes no responsibility for actual condition of items or structures to be demolished.
1. Notify the Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.

D. Partial Demolition and Removal: Items indicated to be removed but of salvageable value to the Contractor may be removed from the structure as Work progresses. Transport salvaged items from site as they are removed.
1. Under no circumstances will any persons connecide with this project use any adjacent property outside the property limits for the purpose of storing or selling demolition materials.

E. Protections: Provide temporary barricades and other forms of protection as required to protect Owner personnal and the general public from injury dur to selective demolition work.
1. Erect temporary covered passageways as required by authorities having jurisdiction.
2. Provide interior and exterior shoring, bracing, or other support to prevent movement, settlement, or collapse of structure or element to be demolished, and adjacent facilities, features or Work to remain.
3. Protect from damage existing finish work that is to remain in place and becomes exposed during demolition operations.
4. Protect floors with suitable coverings when necessary. Use rubber-tired vehicles for conveying materials in the building.
5. Construct temporary insulated solid dustproof partitions where required to separate areas where noisy or extensive dirt or duct operations are performed. Equip partitions with dustproog doors and security locks if required.
6. Provide temporary weather protection during interval between demolition and removal of existing construction on exterior surfaces, and installation of new construction to insurethat no water leakage or damage occurs to structure or interior areas of the existing building.
7. Temporary Fire Protection: Provide fire extinguishers of rated capacities and types appropriate for demolition work being conducted within construction areas, but not less than one (1) multipurpose dry chemical fire extinguisher UL rated 4-A, 60-B-C, 10-lb (4.5-kg) nominal capacity of any demolition work, or as required by local authority having jurisdiction. All combustible waste removed continuously. No smoking allowed. No devices above 180 degrees F allowed.
8. Damages: Promptly repair damages caused to adjacent facilities by demolition work at no cost to the Owner.

1.06 UTILITY SERVICES

A. Maintain existing utilities indicated to remain, keep in service, and protect against damage during demolition operations.
B. Do not interrupt existing utilities serving occupies or used facilities, except when authorized in writing by Owner's Representative. Provide temporary services during interruptions to existing utilities, as acceptable to the Owner's Representative.
C. Do not use water when it may create hazardous or objectionable conditions such as ice, flooding, and pollution. Any water damage to portions of the building to remain shall be repaired to original condition at no cost to the Owner.
D. Maintain fire protection facilities in service during selective demolition operations.

1.07 TRAFFIC

A. Conduct selective demolition operations and debris removal in a manner to ensure minimum interference with roads, streets, walks, and other adjacent occupied or used facilities.
B. Do not close, block or otherwise obstruct streets, walks or other occupied or used facilities without written permission from the Owner and other authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic ways.

1.08 HAZARDOUS MATERIALS

A. Hazardous materials: It is not expected that hazardous materials will be encountered in the Work.
1. Hazardous materials will be removed by Owner before the start of the Work.
2. If materials suspected of containing hazardous materials are encountered, do not disturb. Immediately notify the Owner's Representative. Hazardous materials will be removed by Owner under a separate contract.

PART 2 - PRODUCTS

2.01 GENERAL

A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.

2.02 TEMPORARY DUST AND PROTECTION PARTITIONS

A. Dust partition shall be constructed and provided in all locations necessary and as directed by Owner, or as required for protection of existing adjacent finished surfaces, new construction, etc. Partitions and enclosures shall be erectedd prior to commecing demolition or alteration work and shall be removed as soon as the Work is complete.

PART 3 - EXECUTION

3.01 EXAMINATION

A. Prior to commencement of selective demolition work, inspect areas in which work will be performed. Photograph existing conditions to structure surfaces, equipment or to surrounding properties which could be misconstrued as damage resulting from selective demolition work; file with the Owner's Representative and Architect prior to starting work.
B. Verify that utilities have been disconnected and capped as required to commence selective demolition work.

3.02 PREPARATION

A. Provide protection to ensure safe passafe of people around selective demolition area and to and from occupied portions of the building.
B. Provide interior and exterior shoring, bracing or other support to prevent movement, settlement or collapse of structure to be demolished and adjacent facilities to remain.
1. Cease operations and notify the Owner's Representative immediately if safety of structure appears to be endangered. Take precautions to support structure until determination is made for continuing operations.

C. Cover and protect equipment and fixtures to remain from soiling or damage when demolition work is performed in rooms or area from which such items have not been removed. Covers shall be dust-tight and secured to prevent dust from construction operations contaminating the furniture, furnishings, and equipment being protected.
D. Erect and maintain dust-proof partitions and closures as required to prevent spread of dust or fumes to occupied portions of the building.
E. Locate, identify, stub off and disconnect utility services that are not indicated to remain.
1. Provide by-pass connections as necessary to maintain continuity of service to occupied areas of building. Provide a minimum of two (2) weeks advance noted to the Owner if shut-down of service is necessary during change-over.

F. Drain, purge or otherwise remove, collect and dispose of chemicals, gases, explosives, acids, flammables or other dangerous materials before proceeding with selective demolition operations.

3.03 DEMOLITION

A. Perform selective demolition work in a systemic manner. Use such methods as required to complete work indicated on Drawings in accordance with demolition schedule and governing regulations.
1. Demolish concrete and masonry in small sections. Cut concrete and masonry at junctures with construction to remain using power-drived masonry saw or hand tools, do not use power-driven impact tools.
2. Provide surfaces for effective air and water pollution controls as required by local authorities having jurisdiction.
3. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Temporarily cover and protect openings to remain.
4. Gypsum Board Partitions: Score and cut gypsum board materials in a manner to minimize generation of airborne dust. Comply with requirements for controlling dust, noise and odor.
a. Where mold-damaged or water-damaged gypsum board is encountered, notify Owner and Architect to determine if project scope and extent of material removal and replacement requires adjustment.
5. Ceramic Tile Finishes: Remove from floor and wall surfaces and prepare substrates as required for new finishes. Reference Interior Designer's drawings for new finishes.
6. Acoustical Tile Ceilings: Where complete removal is indicated, remove all components including wire hangers. Concrete inserts, strap hangers, and trapeze assemblies may be retained in place or re-used provided they are and remain in full compliense with requirements for new work, including proof load testing, spacing and types indicated.
7. Remove resilient floor coverings and adhesive according to recommendations of the Resilient Floor Covering Institute's (RFCI) "Recommended Work Practices for the Removal of Resilient Floor Coverings" and Addendum.
a. Remove residual adhesive and prepare substrate for new floor coverings by one of the methods recommended by RFCI and approved by manufacturer of new floor coverings.
b. Do not use methods requiring solvent-based adhesive strippers.
8. Wall Covering Finishes: Remove wall coverings and adhesives and prepare substrates for new finishes indicated.
9. Air-Conditioning Equipment: Remove equipment without releasing refrigerants.

3.04 POLLUTION CONTROLS

A. Use temporary enclosures, and other suitable methods to limit the spread of dust and dirt. Comply with governing environmental protection regulations.
B. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
1. Remove debris from elevated portions of the building by chute, hoist, or other device that will convey debris to grade level.

C. Clean adjacent areas, structures and improvements of dust, dirt and debris caused by selective demolition operations. Return adjacent areas to condition existing before start of selective demolition.

3.05 DISPOSAL OF DEMOLISHED MATERIALS

A. General: Remove demolished materials from Project site and legally dispose of them in an EPA approved landfill.
B. Remove debris, rubbish and other materials resulting from demolition operations from building site as soon as possible. Storage of this material will not be permitted on the site. Transport and legally dispose of materials off-site, without spillage on public streets.
1. Vehicles: To prevent littering of streets, cover open vehicles carrying debris from the building site.
2. If hazardous materials are encountered during demolition operations, comply with applicable regulations, laws and ordinances concerning removal, handling and protection against exposure or environmental pollution.
3.Burning of removed materials is not permitted.

3.06 CLEAN-UP AND REPAIR

A. Upon completion of demolition work, remove tools, equipment and demolished materials from site. Remove protections and leave interior areas broom clean.
B. Repair demolition performed in excess of that required. Return structures and surfaces to remain to condition existing prior to commencement of selective demolition work. Repair adjacent construction or surfaces soiled or damaged by selective demolition work.
C. Where repairs to existing surfaces are required, patch to produce surfaces suitable for new construction as indicated on the Drawings.

END OF SECTION 02 41 19

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ARCHITECTURAL PERMIT SET FOR
THE GRAND ADIRONDACK HOTEL - LAKE PLACID, NEW YORK

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LAKE PLACID,NEW YORK
12946

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PROJECT # 1932

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ARCHITECTURAL SPECIFICATIONS - DIVISION 02

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SECTION 05 52 00 - METAL RAILINGS

PART 1 - GENERAL
1.01 SECTION INCLUDES
A. Interior Stair and Ramp Railings
B. Exterior Stair and Ramp Railings
C. Exterior Guard Rails
1.02 REFERENCES
A. ASTM International Publications:
1. A36 "Standard Specification for Carbon Structural Steel"
2. A 47 "Standard Specification for Ferratic Malleable Iron Castings"
3. A48 "Standard Specification for Gray Iron Castings"
4. A53 "Standard Specification for Pipe, Steel, Black and Hot-Dipped, Zinc-Coated, Welded and Seamless"
5. A780 " Standard Practice for Repair of Damaged and Uncoated Areas of Hot-Dip Galvanized Coatings"
6. B633 "Standard Specification for Electrodeposited Coatings of Zinc on Iron and Steel"
7. C1107 "Standard Specification for Packaged, Dry, Hydraulic-Cement Grout (Nonshrink)"
8. E488 "Standard Test Methods for Strength of Anchors in Concrete and Masonry Elements"
9. E985 "Standard Specification for Permanent Metal Railing Systems and Rails for Buildings"
B. American Iron and Steel Institute (AISI) Publications:
1. SG02 "North American Specification for the Design of Cold-Formed Steel Structural Members"
C. American Welding Society (AWG) Publications:
1. D1.1 "Structural Welding Code - Steel"
2. D1.3 "Structural Welding Code - Sheet Steel"
D. Federal Specifications (FS) Publications:
1. DOD-P-21035A (formerly MIL-P-21035) Galvanizing Repair Specification
E. National Association of Architectural Metal Manufacturers (NAAMM) Publications:
1. Metal Finishes Manual
2. Metal Stairs Manual
F. The Society for Protective Coatings (SSPC) Publications:
1. PA - Paint Application Standards, Guides, and Specifications
a. PA 1 "Shop, Field and Maintenance Painting of Steel"
2. SP - Surface Preparation Standards and Specifications
a. SP 7 "Brush-Off Blast Cleaning"
3. Paint - Paint and Coating Standards and Specifications
a. Paint 12 - Cold-Applied Asphalt Mastic (Extra Thick Film)
b. Paint 20 - "Zinc-Rich Coating, Type I - Inorganic and Type II - Organic"
c. Paint 25 (supercedes FS TT-P-664) "Zinc Oxide, Alkyd, Linseed Oil Primer for Use over Hand Cleaned Steel"
G. Division 01 Sections.
1.03 DEFINITIONS
A. Definitions in ASTM E985 for railing-related terms apply to this Section.
1.04 PERFORMANCE REQUIREMENTS
A. General: In engineering handrail and railing systems to withstand structural loads indicated, determine allowable design working stresses of railing materials based on the following:
1. For Cold-Formed Structural Steel: AISI SG02 "North American Specification for Design of Cold-Formed Steel Structural Members"
B. Structural Performance of Handrails and Railing Systems: Engineer, fabricate and install handrails and railing systems to withstand the following structural loads without exceeding the allowable design working stress of the materials for handrails, railing systems, anchors, and connections. Apply each load to produce the maximum stress in each of the respective components comprising handrails and railing systems:
1. Top Rail of Guardrail Systems: Capable of withstanding the following loads applied as indicated:
a. Designed to resist a load of fifty (50) pound per linear foot (pound per foot) applied in any direction at the top and to transfer this load through the supports to the structure.
b. Concentrated Load: Handrail assemblies and guards shall be able to resist a single concentrated load of two-hundred (200) pounds applied in any direction at any point along the top, and have attachment devices and supporting structure to transfer this loading to appropriate structural elements of the building. This load need not be assumed to act concurrently with the loads specified in the paragraph above.
2. Intermediate Railings (All those except the handrail), balusters and panel fillers: Capable of withstanding the following loads applied as indicated:
a. Designed to withstand a horizontally applied normal load of Fifty (50) pounds on an area not to exceed 1 square foot including openings and space between rails.
C. Control of Corrosion: Prevent galvanic action and other forms of corrosion by insulating metals and other materials from direct contact with incompatible materials.
D. Thermal Movements: Allow for thermal movement resulting from the following maximum change (range) in ambient temperature in the design, fabrication, and installation of handrails and railings to prevent buckling, opening up of joints, overstressing of components, connections and other detrimental effects. Base design calculation on actual surface temperature of materials due to both solar heat gain and nighttime sky heat loss.
1. Temperature Change (Range) 120 Degree F Ambient, 180 Degree F Materials Surfaces.
1.05 ACTION SUBMITTALS
A. Product Data for Each Product Specified.
1. Product test reports from and based on tests performed by qualified independent laboratory evidencing compliance of railing components and systems with requirements based on comprehensive testing of current products.
2. Shop Drawings showing fabrication and installation of handrails and railings including plans, elevations, sections, details of components, and attachments to other units of Work.
a. Where installed products are indicated to comply with certain design loadings, include structural computations, materials properties, and other information needed for structural analysis that has been signed and sealed by a qualified professional engineer responsible for each preparation.
3. Certify that each welder has satisfactorily passed AWS qualification tests for welding processed involved and, if pertinent, has undergone recertification.
a. Quality welding processes and welding operators in accordance with the following:
1. AWS D1.1 "Structural Welding Code - Steel"
2. AWS D1.3 "Structural Welding Code - Sheet Steel"
1.06 QUALITY ASSURANCE
A. Single-Source Responsibility: Obtain handrails and railing systems of each type and materials from a single manufacturer.
B. Engineering Responsibility: Engineer handrails and railing systems by qualified professional engineer legally authorized to practice in jurisdiction where Project is located.
1.07 DELIVERY, STORAGE AND HANDLING
A. Store handrails and railing systems in clean, dry location, away from uncured concrete and masonry, protected against damage of any kind. Cover with waterproof paper, tarpaulin, or polyethylene sheeting: allow for air circulation inside the covering.
1.08 PROJECT CONDITIONS
A. Field Measurements: Where handrails and railings are indicated to fit to other construction, verify existing conditions (actual dimensions) of other construction by accurate field measurements before fabrication; show recorded measurements on final shop drawings. Coordinate fabrication schedule with construction progress to avoid delay of Work.
1.09 SEQUENCING
A. Sequence and coordinate installation of handrails and railings as follows:
1. Mount handrails only on completed walls. Do not support handrails temporarily by any means not satisfying structural performance requirements.
2. Mount handrails only on gypsum board assemblies reinforced to receive anchors and where the location of concealed anchor plates has been clearly marked for benefit of installer. Do not support temporarily by any means that does not satisfy structural performance requirements.
1.10 WARRANTY
A. Manufacturer's Warranty: Materials and workmanship warranty for ten (10) years from Substantial Completion.
PART 2 - PRODUCTS
2.01 MANUFACTURER
A. General: Provide metal forms and types that comply with requirements of referenced standards and that are free from surface blemishes where exposed to view in the finished unit. Exposed-to-view surfaces exhibiting pitting, seam marks, roller marks, stains, decorations, or other imperfections on finished units are not acceptable.
1. Steel Pipe: ASTM A53: finish, type and weight class as follows:
a. Black Finish, unless otherwise indicated
b. Type S, Grade A, standard weight, unless otherwise indicated or another weight required by structural loads.
2. Steel Plates, Shapes, and Bars: ASTM A36
3. Gray Iron Castings: ASTM A48, Class 30
4. Malleable Iron Castings: ASTM A47, Grade 32510
a. Avendra, LLC
b. Julius Blum & Co, Inc
c. Or other as approved by Architect
5. Fittings: Steel Elbows, Tee-Shapes, Wall Brackets, Escutcheons
6. Mounting: Brackets and Flanges: Steel inserts for casting or setting in new and existing concrete and with steel brackets for embedding into masonry.
2.02 GROUT AND ANCHORING CEMENT
A. Nonshrink, nonmetallic grout: premixed, factory-packaged, nonstaining, noncorrosive, nongaseous grout complying with ASTM C117. Provide grout specifically recommended by manufacturer for interior and exterior applications of type specified in this Section.
1. Interior Anchoring Cement: Factory-packaged, 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.
2. Erosion-Resistant Anchoring Cement: Factory-prepackaged, nonshrink, nonstaining, hydraulic controlled expansion cement formulation for mixing 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.
2.03 PAINT
A. Refer to Section 09 96 00 for Special Coatings used for Exterior Railings.
B. Shop Primer for Ferrou Metal: Manufacturers or Fabricators standard, fast-curing, lead and chromate-free, primer with performance requirements in FS TT-P-664; selected for resistance to normal atmospheric corrosion, for compatibility with substrate and field-applied finish paint system indicated, and for capability to provide a sound foundation for field-applied topcoats despite prolonged exposure.
1. Benjamin Moore & Co
2. Carboline Co
3. Tnemec Co
4. Other as approved by Architect
C. 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.
2.04 WELDING MATERIALS, FASTENERS, AND ANCHORS
A. Welding Electrodes and Filler Metal: Provide type and alloy of filler metal and electrodes as recommended by producer of metal to be welded and as required for color match, strength, and compatibility in fabricated items.
B. Fasteners for Interconnecting Railing Components: Use fasteners of same basic metal as the fastened metal, unless otherwise indicated. Do not use metals that are corrosive or incompatible with materials jointed.
1. Provide concealed fasteners for interconnection of handrail and railing components and for their attachment to other work except where exposed fasteners are unavoidable or are the standard fastening method for handrail and railing systems indicated.
2. Provide Phillips flat-head machine screws for exposed fasteners.

2.05 FABRICATION
A. General: Fabricate handrails and railing systems to comply with requirements indicated for design, dimensions, details, finish, and member sizes, including wall thickness of hollow members, post spacings, and anchorage, but not less than those require to support structural loads.
B. Preassemble railing systems in the shop to greatest extent possible to minimize field splicing and assembly. Disassemble units only as necessary for shipping and handling limitations. Clearly mark units for reassembly and coordinated installation. Use connections that maintain structural value of jointed pieces. Clearly mark units for reassembly and coordinate installation.
C. Form changes in direction of railing members as shown in Drawings.
D. Form simple and compound curves by bending pipe in jigs to products uniform curvature for each repetitive configuration required; maintain cylindrical cross-section of pipe throughout entire bend without buckling, twisting, cracking or otherwise deforming exposed surfaces of pipe.
E. Welded Connections: Fabricate railing systems and handrails for connection of members by welding. For connections made during fabrication, weld corners and seams continuously to comply with the following:
1. Use materials and methods that minimize distortion and develope strength and corrosion resistance of base metals.
2. Obtain fusion without undercut or overlap.
3. Remove welding flux immediately.
4. At tee and cross intersections, notch ends of intersecting members to fit contour of pipe to which end is joined and weld all around.
5. 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.
F. Nonwelded Connections: Fabricate railing systems and handrail for connection of members by means of railing manufacturer's standard concealed mechanical fasteners and fittings to produce flush, smooth, rigid hairline joints.
1. Fabricate splice joints for field connection using epoxy structural adhesive where this represents manufacturer's standard splicing method.
G. Brackets, Flanges, Fitting and Anchors: Provide manufacturer's standard wall brackets, flanges, miscellaneous fittings and anchors for interconnection of handrail and railing members to other work, unless otherwise noted.
H. Provide inserts and other anchorage devices for connecting handrails and railing systems to concrete or masonry work. Fabricate anchorage devices which are capable of withstanding loadings imposed by handrails and railing systems. Coordinate anchorage devised with supporting structure.
I. Shear and punch metals clearly and accurately. Remove burrs from exposed cut edges.
J. 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.
K. Cut, reinforce, drill and tap miscellaneous metal work as indicated to receive finish hardware, screws, and similar items.
L. For handrails and railing systems that are exposed to exterior or to moisture from condensation or other sources, provide weepholes or other means for evacuation of entrapped water in hollow sections of railing members.
M. Fabricate joints that will be exposed to weather in a manner to exclude water.
N. Provide wall returns at ends of wall-mounted handrails, unless otherwise indicated.
O. Fillers: Provide steel sheet or plate fillers of thickness and size indicated or required to support structural loads of handrails where needed to transfer wall bracket loads through wall finished to structural supports. Size fillers to suit wall finish thicknesses to product adequate bearing to prevent bracket rotation and overstressing of substrate.
2.06 STEEL FINISHES
A. Comply with NAAMM "Metal Finishes Manual" for recommendations relative to application and designations of finishes.
B. Protect mechanical finishes on exposed surfaces from damage by application of strippable, temporary protective covering prior to shipment.
C. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if they are within 1/2 of the range approved samples. Noticeable variations in the same piece are not acceptable. Variation in appearance of other components is acceptable if they are within range of approved samples and they are assembled or installed to minimize contract.
D. Interior:
1. 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:
a. Interiors (SSPC Zone 1A): SSPC SP7 "Brush-Off Blast Cleaning"
2. Apply shop primer to uncoated surfaces of handrails and railing components, except those with galvanized finish or to be embedded in concrete or masonry, unless otherwise indicated. Comply with requirements of SSPC PA1 "Paint Application Specification No. 1" for shop painting.
3. Stripe paint all edges, corners, crevices, bolts, welds and sharp edges.
E. Exterior
1. Refer to Section 09 96 00 for Special Coatings used for Exterior Railings.
PART 3 - EXECUTION
3.01 PREPARATION
A. Coordinate setting drawings, diagrams, template, instructions, and directions for installation of anchorages, such as sleeves, concrete inserts, anchor bolts, and miscellaneous items having integral anchors that are to be embedded in concrete as masonry construction. Coordinate delivery of such items to project site.
3.02 INSTALLATION
A. Fit exposed connections accurately together to form tight, hairline joint.
B. Perform cutting, drilling, and fitting required for installation of handrails and railings. Set handrails and railings accurately in location, alignment, and elevation, measured from established lines and levels and free from rack.
1. Do not weld, cut or abrade surfaces of handrails and railing components that have been coated or finished after fabrication and are intended for field connection by mechanical or other means without further cutting or fitting.
2. Set posts plumb within a tolerance of 1/4 inch in 12 feet.
3. Align rails so that variations from level for horizontal members and from parallel with rake of steps and ramps or sloping members do not exceed 1/4 inch in 12 feet.
C. Field Welding: Comply with the following requirements:
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.
D. Corrosion Protection: Coat concealed surfaces of aluminum that will come into contact with grout, concrete, masonry, wood or dissimilar metals with a heavy coat of bituminous paint or zinc chromate primer within recommendation of manufacturers written installation instructions.
E. Fastening to In-Place Construction: Provide anchorage devices and fasteners where necessary for securing handrails and railings to in-place construction.
3.03 ANCHORING POSTS
A. Adjust handrails and railing systems prior to anchoring to ensure matching alignment at abutting joints. Space posts at interval indicated but not less than that required by design loadings.
B. Anchor posts in concrete by means of pip sleeves preset and anchored into concrete where shown on drawings. After posts have been inserted into sleeves, fill annular space between post and sleeve solid with the following anchoring material, mixed and placed to comply with manufacturer's written installation instructions.
C. Anchor posts in concrete by core drilling holes, where shown on drawings, not less than 5 inches deep and 3/4 inch greater than outside diameter of post. Clean holes of all loose material, insert posts, and fill annular space between post and concrete with the following anchoring material, mixed and placed to comply with anchoring material manufacturer's directions.
1. Nonshrink, nonmetallic grout or anchoring cement.
3.04 RAILING CONNECTIONS
A. Nonwelded Connections: Use manufacturer's standard mechanical for permanently connecting railing components.
B. Welded Connections: Use fully welded joints for permanently connecting railing components by welding. Cope or butt components to provide 100 percent contact or use manufacturer's standard fittings designed for this purpose.
3.05 ANCHORING RAIL ENDS
A. Anchor rail ends into concrete and masonry with round flanges connected to rail ends and anchored into wall construction with post-installed anchors and bolts.
B. Anchor rail end to metal surfaces with oval or round flanges.
3.06 ATTACHMENT OF HANDRAILS TO WALLS AND FLOORS
A. Attach handrails and guardrails to walls and floors per maufacturer's installation instructions.
B. Attached handrails to wall with wall brackets and end fittings. Provide bracket with not less than 1-1/2 inch clearance from inside face of handrail and finished wall surface.
C. Locate brackets at spacing required to support structural loads.
D. Secure wall brackets and wall return fittings to building construction as follows:
1. Use type of bracket with predrilled hole for exposed bolt anchorage.
2. For concrete and solid masonry anchorage, use drilled-in expansion shield and either concealed hanger bolt or exposed lag bolt, as applicable.
3. For hollow masonry anchorage, use toggle bolts with square heads.
4. For steel-framed gypsum board assemblies, fasten brackets directly to steel framing or concealed anchors using self-tapping screws of size and type require to support structural loads.
3.07 ADJUSTING AND CLEANING
A. Touch-up Painting: Immediately after erection, clean field welds, bolted connections, and abraded areas of shop paint, and paint exposed areas with same material.
B. For Galvanized Surfaces: Clean field welds, bolted connections and abraded areas and apply galvanizing repair paint to comply with ASTM A780.
3.08 PROTECTION
A. Protect finishes of railing systems and handrails from damage during construction period by use of temporary protective coverings approved by railing manufacturer. Remove protective covering at time of Substantial Completion.
B. Restore finishes damaged during installation and construction period so that no evidence remains of correction work. Return items that cannot be refinished in the field to the shop or manufacturer. Make required alterations and refinish entire unit or provide new units at no cost to the Owner.
END OF SECTION 05 52 00

SECTION 06 73 00 - COMPOSITE DECKING

PART 1 - GENERAL
1.01 SUMMARY
A. Section Includes:
1. Composite Decking
2. Accessories
1.02 REFERENCES
A. Division 01 Sections.
B. Structural Specifications found in Project Documents.
1.03 PRE-INSTALLATION MEETINGS
A. Pre-installation Conference: Conduct conference at Project site.
1.04 ACTION SUBMITTALS
A. Product Data:
1. Manufacturer's data sheets on each product to be used. Including but not limited to: Spec-Data product information sheets, Catalogue cut-sheets, color charts, Safety Data Sheets (SDS), Building Code Evaluation Reports, Sample Warranty Forms.
2. Preparation instructions and recommendations.
3. Storage and handling requirements and recommendations.
4. Typical installation methods.
B. Verification Samples: Two (2) representative units of each type, size, pattern and color.
C. Shop Drawings: Submit shop drawings detailing installation methods. Coordinate placement with locations noted on the Contract Drawings.
D. Fire Resistance Ratings: Provide documentation of compliance as Class A fire rating.
E. Wind Uplift Resistance: As required for deck systems by the presiding jurisdiction.
1.05 QUALITY ASSURANCE
A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section with a minimum ten (10) years documented experience.
B. Installer Qualifications: Company specializing in performing Work of this section with minimum five (5) years documented experience with project of similar scope and complexity, and approved by Manufacturer.
C. Source Limitations: Provide each type of products from a single manufacturing source to ensure uniformity.
D. Mock-Up: Construct a mock-up demonstrating surface preparation techniques and application workmanship. Use actual materials in sufficient time for Architect's review and to not delay construction progress. Locate mock-up as acceptable to Architect and provide temporary foundations and support.
1. Intent of mock-up is to demonstrate quality of workmanship and visual appearance.
2. If mock-up is not acceptable, rebuild mock-up until satisfactory results are achieved.
3. Retain mock-up during construction as a standard for comparison with completed work.
4. Do not alter or remove mock-up until work is completed or removal is authorized.
E. Installation Documents: Maintain manufacturer's installation instructions, approved submittals, and related documents on-site throughout construction period, to confirm proper installation, until Final Inspection and acceptance by Owner.
1.06 PRE-INSTALLATION CONFERENCE
A. Convene a conference approximately two (2) weeks before scheduled commencement of Work. Attendees shall include Architect, Contractor and trades involved. Agenda shall include schedule, responsibilities, critical path items and approvals.
1.07 DELIVERY, STORAGE AND HANDLING
A. Store and handle in strict compliance with manufacturer's written instructions and recommendations.
B. Inspect product prior to accepting delivery to ensure materials are undamaged and in good condition. Any damage should be noted on the bill of lading, photographed, and reported to the manufacturer.
C. Protect from damage due to weather, excessive temperature, and construction operations.
D. Order enough materials for coverage indicated on the drawings with an additional 5-10% in spare material to have on hand for damage replacement.
1.08 PROJECT CONDITIONS
A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.
1.09 WARRANTY
A. Manufacturer's Warranty: Materials and workmanship warranty for ten (10) years from Substantial Completion.
PART 2 - PRODUCTS
2.01 MANUFACTURERS
A. Acceptable manufacturers:
1. Resysta North America, Inc.
2. TREX Company
3. Or other as Approved by Architect
2.02 COMPOSITE DECKING
A. Standards Compliance:
1. Density: 5 pounds per square foot or less; meeting ASTM D2395.
2. Flame Spread: Class A
PART 3 - EXECUTION
3.01 EXAMINATION
A. Do not begin installation until substrates have been properly constructed and prepared.
B. Confirm infield dimensions and elevations.
C. Verify all elevations, potential obstructions, and deck dimensions before commencing work.
D. If substrate preparation is the responsibility of another installer, stop and document work. Notify Architect in writing of unsatisfactory preparation. Do not proceed until substrate is properly prepared.
3.02 PREPARATION
A. Clean surfaces thoroughly prior to installation.
B. Verify the as-built conditions of the deck and inventory materials.
C. Prepare surfaces using methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
3.03 INSTALLATION
A. Install in accordance with manufacturer's instructions, approved submittals, and in proper relationship with adjacent construction.
3.04 FIELD QUALITY CONTROL
A. During Installation:
1. Inspect construction progress regularly to ensure that grid lines and spacing are being maintained in a straight and consistent pattern, lateral motion is restricted and the decking is level. Particular attention should be paid to egress points to eliminate potential trip hazards.
2. Inspect to ensure that all perimeter sides of the deck system are securely contained to restrain all sides of the deck. Surface materials must fit tightly against all spacing tabs, and the gap or space at all perimeter edges must not exceed one tab width, 3/16" or as recommended by manufacturer (whichever is more stringent).
B. Immediately Following Installation: The Owner's Representative, shall carefully inspect the deck system to be positive that:
1. The new deck system is adequately blocked on all sides to contain and prevent lateral movement of the surface decking and related components.
2. There is no rocking of deck assemblies as foot traffic is applied to the surface decking.
3. All required spacer tabs and fastening kits are installed and secure.
4. The decking is protected from damage from surrounding construction.
C. After Installation: Installer will inform the Owner or Owner's Representative and Maintenance Staff onsite about performing routine maintenance on the deck and provide Owner's Representative with manufacturer's recommended maintenance routine.
3.05 CLEANING AND PROTECTION
A. Clean products in accordance with the manufacturer's recommendations.
B. Touch-up, repair or replace damaged products before Substantial Completion.
C. Water and Snow Removal: Always rinse decking thoroughly after any application of ice-melt to avoid the buildup of salt crystals. After rinsing, squeegee deck dry.
END OF SECTION 06 73 00

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ARCHITECTURAL PERMIT SET FOR
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12946

Registered Architect
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August 14, 2020

PROJECT # 1802
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ARCHITECTURAL SPECIFICATIONS - DIVISION 05 & 06

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SECTION 07 10 00 - DAMPPROOFING AND WATERPROOFING

PART 1 - GENERAL
1.01 SECTION INCLUDES
A. Fluid-applied waterproofing.
1.02 REFERENCES
A. Division 01 Sections.
1.03 SUBMITTALS
A. Product Data: Submit manufacturer's product data and technical bulletins including materials, physical properties, and accessories for each product to be used, showing compliance with requirements and including:
1. Shipment information
2. Manufacturing materials and additives
3. Preparation instructions and recommendations
4. Storage and handling requirements and recommendations
B. Installation Instructions: Manufacturer's installation instructions showing required preparation and installation procedures.
C. Test Reports: Submit summary of tests that products comply with specified performance requirements.
D. Qualification Data: Submit manufacturer and installer qualifications.
E. Close-out Submittals:
1. Executed warranty as listed in this section.
1.04 QUALITY ASSURANCE
A. Applicator Qualifications: Applicator shall be experienced in applying the same or similar materials.
B. Regulatory Requirements: Comply with applicable codes, regulations, ordinances, and laws regarding use and application of products that contain volatile organic compounds (VOC).
C. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques and application workmanship.
1. Finish areas designated by Architect.
2. Do not proceed with remaining work until workmanship is approved by Architect.
3. Rebuild mock-up area as required to produce acceptable work.
1.05 PRE-INSTALLATION MEETINGS
A. Convene a pre-installation meeting a minimum of two-weeks prior to starting of work of this section.
1. Contractor shall schedule and arrange meeting and meeting place and notify attendees.
2. Mandatory Attendees: Roofing installer, Exterior Finish installer, Plumbing Installer and Structural Systems installer
3. Optional Attendees: Owner's representative, Architect's representative, prime Contractor's representative.
4. Review all pertinent requirements to complete the work and for achieving the warranty specified and set schedule for final warranty inspection.
1.06 DELIVERY, STORAGE, AND HANDLING
A. Comply with manufacturer's ordering instructions and lead time requirements to avoid construction delays.
B. Deliver products in manufacturer's unopened packaging bearing the brand name, manufacturer's identification, and classification identification until ready for installation.
C. Store products in manufacturer's unopened packaging in an environment indicated by the manufacturer's instructions until ready for installation
D. Store materials in protected and well ventilated area. Handle materials to avoid breakage.
E. Store and dispose of solvent-based materials, in accordance with requirements of local authorities having jurisdiction
1.07 PROJECT & WEATHER CONDITIONS
A. Proceed with work only when existing and forecasted weather conditions will permit work to be performed in accordance with the manufacturer's recommendation.
B. Coordinate waterproofing work with other pertinent trades.
C. Keep flammable products away from spark or flame. Do not allow the use of spark producing equipment during application and until all vapors have dissipated. Post "NO SMOKING" signs.
D. Maintain work area in a neat and orderly condition, removing empty containers, rags, and rubbish daily from the site.
1.08 SEQUENCING
A. Ensure that products of this section are supplied to affected trades in time to prevent interruption of construction progress.
1.09 WARRANTY
A. At project closeout, provide to Owner or Owners Representative an executed copy of the manufacturer's standard limited warranty against manufacturing defect, outlining its terms, conditions, and exclusions from coverage.
PART 2 - PRODUCTS
2.01 MANUFACTURERS -
A. Manufacturers providing Fluid-Applied Waterproofing systems that meet the requirements of this section shall be submitted to the Architect for approval.
PART 3 - EXECUTION
3.01 EXAMINATION
A. Before work is started, applicator shall thoroughly examine all surfaces for any deficiencies.
B. If surfaces are the responsibility of another installer, stop work and notify Architect of unsatisfactory preparation.
3.02 SURFACE PREPARATION
A. Surface shall be free of oil, grease, dirt, laitance and loose material.
B. Repair all cracks and holes as recommended by Manufacturer, before applying Fluid-Applied Waterproofing.
C. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
D. Verify surrounding construction, dimensions, and other conditions which would affect installation.
3.03 APPLICATOR'S EXAMINATION:
A. Installer will examine conditions under which construction activities of this section are to be performed, then submit written notification to the Architect if conditions under which construction activities of this section are to be performed are unacceptable.
B. Beginning construction activities of this section before unacceptable conditions have been corrected is prohibited.
3.04 APPLICATION
A. Install in accordance with manufacturer's written installation instructions and in accordance with local building code. Mix as recommended by manufacturer.
1. Conflicts between the manufacturer instructions and project documents shall be resolved in writing prior to installation.
3.05 PROTECTION
A. Stage work progress so that traffic is minimized over completed work.
B. Protect installed products and surface finishes from damage during construction and until completion of the project.
C. Remove and legally dispose of construction debris from project site.
3.06 DEMONSTRATION
A. Arrange demonstration of system operation, conducted by manufacturer's representative, to Owner's maintenance personnel.
END OF SECTION 07 10 00

SECTION 07 21 00 - THERMAL INSULATION

PART 1 - GENERAL
1.01 SECTION INCLUDES
A. Expanded polystyrene (EPS) products.
B. Fiberglass insulation products.
1.02 RELATED SECTIONS
A. Division 01 Sections.
B. Section 07 24 00 - Exterior Continuous Insulation and Finish Systems with Drainage.
C. Section 09 29 00 - Gypsum Board - Wall and Floor Assemblies
D. Division 07 - Roofing Systems
1.03 REFERENCES
A. ASTM International (ASTM):
1. ASTM C578 - Standard Specification for Rigid, Cellular Polystyrene Thermal Insulation
2. ASTM D6817 - Standard Specification for Rigid, Cellular Polystyrene Geofoam
3. ASTM E96 - Standard Test Methods for Water Vapor Transmission of Materials
1.04 SUBMITTALS
A. Product Data: Submit manufacturer's product data and technical bulletins including materials, profiles, physical properties, and accessories for each product to be used, including:
1. Shipment information
2. Manufacturing materials and additives
3. Preparation instructions and recommendations
4. Storage and handling requirements and recommendations
5. Installation methods
B. Test Reports: Submit summary of tests that products comply with specified performance requirements.
C. Qualification Data: Submit manufacturer and installer qualifications.
D. Close-out Submittals:
1. Executed warranty as listed in this section.
1.05 QUALITY ASSURANCE
A. Manufacturer Qualifications: All primary products specified in this section will be supplied by a single manufacturer with a minimum of five (5) years experience manufacturing products of the same type as listed in this section.
B. Installer Qualifications: All products listed in this section are to be installed by a single installer with a minimum of five (5) years demonstrated experience in installing products of the same type and scope as specified.
1.06 DELIVERY, STORAGE, AND HANDLING
A. Comply with manufacturer's ordering instructions and lead time requirements to avoid construction delays.
B. Deliver products in manufacturer's unopened packaging bearing the brand name and manufacturer's identification until read for installation.
C. Store products in manufacturer's unopened packaging until ready for installation.
1.07 PROJECT CONDITIONS
A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.
1.08 WARRANTY
A. At project closeout, provide to Owner or Owners Representative an executed copy of the manufacturer's standard limited warranty against manufacturing defect, outlining its terms, conditions, and exclusions from coverage.
1. Warranty Period: Ten (10) years .
PART 2 - PRODUCTS
2.01 MANUFACTURERS
A. Reference Wall Assemblies and Floor/Ceiling Assemblies in Architectural Set for UL listing of acceptable manufacturers.
2.02 ARCHITECTURAL EXTERIOR EPS COMPONENTS -
A. Reference Elevation and Floor Assemblies Sheets in Architectural Set for profiles.
B. Reference CIFS Manufacturer for approved vendors.
PART 3 - EXECUTION
3.01 EXAMINATION
A. Examine and measure installation areas and subgrade conditions are prepared to receive thermal insulation to confirm conditions are within the manufacturers limits.
B. Do not begin installation until substrates have been properly prepared.
C. If substrate preparation is the responsibility of another installer, stop work and notify Architect of unsatisfactory preparation.
Installer's Examination:
1. Installer will examine conditions under which construction activities of this section are to be performed, then submit written notification if conditions under which construction activities of this section are to be performed are unacceptable.
2. Beginning construction activities of this section before unacceptable conditions have been corrected is prohibited.
3.02 PREPARATION
A. Verify surrounding construction, dimensions, and other conditions which would affect installation.
B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
3.03 INSTALLATION
A. Install in accordance with manufacturer's instructions. Test for proper operation.
1. Conflicts between the manufacturer instructions and project documents shall be resolved in writing prior to installation.
3.04 PROTECTION
A. Protect installed products and surface finishes from damage during construction.
B. Remove and legally dispose of construction debris from project site.
3.04 DEMONSTRATION
A. Arrange demonstration of system operation, conducted by manufacturer's representative, to Owner's maintenance personnel.
END OF SECTION 07 21 00

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SECTION 07 24 00 - EXTERIOR CONTINUOUS INSULATION FINISH SYSTEMS (CIFS) WITH DRAINAGE

PART 1 - GENERAL
1.01 SECTION INCLUDES
A. Continuous Insulation Finish System (CIFS) with Drainage on new wall assemblies
B. Continuous Insulation Finish System (CIFS) with Drainage on existing wall assemblies (Existing EIFS Renovation Treatment Option 1 in Project Documents)
C. Cleaning of existing Exterior Insulated Finish Systems (EIFS) in preparation for new cementitious finish (Existing EIFS Renovation Treatment Option 2 in Project Documents)
D. Cleaning of existing Exterior Insulated Finish Systems (EIFS) in preparation for new paint (Existing EIFS Renovation Treatment Option 3 in Project Documents)
1.02 REFERENCES
A. ASTM International:
1. ASTM C578 - Standard Specification for Rigid, Cellular Polystyrene Thermal Insulation
2. ASTM C847 - Standard Specification for Metal Lath
3. ASTM C920 - Standard Specification for Elastomeric Joint Sealants
4. ASTM C926 - Standard Specification for Application of Portland Cement-Based Plaster
5. ASTM C1063 - Standard Specification for Installation of Lathing and Furring to Receive Interior and Exterior Portland Cement-Based Plaster
6. ASTM C1382 - Standard Test Method for Determining Tensile Adhesion Properties of Sealants When Used in Exterior Insulation and Finish Systems (EIFS) Joints
7. ASTM E2430 - Standard Specification for Expanded Polystyrene ("EPS") Thermal Insulation Boards for Use in Exterior Insulation and Finish Systems ("EIFS")
8. ASTM E2568 - Standard Specification for PB Exterior Insulation and Finish Systems
9. ASTM E2570 - Standard Test Methods for Evaluating Water-Resistive Barrier (WRB) Coatings Used under Exterior Insulation and Finish Systems (EIFS) or EIFS with Drainage.
9. ASTM D4258 - Standard Practice for Surface Cleaning Concrete for Coating.
B. Northeast Wall and Ceiling Bureau (NECB)
1. Portland Cement Plaster Resource Guide
C. International Concrete Repair Institute (ICRI)
1. Guidelines for Surface Preparation
D. Sealant Waterproofing and Restoration Institute (SWRI)
1. Validation Program for Wall Coatings
E. Society of Protective Coatings (SSPC)
1. SSPC-SP 13/NACE 6: Surface Preparation of Concrete
F. International Concrete Repair Institute (ICRI)
1. ICRI No. 03732: Selecting and Specifying Concrete Surface Preparation for Sealers, Coatings, and Polymer Overlays
G. Division 01 Sections
1.03 SUBMITTALS
A. Product Data: Submit manufacturer's product data and technical bulletins including materials, physical properties, and accessories for each product to be used. CIFS with drainage, repair materials, and coating manufacturer's specifications, detail, installation instructions and product data. Each product to be used will demonstrate compliance with requirements and including:
1. Shipment information
2. Preparation instructions and recommendations
3. Storage and handling requirements and recommendations
4. Typical installation methods
B. Installation Instructions: Manufacturer's installation instructions showing required preparation and installation procedures.
C. Test Reports: Submit summary of tests that products comply with specified performance requirements.
D. Qualification Data: Submit manufacturer and installer qualifications.
E. Manufacturer's standard material warranty for each product or system to be used
1.04 QUALITY ASSURANCE
A. Reference Division 01 Section 01 45 00 "Quality Control" in addition to the following"
B. Manufacturer Qualifications - CIFS/EIFS with Drainage
1. CIFS material manufacturer shall have minimum of 25 years of experience producing cementitious and polymer-based materials for use in EIFS construction and repair.
2. CIFS manufacturer shall have a manufacturing quality control system that is certified to comply with ISO 9001-2008 and environmental quality management system certified to comply with ISO 14001-2004.
3. CIFS manufacturer shall have current valid code evaluation reports which lists EIFS materials to be used.
C. Manufacturer Qualifications - Stucco:
1. Stucco and finish material manufacturer shall have minimum of 25 years of experience producing cementitious and polymer-based materials for use in EIFS construction and repair.
2. Stucco and finish manufacturer shall have a manufacturing quality control system that is certified to comply with ISO 9001-2008 and environmental quality management system certified to comply with ISO 14001-2004.
D. Installer Qualifications: Installer must be approved by manufacturer for installation of all CIFS products to be installed under this section.
E. Source Limitations: Provide each type of product from a single manufacturing source to ensure uniformity.
F. Special Inspection Requirements: A water-resistive barrier complying with ASTM E2570 requires special inspections of the water-resistive barrier coating where installed over a sheathing substrate (Option 1 in Project Documents and New wall assemblies).
1. Quality Control Inspections: Provided for by Owner or Owner's Representative
2. Inspectors: Qualities by experience to evaluate field conditions before and during repair process and familiar with specific repair procedures prior to work commencement.
3. Inspections: Provided at key intervals during each repair and application.
a. Inspect condition of water-resistive barrier, transition elements, and newly installed or replaced flashing for visible evidence of material integrity and continuity of the system before installing mesh.
b. Verify flashing and water-resistive barrier installation is per the repair detail design by manufacturer
c. Verify visible continuity of water-resistive barrier system to direct water to exterior of wall via the flashing
d. Inspect installed mesh to verify proper fastener type and spacing per manufacturer written installation instructions
e. Inspect the final appearance of each repair location to verify compliance with owner requirements and authorities having jurisdiction
4. Resolve any visible construction conflicts with the repair designer before allowing contractor to proceed with repair
G. Mock-up: Construct a mock-up with actual materials, finishes and added details in sufficient time for Architect's review and to not delay construction progress. Locate mock-up per Architect's drawing and provide temporary foundations and support
1. Intent of mock-up is to demonstrate quality of workmanship and visual appearance
2. If mock-up is not acceptable, rebuild mock-up until satisfactory results are approved by Architect
3. Retain mock-up during construction as a standard for comparison with completed work
4. Protect mock-up during construction from surrounding work
5. Do not alter or remove mock-up until work is completed
1.05 COORDINATION AND SCHEDULING
A. Schedule and conduct a pre-construction conference with all trades providing work for this section.
1. Discuss the following:
a. Full scope of repairs
b. Repair locations as noted in field
c. Coordination and location of repairs that specifically require coordination between trades to set the proper sequence of installation
B. Schedule repairs to permit inspections
C. Do not start repairs in area unless sufficient work can be completed such that the area is weather-tight at the end of the work shift. Alternatively allow sufficient time before the end of the work shift to provide temporary weather protection until work can resume.
D. Coordinate with all trades involved to schedule work to result in the proper sequencing of materials within the repair (proper lapping of water resistive system components and flashing per manufacturer's written installation instructions
E. Schedule finish and coating application to large areas such that each day's application will end at an expansion joint.
1.06 PRE-INSTALLATION MEETINGS
A. Convene a pre-installation meeting a minimum of two-weeks prior to starting of work of this section.
1. Contractor shall schedule and arrange meeting and meeting place and notify attendees.
2. Mandatory Attendees: CIFS installer and manufacturer's technical representative (not sales agent)
3. Optional Attendees: Owner's representative, Architect's representative, prime Contractor's representative.
4. Review all pertinent requirements to complete the work and for achieving the warranty specified below and set schedule for final warranty inspection.
1.07 REGULATORY REQUIREMENTS
A. All project options for existing EIFS and new CIFS with drainage shall be constructed such that it meets the performance characteristics required in ASTM E2568.
1.08 PERFORMANCE REQUIREMENTS
A. All project options for existing EIFS renovation treatment options and new CIFS with drainage shall conform to ASTM E84
1. Flame Spread Index of 25 or less
2. Smoke Developed Index of 450 or less
B. New CIFS with drainage shall conform to ASTM E2273:
1. Provide minimum drainage efficiency of 90 percent

1.09 DELIVERY, STORAGE, AND HANDLING
A. Comply with manufacturer's ordering instructions and lead time requirements to avoid construction delays.
B. Deliver products in manufacturer's unopened packaging bearing the brand name, manufacturer's identification, and classification identification until ready for installation.
C. Store products in manufacturer's unopened packaging in an environment indicated by the manufacturer's written instructions until ready for installation
D. Store products according to manufacturer's recommended temperature - do not store near steam pipes, radiators or in sunlight
E. Store and dispose of solvent-based materials, in accordance with requirements of local authorities having jurisdiction
1.10 PROJECT & WEATHER CONDITIONS
A. Proceed with work only when existing and forecasted weather conditions will permit work to be performed in accordance with the roof shingle manufacturer's recommendation.
B. Provide supplementary heat for installation in temperatures less than the manufacturer's recommended temperature application
C. Provide protection of surround areas and adjacent surfaces from spillage, splatter, overspray or other unintended contact with materials that are being supplied.
1.11 WARRANTY
A. At project closeout, provide to Owner or Owners Representative an executed copy of the manufacturer's standard limited warranty against manufacturing defect, outlining its terms, conditions, and exclusions from coverage.
1. Warranty Period: Fifteen (15) years.
PART 2 - PRODUCTS
2.01 MANUFACTURERS -
A. Acceptable Manufacturers: MasterWall
B. Substitutions are permitted - reference Division 01 Section 01 33 00 - provide all submittal documentation for materials and work to Architect for approval. Architect must approve substitution prior to substitution materials being ordered.
2.02 CONTINUOUS INSULATION AND FINISH SYSTEM (CIFS) WITH DRAINAGE FOR NEW WALL ASSEMBLIES AND EXISTING EIFS RENOVATION TREATMENT OPTION 1
A. Performance Requirements:
1. Meet ASTM E2273 minimum drainage efficiency of 90 percent
B. Design Requirements:
1. Provide head flashing above and sill flashing below window and door openings, and similar through wall penetrations.
2. Provide flashing at bottom of CIFS with Drainage system
3. Provide flashing at floor line expansion joints in multi-story construction.
4. Terminate CIFS the minimum vertical distance above paved areas or surfaces and roofing materials per manufacturer's written installation instructions
5. Terminate CIFS the minimum vertical distance above soil and landscaped finished grades per manufacturer's written installation instructions
6. Metal Cap Flashing: For parapets; sloped to drain water onto roof system
7. Metal flashing: Non-vertical or low slope projections to drain water away from the wall exterior
8. Integrate flashing with water-resistive barrier system to provide direct and continuous drainage to exterior of wall
9. Pre-wrap exterior insulation terminations at grade, expansion joints, and perimeters of wall openings and penetrations.
10. Provide minimum mesh back-wrap of continuous insulation per manufacturer's written installation instructions
11. Install backer rod and sealant joint at perimeters of window, door and wall penetrations per manufacturer's written installation instructions
2.03 REPAIR OF EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) WALL ASSEMBLIES FOR EXISTING EIFS RENOVATION TREATMENT OPTIONS 2 AND 3
A. Summary:
1. Stabilize existing EIFS cladding - patch and repair surface for smooth finish
2. Repair non-structural EIFS base coat and finish
3. Repair flashing and waterproofing deficiencies at EIFS terminations
4. Resurface wall to provide uniform appearance per owner's requirements and manufacturer's requirements for application of new finish system
B. Design Requirements:
1. Determine repair scope and detail design requirements based on inspection of existing field conditions
2. Provide crack repair detail for cracks not wider than 1/16 inch nominal width
3. Provide crack repair detail for cracks wider than 1/16 inch but not wider than 1/8 inch
4. Identify and design repairs to structure and to existing continuous insulation as required to provide a sound substrate for installation of the water-resistive barrier, lath support and CIFS
5. Provide flashing installation, repair and/or replacement details for applicable conditions and indicate locations for each repair on project drawings.
6. Flashing remediation: Based on standard flashing requirements listed below and indications of distress or leakage observed during inspection.
a. Provide head flashing above and sill flashing below window and door openings, and similar through wall penetrations.
b. Provide flashing at bottom of CIFS system
c. Provide flashing at floor line expansion joints in multi-story construction.
d. Terminate CIFS the minimum vertical distance above paved areas or surfaces and roofing materials per manufacturer's written installation instructions
e. Terminate CIFS the minimum vertical distance above soil and landscaped finished grades per manufacturer's written installation instructions
7. Integrate flashing repair and replacement with water-resistive barrier system to provide direct and continuous drainage to exterior of wall
8. Install backer rod and sealant joint at perimeters of window, door and wall penetrations per manufacturer's written installation instructions
2.05 MATERIALS FOR CLEANING SURFACE IN PREPARATION FOR RESURFACING AND/OR RECOATING FOR EXISTING EIFS RENOVATION TREATMENT OPTIONS 2 AND 3
A. Cleaning Solutions:
1. Mix and use commercially available cleaning solutions in accordance with the cleaning product recommended per manufacturer's written installation instructions
2. Refer technical questions about specific cleaning products to the manufacturer
3. Use and dispose of cleaning solutions in accordance with applicable local regulations
4. Do not use solvent based cleaners such as acetone, gasoline, ketones, mineral oils or turpentine
B. Mild Detergent Wash:
1. Use commercial general cleaners as recommended by the material manufacturer for the surface to be cleaned.
C. Efflorescence Removal:
1. Use commercial efflorescence cleaners as recommended by the material manufacturer for the surface to be cleaned.
D. Algae and Mildew Removal:
1. Use commercial algae and mildew cleaners as recommended by the material manufacturer for the surface to be cleaned.
PART 3 - EXECUTION
3.01 EXAMINATION
A. Do not begin installation until substrates have been properly constructed and prepared.
B. If surface preparation is the responsibility of another installer, stop work and notify Architect of unsatisfactory preparation.
3.02 PREPARATION
A. Clean surfaces thoroughly prior to installation
B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
C. Clean surfaces thoroughly prior to installation weather resistive barrier.
1. Weather resistive barrier shall conform to ASTM E2570.
3.03 MIXING CEMENTITIOUS FINISH FOR EXISTING EIFS RENOVATION TREATMENT OPTION 2
A. Mix in accordance with the manufacturer's printed installation instructions
B. Mix cementitious products with clean, potable water
3.04 INSTALLATION
A. Install in accordance with manufacturer's written installation instructions. Test for proper operation.
1. Conflicts between the manufacturer instructions and project documents shall be resolved in writing prior to installation.
3.05 CLEANING AND PROTECTION
A. Clean products in accordance with the manufacturer's written installation instructions.
B. Touch-up, repair or replace damaged products before substantial completion.
C. Protect installed products and surface finishes from damage during construction and until completion of the project.
D. Remove and legally dispose of construction debris from project site.
END OF SECTION 07 24 00

SECTION 07 31 00 - ASPHALT SHINGLES

PART 1 - GENERAL
1.01 SECTION INCLUDES
A. Asphalt roofing shingles
B. Metal flashing associated with shingle roofing
C. Asphalt roofing shingle accessories needed to complete the work and to meet manufacturer's warranty requirements.
1.02 REFERENCES
A. Asphalt Shingles shall comply with:
1. ASTM International (ASTM):
1. ASTM D 3018 - Standard Specification for Class A Asphalt Shingles Surfaced with Mineral Granules.
2. ASTM D 3161 - Standard Test Method for Wind Resistance of Asphalt Shingles (Fan-Induced Method)
3. ASTM D 3462 - Standard Specification for Asphalt Shingles Made from Glass Felt and Surfaced with Mineral Granules **OR** ASTM D225
B. Underlayment shall comply with:
1. ASTM D 226 Type 1, ASTM D 4869 Type 1 **OR** ASTM D 6757.
B. National Roofing Contractors Associations (NRCA)
C. Underwriters Laboratory (UL)
1. UL 790 - Tests for Fire Resistance of Roof Covering Materials
2. UL 997 - Wind Resistance of Prepared Roof Covering Materials
D. Division 01 Sections
1.03 DEFINITIONS
A. Roofing Terminology: refer to ASTM D1079 and the glossary of the National Roofing Contractors Association (NRCA) Roofing and Waterproofing Manual for definitions of roofing terms related to this section.
1. 4 SUBMITTALS
A. Product Data: Submit manufacturer's product data and technical bulletins including materials, physical properties, and accessories for each product to be used, showing compliance with requirements and including:
1. Shipment information
2. Manufacturing materials and additives
3. Preparation instructions and recommendations
4. Storage and handling requirements and recommendations
B. Installation Instructions: Manufacturer's installation instructions showing required preparation and installation procedures.
C. Test Reports: Submit summary of tests that products comply with specified performance requirements.
D. Qualification Data: Submit manufacturer and installer qualifications.
E. Close-out Submittals:
1. Executed warranty as listed in this section.
1.05 QUALITY ASSURANCE
A. Manufacturer Qualifications: Provide all primary roofing products, including shingles, underlayment, leak barrier, ventilation and all accessories need to complete the work, by a single manufacturer.
B. Installer Qualifications: Installer must be approved by manufacturer for installation of all roofing products to be installed under this section.
1.06 REGULATORY REQUIREMENTS
A. Provide a roofing system achieving an Underwriters Laboratories (UL) Class A fire classification
and
Provide a roofing system achieving a minimum roof reflectance and emittance options of:
1. 3 year Age Solar Reflectance index of 55 and 3 year Aged Solar Emittance of 0.75
or
2. 3 year Aged Solar Reflectance Index of 64
B. Install all roofing products in accordance with all federal, state and local building codes.
C. All work shall be performed in a manner consistent with current OSHA guidelines.
1.07 PRE-INSTALLATION MEETINGS
A. Convene a pre-installation meeting a minimum of two-weeks prior to starting of work of this section.
1. Contractor shall schedule and arrange meeting and meeting place and notify attendees.
2. Mandatory Attendees: Roofing installer and manufacturer's sleep slope technical representative (not sales agent)
3. Optional Attendees: Owner's representative, Architect's representative, prime Contractor's representative.
4. Review all pertinent requirements to complete the work and for achieving the warranty specified below and set schedule for final warranty inspection.
1.08 DELIVERY, STORAGE, AND HANDLING
A. Comply with manufacturer's ordering instructions and lead time requirements to avoid construction delays.
B. Deliver products in manufacturer's unopened packaging bearing the brand name, manufacturer's identification, and classification identification until ready for installation.
C. Store products in manufacturer's unopened packaging in an environment indicated by the manufacturer's instructions until ready for installation
D. Store products according to manufacturer's recommended temperature - do not store near steam pipes, radiators or in sunlight
E. Store bundles on flat surface to maximum height specified by manufacturer; store rolls on end with support so as to not induce bending, cracking or breaking of product
F. Store and dispose of solvent-based materials, in accordance with requirements of local authorities having jurisdiction
1.09 PROJECT & WEATHER CONDITIONS
A. Proceed with work only when existing and forecasted weather conditions will permit work to be performed in accordance with the roof shingle manufacturer's recommendation.
1.10 WARRANTY
A. At project closeout, provide to Owner or Owners Representative an executed copy of the manufacturer's standard limited warranty against manufacturing defect, outlining its terms, conditions, and exclusions from coverage.
1. Warranty Period: Fifteen (15) years .
PART 2 - PRODUCTS
2.01 MANUFACTURERS -
A. Manufacturers providing asphalt shingles that meet the requirements of this section shall be submitted to the Architect for approval.
PART 3 - EXECUTION
3.01 EXAMINATION
A. Do not begin installation until roof deck has be properly prepared.
B. If roof deck preparation is the responsibility of another installer, stop work and notify Architect of unsatisfactory preparation.
3.02 REMOVAL OF EXISTING ROOFING
A. Remove all existing roofing down to the roof deck.
B. Verify that the deck is dry, sound, clean and smooth, free of depressions, waves and projections.
C. Cover with sheet metal all holes over one (1) inch in diameter; cracks over 1/2 inch in width, loose knots, and excessively resinous areas.
D. Replace damaged deck with new non-combustible materials
E. Clean deck surfaces thoroughly prior to installation of eaves protection membrane and underlayment per manufacturer's written installation instructions.
3.03 PREPARATION
A. Verify surrounding construction, dimensions, and other conditions which would affect installation.
B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
C. Clean deck surfaces thoroughly prior to installation of leak barrier and roof deck protection
D. At areas to receive leak barrier, fill knot holes and cracks with manufacturer recommended filler per manufacturer's written installation instructions
3.04 INSTALLATION
A. Install in accordance with manufacturer's written installation instructions. Test for proper operation.
1. Conflicts between the manufacturer instructions and project documents shall be resolved in writing prior to installation.
B. Installer's Examination:
1. Installer will examine conditions under which construction activities of this section are to be performed, then submit written notification to the Architect if conditions under which construction activities of this section are to be performed are unacceptable.
2. Beginning construction activities of this section before unacceptable conditions have been corrected is prohibited.
C. Installation of Underlayment:
1. Install using methods recommended by manufacturer in accordance with local building code. When local codes and application instructions are in conflict, the more stringent requirements shall take precedence.
D. Installation of Asphalt Shingles
1. Install in accordance with manufacturer's instructions and requirements of local building code.
2. Avoid breakage of shingles by avoiding dropping bundles on edge, by separating shingles carefully (DO NOT BREAK OVER RIDGE OR OTHER BUNDLES), and by taking extra precautions in temperatures below 40 degrees F (4 degrees C)
3. Handle carefully in hot weather to avoid damaging shingles
4. All penetrations are to be flashed according to manufacturer's written installation instructions and NRCA application instructions and installation details
3.05 PROTECTION
A. Stage work progress so that traffic is minimized over completed roofing.
B. Protect installed products and surface finishes from damage during construction and until completion of the project.
C. Remove and legally dispose of construction debris from project site.
3.06 DEMONSTRATION
A. Arrange demonstration of system operation, conducted by manufacturer's representative, to Owner's maintenance personnel.
END OF SECTION 07 31 00

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ARCHITECTURAL PERMIT SET FOR
THE GRAND ADIRONDACK HOTEL - LAKE PLACID, NEW YORK
2520 MAIN STREET
LAKE PLACID, NEW YORK
12946

Registered Architect
Joshua D. Wright
041458
State of New York

August 14, 2020

PROJECT # 1902
AUGUST 14, 2020

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ARCHITECTURAL SPECIFICATIONS - DIVISION 07

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SECTION 07 46 46 - FIBER CEMENT SIDING

PART 1 - GENERAL
1.01 SECTION INCLUDES
A. Fiber cement panels, trim, fascia, moulding and accessories.
B. Factory-finished fiber cement panels, trim, fascia, moulding and accessories.
1.02 REFERENCES
A. ASTM D3359 - Standard Test Method for Measuring Adhesion Tape Test, Tool and Tape.
B. ASTM E136 - Standard Test Method for Behavior of Materials in a Vertical Tube Furnace at 750 degrees C.
C. Division 01 Sections
1.03 SUBMITTALS
A. Product Data: Manufacturer's data sheets on each product to be used, including:
1. Preparation instructions and recommendations.
2. Storage and handling requirements and recommendations.
3. Installation methods.
B. Shop Drawings - Provide detailed drawings of atypical non-standard applications of cementitious siding materials which are outside the scope of the standard details and specifications provided by the manufacturer.
C. Selection Samples: For each finish product specified, two complete sets of color chips representing manufacturer's full range of available colors and patterns.
D. Verification Samples: For each finish product specified, two samples, minimum size 4 x 6 inches representing actual product, color and patterns.
1.04 QUALITY ASSURANCE
A. Installer Qualifications: All products listed in this section are to be installed by a single installer with a minimum of two (2) years, or more as required by Manufacturer's Installation Instructions and Warranty, demonstrated experience in installing products of the same type and scope as specified.
B. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques and application workmanship.
1. Finish areas as designated by Architect and pattern and color as determined by Interior Designer or Owner.
2. Do not proceed with remaining work until workmanship, color and sheen are approved by Architect.
3. Remodel mock-up area as required to product acceptable work.
1.05 DELIVERY, STORAGE, AND HANDLING
A. Store products in manufacturer's unopened packaging until ready for installation.
B. Store panels on edge or lay flat on a smooth level surface. Protect edges and corners from chipping. Store sheets under cover and keep dry prior to installing.
C. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.
1.06 PROJECT CONDITIONS
A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.
1.07 WARRANTY
A. Product Warranty: At project closeout, provide to Owner or Owners Representative an executed copy of the manufacturer's standard limited warranty against manufacturing defect, outlining its terms, conditions, and exclusions from coverage.
1. Duration: One year from date of installation.
B. Finish Warranty: Limited product warranty against manufacturing finish defects.
C. Workmanship Warranty: Application limited warranty for 2 years.
PART 2 - PRODUCTS
2.01 MANUFACTURERS
A. Acceptable Manufacturers Include:
1. Nichiha
2. James Hardie
3. Or manufacturer as approved by Architect
B. Substitutions: Permitted, provide substitution request and submittal documents to Architect. Do not order substitution materials prior to substitution approval by Architect
2.02 PANELS
A. Performance Requirements: Must conform to ASTM C1186, Type A (or ISO 8336, Category A minimum Class 2) and shall be so identified on labeling listed by an approved quality control agency.
B. Reference Interior Designer's set for fiber cement panel call-outs for the new build roof-top bar enclosure and mechanical screens.
2.03 SIDING AND TRIM
A. Performance Requirements: Must conform to ASTM C1186, Type A (or ISO 8336, Category A minimum Class 2) and shall be so identified on labeling listed by an approved quality control agency.
B. Reference Interior Designer's set for fiber cement panel call-outs for the new build roof-top bar enclosure and mechanical screens.
2.04 SOFFITS
A. Performance Requirements: Must conform to ASTM C1186, Type A (or ISO 8336, Category A minimum Class 2) and shall be so identified on labeling listed by an approved quality control agency.
B. Provide submittal for review by Architect.
2.05 FINISHES
A. Factory Primer: Provide factory applied universal primer.
B. Factory Finish: Refer to Exterior Finish Schedule in Interior Design set.
1. Definition: Factory applied finish; defined as a finish applied in the same facility and company that manufactures the siding substrate.
2. Process:
a. Factory applied finish by fiber cement manufacturer in a controlled environment within the fiber cement manufacturer's own facility utilizing a multi-coat, heat cure finish within one manufacturing process.
b. Each finish color must have a documented color match to delta E of 0.5 or better between product lines, manufacturing lots or production runs as measured by photospectrometer and verified by third party.
3. Protection: Factory applied finish protection such as plastic laminate that is removed once siding is installed.
4. Accessories: Complete finishing system includes pre-packaged touch-up kit provided by fiber cement manufacturer. Provide quantities as recommended by manufacturer.
PART 3 - EXECUTION
3.01 EXAMINATION
A. Do not begin installation until substrates have been properly prepared.
B. If framing preparation is the responsibility of another installer, stop work and notify Architect of unsatisfactory preparation before proceeding.
C. Installer's Examination:
1. Installer will examine conditions under which construction activities of this section are to be performed, then submit written notification if conditions under which construction activities of this section are to be performed are unacceptable.
2. Install water-resistive barriers and claddings to dry surfaces.
3. Repair any punctures or tears in the water-resistive barrier prior to the installation of the siding/panels
4. Protect siding from other trades.
D. Beginning construction activities of this section before unacceptable conditions have been corrected is prohibited.
3.02 PREPARATION
A. Clean surfaces thoroughly prior to installation.
B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
C. Install a water-resistive barrier of No. 15 felt complying with ASTM D226 for Type I felt, or other approved material by Fiber Cement Board manufacturer, and 0.25 inches in thickness.
D. Water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements.
E. Use manufacturer recommended weather barrier, seam tape, flex flashing, trims and other accessories in accordance with manufacturer's installation instructions.
3.03 INSTALLATION - PANELS
A. Install in accordance with manufacturer's instructions. Test for proper operation.
B. Allow for minimum vertical clearance between the edge of siding and any other material in strict accordance with the manufacturer's installation instructions.
C. Align vertical joints of the planks over framing members.
D. Follow manufacturer's installation instructions for flashing, butt joint constraints, clearances between siding and adjacent finished grades, and splices around windows and door openings.
E. Refer to manufacturer's installation instructions for proper fastener selection for various wind load requirements and framing options.
F. Factory Finish Touch-Up: Apply touch up paint to cut edges in accordance with manufacturer's printed instructions.
1. Touch-up nicks, scrapes, and nail heads in pre-finished siding using the manufacturer's touch-up kit pen.
2. Touch-up of nails shall be preformed after application, but before plastic protection wrap is removed to prevent spotting of touch-up finish.
3. Use touch-up paint sparingly. If large areas require touch-up, replace the damaged area with new pre-finished siding. Match touch-up color to siding color through use of manufacturer's branded touch-up kits.
3.04 INSTALLATION - VENTED PANELS
A. Install in accordance with manufacturer's instructions. Test for proper operation.
B. Support edges by framing.
C. Install water barriers and air barriers as required by local building codes.
D. Ensure gutters have end caps. Maintain a minimum 1 inch gap between end caps and siding and trim.
E. Refer to manufacturer's installation instructions for proper fastener selection for various wind load requirements and framing options.
F. Install kickout flashing at roof-wall junctions per manufacturer's instructions.
G. Drive fastener perpendicular to siding and framing.
H. Factory Finish Touch-Up: Apply touch up paint to cut edges in accordance with manufacturer's printed instructions.
1. Touch-up nicks, scrapes, and nail heads in pre-finished siding using the manufacturer's touch-up kit pen.
2. Touch-up of nails shall be preformed after application, but before plastic protection wrap is removed to prevent spotting of touch-up finish.
3. Use touch-up paint sparingly. If large areas require touch-up, replace the damaged area with new pre-finished siding. Match touch-up color to siding color through use of manufacturer's branded touch-up kits.
3.05 FINISHING
A. Finish factory primed siding with a minimum of one coat of high quality 100 percent acrylic or latex or oil based exterior grade paint within 180 days of installation. Follow paint manufacturer's written product recommendation and written application instructions. Reference Exterior Finish Schedule in Interior Designers set and Section 09 91 13 Exterior Painting
3.06 PROTECTION
A. Protect installed products until completion of project.
B. Touch-up, repair or replace damaged products before Substantial Completion.
END OF SECTION 07 46 46

SECTION 07 53 23 ETHYLENE-PROPYLENE-DIENE-MONOMER (EPDM) ROOFING

PART 1 - GENERAL
1.01 SUMMARY
A. Section Includes:
1. Adhered ethylene-propylene-diene-terpolymer (EPDM) roofing system over existing roofing structure.
a. Smooth EPDM finish
b. Simulated Metal Roofing EPDM finish
c. Ballasted EPDM finish - reference Section 07 76 00 "Roof Pavers"
2. Substrate board.
3. Membrane flashings.
4. Metal flashings.
5. Roof insulation.
1.02 REFERENCES
A. ANSI/SPRI RP-4 "Wind Design Standard for Roofing Assemblies"
B. ASTM International (ASTM)
1. ASTM C 578 - Standard Specification for Rigid, Cellular Polystyrene Thermal Insulation.
2. ASTM D 41 - Standard Specification for Asphalt Primer Used in Roofing, Dampproofing, and Waterproofing.
3. ASTM D 412 - Standard Test Methods for Vulcanized Rubber and Thermoplastic Elastomers-Tension.
4. ASTM D 624 - Standard Test Method for Tear Strength of Conventional Vulcanized Rubber and Thermoplastic Elastomers.
5. ASTM D 816 - Standard Test Methods for Tubber Cements.
6. ASTM D 4263 - Standard Test Method for Indicating Moisture in Concrete by the Plastic Sheet Method.
7. ASTM D 4637 - Standard Specification for EPDM Sheet Use in Single-Ply Roof Membrane.
8. ASTM E 96 - Standard Test Methods for Water Vapor Transmission of Materials.
C. National Roofing Contractors Association (NRCA) - Low Sloped Roofing and Waterproofing Manual, Current Edition.
D. Sheet Metal and Air Conditioning Contractors National Association, Inc. (SMACNA) - Architectural Sheet Metal Manual.
E. Underwriters Laboratories (UL):
1. TGFU R1306 - "Roofing Systems and Materials Guide."
2. UL - 790 - Standard Test Method for Fire Tests of Roof Coverings.
F. Division 01 Sections
1.03 COORDINATION AND SCHEDULING
A. Schedule and conduct a pre-construction conference with all trades providing work for this section and Owner's Representative.
1. Discuss the following:
a. Repair locations as noted in field
b. Full scope of repairs
c. Coordination and location of repairs that specifically require coordination between trades to set the proper sequence of installation
B. Schedule repairs to permit inspections
C. Do not start repairs in area unless sufficient work can be completed such that the area is weather-tight at the end of the work shift. Alternatively allow sufficient time before the end of the work shift to provide temporary weather protection until work can resume.
D. Coordinate with all trades involved to schedule work to result in the proper sequencing of materials within the repair (proper lapping of underlayment system components and flashing per manufacturer's written installation instructions).
E. Coordinate application of new roofing shall be complete and weathertight at the end of the work day.
1.04 PRE-INSTALLATION MEETINGS
A. Convene a pre-installation meeting a minimum of two-weeks prior to starting of work of this section.
1. Contractor shall schedule and arrange meeting and meeting place and notify attendees.
2. Mandatory Attendees: EPDM installer and manufacturer's technical representative (not sales agent)
3. Optional Attendees: Owner's representative, Architect's representative, prime Contractor's representative.
4. Review all pertinent requirements to complete the work and for achieving the warranty specified below and set schedule for final warranty inspection.
1.05 ACTION SUBMITTALS
A. Product Data: For each type of product.
1. For insulation and roof system component fasteners, include copy of FM Approvals' Roof Nav listing.
B. Sustainable Design Submittals:
1. Test Reports: For roof materials, documentation indicating that roof materials comply with Solar Reflectance Index requirements.
2. Product Data: For adhesives and sealants, indicating VOC content.
C. Shop Drawings: Include roof plans, sections, details, and attachments to other work, including the following:
1. Layout and thickness of insulation.
2. Base flashings and membrane terminations.
3. Flashing details at penetrations.
4. Tapered insulation, thickness, and slopes.
5. Roof plan showing orientation of steel roof deck and orientation of roof membrane and fastening spacings and patterns for mechanically fastened roofing system.
6. Insulation fastening patterns for corner, perimeter, and field-of-roof locations.
7. Tie-in with air barrier.
D. Samples: For the following products:
1. Roof membrane and flashings of color required.
E. Wind Uplift Resistance Submittal: For roofing system, indicating compliance with wind uplift performance requirements.
1.06 INFORMATIONAL SUBMITTALS
A. Manufacturer Certificates:
B. Product Test Reports: For components of roof membrane and insulation, for tests performed by a qualified testing agency, indicating compliance with specified requirements.
C. Research reports.
D. Field Test Reports:
1. Fastener-pullout test results and manufacturer's revised requirements for fastener patterns.
E. Sample warranties.
1.07 CLOSEOUT SUBMITTALS
A. Maintenance data.
B. Certified statement from existing roof membrane manufacturer stating that existing roof warranty has not been affected by Work performed under this Section.
1.08 QUALITY ASSURANCE
A. Manufacturer Qualifications: A qualified manufacturer that is UL listed for roofing system identical to that used for this Project.
B. Installer Qualifications: A qualified firm that is approved, authorized, or licensed by roofing system manufacturer to install manufacturer's product and that is eligible to receive manufacturer's special warranty. Installer must be capable of extending the Manufacturer's Labor and Materials guarantee.
1.09 DELIVERY, STORAGE AND HANDLING
A. Store products in manufacturer's unopened packaging until ready for installation.
B. Store products according to manufacturer's best practices as outlined in manufacturer's installation instructions and product submittals.
C. Store and dispose of hazardous materials, and materials contaminated by hazardous materials, in accordance with requirements of local authorities having jurisdiction.
1.10 PROJECT CONDITIONS
A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.
B. Safety Data Sheets (SDS) must be on location at all times during the transportation, storage and application of the materials.
C. When positioning membrane sheets, exercise care to locate all field splices away from low spots and out of drain sumps. All field splices should be shingled to prevent bucking of water.
D. When loading materials onto the roof, the roofing installer must comply within the requirements of the building owner to prevent overloading and possible disturbance to the building structure.
E. Proceed with roofing work only when weather conditions are in compliance with the manufacturer's recommended limitations and when conditions will permit the work to proceed in accordance with the manufacturer's requirements and recommendations.
F. Proceed with work so new roofing materials are not subject to construction traffic. When necessary, new roof sections shall be protected and inspected upon completion for possible damage.
G. Provide protection, such as 3/4 inch thick plywood, for all roof areas exposed to traffic during constructions. Plywood, or material as recommended by manufacturer for traffic protection during construction, must be smooth and free of fasteners and splinters.
H. The surface on which the roofing membrane is to be applied shall be clean, smooth, dry and free of projections or contaminants that would prevent proper application of or be incompatible with the new installation, such as fins, sharp edges, foreign materials, oil or grease.
I. New roofing shall be complete and weathertight at the end of the work day.
J. Contaminants such as grease, fats and oils shall not be allowed to come in direct contact with the roofing membrane.
1.11 WARRANTY
A. At project closeout, provide to Owner or Owners Representative an executed copy of the manufacturer's Total-System warranty, outlining its terms, conditions, and exclusions from coverage.
1. Warranty Period: **Ten years or more** from Date of Substantial Completion.
2. Coverage to be extended to include accidental punctures in accordance with terms stated in the Warranty document.
3. Coverage to be extended to include damage caused by a maximum 1 inch diameter hail in accordance with terms stated in the Warranty document.
4. Coverage to be extended to include roof edge metal water tightness in accordance with the terms stated in the Warranty document.
PART 2 - PRODUCTS
2.01 PERFORMANCE REQUIREMENTS
A. Accelerated Weathering: Roof membrane shall withstand 2000 hours of exposure when tested according to ASTM G 152, ASTM G 154, or ASTM G 155.
B. Impact Resistance: Roof membrane shall resist impact damage when tested according to ASTM D 3746, ASTM D 4272, or the Resistance to Foot Traffic Test in FM Approvals 4470.
C. Wind Uplift Resistance: Design roofing system to resist the following wind uplift pressures when tested according to FM Approvals 4474, UL 580, or UL 1897:
D. Reflectance Index (SRI): Three-year-aged SRI not less than 64 when calculated according to ASTM E 1980, based on testing identical products by a qualified testing agency.
E. Exterior Fire-Test Exposure: ASTM E 108 or UL 790, Class A; for application and roof slopes indicated; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.
G. Fire-Resistance Ratings: Comply with fire-resistance-rated assembly designs indicated. Identify products with appropriate markings of applicable testing agency.
2.02 ETHYLENE-PROPYLENE-DIENE-TERPOLYMER (EPDM) ROOFING
A. EDPM Roof with Smooth Finish
1. EPDM Sheet: ASTM D 4637/D 4637M, EPDM sheet with factory-applied seam tape.
2. Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
a. Carlisle SynTec Incorporated
b. Firestone Building Products.
c. Roofing Products International, Inc.
d. Or equal as approved by Architect.
3. Thickness: 60 mils, nominal.
4. Exposed Face Color: Color samples outlining SRI to be provided to Owner and Architect for approval.
B. EDPM Roof with Simulated Metal Roof Finish
1. EPDM Sheet: ASTM D 4637/D 4637M, EPDM sheet with factory-applied seam tape.
2. Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
a. FiberTite, Seaman Corporation
b. Or equal as approved by Architect.
3. Thickness: 60 mils, nominal.
4. Exposed Face Color: Color samples outlining SRI to be provided to Owner and Architect for approval.
C. EDPM Roof with Lightweight Ballast
1. EPDM Sheet: ASTM D 4637/D 4637M, EPDM sheet with factory-applied seam tape.
2. Manufacturers:
a. Subject to compliance with requirements, available EPDM manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
1. Carlisle SynTec Incorporated
2. Firestone Building Products.
3. Roofing Products International, Inc.
4. American HydroTech, Inc.
5. Or equal as approved by Architect.
b. Subject to compliance with requirements, available Lightweight Ballast Paver manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
1. Tile Tech Paver System - Turf Tray
2. T Clear Corporation - Lightguard Roof Pavers
3. Or equal as approved by Architect.
4. Reference Section 07 76 00 "Roof Pavers" outlining further requirements for Roof Ballast Pavers.
3. Thickness: 60 mils, nominal.
4. Exposed Face Color: Color samples outlining SRI to be provided to Owner and Architect for approval.
2.03 AUXILIARY ROOFING MATERIALS
A. General: Auxiliary materials recommended by roofing system manufacturer for intended use and compatible with other roofing components.
1. Adhesives and sealants shall comply with the following limits for VOC content:
a. Plastic Foam Adhesives: 50 g/L.
b. Gypsum Board and Panel Adhesives: 50 g/L.
c. Multipurpose Construction Adhesives: 70 g/L.
d. Fiberglass Adhesives: 80 g/L.
e. Contact Adhesives: 80 g/L.
f. PVC Welding Compounds: 510 g/L.
g. Other Adhesives: 250 g/L.
h. Single-Ply Roof Membrane Sealants: 450 g/L.
i. Nonmembrane Roof Sealants: 300 g/L.
j. Sealant Primers for Nonporous Substrates: 250 g/L.
k. Sealant Primers for Porous Substrates: 775 g/L.
B. Sheet Flashing: 60-mil- thick EPDM, partially cured or cured, according to application.
C. Protection Sheet: Epichlorohydrin or neoprene nonreinforced flexible sheet, 55 to 60 mils thick, as recommended by EPDM manufacturer for resistance to hydrocarbons, non-aromatic solvents, grease, and oil.
D. Slip Sheet: Manufacturer's standard, of thickness required for application.
E. Prefabricated Pipe Flashings: As recommended by roof membrane manufacturer to maintain warranty and integrity of EPDM roofing system.
F. Bonding Adhesive: Manufacturer's standard.
G. Seaming Material: Factory-applied seam tape, width as recommended by manufacturer.
H. Lap Sealant: Manufacturer's standard, single-component sealant, colored to match membrane roofing.
I. Water Cutoff Mastic: Manufacturer's standard mastic.
J. Metal Termination Bars: Manufacturer's standard.
K. Fasteners: Factory-coated steel fasteners and metal or plastic plates complying with corrosion-resistance provisions in FM Approvals 4470, designed for fastening components to substrate, and acceptable by roofing system manufacturer.
L. Miscellaneous Accessories: Provide manufacturer recommended pourable sealers, preformed cone and vent sheet flashings, molded pipe boot flashings, preformed inside and outside corner sheet flashings, reinforced EPDM securement strips, T-joint covers, in-seam sealants, termination reglets, cover strips, and other accessories in accordance with Manufacturer's written installation instructions.
1. Provide white flashing accessories for white EPDM membrane roofing per manufacturer's recommendations.
2.04 SUBSTRATE BOARDS
A. Fasteners: Provide fasteners for existing substrate board per manufacturer's recommendation. Fasteners include but are not limited to factory-coated steel fasteners and metal or plastic plates complying with corrosion-resistance provisions in FM Approvals 4470, designed for fastening substrate panel to roof deck.
2.05 ROOF INSULATION
A. If existing roofing insulation requires supplementary insulation to attain R-value outlined in the Project Documents, provide:
1. Extruded-Polystyrene Board Insulation: ASTM C 578, Type IV, 1.45-lb/cu. ft. minimum density, 25-psi minimum compressive strength square edged.
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:
1. Owens Corning, Foamular 250.
2. Or equal as approved by Architect.
2.Thermal Resistance: R-value of 30 or 49, reference Project Documents for location and R-Value requirement.
3. Size: 48 by 96 inches or size needed to cover area with least waste of materials.
4. Thickness: Thickness required to obtain R value of 30 or 49, reference Project Documents for location and R-Value requirement.
2.06 INSULATION ACCESSORIES
A. Fasteners: Provide fasteners for insulation per manufacturer's recommendation. Fasteners include but are not limited to factory-coated steel fasteners and metal or plastic plates complying with corrosion-resistance provisions in FM Approvals 4470, designed for fastening roof insulation and cover boards to substrate, and acceptable to roofing system manufacturer.
B. Insulation Adhesive: Insulation manufacturer's recommended adhesive formulated to attach roof insulation to existing substrate.
1. Adhesives and sealants shall comply with the following limits for VOC content:
a. Plastic Foam Adhesives: 50 g/L.
b. Gypsum Board and Panel Adhesives: 50 g/L.
c. Multipurpose Construction Adhesives: 70 g/L.
d. Fiberglass Adhesives: 80 g/L.
e. Contact Adhesives: 80 g/L.
f. PVC Welding Compounds: 510 g/L.
g. Other Adhesives: 250 g/L.
h. Single-Ply Roof Membrane Sealants: 450 g/L.
i. Nonmembrane Roof Sealants: 300 g/L.
j. Sealant Primers for Nonporous Substrates: 250 g/L.
k. Sealant Primers for Porous Substrates: 775 g/L.
C. Protection Mat: Provide protection mat per manufacturer's recommendations. Mats include but are not limited to woven or nonwoven polypropylene, polyolefin, or polyester fabric; water permeable and resistant to UV degradation; type and weight as recommended by roofing system manufacturer for application.
2.07 ASPHALT MATERIALS
A. Asphalt Primer: As recommended by manufacturer's installation instructions. Primer to comply with ASTM D 41/D 41M.
PART 3 - EXECUTION
3.01 EXAMINATION
A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements and other conditions affecting performance of the Work.
3.02 PREPARATION
A. Perform fastener-pullout tests according to roof system manufacturer's written instructions.
1. Submit test result within 24 hours of performing tests.
a. Include manufacturer's requirements for any revision to previously submitted fastener patterns required to achieve specified wind uplift requirements.
3.03 ROOFING INSTALLATION, GENERAL
A. Install roofing system according to roofing system manufacturer's written instructions, FM Approvals' RoofNav assembly requirements, and FM Global Property Loss Prevention Data Sheet 1-29.
B. Complete terminations and base flashings and provide temporary seals to prevent water from entering completed sections of roofing system at end of workday or when rain is forecast. Remove and discard temporary seals before beginning work on adjoining roofing.
3.04 INSULATION INSTALLATION
A. Coordinate installing roofing system components so insulation is not exposed to precipitation or left exposed at end of workday.
B. Comply with roofing system and insulation manufacturer's written instructions for installing roof insulation.
C. Installation Over Metal Decking:
1. Install base layer of insulation with end joints staggered as recommended by manufacturer installation instructions.
a. Locate end joints over crests of decking.
b. Trim insulation neatly to fit around penetrations and projections, and to fit tight to intersecting sloping roof decks.
c. Make joints between adjacent insulation boards not more than 1/4 inch in width.
d. At internal roof drains, slope insulation to create a square drain sump with each side equal to the diameter of the drain bowl plus 24 inches.
1.Trim insulation so that water flow is unrestricted.
e. Fill gaps exceeding 1/4 inch with insulation.
f. Cut and fit insulation within 1/4 inch of nailers, projections, and penetrations.
g. Install upper layers of insulation with joints of each layer offset per manufacturer's installation instructions.
1. Install with long joints continuous and with end joints staggered not less than manufacturer's recommendation.
2. Trim insulation neatly to fit around penetrations and projections, and to fit tight to intersecting sloping roof decks.
3. Make joints between adjacent insulation boards not more than 1/4 inch in width.
4. At internal roof drains, slope insulation to create a square drain sump with each side equal to the diameter of the drain bowl plus 24 inches.
h. Trim insulation so that water flow is unrestricted.
i. Fill gaps exceeding 1/4 inch with insulation.
j. Cut and fit insulation within 1/4 inch of nailers, projections, and penetrations.
k. Loosely lay each layer of insulation units over substrate.
3.05 ADHERED ROOFING INSTALLATION
A. Adhere roof membrane over area to receive roofing according to roofing system manufacturer's written instructions.
B. Unroll membrane roof membrane and allow to relax before installing.
C. Accurately align roof membrane, and maintain uniform side and end laps of minimum dimensions required by manufacturer. Stagger end laps.
D. Bonding Adhesive: Apply to substrate and underside of roof membrane at rate required by manufacturer, and allow to partially dry before installing roof membrane. Do not apply to splice area of roof membrane.
E. In addition to adhering, mechanically fasten roof membrane securely at terminations, penetrations, and perimeters.
F. Apply roof membrane with side laps shingled with slope of roof deck where possible.
G. Factory-Applied Seam Tape Installation: Clean and prime surface to receive tape.
1. Firmly roll side and end laps of overlapping roof membrane to ensure a watertight seam installation.
2. Apply lap sealant and seal exposed edges of roofing terminations.
H. Spread sealant or mastic bed over deck-drain flange at roof drains, and securely seal roof membrane in place with clamping ring.
I. Adhere protection sheet over roof membrane at locations indicated.
3.06 BASE FLASHING INSTALLATION
A. Install sheet flashings and preformed flashing accessories, and adhere to substrates according to roofing system manufacturer's written instructions.
B. Apply bonding adhesive to substrate and underside of sheet flashing at required rate, and allow to partially dry. Do not apply to seam area of flashing.
C. Flash penetrations and field-formed inside and outside corners with cured or uncured sheet flashing.
D. Clean splice areas, apply splicing cement, and firmly roll side and end laps of overlapping sheets to ensure a watertight seam installation. Apply lap sealant and seal exposed edges of sheet flashing terminations.
E. Terminate and seal top of sheet flashings and mechanically anchor to substrate through termination bars.
3.07 PROTECTING AND CLEANING
A. Protect roofing system from damage and wear during remainder of construction period. When remaining construction does not affect or endanger roofing system, inspect roofing system for deterioration and damage, describing its nature and extent in a written report, with copies to Architect and Owner.
B. Correct deficiencies in or remove roofing system that does not comply with requirements, repair substrates, and repair or reinstall roofing system to a condition free of damage and deterioration at time of Substantial Completion and according to warranty requirements.
C. Clean overspray and spillage from adjacent construction using cleaning agents and procedures recommended by manufacturer of affected construction.
END OF SECTION 07 53 23

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ARCHITECTURAL PERMIT SET FOR
THE GRAND ADIRONDACK HOTEL - LAKE PLACID, NEW YORK

2520 MAIN STREET
LAKE PLACID,NEW YORK
12946

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041408
State of New York

August 14, 2020

PROJECT #: 1802
AUGUST 14, 2020

A-007
ARCHITECTURAL SPECIFICATIONS - DIVISION 07

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SECTION 07 62 00 - SHEET METAL FLASHING AND TRIM

PART 1 - GENERAL
1.01 SUMMARY
A. Section Includes:
1. Manufactured reglets.
2. Formed wall sheet metal fabrications.
1.02 REFERENCES
A. Division 01 Sections
1.03 PREINSTALLATION MEETINGS
A. Pre-installation Conference: Conduct conference at Project site.
1.04 ACTION SUBMITTALS
A. Product Data: For each type of product.
B. Shop Drawings: For sheet metal flashing and trim.
1. Include plans, elevations, sections, and attachment details.
2. Distinguish between shop- and field-assembled work.
3. Include identification of finish for each item.
4. Include pattern of seams and details of termination points, expansion joints and expansion-joint covers, direction of expansion, roof-penetration flashing, and connections to adjoining work.
C. Samples: For each exposed product and for each color and texture specified.
1.05 INFORMATIONAL SUBMITTALS
A. Product certificates.
B. Product test reports.
C. Sample warranty.
1.06 CLOSEOUT SUBMITTALS
A. Maintenance data.
1.07 QUALITY ASSURANCE
A. Fabricator Qualifications: Employs skilled workers who custom fabricate sheet metal flashing and trim similar to that required for this Project and whose products have a record of successful in-service performance.
1.08 WARRANTY
A. Special Warranty on Finishes: Manufacturer agrees to repair finish or replace sheet metal flashing and trim that shows evidence of deterioration of factory-applied finishes within specified warranty period.
1. Finish Warranty Period: **Ten years or more** from date of Substantial Completion.
PART 2 - PRODUCTS
2.01 PERFORMANCE REQUIREMENTS
A. General: Sheet metal flashing and trim assemblies shall withstand wind loads, structural movement, thermally induced movement, and exposure to weather without failure due to defective manufacture, fabrication, installation, or other defects in construction. Completed sheet metal flashing and trim shall not rattle, leak, or loosen, and shall remain watertight.
B. Sheet Metal Standard for Flashing and Trim: Comply with NRCA's "The NRCA Roofing Manual" requirements for dimensions and profiles shown unless more stringent requirements are indicated.
C. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes.
1. Temperature Change: 120 deg F, ambient; 180 deg F, material surfaces.
2.02 SHEET METALS
A. General: Protect mechanical and other finishes on exposed surfaces from damage by applying strippable, temporary protective film before shipping.
B. Aluminum Sheet: ASTM B 209 (ASTM B 209M), alloy as standard with manufacturer for finish required, with temper as required to suit forming operations and performance required.
1. As-Milled Finish: Mill.
2.03 UNDERLAYMENT MATERIALS
A. Felt: Utilize as recommended by manufacturer. ASTM D 226/D 226M, Type II (No. 30), asphalt-saturated organic felt; nonperforated.
B. Self-Adhering, High-Temperature Sheet: Utilize as recommended by manufacturer. Minimum 30 mils thick, consisting of a slip-resistant polyethylene - or polypropylene-film top surface laminated to a layer of butyl- or SBS-modified asphalt adhesive, with release-paper backing; specifically designed to withstand high metal temperatures beneath metal roofing. Provide primer according to written recommendations of underlayment manufacturer.
1. 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:
a. Carlisle Coatings & Waterproofing Inc.
b. Owens Corning
c. Or equal as approved by Architect.
2. Thermal Stability: ASTM D 1970; stable after testing at 240 deg F or higher.
3. Low-Temperature Flexibility: ASTM D 1970; passes after testing at minus 20 deg F or lower.
C. Slip Sheet: Utilize as recommended by manufacturer. Rosin-sized building paper, 3 lb/100 sq. ft. minimum.
2.04 MISCELLANEOUS MATERIALS
A. General: Provide materials and types of fasteners, solder, protective coatings, sealants, and other miscellaneous items as required for complete sheet metal flashing and trim installation and as recommended by manufacturer of primary sheet metal or manufactured item unless otherwise indicated.
B. Fasteners: Wood screws, annular threaded nails, self-tapping screws, self-locking rivets and bolts, and other suitable fasteners designed to withstand design loads and recommended by manufacturer of primary sheet metal or manufactured item.
1. General: Blind fasteners or self-drilling screws, gasketed, with hex-washer head.
a. Exposed Fasteners: Heads matching color of sheet metal using plastic caps or factory-applied coating. Provide metal-backed EPDM or PVC sealing washers under heads of exposed fasteners bearing on weather side of metal.
b. Blind Fasteners: High-strength aluminum or stainless-steel rivets suitable for metal being fastened.
c. Spikes and Ferrules: Same material as gutter; with spike with ferrule matching internal gutter width.
2. Fasteners for Aluminum Sheet: Aluminum or Series 300 stainless steel.
C. Sealant Tape: Pressure-sensitive, 100 percent solids, polyisobutylene compound sealant tape with release-paper backing. Provide permanently elastic, non-sag, nontoxic, non-staining tape 1/2 inch wide and 1/8 inch thick
D. Elastomeric Sealant: ASTM C 920, elastomeric polymer sealant; of type, grade, class, and use classifications required to seal joints in sheet metal flashing and trim and remain watertight.
E. Butyl Sealant: ASTM C 1311, single-component, solvent-release butyl rubber sealant; polyisobutylene plasticized; heavy bodied for hooked-type expansion joints with limited movement.
F. Epoxy Seam Sealer: Two-part, noncorrosive, aluminum seam-cementing compound, recommended by aluminum manufacturer for exterior nonmoving joints, including riveted joints.
G. Bituminous Coating: Cold-applied asphalt emulsion according to ASTM D 1187.
2.05 MANUFACTURED REGLETS
A. Reglets: Units of type, material, and profile required, formed to provide secure interlocking of separate reglet and counterflashing pieces, and compatible with flashing indicated with factory-mitered and -welded corners and junctions and with interlocking counterflashing on exterior face, of same metal as reglet.
1. 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:
a. Keystone Flashing Company, Inc
b. National Sheet Metal.
c. Or equal as approved by Architect.
2. Material: As recommended by manufacturer.
3. Finish: Mill.
2.06 FABRICATION, GENERAL
A. General: Custom fabricate sheet metal flashing and trim to comply with details shown and recommendations in cited sheet metal standard that apply to design, dimensions, geometry, metal thickness, and other characteristics of item required. Fabricate sheet metal flashing and trim in shop to greatest extent possible.
1. Obtain field measurements for accurate fit before shop fabrication.
2. Form sheet metal flashing and trim to fit substrates without excessive oil canning, buckling, and tool marks; true to line, levels, and slopes; and with exposed edges folded back to form hems.
3. Conceal fasteners and expansion provisions where possible. Do not use exposed fasteners on faces exposed to view.
B. Expansion Provisions: Form metal for thermal expansion of exposed flashing and trim.
1. Form expansion joints of intermeshing hooked flanges, not less than 1 inch deep, filled with butyl sealant concealed within joints.
2. Use lapped expansion joints only where indicated on Drawings.
C. Sealant Joints: Where movable, non-expansion-type joints are required, form metal to provide for proper installation of elastomeric sealant according to cited sheet metal standard.
D. Fabricate cleats and attachment devices from same material as accessory being anchored or from compatible, noncorrosive metal.
E. Fabricate cleats and attachment devices of sizes as recommended by cited sheet metal standard for application, but not less than thickness of metal being secured.
F. Seams for Aluminum: Fabricate nonmoving seams with flat-lock seams. Form seams and seal with epoxy seam sealer or as recommended by manufacturer.
2.07 ROOF-DRAINAGE SHEET METAL FABRICATIONS
A. Hanging Gutters: Fabricate to cross section required, complete with end pieces, outlet tubes, and other accessories as required. Fabricate in minimum 96-inch- long sections. Furnish flat-stock gutter brackets and gutter spacers and straps fabricated from same metal as gutters, of size recommended by cited sheet metal standard but with thickness not less than twice the gutter thickness. Fabricate expansion joints, expansion-joint covers, and gutter accessories from same metal as gutters. Shop fabricate interior and exterior corners.
1. Accessories: Continuous, removable leaf screen with sheet metal frame and hardware cloth screen and/or as chosen by Architect from manufacturer's line.
B. Downspouts: Fabricate rectangular downspouts to dimensions indicated, complete with mitered elbows. Furnish with metal hangers from same material as downspouts and anchors. Shop fabricate elbows.
1. Hanger Style: as recommended by Manufacturer.
2. Fabricate from the following materials:
a. Aluminum: 0.024 inch thick.
b. Or equal as approved by Architect.
2.08 LOW-SLOPE ROOF SHEET METAL FABRICATIONS
A. Roof Edge Flashing and Fascia Cap: Fabricate in minimum 96-inch- long, but not exceeding 12-foot- long sections. Furnish with 6-inch- (150-mm-) wide, joint cover plates.
1. Fabricate from the Following Materials:
a. Aluminum: 0.050 inch thick.
b. Or equal as approved by Architect.
B. Copings: Fabricate in minimum 96-inch- long, but not exceeding 12-foot- long, sections. Fabricate joint plates of same thickness as copings. Furnish with continuous cleats to support edge of external leg and interior leg. Miter corners, fasten and seal watertight
1. Fabricate from the Following Materials:
a. Aluminum: 0.050 inch thick.
b. Or equal as approved by Architect.
B. Base Flashing: Fabricate from the following materials:
1. Aluminum: 0.040 inch thick.
2. Or equal as approved by Architect.
C. Roof-Penetration Flashing: Fabricate from the following materials:
1. Stainless Steel: 0.019 inch thick.
2. Galvanized Steel: 0.028 inch thick.
3. Aluminum-Zinc Alloy-Coated Steel: 0.028 inch thick.
D. Roof-Drain Flashing: Fabricate from the following materials:
1. Stainless Steel: 0.016 inch thick.
2.09 WALL SHEET METAL FABRICATIONS
A. Through-Wall Flashing: Fabricate continuous flashings in minimum 96-inch- long, but not exceeding 12-foot- long, sections, under copings, and at shelf angles. Fabricate discontinuous lintel, sill, and similar flashings to extend 6 inches beyond each side of wall openings; and form with 2-inch- high, end dams. Fabricate from the following materials:
1. Stainless Steel: 0.016 inch thick.
B. Opening Flashings in Frame Construction: Fabricate head, sill, jamb, and similar flashings to extend 4 inches beyond wall openings. Form head and sill flashing with 2-inch- high, end dams. Fabricate from the following materials:
1. Aluminum: 0.032 inch thick.
2. Stainless Steel: 0.016 inch thick.
3. Galvanized Steel: 0.022 inch thick.
4. Aluminum-Zinc Alloy-Coated Steel: 0.022 inch thick.
C. Wall Expansion-Joint Cover: Fabricate from the following materials:
1. Aluminum: 0.040 inch thick.
2. Stainless Steel: 0.019 inch thick.
3. Galvanized Steel: 0.028 inch thick.
4. Aluminum-Zinc Alloy-Coated Steel: 0.028 inch thick.
PART 3 - EXECUTION
3.01 UNDERLAYMENT INSTALLATION
A. Felt Underlayment: Utilize as recommended by manufacturer. Install felt underlayment, wrinkle free, using adhesive to minimize use of mechanical fasteners under sheet metal flashing and trim. Apply in shingle fashion to shed water, with lapped joints of not less than 2 inches.
B. Synthetic Underlayment: Utilize as recommended by manufacturer. Install synthetic underlayment, wrinkle free, according to manufacturers' written instructions, and using adhesive where possible to minimize use of mechanical fasteners under sheet metal.
C. Self-Adhering Sheet Underlayment: Utilize as recommended by manufacturer. Install self-adhering sheet underlayment, wrinkle free. Prime substrate if recommended by underlayment manufacturer. Comply with temperature restrictions of underlayment manufacturer for installation; use primer for installing underlayment at low temperatures. Apply in shingle fashion to shed water, with end laps of not less than 6 inches staggered 24 inches between courses. Overlap side edges not less than 3-1/2 inches. Roll laps and edges with roller. Cover underlayment within **fourteen days**.
3.02 INSTALLATION, GENERAL
A. General: Follow installation instructions by manufacturer. Anchor sheet metal flashing and trim and other components of the Work securely in place, with provisions for thermal and structural movement. Use fasteners, solder, protective coatings, separators, sealants, and other miscellaneous items as required to complete sheet metal flashing and trim system.
1. Install sheet metal flashing and trim true to line, levels, and slopes. Provide uniform, neat seams with minimum exposure of solder, welds, and sealant.
2. Install sheet metal flashing and trim to fit substrates and to result in watertight performance. Verify shapes and dimensions of surfaces to be covered before fabricating sheet metal.
3. Space cleats not more than 12 inches apart. Attach each cleat with at least two fasteners. Bend tabs over fasteners.
4. Install exposed sheet metal flashing and trim with limited oil canning, and free of buckling and tool marks.
5. Torch cutting of sheet metal flashing and trim is not permitted.
B. Metal Protection: Where dissimilar metals contact each other, or where metal contacts pressure-treated wood or other corrosive substrates, protect against galvanic action or corrosion by painting contact surfaces with bituminous coating or by other permanent separation as recommended by sheet metal manufacturer or cited sheet metal standard.
1. Coat concealed side of sheet metal flashing and trim with bituminous coating where flashing and trim contact wood, ferrous metal, or cementitious construction.
2. Underlayment: Where installing sheet metal flashing and trim directly on cementitious or wood substrates, install underlayment and cover with slip sheet.
C. Expansion Provisions: Provide for thermal expansion of exposed flashing and trim. Space movement joints at maximum of 10 feet with no joints within 24 inches of corner or intersection.
1. Form expansion joints of intermeshing hooked flanges, not less than 1 inch deep, filled with sealant concealed within joints.
2. Use lapped expansion joints only where indicated on Drawings.
D. Fasteners: Use fastener sizes that penetrate substrate not less than recommended by fastener manufacturer to achieve maximum pull-out resistance.
E. Conceal fasteners and expansion provisions where possible in exposed work and locate to minimize possibility of leakage. Cover and seal fasteners and anchors as required for a tight installation.
F. Seal joints as required for watertight construction. Prepare joints and apply sealants to comply with requirements in Section 079200 "Joint Sealants."
3.03 ROOF-DRAINAGE SYSTEM INSTALLATION
A. General: Install sheet metal roof-drainage items to produce complete roof-drainage system according to cited sheet metal standard unless otherwise indicated. Coordinate installation of roof perimeter flashing with installation of roof-drainage system.
B. Hanging Gutters: Join sections with joints sealed with sealant. Provide for thermal expansion. Attach gutters at eave or fascia to firmly anchor them in position. Provide end closures and seal watertight with sealant. Slope to downspouts.
1. Install gutter with expansion joints at locations indicated, but not exceeding, 50 feet apart. Install expansion-joint caps.
C. Built-in Gutters: Join sections with joints sealed with sealant. Provide for thermal expansion. Slope to downspouts. Provide end closures and seal watertight with sealant.
1. Install underlayment layer in built-in gutter trough and extend to drip edge at eaves and under underlayment on roof sheathing. Lap sides minimum of 2 inches over underlying course. Lap ends minimum of 4 inches. Stagger end laps between succeeding courses at least 72 inches. Fasten with roofing nails. Install slip sheet over underlayment.
2. Install gutter with expansion joints at locations indicated, but not exceeding, 50 feet apart. Install expansion-joint caps.
D. Downspouts: Join sections with 1-1/2-inch telescoping joints. Provide hangers with fasteners designed to hold downspouts securely to walls. Locate hangers at top and bottom and at approximately 60 inches o.c.
E. Conductor Heads: Anchor securely to wall, with elevation of conductor head rim at minimum of 1 inch below gutter discharge.
F. Expansion-Joint Covers: Install expansion-joint covers at locations and of configuration indicated. Lap joints minimum of 4 inches in direction of water flow.
3.04 ROOF FLASHING INSTALLATION
A. General: Install sheet metal flashing and trim to comply with performance requirements, sheet metal manufacturer's written installation instructions, and cited sheet metal standard. Provide concealed fasteners where possible, and set units true to line, levels, and slopes. Install work with laps, joints, and seams that are permanently watertight and weather resistant.
B. Roof Edge Flashing: Anchor to resist uplift and outward forces according to recommendations in cited sheet metal standard unless otherwise indicated. Interlock bottom edge of roof edge flashing with continuous cleat anchored to substrate.
C. Copings: Anchor to resist uplift and outward forces according to recommendations in cited sheet metal standard unless otherwise indicated.
D. Pipe or Post Counterflashing: Install counterflashing umbrella with close-fitting collar with top edge flared for elastomeric sealant, extending minimum of 4 inches over base flashing. Install stainless-steel draw band and tighten.
E. Counterflashing: Coordinate installation of counterflashing with installation of base flashing. Insert counterflashing in reglets or receivers and fit tightly to base flashing. Extend counterflashing 4 inches over base flashing. Lap counterflashing joints minimum of 4 inches.
F. Roof-Penetration Flashing: Coordinate installation of roof-penetration flashing with installation of roofing and other items penetrating roof. Seal with sealant per manufacturer's recommendation and clamp flashing to pipes that penetrate roof.
3.05 WALL FLASHING INSTALLATION
A. General: Install sheet metal wall flashing to intercept and exclude penetrating moisture according to cited sheet metal standard unless otherwise indicated. Coordinate installation of wall flashing with installation of wall-opening components such as windows, doors, and louvers.
B. Through-Wall Flashing: Installation of through -wall flashing is specified in Section 042000 "Unit Masonry."
C. Reglets: Installation of reglets is specified in Section 033000 "Cast-in-Place Concrete," Section 042000 "Unit Masonry."
D. Opening Flashings in Frame Construction: Install continuous head, sill, jamb, and similar flashings to extend 4 inches beyond wall openings.
3.06 CLEANING AND PROTECTION
A. Clean exposed metal surfaces of substances that interfere with uniform oxidation and weathering.
B. Clean and neutralize flux materials. Clean off excess solder.
C. Clean off excess sealants.
D. Remove temporary protective coverings and strippable films as sheet metal flashing and trim are installed unless otherwise indicated in manufacturer's written installation instructions.
END OF SECTION 07 62 00

SECTION 07 76 00 - LIGHTWEIGHT ROOF BALLAST PAVERS

PART 1 - GENERAL
1.01 SUMMARY
A. Section Includes:
1. Lightweight Roof Ballast Pavers
1.02 REFERENCES
A. Division 01 Sections
B. Section 07 53 23 - EPDM Roofing
1.03 PREINSTALLATION MEETINGS
A. Pre-installation Conference: Conduct conference at Project site.
1.04 ACTION SUBMITTALS
A. Product Data:
1. Manufacturer's data sheets on each product to be used.
2. Preparation instructions and recommendations.
3. Storage and handling requirements and recommendations.
4. Typical installation methods.
B. Verification Samples: Two (2) representative units of each type, size, pattern and color.
C. Shop Drawings: Submit shop drawings detailing installation methods. Coordinate placement with locations noted on the Contract Drawings.
D. Fire Resistance Ratings: Provide documentation of compliance with one (1) hour fire rating.
E. Wind Uplift Resistance: As required for exterior air permeable pedestal supported deck systems by the presiding jurisdiction.
1.05 QUALITY ASSURANCE
A. Manufacturer Qualifications; Company specializing in manufacturing products specified in this section with a minimum ten (10) years documented experience.
B. Installer Qualifications: Company specializing in performing Work of this section with minimum five (5) years documented experience with project of similar scope and complexity, and approved by Manufacturer.
C. Source Limitations: Provide each type of products from a single manufacturing source to ensure uniformity.
D. Mock-Up: Construct a mock-up demonstrating surface preparation techniques and application workmanship. Use actual materials in sufficient time for Architect's review and to not delay construction progress. Locate mock-up as acceptable to Architect and provide temporary foundations and support.
1. Intent of mock-up is to demonstrate quality of workmanship and visual appearance.
2. If mock-up is not acceptable, rebuild mock-up until satisfactory results are achieved.
3. Retain mock-up during construction as a standard for comparison with completed work.
4. Do not alter or remove mock-up until work is completed or removal is authorized.
1.06 PRE-INSTALLATION CONFERENCE
A. Convene a conference approximately two (2) weeks before scheduled commencement of Work. Attendees shall include Architect, Contractor and trades involved. Agenda shall include schedule, responsibilities, critical path items and approvals.
1.07 DELIVERY, STORAGE AND HANDLING
A. Store and handle in strict compliance with manufacturer's written instructions and recommendations.
B. Inspect product prior to accepting delivery to ensure materials are undamages and in good condition. Any damage should be noted on the bill of lading, photographed, and promptly reported to the manufacturer.
C. Protect from damage due to weather, excessive temperature, and construction operations.
D. Order enough materials for coverage indicated on the drawings with an additional 5-10% in spare paver material to have on hand for damage replacement.
1.08 PROJECT CONDITIONS
A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.
1.09 WARRANTY
A. Manufacturer's Warranty: Materials and workmanship warranty for ten (10) years from Substantial Completion.
PART 2 - PRODUCTS
2.01 MANUFACTURERS
A. Acceptable manufacturers:
1. Tile Tech Paver System - Turf Tray
2. T Clear Corporation - Lightguard Roof Pavers
3. Or equal as approved by Architect.
B. Weight: Total installed paver weight is not to exceed five (5) pounds per square foot.
C. Use: For use with EPDM roofing system as outlined in Section 07 53 23 "EPDM Roofing Systems"
PART 3 - EXECUTION
3.01 EXAMINATION
A. Do not begin installation until substrates have been properly constructed and prepared.
B. Confirm infield dimensions and elevations.
C. Verify all elevations, potential obstructions, and deck dimensions before commencing work.
D. If substrate preparation is the responsibility of another installer, stop and document work. Notify Architect in writing of unsatisfactory preparation. Do not proceed until substrate is properly prepared.
3.02 PREPARATION
A. Clean surfaces thoroughly prior to installation.
B. Verify the as-built conditions of the deck and inventory materials.
C. Prepare surfaces using methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
3.03 INSTALLATION
A. Install in accordance with manufacturer's instructions, approved submittals, and in proper relationship with adjacent construction.
3.04 FIELD QUALITY CONTROL
A. During Installation:
1. Inspect construction progress regularly to ensure that grid lines and spacing are being maintained in a straight and consistent pattern, lateral motion is restricted and the pavers and pedestals are level. Particular attention should be paid to egress points to eliminate potential trip hazards.
2. Inspect to ensure that all perimeter sides of the deck system are securely contained to restrain all sides of the deck. Surface materials must fit tightly against all pedestal spacing tabs, and the gap or space at all perimeter edges must not exceed one tab width, 3/16" or as recommended by manufacturer (whichever is more stringent).
B. Immediately Following Installation: The Owner's Representive, shall carefully inspect the deck system to be positive that:
1. The new deck system is adequately blocked on all sides to contain and prevent lateral movement of the surface decking and related components.
2. There is no rocking of paver tray assemblies as foot traffic is applied to the surface decking.
3. All required space tabs and fastening kits are installed and secure.
4. The pavers are protected from damage from surrounding construction.
C. After Installation: Installer will inform the Owner or Owner's Representative and Maintenance Staff onsite about performing routine maintenance on the deck and provide Owner's Representative with manufacturer's recommended maintenance routine.
3.05 CLEANING AND PROTECTION
A. Clean products in accordance with the manufacturer's recommendations.
B. Touch-up, repair or replace damaged products before Substantial Completion.
C. Water and Snow Removal: Always rinse pavers thoroughly after any application of ice-melt to avoid the buildup of salt crystals. After rinsing, squeegee pavers dry.
END OF SECTION 07 76 00

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ARCHITECTURAL PERMIT SET FOR
THE GRAND ADIRONDACK HOTEL - LAKE PLACID, NEW YORK
2520 MAIN STREET
LAKE PLACID, NEW YORK
12946

Registered Architect
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August 14, 2020

PROJECT # 1802
AUGUST 14, 2020

A-008
ARCHITECTURAL SPECIFICATIONS - DIVISION 07

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SECTION 07 92 00 - JOINT SEALANTS

PART 1 - GENERAL
1.01 SUMMARY
A. Section Includes:
1. Joint Sealants Schedule
1.02 REFERENCES
A. Division 01 Sections
1.03 PRE-INSTALLATION MEETINGS
A. Pre-installation Conference: Conduct conference at Project site.
1.04 ACTION SUBMITTALS
A. Product Data: For each joint-sealant product.
B. Samples: For each kind and color of joint sealant required.
1.05 INFORMATIONAL SUBMITTALS
A. Product test reports.
B. Pre-construction laboratory test reports.
C. Pre-construction field-adhesion-test reports.
D. Field-adhesion-test reports.
E. Sample warranties.
1.06 QUALITY ASSURANCE
A. Testing Agency Qualifications: Qualified according to ASTM C 1021 to conduct the testing indicated.
1.07 PRE-CONSTRUCTION TESTING
A. Pre-construction Laboratory Testing: Submit to joint-sealant manufacturers, for testing indicated below, samples of materials that will contact or affect joint sealants.
1. Adhesion Testing: Use ASTM C 794 to determine whether priming and other specific joint preparation techniques are required to obtain rapid, optimum adhesion of joint sealants to joint substrates.
2. Compatibility Testing: Use ASTM C 1087 to determine sealant compatibility when in contact with glazing and gasket materials.
3. Stain Testing: Use ASTM C 1248 to determine stain potential of sealant when in contact with masonry substrates.
B. Pre-construction Field-Adhesion Testing: Before installing sealants, field test their adhesion to Project joint substrates. Test joint sealants according to Method A, Field-Applied Sealant Joint Hand Pull Tab, in Appendix X1.1 in ASTM C 1193 or Method A, Tail Procedure, in ASTM C 1521.
1.08 WARRANTY
A. Special Installer's Warranty: Installer agrees to repair or replace joint sealants that do not comply with performance and other requirements specified in this Section within specified warranty period.
1. Warranty Period: Two years or more from date of Substantial Completion.
B. Special Manufacturer's Warranty: Manufacturer agrees to furnish joint sealants to repair or replace those joint sealants that do not comply with performance and other requirements specified in this Section within specified warranty period.
1. Warranty Period: Five years or more from date of Substantial Completion.
PART 2 - PRODUCTS
2.01 JOINT SEALANTS, GENERAL
A. Location and use of joint sealants are based on manufacturer's installation instructions and product requirements to fulfill warranty pre-requisites.
B. Colors of Exposed Joint Sealants: As selected by Architect from manufacturer's full range.
2.02 FIELD QUALITY CONTROL
A. Field-Adhesion Testing: Field test joint-sealant adhesion to joint substrates as follows:
1. Extent of Testing: Test completed and cured sealant joints as follows:
a. Perform five tests for the first 1000 feet of joint length for each kind of sealant and joint substrate.
b. Perform one test for each 1000 feet of joint length thereafter or one test per each floor per elevation.
2.Test Method: Test joint sealants according to Method A, Field-Applied Sealant Joint Hand Pull Tab, in Appendix X1 in ASTM C 1193 or Method A, Tail Procedure, in ASTM C 1521.
B. Evaluation of Field-Adhesion-Test Results: Sealants not evidencing adhesive failure from testing or noncompliance with other indicated requirements will be considered satisfactory. Remove sealants that fail to adhere to joint substrates during testing or to comply with other requirements. Retest failed applications until test results prove sealants comply with indicated requirements.
2.03 JOINT-SEALANT SCHEDULE
A. Joint-Sealant Application: Exterior joints in horizontal traffic surfaces.
1. Joint Locations:
a. Isolation and contraction joints in cast-in-place concrete slabs.
b. Joints between plant-precast architectural concrete paving units.
c. Tile control and expansion joints.
d. Joints between different materials listed above.
e. Other joints as indicated on Drawings.
2. Joint Sealant: As recommended by manufacturer in written installation instructions.
3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.
B. Joint-Sealant Application: Exterior joints in vertical surfaces and horizontal non-traffic surfaces.
1. Joint Locations:
a. Construction joints in cast-in-place concrete.
b. Joints between plant-precast architectural concrete units.
c. Control and expansion joints in unit masonry.
d. Other joints as indicated on Drawings.
2. Joint Sealant: As recommended by manufacturer in written installation instructions.
3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.
C. Joint-Sealant Application: Interior joints in horizontal traffic surfaces.
1.Joint Locations:
a. Isolation joints in cast-in-place concrete slabs.
b. Control and expansion joints in tile flooring.
c. Other joints as indicated on Drawings.
2. Joint Sealant: As recommended by manufacturer in written installation instructions.
3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.
D. Joint-Sealant Application: Interior joints in vertical surfaces and horizontal non-traffic surfaces.
1. Joint Locations:
a. Control and expansion joints on exposed interior surfaces of exterior walls.
b. Tile control and expansion joints.
c. Vertical joints on exposed surfaces of unit masonry walls.
d. Joints on underside of plant-precast structural concrete beams and planks.
e. Other joints as indicated on Drawings.
2. Joint Sealant: As recommended by manufacturer in written installation instructions.
3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.
E. Joint-Sealant Application: Interior joints in vertical surfaces and horizontal non-traffic surfaces not subject to significant movement.
1. Joint Locations:
a. Control joints on exposed interior surfaces of exterior walls.
b. Perimeter joints between interior wall surfaces and frames of interior doors, windows and elevator entrances.
c. Other joints as indicated on Drawings.
2. Joint Sealant: As recommended by manufacturer in written installation instructions.
3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.
F. Joint-Sealant Application: Mildew-resistant interior joints in vertical surfaces and horizontal non-traffic surfaces.
1. Joint Locations:
a. Joints between plumbing fixtures and adjoining walls, floors, and counters.
b. Tile control and expansion joints where indicated.
c. Other joints as indicated on Drawings.
2. Joint Sealant: As recommended by manufacturer in written installation instructions.
3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.
G. Joint-Sealant Application: Concealed mastics.
1. Joint Locations:
a. Aluminum thresholds.
b. Sill plates.
c. Other joints as indicated on Drawings.
2. Joint Sealant: As recommended by manufacturer in written installation instructions.
3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.
PART 3 - EXECUTION
3.01 EXAMINATION
A. Do not begin installation until substrates have been properly constructed and prepared.
B. If substrate preparation is the responsibility of another installer, notify Architect in writing of unsatisfactory preparation. Stop work. Do not begin work until substrate preparation is satisfactory.
3.02 PREPARATION
A. Clean surfaces thoroughly prior to installation.
B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
3.03 INSTALLATION
A. Install in accordance with the manufacturer's written installation instructions and approved submittals.
B. Install in proper relationship with adjacent construction.
3.04 FIELD QUALITY CONTROL
A. Field Inspection: Coordinate field inspection in accordance with appropriate sections in Division 01.
3.05 CLEANING AND PROTECTION
A. Clean products in accordance with the manufacturers recommendations.
B. Touch-up, repair or replace damaged products before Substantial Completion.
END OF SECTION 07 92 00

SECTION 08 11 13 - HOLLOW METAL DOORS AND FRAMES

PART 1 - GENERAL
1.01 SECTION INCLUDES
A. Metal Doors and Frames
1. Public Exit Stair Steel Doors and Frames
2. Exterior Service and Back-of-House Exit Steel Doors and Frames
1.02 REFERENCES
A. Division 01 Sections
B. Section 08 42 29 "Automatic Entrances and Operators"
C. Section 08 71 00 "Door Hardware"
1.03 ACTION SUBMITTALS
A. Product Data: Manufacturer's data sheets on each product to be used, including:
1. Preparation instructions and recommendations.
2. Storage and handling requirements and recommendations.
3. Installation methods.
B. Shop Drawings: Include schedule identifying each unit, with door marks or numbers referencing drawings. Show layout, profiles, product components and anchorages.
1. Indicate frame configuration, anchor types and spacing, location of cutouts for hardware, reinforcement, to ensure doors and frames are properly prepared and coordinated to receive hardware.
2. Indicate door elevations, internal reinforcement, closure method and cutouts for glass lights and louvers.
C. Product Schedule: For hollow-metal doors and frames, prepared by or under the supervision of supplier, using same reference numbers for details and openings as those on the Architectural Drawings. Coordinate with final door hardware schedule.
1.04 INFORMATIONAL SUBMITTALS
A. Product Test reports.
B. Manufacturer's Certificates: Certify products meet or exceed specified requirements.
C. Closeout Submittals: Provide manufacturer's maintenance instructions that include recommendations for periodic checking and adjustment, cleaning and maintenance of steel doors and steel frames.
1.05 QUALITY ASSURANCE
A. Manufacturer Qualifications: Minimum five (5) years experience in manufacturing wood doors.
B. Installer: Minimum five (5) years documented experience installing products specified in this Section.
C. All products shall conform to the requirements of ANSI A250.8 Recommended Specifications for Standard Steel Doors and Frames.
D. Fire-Rated Doors and Frames:
1. Doors and Frames shall be tested in accordance with UL 10B "Fire Tests of Door Assemblies," NFPA 252 "Fire Tests of Door Assemblies," and UL 10C "Positive Pressure FireTtests of Door Assemblies."
2. Doors and frames must have an approved marking or physical label, applied by an authorized facility, in accordance with the procedure set forth by an independent certification agency.
3. Fire door assemblies in exit enclosures and exit passageways: maximum transmitted temperature end point rating o fnot more than 250 degrees F (121 degrees C) above ambient at the end of 30 minutes of the standard fire test exposure.
4. Conform to the applicable codes for fire ratings. It is the intent of this specification that hardware and its application comply or exceed the standards for labeled openings. In case of conflict between types required for fire protection, furnish type required by NFPA and UL.
E. Fire Door Assemblies: Accepted for use City of New York, Department of Buildings MEA 142-98-M Vol. II UL Tested in accordance with ASTM E 152, 1 and 2 hour for:
1. Single Swing Doors
F. Stairwell Doors shall have a 250 degree F temperature rise rating (30 minute fire test duration.) The fire label on the door shall indicate the specific hourly rating.
1.06 DELIVERY, STORAGE, AND HANDLING
A. Store products in the manufacturer's unopened packaging until ready for installation.
B. Store doors vertically in a dry area, under a proper vented cover. Place on 4 inch high wood sills to prevent rust or damage. Provide 1/4-inch space between doors to promote air circulation. Or per manufacturer's written instructions, whichever is more stringent.
C. Store frames in an upright position with heads uppermost under cover. Place on 4 inch high wood sills to prevent rust and damage. Store assembled frames five units maximum - or maximum as indicated by manufacturer, whichever is less - in a stack with 2 inch space between frames to promote air circulation. Or per manufacturer's written instructions, whichever is more stringent.
C. Protect finished surfaces from soiling or damage during handling, storage and installation.
D. Do not use non-vented plastic or canvas shelters to prevent rust or damage.
E. Should wrapper become wet, remove immediately.
1.07 SEQUENCING
A. Ensure that locating templates and other information required for installation of products of this section are furnished to affected trades in time to prevent interruption of construction progress.
B. Ensure that products of this section are supplied to affected trades in time to prevent interruption of construction progress.
1.08 COORDINATION
A. Coordinate work with other directly affected sections involving manufacture or fabrication of internal cutouts and reinforcement for door hardware, electric devices and recessed items.
B. Coordinate work with frame opening construction, door and hardware installation.
C. Sequence installation to accommodate required door hardware.
D. Verify field dimensions for factory assembled frames prior to fabrication.
1.09 PROJECT CONDITIONS
A. Maintain environmental conditions (temperature, humidity and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.
1.10 WARRANTY
A. Manufacturer's Warranty: Provide manufacturer's standard limited warranty for materials.
PART 2 - PRODUCTS
2.01 MANUFACTURER
A. Manufacturers: Subject to compliance with requirements, available manufacturers offing products that may be incorporated into the Work include, but are not limited to, the following:
1. DKS Steel Door & Fram Systems, Inc.
2. LeForce, Inc.
3. Trudoor, LLC
4. USA FIRE DOOR
5. Or as approved by Architect.
2.02 PERFORMANCE REQUIREMENTS
A. Fire-Rated Assemblies: Complying with NFPA 80 and listed and labeled by a qualified testing agency acceptable to the authorities having jurisdiction for fire-protection ratings, based on testing at positive pressure according to NFPA 252 or UL 10C.
1. Smoke- and Draft-Control Assemblies: Where required, provide assemblies with gaskets listed and labeled for smoke and draft control by a qualified testing agency acceptable to authorities having jurisdiction, based on testing according to UL 1784 and installed in compliance with NFPA 105.
B. Fire-Rated, Borrowed-Lite Assemblies: Complying with NFPA 80 and listed and labeled by a qualified tsting agency acceptable to authorities having jurisdiction, for fire-protection ratings indicated, based on testing according to NFPA 257 or UL 9.
2.03 PUBLIC EXIT STAIR STEEL DOORS AND FRAMES
A. Reference Door Schedule in Architectural Drawings for steel door types.
B. Type: Hollow Steel, 16 gauge, G90 galvanized
1. Provide wood veneer with applied mouldings on doors and frames where visible to Guests and public. Reference Project Documents for locations, and I.D. drawings for finishes.
C. Frame: Hollow Steel, 14 gauge G90 galvanized or equivalent as approved by Architect.
D. Thickness: 1-3/4 inches
E. Construction:
1. Edge Construction: Seamless
2. Edge Bevel: Provide manufacturer's standard bevel or square edges.
3. Top Edge Closures: close top edges of doors with flush closures of same material as face sheets. Seal joints against water penetration.
4. Bottom Edges: Close bottom edges of doors and where required for attachment of weather stripping with end closures or channels of same materials as face sheets. Provide weep-hole openings in bottoms of exterior doors to permit moisture to escape.
F. Core: Manufacturer's standard to obtain specified fire rating.
G. Fire-Rated Core: Manufacturer's standard core to obtain specified fire rating.
H. Finish: Factory Primed: Manufacturer's standard, fast-curing, lead- and chromate-free finish complying with SDI A250.10; compatible with substrate and field-applied coatings depite long exposure.
1. Public Exit Doors: Provide wood veneer with applied mouldings on doors and frames where visible to Guests and public. Reference Project Documents for locations, and I.D. drawings for finishes.
2.04 EXTERIOR SERVICE AND BACK-OF-HOUSE EXIT STEEL DOORS AND FRAMES
A. Reference Door Schedule in Architectural Drawings for steel door types.
B. Type: Hollow Steel, 16 gauge, G90 galvanized
1. Provide wood veneer with applied mouldings on doors and frames where visible to Guests and public. Reference Project Documents for locations, and I.D. drawings for finishes.
C. Frame: Hollow Steel, 14 gauge G90 galvanized or equivalent as approved by Architect.
D. Thickness: 1-3/4 inches
E. Construction:
1. Edge Construction: Seamless
2. Edge Bevel: Provide manufacturer's standard bevel or square edges.
3. Top Edge Closures: close top edges of doors with flush closures of same material as face sheets. Seal joints against water penetration.
4. Bottom Edges: Close bottom edges of doors and where required for attachment of weather stripping with end closures or channels of same materials as face sheets. Provide weep-hole openings in bottoms of exterior doors to permit moisture to escape.
F. Core: Manufacturer's standard to obtain specified fire rating.
G. Fire-Rated Core: Manufacturer's standard core to obtain specified fire rating.
H. Finish: Factory Primed: Manufacturer's standard, fast-curing, lead- and chromate-free finish complying with SDI A250.10; compatible with substrate and field-applied coatings depite long exposure.
1. BOH and Service Exit Doors: Finish to be selected by Architect from manufacturer's color selection.
2.05 FRAME ANCHORS
A. Jamb Anchors:
1. Type: Anchors of minimum size and type required by applicable door and frame standard, and suitable for performance level indicated.
2. Quantity: Minimum of three (3) anchors per jamb, with one additional anchor for frames with no floor anchor. Provide one additional anchor for each 24 inches of frame height above 7 feet.
3. Post-Installed Expansion Anchor: Minimum 3/8-inch diameter bolts with expansion shields or inserts, with manufacturer's standard pipe spacer.
B. Floor Anchors: Provide floor anchors for each jamb and mullion that extends to the floor.
C. Floor Anchors for Concrete Slabs with Underlayment: Adjustable-type anchors with extension clips, allowing not less than 2-inch height adjustment. Terminate bottom of frames at top of underlayment.
D. Material: ASTM A 879/A 879M, Commercial Steel (CS), 04Z coating designation; mill phosphatized.
1. For anchors built into exterior walls, steel sheet complying with ASTM A1008/A 1008M or ASTM A 1011A/A 1011M: hot-dip galvanized according to ASTM A 153/A 153M, Class B.
2.06 MATERIALS
A. Cold-Rolled Steel Sheet: ASTM A 1008/A 1008M, Commerical Steel (CS), Type B; suitable for exposed applications.
B. Hot-Rolled Steel Sheet: ASTM A 1011A/ 1011M, Commercial Steel (CS), Type B; free of scale, pitting, or surface defects; pickeled and oiled.
C. Inserts, Bolts, and Fasteners: Hot-dip glavanized according to ASTM A 153/A 153M.
D. Power-Actuated Fasteners in Concrete: Fastener system of type suitable for application indicated, fabricated from corrosion-resistant materials, with clips or other accessory devices for attaching hollow-metal frames of type indicated.
E. Mineral-Fiber Insulation: ASTM C 665, Type I (blankets without membrance facing); consisting of fibers manufactured from slag or rock wool; with maximum flame-spread and smoke-developed indexes of 25 and 50, respectively; passing ASTM E 136 for combustion characteristics.
2.07 FABRICATION
A. Hollow-Metal Frames: Fabricate in one piece except where handling and shipping limitations require multiple sections. Where frames are fabricated in sections, provide alignment plates or angles at each joint, fabricated of metal of same or greater thickness as frames.
1. Frames: Provide closed tubular members with no visible face seams or joints, fabricated from same material as door frame. Fasten members at crossing and to jambs by welding per manufacturer's written installation instructions.
2. Provide counter-sunk, flat- or oval=head exposed screws and bolts for exposed fasteners unless otherwise indicated.
3. Door Silencers: Except on weather-stripped frames, drill stops to receive door silencers as follows. keep holes clear during construction.
a. Single-Door Frames: Drill stop in strike jamb to receive three door silencers.
B. Hardware Preparation: Factory prepare hollw-metal doors and frames to receive templated mortised hardware, and electrical wiring; include cutouts, reinforcement, mortising, drilling, and tapping according to SDI A250.6, the Door Hardware Schedule in the Architectural Drawings, and templates.
1. Reinforce doors and frames to receive non-templated, mortised, and surface-mounted door hardware.
2. Comply with BHMA A156.115 for preparing hollow-metal doors and frames for hardware.
PART 3 - EXECUTION
3.01 EXAMINATION
A. Do not begin installation until substrates have been properly prepared.
B. Verify that substrate conditions are acceptable for installation of doors and frames in accordance with manufacturer's installation instructions and technical bulletins.
C. Verify door frame openings are installed plumb, true and level.
D. Select fasteners of adequate type, number and quality to perform intended functions and as instructed by the manufacturer's written installation instructions.
E. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation. Wait until satisfactory preparation is acheived. Then proceed with work.
3.02 PREPARATION
A. Clean surfaces thoroughly prior to installation.
B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
3.03 INSTALLATION
A. Install products in strict accordance with manufacturer's instructions.
1. Follow manufacturer's recommendations for attachment.
2. Adjust to open and close smoothly and freely without binding.
B. Hollow-Metal Frames:
1. Install frames plumb, level, rigid and in true alignment in accordance with ANSI A250.11 "Recommended Erection Instructions for Steel Frames" and ANSI A115.IG "Installation Guide for Doors and Hardware."
2. All frames other than slip-on types shall be fastened to the adjacent structure to retain their position and stability. Drywall slip-on frames shall be installed in prepared wall openings, and use pressure tape and sill anchors to maintain stability.
3. Masonry Walls: Coordinate installation of frames to allow for solidly filling space between frames and masonry with grout or mortar. Where grouting is required in masonry installations, frames shall be braced or fastened to prevent the pressure of the grout from deforming the frame members. Grout shall be mixed to provide a 4 inch maximum slump (or as recommended by manufacturer's written installation instructions) and hand troweled into place. Grout mixed to a thin "pumpable" consistency shall not be used.
4. In-Place Concrete or Masonry Construction: Secure frames in place with post-installed expansion anchors. Countersink anchors, and fill and make smooth, flush, and invisible on exposed faces.
5. Fire-rated openings: Install frames in accordance with NFPA 80 and local code authority requirements.
C. Hollow-Metal Doors
1. Install doors to maintain alignment with frames to acheive maximum operational effectiveness and appearance. Adjust to maintain perimeter clearances as required. Shim as needed to assure the proper clearances are acheived.
2. Fire-Rated Doors: Install doors with clearances according to NFPA 80.
G. Glazing:
1. Comply with installation requirements with hollow-metal manufacturer's written installation instructions.
2. Seal exterior transom, sidelight, and window frames in accordance with HMMA 820 TN03.
H. Install hardware as specified Section 08 71 00Door Hardware. ANSI A115.IG "Installation Guide for Doors and Hardware" shall be consulted for other pertinent information.
3.04 CLEARANCES
A. Clearance between the door and frame head and jambs for both single swing and pairs of doors shall be 1/8 inch.
B. Clearance between the meeting edges of pairs of doors shall be 3/16 inch plus or minus 1/16 inch. For fire- rated applications, the clearance between the meeting edges of pairs of doors shall be 1/6 inch plus or minus 1/16 inch.
C. Bottom clearance shall be 3/4 inch (standard).
D. The clearance between the face of the door and door stop shall be 1/16 inch to 1/8 inch.
E. All clearances shall be, unless otherwise specified, subject to a tolerance of plus or minus 1/32 inch.
3.05 ADJUSTING AND CLEANING
A. Adjust doors for free swing without binding.
B. Adjust hinge sets, locksets, and other hardware. Lubricate using a suitable lubricant compatible with door and frame coatings - reference manufacturer's recommendations for lubricants.
C. Remove temporary coverings and protection of adjacent work areas. Repair or replace any damaged installed products. Clean installed products in accordance with manufacturer's written instructions before owner's acceptance.
D. Prime-Coat Touchup: Immediately after erection, sand smooth rusted or damaged areas of prime coat and apply touchup of compatible sir-drying, rust-inhibitive primer. Contact manufacturer for primer best practices for primer touchup.
E. Metallic-Coated Surface Touchup: Clean adrabded areas and repair with galvanizing repair paint according to manufacturer's written instructions.
F. Remove debris from project site and legally dispose of construction debris associated with this work.
3.06 PROTECTION
A. Protect installed products until completion of project.
B. Touch-up, repair, or replace damaged products before Substantial Completion.
END OF SECTION 08 11 13

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ARCHITECTURAL PERMIT SET FOR
THE GRAND ADIRONDACK HOTEL - LAKE PLACID, NEW YORK
2520 MAIN STREET
LAKE PLACID,NEW YORK
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August 14, 2020

PROJECT # 1902
AUGUST 14, 2020

A-009
ARCHITECTURAL SPECIFICATIONS - DIVISION 07 & 08

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SECTION 08 14 00 - INTERIOR WOOD DOORS

PART 1 - GENERAL
1.01 SECTION INCLUDES
A. Interior Back of House wood doors of the following types:
1. Double Acting Doors with Visor and Louvers
2. Office Doors - Single Doors
B. Connecting Guestroom Doors
C. Restaurant Double Wood Doors in Rated Walls
D. For all other Public Space and Guestroom Doors, reference Interior Designer's Specifications for Doors.
1.02 REFERENCES
A. American with Disabilities Act (ADA)
B. National Fire Protection Association (NFPA): NFPA 80 - Standard for Fire Doors and Other Opening Protectives.
C. Division 01 Sections
D. Section 08 42 29 "Automatic Entrances and Operators"
E. Section 08 71 00 "Door Hardware"
1.03 SUBMITTALS
A. Product Data: Manufacturer's data sheets on each product to be used, including:
1. Preparation instructions and recommendations.
2. Storage and handling requirements and recommendations.
3. Installation methods.
B. Shop Drawings: Include plans, elevations, sections, details and attachments to other work.
1. Indicate locations of blocking and reinforcements required for installing wood doors.
C. Manufacturer's Certificates: Certify products meet or exceed specified requirements.
D. Closeout Submittals: Provide manufacturer's maintenance instructions that include recommendations for periodic checking and adjustment, cleaning and maintenance of wood doors.
1.04 QUALITY ASSURANCE
A. Manufacturer Qualifications: Minimum five (5) years experience in manufacturing wood doors.
B. Installer: Experiences with installation of similar products, and acceptable to the manufacturer.
1.05 DELIVERY, STORAGE, AND HANDLING
A. Store products in the manufacturer's unopened packaging until ready for installation.
B. Protect finished surfaces from soiling or damage during handling, storage and installation.
1.06 PROJECT CONDITIONS
A. Maintain environmental conditions (temperature, humidity and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.
1.07 WARRANTY
A. Manufacturer's Warranty: Provide manufacturer's standard limited warranty for materials.
PART 2 - PRODUCTS
2.01 MANUFACTURER
A. Manufacturers: Subject to compliance with requirements, available manufacturers offing products that may be incorporated into the Work include, but are not limited to, the following:
1. Masonite, Architectural
2. Trudoor, LLC
3. USA FIRE DOOR
4. Or as approved by Architect.
2.02 INTERIOR BACK OF HOUSE WOOD DOORS
A. Reference Door Schedule in Architectural Drawings for interior wood doors.
B. Type: Solid Core Wood Construction, Fully Bonded
C. Frame: Steel or wood and of sufficient fabrication strength to prevent forced entry with a hand tool.
1. Executive Offices: Provide full perimeter sound-seals for acoustics.
D. Provide kick-plate: Finish to be selected by Owner from manufacturer's full spectrum.
E. Finish: All wood doors are to be factory primed. Finish color to be selected by Owner from manufacturer's full spectrum of colors.
2.03 CONNECTING GUESTROOM DOORS
A. Reference Door Schedule in Architectural Drawings for Connecting Door/Frame: Two door arrangement (pair of doors back to back) in single frame.
B. Type: Solid Core, flush faced Wood Construction, Fully Bonded
C. Face: Panel Design; selected by Interior Designer.
D. Frame: Hollow steel, reinforced; fill frame with semi-rigid insulation; paint finish.
E. Hardware: Standard duty, commercial grade. Provide acoustical door seal and bottom seal for privacy. Include full depth threshold.
F. Finish: All wood doors are to be factory primed. Reference I.D. Drawings for finish.
2.04 RESTAURANT DOUBLE WOOD DOORS IN RATED WALLS
A. Reference Door Schedule in Architectural Drawings for Restaurant Double Wood Doors.
B. Type: Solid Core, flush faced Wood Construction, Fully Bonded
C. Face: Panel Design; selected by Interior Designer.
D. Frame: Hollow steel, reinforced; fill frame with semi-rigid insulation; paint finish.
E. Hardware: Standard duty, commercial grade. Provide acoustical door seal and bottom seal for privacy. Include full depth threshold.
F. Fire Rating: Rating required per Project Documents. Reference Door Schedule in Architectural Drawings.
G. Finish: All wood doors are to be factory primed. Reference I.D. Drawings for finish and locations of accessories (i.e. kickplates, etc).
PART 3 - EXECUTION
3.01 EXAMINATION AND PREPARATION
A. Examine substrates for compliance with requirements for installation tolerances and other conditions affecting performance.
B. Do not begin installation until substrates have been properly prepared.
C. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation. **Wait until satisfactory preparation is achieved. Then proceed with work.**
3.02 INSTALLATION
A. Install products in strict accordance with manufacturer's instructions and approved submittals.
1. Follow manufacturer's recommendations for attachment.
2. Adjust to open and close smoothly and freely without binding.
3.03 PROTECTION
A. Protect installed products until completion of project.
B. Touch-up, repair, or replace damaged products before Substantial Completion.
END OF SECTION 08 14 00

SECTION 08 34 00 - FIRE PROTECTIVE SMOKE CURTAINS

PART 1 -GENERAL
1.01 SECTION INCLUDES
A. Two Hour Rated Fire-protective Smoke Curtains as defined by UL10D; additionally investigated to ANSI/UL 1784
1.02 REFERENCES
A. Underwriters Laboratories (UL):
1. UL 10D - Standard for Fire Tests of Fire Protective Curtain Assemblies
2. ANSI/UL 1784 - Air Leakage Tests of Door Assemblies
3. ASTM E 84 - Standard Test Method for Surface Burning Characteristics of Building Materials
4. ICC Evaluation Service Report ESP Acceptance Criteria for Smoke-Containment Systems Used with Fire-Resistive Elevator Hoist-Way Doors and Frames
5. NFPA 70 - National Electric Code
6. NFPA 105 - Recommended Practice for the Installation of Smok-Control Door Assemblies
7. UL 10B - Standard for Fire tests of Door Assemblies
8. UL 10C - Standard for Safety for Positive Pressure Fire Tests of Door Assemblies
9. UL 10D - Standard for Fire test for Protective Curtains
10. UL 864 - Standard for Classified Control Units for Fire Protective Signaling Systems
11. UL 1784 - Standard for Air Leakage Tests for Door Assemblies
12. Other UL Standards and Label Requirements:
a. Impact test required, performed by independent testing laboratory.
b. Gravity fail-safe design. No battery back-up will be required for deployment.
c. UL follow up service report required.
13. ISO 9001 1994 certified for the design, manufacturing, installation, and commissioning of Automatic Smoke Barriers and Partitions
14. Division 01 Sections
1.03 SUBMITTALS
A. Product Data: Manufacturer's data sheets on each product to be used, including:
1. Test reports.
2. Preparation instructions and recommendations.
3. Storage and handling requirements and recommendations.
4. Installation methods:
a. Instructions for install and wiring.
B. Shop Drawings: Show fabrication and installation details for automatic smoke curtains. Include plans, section details, attachments to other work and the following:
a. Operating clearances.
b. Requirements for supporting automatic smoke curtains, track and equipment.
c. Locations of equipment components, switches, motors and controls. Differentiate between manufacturer-installed and field-installed wiring.
1.04 QUALITY ASSURANCE SUBMITTALS
A. Cerfications: Copy of specified items
1. Manufacturer's ICC Evaluation Service Report ESR.
2. Product must bear a UL label. "Tested in accordance to" standard not acceptable for fire rated smoke curtains.
3. UL 1784 Labeled, listed, classified, certified and marked Smoke and Draft assembly with no more than an air leakage of 3 CFM.
4. UL-10D Fire Protective Curtain Listing Label.
B. Manufacturer's installation instructions and testing procedures.
C. Manufacturer Qualifications: Minimum 5 years experience manufacturing similar equipment.
1. Manufacturer shall maintain a quality control program in accordance with ICC-ES Acceptance Criteria 77.
D. Proof of Installer factory trained by manufacturer.
1.05 CLOSEOUT SUBMITTALS
A. Operation and Maintenance Manuals.
B. Manufacturer's Warranties.
1.06 PRE-INSTALLATION MEETING
A. Reference Section 01 45 00 "Quality Control."
1.07 DELIVERY, STORAGE, AND HANDLING
A. Reference Section 01 45 00 "Quality Control."
B. Store products indoors in secure locker manufacturer's unopened packaging. Minimize movement until ready for installation. Delicate aluminum and electronic components can be damaged easily and should be handled with extreme care.
1.08 PROJECT CONDITIONS
A. Reference Section 01 45 00 "Quality Control."
B. Product intended for indoor use. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.
1.09 WARRANTY
A. Manufacturer's standard limited warranty.
B. Maintenance and Testing:
1. Perform minimum annual maintenance and testing on each smoke containment system as required by the manufacturer's warranty, code agency evalution reports, and as requied by local authority having jurisdiction.
2. Provide test documentation to Owner.
PART 2 - PRODUCTS
2.01 MANUFACTURERS
A. Acceptable Manufacturer: Colt International GmbH, distributed by Fire Curtain Technologies
B. Or other as approved by Architect.
2.02 PERFORMANCE REQUIREMENTS
A. Fire Rating - UL-10D. The enclosure shall be rated at the same rating as the curtain fabric.
B. Electromagnetic Force Controlled Speed of Descent: From 6 to 24 inches per second for each motorized curtain.
C. System must be proven to "fail safe" to operational position on total loss of primary and auxiliary power. System must contain a housed battery system at the Group Control panels.
2.03 SMOKE AND FIRE CURTAINS
A. Electrically operated automatic smoke curtain, seals off an area on fire alarm, preventing smoke from spreading. The curtain gravity-falls in controlled manner from ceiling to floor for smoke containment.
1. Performance Characteristics:
a. Tested and in compliance with UL10D; additionally investigated to ANSI/UL 1784 for one and three hour ratings.
b. Successful continuous performance test of 10,000 cycles
3. Dimensions and Size Range: Provide size suitable for project requirements; refer to the Drawings.
4. Curtain Type:a. Single Unit (type Sl).
1) Width: Up to 177 in (4500mm)
2) Drop: Up to 236 in (6000mm).
5. Fire Rating
a. Smoke Rating: up to 3 hours, UL 10D/1784.
6. Control Type: Control panel with integrated microprocessor designed to operate automatic smoke- or fire curtains in a safe and correct manner. The control panel shall be prepared for connection to a fire alarm system and designed to enable the implementation of additional operational functions.
a. Power supply for 24V DC output for direct connection to the fire alarm system.
7. Fabrication:
a. Fabricate frames to fit in openings of sizes indicated, with allowances made for fabrication and installation tolerances, adjoining material tolerances, and perimeter sealant joints. Assemble units in factory to minimize field splicing and assembly.
b. Disassemble units as necessary for shipping and handling limitations.
c. Clearly mark units for reassembly and coordinated installation.
d. Include anchors and accessories required for complete assembly.
PART 3 - EXECUTION
3.01 EXAMINATION
A. Do not begin installation until substrates and openings have been properly prepared.
B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.
3.02 PREPARATION
A. Clean surfaces thoroughly prior to installation.
B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
3.03 INSTALLATION
A. Install in accordance with manufacturer's instructions. Test for proper operation.
3.04 PROTECTION
A. After installation, clean as recommended by the manufacturer.
B. Remove and legally dispose of construction debris from project site.
C. Protect installed products until completion of project.
D. Touch-up, repair or replace damaged products before Substantial Completion.
END OF SECTION 08 34 00

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ARCHITECTURAL PERMIT SET FOR
THE GRAND ADIRONDACK HOTEL - LAKE PLACID, NEW YORK
2520 MAIN STREET
LAKE PLACID, NEW YORK
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Registered Architect
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August 14, 2020

PROJECT # 1932
AUGUST 14, 2020

A-010
ARCHITECTURAL SPECIFICATIONS - DIVISION 08

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SECTION 08 41 26 ALL GLASS ENTRANCES AND STOREFRONTS

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. Interior and Exterior Storefront Framing, Doors, Door Frames, Lights and Fixed Windows.
B. Anchors, Brackets and Attachments
C. Perimeter Sealant.

1.02 REFERENCES

A. Division 01 Sections
B. Section 08 71 00 "Door Hardware"

1.03 ACTION SUBMITTALS

A. Submit "Letter of Conformance" indicating specific items selected for use in project with the following support date.
1. Submit Shop Drawings, product data and manufacturer's written installation instructions. Include system and component dimensions; components within assembly; framed opening requirements and tolerances; anchorage and fasteners; glass and infills; door hardware requirements and affected work.
a. Indicate frame configuration, anchor types and spacing, location of cutouts for hardware and mounting heights, reinforcement to ensure doors and frames are properly prepared, isometric drawings of patch fittings and rail fittings, and coordinated to receive hardware.
b. Provide door elevations, internal reinforcement, closure method and cutouts for glass lights.
2. Field Measurements: Verify opening and layout dimensions of glass partition system by field measurements prior to fabrication and record measurements on "Shop Drawings."
3. Storage and handling requirements and recommendations.
B. Product Schedule: For all-glass entrances and storefronts, prepared by or under the supervision of supplier, using same reference numbers for details and openings as those on the Architectural Drawings. Coordinate with final door hardware schedule.

1.04 QUALITY CONTROL SUBMITTALS

A. Certificates of Compliance: Manufacturer's certification of the following:
a. Products furnished for the Project comply with AAMA performance standards specified in this Section. Provide test reports from an independent laboratory as confirmation.
b. Finishes applied on Project components comply with referenced AAMA standards.
B. Product test reports.
C. Manufacturer's Certificates: Certify products meet or exceed specified requirements.
D. Closeout Submittals: Provide manufacturer's maintenance instructions that include recommendations for periodic checking and adjustment, cleaning and maintenance of all-glass entrances and storefronts.

1.05 QUALITY ASSURANCE

A. All systems to provide for expansion and contraction within system components cause by a cycling temperature range of 170 degrees F. without causing detrimental effects to system or components.
B. Qualifications:
1. Manufacturer Qualifications: Storefront manufacturer to have minimum five (5) years documented experience in manufacturing all-glass entrances and storefronts of the type required for this project and be capable of providing field service representation during installation.
2. Installer: Minimum two (2) years documented experience in work of this Section and approved by each system Manufacturer.
C. All All-Glass Entrances and Storefronts shall be manufactured by a single source.
1. All All-Glass Entrances and Storefronts must be by the same manufacturer and with comparable frame depth, profile, glazing bite and installation requirements. Manufacturer must provide a storefront system that can incorporate all window configurations used in this project.

1.06 WARRANTY

A. Special Warranty: Manufacturer agrees to repair or replace components of all-glass systems that do not comply with requirements or that fail in materials or workmanship within specified warranty period.
1. Warranty Period: **Ten years or more** from date of Substantial Completion
a. Concealed Floor Closers: **Five years or more** from date of Substantial Completion.
B. Finish Warranty
1. Furnish Manufacturer's ten (10) year warranty providing coverage for the following:
a. Will not chip, crack or peel (lose adhesion) but this does not include minute fracturing which may occur in proper fabrication of building parts.
b. Will not chalk in excess of ASTM D4214 Number 8 rating, determined by procedure outlines in ASTM D4214.
c. Will not change color more than five Delta-E Hunter units as determined by ASTM D2244, Method 6.3. Fading or color changes may not be uniform if surfaces are not equally exposed to sun and elements. Mica and metallic coatings are exempt due to inability to accurately measure color; mic and metallic flakes reflect and scatter light in random patterns.
C. All materials shall be free from manufacturing defects and defects in installation workmanship. Any material or workmanship judged defective during this period shall be removed and replaced at no cost to the Owner.

1.07 DELIVERY, STORAGE, AND HANDLING

A. Transportation and Handling: Transport products by methods to avoid product damage; deliver in undamaged condition in the manufacturer's unopened containers or packaging - dry - until ready for installation. Provide equipment and personnel to handle products by method to prevent soiling or damage. Promptly inspect shipments to assure that products comply with requirements, quantities are correct, and products are undamaged.
B. Storage and Protection: Store products in accordance to manufacturer's writing instructions, with seals and labels intact and legible. Store sensitive products in weather-tight enclosures; maintain within temperature and humidity ranges required by manufacturer's instructions.
C. Do not use non-vented plastic or canvas shelters to prevent rust or damage.
D. Should wrapper become wet, remove immediately.

1.08 SEQUENCING

A. Ensure that locating templates and other information required for installation of products of this section are furnished to affected trades in time to prevent interruption of construction progress.
B. Ensure that products of this section are supplied to affected trades in time to prevent interruption of construction progress.

1.09 COORDINATION

A. Coordinate work with other directly affected sections involving manufacture or fabrication of internal cutouts and reinforcement for door hardware, electric devices and recessed items.
B. Coordinate work with frame opening construction, door and hardware installation.
C. Sequence installation to accommodate required door hardware.
D. Verify field dimensions for factory assembled frames prior to fabrication.

1.10 PROJECT CONDITIONS

A. Maintain environmental conditions (temperature, humidity and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.

PART 2 - PRODUCTS

2.01 MANUFACTURER

A. Manufacturers: Subject to compliance with requirements, available manufacturers offing products that may be incorporated into the Work include, but are not limited to, the following:
1. YKK AP America
2. EFCO Corporation
3. Trulite Glass & Aluminum Solutions, LLC
4. Or as approved by Architect.

2.02 PERFORMANCE REQUIREMENTS

A. Comply with performance requirements specified, as determined by testing of all-glass entrances and storefronts representing those indicated for this Project without failure due to defective manufacture, fabrication, installation or other defects in construction.
B. Construction: Commercial quality, thermally broken, Low E, aluminum with secondary weep/drainage system.
C. Exterior Finish: High performance, durable finish.
D. Glass and Glazing: Provide glass and glazing in compliance with recommendations of the glass and metal framing manufacturers, governing codes and the following:
1. Insulated Glass: Provide insulated glass (double glazing) unless energy, acoustic, code or impact resistance requires additional requirements.
2. Glass Color: Transparent
3. Safety Glass and Glazing: Provide safety glass and glazing in compliance with the U.S. Consumer Product Safety Commission (CPSC), the governing codes and the following:
a. Impact Protection: Safety glass and glazing may not be required if protection is provided at the glass wall and window. Reference I.D. drawings for impact protection. If none are specified, contact Architect. Do not proceed with purchasing until Architect has provided written direction.

2.03 METAL COMPONENTS

A. Fitting Configuration:
1. Manual-Swinging, All-Glass Entrance Doors: Per Manufacturer Specifications
2. All-Glass Storefronts: Per Manufacturer Specifications.
B. Patch Fittings: Aluminum
C. Rail Fittings:
1. Material: Match patch-fitting metal and finish
2. Height:
a. Top Rail: 3 1/2 inches, or per manufacturer standard.
b. Bottom Rail: 3 1/2 inches, or per manufacturer standard.
3. Profile: Square
4. End Caps: Manufacturer's standard precision-fit end caps for rail fittings.
D. Accessory Fittings: Match patch - and rail-fitting metal and finish for the following:
1. Floor doorstop
2. Center-housing lock
E. Anchors and Fastenings: Concealed.
F. Weather Stripping: Pile type; replaceable without removing all-glass entrance doors from pivots.
G. Materials:
1. Choose from one of the following:
a. Aluminum: ASTM B 221, with strength and characteristics of not less than Alloy 6063T-5.
1. Color: As selected by Architect from full range of industry colors and color densities.
b. Stainless-Steel Cladding: ASTM A 666, Type 304
1. Finish: As selected by Architect from full range of industry colors and color densities.
c. Fiberglass: Pultruded fiberglass complying with AAMA/WDMA/CSA 101/I.S.2/A440 and with exposed exterior fiberglass surfaces finished with manufacturer's standard enamel coating complying with AAMA 623.
1. Exterior Color: As selected by Architect from full range of industry colors and color densities.

2.04 GLASS

A. Glass: ASTM C 1048, Kind FT (fully tempered), Condition A (uncoated surfaces), Type I (Transparent), tested for durface and edge compression per ASTM C 1048 and for impact strength per 16 CFR 1201 for Category II materials.
1. Class 1: Clear monolithic
a. Thickness: 3/8 inch or per manufacturer standard.
b. Locations: As indicated.
2. Exposed Edges: Machine ground and flat polished.
3. Butt Edges: Flat ground.
4. Corner Edges: Lap-joint corners with exposed edges polished.

2.05 ENTRANCE DOOR HARDWARE

A. General: Heavy-duty entrance door hardware units in sizes, quantities, and types recommended by manufacturer for all-glass entrance systems indicated. For exposed parts, match metal and finish of patch furning and rail fittings. Architect to select finishes from manufacturer's full range.
B. Concealed Floor Closers and Top Pivots: Center hung; BHMA A156.4, Grade 1; including cases, bottom arms, top walking beam pivots, plates and accessories required for complete installation.
1. Swing: Single acting.
a. Positive Dead Stop: Coordinated with hold-open angle if any or at angle selected.
2. Hold Open: Yes
3. Opening Force Requirements:
a. Handles, pull, latches and other operable parts on doors and gates shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching or twisting of the wrist to operate. The operational force to retract latches or disengage devices that hold the door in a closed position shall be as follows:
1. Egress Door Hardware operation by a forward, pushing or pulling motion: 15 pound maximum.
2. Accessible Interior Door Hardware operation: Not more than 5 pounds to fully open door.
C. Concealed Overhead Holder: BHMA A156.8, Grade 1, with dead-stop setting coordinated with concealed floor closer.
D. Push-Pull Set: As selected from manufacturer's full range.
E. Cylinders: As specified in Section 08 71 00 "Door Hardware."
F. Exit Devices: UL 305
1. Function: As specified in Section 08 71 00 "Door Hardware," also reference Architectural Drawings.
2. Latching: As specified in Section 08 71 00 "Door Hardware," also reference Architectural Drawings.
3. Style: Concealed vertical rod in housing style chosen by Architect.
4. Provide exit devices on both leaves of pairs of doors.
G. Threshold: Not more than 1/2" high, reference Architectural Drawings. .

2.06 FABRICATION

A. Provide holes and cutouts in glass to receive hardware, fittings, and accessory fittings before tempering glass. Do not cut, drill, or make other alterations to glass after tempering.
1. Fully temper glass using horizontal (roller-hearth) process, and fabricate so that when glass is installed, rol-wave distortion is parallel with bottom edge of door or lite.
B. Factory assemble components and factory install hardware and fittings to greatest extent possible.

PART 3 - EXECUTION

3.01 INSPECTION

A. Verify wall openings and adjoining air and vapor seal materials are ready to receive work of this Section.
B. Beginning of installation means acceptance of existing conditions.

3.02 EXAMINATION

A. Do not begin installation until substrates have been properly prepared.
B. Verify that substrate conditions are acceptable for installation of doors and frames in accordance with manufacturer's installation instructions and technical bulletins.
C. Verify door frame openings are installed plumb, true and level.
D. Select fasteners of adequate type, number and quality to perform intended functions and as instructed by the manufacturer's written installation instructions.
E. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation. Wait until satisfactory preparation is achieved. Then proceed with work.

3.03 PREPARATION

A. Clean surfaces thoroughly prior to installation.
B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.04 INSTALLATION

A. Install all-glass systems and associated components in strict accordance with manufacturer's instructions.
1. Follow manufacturer's recommendations for attachment.
2. Adjust to open and close smoothly and freely without binding.
B. Set units level, plumb, and true to line with uniform joints.
C. Maintain uniform clearances between adjacent components.
D. Lubricate hardware and other moving parts according to manufacturer's written installation instructions.
E. Set, seal and grout floor closer cases as required to suit hardware and substrate in Project.
F. Install butt-joint sealants according to manufacturer's written installation instructions to product weathertight installation.

3.05 ADJUSTING AND CLEANING

A. Adjust doors for free swing without binding.
B. Adjust hinge sets, locksets, and other hardware. Lubricate using a suitable lubricant compatible with door and frame coatings - reference manufacturer's recommendations for lubricants.
C. Remove temporary coverings and protection of adjacent work areas. Repair or replace any damaged installed products. Clean installed products in accordance with manufacturer's written instructions before owner's acceptance.
D. Exterior Finish Touchup: Immediately after erection, remove rusted or damaged areas of prime coat according to manufacturer's written installation instructions and apply touchup of finish supplied by manufacturer and applied according to manufacturer's written installation instructions. Contact manufacturer for best practices for exterior finish touchup.
F. Remove debris from project site and legally dispose of construction debris associated with this work.

3.06 PROTECTION

A. Protect installed products until completion of project.
B. Touch-up, repair, or replace damaged products before Substantial Completion.

END OF SECTION 08 41 26

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PROJECT # 1902

AUGUST 14, 2020

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ARCHITECTURAL SPECIFICATIONS - DIVISION 08

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SECTION 08 42 29 - AUTOMATIC ENTRANCES AND OPERATORS

PART 1 - GENERAL
1.01 SUMMARY
A. Section Includes:
1. Bi-Parting Sliding Unit with Fixed Sidelites
1.02nREFERENCES
A. Division 01 Sections
B. Section 08 71 00 "Door Hardware"
1.03 SYSTEM DESCRIPTION
A. General: Provide automatic entrance door systems that have the following capabilities based on testing manufacturer's standard units in assemblies similar to those indicated for this Project.
1. Thermal Movements: Provide automatic entrance doors that allow for thermal movements resulting from the following maximum change (range) in ambient and surface temperatures by preventing buckling, opening of joints, overstressing of components, failure of joint sealants, failure of connections, and other detrimental effects. Base engineering calculation on surface temperatures of materials due to both solar heat gain and nighttime sky heat loss.
a. Temperature Change (Range): 120 degree F, ambient; 180 degree F, material surfaces.
2. Operating Temperature Range: Provide automatic entrance door operators capable of operating between minus 30 degree F and plus 120 degree F.
3. Structural Performance: Provide automatic entrance doors capable of withstanding the effects of gravity loads and the following loads and stresses within limits and under conditions indicated.
a. Basic Wind Speed:
1. Wind Loads: ASCE 7, "Minimum Design Loads for Building and Other Structures": Section 6.4.2, "Analytic Procedure."
4. Air Infiltration:
a. Maximum air leakage through fixed glazing and framing areas of 1.25 cfm/square foot of door area when tested at an inward pressure differential of 1.57 lbs/square foot according to ASTM E283.
b. Maximum air leakage for full breakout glazing and framing areas of 1.30 cfm/square foot of door area when tested at an inward pressure differential of 1.57 lbs/square foot according to ASTM E283.
5. Operating Force: Maximum operating force of five (5) lbsf in accordance with Americans with Disabilities Act (ADA). Not more than fifty (50) lbf required to manually set door in motion if power fails, and not more than fifteen (15) lbf required to open door to minimum required width.
6. Entrapment Force Requirements: Not more than thrity (30) lbf required to prevent stopped door from closing.
1.04 ACTION SUBMITTALS
A. Product Data: Include construction details, materials descriptions, dimensions of individual components and profiles, and finishes for automatic entrance doors.
B. Product Certificates: Signed by manufacturers of automatic entrance doors certifying that products furnished comply with emergency exit door requirements.
C. Maintenance Data: Provide maintenance manuals for automatic doors and operators. Include instructions on how to perform safety tests, and the name, address, and telephone number of nearest authorized service representative.
D. Shop Drawings: Include plans, elevations, sections, details, hardware mounting heights, and attachments to other Work.
1. For installed products indicated to comply with design loads, include structural analysis data signed and sealed by the qualified professional engineer responsible for their preparation.
2. Wiring Diagrams: Detail wiring for power, signal and control systems and differentiate between manufacturer installed and field-installed wiring.
E. Quality Control Submittals:
1. Certificates of Compliance: Manufacturer's certification of the following:
a. Products furnished for the Project comply with AAMA performance standards specified in this Section. Provide test reports from an independent laboratory as confirmation.
b. Finishes applied on Project components comply with referenced AAMA standards.
1.05 QUALITY ASSURANCE
A. All Entrance Units shall be manufactured by a sinlge source.
1. All Entrance Systems in any on project must be made by the same manufacturer and with comparable frame depth, profile, glazing bite and installation requirements.
2. Manufacturer must provide an Entrance System that can integrate with all adjacent storefront and window configurations used on the Project.
B. Installer Qualifications: An experienced installer who is an authorized representative of the automatic entrance door manufacturer for both installation and maintenance of units required for this Project.
1. Maintenance Proximity: Not more than two (2) hours normal travel time from Installer's place of business to Project site.
C. All systems to provide for expansion and contraction within system components caused by a cycling temperature range of 170 degrees F without causing detrimental effects to system or components.
D. Welding Standards: Comply with AWS D1.2, "Structural Welding Code - Aluminum."
E. Comply with ANSI/BHMA A156.10, "Power Operated Pedestrian Doors."
F. Electrical Components, Devices and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.
G. Emergency Exit Door Requirements: Comply with requirements of authorities having jurisdiction for automatic entrance doors serving as a required means of egress.
1.06 PROJECT CONDITIONS
A. Field Measurements: Verify automatic entrance door openings by field measurements before fabrication and indicate measurements on Shop Drawings. Coordinate fabrication schedule with construction progress to avoid delaying the Work.
1.07 COORDINATION
A. Coordinate size and location of recessed in concrete floor for recessed sliding tracks.
B. Electrical System Rough-In: Coordinate layout and installation of automatic entrance door assemblies with connections to power supplied and security access control systems.
1.08 WARRANTY
A. Special warranties specified in this Article shall not deprive the Owner of other rights Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with, other warranties made by Contractor under requirements of the Contract Documents.
B. Special Warranty - System and Components:
1. General: Written warranty, executed by manufacturer agreeing to repair or replace components of the automatic entrance door system that fail in materials or workmanship within specified warranty period. Failures include but are not limited to the following:
a. Faulty or sporadic operation of automatic door operator, including controls.
b. Deterioration of metals, metal finishes, and other materials beyond normal weathering or use.
c. Lateral deflection of glass lite edges in excess of 1/175 of their length or 3/4 inch, whichever is less.
d. Excessive air leakage.
2. Warranty Period: Two (2) years from date of Substantial Completion.
3. All materials shall be free from manufacturing defects and defects in installation workmanship. Any material or workmanship judged defective during this period shall be removed and replaced at no cost to the Owner.
C. Special Warranty - Finishes
1. Furnish manufacturer's twenty (20) year warranty providing coverage for the following:
a. Will not chip, crack or peel (lose adhesion) but this does not include minute fracturing which may occur in proper fabrication of building parts.
b. Will not chalk in excess of ASTM D4214 number 8 rating, determined by procedure outlines in ASTM D4214.
1.09 MAINTENANCE SERVICE
A. Beginning at Substantial Completion, provide twelve (12) months full maintenance by skilled employees of automatic entrance door installer. Include bi-annual planned and preventative maintenance, repair or replacement of work or defective components, lubrication, cleaning and adjusting as required for proper entrance door operation at rated speed and capacity. Provide parts and supplies as used in the manufacture and installation of original equipment.
1. Perform maintenance, including emergency callback service, during normal working hours.
PART 2 - PRODUCTS
2.01 MANUFACTURERS
A. Stanley Access Technologies, LLC Security Solutions Products Group
B. Horton Automatics, Divisions of Overhead Door Corporation
C. Record Automatic Doors
D. Or other as approved by Architect
2.02 AUTOMATIC BI-PARTING ENTRANCE SYSTEM
A. System shall consist of Bi-Parting aluminum doors and sidelights, header, operator, cylinders, actuating controls and directional motion sensors. All components shall be factory assembled in the header, adjusted and tested.
1. Exterior: Model as shown above with hell-beveled threshold.
2. Interior: Model as shown above with electronic access control fail secure lock, panic exit device on active door leaves and surface mounted threshold. Provide manufacturer's standard switch to allow an exit only " night-time" mode to engage the electronic access lock system.
B. Bi-Parting Aluminum Doors: Provide door units to dimension heights and widths with corresponding opening as shown on Drawings with standard narrow stile. Door holders shall be provided for all panels to control the foors as they swing in the direction of egress. All door panels shall have security glass stops. All doors shall have intermediate rails. The bi-part door system shall include a two-point lock securing the lead edges of the door stiles together and to the hanger assembly.
C. Door Operation: Shall be Bi-Parting directional operation. In compliance with NFPA 101, the door panels shall allow "breakout" to the fullest open position to provide instant egress at any point in the door's movement. To allow safe egress, automatic operation shall be discontinued when the sliding panel is in the "breakout" mode. Doors and sidelights shall be sized to prevent pinch points at meeting stiles.
1. Emergency Breakaway Capability: Sliding Leaves and Sidelites
2. Safety Search Circuitry: Shall be provided which will recycle the doors when an object is encountered during the closing cycle. The circuitry shall search for that object on the next closing cycle by reducing the door speed at the position the object was previsouly encountered, and will continue to close in check speed until the doors are fully closed, at which time the doors will reset to normal speed. If the obstruction is encountered again, the door shall come to a full stop. The door shall remain stopped until the obstruction is removed and an operate signal is given, setting the door to its normal speed.
3. The foors shall be provided with a "Fail-Secure Electric Carriage Lock" in the header to prevent the doors form sliding in the night mode. The device shall not interfere with emergency breakout function.
D. The doorway presence-sensing device shall be the "BEA Wizard Threshold" by Besam "STAN-GUARD Threshold Sensor" by Stanley, or "Optional Sensor with added Threshold Scan" by Horton. The sensor shall be factory installed to the underside of the header. The interior door sensing device shall be disabled (night mode) by a key switch furnished by others.
E. Interior door to be activated during night-mode by remote card reader or push button override located at the front desk, furnished by others.
F. Glazing: Match adjacent storefront system.
2.03 MATERIALS
A. Aluminum: Alloy and temper recommended by manufacturer for type of use and finish indicated.
1. Extruded Bars, Rods, Profiles and Tubes: ASTM B221
2. Sheet and Plate: ASTM B209
3. Welding Rods and Bare Electrodes: AWS A5.10
B. Glazing: Match adjacent storefront system.
C. Sealants and Joint Fillers: As recommended by manufacturer's written installation instructions.
D. Bituminous Paint: Cold-applied, asphalt-mastic paint containing no asbestos; formulated for 30-mil thickness per coat.
2.04 COMPONENTS
A. Framing Members: Manufacturer's standard extruded aluminum, minimum 0.125-inch thick and reinforced as required to support imposed loads.
B. Stile and Rail Doors: Manufacturer's standard 1-3/4 inch thick glazed doors with minimum 0.125-inch thick, extruded aluminmum tubular stile and rail members. Mechanically fasten corners with reinforcing brackets that are welded or incorporate concealed tie-rods that span full length of top and bottom rails.
C. Sidelites: Manufacturer's standard 1-3/4 inch deep sidelites with minimum 0.125 inch thick, extruded aluminum tubular stile and rail members matching door design.
D. Headers: Fabricated from minimum 0.125-inch thick extruded aluminum and extending full width of automatic entrance door units to conceal door operators, carrier assemblies and roller tracks. Provide hinged or removable access panels for service and adjustment of door operators and controls. Secure panels to prevent unauthorized access.
E. Carrier Assemblies and Overhead Roller Tracks: Manufacturer's standard carrier assembly that allows vertical adjustment; consisting of nylon- or delrin-covered ball-bearing-center steel wheels operating on a continuous roller track, or ball-bearing-center-steel-wheels operating on a nylon- or delrin-covered continuous roller track. Support doors from carrier assembly by cantilever and pivor assembly.
F. Threshold: Manufacturer's standard threshold members and bottom-guide track system, with stainless-steel ball-bearing roller wheels.
G. Brackets and Reinforcements: Manufacturer's standard high-strenght aluminum sith nonstaining, nonferrous shims for aligning system components.
H. Fasteners and Accessories: Manufacturer's standard corrosion-resistant, nonstaining, nonbleeding fasteners and accessories compatible with adjacent materials.
I. Emergency Breakaway Sign: ANSI/BHMA A156.10 red background with 1-inch-high contrasting letters with the words "IN EMERGENCY, PUSH TO OPEN."
2.05 FABRICATION
A. General: Fabricate automatic entrance door system components to designs, sizes, and thicknesses specified and to comply with indicated standards.
B. Prefabrication: Provide automatic entrance doors as prefabricated assemblies. Complete fabrication, assembly, finishing, hardware application, and other work before shipment to Project site.
1. Do not drill and tap for surface-mounted hardware items until time of installation at Project site.
2. Perform fabrication operations, including cutting, fitting, forming, drilling and grinding of meralwork in a manner that prevents damage to exposed finish surfaces. For hardware, perform these operations before applying finishes.
3. Form shapes with sharp profiles, straight and free of defects or deformations, before finishing.
4. Prepare components to receive concealed fasteners and anchor and connection devices.
5. Fabricate components with accurately fitted joints with ends coped or mitered to produce hairline joints free of burrs and distortion.
2.06 FINISHES
A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.
1. Color: As selected from manufacturer's full range of standard colors available per system.
2. AAMA 2604 Powder Coat System: All exposed aluminum surfaces shall have a manufacturer applied, Ten (10) year warrantied AAMA 2604, Powder Polyester coating, free from blemised and surface defects. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturer's written instructions.
3. AAMA 2604 Liquid Coating System: All exposed aluminum surfaces shall have a manufactured-applied, Ten (10) year warrantied AAMA 2604 two (2) coat, Liquid Fluoropolymer coating not less than 50% polyvinylidene fluoride resin (PVDF) by weight finish, free from blemishes and surface defects. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturer's written instructions.
PART 3 - EXECUTION
3.01 INSPECTION
A. The automatic entrance door installer must examine the areas and conditions under which the automatic entrances are to be installed and notify the General Contractor in writing of conditions detrimental to the proper functioning of the entrance and the timely completion of the Work. Do not proceed with the Work until unsatisfactory conditions have been corrected in a manner acceptable to the Installer.
3.02 INSTALLATION
A. Comply with manufacturer's specifications and recommendations. Set units plumb, level, and true. Fit frame joints to produce hairline joints free of burrs and distortion. Rigidly secure non-movement joings. Seal joints watertight with sealant recommended by manufacturer's written installation instructions.
1. Where aluminum will contact dissimilar metals, protect against galvanic action by painting contact surfaces with primer or by applying sealant or tape recommended by manufacturer for this purpose.
2. Where aluminum will contact concrete or masonry, protect against corrosino by painting contact surfaces with bituminous paint.
B. Sealants: Use sealants recommended by manufacturer's written installation instructions.
1. Set framing members, thresholds, bottom-guide track system, and flashings in full sealant bed.
2. Seal perimeter of framing members with sealant.
3.03 ADJUST AND CLEAN
A. After repeated operation of completed installation, re-adjust door operators and controls for optimum operating condition and safety, comply with requirements in BHMA A156.10. Clean glass and aluminum surfaces promptly after installation. Advise General Contractor of protective treatment and other precautions require through the remainder of the construction period to ensure that automatic entrances will be without damage or deterioration (other than normal weathering) at the time of acceptance of Work.
B. Re-adjust door operators and controls after repeated operation of completed installation equivalent to three (3) days' use by normal traffic (100 to 300 cycles). Lubricate hardware, operating equipment and other moving parts.
END OF SECTION 08 42 19

SECTION 08 53 13 - VINYL WINDOWS AND ALUMINUM CLAD VINYL WINDOWS

PART 1 - GENERAL
1.01 SECTION INCLUDES
A. Vinyl windows.
B. Aluminum clad vinyl windows.
1.02 REFERENCE
A. Division 01 Sections
1.03 SUBMITTALS
A. Product Data: Submit manufacturer's product data and technical bulletins including materials, physical properties, and accessories for each product to be used, showing compliance with requirements and including:
1. Shipment information
2. Manufacturing materials and additives
3. Preparation instructions and recommendations
4. Storage and handling requirements and recommendations
B. Shop Drawings: Include plans, elevations, sections and details indicating dimensions, tolerances, materials, fabrication, glazing, fasteners, hardware, finish, options and accessories.
C. Installation Instructions: Manufacturer's installation instructions showing required preparation and installation procedures.
D. Test Reports: Submit summary of tests that products comply with specified performance requirements.
E. Qualification Data: Submit manufacturer and installer qualifications.
F. Selection Samples: For each finish product specified, two complete sets of color chips representing manufacturer's full range of available colors and patterns.
G. Verification Samples: For each finish product specified, two sample, minimum size 6 inches square, representing actual product, color and pattern.
H. Manufacturer's Certificates: Certify products meet or exceed specified requirements.
I. Operation and Maintenance Manual: Submit manufacturer's operation and maintenance manual, including operation, maintenance, adjustment, and cleaning instructions, trouble shooting guide, parts list, and electrical wiring diagram (if necessary).
1.04 QUALITY ASSURANCE
A. Manufacturer Qualifications: Minimum of twenty-five (25) years successful experience continuously manufacturing vinyl and aluminum clad vinyl windows.
B. Installer Qualifications: Installer shall have five (5) years experience manufacturing and fabricating windows of similar type and scope as those specified in this section.
C. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques and application workmanship.
1. Finish areas designated by Architect.
2. Do not proceed with remaining work until workmanship is approved by Architect.
3. Rebuild mock-up area as required to produce acceptable work.
1.05 PRE-INSTALLATION MEETINGS
A. Convene a pre-installation meeting a minimum of two-weeks prior to starting of work of this section.
1. Contractor shall schedule and arrange meeting and meeting place and notify attendees.
2. Mandatory Attendees: Exterior Finish installer and affected trades.
3. Optional Attendees: Owner's representative, Architect's representative, prime Contractor's representative.
4. Review all pertinent requirements to complete the work and for achieving the warranty specified and set schedule for final warranty inspection.
1.06 DELIVERY, STORAGE, AND HANDLING
A. Comply with manufacturer's ordering instructions and lead time requirements to avoid construction delays.
B. Deliver products in manufacturer's unopened packaging bearing the brand name, manufacturer's identification, and classification identification until ready for installation.
C. Store products in manufacturer's unopened packaging in an environment indicated by the manufacturer's instructions until ready for installation
D. Store materials as recommended per manufacturer's written installation instructions.
E. Handling: Protect materials and finish from damage during handling and installation.
F. Store and dispose of solvent-based materials, in accordance with requirements of local authorities having jurisdiction
1.07 PROJECT & WEATHER CONDITIONS
A. Proceed with work only when existing and forecasted weather conditions will permit work to be performed in accordance with the manufacturer's recommendation.
B. Maintain work area in a neat and orderly condition, removing empty containers, rags, and rubbish daily from the site.
1.08 SEQUENCING
A. Ensure that products of this section are supplied to affected trades in time to prevent interruption of construction progress.
B. Ensure that locating templates and other information required for installation of products of this section are furnished to affected trades in time to prevent interruption of construction process.
1.09 WARRANTY
A. Unless otherwise specifically noted, skilled labor to repair or replace any affected component shall be provided for two (2) years from the date of delivery.
B. IGU failure (evidenced by moisture within the IGU caused by failure of the hermetic seal), manufacturer shall supply a replacement unit (or complete sash, including IGU, at manufacturer's discretion) for the failed unit free of charge for as long as the ownership of the property by the owner.
C. Transferable warranty available in event ownership of property changes hands.
D. Vinyl Window Extrusions: Peeling, cracking, flaking or blistering under normal use, application and proper care are warranted for twenty (20) years from the date of delivery.
E. Factory Painted Vinyl and Aluminum Extrusions: Peeling, cracking, flaking or blistering under normal use, application and proper care are warranted for ten (10) years from the date of delivery.
F. At project closeout, provide to Owner or Owners Representative an executed copy of the manufacturer's standard limited warranty against manufacturing defect, outlining its terms, conditions, and exclusions from coverage.

SECTION 08 53 13 - VINYL WINDOWS AND ALUMINUM CLAD VINYL WINDOWS

PART 2 -PRODUCTS
2.01 MANUFACTURERS -
A. Manufacturers providing vinyl and aluminum clad vinyl windows that meet the requirements of this section shall be submitted to the Architect for approval.
B. Product Standard: Comply with AAMA/WDMA/CSA 101/I.S.2/A440 for minimum standards of performance, materials, components accessories, and fabrication unless more stringent requirements are indicated.
C. Thermal Transmittance: Tested and certified per NFRC 100 maximum total fenestration product U-factor.
D. Solar Heat-Gain Coefficient (SHGC): Tested and certified per NFRC 200 maximum total fenestration product SHCG.
PART 3 - EXECUTION
3.01 EXAMINATION
A. Before work is started, installer shall thoroughly examine all surfaces and substrates for any deficiencies.
B. Do not begin installation until substrates have been properly prepared.
C. If openings or substrate surfaces are the responsibility of another installer, stop work and notify Architect of unsatisfactory preparation.
3.02 SURFACE PREPARATION
A. Surface shall be free of oil, grease, dirt, latience and loose material.
B. Repair all cracks and holes as recommended by Manufacturer, before installing fold-up (pass-thru) windows..
C. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the windows under the project conditions.
D. Verify surrounding construction, dimensions, and other conditions which would affect installation.
E. Ensure openings to receive windows are plumb, level, square, accurately aligned, correctly located and in tolerance.
3.03 INSTALLATION
A. Install in accordance with manufacturer's instructions.
B. Install thermal isolation where components penetrate or disrupt building insulation. Pack fibrous insulation in shim spaces at perimeter of assembly to maintain continuity of thermal barrier.
C. Install window components weathertight.
D. Windows securely in place to supports. Use attachment methods permitting adjustment for construction tolerances, irregularities, alignment, and expansion and contraction.
E. Separate aluminum from other metal surfaces with bituminous coatings or other means as approved by Architect.
F. Coordinate installation of related sheet metal flashing according to manufacturer's written installation instructions.
G. Install perimeter joint sealants according to manufacturer's written installation instructions.
3.04 ADJUSTING
A. Adjust window and operating hardware to function properly and for smooth operation without binding.
3.05 CLEANING
A. Remove protective material from factory finished aluminum surfaces.
B. Windows promptly after installation in accordance with manufacturer's written installation and cleaning instructions.
C. Remove excess joint sealant in accordance with sealant manufacturer's instructions.
D. Do not use harsh cleaning materials or methods that would damage glazing or finish.
3.06 PROTECTION
A. Protect installed products until completion of project.
B. Protect installed windows to ensure that, except for normal weathering, fold-up (pass-thru) windows will be without damage or deterioration at time of Substantial Completion.
C. Touch-up, repair or replace damaged products before Substantial Completion.
END OF SECTION 08 53 13

SECTION 08 56 19 - FOLDING (PASS-THRU) WINDOWS

PART 1 - GENERAL
1.01 SECTION INCLUDES
A. Flush mount vertical folding windows (folding) (pass-thru windows).
1.02 REFERENCES
A. Division 01 Sections
1.03 SUBMITTALS
A. Product Data: Submit manufacturer's product data and technical bulletins including materials, physical properties, and accessories for each product to be used, showing compliance with requirements and including:
1. Shipment information
2. Manufacturing materials and additives
3. Preparation instructions and recommendations
4. Storage and handling requirements and recommendations
B. Shop Drawings: Include plans, elevations, sections and details indicating dimensions, tolerances, materials, fabrication, glazing, fasteners, hardware, finish, electrical wiring diagrams (as necessary), options and accessories.
C. Installation Instructions: Manufacturer's installation instructions showing required preparation and installation procedures.
D. Test Reports: Submit summary of tests that products comply with specified performance requirements.
E. Qualification Data: Submit manufacturer and installer qualifications.
F. Selection Samples: For each finish product specified, two complete sets of color chips representing manufacturer's full range of available colors and patterns.
G. Verification Samples: For each finish product specified, two sample, minimum size 6 inches square, representing actual product, color and pattern.
H. Manufacturer's Certificates: Certify products meet or exceed specified requirements.
I. Operation and Maintenance Manual: Submit manufacturer's operation and maintenance manual, including operation, maintenance, adjustment, and cleaning instructions, trouble shooting guide, parts list, and electrical wiring diagram (if necessary).
1.04 QUALITY ASSURANCE
A. Manufacturer Qualifications: Minimum of twenty-five (25) years successful experience continuously manufacturing folding (pass-thru) windows. .
B. Installer Qualifications: Installer shall have five (5) years experience manufacturing and fabricating windows of similar type and scope as those specified in this section.
C. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques and application workmanship.
1. Finish areas designated by Architect.
2. Do not proceed with remaining work until workmanship is approved by Architect.
3. Rebuild mock-up area as required to produce acceptable work.
1.05 PRE-INSTALLATION MEETINGS
A. Convene a pre-installation meeting a minimum of two-weeks prior to starting of work of this section.
1. Contractor shall schedule and arrange meeting and meeting place and notify attendees.
2. Mandatory Attendees: Exterior Finish installer, Equipment Installer and affected trades.
3. Optional Attendees: Owner's representative, Architect's representative, prime Contractor's representative.
4. Review all pertinent requirements to complete the work and for achieving the warranty specified and set schedule for final warranty inspection.
1.06 DELIVERY, STORAGE, AND HANDLING
A. Comply with manufacturer's ordering instructions and lead time requirements to avoid construction delays.
B. Deliver products in manufacturer's unopened packaging bearing the brand name, manufacturer's identification, and classification identification until ready for installation.
C. Store products in manufacturer's unopened packaging in an environment indicated by the manufacturer's instructions until ready for installation
D. Store materials as recommended per manufacturer's written installation instructions.
E. Handling: Protect materials and finish from damage during handling and installation.
F. Store and dispose of solvent-based materials, in accordance with requirements of local authorities having jurisdiction
1.07 PROJECT & WEATHER CONDITIONS
A. Proceed with work only when existing and forecasted weather conditions will permit work to be performed in accordance with the manufacturer's recommendation.
B. Maintain work area in a neat and orderly condition, removing empty containers, rags, and rubbish daily from the site.
1.08 SEQUENCING
A. Ensure that products of this section are supplied to affected trades in time to prevent interruption of construction progress.
B. Ensure that locating templates and other information required for installation of products of this section are furnished to affected trades in time to prevent interruption of construction process.
1.09 WARRANTY
A. At project closeout, provide to Owner or Owners Representative an executed copy of the manufacturer's standard limited warranty against manufacturing defect, outlining its terms, conditions, and exclusions from coverage.
PART 2 - PRODUCTS
2.1 MANUFACTURERS -
A. Manufacturers providing folding (pass-thru) windows that meet the requirements of this section shall be submitted to the Architect for approval.
PART 3 - EXECUTION
3.01 EXAMINATION
A. Before work is started, installer shall thoroughly examine all surfaces for any deficiencies.
B. If openings or substrate surfaces are the responsibility of another installer, stop work and notify Architect of unsatisfactory preparation.
3.02 SURFACE PREPARATION
A. Surface shall be free of oil, grease, dirt, latience and loose material.
B. Repair all cracks and holes as recommended by Manufacturer, before installing folding (pass-thru) windows.
C. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the windows under the project conditions.
D. Verify surrounding construction, dimensions, and other conditions which would affect installation.
E. Ensure openings to receive windows are plumb, level, square, accurately aligned, correctly located and in tolerance.
3.03 INSTALLATION
A. Install in accordance with manufacturer's instructions.
B. Install folding (pass-thru) windows plumb, level, square, true to line, and without warp or rack. Maintain dimensional tolerances and alignment with adjacent Work.
C. Install thermal isolation where components penetrate or disrupt building insulation. Pack fibrous insulation in shim spaces at perimeter of assembly to maintain continuity of thermal barrier.
D. Install folding (pass-thru) window components weathertight.
E. Anchor folding (pass-thru) windows securely in place to supports. Use attachment methods permitting adjustment for construction tolerances, irregularities, alignment, and expansion and contraction.
F. Separate aluminum from other metal surfaces with bituminous coatings or other means as approved by Architect.
G. Coordinate installation of related sheet metal flashing according to manufacturer's written installation instructions.
H. Install perimeter joint sealants according to manufacturer's written installation instructions.
3.04 ADJUSTING
A. Adjust doors to be weathertight in closed partition.
B. Adjust doors and operating hardware to function properly and for smooth operation without binding.
3.05 CLEANING
A. Remove protective material from factory finished aluminum surfaces.
B. Clean folding (pass-thru) windows promptly after installation in accordance with manufacturer's written installation and cleaning instructions.
C. Remove excess joint sealant in accordance with sealant manufacturer's instructions.
D. Do not use harsh cleaning materials or methods that would damage glazing or finish.
3.06 PROTECTION
A. Protect installed products until completion of project.
B. Protect installed folding (pass-thru) windows to ensure that, except for normal weathering, folding (pass-thru) windows will be without damage or deterioration at time of Substantial Completion.
C. Touch-up, repair or replace damaged products before Substantial Completion.
END OF SECTION 08 56 19

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ARCHITECTURAL SPECIFICATIONS - DIVISION 08

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SECTION 08 71 00 - DOOR HARDWARE

PART 1 - GENERAL

1.01 SUMMARY

A. Section Includes:

1. All the finish hardware including all screws, bolts, and other devices required to complete the work.

2. Lock cylinders for locks specified in other Sections.

3. Miscellaneous hardware.

4. Hardware furnished for shop or factory installation on doors and frames.

5. Keys and Keying.

B. Related Sections:

1. Section 08 11 13 - Steel Doors and Frames

2. Section 08 14 00 - Wood Doors

3. Section 08 41 13 - Aluminum-Framed Entrances and Storefronts

4. Division 26 Sections - Coordination with items requiring electrical connections.

1.02 REFERENCES

A. Perform all work in accordance with the following:

1. American National Standards Institute (ANSI) Publications:

a. ICC A117.1-2009 "Accessible and Useable Buildings and Facilities"

b. ANSI/BHMA A156.1 "Butts & Hinges"

c. ANSI/BHMA A 156.2 "Bored and Preassembled Locks and Latches"

d. ANSI/BHMA A 156.3 "Exit Devices"

e. ANSI/BHMA A 156.4 "Door Controls - Closers"

f. ANSI/BHMA A 156.5 "Auxiliary Locks and Associated Products"

g. ANSI/BHMA A 156.6 "Architectural Door Trim"

h. ANSI/BHMA A 156.13 "Mortise Locks & Latches"

i. ANSI/BHMA A 156.17 "Self-Closing Hinges & Pivots"

j. ANSI/BHMA A 156.18 "Materials & Finishes"

k. ANSI/BHMA A 156.21 "Thresholds"

l. ANSI/BHMA A 156.22 "Gasketing and Edge Seal Systems"

m. ANSI/BHMA A 156.23 "Electromagnetic Locks"

n. ANSI/BHMA A 156.25 "Electrified Locking Devices"

o. ANSI/BHMA A 156.26 "Continuous Hinges"

p. ANSI/BHMA A 156.28 "Keying Systems"

2. ANSI/DHI Publications

a. ANSI/DHI A115.1G "Installation Guide for Doors and Hardware"

3. Builders Hardware Manufacturer Association (BHMA)

4. Door and Hardware Institute (DHI)

a. DHI-WDHS-3 "Recommended Hardware Locations for Wood Flush Doors"

b. "Recommended Locations for Builders Hardware for Standard Steel Doors and Frames"

5. National Fire Protection Association (NFPA)

a. 80 "Standard for Fire Doors, Fire Windows"

b. 101 "Life Safety Code"

c. 252 "Standard Methods of Fire Tests of Door Assemblies"

6. Underwriter's Laboratories, Inc (UL)

a. 10B "Standard for Fire Tests of Door Assemblies"

b. 10C "Positive Pressure Fire Tests of Door Assemblies"

c. 305 "Panic Hardware"

7. Window and Door Manufacturer's Association (WDMA)

8. Division 01 Sections

B. Regulatory Requirements:

1. Conform to NFPA 80, and other applicable codes for requirements applicable to fire rated doors and frames.

2. Products Requiring Electrical Connection: Listed and classified by Underwriters' Laboratories, Inc., and acceptable to the public authority as suitable for the purpose specified and indicated.

3. Conform to requirements of ADA 2010 and ANSI A117.1 2017.

4. Accessibility: Hardware for doors used by the disabled shall comply with all state and local codes which shall supersede this Section. Notify the Architect of conflicts between regulations and this specification prior to providing hardware.

a. 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.

b. Adjust door closer sweep periods so that, from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the leading edge of the door.

1.03 SUBMITTALS

A. General: Submit the following in accordance with Conditions of Contract and Division 01 Specification Sections.

B. Submit documents in accordance with Section 01 45 00 "Quality Control" indicating specified items selected for use in Project with the following supporting data:

1. Product data including manufacturers' technical product data for each item of door hardware, installation instructions, maintenance of operating parts and finish, and other information necessary to show compliance with requirements.

2. Final hardware schedule coordinated with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of door hardware.

a. Final Hardware Schedule Content: Based on hardware indicated, organize schedule into "hardware sets" indicating complete designations of every item required for each door or opening. Include the following information:

1) Type, style, function, size, and finish of each hardware item.

2) Name and manufacturer of each item.

3) Fastenings and other pertinent information.

4) Location of each hardware set cross referenced to indications on Drawings both on floor plans and in door and frame schedule. Submittals shall use the same designations for door and hardware numbers as shown on the Drawings.

5) Explanation of all abbreviations, symbols, and codes contained in schedule.

6) Mounting locations for hardware.

7) Door and frame sizes and materials.

8) Keying information.

3. Keying Schedule: Submit separate detailed schedule indicating clearly how the Owner's final instructions on keying of locks has been fulfilled.

4. Templates for doors, frames, and other work specified to be factory-prepared for the installation of door hardware. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing door hardware to comply with indicated requirements.

5. Submittal Sequence: Submit final schedule at earliest possible date particularly where acceptance of hardware schedule must precede fabrication of other work that is critical in the Project construction schedule. Include with schedule the product data, samples, Shop Drawings of other work affected by door hardware, and other information essential to the coordinated review of schedule.

1.04 QUALITY ASSURANCE

A. Supplier Qualifications: A recognized architectural door hardware supplier, with warehousing facilities in the Project's vicinity, that has a record of successful in-service performance for supplying door hardware similar in quantity, type, and quality to that indicated for this Project and that employs an experienced Architectural Hardware Consultant (AHC) who is available at reasonable times during the course of the work, for consultation about Project's hardware requirements.

1. Require supplier to meet with Owner to finalize keying requirements and to obtain final instructions in writing.

2. The Guest Room security system shall be installed by a Contractor certified by the manufacturer of the system.

3. Hardware supplier for Guest Room security system shall provide supervision during installation as well as training for Courtyard personnel prior to opening of facility.

B. Fire-rated Openings: Provide door hardware for fire-rated openings that complies with NFPA 80, based on testing per NFPA 252, and requirements of authorities having jurisdiction. Provide only items of door hardware that are listed and are identical to products tested by Underwriters Laboratories, Inc. or other testing and inspecting organization acceptable to authorities having jurisdiction for use on types and sizes of doors indicated in compliance with requirements of fire-rated door and door frame labels.

C. Accessibility:

1. All work shall conform to ADA 2010 and ANSI A117.1 2017.

2. Opening Force: The maximum force for pushing or pulling open doors shall be 5 pounds in accordance with ANSI A117.1 2017.

D. Inspection: General Contractor shall provide in writing to Architects and Owner's Representative an inspection of all doors and frames for conformance to specifications. Inspection shall include checking for fit tolerance plumb and level as well as proper hardware and operation.

B. Installer Certification: When required by manufacturer of certain hardware components, provide written certification that Installer has completed training and is approved by manufacturer for the installations indicated.

1.05 MAINTENANCE

A. Maintenance Tools and Instructions: Furnish a complete set of specialized tools and maintenance instructions as needed for Owner's continued adjustment, maintenance, and removal and replacement of door hardware.

1.06 CERTIFICATIONS

A. Conform to governing Building Codes for requirements applicable to the work specified herein.

B. Conform to NFPA 101 with regard to requirements for fire-rated doors and frames.

C. Hardware for doors in accessible locations as defined by the Americans with Disability Act (ADA) shall comply with all state and local codes which shall supersede this section. The Architect and Owner's Representative shall be notified of any conflicts between regulations and the specifications prior to the purchase and installation of any hardware.

1.07 SCHEDULING

A. Reinforcement for all hardware for metal doors and frames shall be installed at the factory and be made to template and furnished with machine screws. The face of locks shall be beveled to match the bevel edge of metal doors. All hardware for the metal doors shall be ordered as soon as possible after the Contract is awarded.

1.08 DELIVERY, STORAGE AND HANDLING

A. Legibly mark and label each package, indicating item and location for which it is intended. Each marking shall correspond to the number shown on the approved hardware schedule. Each package shall contain all the required screws, bolts and fasteners necessary for installation of each hardware item.

1. Packaging of door hardware is responsibility of supplier. As material is received by hardware supplier from various manufacturers, sort and repackage in containers clearly marked with appropriate hardware set number to match set numbers of approved hardware schedule. Two or more identical sets may be packed in same container.

2. Include basic installation instructions with each item or package.

B. Construction keys: Tagged and plainly marked on face of envelope with the key change number, door designation and all other required information and mailed directly to the Owner.

C. Permanent keys: Identified by lock manufacturer and opening to which they apply. Lock manufacturer shall place each set of keys into an envelope and label same with door numbers for rooms or areas. Mark boxes of keys with project name and location and ship Change Keys, Master Keys, and Grandmaster Keys via prepaid registered mail to Owner.

D. Guest Room Security Systems: Guest room card keys, master keys, and maids keys to be keyed in accordance with instructions provided by Owner's Loss Prevention Technical Service Department.

1.09 WARRANTY

A. Furnish a written guarantee which shall cover the periods stated below from and after the completion of the building and its acceptance by the Owner.

B. For a period of one (1) year after final acceptance by the Owner. Hardware failing to comply with warranty shall be removed and replaced with new material including labor at no cost to Owner.

C. Provide the following special warranties starting from the date of substantial completion:

1. Door Locksets: Two (2) years.

2. Computer Systems: Two (2) Years .

3. Card Readers and other electrical equipment: Two (2) years.

PART 2 - PRODUCTS

2.01 MANUFACTURERS

A. Hardware manufacturers are specified for each hardware item to establish a standard of quality and minimum functional requirements. In the hardware schedule at the end of this Section, product model numbers are used as part of this description to assist in identifying individual items.

B. Items of a particular hardware category, i.e., locksets, closers, hinges shall be of the same manufacturer.

C. Approved Manufacturers:

1. J. G. Edelen Company, Inc.

2. Hager Companies

3. Yale Commercial Locks & Hardware, An ASSA ABLOY Group Company.

4. Or other as approved by Architect.

2.02 GENERAL REQUIREMENTS - PRODUCTS

A. Electronic Security System Description

1. General:

a. Install a network ready electronic lock system, complete and including without limitation, the following components:

b. Lock Technology: RFID (radio-frequency identification), proximity activated, network ready.

1) Marriott Mobile Key Certified Model with Blue Tooth Low Energy (BLE) proximity activated lock is required.

2. Approved Manufacturers:

1. Saflok, a Dormakaba Group Company

2. ASSA ABLOY Hospitality

3. Onity, A UTC Building & Industrial Systems Company

4. Or other as approved by Architect.

B. Butt Hinges: Unless otherwise scheduled, shall be five-knuckle, full mortise template, ball bearing type with non-rising loose pin, flat button tip. Exterior hinges, and certain others as scheduled, shall have non-removable pins by use of set screw in the barrel. These are identified in the schedule as "NRP".

1. Products: Subject to compliance with requirements, provide Butt Hinges listed in hardware sets by:

a. McKinney Products Company, An ASSA ABLOY Group Company

b. Hager Companies

c. Stanley Commercial Hardware

d. Or other as approved by Architect.

2. Sizes: Use continuous hinges on service doors, Back-of-House doors, Meeting Room Doors and Restaurant Doors.

a. Size of hinges to be 3-1/2" x 3-1/2" for 1-3/8" doors

b. Size of hinges to be 4-1/2" x 4-1/2" for 1-3/4" doors up to 36" wide; 37" to 48 hinges to be 5" x 4-1/2" unless listed otherwise in hardware sets.

C. Standard Locks and Latches: Locks shall utilize standard cutouts to facilitate interchange without further mortising. Strikes for locks and latches shall have only the minimum lip projection required to protect trim. Lock and trim shall conform to ANSI/BHMA A156.2. Levers shall match Electronic Lock Levers.

1. Products: Subject to compliance with requirements, provide Butt Standard Locks and Latches listed in hardware sets by:

a. Sargent Manufacturing Co. An ASSA ABLOY Group Company

b. Hager Companies

c. Yale Commercial Locks & Hardware, An ASSA ABLOY Group Company

d. Or other as approved by Architect.

D. Exit Devices for Exterior Doors and High-Frequency Doors: Shall be listed under "Panic Hardware" in accident equipment lists of Underwriters Laboratories. Where labeled fire doors are used as exits, they shall be equipped with labeled "Fire Exit Hardware". Exit devices shall conform to ANSI/BHMA A156.3

1. Product: Subject to compliance with requirements, provide Exit Devices listed in hardware sets by :

a. Sargent Manufacturing Co. An ASSA ABLOY Group Company

b. Yale Commercial Locks & Hardware, An ASSA ABLOY Group Company

c. Or other as approved by Architect.

2. All exit devices with Electric Latch Retraction feature shall be fail secure unless noted otherwise.

E. Exit Devices for Interior Doors and Standard-Frequency Doors: Shall be listed under "Panic Hardware" in accident equipment lists of Underwriters Laboratories. Where labeled fire doors are used as exits, they shall be equipped with labeled "Fire Exit Hardware". Exit devices shall conform to ANSI/BHMA A156.3

1. Product: Subject to compliance with requirements, provide Exit Devices listed in hardware sets by :

a. Sargent Manufacturing Co. An ASSA ABLOY Group Company

b. Yale Commercial Locks & Hardware, An ASSA ABLOY Group Company

c. Or other as approved by Architect.

F. Push/Pulls

1. Product: Subject to compliance with requirements, provide Psuh/Pulls listed in hardware sets by:

a. Hager companies

b. Rockwood Manufacturing Co, An ASSA ABLOY Group Company

c. Ives, an Allegion Brand

d. Or other as approved by Architect.

G. Electric Strikes

1. Product: Subject to compliance with requirements, provide Electric Strikes listed in hardware sets by:

a. Folger Adam EDC, An ASSA ABLOY Group Company

b. Von Duprin, an Allegion Brand

c. Or other as approved by Architect

H. Electromagnetic Hold-Open

1. Product: Subject to compliance with requirements, provide Electromagnetic Hold-Opens listed in hardware sets by:

a. Sargent Manufacturing Co. An ASSA ABLOY Group Company

b. Hager companies

c. Or other as approved by Architect.

I. Electric Power Transfer Devices

1. Electric power transfer devices shall be used that may contain one of the following combinations of conductors:

a. Ten (10) or more conductors minimum 24AWG

b. Two (2) conductors 18AWG and four (4) conductors minimum 24AWG

2. Power transfer device shall be concealed

3. The power transfer device shall be separate from the door hinges and shall not support any of the door weight.

J. Door Closers (Except for Concealed): Except where other device for automatically closing and controlling the action of swing doors is noted, shall be hydraulic type of rack and pinion design with working parts enclosed in a cast iron or aluminum case. For doors subject to positive or negative HVAC pressures, closer size shall be adjusted accordingly. All Closers shall **NOT** be fastened with Through Bolts through doors. All Wood Doors with closers to be provided with 5" wood top block.

1. Products: Subject to compliance with requirements, provide Door Closers listed in hardware sets by:

a. Sargent Manufacturing Co. An ASSA ABLOY Group Company

b. Yale Commercial Locks & Hardware, An ASSA ABLOY Group Company

c. Hager companies

d. Or other as approved by Architect.

2. Materials and Features

a. ANSI/BHMA A156.1, Grade 1

b. ANSI A117.1 2017

c. UL Listed: Provide closers for fire rated openings in compliance with NFPA 80, NFPA 101 and local building codes.

d. Provide closers with full molded plastic covers

e. Extreme temperature fluid (temperature range from -30 degrees F to 120 degrees F.)

f. Provide delayed action closers where required by code

g. Provide sex nuts and bolts (SNB)) on all labeled mineral core doors.

h. Finish: Provide factory painted or powder finish on exposed metal to match hardware, unless indicated otherwise.

i. Mounting: Closers shall be furnished with parallel arm mounting on all doors opening into corridors or other public spaces and shall be mounted to permit 180 degrees door swing wherever wall conditions permit. Closers shall not be installed on exterior or corridor side of doors. Where possible install closers on door for optimum aesthetics.

j. Size and mount units indicated or, if not indicated, to comply with manufacturer's recommendations for exposure conditions. Reinforce substrate as recommended.

k. Closers to be installed to allow direction of door swing as shown on Drawings and as required to meet field conditions.

l. Door pull force:

1). Exterior Doors: Maximum 8.5 lbs.

2). Interior Doors: Maximum 5.0 lbs.

K. Door Closers (Concealed): Rack-and-pinion hydraulic type with adjustable sweep and latch speeds controlled by key-operated valves. 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.

1. Product: Subject to compliance with requirements, provide Concealed Door Closers listed in hardware sets by:

a. Sargent Manufacturing Co. An ASSA ABLOY Group Company

b. Norton Door Controls, An ASSA ABLOY Group Company

c. Or other as approved by Architect.

2. Materials and Features

a. ANSI/BHMA A156.1, Grade 1

b. ANSI A117.1 2017

c. UL Listed: Provide closers for fire rated openings in compliance with NFPA 80, NFPA 101 and local building codes.

d. Extreme temperature fluid (temperature range from -30 degrees F to 120 degrees F.)

e. Provide delayed action closers where required by code

f. Concealed Overhead Closer: Mortised into head frame; with cast-metal body and exposed cover plate.

g. Size and mount units indicated or, if not indicated, to comply with manufacturer's recommendations for exposure conditions. Reinforce substrate as recommended.

h.Closers to be installed to allow direction of door swing as shown on Drawings and as required to meet field conditions.

i. Door pull force:

1) Exterior Doors: Maximum 8.5 lbs.

2) Interior Doors: Maximum 5.0 lbs.

L. Door Stops: Wall type door bumpers shall be in accordance with ANSI/BHMA A156.16 and provided for all openings where conditions permit. In the event a wall type bumper cannot be used, a floor stop shall be provided

1. Product: Subject to compliance with requirements, provide Wall or Floor Stops listed in hardware sets by:

a. Hager companies

b. Rockwood Manufacturing Co, An ASSA ABLOY Group Company

c. Ives, an Allegion Brand

d. Or other as approved by Architect.

2. Materials and Features:

a. Door Stop Mounting: Methods to suit substrates encountered (plastic anchor, drywall anchor, expansion shield, etc.).

b. Provide gray rubber exposed resilient parts.

c. Do not furnish aluminum floor stops

d. Adjust height of floor stops to suit undercut of adjacent door.

M. Manual Flush Bolts:

1. Manual Flush Bolts: ANSI/BHMA A156.161.minimum 3/4-inch throw; designed for mortising into door edge.

2. Manual-Extension Flush Bolts: Grade 1, fabricated from extruded brass or aluminum, with 12-inch rod actuated by flat lever; listed and labeled for fire-rated doors, where required. Provide with dustproof strike.

3. Slide Flush Bolts: Grade 1, cast brass, with rod actuated by slide. Provide with dustproof strike.

4. Dustproof Strikes: Grade 1, polished wrought brass, with 3/4-inch- diameter, spring-tension plunger.

N. Automatic And Self-Latching Flush Bolts:

1. Automatic Flush Bolts: Grade 1, fabricated from steel and brass components, with spring-activated bolts that automatically retract when active leaf is opened and that automatically engage when active door depresses bolt trigger; listed and labeled for fire-rated doors where required. Provide brass or stainless-steel cover plate, top and bottom dustproof strikes, guides, guide supports, wear plates, and shims.

2. Self-Latching Flush Bolts: Grade 1, fabricated from steel and brass components, with spring-activated bolts that automatically engage when active door depresses trigger; listed and labeled for fire-rated doors where required. Bolts are manually retracted by a slide in the bolt face. Provide brass or stainless-steel cover plate, dustproof top and bottom strikes, guides, guide supports, wear plates, and shims.

3. Dustproof Strikes: Grade 1, polished wrought brass, with 3/4-inch- diameter, spring-tension plunger.

O. Door Viewers:

1. 190 degree angle of view. Provide rotating metal cover to match viewer at guestrooms.

2. Products: Subject to compliance with requirements, provide Door Viewers listed in hardware sets by

a. Rockwood Manufacturing Co, An ASSA ABLOY Group Company

b. Or other as approved by Architect.

P. Door Guards - Provide all guest room entry door guards.

1. Product: Subject to compliance with requirements, provide Door Guards listed in hardware sets by:

a. Rockwood Manufacturing Co, An ASSA ABLOY Group Company

b. Or other as approved by Architect.

Q. Thresholds:

1. Product: At all doors usable by the handicapped thresholds shall not exceed 1/2" in height above finished floor with a maximum slope of 1:2 in accordance with ADA, and shall be in accordance with ANSI/BHMA A156.21

2. Product: Subject to compliance with requirements, provide Door Thresholds listed in hardware sets by:

a. Hager Companies

b. Pemko Manufacturing Company, An ASSA ABLOY Group Company

c. Or other as approved by Architect.

R. Weatherstrip, Sound Seals, Door Sweeps and Astragals.

1. Products: Subject to compliance with requirements, provide weatherstrip, sound seals, door sweeps and astragals listed in hardware sets by:

a. Pemko Manufacturing Company, An ASSA ABLOY Group Company

b. National Guard Products, Inc.

c. Or other as approved by Architect.

S. Protective Plates and Trim: Materials: Protection plates conforming to ANSI/BHMA A156.6 050 minimum thickness, beveled edges (B4E) four sides. Mount centered, flush with bottom of door. Screws: Phillips head sheet metal screws plated to match plate.

1. Products: Subject to compliance with requirements, provide Protective Plates and Trim listed in hardware sets by:

a. Hager companies

b. Rockwood Manufacturing Co, An ASSA ABLOY Group Company

c. Ives, an Allegion Brand

d. Or other as approved by Architect.

T. Silencers for Metal Door Frames: ANSI/BHMA A156.16, Grade 1; neoprene or rubber, minimum diameter 1/2-inch; fabricated for drilled application to frame.

U. Safety Device: For operable patio doors, provide stops to prevent opening greater than 4". Stops shall be constructed of stock window frame, or durometer material and attached with tamper-resistant screw.

1. Product: Subject to compliance with requirements:

a. Charles Bar-Lok Corp.

b. Or other as approved by Architect.

b. Size to fit door opening.

V. Key Control Box:

1. Product: Subject to compliance with requirements, provide Model "Regent RWC Series" by Telkee, Inc.

2. Wall mounted lockable key cabinet complying with ANSI/BHMA A156.5

3. Sized for actual quantities of keys, plus 25%, plus additional capacity for 12 housekeeper pouches.

4. One wall mounted lockable key cabinet for four (4) key rings.

5. One key control log book.

6. Provide two (2) sets of color coded and numbered tags for key ring identification.

2.03 CYLINDERS AND KEYING

A. Hotel System-Permanent Keying

1. Product: Subject to compliance with requirements provide:

a. Sargent Manufacturing Co. An ASSA ABLOY Group Company

b. Schalge Electronics, an Allegion Brand

2. All locksets shall have manufacturer's restricted keyway, reserved for Owner's use only.

3. All locksets shall be construction masterkeyed.

4. Owner will provide keying requirements for hotel system.

5. Locksets and cylinders shall contain 6-pin tumblers.

6. Furnish the following quantities of keys:

a. Grandmaster Keys (GMK)	10 each
b. Master Keys (each MK set)	5 each
c. Change Keys per lock	3 each
d. Keyed alike sets (each set)	4 each
e. Removable core control keys	4 each

7. Hotel System-Master Keying: Coordinate with Owner based upon the following general requirements.

a. Administrative Master Key "AA" - Operates all locks in the administrative and office areas of the hotel.

b. Engineering Master Key "AB" - Operates all locks in the engineering and maintenance areas, (i.e., engineer's office, entire maintenance section, mechanical and electrical rooms, utility closets, janitors closets, and all exterior doors, including the roof).

c. Food and Beverage Master Key "AC" - Operates all locks under the direct supervision of the steward, (i.e. kitchen, banquet rooms, food storage rooms, dining rooms and kitchen offices).

d. Housekeeping Master Key "AD" - Operates all locks under the direct supervision of the housekeeper, (i.e., housekeeper's office, pantries, linen rooms and linen chutes on guest floors and laundry room area).

e. Health and Exercise Master Key "AE" - Operates all locks in the health/exercise areas, (i.e., swimming pool, exercise room, pool lockers and game room).

f. Grand Master Key "A" – Operates locks as noted in paragraphs a through e above. Upon authorization of the Owner, keyblanks shall be sold only by direct main from the door lock manufacturer.

g. Keyed alike in sets, each set different.

1) Electrical and telephone closets.

2) Two or more doors to or from the same room area or space.

3) Public meeting room doors in accordance to areas subdivided by operable partitions.

4) Linen rooms and chute area doors.

B. Hotel System - Temporary Construction Keying:

1. Furnish temporary construction keying for use during construction. Prior to Owner occupancy of the building, the General Contractor with the Owner's Representative shall void out the construction keys.

2. Furnish 25 Construction Master Keys.

2.04 MISCELLANEOUS REQUIREMENTS

A. The hardware shall be the proper kind for its required use and shall fit its intended location. Should any hardware, as specified, fail to meet the intended ` requirements or require modification to suit the intended location, this matter, or any other necessary advance information, shall be brought to the attention of the Architect and Owner's representative for correction or decision in ample time to avoid delay in the manufacture and delivery of hardware.

B. The finish hardware listed herein shall not be construed as necessarily being a complete hardware schedule, but shall be considered as an indication of the hardware requirements desired by the Architect. It shall be the Contractor's responsibility to examine the Drawings and door schedules and provide all necessary or additional hardware as required but not scheduled herein. Such items of hardware shall be of the same type, quality, and quantity as that scheduled for similar doors or similar purposes.

B. In the accompanying hardware list, catalog numbers used are those of specific manufacturers, used to establish a minimum standard of quality and requirements as to type, weight, mechanical construction and operation to which hardware shall conform. That list indicates manufacturers on which catalog numbers are based, as well as acceptable equivalent manufacturers.

C. Proposals shall be based on specified (base or acceptable equivalent) brands. If the Contractor wishes to submit other brands as equivalent to those specified, they shall enter such proposed substitutions separately from their basic proposal. For each item proposed, they shall enter the amount to be added to or deducted from his base bid in the event the proposed substitution is accepted by the Owner's representative. Substitute items shall not be used without the approval of Marriott International.

D. Finish:

1. All hardware items not otherwise scheduled shall have the following finish:

a. Refer to Hardware Sets in Hardware Schedule.

1. Finish and Base Material Designations: Numbers indicate ANSI/BHMA A156.18 1. Finish Standards, or nearest traditional U.S. Commercial Finish Standards, or manufacturer's finish designation.

PART 3 - EXECUTION

3.01 INSPECTION

A. Verify that doors and frames are ready to receive work and dimensions, are as indicated on Shop Drawings, and as instructed by the manufacturer.

B. Beginning of installation means acceptance of existing conditions.

3.02 INSTALLATION

A. Install each hardware item in compliance with manufacturer's instructions and recommendations. Wherever cutting and fitting is required to install hardware onto or into surfaces which are later to be painted or finished in another way, install each item completely and then remove and store in a secure place during the finish application. After completion of the finished, reinstall each item. Do not install surface-mounted items until finishes have been completed on the substrate.

B. Conform to ANSI A117.1 2017 for positioning requirements for the Disabled.

C. All door closers shall be installed out of public sight wherever possible.

3.03 FASTENINGS

A. Suitable size, quantity, and material with finish to match the hardware.

B. Machine screws for attaching hardware to metal.

C. Self-tapping screws for attaching kickplate to hollow metal or wood mineral core doors.

D. Full thread type screws for attaching butt hinges to wood or mineral core doors.

E. Sex bolts and sleeves for attaching surface closers or arm to mineral core doors.

F. Non-ferrous or corrosion resistant steel fasteners for items exposed to weather.

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ARCHITECTURAL PERMIT SET FOR
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August 14, 2020

PROJECT #: 1802

AUGUST 14, 2020

A-013

ARCHITECTURAL SPECIFICATIONS - DIVISION 08

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SECTION 08 71 00 - DOOR HARDWARE

3.04 HARDWARE INSTALLATION

A. Coordination:

1. Fit and adjust hardware in accordance with manufacturer's packaged instructions.
2. Coordinate installation with all trades, millwork, finish hardware, door frames and electrical.

B. Sound and Smoke Seals:

1. Install adhesive seals per manufacturer's instructions. Pre-cut pieces to fit before installing. Do not install as one continuous piece. Install jamb pieces first and header piece last. Position jamb pieces on the door frame rabbet 1/16" from the header rabbet to allow for header piece clearance. Install header piece on the header rabbet with ends overlapping and fitting above jamb piece.
2. Install adhesive seals on astragal of double doors.

C. Door Viewers: 190 degree viewers with covers at Guest Room doors. 190 degree extra wide angle view at ballroom and meeting room doors.

D. Door Guards: Guest Room entry door guards shall have strike plate furnished standard with door guard.

3.05 ADJUSTING

A. Adjustments:

1. Weatherstripping and sound/smoke seals shall not interfere with operation of doors and shall be adjusted accordingly.
2. Secure door bottom in strict accordance with manufacturer's printed instructions and as required to seal door to threshold.
3. Door seals to provide intended functions. Replace seals which do not perform.
4. Adjust door so that lockset can be easily opened with a keylcard key without binding between the latchbolt and strike. Doors too tight (or too loose) will not be accepted.
5. Clearances between door and frame, at jambs and head: No greater than 1/8" +/- 1/16".
6. Prior to Owner's "soft opening" replace Guest Room battery power supply units with new alkaline batteries.

3.06 PROTECTION

A. Reinstall wrappings furnished by manufacturer for protecting items such as levers, handles and pulls.

B. Do not remove manufacturer's protective covering of flat items such as kickplates and push plates until just prior to final acceptance of the building.

3.07 CLEANING

A. After installation, clean metal surfaces on both interior and exterior of all mortar, plaster, paint and other contaminants. After cleaning, protect work against damage.

3.08 FINAL ADJUSTMENT

A. Whenever hardware is installed more than one month prior to acceptance or occupancy of a space or area, return during the week prior to acceptance or occupancy and make a final check and adjustment of all hardware items in such space or area.

B. At the completion of the project, manufacturers' suppliers or representatives shall inspect their hardware and make any corrections required due to errors or improper installation.

END OF SECTION 08 71 00

SECTION 08 75 16 WINDOW OPERATORS

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. Actuators with hand crank and other features which enable window system to operate within ADAAG, UFAS, and ANSI A117.1 standards. Actuator device to operate vertical or horizontal sliding windows.

1.02 REFERENCES

A. Perform all work in accordance with the following:

1. American National Standards Institute (ANSI) Publications:
a. ICC A117.1 - 2009 "Accessible and Useable Buildings and Facilities."
2. National Fire Protection Association (NFPA) Publications:
a. 101 "Life Safety Code."
3. Division 01 Sections

B. Regulatory Requirements:

1. Conform to requirements of 2010 ADA Standards, ANSI A117.1-2009, and New York State Building Code 2020
2. Accessibility: Hardware for windows used for accessibility shall comply with all state and local codes which shall supersede this Section. Notify the Architect of conflicts between regulations and this specification prior to providing product submittals
a. 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 pounds.

1.03 PERFORMANCE REQUIREMENTS

A. Window actuating system to be compatible with the type and model of window to be modified.

B. Window actuating systems to open window to a maximum of 3 3/4 inches, close and latch windows within referenced standards and codes.

C. Window actuator systems to be self-adjusting and essentially maintenance free.

1.04 ACTION SUBMITTALS

A. Submit Shop Drawings, product data and manufacturer's written installation instructions. Include system and component dimensions; components within assembly; anchorage and fasteners; affected related work; indicating non-standard layout and placement of actuator, and installation requirements and instructions.
a. Provide samples of materials as may be requested without cost to Owner, i.e. metal, glass, fasteners, anchors, frame sections, mullion section, etc.
b. Copy of Warranty
2. Coordination Drawings:
a. Scaled or dimensioned window construction drawings (sections) from manufacturer of window.
b. Actual field conditions of installed window, on forms provided by manufacturer, which define: jamb depth, window/jamb/head/mullion (s) dimensions and configurations, verification of movable sash attachment area, distance between jambs, distance between head and finished sill, and distance from finished floor to finished sill.
c. Indicate preferred control location - right or left handed and height of sill above finished floor.
d. Window manufacturer shall approve shop drawings in wright to insure proper product application.

1.05 QUALITY CONTROL SUBMITTALS

A. Certificates of Compliance: Manufacturer's certification of the following:
a. Products furnished for the Project comply with AAMA performance standards specified in this Section. Provide test reports from an independent laboratory as confirmation.
b. Finishes applied on Project components comply with referenced AAMA standards.

B. Product test reports.

C. Manufacturer's Certificates: Certify products meet or exceed specified requirements.

D. Closeout Submittals: Provide manufacturer's maintenance instructions that include recommendations for periodic checking and adjustment, cleaning and maintenance of all-glass entrances and storefronts.

1.06 QUALITY ASSURANCE

A. All actuators shall be manufactured by a single source.

B. Compatibility and Location Requirements:

1. Ensure compatibility of actuator with window provided by others.
2. Window shall be mounted with consideration for actuator control location (refer to ANSI A117.1 for reach requirements). Adjoining walls, cabinets, furniture and other reach obstructions must be considered.

C. Coordinate with submittal for Window Units to ensure compatibility of actuator with intended window units.

D. Inspection: General Contractor shall provide in writing to the Architect and Owner's Representative an inspection of all accessible window units for conformance to specifications. Inspection shall include checking for fit tolerance plumb and level as well as proper hardware and operation.

1.07 WARRANTY

A. Warranty to cover system installation and all components required to actuate windows. In even of failure, warranty shall provide for replacement parts, removal, installation and repair.
1. Warranty Period: **Ten years or more** from date of Substantial Completion

B. Finish Warranty

1. Furnish Manufacturer's ten (10) year warranty providing coverage for the following:

C. All materials shall be free from manufacturing defects and defects in installation workmanship. Any material or workmanship judged defective during this period shall be removed and replaced at no cost to the Owner.

1.08 DELIVERY, STORAGE, AND HANDLING

A. Transportation and Handling: Transport products by methods to avoid product damage; deliver in undamaged condition in the manufacturer's unopened containers or packaging - dry - until ready for installation. Provide equipment and personnel to handle products by method to prevent soiling or damage. Promptly inspect shipments to assure that products comply with requirements, quantities are correct, and products are undamaged.

B. Storage and Protection: Store products in accordance to manufacturer's writing instructions, with seals and labels intact and legible. Store sensitive products in weather-tight enclosures; maintain within temperature and humidity ranges required by manufacturer's instructions.

C. Do not use non-vented plastic or canvas shelters to prevent rust or damage.

D. Should wrapper become wet, remove immediately.

1.09 SEQUENCING

A. Sequence installation of window actuator after completion of finishes surrounding window, and after final cleaning and adjustments have been made to window.

1.10 PROJECT CONDITIONS

A. Maintain environmental conditions (temperature, humidity and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.

PART 2 - PRODUCTS

2.01 MANUFACTURER

A. Manufacturers: Subject to compliance with requirements, provide applicable manufacturer's submittals to Architect for review and approval.

2.02 WINDOW ACTUATOR

A. Technical features:

1. Actuator maintains inherent operating range of window.
2. All actuator control functions from one location.
3. Internal balance mechanism to ensure tight weather gasket closure.
4. Emergency escape and rescue opening requirement in eight crank revolutions or less.
5. Synchronous two sided pull for jam resistant operation.
6. Clutching or power disengagement capability shall prevent damage to window or window actuator due to occasional excessive operational force.
7. "Free wheeling" emergency egress feature to ensure compliance with Life Safety Code101.
8. Latching feature capable of infinite number of latched open window positions.
9. Actuator shall not require routine maintenance and shall essentially be self adjusting and maintenance free.

B. Materials:

1. All parts to be corrosion resistant.
2. Bearings: Self lubricating ball bearings.

C. Accessories:

1. Special Cover finishes available: Special powder coating, high solid paint, anodized available. Standard covers are powder coated bronze or white. Standard cover corners and controls are black.
2. Cover Finish: Match window color, as approved by Owner' Representative. Standard cover corners and controls shall be black.
3. Side cover closures for surface (wall) mounting, shallow jamb mounting or center ganged mulled window trim.
4. Special mounting hardware for ganged or mulled window.
5. Oversize window kit.
6. Heavy duty drive for windows over 35lbs and up to 55lbs operating force.
7. Custom - non-standard - sash or chassis brackets and adaptors.

PART 3 - EXECUTION

3.01 INSTALLATION

A. Installer shall have experience installing devices of the type specified.

B. Preparation: Examine installed windows and determine the installation is complete and that windows are operating smoothly and compatible with all actuator system requirements.

C. Install actuators according to manufacturer's recommended instructions and approved shop drawings.

3.02 FIELD QUALITY CONTROL

A. After installation, test all windows and operators. Cycle open and closed a minimum of ten (10) times. Verify:

1. Proper sash alignment in window frame.
2. Window opening is limited to 3 3/4 inches standard, opening fully in emergency egress.
3. Latching system operation.
4. "Excessive force" clutching system
5. Emergency "free wheeling" function
6. Complete and tight gasket closure for weather tight window unit seal.

B. Correct deficiencies and make required actuator adjustments.

3.03 DEMONSTRATION

A. Demonstrate operation of window operator (s) to Owner's designated representative (s).

3.04 ADJUSTING AND CLEANING

A. After completion of window installation, windows shall be inspected, adjusted, put into working order and left clean. free of labels, dirt, etc. Protection from this point shall be the responsibility of the General Contractor.

END OF SECTION 08 75 16

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State of New York

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PROJECT # 1932

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ARCHITECTURAL SPECIFICATIONS - DIVISION 08

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SECTION 09 29 00 - GYPSUM BOARD

PART 1 - GENERAL
1.01 SUMMARY
A. Section Includes:
1. Interior gypsum board.
2. Texture finishes.
1.02 REFERENCES
A. Division 01 Sections
1.03 ACTION SUBMITTALS
A. Product Data: For each type of product.
B. Sustainable Design Submittals:
1. Product Data: For adhesives and sealants, indicating VOC content.
2. Laboratory Test Reports: For adhesives and sealants, indicating compliance with requirements for low-emitting materials.
3. Laboratory Test Reports: For ceiling and wall materials, indicating compliance with requirements for low-emitting materials.
C. Samples: For each texture finish indicated on same backing indicated for Work.
1.04 COORDINATION AND SCHEDULING
A. Schedule and conduct a preconstruction conference with all trades providing work for this section and Owner's Representative.
1. Discuss the following:
a. Locate Gypsum Board Finish Levels of 4 and 5.
b. Coordinate with all trades involved to schedule work to result in the proper sequencing of building systems to acheive Gypsum Board Finish Level necessary.
PART 2 - PRODUCTS
2.01 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.
C. Ceiling and wall materials shall comply with the requirements of the California Department of Public Health's "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers."
2.02 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.
2.03 INTERIOR GYPSUM BOARD
A. Gypsum Wallboard: ASTM C 1396/C 1396M.
1. 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:
a. Georgia-Pacific Gypsum, LLC
b. National Gypsum Company
c. USG Corporation
d. Or equal as approved by Architect.
2. Thickness: 1/2 inch and 5/8 inch – reference Wall Schedules in Architectural Drawings.
3. Long Edges: Tapered.
B. Gypsum Board, Type X: ASTM C 1396/C 1396M.
1. 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:
a. Georgia-Pacific Gypsum, LLC
b. National Gypsum Company
c. USG Corporation
d. Or equal as approved by Architect.
2. Thickness: 1/2 inch and 5/8 inch - reference Wall Schedules in Architectural Drawings.
3. Long Edges: Tapered.
C. Gypsum Ceiling Board: ASTM C 1396/C 1396M.
1. 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:
a. Georgia-Pacific Gypsum, LLC
b. National Gypsum Company
c. USG Corporation
d. Or equal as approved by Architect.
2. Thickness: 1/2 inch - reference Wall Schedules in Architectural Drawings.
3. Long Edges: Tapered.
D. Mold-Resistant Gypsum Board: ASTM C 1396/C 1396M. With moisture- and mold-resistant core and paper surfaces.
1. 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:
a. Georgia-Pacific Gypsum, LLC
b. National Gypsum Company
c. USG Corporation
d. Or equal as approved by Architect.
2. Thickness: 5/8 inch - reference Wall Schedules in Architectural Drawings.
3. Long Edges: Tapered.
4. Mold Resistance: ASTM D 3273, score of 10 as rated according to ASTM D 3274.
2.04 SPECIALTY GYPSUM BOARD
A. Gypsum Board, Type C: ASTM C 1396/C 1396M. Manufactured to have increased fire-resistive capability.
1. 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:
a. Georgia-Pacific Gypsum, LLC
b. National Gypsum Company
c. USG Corporation
d. Or equal as approved by Architect.
2. Thickness: As required by fire-resistance-rated assembly indicated Wall Schedules in Architectural Drawings.
3. Long Edges: Tapered.
4. Core: As indicated in Wall Schedule in Architectural Drawings.
2.05 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.
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.
2.06 JOINT TREATMENT MATERIALS
A. General: Comply with ASTM C 475/C 475M.
B. Joint Tape:
1. Interior Gypsum Board: Paper.
2. Tile Backing Panels: As recommended by panel manufacturer.
C. Joint Compound for Interior Gypsum Board: As directed by manufacturer's installation instructions and finishing. 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 drying-type, all-purpose compound.
a. Use setting-type compound for installing paper-faced metal trim accessories.
3. Fill Coat: For second coat, use drying-type, all-purpose compound.
4. Finish Coat: For third coat, use drying-type, all-purpose compound.
5. Skim Coat: For final coat of Level 5 finish, use high-build interior coating product designed for application by airless sprayer and to be used instead of skim coat to produce Level 5 finish.

2.07 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, per manufacturers installation instructions.
1. Adhesives shall have a VOC content of 50 g/L or less.
2. Adhesive shall comply with the testing and product requirements of the California Department of Public Health's "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers."
C. Steel Drill Screws: ASTM C 1002 unless otherwise indicated by manufacturers standards.
1. Use screws complying with ASTM C 954 for fastening panels to steel members from 0.033 to 0.112 inches 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; refer to Wall Schedule in Architectural Drawings.
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.
1. 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:
a. Pecora Corporation.
b. Specified Technologies, Inc.
c. USG Corporation.
d. Or equal as approved by Architect.
2. Sealant shall have a VOC content of 250 g/L or less.
F. Thermal Insulation: As specified in Wall Schedules in Architectural Drawings.
G. Vapor Retarder: As specified in Wall Schedules in Architectural Drawings.
PART 3 - EXECUTION
3.01 APPLYING AND FINISHING PANELS
A. Examine panels before installation. Reject panels that are wet, broken, 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 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 trim according to manufacturer's written instructions.
E. Prefill open joints and damaged surface areas.
F. Apply joint tape over gypsum board joints, except for trim products specifically indicated as not intended to receive tape per manufacturers installation instructions.
G. Gypsum Board Finish Levels: Finish panels to levels indicated below and according to ASTM C 840:
1. Level 1: Provide Finish Level 1 for panels at ceiling plenum areas, concealed areas.
2. Level 2: Provide Finish Level 2 for panels that are substrate for tile and Panels that are substrate for acoustical tile.
3. Level 3: N/A
4. Level 4: Provide Finish Level 4 for panels located in Back Of House areas (BOH), panels receiving additional layer of material (i.e. wood finish or decorative panels, textured walls or wallcoverings). Reference Interior Design drawings for additional finish material locations.
5. Level 5: Provide Finish Level 5 for gloss and semi-gloss paint and non-textured flat paint exposed to guest/public view. Reference Interior Design drawings for locations.
3.02 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.
END OF SECTION 09 29 00

SECTION 09 81 16 - ACOUSTIC BLANKET INSULATION

PART 1 - GENERAL
1.01 SECTION INCLUDES
A. Provide glass fiber acoustical blanket insulation for interior partitions and floor/ceiling assemblies.
1.02 REFERENCES
A. Acoustic Blanket Insulation shall comply with:
1. ASTM International (ASTM):
a. ASTM C423 Test Method for Sound Absorption Coefficient by the Reverberation Room Method.
b. ASTM C518 Test Meethod for Steady State Thermal Transmission Properties by Means of the Heat Flow Meter.
c. ASTM C665 Specification for Mineral Fiber Blanket Thermal Insulation for Light Frame Construction and Manufactured Housing.
d. ASTM E36 Test Method for Behavior of Materials in a Vertical Tube furnace at 750 degrees C.
e. ASTM E84 Test Method for Surface Burning Characteristics of Building Materials.
f. ASTM E119 Test Methods for Fire Tests of Building Construction and Materials.
B. Division 01 Sections
1.03 SUBMITTALS
A. Product Data: Submit manufacturer's product data and technical bulletins including materials, physical properties, and accessories for each product to be used, showing compliance with requirements and including:
1. Shipment information
2. Manufacturing materials and additives
3. Preparation instructions and recommendations
4. Storage and handling requirements and recommendations
1.04 DELIVERY, STORAGE AND HANDLING
A. Deliver materials in manufacturer's original packaging.
B. Store and protect products in accordance with manufacturer's instructions. Store in a dry indoors location. Protect insulation materials from moisture and soiling.
C. Arrange storage of products to permit access for inspection. Periodically inspect to verify products are undamaged and are maintained in acceptable condition.
D. Do not install insulation that has been damaged or wet. Remove it from the jobsite.
PART 2 - PRODUCTS
2.01 MANUFACTURERS -
A. Manufacturers providing acoustical blanket insulation that meet the requirements of this section, the Project Documents and shall be submitted to the Architect for approval.
PART 3 - EXECUTION
3.01 EXAMINATION
A. Examine substrates and condition under which the Work of this Section is to be performed. Notify the Architect in writing of any unsatisfactory conditions. Do not proceed with installation until unsatisfactory conditions have been corrected.
B. Verify mechanical and electrical services within the partition have been tested and inspected.
3.02 INSTALLATION
A. Comply with manufacturer's installation instructions.
B. Friction-fit blanket insulation in place, until the interior finish is applied. Install batts to fill entire stud cavity, with no gaps, voids, or areas of compression. If stud cavity is less than 8 feet in height/length, cut lengths to friction-fit against floor and ceiling tracks or wall tracks. Walls and floor and ceilings with penetrations require that insulation be carefully cut to fit around outlets, junction boxes, and other irregularities.
C. Install where Work can be completed by end of the day; do not leave acoustical blanket insulation exposed in cavity at end of day.
3.03 PROTECTION
A. Stage work progress so that insulation in Work cavities can be finished at of day.
B. Protect installed products and surface finishes from damage during construction and until completion of the project.
C. Remove and legally dispose of construction debris from project site.
END OF SECTION 09 81 16

SECTION 09 91 13 - EXTERIOR PAINTING

PART 1 - GENERAL
1.01 SUMMARY
A. Section includes surface preparation and the application of paint systems on Fiber Cement Panels.
B. For all other exterior painting, reference Interior Design drawings and specifications.
1.02 DEFINITIONS
A. MPI Gloss Level 1 - Not more than five (5) units at 60 degrees and ten (10) units at 85 degrees, according to ASTM D523.
B. MPI Gloss Level 2 - Not more than ten (10) units at 60 degrees and ten to thirty-five (10 - 35) units at 85 degrees, according to ASTM D523.
C. MPI Gloss Level 3 - Not more than ten to twenty-five (10-25) units at 60 degrees and ten to thirty-five (10 - 35) units at 85 degrees, according to ASTM D523.
D. MPI Gloss Level 4 - Twenty to thirty-five (20-35) units at 60 degrees and not less than thirty-five (35) units at 85 degrees, according to ASTM D523.
E. MPI Gloss Level 5 - Thirty-five to seventy (35-70) units at 60 degrees, according to ASTM D523.
F. MPI Gloss Level 6 - Seventy to eighty-five (70-85) units at 60 degrees, according to ASTM D523.
G. MPI Gloss Level 7 - More than eighty-five (85) units at 60 degrees, according to ASTM D523.
1.03 ACTION SUBMITTALS
A. Product Data: For each type of product. Include preparation requirements and application instructions.
1. Include printout of current "MPI - Approved Product List" for each product category specified, with the proposed product highlighted.
1.04 DELIVERY, STORAGE AND HANDLING
A. Deliver materials in manufacturer's original packaging.
B. Store and protect products in accordance with manufacturer's instructions. Store in a dry indoors location.
1.05 WARRANTY
A. Manufacturer's warranty for seven (7) years.
PART 2 - PRODUCTS
2.01 MANUFACTURERS -
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:
1. Sherwin Williams Company (The)
2. Rust-Oleum Corporation; a subsidiary of RPM International, Inc
3. Or equal as recommended by Fiber Cement Panel manufacturer **and** approved by Architect.
2.02 PAINT, GENERAL
A. MPI Standards: Products shall comply with MPI standards indicated and shall be listed in its "MPI Approved Products Lists."
B. Material Compatibility:
1. Materials for use within each paint system shall be compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
2. For each coat in a paint system, products shall be recommended in writing by topcoat manufacturers for use in paint system and on substrate indicated.
C. Colors: Colors are to be selected by Owner from manufacturer's full available color spectrum.
PART 3 - EXECUTION
3.01 EXAMINATION
A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the Work.
B. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows:
1. Wood: 15 percent
C. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.
D. Proceed with coating application only after unsatisfactory conditions have been corrected.
1. Application of coating indicates acceptance of surfaces and conditions
3.02 PREPARATION
A. Comply with manufacturer's installation instructions and recommendations in "MPI Architectural Painting Specification Manual" applicable to substrates and paint systems indicated.
B. Remove hardware, covers, plates, and similar items already in place that are removable and are not to be painted. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and painting.
1. After completing painting operations, use workers skilled in the trades involved to reinstall items that were removed. Remove surface-applied protection if any.
C. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.
D. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.
3.03 APPLICATION
A. Apply paints according to manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual."
B. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.
3.04 EXTERIOR PAINTING SCHEDULE FOR FIBER CEMENT PANELS AND TRIM
A. Latex over Latex Primer System - or as recommended by Fiber Cement Panel manufacturer
1. Prime Coat: Primer, latex for exterior Fiber Cement Panels.
2. Intermediate Coat: Latex, exterior, matching top coat.
3. Topcoat: Latex, exterior, semi-gloss (MPI Gloss Level 5).
END OF SECTION 09 91 13

SECTION 09 91 23 - INTERIOR PAINTING

PART 1 - GENERAL
1.01 SUMMARY
A. Section includes surface preparation and the application of paint systems on service and back-of-house wood doors.
B. For all other interior painting, reference Interior Design drawings and specifications.
1.02 DEFINITIONS
A. MPI Gloss Level 1 - Not more than five (5) units at 60 degrees and ten (10) units at 85 degrees, according to ASTM D523.
B. MPI Gloss Level 2 - Not more than ten (10) units at 60 degrees and ten to thirty-five (10 - 35) units at 85 degrees, according to ASTM D523.
C. MPI Gloss Level 3 - Not more than ten to twenty-five (10-25) units at 60 degrees and ten to thirty-five (10 - 35) units at 85 degrees, according to ASTM D523.
D. MPI Gloss Level 4 - Twenty to thirty-five (20-35) units at 60 degrees and not less than thirty-five (35) units at 85 degrees, according to ASTM D523.
E. MPI Gloss Level 5 - Thirty-five to seventy (35-70) units at 60 degrees, according to ASTM D523.
F. MPI Gloss Level 6 - Seventy to eighty-five (70-85) units at 60 degrees, according to ASTM D523.
G. MPI Gloss Level 7 - More than eighty-five (85) units at 60 degrees, according to ASTM D523.
1.03 ACTION SUBMITTALS
A. Product Data: For each type of product. Include preparation requirements and application instructions.
1. Include printout of current "MPI - Approved Product List" for each product category specified, with the proposed product highlighted.
1.04 DELIVERY, STORAGE AND HANDLING
A. Deliver materials in manufacturer's original packaging.
B. Store and protect products in accordance with manufacturer's instructions. Store in a dry indoors location.
1.05 WARRANTY
A. Manufacturer's warranty for seven (7) years.
PART 2 - PRODUCTS
2.01 MANUFACTURERS -
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:
1. Sherwin Williams Company (The)
2. Or equal as approved by Architect.
2.02 PAINT, GENERAL
A. MPI Standards: Products shall comply with MPI standards indicated and shall be listed in its "MPI Approved Products Lists."
B. Material Compatibility:
1. Materials for use within each paint system shall be compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
2. For each coat in a paint system, products shall be recommended in writing by topcoat manufacturers for use in paint system and on substrate indicated.
C. Colors: Colors are to be selected by Owner from manufacturer's full available color spectrum.
PART 3 - EXECUTION
3.01 EXAMINATION
A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the Work.
B. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows:
1. Wood: 15 percent
C. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.
D. Proceed with coating application only after unsatisfactory conditions have been corrected.
1. Application of coating indicates acceptance of surfaces and conditions
3.02 PREPARATION
A. Comply with manufacturer's installation instructions and recommendations in "MPI Architectural Painting Specification Manual" applicable to substrates and paint systems indicated.
B. Remove hardware, covers, plates, and similar items already in place that are removable and are not to be painted. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and painting.
1. After completing painting operations, use workers skilled in the trades involved to reinstall items that were removed. Remove surface-applied protection if any.
3.03 APPLICATION
A. Apply paints according to manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual."
B. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.
3.04 INTERIOR PAINTING SCHEDULE FOR SERVICE AND BACK-OF-HOUSE WOOD DOORS AND TRIM
A. Latex over Latex Primer System
1. Prime Coat: Primer, latex for interior wood.
2. Intermediate Coat: Latex, interior, matching top coat.
3. Topcoat: Latex, interior, semi-gloss (MPI Gloss Level 5).
OR
B. Institutional Low Odro/VOC Latex System
1. Prime Coat: Primer, latex for interior wood.
2. Intermediate Coat: Latex, interior, institutional low odor/VOC, matching top coat.
3. Topcoat: Latex, interior, institutional low odor/VOC, semi-gloss (MPI Gloss Level 5).
END OF SECTION 09 91 23

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State of New York

August 14, 2020

PROJECT # 1932
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A-015
ARCHITECTURAL SPECIFICATIONS - DIVISION 09

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SECTION 09 96 00 - HIGH PERFORMANCE COATINGS FOR EXTERIOR RAILINGS AND EXTERIOR FERROUS MATERIALS

PART 1 - GENERAL
1.01 SUMMARY
A. Special coating for exterior exposed ferrous metals.
B. This section includes surface preparation and the application of special coating materials to items scheduled.
1. Surface preparation, prime and finish coats specified are in addition to shop priming and surface treatments.
C. Paint all exposed surfaces, whether or not colors are designated, except where a surface or material is indicated not to be painted or is to remain natural. Where an item or surface is not mentioned, paint the same color as similar adjacent materials or surfaces. If color or finish is not designated, the Architect will select from standard colors or finishes available.
D. Painting is not required on pre-finished items, operating parts, or labels.
1. Labels: Do not paint over Underwriter's Laboratories, Factory Mutual or other code-required labels, or equipment name, identification, performance rating, or nomenclature plates.
1.02 REFERENCES
A. Division 01 Sections
B. ASTM Publications
1. D16 "Standard Terminology for Paint, Related Coatings, Materials, and Applications."
C. The Society for Protective Coatings (SSPC) Publications
1. SP - Surface Preparation Standards and Specifications
D. The Painting and Decorating Contractors of American (PDCA)
1. PDCA P5-94 "Benchmark Sample Procedures for Paint and Other Decorative Coating Systems."
1.02 DEFINITIONS
A."Special Coatings" includes coating systems materials, primers, emulsions, enamels, stains, sealers and fillers, and other applied materials whether used as prime, intermediate or finish coats.
1.03 SUBMITTALS
A. General: Submit the following in accordance with Conditions of Contract and Division 01 Specification Sections.
1. Product Data: Submit manufacturer's technical information, including basic materials analysis and application instructions for each coating material specified.
a. List each material and cross-reference the specific coating and finish system and application. Identify each material by the manufacturer's catalog number and general classification.
2. Color Charts: In duplicates for all special coatings.
3. Ferrous Metal: Provide two 4" square samples of metal surfaces for each type of color and finish. Define by steps.
1.04 QUALITY ASSURANCE
A. Single Source Responsibility: Provide primers and undercoat paint produced by the same manufacturer, unless noted otherwise. Use only thinners recommended by the manufacturer, and only within recommended limits.
B. Coordination of Work: Review sections in which other coatings are provided to ensure compatibility of the total systems for various substrates.
1. Notify the Owner's Representative of problems anticipated using the materials specified.
C. All ferrous metal shall be inspected for conformance with these Specifications and manufacturer specifications shall be for:
1. Surface Preparation
2. Prime and Intermediate Coats
1.05 DELIVERY, STORAGE AND HANDLING
A. Deliver materials to the job site in manufacturer's original, unopened packages and containers bearing manufacturer's name and label with trade name and manufacturer's instructions.
1. Product Name or Title of Material
2. Product Description (Generic Classification or Binder Type)
3. Manufacturer's Stock Number and Date of Manufacture
4. Contents by Volume, for Pigment and Vehicle Constituents
5. Thinning Instructions
6. Application Instructions
7. Color Name and Number
8. VOC Content
B. Store materials not in actual use in tightly covered containers at a minimum ambient temperature of 50 degrees F. in a well-ventilated area. Maintain containers used in storage of coatings in a clean condition, free of foreign materials and residue.
1. Protect from freezing. Keep storage area neat and orderly. Remove oily rags and waste daily. Take necessary precautionary measures to ensure that workmen and work areas are adequately protected from fire hazards and health hazards resulting from handling, mixing, and application of coatings.
1.07 PROJECT CONDITIONS
A. Apply coatings only when the temperature of surfaces to be coated and surrounding air temperatures are above 50 degrees F., unless otherwise permitted by manufacturer's printed instructions. High solids products require temperature range of 70-90 degrees F.
B. Do not apply coatings in snow, rain, fog, or mist, or when the relative humidity exceeds 85 percent, or at temperatures less than 5 degrees F. above the dew point, or to damp or wet surfaces, unless otherwise permitted by manufacturer's printed instructions. Allow wet surfaces to dry thoroughly and attain the temperature and conditions specified before proceeding with or continuing the coating operation.
1.08 WASTE MANAGEMENT AND DISPOSAL
A. Paint, stain and wood preservative finishes and related materials (thinners, solvents, etc.) are regarded as hazardous products and are subject to regulations for disposal. Obtain information on these controls from applicable government agencies having jurisdiction
1.09 WARRANTY
A. Manufacturer's warranty for seven (7) years.
PART 2 - PRODUCTS
2.01 MANUFACTURERS -
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:
1. Exterior Exposed Ferrous Metals
a. Sherwin Williams Company (The)
b. Tnemec Company, Inc
c. Or equal as approved by Architect.
2.02 PAINT, MATERIALS
A. Material Compatibility: Provide block fillers, primers, finish coats, and related materials that are compatible with one another and the substrates indicated under conditions of service and application as demonstrated by the manufacturer based on testing and field experience.
B. Material Quality: Provide manufacturer's best-quality paint material of the various coating types specified that are factory formulated and recommended by manufacturer for application indicated.
1. Protect surrounding construction, items and materials from special coating application.
2. Paint-material containers not displaying manufacturer's product identification will **NOT** be acceptable.
3. For each coat in a paint system, products shall be recommended in writing by topcoat manufacturers for use in paint system and on railing indicated.
C. Colors: Colors are to be selected by Owner from manufacturer's full available color spectrum.
D. Exterior Ferrous Metals: All metal fabrications, miscellaneous metal (including Lintels), and handrails.
1. Shop Prime
a. SSPC-S6 Commerical Blast
b. Primer
2. Field Application
a. SSPC-SP3 power tool clean
b. Spot Prime
c. Finish (required at exposed items only). Color as selected by Architect. Apply one coat if spray applied, two coats if brush or roller applied.
E. Exterior Steel Doors and Frames (Galvanized)
1. Factory Primer (by door manufacturer)
2. Secure manufacturer provided "touch-up kit" for final application of finish coating.
PART 3 - EXECUTION
3.01 EXAMINATION
A. Examine substrates and conditions under which painting will be performed for compliance with requirements. Do not begin application until unsatisfactory conditions have been corrected.
B. Start of coating work will be construed as the applicator's acceptance of surfaces within particular area.
3.02 PREPARATION
A. Remove hardware and hardware accessories, plates, machined surfaces, lighting fixtures, and items in place that are not to be painted, or provide protection prior to surface preparation and coating. Remove items, if necessary, for complete painting of the items and adjacent surfaces. Following completion of coating operation, reinstall items removed using workmen skilled in the trades involved.
3.03 SURFACE PREPARATION
A. Clean and prepare surfaces to be painted in accordance with manufacturer's instructions for each particular substrate condition.
B. Ferrous Metal: Clean ungalvanized ferrous metal surfaces that have not been shop-coated. Remove oil, grease, dirt, loose mill scale and other foreign substances. Use solvent or mechanical cleaning methods that comply with the recommendations of the Steel Structures Painting Council.
1. Blast-clean steel surfaces as recommended by the coating system manufacturer and according to the requirements of SSPC Specification SSPC-SP10.
C. Galvanized Steel/Non-Ferrous Metals: as recommended by manufacturer.
1. Touch-up shop-applied prime coats that have been damaged and bare areas. Wire-brush, solvent clean, and touch-up with the same primer as the shop coat.
D. Material Preparation: Carefully mix and prepare materials according to the coating manufacturer's directions.
1. Maintain containers used in mixing and application of coatings according to the manufacturer's directions.
2. Stir materials before applying to produce a mixture of uniform density. Stir as required during application. Do not stir surface film into the material. Remove film and, if necessary, strain the coating material before using.
E. Material Preparation: Carefully mix and prepare materials according to the coating manufacturer's directions.
1. Maintain containers used in mixing and application of coatings according to the manufacturer's directions.
2. Stir materials before applying to produce a mixture of uniform density. Stir as required during application. Do not stir surface film into the material. Remove film and, if necessary, strain the coating material before using.
3.04 APPLICATION
A. General: Apply special coatings by brush, roller, spray, squeegee, or other applicators according to the manufacturer's directions. Use brushes best suited for the material being applied. Use rollers of carpet, velvet back, or high-pile sheep's wool as recommended by the manufacturer for the material and texture required.
1. Do not apply coatings over dirt, rust, scale, grease, moisture, scuffed surfaces, or conditions detrimental to forming a durable coating film.
2. Provide finish coats compatible with the primers used.
B. The number of coats and film thickness required is the same regardless of the application method. Do not apply succeeding coats until the previous coat has cured as recommended by the manufacturer. Where sanding is required, according to the manufacturer's directions, sand between applications to produce a smooth, even surface.
C. The term "exposed surfaces" includes areas visible when permanent or built-in. Extend coatings in these areas, as required, to maintain the system integrity and provide desired protection.
1. Coat surfaces behind movable equipment and furniture the same as similar exposed surfaces.
2. Coat the back sides of access panels, removable or hinged covers, and similar hinged items to match exposed surfaces.
D. Minimum Coating Thickness: Apply each material no thinner than the manufacturer's recommended spreading rate. Provide total dry film thickness (DFT) of the entire system as recommended by the manufacturer.
E. Prime Coats: Before applying finish coats, apply a prime coat of material, as recommended by the manufacturer, to the material required to be coated or finished that has not been prime-coated by others.
1. Recoat primed and sealed substrates where there is evidence of suction spots or unsealed areas in the first coat to ensure a finish coat with no burn-through or other defects caused by insufficient sealing.
F. Brush Application: Brush-out and work brush coats into surfaces in an even film. Eliminate cloudiness, spotting, holidays, laps, brush marks, runs, sags, ropiness, or other surface imperfections. Neatly draw glass lines and color breaks.
1. Apply primers and first coats by brush unless the manufacturer's instructions permit using mechanical applicators.
G.Mechanical Applications: Use mechanical methods to apply coating when permitted by the manufacturer's recommendations and governing regulations, only when approved by Architect.
1. Wherever using spray application, apply each coat to provide the equivalent hiding of brush-applied coats. Do not double-back with spray equipment building-up film thickness of two coats in one pass, unless recommended by the manufacturer.
H. All field connections such as bolts, nuts, and other fasteners shall be totally encapsulated with special coating system to match adjacent material.

3.05 FIELD QUALITY CONTROL
A. Applicator to maintain accurate records of the application and provide copies of the records to the manufacturer, if requested.
1. Minimum information required in the records:
a. Daily temperatures - morning and evening
b. Weather conditions
c. Total area applied daily
d. Amount of materials used daily
e. Computed square foot coverage rate
B. Manufacturer's written instructions will be kept at job site. Before application begins, all personnel involved will read these instructions.
3.05 COMPLETED WORK
A. Match approved samples for color, texture, and coverage. Remove, refinish, or repaint work not in compliance with specified requirements.
3.06 FIELD QUALITY CONTROL
A. The Owner reserves the right to engage the services of an independent testing laboratory to sample paint material being used. Samples of material delivered to the project will be taken, identified, sealed, and certified in the presence of the Contractor.
B. The testing laboratory will perform appropriate tests as required by the Owner.
C. If tests shown that material being used does not comply with specified requirements, the Contractor may be directed to stop painting and remove non-complying paint, pay for testing, repaint surfaces coated with rejected paint, remove rejected paint from previously painted surfaces if, upon repainting with specified paint, the two coatings are non-compatible.
3.07 CLEAN-UP
A. At the end of each work day, remove empty cans, rags, rubbish, and other discarded paint materials from the site.
B. Upon completion of painting, clean glass and paint-spattered surfaces. Remove spattered paint by washing, scraping, or other proper methods, using care not to scratch or damage adjacent finished surfaces.
C. Protect work of other trades, whether to be painted or not, against damage from painting. Correct damage by cleaning, repairing or replacing, and repainting, as acceptable to Owner's Representative.
END OF SECTION 09 96 00

SECTION 10 31 00 - MANUFACTURED INDOOR GAS FIREPLACES

PART 1 - GENERAL
1.01 SUMMARY
A. Section Includes:
1. Manufactured indoor ventless has fireplaces
2. Fireplace accessories
1.02 REFERENCES
A. Division 01 Sections
1.03 ACTION SUBMITTALS
A. Product Data:
1. Manufacturer's data sheets on each product to be used.
2. Preparation instructions and recommendations.
3. Storage and handling requirements and recommendations.
4. Typical installation methods.
B. Verification Samples: Two (2) representative units of each type, size, pattern and color.
C. Shop Drawings: Include details of materials, construction and finish. Include relationship with adjacent construction.
1. Provide required clearances, rough-in of enclosure and utilities.
1.04 QUALITY ASSURANCE
A. Manufacturer Qualifications; Company specializing in manufacturing products specified in this section with a minimum five (5) years documented experience.
B. Installer Qualifications: Company specializing in performing Work of this section with minimum two (2) years documented experience with project of similar scope and complexity, and approved by Manufacturer.
C. Fireplace as scheduled shall bear the CSA certification label verifying product design, construction and safety meet the CSA certification standard.
1.05 PRE-INSTALLATION CONFERENCE
A. Convene a conference approximately two (2) weeks before scheduled commencement of Work. Attendees shall include Architect, Contractor and trades involved. Agenda shall include schedule, responsibilities, critical path items and approvals.
1.06 DELIVERY, STORAGE AND HANDLING
A. Store and handle in strict compliance with manufacturer's written instructions and recommendations.
B. Protect from damage due to weather, excessive temperature, and construction operations.
1.07 PROJECT CONDITIONS
A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.
1.08 SEQUENCING
A. Ensure that products of this section are supplied to affected trades in time to prevent interuption of construciton progress.
1.09 WARRANTY
A. Manufacturer's Warranty: Materials and workmanship warranty for ten (10) years from Substantial Completion.
PART 2 - PRODUCTS
2.01 MANUFACTURERS
A. Acceptable manufacturers:
1. Montigo
2. Or other as Approved by Architect
2.02 FIREPLACE - GENERAL CHARACTERISTICS
A. Provide fireplace with the following construction with size, accessories and performance as specified:
1. Configuration: Single Sided.
2. Firebox: Linear burner, ventless.
3. Location: Indoor
4. Fireplace Protection: Grille or cool-to-touch glass
5. Gas Inlet Location: Side
6. Gas Type: Propane
7. Flame Pattern: 8 inches, Tall Flame, Concealed Burner
8. Fire Box Media: Firestones
B. Confirm Fireplace construction, size, accessories and performance with Owner and Architect prior to providing submittals and shop drawings.
C. Accessories
1. Traditional logset
PART 3 - EXECUTION
3.01 EXAMINATION
A. Do not begin installation until substrates have been properly constructed and prepared.
B. Confirm dimensions and elevations.
C. Verify product type, style and accessories are approved by Owner **and** Architect.
D. If substrate preparation is the responsibility of another installer, stop and document work. Notify Architect in writing of unsatisfactory preparation. Do not proceed until substrate is properly prepared.
3.02 PREPARATION
A. Clean surfaces thoroughly prior to installation.
B. Prepare surfaces using methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
3.03 INSTALLATION
A. Install in accordance with manufacturer's instructions, ANSI Z21.44, approved submittals, and the requirements of authorities having jurisdiction. Use manufacturer's guidelines for minimum clearances to combustibles, walls and finishes. Anchor all components firmly in position for long life under hard use.
3.04 FIELD QUALITY CONTROL
A. Upone completion of installation, visually inspect all exposed surfaces. Touch up sratches and abrasions with touch-up paint recommended by manufacturer, make imperfections invisible to the unaided eye from a distance of three (3) feet.
B. Test for proper operations, control and safety devices.
C. Complete Installer's Warranty Validation Card.
3.05 CLEANING AND PROTECTION
A. Clean products in accordance with the manufacturer's recommendations.
B. Touch-up, repair or replace damaged products before Substantial Completion.
C. Protect installed products until completion of project.
3.05 DEMONSTRATION
A. Arrange demonstration of system operation, conducted by manufacturer's representative, to Owner's maintenance personnel.
B. Provide Operating and Maintenance Manuals per Division 01 Section 01 78 23 "Operation and Maintenance Data"
END OF SECTION 10 31 00

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August 14, 2020

PROJECT # 1932
AUGUST 14, 2020

A-016
ARCHITECTURAL SPECIFICATIONS - DIVISIONS 09 & 10

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SECTION 10 73 00 - METAL AWNINGS AND CANOPIES

PART 1 - GENERAL
1.01 SUMMARY
A. Section Includes:
1. Metal Awnings and Canopies of the following types:
a. Standard Canopy with Channel Fascia
1.02 REFERENCES
A. Division 01 Sections
1.03 PRE-INSTALLATION MEETINGS
A. Pre-installation Conference: Conduct conference at Project site.
1.04 ACTION SUBMITTALS
A. Product Data:
1. Manufacturer's data sheets on each product to be used.
2. Preparation instructions and recommendations.
3. Storage and handling requirements and recommendations.
4. Typical installation methods.
B. Verification Samples: Two (2) representative units of each type, size, pattern and color.
C. Shop Drawings: Include details of materials, construction and finish. Include relationship with adjacent construction.
1.05 QUALITY ASSURANCE
A. Manufacturer Qualifications; Company specializing in manufacturing products specified in this section with a minimum ten (10) years documented experience.
B. Installer Qualifications: Company specializing in performing Work of this section with minimum five (5) years documented experience with project of similar scope and complexity, and approved by Manufacturer.
C. Source Limitations: Provide each type of products from a single manufacturing source to ensure uniformity.
D. Mock-Up: Construct a mock-up with actual materials in sufficient time for Architect's review and to not delay construction progress. Locate mock-up as acceptable to Architect and provide temporary foundations and support.
1. Intent of mock-up is to demonstrate quality of workmanship and visual appearance.
2. If mock-up is not acceptable, rebuild mock-up until satisfactory results are achieved.
3. Retain mock-up during construction as a standard for comparison with completed work.
4. Do not alter or remove mock-up until work is completed or removal is authorized.
1.06 PRE-INSTALLATION CONFERENCE
A. Convene a conference approximately two (2) weeks before scheduled commencement of Work. Attendees shall include Architect, Contractor and trades involved. Agenda shall include schedule, responsibilities, critical path items and approvals.
1.07 DELIVERY, STORAGE AND HANDLING
A. Store and handle in strict compliance with manufacturer's written instructions and recommendations.
B. Protect from damage due to weather, excessive temperature, and construction operations.
1.08 PROJECT CONDITIONS
A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.
1.09 WARRANTY
A. Manufacturer's Warranty: Materials and workmanship warranty for ten (10) years from Substantial Completion.
PART 2 - PRODUCTS
2.01 MANUFACTURERS
A. Acceptable manufacturers:
1. Lawrence Fabric and Metal Structures, Inc
2. Madison Industries
3. Or other as Approved by Architect
2.02 METAL AWNINGS AND CANOPIES
A. Performance and Design Requirements:
1. Standards Compliance: Comply with local building codes.
B. Basis of Design: Reference Architectural and Structural Project Documents for Design Intent.
PART 3 - EXECUTION
3.01 EXAMINATION
A. Do not begin installation until substrates have been properly constructed and prepared.
B. Confirm dimensions and elevations.
C. Verify that wall structure can support canopy loads.
D. If substrate preparation is the responsibility of another installer, stop and document work. Notify Architect in writing of unsatisfactory preparation. Do not proceed until substrate is properly prepared.
3.02 PREPARATION
A. Clean surfaces thoroughly prior to installation.
B. Prepare surfaces using methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
3.03 INSTALLATION
A. Install in accordance with manufacturer's instructions, approved submittals, and in proper relationship with adjacent construction.
3.04 FIELD QUALITY CONTROL
A. Field Inspections: Coordinate field inspection with required trades. Issue field inspection reports to Architect, General Contractor and Owner's Representative.
3.05 CLEANING AND PROTECTION
A. Clean products in accordance with the manufacturer's recommendations.
B. Touch-up, repair or replace damaged products before Substantial Completion.
END OF SECTION 10 73 00

SECTION 14 91 00 - LINEN CHUTE

PART 1 - GENERAL
1.01 SECTION INCLUDES
A. Linen chutes.
1.02 REFERENCES
A. National Fire Protection Association (NFPA) - Code 82 - Standard on Incinerators and Waste and Linen Handling Systems and Equipment.
B. Division 01 Sections
1.03 SUBMITTALS
A. Catalog Cuts: Prior to material delivery, submit catalog cut sheets to the Architect in accordance with these specifications, showing all details of installation and assembly and all requirements for work by other trades.
B. Product Data: Manufacturer's data sheets on each product to be used, including:
1. Preparation instructions and recommendations.
2. Storage and handling requirements and recommendations.
3. Installation methods.
C. Shop Drawings:
1. Plans: Scale - 1/4 inch to 1 foot; indicate locations, dimensions, and required associated construction activities.
2. Elevations / Sections: Scale - 1/4 inch to 1 foot; indicate locations, dimensions, and required associated required construction activities.
3. Details: Scale - 1/4 inch to 1 foot; indicate:
a. Shop drawings specific to project conditions.
b. Interface with adjacent construction.
c. Dimensions and tolerances.
d. Products required for installation of the chute, but not supplied by chute manufacturer.
D. Close-out Submittals:
1. Manufacturer's printed operation manual.
2. Executed warranty as listed in this section.
1.04 QUALITY ASSURANCE
A. Manufacturer Qualifications: All primary products specified in this section will be supplied by a single manufacturer with a minimum of five (5) years experience manufacturing products of the same type as listed in this section.
B. Installer Qualifications: All products listed in this section are to be installed by a single installer with a minimum of five (5) years demonstrated experience in installing products of the same type and scope as specified.
1.05 DELIVERY, STORAGE, AND HANDLING
A. Store products in manufacturer's unopened packaging until ready for installation.
1.06 PROJECT CONDITIONS
A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.
1.07 WARRANTY
A. At project closeout, provide to Owner or Owners Representative an executed copy of the manufacturer's standard limited warranty against manufacturing defect, outlining its terms, conditions, and exclusions from coverage.
1. Duration: One year from date of installation.
PART 2 - PRODUCTS
2.01 MANUFACTURERS
A. Manufacturers:
1. American Chutes
2. Wilkinson Hi-Rise
3. Kapella Chutes
4. Or other as approved by Architect.
2.02 LINEN CHUTES
A. Dimensions: Diameter allowed provided dimensions of chute enclosure as shown in drawings. Chute material to be U.S. # 16 gauge aluminized steel.
B. Doors: As recommended by manufacturer provided chute ensiure dimension, hand operated intake doors, self-closing, self-latching, side hinged with 1-1/2 hour "UL" label, maximum 30 minute, 250 degree F (121 degree C) temperature rise. Stainless steel with No. 3 type finish. ADA compliant lever handle with 2 keys. Intake door backs must also be stainless steel and have an integral stainless steel trash deflector to prevent trash build up from interfering with door operation.
C. Discharge: Top hinged, manufacturer standard size, "UL" labeled door, held open by 165 degree F (74 degree C) fusible link Hopper complete with adjustable pedestal for support. Includes 2 inch (51mm) IPS drain flange (for connection by others).
D. Vent: Full diameter vent of same gauge steel extending required distance above roof with metal safety cap, in accordance with NFPA Code 82.
E. Floor Frames: 1-1/2 inch by 1-1/2 inch by 3/16 inch (38mm x 38mm x 4.5mm) steel angles with 3/16 inch (4.5mm) flat stock cross members coated with anti-corrosive alkyd enamel paint.
F. Flushing Head andSprinkler: 1/2 inch (13mm) NPT sprinkler and 3/4 inch (19mm) NPT flushing head above top intake. In addition a 1/2 inch (13mm) sprinkler shall be installed within the chute at alternating floor levels in the building, starting at the top level with a mandatory sprinkler located at the lowest intake level, as required by NFPA Code 82. Reference Project Documents.
2.03 CHUTE ACCESSORIES
A. Electric Interlock: Doors are normally in locked position. Interlock system prevents other doors from being opened when one intake is in use, furnished only for connection by others. Manual control provided for connection by others at discharge area to lock out chute doors during routine cleaning of chute or discharge room.
B. Floor Retainer Flanges: 16 gauge aluminized sheet under deck at penetration for retainage of fire stop material provided by other trades.
C. Sanitizing Unit: Cleans and disinfects the chute interior. Manually activated. Located on chute above top intake, furnished only.
D. Pass-Thru Door: Located in the discharge room wall with thru-wall liner, side-hinged, self-closing, self-latching, UL label, maximum 30 minute, 250 degree F (121 degree C) temperature rise. Furnished only.
E. Access Door: A side hinged, self-closing, self-latching, UL label, maximum 30 minute, 250 degree F (121 degree C) temperature rise stainless steel door 15 inches by 15 inches (381 mm x 381 mm) with "UL" label is included with disinfecting and sanitizing unit, furnished only.
F. Vent: Metal explosion cap.
2.04 FABRICATION
A. Factory assembled chute with fully welded joints , except those required to separate the sections for shipment and installation.
B. Bolt floor intake doors in place on throats formed into the chute.
C. Flash all chute sections inside the sections below. No bolts, clips, or other projections inside the chute to snag the flow of material.
D. Assure proper intake levels with pre-positioned 12 gauge chute support clips.
E. Locate expansion joints in the chute between all support joints.
F. Any discharge level offsets to be fabricated from 12 gauge aluminized steel.
G. Offsets require approval from local jurisdictional authority; Fire Marshal or Code Official.
PART 3 - EXECUTION
3.01 EXAMINATION
A. Verify area in which system is to be located is correct size and location and is prepared for installation of chute and components.
B. Installer's Examination:
1. Installer will examine conditions under which construction activities of this section are to be performed, then submit written notification if conditions under which construction activities of this section are to be performed are unacceptable.
2. Beginning construction activities of this section before unacceptable conditions have been corrected is prohibited.
3. General Contractor will verify and record chute alignment with installer immediately following installation.
3.02 PREPARATION
A. Clean surfaces thoroughly prior to installation.
B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
3.03 INSTALLATION
A. Install in accordance with manufacturer's instructions. Test for proper operation.
3.04 DEMONSTRATION
A. Arrange demonstration of system operation, conducted by manufacturer's representative, to Owner's maintenance personnel.
B. Provide Maintenance and Operation Manual in accordance with Section 01 78 23 "Operation and Maintenance Data."
END OF SECTION 14 91 00

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August 14, 2020

PROJECT # 1932
AUGUST 14, 2020

A-017
ARCHITECTURAL SPECIFICATIONS - DIVISIONS 10 & 14

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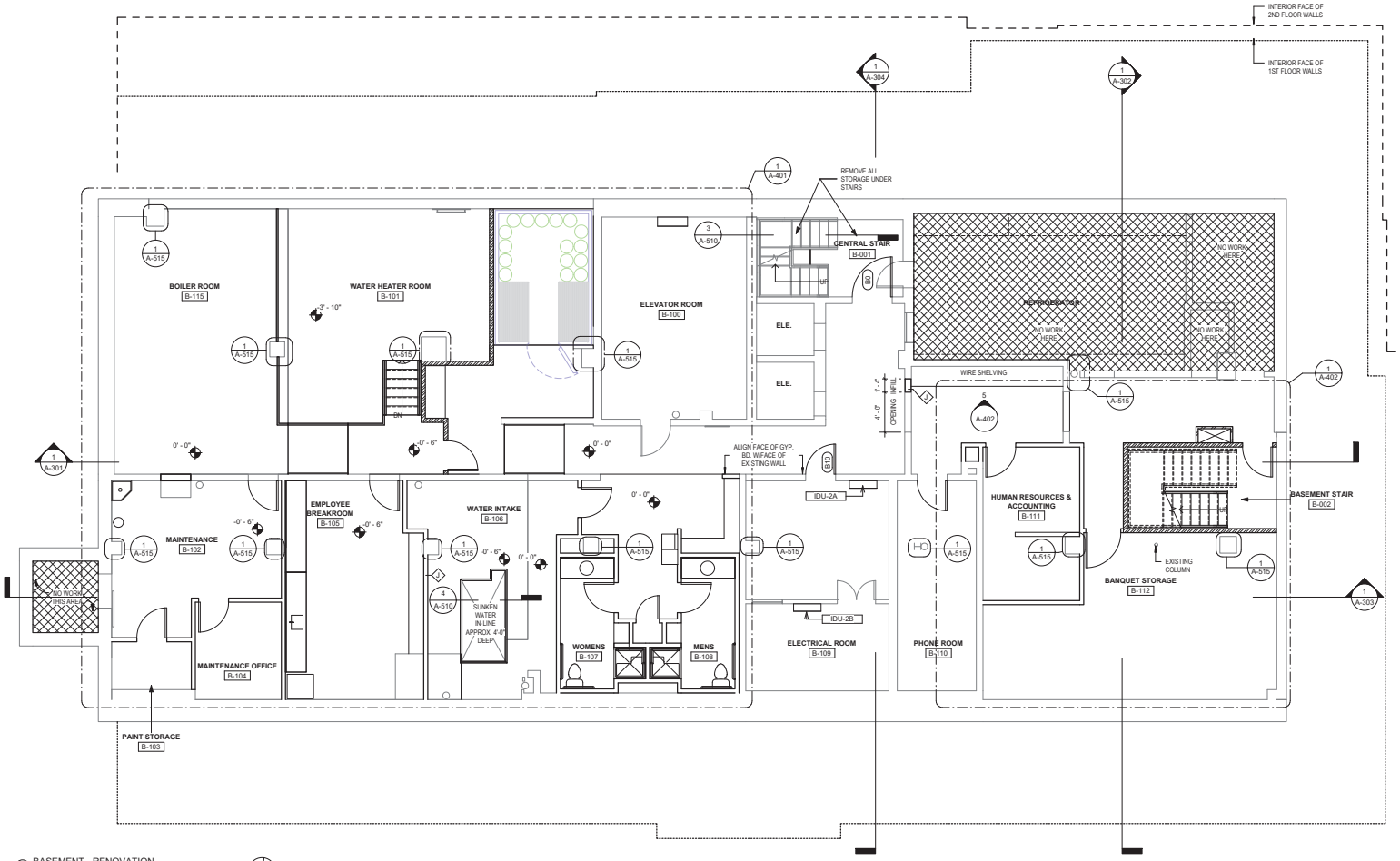

1 BASEMENT - RENOVATION
3/16" = 1'-0"

NORTH

IF ISSUES ARISE IN THE FIELD THAT COMPROMISE THE DESIGN INTENT, STOP WORK. TAKE PHOTOS OF THE ISSUE AND PROVIDE A WRITTEN NARRATIVE AND PHOTOS TO THE ARCHITECT AND THE OWNER. DO NOT PROCEED WITH WORK UNTIL ARCHITECT HAS ISSUED A RESOLUTION.

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RENOVATION - BASEMENT

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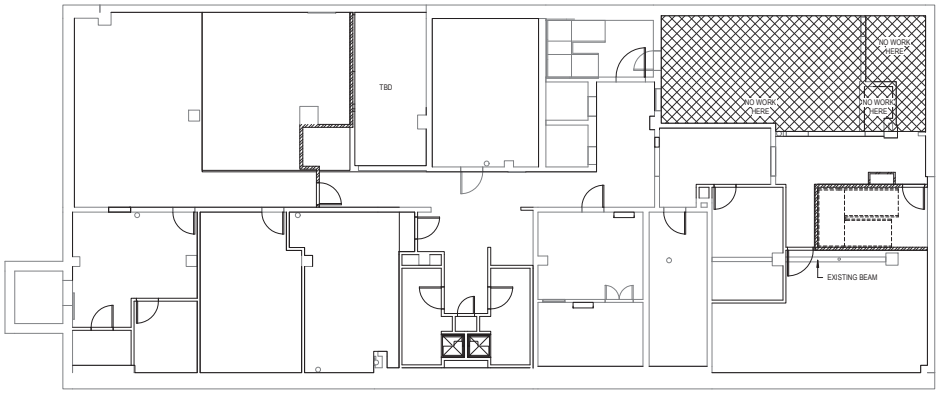

1 BASEMENT - RCP - RENOVATION
1/8" = 1'-0"

GENERAL NOTE:
SET CEILING HEIGHT TO EXISTING STRUCTURE. REFERENCE FLOOR & CEILING ASSEMBLY SHEET NUMBER A-619

IF ISSUES ARISE IN THE FIELD THAT COMPROMISE THE DESIGN INTENT, STOP WORK. TAKE PHOTOS OF THE ISSUE AND PROVIDE A WRITTEN NARRATIVE AND PHOTOS TO THE ARCHITECT AND THE OWNER. DO NOT PROCEED WITH WORK UNTIL ARCHITECT HAS ISSUED A RESOLUTION.

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RENOVATION - BASEMENT

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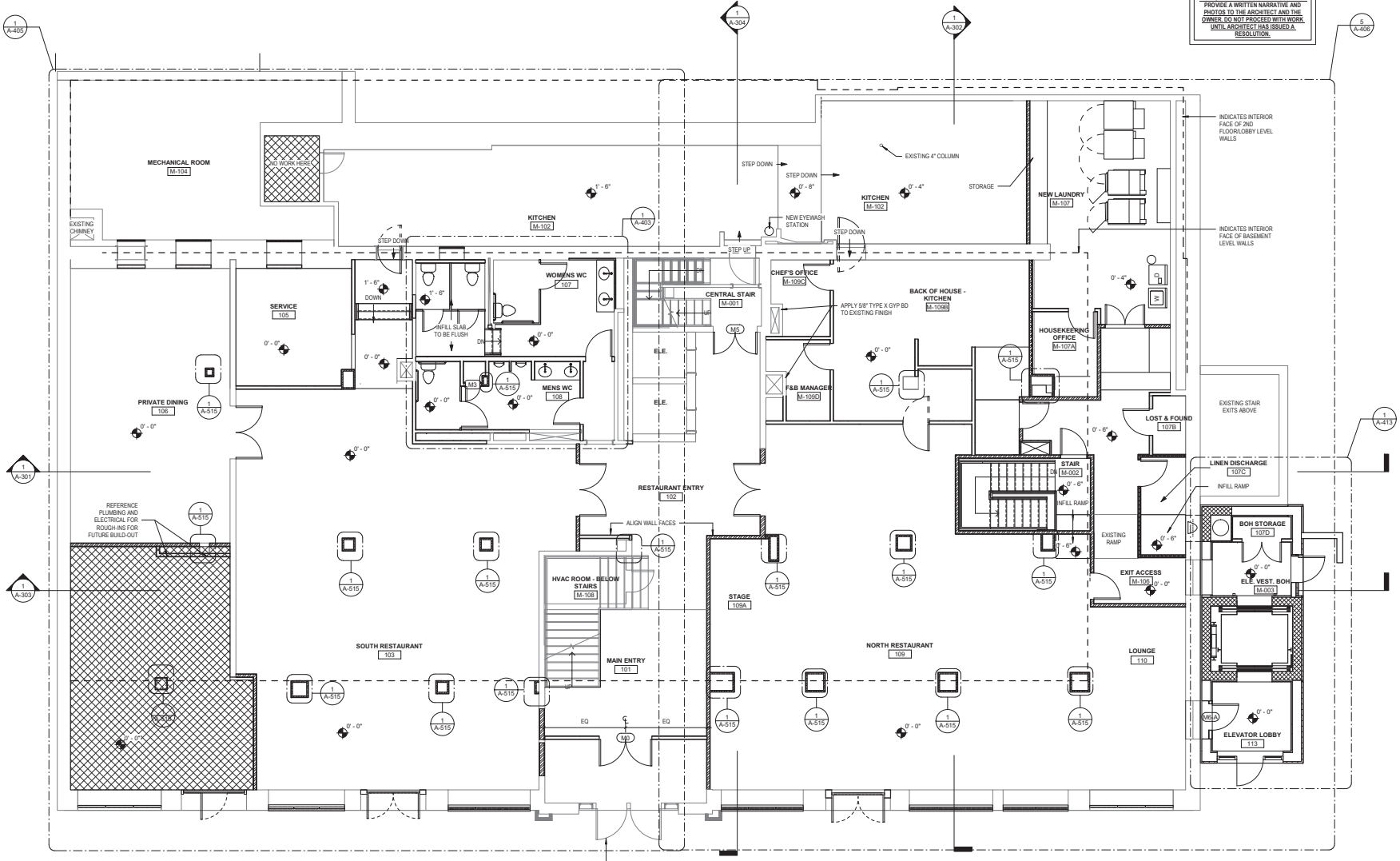

1ST FLOOR/MAIN STREET - RENOVATION
3/16" = 1'-0"

NORTH

IF ISSUES ARISE IN THE FIELD THAT COMPROMISE THE DESIGN INTENT, STOP WORK, TAKE PHOTOS OF THE ISSUE AND PROVIDE A WRITTEN NARRATIVE AND PHOTOS TO THE ARCHITECT AND THE OWNER. DO NOT PROCEED WITH WORK UNTIL ARCHITECT HAS ISSUED A RESOLUTION.

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ARCHITECTURAL PERMIT SET FOR THE GRAND ADIRONDACK HOTEL - LAKE PLACID, NEW YORK

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PROJECT # 1932

AUGUST 14, 2020

A-102

RENOVATION - MAIN STREET

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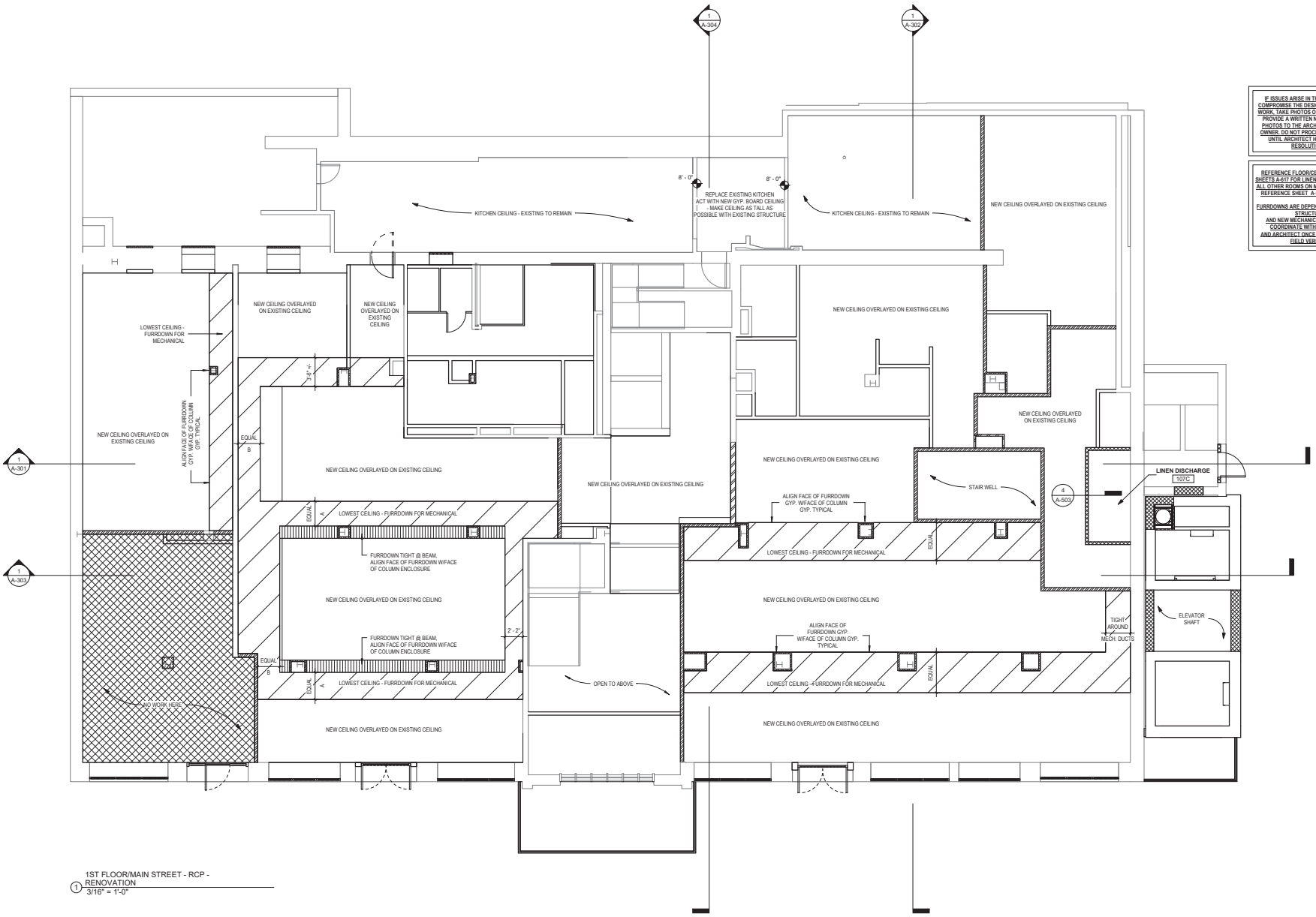

1 1ST FLOOR/MAIN STREET - RCP - RENOVATION
3/16" = 1'-0"

IF ISSUES ARISE IN THE FIELD THAT COMPROMISE THE DESIGN INTENT, STOP WORK, TAKE PHOTOS OF THE ISSUE AND PROVIDE A WRITTEN NARRATIVE AND PHOTOS TO THE ARCHITECT AND THE OWNER. DO NOT PROCEED WITH WORK UNTIL ARCHITECT HAS ISSUED A RESOLUTION.

REFERENCE FLOOR/CEILING ASSEMBLY SHEETS A-617 FOR LINEN DISCHARGE ROOM. ALL OTHER ROOMS ON MAIN STREET LEVEL REFERENCE SHEET A-619 FOR DETAILS.

FURRDOWNS ARE DEPENDENT ON EXISTING STRUCTURE AND NEW MECHANICAL EQUIPMENT. COORDINATE WITH MECHANICAL AND ARCHITECT ONCE DIMENSIONS ARE FIELD VERIFIED.

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PROJECT # 1932

AUGUST 14, 2020

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RENOVATION - MAIN STREET

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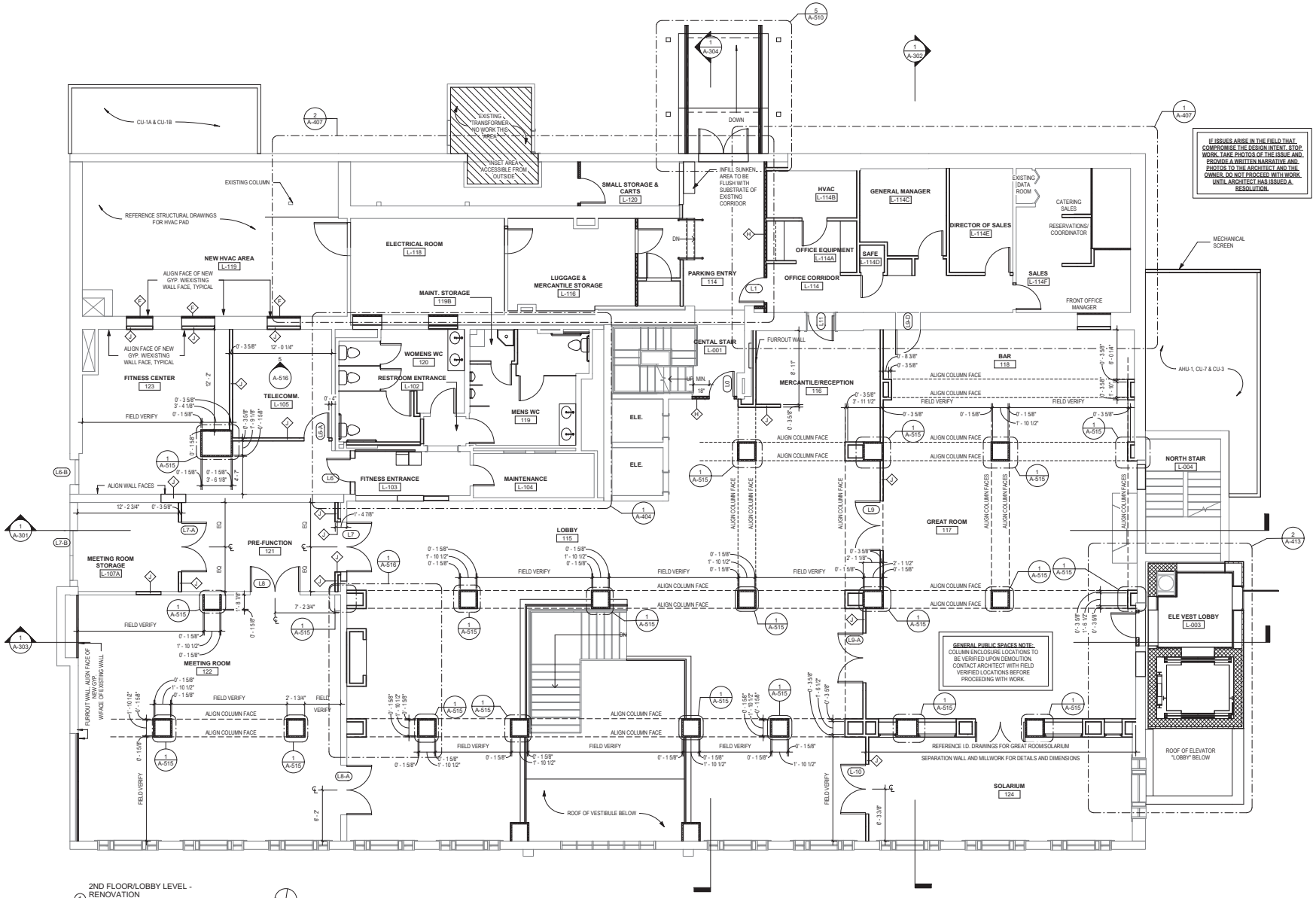

IF ISSUES ARISE IN THE FIELD THAT COMPROMISE THE DESIGN INTENT, STOP WORK. TAKE PHOTOS OF THE ISSUE AND PROVIDE A WRITTEN NARRATIVE AND PHOTOS TO THE ARCHITECT AND THE OWNER. DO NOT PROCEED WITH WORK UNTIL ARCHITECT HAS ISSUED A RESOLUTION.

GENERAL PUBLIC SPACES NOTE:
COLUMN ENCLOSURE LOCATIONS TO BE VERIFIED UPON DEMOLITION. CONTACT ARCHITECT WITH FIELD VERIFIED LOCATIONS BEFORE PROCEEDING WITH WORK.

1 2ND FLOOR/LOBBY LEVEL - RENOVATION
3/16" = 1'-0"

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PROJECT # 1932

AUGUST 14, 2020

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RENOVATION - 2ND FLOOR/LOBBY LEVEL

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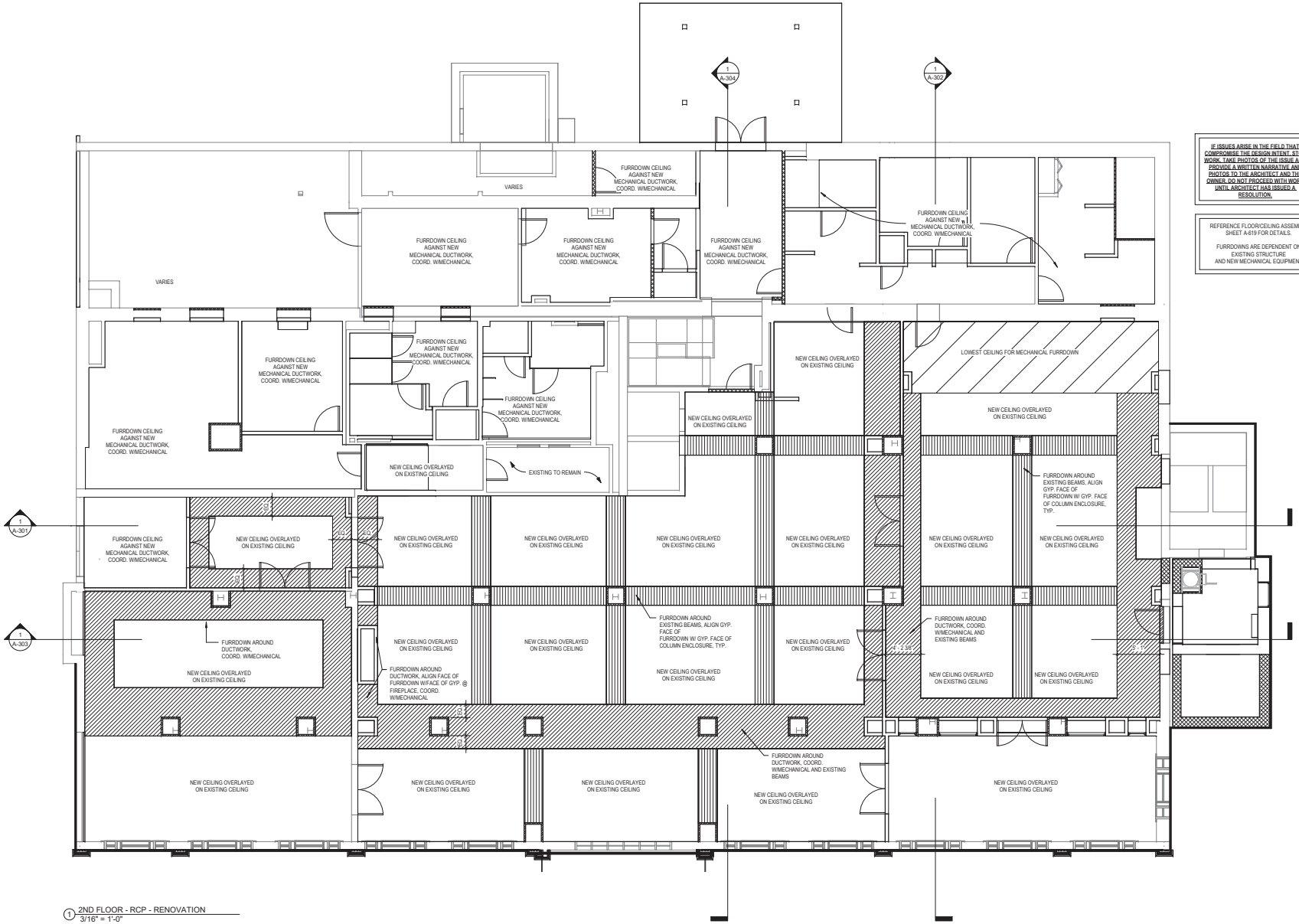

1 2ND FLOOR - RCP - RENOVATION
3/16" = 1'-0"

IF ISSUES ARISE IN THE FIELD THAT COMPROMISE THE DESIGN INTENT, STOP WORK. TAKE PHOTOS OF THE ISSUE AND, PROVIDE A WRITTEN NARRATIVE AND PHOTOS TO THE ARCHITECT AND THE OWNER. DO NOT PROCEED WITH WORK UNTIL ARCHITECT HAS ISSUED A RESOLUTION.

REFERENCE FLOOR/CEILING ASSEMBLY SHEET A-619 FOR DETAILS.

FURRDOWNS ARE DEPENDENT ON EXISTING STRUCTURE AND NEW MECHANICAL EQUIPMENT

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ARCHITECTURAL PERMIT SET FOR THE GRAND ADIRONDACK HOTEL - LAKE PLACID, NEW YORK

2520 MAIN STREET
LAKE PLACID, NEW YORK
12946

Registered Architect
Joshua D. Wright
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State of New York

August 14, 2020

PROJECT # 1932

AUGUST 14, 2020

A-103.1

RENOVATION - 2ND FLOOR/LOBBY LEVEL

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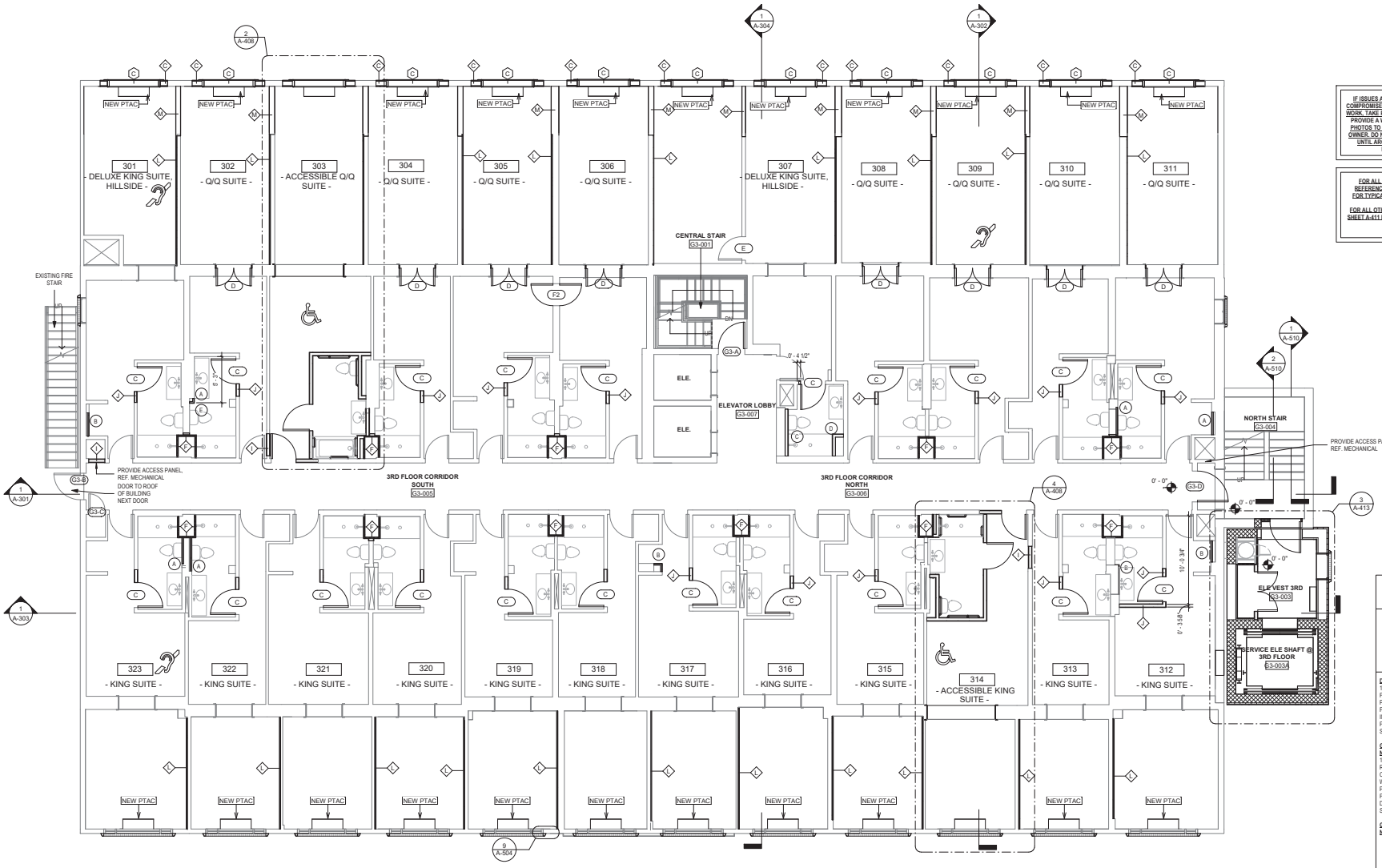

1 3RD FLOOR - RENOVATION
3/16" = 1'-0"

NORTH

3RD FLOOR ROOM SCHEDULE				
ROOM	ROOM TYPE	CONNECTING ROOM	CONNECTION	COMMUNICATION FEATURES
301	KING SUITE - COMMUNICATIONS			Yes
302	QUEEN/QUEEN SUITE			
303	ACCESSIBLE QUEEN/QUEEN SUITE			
304	QUEEN/QUEEN SUITE			
305	QUEEN/QUEEN SUITE	Yes	306	
306	QUEEN/QUEEN SUITE	Yes	305	
307	KING SUITE			
308	QUEEN/QUEEN SUITE			
309	QUEEN/QUEEN SUITE - COMMUNICATIONS			Yes
310	QUEEN/QUEEN SUITE			
311	QUEEN/QUEEN SUITE			

3RD FLOOR ROOM SCHEDULE				
ROOM	ROOM TYPE	CONNECTING ROOM	CONNECTION	COMMUNICATION FEATURES
312	KING SUITE			
313	KING SUITE			
314	ACCESSIBLE KING SUITE			
315	KING SUITE			
316	KING SUITE			
317	KING SUITE			
318	KING SUITE			
319	KING SUITE			
320	KING SUITE			
321	KING SUITE			
322	KING SUITE			
323	KING SUITE - COMMUNICATIONS			Yes

IF ISSUES ARISE IN THE FIELD THAT COMPROMISE THE DESIGN INTENT, STOP WORK. TAKE PHOTOS OF THE ISSUE AND PROVIDE A WRITTEN NARRATIVE AND PHOTOS TO THE ARCHITECT AND THE OWNER. DO NOT PROCEED WITH WORK UNTIL ARCHITECT HAS ISSUED A RESOLUTION.

FOR ALL ACCESSIBLE ROOMS - REFERENCE SHEET A-408 TO A-410 FOR TYPICAL RENOVATION DETAILS

FOR ALL OTHER ROOMS - REFERENCE SHEET A-411 FOR TYPICAL RENOVATION DETAILS

GENERAL NOTES FOR GUESTROOM OVERALL FLOOR PLANS:

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(C) FURROUT WALL, COORDINATE WITH PLUMBING.

(D) FURROUT WALLS TO ALIGN WITH FINISHED EDGES OF SHOWER.

(E) FURROUT WALLS TO DIMENSIONS SHOWN ON PLANS.

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PROJECT # 1902

AUGUST 14, 2020

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RENOVATION - 3RD FLOOR

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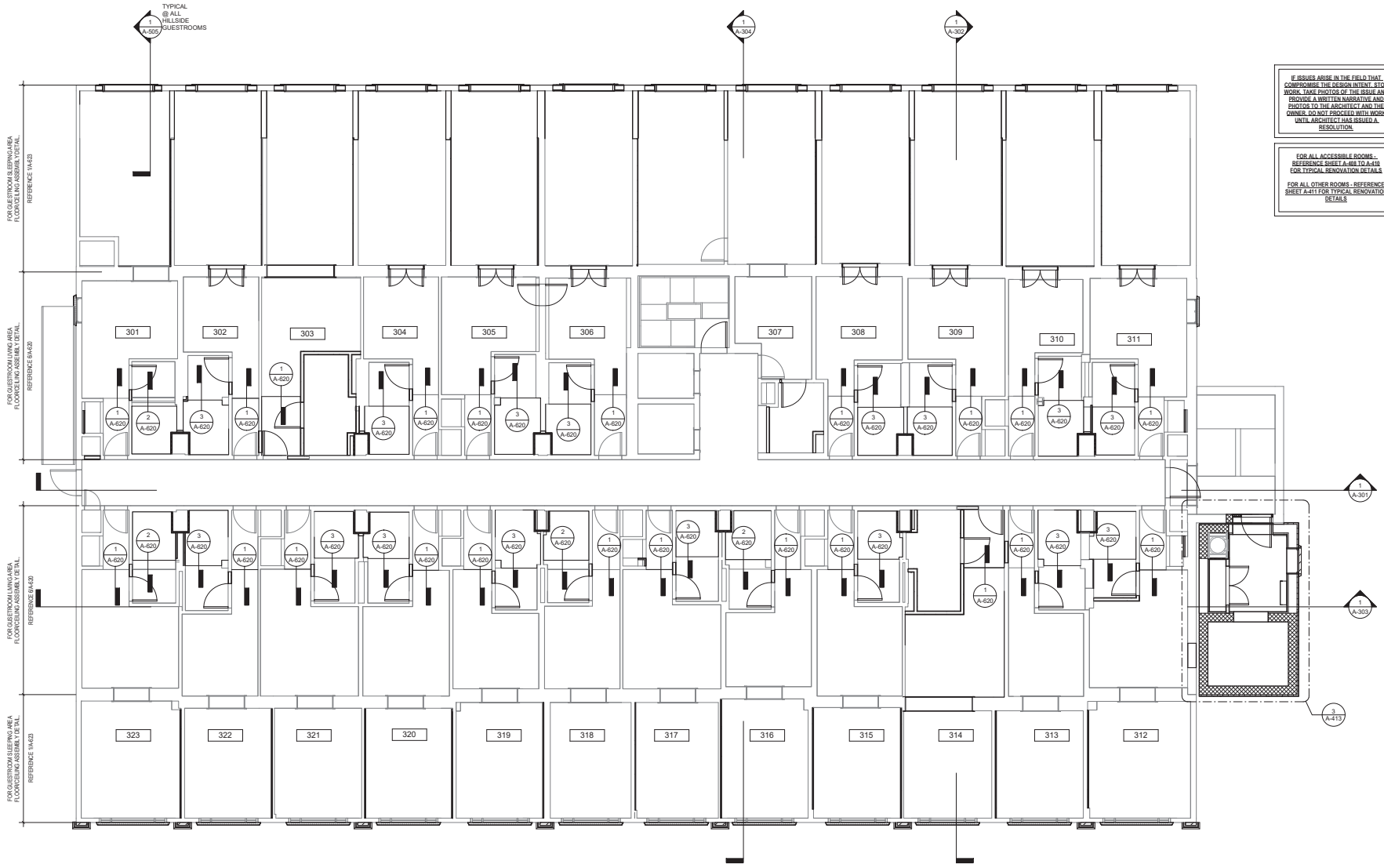

1 3RD FLOOR - RCP - RENOVATION
3/16" = 1'-0"

NORTH

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PROJECT # 1932

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RENOVATION - 3RD FLOOR

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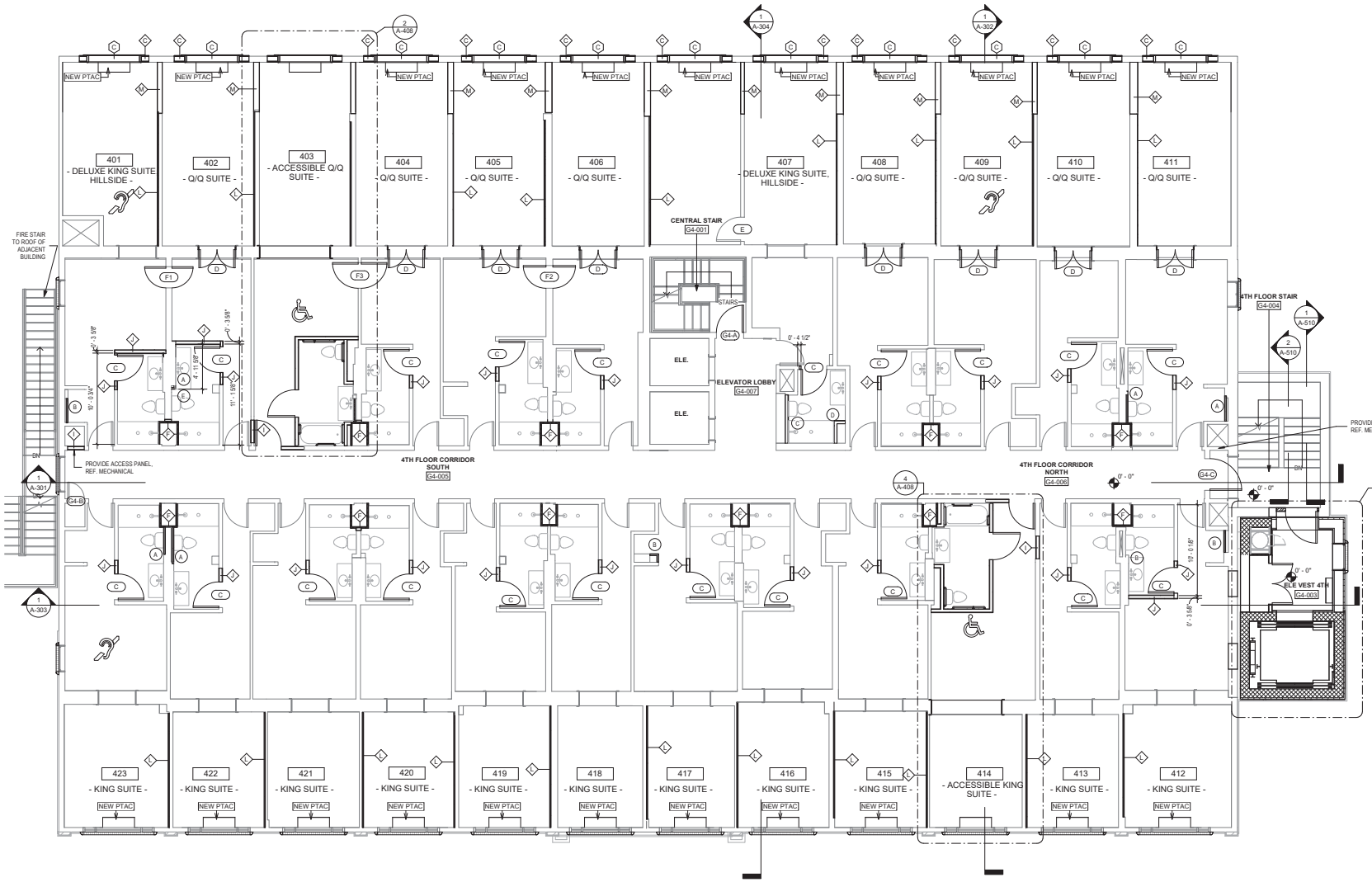

1 4TH FLOOR - RENOVATION
3/16" = 1'-0"

NORTH

4TH FLOOR ROOM SCHEDULE				
ROOM	ROOM TYPE	CONNECTING ROOM	CONNECTION	COMMUNICATION FEATURES
401	KING SUITE - COMMUNICATIONS	Yes	402	Yes
402	QUEEN/QUEEN SUITE	Yes	401	
403	ACCESSIBLE QUEEN/QUEEN SUITE	Yes	404	
404	QUEEN/QUEEN SUITE	Yes	403	
405	QUEEN/QUEEN SUITE	Yes	406	
406	QUEEN/QUEEN SUITE	Yes	405	
407	KING SUITE			
408	QUEEN/QUEEN SUITE			
409	QUEEN/QUEEN SUITE - COMMUNICATIONS			Yes
410	QUEEN/QUEEN SUITE			
411	QUEEN/QUEEN SUITE			

4TH FLOOR ROOM SCHEDULE				
ROOM	ROOM TYPE	CONNECTING ROOM	CONNECTION	COMMUNICATION FEATURES
412	KING SUITE			
413	KING SUITE			
414	ACCESSIBLE KING SUITE			
415	KING SUITE			
416	KING SUITE			
417	KING SUITE			
418	KING SUITE			
419	KING SUITE			
420	KING SUITE			
421	KING SUITE			
422	KING SUITE			
423	KING SUITE - COMMUNICATIONS			Yes

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(E) FURROUT WALLS TO DIMENSIONS SHOWN ON PLANS.

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RENOVATION - 4TH FLOOR

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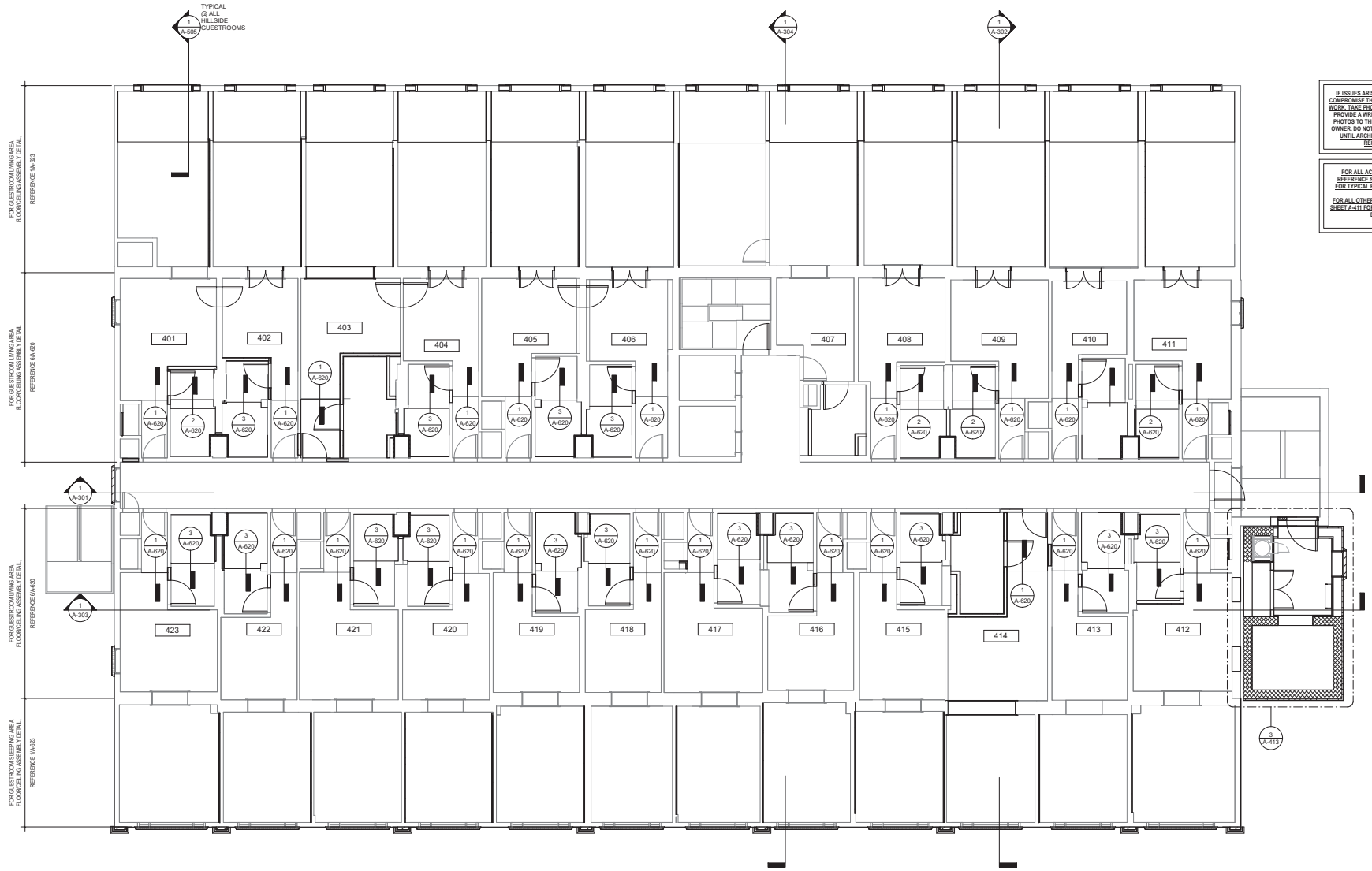

1 4TH FLOOR - RCP - RENOVATION
3/16" = 1'-0"

NORTH

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RENOVATION - 4TH FLOOR

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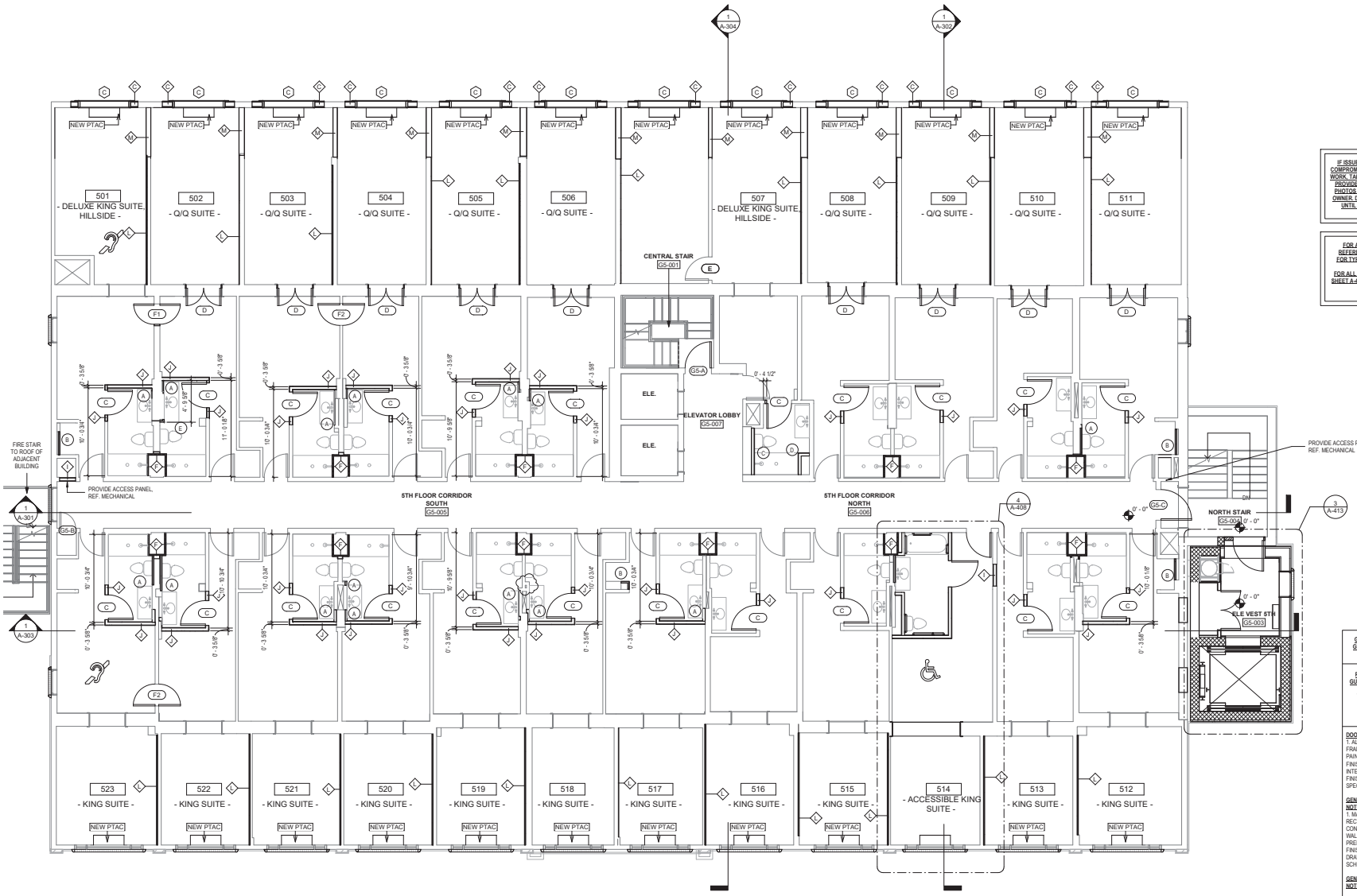

1 5TH FLOOR - RENOVATION
3/16" = 1'-0"

NORTH

5TH FLOOR ROOM SCHEDULE				
ROOM	ROOM TYPE	CONNECTING ROOM	CONNECTION	COMMUNICATION FEATURES
501	KING SUITE - COMMUNICATIONS	Yes	502	Yes
502	QUEEN/QUEEN SUITE	Yes	501	
503	QUEEN/QUEEN SUITE	Yes	504	
504	QUEEN/QUEEN SUITE	Yes	503	
505	QUEEN/QUEEN SUITE	Yes	506	
506	QUEEN/QUEEN SUITE		505	
507	KING SUITE			
508	QUEEN/QUEEN SUITE			
509	QUEEN/QUEEN SUITE			
510	QUEEN/QUEEN SUITE			
511	QUEEN/QUEEN SUITE			

5TH FLOOR ROOM SCHEDULE				
ROOM	ROOM TYPE	CONNECTING ROOM	CONNECTION	COMMUNICATION FEATURES
512	KING SUITE			
513	KING SUITE			
514	ACCESSIBLE KING SUITE			
515	KING SUITE			
516	KING SUITE			
517	KING SUITE			
518	KING SUITE		519	
519	KING SUITE		518	
520	KING SUITE			
521	KING SUITE			
522	KING SUITE	Yes	523	
523	KING SUITE - COMMUNICATIONS	Yes	522	Yes

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RENOVATION - 5TH FLOOR

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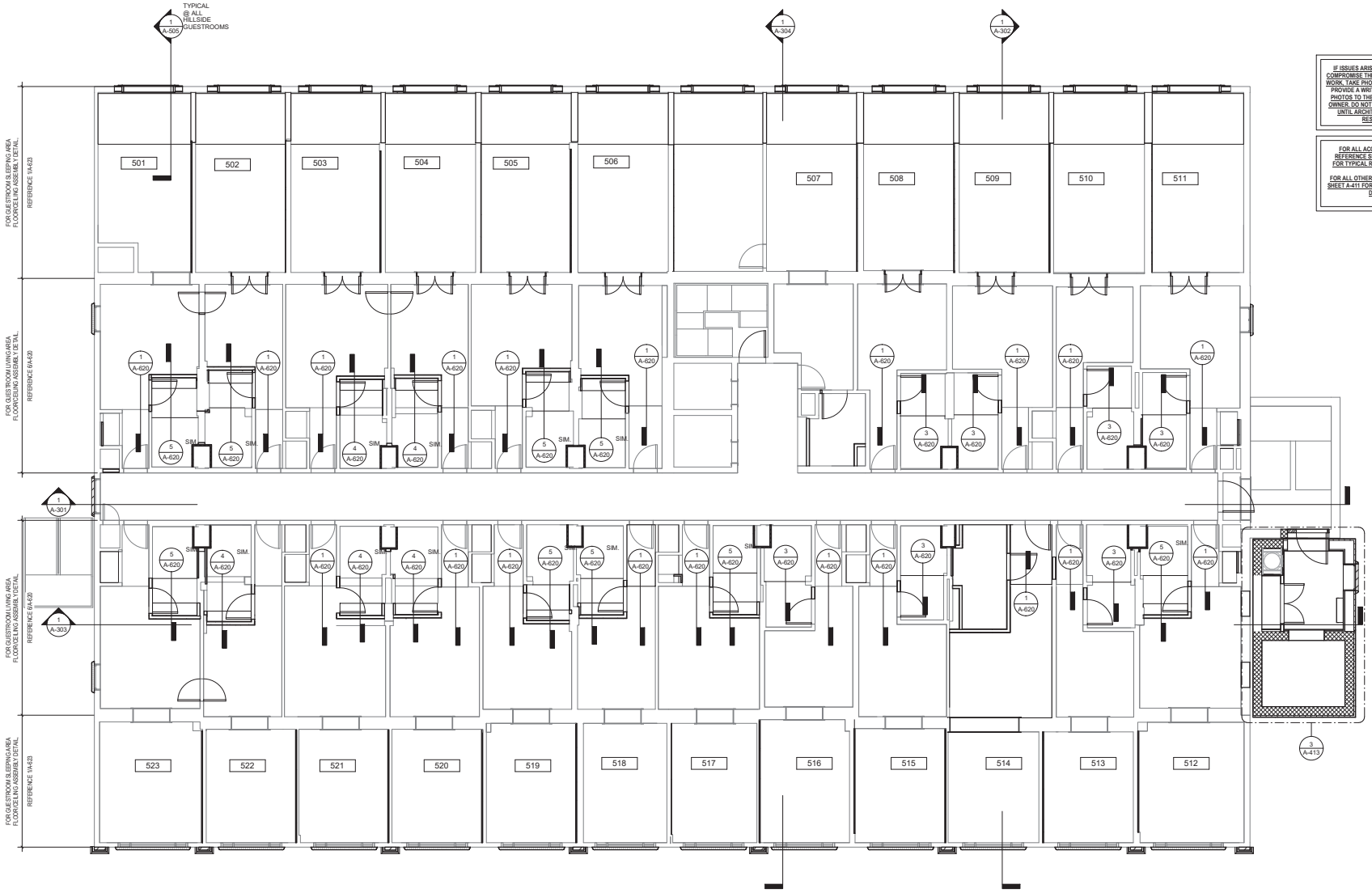

1 5TH FLOOR - RCP - RENOVATION
3/16" = 1'-0"

NORTH

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ARCHITECTURAL PERMIT SET FOR THE GRAND ADIRONDACK HOTEL - LAKE PLACID, NEW YORK

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RENOVATION - 5TH FLOOR

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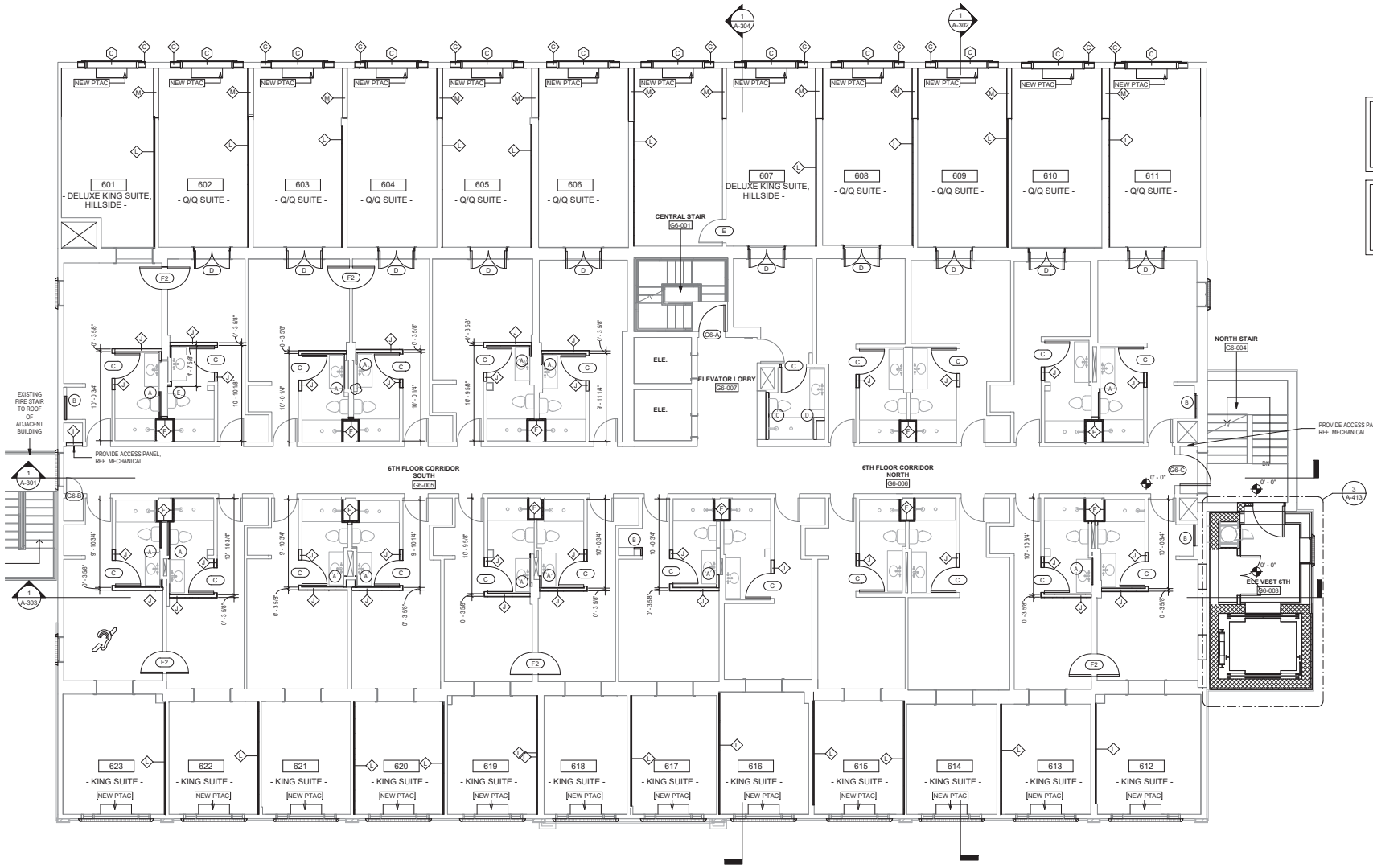

1 6TH FLOOR - RENOVATION
3/16" = 1'-0"

NORTH

6TH FLOOR ROOM SCHEDULE				
ROOM	ROOM TYPE	CONNECTING ROOM	CONNECTION	COMMUNICATION FEATURES
601	KING SUITE	Yes	602	
602	QUEEN/QUEEN SUITE	Yes	601	
603	QUEEN/QUEEN SUITE	Yes	604	
604	QUEEN/QUEEN SUITE	Yes	603	
605	QUEEN/QUEEN SUITE			
606	QUEEN/QUEEN SUITE			
607	KING SUITE			
608	QUEEN/QUEEN SUITE			
609	QUEEN/QUEEN SUITE			
610	QUEEN/QUEEN SUITE			
611	QUEEN/QUEEN SUITE			

6TH FLOOR ROOM SCHEDULE				
ROOM	ROOM TYPE	CONNECTING ROOM	CONNECTION	COMMUNICATION FEATURES
612	KING SUITE	Yes	613	
613	KING SUITE	Yes	612	
614	KING SUITE			
615	KING SUITE			
616	KING SUITE			
617	KING SUITE			
618	KING SUITE	Yes	619	
619	KING SUITE	Yes	618	
620	KING SUITE			
621	KING SUITE			
622	KING SUITE	Yes	623	
623	KING SUITE - COMMUNICATIONS	Yes	622	Yes

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ARCHITECTURAL PERMIT SET FOR THE GRAND ADIRONDACK HOTEL - LAKE PLACID, NEW YORK

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August 14, 2020

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A-107

RENOVATION - 6TH FLOOR

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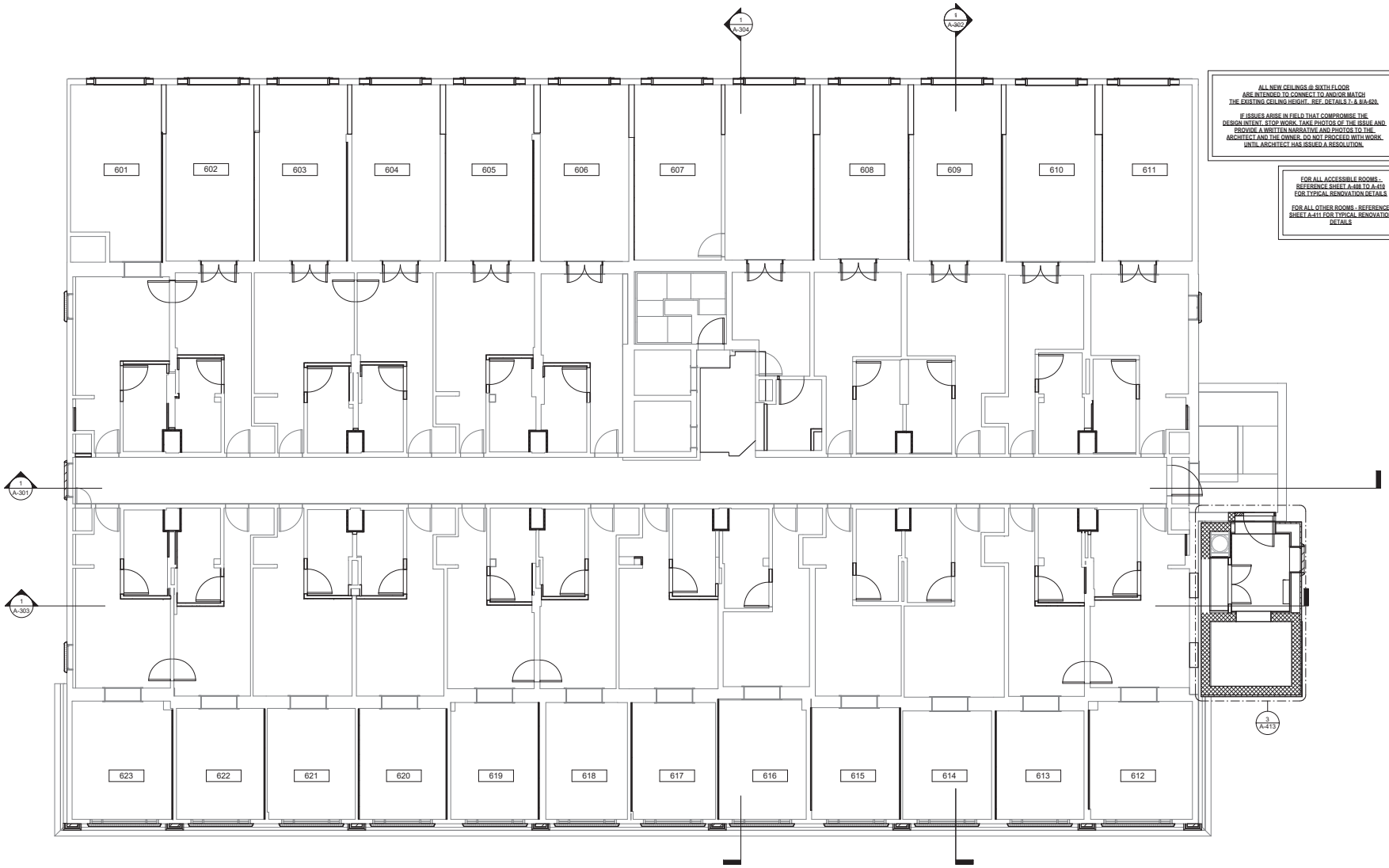

ALL NEW CEILINGS @ SIXTH FLOOR
ARE INTENDED TO CONNECT TO AND/OR MATCH
THE EXISTING CEILING HEIGHT. REF. DETAILS 7- & 8/A-520.

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REFERENCE SHEET A-408 TO A-410
FOR TYPICAL RENOVATION DETAILS

FOR ALL OTHER ROOMS - REFERENCE
SHEET A-411 FOR TYPICAL RENOVATION
DETAILS

1 6TH FLOOR - RCP - RENOVATION
3/16" = 1'-0"

NORTH

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ARCHITECTURAL PERMIT SET FOR
THE GRAND ADIRONDACK HOTEL - LAKE PLACID, NEW YORK

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RENOVATION - 6TH FLOOR

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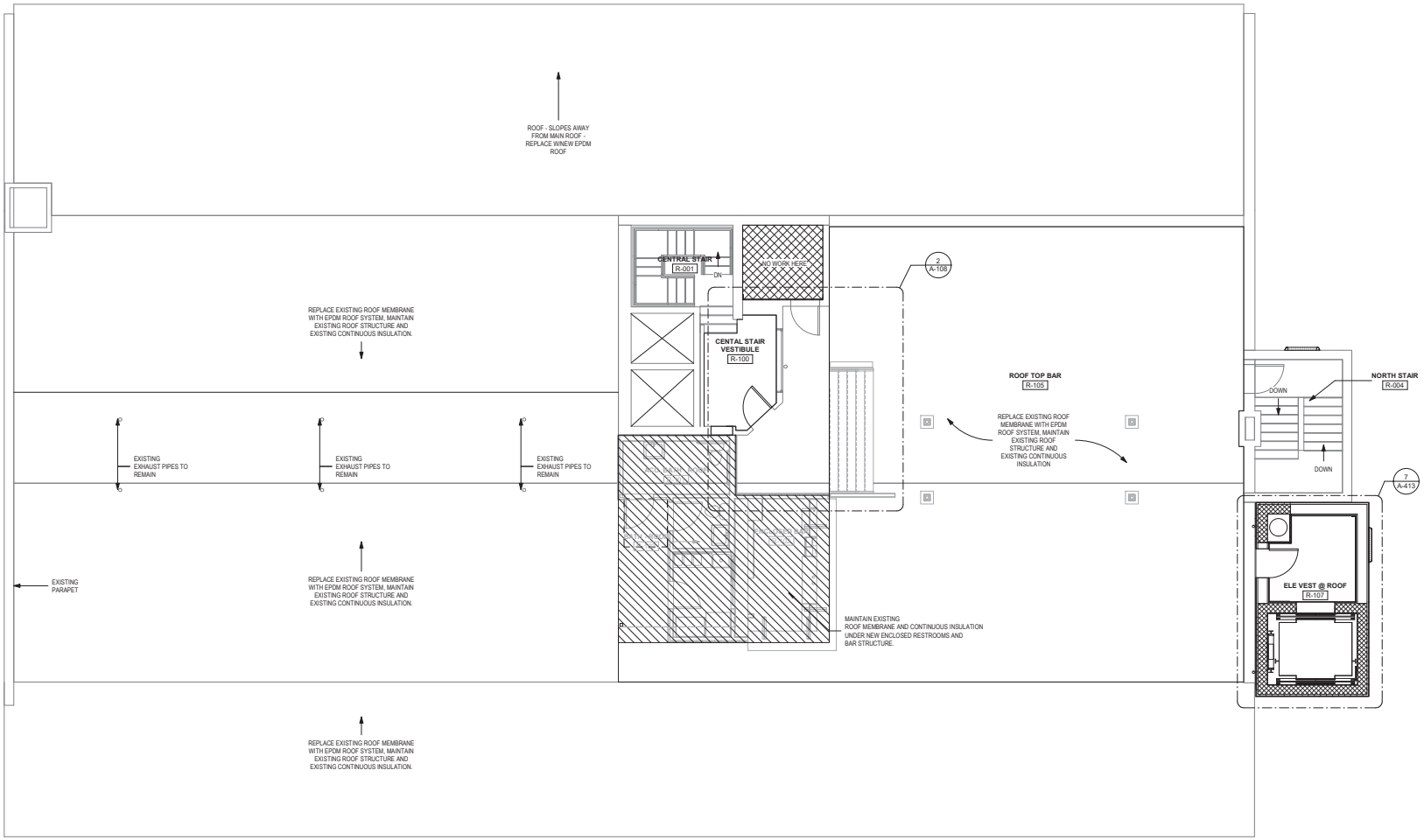
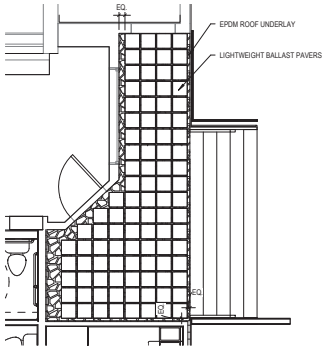


1 ORIGINAL ROOF - RENOVATION - NEW ROOF EXTENTS
3/16" = 1'-0"

NORTH



2 DETAIL - ROOF DESIGNATIONS AT CENTRAL STAIR ENTRANCE
1/4" = 1'-0"

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RENOVATION - ORIGINAL ROOF PLAN

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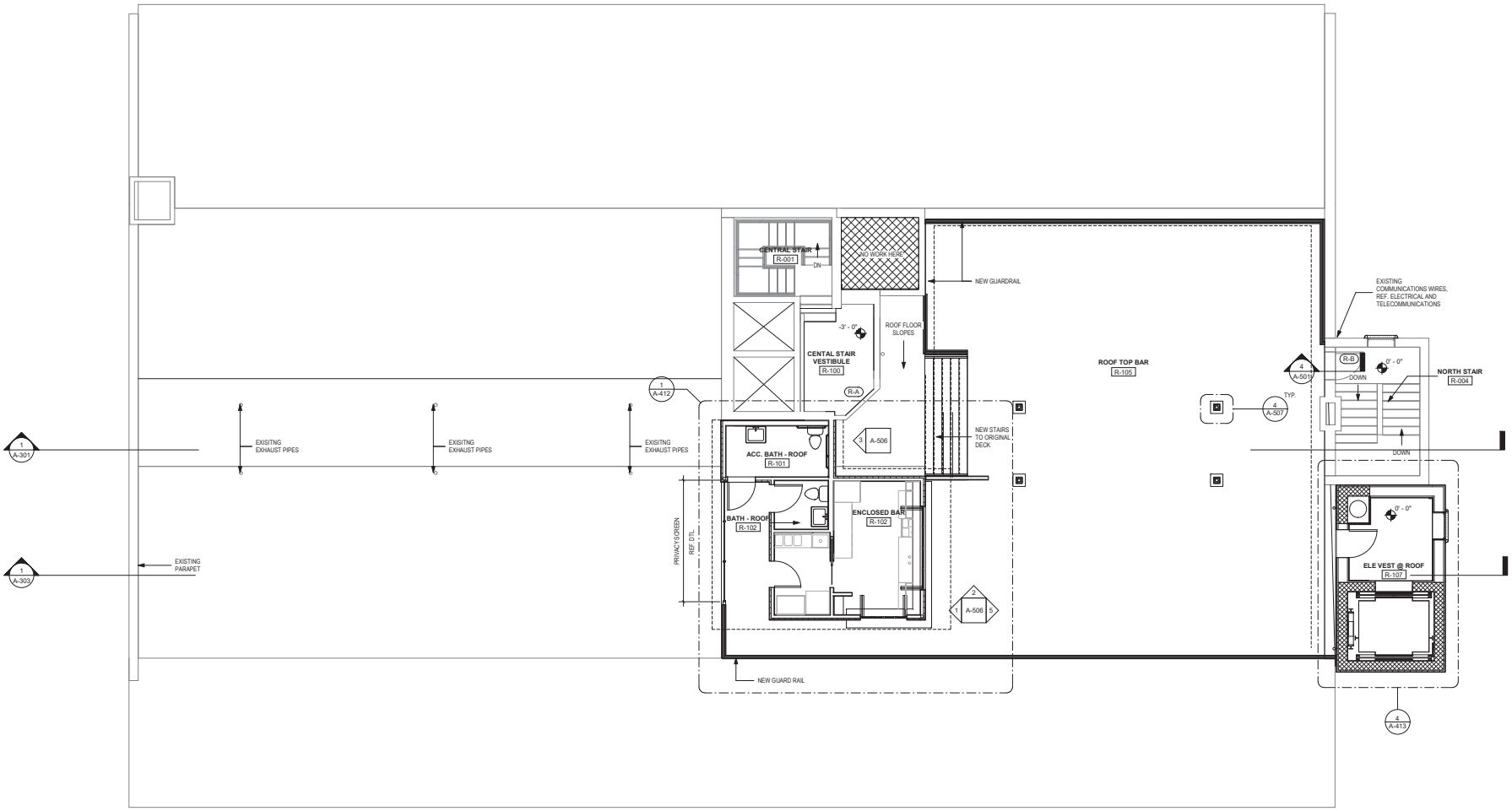

1 ELEVATED ROOF - RENOVATION
3/16" = 1'-0"

NORTH

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RENOVATION - ELEVATED ROOF DECK PLAN

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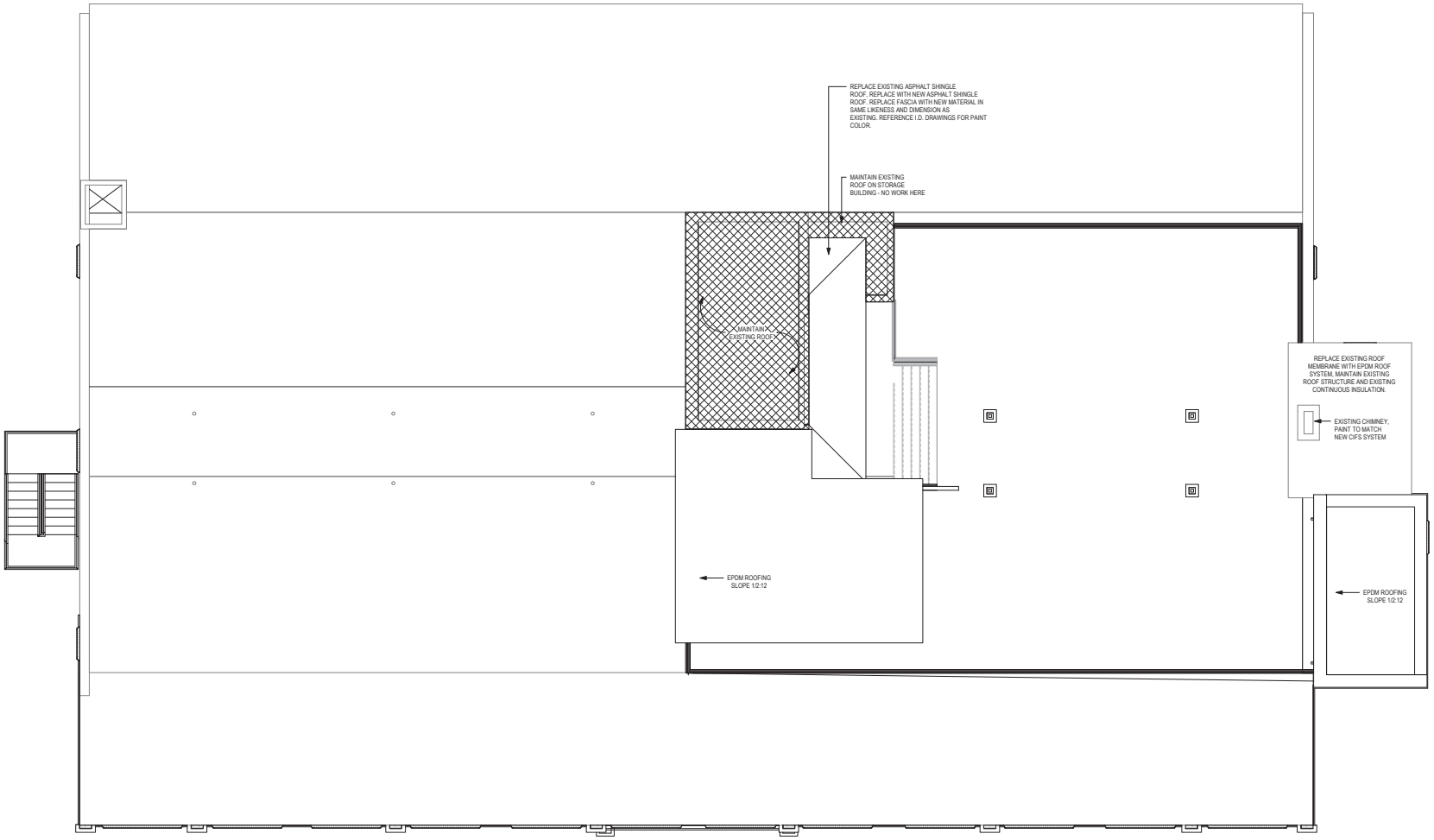

1 TOWER ROOF PLAN - RENOVATION
3/16" = 1'-0"

NORTH

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ARCHITECTURAL PERMIT SET FOR
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AUGUST 14, 2020

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RENOVATION -
TOWER ROOF PLAN

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1 MAIN STREET (EAST) - RENOVATION
3/16" = 1'-0"

2 PERSPECTIVE - BUILDING LOOKING SOUTH ON MAIN STREET - RENOVATED FACADE

GENERAL NOTES FOR ELEVATION RENOVATIONS		EXISTING EFIS RENOVATION TREATMENT NOTES:	
1. NEW DOORS AND WINDOWS ARE TO BE PLACED IN EXISTING MASONRY OPENINGS. INFILL WITH CITED WALL TYPE AS NEEDED. 2. FIELD VERIFY ALL MASONRY OPENINGS RECEIVING DOOR, WINDOWS AND BUILDING SYSTEMS. 3. REF. I.D. DRAWINGS FOR EXTERIOR SIGNAGE SIZING AND LOCATIONS.	4. REF. I.D. DRAWINGS FOR EXTERIOR LIGHTING, LOCATIONS AND SPECIFICATIONS. 5. HVAC PLATFORMS AND SITE WORK TO BE COORDINATED WITH MEP AND CIVIL. 6. FINAL HEIGHT OF REAR ENTRY PORTICO TO BE DETERMINED IN CONJUNCTION WITH FINALIZED SITE PLAN.	CONFIRM STABILITY AND INTEGRITY OF EXISTING EFIS SYSTEM. CONSULT WITH ARCHITECT AND PROJECT MANAGER TO PROCEED WITH ONE OF THE FOLLOWING TREATMENT OPTIONS: 1. REMOVE EXISTING EFIS SYSTEM. PATCH AND REPAIR UNDERLYING EXISTING SUBSTRATE. PREPARE SURFACE FOR NEW DRAINAGE CIFS SYSTEM.	2. STABILIZE EXISTING EFIS SYSTEM. PATCH AND REPAIR SURFACE AS NEEDED TO PROVIDED A CONTINUOUS SURFACE. CLEAN EXISTING SURFACE AND PREPARE EXISTING EIFS SYSTEM FOR NEW CEMENTITIOUS FINISH. 3. STABILIZE EXISTING EFIS SYSTEM. PATCH AND REPAIR SURFACE AS NEEDED TO PROVIDED A CONTINUOUS SURFACE. CLEAN EXISTING SURFACE AND PREPARE EXISTING EIFS SYSTEM FOR NEW PAINT.

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ARCHITECTURAL PERMIT SET FOR THE GRAND ADIRONDACK HOTEL - LAKE PLACID, NEW YORK

2520 MAIN STREET
LAKE PLACID, NEW YORK
12946

Registered Architect
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August 14, 2020

PROJECT # 1932

AUGUST 14, 2020

A-201

RENOVATION - ELEVATIONS

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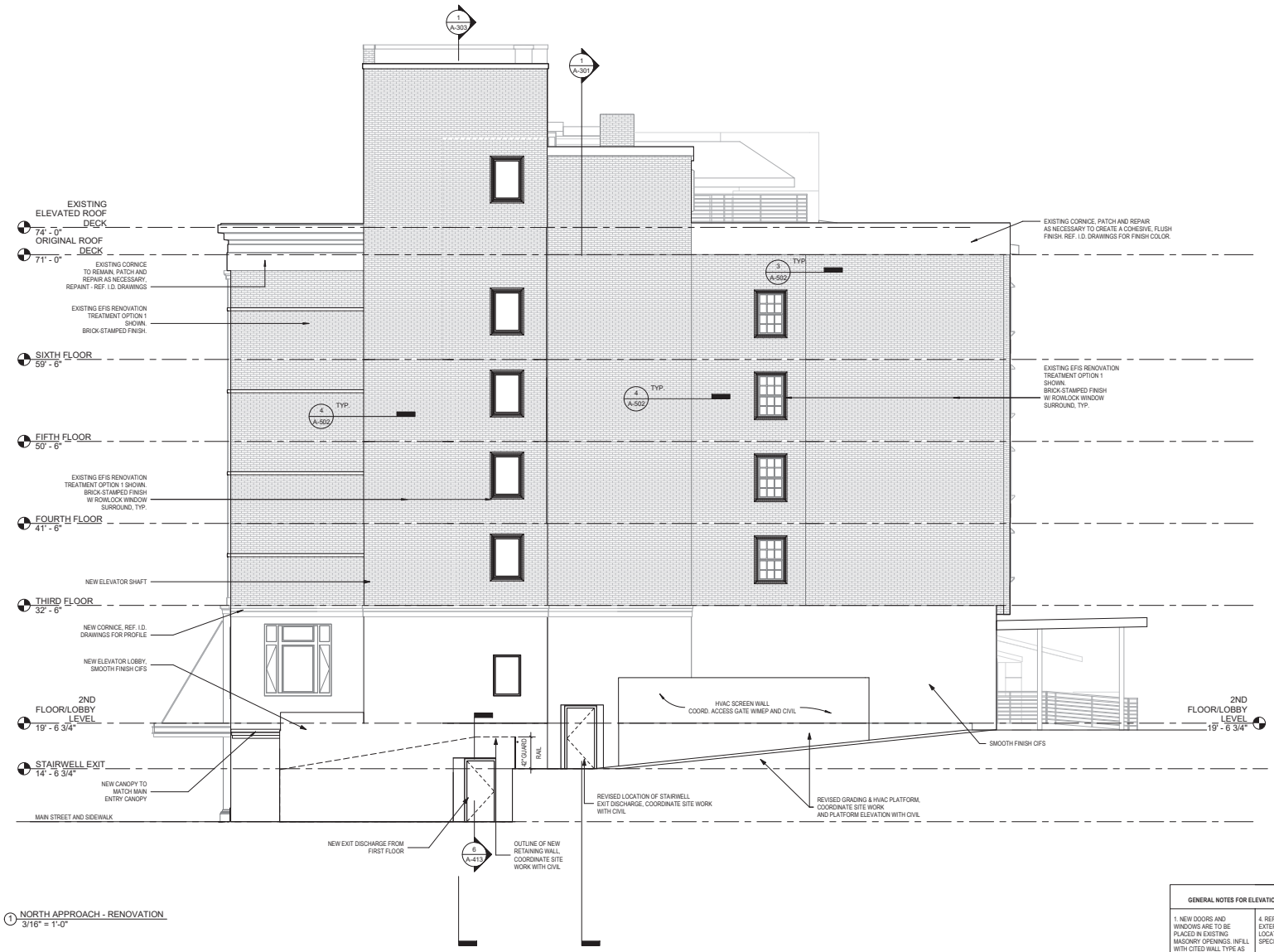

1 NORTH APPROACH - RENOVATION
3/16" = 1'-0"

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