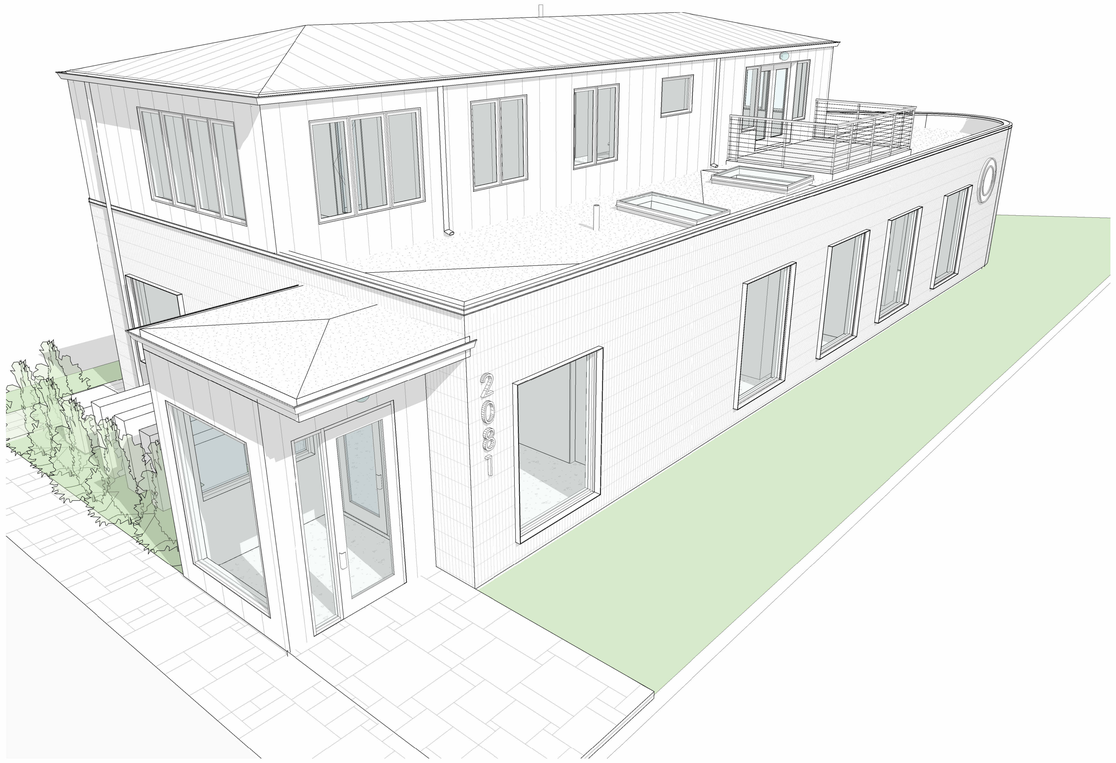


General Construction Notes

A. ALL WORK SHALL MEET THE REQUIREMENTS OF THE 2025 BUILDING CODE OF NEW YORK STATE, INCLUDING ALL REFERENCE DOCUMENTS, THE 2025 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, AND ALL APPLICABLE MUNICIPAL REQUIREMENTS. THESE PLANS HAVE TO THE BEST OF OUR KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT BEEN DESIGNED IN COMPLIANCE WITH THE 2020 NEW YORK STATE ENERGY CODE AND VERIFIED WITH THE LATEST VERSION OF RESCHECK COMPLIANCE PROGRAM.

B. SCOPE OF WORK IS THE CONSTRUCTION OF A NEW COMMERCIAL TWO-STORY STRUCTURE TOTALING 3,188GSF . THE OCCUPIABLE SQUARE FOOT AREA OF EACH HABITABLE FLOOR LEVEL IS:
FIRST FLOOR: 2,153GSF
SECOND FLOOR: 1,033GSF

Site Location



Drawing List

A-001 Project Information
A-002 Life Safety Plan & Code Summary Information
A-003 Specifications
A-004 Specifications
A-005 Specifications & Wall Schedule
C-100 Proposed Site Plan, Notes & Survey

Civil

C-001 Demo & Erosion Control Plan
C-100 Site Plan & Details
C-200 Grading, Utility & Storm Drainage Plan
C-201 Storm & Utility Details
L-100 Site Landscape Plan
LP-100 Lighting Plan

Structural

S-100 General Notes
S-101 Foundation Plan
S-102 Second Floor/Roof Framing Plan
S-201 Details
S-202 Details
S-203 Details

Architectural

A-101 Floor Plans & Notes
A-102 Roof Plan & Details
A-110 Reflected Ceiling Plan, Details, & Notes.
A-201 Exterior Elevations, Notes & Details
A-301 Building Sections
A-302 Wall Details
A-601 Door & Window Schedules, Notes & Details
A-602 Window Schedule, Notes & Details

Mechanical

M-100 HVAC Plans
M-101 Ductless System Schematics
M-102 HVAC Plans
M-103 Mechanical Specifications

Plumbing

P-100 Plumbing Plan - Drain & Vent
P-101 Plumbing Plans - Water & Gas
P-102 Plumbing Specifications

Electrical

E-100 Power Plans
E-101 Lighting Plans
E-102 Fire Alarm Plans
E-103 Electrical Schedules
E-104 Electrical Specifications

Development

DA001 General Notes
DA111 LVL 1 Floor Plan
DA113 LVL 1 Backing Plan
DB110 LVL 1 Dental Utilities in Floor
DE110 LVL 1 Electrical & Low Voltage
DP110 LVL 1 Plumbing
DX110 Details

Architectural Symbols

COMPACTED FILL
CONCRETE
STONE
GWB
INSULATION (RIGID)
INSULATION (BATT OR SPRAY FOAM)
STEEL
ALUMINUM
MASONRY - CMU
MASONRY - BRICK
PLYWOOD
TILE (SECTION)
WOOD TRIM
WOOD (CONTINUOUS)
WOOD (DISCONTINUOUS)

Drawings Legend

ELEVATION NUMBER(S) — D1 / D2 — 4.2 — SHEET NUMBER — ELEVATION MARK

REFERENCE LABEL — SECTION NUMBER — SM — A-1 / A-1 — SHEET NUMBER — SECTION MARK

REFERENCE LABEL — DETAIL NUMBER — DM — A1 / A-1 — SHEET NUMBER — DETAIL MARK

Room — NAME
101 — NUMBER
150 SF — AREA
ROOM TAG

A — COLUMN GRID AND MARK

1 — DRAWING NOTE

1 — DEMOLITION NOTE

101 — DOOR TAG

A — WINDOW TAG

A — WALL TYPE TAG

NORTH DIRECTION — NORTH ARROW

1 — REVISION CLOUD AND MARK

Name / Elevation — ELEVATION MARK

NEW CONSTRUCTION

EXISTING CONSTRUCTION

DEMOLITION OR REMOVALS

Abstract Architecture PC
313 Broadway
Buffalo, NY 14204
mail@abstractarch.com
(716) 812-2596

2081 Kensington Avenue - Commerical Development

Permit / Construction Documents

P- 26022

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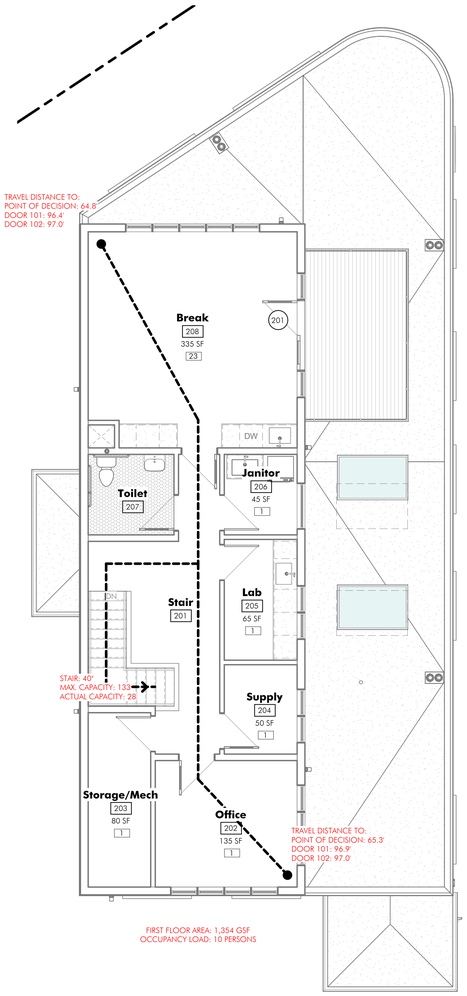
Nickel City Dentistry

1603 Hertel Avenue
Buffalo, NY 14216

Project Information

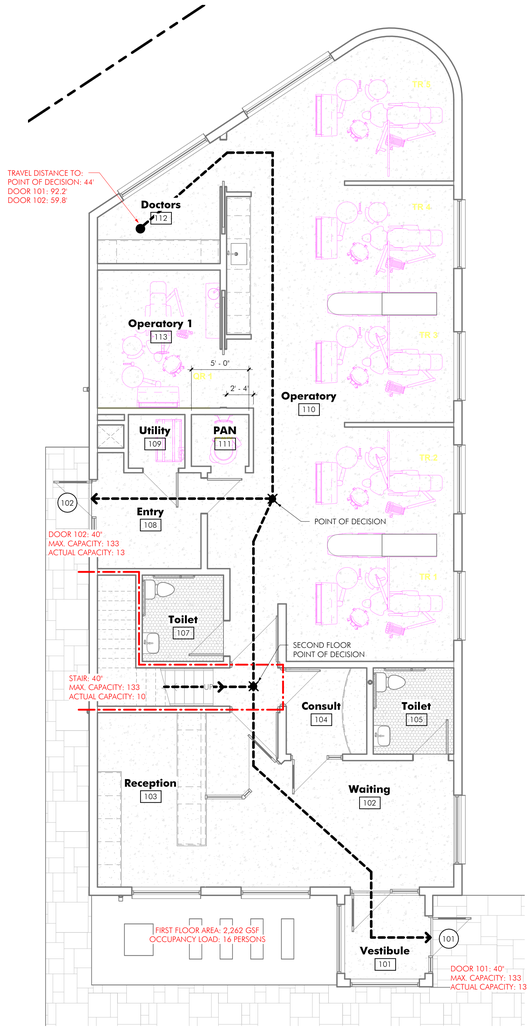
A-001

11/19/2026 12:35:02 \\quinlet\projects\P26022 2081 Kensington Ave - Commercial Development\P26022 RVT\P26022 2081 Kensington Ave - Commercial **Revit Version:** 2026 **Model Author:** Kevin Quinlet **Plotted by:** Kevin Quinlet - Abstract Architecture PC - These construction documents and the information contained thereon are the property of Abstract Architecture PC and are expressly prohibited. All rights reserved. Copyright Abstract Architecture PC - The architect only accepts liability for documents marked with a wet stamp located in the boundaries of the titleblock of a drawing sheet marked with the company name - Abstract Architecture PC - No digital representation of a seal will be considered acceptable.



D2 Second Floor Life Safety Plan

3/16" = 1'-0"



D3 First Floor Life Safety Plan

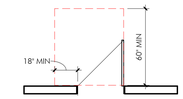
3/16" = 1'-0"

Life Safety Plan

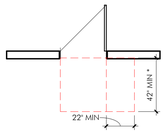
- 1 HOUR FIRE RATING
- POINT OF DECISION
- STARTING POINT OF TRAVEL DISTANCE
- F — A/V ALARM
- FA — FIRE ALARM PULL
- EXIT SIGN - ONLY PRIMARY EXIT ROUTE SIGNS SHOWN - REFER TO ELECTRICAL DRAWINGS FOR ALL EXIT SIGNS
- XXXft — MAXIMUM TRAVEL DISTANCE & DIRECTION DESIGNATION MEASURED TO THE CENTER OF THE CORRIDOR
- FE — WALL BRACKET MOUNTED FIRE EXTINGUISHER

Room — ROOM TAG
101 — ROOM NUMBER
150SF — ROOM AREA
2 — OCCUPANCY LOAD

Accessibility Requirements

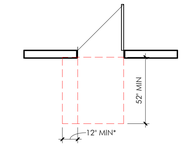


Front Approach, Pull Side



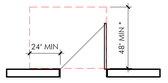
* 48" MIN IF BOTH CLOSED AND LATCH PROVIDED

Hinge Approach, Push Side



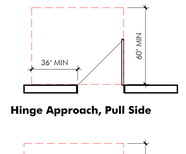
*WHERE BOTH CLOSER AND LATCH ARE PROVIDED

Front Approach, Push Side

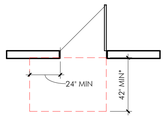


*54" MIN WHERE CLOSER IS PROVIDED

Latch Approach, Pull Side

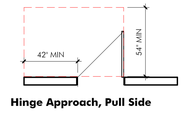


Hinge Approach, Pull Side



*48" MIN WHERE CLOSER IS PROVIDED

Latch Approach, Pull Side



Hinge Approach, Pull Side

Life Safety Summary

APPLICABLE CODES:
- 2025 BUILDING CODE OF NYS [BCNYS]
- 2025 ENERGY CONSERVATION CODE OF NYS [ECCNYS]
- 2025 FIRE CODE OF NYS [FCNYS]
- 2025 FUEL GAS CODE OF NYS [FGNYS]
- 2025 MECHANICAL CODE OF NYS [MCNYS]
- 2025 PLUMBING CODE OF NYS [PCNYS]

SCOPE OF WORK:
- NEW BUILDING

BUILDING DESIGN DATA:

OCCUPANCY CLASSIFICATION AND USE:
- NEW - BUSINESS (B) [BCNYS 304.1]

CONSTRUCTION CLASSIFICATION:
- TYPE VB [BCNYS TABLE 601]

FIRE RESISTANCE REQUIREMENTS: [BCNYS TABLE 601]

- PRIMARY STRUCTURAL FRAME:	0 HOURS	(0 HOURS PROVIDED)
- BEARING WALLS, EXTERIOR:	0 HOURS	(0 HOURS PROVIDED)
- BEARING WALLS, INTERIOR:	0 HOURS	(0 HOURS PROVIDED)
- NON-BEARING WALLS, EXTERIOR:	0 HOURS	(0 HOURS PROVIDED)
- NON-BEARING WALLS, INTERIOR:	0 HOURS	(0 HOURS PROVIDED)
- FLOOR CONSTRUCTION/SECONDARY:	0 HOURS	(0 HOURS PROVIDED)
- ROOF CONSTRUCTION/SECONDARY:	0 HOURS	(0 HOURS PROVIDED)

BUILDING HEIGHT AND NUMBER OF STORIES: [BCNYS TABLE 504.3/504.4]
- ALLOWABLE HEIGHT: 40'
- STORIES ALLOWED: 2

- PROPOSED/ACTUAL HEIGHT: 25'
- PROPOSED/ACTUAL STORIES: 2

ALLOWABLE BUILDING AREA: [BCNYS TABLE 506.2]
- ALLOWABLE AREA: 9,000 SF [BCNYS TABLE 506.2]
- PROPOSED/ACTUAL AREA: 3, 616 SF

OCCUPANT LOAD - PER FLOOR LEVEL: [BCNYS TABLE 1004.5]
- 1ST FLOOR: 16 PERSONS
- 2ND FLOOR: 10 PERSONS
- OCCUPANT LOAD TOTAL: 26 PERSONS

FULLY AUTOMATIC SPRINKLER SYSTEM: [BCNYS 903.1]
NOT PROVIDED

STRUCTURAL DESIGN CRITERIA:
- RISK CATEGORY: II
- FLOOR LIVE LOADS *(SHOWN ON PLANS WHERE APPLICABLE)*
- ROOF SNOW LOAD: 50PSF
- WIND SPEED: 105-110MPH
- EXPOSURE CATEGORY: B
- ROOF RAIN LOAD: XXPSF
- FLOOD HAZARD AREA NA
- SEISMIC DESIGN CATEGORY NA

MEANS OF EGRESS:

MEANS OF EGRESS SIZING: [BCNYS 1005.2]
STAIRWAYS - 0.3" PER OCCUPANT *(SHOWN ON PLANS)*
OTHER EGRESS COMPONENTS - 0.2" PER OCCUPANT *(SHOWN ON PLANS)*

- MINIMUM NUMBER OF EXITS FROM STORIES: 1 (1 PROVIDED)
- MINIMUM EXIT DOORWAY CONFIG - 1/2 DIAGONAL DISTANCE (COMPLIES)
- ACCESSIBLE MEANS OF EGRESS COMPONENT: (STAIRWAY)
- MAXIMUM COMMON PATH OF EGRESS DISTANCE: 100'-0" (65'-4" ACTUAL)
- MAXIMUM EXIT ACCESS TRAVEL DISTANCE: 200'-0" (97'-0" ACTUAL)

CORRIDORS: NA

EXIT COMPONENTS:
- DOORS *(SHOWN ON PLANS)*
- STAIRWAYS *(SHOWN ON PLANS)*
- PASSAGEWAY *(SHOWN ON PLANS)*
- HORIZONTAL EXITS *(SHOWN ON PLANS)*
- EXIT DISCHARGE *(SHOWN ON PLANS)*

MINIMUM ROOF COVERING FIRE CLASSIFICATION: C (PROVIDED)

REFER TOP MEP+FP DRAWINGS AS PROVIDED: FOR REFERENCE ONLY AS NOTED:

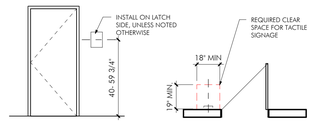
FIRE PROTECTION AND LIFE SAFETY SYSTEMS:

- SUPERVISORY SERVICE:	REQUIRED	(PROVIDED)
- FULLY AUTOMATIC SPRINKLER SYSTEM:		(PROVIDED)
- STANDPIPE SYSTEM *(SHOWN ON PLANS)*		
- PORTABLE FIRE EXTINGUISHERS *(SHOWN ON PLANS)*		
- FIRE ALARM AND DETECTION SYSTEM:	REQUIRED	(PROVIDED)
- FIRE DEPARTMENT CONNECTION *(SHOWN ON PLANS)*		
- FIRE PUMP *(SHOWN ON PLANS)*		

ENERGY EFFICIENCY – 2025 ECCCNYS
TO THE BEST OF OUR KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, THESE PLANS & SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2025 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

NOTE: REFER TO SEPARATE PROJECT COMMERICAL CODE REVIEW DOCUMENT FOR FULL CODE REVIEW COMPLIANCE

Signage Requirements



A. SIGN SHALL BE INSTALLED ON WALL ADJACENT TO THE LATCH SIDE OF THE DOOR OR TO THE RIGHT OF THE RIGHT HAND DOOR AT DOUBLE DOORS. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE OF A SINGLE DOOR OR TO THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHOULD BE ON THE NEAREST ADJACENT WALL. CHARACTER MOUNTING HEIGHT SHALL BE 48" AFF (MIN.) TO 60" AFF (MAX.). SIGNS CONTAINING TACTILE CHARACTERS SHALL HAVE AN 18"x18" MIN. SPACE ON THE GROUND, CENTERED ON THE SIGN, BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED AND 45 DEGREE OPEN POSITION.

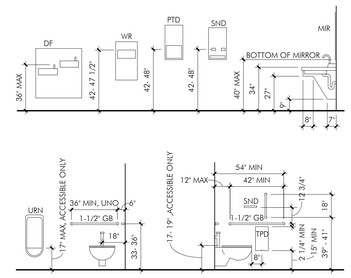
B. TACTILE CHARACTERS SHALL BE SANS SERIF AND SHALL BE ACCOMPANIED BY GRADE II BRAILLE. TACTILE CHARACTERS SHALL BE RAISED 1/32" MIN. ABOVE THEIR BACKGROUND. CHARACTERS SHALL BE 5/8" MIN. AND 2" MAX.

C. PICTOGRAMS SHALL HAVE A HEIGHT OF 6". CHARACTERS OR BRAILLE SHALL NOT BE IN THE PICTOGRAM FIELD. WHERE TEXT DESCRIPTORS FOR PICTOGRAMS ARE REQUIRED, THEY SHALL BE DIRECTLY BELOW OR ADJACENT TO THE PICTOGRAM.

D. CHARACTERS AND THEIR BACKGROUNDS SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

E. LOCATIONS REQUIRING SIGNAGE:
-ACCESSIBLE WOMEN'S AND MEN'S TOILET ROOMS
-PARKING WHEN >5 SPACES ARE PROVIDED
-SIGNAGE AS NOTED IN THE CONTRACT DOCUMENTS

Fixture Mounting Heights



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(716) 812-2596

2081 Kensington Avenue - Commerical Development

Permit / Construction Documents

P- 26022

Nickel City Dentistry
1603 Hertel Avenue
Buffalo, NY 14216

11.19.2026

Project N

Life Safety Plan & Code Summary Information

A-002

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Plotted: Plotted on: 11/19/2026 by: Daniel Schwartz
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Specifications

SELECTIVE DEMOLITION
PART 1 - GENERAL
1.1 RELATED DOCUMENTS
A. Drawings and general provisions of the Contract, including any General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY
A. Section Includes:
1. Demolition and removal of selected portions of building or structure.

1.3 DEFINITIONS
A. Remove: Detach items from existing construction and legally dispose of them off-site unless indicated to be removed and salvaged or removed and reinstalled.
B. Remove and Salvage: Carefully detach from existing construction, in a manner to prevent damage, and deliver to Owner.
C. Remove and Reinstall: Detach items from existing construction, prepare for reuse, and reinstall where indicated.
D. Existing to Remain: Existing items of construction that are not to be permanently removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled.

1.4 MATERIALS OWNERSHIP
A. Unless otherwise indicated, demolition waste becomes property of Contractor.

1.5 FIELD CONDITIONS
A. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.
B. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.
C. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.
1. If suspected hazardous materials are encountered, do not disturb; immediately notify Architect and Owner.
D. Storage or sale of removed items or materials on-site is not permitted.
E. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.
1. Maintain fire-protection facilities in service during selective demolition operations.

PART 2 - PRODUCTS
2.1 PERFORMANCE REQUIREMENTS
A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.
B. Standards: Comply with ANSI/ASSE A10.6 and NFPA 241.

PART 3 - EXECUTION
3.1 EXAMINATION
A. Verify that utilities have been disconnected and capped before starting selective demolition operations.
B. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.
C. When unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Promptly submit a written report to Architect.

3.2 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS
A. Existing Services/Systems to Remain: Maintain services/systems indicated to remain and protect them against damage.
B. Existing Services/Systems to Be Removed, Relocated, or Abandoned: Locate, identify, disconnect, and seal or cap off indicated utility services and mechanical/electrical systems serving areas to be selectively demolished.
1. Arrange to shut off indicated utilities with building management and utility companies.
2. If services/systems are required to be removed, relocated, or abandoned, provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to other parts of building.
3. Disconnect, demolish, and remove fire-suppression systems, plumbing, and HVAC systems, equipment, and components indicated to be removed or necessary to complete final design.
a. Piping to Be Removed: Remove portion of piping indicated to be removed and cap or plug remaining piping with same or compatible piping material.
b. Piping to Be Abandoned in Place: Drain piping and cap or plug piping with same or compatible piping material.
c. Equipment to Be Removed: Disconnect and cap services and remove equipment.
d. Equipment to Be Removed and Reinstalled: Disconnect and cap services and remove, clean, and store equipment; when appropriate, reinstall, reconnect, and make equipment operational.
e. Equipment to Be Removed and Salvaged: Disconnect and cap services and remove equipment and deliver to Owner.
f. Ducts to Be Removed: Remove portion of ducts indicated to be removed and plug remaining ducts with same or compatible ductwork material.

3.3 PREPARATION
A. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with corridors, exits, stairways, elevators, and toilet rooms.
B. Temporary Facilities: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.
1. Provide temporary exits to ensure safe passage of people around selective demolition area and to and from occupied portions of building.
2. Provide temporary weather protection, during interval between selective demolition of existing construction on exterior surfaces and new construction, to prevent water leakage and damage to structure and interior areas.
3. Protect walls, ceilings, floors, and other existing finish work that are to remain or that are exposed during selective demolition operations.
4. Cover and protect furniture, furnishings, and equipment that have not been removed.

3.4 SELECTIVE DEMOLITION, GENERAL
A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations and as follows:
1. Proceed with selective demolition systematically, from higher to lower level. Complete selective demolition operations above each floor or tier before disturbing supporting members on the next lower level.
2. 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. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping, to minimize disturbance of adjacent surfaces. Temporarily cover openings to remain.
3. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
4. Do not use cutting torches.
5. Remove decayed, vermin-infested, or otherwise dangerous or unsuitable materials and promptly dispose of off-site.
6. Remove structural framing members and lower to ground by method suitable to avoid free fall and to prevent ground impact or dust generation.
7. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
B. Dispose of demolished items and materials promptly.
B. Removed and Salvaged Items:
1. Clean salvaged items.
2. Transport items to Owner's storage area designated by Owner.
3. Protect items from damage during transport and storage.
C. Removed and Reinstalled Items:
1. Clean and repair items to functional condition adequate for intended reuse.
2. Pack or crate items after cleaning and repairing. Identify contents of containers.
3. Protect items from damage during transport and storage.
4. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use indicated.

D. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Architect, items may be removed to a suitable, protected storage location during selective demolition and reinstalled in their original or new locations after selective demolition operations are complete.

3.5 DISPOSAL OF DEMOLISHED MATERIALS
A. General: Except for items or materials indicated to be reused, salvaged, reinstalled, or otherwise indicated to remain Owner's property, remove demolished materials from Project site and legally dispose of them in an EPA-approved landfill.
1. Do not allow demolished materials to accumulate on-site.
2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
3. Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level in a controlled descent. Use only enclosed containers for transporting demolition materials through the building.
B. Burning: Do not burn demolished materials.

ROUGH CARPENTRY
PART 1 - GENERAL
1.1 RELATED DOCUMENTS
A. Drawings and general provisions of the Contract, including any General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY
A. Section Includes:
1. Wood furring.
2. Sheathing.
3. Subflooring.
4. In-wall blocking.

1.3 DEFINITIONS
A. Spray carpentry includes carpentry work not specified as part of other Sections and Generally not exposed, unless otherwise specified.

1.4 QUALITY ASSURANCE
A. Single-Source Responsibility for Fire Retardant Treated Wood: Obtain each type of fire-retardant treated wood products from one source for both treatment and fire-retardant formulation.

1.5 DELIVERY, STORAGE AND HANDLING
A. Keep materials under cover and dry. Protect against exposure to weather and contact with damp or wet surfaces. Stack lumber as well as sheathing and other panels; provide for air circulation within and around stacks and under temporary coverings including polyethylene and similar materials. For materials pressure treated with waterborne chemicals, place spacers between each bundle to provide air circulation.

PART 2 - PRODUCTS
2.1 LUMBER, GENERAL
A. Furnish lumber manufactured to comply with PS 20 "American Softwood Lumber Standard" and with applicable grading rules of inspection agencies certified by American Lumber Standards Committee's (ALSC) Board of Review.

B. Grade Stamps: Provide lumber with each piece factory-marked with grade stamp of inspection agency evidencing compliance with grading rule requirements and identifying grading agency, grade, species, moisture content at time of surfacing, and mill.

ROUGH CARPENTRY - CONT.
2.2 MISCELLANEOUS LUMBER
A. Provide lumber for support or attachment of other construction including bucks, nailers, blocking, furring and similar members. Fabricate miscellaneous lumber from dimension lumber of sizes adequate for intended use.

2.3 CONCEALED PERFORMANCE-RATED CONSTRUCTION PANELS
A. Where called for in drawings or required per normal standards of construction, provide APA performance-rated panels complying with the requirements designated under each application.

B. Subfloor, Wall Sheathing, Roof Sheathing: APA RATED SHEATHING.
1. Exposure Durability Classification: Exposure 1.
2. Span Rating: As required to suit joist spacing indicated.
3. Edge Detail: Tongue and groove.

2.4 CONSTRUCTION PANELS FOR BACKING
A. Plywood Backing Panels: For mounting electrical or telephone equipment, provide fire-retardant-treated plywood panels with grade designation, APA C_D PLUGGED EXPOSURE 1, in thickness not less than 15/32 inch.

2.5 FASTENERS
A. Provide fasteners of size and type either indicated that comply with requirements specified for material, specified by manufacture or that meet recognized standards. Where rough carpentry is exposed to weather, in ground contact, or in area of high relative humidity, provide fasteners with a hot-dip zinc coating.
1. Nails, wire and brads: ASTM F1667
2. Power driven fasteners: National Evaluation Report NER-272
3. Wood Screws: ANSI B18.6.1
4. Lag bolts: ANSI B18.2.1
5. Bolts: Steel bolts complying with ASTM A 307, Grade A; with ASTM A 563 hex nuts and where required, flat washers.

B. Provide metal framing anchors of type, size, metal and finish that comply with requirements specified including the following: Current Evaluation/Research Reports, Allowable Design Loads. Use galvanized steel framing anchors for carpentry exposed to the weather, in ground contact, or in area of high relative humidity, and where indicated.

2.6 PRESERVATIVE WOOD TREATMENT BY PRESSURE PROCESS
A. Where lumber or plywood is indicated as preservative wood or is specified to be treated, comply with applicable requirements of AWPA Standards C2 (Lumber) and C((plywood). Mark each treated item with the AWPB or SPIB Quality Mark Requirements.
B. Pressure-treat with waterborne preservative to a minimum retention of 0.2 pcf. For interior uses, after treatment, kiln-dry lumber and plywood to a maximum moisture content, respectively of 19% and 15%. Treat indicated items and the following:
1. Wood cants, nailers, equipment, support bases, blocking, stripping, and similar member in connection with roofing, flashing, vapor barriers, and waterproofing.
2. Wood sills, sleepers, blocking, furring, stripping and similar concealed members in contact with masonry or concrete.
3. Wood framing members less than 18" above grade.
4. Wood floor plates installed over concrete slabs directly in contact with earth.
C. Pressure-treat wood members in contact with ground or fresh water with water-borne preservative to a minimum retention of 0.40 pcf.
D. Complete fabrication of treated items prior to treatment, where possible. If cut after treatment coat cut surface to comply with AWPA M4. Inspect each piece of lumber or plywood after drying and discard damaged or defective pieces.

2.7 MISCELLANEOUS MATERIALS
A. Adhesives for Field Gluing Panels to Furring: Formulation complying with ASTM D 3498 that is approved for use with type of construction panel indicated by manufacturers of both adhesives and panels. Use adhesives that have a VOC content of 50 g/L or less when calculated according to 40 CFR 59, Subpart 5 (EPA Method 24).

PART 3 - EXECUTION
3.1 INSTALLATION, GENERAL
A. Discard units of material with defects that impair quality of rough carpentry construction and that are too small to use in fabricating rough carpentry with minimum joints or optimum joint arrangement.
B. Set rough carpentry to required levels and lines, with members plumb and true to line and cut and fitted. Fit rough carpentry to other construction: scribe and cope as required for accurate fit. Correlate location of furring, nailers, blocking, grounds, and similar supports to allow attachment of other construction. Securely attach rough carpentry work to substrate by anchoring and fastening as indicated. Countersink nail heads on exposed carpentry work and fill holes. Use common wire nails unless otherwise indicated. Use finishing nails for finish work. Select fasteners of size that will not penetrate members where opposite side will be exposed to view or will receive finish materials.

3.2 WOOD GROUNDS, NAILERS, BLOCKING AND SLEEPERS.
A. Install wood grounds, nailers, blocking and sleepers where shown and where required for screeding or attachment of other work. Form to shapes as shown or required and cut as required for true line and level of work to be attached.
B. Attach to substrates as required to support applied loading. Countersink bolts and nuts flush with surfaces, unless otherwise indicated. Build into masonry during installation of masonry work. Where possible, anchor to formwork before concrete placement.
C. Install permanent grounds of dressed, preservative treated, key-beveled lumber not less than 1-1/2" wide and of thickness required to bring face of ground to exact thickness of finished materials involved. Remove temporary grounds when no longer required.

3.3 INSTALLATION OF CONSTRUCTION PANELS
A. General: Comply with applicable recommendations contained in Form No. E30, "APA Design/Construction Guide - Residential & Commercial" for types of construction panels and application indicated.
B. Fastening Methods: Fasten panels as indicated below:
1. Subflooring: Glue and nail to framing throughout.
2. Sheathing: Nail to framing.
3. Plywood Backing Panels: Nail to supports.

NON-STRUCTURAL METAL FRAMING
PART 1 - GENERAL
1.1 ACTION SUBMITTALS
A. Product Data: For each type of product.

PART 2 - PRODUCTS
2.1 FRAMING SYSTEMS
A. Framing Members, General: Comply with ASTM C 754 for conditions indicated.
1. Steel Sheet Components: Comply with ASTM C 645 requirements for metal unless otherwise indicated.
B. Studs and Runners: ASTM C 645.
1. Steel Studs and Runners:
a. Minimum Base-Metal Thickness: 0.0296 inch (20 ga drywall).
b. Depth: As indicated on Drawings.

2.2 AUXILIARY MATERIALS
A. General: Provide auxiliary materials that comply with referenced installation standards.
1. Fasteners for Metal Framing: Of type, material, size, corrosion resistance, holding power, and other properties required to fasten steel members to substrates.

PART 3 - EXECUTION
3.1 EXAMINATION
A. Examine areas and substrates, with Installer present, and including welded hollow-metal frames, cast-in anchors, and structural framing, for compliance with requirements and other conditions affecting performance of the Work.
B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION, GENERAL
A. Installation Standard: ASTM C 754.
1. Gypsum Board Assemblies: Also comply with requirements in ASTM C 840 that apply to framing installation.
B. Install supplementary framing, and blocking to support fixtures, equipment services, heavy trim, grab bars, toilet accessories, furnishings, or similar construction.
C. Install bracing at terminations in assemblies.
D. Do not bridge building expansion and expansion joints with non-load-bearing steel framing members. Frame both sides of joints independently.

3.3 INSTALLING FRAMED ASSEMBLIES
A. Install framing system components according to spacings indicated, but not greater than spacings required by referenced installation standards for assembly types.
1. Single-Layer Application: 16 inches (406 mm) OC unless otherwise indicated.
B. Install studs so flanges within framing system point in same direction.
C. Install tracks (runners) at floors and overhead supports. Extend framing full height to structural supports or substrates above suspended ceilings except where partitions are indicated to terminate at suspended ceilings. Continue framing around ducts penetrating partitions above ceiling.
1. Slip-Type Head Joints: Where framing extends to overhead structural supports, install to produce joints at tops of framing systems that prevent axial loading of finished assemblies.
2. Door Openings: Screw vertical studs at jambs to jamb anchor clips on door frames; install runner track section (for cripple studs) at head and secure to jamb studs.
a. Install two studs at each jamb unless otherwise indicated.
b. Extend jamb studs through suspended ceilings and attach to underside of overhead structure.
3. Other Framed Openings: Frame openings other than door openings the same as required for door openings, unless otherwise indicated. Install framing below sills of openings to match framing required above door heads.
D. Installation Tolerance: Install each framing member so fastening surfaces vary not more than 1/8 inch (3 mm) from the plane formed by faces of adjacent framing.

3.4 GENERAL
A. Isolate suspension systems from building structure where they abut or are penetrated by building structure to prevent transfer of loading imposed by structural movement.
B. Install hangers plumb and free from contact with insulation or other objects within ceiling plenum that are not part of supporting structural or suspension system.
C. Splay hangers only where required to miss obstructions and offset resulting horizontal forces by bracing, countersplaying, or other equally effective means.
D. Where width of ducts and other construction within ceiling plenum produces hanger spacings that interfere with locations of hangers required to support standard suspension system members, install supplemental suspension members and hangers in the form of trapezes or equivalent devices.
E. Size supplemental suspension members and hangers to support ceiling loads within performance limits established by referenced installation standards.
F. Flat Hangers: Secure to structure, including intermediate framing members, by attaching to inserts, eye screws, or other devices and fasteners that are secure and appropriate for structure and hanger, and in a manner that will not cause hangers to deteriorate or otherwise fail.
G. Do not connect or suspend steel framing from ducts, pipes, or conduit.
H. Seismic Bracing: Sway-brace framing systems to building structure.
I. Installation Tolerances: Install suspension systems that are level to within 1/8 inch in 12 feet (3 mm in 3.6 m) measured lengthwise on each member that will receive finishes and transversely between parallel members that will receive finishes.

GYPSUM BOARD
PART 1 - GENERAL
1.1 RELATED DOCUMENTS
A. Drawings and general provisions of the Contract, including any General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 ACTION SUBMITTALS
A. Product Data: For each type of product.

1.3 DELIVERY, STORAGE AND HANDLING
A. Store materials inside under cover and keep them dry and protected against weather, condensation, direct sunlight, construction traffic, and other potential causes of damage. Stack panels flat and supported on risers on a flat platform to prevent sagging.

1.4 FIELD CONDITIONS
A. Environmental Limitations: Comply with ASTM C 840 requirements or gypsum board manufacturer's written recommendations, whichever are more stringent.
B. Do not install panels that are wet, those that are moisture damaged, and those that are mold damaged.
1. Indications that panels are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
2. Indications that panels are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

PART 2 - PRODUCTS
2.1 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.

2.2 INTERIOR GYPSUM BOARD
A. Manufacturers: American Gypsum.
B. Gypsum Board, Type X: ASTM C 1396/C 1396M.
1. Thickness: 5/8 inch (15.9 mm).
2. Long Edges: Tapered.
C. Gypsum Ceiling Board: ASTM C 1396/C 1396M.
1. Thickness: 1/2 inch (12.7 mm).
2. Long Edges: Tapered.

2.3 SPECIALTY BOARD
A. Tile backer board.
1. Product: Denshield by Georgia Pacific Gypsum, LLC.
2. Thickness: 1/2 inch except 5/8" at fire rated assemblies.

2.4 TRIM ACCESSORIES
A. Interior Trim: ASTM C 1047.
1. Material: Paper faced with corrosion resistant steel sheet.

2.5 JOINT TREATMENT MATERIALS
A. General: Comply with ASTM C 475/C 475M.
B. Joint Tape:
1. Interior Gypsum Board: Paper.
C. Joint Compound for Interior Gypsum Board: For each coat use formulation that is compatible with other compounds applied on previous or for successive coats.
1. Prefilling: At open joints, rounded or beveled panel edges, and damaged surface areas, use setting-type taping compound.
2. Embedding and First Coat: For embedding tape and first coat on joints, fasteners, and trim flanges, use 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.

2.6 AUXILIARY MATERIALS
A. General: Provide auxiliary materials that comply with referenced installation standards and manufacturer's written recommendations.
B. Steel Drill Screws: ASTM C 1002, unless otherwise indicated.
C. 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.
D. Acoustical Joint Sealant: Manufacturer's standard nonsag, paintable, nonstaining latex sealant complying with ASTM C 834.

PART 3 - EXECUTION
3.1 EXAMINATION
A. Examine areas and substrates including welded hollow-metal frames and framing, with Installer present, for compliance with requirements and other conditions affecting performance.
B. Examine panels before installation. Reject panels that are wet, moisture damaged, and mold damaged.
C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 APPLYING AND FINISHING PANELS, GENERAL
A. Comply with ASTM C 840.
B. Install ceiling/soffit panels across framing to minimize the number of abutting end joints and to avoid abutting end joints in central area of each ceiling. Stagger abutting end joints of adjacent panels not less than one framing member.
C. Install panels with face side out. Butt panels together for a light contact at edges and ends with not more than 1/16 inch (1.5 mm) of open space between panels. Do not force into place.
D. Locate edge and end joints over supports, except in ceiling applications where intermediate supports or gypsum board back-blocking is provided behind end joints. Do not place tapered edges against cut edges or ends. Stagger vertical joints on opposite sides of partitions. Do not make joints other than control joints at corners of framed openings.
E. Form control and expansion joints with space between edges of adjoining gypsum panels.
F. Cover both faces of support framing with gypsum panels in concealed spaces (above ceilings, etc.), except in chases braced internally.
1. Unless concealed application is indicated or required for sound, fire, air, or smoke ratings, coverage may be accomplished with scraps of not less than 8 sq. ft. (0.7 sq. m) in area.
2. Fit gypsum panels around ducts, pipes, and conduits.
3. Where partitions intersect structural members projecting below underside of floor/roof slabs and decks, cut gypsum panels to fit profile formed by structural members; allow 1/4- to 3/8-inch wide joints to install sealants.
G. Isolate perimeter of gypsum board applied to non-load-bearing partitions at structural abutments, except floors. 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.
H. Attachment to Steel Framing: Attach panels so leading edge or end of each panel is attached to open (unsupported) edges of stud flanges first.
I. Install sound attenuation blankets before installing gypsum panels unless blankets are readily installed after panels have been installed on one side.

3.3 APPLYING INTERIOR GYPSUM BOARD
A. Install interior gypsum board in the following locations:
1. Type X: Where required for fire-resistance-rated assembly.
2. Ceiling Type: Ceiling surfaces.
3. Tile backer board: As a base for ceramic or porcelain tile and as indicated on Drawings.
B. Single-Layer Application:
1. On ceilings, apply gypsum panels before wall/partition board application to greatest extent possible and at right angles to framing unless otherwise indicated.
2. On partitions/walls, apply gypsum panels horizontally (perpendicular to framing) unless otherwise indicated or required by fire-resistance-rated assembly, and minimize end joints.
a. Stagger abutting end joints not less than one framing member in alternate courses of panels.
3. Fastening Methods: Apply gypsum panels to supports with steel drill screws.

3.4 INSTALLING TRIM ACCESSORIES
A. General: For trim with back flanges intended for fasteners, attach to framing with same fasteners used for panels. Otherwise, attach trim according to manufacturer's written instructions.
B. Interior Trim: Install in the following locations unless otherwise indicated.:
1. Outside Corners: Sheetrock 90 Outside Corner Bead B1W.

3.5 FINISHING GYPSUM BOARD
A. General: Treat gypsum board joints, interior angles, edge trim, control joints, penetrations, fastener heads, surface defects, and elsewhere as required to prepare gypsum board surfaces for decoration. Promptly remove residual joint compound from adjacent surfaces.
B. Prefill open joints, rounded or beveled edges, and damaged surface areas.
C. Apply joint tape over gypsum board joints, except for trim products specifically indicated as not intended to receive tape.
D. Gypsum Board Finish Levels: Finish panels to levels indicated below and according to ASTM C 840:
1. Level 1: Ceiling plenum areas, concealed areas, and where indicated.
2. Level 4: At panel surfaces that will be exposed to view unless otherwise indicated.

3.6 PROTECTION
A. Protect adjacent surfaces from drywall compound and promptly remove from floors and other non-drywall surfaces. Repair surfaces stained, marred, or otherwise damaged during drywall application.
B. Protect installed products from damage from weather, condensation, direct sunlight, construction, and other causes during remainder of the construction period.
C. Remove and replace panels that are wet, moisture damaged, and mold damaged.
1. Indications that panels are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
2. Indications that panels are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

FIRESTOPPING
PART 1 - GENERAL
1.1 RELATED DOCUMENTS
A. Drawings and general provisions of the Contract, including any General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY
A. Firestopping systems.

1.3 ACTION SUBMITTALS
A. Product Data: Provide data on product characteristics, performance ratings, and limitations. Submit VOC content documentation for all non-preformed materials.

1.4 FIELD CONDITIONS
A. Comply with firestopping manufacturer's recommendations for temperature and conditions during and after installation. Maintain minimum temperature before, during and for 3 days after installation of materials. Provide ventilation in areas where solvent-cured materials are being installed.

PART 2 - PRODUCTS
2.1 FIRE STOPPING - GENERAL REQUIREMENTS
A. Manufacturers: 3M Fire Protection Products or Hilti Inc.
B. Firestopping: Any material meeting requirements.
C. Firestopping Materials with Volatile Content: Provide only products having lower volatile organic compound (VOC) content than required by South Coast Air Quality Management District Rule No. 1168.
D. Primers, Sleeves, Forms, Insulation, Packing, Stuffing, and Accessories: Type required for tested assembly design.

FIRESTOPPING - CONT.
2.2 FIRESTOPPING FOR FLOOR-TO-FLOOR, WALL-TO-FLOOR, AND WALL-TO-WALL JOINTS
A. Concrete and Concrete Masonry Walls and Floors:
1. Floor to Floor Joints: 1 & 2 Hour Construction: UL System FF-D01013; Hilti CFS-SP WB Firestop Joint Spray and CP 672.
2. Top of Wall Joints at Concrete/Concrete Masonry Walls to Concrete over Metal Deck Floor: 2 Hour Construction: UL System HW-D-0181; Hilti CFS-SP WB Firestop Joint Spray and CP 672.
3. Concrete/Concrete Masonry Wall to Wall Joints: 2 Hour Construction: UL System WW-D-0017; Hilti CFS-SP WB Firestop Joint Spray and CP 672.
B. Gypsum Board Walls:
1. Wall to Wall Joints: 1 & 2 Hour Construction: UL System WW-D-0067; Hilti CP 606 Flexible Firestop Sealant.
2. Top of Wall Joints to Underside of Steel Beam and Concrete Over Metal Deck Floor with Spray on Fireproofing: 1 & 2 Hour Construction: UL System HW-D-0259; Hilti CFS-SP WB Firestop Joint Spray and CP 672.
3. Top of Wall Joints at Concrete Over Metal Deck Floor Parallel to Ribs: 1 & 2 Hour Construction: UL System HW-D-0049; Hilti CFS-SP WB Firestop Joint Spray and CP 672.
4. Top of Wall Joints at Concrete Over Metal Deck Floor Perpendicular to Ribs, Cut to Ribs: 1 & 2 Hour Construction: UL System HW-D-0045; Hilti SP 606 Flexible Firestop Sealant.
5. Top of Wall Joints at Concrete Over Metal Deck Floor Perpendicular to Ribs, Not Cut to Ribs: 1 & 2 Hour Construction: UL System HW-D-0042; Hilti CFS-SP WB Firestop Joint Spray and CP 672.

2.3 FIRESTOPPING PENETRATIONS THROUGH CONCRETE AND CONCRETE MASONRY CONSTRUCTION
A. Blank Openings: In Floors or Walls: 1 & 2 hour Construction: UL System C-AJ-0090; Hilti FS-ONE MAX Intumescent Firestop Sealant.
B. Penetrations Through Floors or Walls By:
1. Multiple Penetrations in Large Openings: 1 & 2 Hour Construction: UL System C-AJ-8143; Hilti FS-ONE MAX Intumescent Firestop Sealant.
2. Bathtub Drains: Up to 3 Pipes: Construction: UL System F-A-1037, F-A-1038, F-A-2094, or F-A-2095; Hilti CP 681 Tub Box Kit.
3. Uninsulated Metallic Pipe, Conduit, and Tubing: 1 & 2 Hour Construction: UL System C-AJ-1226; Hilti FS-ONE MAX Intumescent Firestop Sealant.
4. Electrical Cables Not in Conduit: 1 & 2 Hour Construction: UL System W-J-3198; Hilti CFS-SL RK Retrofit Sleeve Kit.
5. Insulated Pipe: 1 & 2 Hour Construction: UL System C-AJ-5091; Hilti FS-ONE MAX Intumescent Firestop Sealant.
6. HVAC Ducts, Uninsulated: 1 & 2 Hour Construction: UL System C-AJ-7111; Hilti FS-ONE MAX Intumescent Firestop Sealant.

2.5 FIRESTOPPING PENETRATIONS THROUGH GYPSUM BOARD WALLS
A. Blank Openings: In Floors or Walls: 1 & 2 hour Construction: UL System W-L-03334; Hilti CP 653 Speed Sleeve.
B. Penetrations By:
1. Multiple Penetrations in Large Openings: 1 & 2 Hour Construction: UL System W-L-1408, or W-L-8013, or W-L-8079; Hilti FS-ONE MAX Intumescent Firestop Sealant.
2. Uninsulated Metallic Pipe, Conduit, and Tubing: 1 & 2 Hour Construction: UL System W-L-1054 or W-L-1164; Hilti FS-ONE MAX Intumescent Firestop Sealant.
3. Electrical Cables Not in Conduit: 1 & 2 Hour Construction: UL System W-L-3065; Hilti CFS-SL RK Retrofit Sleeve Kit.
4. Insulated Pipe: 1 & 2 Hour Construction: UL System W-L-5028, or W-L-5029; Hilti FS-ONE MAX Intumescent Firestop Sealant.
5. HVAC Ducts, Uninsulated: 1 & 2 Hour Construction: UL System W-L-7156; Hilti FS-ONE MAX Intumescent Firestop Sealant.

2.6 FIRESTOPPING SYSTEMS
A. Firestopping: Any material meeting requirements.

PART 3 EXECUTION
3.1 EXAMINATION
A. Verify openings are ready to receive the work for this section.

3.2 PREPARATION
A. Clean substrate surfaces of dirt, dust, grease, oil, loose material, or other matter that could adversely affect bond of firestopping material. Remove incompatible materials that could adversely affect bond. Install backing materials to arrest liquid material leakage.

3.3 INSTALLATION
A. Install materials in manner described in fire test report and in accordance with manufacturer's written instructions, completely closing openings. Do not cover installed firestopping until inspection by authority having jurisdiction.

3.4 CLEANING
A. Clean adjacent surfaces of firestopping materials.

3.5 PROTECTION
A. Protect adjacent surfaces from damage by material installation.

JOINT SEALANTS
PART 1 - GENERAL
1.1 RELATED DOCUMENTS
A. Drawings and general provisions of the Contract, including any General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY
A. Section Includes:
1. Nonsag gunnable joint sealants.
2. Self-leveling pourable joint sealants.
3. Joint backings and accessories.

1.3 ACTION SUBMITTALS
A. Product Data for Sealants: Submit manufacturer's technical data sheets for each product to be used, that includes the following:
1. Physical characteristics, including movement capability, VOC content, hardness, cure time, and color availability.
2. List of backing materials approved for use with specific product.
3. Substrates that product is known to satisfactorily adhere to and with which it is compatible.
4. Substrates the product should not be used on.
B. Product Data for Accessory Products: Submit manufacturer's technical data sheet for each product to be used, including physical characteristics, installation instructions, and recommended tools.

1.4 WARRANTY
A. Correct defective work within a five year period of Date of Substantial Completion.
B. Warranty: Include coverage for installed sealants and accessories that fail to achieve watertight seal, exhibit loss of adhesion or cohesion, or do not cure.

PART 2 PRODUCTS
2.1 MANUFACTURERS
A. Nonsag sealant: Permits application in joints on vertical surfaces without sagging or slumping.
1. BASF Construction Chemicals
2. Hilti, Inc.
3. Tremco Global Sealants
B. Selfleveling Sealants: Pourable or self-leveling sealant that has sufficient flow to form a smooth, level surface when applied in a horizontal joint.
1. BASF Construction Chemicals
2. Pecora Corporation.
3. Tremco Global Sealants

2.2 JOINT SEALANT APPLICATIONS
A. Scope:
1. Exterior Joints: Seal open joints, whether or not the joint is indicated on the drawings, unless specifically indicated not to be sealed. Exterior joints to be sealed include, but are not limited to the following: Wall expansion and control joints; Joints between door, window, and other frames and adjacent construction; Joints between different exposed materials; Other joints not indicated below.
2. Interior Joints: Do not seal interior joints unless specifically indicated to be sealed. Interior joints to be sealed included, but are not limited to the following: Joints between door, window, and other frames and adjacent construction; In sound-rated wall and ceiling assemblies, gaps at electrical outlets, wiring devices, piping, and other openings, between wall/ceiling and other construction and other flanking sound paths; Other joints not indicated below.
3. Do not seal the following types of joints: Joint indicated to be treated with manufactured expansion joint cover or some other type of sealing device; Joints where sealant is specified to be provided by manufacturer of product to be sealed; Joints where installation of sealant is specified in another section; Joints between suspended panel ceilings/grid and walls.
B. Exterior Joints: Use non-sag non-staining silicone sealant, unless otherwise indicated.
1. Lap Joints in Sheet Metal Fabrications: Butyl rubber, non-curing.
2. Lap Joints in Manufactured Metal Panels: Butyl rubber, non-curing.
C. Interior Joints: Use non-sag polyurethane sealant, unless otherwise indicated.
1. Wall and Ceiling Joints in Non-Wet Areas: Acrylic emulsion latex sealant.
2. Joints in Sound-Rated Assemblies: Acrylic emulsion latex sealant.
3. Narrow Control Joints: Self-leveling polyurethane "traffic-grade" sealant.
4. Other Floor Joints: Self-leveling polyurethane "traffic-grade" sealant.
D. Sound-Rated Assemblies: Walls and ceilings identified as "STC-Rated", "Sound-rated", or "Acoustical"

2.3 JOINT SEALANTS - GENERAL
A. Sealants and Primers: Provide products having a lower volatile organic compound (VOC) content than indicated in South Coast Air Quality Management District [SCAQMD]; Rule 1168.

2.4 NON-SAG JOINT SEALANTS
A. Non-Staining Silicone Sealant: ASTM C920, Grade NS, Uses M and A; not expected to withstand continuous water immersion or traffic.
1. Movement Capability: Plus and minus 50%, minimum.
2. Non-Staining to Porous Stone: Non-staining to light-colored natural stone when tested in accordance with ASTM C1248.
3. Dirt Pick-up: Reduced dirt pick-up compared to other silicone sealants.
4. Color: To be selected by Architect from manufacturer's standard range.
B. Polyurethane Sealant: ASTM C920, Grade NS, Uses M and A; single or multicomponent; not expected to withstand continuous water immersion or traffic.
1. Movement Capability: Plus and minus 25%, minimum.
2. Color: To be selected by Architect from manufacturer's standard range.
C. Acrylic Emulsion Latex: Water-based; ASTM C834, single component, nonsag, non-bleeding, not intended for exterior use.
D. Non-Curing Butyl Sealant: Non-bleeding, vapor-impermeable; intended for fully concealed applications.

JOINT SEALANTS - CONT.
2.5 SELF-LEVELING SEALANTS
A. Self-Leveling Polyurethane Sealant for Continuous Water Immersion: Polyurethane; ASTM C920, Grade NS, Uses M and A; single or multicomponent; explicitly approved by manufacturer for continuous water immersion and traffic.
1. Movement Capability: Plus and minus 25%, minimum.
B. Semi-Rigid Self-Leveling Epoxy Joint Filler: Epoxy or epoxy/polyurethane copolymer; intended for filling cracks and control joints not subject to significant movement: rigid enough to support concrete edges under traffic.
1. Composition: Multicomponent, 100% solids by weight.
2. Hardness: Minimum of 85 (Shore A) or 35 (Shore D), when tested in accordance with ASTM D2240 after 7 days.
3. Joint Width, Minimum: 1/8" (3mm).

2.6 ACCESSORIES
A. Backer Rod: Cylindrical cellular foam rod with surface that sealant will not adhere to, compatible with specific sealant used, and recommended by backing and sealant manufacturers for specific application.
1. Types for Joints Not Subject to Pedestrian or Vehicular Traffic: ASTM C1330; Type O - Open Cell Polyurethane.
2. Open Cell: 40 to 50 percent larger in diameter than joint width.
B. Backing Tape: Self-adhesive polyethylene tape with surface that sealant will not adhere to and recommended by tape and sealant manufacturer for specific application.
C. Masking Tape: Self-adhesive, nonabsorbent, non-staining, removable without adhesive residue, and compatible with surfaces adjacent to joints and sealants.
D. Joint Cleaner: Non-corrosive and non-staining type, type recommended by sealant manufacturer; compatible with joint forming materials.
E. Primers: Type recommended by sealant manufacturer to suit application; non-staining.

PART 3 EXECUTION
3.1 EXAMINATION
A. Verify that joints are ready to receive work. Verify that backing materials are compatible with sealants. Verify that backer rods are of the correct size.

3.2 PREPARATION
A

Specifications

DOOR HARDWARE - CONT.

C. Informational Submittals:
1. Qualification Data: For Supplier, Installer and Architectural Hardware Consultant.
2. Product Certificates for electrified door hardware, signed by manufacturer:
a. Certify that door hardware approved for use on types and sizes of labeled fire-rated doors complies with listed fire-rated door assemblies.
3. Certificates of Compliance:
a. Certificate of compliance for fire-rated hardware and installation instructions if requested by Architect or Authority Having Jurisdiction.
b. Installer Training Meeting Certification: Letter of compliance, signed by Contractor, attesting to completion of installer training meeting specified in "QUALITY ASSURANCE" article, herein.
c. Electrified Hardware Coordination Conference Certification: Letter of compliance, signed by Contractor, attesting to completion of electrified hardware coordination conference, specified in "QUALITY ASSURANCE" article, herein.
4. Product Test Reports: For compliance with accessibility requirements, based on evaluation of comprehensive tests performed by manufacturer and witnessed by qualified testing agency, for door hardware on doors located in accessible routes.
5. Warranty: Special warranty specified in this Section.
D. Closeout Submittals:
1. Operations and Maintenance Data : Provide in accordance with Division 01 and include:
a. Complete information on care, maintenance, and adjustment; data on repair and replacement parts, and information on preservation of finishes.
b. Catalog pages for each product.
c. Name, address, and phone number of local representative for each manufacturer.
d. Parts list for each product.
e. Final approved hardware schedule, edited to reflect conditions as-installed.
f. Final keying schedule
g. Copies of floor plans with keying nomenclature
h. As-installed wiring diagrams for each opening connected to power, both low voltage and 110 volts.
i. Copy of warranty.

1.5 QUALITY ASSURANCE
A. Product Substitutions: Comply with product requirements stated in Division 01 and as specified herein.
1. Where products indicate "acceptable substitute" or "acceptable manufacturer", provide product from specified manufacturers, subject to compliance with specified requirements and "Single Source Responsibility" requirements stated herein.
B. Supplier Qualifications and Responsibilities: Recognized architectural hardware supplier with record of successful in-service performance for supplying door hardware similar in quantity, type, and quality to that indicated for this Project and that provides certified Architectural Hardware Consultant (AHC) available to Owner, Architect, and Contractor, at reasonable times during the Work for consultation.
1. Warehousing Facilities: In Project's vicinity.
2. Scheduling Responsibility: Preparation of door hardware and keying schedules.
3. Engineering Responsibility: Preparation of data for electrified door hardware, including Shop Drawings, based on testing and engineering analysis of manufacturer's standard units in assemblies similar to those indicated for this Project.
4. Coordination Responsibility: Coordinate installation of electronic security hardware with Architect and electrical engineers and provide installation and technical data to Architect and other related subcontractors.
a. Upon completion of electronic security hardware installation, inspect and verify that all components are working properly.
C. Installer Qualifications: Qualified tradesmen, skilled in application of commercial grade hardware with record of successful in-service performance for installing door hardware similar in quantity, type, and quality to that indicated for this Project.
D. Single Source Responsibility: Obtain each type of door hardware from single manufacturer.
1. Provide electrified door hardware from same manufacturer as mechanical door hardware, unless otherwise indicated.
2. Manufacturers that perform electrical modifications and that are listed by testing and inspecting agency acceptable to authorities having jurisdiction are acceptable.
E. Fire-Rated Door Openings: Provide door hardware for fire-rated openings that complies with NFPA 80 and requirements of authorities having jurisdiction. Provide only items of door hardware that are listed and are identical to products tested by Underwriters Laboratories, Intertek Testing Services, or other testing and inspecting organizations acceptable to authorities having jurisdiction for use on types and sizes of doors indicated, based on testing at positive pressure and according to NFPA 252 or UL 10C and in compliance with requirements of fire-rated door and door frame labels.
F. Smoke- and Draft-Control Door Assemblies: Where smoke- and draft-control door assemblies are required, provide door hardware that meets requirements of assemblies tested according to UL 1784 and installed in compliance with NFPA 105.
1. Air Leakage Rate: Maximum air leakage of 0.3 cfm/sq. ft. (3 cu. m per minute/sq. m) at tested pressure differential of 0.3-inch wg (75 Pa) of water.
G. Electrified Door Hardware: Listed and labeled as defined in NFPA 70, Article 100, by testing agency acceptable to authorities having jurisdiction.
H. Means of Egress Doors: Latches do not require more than 15 lbf (67 N) to release latch. Locks do not require use of key, tool, or special knowledge for operation.
I. Accessibility Requirements: For door hardware on doors in an accessible route, comply with governing accessibility regulations cited in "REFERENCES" article, herein.
1. Provide operating devices that do not require tight grasping, pinching, or twisting of wrist and that operate with force of not more than 5 lbf (22.2 N).
2. Maximum opening-force requirements:
a. Interior, Non-Fire-Rated Hinged Doors: 5 lbf (22.2 N) applied perpendicular to door.
b. Sliding or Folding Doors: 5 lbf (22.2 N) applied parallel to door at latch.
c. Fire Doors: Minimum opening force allowable by authorities having jurisdiction.
3. Bevel raised thresholds with slope of not more than 1:2. Provide thresholds not more than 1/2 inch (13 mm) high.
4. Adjust door closer sweep periods so that, from open position of 70 degrees, door will take at least 3 seconds to move to 5 inches (75 mm) from latch, measured to leading edge of door.
J. Keying Conference: Conduct conference at Project site to comply with requirements in Division 01.
1. Attendees: Owner, Contractor, Architect, Installer, and Supplier's Architectural Hardware Consultant.
2. Incorporate keying conference decisions into final keying schedule after reviewing door hardware keying system including:
a. Function of building, flow of traffic, purpose of each area, degree of security required, and plans for future expansion.
b. Preliminary key system schematic diagram.
c. Requirements for key control system.
d. Requirements for access control.
e. Address for delivery of keys.
K. Pre-installation Conference: Conduct conference at Project site
1. Review and finalize construction schedule and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
2. Inspect and discuss preparatory work performed by other trades.
3. Inspect and discuss electrical roughing-in for electrified door hardware.
4. Review sequence of operation for each type of electrified door hardware.
5. Review required testing, inspecting, and certifying procedures.
L. Coordination Conferences:
1. Installation Coordination Conference: Prior to hardware installation, schedule and hold meeting to review questions or concerns related to proper installation and adjustment of door hardware.
2. Electrified Hardware Coordination Conference: Prior to ordering electrified hardware, schedule and hold meeting to coordinate door hardware with security, electrical, doors and frames, and other related suppliers.

1.6 DELIVERY, STORAGE, AND HANDLING
A. Inventory door hardware on receipt and provide secure lock-up for hardware delivered to Project site.
B. Tag each item or package separately with identification coordinated with final door hardware schedule, and include installation instructions, templates, and necessary fasteners with each item or package.
1. Deliver each article of hardware in manufacturer's original packaging.
C. Project Conditions:
1. Maintain manufacturer-recommended environmental conditions throughout storage and installation periods.
2. Provide secure lock-up for door hardware delivered to Project, but not yet installed. Control handling and installation of hardware items so that completion of Work will not be delayed by hardware losses both before and after installation.
D. Protection and Damage:
1. Promptly replace products damaged during shipping.
2. Handle hardware in manner to avoid damage, marring, or scratching. Correct, replace or repair products damaged during Work.
3. Protect products against malfunction due to paint, solvent, cleanser, or any chemical agent.
E. Deliver keys to manufacturer of key control system for subsequent delivery to Owner.
F. Deliver keys to Owner by registered mail or overnight package service.

1.7 COORDINATION
A. Coordinate layout and installation of floor-recessed door hardware with floor construction. Cast anchoring inserts into concrete. Concrete, reinforcement, and formwork requirements are specified in Specifications.
B. Installation Templates: Distribute for doors, frames, and other work specified to be factory prepared. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing door hardware to comply with indicated requirements.
C. Security: Coordinate installation of door hardware, keying, and access control with Owner's security consultant.
D. Electrical System Roughing-In: Coordinate layout and installation of electrified door hardware with connections to power supplies and building security systems.
E. Direct shipments not permitted, unless approved by Contractor.

PART 2 - PRODUCTS
2.1 MANUFACTURERS
A. Approval of manufacturers other than those listed shall be in accordance with QUALITY ASSURANCE article, herein.
B. Approval of products from manufacturers indicated as "Acceptable Manufacturer" is contingent upon those products providing all functions and features and meeting all requirements of scheduled manufacturer's product.
C. Hand of Door: Drawings show direction of slide, swing, or hand of each door leaf. Furnish each item of hardware for proper installation and operation of door movement as shown.
D. Where specified hardware is not adaptable to finished shape or size of members requiring hardware, furnish suitable types having same operation and quality as type specified, subject to Architect's approval.

2.2 MATERIALS
A. Provide screws, bolts, expansion shields, drop plates and other devices necessary for hardware installation.
1. Where fasteners are exposed to view: Finish to match adjacent door hardware material.

2.3 HINGES
A. Hinges: ANSI/BHMA A156.1 butt hinges with number of hinge knuckles and other options as specified in the Door Hardware Sets.
1. Quantity: Provide the following hinge quantity:
a. Two Hinges: For doors with heights up to 60 inches.
b. Three Hinges: For doors with heights 61 to 90 inches.
c. Four Hinges: For doors with heights 91 to 120 inches.
d. For doors with heights more than 120 inches, provide 4 hinges, plus 1 hinge for every 30 inches of door height greater than 120 inches.
2. Hinge Size: Provide the following, unless otherwise indicated, with hinge widths sized for door thickness and clearances required:
a. Widths up to 3'0": 4-1/2" standard or heavy weight as specified.
3. Sizes from 3'1" to 4'0": 5" standard or heavy weight as specified.Hinge Weight and Base Material: Unless otherwise indicated, provide the following:
a. Exterior Doors: Heavy-weight, non-ferrous, ball bearing or oil impregnated bearing hinges unless Hardware Sets indicate standard weight.
b. Interior Doors: Standard weight, steel, ball bearing or oil impregnated bearing hinges unless Hardware Sets indicate heavy weight.

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2.3 HINGES
4. Hinge Options: Comply with the following:
a. Non-removable Pins: With the exception of electric through wire hinges, provide set screw in hinge barrel that, when tightened into a groove in hinge pin, prevents removal of pin while door is closed; for all out-swinging lockable doors.
5. Manufacturers:
a. McKinney (MK) - TA/T4A Series, 5-knuckle.

2.4 CONTINUOUS HINGES
A. Continuous Geared Hinges: ANSI/BHMA A156.26 Grade 1-600 continuous geared hinge. with minimum 0.120-inch thick extruded 6063-T6 aluminum alloy hinge leaves and a minimum overall width of 4 inches. Hinges are non-handed, reversible and fabricated to template screw locations. Factory trim hinges to suit door height and prepare for electrical cut-outs.
1. Where specified, provide modular continuous geared hinges that ship in two or three pieces and form a single continuous hinge upon installation.
2. Manufacturers:
a. Pemko (PE).

2.5 SLIDING AND FOLDING HARDWARE
A. Sliding and Folding Door Hardware: Hardware is to be of type and design as specified and should conform with ANSI/BHMA A156.14.
1. Provide sliding door hardware as follows:
a. Sliding Bi-Passing Pocket Door Hardware: Provide complete sets consisting of track, hangers, stops, bumpers, floor channel, guides, and accessories indicated.
b. Pocket Sliding Door Hardware: Rated for doors weighing up to 200 lb.
2. Manufacturers:
a. Pemko (PE).

2.6 POWER TRANSFER DEVICES
A. Concealed Quick Connect Electric Power Transfers: Provide concealed wiring pathway housing mortised into the door and frame for low voltage electrified door hardware. Furnish with Molex™ standardized plug connectors and surface wiring up to 5 conductors (up to 12) to accommodate the electrified functions specified in the Door Hardware Sets. Connectors plug directly to through-door wiring harnesses for connection to electric locking devices and power supplies. Wire nut connections are not acceptable.
1. Manufacturers:
a. Pemko (PE) - EL-CEPT Series.
b. Securitron (SU) - EL-CEPT Series.
B. Electric Door Wire Harnesses: Provide electric/data transfer wiring harnesses with standardized plug connectors to accommodate up to twelve (12) wires. Connectors plug directly to through-door wiring harnesses for connection to electric locking devices and power supplies. Provide sufficient number and type of concealed wires to accommodate electric function of specified hardware. Provide a connector for through-door electric locking devices and from hinge to junction box above the opening. Wire nut connections are not acceptable. Determine the length required for each electrified hardware component for the door type, size and construction, minimum of two per electrified opening.
1. Provide one each of the following tools as part of the base bid contract:
a. McKinney (MK) - Electrical Connecting Kit: QC-R001.
b. McKinney (MK) - Connector Hand Tool: QC-R003.
2. Manufacturers:
McKinney (MK) - QC-C Series.

2.7 DOOR OPERATING TRIM
A. Door Push Plates and Pulls: ANSI/BHMA A156.6 door pushes and pull units of type and design specified in the Hardware Sets. Coordinate and provide proper width and height as required where conflicting hardware dictates.
1. Push/Pull Plates: Minimum .050 inch thick, size as indicated in hardware sets, with beveled edges, secured with exposed screws, unless otherwise indicated.
2. Door Pull and Push Bar Design: Size, shape, and material as indicated in the hardware sets. Minimum clearance of 2 1/2-inches from face of door unless otherwise indicated.
3. Offset Pull Design: Size, shape, and material as indicated in the hardware sets. Minimum clearance of 2 1/2-inches from face of door and offset of 90 degrees unless otherwise indicated.
4. Pulls shall be provided with a 10" clearance from the finished floor on the push side to accommodate wheelchair accessibility.
5. Fasteners: Provide manufacturer's designated fastener type as indicated in Hardware Sets. When through-bolt fasteners are in the same location as a push plate, countersink the fasteners flush with the door face allowing the push plate to sit flat against the door.
6. Manufacturers:
a. Rockwood (RO).

2.8 CYLINDERS AND KEYING
A. A. General: Cylinder manufacturer to have minimum (10) years experience designing secured master keyed systems and have on record a published security keying system.
1. Manufacturers:
a. ASSA ABLOY ACCENTRA (YA).
B. Cylinder Types: Original manufacturer cylinders able to supply the following cylinder formats and types:
1. Threaded mortise cylinders with rings and cams to suit hardware application.
2. Rim cylinders with back plate, flat-type vertical or horizontal tailpiece, and raised trim ring.
3. Bored or cylindrical locks with tailpieces as required to suit locks.
4. Tubular deadlocks and other auxiliary locks.
5. Mortise and rim cylinder collars to be solid and recessed to allow the cylinder face to be flush and be free spinning with matching finishes.
6. Keyway: Manufacturer's Standard.
C. Keying System: Each type of lock and cylinders to be factory keyed.
1. Supplier shall conduct a 'Keying Conference' to define and document keying system instructions and requirements.
2. Furnish factory cut, nickel-silver large bow permanently inscribed with a visual key control number as directed by Owner.
3. New System: Key locks to a new key system as directed by the Owner.
D. Key Quantity: Provide the following number of keys:
1. Change Keys per Cylinder: Two (2).
2. Master Keys (per Master Key Level/Group): Five (5).
E. Key Registration List (Bitting List):
1. Provide keying transcript list to Owner's representative in the proper format for importing into key control software.
2. Provide transcript list in writing or electronic file as directed by the Owner.

2.9 KEY CONTROL
A. A. Key Control Cabinet: Provide a key control system including envelopes, labels, and tags with self-locking key clips, receipt forms, 3-way visible card index, temporary markers, permanent markers, and standard metal cabinet. Key control cabinet shall have expansion capacity of 150% of the number of locks fought on the project.
1. Manufacturers:
a. Lund Equipment (LU).
b. MMF Industries (MM).
c. Telkee (TK).

2.10 CYLINDRICAL LOCKS AND LATCHING DEVICES
A. Cylindrical Locksets, Grade 2 (Standard Duty): ANSI/BHMA A156.2, Series 4000, Grade 2 Certified Products Directory (CPD) listed. Locks are to be non-handed and fully field reversible.
1. Provide locksets with functions and features as follows:
a. Meets ANSI/BHMA A156.41 for single motion egress.
b. Where required by code, provide knurling or abrasive coating on all levers leading to hazardous areas.
c. Meets UL and CUL Standard 10C Positive Pressure, Fire Test of Door Assemblies with levers that meet A117.1 Accessibility Code.
d. Meets Florida Building Code FL2998 and UL Certification Directory ZHEM.R21744 for latching hardware for hurricane impact.
e. Five-year limited warranty for mechanical functions.
2. Manufacturers:
a. ASSA ABLOY ACCENTRA (YA) - 4600LN Series.
b. No Substitution.

2.11 RESIDENTIAL LOCKING DEVICES
A. A. Residential Locking Devices: Provide ANSI A156.2, Series 4000, Grade 2 products (knobs, levers, deadbolts, interconnected, handlesets) as specified.
1. Provide residential locking devices with functions and features as follows:
a. Locksets, deadbolts, and handle sets designed to fit ANSI standard door preps.
b. Meets UL and ULC Standard 10C Positive Pressure, Fire Test of Door Assemblies.
c. Non-handed levers.
d. Provide levers of like design and style as specified.
2. Manufacturers:
a. ASSA ABLOY ACCENTRA (YA) - Heritage Series.
B. No Substitution.

2.12 DEADLOCKS AND LATCHES
A. Cylindrical Deadlocks: ANSI/BHMA A156.36 Grade 2 Certified Products Directory (CPD) deadbolts to fit standard ANSI 161 preparation in functions and with visual status indicators as specified in the hardware sets.
1. Manufacturers:
a. ASSA ABLOY ACCENTRA (YA) - D200 Series.

2.13 LOCK AND LATCH STRIKES
A. Strikes: Provide manufacturer's standard strike with strike box for each latch or lock bolt, with curved lip extended to protect frame, finished to match door hardware set, unless otherwise indicated, and as follows:
1. Flat-Lip Strikes: For locks with three-piece antifriction latchbolts, as recommended by manufacturer.
2. Extra-Long-Lip Strikes: For locks used on frames with applied wood casing trim.
3. Aluminum-Frame Strike Box: Provide manufacturer's special strike box fabricated for aluminum framing.
4. Double-lipped strikes: For locks at double acting doors. Furnish with retractable stop for rescue hardware applications.
B. Standards: Comply with the following:
1. Strikes for Mortise Locks and Latches: BHMA A156.13.
2. Strikes for Bored Locks and Latches: BHMA A156.2.
3. Strikes for Auxiliary Deadlocks: BHMA A156.36.
4. Dustproof Strikes: BHMA A156.16.

2.14 ELECTRIC STRIKES
A. Standard Electric Strikes: Electric strikes conforming to ANSI/BHMA A156.31, Grade 1, for use on non-rated or fire rated openings. Strikes shall be of stainless steel construction tested to a minimum of 1500 pounds of static strength and 70 foot pounds of dynamic strength with a minimum endurance of 1 million operating cycles. Provide strikes with 12 or 24 VDC capability, fail-secure unless otherwise specified. Where specified provide latchbolt and latchbolt strike monitoring indicating both the position of the latchbolt and locked condition of the strike.
1. Manufacturers:
a. HES (HS) - 1500/1600 Series.
B. Surface Mounted Rim Electric Strikes: Surface mounted rim exit device electric strikes conforming to ANSI/BHMA A156.31, Grade 1, and UL Listed for both Burglary Resistance and for use on fire rated door assemblies. Construction includes internally mounted solenoid with two heavy-duty, stainless steel locking mechanisms operating independently to provide tamper resistance. Strikes tested for a minimum of 500,000 operating cycles. Provide strikes with 12 or 24 VDC capability supplied standard as fail-secure unless otherwise specified. Option available for latchbolt and latchbolt strike monitoring indicating both the position of the latchbolt and locked condition of the strike. Strike requires no cutting to the jamb prior to installation.
1. Manufacturers:
a. HES (HS) - 9400/9500/9600/9700/9800 Series.

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C. Provide electric strikes with in-line power controller and surge suppressor by the same manufacturer as the strike with the combined products having a five year warranty.

2.15 CONVENTIONAL EXIT DEVICES
A. A. General Requirements: All exit devices specified herein shall meet or exceed the following criteria:
1. Exit devices shall have a five-year warranty.
2. At doors not requiring a fire rating, provide devices complying with NFPA 101 and listed and labeled for "Panic Hardware" according to UL305. Provide proper fasteners as required by manufacturer including sex nuts and bolts at openings specified in the Hardware Sets.
3. Where exit devices are required on fire rated doors, provide devices complying with NFPA 80 and with UL labeling indicating "Fire Exit Hardware". Provide devices with the proper fasteners for installation as tested and listed by UL. Consult manufacturer's catalog and template book for specific requirements.
4. Except on fire-rated doors, provide exit devices with hex key dogging device to hold the pushbar and latch in a retracted position. Provide optional keyed cylinder dogging on devices where specified in Hardware Sets.
5. Devices must fit flat against the door face with no gap that permits unauthorized dogging of the push bar. The addition of filler strips is required in any case where the door light extends behind the device as in a full glass configuration.
6. Lever Operating Trim: Where exit devices require lever trim, furnish manufacturer's heavy duty escutcheon trim with threaded studs for thru-bolts.
a. Lock Trim Design: As indicated in Hardware Sets, provide finishes and designs to match that of the specified locksets.
b. Where function of exit device requires a cylinder, provide a cylinder (Rim or Mortise) as specified in Hardware Sets.
7. Vertical Rod Exit Devices: Where surface or concealed vertical rod exit devices are used at interior openings, provide as less bottom rod (LBR) unless otherwise indicated. Provide split proof strikes where metal parts are exposed into the floor.
8. Narrow Stile Applications: At doors constructed with narrow stiles, or as specified in Hardware Sets, provide devices designed for maximum 2" wide stiles.
9. Dummy Push Bar: Nonfunctional push bar matching functional push bar.
10. Rail Sizing: Provide exit device rails factory sized for proper door width application.
11. Through Bolt Installation: For exit devices and trim as indicated in Door Hardware Sets.
B. Conventional Push Rail Exit Devices (Surface Mounting): ANSI/BHMA A156.3, Grade 1 Certified Products Directory (CPD) listed exit devices. Listed manufacturers shall meet all functions and features as specified herein. Listed manufacturers shall meet all functions and features as specified herein.
1. Provide locksets with functions and features as follows:
a. Where required by code, provide knurling or abrasive coating on all levers leading to hazardous areas.
b. Meets UL and CUL Standard 10C Positive Pressure, Fire Test of Door Assemblies with levers that meet A117.1 Accessibility Code.
c. Five-year limited warranty for mechanical features.
2. Manufacturers:
a. ASSA ABLOY ACCENTRA (YA) - 6000 Series.
b. No Substitution.
C. Conventional Push Rail Exit Devices, Aluminum Entrances: ANSI/BHMA A156.3, Grade 1 panic devices functions specified in the Hardware Sets. Push bar to be made of extruded aluminum, maximum projection of 3", available in clad or anodized architectural finishes. Exit device design to fit narrow (minimum 2"), medium, or wide stile aluminum door applications.
1. Manufacturers:
a. Adams Rite Manufacturing (AD) - 8000 Series.

2.16 SURFACE DOOR CLOSERS
A. All door closers specified herein shall meet or exceed the following criteria:
1. General: Door closers to be from one manufacturer, matching in design and style, with the same type door preparations and templates regardless of application or spring size. Closers to be non-handed with full sized covers.
2. Standards: Closers to comply with UL-10C for Positive Pressure Fire Test and be U.L. listed for use of fire rated doors.
3. Size of Units: Comply with manufacturer's written recommendations for sizing of door closers depending on size of door, exposure to weather, and anticipated frequency of use. Where closers are indicated for doors required to be accessible to the Americans with Disabilities Act, provide units complying with ANSI ICC/A117.1.
4. Closer Arms: Provide heavy duty, forged steel closer arms unless otherwise indicated in Hardware Sets.
5. Covers: Shall not be installed on exterior or corridor side of doors; where possible install closers on door for optimum aesthetics.
6. Closer Accessories: Provide door closer accessories including custom templates, special mounting brackets, spacers and drop plates as required for proper installation. Provide through-bolt and security type fasteners as specified in the hardware sets.
B. Door Closers, Surface Mounted (Heavy Duty): ANSI/BHMA A156.4, Grade 1 Certified Products Directory (CPD) listed surface mounted, heavy duty door closers with complete spring power adjustment, sizes 1 thru 6; and fully operational adjustable according to door size, frequency of use, and opening force. Closers to be rack and pinion type, one piece cast iron or aluminum alloy body construction, with adjustable backcheck and separate non-critical valves for closing sweep and latch speed control. Provide non-handed units standard.
1. Heavy duty surface mounted door closers shall have a 30-year warranty.
2. Manufacturers:
a. ASSA ABLOY ACCENTRA (YA) - 4400 Series.
b. No Substitution.
C. Door Closers, Surface Mounted (Unitrol): ANSI/BHMA A156.4, Grade 1 Certified Products Directory (CPD) listed surface mounted closers with door stop mechanism to absorb dead stop shock on arm and top hinge. Hold-open arms to have a spring loaded mechanism in addition to shock absorber assembly. Arms to be provided with rigid steel main arm and secondary arm lengths proportional to the door width.
1. Manufacturers:
a. ASSA ABLOY ACCENTRA (YA) - Unitrol Series.
D. Door Closers, Surface Mounted (Multi-Point): ANSI/BHMA A156.4, Grade 1 Certified Products Directory (CPD) listed surface mounted, multi-point, utility grade door closers with complete spring power adjustment, sizes 1 thru 6. Closers to be rack and pinion type, cast aluminum case construction, with adjustable backcheck, closing sweep, and latch speed control valves. Provide closer standard packed for regular, top-jamb, and parallel arm type mounting applications.
1. Manufacturers:
a. ASSA ABLOY ACCENTRA (YA) - 51BC Series.
b. Norton Rixson (NO) - 1601 Series.

2.17 ARCHITECTURAL TRIM AND ACCESSORIES
A. Door, Frame and Wall Protective Trim: ANSI/BHMA A156.6, protective products as specified in the hardware sets. Push protection plates shall be not more than 2" less than door width on stop side and 1" less door width on the pull side or on stop side of pairs of doors. Listed manufacturers shall meet all functions and features as specified herein.
1. Provide protective trim with functions and features as follows:
a. Meets ADA requirements for smooth bottom door surfaces.
b. UL Classified options for use on fire-rated doors up to 3 hours.
c. Fabricated from stainless steel, brass, bronze, aluminum, or high-impact plastic.
d. Available in a variety of sizes, finishes, and profiles to suit aesthetic and functional requirements.
e. Designed to protect doors, frames, and adjacent walls from damage due to impact, abrasion, or traffic.
f. Fasteners included: adhesive-backed options available for select models.
g. Ten-year limited warranty.
2. Manufacturers:
a. Rockwood (RO).

2.18 DOOR STOPS AND HOLDERS
A. Door Stops and Bumpers ANSI/BHMA A156.16, Grade 1 door stops and wall bumpers. Provide wall bumpers, either convex or concave types with anchorage as indicated, unless floor or other types of door stops are specified in Hardware Sets. Do not mount floor stops where they will impede traffic. Where floor or wall bumpers are not appropriate, provide overhead type stops and holders.
1. Manufacturers:
a. Rockwood (RO).

2.19 ARCHITECTURAL SEALS
A. General: Thresholds, weatherstripping, and gasket seals to be of type and design as specified below or in the Hardware Sets. Provide continuous weatherstrip gasketing on exterior doors and provide smoke, light and sound gasketing on interior doors where indicated. At exterior applications provide non-corrosive fasteners and elsewhere where indicated.
B. Smoke Labeled Gasketing: Assemblies complying with NFPA 105 that are listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for smoke control ratings indicated, based on testing according to UL 1784.
1. Provide smoke labeled perimeter gasketing at all smoke labeled openings.

A. Fire Labeled Gasketing: Assemblies complying with NFPA 80 that are listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for fire ratings indicated, based on testing according to UL-10C.
1. Provide intumescent seals as indicated to meet UL10C Standard for Positive Pressure Fire Tests of Door Assemblies, and NFPA 252, Standard Methods of Fire Tests of Door Assemblies.
B. Sound-Rated Gasketing: Assemblies that are listed and labeled by a testing and inspecting agency, for sound ratings indicated.
C. Replaceable Seal Strips: Provide only those units where resilient or flexible seal strips are easily replaceable and readily available from stocks maintained by manufacturer.
D. Manufacturers:
1. Pemko (PE).

2.20 ELECTRONIC ACCESSORIES
A. Door Position Switches: Door position magnetic reed contact switches specifically designed for use in commercial door applications. On recessed models the contact and magnetic housing snap-lock into a 1" diameter hole. Surface mounted models include wide gap distance design complete with armored flex cabling. Provide SPDT, N/O switches with optional Rare Earth Magnet installation on steel doors with flush top channels.
1. Manufacturers:
a. Alarm Controls (AK) - CP1-1026 Series.
b. Securitron (SU) - DPS Series.
B. Linear Power Supplies: Filtered and regulated power for electrified hardware. Listed manufacturers shall meet all functions and features as specified herein.
1. Provide power supplies with functions and features as follows:
a. 120VAC input with selectable output at 12VDC (6 amp) or 24VDC (3 amp).
b. Internal back-up battery (batteries not included) charging circuit.
c. Regulated and filtered, fuse protected outputs.
d. Each output can be individually turned on and off via a jumper.
e. Power status of each output is shown by an LED.
f. Fire alarm interface; dry contacts NO/NC, 9-33VDC, 3-15mA.
2. Manufacturers:
a. Sargent (SA) - LSP Series.

2.21 FABRICATION
A. Fasteners: Provide door hardware manufactured to comply with published templates generally prepared for machine, wood, and sheet metal screws. Provide screws according to manufacturers recognized installation standards for application intended.

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2.22 FINISHES
A. Standard: Designations used in the Hardware Sets and elsewhere indicate hardware finishes complying with ANSI/BHMA A156.18, including coordination with traditional U.S. finishes indicated by certain manufacturers for their products.
B. Provide quality of finish, including thickness of plating or coating (if any), composition, hardness, and other qualities complying with manufacturer's standards, but in no case less than specified by referenced standards for the applicable units of hardware.
C. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

PART 3 - EXECUTION
3.1 EXAMINATION
A. Prior to installation of hardware, examine doors and frames, with Installer present, for compliance with requirements for installation tolerances, labeled fire-rated door assembly construction, wall and floor construction, and other conditions affecting performance.
B. Examine roughing-in for electrical power systems to verify actual locations of wiring connections before electrified door hardware installation.
C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION
A. Hollow Metal Doors and Frames: Comply with ANSI/DHI A115 series.
B. Wood Doors: Comply with ANSI/DHI A115-W series.

3.3 INSTALLATION
A. Install each item of mechanical and electromechanical hardware and access control equipment to comply with manufacturer's written instructions and according to specifications.
1. Installers are to be trained and certified by the manufacturer on the proper installation and adjustment of fire, life safety, and security products including: hanging devices; locking devices; power supplies; and seals.
B. Paint prime coated mullions to match frames.
C. Mounting Heights: Mount door hardware units at heights indicated in following applicable publications, unless specifically indicated or required to comply with governing regulations:
1. Standard Steel Doors and Frames: DHI's "Recommended Locations for Architectural Hardware for Standard Steel Doors and Frames."
2. DHI TDH-007-20: Installation Guide for Doors and Hardware.
3. Where indicated to comply with accessibility requirements, comply with ANSI A117.1 "Accessibility Guidelines for Buildings and Facilities."
4. Provide blocking in drywall partitions where wall stops or other wall mounted hardware is located.
D. Retrofitting: Install door hardware to comply with manufacturer's published templates and written instructions. Where cutting and fitting are required to install door hardware onto or into surfaces that are later to be painted or finished in another way, coordinate removal, storage, and reinstallation of surface protective trim units with finishing work specified in Division 9 Sections. Do not install surface-mounted items until finishes have been completed on substrates involved.
E. Push Plates and Door Pulls: When through-bolt fasteners are in the same location as a push plate, countersink the fasteners flush with the door face allowing the push plate to sit flat against the door.
F. Thresholds: Set thresholds for exterior and acoustical doors in full bed of sealant complying with requirements specified in Division 7 Section "Joint Sealants."
G. Storage: Provide a secure lock up for hardware delivered to the project but not yet installed. Control the handling and installation of hardware items so that the completion of the work will not be delayed by hardware losses before and after installation.

3.4 FIELD QUALITY CONTROL
A. Field Inspection (Punch Report): Reference Division 01 Sections "Closeout Procedures". Produce project punch report for each installed door opening indicating compliance with approved submittals and verification hardware is properly installed, operating and adjusted. Include list of items to be completed and corrected, indicating the reasons or deficiencies causing the Work to be incomplete or rejected.
1. Organization of List: Include openings Door Opening and Deficiencies and Corrective Action Lists organized by Mark, Opening Remarks and Comments, and related Opening Images and Video Recordings.

3.5 ADJUSTING
A. Initial Adjustment: Adjust and check each operating item of door hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to operate as intended. Adjust door control devices to compensate for final operation of heating and ventilating equipment and to comply with referenced accessibility requirements.

3.6 CLEANING AND PROTECTION
A. Protect all hardware stored on construction site in a covered and dry place. Protect exposed hardware installed on doors during the construction phase. Install any and all hardware at the latest possible time frame.
B. Clean adjacent surfaces soiled by door hardware installation.
C. Clean operating items as necessary to restore proper finish. Provide final protection and maintain conditions that ensure door hardware is without damage or deterioration at time of owner occupancy.

3.7 DEMONSTRATION
A. Instruct Owner's maintenance personnel to adjust, operate, and maintain mechanical and electromechanical door hardware.

3.8 DOOR HARDWARE SCHEDULE
A. The hardware sets represent the design intent and direction of the owner and architect. They are a guideline only and should not be considered a detailed hardware schedule. Discrepancies, conflicting hardware and missing items should be brought to the attention of the architect with corrections made prior to the bidding process. Omitted items not included in a hardware set should be scheduled with the appropriate additional hardware required for proper application and functionality.
1. Quantities listed are for each pair of doors, or for each single door.
2. The supplier is responsible for handing and sizing all products.
3. Where multiple options for a piece of hardware are given in a single line item, the supplier shall provide the appropriate application for the opening.
4. At existing openings with new hardware the supplier shall field inspect existing conditions prior to the submittal stage to verify the specified hardware will work as required. Provide alternate solutions and proposals as needed.
B. Hardware Sets: See attached

HOLLOW METAL DOORS & FRAMES

PART 1 - GENERAL
1.1 RELATED DOCUMENTS
A. Drawings and general provisions of the Contract, including any General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.
B. Refer to Door Schedule for Hardware Set Headings and separate Hardware Schedule if provided.

1.2 SUMMARY
A. A. Section Includes:
1. Standard and custom hollow metal doors and frames.
2. Steel sidelight, borrowed lite and transom frames.
3. Louvers installed in hollow metal doors.
4. Light frames and glazing installed in hollow metal doors.
B. Codes and References: Comply with the version year adopted by the Authority Having Jurisdiction.
1. ANSI/SDI A250.8 - Recommended Specifications for Standard Steel Doors and Frames.
2. ANSI/SDI A250.4 - Test Procedure and Acceptance Criteria for Physical Endurance for Steel Doors, Frames, Frames Anchors and Hardware Reinforcing.
3. ANSI/SDI A250.6 - Recommended Practice for Hardware Reinforcing on Standard Steel Doors and Frames.
4. ANSI/SDI A250.10 - Test Procedure and Acceptance Criteria for Prime Painted Steel Surfaces for Steel Doors and Frames.
5. ANSI/SDI A250.11 - Recommended Erection Instructions for Steel Frames.
6. ASTM A1008 - Standard Specification for Steel Sheet, Cold-Rolled, Carbon, Structural, High-Strength Low-Alloy and High-Strength Low-Alloy with Improved Formability.
7. ASTM A653 - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
8. ASTM A924 - Standard Specification for General Requirements for Steel Sheet, Metallic-Coated by the Hot-Dip Process.
9. SDI-113 Standard Practice for Determining the Steady-State Thermal Transmittance of Steel Door & Frame Assemblies.
10. ASTM C 1363 - Standard Test Method for Thermal Performance of Building Assemblies by Means of a Hot Box Apparatus.
11. ASTM C1199 - Standard Test Method for Measuring the Steady-State Thermal Transmittance of Fenestration Systems Using Hot Box Methods
12. ASTM E1423 - Practice for Determining Steady State Thermal Transmittance of Fenestration Systems.
13. ANSI/BHMA A156.115 - Hardware Preparation in Steel Doors and Frames.
14. ANSI/SDI 122 - Installation and Troubleshooting Guide for Standard Steel Doors and Frames.
15. ANSI/NFPA 80 - Standard for Fire Doors and Fire Windows; National Fire Protection Association.
16. ANSI/NFPA 105: Standard for the Installation of Smoke Door Assemblies.
17. NFPA 252 - Standard Methods of Fire Tests of Door Assemblies; National Fire Protection Association.
18. UL 10C - Positive Pressure Fire Tests of Door Assemblies.
19. UL 1784 - Standard for Air Leakage Tests of Door Assemblies.

1.3 SUBMITTALS
A. Product Data: For each type of product indicated. Include construction details, material descriptions, core descriptions, hardware reinforcements, profiles, anchors, fire-resistance rating, and finishes.
B. Door hardware supplier is to furnish templates, template reference number and/or physical hardware to the steel door and frame supplier in order to prepare the doors and frames to receive the finish hardware items.
C. Shop Drawings: Include the following:
1. Elevations of each door design.
2. Details of doors, including vertical and horizontal edge details and metal thicknesses.

Specifications

DOOR HARDWARE SCHEDULE - CONT.

1.3 SUBMITTALS

A. Product Data: Manufacturer's product data sheets including installation details, material descriptions, dimensions of individual components and profiles, operational descriptions and finishes.

B. Door Hardware Schedule: Prepared by or under the supervision of supplier, detailing fabrication and assembly of door hardware, as well as procedures and diagrams. Coordinate the final Door Hardware Schedule with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of door hardware.
   1. Format: Comply with scheduling sequence and vertical format in DHI's "Sequence and Format for the Hardware Schedule."
   2. Organization: Organize the Door Hardware Schedule into door hardware sets indicating complete designations of every item required for each door or opening. Organize door hardware sets in same order as in the Door Hardware Sets at the end of Part 3. Submittals that do not follow the same format and order as the Door Hardware Sets will be rejected and subject to resubmission.
   3. Content: Include the following information:
      a. Type, style, function, size, label, hand, and finish of each door hardware item.
      b. Manufacturer of each item.
      c. Fastenings and other pertinent information.
      d. Location of door hardware set, cross-referenced to Drawings, both on floor plans and in door and frame schedule.
      e. Explanation of abbreviations, symbols, and codes contained in schedule.
      f. Mounting locations for door hardware.
      g. Door and frame sizes and materials.
   4. Submittal Sequence: Submit the final Door Hardware Schedule at earliest possible date, particularly where approval of the Door Hardware Schedule must precede fabrication of other work that is critical in the Project construction schedule. Include Product Data, Samples, Shop Drawings of other work affected by door hardware, and other information essential to the coordinated review of the Door Hardware Schedule.

C. Keying Schedule: Prepared under the supervision of the Owner, separate schedule detailing final keying instructions for locksets and cylinders in writing. Include keying system explanation, door numbers, key set symbols, hardware set numbers and special instructions. Owner to approve submitted keying schedule prior to the ordering of permanent cylinders.

D. Product Test Reports: Indicating compliance with cycle testing requirements, based on evaluation of comprehensive tests performed by manufacturer and witnessed by a qualified independent testing agency.

E. Operating and Maintenance Manuals: Provide manufacturers operating and maintenance manuals for each item comprising the complete door hardware installation in quantity as required in Division 01, Closeout Submittals. The manual to include the name, address, and contact information of the manufacturers providing the hardware and their nearest service representatives. The final copies delivered after completion of the installation test to include "as built" modifications made during installation, checkout, and acceptance.

F. Warranties and Maintenance: Special warranties and maintenance agreements specified in the Related Sections.

1.4 DELIVERY, STORAGE, AND HANDLING

A. Inventory door hardware on receipt and provide secure lock-up and shelving for door hardware delivered to Project site. Do not store electronic access control hardware, software or accessories at Project site without prior authorization.

B. Tag each item or package separately with identification related to the final Door Hardware Schedule, and include basic installation instructions with each item or package.

C. Deliver, as applicable, permanent keys, cylinders, cores, access control credentials, software and related accessories directly to Owner via registered mail or overnight package service. Instructions for delivery to the Owner shall be established at the "Keying Conference".

1.5 WARRANTY

A. General Warranty: Reference Division 01, General Requirements. Special warranties specified in this Article shall not deprive 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.

1.6 MAINTENANCE SERVICE

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.

PART 2 - PRODUCTS

2.1 SCHEDULED DOOR HARDWARE

A. Refer to SEPARATE DOCUMENT.

PART 3 - EXECUTION

3.1 DOOR HARDWARE SETS

The door hardware sets represent the design intent and direction of the owner and architect. They are a guideline only and should not be considered a detailed hardware schedule. Discrepancies, conflicting hardware and missing items should be brought to the attention of the architect with corrections made prior to the bidding process. Omitted items not included in a hardware set should be scheduled with the appropriate additional hardware required for proper application and functionality.

3.1 DOOR HARDWARE SETS - CONT.

1. Quantities listed are for each pair of doors, or for each single door.
2. The supplier is responsible for handing and sizing all products.
3. Where multiple options for a piece of hardware are given in a single line item, the supplier shall provide the appropriate application for the opening.
4. At existing openings with new hardware the supplier shall field inspect existing conditions prior to the submittal stage to verify the specified hardware will work as required. Provide alternate solutions and proposals as needed.

A. Products listed in the hardware sets shall be supplied by and in accordance with the requirements described in the specification section as noted for each item.
   1. Section 08 71 00 – Door Hardware.

B. Manufacturer's Abbreviations:

C. MK - McKinney

D. PE - Pemko

E. SU - Securitron

F. YA - ASSA ABLOY ACCENTRA

G. YR - ASSA ABLOY ACCENTRA Residential Mechanical

H. RO - Rockwood

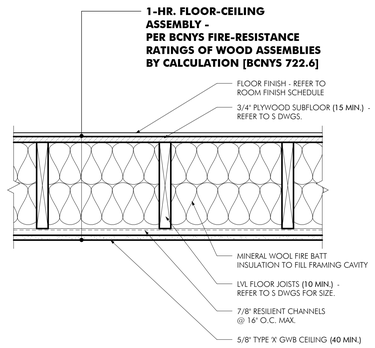
I. AD - Adams Rite

J. HS - HES

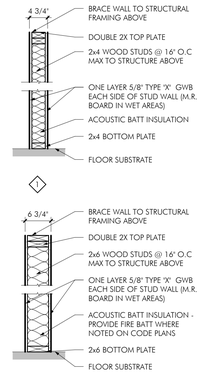
K. NO - Norton Rixson

L. OT - Other

Floor Types



Wall Types



General Wall Type Notes

A. ALL WALL TYPES - ALL GYPSUM WALL BOARD SHALL BE "TYPE X" EXCEPT FOR ON WET WALLS WHERE GREEN BOARD SHALL BE USED OR WHERE SPECIFIC GYPSUM WALL BOARD TYPE IS CALLED FOR.

B. ALL RATED WALL CONSTRUCTION IS TO MEET ALL REQUIRED UL DESIGN GUIDELINES WITHOUT EXCEPTION IN ORDER TO MEET DESIGNATED RATING DURATION.

C. REFER TO FINISH NOTES FOR FINISH OF NEW MATERIALS.

D. BASIS OF DESIGN FOR SOUND ATTENUATION BATT IN WALL IS ROCKWOOL COMFORTBATT 3-1/2" OR 5-1/2" THICK FOR WOOD STUD CONSTRUCTION.

E. BASIS OF DESIGN FOR FIRE BATT INSULATION WHERE CALLED FOR IS ROCKWOOL SAFE'N'SOUND 5-1/2" THICK FOR WOOD STUD CONSTRUCTION.

F. BASIS OF DESIGN FOR ABOVE GRADE WALL INSULATION - OWENS CORNING ULTRA-PURE CLOSED-CELL SPRAY FOAM INSULATION - R-VALUE AS PER NOTED ON INDIVIDUAL WALL TYPE.

G. BASIS OF DESIGN FOR AIR/VAPOR BARRIER - PROVIDE PRO-FLASHING OR FLEX-FLASHING AT WINDOWS, DOORS & CORNERS.

H. BASIS OF DESIGN FOR BELOW GRADE INSULATION - OWENS CORNING FOAMULAR 250 EXTRUDED POLYSTYRENE (XPS) RIGID FOAM INSULATION - R-VALUE AS NOTED ON WALL SECTIONS.

I. FOUNDATION WATERPROOFING - UGI DRYLOK EXTREME BASEMENT & MASONRY WATERPROOFER.

J. FOUNDATION DAMPPROOFING MEMBRANE - HANES GEO COMPONENTS POLYPROPYLENE SHEET DRAIN OR APPROVED ALTERNATIVE.

K. REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS OF SHEER WALL & ADDITIONAL BRACING REQUIREMENTS.

General Finish Notes

A. ALL FINAL FINISH SELECTIONS SHALL BE COORDINATED WITH THE WISHES OF THE OWNER. PAINTED WOOD TRIM TO BE POPLAR - EITHER PURCHASED PRE-PRIMED OR PRIMED BEFORE INSTALLATION - FINISH COLOR TO BE APPLIED IN FIELD. STAINED WOOD TRIM IS TO BE A SPECIES TO MATCH EXISTING. ALL MANUFACTURER'S INSTALLATION GUIDELINES WILL BE FOLLOWED FOR ALL FINISH MATERIALS.

Finish Materials

FLOORING

CPT-1 - CARPET TILE
MFR: ALADDIN COMMERCIAL
STYLE: BRILLIANTLY AMAZED TILE 2B60
COLOR: SO INTRIGUED 521
SIZE: 24x24

BASE

VB-1 - VINYL BASE
MFR: ROPPE
STYLE: STANDARD TOE TYPE TV
COLOR: CHARCOAL 123
SIZE: 6"

PAINT

PT-1 - WALL PAINT
MFR: SHERWIN WILLIAMS
COLOR: OLYMPUS WHITE SW6253
FINISH: SATIN

DEVICES & ACCESSORIES
COLOR: WHITE

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2081 Kensington Avenue - Commerical Development

Permit / Construction Documents

P- 26022

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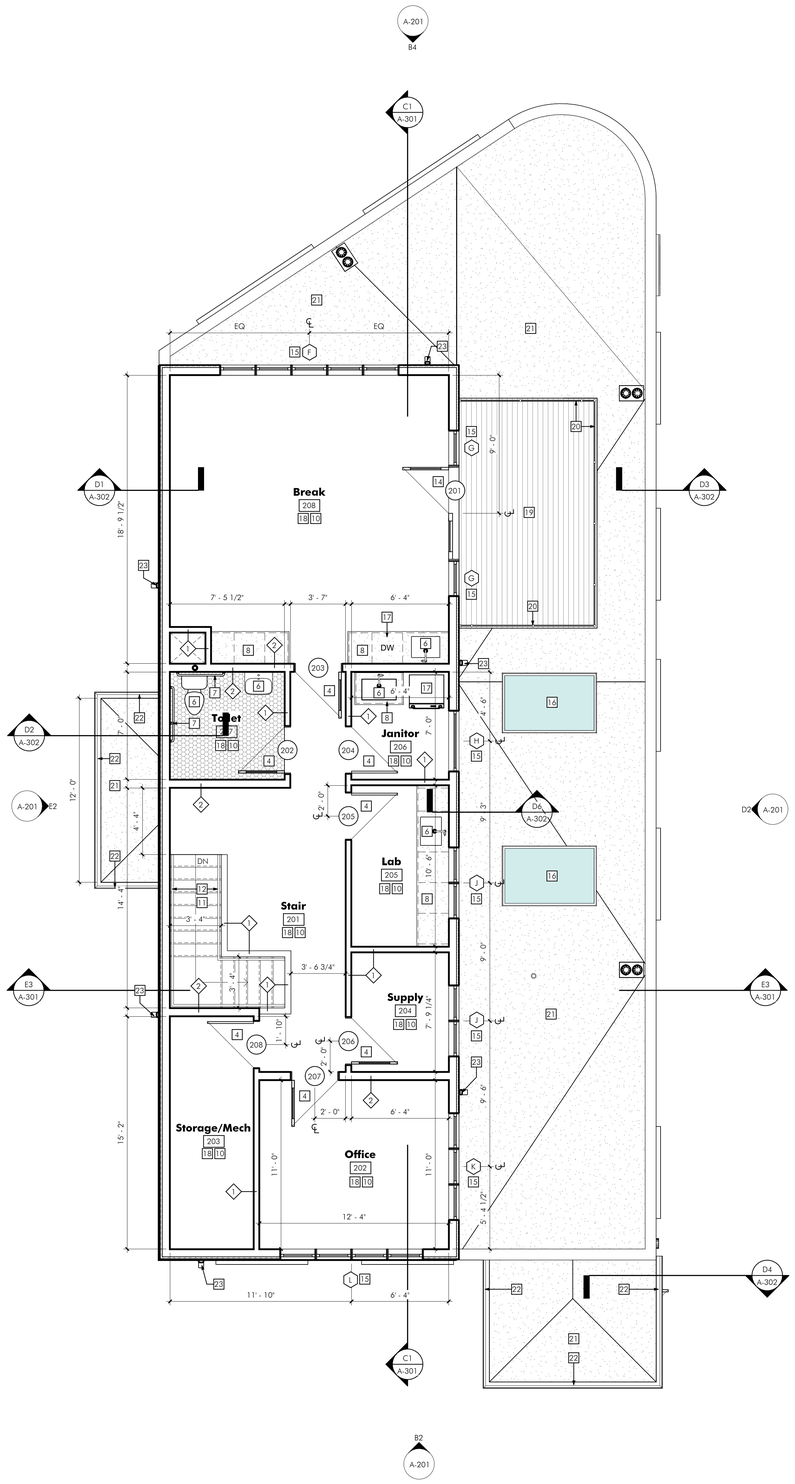
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Buffalo, NY 14216

Specifications & Wall Schedule

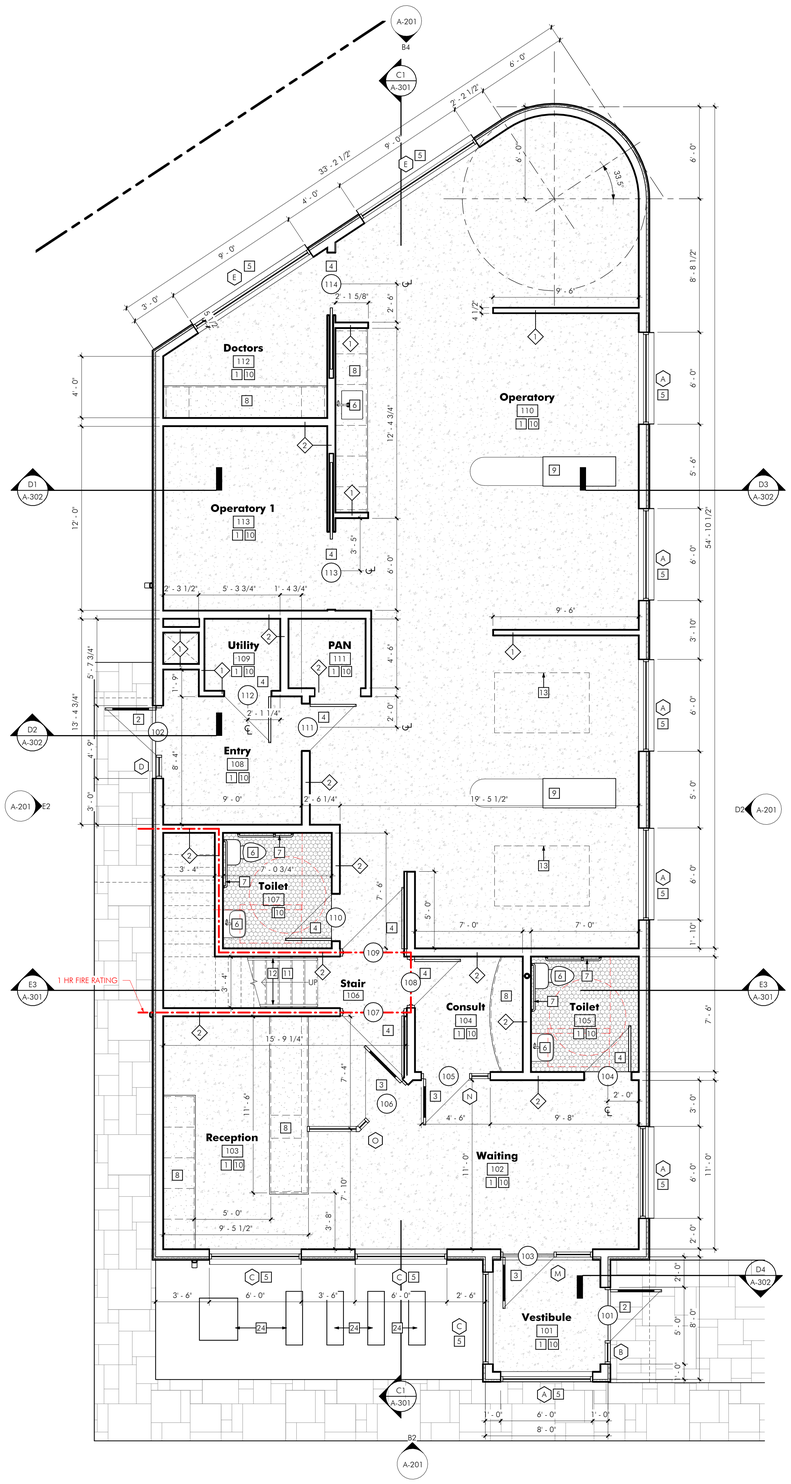
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Plotted by: Brandon Abstract **Revit Version:** 2026 **Project Name:** 2081 Kensington Ave - Commerical Development **Project #:** P-26022 **Phase:** Permit / Construction Documents
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E2 Second Floor Plan

1/4" = 1'-0"



E4 First Floor Plan

1/4" = 1'-0"

General Construction Notes

A. ALL WORK SHALL MEET THE REQUIREMENTS OF THE 2025 BUILDING CODE OF NEW YORK STATE, INCLUDING ALL REFERENCE DOCUMENTS, THE 2025 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, AND ALL APPLICABLE MUNICIPAL REQUIREMENTS. THESE PLANS HAVE TO THE BEST OF OUR KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT BEEN DESIGNED IN COMPLIANCE WITH THE 2020 NEW YORK STATE ENERGY CODE AND VERIFIED WITH THE LATEST VERSION OF RESCHECK COMPLIANCE PROGRAM.

B. SCOPE OF WORK IS THE CONSTRUCTION OF A NEW COMMERCIAL TWO-STORY STRUCTURE TOTALING 3,188GSF. THE OCCUPIABLE SQUARE FOOT AREA OF EACH HABITABLE FLOOR LEVEL IS
FIRST FLOOR: 2,153GSF
SECOND FLOOR: 1,033GSF

C. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE MECHANICAL, ELECTRICAL AND PLUMBING DESIGNS BY THE INDIVIDUAL TRADES. ALL MECHANICAL, ELECTRICAL AND PLUMBING TRADE WORK SHALL MEET ALL REQUIREMENTS OF THE NEW YORK STATE BUILDING CODES AND ALL APPLICABLE MUNICIPAL REQUIREMENTS.

D. ALL CONTRACTORS WORKING ON THE PROJECT SHALL BE LICENSED IN THE CITY/TOWN/ VILLAGE AND IN GOOD STANDING WITH ALL APPLICABLE PERMITTING DEPARTMENTS, OFFICES, OR GOVERNING BODY. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE REQUIREMENTS OF LOCAL AUTHORITIES.

E. THE CONTRACTOR IS NOT TO SCALE DRAWINGS OR DETAILS. ALL DIMENSIONS ARE TO THE FINISHED FACE OF SURFACES UNLESS OTHERWISE NOTED. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA.

F. OWNER IS RESPONSIBLE FOR ANY ZONING ISSUES.

General Floor Plan Notes

A. REFER TO SHEET A-001 FOR GENERAL NOTES & LEGENDS.

B. REFER TO SHEET A-005 FOR WALL TYPES & TYPICAL FLOOR CONSTRUCTION.

C. REFER TO DRAWINGS FROM ALL DISCIPLINES FOR ADDITIONAL SCOPE.

Construction Notes

1 CONCRETE SLAB-ON-GRADE FLOOR - REFER TO STRUCTURAL DRAWINGS - REFER TO BUILDING SECTIONS & DETAILS FOR FINISHED ELEVATIONS TO BE MET.
2 EXTERIOR DOOR IN ALUMINUM STOREFRONT SYSTEM - REFER TO DOOR SCHEDULE & WINDOW SCHEDULE.
3 INTERIOR DOOR IN ALUMINUM STOREFRONT SYSTEM - REFER TO DOOR SCHEDULE & WINDOW SCHEDULE.
4 INTERIOR DOOR - REFER TO DOOR SCHEDULE.
5 ALUMINUM STOREFRONT WINDOW - REFER TO WINDOW SCHEDULE.
6 PLUMBING FIXTURE - REFER TO PLUMBING DRAWINGS.
7 GRAB BAR TO MEET ADA REQUIREMENTS - REFER TO FIXTURE MOUNTING HEIGHT SCHEDULE - PROVIDE SOLID IN-WALL BLOCKING AS REQUIRED.
8 COUNTERTOP & CASEWORK - REFER TO FINISH NOTES - PROVIDE SOLID IN-WALL BLOCKING AS REQUIRED.
9 DENTAL EQUIPMENT CASEWORK - COORDINATE WITH DA DRAWINGS.
10 FLOOR, WALL & CEILING FINISHES - REFER TO FINISH NOTES.
11 STAIR - REFER TO TYP. DETAIL & BUILDING SECTION FOR FINISHED ELEVATIONS TO BE MET.
12 WALL-MOUNTED HANDRAIL - 36" HIGH A.F.F. - PROVIDE SOLID IN-WALL BLOCKING AS REQUIRED - REFER TO TYP. DETAIL.
13 LINE OF SKYLIGHT ABOVE - REFER TO ROOF PLAN.
14 EXTERIOR DOOR - REFER TO DOOR SCHEDULE.
15 WINDOW - REFER TO WINDOW SCHEDULE.
16 SKYLIGHT - REFER TO ROOF PLAN & TYP. DETAILS.
17 APPLIANCE - REFER TO ELECTRICAL DRAWINGS & APPLIANCE NOTES.
18 WOOD FRAMED FLOOR - REFER TO STRUCTURAL DRAWINGS - REFER TO BUILDING SECTIONS & DETAILS FOR FINISHED ELEVATIONS TO BE MET.
19 WOOD FRAMED DECK - REFER TO STRUCTURAL DRAWINGS - REFER TO BUILDING SECTIONS & DETAILS FOR FINISHED ELEVATIONS TO BE MET.
20 GUARDRAIL AT PERIMETER OF DECK - 42" HIGH A.F.F. MIN. - REFER TO EXTERIOR ELEVATIONS & TYP. DETAIL.
21 MEMBRANE ROOF - REFER TO ROOF PLAN & DETAILS - REFER TO STRUCTURAL DRAWINGS.
22 GUTTER & DOWNSPOUT - REFER TO EXTERIOR ELEVAITONS & MATERIALS SCHEDULE.
23 DOWNSPOUT - REFER TO EXTERIOR ELEVATIONS & MATERIALS SCHEDULE.
24 PROPOSED LOCATION OF MECHANICAL EQUIPMENT - COORDINATE WITH MECHANICAL DRAWINGS.

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Floor Plans & Notes

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PM Revit Version: 2026 Model Author: **Author** Check Author: **Checker**
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LAP SPLICE

DETAIL NO. LS-01

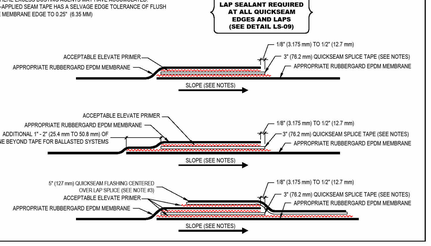
MATERIAL: RUBBERGARD® EPDM OR MAX EPDM | ACCEPTABLE SYSTEMS: ALL | ISSUE / REVISION DATE: 03/24/2026
(800) 428-4511 www.elevatecommercialbp.com | MAXIMUM WARRANTY: SEE TABLE | NOT TO SCALE

NOTE:
1. REFER TO THE ELEVATE™ WEBSITE FOR THE MOST CURRENT INFORMATION.
2. END LAPS OF QUICKSEAM SPLICE TAPE MUST OVERLAP A MINIMUM OF 1" (25.4 mm) REFER TO DETAIL LS-02.
3. REFER TO DETAIL LS-09 FOR SEAM EDGE TREATMENT.
4. SEAMS MAY RUN PARALLEL TO SLOPE.
5. EXTRA CLEANING IS REQUIRED AT FACTORY SPLICE AREAS AND OTHER AREAS WHERE EXCESS DUSTING AGENTS MAY HAVE ACCUMULATED.
6. FACTORY-APPLIED SEAM TAPE HAS A SELVAGE EDGE TOLERANCE OF FLUSH WITH THE MEMBRANE EDGE TO 0.25" (6.35 MM)

WHEN SCRIM OF REINFORCED EPDM IS EXPOSED, APPLY SEAM EDGE TREATMENT TO ENTIRE EDGE.

CONTINUOUS BEAD OF LAP SEALANT REQUIRED AT ALL QUICKSEAM EDGES AND LAPS (SEE DETAIL LS-09)

WARRANTY MEMBRANE REQUIREMENTS:
UP TO 15-YEAR: 45 MIL
UP TO 25-YEAR: 60 MIL

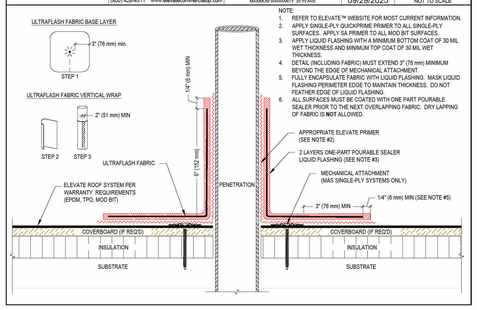


ONE-PART POURABLE SEALER LIQUID FLASHING AT PIPE

DETAIL NO. PS-P-1

MATERIAL: ONE-PART POURABLE SEALER | ACCEPTABLE SYSTEMS: EPDM, TPO, MOD BIT | ISSUE / REVISION DATE: 09/29/2025
(800) 428-4511 www.elevatecommercialbp.com | MAXIMUM WARRANTY: 20 YEARS | NOT TO SCALE

NOTE
1. REFER TO ELEVATE™ WEBSITE FOR MOST CURRENT INFORMATION.
2. APPLY SINGLE-PLY QUICKPRIME PRIMER TO ALL SINGLE-PLY SURFACES. APPLY 5A PRIMER TO ALL MOD BIT SURFACES.
3. APPLY LIQUID FLASHING WITH A MINIMUM BOTTOM COAT OF 30 MIL WET THICKNESS AND MINIMUM TOP COAT OF 30 MIL WET THICKNESS.
4. DETAIL (INCLUDING FABRIC) MUST EXTEND 3" (76 mm) MINIMUM BEYOND THE EDGE OF MECHANICAL ATTACHMENT.
5. FULLY ENCAPSULATE FABRIC WITH LIQUID FLASHING. MASK LIQUID FLASHING PERIMETER EDGE TO MAINTAIN THICKNESS. DO NOT FEATHER EDGE OF LIQUID FLASHING.
6. ALL SURFACES MUST BE COATED WITH ONE PART POURABLE SEALER PRIOR TO THE NEXT OVERLAPPING FABRIC. DRY LAPPING OF FABRIC IS NOT ALLOWED.



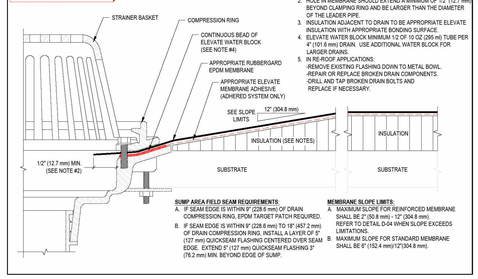
ROOF DRAIN

DETAIL NO. D-01

MATERIAL: RUBBERGARD® EPDM OR MAX EPDM | ACCEPTABLE SYSTEMS: ALL | ISSUE / REVISION DATE: 01/09/2026
(800) 428-4511 www.elevatecommercialbp.com | MAXIMUM WARRANTY: SEE TABLE | NOT TO SCALE

WARRANTY MEMBRANE REQUIREMENTS:
UP TO 15-YEAR: 45 MIL
UP TO 25-YEAR: 60 MIL

NOTE:
1. REFER TO THE ELEVATE™ WEBSITE FOR THE MOST CURRENT INFORMATION.
2. HOLE IN MEMBRANE SHOULD EXTEND A MINIMUM OF 1/2" (12.7 mm) BEYOND CLAMPING RING AND BE LARGER THAN THE DIAMETER OF THE LEADER PIPE.
3. INSULATION ADJACENT TO DRAIN TO BE APPROPRIATE ELEVATE INSULATION WITH APPROPRIATE BONDING SURFACE.
4. ELEVATE WATER BLOCK MINIMUM 1/2 OF 10 OZ (295 ml) TUBE PER 4" (101.6 mm) DRAIN. USE ADDITIONAL WATER BLOCK FOR LARGER DRAINS.
5. IN RE-ROOF APPLICATIONS:
-REMOVE EXISTING FLASHING DOWN TO METAL BOWL.
-REPAIR OR REPLACE BROKEN DRAIN COMPONENTS.
-DRILL AND TAP BROKEN DRAIN BOLTS AND REPLACE IF NECESSARY.



SUMP AREA FIELD SEAM REQUIREMENTS:
A. IF SEAM EDGE IS WITHIN 9" (228.6 mm) OF DRAIN COMPRESSION RING, EPDM TARGET PATCH REQUIRED.
B. IF SEAM EDGE IS WITHIN 9" (228.6 mm) TO 18" (457.2 mm) OF DRAIN COMPRESSION RING, INSTALL A LAYER OF 5" (127 mm) QUICKSEAM FLASHING CENTERED OVER SEAM EDGE. EXTEND 5" (127 mm) QUICKSEAM FLASHING 3" (76.2 mm) MIN. BEYOND EDGE OF SUMP.

MEMBRANE SLOPE LIMITS:
A. MAXIMUM SLOPE FOR REINFORCED MEMBRANE SHALL BE 2" (50.8 mm) - 12" (304.8 mm). REFER TO DETAIL D-4A WHEN SLOPE EXCEEDS LIMITATIONS.
B. MAXIMUM SLOPE FOR STANDARD MEMBRANE SHALL BE 6" (152.4 mm)/12"(304.8 mm).

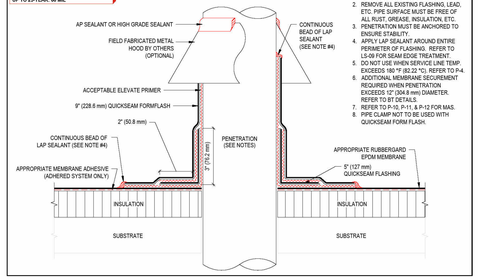
PENETRATION WITH FIELD FABRICATED FLASHING

DETAIL NO. P-03

MATERIAL: RUBBERGARD® EPDM OR MAX EPDM | ACCEPTABLE SYSTEMS: ALL | ISSUE / REVISION DATE: 02/27/2026
(800) 428-4511 www.elevatecommercialbp.com | MAXIMUM WARRANTY: SEE TABLE | NOT TO SCALE

WARRANTY MEMBRANE REQUIREMENTS:
UP TO 15-YEAR: 45 MIL
UP TO 25-YEAR: 60 MIL

NOTE:
1. REFER TO THE ELEVATE™ WEBSITE FOR THE MOST CURRENT INFORMATION.
2. REMOVE ALL EXISTING FLASHING, LEAD, ETC. PIPE SURFACE MUST BE FREE OF ALL RUST, GREASE, INSULATION, ETC.
3. PENETRATION MUST BE ANCHORED TO ENSURE STABILITY.
4. APPLY LAP SEALANT AROUND ENTIRE PERIMETER OF FLASHING. REFER TO LS-09 FOR SEAM EDGE TREATMENT.
5. DO NOT USE WHEN SERVICE LINE TEMP. EXCEEDS 180 °F (82.22 °C). REFER TO P-4.
6. ADDITIONAL MEMBRANE SECUREMENT REQUIRED WHEN PENETRATION EXCEEDS 12" (304.8 mm) DIAMETER. REFER TO BT DETAILS.
7. REFER TO P-10, P-11, & P-12 FOR MAS.
8. PIPE CLAMP NOT TO BE USED WITH QUICKSEAM FORM FLASH.

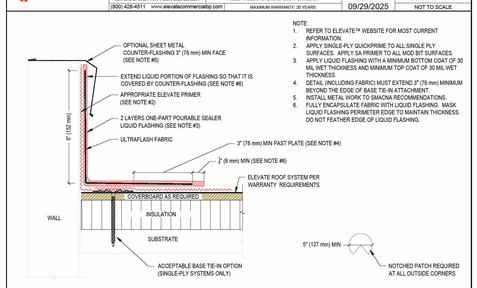


ONE-PART POURABLE SEALER LIQUID FLASHING AT WALL / CURB

DETAIL NO. PS-BT-1

MATERIAL: ONE-PART POURABLE SEALER | ACCEPTABLE SYSTEMS: EPDM, TPO, MOD BIT | ISSUE / REVISION DATE: 09/29/2025
(800) 428-4511 www.elevatecommercialbp.com | MAXIMUM WARRANTY: 20 YEARS | NOT TO SCALE

NOTE:
1. REFER TO ELEVATE™ WEBSITE FOR MOST CURRENT INFORMATION.
2. APPLY SINGLE-PLY QUICKPRIME TO ALL SINGLE PLY SURFACES. APPLY 5A PRIMER TO ALL MOD BIT SURFACES.
3. APPLY LIQUID FLASHING WITH A MINIMUM BOTTOM COAT OF 30 MIL WET THICKNESS AND MINIMUM TOP COAT OF 30 MIL WET THICKNESS.
4. DETAIL (INCLUDING FABRIC) MUST EXTEND 3" (76 mm) MINIMUM BEYOND THE EDGE OF BASE TIE-IN ATTACHMENT.
5. INSTALL METAL WORK TO SMACNA RECOMMENDATIONS.
6. FULLY ENCAPSULATE FABRIC WITH LIQUID FLASHING. MASK LIQUID FLASHING PERIMETER EDGE TO MAINTAIN THICKNESS. DO NOT FEATHER EDGE OF LIQUID FLASHING.

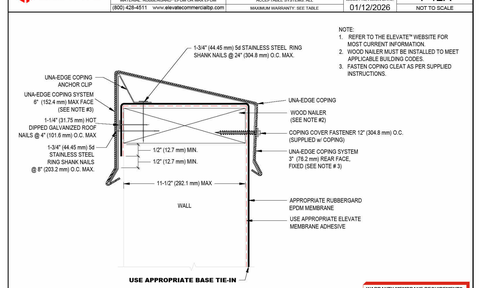


TERMINATION AT TOP OF WALL WITH ELEVATE UNA-EDGE COPING

DETAIL NO. T-12A

MATERIAL: RUBBERGARD® EPDM OR MAX EPDM | ACCEPTABLE SYSTEMS: ALL | ISSUE / REVISION DATE: 01/12/2026
(800) 428-4511 www.elevatecommercialbp.com | MAXIMUM WARRANTY: SEE TABLE | NOT TO SCALE

NOTE:
1. REFER TO THE ELEVATE™ WEBSITE FOR MOST CURRENT INFORMATION.
2. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES.
3. FASTEN COPING CLEAT AS PER SUPPLIED INSTRUCTIONS.

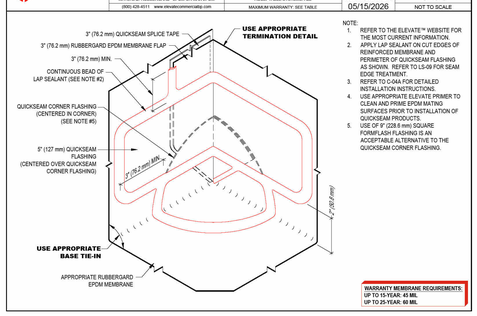


WARRANTY MEMBRANE REQUIREMENTS:
UP TO 15-YEAR: 45 MIL
UP TO 25-YEAR: 60 MIL

INSIDE CORNER WITH 3" FLAP AND QUICKSEAM SPLICE TAPE

DETAIL NO. C-04

MATERIAL: RUBBERGARD® EPDM OR MAX EPDM | ACCEPTABLE SYSTEMS: ALL | ISSUE / REVISION DATE: 05/15/2026
(800) 428-4511 www.elevatecommercialbp.com | MAXIMUM WARRANTY: SEE TABLE | NOT TO SCALE



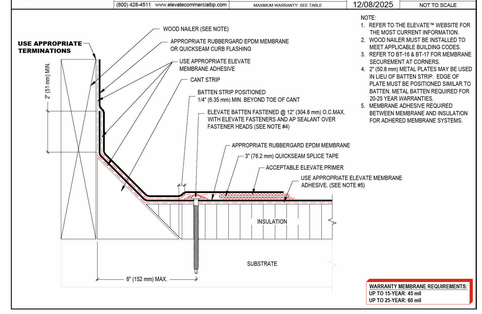
NOTE:
1. REFER TO THE ELEVATE™ WEBSITE FOR THE MOST CURRENT INFORMATION.
2. APPLY LAP SEALANT ON CUT EDGES OF REINFORCED MEMBRANE AND PERIMETER OF QUICKSEAM FLASHING AS SHOWN. REFER TO LS-08 FOR SEAM EDGE TREATMENT.
3. REFER TO C-04A FOR DETAILED INSTALLATION INSTRUCTIONS.
4. USE APPROPRIATE ELEVATE PRIMER TO CLEAN AND PRIME EPDM MATING SURFACES PRIOR TO INSTALLATION OF QUICKSEAM PRODUCTS.
5. USE OF 9" (228.6 mm) SQUARE FORMFLASH IS AN ACCEPTABLE ALTERNATIVE TO THE QUICKSEAM CORNER FLASHING.

WARRANTY MEMBRANE REQUIREMENTS:
UP TO 15-YEAR: 45 MIL
UP TO 25-YEAR: 60 MIL

BASE TIE-IN AT CURB / PARAPET WITH EXISTING CANT

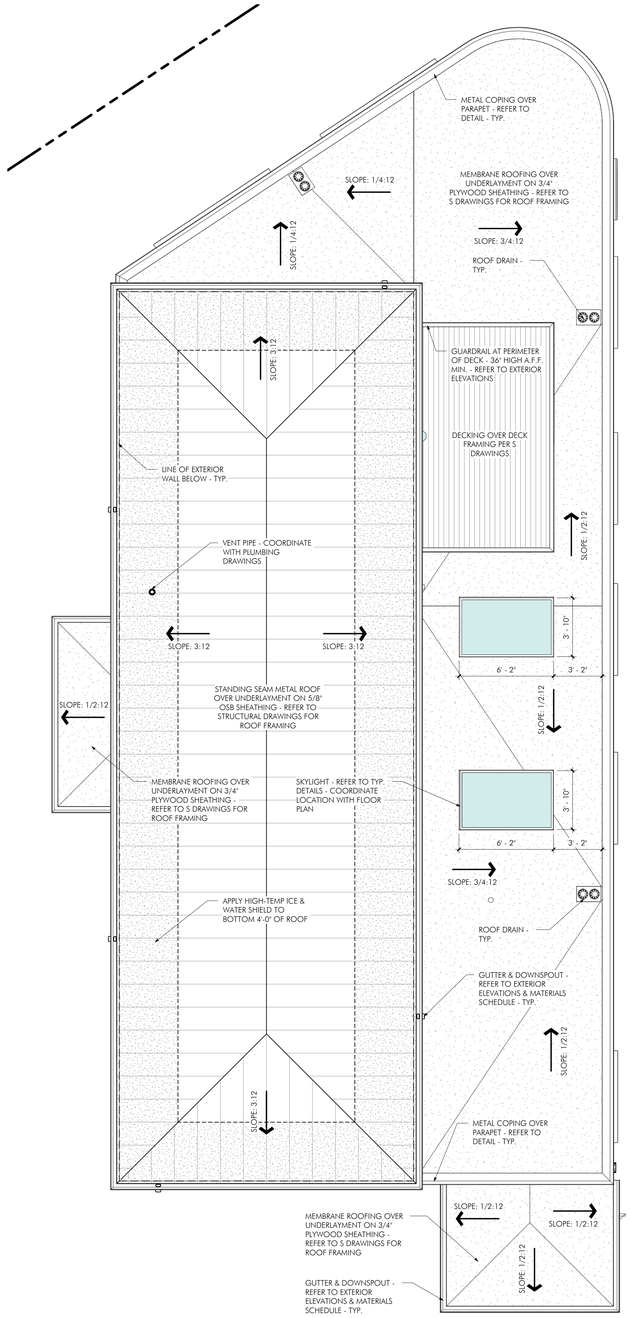
DETAIL NO. BT-11

MATERIAL: RUBBERGARD® EPDM OR MAX EPDM | ACCEPTABLE SYSTEMS: ALL | ISSUE / REVISION DATE: 12/08/2025
(800) 428-4511 www.elevatecommercialbp.com | MAXIMUM WARRANTY: SEE TABLE | NOT TO SCALE



NOTE:
1. REFER TO THE ELEVATE™ WEBSITE FOR THE MOST CURRENT INFORMATION.
2. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES.
3. REFER TO BT-16 & BT-17 FOR MEMBRANE SECUREMENT AT CORNERS.
4. 2" (50.8 mm) METAL PLATES MAY BE USED IN LIEU OF BATTEN STRIP. EDGE OF PLATE MUST BE POSITIONED SIMILAR TO BATTEN. METAL BATTEN REQUIRED FOR 20-25 YEAR WARRANTIES.
5. MEMBRANE ADHESIVE REQUIRED BETWEEN MEMBRANE AND INSULATION FOR ADHERED MEMBRANE SYSTEMS.

WARRANTY MEMBRANE REQUIREMENTS:
UP TO 15-YEAR: 45 mil
UP TO 25-YEAR: 60 mil



D4 Roof Plan
1/4" = 1'-0"

General Construction Notes

A. ALL WORK SHALL MEET THE REQUIREMENTS OF THE 2025 BUILDING CODE OF NEW YORK STATE, INCLUDING ALL REFERENCE DOCUMENTS, THE 2025 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, AND ALL APPLICABLE MUNICIPAL REQUIREMENTS. THESE PLANS HAVE TO THE BEST OF OUR KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT BEEN DESIGNED IN COMPLIANCE WITH THE 2020 NEW YORK STATE ENERGY CODE AND VERIFIED WITH THE LATEST VERSION OF RESCHECK COMPLIANCE PROGRAM.

B. SCOPE OF WORK IS THE CONSTRUCTION OF A NEW COMMERCIAL TWO-STORY STRUCTURE TOTALING 3,188GSF. THE OCCUPIABLE SQUARE FOOT AREA OF EACH HABITABLE FLOOR LEVEL IS:
FIRST FLOOR: 2,153GSF
SECOND FLOOR: 1,033GSF

C. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE MECHANICAL, ELECTRICAL AND PLUMBING DESIGNS BY THE INDIVIDUAL TRADES. ALL MECHANICAL, ELECTRICAL AND PLUMBING TRADE WORK SHALL MEET ALL REQUIREMENTS OF THE NEW YORK STATE BUILDING CODES AND ALL APPLICABLE MUNICIPAL REQUIREMENTS.

D. ALL CONTRACTORS WORKING ON THE PROJECT SHALL BE LICENSED IN THE CITY/TOWN/ VILLAGE AND IN GOOD STANDING WITH ALL APPLICABLE PERMITTING DEPARTMENTS, OFFICES, OR GOVERNING BODY. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE REQUIREMENTS OF LOCAL AUTHORITIES.

E. THE CONTRACTOR IS NOT TO SCALE DRAWINGS OR DETAILS. ALL DIMENSIONS ARE TO THE FINISHED FACE OF SURFACES UNLESS OTHERWISE NOTED. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA.

F. OWNER IS RESPONSIBLE FOR ANY ZONING ISSUES.

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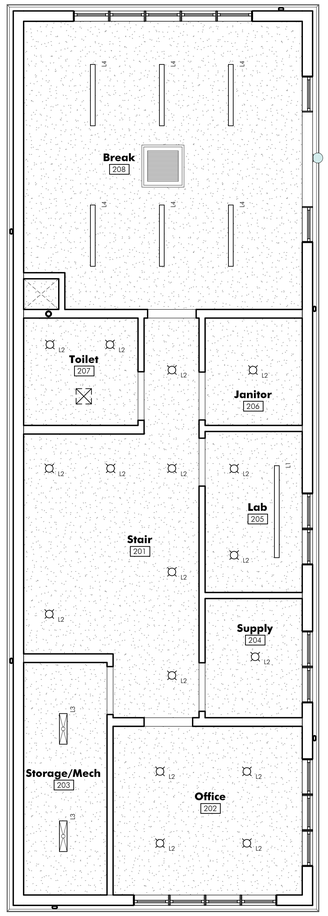
Project N

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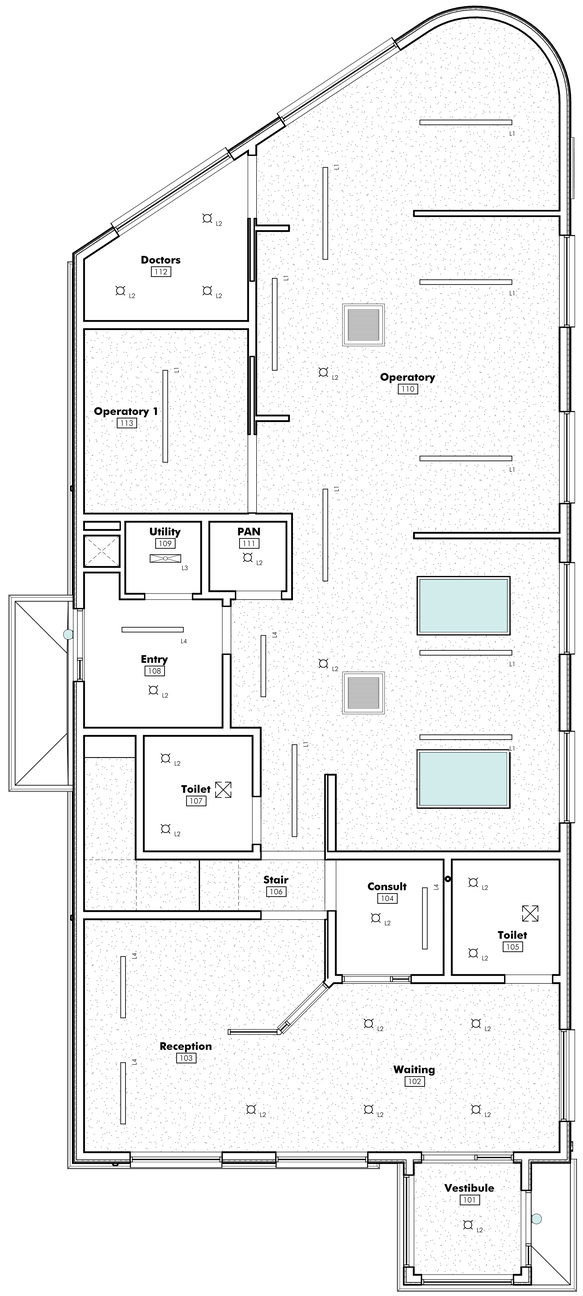
Roof Plan & Details

A-102

11/19/2026 12:35:05 \\equinet\projects\P26022 2081 Kensington Ave - Commerical Development\P26022 RVT P26022 2081 Kensington Ave - Commerical Development_detached_Mark.rvt
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D2 **Second Floor RCP**
1/4" = 1'-0"



D4 **First Floor RCP**
1/4" = 1'-0"

RCP Legend

- ACT CEILING
- 1'-0" A.F.F. — CEILING HEIGHT, ABOVE FINISH FLOOR
- Room name 406A — ROOM TAG
- L-1 — LIGHT FIXTURE
- RETURN DIFFUSER
- SUPPLY DIFFUSER
- EXHAUST DIFFUSER
- EXIT SIGN LOCATION
- SPRINKLER HEAD

Light Schedule

ALL LIGHTING FIXTURES AND ACCESSORIES TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION BY CONTRACTOR.

LED PANEL
LIGHT FIXTURE (L-1):
MANUFACTURER: COOPER LIGHTING
MODEL: METALUX CGT 24x24 LED PANEL
TRIM COLOR: MATTE WHITE
COLOR TEMP: 3500K

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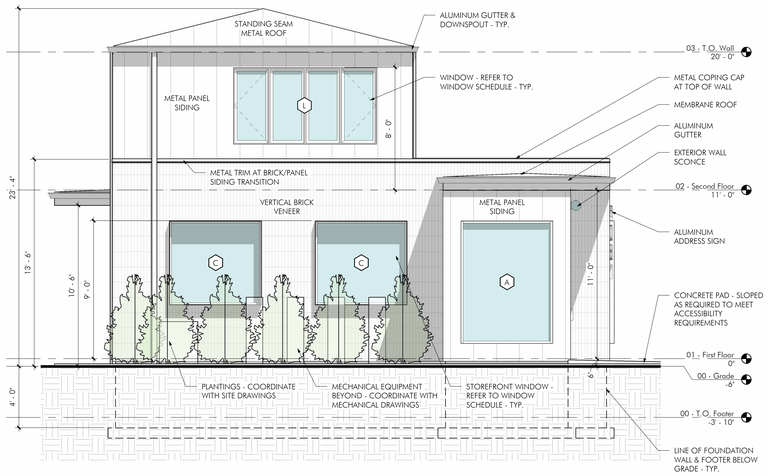
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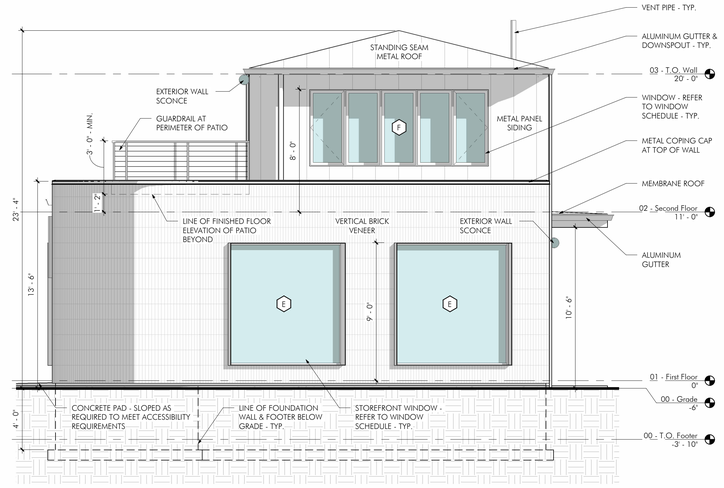
Reflected Ceiling Plan, Details, & Notes.

A-110

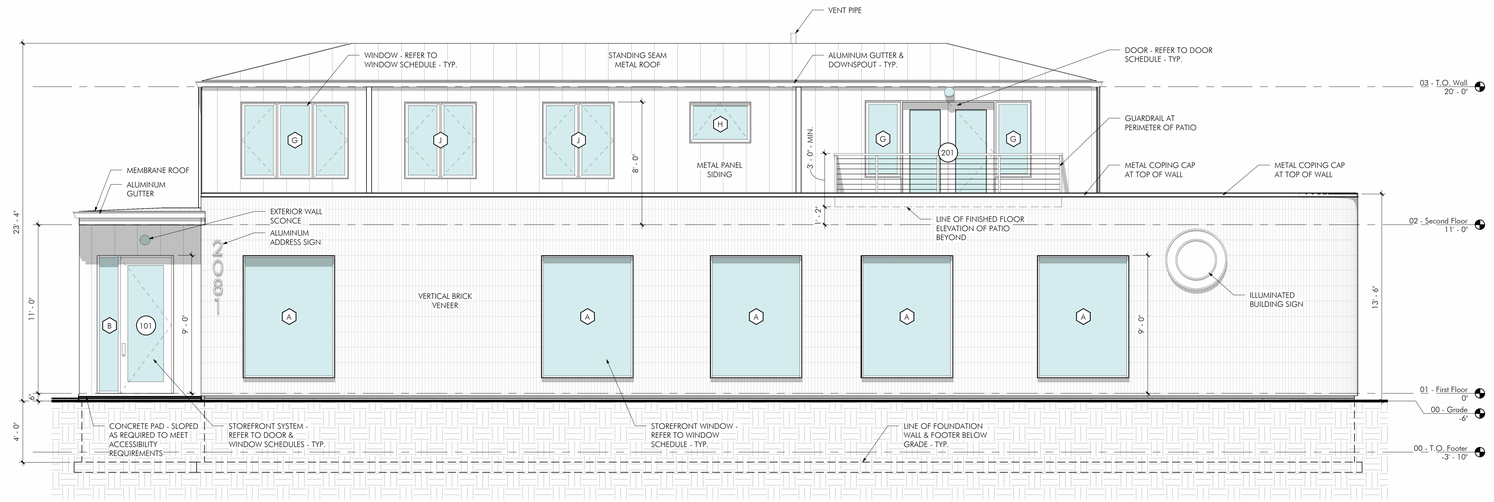
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Plotted by: Vincent Tocco **Plotted on:** Arch E1 (30.00 x 42.00 in) **Plotted from:** A-110 Reflected Ceiling Plan, Details, & Notes.dwg
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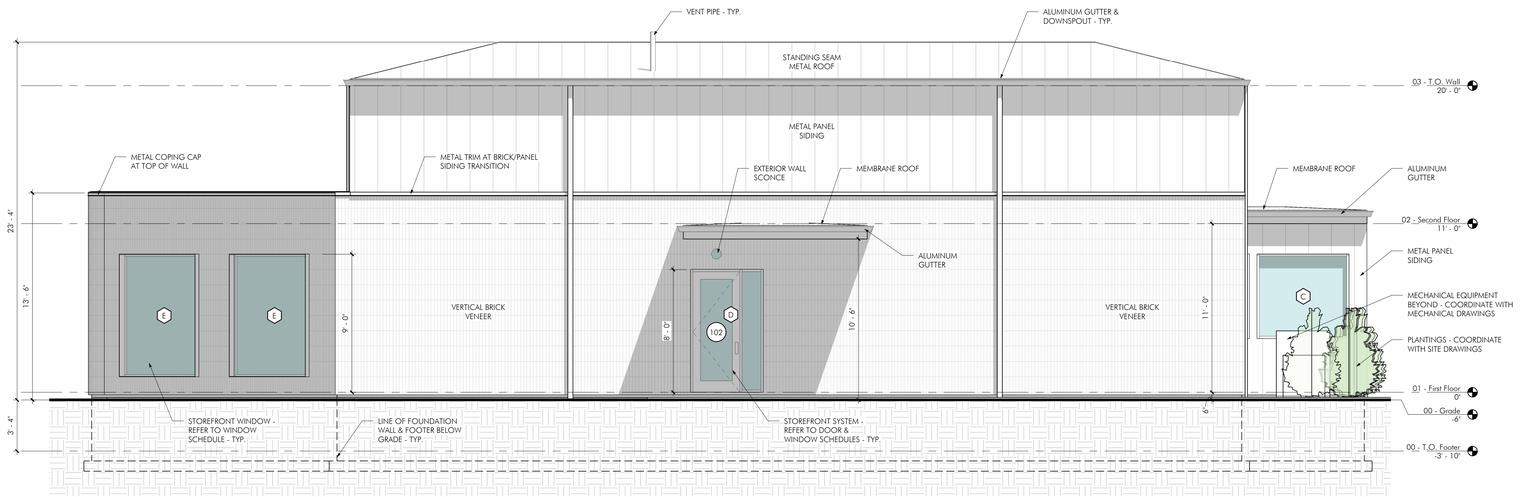
B2 **South Elevation**
1/4" = 1'-0"



B4 **North Elevation**
1/4" = 1'-0"



D2 **East Elevation**
1/4" = 1'-0"



E2 **West Elevation**
1/4" = 1'-0"

General Finish Notes

A. ALL FINAL FINISH SELECTIONS SHALL BE COORDINATED WITH THE WISHES OF THE OWNER. PAINTED WOOD TRIM TO BE POPLAR - EITHER PURCHASED PRE-PRIMED OR PRIMED BEFORE INSTALLATION - FINISH COLOR TO BE APPLIED IN FIELD. STAINED WOOD TRIM IS TO BE A SPECIES TO MATCH EXISTING. ALL MANUFACTURER'S INSTALLATION GUIDELINES WILL BE FOLLOWED FOR ALL FINISH MATERIALS.

Exterior Materials Schedule

ALL EXTERIOR SIDING MATERIALS TO BE APPROVED BY OWNER PRIOR TO ORDERING.

BASIS OF DESIGNS:

STANDING SEAM METAL ROOF
MANUFACTURER: MCELROY METAL
STYLE: MEDALLION-LOK - FLAT
COLOR: MATTE BLACK
NOTE: INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S STANDARD DETAILS

MEMBRANE ROOF
MANUFACTURER: ELEVATE
STYLE: RUBBERGARD EPDM
COLOR: BLACK
NOTE: INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S STANDARD DETAILS

METAL PANEL SIDING
MANUFACTURER: MCELROY METAL
STYLE: MARQUEE-LOK
COLOR: MATTE BLACK
NOTE: INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S STANDARD DETAILS

BRICK VENEER
MANUFACTURER: BELDEN BRICK
SIZE: NORMAN
COLOR/FINISH: WINTER MIST - SANDED RUSTIC
THICKNESS: 3/4"

METAL TRIM
MANUFACTURER: MCELROY METAL
PROFILE: VARIES
FINISH: MATTE BLACK

GUTTERS & DOWNSPOUTS
MANUFACTURER:
PROFILE:
COLOR/FINISH: MATTE BLACK

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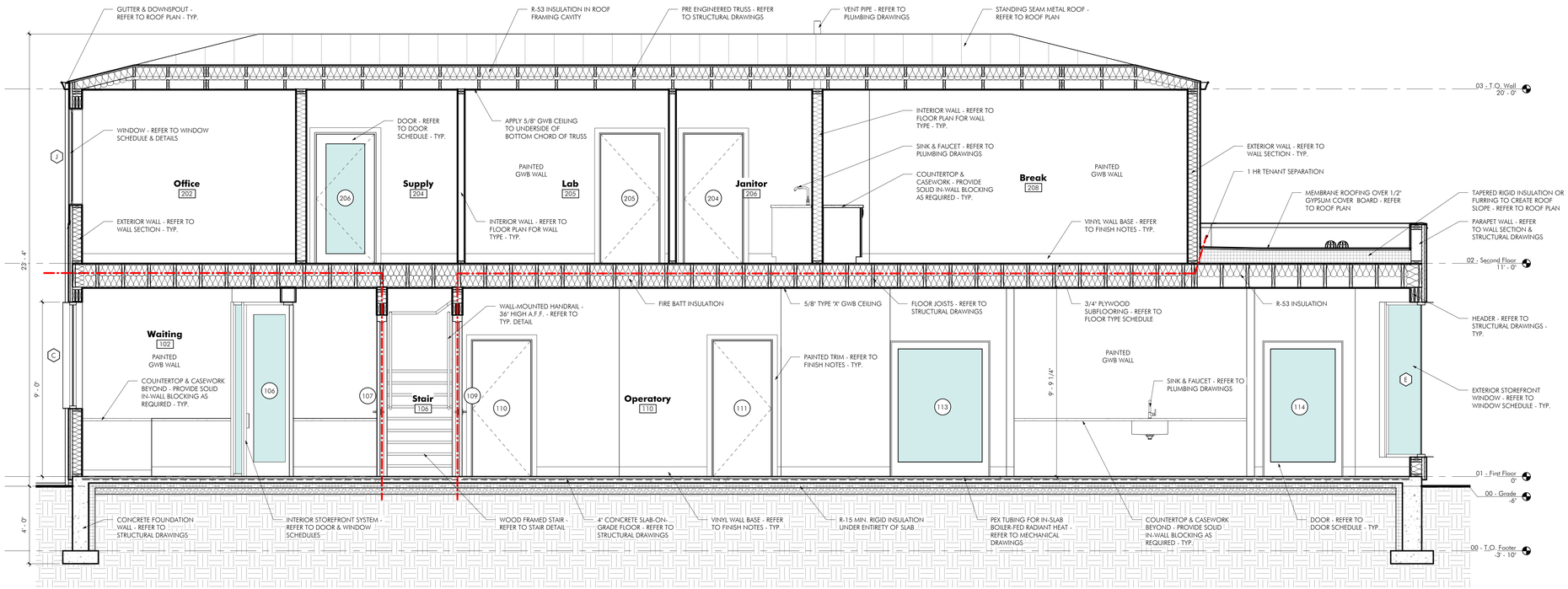
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Exterior Elevations, Notes & Details

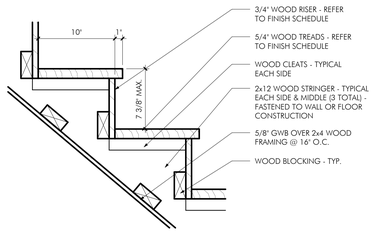
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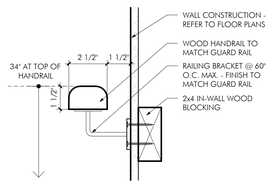
C1 Building Section
3/8" = 1'-0"



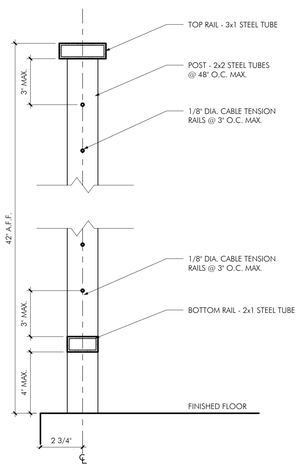
D1 Stair Detail
1 1/2" = 1'-0"



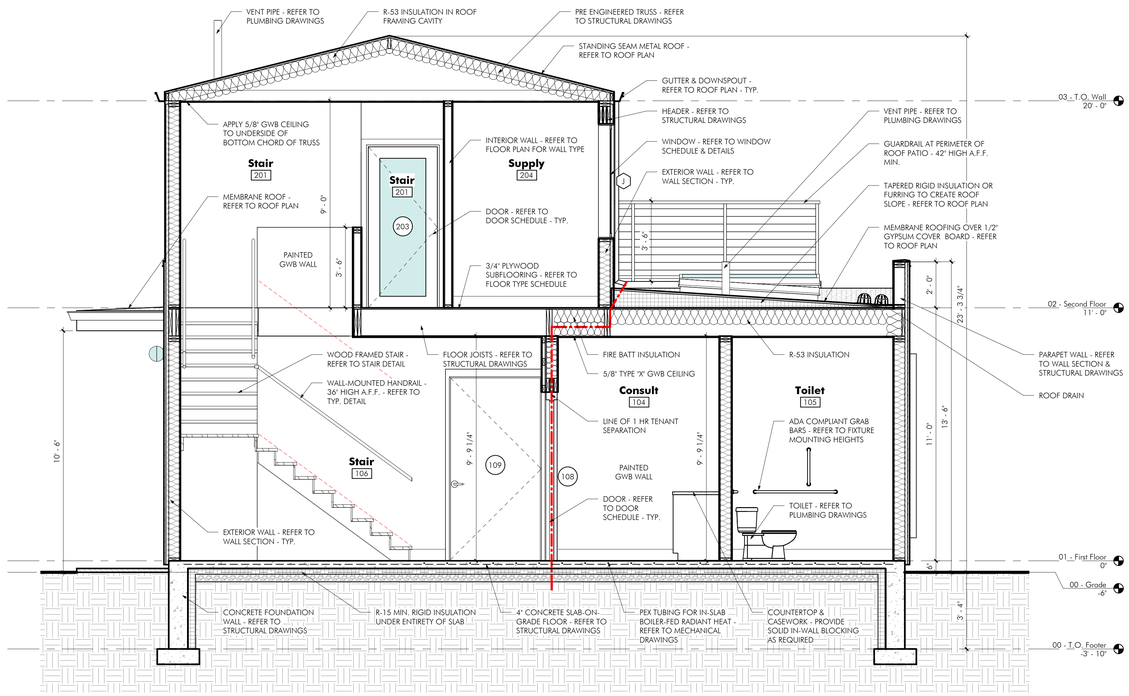
D2 Wall Mounted Handrail Detail
3" = 1'-0"



E2 Guardrail Detail
3" = 1'-0"



E3 Building Section
3/8" = 1'-0"



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Project N

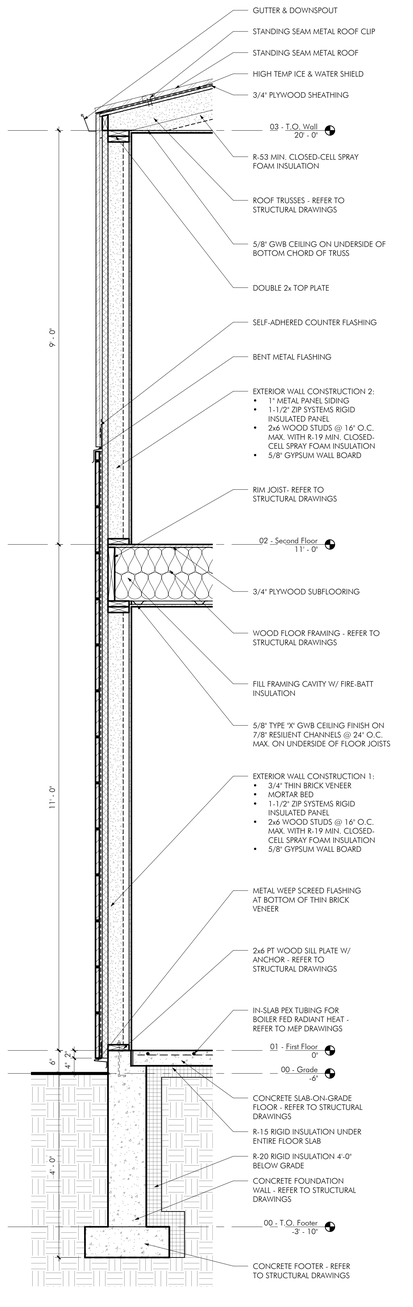
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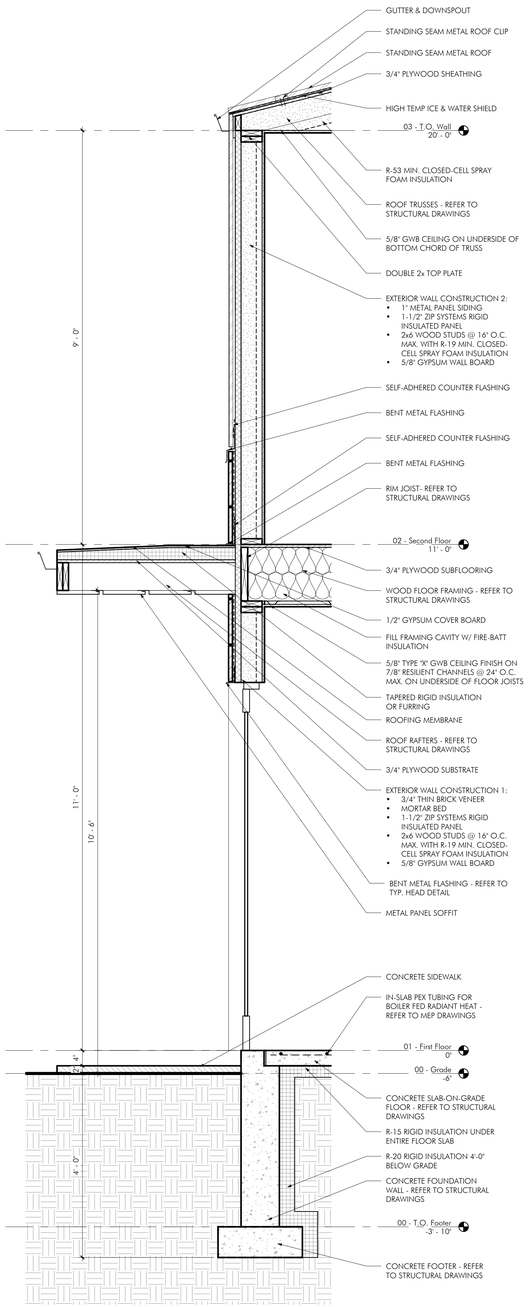
Building Sections

A-301

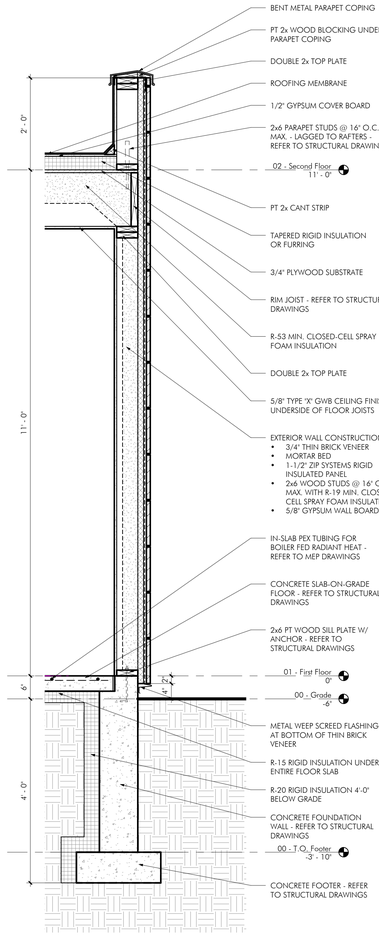
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Plot Notes: Plot scale is as shown on **Drawing Number** sheet. Plot size is 24" x 36". Plot date is as shown on **Project Number** sheet.
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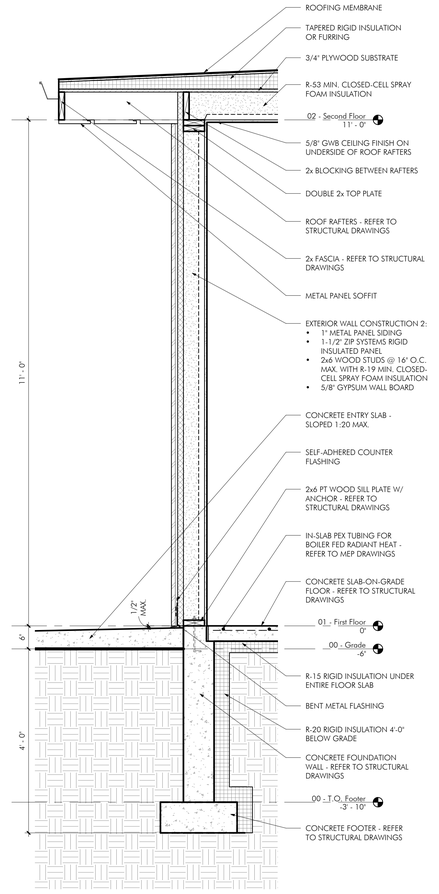
D1 **Wall Section**
3/4" = 1'-0"



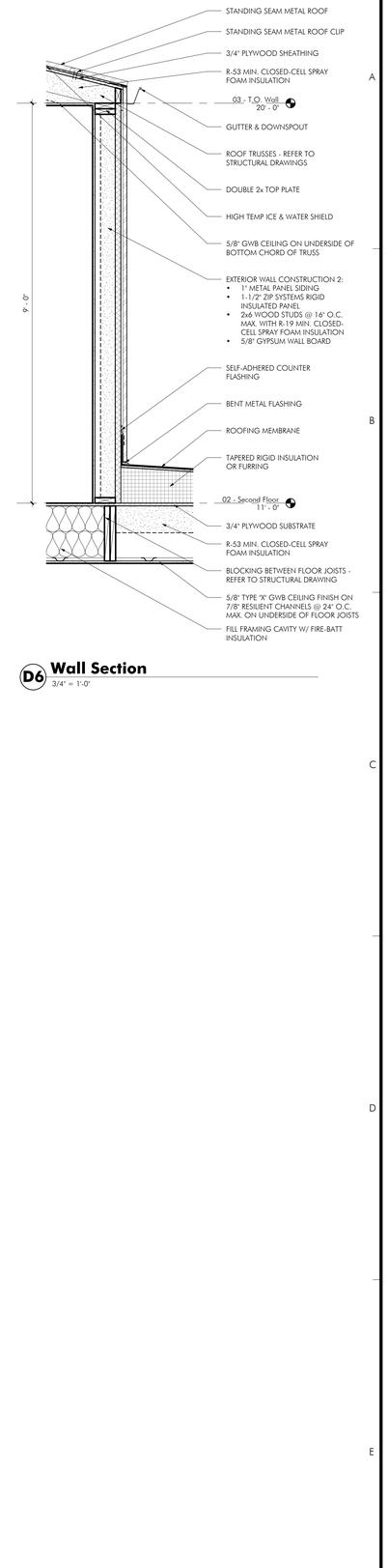
D2 **Wall Section**
3/4" = 1'-0"



D3 **Wall Section**
3/4" = 1'-0"



D4 **Wall Section**
3/4" = 1'-0"



D6 **Wall Section**
3/4" = 1'-0"

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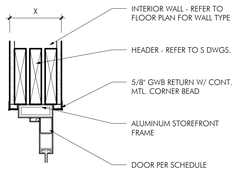
Nickel City Dentistry

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Buffalo, NY 14216

Wall Details

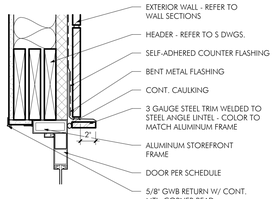
A-302

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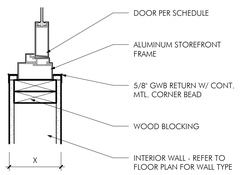
A2 Door Head Detail

1 1/2" = 1'-0"



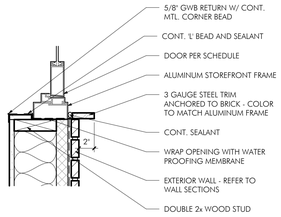
A3 Door Head Detail

1 1/2" = 1'-0"



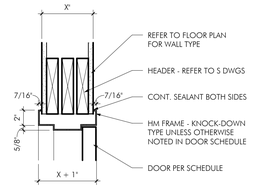
B2 Door Jamb Detail

1 1/2" = 1'-0"



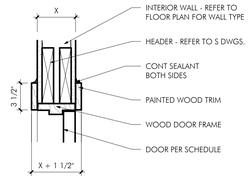
B3 Door Jamb Detail

1 1/2" = 1'-0"



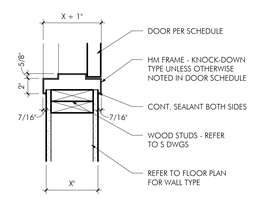
C2 Door Head Detail

1 1/2" = 1'-0"



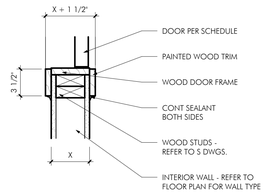
C3 Door Head Detail

1 1/2" = 1'-0"



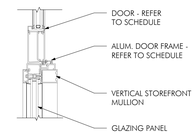
D2 Door Jamb Detail

1 1/2" = 1'-0"



D3 Door Jamb Detail

1 1/2" = 1'-0"



E3 Storefront Door Jamb Detail

1 1/2" = 1'-0"

Door Schedule

Door Number	Door							Frame				Hardware Set	Notes
	Width	Height	Thickness	Type	Door Material	Fire Rating	Glazing	Frame Type	Frame Material	Head Detail	Jamb Detail		
101	3' - 4"	8' - 10 1/4"	1 3/4"	FG	ALUM	--	G1		ALUM	1			1
102	3' - 1"	7' - 10 1/4"	1 3/4"	FG	ALUM	--	G1		ALUM	1			1
103	3' - 4"	8' - 9 1/4"	1 3/4"	FG	ALUM	--	G3		ALUM	4			1
104	3' - 0"	7' - 0"	1 3/4"	F	WD	--			WD	3			
105	3' - 0"	7' - 10 1/4"	1 3/4"	FG	ALUM	--	G3		ALUM	4			1
106	3' - 4"	8' - 10 1/4"	1 3/4"	FG	ALUM	--	G3		ALUM	4			1
107	4' - 0"	8' - 0"	1 3/4"	F	HM				HM	5			
108	3' - 0"	7' - 0"	1 3/4"	F	HM	3/4 HR			HM	5			
109	4' - 0"	8' - 0"	1 3/4"	F	HM				HM	5			
110	3' - 0"	7' - 0"	1 3/4"	F	WD	--			WD	3			
111	3' - 0"	7' - 0"	1 3/4"	F	WD	--			WD	3			
112	3' - 0"	7' - 0"	1 3/4"	F	WD	--			WD	3			2
113	5' - 0"	7' - 0"	1 3/4"	FG	WD	--	G3		WD	3			
114	4' - 0"	7' - 0"	1 3/4"	FG	WD	--	G3		WD	3			
201	6' - 0"	6' - 8"	1 3/4"	FG	WD		G1		WD	2			
202	3' - 0"	6' - 8"	1 3/4"	FG	WD	--	G3		WD	3			
203	3' - 0"	7' - 0"	2"	FG	WD	--	G3		WD	3			
204	3' - 0"	6' - 8"	1 1/2"	F	WD	--			WD	3			2
205	3' - 0"	6' - 8"	1 1/2"	F	WD	--			WD	3			
206	3' - 0"	6' - 8"	1 3/4"	FG	WD	--	G3		WD	3			
207	3' - 0"	7' - 0"	2"	FG	WD	--	G3		WD	3			
208	3' - 0"	6' - 8"	1 1/2"	F	WD	--			WD	3			2
209	3' - 0"	6' - 8"				--							

NOTES:
1. PART OF ALUMINUM FRAMED STOREFRONT WINDOW SYSTEM - REFER TO WINDOW SCHEDULE & NOTES.
2. PROVIDE A 45F LOUVER ON DOOR.

Door & Hardware Notes

A. ALUMINUM DOORS ARE TO BE PART OF ALUMINUM STOREFRONT SYSTEM - BASIS OF DESIGN KAWNEER TRIFAB 400 FRAMING SYSTEM OR APPROVED EQUAL.

B. ALL DOORS AND DOOR HARDWARE MANUFACTURERS TO BE APPROVED BY OWNER PRIOR TO ANY ITEMS BEING ORDERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING WITH SUPPLIER COMPLIANCE OF NEW DOORS WITH ANY STATE OR LOCAL BUILDING CODES. ANY DISCREPANCIES SHALL BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. FINAL SELECTION OF DOOR MATERIALS & FINISHES SHALL BE BY ARCHITECT. NO MATERIALS WILL BE ORDERED UNTIL FINAL APPROVAL FROM IS PROVIDED.

C. ALL DOORS SHALL INCLUDE HARDWARE APPROPRIATE TO LOCATION AND USE. ALL APPLICABLE HARDWARE COMPONENTS MUST BE CERTIFIED FOR ACCESSIBILITY GUIDELINES AND REQUIREMENTS AND BE OF A TYPE (LEVER) ACCEPTABLE TO ALL CODES. ALL APPLICABLE HARDWARE SHALL BE MOUNTED AT HEIGHTS REQUIRED BY ACCESSIBILITY GUIDELINES AND REQUIREMENTS.

D. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

E. REFER TO PLANS FOR SWING DIRECTION.

F. PROVIDE REINFORCING/BLOCKING AT ALL WALL MOUNTED DOOR STOP LOCATIONS.

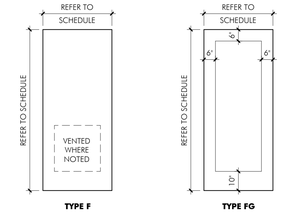
G. REFER TO HARDWARE SCHEDULE & SPECIFICATIONS FOR HARDWARE INFORMATION.

H. ALL DOORS TO BE LOCATED 6" OF ADJACENT WALLS UNLESS OTHERWISE NOTED.

Door Hardware Schedule

HARDWARE SET NUMBER	LOCKSET FUNCTION
1.	ENTRY (OFFICE FUNCTION) LOCKSET - PART OF ALUMINUM STOREFRONT SYSTEM
2.	ENTRY (OFFICE FUNCTION) LOCKSET - PART OF ALUMINUM STOREFRONT SYSTEM - TO ALLOW FOR FREE EGRESS

Door Types



General Glazing Notes & Types

A. ALL GLAZING PANELS SHALL MEET ALL APPLICABLE REQUIREMENTS FOR MANUFACTURE AND INSTALLATION AS LAID OUT BY 2025 BUILDING CODE OF NEW YORK STATE CHAPTER 24.

B. INDIVIDUAL GLAZING AREAS WITHIN 9'-0" OF THE ENTRY AND AS PART OF THE ENTRY SYSTEM SHALL BE TYPE 1 PER THE REQUIREMENTS OF 2025 BUILDING CODE OF NEW YORK STATE SECTION 2406 - SAFETY GLAZING.

C. EXCEPT WHERE NOT REQUIRED BY CODE EACH PANE OF SAFETY GLAZING SHALL BE LABELED WITH ALL REQUIRED IDENTIFICATION DESIGNATIONS.

- G1 — GLAZING TYPE 1: EXTERIOR TEMPERED INSULATED LOW-E GLAZING
- G2 — GLAZING TYPE 2: EXTERIOR INSULATED LOW-E GLAZING
- G3 — GLAZING TYPE 3: INTERIOR TEMPERED NON-INSULATED GLAZING
- G4 — GLAZING TYPE 4: INTERIOR NON-INSULATED GLAZING

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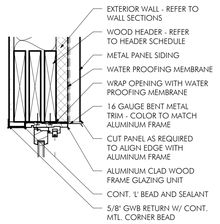
Nickel City Dentistry

1603 Hertel Avenue
Buffalo, NY 14216

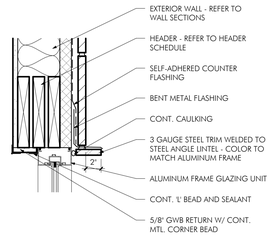
Door & Window Schedules, Notes & Details

A-601

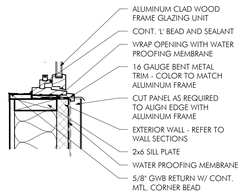
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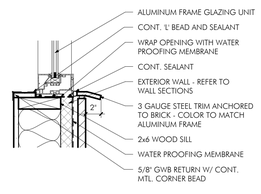
A1 Window Head Detail
1 1/2" = 1'-0"



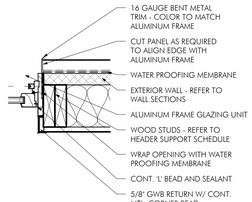
A2 Window Head Detail
1 1/2" = 1'-0"



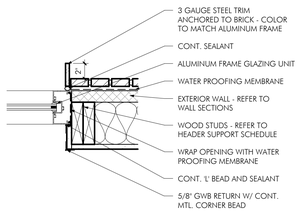
B1 Window Sill Detail
1 1/2" = 1'-0"



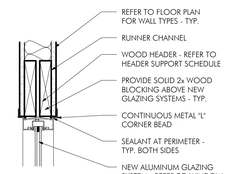
B2 Window Sill Detail
1 1/2" = 1'-0"



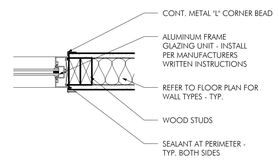
C1 Window Jamb Detail
1 1/2" = 1'-0"



C2 Window Jamb Detail
1 1/2" = 1'-0"

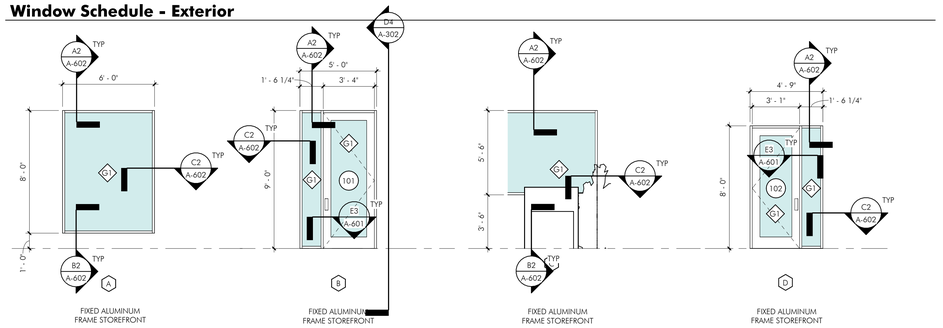


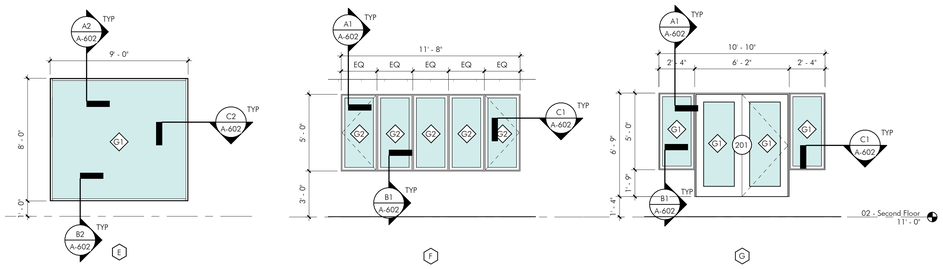
D2 Window Head Detail
1 1/2" = 1'-0"

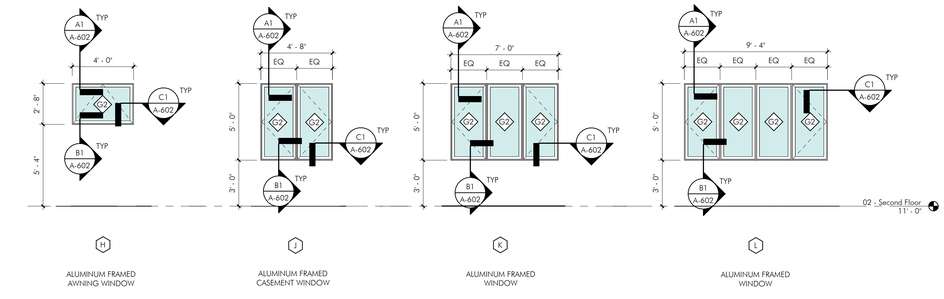


E2 Window Jamb Detail
1 1/2" = 1'-0"

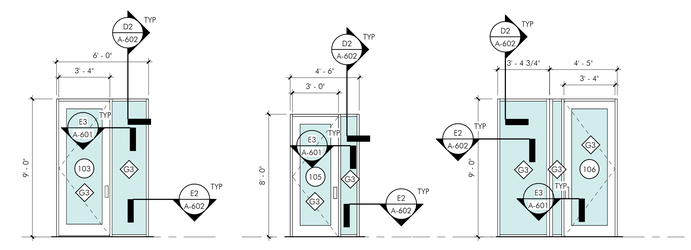
Window Schedule - Exterior







Window Schedule - Interior



General Glazing Notes & Types

A. ALL GLAZING PANELS SHALL MEET ALL APPLICABLE REQUIREMENTS FOR MANUFACTURE AND INSTALLATION AS LAID OUT BY 2025 BUILDING CODE OF NEW YORK STATE CHAPTER 24.

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- G3 — GLAZING TYPE 3: INTERIOR TEMPERED NON-INSULATED GLAZING
- G4 — GLAZING TYPE 4: INTERIOR NON-INSULATED GLAZING

General Window Notes

A. FINAL APPROVAL OF WINDOWS SHALL BE BY OWNER.

B. CONTRACTOR TO VERIFY ALL INDIVIDUAL OPENING DIMENSIONS FOR WINDOWS PRIOR TO INSTALLATION.

C. INDIVIDUAL GLAZING PANES IN ALUMINUM STOREFRONT SYSTEMS TO BE FIXED U.N.O.

D. BASIS OF DESIGN FOR ALUMINUM STOREFRONT SYSTEM: KAWNEER TRIBAB 400 FRAMING SYSTEM.

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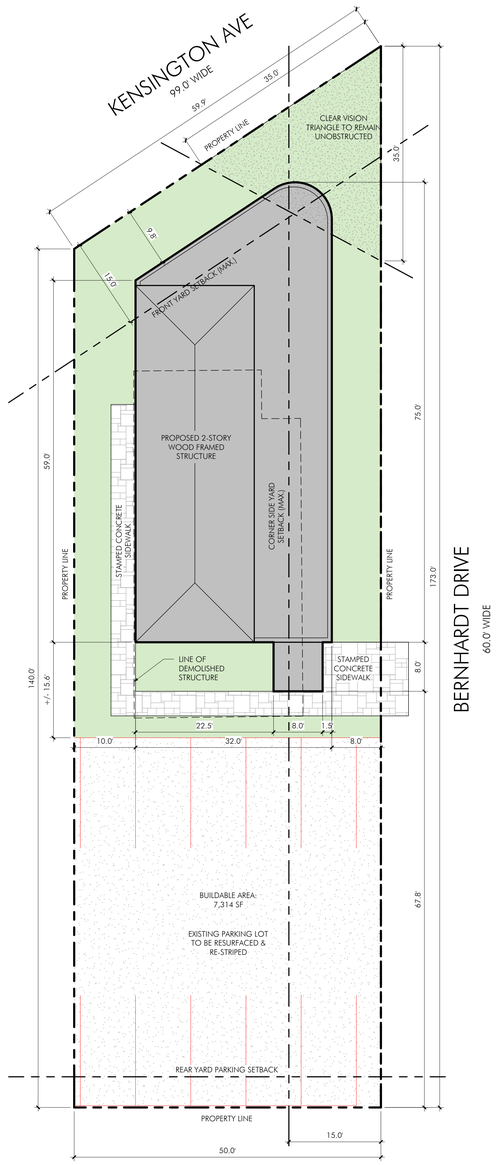
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Buffalo, NY 14216

Window Schedule, Notes & Details

A-602

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D3 **Proposed Site Plan**
1" = 10'-0"

General Site Notes

A. ALL EXTERIOR SITE HARDSCAPE WORK EXCEPT THE NOTED DRIVEWAY AND ACCESSORY PARKING LOCATION IS EXISTING - REFER TO OWNER PROVIDED SURVEY.

B. DURING THE GRADING PROCESS REMOVE UNDESIRABLE SOIL AND CLEARING DEBRIS FROM THE SITE. ALL MATERIALS SHALL BE PROPERLY DISPOSED OF. WHERE GRASSES ARE INDICATED ON THE LANDSCAPE PLAN, PROVIDE A MINIMUM OF 6" TOP SOIL, GRADE SMOOTH AND UNIFORM WITHIN 1/2" +/- OF FINISH ELEVATION. ROLL AND RAKE TO REMOVE RIDGES AND FILL DEPRESSIONS. PROVIDE A SUN AND SHADE SEED MIX OF KENTUCKY BLUEGRASS, RED FESCUE AND PERENNIAL RYE GRASS AND BROADCAST PER SEED SUPPLIED RECOMMENDATION. PROTECT SEEDED AREAS WITH STRAW MULCH AND KEEP MOIST UNTIL NEW LAWN IS ESTABLISHED.

C. THERE ARE NO SIGNIFICANT TREES LOCATED WITHIN THE DEVELOPMENT AREA ON THE PROPERTY.

D. IT IS THE LAW, BEFORE YOU DIG, DRILL, OR BLAST, CALL UFPO AT 1-(800) 962-7962. - ANY PROPOSED GAS, ELECTRIC, PHONE, AND CABLE UTILITIES TO BE PROVIDED BY RESPECTIVE UTILITY COMPANIES.

SITE DATA:

ZONING: TOWN OF AMHERST - GENERAL BUSINESS - TRADITIONAL NEIGHBORHOOD BUSINESS OVERLAY (GB-TNB-2)

LOT DIMENSIONS:

	REQUIRED	EXISTING
LOT WIDTH	MIN. 30'	50'

LOT COVERAGE:

	REQUIRED	PROPOSED
IMPERVIOUS COVERAGE	MAX. 90%	X%

BUILDING SETBACKS:

	REQUIRED	PROPOSED
FRONT YARD	0' MIN./15' MAX.	20' PROPOSED
REAR YARD	0' MIN.	62.3' PROPOSED
CORNER SIDE YARD	0' MIN./15' MAX.	2' PROPOSED
INTERIOR SIDE YARD	0' MIN.	8' PROPOSED

HEIGHT:

	REQUIRED	PROPOSED
BUILDING HEIGHT	MAX. 35' (3 STORIES)	23' - 8" PROPOSED

PARKING:

	REQUIRED	EXISTING/PROPOSED
# OF SPACES	1 PER 200 SF (NET) (13)	10
REAR YARD - PARKING	5' MIN.	0' EXISTING

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Project N

Proposed Site Plan, Notes & Survey

C-101

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