# PROJECT CONTACTS:

AUTHORITY HAVING JURISDICTION

CITY OF WALTHAM BUILDING DEPARTMENT 610 MAIN STREET WALTHAM, MA *0*2452

COMMUNITY DAY CENTER OF WALTHAM

<u>OWNER CONTACT:</u> MICHAEL COLOMBA, TREASURER PHONE: (781) 489-7340

ARCHITECT: BEACON ARCHITECTURAL ASSOCIATES 145 SOUTH STREET BOSTON, MA Ø21111 PHONE: 617-357 7171 NICK MAKEMSON, PROJECT MANAGER NMAKEMSON@BEACONARCH.COM

GENERAL CONTRACTOR:

# **BUILDING INFORMATION:**

PROJECT ADDRESS 1ST & 2ND FLOORS 20 FELTON STREET WALTHAM, MA Ø2453

BUILDING ADDRESS OF RECORD: 20 FELTON ST WALTHAM, MA PARCEL ID: R060-025-0005

LAND USE: COMMERCIAL

> LOT SIZE: 0.058 ACRES

LIVING AREA: BASEMENT: 1,760 SQUARE FEET FIRST FLOOR: 1,760 SQUARE FEET SECOND FLOOR: 1,760 SQUARE FEET TOTAL AREA: 5,280 SQUARE FEET

BUILDING DESCRIPTION: THE BUILDING IS AN EXISTING 2 STORY CONTAINING GROUP B (BUSINESS) OCCUPANCY WITH ACCESSORY OCCUPANCIES: GROUP S (STORAGE).

THE BUILDING HAS A FIRE ALARM SYSTEM.

BUILDING CONSTRUCTION TYPE: THE EXISTING BUILDING CONSTRUCTION MOST CLOSELY RESEMBLES TYPE VB:

PRIMARY STRUCTURAL FRAME: COMBUSTIBLE (2X6 WOOD) BEARING WALLS -

EXTERIOR: COMBUSTIBLE (WOOD) INTERIOR: COMBUSTIBLE (WOOD) NON-BEARING WALLS & PARTITIONS: (WOOD FRAMED GYPSUM) FLOOR CONSTRUCTION: 1 HOUR (2×12 WOOD JOISTS W/GYPSUM CEILING AND PLYWOOD SUBFLOOR)

# PROJECT DESCRIPTION:

THE BUILDING OWNER WILL ALTER THE EXISTING STAIR TO TO THE SECOND FLOOR ON THE EAST SIDE OF THE BUILDING TO MAKE IT CODE COMPLIANT AND ADD AN ACCESSIBLE INCLINE LIFT. THE SECOND FLOOR WILL BE RENOVATED TO INCLUDE AND ACCESSIBLE TOILET ROOM AND ACCESSIBLE

THE PREVIOUS OWNER WAS AN ENGINEERING FIRM (PROFESSIONAL SERVICES. THE NEW OWNER WILL BE A COMMUNITY SERVICE NON-PROFIT.

THE EXISTING USE OF THE SPACE IS (B) BUSINESS.

THE NEW USE OF SPACE IS MOST CLOSELY RESEMBLES (B) BUSINESS (TRAINING AND SKILL DEVELOPMENT NOT IN A SCHOOL).

THIS DOES NOT CONSTITUTE A CHANGE OF USE.

THE NEW USE IS ALLOWED BY RIGHT BY THE WALTHAM ZONING CODE

GENERAL DEMOLITION SCOPE:

EXISTING INTERIOR TOILET ROOM PARTITIONS, CEILING FINISHES AND FLOOR FINISHES WILL BE REMOVED BACK TO THE SUBFLOOR, WALLS AND UNDERSIDE OF STRUCTURE. EXISTING INTERIOR FLOOR AND CEILING FINISH WILL BE REMOVED THROUGHOUT.

EXISTING FIRE ALARM WILL BE LEFT INTACT AND PROTECTED FROM DAMAGE.

EXISTING ELECTRICAL CIRCUITS BEING MODIFIED WILL BE REMOVED BACK TO THE ELECTRICAL PANEL POINT OF ORIGIN.

EXISTING PLUMBING AT THE TOILET ROOMS WILL BE REMOVED BACK TO BELOW THE IST FLOOR.

GENERAL CONSTRUCTION SCOPE:

-FIRE ALARM

NEW INTERIOR NON-LOAD BEARING PARTITIONS, FLOOR & CEILING FINISHES.

NEW FIRE ALARM DEVICES WILL BE ADDED TO SUIT THE NEW LAYOUT, TIED IN TO THE EXISTING BUILDING ALARM SYSTEM. NEW EMERGENCY LIGHTING & EXIT SIGNS WILL BE PROVIDED.

EXISTING 5 TON MECHANICAL SYSTEM WILL BE RE-USED

NEW ELECTRICAL POWER OUTLET WILL BE PROVIDED FROM THE EXISTING PANEL. NEW LIGHT FIXTURES WILL BE INSTALLED ON EXISTING CIRCUITS IN EXISTING ROOM, NEW FIXTURES WILL BE INSTALLED IN NEW ROOMS. EXISTING FIXTURES WILL BE REPLACED WITH NIGHT LIGHT TYPE FIXTURES AS REQUIRED.

NEW ACCESSIBLE TOILET ROOM AND NEW ACCESSIBLE SHOWER WITH LAUNDRY HOOK UP.

WORK TO BE PROVIDED ON A DESIGN BUILD BASIS UNDER SEPARATE PERMITS: -PLUMBING -MECHANICAL -ELECTRICAL

# APPLICABLE CODES & REVIEW:

BUILDING: 180 CMR - -COMMONWEALTH OF MASSACHUSETTS BUILDING CODE, 9TH EDITION

CHAPTER 34: (180 CMR 34.00)

INTERNATIONAL EXISTING BUILDING CODE, 2015 EDITION

521 CMR MASSACHUSETTS ARCHITECTURAL ACCESS BOARD RULES AND REGULATIONS, 2006 EDITION

ELECTRICAL: 527 CMR. MASSACHUSETTS ELECTRICAL CODE

NATIONAL ELECTRICAL CODE, NFPA 70, 2017 EDITION

ENERGY: ASHRAE 90.1, 2013 EDITION W/ MASSACHUSETTS AMENDMENTS

MASSACHUSETTS COMPREHENSIVE FIRE SAFETY CODE, 527 CMR 1.00 NFPA 1, 2015 EDITION, by reference

## BUILDING DATA:

BEARING WALLS:

THE EXISTING BUILDINGS OBSERVED CONSTRUCTION MOST RESEMBLES CONSTRUCTION TYPE: IB PRIMARY STRUCTURAL FRAME: NON-COMBUSTIBLE (STEEL ENCASED IN CONCRETE) NON-COMBUSTIBLE (CONCRETE MASONRY)

NON-BEARING WALLS AND PARTITIONS: Ø HOURS 1 HOUR (2X12 WOOD FRAMING @ 16" CENTERS W/ 1/2" GYPSUM & FLOOR CONSTRUCTION:

2 LAYERS 1/2" PLYWOOD) SPRINKLER: NOT SPRINKLED EXISTING USE GROUP: BUSINESS PROPOSED USE GROUP: BUSINESS GROSS AREA OF WORK: (300 SF + 1,760 SF) 2,060 SF OCCUPANT LOAD CALCULATED BY TABLE 1004.1.2: 2ND FLOOR: 1,760 SF / 100 SF PER OCCUPANT = 18 OCCUPANTS

#### ZONING CODE REVIEW:

PARCEL ID = R060-025-0005 ADDRESS = 20 FELTON ST

ZONING DISTRICT = COMMERICAL ZONING SUB-DISTRICT = RIVER FRONT OVERLAY SUB-DISTRICT TYPE = GENERAL BUSINESS

EXISTING USE: 3.224 BUSINESS AND PROFESSIONAL OFFICE (ALLOWED) PROPOSED USE: MOST CLOSELY RESEMBLES 3.220 (NON-PROFIT COMMUNITY CLUB \$ 3.608 COMMUNITY CENTER REQUIRES SPECIAL PERMIT BUILDING PREVIOUSLY ALLOWED USES: OFFICES

EXISTING BUILDING CODE REVIEW:

COMMENT: THE WORK AREA COMPLIANCE METHOD WILL BE USED TO COMPLY WITH THE CODE.

THE WORK AREA WILL BE THE THE FIRST FLOOR STAIR AND THE ENTIRE SECOND FLOOR . THE WORK AREA EXCLUDES OTHER PORTIONS OF THE BUILDING WHERE INCIDENTAL WORK ENTAILED BY THE INTENDED WORK MUST BE PERFORMED.

CHAPTER 5 - CLASSIFICATION OF WORK

THE WORK IS CLASSIFIED AS <u>ALTERATION LEVEL 2</u> AND <u>CHANGE OF OCCUPANCY</u>. THE WORK MUST COMPLY WITH 180 CMR 34.00 CHAPTER 1 & 8 + CHAPTER 10.

CHAPTER 1 - ALTERATIONS LEVEL | COMPLIANCE SUMMARY:

(702.1): NEWLY INSTALLED INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH IBC CHAPTER 8 (180CMR).

(1022): NEWLY INSTALLED FLOOR FINISH SHALL COMPLY WITH IBC SECTION 804 (180 CMR). 702.3): NEWLY INSTALLED TRIM SHALL COMPLY WITH IBC SECTION 806 (780 CMR) (102.6): NEW WORK SHALL COMPLY WITH THE MATERIALS AND METHODS REQUIREMENTS OF 180 CMR, 180 CMR CHAPTER 13, 248 CMR 10.00, AS APPLICABLE.

CHAPTER 1 - ALTERATIONS LEVEL 1 COMPLIANCE SUMMARY (CONTINUED): (703.1): ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF FIRE PROTECTION PROVIDED.

(704.1): ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS.

MAXIMUM THRESHOLD HEIGHT SHALL BE 3/4" WITH BEVELED EDGES. AN ACCESSIBLE ROUTE TO THE PRIMARY FUNCTION OF THE WORK AREA SHALL BE PROVIDED.

THE ALTERATION SHALL CONFORM TO THE REQUIREMENTS OF THE EICC.

CHAPTER 8 - ALTERATIONS LEVEL 2 COMPLIANCE SUMMARY: (803.2.2): THE WORK AREA IS NOT REQUIRED TO BE PROVIDED WITH AN AUTOMATIC SPRINKLER

SYSTEM PER 180 CMR FOR NEW CONSTRUCTION AND THE WORK AREA IS LESS THAN 50% OF THE FLOOR AREA.

(803.4.1): THE WORK ARE IS NOT REQUIRED TO BE PROTECTED BY A FIRE ALARM SYSTEM PER THE OCCUPANCY REQUIREMENTS OF 803.4.1.1 THRU 803.4.16. comment: the existing building is equipped throughout with an automatic fire detection 4 alarm

system. The existing FA system will be modified to suit the reconfigured spaces. (805.1): THE REQUÍREMENTS OF SECTION 805 DO NOT APPLY WHÈRE THE WORK AREA DOES NOT INCLUDE AN EXIT OR CORRIDOR SHARED BY MORE THAN ONE TENANT.

(807.1): NEW ELECTRICAL EQUIPMENT AND WIRING SHALL COMPLY WITH NFPA 70 AS APPLICABLE. (8082): EXISTING MECHANICALLY VENTILATED SPACES AND EXISTING MODIFIED OR EXTENDED VENTILATION SYSTEM SHALL PROVIDE MIN. 5 CFM OUTDOOR AIR PER PERSON & 15 CFM VENTILATED

(809.)): MINIMUM PLUMBING FIXTURES REQUIREMENT OF THE SECTION DO NOT APPLY WHERE THE OCCUPANT LOAD IS NOT INCREASING.

CHAPTER 10 - CHANGE OF OCCUPANCY: OCCUPANCY CHANGE WILL NOT CHANGE THE MEANS OF EGRESS HAZARD CATEGORY FROM 3 (A).

180 CMR CHAPTER 8 COMPLIANCE SUMMARY: (803.11) FOR NON-SPRINKLERED BUSINESS OCCUPANCY INTERIOR WALL AND CEILING FINISHES IN ROOMS AND ENCLOSED SPACES SHALL BE CLASS 'C' WHEN TESTED IN ACCORDANCE WITH ASTM E84. (804.2): INTERIOR FLOOR FINISH SHALL NOT BE LESS THAN CLASS II WHEN TESTED IN ACCORDANCE WITH NFPA 253...

(804.3): INTERIOR CARPET FLOOR FINISH AND UNDERLAYMENT BE CLASSIFIED NOT LESS THAN CLASS II WHEN TESTED IN ACCORDANCE WITH DOC FF-1 PILL TEST OR ASTMD2859. (806.7): INTERIOR TRIM SHALL NOT BE LESS THAN CLASS C WHEN TESTED IN ACCORDANCE WITH ASTM E84. (806.8): INTERIOR WALL BASE SHALL NOT BE LESS THAN CLASS II WHEN TESTED IN ACCORDANCE WITH NFPA 253.

(808.I.I.): SUSPENDED CEILINGS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C635 & ASTM C636.

# STATEMENT OF SPECIAL INSPECTIONS

MATERIALS, SYSTEMS, COMPONENTS OR WORK REQUIRING SPECIAL INSPECTIONS	TYPE AND/OR EXTENT OF INSPECTION	TYPE AND/OR EXTENT OF EACH TEST	ADDITIONAL REQUIREMENTS FOR SEISMIC OR WIND RESISTANCE	TYPE OF INSPECTION: CONTI- PERI- NUOUS ODIC	
				140000	

THIS PROJECT IS DESIGNED AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE COLD FORMED STEEL LIGHT-FRAMED CONSTRUCTION PROVISIONS OF 180 CMR 2211.7 OR CONVENTIONAL LIGHT FRAME CONSTRUCTION PROVISIONS OF 180 CMR 2308.

# DRAWING LIST:

FINISH PLAN

A-1Ø2

ARCHITECTURAL: A-000 COVER SHEET & CODE REVIEW GENERAL CONDITIONS A-ØØ2 SPECIFICATION A-100 DEMOLITION PLAN A-1Ø1 CONSTRUCTION PLAN

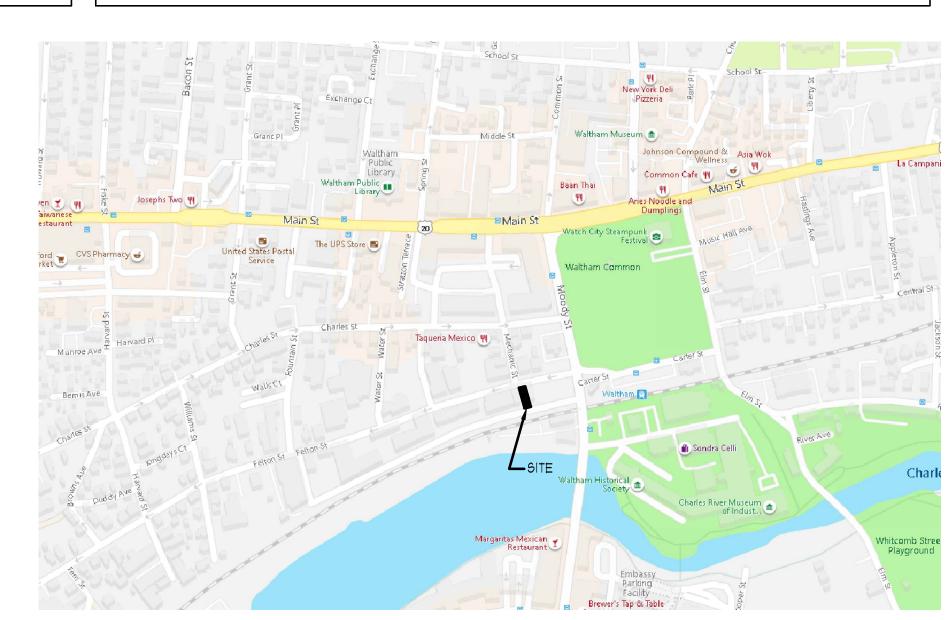
REFLECTED CEILING PLAN



VIEW OF 20 FELTON STREET LOOKING SOUTH WEST



VIEW OF 20 FELTON STREET FROM RAILROAD PARKING LOT LOOKING NORTH



# **LOCUS**

NOT TO SCALE

ARCHITECTURAL ASSOCIATES

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# DATE

**ISSUE DATES** 

BY DESCRIPTION 12/22/2020 • NM • For Construction • • • • • • • • • • • • • • • • • •

# **OWNER**

Community Day Center of Waltham

**PROJECT** 

Interior Alterations at 20 Felton Street Waltham, MA 02453

JOB NUMBER 20-815 SCALE No scale

DRAWING NAME

Cover Sheet & Code Review

DRAWING NO.

UNLESS AGREED OTHERWISE BY ALL PARTIES TO THIS PROJECT, THIS WORK SHALL BE GOVERNED BY THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.

## GENERAL CONDITIONS AND REQUIREMENTS GENERAL / MISCELLANEOUS

- THE ARCHITECT SHALL BE THE PRIMARY SOURCE OF INFORMATION REGARDING THE CONSTRUCTION DOCUMENTS. ALL COMMUNICATION WITH THE ARCHITECT SHALL BE ONLY FROM THE GENERAL CONTRACTOR OR ITS REPRESENTATIVE. ALL QUESTIONS, CONCERNS, OR COMMENTS FROM SUBCONTRACTORS, SUPPLIERS, OR ANY OTHER PARTIES INVOLVED IN THE CONSTRUCTION OF THE PROJECT UNDER CONTRACT TO THE GENERAL CONTRACTOR, SHALL BE CHANNELED THROUGH THE GENERAL CONTRACTOR.
- 2. THE CONSTRUCTION DOCUMENTS ARE INTENDED TO CONVEY THE OWNER'S AND ARCHITECT'S DESIGN INTENT FOR THE FINAL APPEARANCE AND FUNCTIONALITY OF THE PROJECT IN SUFFICIENT DETAIL THAT THE CONTRACTOR CAN ACCURATELY PRICE AND BUILD THE PROJECT. AS SUCH, THE CONSTRUCTION DOCUMENTS ILLUSTRATE MAJOR SYSTEMS AND COMPONENTS AND DEFINE THE PRIMARY CHARACTERISTICS OF SHAPE, COLOR, MATERIAL, SIZE, AND QUANTITY THAT ARE NEEDED IN ORDER TO REALIZE THE DESIGN INTENT. ITEMS WHICH ARE MISCELLANEOUS IN NATURE, OR WHICH ARE WELL UNDERSTOOD INDUSTRY STANDARDS REQUIRED TO PROPERLY COMPLETE MAJOR SYSTEMS OR COMPONENTS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS SHOULD NOT BE EXPECTED TO BE FULLY DEFINED OR SPECIFIED IN THESE CONSTRUCTION DOCUMENTS.
- 3. IN ALL CASES WHERE THE DOCUMENTS MAY DISAGREE AMONGST THEMSELVES, THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING. IN SUCH CASES DURING THE BIDDING PROCESS AND WHEN TIMELY CLARIFICATION IS NOT POSSIBLE, CONTRACTOR SHALL PRICE THE MOST EXPENSIVE ALTERNATIVE IN COMBINATION OF QUANTITY AND QUALITY, AND SHALL ALERT THE ARCHITECT TO THAT EFFECT.

DO NOT SCALE DRAWINGS. USE FIGURE DIMENSIONS ONLY. IN THE EVENT OF DISCREPANCY BETWEEN EXISTING FIELD CONDITIONS AND FIGURE DIMENSIONS OR DRAWINGS, OR DISCREPANCIES BETWEEN THE DRAWINGS THEMSELVES, GENERAL CONTRACTOR IS TO NOTIFY ARCHITECT IMMEDIATELY FOR RESOLUTION BEFORE PROCEEDING. THE SCALE NOTED ON THE CONSTRUCTION DRAWINGS IS FOR GENERAL REFERENCE ONLY, AND ALLOWS THE OBSERVER TO PLACE THE DRAWING AND/OR DETAIL IN QUESTION IN CONTEXT WITHIN OTHER DRAWINGS IN THE CONSTRUCTION DOCUMENTS, THIS NOTWITHSTANDING, DUE TO THE REPRODUCTION PROCESS, ALL COPIES OF ORIGINAL DRAWINGS MUST BE CONSIDERED NOT TO SCALE.

ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERRED FROM THE CONTRACT DOCUMENTS, DRAWINGS, AND SPECIFICATIONS, SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR UNLESS SPECIFICALLY INDICATED OTHERWISE. ALL DRAWINGS, DOCUMENTS, AND SPECIFICATIONS ARE DIRECTED TO THE ATTENTION OF THE GENERAL CONTRACTOR, AND THE INCLUSION OF ANY WORK BY MENTION, NOTE, DRAWING, DETAIL, ITEMIZATION, OR IMPLICATION, HOWEVER BRIEF, MEANS THAT THE GENERAL CONTRACTOR IS TO PROVIDE AND INSTALL SUCH WORK.

- 6. THE GENERAL CONTRACTOR IS TO VISIT THE PROJECT SITE DURING THE BIDDING OR NEGOTIATING PERIOD TO VERIFY THE EXISTING SITE CONDITIONS, INCLUDING SITE UTILITIES, FLOOR ELEVATIONS, EXISTING IMPROVEMENTS REQUIRING DEMOLITION, EXISTING BASE BUILDING STRUCTURE, AND THE GENERAL CONDITIONS OF THE PROJECT SITE. SHOULD THE GENERAL CONTRACTOR FIND ANY CONDITIONS THAT DIFFER SUBSTANTIALLY FROM CONDITIONS SHOWN WITHIN THESE DRAWINGS, OR THAT WOULD PREVENT THE WORK FROM PROCEEDING IN ACCORDANCE WITH THESE DRAWINGS, IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO NOTIFY THE OWNER AND AND THE ARCHITECT AND TO ACCOUNT FOR THESE DIFFERING CONDITIONS IN THE SUBMITTED BID OR NEGOTIATED PRICE, MODIFICATIONS TO CONTRACT SUM OR SCHEDULE WILL BE ALLOWED ONLY FOR CONDITIONS WHICH ARE DISCOVERED AS A RESULT OF CUTTING AND PATCHING OR DURING DEMOLITION OPERATIONS. NO CHANGES IN THE CONTRACT SUM OR SCHEDULE WILL BE ALLOWED FOR SIGN-EXPOSED CONDITIONS, OR CONDITIONS VISIBLE BY ENTRY INTO ACCESS DOORS OR ACOUSTICAL CEILINGS, OR BY CONDITIONS DESCRIBED IN BASE BUILDING DRAWINGS OR THESE CONSTRUCTION DOCUMENTS.
- CERTAIN CONDITIONS MAY REQUIRE WORK FOR DIFFERENT TRADES TO BE SHOWN OR NOTED IN SHEETS OTHER THAN TRADE-SPECIFIC SECTIONS. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO HAVE THOROUGH KNOWLEDGE AND UNDERSTANDING OF ALL CONSTRUCTION DRAWINGS AND OTHER CONTRACT DOCUMENTS, PARTICULARLY AS IT AFFECTS THE COORDINATION, INTERPHASE, AND RESPONSIBILITIES OF ALL SUBCONTRACTOR'S WORK, TO ASCERTAIN THAT THE FULL SCOPE-OF-THE-WORK OF EACH TRADE AND THE AREAS OF OVERLAP OR CONNECTION BETWEEN TRADES, (WHETHER SHOWN OR NOT IN THE SHEETS ASSIGNED TO THE SPECIFIC TRADES), ARE COMPLETELY PROVIDED FOR IN THE BASE BID PRICE AND WILL BE PROVIDED FOR IN THE WORK.
- 8. WORK TO BE PERFORMED OR ITEMS TO BE PURCHASED AND INSTALLED BY THE GENERAL CONTRACTOR ARE SHOWN IN THESE CONTRACT DOCUMENTS BOTH PICTORIALLY AND BY NOTATION, BOTH WAYS OF PRESENTING INFORMATION ARE TO BE CONSIDERED EQUALLY BINDING UPON THE GENERAL CONTRACTOR TO PROVIDE THE REQUIRED WORK OR ITEM TO THE JOB. THIS APPLIES TO WORK THAT IS DRAWN BUT NOT NOTATED, OR NOTATED BUT NOT DRAWN. IF CLARIFICATION IS REQUIRED, CONTACT THE ARCHITECT BEFORE PROCEEDING.
- 9. IN ALL CASES WHERE WORK DEPICTED IN THESE DRAWINGS REPRESENTS A COMPLETE SYSTEM COMPOSED OF SEPARATE PARTS, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ALL THE PARTS, COMPONENTS, ACCESSORIES, HARDWARE, FASTENERS, ETC. REQUIRED FOR THE COMPLETE AND FULLY FUNCTIONING ASSEMBLY WITHIN THE DEFINITIONS OF NORMAL INDUSTRY STANDARDS, WHETHER OR NOT THESE MISCELLANEOUS ITEMS ARE DIRECTLY SPECIFIED IN THE CONTRACT DOCUMENTS.
- 10. IN THE BID OR NEGOTIATED PRICE, THE GENERAL CONTRACTOR SHALL INCLUDE THE COORDINATION OF ALL TRADES AND SUBCONTRACTORS TO INSURE THE SUCCESSFUL COMPLETION OF THE WORK. THIS SHALL ALSO INCLUDE ALL COORDINATION REQUIRED WITH CONTRACTORS HIRED DIRECTLY BY THE OWNER, FOR THE DELIVERY, INSTALLATION, AND SUCCESSFUL COMPLETION OF ANY WORK TO BE PERFORMED BY SUCH CONTRACTORS.
- WHERE SPECIFIC SUPPLIERS AND/OR CONTRACTORS FOR SPECIFIC ITEMS ARE NOTED IN THE INSTRUCTION TO BIDDERS OR ELSEWHERE WITHIN THE CONSTRUCTION DOCUMENTS IS BECAUSE THESE SUPPLIERS AND CONTRACTORS ARE KNOWN TO THE ARCHITECT OR THE OWNER AS HAVING THE SKILLS AND CAPABILITIES TO PERFORM OR PROVIDE THE INDICATED ITEMS OF WORK. THE LISTING OF ANY SUPPLIER AND/OR CONTRACTOR WITHIN THESE DOCUMENTS IS NOT INTENDED TO RESTRICT THE GENERAL CONTRACTOR FROM SEEKING COMPETITIVE BIDS FOR THESE ITEMS OF WORK, NOR DOES IT IMPLY ANY GUARANTEE OR ENDORSEMENT ON THE PART OF THE ARCHITECT OR OWNER THAT THESE SUPPLIERS OR CONTRACTORS WILL ADEQUATELY PERFORM THE INDICATED WORK. RESPONSIBILITY FOR COORDINATION, IMPLEMENTATION, SUPERVISION, AND COMPLETION OF ALL WORK IS SOLELY THAT OF THE GENERAL CONTRACTOR.
- 12. ALL MATERIAL AND/OR PERFORMANCE SPECIFICATIONS, WHETHER INCLUDED IN THE CONSTRUCTION DRAWINGS OR ISSUED SEPARATELY, ARE CORRELATIVE WITH THE CONSTRUCTION DOCUMENTS AND HAVE EQUAL AUTHORITY AND PRIORITY. SHOULD THEY DISAGREE IN THEMSELVES OR WITH EACH OTHER, THE GENERAL CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION.
- 13. ALL DIMENSIONS ARE TO THE FINISH UNLESS NOTED OTHERWISE.
- 14. CEILING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR TO FINISHED FACE OF CEILING UNLESS NOTED OTHERWISE.
- 15. ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD BEFORE PROCEEDING WITH THE WORK. ANY CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY AND PRIOR TO THE COMMENCEMENT OF THE WORK.
- 16. LARGE SCALE DETAILS TAKE PRECEDENCE OVER SMALL SCALE DETAILS.

- II. ARCHITECTURAL DRAWINGS TAKE PRECEDENCE IN REGARDS TO DIMENSIONS WHEN IN CONFLICT WITH MECHANICAL AND STRUCTURAL DRAWINGS EXCEPT FOR SIZE AND SPACING OF STRUCTURAL MEMBERS! IN CASE OF CONFLICT WITH THE LATER, GENERAL CONTRACTOR SHALL CONTACT ARCHITECT BEFORE PROCEEDING.
- 18. ALL WORK SHALL BE ERECTED PLUMB, LEVEL, SQUARE, TRUE, AND IN PROPER
- 9. SEPARATE MATERIALS AND COMPONENTS WHICH ARE TO BE ASSEMBLED TOGETHER IN ORDER TO MAKE A COMPLETE ASSEMBLY OR SYSTEM ARE TO BE OF LIKE QUALITY, APPEARANCE, AND FINISH. WHERE POSSIBLE, SUCH MATERIALS OR COMPONENTS ARE TO BE FROM THE SAME MANUFACTURER.
- 20. ALL GYPSUM BOARD JOINTS IN VISIBLE DRYWALL CONSTRUCTION AND IN AREAS OF REQUIRED FIRE SEPARATION, ARE TO BE TAPED, FLOATED, SANDED, AND PRIMED FOR PAINTING OR OTHER SPECIFIED FINISH AS REQUIRED. REGARDLESS OF THE GYPSUM BOARD PRODUCTS USED IN THE WORK, ERECTION OF GYPSUM BOARD IS TO BE IN ACCORDANCE WITH INDUSTRY STANDARDS AND THE STANDARDS AND RECOMMENDATIONS OF THE UNITED STATES GYPSUM CO. OR GEORGIA PACIFIC.
- 21. ALL CARTS, DOLLIES, EQUIPMENT BOXES, ETC. THAT ARE USED ON THE JOB ARE TO BE EQUIPPED WITH RUBBER WHEELS. ALL LADDERS, WORK BENCHES, TABLE SAWS, AND ANY OTHER EQUIPMENT THAT RESTS ON THE FLOOR SHALL LIKEWISE HAVE RUBBER PROTECTORS OR BE PLACED OVER A PROTECTIVE COVER WHEN USED OVER A FINISHED FLOOR SURFACE. GENERAL CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO SEE THAT NO FINISHED SURFACES, WHETHER FLOOR, WALL, OR CEILING, IS DAMAGED OR MARRED IN ANY WAY DURING THE CONSTRUCTION PROCESS. IN THE EVENT OF DAMAGE, SUCH DAMAGE SHALL BE REPAIRED TO THE LIKE-NEW CONDITION AT NO CHARGE TO THE OWNER. WHEN REPAIR IS IMPRACTICAL OR NOT POSSIBLE, THE DAMAGED FINISHED SURFACE SHALL BE REPLACED AT NO CHARGE TO THE OWNER. REPLACED MATERIAL SHALL MATCH ADJACENT SIMILAR MATERIALS IN ALL FINISH ASPECTS.

## PERMITS, LICENSES AND FEES

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED FOR THE PERFORMANCE OF THE WORK AND FOR PAYMENT OF ALL ASSOCIATED FEES INCLUDING EXPEDITING CHARGES (WHEN APPLICABLE). SUCH COSTS SHALL BE INCLUDED AS A SEPARATE LINE ITEM WITHIN THE BREAKDOWN OF THE BASE BID OR NEGOTIATED PRICE FOR THE WORK.

NOTE: THIS JOB WILL BE CONSTRUCTED IN TOTAL BY UNION TRADES.

## TESTS

- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PRODUCTS AND MATERIALS TESTS REQUIRED BY CITY OR STATE ORDINANCES. THE COST OF SUCH TESTS SHALL BE INCLUDED IN THE BASE BID OR NEGOTIATED PRICE, AND IT SHALL BE LISTED AS A SEPARATE LINE ITEM IN THE COST BREAKDOWN.
- . ALL TEST RESULTS SHALL BE MADE AVAILABLE TO THE OWNER, ARCHITECT ENGINEERS, AND OTHER CONCERNED PARTIES.

# SUBMITTALS: GENERAL REQUIREMENTS APPLICABLE TO ALL SUBMITTALS

- ALL SUBMITTALS, INCLUDING SHOP DRAWINGS, ARE TO BE REVIEWED AND STAMPED BY THE GENERAL CONTRACTOR TO SHOW VERIFICATION THAT THE SUBMITTAL CONFORMS TO THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS AND PROVIDES FOR THE COMPLETE SCOPE-OF-WORK REQUIRED FOR THAT ITEM OR BY THE TRADE PREPARING THE SUBMITTAL. SUBMITTALS AND SHOP DRAWINGS WILL NOT BE CONSIDERED VALID AND WILL NOT BE ACCEPTED FOR REVIEW BY THE ARCHITECT UNLESS REVIEWED, STAMPED, AND APPROVED BY THE GENERAL CONTRACTOR. ADHERENCE TO THESE REQUIREMENTS WILL NOT BE GROUNDS FOR THE GENERAL CONTRACTOR OR ANY SUB-CONTRACTOR TO MAKE CLAIMS FOR ADDITIONAL TIME AND/OR COST.
- 2. ALL SUBMITTALS SHALL BE FORWARDED TO THE ARCHITECT FOR REVIEW WITH SUFFICIENT TIME FOR THE REVIEW AND APPROVAL PROCESS TO TAKE PLACE, INCLUDING REVISIONS, RESUBMITTALS, AND THE PLACING OF ORDERS AND SECURING OF TIMELY DELIVERIES.
- 3. THE ARCHITECT'S REVIEW OF SUBMITTALS AND APPROVAL FOR CONFORMANCE TO DESIGN INTENT, DOES NOT RELIEVE THE CONTRACTOR FROM CONFORMANCE WITH THE CONTRACT DOCUMENTS, NOR DOES IT IMPLY APPROVAL OF CHANGES TO THE CONTRACT DOCUMENTS, WHETHER OR NOT SUCH NONCONFORMITIES ARE
- DISCOVERED IN THE SUBMITTALS. ALL SUBMITTALS SHALL BE FULLY IDENTIFIED WITH BRAND NAME, PRODUCT OR PART NUMBER, AND INTENDED USE WITHIN THE PROJECT.

# SUBMITTALS: SHOP DRAWINGS AND PRODUCT DATA

- UNLESS NOTED OTHERWISE WITHIN THE CONSTRUCTION DOCUMENTS, GENERAL CONTRACTOR SHALL SUBMIT TO ARCHITECT THREE (3) COPIES OF ALL SHOP DRAWINGS AND PRODUCT DATA FOR APPROVAL.
- 2. MINIMUM SIZE FOR SHOP DRAWING AND PRODUCT DATA SUBMITTALS SHALL BE  $8-1/2 \times 11$  INCHES, MAXIMUM SIZE SHALL BE  $3\emptyset \times 42$  INCHES.

# SUBMITTALS: SAMPLES

- UNLESS NOTED OTHERWISE WITHIN THE CONSTRUCTION DOCUMENTS, SUBMIT THREE (3) SETS FOR EACH PRODUCT SAMPLE WITHIN THE FOLLOWING GUIDELINES:
- A. PAINT AND LIQUID COATED PRODUCTS: MINIMUM SIZE 8-1/2 X 11 INCHES, MAXIMUM 18" SQUARE: TAPE EDGES OF SAMPLE WHEN GYPSUM BOARD IS USED AS BASE OR SUBSTRATE: SAND SMOOTH EDGES OF PLYWOOD OR MDF WHEN SUCH MATERIALS ARE USED AS SUBSTRATE OR WHEN THEY ARE SUBMITTED AS ACTUAL MATERIAL SAMPLES.
- B. FLAT, SHEET, OR TEXTILE PRODUCTS: 6 INCHES SQUARE, MAXIMUM 24" SQUARE.
- C. LINEAR PRODUCTS: MINIMUM 6 INCHES LONG, MAXIMUM 24 INCHES LONG.
- D. BULK PRODUCTS: CONTAINER LABEL ONLY.
- E. PREFABRICATION PRODUCTS: ONE COMPLETE UNIT.
- F. MASONRY, STONE, TERRAZZO, MISC. STONE: 3" X 3" SAMPLES WITH POLISHED EDGES, WHEN METAL STRIPS ARE USED, PROVIDE SAMPLE OF SAME IN CONJUNCTION WITH STONE/TERRAZZO SAMPLE, FOR UNIT MASONRY SUBMIT ONE (1) UNIT.
- G. EXPOSED CABINET HARDWARE: ONE (1) UNIT OF EACH TYPE AND FINISH.
- 2. FULL SIZE OR ON-SITE SAMPLES OR MOCK-UPS MAY BE USED IN THE WORK WHEN DEEMED NECESSARY, SUCH ON SITE SAMPLES AND/OR MOCK-UPS SHALL FALL UNDER THE ABOVE GUIDELINES FOR SUBMITTALS WITH RESPECT TO TIMING WITHIN THE CONSTRUCTION SCHEDULE.

# ORDERING OF MATERIALS

THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR THE TIMELY ORDERING AND ARRIVAL OF ALL SPECIFIED FINISH MATERIALS, EQUIPMENT, LIGHT FIXTURES, AND ANY OTHER SUCH MATERIALS TO BE UTILIZED ON THE PROJECT. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING WITHIN TEN (10) DAYS OF CONTRACT, OF ANY SPECIFIC ITEMS THAT MAY NOT BE AVAILABLE WITHIN THE

SCHEDULED REQUIREMENTS OF THE PROJECT. IF NOTIFICATION IS NOT RECEIVED BY THE ARCHITECT, CONTRACTOR ACCEPTS RESPONSIBILITY FOR THE PROPER ORDERING AND FOLLOW-UP OF SPECIFIED ITEMS, AND WILL PURSUE WHATEVER MEANS NECESSARY, AT NO COST TO THE OWNER, TO INSURE THE AVAILABILITY OF ALL SPECIFIED ITEMS SO AS NOT TO CREATE A HARDSHIP ON THE OWNER AND NOT TO DELAY THE PROGRESS OF THE WORK.

### REQUESTS FOR SUBSTITUTION

- NO SUBSTITUTIONS WILL BE REVIEWED OR ACCEPTED DURING THE BIDDING AND NEGOTIATING PERIOD. ALL PRICING IS TO BE FOR THE WORK AS SPECIFIED IN THE CONSTRUCTION DOCUMENTS.
- REQUESTS FOR SUBSTITUTION SHALL BE SUBMITTED WITH SUFFICIENT TIME FOR THE ARCHITECT TO EVALUATE THE REQUESTS WITHOUT AFFECTING THE SCHEDULE OR PROGRESS OF THE WORK, WHETHER THE PROPOSED SUBSTITUTIONS ARE ACCEPTED OR REJECTED.
- SUBMIT SEPARATE REQUESTS FOR EACH PRODUCT, AND SUPPORT EACH REQUEST WITH THE FOLLOWING: REASON FOR SUBSTITUTION, PRODUCT IDENTIFICATION, MANUFACTURER'S LITERATURE, SAMPLES (AS APPLICABLE), AND NAME AND ADDRESS OF SIMILAR PROJECTS ON WHICH PRODUCT HAS BEEN USED, AND DATE OF INSTALLATION.
- A REQUEST FOR SUBSTITUTION BY THE GENERAL CONTRACTOR, CONSTITUTES A REPRESENTATION THAT THE GENERAL CONTRACTOR:
- A. HAS INVESTIGATED THE PROPOSED PRODUCT AND HAS DETERMINED THAT IT MEETS OR EXCEEDS, IN ALL RESPECTS, THE SPECIFIED PRODUCT, INCLUDING REQUIRED APPROVAL FROM AUTHORITIES HAVING JURISDICTION.
- B. WILL PROVIDE THE SAME OR GREATER WARRANTY FOR THE SUBSTITUTION AS FOR THE PRODUCT ORIGINAL SPECIFIED.
- C. WILL COORDINATE INSTALLATION OF THE SUBSTITUTE PRODUCT AND MAKE OTHER CHANGES WHICH MAY BE REQUIRED FOR WORK TO BE COMPLETE IN ALL RESPECTS AT NO ADDITIONAL COST TO THE OWNER.
- D. WAIVES CLAIMS FOR ANY ADDITIONAL COSTS WHICH MAY SUBSEQUENTLY BECOME APPARENT AS A RESULT OF USING THE SUBSTITUTE PRODUCT.
- 5. ITEMIZE A COMPARISON OF THE PROPOSED SUBSTITUTION WITH THE PRODUCT SPECIFIED AND LIST ANY SIGNIFICANT VARIATIONS.
- 6. NOTE ANY EFFECT OF SUBSTITUTION ON OTHER WORK OR PRODUCTS, ON SEPARATE CONTRACTS, OR ON CONSTRUCTION SCHEDULE.
- INCLUDE ACCURATE COST DATA COMPARING THE PROPOSED SUBSTITUTION WITH THE PRODUCT SPECIFIED, AND THE AMOUNT OF ANY NET CHANGES IN THE
- 8. DO NOT ORDER, PROVIDE, OR INSTALL ANY SUBSTITUTE PRODUCT OR SYSTEM WITHOUT APPROVAL BY THE ARCHITECT.
- BURDEN OF PROOF OF MERIT FOR THE USE OF THE PROPOSED SUBSTITUTIONS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT

## TEMPORARY FACILITIES

CONTRACT PRICE.

- CONTRACTOR SHALL PROVIDE THE FOLLOWING FACILITIES FOR THE USE OF ALL PERSONNEL, SUBCONTRACTORS, AND OTHER AUTHORIZED PERSONNEL:
- A. DRINKING WATER: PROVIDE CLEAN DRINKING WATER WITH DISPOSABLE PAPER CUPS AND CONTAINER FOR USED CUPS.
- B. TELEPHONE SERVICE: PROVIDE TELEPHONE ON THE JOB FOR THE USE OF THE CONTRACTOR, THE ARCHITECT, AND ANY OTHER OWNER'S REPRESENTATIVES. PAY FOR THE INSTALLATION, MAINTENANCE, REMOVAL, AND CHARGERS FOR THE USE OF THE TELEPHONE.
- C. LIGHTING: PROVIDE MINIMUM 25 FOOT-CANDLES FOR CONSTRUCTION PURPOSES WHERE DAYLIGHT IS NOT AVAILABLE.
- D. SCAFFOLDS/HOISTING FACILITIES: PROVIDE HOISTING FACILITIES AND SCAFFOLDS AS NECESSARY FOR PERSONNEL AND CONSTRUCTION MATERIALS, ALL EQUIPMENT AND CONDITIONS AT THE WORK SITE SHALL COMPLY WITH ALL APPLICABLE SAFETY ORDINANCES AND OSHA STANDARDS.
- TEMPORARY UTILITIES: PROVIDE TEMPORARY UTILITIES AS NECESSARY FOR THE SAFE OPERATION OF ALL EQUIPMENT AND LIGHTING SYSTEMS REQUIRED FOR THE SAFE EXECUTION OF THE WORK. PAY FOR THE INSTALLATION, MAINTENANCE, REMOVAL, AND CHARGES FOR THE USE OF SUCH UTILITIES.
- F. FIRE EXTINGUISHERS: PROVIDE TEMPORARY FIRE EXTINGUISHERS AS REQUIRED BY CITY, COUNTY, AND STATE FIRE AGENCIES. AT THE MINIMUM THERE SHALL BE A PORTABLE FIRE EXTINGUISHER EVERY 3000 SQ. FT. OF SPACE WITH A RATING OF NO LESS THAN CLASS ABC 10 POUND DRY CHEMICAL WITHIN 15 FEET MAXIMUM TRAVEL DISTANCE ON EACH FLOOR OF THE PROJECT.

# QUALITY AND SAFETY CONTROL

- GENERAL CONTRACTOR SHALL HAVE AT ALL TIMES AT THE JOB SITE, A QUALIFIED FULL TIME SUPERINTENDENT WHO IS RESPONSIBLE FOR THE OVERALL CONSTRUCTION AND WHO HAS THE AUTHORITY TO MAKE CONSTRUCTION DECISIONS ON BEHALF OF THE CONTRACTOR.
- 2. ALL WORK INDICATED WITHIN THESE CONSTRUCTION DOCUMENTS SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CITY, STATE, AND FEDERAL CODES AND REGULATIONS.
- 3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING QUALITY AND SAFETY CONTROL OVER ALL WORK PERFORMED BY SUB-CONTRACTORS, SUPPLIERS, AND OTHER PARTIES INVOLVED IN THE PROJECT UNDER CONTRACT TO THE GENERAL CONTRACTOR. AS GENERAL COORDINATOR OF THE WORK, THE GENERAL CONTRACTOR SHALL OVERSEE THE WORK BY CONTRACTORS AND OTHER PARTIES HIRED DIRECTLY BY THE OWNER, AND SHALL ADVISE THE ARCHITECT IMMEDIATELY IF IN HIS ESTIMATION THE WORK BEING PERFORMED BY SUCH CONTRACTORS DOES NOT MEET ACCEPTABLE INDUSTRY STANDARDS FOR QUALITY AND SAFETY OR IF IN HIS JUDGMENT IT MAY IN ANY WAY REPRESENT A FUTURE IMPEDIMENTS TO THE SMOOTH PROGRESS OF THE PROJECT.
- 4. IT WILL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ESTABLISH WHATEVER SECURITY MEASURES ARE NECESSARY AT THE WORK SITE IN ORDER TO PROTECT ALL WORK RELATED PROPERTY, MATERIALS, TOOLS, ETC. FROM VANDALISM, THEFT, PILFERAGE, ETC.

# CLEANING

FOR THE PURPOSES OF THIS SECTION, CLEANING SHALL BE INTERPRETED AS MEANING THE LEVEL OF CLEANLINESS GENERALLY PROVIDED BY SKILLED CLEANERS USING COMMERCIAL QUALITY BUILDING MAINTENANCE CLEANERS, EQUIPMENT, AND MATERIALS.

UPON COMPLETION OF THE WORK, AND BEFORE TURNING OVER THE PROJECT TO THE OWNER, GENERAL CONTRACTOR SHALL FOLLOW, AS A MINIMUM, THE FOLLOWING CLEANING PROCEDURES UNLESS INSTRUCTED OTHERWISE BY THE OWNER OR THE ARCHITECT:

#### EXTERIOR/STOREFRONTS

- 1 VISUALLY INSPECT EXTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES, AND OTHER FOREIGN MATTER.
- 2. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.
- 3. IN THE EVENT THAT STUBBORN STAINS ARE NOT REMOVABLE BY NORMAL CLEANING PROCEDURES, THE ARCHITECT MAY REQUIRE ADDITIONAL CLEANING PROCEDURES SUCH AS ACID CLEANING, SANDBLASTING, ETC. DEPENDING ON THE SURFACE MATERIAL IN QUESTION.
- 4. SHOULD EXTRA CLEANING PROCEDURES BE REQUIRED, THEY SHALL BE PERFORMED AT NO EXTRA COST TO THE OWNER.

- 1. VISUALLY INSPECT INTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES, AND OTHER FOREIGN MATTER.
- 2. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.
- 3. REMOVE PAINT DROPPINGS, SPOTS, STAINS, AND GRIT FROM FINISHED SURFACES.
- C. GLASS: CLEAN INSIDE AND OUTSIDE.
- D. POLISHED SURFACES: TO SURFACES REQUIRING ROUTINE APPLICATION OF BUFFED POLISH, APPLY THE POLISH RECOMMENDED BY THE MANUFACTURER OF THE MATERIAL BEING POLISHED.
- E. FINISH FLOORING/CARPET: VACUUM CLEAN ALL CARPETING AND CLEAN ALL FINISH FLOORING MATERIAL AS RECOMMENDED BY THE MANUFACTURERS. AFTER CLEANING, COVER AND/OR PROTECT ALL CARPETING AND FINISH FLOORING MATERIALS AS REQUIRED UNTIL THE TIME OF TRANSFERRING THE PROJECT TO THE OWNER.
- F. MECHANICAL/ELECTRICAL/PLUMBING
- REMOVE ALL CONSTRUCTION DUST AND CLEAN ALL SUPPLY AND RETURN GRILLES AS REQUIRED. REPLACE ALL AHU FILTERS WITH NEW FILTERS PRIOR TO TRANSFERING PROJECT TO OWNER. SEE MEP GENERAL NOTES AND/OR SPECIFICATIONS FOR ADDITIONAL CLEANING REQUIREMENTS.
- 2. REMOVE ALL CONSTRUCTION DUST AND CLEAN ALL LIGHT FIXTURES, LENSES, RECESSED LIGHT FIXTURES, TRIMS AND REFLECTORS BEFORE TRANSFERING PROJECT TO OWNER. SEE MEP GENERAL NOTES AND/OR SPECIFICATIONS FOR ADDITIONAL CLEANING REQUIREMENTS.
- 3. REMOVE ALL CONSTRUCTION DUST AND CLEAN ALL PLUMBING FIXTURES AND ACCESSORIES BEFORE TRANSFERING PROJECT TO OWNER. SEE MEP GENERAL NOTES AND/OR SPECIFICATIONS FOR ADDITIONAL CLEANING REQUIREMENTS.
- G. FINAL CLEANING: SCHEDULE FINAL CLEANING WITH SUFFICIENT TIME TO ENABLE THE OWNER TO TAKE OVER THE PROJECT AND PREPARE SUCH FOR THE USE IT WAS INTENDED.

# WASTE MANAGEMENT

- WHEN PREPARING THE BID, PROSPECTIVE CONTRACTOR(S) SHOULD REVIEW TRACKING WASTE MATERIALS. PROVIDE RECORD FOR TRACKING AND CHAIN OF CUSTODY INFORMATION UPON REQUEST
- 2. TRACKING
- TRACKING MATERIALS THAT ARE RECYCLED, REUSED, OR DISPOSED OF, IS REQUIRED. PRIOR TO THE FINAL INSPECTION, SUBMIT AN AUDIT OF ALL MATERIALS SALVAGED FROM THE BUILDINGS FOR REUSE, AND RECYCLING, FOR DISPOSAL IN A LANDFILL. INDICATE EACH TYPE OF MATERIAL REMOVED, WEIGH OR QUANTITY OF EACH MATERIAL, AND THE DESTINATION WHERE EACH MATERIAL WAS SENT FOR PROCESSING OR DISPOSAL. EVIDENCE OF QUANTITIES MUST BE PROVIDED THROUGH WEIGH SCALE TICKETS AND PHOTOS.

#### INSTRUCTIONS TO BIDDERS

- EXAMINATION OF SITE CONDITIONS/LANDLORD REQUIREMENTS SHALL BE COMPLETED PRIOR TO SUBMITTING A PROPOSAL FOR THIS WORK. EACH BIDDING CONTRACTOR OR SUB-CONTRACTOR IS TO EXAMINE THE SITE AND TO BE FAMILIAR WITH THE CONDITIONS IN WHICH THIS WORK WILL BE DONE. IN ADDITION, EACH BIDDING CONTRACTOR IS TO BE FAMILIAR WITH THE LANDLORD'S TENANT DESIGN CRITERIA, ELECTRICAL SPECIFICATIONS CRITERIA, HVAC SPECIFICATIONS CRITERIA AND RULES FOR THE CONDUCT OF TENANT
- SUB-CONTRACTOR IS TO EXAMINE ALL CONTRACT DOCUMENTS THOROUGHLY DURING THE BIDDING PERIOD IN ORDER TO BE FAMILIAR WITH THE FULL SCOPE-OF-WORK THAT IS REQUIRED. CONTRACT DOCUMENTS INCLUDE ALL CONSTRUCTION DRAWINGS, WRITTEN SPECIFICATIONS, GENERAL NOTES, GENERAL CONDITIONS, AND OTHER MISCELLANEOUS DOCUMENTS AS MAY BE REFERRED TO WITHIN THE DRAWINGS AND SPECIFICATIONS. EACH CONTRACTOR IS TO VERIFY THEIR EXAMINATION, UNDERSTANDING, AND ACCEPTANCE OF THE CONTRACT DOCUMENTS IN WRITING AS PART OF THEIR PROPOSAL. NO PROPOSAL WILL BE ACCEPTED WITHOUT SUCH WRITTEN VERIFICATION. NO ADDITIONAL COSTS WILL BE ALLOWED DUE TO NEGLIGENCE IN PRICING THE COMPLETE SCOPE-OF-WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS.
- PROJECT SCHEDULE: EACH CONTRACTOR IS TO STATE IN THEIR PROPOSAL THE AMOUNT OF TIME (IN CONSECUTIVE CALENDAR DAYS) THAT WILL BE REQUIRED IN ORDER TO COMPLETE THIS WORK AND UPON WHICH THE SUBMITTED BID IS BASED. THE STATED AMOUNT OF TIME IS TO BE BASED UPON COMPLETING THE PROPOSED PROJECT SCHEDULE IS SUBJECT TO THE TENANT'S REVIEW BEFORE BECOMING A PART OF THE CONTRACT. RE: INSTRUCTION TO BIDDERS NO. 14.
- WORK WILL BE AIA DOCUMENT \*A-101, STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR - STIPULATED SUM, 1981 EDITION. IN CONJUNCTION WITH THIS AGREEMENT FORM. AIA DOCUMENT #A-201 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, 1981 EDITION, WILL GOVERN THE PERFORMANCE OF THIS WORK.

#### 5. ADDENDA

ALL ADDENDA ISSUED DURING THE BIDDING PERIOD ARE TO BE INCLUDED IN ADDENDA AS PART OF THEIR PROPOSAL.

5. BEGINNING THE WORK IF AWARDED THE CONTRACT, THE BIDDER AGREES TO COMMENCE THE WORK WITHIN THREE (3) DAYS AFTER RECEIVING A BUILDING PERMIT FROM THE CITY, OR RECEIVING A WRITTEN "NOTICE TO PROCEED" FROM THE TENANT, WHICHEVER COMES LAST. IF THE TENANT SO DIRECTS, WRITTEN "NOTICE TO PROCEED" MAY BE DEFINED AS THE COMPLETE EXECUTION OF THE CONTRACT.

NO CONTRACTOR-PROVIDED FINANCING WILL BE REQUIRED TO EXECUTE THIS

## 8. BID WITHDRAWAL

EACH BIDDER IS TO STATE WITHIN THEIR PROPOSAL THEIR AGREEMENT THAT THE BID WILL NOT BE WITHDRAWN FOR A PERIOD OF THIRTY (30) DAYS AFTER BIDS ARE RECEIVED.

THEIR BID AND THEN ENTER IN TO NEGOTIATIONS WITH THE INTENT OF BRINGING THE COMPLETE CONSTRUCTION COST INTO AGREEMENT WITH THE BUDGET.

ALLOWANCES

ARE TO BE REFUNDED TO THE OWNER.

OWNER

ISSUE DATES

BY

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Community Day Center of Waltham

12/22/2020 ● NM ● For Construction

DESCRIPTION

Interior Alterations at 20 Felton Street Waltham, MA 02453

JOB NUMBER

SCALE

No Scale

20-815

DRAWING NAME

General Conditions

DRAWING NO.



ARCHITECTURAL ASSOCIATES

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Boston, MA 02111

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CONTRACTORS AS NOTED IN GENERAL REQUIREMENTS B:2. EXAMINATION OF THE CONTRACT DOCUMENTS: EACH CONTRACTOR AND

JOB WITHOUT OVERTIME AND TAKING ALL NORMAL HOLIDAYS INTO ACCOUNT. THIS 4. FORM OF AGREEMENT: THE FORM OF AGREEMENT TO BE USED TO CONDUCT THIS

EACH CONTRACTOR'S PROPOSAL AND WILL BE MADE A PART OF THE FINAL CONTRACT. EACH CONTRACTOR IS TO ACKNOWLEDGE THE RECEIPT OF ALL

WORK.

EACH BIDDER SHOULD UNDERSTAND THAT THIS PROJECT HAS A WELL-DEFINED OVERALL BUDGET. TO THE EXTENT THAT THE ACCEPTED BID MIGHT EXCEED THIS BUDGET. THE TENANT MAY CHOOSE TO SELECT A CONTRACTOR ON THE BASIS OF

EACH BIDDER IS TO SUBMIT THEIR PROPOSAL TYPED ON THEIR COMPANY'S LETTERHEAD. AT THE MINIMUM, THE BID IS TO BE BROKEN DOWN INTO PRICING FOR EACH OF THE MAJOR CSI DIVISIONS OF WORK (GENERAL CONDITIONS, SITEWORK, CONCRETE, STRUCTURAL STEEL, WOOD, MOISTURE PROTECTION, DOORS AND WINDOWS, ETC. AS APPLICABLE). BREAKDOWN OF PRICING INTO FURTHER DETAIL IS ENCOURAGED BUT NO REQUIRED.

THE BIDDER'S PROPOSALS SHALL NOT INCLUDE ANY ALLOWANCES UNLESS

OTHERWISE SPECIFIED IN THE CONSTRUCTION DOCUMENTS. CONTRACTORS ARE TO

SUBMIT RECEIPTS FOR ITEMS PRICED BY ALLOWANCE AND ANY UNUSED AMOUNTS

#### DIVISION 2 - SITEWORK

A. GENERAL CONTRACTOR SHALL VERIFY EXISTING LOCATIONS OF UTILITIES, ROOF DRAINS, HVAC EQUIPMENT, ETC. PRIOR TO ESTABLISHING CONTRACT SUM AND COMMENCING CONSTRUCTION.

### DIVISION 3 - CONCRETE

A. ANY CONCRETE WORK BY GENERAL CONTRACTOR MUST COMPLY WITH THE AMERICAN CONCRETE INSTITUTE SPECIFICATIONS AND GUIDELINES.

#### DIVISION 5 - MISCELLANEOUS METALS

- A. METAL STUDS: GALYANIZED STEEL STUDS, SIZE AS INDICATED ON DRAWINGS OR REQUIRED. INCLUDE ALL ACCESSORIES, SUCH AS BRIDGING, TRACK, ETC. PROVIDE ALL MISCELLANEOUS BOLTS, CLIPS, ANCHORS, ANGLES, BRACKETS, SLEEVES, FASTENERS, AND OTHER METAL ITEMS AS REQUIRED.
- 1. UNLESS OTHERWISE NOTED, USE GOLDBOND OR U.S. GYPSUM METAL STUDS, 20 GAUGE MINIMUM.
- 2. WHERE STRUCTURAL JOISTS OR STUDS ARE REQUIRED, USE 16 GAUGE SUPER C STEEL JOISTS OR STUDS BY U.S.S. (UNITED STATES STEEL) OR EQUAL.
- B. METAL BLOCKING: 16 GAUGE SHEET METAL WHERE REQUIRED. REFER TO INTERIOR ELEVATIONS
- C. WORK COVERED IN THIS SECTION IS TO AT A MINIMUM CONFORM WITH THE GUIDELINES OF THE SSMA, AND ALL LOCALLY ADOPTED REGULATIONS, AS APPLICABLE.
- D. STORE FRONT STEEL FRAMING: SHALL CONFORM TO AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) AND AMERICAN WELDING SOCIETY (AWS) STANDARDS AND GUIDELINES
- 1. WELDER SHALL BE QUALIFIED BY AWS NO LESS THAN WITHIN THE LAST 6 MONTHS.
- 2. STEEL SHALL BEAR OR GC SHALL MAKE AVAILABLE FOR REVIEW MILL CERTIFICATES FOR ALL MEMBERS.
- 3. PRIOR TO ERECTION, ERECTOR SHALL CHECK ALL ELEVATIONS, BEARING SURFACES ANCHOR LOCATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. COORDINATE STEEL WORK SO THAT ALL ADJACENT OR CONNECTED WORK MAY BE PROPERLY INSTALLED PER THE DRAWINGS.
- 4. AVOID THE USE OF WEATHERING STEEL SECTIONS.
- 5. PROVIDE TEMPORARY BRACING SUFFICIENT TO HANDLE CONSTRUCTION LOADS.
- 6. SHOP PAINT ALL MEMBERS WITH RUST INHIBITIVE PRIMER.

# DIVISION 6 - CARPENTRY

- A. PROVIDE NEW LUMBER BEARING GRADE AND TRADEMARK OF ASSOCIATION UNDER WHICH IT WAS PRODUCED. LUMBER SHALL COMPLY WITH PS-20 AMERICAN SOFTWOOD LUMBER STANDARD, AND WITH THE APPLICABLE RULES OF INSPECTION AGENCIES CERTIFIED BY THE AMERICAN LUMBER STANDARDS COMMITTEE'S BOARD OF REVIEW.
- B. NOMINAL SIZES ARE INDICATED EXCEPT AS SHOWN BY DETAIL DIMENSIONS. PROVIDE ACTUAL SIZES AS REQUIRED BY PS-20, FOR MOISTURE CONTENT SPECIFIED FOR EACH USE.
- PROVIDE SEASONED LUMBER WITH 19 PERCENT MAXIMUM MOISTURE CONTENT AT TIME OF DRESSING AND SHIPMENT FOR SIZES 2 INCHES OR LESS IN NOMINAL THICKNESS.
- 2. PROVIDE DRESSED LUMBER, S45, UNLESS OTHERWISE INDICATED.
- C. FOR LIGHT FRAMING, GROUNDS, NAILERS, BLOCKING AND FURRING PROVIDE NO. I COMMON DOUGLAS FIR, SOUTHERN PINE OR CEDAR.
- D. ALL LAMINATED OR PROCESSED SHEETS SHALL BE OF QUALITY AND PREMIUM GRADE STANDARDS IN ACCORDANCE WITH THE AMERICAN WOOD PRODUCT ASSOCIATION AND THE AMERICAN PLYWOOD ASSOCIATION, AND SHALL COMPLY WITH PRODUCT STANDARD PS-1, CONSTRUCTION AND INDUSTRIAL PLYWOOD.
- E. SCREWS, BOLTS, AND WASHERS
- 1. AMERICAN STANDARD, ASTM A3Ø1 WHERE EXPOSED TO MOISTURE.
- 2. PROVIDE WOOD SCREWS COMPLYING WITH FS FF S IIID, AND OF TYPE AND SIZE BEST SUITED FOR THE PURPOSE.
- 3. FASTENERS COMING INTO CONTACT WITH FIRE RETARDANT TREATED WOOD/PLYWOOD SHALL BE MECHANICALLY DEPOSITED ZINC COATED, MEETING ASTM B 695, CLASS 55 MINIMUM.

# F. NAILS

- PROVIDE NECESSARY NAIL TYPE AS DEFINED IN ASTM F541. GALYANIZED WHERE EXPOSED TO MOISTURE.
- 2. PROVIDE TYPE AND SIZE BEST SUITED FOR THE PURPOSE.
- G. LAYOUT, CUT, FIT AND ERECT FRAMING FOR ROUGH AND FINISHED WORK. PROVIDE BLOCKING, NAILERS, FURRING AND OTHER ROUGH AND FINISHED MATERIALS AS REQUIRED TO PROVIDE A COMPLETE INSTALLATION. BRACE, PLUMB, AND LEVEL MEMBERS IN TRUE ALIGNMENT AND RIGIDLY SECURE IN PLACE WITH SUFFICIENT NAILS, SPIKES, SCREWS AND BOLTS AS NECESSARY.
- H. FURNISH AND INSTALL ALL ROUGH AND FINISHED PLYWOOD, FURRING SUPPORTS, ETC.
- FURNISH AND INSTALL ALL GROUNDS OR BLOCKING REQUIRED TO RECEIVE STORE FIXTURES.
- J. SCHEDULED FIRE RETARDANT PRESSURE TREATED LUMBER SHALL BE EQUAL TO DRICON FIRE RETARDANT TREATED WOOD BY KOPPERS COMPANY, INC. WITH MILL STAMP SO INDICATING. PRESSURE TREAT IN ACCORDANCE WITH STANDARDS OR UNDERWRITER'S FLAME SPREAD RATING NOT EXCEEDING 25. NO EVIDENCE OF SIGNIFICANT PROGRESSIVE COMBUSTION WILL SHOW WHEN TESTED FOR 30 MINUTES DURATION USING STANDARD TEST METHOD FOR FIRE HAZARD CLASSIFICATION OF BUILDING MATERIALS (ASTM E 84, U.L. 723, NFPA 255).

# DIVISION 6- MILLWORK

# A. GENERAL

- 1. ALL MILLWORK TO BE PROVIDED BY TENANT UNLESS OTHERWISE NOTED.
- 2. CONTRACTOR SHALL RECEIVE AND COORDINATE INSTALLATION OF ALL OWNER SUPPLIED FURNISHINGS.

#### DIVISION 1- THERMAL AND MOISTURE PROTECTION

#### A. AIR BARRIER

- CONTRACTOR SHALL PROVIDE A CONTINUOUS AIR BARRIER THROUGHOUT THE OPAQUE ELEMENTS OF THE THERMAL ENVELOPE OF THE TENANT SPACE.
- a. WHERE AIR BARRIER JOINS TO LANDLORD OR ADJACENT TENANT THERMAL ENVELOPE, CONTRACTOR SHALL PROVIDE LAPPED
- AND TAPED SEAMS TO ADJACENT AIR BARRIER ASSEMBLY. 2. CONTRACTOR SHALL PROVIDE THERMAL ENVELOPE AIR BARRIER CONTINUITY AT ANY NEW PENETRATIONS IN LANDLORD'S ROOF UTILIZING LANDLORD'S APPROYED CONTRACTOR, AS REQUIRED.
- 3. SEAMS IN AIR BARRIER SHEET SHALL BE LAPPED AND TAPED USING MANUFACTURER RECOMMENDED METHODS AND MATERIALS.
- 4. CONNECTIONS TO ADJACENT MATERIALS SHALL BE MADE IN A FLEXIBLE AND AIR-TIGHT MANNER AND PREVENT DISPLACEMENT OF ADJACENT MATERIALS OR BUILDING ELEMENTS AND SHALL ALLOW FOR THE MOVEMENT OF ADJACENT MATERIALS AND ASSEMBLIES.

#### DIVISION 8 - DOORS AND GLAZING

#### A. DOORS AND HARDWARE

- INSTALL ALL DOORS, FRAMES, HARDWARE, RELATED PARTS, AND MATERIALS AS INDICATED ON DRAWINGS AND RESPONSIBILITY
- 2. LABELED DOORS: WHERE REQUIRED, PROVIDE U.L. LABELED DOORS, FRAMES AND HARDWARE PER APPLICABLE STATE AND LOCAL BUILDING CODES.
- 3 FABRICATE AND ERECT TRUE, PLUMB AND SQUARE AS SPECIFIED, DETAILED AND PER MANUFACTURER'S RECOMMENDATIONS.
- 4. MACHINE DOORS AND PANELS FOR HARDWARE REQUIRING CUTTING OF THE DOORS AT THE PLACE OF MANUFACTURE, IN ACCORDANCE WITH HARDWARE TEMPLATES.
- 5. PRIME PAINT DOOR FACES, EDGES, AND CUTOUTS WITH ONE SHOP COAT PRIMER AT THE PLACE OF MANUFACTURE.
- 6. APPLY PRIMER UNIFORMLY WITHOUT RUNS, SAGS, OR BARE SPOTS TO A DRY FILM THICKNESS OF ONE (1) MIL.
- 1. COORDINATE DOOR HARDWARE WITH EXISTING HARDWARE AND LANDLORD STANDARDS. PROVIDE ARCHITECT WITH SUBMITTAL FOR REVIEW PRIOR TO ORDERING.

#### B. ACCESS PANELS

- GENERAL CONTRACTOR SHALL SUPPLY AND INSTALL ACCESS PANELS THROUGH INACCESSIBLE CEILINGS OR WALLS AS REQUIRED BY CODE, LANDLORD OR FUNCTIONAL REQUIREMENTS TO ALLOW ACCESS FOR ALL EQUIPMENT ABOVE THE CEILING REQUIRING PERIODIC MAINTENANCE OR INSPECTION.
- 2. MANUFACTURING SHALL BE INDEX FORMS OF SACRAMENTO, CA OR APPROYED EQUAL SUBSTITUTE WITH 'B' LABEL FIRE PANEL ONLY AT FIRE RATED CEILINGS. PANELS SHALL BE INSTALLED FLUSH AND FINISHED TO MATCH ADJACENT SURFACE.
- 3. SIZE AND LOCATION OF ACCESS PANELS TO BE APPROVED PRIOR TO INSTALLATION BY ARCHITECT.

## C. STOREFRONT SYSTEMS

GENERAL CONTRACTOR SHALL SUPPLY AND INSTALL STOREFRONT SYSTEMS IN CONFORMANCE WITH THE DRAWINGS AND LOCALLY ADOPTED CODES. STOREFRONT/ GLASS ASSEMBLIES SHALL BEAR A NATIONAL FENESTRATION REGISTRATION COUNCIL (NFRC) RATING FOR SOLAR HEAT GAIN, THERMAL U FACTOR AND AIR LEAKAGE IN CONFORMANCE WITH LOCALLY ADOPTED CODE ACCEPTABLE SOLAR FILM PRODUCT: SAINT GOBAIN SOLARGARD HILITE 10

# DIVISION 9 - FINISHES

# A. GYPSUM DRYWALL

- FURNISH AND INSTALL ALL GYPSUM DRYWALL AND SYSTEMS COMPLETE WITH PARTITIONS FRAMING, CEILING SUSPENSION SYSTEMS AND RELATED ACCESSORIES, PARTS, MATERIALS, ETC. AS SHOWN ON DRAWINGS AND SPECIFIED. INSTALL ALL MATERIALS PER ASTM C840 AND MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- 2. GYPSUM DRYWALL: U.S. GYPSUM 5/8" THICK FIRE CODE SHEETROCK (TYPE X) PANELS OF STANDARD QUALITY. USE 5/8" THICK WATER RESISTANT FIRE CODE GYPSUM BOARD WHERE SPECIFICALLY
- 3. FASTENERS: DRYWALL SCREWS OF PROPER SIZE AND TYPE PER MANUFACTURER'S RECOMMENDATIONS.
- 4. METAL ACCESSORIES: U.S. GYPSUM OR GOLD BOND SYSTEM OF COMPONENTS INSTALL METAL REGLETS AS INDICATED ON DRAWINGS BY PITTCON INDUSTRIES ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
- 5. FIRE RATED CONSTRUCTION: WHEREVER A FIRE RESISTANCE CLASSIFICATION IS SCHEDULED OR SHOWN, PROVIDE MATERIALS, ACCESSORIES AND APPLICATION PROCEDURES WHICH HAVE BEEN LISTED BY UL OR TESTED ACCORDING TO ASTM E 119 FOR TYPE OF CONSTRUCTION SHOWN.
- 6. ALL STUD SYSTEMS SHALL BE DESIGNED AND INSTALLED FOR DEFLECTION NOT TO EXCEED L/240 UNDER UNIFORM LOADING OF 5 POUNDS PER SQUARE FOOT OVER THE ENTIRE AREA OF PARTITION.
- 1. ADDITIONAL STUDS: PROVIDE ADDITIONAL STUDS TO SUPPORT INSIDE CORNERS AT PARTITION INTERSECTIONS AND CORNERS, AND TO SUPPORT OUTSIDE CORNERS, PARTITION TERMINATIONS, BOTH SIDES OF CONTROL JOINTS AND ADJACENT TO ALL OPENINGS.
- 8. USE FULL LENGTH STUDS BETWEEN RUNNER TRACKS.
- 9. TYPICAL STUD SPACING SHALL BE 16 INCHES O.C. START TYPICAL SPACING 6 INCHES EITHER SIDE OF DOOR OR CASED OPENING REINFORCING.
- 10. JOINT TREATMENT: U.S. GYPSUM OR GOLD BOND SYSTEM OR COMPOUNDS AND PERFORATED TAPE.

# II. FINISHING

- a. WALLS SHALL BE GIVEN A SMOOTH LEVEL 5 FINISH.
- b. CEILINGS AND SOFFITS SHALL BE GIVEN A SMOOTH FINISH.
- c. CORNER BEAD SHALL BE APPLIED TO ALL EXTERNAL ANGLES IN STRICT ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. INSTALL CASING BEADS AT ALL EDGES OF DRYWALL WORK EXCEPT WHERE TERMINATION IS COVERED BY OTHER FINISH. CASING BEADS SHALL BE MITERED AT CORNERS, INSTALLED NEATLY, SCREWED IN PLACE, AND FINISHED WITH COMPOUND

- d. JOINTS BETWEEN BOARDS SHALL BE REINFORCED WITH TAPE EXCEPT WHERE CONTROL JOINTS ARE REQUIRED. TAPE FIELD JOINTS, INTERIOR CORNER JOINTS AND WALL TO CEILING JOINTS. FILL JOINTS WITH JOINT FILLING COMPOUND AND EMBED TAPE THEREIN. COVER TAPE WITH BEDDING COMPOUND AND FEATHER EDGES. ALLOW TO DRY.
- e. COVER TAPED AND FILLED JOINTS AND FILLED SCREW HEAD DEPRESSIONS WITH TOPPING COMPOUND APPLIED IN COAT.
- f. SAND JOINT AND SCREW HEAD AREAS LIGHTLY BETWEEN COATS AND AFTER THE FINAL COAT SO THAT A SMOOTH LEVEL SURFACE IS PRODUCED WITH THE PAPER SURFACE OF THE WALLBOARD FREE OF SCUFFING.
- g. RETOUCH MARKED BLEMISHES AFTER PAINTER APPLIES PRIMER

#### B. CEILING SYSTEMS

- I FURNISH AND INSTALL CEILING SYSTEMS COMPLETE WITH SUSPENSION SYSTEM AND RELATED ACCESSORIES AS SHOWN ON DRAWINGS AND AS SPECIFIED.
- 2 SUSPENSION SYSTEMS SHALL BE ADEQUATE FIXTURES, CEILING GRILLES, DIFFUSERS AND OTHER NORMAL ACCESSORIES. PROVIDE SYSTEM COMPONENTS FROM SINGLE MANUFACTURER. 4'-0" MAXIMUM BETWEEN SUPPORTS AND FASTEN TO STRUCTURE ABOVE. (DO NOT FASTEN INTO DECK ABOVE.)
- 3. INSTALL CEILING AND SUSPENSION SYSTEMS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. FINISH CEILING SHALL BE LEYEL, WITH JOINTS SNUG AND SQUARE, AND TILES OR PANELS IN PERFECT CONDITION. INSTALL SECURITY GRID CUPS ON FIRST TWO TILES AROUND PERIMETER OF STORE. IN THE CASE OF A ONE HOUR RATED CEILING, ALL TILES TO BE CLIPPED DOWN.
- 4. MATERIALS AND FINISHES
- a. REFER TO DRAWINGS FOR LOCATION OF SPECIFIED MATERIALS AND FINISHES.
- b. G.W.B. CEILING: 5/8" TYPE X GYPSUM WALL BOARD SUSPENDED ON 16 GAUGE COLD ROLLED STEEL 1-1/2 INCH MAIN RUNNER CHANNELS AT 48 INCHES O.C. AND 20 GAUGE 7/8 INCH ROLLED FORMED HAT SHAPED METAL FURRING CHANNELS AT 16 INCHES O.C. SUSPEND WITH NO. 12 GAUGE SUSPENSION WIRES. GENERAL CONTRACTOR TO PROVIDE ACCESS PANELS OR KNOCK-OUT PANELS AS REQUIRED. OWNER'S REPRESENTATIVE TO APPROVE LOCATION AND NECESSITY OF PANELS.

### C. PAINTING, FINISHING AND WALL-COVERING

- 1. THE INTENT OF THE CONTRACT DOCUMENTS IS FOR THE G.C. TO PROVIDE A SATISFACTORY FINISH TO ALL PARTS OF PROJECT. WHETHER NOTED HEREIN OR NOT, UNLESS SPECIFICALLY STATED OTHERWISE, COVER ALL SURFACES THOROUGHLY, IF THE NUMBER OF COATS SPECIFIED DOES NOT ACCOMPLISH THE INTENT, THEN APPLY ADDITIONAL COATS OF SPECIFIED MATERIAL TO GIVE SATISFACTORY COVERAGE. SEE FINISH SCHEDULE.
- 2. STAINLESS STEEL, ALUMINUM, CHROME OR NICKEL PLATED SURFACES, AND ALL OTHER BRIGHT METAL FINISHED SHALL NOT BE PAINTED UNLESS DIRECTED OTHERWISE,
- 3. USE ONLY PAINT AND RELATED MATERIALS SPECIFIED BY MANUFACTURER.
- 4. ALL SURFACES TO BE PAINTED SHALL BE CLEAN AND FREE OF LOOSE DIRT AND DUST BEFORE WORK IS STARTED.
- 5. PAINTED DRYWALL TO RECEIVE ONE COAT LATEX PRIMER AND TWO COATS OF SPECIFIED PAINT. TINT PRIMER TO APPROXIMATE SHADE OF THE FINAL COAT. TOUCH-UP ALL SUCTION SPOTS OR HOT SPOTS AFTER APPLICATION OF FIRST COAT AND BEFORE APPLYING SECOND COAT, TO PRODUCE AN EVEN RESULT IN THE FINISH COAT. DRY ALL COATS THOROUGHLY BEFORE APPLYING SUCCEEDING COATS. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR RECOAT TIME. PAINTER TO MARK DRYWALL/TAPING BLEMISHES AFTER PRIMER COAT AND ALLOW DRYWALL INSTALLER TO RETOUCH BEFORE APPLYING FINISH COATS.
- 6. WASH ALL METAL SURFACES WITH MINERAL SPIRITS TO REMOVE ALL DIRT AND GREASE BEFORE APPLYING FINISH. WHERE RUST AND/OR SCALE IS PRESENT, WIRE BRUSH OR SAND CLEAN BEFORE APPLYING FINISH.
- 1. PUTTY ALL NAIL HOLES, COUNTERSUNK SCREWS, BOLTS, CRACKS, ETC. BEFORE APPLYING FINISH.
- 8. SAND ALL SURFACES, INCLUDING OWNER PROVIDED WOOD TRIM, SMOOTH AND EVEN BEFORE APPLYING FINISH.
- 9. BEFORE STARTING FINISH WORK, REMOVE HARDWARE, ACCESSORIES, PLATES, LIGHTING FIXTURES, AND SIMILAR ITEMS, OR PROVIDE AMPLE PROTECTION FOR SUCH ITEMS.
- 10. PAINT ALL EXPOSED PIPING, ACCESS DOORS, VENTS, FIRE EXTINGUISHER CABINETS, EQUIPMENT MOUNTING BOARDS, ETC. TO MATCH ADJACENT WORK UNLESS OTHERWISE NOTED OR DIRECTED. PAINT WITH SEMI-GLOSS FINISH WHERE SURFACE WOULD REQUIRE
- 11. SAND FINISHES APPLIED TO WOOD OR METAL BETWEEN COATS WITH FINE SANDPAPER TO PRODUCE EVEN, SMOOTH FINISH, FREE OF RUNS, DRIPS, OR BRUSH MARKS.
- 12. MAKE FINISH WORK UNIFORM FOR APPROVED FINISH, SMOOTH, FREE OF RUNS, SAGS, AND DEFECTIVE BRUSHING AND CLOGGING. MAKE EDGES OF PAINT ADJOINING OTHER MATERIALS OR COLORS SHARP AND CLEAN WITHOUT OVERLAPPING.
- 13. PRODUCTS: BENJAMIN MOORE PAINT ZERO VOC FLAT, SEMI-GLOSS \$ PRIMER.

# D. CERAMIC TILE

- . PROVIDE TILE FOR THE FOLLOWING APPLICATIONS:
- a. WALL TILE OVER GYPSUM BOARD. b. WALL TILE OVER BACKER BOARD AT WET AREAS
- 2. SUBMIT PRODUCT DATA AND SAMPLES

c. FLOOR TILE OVER CONCRETE SLAB

3. SEE FINISHES ON A-102 FOR SELECTED TILE

## RECLAIMED WOOD PANELS

- RECLAIMED WOOD CORNERS TO BE MITERED. GC TO DETERMINE WHICH FACE OF THE RECLAIMED WOOD TO USE ON SITE, IF WOOD IS TOO WEATHERED AND DETERIORATING (ROTTEN), USE REVERSE SIDE, CONDITIONS OF WOOD TO BE VERIFIED WITH LUSH DESIGN AND CONSTRUCTION AFTER DELIVERY.
- DUE TO THE NATURE OF THE WOOD, THE BOARDS MAY YARY IN SIZE AND THICKNESS AND MAY REQUIRE ADDITIONAL WORK TO BE DONE ON SITE BY GC. GC TO TAKE TIME TO ASSESS WHAT THE PRODUCT VARIANCES ARE AND HAVE A PLAN ON THE APPLICATION OF THE BOARDS, GC IS ADVISED TO HAVE TABLE SAW ON SITE FOR EASE OF INSTALLATION. CONCERNING THE WIDTH OF THE BOARDS, EITHER FURR OUT BEHIND THINNER BOARDS TO MATCH THICK ONES, OR PLANE DOWN THICKER BOARDS TO MATCH THIN ONES, FINISHED BOARDS TO HAVE NO GREATER THAN 1/8" VARIANCE.
- 3. STACK BOARDS, REFERS TO THE JOINTS OF ONE BOARD MEETING THE OTHER FROM ONE LEVEL TO ANOTHER (LIKE BRICK WORK), HORIZONTAL STACKING SET WITH ALL CORNERS LINING
- 4. PROVIDE BLACK PAINT BEHIND BOARDS TO CONCEAL ANY GAPS OR HOLES IN THE WOOD.

## DIVISON 10 - SPECIALTIES

- A. FIBER OPTICS
- 1. ALL WORK TO MEET MANUFACTURER'S SPECIFICATIONS.

#### B. LETTERS AND SIGNAGE

- ILLUMINATED SIGNS SHALL BE INSTALLED BY THE SIGNAGE CONTRACTOR UNDER SEPARATE PERMIT. GENERAL CONTRACTOR SHALL MAKE PROVISIONS FOR INSTALLATION AS REQUIRED BY SIGNAGE CONTRACTOR. GENERAL CONTRACTOR SHALL PROVIDE ACCESS PANELS, POWER AND CONDUIT AS REQUIRED.
- 2. SUBMIT SHOP DRAWINGS FOR SIGNS INDICATING LAYOUT ILLUMINATION DETAILS, AND INSTALLATION REQUIREMENTS.
- 3. CAMERA READY ARTWORK FOR SIGNAGE TO BE SUPPLIED BY OWNER.
- 4. PROVIDE UNISEX HANDICAP ACCESSIBLE TOILET ROOM SIGN MOUNTED @ 48" AFF.

#### C. LAVATORY ACCESSORIES

- GRAB BARS: BOBRICK B-5806 (SEE DRAWINGS FOR LENGTHS), OR
- 2. MIRROR: BOBRICK B-165 1836, OR EQUAL.
- 3. WALL MOUNTED HAND DRYER: BOBRICK B-7128, OR EQUAL.
- 4. TOILET TISSUE DISPENSER: BOBRICK B-685, OR EQUAL 5. RECESSED WASTE RECEPTACLE: BOBRICK B-43644, OR EQUAL.

#### D. FIRE PROTECTION SPECIALTIES

- PORTABLE FIRE EXTINGUISHERS, 5 POUND A B C ALL PURPOSE DRY CHEMICAL FIRE EXTINGUISHER OR AS REQUIRED BY THE FIRE INSPECTOR.
- 2. MODEL # WING 5HB AS MANUFACTURED BY: MODERN METAL PRODUCTS BY MUCKLE COUNT` ROAD 45 NORTH OWATONNA, MN 55060-0247
- 3. SPACING OF EXTINGUISHERS AS REQUIRED BY FIRE INSPECTOR. SUBMIT LAYOUT TO ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
- PROVIDE CEILING SURFACE MOUNTED IDENTIFICATION VERTICALLY ORIENTED PLACARDS WITH 1/2" HI LETTERS ON CONTRASTING COLOR BACKGROUND FOR THE FOLLOWING ITEMS: - DUCT DETECTOR - DISCONNETCT

# E. MERCANTILE EQUIPMENT

- AIR HANDLER

- ELECTRIC RE-HEAT

800-435-554

- THE FOLLOWING EQUIPMENT WILL BE SUPPLIED BY THE OWNER AND INSTALLED BY THE GENERAL CONTRACTOR:
- a. ALL CASH REGISTERS AND RELATED EQUIPMENT.
- b. MUSIC SYSTEM AMPLIFIER EQUIPMENT. SCHEDULED SPEAKERS AND CABLING SHALL BE SUPPLIED BY TENANT AND INSTALLED BY THE GENERAL CONTRACTOR.
- MUSIC SYSTEM MAXIMUM DECIBEL LEVEL SHALL BE 55dB OR LESS. IF SYSTEM IS <u>CAPABLE</u> OF GREATER THAN 55dB A FIRE ALARM CONTROL PANEL TIED IN SHUNT / TRIP SHALL BE INSTALLED
- c. THE GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER'S I.T. DEPARTMENT AND THE LOCAL TELEPHONE COMPANY THE PROVISION OF TELEPHONE AND DATA SERVICE TO THE PREMISES PRIOR TO HANDOVER OF THE PREMISES TO OWNER. G.C. 16 TO PROVIDE ACCESS TO THE PREMISES AS REQUIRED BY THE LOCAL TELCO'S INSTALLER.

# F. STANDARDS AND BRACKETS

- STANDARDS: KNAPE \* VOGT 82 SERIES HEAVY-DUTY STANDARDS,
- BRACKETS: KNAPE \* VOGT 182 SERIES HEAVY-DUTY BRACKETS, WHITE, SEE DRAWINGS FOR SIZES, OR EQUAL

WHITE, SEE DRAWINGS FOR SIZES, OR EQUAL.

ARCHITECTURAL ASSOCIATES

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145 South Street



# **ISSUE DATES**

BY DESCRIPTION 12/22/2020 ● NM ● For Construction . . • • • • • • • • • • • • • •

# OWNER

Community Day Center of Waltham

# PROJECT

Interior Alterations at 20 Felton Street Waltham, MA 02453

JOB NUMBER

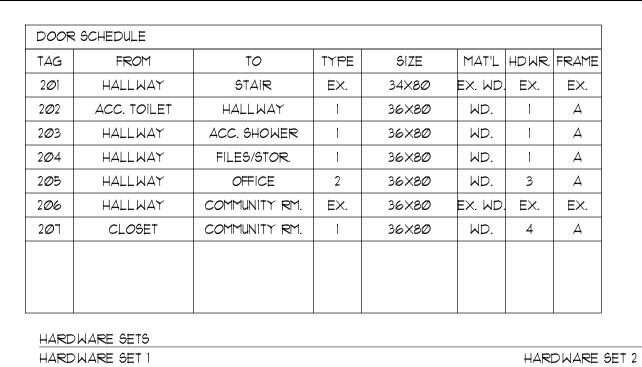
20-815 No Scale

SCALE

DRAWING NAME

Specifications

DRAWING NO.



1.5 PAIR HINGES - 4" 5 KNUCKLE BALL BEARING

2X KICK PLATES 8"X35"

IX DOME DOOR STOP

3X GREY RUBBER SILENCERS IX COAT HOOK

SCHLAGE AL SERIES SATURN LOCKSET W/ PRIVACY FUNCTION STANDARD CYLINDER & STRIKE

HARDWARE SET 3

1.5 PAIR HINGES - 4" 5 KNUCKLE BALL BEARING

2× KICK PLATES 8"×35"

IX DOME DOOR STOP 3X GREY RUBBER SILENCERS

IX COAT HOOK

SCHLAGE AL SERIES SATURN LOCKSET W/ OFFICE FUNCTION STANDARD CYLINDER & STRIKE

2× KICK PLATES 8"×35"

1.5 PAIR HINGES - 4" 5 KNUCKLE BALL BEARING

IX DOME DOOR STOP

3X GREY RUBBER SILENCERS SCHLAGE AL SERIES SATURN LOCKSET W/ STOCKROOM FUNCTION

STANDARD CYLINDER & STRIKE

HARDWARE SET 4

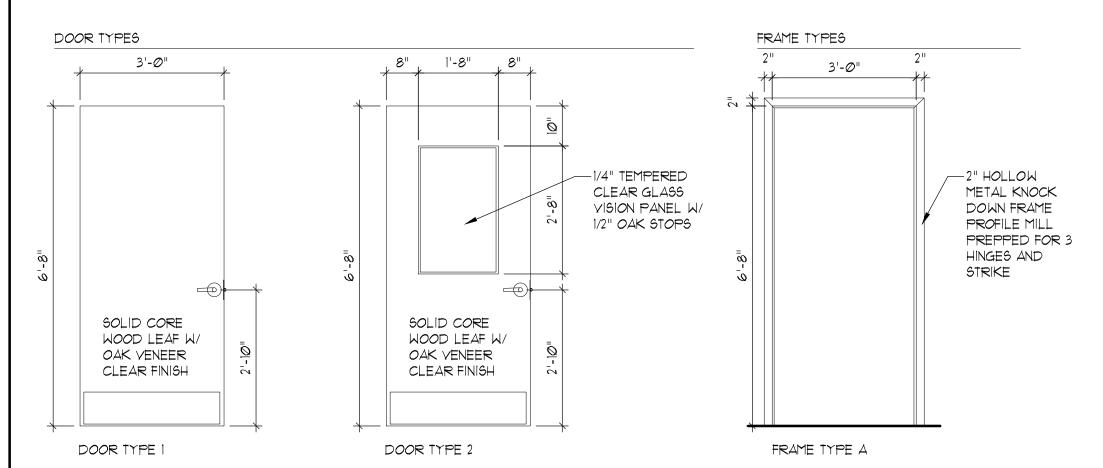
1.5 PAIR HINGES - 4" 5 KNUCKLE BALL BEARING

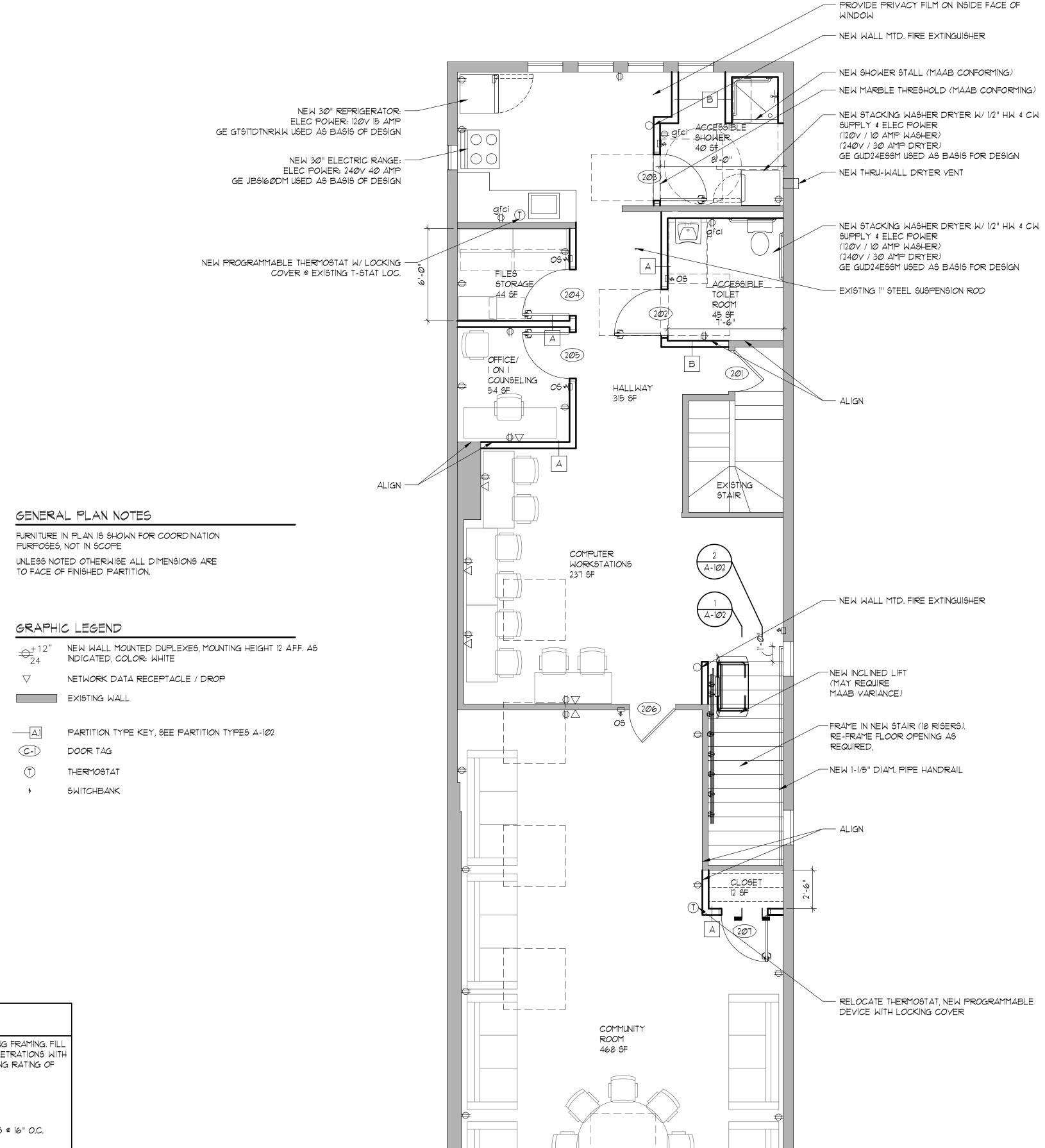
IX KICK PLATES 8"X35" IX DOME DOOR STOP

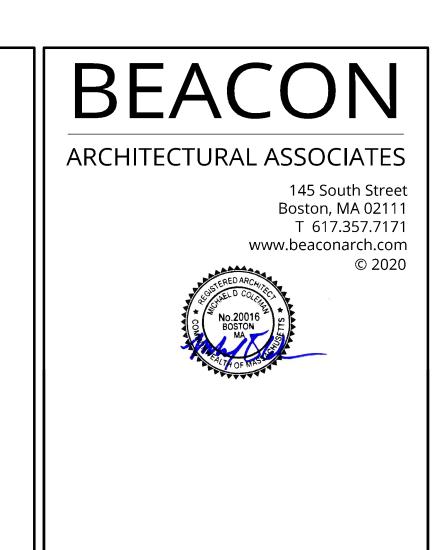
3X GREY RUBBER SILENCERS

SCHLAGE AL SERIES SATURN LOCKSET W/ STOCKROOM FUNCTION

STANDARD CYLINDER & STRIKE







BY DESCRIPTION 12/22/2020 • NM • For Construction • • • • • • • • • • • •

OWNER Community Day Center of Waltham

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PROJECT

ISSUE DATES

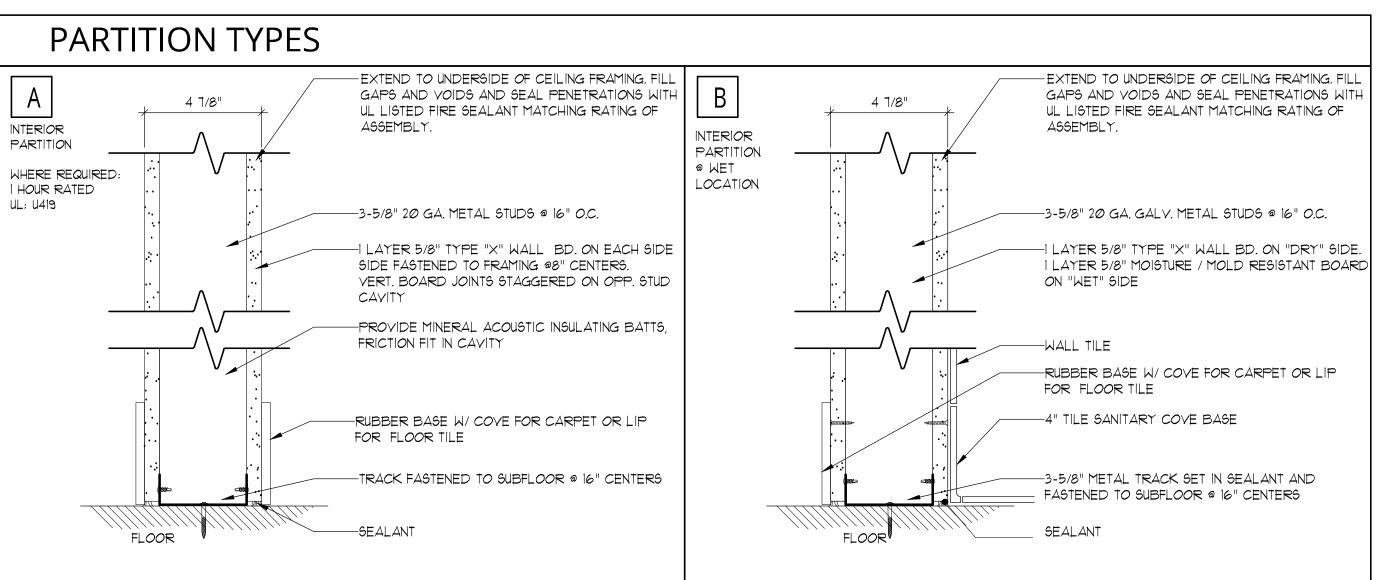
Interior Alterations at 20 Felton Street Waltham, MA 02453

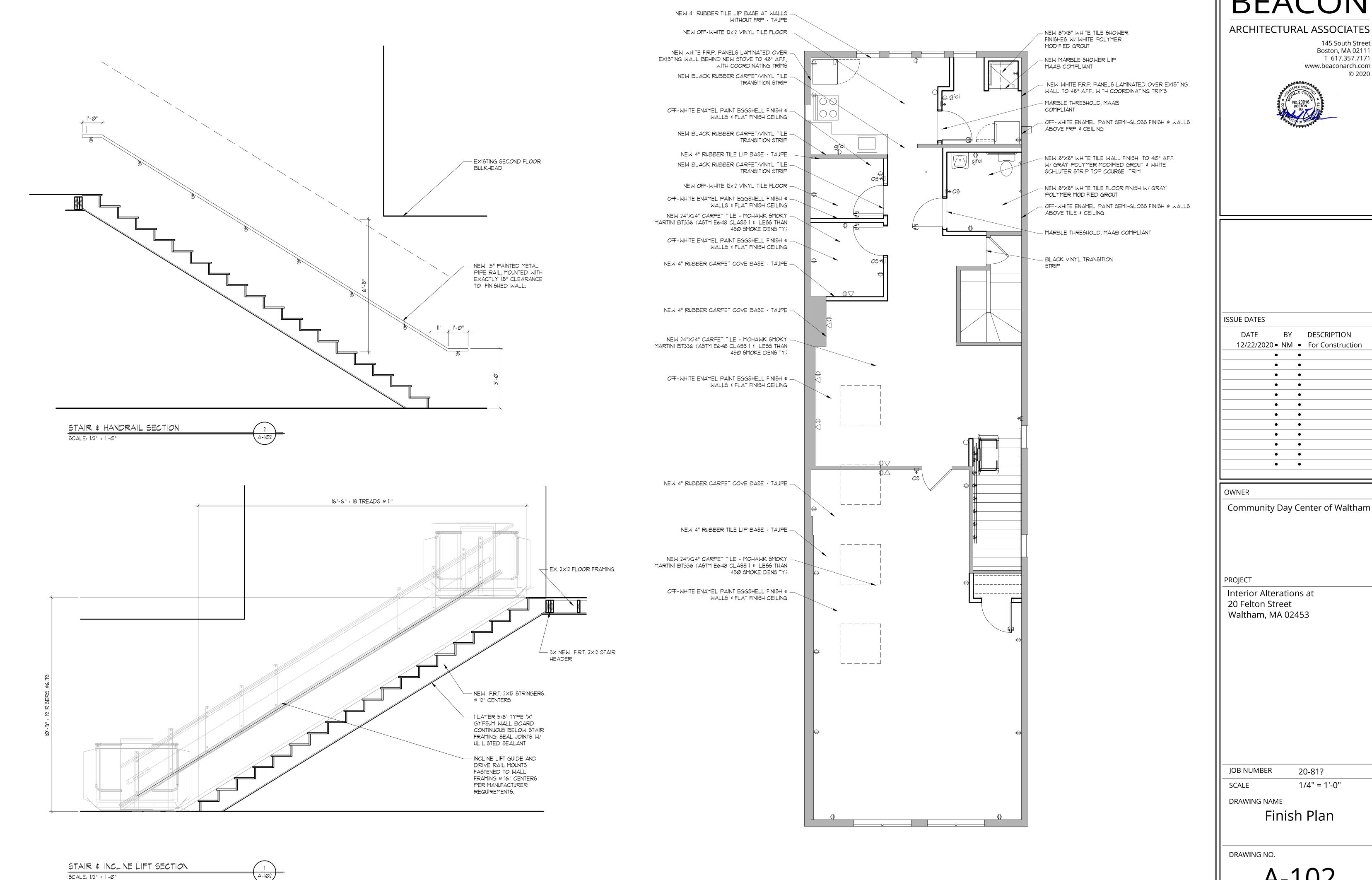
JOB NUMBER 20-81? SCALE 1/4" = 1'-0"

DRAWING NAME

Construction Plan

DRAWING NO.





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DATE	BY		DESCRIPTION
12/22/2020 •	NM	•	For Construction
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Community Day Center of Waltham

