

DOCUMENT 00902 – ADDENDUM NUMBER TWO

DATE: December 15, 2023

PROJECT: **MHA GIBBS EAST RE-CLADDING**
1701 Terminal Road - Montgomery, Alabama 36108

FROM: CCR Architecture & Interiors
2920 First Avenue South - Birmingham, Alabama 35233

TO: Prospective Bidder

This addendum forms a part of the Contract Documents and modifies the original Construction Documents Dated October 6, 2023, as noted below.

CLARIFICATIONS:

1. Revised Scope of Work – As mentioned in Addendum No. 1, the Gibbs Village West Community (2025 Terminal Road) has been deleted from the project. Refer to attached **Revised Gibbs Village East** (1701 Terminal Road) Construction Drawings and Specifications, all Revision #1 dated 12/15/23, showing the reduced scope of work for bidding purposes.
2. Revised Bid Form – Refer to the attached Revised Bid Form for the **Revised Gibbs Village East** project.
3. Contract Duration – The project plans on construction completion with **300 calendar days** from the Owner's Notice to Proceed date.
4. Stored Materials Onsite – MHA will provide a secure area onsite for stored materials.

END OF DOCUMENT 00902

Attachments:

- **Revised Bid Form.**
- **Revised Gibbs Village East Construction Specifications, Revision #1 dated 12/15/23.**
- **Revised Gibbs Village East Construction Drawings, Revision #1 dated 12/15/23.**



Procurement/Contract Office
525 South Lawrence Street
Montgomery, Alabama 36104
Telephone 334-206-7130 | Fax 334-206-7222

Revised Bid Form

Re-Cladding of Gibbs Village East
IFB No. 2023-11

To: _____ Date: _____
(Awarding Authority)

In compliance with your Advertisement for Bids and subject to all the conditions thereof, the undersigned,

From: _____
(Legal Name of Bidder)

hereby proposes to furnish all labor and materials and perform all work required for the construction of

(Project Title)

The Bidder, which is organized and existing under the laws of the State of _____,

having its principal offices in the City of _____, is

[] a Corporation [] a Partnership [] an individual [] (other)_____.

LISTING OF PARTNERS OR OFFICERS: If Bidder is a Partnership, list all partners and their addresses; if Bidder is a Corporation, list the names, titles, and business addresses of its officers:

Four horizontal lines for listing partners or officers.

BIDDER'S REPRESENTATION: The Bidder declares that it has examined the site of the Work, having become fully informed regarding all pertinent conditions, and that it has examined the Drawings and Specifications (including all Addenda received) for the Work and the other Bid and Contract Documents relative thereto, and that it has satisfied itself relative to the Work to be performed.

ADDENDA: The Bidder acknowledges receipt of Addenda Nos. _____ through _____ inclusively.

BASE BID: For construction complete as shown and specified, the sum of _____ Dollars

(\$ _____)



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Revised Bid Form (continue)
Re-Cladding of Gibbs Village East
IFB No. 2023-11

SCHEDULE OF ALLOWANCES

A. Lump Sum Allowances.

- 1. Allowance No. 1, Construction Contingency:
a) Provide a 2% construction contingency amount in the construction sum for unforeseen conditions. If not used, the contingency amount shall be credited back to the Owner. (\$)
2. Allowance No. 2, Brick Infill & Re-pointing:
b) Provide an allowance of \$5,000.00 for brick infill and re-pointing of exterior gaps in existing walls. If not used, the allowance amount shall be credited back to the Owner. (\$)
3. Allowance No. 3, Wood Framing Replacement:
c) Provide an allowance of \$5,000.00 for removal and replacement of existing rotten, damaged, and deteriorated wood framing. If not used, the allowance amount shall be credited back to the Owner. (\$)

TOTAL BASE BID PLUS LUMP SUM ALLOWANCES

(\$)

SCHEDULE OF DEDUCTIVE ALTERNATES

- 1. Deductive Alternate No. 1, Vinyl Window Finish:
Delete the window manufacturer's painted exterior topcoat, manufacturer's standards, from the Contract Sum and provide manufacturer's integral exterior and interior finish instead. (\$)
2. Deductive Alternate No. 2, Vinyl Window Glazing:
Delete LowE 366 U-value 0.35/SHGC 0.25 glazing from the Contract Sum and provide LowE 270 glazing instead. (\$)
3. Deductive Alternate No. 3, Vinyl Window Sash:
Delete Double-Hung sash windows from the Contract Sum and provide Single-Hung windows instead. Basis-of-design: Southern Rose Series 4010 Single Hung Replacement window with LowE 270 U-value 0.35/SHGC 0.28 glazing. (\$)
4. Deductive Alternate No. 4, Window Shutters:
Delete providing window shutters from the Contract Sum. (\$)



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Bid Form (continue)
**Re-Cladding of Gibbs Village East
IFB No. 2023-11**

SCHEDULE OF DEDUCTIVE ALTERNATES (continue)

5. Deductive Alternate No. 5, Exterior Siding:
Delete providing new exterior siding on facades from the Contract Sum. The existing exterior siding will remain.
(\$ _____)

6. Deductive Alternate No. 6, Exterior Doors:
Delete providing new exterior doors from the Contract Sum. The existing exterior doors will remain.
(\$ _____)

SPECIFICATIONS

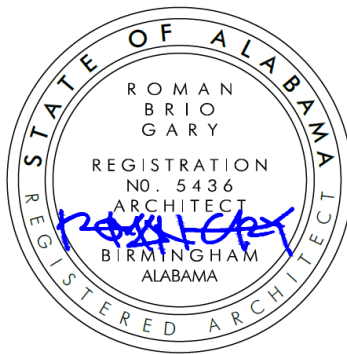
FOR

**MONTGOMERY HOUSING AUTHORITY
GIBBS VILLAGE EAST RE-CLADDING**

MONTGOMERY, ALABAMA

PROJECT # CCR - 23101

DECEMBER 15, 2023



CCR ARCHITECTURE & INTERIORS

Architecture & Interior Design
2920 1ST Avenue South
Birmingham, Alabama 35233
205/324-8864 phone
www.CCRarchitecture.com

CCR ARCHITECTURE & INTERIORS

2920 1st Avenue South
 Birmingham, Alabama 35233
 (205) 324-8864 tel

Project No. CCR - 23101

SPECIFICATION FOR
MONTGOMERY HOUSING AUTHORITY
GIBBS VILLAGE EAST RE-CLADDING

Division 00 Procurement and Contracting Requirements

*Note – AIA Documents, forms, and Contracts are not Included in this Project Manual.
 Project Forms (latest edition) equivalent to the following shall be used (where applicable) for
 this project. Copies of the forms can be purchased at aiacontracts.org

00 01 00	Table of Contents
00 01 10	Summary of Work
00 11 16	Invitation for Bid
00 21 13	AIA A701, Instructions to Bidders
00 41 33	Bid Form
00 43 36	AIA G705, Proposed Subcontractors Form
00 52 33	AIA A102, Standard Form of Agreement Between Owner and Contractor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price
00 61 00	AIA A310, Bid Bond
00 61 05	AIA A312, Performance Bond and Payment Bond
00 62 11	Submittal Transmittal Form
00 62 16	AIA G715, Supplemental Attachment for ACORD Certificate of Insurance 25
00 62 76.16	AIA G702, Application and Certificate for Payment
00 62 76.16	AIA G707A, Consent of Surety to Reduction in or Partial Releases of Retainage Form
00 62 77	AIA G703, Continuation Sheet
00 62 79	Inventory of Stored Materials
00 63 13	AIA G716, Request for Information (RFI)
00 63 25	Substitution Request Form
00 63 57	AIA G701, Change Order
00 65 16	AIA G704, Certificate of Substantial Completion
00 65 19.13	AIA G706, Affidavit of Payment of Debts and Claims
00 65 19.14	AIA G706A, Contractor's Affidavit of Release of Liens
00 65 19.19	AIA G707, Consent of Surety to Final Payment
00 72 00	AIA A201, General Conditions of the Contract for Construction
00 73 00	Modified General Conditions

Division 01 General Requirements

010100	Summary of Work
010200	Allowances and Alternates
010270	Applications for Payment
010350	Modification Procedures

010400	Coordination
010950	Reference Standards and Definitions
011400	Work Restrictions
012000	Project Meetings
012500	Substitution Procedures
013000	Submittals
014000	Quality Control
014319	Mockups
015000	Construction Facilities and Temporary Controls
016000	Materials and Equipment
017000	Contract Closeout
017400	Warranties

Division 06 Wood and Plastics

066000	Vinyl Shutters
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Division 07 Thermal and Moisture Protection

074600	Siding
079200	Joint Sealants

Division 08 Openings

081100	Steel Doors and Frames
085313	Vinyl Windows
087100	Door Hardware

Division 09 Finishes

099100	Painting
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End of Index

SECTION 010100 - SUMMARY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

1. Project information.
2. Work covered by Contract Documents.
3. Phased construction.
4. Work by Owner.
5. Work under separate contracts.
6. Future work.
7. Purchase contracts.
8. Contractor-furnished, Owner-installed products.
9. Access to site.
10. Coordination with occupants.
11. Work restrictions.
12. Specification and drawing conventions.
13. Miscellaneous provisions.

B. Related Requirements:

1. Section 015000 "Construction Facilities and Temporary Controls" for limitations and procedures governing temporary use of Owner's facilities.

1.3 PROJECT INFORMATION

A. Project Identification: Gibbs East Re-Cladding.

1. Project Locations:

- 1701 Terminal Road, Montgomery, Alabama 36108.

B. Owner: Montgomery Housing Authority (MHA).

1. Owner's Representative: William (Scott) Standerfer (334) 531-2628

C. Architect: Cohen Carnaggio Reynolds, Inc. (205)324-8864.

1.4 WORK COVERED BY CONTRACT DOCUMENTS

- A. The Work of Project is defined by the Contract Documents and consists of the following:
 - 1. Installation of new Exterior Windows, Doors, Soffits, Siding Replacement and Painting on existing apartment buildings at MHA's Gibbs Village East Housing Community. The scope of work includes general construction, selective demolition, removal and replacement of new windows/doors, re-installation of window blinds, new exterior siding/soffits and painting for a complete project constructed under a single prime contract. Contractor shall provide the standard labor warranty for installation of project components.
- B. Type of Contract:
 - 1. Project will be constructed under a single prime contract.

1.5 ACCESS TO SITE

- A. General: Contractor shall have full use of Project site for construction operations during construction period. Contractor's use of Project site is limited only by Owner's right to perform work or to retain other contractors on portions of Project.
- B. Condition of Existing Buildings: Maintain portions of existing buildings affected by construction operations in a weathertight condition throughout construction period. Repair damage caused by construction operations.

1.6 SPECIFICATION AND DRAWING CONVENTIONS

- A. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:
 - 1. Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
 - 2. Specification requirements are to be performed by Contractor unless specifically stated otherwise.
- B. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.
- C. Drawing Coordination: Requirements for materials and products identified on Drawings are described in detail in the Specifications. One or more of the following are used on Drawings to identify materials and products:
 - 1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.
 - 2. Abbreviations: Materials and products are identified by abbreviations published as part of the U.S. National CAD Standard and scheduled on Drawings.

3. Keynoting: Materials and products are identified by reference keynotes referencing Specification Section numbers found in this Project Manual.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 010100

SECTION 010200 – ALLOWANCES & ALTERNATES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements governing allowances.
 - 1. Selected materials and equipment are specified in the Contract Documents by allowances. In some cases, these allowances include installation. Allowances have been established in lieu of additional requirements and to defer selection of actual materials and equipment to a later date when additional information is available for evaluation. If necessary, additional requirements will be issued by Change Order.
- B. Types of allowances include the following:
 - 1. Lump-sum allowances.
- C. Related Sections: The following Sections contain requirements that relate to this Section:
 - 1. Division 1 Section "Modification Procedures" specifies procedures for submitting and handling Change Orders.

1.3 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise the Architect of the date when the final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.
- B. At the Architect's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
- C. Purchase products and systems selected by the Architect from the designated supplier.

1.4 SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.
- B. Submit invoices or delivery slips to show the actual quantities of materials delivered to the site for use in fulfillment of each allowance.

PART 2 - PRODUCTS (Not Applicable)

PART 3 – EXECUTION

3.1 EXAMINATION

- A. Examine products covered by an allowance promptly upon delivery for damage or defects.

3.2 PREPARATION

- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

3.3 SCHEDULE OF ALLOWANCES

- A. Lump Sum Allowances.

- 1. **Allowance No. 1, Construction Contingency:**

- a. Provide a 2% construction contingency amount in the construction sum for unforeseen conditions. If not used, the contingency amount shall be credited back to the Owner.

- 2. **Allowance No. 2, Brick Infill & Re-pointing:**

- b. Provide an allowance of \$5,000.00 for brick infill and re-pointing of exterior gaps in existing building walls. If not used, the allowance amount shall be credited back to the Owner.

- 3. **Allowance No. 3, Wood Framing Replacement:**

- c. Provide an allowance of \$5,000.00 for removal and replacement of existing rotten, damaged and deteriorated wood framing. If not used, the allowance amount shall be credited back to the Owner.

3.4 SCHEDULE OF ALTERNATES

- 1. **Alternate No. 1, Vinyl Window Finish:**

- a. Delete window manufacturer's painted exterior top coat from manufacturer's standards and provide manufacturer's integral exterior and interior finish instead.

- 2. **Alternate No. 2, Vinyl Window Glazing:**

- a. Delete LowE 366 U-value 0.35 / SHGC 0.25 glazing and provide LowE 270 glazing instead.

3. **Alternate No. 3, Vinyl Window Sash:**
 - a. Delete Double-Hung sash windows and provide Single-Hung windows instead. Basis-of-design: Southern Rose Series 4010 Single Hung Replacement window with LowE 270 U-value 0.35 / SHGC 0.28 glazing.
4. **Alternate No. 4, Window Shutters:**
 - a. Delete providing window shutters from the Contract Sum.
5. **Alternate No. 5, Exterior Siding:**
 - b. Delete providing new exterior siding on facades from the Contract Sum. The existing exterior siding will remain.
6. **Alternate No. 6, Exterior Doors:**
 - b. Delete providing new exterior doors from the Contract Sum. The existing exterior doors will remain.

END OF SECTION 010200

SECTION 010270 - APPLICATIONS FOR PAYMENT

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section specifies administrative and procedural requirements governing the Contractor's Applications for Payment.
- B. This Section specifies administrative and procedural requirements governing each prime contractor's Applications for Payment.
 - 1. Coordinate the Schedule of Values and Applications for Payment with the Contractor's Construction Schedule, Submittal Schedule, and List of Subcontracts.
- C. Related Sections: The following Sections contain requirements that relate to this Section.
 - 1. Schedules: The Contractor's Construction Schedule and Submittal Schedule are specified in Division 1 Section "Submittals."

1.3 SCHEDULE OF VALUES

- A. Coordination: Coordinate preparation of the Schedule of Values with preparation of the Contractor's Construction Schedule.
- B. Coordination: Each prime Contractor shall coordinate preparation of its Schedule of Values for its part of the Work with preparation of the Contractors' Construction Schedule.
 - 1. Correlate line items in the Schedule of Values with other required administrative schedules and forms, including:
 - a. Contractor's Construction Schedule.
 - b. Application for Payment forms, including Continuation Sheets.
 - c. List of subcontractors.
 - d. Schedule of allowances.
 - e. Schedule of alternates.
 - f. List of products.
 - g. List of principal suppliers and fabricators.
 - 2. Submit the Schedule of Values to the Owner's Representative and Architect at the earliest possible date but no later than 7 days before the date scheduled for submittal of the initial Applications for Payment.

- C. Format and Content: Use the Project Manual table of contents as a guide to establish the format for the Schedule of Values. Provide at least one line item for each Specification Section.
1. Identification: Include the following Project identification on the Schedule of Values:
 - a. Project name and location.
 - b. Name of the Architect.
 - c. Project number.
 - d. Contractor's name and address.
 - e. Date of submittal.
 2. Arrange the Schedule of Values in tabular form with separate columns to indicate the following for each item listed:
 - a. Related Specification Section or Division.
 - b. Description of Work.
 - c. Name of subcontractor.
 - d. Name of manufacturer or fabricator.
 - e. Name of supplier.
 - f. Change Orders (numbers) that affect value.
 - g. Dollar value.
 - 1) Percentage of Contract Sum to nearest one-hundredth percent, adjusted to total 100 percent.
 3. Provide a breakdown of the Contract Sum in sufficient detail to facilitate continued evaluation of Applications for Payment and progress reports. Coordinate with the Project Manual table of contents. Break principal subcontract amounts down into several line items.
 4. Round amounts to nearest whole dollar; the total shall equal the Contract Sum.
 5. Provide a separate line item in the Schedule of Values for each part of the Work where Applications for Payment may include materials or equipment, purchased or fabricated and stored, but not yet installed.
 6. Provide separate line items on the Schedule of Values for initial cost of the materials, for each subsequent stage of completion, and for total installed value of that part of the Work.
 7. Margins of Cost: Show line items for indirect costs and margins on actual costs only when such items are listed individually in Applications for Payment. Each item in the Schedule of Values and Applications for Payment shall be complete. Include the total cost and proportionate share of general overhead and profit margin for each item.
 - a. Temporary facilities and other major cost items that are not direct cost of actual work-in-place may be shown either as separate line items in the Schedule of Values or distributed as general overhead expense, at the Contractor's option.

1.4 APPLICATIONS FOR PAYMENT

- A. Each Application for Payment shall be consistent with previous applications and payments as reviewed and certified by the City Engineer or Architect and paid for by the Owner.
1. The initial Application for Payment, the Application for Payment at time of Substantial Completion, and the final Application for Payment involve additional requirements.

2. Each monthly application should include the following:
 - a. Current construction schedule.
 - b. Current Change Order Log, showing the status of all Change Orders.
 - c. Current RFI Log, showing the status of all RFI's and Change Orders.
 - d. Current Submittal Log.
 - e. Lien Waivers from suppliers, vendors and subcontractors.
- B. Payment-Application Times: Each progress-payment date is indicated in the Agreement. The period of construction Work covered by each Application for Payment is the period indicated in the Agreement.
- C. Payment-Application Forms: Use AIA Document G702 and Continuation Sheets G703 as the form for Applications for Payment.
- D. Application Preparation: Complete every entry on the form. Include notarization and execution by a person authorized to sign legal documents on behalf of the Contractor. The Architect will return incomplete applications without action.
 1. Entries shall match data on the Schedule of Values and the Contractor's Construction Schedule. Use updated schedules if revisions were made.
 2. Include amounts of Change Orders and Construction Change Directives issued prior to the last day of the construction period covered by the application.
- E. Transmittal: Submit 4 signed and notarized original copies of each Application for Payment to the Architect by a method ensuring receipt within 24 hours. One copy shall be complete, including waivers of lien and similar attachments, when required.
 1. Transmit each copy with a transmittal form listing attachments and recording appropriate information related to the application, in a manner acceptable to the Architect.
- F. Initial Application for Payment: Administrative actions and submittals, that must precede or coincide with submittal of the first Application for Payment, include the following:
 1. List of subcontractors.
 2. List of principal suppliers and fabricators.
 3. Schedule of Values.
 4. Contractor's Construction Schedule (preliminary if not final).
 5. Schedule of principal products.
 6. Schedule of unit prices.
 7. Copies of building permits.
 8. Initial progress report.
 9. Certificates of insurance and insurance policies.
 10. Performance and payment bonds.
 11. Submittal Schedule.
- G. Application for Payment at Substantial Completion: Following issuance of the Certificate of Substantial Completion, submit an Application for Payment.
 1. This application shall reflect Certificates of Partial Substantial Completion issued previously for Owner occupancy of designated portions of the Work.
 2. Administrative actions and submittals that shall precede or coincide with this application

include:

- a. Occupancy permits and similar approvals.
 - b. Warranties (guarantees) and maintenance agreements.
 - c. Test/adjust/balance records.
 - d. Maintenance instructions.
 - e. Final cleaning.
 - f. Application for reduction of retainage and consent of surety.
 - g. Advice on shifting insurance coverages.
 - h. List of incomplete Work, recognized as exceptions to Architect's Certificate of Substantial Completion.
- H. Final Payment Application: Administrative actions and submittals that must precede or coincide with submittal of the final Application for Payment include the following:
1. Completion of Project closeout requirements.
 2. Completion of items specified for completion after Substantial Completion.
 3. Ensure that unsettled claims will be settled.
 4. Ensure that incomplete Work is not accepted and will be completed without undue delay.
 5. Transmittal of required Project construction records to the Owner.
 6. Proof that taxes, fees, and similar obligations were paid.
 7. Removal of temporary facilities and services.
 8. Removal of surplus materials, rubbish, and similar elements.
 9. Change of door locks to Owner's access.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION (Not Applicable)

END OF SECTION 010270

SECTION 010350 - MODIFICATION PROCEDURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section specifies administrative and procedural requirements for handling and processing contract modifications.
- B. Related Sections: The following Sections contain requirements that relate to this Section:
 - 1. Division 1 Section "Allowances" for procedural requirements governing the handling and processing of allowances.
 - 2. Division 1 Section "Submittals" for requirements for the Contractor's Construction Schedule.
 - 3. Division 1 Section "Applications for Payment" for administrative procedures governing Applications for Payment.
 - 4. Division 1 Section "Product Substitutions" for administrative procedures for handling requests for substitutions made after award of the Contract.

1.3 MINOR CHANGES IN THE WORK

- A. The Architect will issue supplemental instructions authorizing minor changes in the Work, not involving adjustment to the Contract Sum or Contract Time, on AIA Form G710, Architect's Supplemental Instructions. Such changes shall be affected by written order issued by the Architect.

1.4 CHANGE ORDER PROPOSAL REQUESTS

- A. Owner-Initiated Proposal Requests: The Architect will prepare and issue a detailed description of proposed changes in the Work that will require adjustment to the Contract Sum or Contract Time. If necessary, the description will include supplemental or revised Drawings and Specifications.
 - 1. Proposal requests issued by the Architect are for information only. Do not consider them as an instruction either to stop work in progress or to execute the proposed change.
 - 2. Within 5 days of receipt of a proposal request, submit an estimate of cost necessary to execute the change to the Architect for the Owner's review.
 - a. Include a list of quantities of products required and unit costs, with the total amount of purchases to be made. Where requested, furnish survey data to substantiate quantities.
 - b. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
 - c. Include a statement indicating the effect the proposed change in the Work will have on the Contract Time.

- B. Contractor-Initiated Proposals: When latent or unforeseen conditions require modifications to the Contract, the Contractor may propose changes by submitting a request for a change to the Architect.
1. Include a statement outlining the reasons for the change and the effect of the change on the Work. Provide a complete description of the proposed change. Indicate the effect of the proposed change on the Contract Sum and Contract Time.
 2. Include a list of quantities of products required and unit costs, with the total amount of purchases to be made. Where requested, furnish survey data to substantiate quantities.
 3. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
 4. Comply with requirements in Section "Product Substitutions" if the proposed change requires substitution of one product or system for a product or system specified.

1.5 ALLOWANCES

- A. Allowance Adjustment: For allowance-cost adjustment, base each Change Order Proposal on the difference between the actual purchase amount and the allowance, multiplied by the final measurement of work-in-place. Where applicable, include reasonable allowances for cutting losses, tolerances, mixing wastes, normal product imperfections, and similar margins.
1. Include installation costs in the purchase amount only where indicated as part of the allowance.
 2. When requested, prepare explanations and documentation to substantiate the margins claimed.
 3. Submit substantiation of a change in scope of work claimed in the Change Orders related to unit-cost allowances.
 4. The Owner reserves the right to establish the actual quantity of work-in-place by independent quantity survey, measure, or count.

1.6 CONSTRUCTION CHANGE DIRECTIVE

- A. Construction Change Directive: When the Owner and the Contractor disagree on the terms of a Proposal Request, the Architect may issue a Construction Change Directive on AIA Form G714. The Construction Change Directive instructs the Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order. The Architect will take appropriate action on Construction Change Directives.
1. The Construction Change Directive contains a complete description of the change in the Work. It also designates the method to be followed to determine change in the Contract Sum or Contract Time.
- B. Documentation: Maintain detailed records on a time and material basis of work required by the Construction Change Directive.
1. After completion of the change, submit an itemized account and supporting data necessary to substantiate cost and time adjustments to the Contract.

1.7 CHANGE ORDER PROCEDURES

- A. Upon the Owner's approval of a Proposal Request, the Architect will prepare a Change Order, and

the Architect will take appropriate action on a Change Order for signatures of the Owner and the Contractor on AIA Form G701.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION (Not Applicable)

END OF SECTION 010350

SECTION 010400 - COORDINATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section includes administrative and supervisory requirements necessary for coordinating construction operations including, but not necessarily limited to, the following:
 - 1. General project coordination procedures.
 - 2. Coordination Drawings.
 - 3. Cleaning and protection.

1.3 COORDINATION

- A. Coordinate construction operations included in various Sections of these Specifications to assure efficient and orderly installation of each part of the Work. Coordinate construction operations included under different Sections that depend on each other for proper installation, connection, and operation.
 - 1. Schedule construction operations in the sequence required to obtain the best results where installation of one part of the Work depends on installation of other components, before or after its own installation.
 - 2. Coordinate installation of different components to assure maximum accessibility for required maintenance, service, and repair.
 - 3. Make provisions to accommodate items scheduled for later installation.
 - 4. Coordinate the work with other Prime Contractors.
- B. Where necessary, prepare memoranda for distribution to each party involved, outlining special procedures required for coordination. Include such items as required notices, reports, and attendance at meetings.
 - 1. Prepare similar memoranda for the Owner and separate contractors where coordination of their work is required.
- C. Administrative Procedures: Coordinate scheduling and timing of required administrative procedures with other construction activities to avoid conflicts and assure orderly progress of the Work. The Contractor shall prepare and submit for the Owner's information and the Architect's approval a Construction Schedule for the Work. Such administrative activities include, but are not limited to, the following:
 - 1. Preparation of schedules.
 - 2. Installation and removal of temporary facilities.

3. Delivery and processing of submittals.
4. Progress meetings.
5. Project closeout activities.

1.4 SUBMITTALS

- A. Coordination Drawings: Prepare coordination drawings where careful coordination is needed for installation of products and materials fabricated by separate entities. Prepare coordination drawings where limited space availability necessitates maximum utilization of space for efficient installation of different components.
1. Show the relationship of components shown on separate Shop Drawings.
 2. Indicate required installation sequences.
 3. Comply with requirements contained in Section "Submittals."
- B. Staff Names: Within 15 days of commencement of construction operations, submit a list of the Contractor's principal staff assignments, including the superintendent and other personnel in attendance at the Project Site. Identify individuals and their duties and responsibilities. List their addresses and telephone numbers.
1. Post copies of the list in the Project meeting room, the temporary field office, and each temporary telephone.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION

3.1 GENERAL COORDINATION PROVISIONS

- A. Inspection of Conditions: Require the Installer of each major component to inspect both the substrate and conditions under which Work is to be performed. Do not proceed until unsatisfactory conditions have been corrected in an acceptable manner.
- B. Coordinate temporary enclosures with required inspections and tests to minimize the necessity of uncovering completed construction for that purpose.

3.2 CLEANING AND PROTECTION

- A. Clean and protect construction in progress and adjoining materials in place, during handling and installation. Apply protective covering where required to assure protection from damage or deterioration at Substantial Completion.
- B. Clean and provide maintenance on completed construction as frequently as necessary through the remainder of the construction period. Adjust and lubricate operable components to assure operability without damaging effects.

- C. Limiting Exposures: Supervise construction operations to assure that no part of the construction, completed or in progress, is subject to harmful, dangerous, damaging, or otherwise deleterious exposure during the construction period. Where applicable, such exposures include, but are not limited to, the following:
1. Excessive static or dynamic loading.
 2. Excessively high or low temperatures.
 3. Thermal shock.
 4. Excessively high or low humidity.
 5. Water or ice.
 6. Puncture.
 7. Abrasion.
 8. Heavy traffic.
 9. Soiling, staining, and corrosion.
 10. Rodent and insect infestation.
 11. Contact between incompatible materials.
 12. Excessive weathering.
 13. Unprotected storage.
 14. Improper shipping or handling.
 15. Theft.
 16. Vandalism.

END OF SECTION 010400

SECTION 010950 - REFERENCE STANDARDS AND DEFINITIONS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 DEFINITIONS

- A. General: Basic contract definitions are included in the Conditions of the Contract.
- B. "Indicated": The term "indicated" refers to graphic representations, notes, or schedules on the Drawings; or to other paragraphs or schedules in the Specifications and similar requirements in the Contract Documents. Terms such as "shown," "noted," "scheduled," and "specified" are used to help the user locate the reference. Location is not limited.
- C. "Directed": Terms such as "directed," "requested," "authorized," "selected," "approved," "required," and "permitted" mean directed by the Architect, requested by the Architect, and similar phrases.
- D. "Approved": The term "approved," when used in conjunction with the Architect's action on the Contractor's submittals, applications, and requests, is limited to the Architect's duties and responsibilities as stated in the Conditions of the Contract.
- E. "Regulations": The term "regulations" includes laws, ordinances, statutes, and lawful orders issued by authorities having jurisdiction, as well as rules, conventions, and agreements within the construction industry that control performance of the Work.
- F. "Furnish": The term "furnish" means to supply and deliver to the Project site, ready for unloading, unpacking, assembly, installation, and similar operations.
- G. "Install": The term "install" describes operations at the Project site including the actual unloading, temporary storage, unpacking, assembling, erecting, placing, anchoring, applying, working to dimension, finishing, curing, protecting, cleaning, and similar operations.
- H. "Provide": The term "provide" means to furnish and install, complete and ready for the intended use.
- I. "Installer": An installer is the Contractor or another entity engaged by the Contractor, either as an employee, subcontractor, or contractor of lower tier, who performs a particular construction activity including installation, erection, application, or similar operations. Installers are required to be experienced in the operations they are engaged to perform.
 - 1. The term "experienced," when used with the term "installer," means having successfully completed a minimum of 5 previous projects similar in size and scope to this Project; being familiar with the special requirements indicated; and having complied with requirements of authorities having jurisdiction.

- J. "Project site" is the space available to the Contractor for performing construction activities, either exclusively or in conjunction with others performing work as part of the Project. The extent of the Project site is shown on the Drawings and may or may not be identical with the description of the land on which the Project is to be built.
- K. "Testing Agencies": A testing agency is an independent entity engaged to perform specific inspections or tests, either at the Project site or elsewhere, and to report on and, if required, to interpret results of those inspections or tests.

1.3 INDUSTRY STANDARDS

- A. Applicability of Standards: Unless the Contract Documents include more stringent requirements, applicable construction industry standards have the same force and effect as if bound or copied directly into the Contract Documents to the extent referenced. Such standards are made a part of the Contract Documents by reference.
- B. Publication Dates: Comply with the standards in effect as of the date of the Contract Documents.
- C. Conflicting Requirements: Where compliance with 2 or more standards is specified and the standards establish different or conflicting requirements for minimum quantities or quality levels, comply with the most stringent requirement. Refer uncertainties and requirements that are different but apparently equal to the Architect for a decision before proceeding.
 - 1. Minimum Quantity or Quality Levels: The quantity or quality level shown or specified shall be the minimum provided or performed. The actual installation may comply exactly with the minimum quantity or quality specified, or it may exceed the minimum within reasonable limits. To comply with these requirements, indicated numeric values are minimum or maximum, as appropriate, for the context of the requirements. Refer uncertainties to the Architect for a decision before proceeding.
- D. Copies of Standards: Each entity engaged in construction on the Project must be familiar with industry standards applicable to its construction activity. Copies of applicable standards are not bound with the Contract Documents.
- E. Abbreviations and Names: Trade association names and titles of general standards are frequently abbreviated. Where abbreviations and acronyms are used in the Specifications or other Contract Documents, they mean the recognized name of the trade association, standards-generating organization, authorities having jurisdiction, or other entity applicable to the context of the text provision. Refer to Gale Research Inc.'s "Encyclopedia of Associations," which is available in most libraries.

1.4 SUBMITTALS

- A. Permits, Licenses, and Certificates: For the Owner's records, submit copies of permits, licenses, certifications, inspection reports, releases, jurisdictional settlements, notices, receipts for fee payments, judgments, correspondence, records, and similar documents, established for compliance with standards and regulations bearing on performance of the Work.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION (Not Applicable)

END OF SECTION 010950

SECTION 011400 – Work Restrictions

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 USE OF PREMISES

- A. Refer to Section 01 31 19 Project Meetings for Owner Coordination Meeting information.
- B. Use of Site: Limit use of premises to work in areas indicated. Do not disturb portions of site beyond areas in which the Work is indicated.
- C. Contractor shall assume full responsibility for the protection and safekeeping of products under this contract stored on the site.

PART 2 – PRODUCTS (NOT APPLICABLE)

PART 3 – EXECUTION (NOT APPLICABLE)

END OF SECTION 011400

SECTION 012000 - PROJECT MEETINGS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section specifies administrative and procedural requirements for project meetings, including, but not limited to, the following:
 - 1. Preinstallation conferences.
 - 2. Progress meetings.
 - 3. Coordination meetings.
- B. Related Sections: The following Sections contain requirements that relate to this Section:
 - 1. Division 1 Section "Coordination" for procedures for coordinating project meetings with other construction activities.
 - 2. Division 1 Section "Submittals" for submitting the Contractor's Construction Schedule.

1.3 PREINSTALLATION CONFERENCES

- A. Conduct a preinstallation conference at the Project Site before each construction activity that requires coordination with other construction. Activities requiring preinstallation conferences include, but are not limited to the following:
 - 1. Electrical Work
 - 2. HVAC Mechanical Equipment & Refrigerant Piping.
- B. Attendees: The Installer and representatives of manufacturers and fabricators involved in or affected by the installation, and its coordination or integration with other materials and installations that have preceded or will follow, shall attend the meeting. Advise the Architect of scheduled meeting dates.
 - 1. Review the progress of other construction activities and preparations for the particular activity under consideration at each preinstallation conference, including requirements for the following:
 - a. Contract Documents.
 - b. Shop Drawings, Product Data, and quality-control samples.
 - c. Possible conflicts.
 - d. Compatibility problems.
 - e. Time schedules.
 - f. Manufacturer's recommendations.
 - g. Compatibility of materials.

- h. Acceptability of substrates.

1.4 PROGRESS MEETINGS

- A. Conduct progress meetings at the Project Site at regular intervals. Notify the Owner and the Architect of scheduled meeting dates. Coordinate dates of meetings with preparation of the payment request.

1.5 COORDINATION MEETINGS

- A. Conduct project coordination meetings at regular intervals convenient for all parties involved. Project coordination meetings are in addition to specific meetings held for other purposes, such as regular progress meetings and special preinstallation meetings.
- B. Request representation at each meeting by every party currently involved in coordination or planning for the construction activities involved.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION (Not Applicable)

END OF SECTION 01200

SECTION 012500 - SUBSTITUTION PROCEDURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for substitutions.
- B. Related Requirements:
 - 1. Section 012100 "Allowances" for products selected under an allowance.
 - 2. Section 016000 "Product Requirements" for requirements for submitting comparable product submittals for products by listed manufacturers.

1.3 DEFINITIONS

- A. Substitutions: Changes in products, materials, equipment, and methods of construction required by the Contract Documents proposed by the Contractor *after award of the Contract are considered to be requests for substitutions.*
 - 1. The following are not considered to be requests for substitutions:
 - a. Substitutions requested during the bidding or pricing period, and accepted by Addendum prior to award of the Contract, are included in the Contract Documents and are not subject to requirements specified in this Section for substitutions.
 - b. Revisions to the Contract Documents requested by the Owner or Architect.
 - c. Specified options of products and construction methods included in the Contract Documents.
 - d. The Contractor's determination of and compliance with governing regulations and orders issued by governing authorities.
 - 2. Substitutions for Cause: Changes proposed by Contractor that are required due to changed Project conditions, such as unavailability of product, regulatory changes, or unavailability of required warranty terms.
 - 3. Substitutions for Convenience: Changes proposed by Contractor or Owner that are not required in order to meet other Project requirements but may offer advantage to Contractor or Owner.

1.4 ACTION SUBMITTALS

- A. Substitution Requests: Submit three copies of each request for consideration. Identify product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.
1. Substitution Request Form: Use CSI Form 13.1A.
 2. Documentation: Show compliance with requirements for substitutions and the following, as applicable:
 - a. Statement indicating why specified product or fabrication or installation cannot be provided, if applicable.
 - b. Coordination information, including a list of changes or revisions needed to other parts of the Work and to construction performed by Owner and separate contractors, that will be necessary to accommodate proposed substitution.
 - c. Detailed comparison of significant qualities of proposed substitution with those of the Work specified. Include annotated copy of applicable Specification Section. Significant qualities may include attributes such as performance, weight, size, durability, visual effect, sustainable design characteristics, warranties, and specific features and requirements indicated. Indicate deviations, if any, from the Work specified.
 - d. Product Data, including drawings and descriptions of products and fabrication and installation procedures.
 - e. Samples, where applicable or requested.
 - f. Certificates and qualification data, where applicable or requested.
 - g. List of similar installations for completed projects with project names and addresses and names and addresses of architects and owners.
 - h. Material test reports from a qualified testing agency indicating and interpreting test results for compliance with requirements indicated.
 - i. Research reports evidencing compliance with building code in effect for Project, from ICC-ES.
 - j. Detailed comparison of Contractor's construction schedule using proposed substitution with products specified for the Work, including effect on the overall Contract Time. If specified product or method of construction cannot be provided within the Contract Time, include letter from manufacturer, on manufacturer's letterhead, stating date of receipt of purchase order, lack of availability, or delays in delivery.
 - k. Cost information, including a proposal of change, if any, in the Contract Sum.
 - l. Contractor's certification that proposed substitution complies with requirements in the Contract Documents except as indicated in substitution request, is compatible with related materials, and is appropriate for applications indicated.
 - m. Contractor's waiver of rights to additional payment or time that may subsequently become necessary because of failure of proposed substitution to produce indicated results.
 3. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within seven days of receipt of a request for substitution. Architect will notify Contractor of acceptance or rejection of proposed substitution within 15 days of receipt of request, or seven days of receipt of additional information or documentation, whichever is later.
 - a. Forms of Acceptance: Change Order, Construction Change Directive, or Architect's Supplemental Instructions for minor changes in the Work.

- b. Use product specified if Architect does not issue a decision on use of a proposed substitution within time allocated.

1.5 QUALITY ASSURANCE

- A. Compatibility of Substitutions: Investigate and document compatibility of proposed substitution with related products and materials. Engage a qualified testing agency to perform compatibility tests recommended by manufacturers.

1.6 PROCEDURES

- A. Coordination: Revise or adjust affected work as necessary to integrate work of the approved substitutions.

PART 2 - PRODUCTS

2.1 SUBSTITUTIONS

- A. Substitutions for Cause: Submit requests for substitution immediately on discovery of need for change, but not later than 15 days prior to time required for preparation and review of related submittals.
 - 1. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:
 - a. Requested substitution is consistent with the Contract Documents and will produce indicated results.
 - b. Substitution request is fully documented and properly submitted.
 - c. Requested substitution will not adversely affect Contractor's construction schedule.
 - d. Requested substitution has received necessary approvals of authorities having jurisdiction.
 - e. Requested substitution is compatible with other portions of the Work.
 - f. Requested substitution has been coordinated with other portions of the Work.
 - g. Requested substitution provides specified warranty.
 - h. If requested substitution involves more than one contractor, requested substitution has been coordinated with other portions of the Work, is uniform and consistent, is compatible with other products, and is acceptable to all contractors involved.
- B. Substitutions for Convenience: Not allowed unless otherwise indicated.
- C. Substitutions for Convenience: Architect will consider requests for substitution if received within 60 days after commencement of the Work. Requests received after that time may be considered or rejected at discretion of Architect.
 - 1. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:

- a. Requested substitution offers Owner a substantial advantage in cost, time, energy conservation, or other considerations, after deducting additional responsibilities Owner must assume. Owner's additional responsibilities may include compensation to Architect for redesign and evaluation services, increased cost of other construction by Owner, and similar considerations.
- b. Requested substitution does not require extensive revisions to the Contract Documents.
- c. Requested substitution is consistent with the Contract Documents and will produce indicated results.
- d. Substitution request is fully documented and properly submitted.
- e. Requested substitution will not adversely affect Contractor's construction schedule.
- f. Requested substitution has received necessary approvals of authorities having jurisdiction.
- g. Requested substitution is compatible with other portions of the Work.
- h. Requested substitution has been coordinated with other portions of the Work.
- i. Requested substitution provides specified warranty.
- j. If requested substitution involves more than one contractor, requested substitution has been coordinated with other portions of the Work, is uniform and consistent, is compatible with other products, and is acceptable to all contractors involved.

PART 3 - EXECUTION (Not Used)

END OF SECTION 012500

SECTION 013000 - SUBMITTALS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for submittals required for performance of the Work, including the following:
 - 1. Contractor's construction schedule.
 - 2. Shop Drawings.
 - 3. Product Data.
 - 4. Samples.
- B. Related Sections: The following Sections contain requirements that relate to this Section:
 - 1. Division 1 Section "Applications for Payment" specifies requirements for submittal of the Schedule of Values.
 - 2. Division 1 Section "Coordination" specifies requirements governing preparation and submittal of required Coordination Drawings.
 - 3. Division 1 Section "Project Meetings" specifies requirements for submittal and distribution of meeting and conference minutes.
 - 4. Division 1 Section "Quality Control" specifies requirements for submittal of inspection and test reports.
 - 5. Division 1 Section "Contract Closeout" specifies requirements for submittal of Project Record Documents and warranties at project closeout.

1.3 SUBMITTAL PROCEDURES

- A. Coordination: Coordinate preparation and processing of submittals with performance of construction activities. Transmit each submittal sufficiently in advance of performance of related construction activities to avoid delay. Submit to the Architect for his approval.
 - 1. Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals, and related activities that require sequential activity.
 - 2. Coordinate transmittal of different types of submittals for related elements of the Work so processing will not be delayed by the need to review submittals concurrently for coordination.
 - a. The Architect reserves the right to withhold action on a submittal requiring coordination with other submittals until all related submittals are received.

3. Processing: To avoid the need to delay installation as a result of the time required to process submittals, allow sufficient time for submittal review, including time for resubmittals.
 - a. Allow 2 weeks for initial review by the Architect. Allow additional time if the Architect must delay processing to permit coordination with subsequent submittals.
 - b. If an intermediate submittal is necessary, process the same as the initial submittal.
 - c. Allow 2 weeks for reprocessing each submittal.
 - d. No extension of Contract Time will be authorized because of failure to transmit submittals to the Architect sufficiently in advance of the Work to permit processing.
 4. A submittal schedule shall be submitted with the first application. Schedule shall illustrate all Submittals and their time frames.
- B. Submittal Preparation: Place a permanent label or title block on each submittal for identification. Indicate the name of the entity that prepared each submittal on the label or title block.
1. Include the following information on the label for processing and recording action taken.
 - a. Project name.
 - b. Date.
 - c. Name and address of the Contractor.
 - d. Name and address of the subcontractor.
 - e. Name and address of the supplier.
 - f. Name of the manufacturer.
 - g. Drawing number and detail references, as appropriate.
- C. Submittal Transmittal: Package each submittal appropriately for transmittal and handling. Transmit each submittal from the Contractor to the Architect using a transmittal form. The Architect will not accept submittals received from sources other than the Contractor.
1. On the transmittal, record relevant information and requests for data. On the form, or separate sheet, record deviations from Contract Document requirements, including variations and limitations. Include Contractor's certification that information complies with Contract Document requirements.
- 1.4 CONTRACTOR'S CONSTRUCTION SCHEDULE
- A. Bar-Chart Schedule: Prepare a fully developed, horizontal bar-chart-type, contractor's construction schedule. Submit within 15 days after the date established for "Commencement of the Work." Schedule shall be provided in a Suretrack Format.
1. Provide a separate time bar for each significant construction activity. Provide a continuous vertical line to identify the first working day of each week. Use the same breakdown of units of the Work as indicated in the "Schedule of Values." No activity shall extend beyond 15 days.
 2. Within each time bar, indicate estimated completion percentage in 10 percent increments. As Work progresses, place a contrasting mark in each bar to indicate Actual Completion.
 3. Prepare the schedule on a sheet, or series of sheets, of stable transparency, or other reproducible media, of sufficient width to show data for the entire construction period.
 4. Secure time commitments for performing critical elements of the Work from parties involved.

- Coordinate each element on the schedule with other construction activities; include minor elements involved in the sequence of the Work. Show each activity in proper sequence. Indicate graphically the sequences necessary for completion of related portions of the Work.
5. Coordinate the Contractor's Construction Schedule with the Schedule of Values, list of subcontracts, Submittal Schedule, progress reports, payment requests, and other schedules.
 6. Indicate completion in advance of the date established for Substantial Completion. Indicate Substantial Completion on the schedule to allow time for the Architect's procedures necessary for certification of Substantial Completion.
 7. Schedule shall include "Target Bars" illustrating the initial schedule.
 8. Provide Schedule on an electronic disk.
 9. Schedule shall reflect all milestone dates.
- B. Distribution: Following response to the initial submittal, print and distribute copies to the Architect, Owner, subcontractors, and other parties required to comply with scheduled dates. Post copies in the Project meeting room and temporary field office.
- C. Schedule Updating: Revise the schedule after each meeting, event, or activity where revisions have been recognized or made. Issue the updated schedule concurrently with the report of each meeting.

1.5 SHOP DRAWINGS

- A. Submit newly prepared information drawn accurately to scale. Highlight, encircle, or otherwise indicate deviations from the Contract Documents. **Do not reproduce Contract Documents or copy standard information as the basis of Shop Drawings.** Standard information prepared without specific reference to the Project is not a Shop Drawing.
- B. Shop Drawings include fabrication and installation Drawings, setting diagrams, schedules, patterns, templates and similar Drawings. Include the following information:
1. Dimensions.
 2. Identification of products and materials included by sheet and detail number.
 3. Compliance with specified standards.
 4. Notation of coordination requirements.
 5. Notation of dimensions established by field measurement.
 6. Final Submittal: Submit 4 blue- or black-line prints; submit 6 prints where required for maintenance manuals. The Architect will retain 1 print and return the remainder.
 7. Do not use Shop Drawings without an appropriate final stamp indicating action taken.

1.6 PRODUCT DATA

- A. Collect Product Data into a single submittal for each element of construction or system. Product Data includes printed information, such as manufacturer's installation instructions, catalog cuts, standard color charts, roughing-in diagrams and templates, standard wiring diagrams, and performance curves.
1. Mark each copy to show applicable choices and options. Where printed Product Data includes information on several products that are not required, mark copies to indicate the applicable information. Include the following information:
 - a. Manufacturer's printed recommendations.

- b. Compliance with trade association standards.
 - c. Compliance with recognized testing agency standards.
 - d. Application of testing agency labels and seals.
 - e. Notation of dimensions verified by field measurement.
 - f. Notation of coordination requirements.
2. Do not submit Product Data until compliance with requirements of the Contract Documents has been confirmed.
 3. Submittals: Submit 4 copies of each required submittal; submit 6 copies where required for maintenance manuals. The Architect will retain one and will return the other marked with action taken and corrections or modifications required.
 - a. Unless noncompliance with Contract Document provisions is observed, the submittal may serve as the final submittal.
 4. Distribution: Furnish copies of final submittal to installers, subcontractors, suppliers, manufacturers, fabricators, and others required for performance of construction activities. Show distribution on transmittal forms.
 - a. Do not proceed with installation until a copy of Product Data is in the Installer's possession.
 - b. Do not permit use of unmarked copies of Product Data in connection with construction.

1.7 SAMPLES

- A. Submit full-size, fully fabricated Samples cured and finished as specified and physically identical with the material or product proposed. Samples include partial sections of manufactured or fabricated components, cuts or containers of materials, color range sets, and swatches showing color, texture, and pattern.
 1. Mount or display Samples in the manner to facilitate review of qualities indicated. Prepare Samples to match the Architect's sample. Include the following:
 - a. Specification Section number and reference.
 - b. Generic description of the Sample.
 - c. Sample source.
 - d. Product name or name of the manufacturer.
 - e. Compliance with recognized standards.
 - f. Availability and delivery time.
 2. Submit Samples for review of size, kind, color, pattern, and texture. Submit Samples for a final check of these characteristics with other elements and a comparison of these characteristics between the final submittal and the actual component as delivered and installed.
 - a. Refer to other Specification Sections for requirements for Samples that illustrate workmanship, fabrication techniques, details of assembly, connections, operation, and similar construction characteristics.
 - b. Samples not incorporated into the Work, or otherwise designated as the Owner's property, are the property of the Contractor and shall be removed from the site prior to Substantial Completion.

3. Submittals: Except for Samples illustrating assembly details, workmanship, fabrication techniques, connections, operation, and similar characteristics, submit 4 sets. The Architect will return one set marked with the action taken.
 4. Maintain sets of Samples, as returned, at the Project Site, for quality comparisons throughout the course of construction.
- B. Distribution of Samples: Prepare and distribute additional sets to subcontractors, manufacturers, fabricators, suppliers, installers, and others as required for performance of the Work. Show distribution on transmittal forms.
1. Field samples are full-size examples erected on-site to illustrate finishes, coatings, or finish materials and to establish the Project standard.
 - a. Comply with submittal requirements to the fullest extent possible. Process transmittal forms to provide a record of activity.

1.8 ARCHITECT'S ACTION

- A. Except for submittals for the record or information, where action and return is required, the Architect will review each submittal, mark to indicate action taken, and return promptly.
1. Compliance with specified characteristics is the Contractor's responsibility.
- B. Action Stamp: The Architect will stamp each submittal with a uniform, action stamp. The Architect will mark the stamp appropriately to indicate the action taken.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION (Not Applicable)

END OF SECTION 013000

SECTION 014000 - QUALITY CONTROL

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for quality-control services.
- B. Quality-control services include inspections, tests, and related actions, including reports performed by Contractor, by independent agencies, and by governing authorities. They do not include contract enforcement activities performed by the Architect.
- C. Inspection and testing services are required to verify compliance with requirements specified or indicated. These services do not relieve Contractor of responsibility for compliance with Contract Document requirements.
- D. Requirements of this Section relate to customized fabrication and installation procedures, not production of standard products.
 - 1. Specific quality-control requirements for individual construction activities are specified in the Sections that specify those activities. Requirements in those Sections may also cover production of standard products.
 - 2. Specified inspections, tests, and related actions do not limit Contractor's quality-control procedures that facilitate compliance with Contract Document requirements.
 - 3. Requirements for Contractor to provide quality-control services required by the Architect, Owner, or authorities having jurisdiction are not limited by provisions of this Section.

1.3 RESPONSIBILITIES

- A. Contractor Responsibilities: Unless otherwise indicated as the responsibility of another identified entity, Contractor shall provide inspections, tests, and other quality-control services specified elsewhere in the Contract Documents and required by authorities having jurisdiction. Costs for these services are included in the Contract Sum.
 - 1. Where individual Sections specifically indicate that certain inspections, tests, and other quality-control services are the Contractor's responsibility, the Contractor shall employ and pay a qualified independent testing agency to perform quality-control services. Costs for these services are included in the Contract Sum.
 - 2. Where individual Sections specifically indicate that certain inspections, tests, and other quality-control services are the Owner's responsibility, the Owner will employ and pay a qualified independent testing agency to perform those services.
- B. Retesting: The Contractor is responsible for retesting where results of inspections, tests, or other quality-

control services prove unsatisfactory and indicate noncompliance with Contract Document requirements, regardless of whether the original test was Contractor's responsibility.

1. The cost of retesting construction, revised or replaced by the Contractor, is the Contractor's responsibility where required tests performed on original construction indicated noncompliance with Contract Document requirements.
- C. Duties of the Testing Agency: The independent agency engaged to perform inspections, sampling, and testing of materials and construction specified in individual Sections shall cooperate with the Architect and the Contractor in performance of the agency's duties. The testing agency shall provide qualified personnel to perform required inspections and tests.
1. The agency shall notify the Architect and the Contractor promptly of irregularities or deficiencies observed in the Work during performance of its services.
 2. The agency is not authorized to release, revoke, alter, or enlarge requirements of the Contract Documents or approve or accept any portion of the Work.
 3. The agency shall not perform any duties of the Contractor.
- D. Coordination: Coordinate the sequence of activities to accommodate required services with a minimum of delay. Coordinate activities to avoid the necessity of removing and replacing construction to accommodate inspections and tests.
1. The Contractor is responsible for scheduling times for inspections, tests, taking samples, and similar activities.

1.4 SUBMITTALS

- A. Unless the Contractor is responsible for this service, the independent testing agency shall submit a certified written report, in duplicate, of each inspection, test, or similar service to the Architect. If the Contractor is responsible for the service, submit a certified written report, in duplicate, of each inspection, test, or similar service through the Contractor.
1. Submit additional copies of each written report directly to the governing authority, when the authority so directs.
 2. Report Data: Written reports of each inspection, test, or similar service include, but are not limited to, the following:
 - a. Date of issue.
 - b. Project title and number.
 - c. Name, address, and telephone number of testing agency.
 - d. Dates and locations of samples and tests or inspections.
 - e. Names of individuals making the inspection or test.
 - f. Designation of the Work and test method.
 - g. Identification of product and Specification Section.
 - h. Complete inspection or test data.
 - i. Test results and an interpretation of test results.
 - j. Ambient conditions at the time of sample taking and testing.
 - k. Comments or professional opinion on whether inspected or tested Work complies with Contract Document requirements.

- l. Name and signature of laboratory inspector.
- m. Recommendations on retesting.

1.5 QUALITY ASSURANCE

- A. Qualifications for Service Agencies: Engage inspection and testing service agencies, including independent testing laboratories, that are prequalified as complying with the American Council of Independent Laboratories' "Recommended Requirements for Independent Laboratory Qualification" and that specialize in the types of inspections and tests to be performed.
 - 1. Each independent inspection and testing agency engaged on the Project shall be authorized by authorities having jurisdiction to operate in the state where the Project is located.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION

3.1 REPAIR AND PROTECTION

- A. General: Upon completion of inspection, testing, sample taking and similar services, repair damaged construction and restore substrates and finishes. Comply with Contract Document requirements for Division 1 Section "Cutting and Patching."
- B. Protect construction exposed by or for quality-control service activities, and protect repaired construction.
- C. Repair and protection is Contractor's responsibility, regardless of the assignment of responsibility for inspection, testing, or similar services.

END OF SECTION 014000

SECTION 014319 MOCKUPS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Requirements for fabrication and erection of mockups, complete, as indicated and specified.
2. The purpose of the mockups is for the Contractor and subcontractors to demonstrate the quality of workmanship, quality of materials, finishes, the methods of assembly, and the performance testing of the mockups.
3. When review of mock-up may require revisions in design, the Owner and Architect will so advise the Contractor of such revisions in writing.

B. Related Sections:

1. All sections for mockup work scheduled below.
2. 08 11 00 Steel Doors and Frames
3. 08 53 13 Vinyl Windows
4. 08 71 00 Door Hardware
5. 09 90 00 Painting

1.2 SUBMITTALS

- A. Shop Drawings: Submit complete shop and erection drawings for construction of the area indicated. Include sizing and spacing of each component, anchorage details, and provisions for attachment or insertion of associated Work. Include detailed description of each test procedure to be performed.
- B. Additional Submittal Data: Refer to specific specification Sections for additional submittal requirements.

1.3 QUALITY ASSURANCE

- A. Construct mockups in full size, with the same materials, methods, and workmanship that will be used for the Work.
- B. Following acceptance, mockups shall serve as standards of quality and appearance for the Work they represent.
- C. Mockups will remain in place after approval by Owner and Architect.

1.4 JOB CONDITIONS

- A. Schedule construction and review of mockups to avoid delaying the progress of the Work.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Materials and finishes for mockups shall be as specified in individual Specifications Sections.

FABRICATION

- B. Fabricate and install mockups in full size, with the same materials, methods, and workmanship that will be used for the Work.
- C. Fabricate mockups as scheduled below. Mock-ups shall be complete with all components of the assembly, including framing system, windows, glazing, sealants, finishes, and all other items required.
- D. With the Owner and Architect's prior approval, mockups will be incorporated into the work.

PART 3 - EXECUTION

3.1 MOCKUPS

- A. General: Provide listed below and as indicated in specific specification section.
 - 1. Give ample advance notice of time and place for mockup review.
- B. Design Criteria: As specified under appropriate Sections.
- C. Mockups. Refer to Drawing Sheet G000 for Schedule of Mockups.

3.2 REVIEW AND ACCEPTANCE

- A. Upon completion of each mock-up, notify Architect and Owner's Representative and make arrangements for review and testing. Provide at least 3 working days after notification for review and comment. The Architect, and Owner's representative will provide comments and approval.
- B. Modify, redo, and add to mock-up as directed.
- C. Do not proceed with installation of any material or product incorporated in a mock-up until mock-up is reviewed and accepted by Architect and Owner.

3.3 PROTECTION AND MAINTENANCE

- A. General:
 - 1. Following acceptance, mockups shall serve as a minimum standard of quality and appearance for the final completed installation of the work it represents.
 - 2. Protect and maintain mockups in a clean, undamaged condition, as acceptable to the Owner and Architect, until such time as they are either incorporated in the Work or removed from the site.

MOCK UPS

3. Accepted mockups shall not be incorporated into the Project unless specifically authorized in writing by the Architect.

3.4 REMOVAL

- A. Any portions of mockups that are not approved for incorporation into the work shall become the Contractor's property and shall be removed from the site by the Contractor when so directed by the Owner and Architect.

END OF SECTION

SECTION 015000 - CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section includes requirements for construction facilities and temporary controls, including temporary utilities, support facilities, and security and protection.
- B. Temporary utilities include, but are not limited to, the following:
 - 1. Water service and distribution.
 - 2. Temporary electric power and light.
- C. Support facilities include, but are not limited to, the following:
 - 1. Field offices and storage sheds.
 - 2. Temporary project identification signs and bulletin boards.
 - 3. Waste disposal services.
 - 4. Construction aids and miscellaneous services and facilities.
- D. Security and protection facilities include, but are not limited to, the following:
 - 1. Temporary fire protection.
 - 2. Environmental protection.

1.3 QUALITY ASSURANCE

- A. Regulations: Comply with industry standards and applicable laws and regulations of authorities having jurisdiction including, but not limited to, the following:
 - 1. Building code requirements.
 - 2. Health and safety regulations.
 - 3. Utility company regulations.
 - 4. Police, fire department, and rescue squad rules.
 - 5. Environmental protection regulations.
- B. Standards: Comply with NFPA 241 "Standard for Safeguarding Construction, Alterations, and Demolition Operations," ANSI A10 Series standards for "Safety Requirements for Construction and Demolition," and NECA Electrical Design Library "Temporary Electrical Facilities."
 - 1. Electrical Service: Comply with NEMA, NECA, and UL standards and regulations for temporary electric service. Install service in compliance with NFPA 70 "National Electric Code."

- C. Inspections: Arrange for authorities having jurisdiction to inspect and test each temporary utility before use. Obtain required certifications and permits.

1.4 PROJECT CONDITIONS

- A. Conditions of Use: Keep temporary services and facilities clean and neat in appearance. Operate in a safe and efficient manner. Relocate temporary services and facilities as the Work progresses. Do not overload facilities or permit them to interfere with progress. Take necessary fire-prevention measures. Do not allow hazardous, dangerous, or unsanitary conditions, or public nuisances to develop or persist on-site.

PART 2 - PRODUCTS

2.1 EQUIPMENT

- A. General: Provide new equipment. If acceptable to the Architect, the Contractor may use undamaged, previously used equipment in serviceable condition. Provide equipment suitable for use intended.
- B. Electrical Outlets: Provide properly configured, NEMA-polarized outlets to prevent insertion of 110- to 120-Volt plugs into higher voltage outlets. Provide receptacle outlets equipped with ground-fault circuit interrupters, reset button, and pilot light for connection of power tools and equipment.
- C. Electrical Power Cords: Provide grounded extension cords. Use hard-service cords where exposed to abrasion and traffic. Provide waterproof connectors to connect separate lengths of electric cords if single lengths will not reach areas where construction activities are in progress. Do not exceed safe length-voltage ratio.
- D. Fire Extinguishers: Provide hand-carried, portable, UL-rated, Class A fire extinguishers for temporary offices and similar spaces. In other locations, provide hand-carried, portable, UL-rated, Class ABC, dry-chemical extinguishers or a combination of extinguishers of NFPA-recommended classes for the exposures.
 - 1. Comply with NFPA 10 and NFPA 241 for classification, extinguishing agent, and size required by location and class of fire exposure.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Use qualified personnel for installation of temporary facilities. Locate facilities where they will serve the Project adequately and result in minimum interference with performance of the Work. Relocate and modify facilities as required.
- B. Provide each facility ready for use when needed to avoid delay. Maintain and modify as required. Do not remove until facilities are no longer needed or are replaced by authorized use of completed permanent facilities.

3.2 SUPPORT FACILITIES INSTALLATION

- A. Locate field offices, storage sheds, and other temporary construction and support facilities for easy access.
 - 1. Maintain support facilities until near Substantial Completion. Remove prior to Substantial Completion. Personnel remaining after Substantial Completion will be permitted to use permanent facilities, under conditions acceptable to the Owner.
- B. Temporary Enclosures: Provide temporary enclosures for protection of construction, in progress and completed, from exposure, foul weather, other construction operations, and similar activities.
- C. Collection and Disposal of Waste: Collect waste from construction areas and elsewhere daily. Comply with requirements of NFPA 241 for removal of combustible waste material and debris. Enforce requirements strictly. Do not hold materials more than 7 days during normal weather or 3 days when the temperature is expected to rise above 80 deg F (27 deg C). Handle hazardous, dangerous, or unsanitary waste materials separately from other waste by containerizing properly. Dispose of material lawfully.

3.3 SECURITY AND PROTECTION FACILITIES INSTALLATION

- A. Except for use of permanent fire protection as soon as available, do not change over from use of temporary security and protection facilities to permanent facilities until Substantial Completion, or longer, as requested by the Architect.
- B. Temporary Fire Protection: Until fire-protection needs are supplied by permanent facilities, install and maintain temporary fire-protection facilities of the types needed to protect against reasonably predictable and controllable fire losses. Comply with NFPA 10 "Standard for Portable Fire Extinguishers" and NFPA 241 "Standard for Safeguarding Construction, Alterations, and Demolition Operations."
 - 1. Locate fire extinguishers where convenient and effective for their intended purpose, but not less than one extinguisher on each floor at or near each usable stairwell.
 - 2. Store combustible materials in containers in fire-safe locations.
 - 3. Maintain unobstructed access to fire extinguishers, temporary fire-protection facilities, and other access routes for fighting fires. Prohibit smoking in hazardous fire-exposure areas.
 - 4. Provide supervision of welding operations, combustion-type temporary heating units, and similar sources of fire ignition.

3.4 OPERATION, TERMINATION, AND REMOVAL

- A. Supervision: Enforce strict discipline in use of temporary facilities. Limit availability of temporary facilities to essential and intended uses to minimize waste and abuse.
- B. Maintenance: Maintain facilities in good operating condition until removal. Protect from damage by freezing temperatures and similar elements.
 - 1. Protection: Prevent water-filled piping from freezing. Maintain markers for underground lines. Protect from damage during excavation operations.

- C. Termination and Removal: Unless the Architect requests that it be maintained longer, remove each temporary facility when the need has ended, when replaced by authorized use of a permanent facility, or no later than Substantial Completion. Complete or, if necessary, restore permanent construction that may have been delayed because of interference with the temporary facility. Repair damaged Work, clean exposed surfaces, and replace construction that cannot be satisfactorily repaired.
1. Materials and facilities that constitute temporary facilities are the Contractor's property.

END OF SECTION 015000

SECTION 016000 - MATERIALS AND EQUIPMENT

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements governing the Contractor's selection of products for use in the Project.

1.3 DEFINITIONS

- A. Definitions used in this Article are not intended to change the meaning of other terms used in the Contract Documents, such as "specialties," "systems," "structure," "finishes," "accessories," and similar terms. Such terms are self-explanatory and have well-recognized meanings in the construction industry.
 - 1. "Products" are items purchased for incorporation in the Work, whether purchased for the Project or taken from previously purchased stock. The term "product" includes the terms "material," "equipment," "system," and terms of similar intent.
 - a. "Named Products" are items identified by the manufacturer's product name, including make or model number or other designation, shown or listed in the manufacturer's published product literature, that is current as of the date of the Contract Documents.
 - 2. "Materials" are products substantially shaped, cut, worked, mixed, finished, refined or otherwise fabricated, processed, or installed to form a part of the Work.
 - 3. "Equipment" is a product with operational parts, whether motorized or manually operated, that requires service connections, such as wiring or piping.

1.4 QUALITY ASSURANCE

- A. Source Limitations: To the fullest extent possible, provide products of the same kind from a single source.
 - 1. When specified products are available only from sources that do not, or cannot, produce a quantity adequate to complete project requirements in a timely manner, consult with the Architect to determine the most important product qualities before proceeding. Qualities may include attributes, such as visual appearance, strength, durability, or compatibility. When a determination has been made, select products from sources producing products that possess these qualities, to the fullest extent possible.
- B. Compatibility of Options: When the Contractor is given the option of selecting between 2 or more products for use on the Project, the product selected shall be compatible with products previously selected, even if previously selected products were also options.

- C. Nameplates: Except for required labels and operating data, do not attach or imprint manufacturer's or producer's nameplates or trademarks on exposed surfaces of products that will be exposed to view in occupied spaces or on the exterior.
 - 1. Labels: Locate required product labels and stamps on concealed surfaces or, where required for observation after installation, on accessible surfaces that are not conspicuous.

1.5 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. Deliver, store, and handle products according to the manufacturer's recommendations, using means and methods that will prevent damage, deterioration, and loss, including theft.
 - 1. Schedule delivery to minimize long-term storage at the site and to prevent overcrowding of construction spaces.
 - 2. Coordinate delivery with installation time to assure minimum holding time for items that are flammable, hazardous, easily damaged, or sensitive to deterioration, theft, and other losses.
 - 3. Deliver products to the site in an undamaged condition in the manufacturer's original sealed container or other packaging system, complete with labels and instructions for handling, storing, unpacking, protecting, and installing.
 - 4. Inspect products upon delivery to ensure compliance with the Contract Documents and to ensure that products are undamaged and properly protected.
 - 5. Store products at the site in a manner that will facilitate inspection and measurement of quantity or counting of units.
 - 6. Store heavy materials away from the Project structure in a manner that will not endanger the supporting construction.
 - 7. Store products subject to damage by the elements above ground, under cover in a weathertight enclosure, with ventilation adequate to prevent condensation. Maintain temperature and humidity within range required by manufacturer's instructions.

PART 2 - PRODUCTS

2.1 PRODUCT SELECTION

- A. General Product Requirements: Provide products that comply with the Contract Documents, that are undamaged and, unless otherwise indicated, new at the time of installation.
 - 1. Provide products complete with accessories, trim, finish, safety guards, and other devices and details needed for a complete installation and the intended use and effect.
 - 2. Standard Products: Where available, provide standard products of types that have been produced and used successfully in similar situations on other projects.
- B. Product Selection Procedures: The Contract Documents and governing regulations govern product selection. Procedures governing product selection include the following:
 - 1. Proprietary Specification Requirements: Where specification sections name only a single product or manufacturer, provide the product indicated. No substitutions will be permitted.
 - 2. Semiproprietary Specification Requirements: Where specifications sections name 2 or more products or manufacturers, provide 1 of the products indicated. No substitutions will be permitted.

- a. Where Specifications specify products or manufacturers by name, accompanied by the term "or equal" or "or approved equal," comply with the Contract Document provisions concerning "substitutions" to obtain approval for use of an unnamed product.
3. Compliance with Standards, Codes, and Regulations: Where Specifications only require compliance with an imposed code, standard, or regulation, select a product that complies with the standards, codes, or regulations specified.
4. Visual Matching: Where Specifications require matching an established Sample, the Architect's decision will be final on whether a proposed product matches satisfactorily.
 - a. Where no product available within the specified category matches satisfactorily and complies with other specified requirements, comply with provisions of the Contract Documents concerning "substitutions" for selection of a matching product in another product category.
5. Visual Selection: Where specified product requirements include the phrase "... as selected from manufacturer's standard colors, patterns, textures ..." or a similar phrase, select a product and manufacturer that complies with other specified requirements. The Architect will select the color, pattern, and texture from the product line selected.
6. Allowances: Refer to individual Specification Sections and "Allowance" provisions in Division 1 for allowances that control product selection and for procedures required for processing such selections.

PART 3 - EXECUTION

3.1 INSTALLATION OF PRODUCTS

- A. Comply with manufacturer's instructions and recommendations for installation of products in the applications indicated. Anchor each product securely in place, accurately located and aligned with other Work.
 1. Clean exposed surfaces and protect as necessary to ensure freedom from damage and deterioration at time of Substantial Completion.

END OF SECTION 016000

SECTION 017000 - CONTRACT CLOSEOUT

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for contract closeout including, but not limited to, the following:
 - 1. Inspection procedures.
 - 2. Project record document submittal.
 - 3. Operation and maintenance manual submittal.
 - 4. Submittal of warranties.
 - 5. Final cleaning.
- B. Closeout requirements for specific construction activities are included in the appropriate Sections in Divisions 2 through 16.

1.3 SUBSTANTIAL COMPLETION

- A. Preliminary Procedures: Before requesting inspection for certification of Substantial Completion, complete the following. List exceptions in the request.
 - 1. In the Application for Payment that coincides with, or first follows, the date Substantial Completion is claimed, show 100 percent completion for the portion of the Work claimed as substantially complete.
 - a. Include supporting documentation for completion as indicated in these Contract Documents and a statement showing an accounting of changes to the Contract Sum.
 - b. If 100 percent completion cannot be shown, include a list of incomplete items, the value of incomplete construction, and reasons the Work is not complete.
 - 2. Advise the Owner of pending insurance changeover requirements.
 - 3. Submit specific warranties, workmanship bonds, maintenance agreements, final certifications, and similar documents.
 - 4. Obtain and submit releases enabling the Owner unrestricted use of the Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases.
 - 5. Submit record drawings, maintenance manuals, and similar final record information.
 - 6. Deliver tools, spare parts, extra stock, and similar items.
 - 7. Make final changeover of permanent locks and transmit keys to the Owner. Advise the Owner's personnel of changeover in security provisions.
 - 8. Complete startup testing of systems and instruction of the Owner's operation and maintenance personnel. Discontinue and remove temporary facilities from the site, along with mockups, construction tools, and similar elements.

9. Complete final cleanup requirements, including touchup painting.
10. Touch up and otherwise repair and restore marred, exposed finishes.

B. Inspection Procedures: On receipt of a request for inspection, the Architect will either proceed with inspection or advise the Contractor of unfilled requirements. The Architect will prepare the Certificate of Substantial Completion following inspection or advise the Contractor of construction that must be completed or corrected before the certificate will be issued.

1. The Architect will repeat inspection when requested and assured that the Work is substantially complete.
2. Results of the completed inspection will form the basis of requirements for final acceptance.

1.4 FINAL ACCEPTANCE

A. Before requesting final inspection for certification of final acceptance and final payment, complete the following.

1. Submit the final payment request with releases and supporting documentation not previously submitted and accepted. Include insurance certificates for products and completed operations where required.
2. Submit an updated final statement, accounting for final additional changes to the Contract Sum.
3. Submit consent of surety to final payment.
4. Submit evidence of final, continuing insurance coverage complying with insurance requirements.

B. Reinspection Procedure: The Architect will reinspect the Work upon receipt of notice that the Work, including inspection list items from earlier inspections, has been completed, except for items whose completion is delayed under circumstances acceptable to the Architect.

1. Upon completion of reinspection, the Architect will prepare a certificate of final acceptance. If the Work is incomplete, the Architect will advise the Contractor of Work that is incomplete or of obligations that have not been fulfilled but are required for final acceptance.
2. If necessary, reinspection will be repeated.

1.5 RECORD DOCUMENT SUBMITTALS

A. General: Do not use record documents for construction purposes. Protect record documents from deterioration and loss in a secure, fire-resistant location. Provide access to record documents for the Architect's reference during normal working hours.

B. Record Drawings: Maintain a clean, undamaged set of blue or black line white-prints of Contract Drawings and Shop Drawings. Mark the set to show the actual installation where the installation varies substantially from the Work as originally shown. Mark which drawing is most capable of showing conditions fully and accurately. Where Shop Drawings are used, record a cross-reference at the corresponding location on the Contract Drawings. Give particular attention to concealed elements that would be difficult to measure and record at a later date.

1. Mark record sets with red erasable pencil. Use other colors to distinguish between variations in separate categories of the Work.
2. Mark new information that is important to the Owner but was not shown on Contract Drawings or Shop Drawings.

3. Note related change-order numbers where applicable.
 4. Organize record drawing sheets into manageable sets. Bind sets with durable-paper cover sheets; print suitable titles, dates, and other identification on the cover of each set.
- C. Record Specifications: Maintain one complete copy of the Project Manual, including addenda. Include with the Project Manual one copy of other written construction documents, such as Change Orders and modifications issued in printed form during construction.
1. Mark these documents to show substantial variations in actual Work performed in comparison with the text of the Specifications and modifications.
 2. Give particular attention to substitutions and selection of options and information on concealed construction that cannot otherwise be readily discerned later by direct observation.
 3. Note related record drawing information and Product Data.
 4. Upon completion of the Work, submit record Specifications to the Architect for the Owner's records.
- D. Record Product Data: Maintain one copy of each Product Data submittal. Note related Change Orders and markup of record drawings and Specifications.
- E. Miscellaneous Record Submittals: Refer to other Specification Sections for requirements of miscellaneous record keeping and submittals in connection with actual performance of the Work. Immediately prior to the date or dates of Substantial Completion, complete miscellaneous records and place in good order. Identify miscellaneous records properly and bind or file, ready for continued use and reference. Submit to the Architect for the Owner's records.
- F. Maintenance Manuals: Organize operation and maintenance data into suitable sets of manageable size. Bind properly indexed data in individual, heavy-duty, 2-inch (51-mm), 3-ring, vinyl-covered binders, with pocket folders for folded sheet information. Mark appropriate identification on front and spine of each binder. Include the following types of information:
1. Emergency instructions.
 2. Spare parts list.
 3. Copies of warranties.
 4. Wiring diagrams.
 5. Recommended "turn-around" cycles.
 6. Inspection procedures.
 7. Shop Drawings and Product Data.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION

3.1 FINAL CLEANING

- A. General: The General Conditions require general cleaning during construction. Regular site cleaning is included in Division 1 Section "Construction Facilities and Temporary Controls."
- B. Cleaning: Employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit to the condition expected in a normal, commercial building cleaning and maintenance program. Comply with manufacturer's instructions.

1. Complete the following cleaning operations before requesting inspection for certification of Substantial Completion.
 - a. Remove labels that are not permanent labels.
 - b. Clean exposed exterior and interior hard-surfaced finishes to a dust-free condition, free of stains, films, and similar foreign substances. Restore reflective surfaces to their original condition. Leave concrete floors broom clean. Vacuum carpeted surfaces.
 - c. Wipe surfaces of mechanical and electrical equipment. Remove excess lubrication and other substances. Clean light fixtures and lamps.
 - d. Clean the site, including landscape development areas, of rubbish, litter, and other foreign substances. Sweep paved areas broom clean; remove stains, spills, and other foreign deposits.
- C. Removal of Protection: Remove temporary protection and facilities installed for protection of the Work during construction.
- D. Compliance: Comply with regulations of authorities having jurisdiction and safety standards for cleaning. Do not burn waste materials. Do not bury debris or excess materials on the Owner's property. Do not discharge volatile, harmful, or dangerous materials into drainage systems. Remove waste materials from the site and dispose of lawfully.
 1. Where extra materials of value remain after completion of associated Work, they become the Owner's property. Dispose of these materials as directed by the Owner.

END OF SECTION 017000

SECTION 017400 - WARRANTIES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for warranties required by the Contract Documents, including manufacturers standard warranties on products and special warranties.
 - 1. Refer to the General Conditions for terms of the Contractor's period for correction of the Work.
- B. Related Sections: The following Sections contain requirements that relate to this Section:
 - 1. Division 1 Section "Submittals" specifies procedures for submitting warranties.
 - 2. Division 1 Section "Contract Closeout" specifies contract closeout procedures.
 - 3. Divisions 2 through 16 Sections for specific requirements for warranties on products and installations specified to be warranted.
 - 4. Certifications and other commitments and agreements for continuing services to Owner are specified elsewhere in the Contract Documents.
- C. Disclaimers and Limitations: Manufacturer's disclaimers and limitations on product warranties do not relieve the Contractor of the warranty on the Work that incorporates the products. Manufacturer's disclaimers and limitations on product warranties do not relieve suppliers, manufacturers, and subcontractors required to countersign special warranties with the Contractor.

1.3 WARRANTY REQUIREMENTS

- A. Related Damages and Losses: When correcting failed or damaged warranted construction, remove and replace construction that has been damaged as a result of such failure or must be removed and replaced to provide access for correction of warranted construction.
- B. Reinstatement of Warranty: When Work covered by a warranty has failed and been corrected by replacement or rebuilding, reinstate the warranty by written endorsement. The reinstated warranty shall be equal to the original warranty with an equitable adjustment for depreciation.
- C. Replacement Cost: Upon determination that Work covered by a warranty has failed, replace or rebuild the Work to an acceptable condition complying with requirements of the Contract Documents. The Contractor is responsible for the cost of replacing or rebuilding defective Work regardless of whether the Owner has benefited from use of the Work through a portion of its anticipated useful service life.
- D. Owner's Recourse: Expressed warranties made to the Owner are in addition to implied warranties

and shall not limit the duties, obligations, rights, and remedies otherwise available under the law. Expressed warranty periods shall not be interpreted as limitations on the time in which the Owner can enforce such other duties, obligations, rights, or remedies.

1. Rejection of Warranties: The Owner reserves the right to reject warranties and to limit selection to products with warranties not in conflict with requirements of the Contract Documents.

E. Where the Contract Documents require a special warranty, or similar commitment on the Work or part of the Work, the Owner reserves the right to refuse to accept the Work, until the Contractor presents evidence that entities required to countersign such commitments are willing to do so.

1.4 SUBMITTALS

A. Submit written warranties to the Architect prior to the date certified for Substantial Completion. If the Architect's Certificate of Substantial Completion designates a commencement date for warranties other than the date of Substantial Completion for the Work, or a designated portion of the Work, submit written warranties upon request of the Architect.

B. When the Contract Documents require the Contractor, or the Contractor and a subcontractor, supplier or manufacturer to execute a special warranty, prepare a written document that contains appropriate terms and identification, ready for execution by the required parties. Submit a draft to the Owner, through the Architect, for approval prior to final execution.

C. Form of Submittal: At Final Completion compile 2 copies of each required warranty properly executed by the Contractor, or by the Contractor, subcontractor, supplier, or manufacturer. Organize the warranty documents into an orderly sequence based on the table of contents of the Project Manual.

D. Bind warranties and bonds in heavy-duty, commercial-quality, durable 3-ring, vinyl-covered loose-leaf binders, thickness as necessary to accommodate contents, and sized to receive 8-1/2-by-11-inch paper.

1. Provide heavy paper dividers with celluloid covered tabs for each separate warranty. Mark the tab to identify the product or installation. Provide a typed description of the product or installation, including the name of the product, and the name, address, and telephone number of the Installer.

2. Identify each binder on the front and spine with the typed or printed title "WARRANTIES," Project title or name, and name of the Contractor.

3. When warranted construction requires operation and maintenance manuals, provide additional copies of each required warranty, as necessary, for inclusion in each required manual.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION (Not Applicable)

END OF SECTION 017400

SECTION 066000 - VINYL SHUTTERS**PART 1 GENERAL****1.1 SECTION INCLUDES**

- A. Exterior shutters.
- B. Exterior shutter hardware.

1.2 RELATED SECTIONS

- A. Section 09 90 00 - Painting and Coating.

1.3 SUBMITTALS

- A. Submit under provisions of Section 01 30 00 - Submittals.
- B. Shop Drawings: Show materials, layout, dimensions, profiles, fasteners and anchors, hardware, finishes, and interface with adjacent construction.
- C. Open Louver Shutter : Manufacturer's data sheets on each product to be used, including:
 - 1. Preparation instructions and recommendations.
 - 2. Storage and handling requirements and recommendations.
 - 3. Installation methods.
- D. Selection Samples: For each finish product specified, two complete sets of color chips representing manufacturer's full range of available colors and patterns.
- E. Verification Samples: For each finish product specified, two samples, minimum size 6 inches (150 mm) square, representing actual product, color, and patterns.

1.4 DELIVERY, STORAGE, AND HANDLING

- A. Deliver materials to site in manufacturer's original, unopened packaging, with labels clearly identifying product name and manufacturer.
- B. Store products in manufacturer's unopened packaging until ready for installation.
- C. Store materials in a clean, dry area in accordance with manufacturer's instructions.
- D. Protect materials during handling and installation to prevent damage.

1.5 PROJECT CONDITIONS

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

ronmental conditions outside manufacturer's absolute limits.

1.6 WARRANTY

- A. Provide with a limited Lifetime warranty against cracking, splitting or fading.

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Acceptable Manufacturer or equal: Mid-America Siding Components.
- B. Requests for substitutions will be considered.

2.2 SHUTTERS

- A. Standard Open Louver Shutters: Open Louver Shutters injection molded of maintenance-free, UV-stabilized polypropylene copolymer with molded-through color.
 - 1. Width:
 - a. 14-1/2 inch.
 - 2. Length:
 - a. 64 inch – General Contractor to field verify existing building window heights prior to ordering shutters.
 - 3. Colors to be selected by Architect and Owner.

2.3 Shutter Accessories

- A. Fasteners:
 - 1. Shutter-Lok fasteners, 3 inches (76 mm) long, color coordinated with shutter colors. Suitable for any surface.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.
- C. Commencement of work will imply acceptance of substrate.

3.2 PREPARATION

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

3.3 INSTALLATION

- A. Install in accordance with manufacturer's instructions.
- B. Paint in accordance with manufacturer's recommended instructions. Contact manufacturer for recommended paint and shutter surface preparation.

3.4 PROTECTION

- A. Protect installed products from damage by weather and other work until Date of Substantial Completion.
- B. Touch-up and repair damaged products before Date of Substantial Completion.

END OF SECTION 066000

SECTION 074600 - SIDING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. **Fiber-cement** siding.
 - 2. **Vinyl** soffit.

1.3 SUBMITTALS

- A. Samples for Verification: **For each type, color, texture, and pattern required.**
 - 1. 12-inch- long-by-actual-width Sample of siding.
 - 2. 12-inch- long-by-actual-width Sample of soffit.

1.4 QUALITY ASSURANCE

- A. Labeling: Provide fiber-cement siding that is tested and labeled according to ASTM C 1186 by a qualified testing agency acceptable to authorities having jurisdiction.
- B. Preinstallation Conference: Conduct conference at Project site.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Store materials in a dry, well-ventilated, weathertight place.

1.6 COORDINATION

- A. Coordinate installation with flashings and other adjoining construction to ensure proper sequencing.

1.7 EXTRA MATERIALS

- A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
 - 1. Furnish full lengths of **siding and soffit** including related accessories, in a quantity equal to 2 percent of amount installed.

PART 2 - PRODUCTS

2.1 FIBER-CEMENT SIDING

- A. General: ASTM C 1186, Type A, Grade II, fiber-cement board, noncombustible when tested according to ASTM E 136; with a flame-spread index of 25 or less when tested according to ASTM E 84.
1. Basis-of-Design Product: Subject to compliance with requirements, provide **siding by James Hardie** or comparable product by one of the following:
 - a. CertainTeed Corp.
 - b. GAF Materials Corporation.
 2. Horizontal Pattern: Equal to James Hardie, Hardie Plank, Smooth, sizes as indicated on drawings x 5/16" thick.
 3. Vertical Pattern: Equal to James Hardie, Hardie Battens, sizes and spacing as indicated on drawings.
 4. Factory Priming: Manufacturer's standard acrylic primer.

2.2 VINYL SOFFIT

- A. General: Integrally colored vinyl soffit complying with ASTM D 4477.
1. Basis-of-Design Product: Subject to compliance with requirements, provide Noradex Reynolds, lanced Double vinyl soffit, or comparable product by one of the following:
 - a. Alcoa Home Exteriors, Inc.
 - b. Alside.
 - c. CertainTeed Corp.
 - d. Crane Performance Siding.
 - e. Gentek Building Products, Inc.
 - f. Heartland Building Products.
 - g. Kaycan Ltd.
 - h. Louisiana-Pacific Corporation.
 - i. Mitten Inc.
 - j. Owens Corning.
 - k. Resource Materials Corporation.
 - l. Rollex Corporation.
 - m. Royal Building Products.
 - n. Variform, Inc.

- B. Colors: As selected by Architect from manufacturer's full range of industry colors

2.3 ACCESSORIES

- A. Siding Accessories, General: Provide starter strips, edge trim, outside and inside corner caps, and other items as recommended by siding manufacturer for building configuration.
1. Provide accessories **matching color and texture** of adjacent siding unless otherwise indicated.
 2. "Miratec" treated exterior composite trim is an acceptable trim product for the fiber-cement siding, shingles or soffit products of different manufacturers.

- B. Vinyl Accessories: Integrally colored vinyl accessories complying with ASTM D 3679 except for wind-load resistance. Provide soffit manufacturer's standard perimeter fasteners as required.
- C. Flashing: Provide **aluminum** flashing complying with Division 07 Section "Sheet Metal Flashing and Trim" at window and door heads and where indicated.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates for compliance with requirements for installation tolerances and other conditions affecting performance of **siding and soffit** and related accessories.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Clean substrates of projections and substances detrimental to application.

3.3 INSTALLATION

- A. General: Comply with **siding and soffit** manufacturer's written installation instructions applicable to products and applications indicated unless more stringent requirements apply.
 - 1. Do not install damaged components.
 - 2. Center nails in elongated nailing slots without binding siding to allow for thermal movement.
- B. Install fiber-cement **siding** and related accessories.
- C. Install joint sealants as specified in Division 07 Section "Joint Sealants" and to produce a weathertight installation.

3.4 ADJUSTING AND CLEANING

- A. Remove damaged, improperly installed, or otherwise defective materials and replace with new materials complying with specified requirements.
- B. Clean finished surfaces according to manufacturer's written instructions and maintain in a clean condition during construction.

END OF SECTION 074600

SECTION 079200 - JOINT SEALANTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY OF WORK

- A. Submittals: Submit manufacturers catalog data and color samples on each type of material to be employed.

1.3 APPLICATION

- A. Apply only to clean and dry surfaces during dry weather, when temperature is 50 degrees F or above. Finish all beads with slight recess; do not allow face to project beyond adjacent surface.

1.4 CLEANING

- A. Upon completion remove all excess material (including any staining) from adjoining surfaces. Employ solvents recommended by sealant manufacturer.

1.5 JOINT-SEALANT SCHEDULE

- A. Joint-Sealant Application: Exterior joints.
- B. Joint-Sealant Application: Interior joints in vertical surfaces and horizontal nontraffic surfaces not subject to significant movement.
 - 1. Joint Locations:
 - a. Perimeter joints between interior wall surfaces and frames of interior doors and windows.
 - b. Other joints as indicated on Drawings.
 - 2. Joint Sealant: Acrylic latex.
 - 3. Joint-Sealant Color: White.

PART 2 - PRODUCTS

2.1 EXTERIOR SEALANT MATERIAL

- A. Material shall be Sonolastic NP-1 or Sonneborn SL1 and SL2 two-part polyurethane sealant

or products by Pecora, Tremco or Dow. Use product specifically recommended by manufacturer for location to be sealed. All manufacturers shall provide warranties as specified. All applications shall be compatible with adjacent materials, using proper primers when necessary. Manufacturer shall be responsible for determining compatibility of materials. He shall conduct tests where he suspects incompatibility. Upon determining incompatibility, he shall make recommendations for the substitution of alternate products.

1. Color: Standard colors as selected.
2. Store compound in area heated to 70 degrees F if exterior temperature is below 60 degrees F.

2.2 TYPICAL INTERIOR CAULKING

- A. Scope: Apply along juncture where all trim, base, door frames, etc. contacts masonry or any other slightly irregular surfaces to accomplish desired finishing.
- B. Material: Tremco Acrylic Latex, Pecora AC-20 Acrylic Latex or Bostik Chem-Calk 600 acrylic latex caulking compound as approved.
- C. Application: Rake out and clean joints and crevices. Where deeper than 3/4", partially fill with foam backer compatible with sealant. Then fill solid with compound forced into place with gun under pressure. Neatly tool surface. At painted surfaces apply after priming coat but before finish coat.
- D. Crevices indicated to receive caulking shall be formed by masonry and Carpentry Trades, and shall be rectangular in shape 1/4" to 3/8" wide, 1/2" deep.
- E. Door and Window Perimeters: Door and window perimeters and air gaps in all surrounding framing shall be sealed with a non-expanding foam product. "Daptex" Latex Multi-Purpose Insulating Foam Sealant or "Touch 'n Seal No Warp" by Convenience Products will be accepted.

2.3 SPECIAL APPLICATIONS

- A. Joints Subject To High Temperature: Employ sealant meeting FS TT-S-1543, Class B, and recommended for said use.

PART 3 - EXECUTION

3.1 LOCATIONS, EXTERIOR:

- A. Phasing:
 1. At painted surface apply after priming coat but before finish coat. At masonry joints apply after mortar is well cured.
 - a. Allow sealant to cure as recommended by manufacturer (2 days to 3 weeks) before coating.

- B. Application of typical exterior sealant shall include (but is not necessarily limited to) the following locations:
1. At both interior and exterior joints and recesses formed where frames and subsills of windows, doors, louvers, vents and the like adjoin other materials in exterior walls.
 2. Joints or recesses on exterior of building (including locations not specifically shown or specified) where sealing is required to prevent infiltration of water, moisture and wind into building construction.
 3. Juncture of masonry with different materials such as metal, etc.
 4. Exterior face of control joints in exterior masonry walls.
 5. Openings where items pass through exterior walls.
 6. Metal-to-metal joints where sealing is shown or specified.
 7. Bottoms of exterior doorway frames.
 8. Where sealant is indicated and a special application is not required hereunder or in another Section.

3.2 INSTALLATION OF JOINT SEALANTS

- A. General: Comply with joint-sealant manufacturer's written installation instructions for products and applications indicated, unless more stringent requirements apply.
- B. Sealant Installation Standard: Comply with recommendations in ASTM C 1193 for use of joint sealants as applicable to materials, applications, and conditions indicated.
- C. Install sealant backings of kind indicated to support sealants during application and at position required to produce cross-sectional shapes and depths of installed sealants relative to joint widths that allow optimum sealant movement capability.
1. Do not leave gaps between ends of sealant backings.
 2. Do not stretch, twist, puncture, or tear sealant backings.
 3. Remove absorbent sealant backings that have become wet before sealant application, and replace them with dry materials.
- D. Install bond-breaker tape behind sealants where sealant backings are not used between sealants and backs of joints.
- E. Install sealants using proven techniques that comply with the following and at the same time backings are installed:
1. Place sealants so they directly contact and fully wet joint substrates.
 2. Completely fill recesses in each joint configuration.
 3. Produce uniform, cross-sectional shapes and depths relative to joint widths that allow optimum sealant movement capability.
- F. Tooling of Nonsag Sealants: Immediately after sealant application and before skinning or curing begins, tool sealants according to requirements specified in subparagraphs below to form smooth, uniform beads of configuration indicated; to eliminate air pockets; and to ensure contact and adhesion of sealant with sides of joint.

1. Remove excess sealant from surfaces adjacent to joints.
2. Use tooling agents that are approved in writing by sealant manufacturer and that do not discolor sealants or adjacent surfaces.
3. Provide concave joint profile per Figure 8A in ASTM C 1193 unless otherwise indicated.
 - a. Use masking tape to protect surfaces adjacent to recessed tooled joints.

3.3 CLEANING

- A. Clean off excess sealant or sealant smears adjacent to joints as the Work progresses by methods and with cleaning materials approved in writing by manufacturers of joint sealants and of products in which joints occur.

3.4 PROTECTION

- A. Protect joint sealants during and after curing period from contact with contaminating substances and from damage resulting from construction operations or other causes so sealants are without deterioration or damage at time of Substantial Completion. If, despite such protection, damage or deterioration occurs, cut out, remove, and repair damaged or deteriorated joint sealants immediately so installations with repaired areas are indistinguishable from original work.

3.5 JOINT PREPARATIONS, EXTERIOR

- A. Verify that joints are completely dry, that mortar is well cured. Remove loose particles of mortar and any extraneous matter. Make joint surfaces absolutely clean using brush, air gun, or Xylol. Verify that no curing compounds, protective coatings, form release agents, etc. are present and will be detrimental to joint bonding.
- B. Prime porous and coated surfaces if and as recommended by manufacturer (or test application), before joint packing is installed. Prime coat shall be uniform and completely cover all such surfaces to be bonded.
- C. Install joint packing to produce a compound depth equal to 1/2 the width, but not less than 1/4" nor more than 1/2". Joint packing shall be strips of synthetic sponge or foam of type recommended by sealant manufacturer, or sufficient size and density to fit tightly and maintain its position in the joint without stretching.
- D. Sealant shall bond only to the two opposing faces. Where space for joint packing does not exist, employ a bond breaker tape of type recommended by sealant manufacturer. Report such joints that will not produce a 1/4" depth.
- E. Unless specific permission is obtained, tape facing surface adjacent to joints before applying sealing compounds. Remove tape immediately after joints have been sealed and tooled.

END OF SECTION 07 92 00

SECTION 081100 - STEEL DOORS AND FRAMES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section includes steel doors and frames.
- B. Related Sections: The following Sections contain requirements that relate to this Section:
 - 1. Division 8 Section "Door Hardware" for door hardware and weatherstripping.
 - 2. Division 9 Section "Painting" for field painting primed doors and frames.

1.3 SUBMITTALS

- A. General: Submit each item in this Article according to the Conditions of the Contract and Division 1 Specification Sections.
- B. Product Data for each type of door and frame specified, including details of construction, materials, dimensions, hardware preparation, core, label compliance, sound ratings, profiles, and finishes.
- C. Shop Drawings showing fabrication and installation of steel doors and frames. Include details of each frame type, elevations of door design types, conditions at openings, details of construction, location and installation requirements of door and frame hardware and reinforcements, and details of joints and connections. Show anchorage and accessory items.
- D. Door Schedule: Submit schedule of doors and frames using same reference numbers for details and openings as those on Contract Drawings.

1.4 QUALITY ASSURANCE

- A. Provide doors and frames complying with ANSI/SDI 100 "Recommended Specifications for Standard Steel Doors and Frames" and as specified.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Deliver doors and frames cardboard-wrapped or crated to provide protection during transit and job storage. Provide additional protection to prevent damage to finish of factory-finished doors and frames.
- B. Inspect doors and frames on delivery for damage. Minor damages may be repaired provided refinished items match new work and are acceptable to Architect; otherwise, remove and replace

damaged items as directed.

- C. Store doors and frames at building site under cover. Place units on minimum 4-inch- high wood blocking. Avoid using nonvented plastic or canvas shelters that could create a humidity chamber. If cardboard wrappers on doors become wet, remove cartons immediately. Provide minimum 1/4-inch spaces between stacked doors to promote air circulation.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - 0. Steel Doors and Frames:
 - a. Amweld Building Products, Inc.
 - b. Benchmark Commercial Doors.
 - c. Ceco Door Products.
 - d. Steelcraft.

2.2 MATERIALS

- A. Hot-Rolled Steel Sheets and Strip: Commercial-quality carbon steel, pickled and oiled, complying with ASTM A 569
- B. Cold-Rolled Steel Sheets: Carbon steel complying with ASTM A 366 commercial quality, or ASTM A 620 drawing quality, special milled.
- C. Galvanized Steel Sheets: Zinc-coated carbon steel complying with ASTM A 526 commercial quality, or ASTM A 642 drawing quality, hot-dip galvanized according to ASTM A 525, with A 60 or G 60 coating designation, mill phosphatized.
- D. Supports and Anchors: Fabricated from not less than 0.0478-inch- thick steel sheet; 0.0516-inch-thick galvanized steel where used with galvanized steel frames.
- E. Inserts, Bolts, and Fasteners: Manufacturer's standard units. Where items are to be built into exterior walls, hot-dip galvanize complying with ASTM A 153, Class C or D as applicable.

2.3 DOORS

- A. Steel Doors: Provide 1-3/4-inch- thick doors of materials and ANSI/SDI 100 grades and models specified below, or as indicated on Drawings or schedules:
 - 0. Exterior Doors: Grade III, extra heavy-duty, Model 2, seamless design, minimum 0.0635-inch-thick galvanized steel sheet faces.
 - 2. Glass lite: Provide (half-circle) sunburst 1/4" glass lite in exterior doors.

2.4 FRAMES

- A. Provide metal frames for doors, and other openings, according to ANSI/SDI 100, and of types and styles as shown on Drawings and schedules. Conceal fastenings, unless otherwise indicated. Fabricate frames of minimum 0.0478-inch- thick cold-rolled steel sheet.
 - 0. Fabricate frames with mitered or coped and continuously welded corners.
 - 1. Fabricate frames for interior openings over 48 inches wide from 0.0598-inch- thick steel sheet.
 - 2. Form exterior frames from 0.0635-inch- thick galvanized steel sheet.

2.5 FABRICATION

- A. Fabricate steel door and frame units to be rigid, neat in appearance, and free from defects, warp, or buckle. Where practical, fit and assemble units in manufacturer's plant. Clearly identify work that cannot be permanently factory assembled before shipment, to assure proper assembly at Project site. Comply with ANSI/SDI 100 requirements.
 - 1. Clearances: Not more than 1/8 inch at jambs and heads, except not more than 1/4 inch between non-fire-rated pairs of doors. Not more than 3/4 inch at bottom.
- B. Fabricate exposed faces of doors and panels, including stiles and rails of nonflush units, from only cold-rolled steel sheet.
- C. Tolerances: Comply with SDI 117 "Manufacturing Tolerances Standard Steel Doors and Frames."
- D. Fabricate concealed stiffeners, reinforcement, edge channels, louvers, and moldings from either cold- or hot-rolled steel sheet.
- E. Galvanized Steel Doors, Panels, and Frames: For the following locations, fabricate doors, panels, and frames from galvanized steel sheet according to SDI 112. Close top and bottom edges of doors flush as an integral part of door construction or by addition of minimum 0.0635-inch- thick galvanized steel channels, with channel webs placed even with top and bottom edges. Seal joints in top edges of doors against water penetration.
 - 1. At exterior locations and where indicated.
- F. Exposed Fasteners: Unless otherwise indicated, provide countersunk flat or oval heads for exposed screws and bolts.
- G. Thermal-Rated (Insulating) Assemblies: At exterior locations and elsewhere as shown or scheduled, provide doors fabricated as thermal-insulating door and frame assemblies and tested according to ASTM C 236 or ASTM C 976 on fully operable door assemblies.
- H. Hardware Preparation: Prepare doors and frames to receive mortised and concealed hardware according to final door hardware schedule and templates provided by hardware supplier. Comply with applicable requirements of SDI 107 and ANSI A115 Series specifications for door and frame preparation for hardware.
- I. Reinforce doors and frames to receive surface-applied hardware. Drilling and tapping for surface-applied hardware may be done at Project site.
- J. Locate hardware as indicated on Shop Drawings or, if not indicated, according to the Door and Hardware Institute's (DHI) "Recommended Locations for Architectural Hardware for Standard Steel Doors and Frames."

2.6 FINISHES, GENERAL

- A. Comply with NAAMM's "Metal Finishes Manual" for recommendations relative to applying and designating finishes.
- B. Comply with SSPC-PA 1, "Paint Application Specification No. 1," for steel sheet finishes.
- C. Apply primers to doors and frames after fabrication.

2.7 GALVANIZED STEEL SHEET FINISHES

- A. Surface Preparation: Clean surfaces with nonpetroleum solvent so that surfaces are free of oil or other contaminants. After cleaning, apply a conversion coating of the type suited to the organic coating applied

over it. Clean welds, mechanical connections, and abraded areas, and apply galvanizing repair paint specified below to comply with ASTM A 780.
 - 1. Galvanizing Repair Paint: High-zinc-dust-content paint for regalvanizing welds in galvanized steel, with dry film containing not less than 94 percent zinc dust by weight, and complying with DOD-P-21035 or SSPC-Paint 20.
- B. Factory Priming for Field-Painted Finish: Where field painting after installation is indicated, apply air-dried primer specified below immediately after cleaning and pretreatment.
 - 1. Shop Primer: Zinc-dust, zinc-oxide primer paint complying with performance requirements of FS TT-P-641, Type II.

2.8 STEEL SHEET FINISHES

- A. Surface Preparation: Solvent-clean surfaces to comply with SSPC-SP 1 to remove dirt, oil, grease, and other contaminants that could impair paint bond. Remove mill scale and rust, if present, from uncoated steel to comply with SSPC-SP 5 (White Metal Blast Cleaning) or SSPC-SP 8 (Pickling).
- B. Pretreatment: Immediately after surface preparation, apply a conversion coating of type suited to organic coating applied over it.
- C. Factory Priming for Field-Painted Finish: Apply shop primer that complies with ANSI A224.1 acceptance criteria, is compatible with finish paint systems indicated, and has capability to provide a sound foundation for field-applied topcoats. Apply primer immediately after surface preparation and pretreatment.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. General: Install steel doors, frames, and accessories according to Shop Drawings, manufacturer's data, and as specified.

- B. Placing Frames: Comply with provisions of SDI 105, unless otherwise indicated. Set frames accurately in position, plumbed, aligned, and braced securely until permanent anchors are set. After wall construction is completed, remove temporary braces and spreaders, leaving surfaces smooth and undamaged.
 - 1. Place frames before constructing enclosing walls and ceilings.
- C. Door Installation: Fit hollow metal doors accurately in frames, within clearances specified in ANSI/SDI 100.

3.2 ADJUSTING AND CLEANING

- A. Prime Coat Touchup: Immediately after erection, sand smooth any rusted or damaged areas of prime coat and apply touchup of compatible air-drying primer.
- B. Protection Removal: Immediately before final inspection, remove protective wrappings from doors and frames.

END OF SECTION 081100

SECTION 085313 - VINYL WINDOWS

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Vinyl double hung window complete with hardware, glazing, GBG (grills between the glass), weather strip, half screen, and standard or specified anchors, trim and attachments.

1.2 RELATED SECTIONS

- A. Section 01 25 00—Submittal Procedures: Shop Drawings, Product Data, and Samples.
- B. Section 07 92 00—Joint Sealants: Sill sealant and perimeter caulking
- C. Section 09 90 00—Paints and Coatings: Paint or stain other than factory applied finish

1.3 SYSTEM DESCRIPTION

- A. Design and Performance Requirements:
 - 1. Window units shall be designed to comply with AAMA/NWWDA 101/I.S.2-97
 - a. Double Hung:
 - 1. HR50 – 35" X 71" test size
 - b. Glass must be able to be re-glazed in the field without the requirement of special tools

1.4 SUBMITTALS

- A. Shop Drawings: Submit shop drawings under provisions of Section 01 33 23.
- B. Product Data: Submit catalog data under provisions of Section 01 33 23.
- C. Samples:
 - 1. Submit corner section under provisions of Section 01 33 23.
 - 2. Include glazing system, quality of construction, and specified finish.
- D. Quality Control Submittals: Submit manufacturer's certifications indicating compliance with specified performance and design requirements under provisions of Section 01 33 23.

1.5 QUALITY ASSURANCE

- A. Code Requirements:
 - 1. WOCD - Window fall prevention and window opening control device requirements

1.6 DELIVERY

- A. Comply with provisions of Section 01 65 00.

- B. Deliver in original packaging and protect from weather.

1.7 STORAGE AND HANDLING

- A. Store window units in an upright position in a clean and dry storage area above ground and protect from weather under provisions of Section 01 60 00.

1.8 WARRANTY

- A. Windows shall be warranted to be free from defects in manufacturing, materials, and workmanship for a period of ten (20) years from purchase date.
- B. Window glass shall be warranted to be free from defects in manufacturing, materials and workmanship for a period of twenty (20) years from the purchase date.
- C. Window locks, keepers, latches, lifts, weather stripping, balances and screen frames shall be warranted to be free from defects in manufacturing, materials and workmanship for a period of one (1) year from purchase date.

PART 2 PRODUCTS

2.1 MANUFACTURED UNITS

- A. Basis-of-Design: Southern Rose Series 6010 Double Hung Window as manufactured by MGM Industries, Hendersonville, Tennessee and distributed by Dale Inc. of Alabama Inc. 205 470 0252 or equal.
- B. The following manufacturers may be considered provided they comply with the design and performance requirements of the Bid Documents:
 - 1. Sierra Pacific Windows
 - 2. MI Windows
- C. Color: Manufacturer's Taupe or Tan, depending on window manufacturer selected.

2.2 FRAME DESCRIPTION

- A. Main frame shall be a multi-chambered design constructed of extruded, high impact resistant and UV stabilized, rigid polyvinyl chloride (PVC) and shall incorporate an integral brick-mold.
- B. Typical wall for extruded frame shall be .062"
- C. Brick mold shall be a two wall cavity (full 180) design with a minimum 2 1/4" exterior face
- D. Main frame head and jamb shall have a 1 1/4" pre-punched nail fin
- E. Jamb to sill shall be processed and mechanically fastened to a 5 degree slope sill

- F. All screws and fastening devices shall be coated with Zinc or Cadmium in conformance with ASTM B 633-85 (1994) and / or ASTM B 766-86 (1993)
- G. Frame width: 2 15/16" inches
- H. Jamb depth: 1 13/16" inches

2.3 SASH DESCRIPTION

- A. Sash components shall be a multi-chambered design constructed of extruded, high impact resistant and UV stabilized, rigid polyvinyl chloride (PVC)
- B. Typical wall for extruded frame shall be .062" or as indicated on the individual extrusion die drawings
- C. All screws and fastening devices shall be coated with Zinc or Cadmium in conformance with ASTM B 633-85 (1994) and / or ASTM B 766-86 (1993)
- D. Composite sash thickness: 1 5/8" inches
- E. Equal sash Style.
- F. Sash shall tilt to interior for cleaning or removal.

2.4 GLAZING

- A. Glass is interior wet glazed into the sash. Vent is tilt type, chop, processed and mechanically fastened
- B. Glass shall be overall 3/4" thick sealed insulating unit, using warm edge spacer technology
- C. Glass type: Low E 366 'U'-value 0.35 SHGC .25
- D. Integral 7/8" GBG muntins shall be provided in pattern shown on drawings

2.5 FINISH

- A. All window members shall have be integral tan finish.

2.6 HARDWARE

- A. Balance System: Coil spring block and tackle with nylon cord, glass filled nylon shoe and zinc locking mechanism.
- B. Sash Lock: High pressure zinc die-cast cam lock and keeper.
 - 1. Finish: Color match to interior
 - 2. Two locks on units
- C. Bottom Tilt Latches: Ergonomic tilt latches attached to the upper corners of the bottom sash for easy tilting and sash removal.

2.7 WEATHER STRIP

A. Frame Weather strip

1. All window gaps between main frame and sash members shall be weather-stripped to prevent air infiltration.
2. Weather-strip shall be a poly pile type with an integral polyethylene fin and shall conform to AAMA 701-92 and 702-92

2.8 INSECT SCREEN

A. Factory installed half screen.

1. Screen mesh, 18 by 16: Charcoal fiberglass.
2. Screen frame, 5/16" x 3/4" roll formed aluminum, color matched to exterior finish of window
3. Screens shall conform to ANSI/AAMA 1004-1987

PART 3 EXECUTION

3.1 EXAMINATION

- A. Verification of Conditions: Before Installation, verify openings are plumb, square, and of proper dimension as required. Report frame defects or unsuitable conditions to the General Contractor before proceeding.
- B. Acceptance of Conditions: Beginning of installation confirms acceptance of existing conditions.

3.2 INSTALLATION

- A. Assemble and install window unit according to manufacturer's instructions and reviewed shop drawings.
- B. Install sealant and related backing materials at perimeter of unit or assembly in accordance with Section 07 92 00 Joint Sealants. Do not use expansive foam sealant.
- C. Install accessory items as required.
- D. Use finish nails to apply wood trim and moldings.

3.3 CLEANING

- A. Remove visible labels and adhesive residue according to manufacturer's instructions.
- B. Leave windows and glass in a clean condition. Final cleaning as required in Section 01 70 00.

3.4 PROTECTING INSTALLED CONSTRUCTION

- A. Protect windows from damage by chemicals, solvents, paint, or other construction operations that may cause damage.

END OF SECTION 085313

SECTION 087100 – DOOR HARDWARE

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section includes commercial door hardware for the following:
 - 1. Swinging doors.
 - 2. Other doors to the extent indicated.
- B. Door hardware includes, but is not necessarily limited to, the following:
 - 1. Cylinders specified for doors.
- C. Related Sections:
 - 1. Division 01 Section "Summary of Work".
 - 2. Division 08 Section "Steel Doors and Frames".
- D. Codes and References: Comply with the version year adopted by the Authority Having Jurisdiction.
 - 1. ICC/IBC - International Building Code.
 - 2. NFPA 101 - Life Safety Code.
 - 3. State Building Codes, Local Amendments.
- E. Standards: All hardware specified herein shall comply with the following industry standards:
 - 1. ANSI/BHMA Certified Product Standards - A156 Series

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.
 - h. Warranty information for each product.
 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: After a keying meeting with the owner has taken place prepare a separate keying schedule detailing final instructions. Submit the keying schedule in electronic format. Include keying system explanation, door numbers, key set symbols, hardware set numbers and special instructions. Owner must approve submitted keying schedule prior to the ordering of permanent cylinders/cores.
- D. Informational Submittals:
1. 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.
- 1.4 QUALITY ASSURANCE
- A. Manufacturers Qualifications: Engage qualified manufacturers with a minimum 5 years of documented experience in producing hardware and equipment similar to that indicated for this Project and that have a proven record of successful in-service performance.
 - B. Installer Qualifications: A minimum 3 years documented experience installing standard door hardware similar in material, design, and extent to that indicated for this Project and whose work has resulted in construction with a record of successful in-service performance.
 - C. Door Hardware Supplier Qualifications: Experienced commercial door hardware distributors with a minimum 5 years documented experience supplying both standard hardware installations comparable

in material, design, and extent to that indicated for this Project. Supplier recognized as a factory direct distributor by the manufacturers of the primary materials with a warehousing facility in Project's vicinity. Supplier to have on staff a certified Architectural Hardware Consultant (AHC) available during the course of the Work to consult with Contractor, Architect, and Owner concerning standard door hardware and keying.

- D. Source Limitations: Obtain each type and variety of door hardware specified from a single source unless otherwise indicated.
- E. Each unit to bear third party permanent label demonstrating compliance with the referenced standards.
- F. Keying Conference: Conduct conference to comply with requirements in Division 01 Section "Project Meetings." Keying conference to incorporate the following criteria into the final keying schedule document:
 - 1. Function of building, purpose of each area and degree of security required.
 - 2. Plans for existing and future key system expansion.
 - 3. Requirements for key control storage and software.
 - 4. Installation of permanent keys, cylinder cores and software.
 - 5. Address and requirements for delivery of keys.
- G. Pre-Submittal Conference: Conduct coordination conference in compliance with requirements in Division 01 Section "Project Meetings" with attendance by representatives of Supplier(s), Installer(s), and Contractor(s) to review proper methods and the procedures for receiving, handling, and installing door hardware.
 - 1. Prior to installation of door hardware, conduct a project specific training meeting to instruct the installing contractors' personnel on the proper installation and adjustment of their respective products. Product training to be attended by installers of door hardware (including electromechanical hardware) for aluminum, hollow metal and wood doors. Training will include the use of installation manuals, hardware schedules, templates and physical product samples as required.
 - 2. Inspect and discuss electrical roughing-in, power supply connections, and other preparatory work performed by other trades.
 - 3. Review sequence of operation narratives for each unique access controlled opening.
 - 4. Review and finalize construction schedule and verify availability of materials.
 - 5. Review the required inspecting, testing, commissioning, and demonstration procedures
- H. At completion of installation, provide written documentation that components were applied to manufacturer's instructions and recommendations and according to approved schedule.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Inventory door hardware on receipt and provide secure lock-up and shelving for door hardware delivered to Project site.
- 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. General Contractor to include turn-key door and hardware installation including permanent keys, cylinders, cores and related accessories. Instructions for keying locks shall be coordinated with the Owner at the "Keying Conference".

1.6 COORDINATION

- A. Templates: Obtain and distribute to the parties involved templates for doors, frames, and other work specified to be factory prepared for installing standard and electrified hardware. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing hardware to comply with indicated requirements.

1.7 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.
- B. Warranty Period: Written warranty, executed by manufacturer(s), agreeing to repair or replace components of standard and electrified door hardware that fails in materials or workmanship within specified warranty period after final acceptance by the Owner. Failures include, but are not limited to, the following:
 - 1. Structural failures including excessive deflection, cracking, or breakage.
 - 2. Faulty operation of the hardware.
 - 3. Deterioration of metals, metal finishes, and other materials beyond normal weathering.
- C. Standard Warranty Period: One year from date of Substantial Completion, unless otherwise indicated.
- D. Special Warranty Periods:
 - 1. Ten years for mortise locks and latches.

1.8 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. General: Provide door hardware for each door to comply with requirements in Door Hardware Sets and each referenced section that products are to be supplied under.

- B. Designations: Requirements for quantity, item, size, finish or color, grade, function, and other distinctive qualities of each type of door hardware are indicated in the Door Hardware Sets at the end of Part 3. Products are identified by using door hardware designations, as follows:
1. Named Manufacturer's Products: Product designation and manufacturer are listed for each door hardware type required for the purpose of establishing requirements. Manufacturers' names are abbreviated in the Door Hardware Schedule.
- C. Substitutions: Requests for substitution and product approval for inclusive mechanical and electromechanical door hardware in compliance with the specifications must be submitted in writing and in accordance with the procedures and time frames outlined in Division 01, Substitution Procedures. Approval of requests is at the discretion of the architect, owner, and their designated consultants.

2.2 HANGING DEVICES

- A. Hinges: ANSI/BHMA A156.1 certified 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.
 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.
 - b. Sizes from 3'1" to 4'0": 5" standard or heavy weight as specified.
 3. 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.
 4. Hinge Options: Comply with the following:
 - a. Non-removable Pins: Provide set screw in hinge barrel that, when tightened into a groove in hinge pin, prevents removal of pin while door is closed; for the all out-swinging lockable doors.
 5. Manufacturers:
 - a. Hager Companies (HA) - CB Series.
 - b. McKinney Products; ASSA ABLOY Architectural Door Accessories (MK) - TA Series.
 - c. Stanley Hardware (ST) - CB Series.

2.3 DOOR OPERATING TRIM

- A. Door Push Plates and Pulls: ANSI/BHMA A156.6 certified door pushes and pulls 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. Fasteners: Provide manufacturer's designated fastener type as indicated in Hardware Sets.
 5. Manufacturers:
 - a. Hiawatha, Inc. (HI).
 - b. Rockwood Products; ASSA ABLOY Architectural Door Accessories (RO).
 - c. Trimco (TC).

2.4 CYLINDERS AND KEYING

- A. General: Cylinder manufacturer to have minimum (10) years experience designing secured master key systems and have on record a published security keying system policy.
- B. Source Limitations: Obtain each type of keyed cylinder and keys from the same source manufacturer as locksets, unless otherwise indicated.
- C. Cylinders: Original manufacturer cylinders complying with the following:
1. Mortise Type: Threaded cylinders with rings and cams to suit hardware application.
 2. Rim Type: Cylinders with back plate, flat-type vertical or horizontal tailpiece, and raised trim ring.
 3. Bored-Lock Type: Cylinders with tailpieces to suit locks.
 4. 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.
 5. Keyway: Match Facility Standard.
- D. Keying System: Each type of lock and cylinders to be factory keyed.
1. Conduct specified "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.
- E. Key Quantity: Provide the following minimum number of keys:
1. Change Keys per Cylinder: Two (2)

2. Master Keys (per Master Key Level/Group): Five (5).
3. Construction Keys (where required): Ten (10).

F. 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.

2.5 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 latch bolts, as recommended by manufacturer.

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.

2.6 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 including installation and adjusting information on inside of cover.
2. Cycle Testing: Provide closers which have surpassed 15 million cycles in a test witnessed and verified by UL.
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.
4. Closer Arms: Provide heavy duty, forged steel closer arms unless otherwise indicated in Hardware Sets.
5. Closers 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 (Large Body Cast Iron): ANSI/BHMA A156.4, Grade 1 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 body construction, with adjustable backcheck and separate non-critical valves for closing sweep and latch speed control.

1. Manufacturers:

- a. Corbin Russwin Hardware (RU) - DC8000 Series.
- b. Norton Door Controls (NO) – 9500 Series.
- c. Sargent Manufacturing (SA) - 281 Series.

2.7 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, or sound gasketing on interior doors where indicated. At exterior applications provide non-corrosive fasteners and elsewhere where indicated.
- B. Replaceable Seal Strips: Provide only those units where resilient or flexible seal strips are easily replaceable and readily available from stocks maintained by manufacturer.
- C. Manufacturers:
1. National Guard Products (NG).
 2. Pemko Products; ASSA ABLOY Architectural Door Accessories (PE).
 3. Reese Enterprises, Inc. (RE).

2.8 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.

2.9 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. Examine scheduled openings, with Installer present, for compliance with requirements for installation tolerances, labeled fire door assembly construction, wall and floor construction, and other conditions affecting performance.
- B. Notify architect of any discrepancies or conflicts between the door schedule, door types, drawings and scheduled hardware. Proceed only after such discrepancies or conflicts have been resolved in writing.

3.2 PREPARATION

- A. Hollow Metal Doors and Frames: Comply with ANSI/DHI A115 series.

3.3 INSTALLATION

- A. Where available, provide concealed fasteners for exposed hardware. Do not use through-bolts where exposed in other work, unless essential for reinforcement; then provide sleeves for through-bolts or use sex screws
- B. 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."
- C. Thresholds: Set thresholds for exterior doors in full bed of sealant to completely fill concealed voids and exclude moisture from every source, complying with requirements specified in Division 7 Section "Joint Sealants." Remove excess sealant.
- D. 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.
- E. Hardware will be subject to final inspection after installation at job site. Any items disclosed by this inspection which have been substituted without proper approval and any items not in compliance with the hardware schedule bearing Architect's review stamp, shall be removed and replaced with acceptable hardware. All such replacement costs and expenses shall be borne by the Contractor including the cost of repair or replacement of adjacent construction affected thereby.

3.4 FIELD QUALITY CONTROL

- A. Field Inspection: Supplier will perform a final inspection of installed door hardware and state in report whether work complies with or deviates from requirements, including whether door hardware is properly installed, operating and adjusted.

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.

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 DOOR HARDWARE SETS

- 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.
- B. The supplier is responsible for handing and sizing all products and providing the correct option for the appropriate door type and material where more than one is presented in the hardware sets. Quantities listed are for each pair of doors, or for each single door.
- C. Manufacturer's Abbreviations:

SECTION 099100 - PAINTING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY OF WORK

- A. Include all surfaces required for complete and finished job. Work shall include but is not necessarily limited to the following:
 - 1. Typical exterior siding, trim and metal surfaces.

1.3 QUALITY OF WORK

- A. First class work in all respects. The number of coats specified is the minimum required; the Contractor shall gauge thickness of coats, or provide additional coats, to produce hiding, color depth, scheduled gloss and to comply with manufacturer's recommendations.

1.4 ACCEPTANCE OF SURFACES

- A. Do not begin until surfaces are in proper condition. Report deficiencies. Assume responsibility for finish surfaces after application of prime coat.

1.5 COLORS

- A. Color schedule will be furnished by Architect, made up where possible from standard color chips of manufacturer chosen. However, selection will not necessarily be limited to any single manufacturer's stock colors, nor by the number of colors selected for any area. Upon request, prepare sample paddles of selected colors, and assist Architect in illustrating color selections to the Owner.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

- A. Top Grade Product of Glidden Professional, Devoe Coatings, Benjamin Moore, Pittsburgh, and Sherwin-Williams. Where particular types or brands are mentioned, verify before bidding that a comparable product is available from any chosen manufacturer. Use same brand of paint, stain, varnish, etc., on any one phase of work throughout project.

PART 3 - EXECUTION

3.1 GENERAL

- A. Temperature, Etc.: Do no exterior painting in direct sun, during wet weather or when

temperature is below 50 degrees F. Maintain building interior continuously at 65 degrees F. or above during entire period of painting work. Building shall be broom clean before work is started.

- B. Application: Per manufacturer's directions. All work by skilled mechanics. Spread evenly and smoothly, flowing without runs, drops, sagging, brush or roller marks. Keep material free of lumps, skins and foreign matter, well stirred while being applied. Allow each coat to dry thoroughly before a successive coat is applied. Cut in neatly around glass and at other edges where materials or colors change.
- C. Spot Finishing: Not allowed; refinish whole walls or ceilings where work is damaged or is unsatisfactory.
- D. Hardware, Etc: Remove (together with device plates and similar items) and replace after painting work is completed.
- E. Cleaning: After completion of work, clean off all paint spots and stains from floors, woodwork, exposed brick, glass, metal, hardware, etc., leaving building in perfect condition.
- F. Protection: Avoid spattering or otherwise damaging vegetation, walks and all surfaces inside and outside the building. Utilize drop cloths as necessary.

3.2 PREPARATION OF SURFACES

- A. Surfaces shall be clean, dry, smooth, free of dust, scratches, hammer, planer marks, or any material which will adversely affect adhesion or appearance of finish.
- B. Ferrous Surfaces: Wash with mineral spirits to remove dirt and grease. Sand scratches, welds, and rust spots to the base metal and touch up with metal primer. Thereafter lightly sand the entire surface as for woodwork. Treat galvanized surfaces with compound designed for that purpose.
- C. Metal Doors: Seal top and bottom edges with 2 coats after fitting. Unless factory sealed, protect doors with sealer coat before hanging. Apply first (sealer) coat on each face at essentially the same time.

PART 4 - SCHEDULE OF APPLICATIONS

4.1 PAINTING SCHEDULE

- A. Catalog numbers below are from Glidden Professional and Devoe Coatings unless noted otherwise.
 - 1. Verify with Owner the sheen level to be used for each product prior to painting.

EXTERIOR PAINTING SCHEDULE:

Exterior Iron & Steel:

Prime: (Touch Up) Devoe Coatings, DevGuard 4160, Multi Purpose Tank & Structural Primer, Alkyd Primer.

Intermediate: Devoe Coatings, Devthane, 378, Polyurethane Semi-Gloss Enamel. Finish: Devoe Coatings, Devthane 378, Polyurethane Semi-Gloss Enamel.

Exterior Galvanized Iron & Steel:

Prime: (Touch Up) Devoe Coatings, DevGuard 4160, Multi Purpose Tank & Structural Primer, Alkyd.
 Intermediate: Devoe Coatings, Devthane, 378, Polyurethane Semi-Gloss Enamel. Finish: Devoe Coatings, Devthane, 378, Polyurethane Semi-Gloss Enamel.

Exterior Cementitious Siding and Trim:

Prime (Touch Up): Prime scratched or repaired areas prior to painting finish coat. Intermediate: Glidden Professional, Ultra-Hide 150, GP 2416V, Exterior Latex
 Semi-Gloss Enamel.
 Finish: Glidden Professional, Ultra-Hide 150, GP 2416V, Exterior Latex Semi-Gloss Enamel.

END OF SECTION 099100

MHA GIBBS EAST RE-CLADDING

1701 TERMINAL ROAD, MONTGOMERY, AL 36108



MHA GIBBS EAST RE-CLADDING
1701 TERMINAL ROAD, MONTGOMERY, AL 36108



GENERAL NOTES

- CONTRACTOR AND SUBCONTRACTORS SHALL VISIT PROPERTY TO VERIFY EXISTING CONDITIONS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMITTING A PRICE OR BID. WORK SHALL CONFORM TO THE REQUIREMENTS OF THE STATE AND LOCAL AUTHORITIES HAVING JURISDICTION, INCLUDING APPLICABLE BUILDING CODES AND ORDINANCES.
- CONTRACTOR AND SUBCONTRACTORS SHALL COORDINATE ALL ARCHITECTURAL AND ENGINEERING DRAWINGS AND SPECIFICATIONS. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- CONTRACTOR TO PROVIDE FINAL AS-BUILT ALTA SURVEY AND CONSTRUCTION DRAWINGS TO OWNER AND ARCHITECT. ALL MATERIALS AND EQUIPMENT REFERRED TO IN NOTES AND KEYNOTE LEGENDS SHALL BE NEW AND FURNISHED AND INSTALLED UNDER THE WORK OF THIS PROJECT UNLESS NOTED OTHERWISE AS EXISTING OR TO BE FURNISHED AND INSTALLED BY OWNER.
- CONTRACTORS AND SUBCONTRACTORS SHALL EMPLOY SKILLED WORKMEN TO PERFORM ALL WORK IN ACCORDANCE WITH THE BEST STANDARDS OF WORK FOR ALL CATEGORIES OF WORK IN THE PROJECT.
- CONTRACTOR AND SUBCONTRACTORS SHALL COORDINATE THEIR WORK WITH ALL OTHER SUBCONTRACTORS TO FACILITATE A SMOOTH WORK PROGRESSION.
- CONTRACTOR SHALL OBTAIN AND PAY FOR REQUIRED PERMITS AND APPROVALS AND SHALL NOTIFY AND SCHEDULE REQUIRED INSPECTIONS AND APPROVALS WITH AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN SUITABLE PROTECTION FOR EMPLOYEES AND THE PUBLIC AND OCCUPANTS DURING THE COURSE OF THE WORK, COMPLYING WITH APPLICABLE JOB SAFETY REGULATIONS.
- SUBCONTRACTORS SHALL REMOVE FROM THE SITE DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM THEIR OPERATION. DISPOSE OF THIS MATERIAL LEGALLY. CONTRACTOR WILL BE RESPONSIBLE FOR FEES ASSOCIATED WITH SAID REMOVALS AND DISPOSALS. SUBCONTRACTOR SHALL MAINTAIN THE PROJECT SITE IN A NEAT AND SAFE CONDITION AT ALL TIMES.
- CONTRACTOR SHALL SUBMIT SAMPLES AND COLOR SELECTIONS TO ARCHITECT FOR APPROVAL.
- CONTRACTOR SHALL VERIFY DIMENSIONS PRIOR TO COMMENCING ANY CONSTRUCTION WORK AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
- FURNISH ACCESS PANELS IN WALLS AND CEILINGS WHERE SERVICE OR ADJUSTMENT TO MECHANICAL, PLUMBING, OR ELECTRICAL EQUIPMENT IS REQUIRED. ACCESS PANELS SHALL BE FIRE RATED EQUAL TO SURFACE IN WHICH THEY OCCUR.
- PROVIDE CONTROL JOINTS IN GYPSUM WALLBOARD AT 30 FEET O.C. OR PER MANUFACTURER'S RECOMMENDATIONS, OR PER SPECIFICATIONS, WHICHEVER IS MORE STRINGENT. WHERE POSSIBLE, LOCATE CONTROL JOINTS ABOVE DOOR FRAMES.
- PROVIDE MOISTURE RESISTANT GYPSUM BOARD WHERE GYPSUM BOARD IS NOTED IN TOILETS, JANITORS CLOSETS, SHOWERS, TUBS, AND OTHER AREAS SUBJECT TO MOISTURE.

PROJECT TEAM

OWNER
MONTGOMERY HOUSING AUTHORITY
525 SOUTH LAWRENCE STREET
MONTGOMERY, AL 36104
PROJECT CONTACT: WILLIAM STANDERFER
EMAIL: WSTANDERFER@MHA.TODAY.ORG
PHONE: 334-531-2628

ARCHITECT
OCR ARCHITECTURE & INTERIORS
2925 1ST AVENUE SOUTH
BIRMINGHAM, AL 35233
PROJECT CONTACT: ROMAN GARY
EMAIL: ROMAN@OCRARCHITECTURE.COM
PHONE: (205) 324-8864

PROJECT DESCRIPTION

MONTGOMERY HOUSING AUTHORITY GIBBS VILLAGE EAST RE-CLADDING
THE PROJECT INVOLVES NEW EXTERIOR FACADE CLADDING ON EXISTING APARTMENT BUILDINGS WITHIN THE GIBBS VILLAGE EAST COMMUNITY.

DEMOLITION NOTES

- SALVAGE, REMOVE AND PROTECT EXISTING BUILDING (FRONT) EXTERIOR DOORS FOR REUSE BY OWNER.
- PROTECT EXISTING BUILDING REAR ENTRANCE DOORS/FRAMES TO REMAIN. REMOVE EXISTING SCREEN DOORS, FILL/SAND FLUSH HOLES IN FRAMES TO REMAIN AND REPAINT DOORS/FRAMES.
- EXISTING WINDOW OPENINGS: INTERIOR SIDE OF OPENINGS IN WALLS, GENERAL CONTRACTOR TO REPAINT EXISTING OPENING SILLS, JAMBS, HEADS AND WALLS BELOW SILLS TO MATCH EXISTING ADJACENT WALL PAINT IN BASE BID - TYPICAL. FOR WINDOW BLINDS, PROTECT & REMOVE EXISTING BLINDS FOR WINDOW REMOVAL & RE-INSTALLATION. GENERAL CONTRACTOR TO RE-INSTALL BLINDS AFTER NEW WINDOW AND PAINT INSTALLATION - TYPICAL.
- PROTECT EXISTING CONSTRUCTION TO REMAIN, INCLUDING: FASCIA, RAKE TRIM, PORCH COLUMNS/BASE, EXTERIOR WALLS AND EXISTING SITE UTILITIES - TYPICAL THROUGHOUT ALL BUILDINGS OF PROJECT AREA.
- GENERAL CONTRACTOR TO FOLLOW APPLICABLE BUILDING CODES AND PERMITS.

APPLICABLE CODES

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL FIRE CODE

ALLOWANCES

ALLOWANCE NO. 1: CONSTRUCTION CONTINGENCY
CONTRACTOR TO INCLUDE A 2% CONSTRUCTION CONTINGENCY AMOUNT IN CONSTRUCTION SUM FOR UNFORESEEN CONDITIONS. IF NOT USED, THE CONTINGENCY AMOUNT SHALL BE CREDITED BACK TO THE OWNER.

ALLOWANCE NO. 2: BRICK INFILL & RE-POINTING
PROVIDE \$5,000.00 ALLOWANCE FOR BRICK INFILL AND RE-POINTING OF EXTERIOR GAPS IN EXISTING BUILDING WALLS.

ALLOWANCE NO. 3: WOOD FRAMING REPLACEMENT
PROVIDE \$5,000.00 ALLOWANCE FOR REMOVAL AND REPLACEMENT OF EXISTING ROTTEN, DAMAGED AND DETERIORATED WOOD FRAMING.

MOCK UPS

MOCKUP NO. 1: SINGLE-STORY BUILDING
AT AN APARTMENT BUILDING DESIGNATED BY MONTGOMERY HOUSING AUTHORITY (MHA), GENERAL CONTRACTOR TO PROVIDE A MINIMUM 3'-0" WIDE IN-PLACE MOCKUP FOR MHA APPROVAL OF THE NEW PAINTED FIBER CEMENT SIDING, PAINTED BRICK, FASCIA, SOFFIT PANEL, WINDOWS, DOORS AND DOOR HARDWARE.

MOCKUP NO. 2: TWO-STORY BUILDING
AT A TWO-STORY APARTMENT BUILDING DESIGNATED BY MHA, GENERAL CONTRACTOR TO PROVIDE A MINIMUM 3'-0" WIDE IN-PLACE MOCKUP FOR MHA APPROVAL OF THE NEW PAINTED FIBER CEMENT SIDING, PAINTED BRICK, FASCIA, SOFFIT PANEL, WINDOWS, DOORS AND DOOR HARDWARE.

MOCKUP NO. 3: EXTERIOR COLOR SCHEMES
PRIOR TO PAINTING ALL OF THE APARTMENT UNITS, PROVIDE IN-PLACE MOCKUP OF ONE (1) BRUSH OUT 36" x 36" OF EACH PAINT COLOR SCHEME ON AN APPROPRIATE BUILDING FOR FINAL APPROVAL BY MHA.

DRAWING INDEX

GENERAL	TITLE SHEET
G000	TITLE SHEET
ARCHITECTURAL	
A101A	EXTERIOR ELEVATIONS TYPES A-1A, A-1B, A-1C DEMOLITION
A101B	EXTERIOR ELEVATIONS TYPES A-1A, A-1B, A-1C
A101C	SIDE EXTERIOR ELEVATIONS TYPES A-1A, A-1B, A-1C
A102A	DEMOLITION EXTERIOR ELEVATIONS TYPE A-2
A102B	EXTERIOR ELEVATIONS TYPE A-2
A103A	DEMOLITION EXTERIOR ELEVATIONS TYPE A-3
A103B	EXTERIOR ELEVATIONS TYPE A-3
A104A	DEMOLITION EXTERIOR ELEVATIONS TYPE A-4A, A-4C
A104B	EXTERIOR ELEVATIONS TYPE A-4A, A-4C
A104C	SIDE EXTERIOR ELEVATIONS TYPE A-4A, A-4B, A-4C
A105A	(NOT USED)
A105B	(NOT USED)
A106A	DEMOLITION EXTERIOR ELEVATIONS TYPE B-4A, B-4B
A106B	EXTERIOR ELEVATIONS TYPE B-4A, B-4B DEMOLITION
A107A	EXTERIOR ELEVATIONS B-5A, B-5B, B-5C EXTERIOR
A107B	ELEVATIONS B-5A, B-5B, B-5C DEMOLITION EXTERIOR
A108A	EXTERIOR ELEVATIONS TYPE C-1, C-2 EXTERIOR ELEVATIONS TYPE C-1, C-2
A108B	(NOT USED)
A109A	(NOT USED)
A109B	(NOT USED)
A110A	DEMOLITION EXTERIOR ELEVATIONS TYPE D-1A, D-1B, D-1C
A110B	EXTERIOR ELEVATIONS TYPE D-1A, D-1B, D-1C
A111A	DEMOLITION EXTERIOR ELEVATIONS TYPE D-2A, D-2B, D-2C
A111B	EXTERIOR ELEVATIONS TYPE D-2A, D-2B, D-2C
A112A	DEMOLITION EXTERIOR ELEVATIONS TYPES E-1A, E-1B, E-1C
A112B	EXTERIOR ELEVATIONS TYPES E-1A, E-1B, E-1C
A113A	DEMOLITION EXTERIOR ELEVATIONS COMMUNITY BUILDING
A113B	EXTERIOR ELEVATIONS COMMUNITY BUILDING
A114A	DEMOLITION EXTERIOR ELEVATIONS ADMINISTRATION BUILDING
A114B	EXTERIOR ELEVATIONS ADMINISTRATION BUILDING
A200	EXTERIOR DETAILS
A201	EXTERIOR PAINT SCHEMES

1 GIBBS VILLAGE EAST VICINITY MAP
NOT TO SCALE

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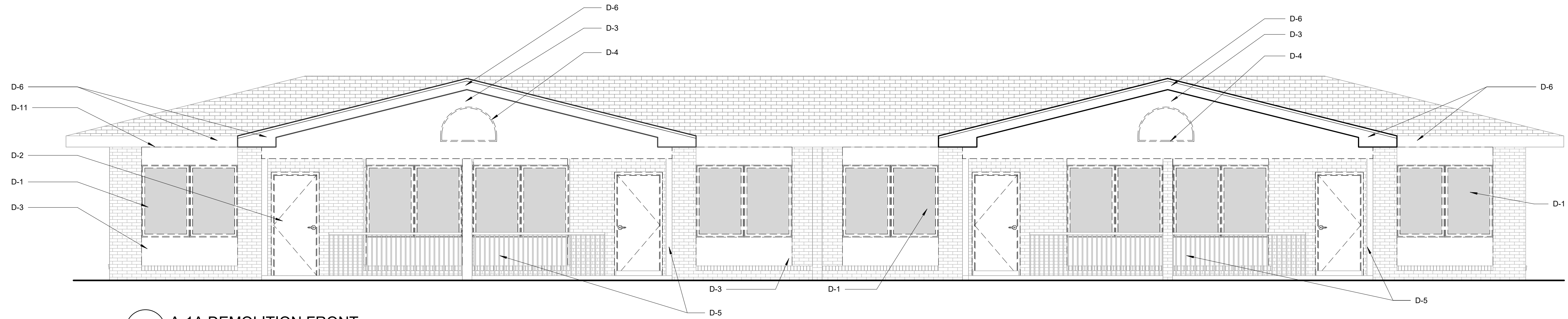
SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
G000

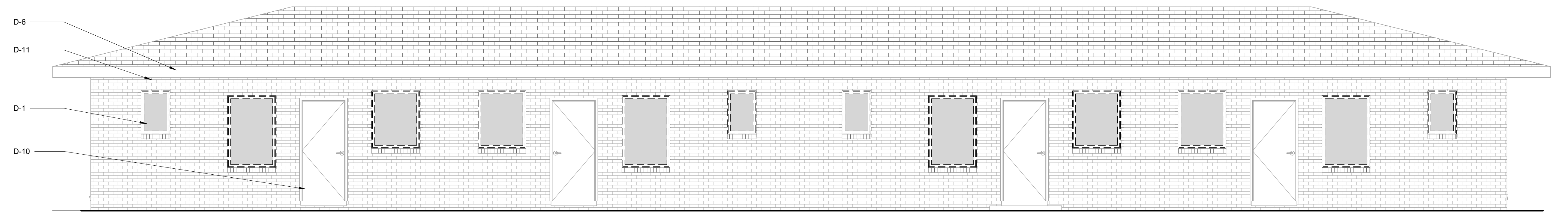
DEMOLITION GENERAL NOTES

- D-1 REMOVE ALL EXISTING WINDOWS
- D-2 REMOVE EXISTING SCREEN AND EXTERIOR DOOR - EXTERIOR DOOR TO BE SALVAGE
- D-3 REMOVE EXISTING VINYL SIDING
- D-4 REMOVE EXISTING VINYL VENTS
- D-5 PREPARE EXISTING RAILING AND COLUMNS FOR NEW PAINT
- D-6 REMOVE EXISTING METAL FASCIA FOR NEW FASCIA INSTALLATION
- D-7 PREPARE EXISTING MASONRY FACADE FOR NEW PAINT, POINT BRICK AS REQUIRED
- D-8 PREPARE EXISTING COLUMN FOR NEW PAINT
- D-9 PREPARE EXISTING STAIR FOR NEW PAINT
- D-10 REMOVE EXISTING SCREEN DOOR - EXTERIOR DOOR EXISTING TO REMAIN, PREPARE FOR NEW PAINT
- D-11 REMOVE EXISTING SOFFITS THROUGHOUT (TYPICAL)

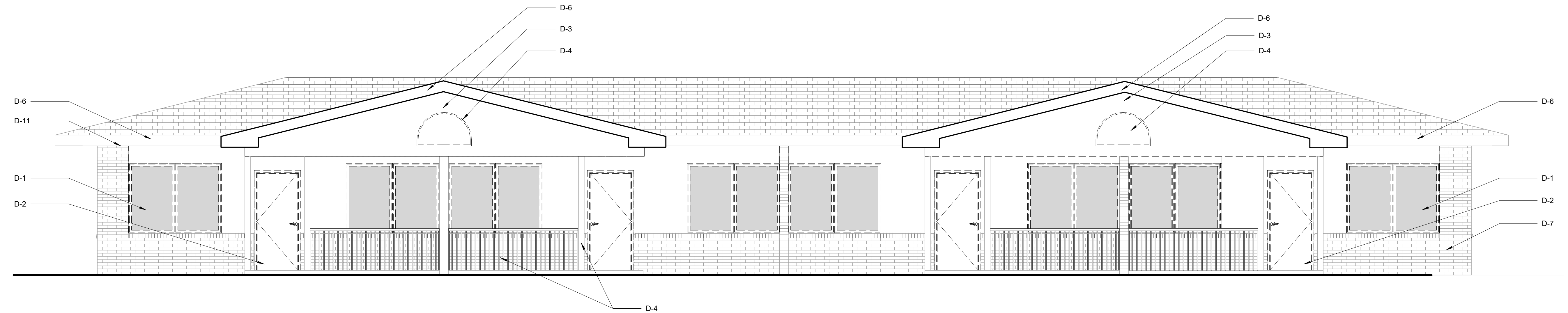
NOTE: EXISTING WINDOW OPENINGS: ON INTERIOR SIDE OF OPENINGS IN WALLS, GENERAL CONTRACTOR TO REPAINT EXISTING OPENING SILLS, JAMBS, HEADS AND WALLS BELOW SILLS TO MATCH EXISTING ADJACENT WALL PAINT IN BASE BID - TYPICAL.
 FOR WINDOW BLINDS, PROTECT & REMOVE EXISTING BLINDS FOR WINDOW REMOVAL & RE-INSTALLATION. GENERAL CONTRACTOR TO RE-INSTALL BLINDS AFTER NEW WINDOW AND PAINT INSTALLATION - TYPICAL.



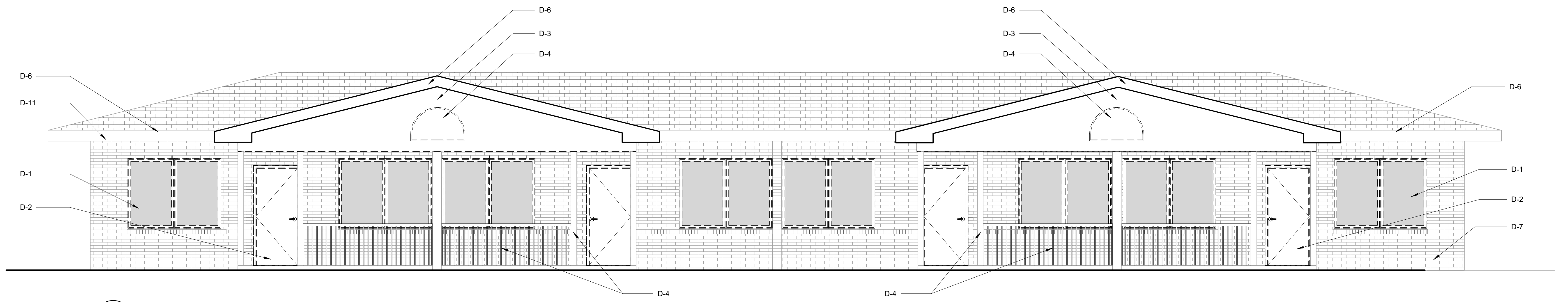
1 A-1A DEMOLITION FRONT
1/4" = 1'-0"



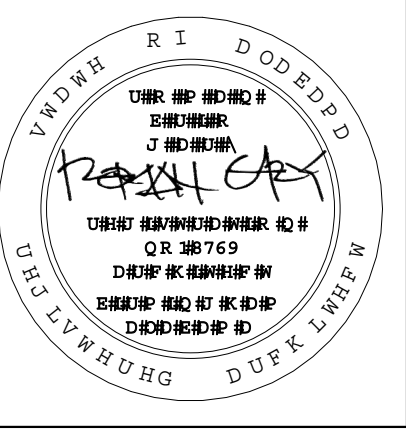
2 A-1A / A-1B / A-1C DEMOLITION REAR
1/4" = 1'-0"



3 A-1B DEMOLITION FRONT
1/4" = 1'-0"



4 A-1C DEMOLITION FRONT
1/4" = 1'-0"



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SHEET TITLE:
EXTERIOR ELEVATIONS
TYPES A-1A, A-1B, A-1C
DEMOLITION

SHEET NUMBER:

A101A

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EXTERIOR MATERIALS LEGEND

ASPHALT SHINGLES

AS-1 EXISTING TO REMAIN

MASONRY

BR-1 PAINT EXISTING MASONRY - SEE SCHEDULE FOR PAINT SCHEME
BR-2 PAINT EXISTING MASONRY, ACCENT COLOR

PAINT

PT-1 EXISTING COLUMN OR RAILING - ACCENT PAINT - SEE SCHEDULE FOR PAINT SCHEME
PT-2 EXISTING EXTERIOR STAIR - ACCENT PAINT - SEE SCHEDULE FOR PAINT SCHEME

SIDING

CB-1 NEW SMOOTH FIBER CEMENT VERTICAL SIDING PRIMED FOR PAINT W/
1X3 FIBER CEMENT BATTENS AT 24" O.C. MAX.

SOFFITS

S-1 PERFORATED VINYL SOFFIT

TRIM

W-1 NEW PREFINISHED ALUM TRIM - FIELD BRAKE TRIM TO MATCH EXISTING FASCIA PROFILE
W-2 NEW CEMENT BOARD TRIM - 1X3 PRIMED FOR PAINT
W-3 NEW CEMENT BOARD TRIM - 1X6 PRIMED FOR PAINT

GABLE VENTS

V-1 RECTANGULAR VINYL GABLE VENT 18" X 24"
V-2 RECTANGULAR VINYL GABLE VENT 12" X 18"

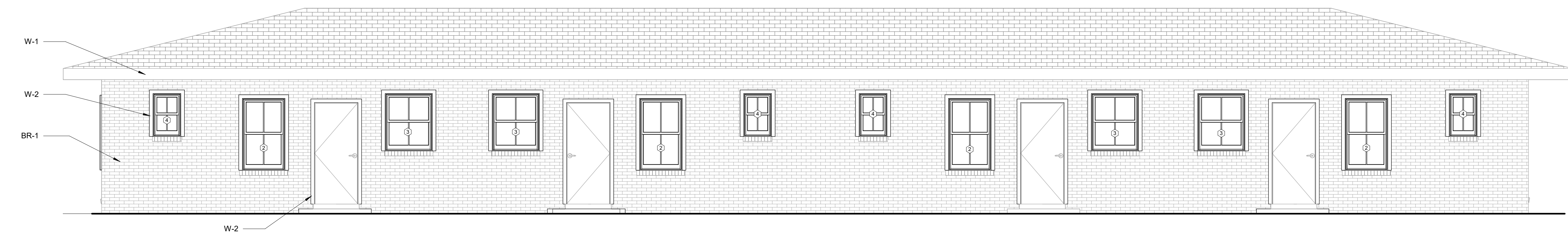
SHUTTERS

SH-1 VINYL SHUTTER 5'-2" X 1'-8"
SH-2 VINYL SHUTTER 4'-2" X 1'-8"

A1-A/A-1B/A-1C PAINT SCHEME A
SEE A201



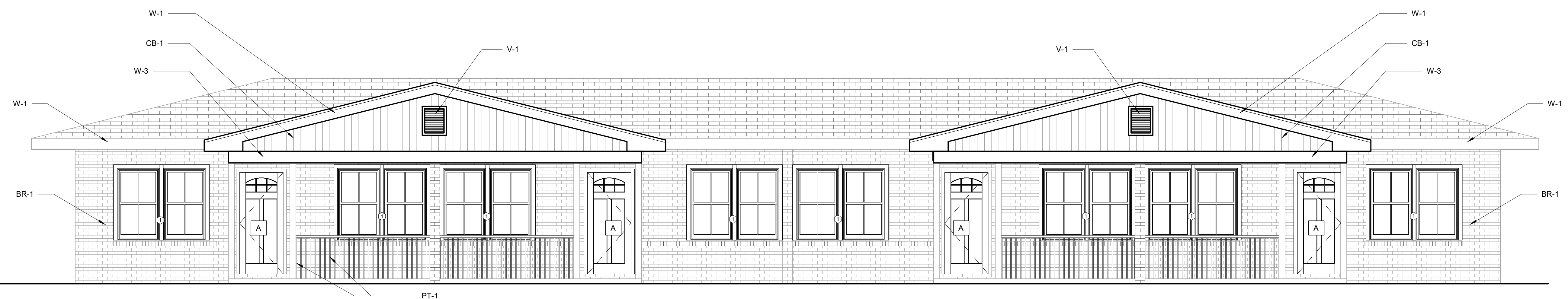
1 A-1A NEW CONSTRUCTION FRONT
1/4" = 1'-0"



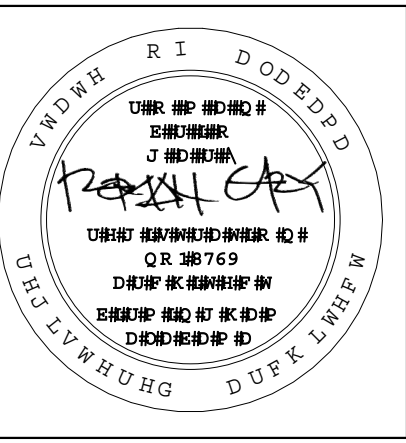
2 A-1A / A-1B / A-1C NEW CONSTRUCTION FRONT
1/4" = 1'-0"



3 A-1B NEW CONSTRUCTION FRONT
1/4" = 1'-0"



4 A-1C NEW CONSTRUCTION FRONT
1/4" = 1'-0"



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SHEET TITLE:
EXTERIOR ELEVATIONS
TYPES A-1A, A-1B, A-1C

SHEET NUMBER:
A101B

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DEMOLITION GENERAL NOTES

D-1	REMOVE ALL EXISTING WINDOWS
D-2	REMOVE EXISTING SCREEN AND EXTERIOR DOOR - EXTERIOR DOOR TO BE SALVAGE
D-3	REMOVE EXISTING VINYL SIDING
D-4	REMOVE EXISTING VINYL VENTS
D-5	PREPARE EXISTING RAILING AND COLUMNS FOR NEW PAINT
D-6	REMOVE EXISTING METAL FASCIA FOR NEW FASCIA INSTALLATION
D-7	PREPARE EXISTING MASONRY FACADE FOR NEW PAINT, POINT BRICK AS REQUIRED
D-8	PREPARE EXISTING COLUMN FOR NEW PAINT
D-9	PREPARE EXISTING STAIR FOR NEW PAINT
D-10	REMOVE EXISTING SCREEN DOOR - EXTERIOR DOOR EXISTING TO REMAIN, PREPARE FOR NEW PAINT
D-11	REMOVE EXISTING SOFFITS THROUGHOUT (TYPICAL)

NOTE: EXISTING WINDOW OPENINGS: ON INTERIOR SIDE OF OPENINGS IN WALLS, GENERAL CONTRACTOR TO REPAINT EXISTING OPENING SILLS, JAMBS, HEADS AND WALLS BELOW SILLS TO MATCH EXISTING ADJACENT WALL PAINT IN BASE BID - TYPICAL

EXTERIOR FINISHES
FOR WINDOW BLINDS: PROTECT & REMOVE EXISTING BLINDS FOR WINDOW REMOVAL & RE-INSTALLATION. GENERAL CONTRACTOR TO RE-INSTALL BLINDS AFTER NEW WINDOW AND PAINT INSTALLATION - TYPICAL

ASPHALT SHINGLES

AS-1 EXISTING TO REMAIN

MASONRY

BR-1 PAINT EXISTING MASONRY - SEE SCHEDULE FOR PAINT SCHEME
BR-2 PAINT EXISTING MASONRY, ACCENT COLOR

PAINT

PT-1 EXISTING COLUMN OR RAILING - ACCENT PAINT - SEE SCHEDULE FOR PAINT SCHEME
PT-2 EXISTING EXTERIOR STAIR - ACCENT PAINT - SEE SCHEDULE FOR PAINT SCHEME

SIDING

CB-1 NEW SMOOTH FIBER CEMENT VERTICAL SIDING PRIMED FOR PAINT W/ 1X3 FIBER CEMENT BATTENS AT 24" O.C. MAX.

SOFFITS

S-1 PERFORATED VINYL SOFFIT

TRIM

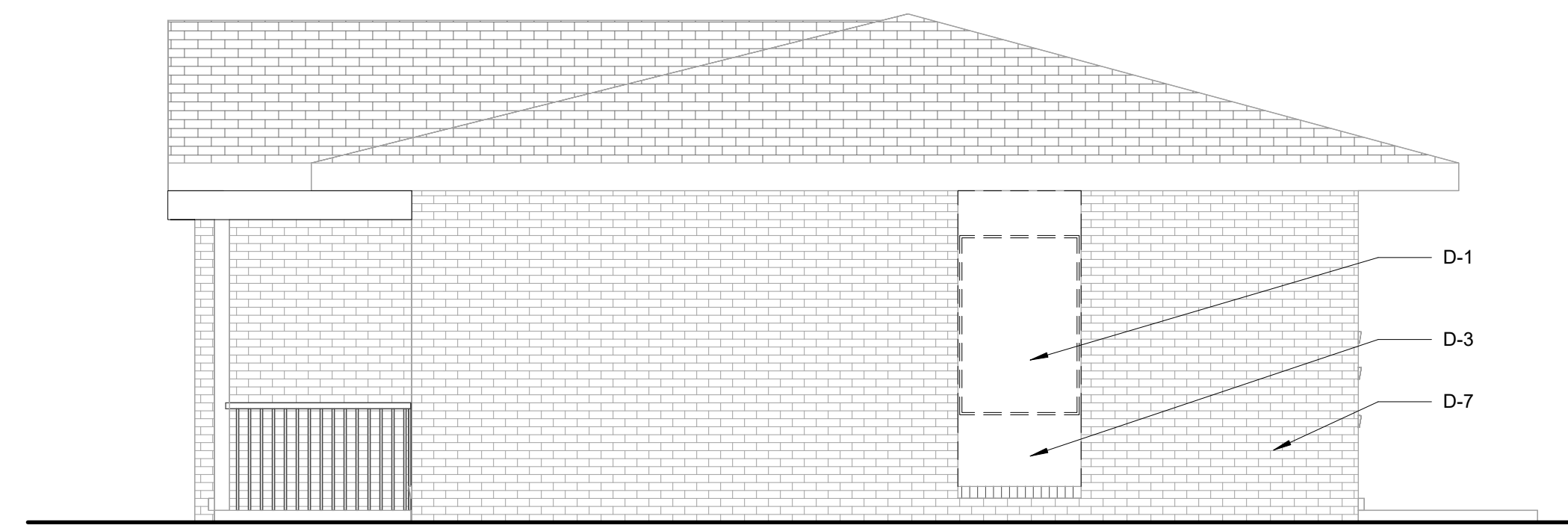
W-1 NEW PREFINISHED ALUM TRIM - FIELD BRAKE TRIM TO MATCH EXISTING FASCIA PROFILE
W-2 NEW CEMENT BOARD TRIM - 1X3 PRIMED FOR PAINT
W-3 NEW CEMENT BOARD TRIM - 1X6 PRIMED FOR PAINT

GABLE VENTS

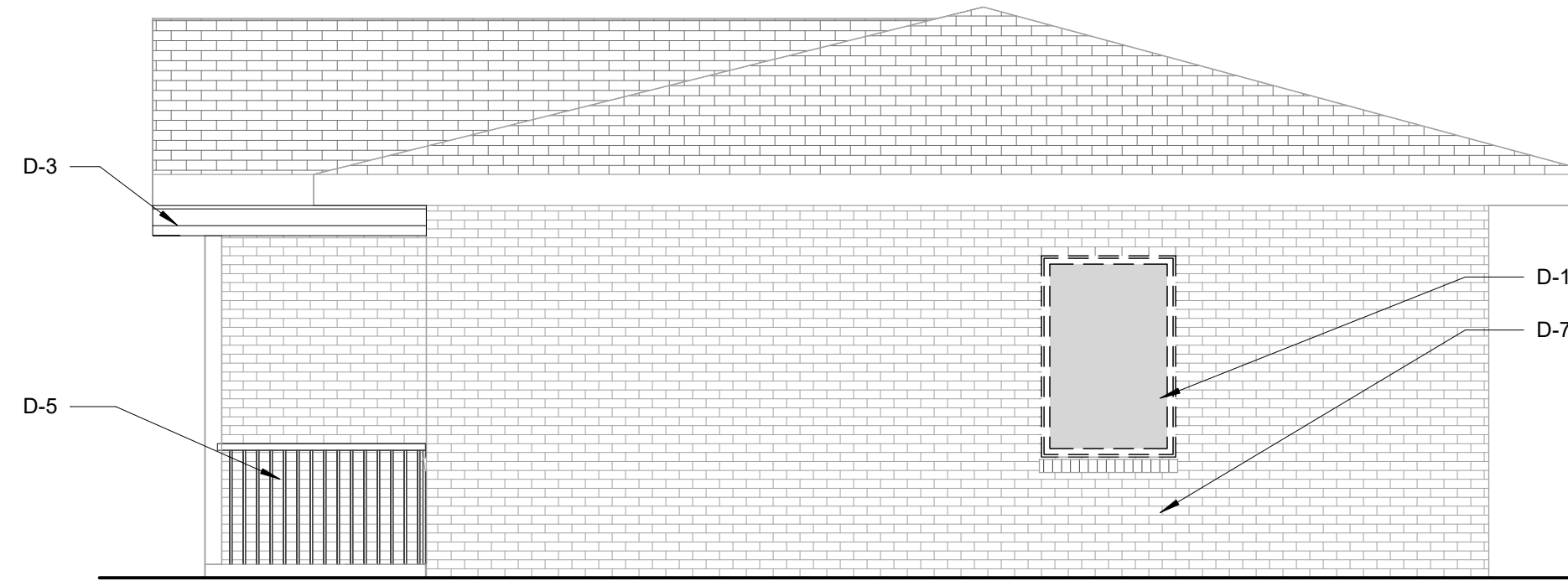
V-1 RECTANGULAR VINYL GABLE VENT 18" X 24"
V-2 RECTANGULAR VINYL GABLE VENT 12" X 18"

SHUTTERS

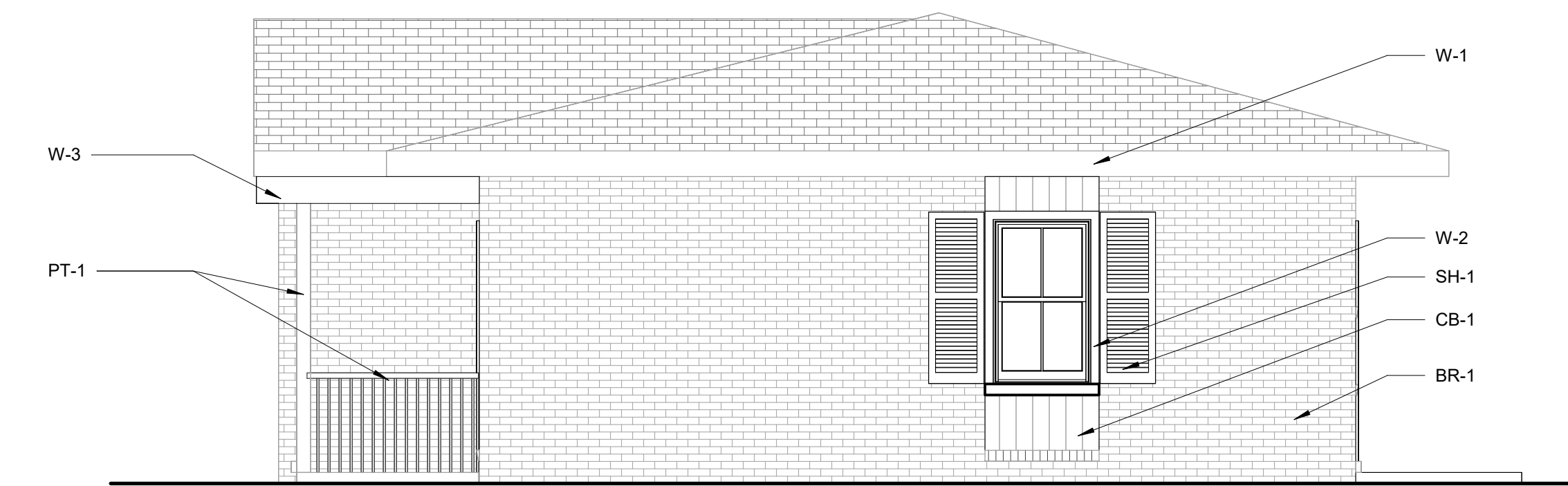
SH-1 VINYL SHUTTER 5'-2" X 1'-8"
SH-2 VINYL SHUTTER 4'-2" X 1'-8"



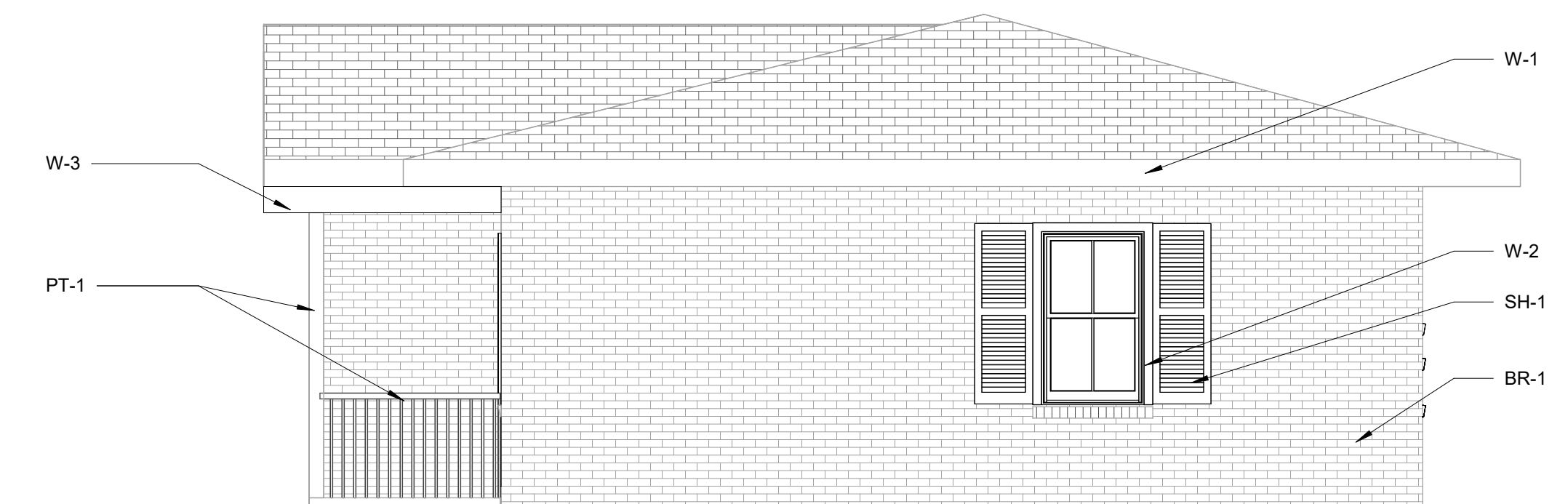
3 A-1A DEMOLITION SIDE (TYPICAL)
1/4" = 1'-0"



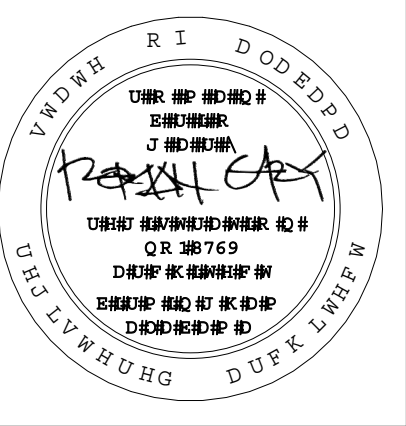
4 A-1B, A-1C DEMOLITION RIGHT
1/4" = 1'-0"



1 A-1A NEW CONSTRUCTION SIDE (TYPICAL)
1/4" = 1'-0"



2 A-1B, A-1C NEW CONSTRUCTION RIGHT
1/4" = 1'-0"



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SHEET TITLE:
SIDE EXTERIOR
ELEVATIONS TYPES
A-1A, A-1B, A-1C

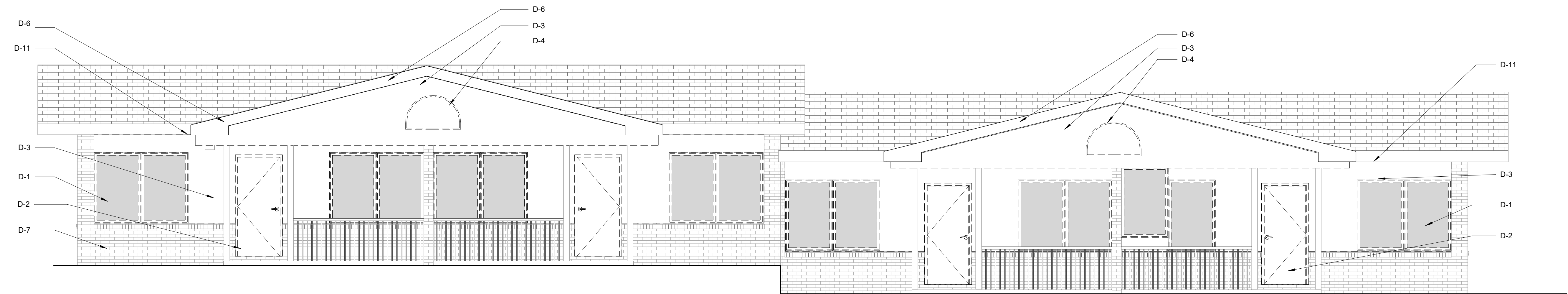
SHEET NUMBER:
A101C

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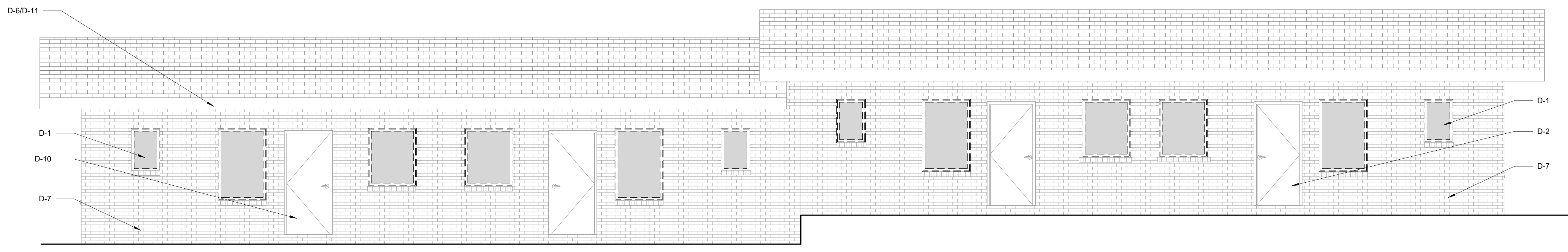
DEMOLITION GENERAL NOTES

- D-1 REMOVE ALL EXISTING WINDOWS
- D-2 REMOVE EXISTING SCREEN AND EXTERIOR DOOR - EXTERIOR DOOR TO BE SALVAGE
- D-3 REMOVE EXISTING VINYL SIDING
- D-4 REMOVE EXISTING VINYL VENTS
- D-5 PREPARE EXISTING RAILING AND COLUMNS FOR NEW PAINT
- D-6 REMOVE EXISTING METAL FASCIA FOR NEW FASCIA INSTALLATION
- D-7 PREPARE EXISTING MASONRY FACADE FOR NEW PAINT, POINT BRICK AS REQUIRED
- D-8 PREPARE EXISTING COLUMN FOR NEW PAINT
- D-9 PREPARE EXISTING STAIR FOR NEW PAINT
- D-10 REMOVE EXISTING SCREEN DOOR - EXTERIOR DOOR EXISTING TO REMAIN, PREPARE FOR NEW PAINT
- D-11 REMOVE EXISTING SOFFITS THROUGHOUT (TYPICAL)

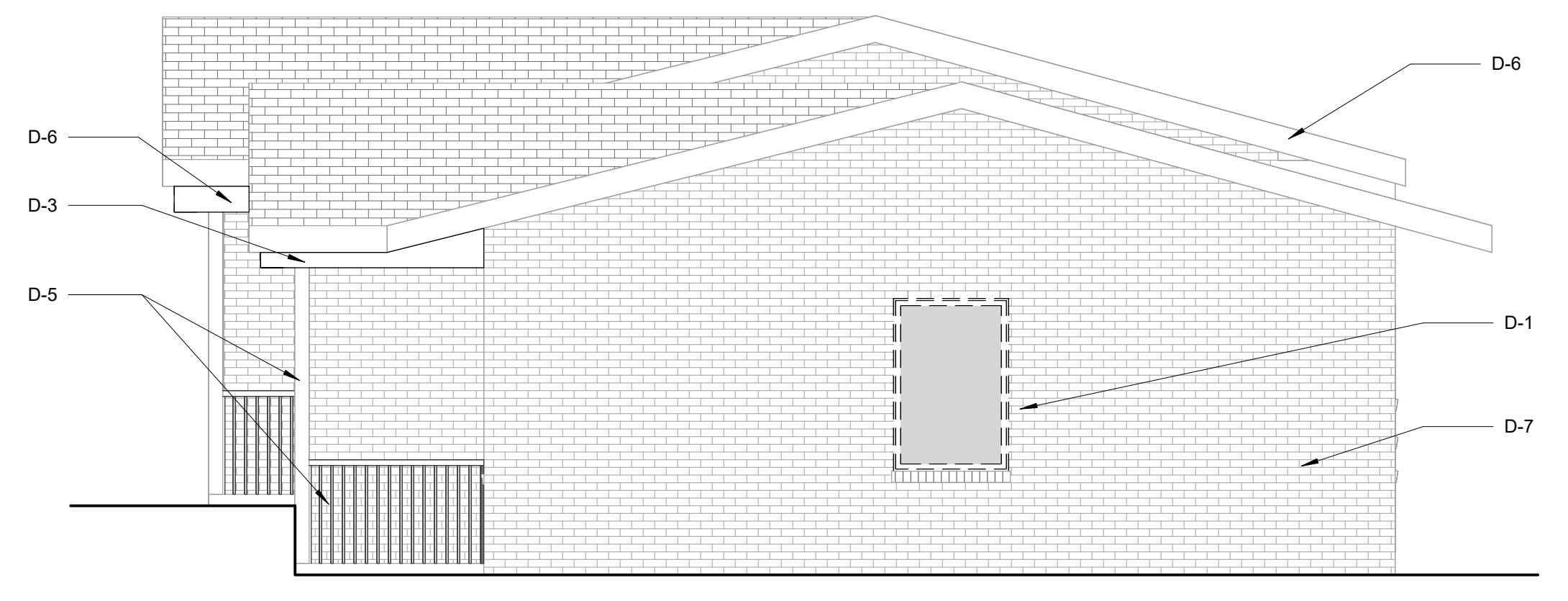
NOTE: EXISTING WINDOW OPENINGS: ON INTERIOR SIDE OF OPENINGS IN WALLS, GENERAL CONTRACTOR TO REPAINT EXISTING OPENING SILLS, JAMBS, HEADS AND WALLS BELOW SILLS TO MATCH EXISTING ADJACENT WALL PAINT IN BASE BID - TYPICAL.
 FOR WINDOW BLINDS: PROTECT & REMOVE EXISTING BLINDS FOR WINDOW REMOVAL & RE-INSTALLATION. GENERAL CONTRACTOR TO RE-INSTALL BLINDS AFTER NEW WINDOW AND PAINT INSTALLATION - TYPICAL.



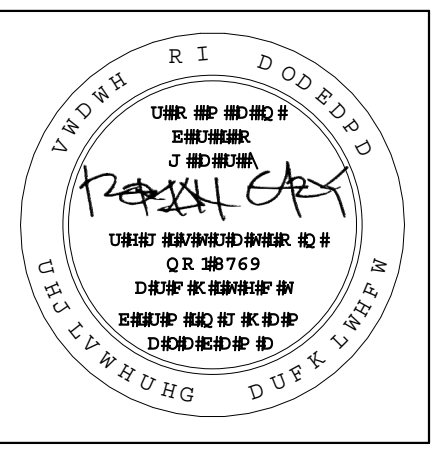
1 A-1 DEMOLITION FRONT
1/4" = 1'-0"



2 A-2 DEMOLITION REAR
1/4" = 1'-0"



3 A-2 DEMOLITION SIDE
1/4" = 1'-0"



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SHEET TITLE:
DEMOLITION EXTERIOR ELEVATIONS TYPE A-2

SHEET NUMBER:
A102A

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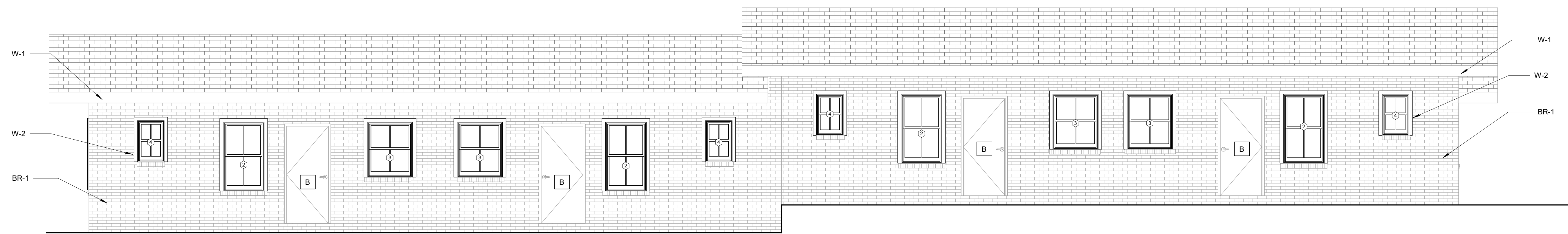
EXTERIOR MATERIALS LEGEND

ASPHALT SHINGLES	
AS-1	EXISTING TO REMAIN
MASONRY	
BR-1	PAINT EXISTING MASONRY - SEE SCHEDULE FOR PAINT SCHEME
BR-2	PAINT EXISTING MASONRY, ACCENT COLOR
PAINT	
PT-1	EXISTING COLUMN OR RAILING - ACCENT PAINT - SEE SCHEDULE FOR PAINT SCHEME
PT-2	EXISTING EXTERIOR STAIR - ACCENT PAINT - SEE SCHEDULE FOR PAINT SCHEME
SIDING	
CB-1	NEW SMOOTH FIBER CEMENT VERTICAL SIDING PRIMED FOR PAINT W/ 1X3 FIBER CEMENT BATTENS AT 24" O.C. MAX.
SOFFITS	
S-1	PERFORATED VINYL SOFFIT
TRIM	
W-1	NEW PREFINISHED ALUM TRIM - FIELD BRAKE TRIM TO MATCH EXISTING FASCIA PROFILE
W-2	NEW CEMENT BOARD TRIM - 1x3 PRIMED FOR PAINT
W-3	NEW CEMENT BOARD TRIM - 1x6 PRIMED FOR PAINT
GABLE VENTS	
V-1	RECTANGULAR VINYL GABLE VENT 18" X 24"
V-2	RECTANGULAR VINYL GABLE VENT 12" X 18"
SHUTTERS	
SH-1	VINYL SHUTTER 5'-2" X 1'-8"
SH-2	VINYL SHUTTER 4'-2" X 1'-8"

A-2 PAINT SCHEME B SEE A201



1 A-2 NEW CONSTRUCTION FRONT
1/4" = 1'-0"



2 A-2 NEW CONSTRUCTION FRONT
1/4" = 1'-0"



3 A-2 NEW CONSTRUCTION SIDE
1/4" = 1'-0"



MHA GIBBS EAST RE-CLADDING
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JOB NUMBER:
23101

DATE:
12/15/023

PRINTED / REVISIONS
DESCRIPTION DATE

SHEET TITLE:
EXTERIOR ELEVATIONS
TYPE A-2

SHEET NUMBER:
A102B

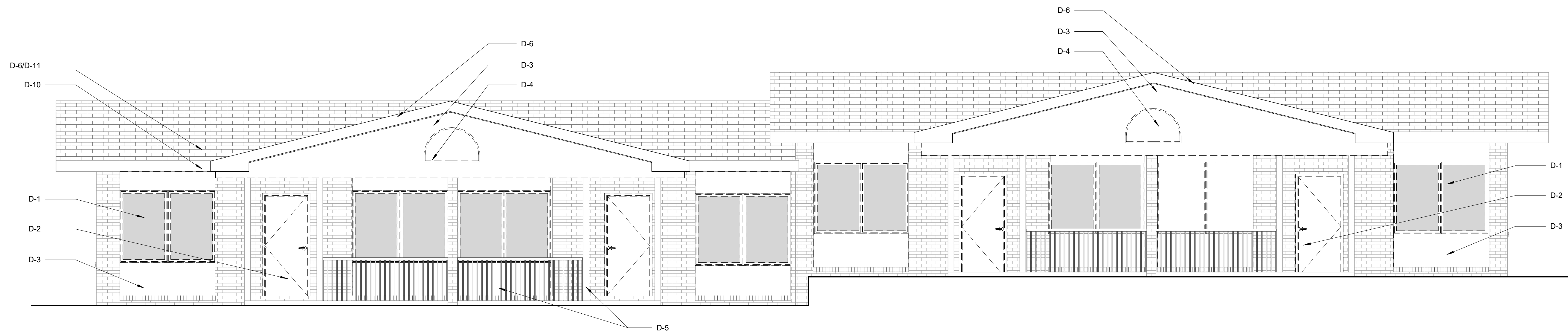
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DEMOLITION GENERAL NOTES

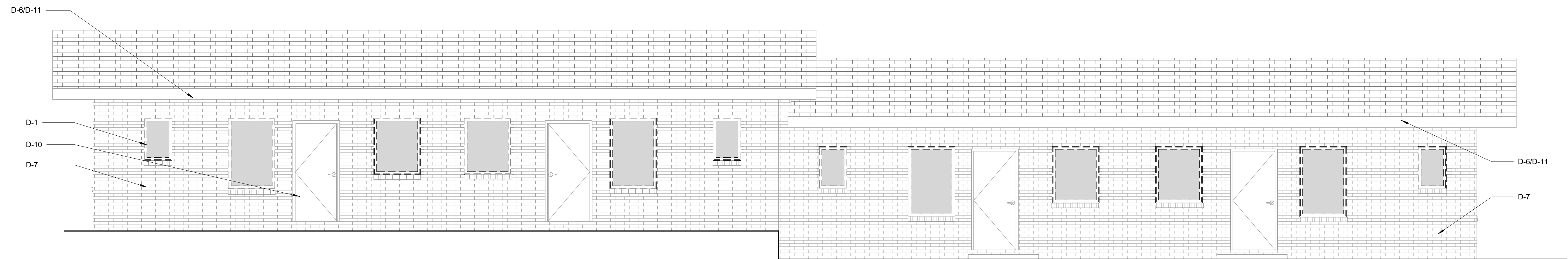
- D-1 REMOVE ALL EXISTING WINDOWS
- D-2 REMOVE EXISTING SCREEN AND EXTERIOR DOOR - EXTERIOR DOOR TO BE SALVAGE
- D-3 REMOVE EXISTING VINYL SIDING
- D-4 REMOVE EXISTING VINYL VENTS
- D-5 PREPARE EXISTING RAILING AND COLUMNS FOR NEW PAINT
- D-6 REMOVE EXISTING METAL FASCIA FOR NEW FASCIA INSTALLATION
- D-7 PREPARE EXISTING MASONRY FACADE FOR NEW PAINT, POINT BRICK AS REQUIRED
- D-8 PREPARE EXISTING COLUMN FOR NEW PAINT
- D-9 PREPARE EXISTING STAIR FOR NEW PAINT
- D-10 REMOVE EXISTING SCREEN DOOR - EXTERIOR DOOR EXISTING TO REMAIN, PREPARE FOR NEW PAINT
- D-11 REMOVE EXISTING SOFFITS THROUGHOUT (TYPICAL)

NOTE: EXISTING WINDOW OPENINGS, ON INTERIOR SIDE OF OPENINGS IN WALLS. GENERAL CONTRACTOR TO REPAINT EXISTING OPENING SILLS, JAMBS, HEADS AND WALLS BELOW SILLS TO MATCH EXISTING ADJACENT WALL PAINT IN BASE BID - TYPICAL.

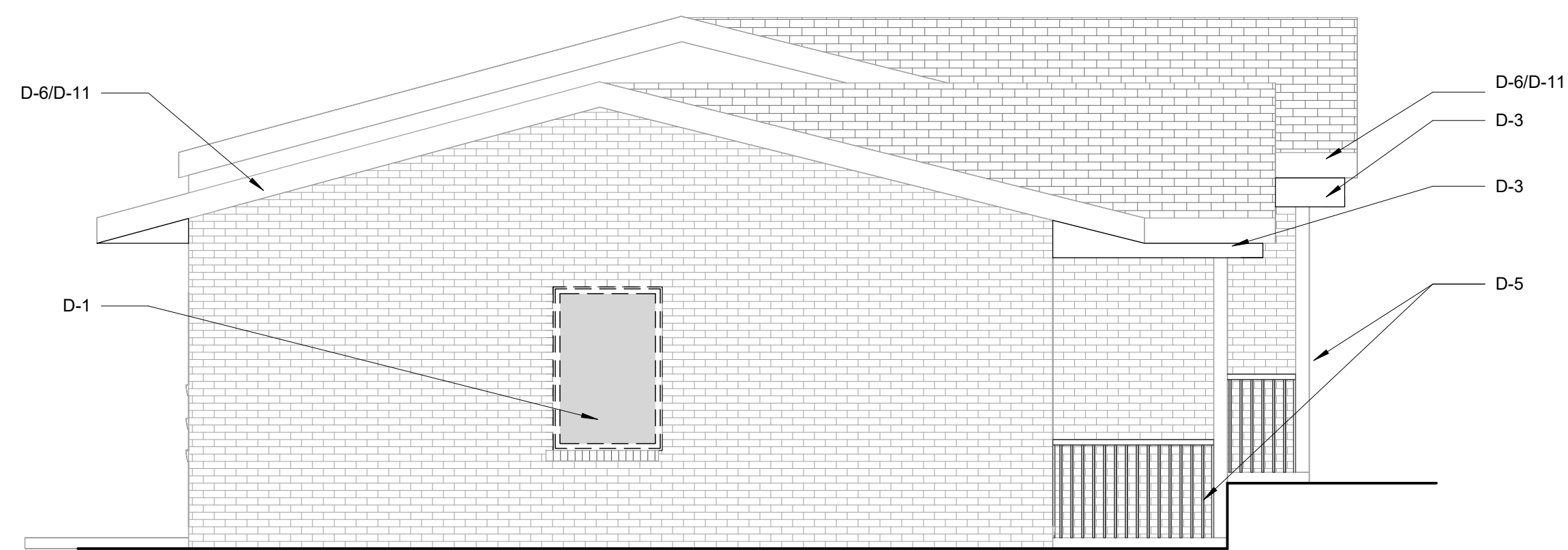
FOR WINDOW BLINDS, PROTECT & REMOVE EXISTING BLINDS FOR WINDOW REMOVAL & RE-INSTALLATION. GENERAL CONTRACTOR TO RE-INSTALL BLINDS AFTER NEW WINDOW AND PAINT INSTALLATION - TYPICAL.



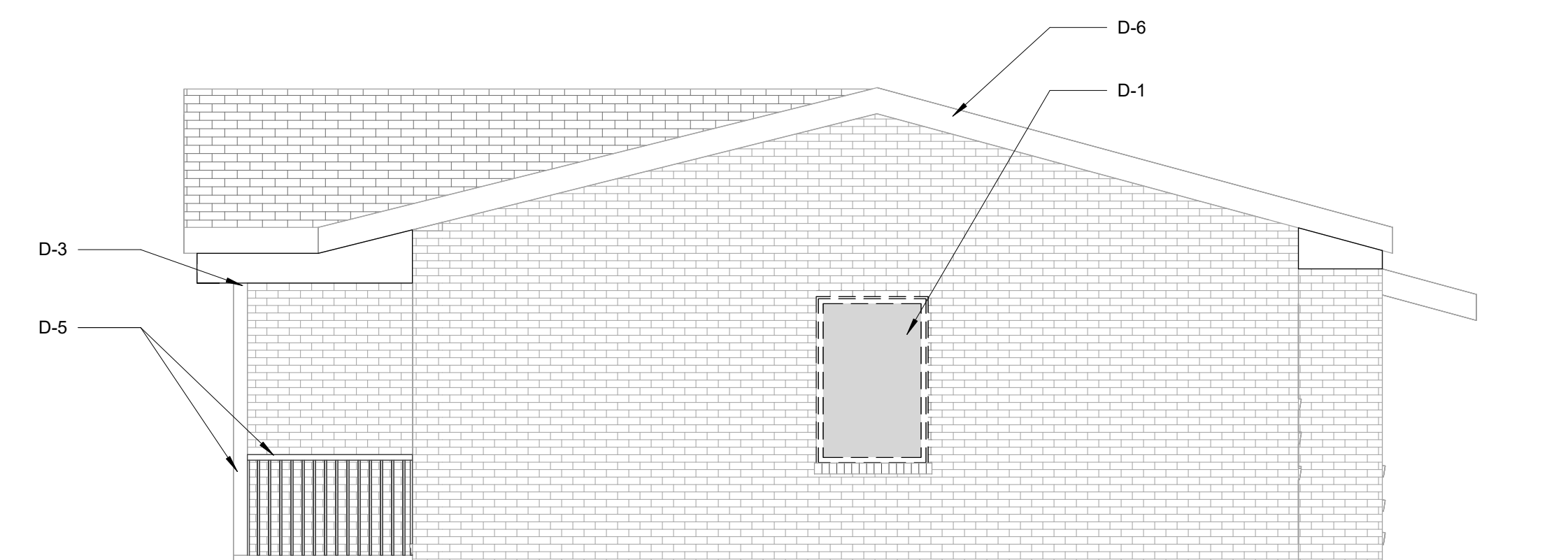
1 A-3 DEMOLITION FRONT
1/4" = 1'-0"



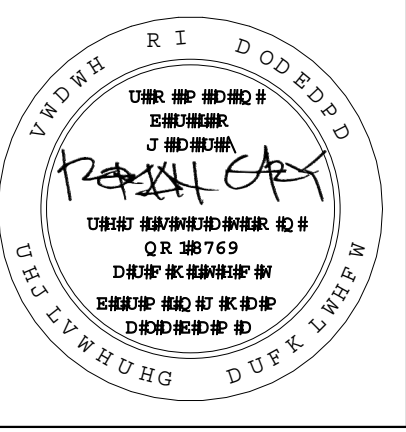
2 A-3 DEMOLITION REAR
1/4" = 1'-0"



3 A-3 DEMOLITION LEFT
1/4" = 1'-0"



4 A-3 DEMOLITION RIGHT
1/4" = 1'-0"



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SHEET TITLE:
DEMOLITION EXTERIOR
ELEVATIONS TYPE A-3

SHEET NUMBER:
A103A

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EXTERIOR MATERIALS LEGEND

ASPHALT SHINGLES

AS-1 EXISTING TO REMAIN

MASONRY

BR-1 PAINT EXISTING MASONRY - SEE SCHEDULE FOR PAINT SCHEME
 BR-2 PAINT EXISTING MASONRY, ACCENT COLOR

PAINT

PT-1 EXISTING COLUMN OR RAILING - ACCENT PAINT - SEE SCHEDULE FOR PAINT SCHEME
 PT-2 EXISTING EXTERIOR STAIR - ACCENT PAINT - SEE SCHEDULE FOR PAINT SCHEME

SIDING

CB-1 NEW SMOOTH FIBER CEMENT VERTICAL SIDING PRIMED FOR PAINT W/
 1x3 FIBER CEMENT BATTENS AT 24" O.C. MAX.

SOFFITS

S-1 PERFORATED VINYL SOFFIT

TRIM

W-1 NEW PREFINISHED ALUM TRIM - FIELD BRAKE TRIM TO MATCH EXISTING FASCIA PROFILE
 W-2 NEW CEMENT BOARD TRIM - 1x3 PRIMED FOR PAINT
 W-3 NEW CEMENT BOARD TRIM - 1x6 PRIMED FOR PAINT

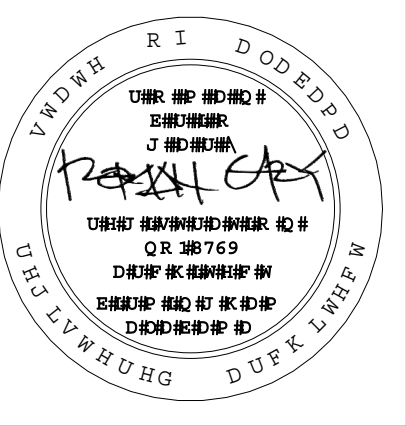
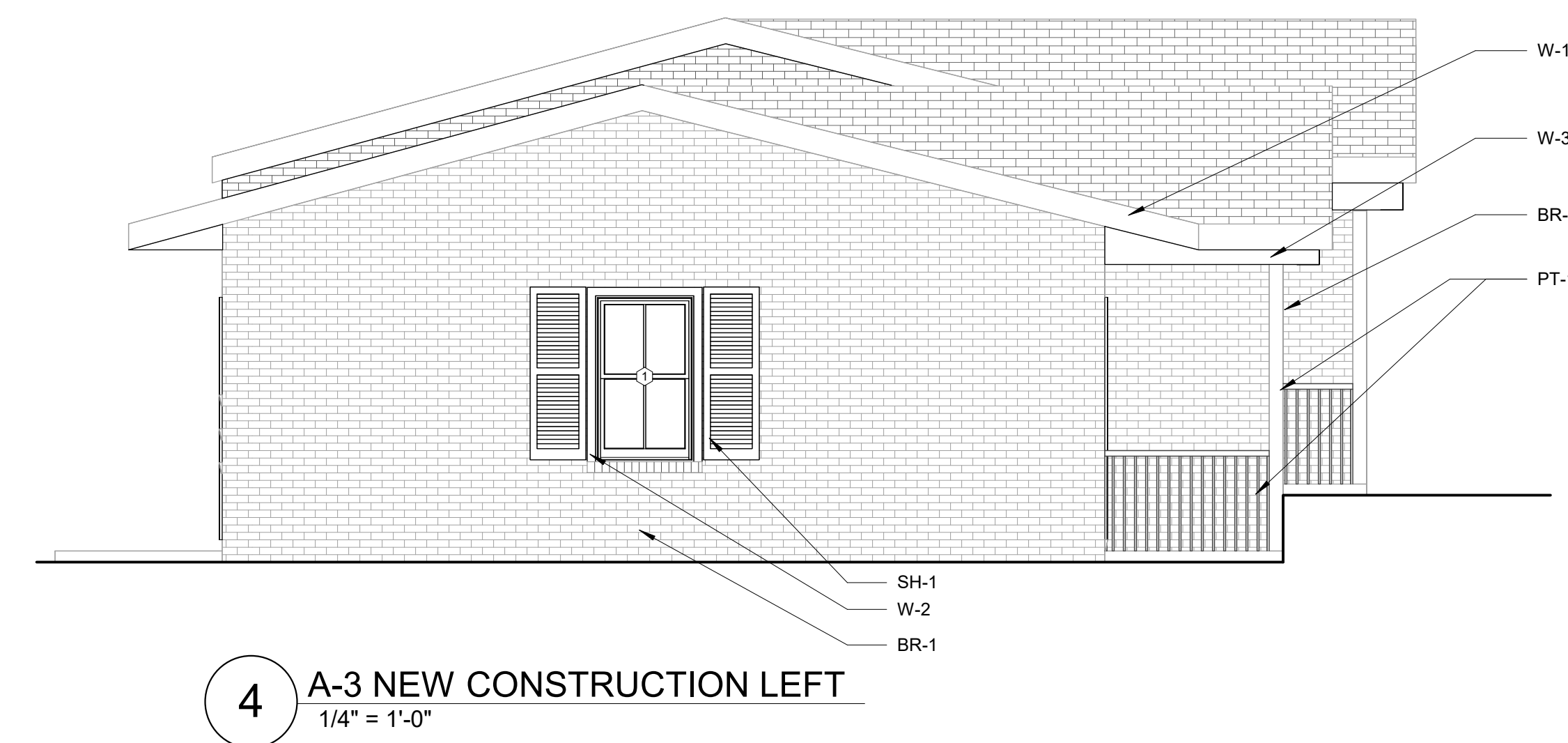
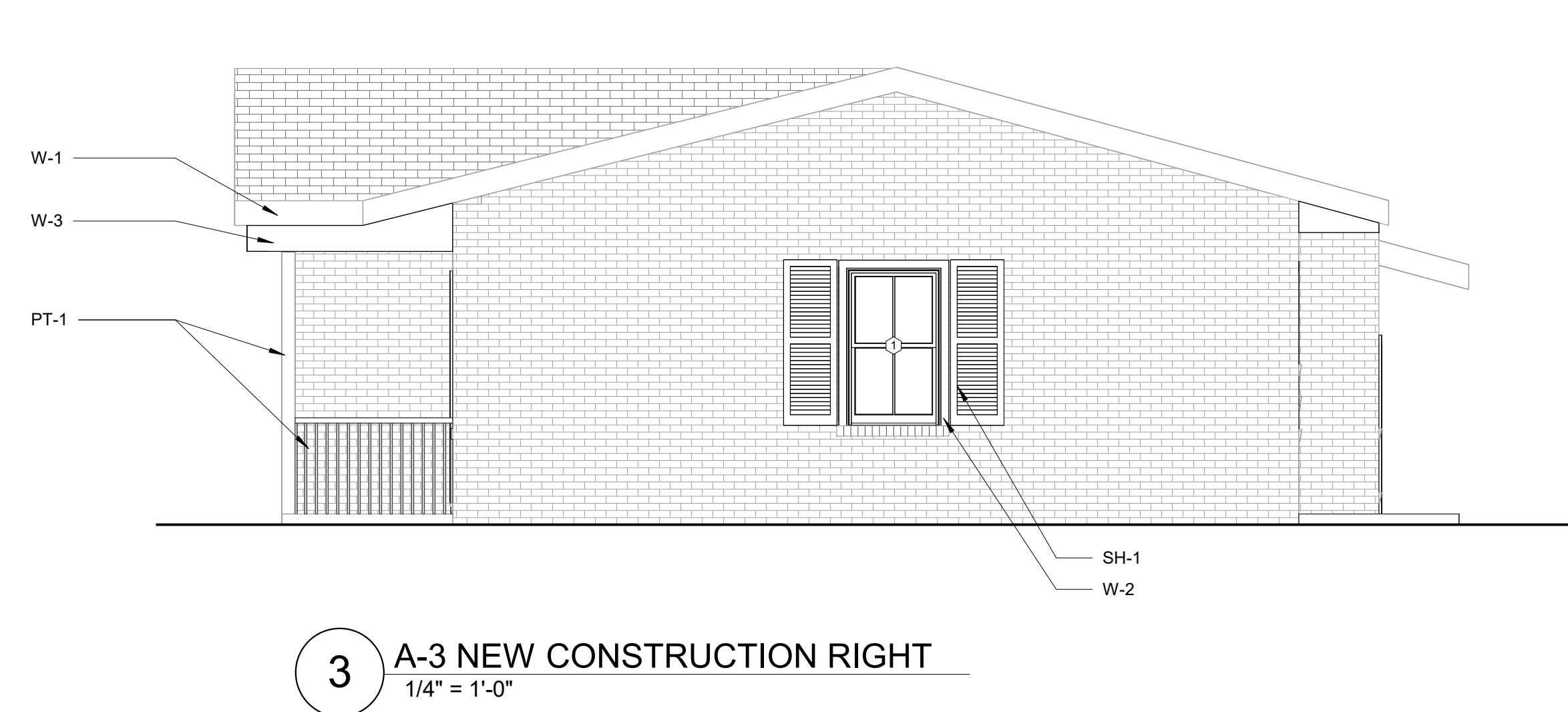
GABLE VENTS

V-1 RECTANGULAR VINYL GABLE VENT 18" X 24"
 V-2 RECTANGULAR VINYL GABLE VENT 12" X 18"

SHUTTERS

SH-1 VINYL SHUTTER 5'-2" X 1'-8"
 SH-2 VINYL SHUTTER 4'-2" X 1'-8"

**A-3 PAINT SCHEME B
 SEE A201**



MHA GIBBS EAST RE-CLADDING
 1701 TERMINAL ROAD, MONTGOMERY, AL 36108

JOB NUMBER:
 23101

DATE:
 12/15/2023

PRINTED / REVISIONS
 # DESCRIPTION DATE

SHEET TITLE:
 EXTERIOR ELEVATIONS
 TYPE A-3

SHEET NUMBER:
A103B

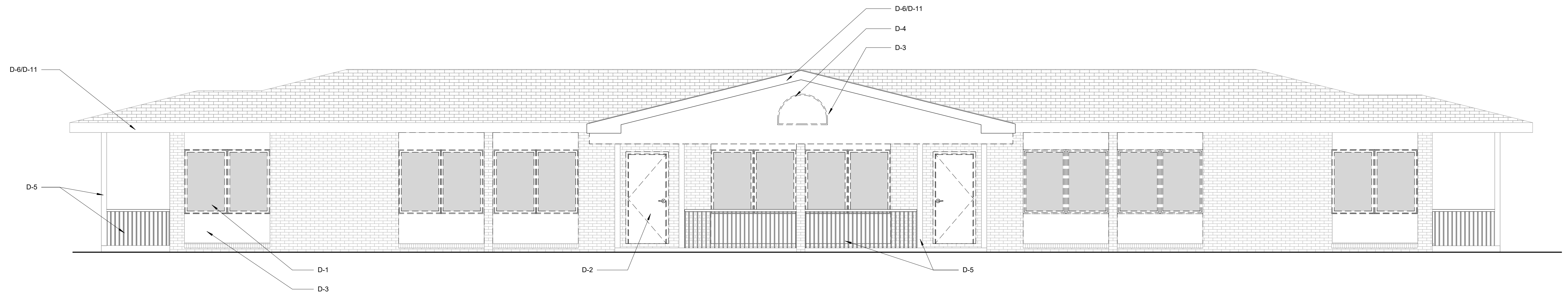
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DEMOLITION GENERAL NOTES

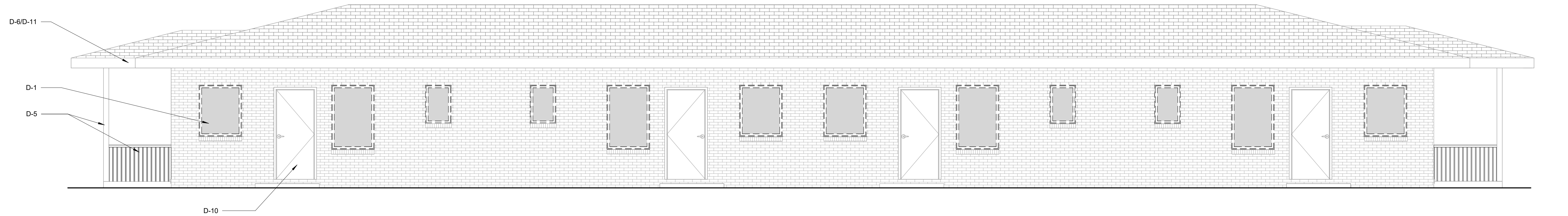
- D-1 REMOVE ALL EXISTING WINDOWS
- D-2 REMOVE EXISTING SCREEN AND EXTERIOR DOOR - EXTERIOR DOOR TO BE SALVAGE
- D-3 REMOVE EXISTING VINYL SIDING
- D-4 REMOVE EXISTING VINYL VENTS
- D-5 PREPARE EXISTING RAILING AND COLUMNS FOR NEW PAINT
- D-6 REMOVE EXISTING METAL FASCIA FOR NEW FASCIA INSTALLATION
- D-7 PREPARE EXISTING MASONRY FACADE FOR NEW PAINT, POINT BRICK AS REQUIRED
- D-8 PREPARE EXISTING COLUMN FOR NEW PAINT
- D-9 PREPARE EXISTING STAIR FOR NEW PAINT
- D-10 REMOVE EXISTING SCREEN DOOR - EXTERIOR DOOR EXISTING TO REMAIN, PREPARE FOR NEW PAINT
- D-11 REMOVE EXISTING SOFFITS THROUGHOUT (TYPICAL)

NOTE: EXISTING WINDOW OPENINGS - ON INTERIOR SIDE OF OPENINGS IN WALLS, GENERAL CONTRACTOR TO REPAIR EXISTING OPENING SILLS, JAMBS, HEADS AND WALLS BELOW SILLS TO MATCH EXISTING ADJACENT WALL PAINT IN BASE BID - TYPICAL.

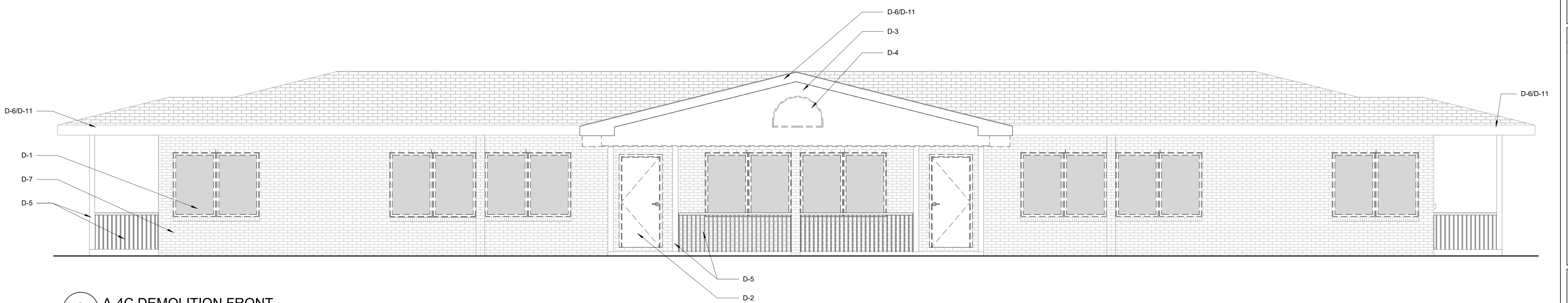
FOR WINDOW BLINDS, PROTECT & REMOVE EXISTING BLINDS FOR WINDOW REMOVAL & RE-INSTALLATION. GENERAL CONTRACTOR TO RE-INSTALL BLINDS AFTER NEW WINDOW AND PAINT INSTALLATION - TYPICAL.



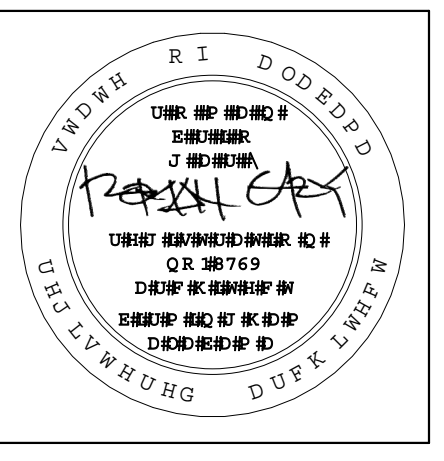
1 A-4A DEMOLITION FRONT
1/4" = 1'-0"



2 A-4A / A-4C DEMOLITION REAR
1/4" = 1'-0"



3 A-4C DEMOLITION FRONT
1/4" = 1'-0"



MHA GIBBS EAST RE-CLADDING
1701 TERMINAL ROAD, MONTGOMERY, AL 36108

JOB NUMBER:
23101

DATE:
12/15/2023

PRINTED / REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE:
DEMOLITION EXTERIOR
ELEVATIONS TYPE
A-4A-A-4C

SHEET NUMBER:

A104A

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EXTERIOR MATERIALS LEGEND

ASPHALT SHINGLES

AS-1 EXISTING TO REMAIN

MASONRY

BR-1 PAINT EXISTING MASONRY - SEE SCHEDULE FOR PAINT SCHEME
BR-2 PAINT EXISTING MASONRY, ACCENT COLOR

PAINT

PT-1 EXISTING COLUMN OR RAILING - ACCENT PAINT - SEE SCHEDULE FOR PAINT SCHEME
PT-2 EXISTING EXTERIOR STAIR - ACCENT PAINT - SEE SCHEDULE FOR PAINT SCHEME

SIDING

CB-1 NEW SMOOTH FIBER CEMENT VERTICAL SIDING PRIMED FOR PAINT W/ 1X3 FIBER CEMENT BATTENS AT 24" O.C. MAX.

SOFFITS

S-1 PERFORATED VINYL SOFFIT

TRIM

W-1 NEW PREFINISHED ALUM TRIM - FIELD BRAKE TRIM TO MATCH EXISTING FASCIA PROFILE
W-2 NEW CEMENT BOARD TRIM - 1x3 PRIMED FOR PAINT
W-3 NEW CEMENT BOARD TRIM - 1x6 PRIMED FOR PAINT

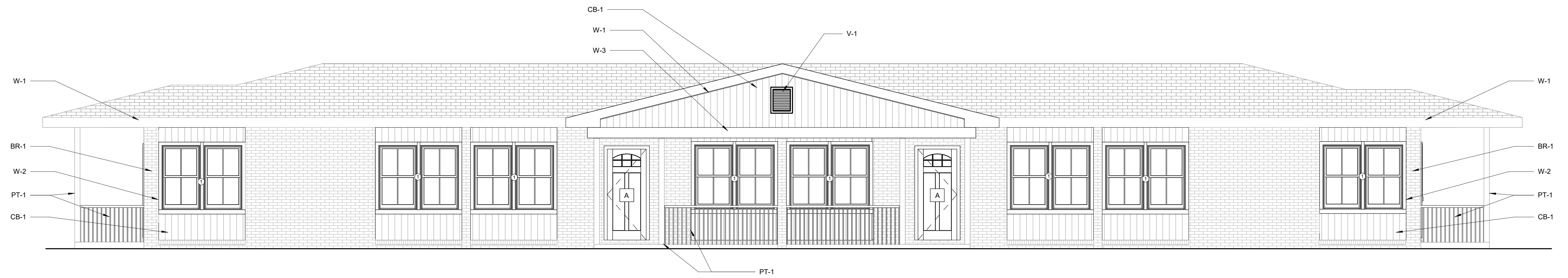
GABLE VENTS

V-1 RECTANGULAR VINYL GABLE VENT 18" X 24"
V-2 RECTANGULAR VINYL GABLE VENT 12" X 18"

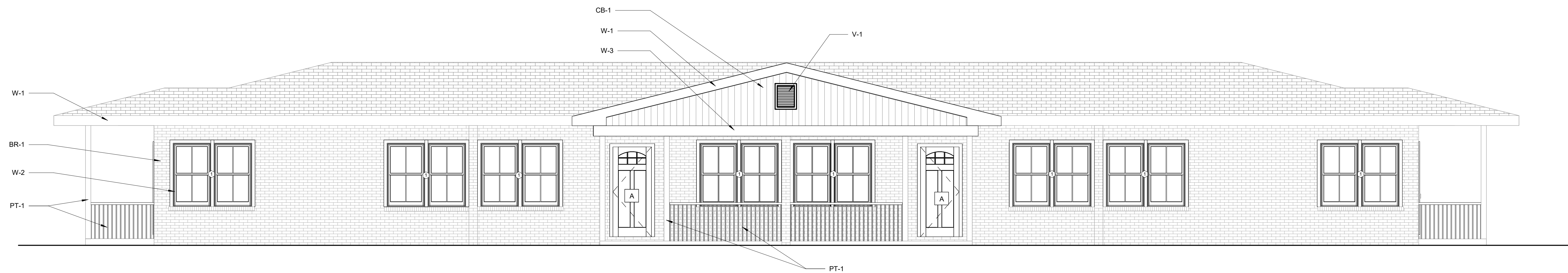
SHUTTERS

SH-1 VINYL SHUTTER 5'-2" X 1'-8"
SH-2 VINYL SHUTTER 4'-2" X 1'-8"

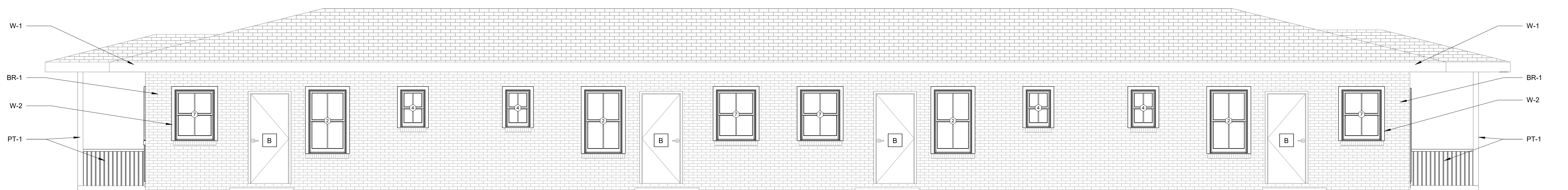
A-4A,A-4B,A-4C PAINT SCHEME A
SEE A201



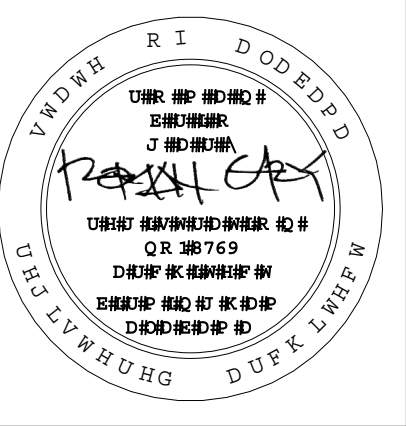
1 A-4A NEW CONSTRUCTION FRONT
1/4" = 1'-0"



2 A-4C NEW CONSTRUCTION FRONT
1/4" = 1'-0"



3 A-4A / A-4C NEW CONSTRUCTION REAR
1/4" = 1'-0"



MHA GIBBS EAST RE-CLADDING
1701 TERMINAL ROAD, MONTGOMERY, AL 36108

JOB NUMBER:
23101

DATE:
12/15/2023

PRINTED / REVISIONS
DESCRIPTION DATE

SHEET TITLE:
EXTERIOR ELEVATIONS
TYPE A-4A,A-4C

SHEET NUMBER:
A104B

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DEMOLITION GENERAL NOTES

D-1	REMOVE ALL EXISTING WINDOWS
D-2	REMOVE EXISTING SCREEN AND EXTERIOR DOOR - EXTERIOR DOOR TO BE SALVAGE
D-3	REMOVE EXISTING VINYL SIDING
D-4	REMOVE EXISTING VINYL VENTS
D-5	PREPARE EXISTING RAILING AND COLUMNS FOR NEW PAINT
D-6	REMOVE EXISTING METAL FASCIA FOR NEW FASCIA INSTALLATION
D-7	PREPARE EXISTING MASONRY FACADE FOR NEW PAINT, POINT BRICK AS REQUIRED
D-8	PREPARE EXISTING COLUMN FOR NEW PAINT
D-9	PREPARE EXISTING STAIR FOR NEW PAINT
D-10	REMOVE EXISTING SCREEN DOOR - EXTERIOR DOOR EXISTING TO REMAIN, PREPARE FOR NEW PAINT
D-11	REMOVE EXISTING SOFFITS THROUGHOUT (TYPICAL)

EXTERIOR MATERIALS LEGEND

NOTE: EXISTING WINDOW OPENINGS ON INTERIOR SIDE OF OPENINGS IN WALLS. GENERAL CONTRACTOR TO REPAINT EXISTING OPENING SILLS, JAMBS, HEADS AND WALLS BELOW SILLS TO MATCH EXISTING ADJACENT WALL PAINT IN BASE BID - TYPICAL. ASPHALT SHINGLES FOR WINDOW BLINDS. PROTECT & REMOVE EXISTING BLINDS FOR WINDOW REMOVAL & RE-INSTALLATION. GENERAL CONTRACTOR TO RE-INSTALL BLINDS AFTER NEW WINDOW AND PAINT INSTALLATION - TYPICAL.

MASONRY

BR-1	PAINT EXISTING MASONRY - SEE SCHEDULE FOR PAINT SCHEME
BR-2	PAINT EXISTING MASONRY, ACCENT COLOR

PAINT

PT-1	EXISTING COLUMN OR RAILING - ACCENT PAINT - SEE SCHEDULE FOR PAINT SCHEME
PT-2	EXISTING EXTERIOR STAIR - ACCENT PAINT - SEE SCHEDULE FOR PAINT SCHEME

SIDING

CB-1	NEW SMOOTH FIBER CEMENT VERTICAL SIDING PRIMED FOR PAINT W/ 1X3 FIBER CEMENT BATTENS AT 24" O.C. MAX.
------	---

SOFFITS

S-1	PERFORATED VINYL SOFFIT
-----	-------------------------

TRIM

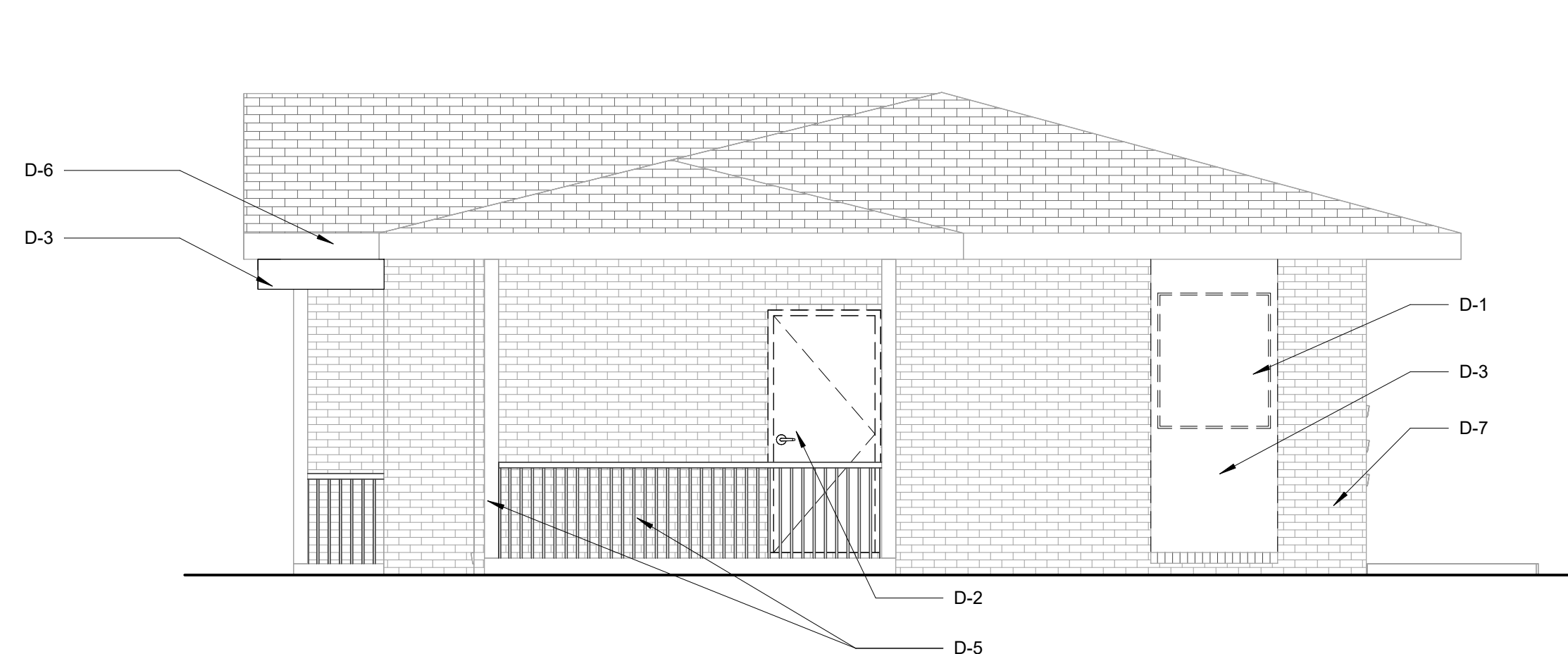
W-1	NEW PREFINISHED ALUM TRIM - FIELD BRAKE TRIM TO MATCH EXISTING FASCIA PROFILE
W-2	NEW CEMENT BOARD TRIM - 1x3 PRIMED FOR PAINT
W-3	NEW CEMENT BOARD TRIM - 1x6 PRIMED FOR PAINT

GABLE VENTS

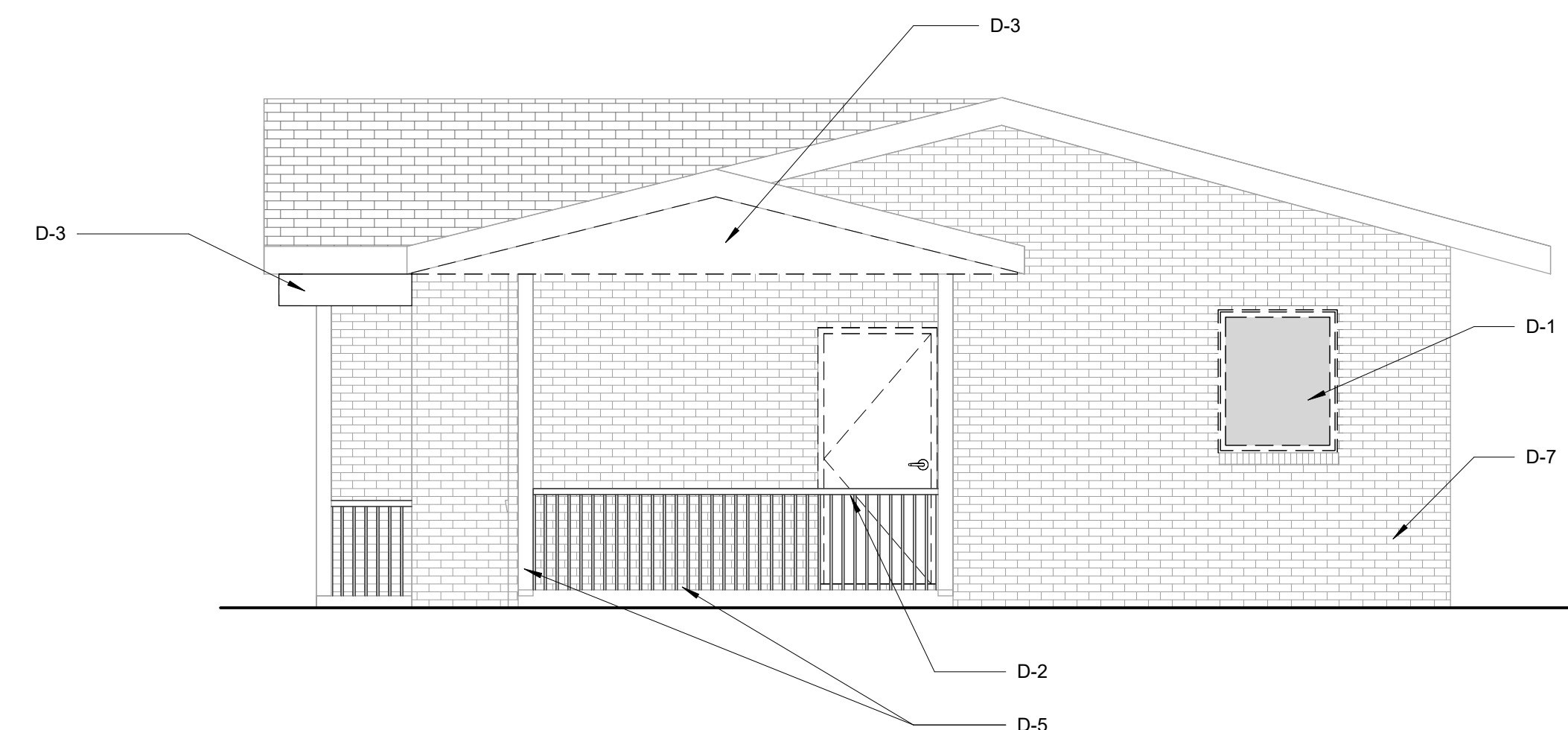
V-1	RECTANGULAR VINYL GABLE VENT 18" X 24"
V-2	RECTANGULAR VINYL GABLE VENT 12" X 18"

SHUTTERS

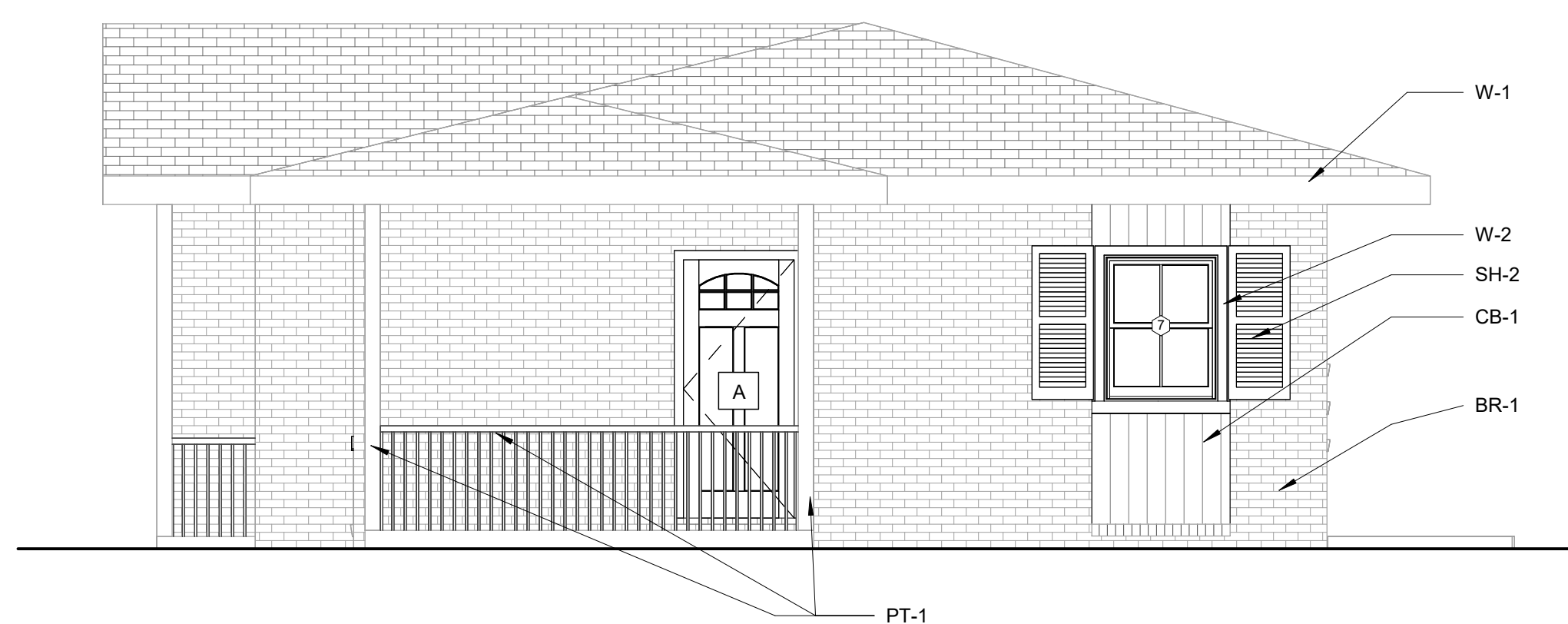
SH-1	VINYL SHUTTER 5'-2" X 1'-8"
SH-2	VINYL SHUTTER 4'-2" X 1'-8"



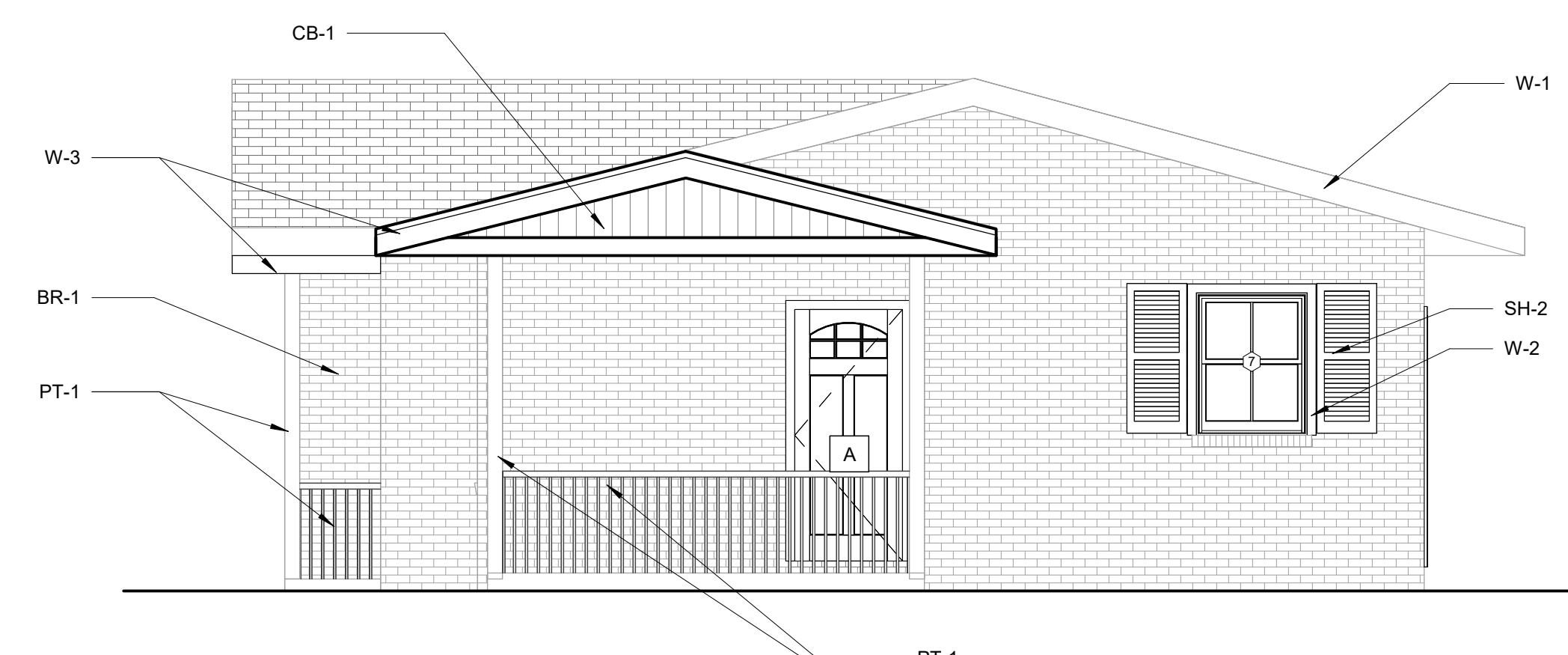
1 A-4A DEMOLITION SIDE
1/4" = 1'-0"



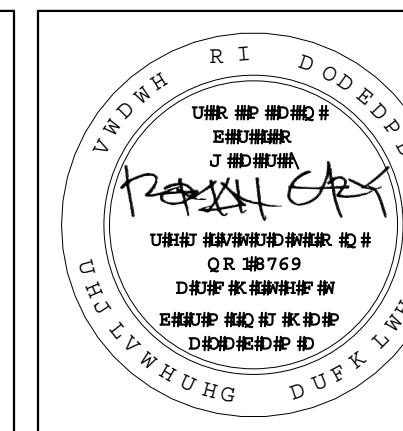
2 A-4C DEMOLITION SIDE
1/4" = 1'-0"



3 A-4A NEW CONSTRUCTION SIDE
1/4" = 1'-0"



4 A-4C NEW CONSTRUCTION SIDE
1/4" = 1'-0"



MHA GIBBS EAST RE-CLADDING
1701 TERMINAL ROAD, MONTGOMERY, AL 36108

JOB NUMBER:
23101

DATE:
12/15/2023

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DESCRIPTION DATE

SHEET TITLE:
SIDE EXTERIOR
ELEVATIONS TYPE
A-4A-A-4C

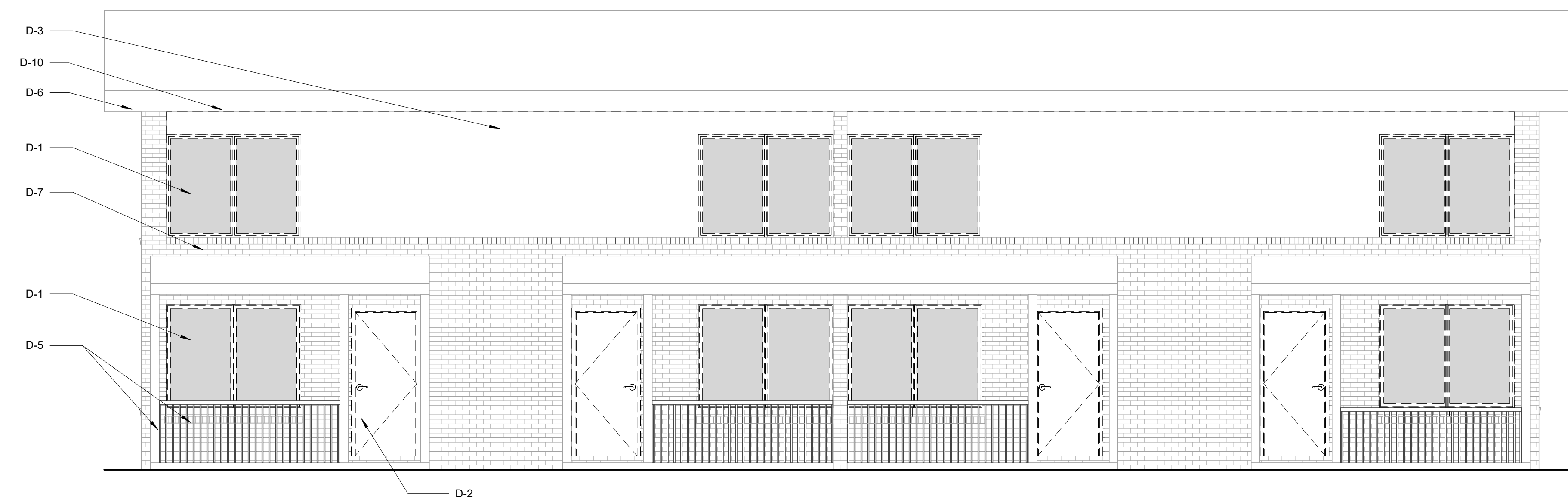
SHEET NUMBER:
A104C

DEMOLITION GENERAL NOTES

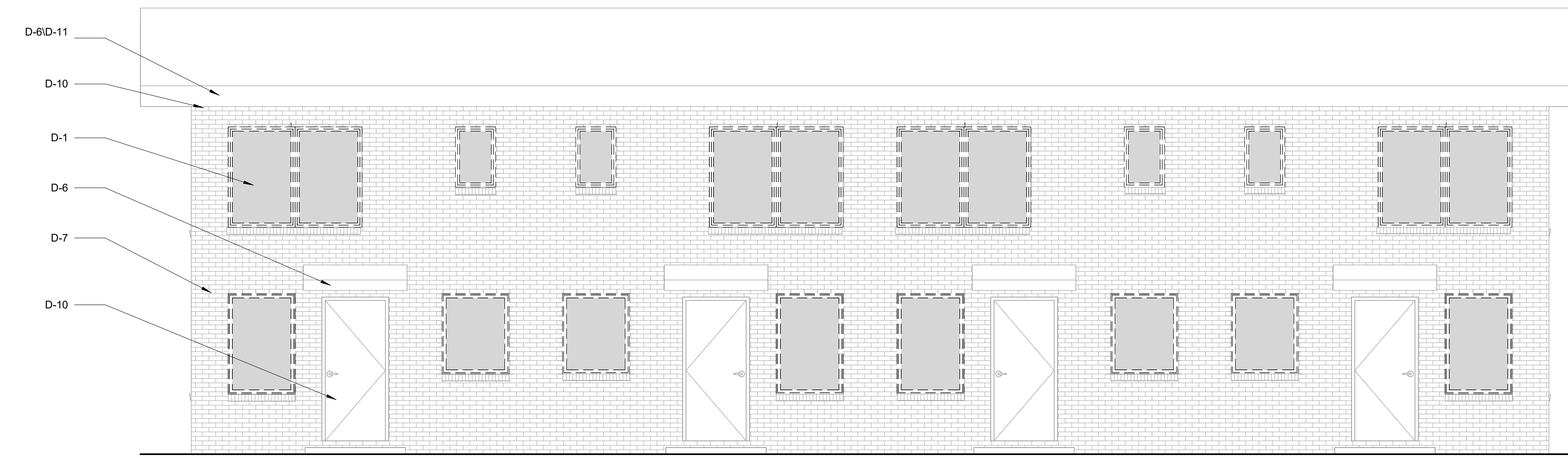
- D-1 REMOVE ALL EXISTING WINDOWS
- D-2 REMOVE EXISTING SCREEN AND EXTERIOR DOOR - EXTERIOR DOOR TO BE SALVAGE
- D-3 REMOVE EXISTING VINYL SIDING
- D-4 REMOVE EXISTING VINYL VENTS
- D-5 PREPARE EXISTING RAILING AND COLUMNS FOR NEW PAINT
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NOTE: EXISTING WINDOW OPENINGS: ON INTERIOR SIDE OF OPENINGS IN WALLS, GENERAL CONTRACTOR TO REPAINT EXISTING OPENING SILLS, JAMBS, HEADS AND WALLS BELOW SILLS TO MATCH EXISTING ADJACENT WALL PAINT IN BASE BID - TYPICAL.

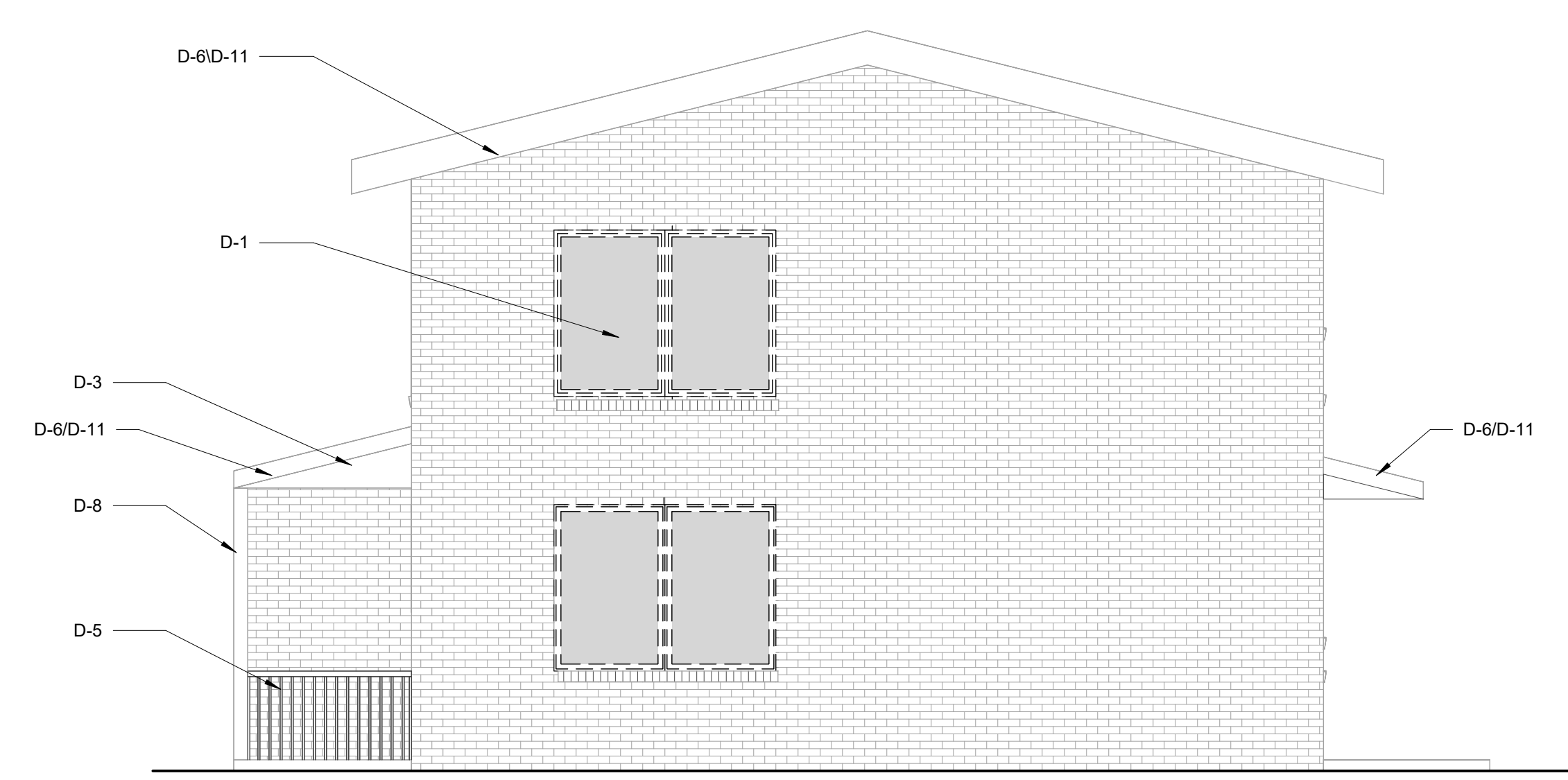
FOR WINDOW BLINDS, PROTECT & REMOVE EXISTING BLINDS FOR WINDOW REMOVAL & RE-INSTALLATION. GENERAL CONTRACTOR TO RE-INSTALL BLINDS AFTER NEW WINDOW AND PAINT INSTALLATION - TYPICAL.



1 B-4A DEMOLITION FRONT
1/4" = 1'-0"



2 B-4A DEMOLITION REAR
1/4" = 1'-0"



3 B-4A / B-4B DEMOLITION SIDE
1/4" = 1'-0"



MHA GIBBS EAST RE-CLADDING
1701 TERMINAL ROAD, MONTGOMERY, AL 36108

JOB NUMBER:
23101

DATE:
12/15/2023

PRINTED / REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE:
DEMOLITION EXTERIOR
ELEVATIONS TYPE B-4A,
B-4B

SHEET NUMBER:

A106A

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 12/15/2023 10:11:17 AM MHA-Gibbs-East-Cladding.dwg User: RJA/af
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EXTERIOR MATERIALS LEGEND

ASPHALT SHINGLES	
AS-1	EXISTING TO REMAIN
MASONRY	
BR-1	PAINT EXISTING MASONRY - SEE SCHEDULE FOR PAINT SCHEME
BR-2	PAINT EXISTING MASONRY, ACCENT COLOR
PAINT	
PT-1	EXISTING COLUMN OR RAILING - ACCENT PAINT - SEE SCHEDULE FOR PAINT SCHEME
PT-2	EXISTING EXTERIOR STAIR - ACCENT PAINT - SEE SCHEDULE FOR PAINT SCHEME
SIDING	
CB-1	NEW SMOOTH FIBER CEMENT VERTICAL SIDING PRIMED FOR PAINT W/ 1X3 FIBER CEMENT BATTENS AT 24" O.C. MAX.
SOFFITS	
S-1	PERFORATED VINYL SOFFIT
TRIM	
W-1	NEW PREFINISHED ALUM TRIM - FIELD BRAKE TRIM TO MATCH EXISTING FASCIA PROFILE
W-2	NEW CEMENT BOARD TRIM - 1x3 PRIMED FOR PAINT
W-3	NEW CEMENT BOARD TRIM - 1x6 PRIMED FOR PAINT
GABLE VENTS	
V-1	RECTANGULAR VINYL GABLE VENT 18" X 24"
V-2	RECTANGULAR VINYL GABLE VENT 12" X 18"
SHUTTERS	
SH-1	VINYL SHUTTER 5'-2" X 1'-8"
SH-2	VINYL SHUTTER 4'-2" X 1'-8"

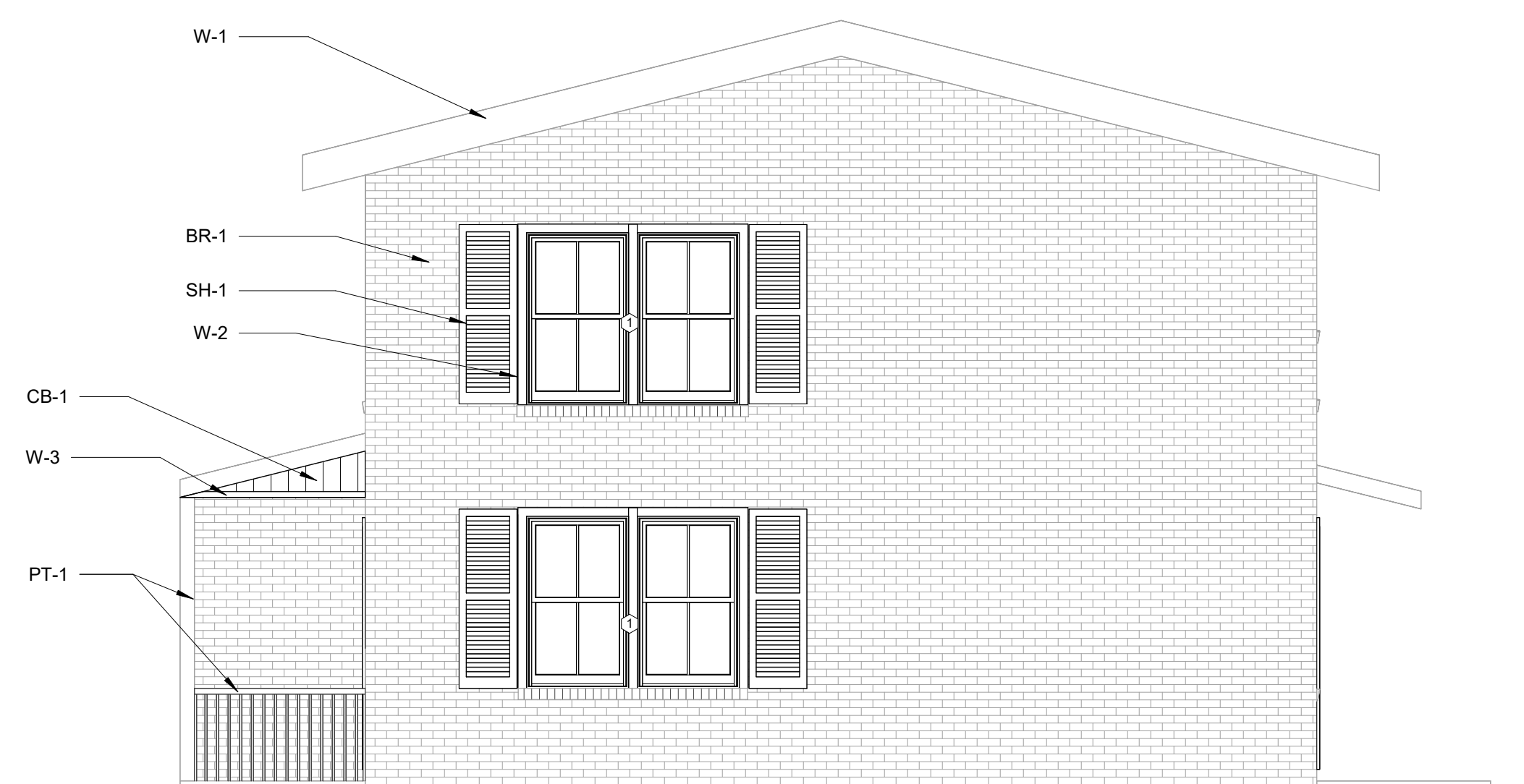
**B-4A, B-4B PAINT SCHEME B
SEE A201**



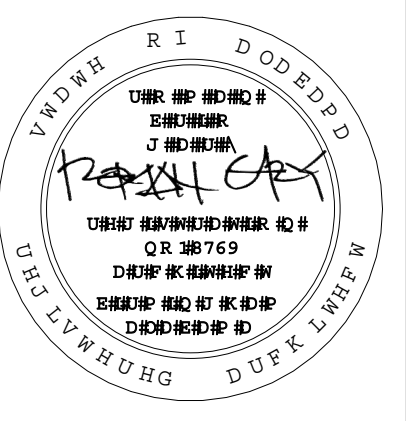
1 B-4A NEW CONSTRUCTION FRONT
1/4" = 1'-0"



2 B-4A NEW CONSTRUCTION REAR
1/4" = 1'-0"



3 B-4A / B-4B NEW CONSTRUCTION SIDE
1/4" = 1'-0"



MHA GIBBS EAST RE-CLADDING
1701 TERMINAL ROAD, MONTGOMERY, AL 36108

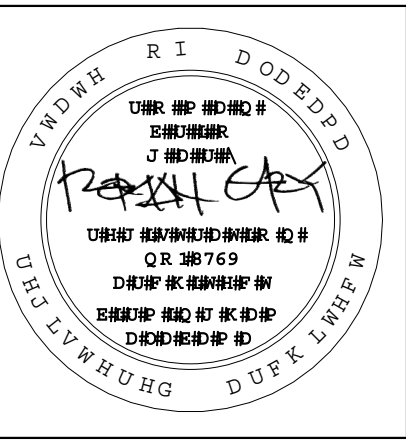
JOB NUMBER:
23101

DATE:
12/15/2023

PRINTED / REVISIONS
DESCRIPTION DATE

SHEET TITLE:
EXTERIOR ELEVATIONS
TYPE B-4A, B-4B

SHEET NUMBER:
A106B



MHA GIBBS EAST RE-CLADDING
1701 TERMINAL ROAD, MONTGOMERY, AL 36108

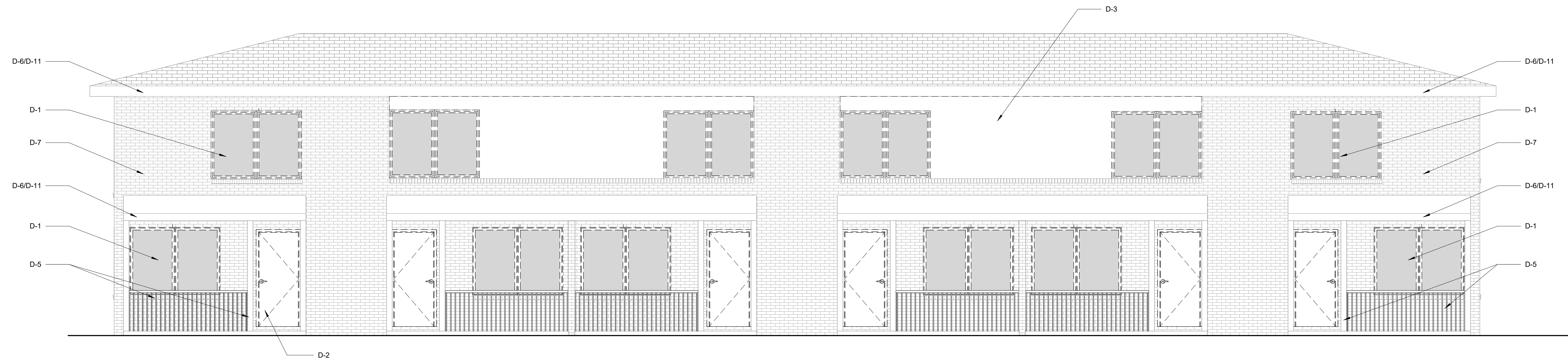
JOB NUMBER:
23101

DATE:
12/15/2023

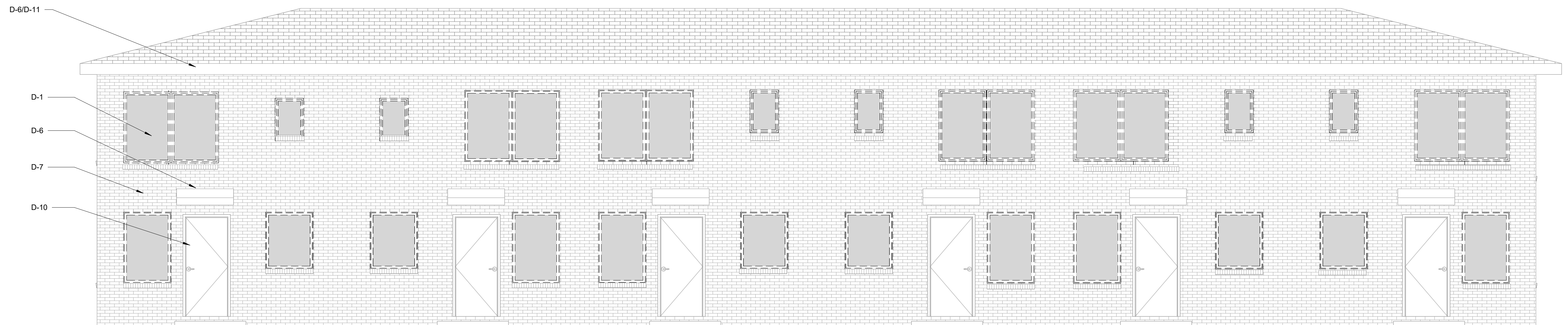
PRINTED / REVISIONS
DESCRIPTION DATE

SHEET TITLE:
DEMOLITION EXTERIOR
ELEVATIONS B-5A, B-5B,
B-5C

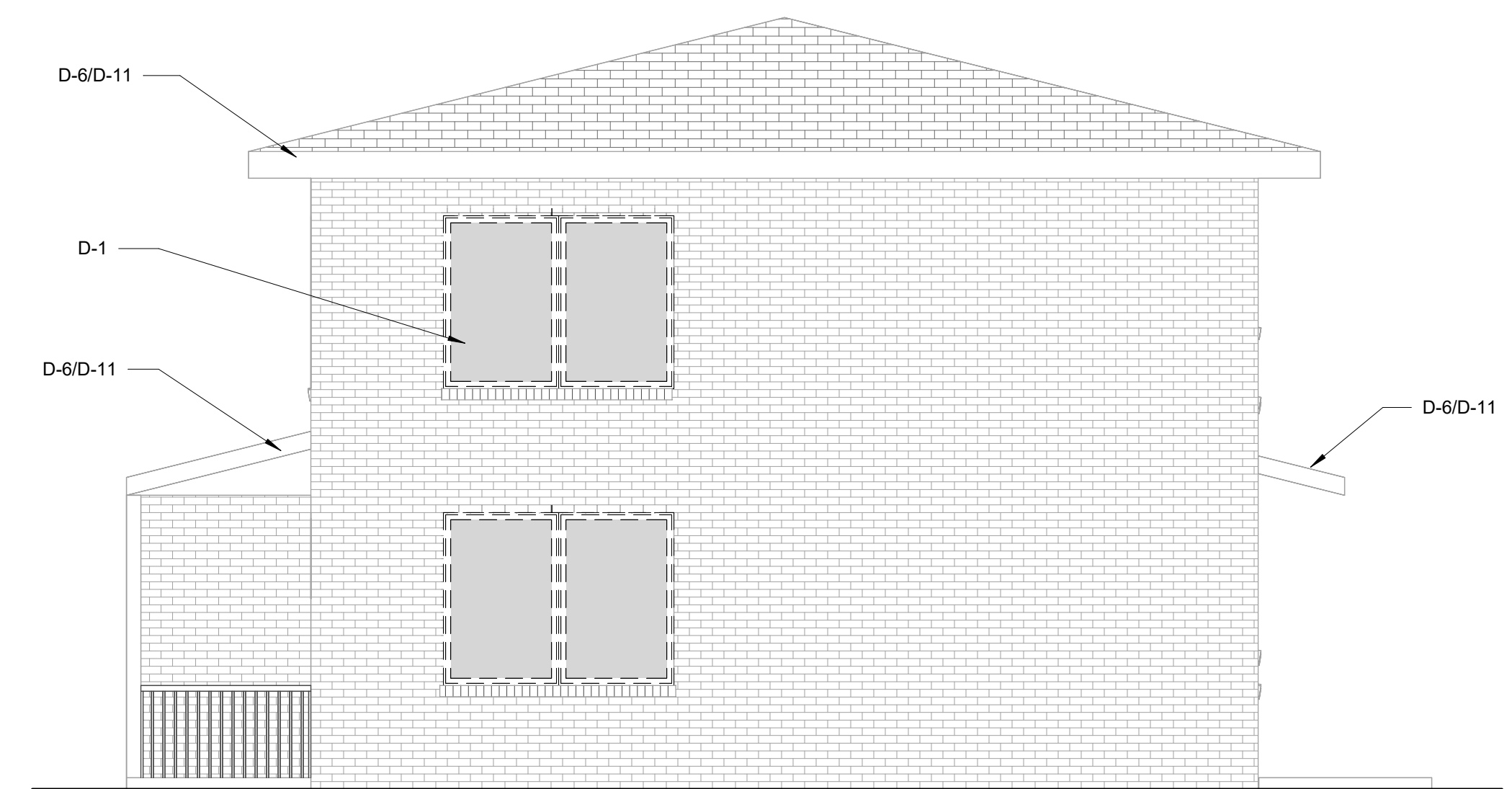
SHEET NUMBER:
A107A



1 B-5 DEMOLITION FRONT
1/4" = 1'-0"



3 B-5 DEMOLITION REAR
1/4" = 1'-0"



5 B-5 DEMOLITION SIDE
1/4" = 1'-0"

DEMOLITION GENERAL NOTES

- D-1 REMOVE ALL EXISTING WINDOWS
- D-2 REMOVE EXISTING SCREEN AND EXTERIOR DOOR - EXTERIOR DOOR TO BE SALVAGE
- D-3 REMOVE EXISTING VINYL SIDING
- D-4 REMOVE EXISTING VINYL VENTS
- D-5 PREPARE EXISTING RAILING AND COLUMNS FOR NEW PAINT
- D-6 REMOVE EXISTING METAL FASCIA FOR NEW FASCIA INSTALLATION
- D-7 PREPARE EXISTING MASONRY FACADE FOR NEW PAINT, POINT BRICK AS REQUIRED
- D-8 PREPARE EXISTING COLUMN FOR NEW PAINT
- D-9 PREPARE EXISTING STAIR FOR NEW PAINT
- D-10 REMOVE EXISTING SCREEN DOOR - EXTERIOR DOOR EXISTING TO REMAIN, PREPARE FOR NEW PAINT
- D-11 REMOVE EXISTING SOFFITS THROUGHOUT (TYPICAL)

NOTE: EXISTING WINDOW OPENINGS, ON INTERIOR SIDE OF OPENINGS IN WALLS, GENERAL CONTRACTOR TO REPAINT EXISTING OPENING SILLS, JAMBS, HEADS AND WALLS BELOW SILLS TO MATCH EXISTING ADJACENT WALL PAINT IN BASE BID - TYPICAL.

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EXTERIOR MATERIALS LEGEND

ASPHALT SHINGLES	
AS-1	EXISTING TO REMAIN
MASONRY	
BR-1	PAINT EXISTING MASONRY - SEE SCHEDULE FOR PAINT SCHEME
BR-2	PAINT EXISTING MASONRY, ACCENT COLOR
PAINT	
PT-1	EXISTING COLUMN OR RAILING - ACCENT PAINT - SEE SCHEDULE FOR PAINT SCHEME
PT-2	EXISTING EXTERIOR STAIR - ACCENT PAINT - SEE SCHEDULE FOR PAINT SCHEME
SIDING	
CB-1	NEW SMOOTH FIBER CEMENT VERTICAL SIDING PRIMED FOR PAINT W/ 1x3 FIBER CEMENT BATTENS AT 24" O.C. MAX.
SOFFITS	
S-1	PERFORATED VINYL SOFFIT
TRIM	
W-1	NEW PREFINISHED ALUM TRIM - FIELD BRAKE TRIM TO MATCH EXISTING FASCIA PROFILE
W-2	NEW CEMENT BOARD TRIM - 1x3 PRIMED FOR PAINT
W-3	NEW CEMENT BOARD TRIM - 1x6 PRIMED FOR PAINT
GABLE VENTS	
V-1	RECTANGULAR VINYL GABLE VENT 18" X 24"
V-2	RECTANGULAR VINYL GABLE VENT 12" X 18"
SHUTTERS	
SH-1	VINYL SHUTTER 5'-2" X 1'-8"
SH-2	VINYL SHUTTER 4'-2" X 1'-8"

**B-5A, B-5B, -5C PAINT SCHEME B
SEE A201**



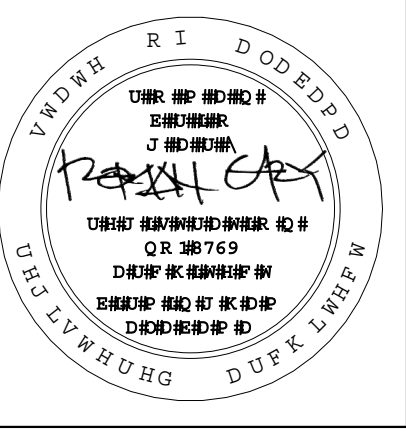
1 B-5 NEW CONSTRUCTION FRONT
1/4" = 1'-0"



2 B-5 NEW CONSTRUCTION REAR
1/4" = 1'-0"



3 B-5 NEW CONSTRUCTION SIDE (TYPICAL)
1/4" = 1'-0"



MHA GIBBS EAST RE-CLADDING
1701 TERMINAL ROAD, MONTGOMERY, AL 36108

JOB NUMBER:
23101

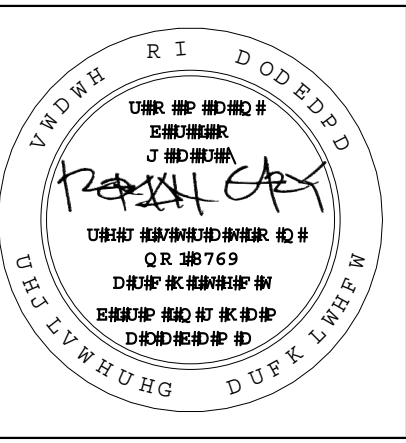
DATE:
12/15/2023

PRINTED / REVISIONS
DESCRIPTION DATE

SHEET TITLE:
EXTERIOR ELEVATIONS
B-5A, B-5B, B-5C

SHEET NUMBER:
A107B

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MHA GIBBS EAST RE-CLADDING
1701 TERMINAL ROAD, MONTGOMERY, AL 36108

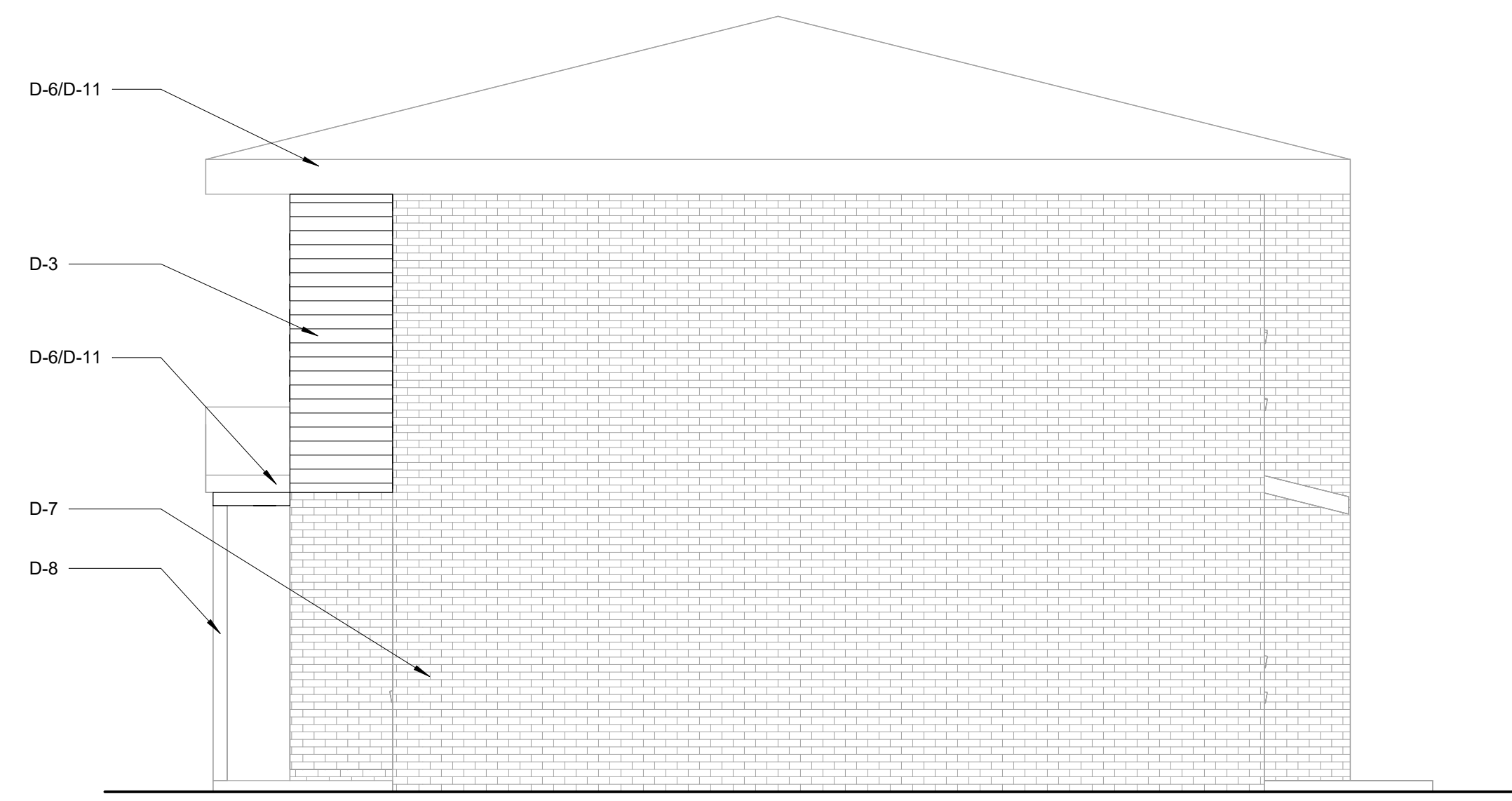
JOB NUMBER:
23101

DATE:
12/15/2023

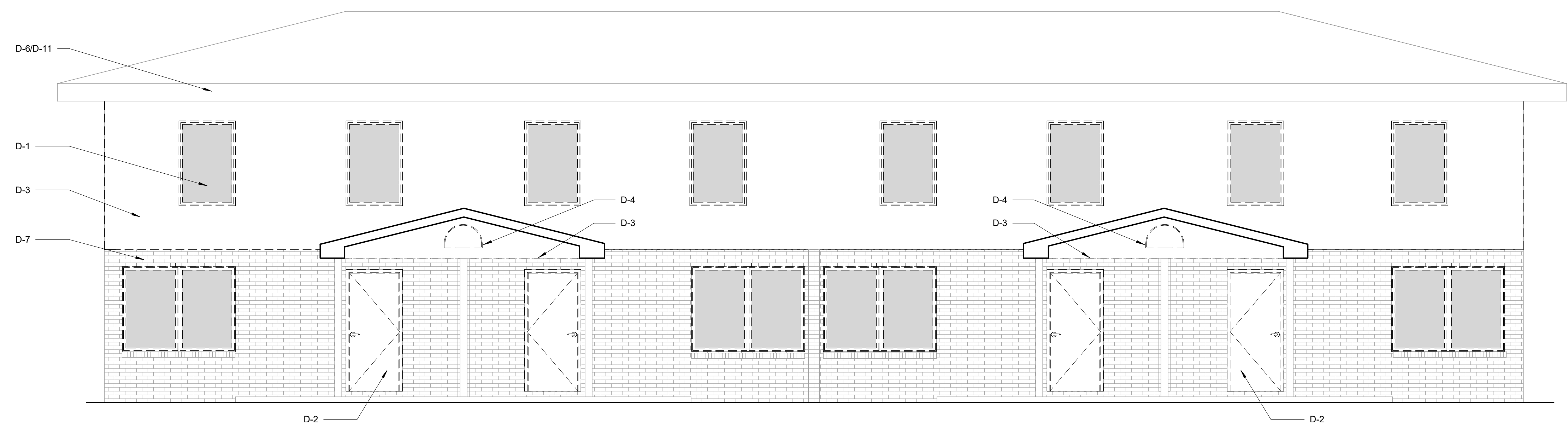
PRINTED / REVISIONS
DESCRIPTION DATE

SHEET TITLE:
DEMOLITION EXTERIOR
ELEVATIONS TYPE C-1,
C-2

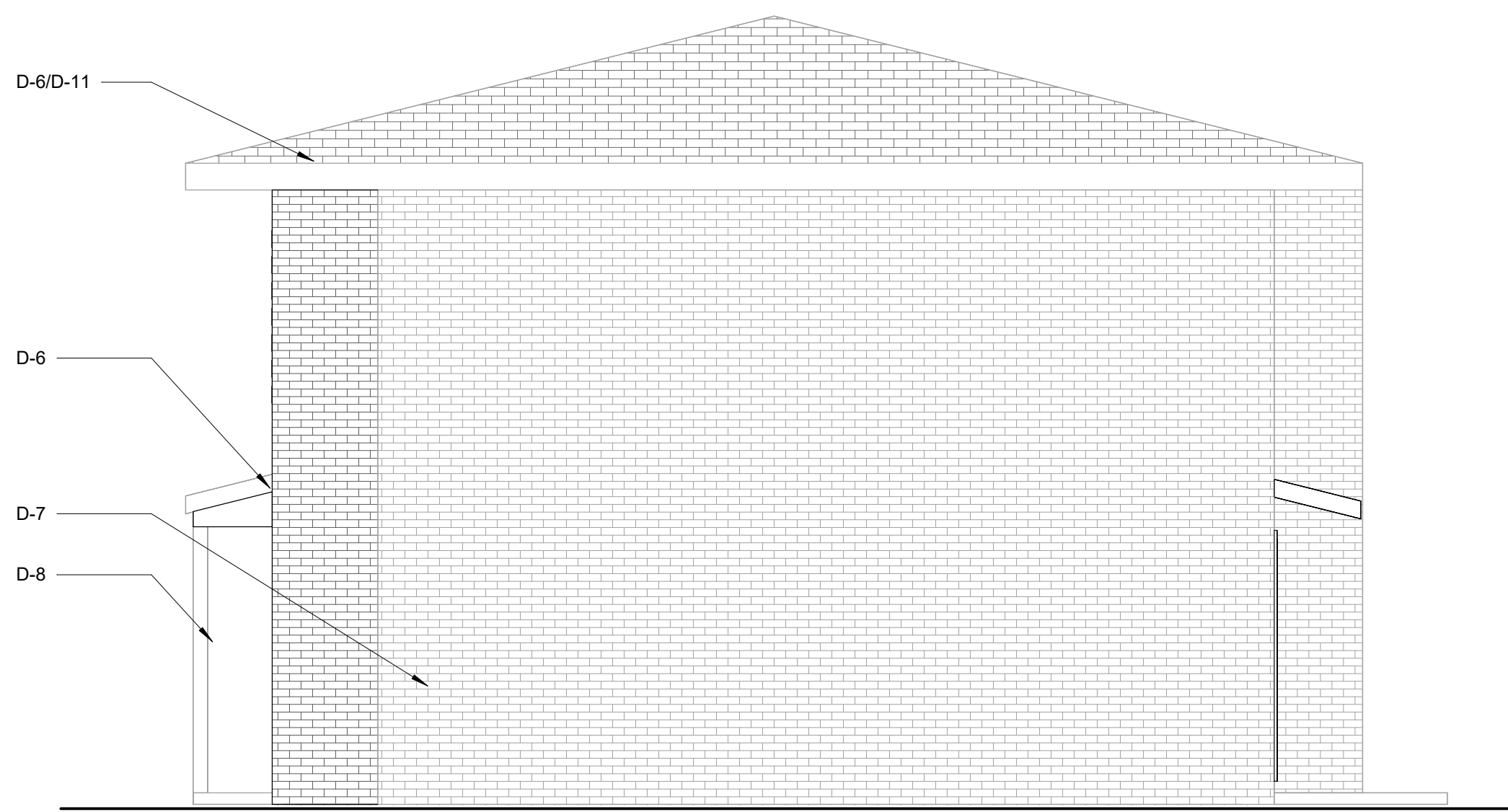
SHEET NUMBER:
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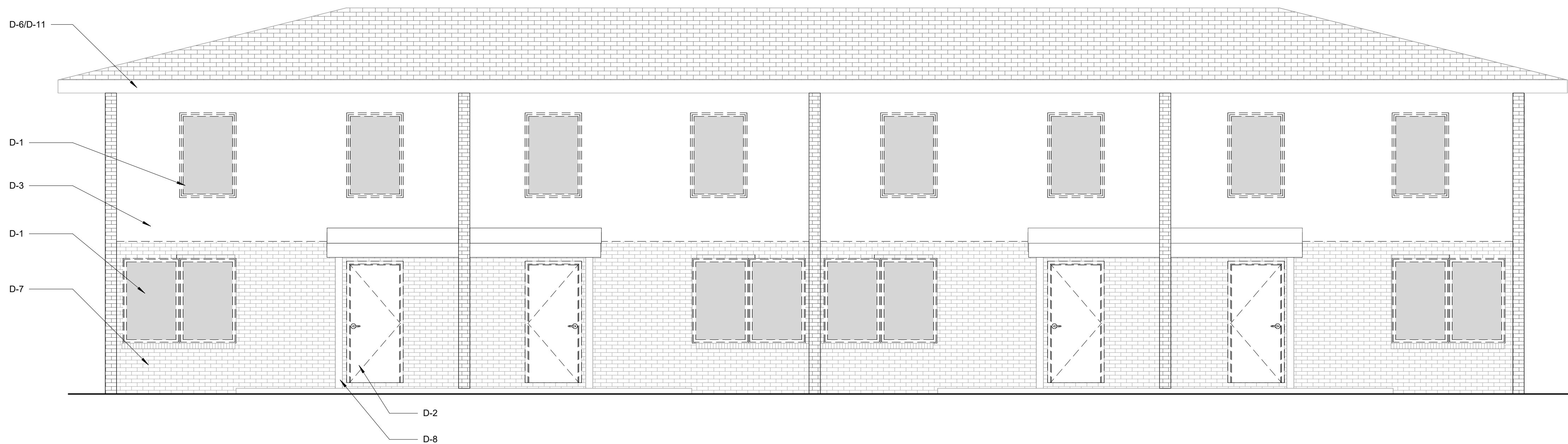
4 C-1 DEMOLITION SIDES
1/4" = 1'-0"



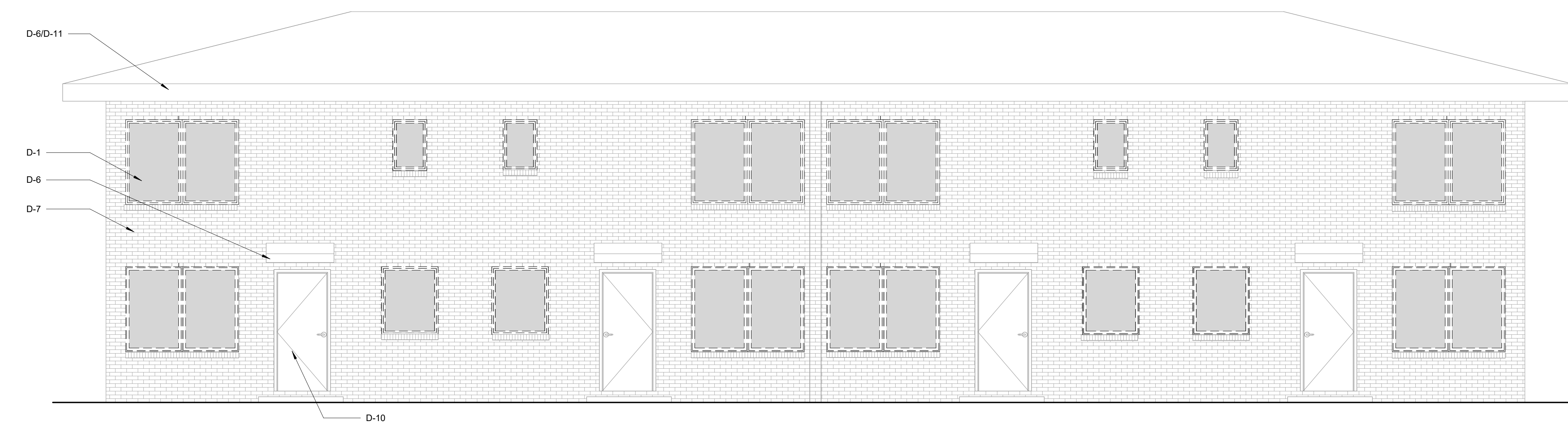
1 C-1 DEMOLITION FRONT
1/4" = 1'-0"



5 C-2 DEMOLITION SIDES
1/4" = 1'-0"



2 C-2 DEMOLITION FRONT
1/4" = 1'-0"



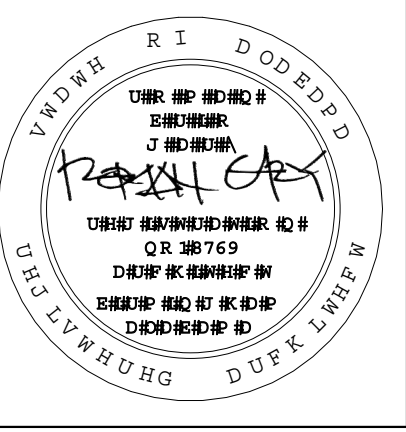
3 C-1/C-2 DEMOLITION REAR
1/4" = 1'-0"

DEMOLITION GENERAL NOTES

- D-1 REMOVE ALL EXISTING WINDOWS
- D-2 REMOVE EXISTING SCREEN AND EXTERIOR DOOR - EXTERIOR DOOR TO BE SALVAGE
- D-3 REMOVE EXISTING VINYL SIDING
- D-4 REMOVE EXISTING VINYL VENTS
- D-5 PREPARE EXISTING RAILING AND COLUMNS FOR NEW PAINT
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FOR WINDOW BLINDS, PROTECT & REMOVE EXISTING BLINDS FOR WINDOW REMOVAL & RE-INSTALLATION; GENERAL CONTRACTOR TO RE-INSTALL BLINDS AFTER NEW WINDOW AND PAINT INSTALLATION - TYPICAL.

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MHA GIBBS EAST RE-CLADDING
1701 TERMINAL ROAD, MONTGOMERY, AL 36108

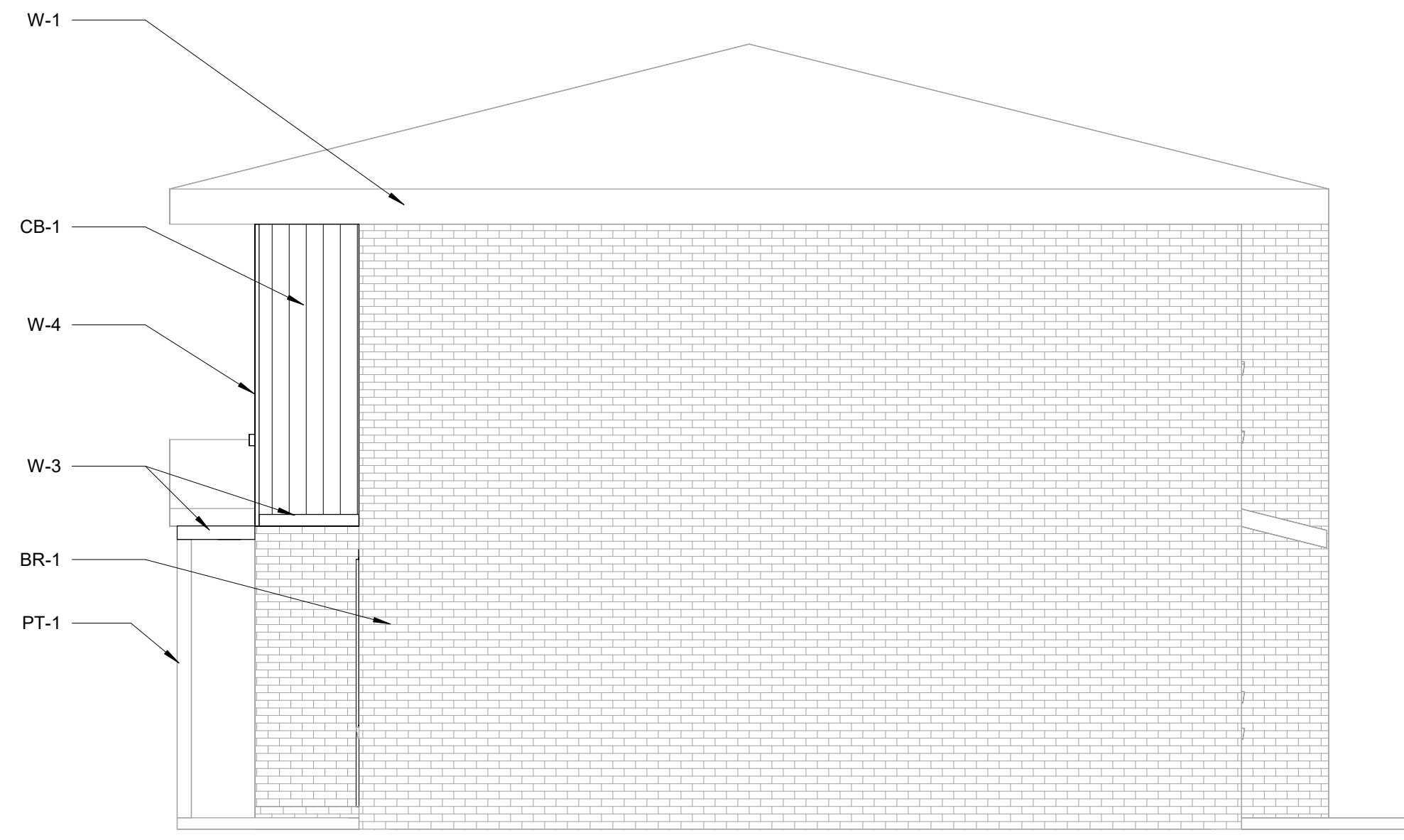
JOB NUMBER:
23101

DATE:
12/15/2023

PRINTED / REVISIONS
DESCRIPTION DATE

SHEET TITLE:
EXTERIOR ELEVATIONS
TYPE C-1, C-2

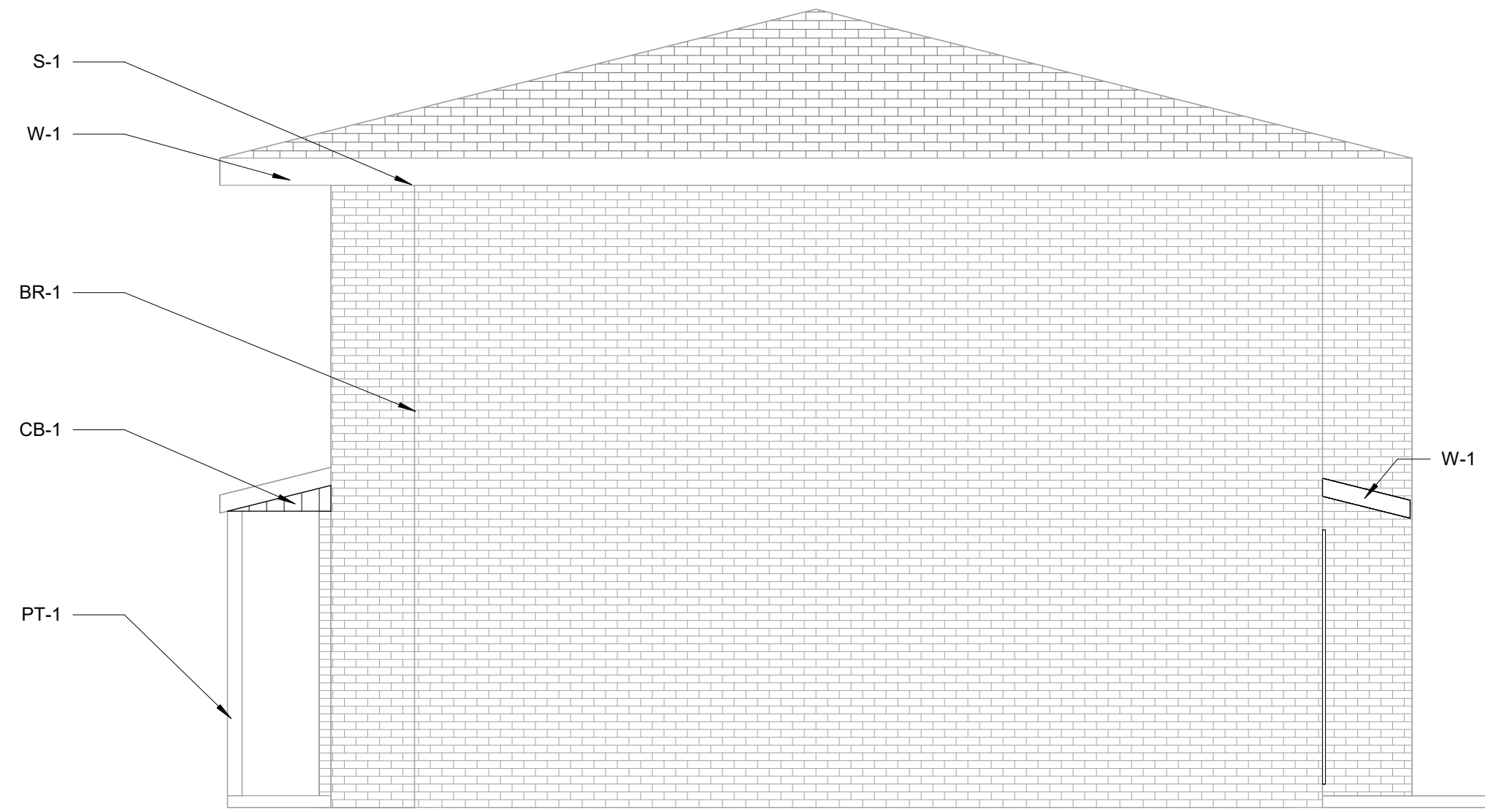
SHEET NUMBER:
A108B



4 C-1 NEW CONSTRUCTION SIDES (TYPICAL)
1/4" = 1'-0"



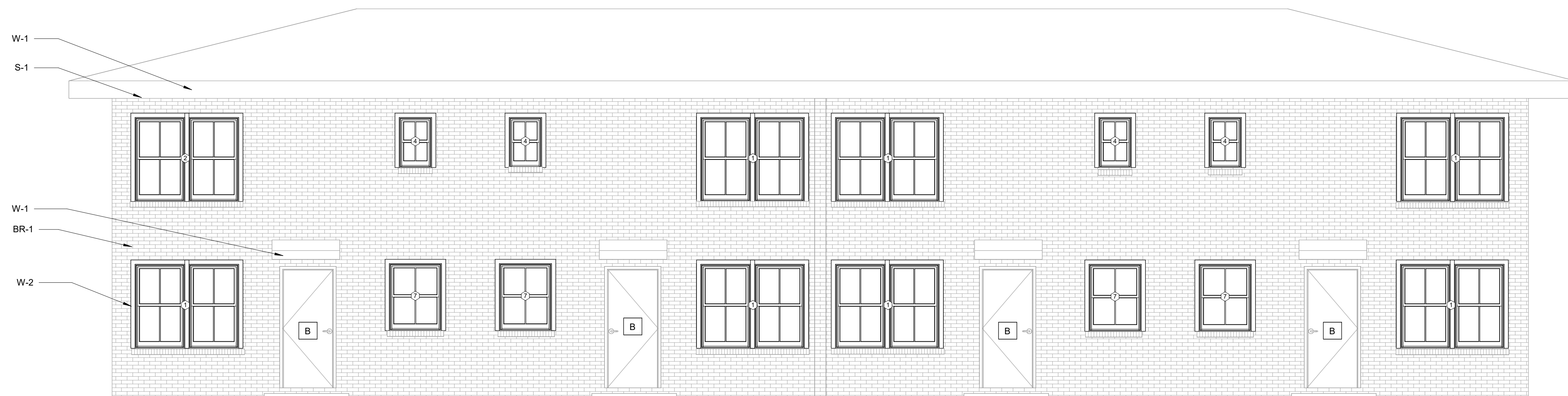
1 C-1 NEW CONSTRUCTION FRONT
1/4" = 1'-0"



5 C-2 NEW CONSTRUCTION SIDES (TYPICAL)
1/4" = 1'-0"



2 C-2 NEW CONSTRUCTION FRONT
1/4" = 1'-0"



3 C-1/C-2 NEW CONSTRUCTION REAR
1/4" = 1'-0"

EXTERIOR MATERIALS LEGEND	
ASPHALT SHINGLES	
AS-1	EXISTING TO REMAIN
MASONRY	
BR-1	PAINT EXISTING MASONRY - SEE SCHEDULE FOR PAINT SCHEME
BR-2	PAINT EXISTING MASONRY, ACCENT COLOR
PAINT	
PT-1	EXISTING COLUMN OR RAILING - ACCENT PAINT - SEE SCHEDULE FOR PAINT SCHEME
PT-2	EXISTING EXTERIOR STAIR - ACCENT PAINT - SEE SCHEDULE FOR PAINT SCHEME
SIDING	
CB-1	NEW SMOOTH FIBER CEMENT VERTICAL SIDING PRIMED FOR PAINT W/ 1X3 FIBER CEMENT BATTENS AT 24" O.C. MAX.
SOFFITS	
S-1	PERFORATED VINYL SOFFIT
TRIM	
W-1	NEW PREFINISHED ALUM TRIM - FIELD BRAKE TRIM TO MATCH EXISTING FASCIA PROFILE
W-2	NEW CEMENT BOARD TRIM - 1x3 PRIMED FOR PAINT
W-3	NEW CEMENT BOARD TRIM - 1x6 PRIMED FOR PAINT
GABLE VENTS	
V-1	RECTANGULAR VINYL GABLE VENT 18" X 24"
V-2	RECTANGULAR VINYL GABLE VENT 12" X 18"
SHUTTERS	
SH-1	VINYL SHUTTER 5'-2" X 1'-8"
SH-2	VINYL SHUTTER 4'-2" X 1'-8"

C-1/C-2 PAINT SCHEME B
SEE A201

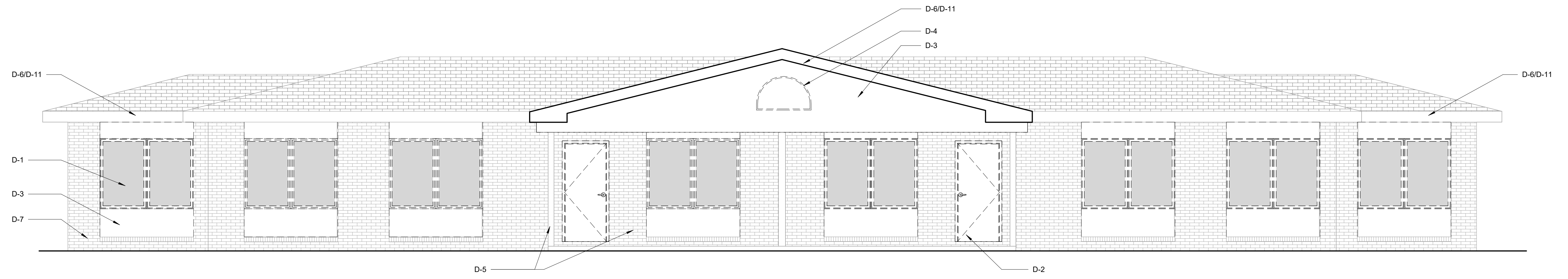
ALL WORK IS TO BE DONE BY THE CONTRACTOR. THIS DRAWING IS THE PROPERTY OF CCR ARCHITECTURE & INTERIORS AND IS NOT TO BE REPRODUCED, COPIED OR ALTERED IN ANY MANNER WITHOUT THE APPROVAL OF CCR ARCHITECTURE & INTERIORS AND IS TO BE RETURNED UPON REQUEST.

DEMOLITION GENERAL NOTES

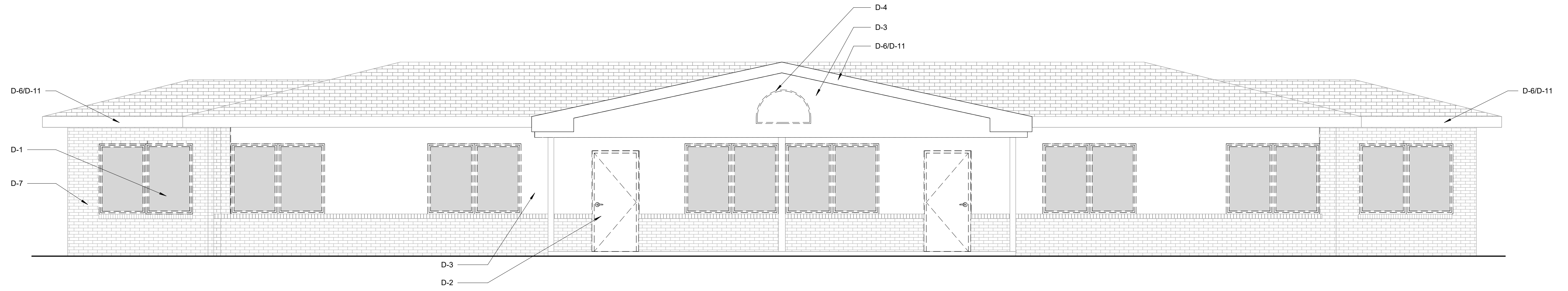
- D-1 REMOVE ALL EXISTING WINDOWS
- D-2 REMOVE EXISTING SCREEN AND EXTERIOR DOOR - EXTERIOR DOOR TO BE SALVAGE
- D-3 REMOVE EXISTING VINYL SIDING
- D-4 REMOVE EXISTING VINYL VENTS
- D-5 PREPARE EXISTING RAILING AND COLUMNS FOR NEW PAINT
- D-6 REMOVE EXISTING METAL FASCIA FOR NEW FASCIA INSTALLATION
- D-7 PREPARE EXISTING MASONRY FACADE FOR NEW PAINT, POINT BRICK AS REQUIRED
- D-8 PREPARE EXISTING COLUMN FOR NEW PAINT
- D-9 PREPARE EXISTING STAIR FOR NEW PAINT
- D-10 REMOVE EXISTING SCREEN DOOR - EXTERIOR DOOR EXISTING TO REMAIN, PREPARE FOR NEW PAINT
- D-11 REMOVE EXISTING SOFFITS THROUGHOUT (TYPICAL)

NOTE: EXISTING WINDOW OPENINGS: ON INTERIOR SIDE OF OPENINGS IN WALLS, GENERAL CONTRACTOR TO REPAINT EXISTING OPENING SILLS, JAMBS, HEADS AND WALLS BELOW SILLS TO MATCH EXISTING ADJACENT WALL PAINT IN BASE BID - TYPICAL.

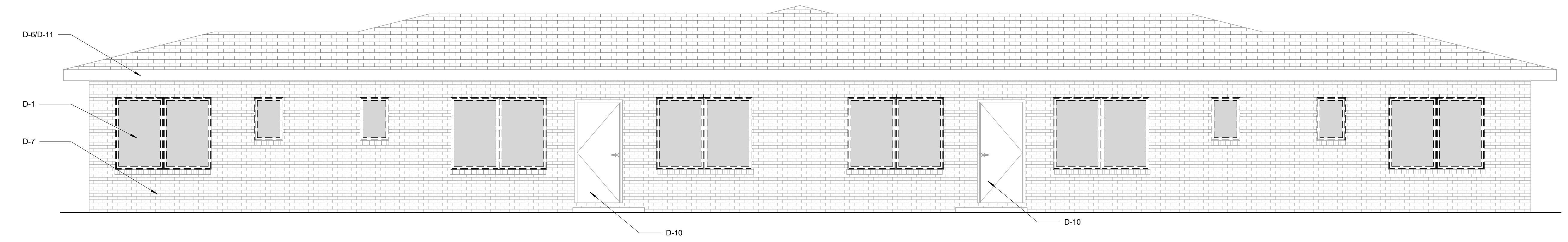
FOR WINDOW BLINDS, PROTECT & REMOVE EXISTING BLINDS FOR WINDOW REMOVAL & RE-INSTALLATION. GENERAL CONTRACTOR TO RE-INSTALL BLINDS AFTER NEW WINDOW AND PAINT INSTALLATION - TYPICAL.



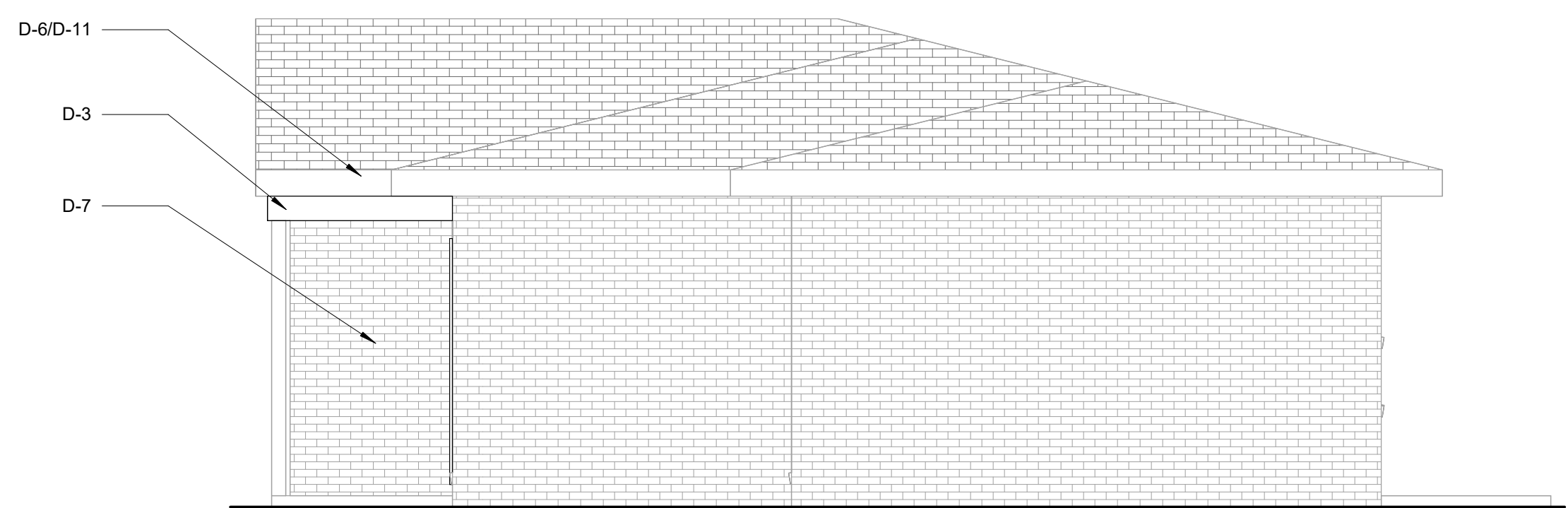
1 D-1A DEMOLITION FRONT
1/4" = 1'-0"



2 D-1B DEMOLITION FRONT
1/4" = 1'-0"



3 D-1A / D-1B / D-1C DEMOLITION REAR
1/4" = 1'-0"



4 D-1A / D-1B / D-1C DEMOLITION SIDE
1/4" = 1'-0"



MHA GIBBS EAST RE-CLADDING
1701 TERMINAL ROAD, MONTGOMERY, AL 36108

JOB NUMBER:
23101

DATE:
12/15/2023

PRINTED / REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE:
DEMOLITION EXTERIOR
ELEVATIONS TYPE D-1A,
D-1B, D-1C

SHEET NUMBER:

A110A

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EXTERIOR MATERIALS LEGEND

ASPHALT SHINGLES

AS-1 EXISTING TO REMAIN

MASONRY

BR-1 PAINT EXISTING MASONRY - SEE SCHEDULE FOR PAINT SCHEME
 BR-2 PAINT EXISTING MASONRY, ACCENT COLOR

PAINT

PT-1 EXISTING COLUMN OR RAILING - ACCENT PAINT - SEE SCHEDULE FOR PAINT SCHEME
 PT-2 EXISTING EXTERIOR STAIR - ACCENT PAINT - SEE SCHEDULE FOR PAINT SCHEME

SIDING

CB-1 NEW SMOOTH FIBER CEMENT VERTICAL SIDING PRIMED FOR PAINT W/
 1X3 FIBER CEMENT BATTENS AT 24" O.C. MAX.

SOFFITS

S-1 PERFORATED VINYL SOFFIT

TRIM

W-1 NEW PREFINISHED ALUM TRIM - FIELD BRAKE TRIM TO MATCH EXISTING FASCIA PROFILE
 W-2 NEW CEMENT BOARD TRIM - 1x3 PRIMED FOR PAINT
 W-3 NEW CEMENT BOARD TRIM - 1x6 PRIMED FOR PAINT

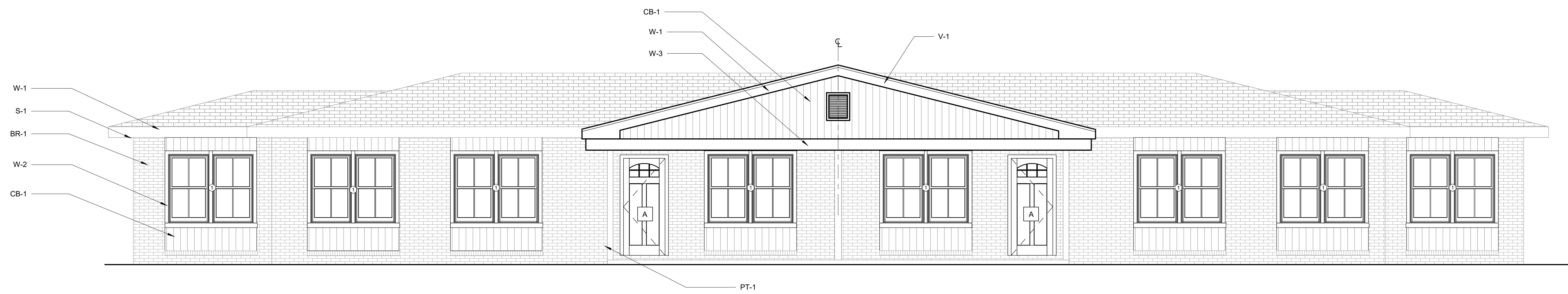
GABLE VENTS

V-1 RECTANGULAR VINYL GABLE VENT 18" X 24"
 V-2 RECTANGULAR VINYL GABLE VENT 12" X 18"

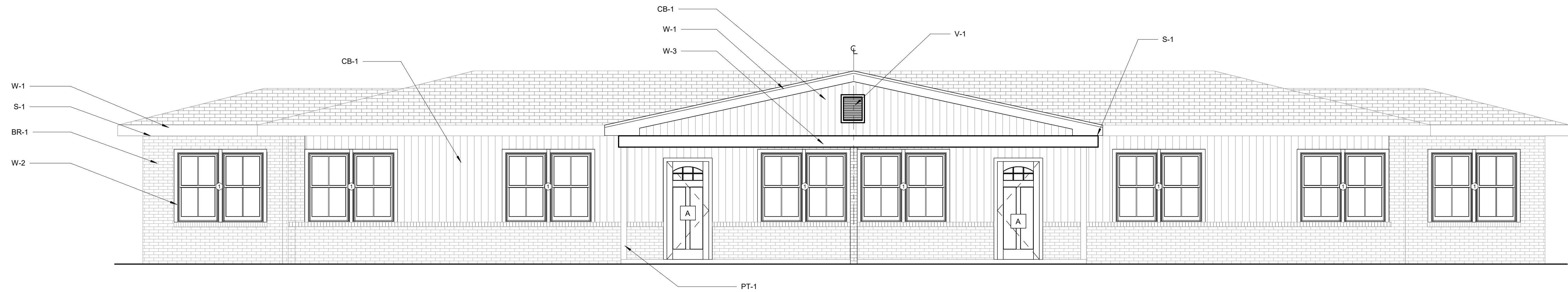
SHUTTERS

SH-1 VINYL SHUTTER 5'-2" X 1'-8"
 SH-2 VINYL SHUTTER 4'-2" X 1'-8"

D-1A, D-1B, D-1C PAINT SCHEME A
 SEE A201



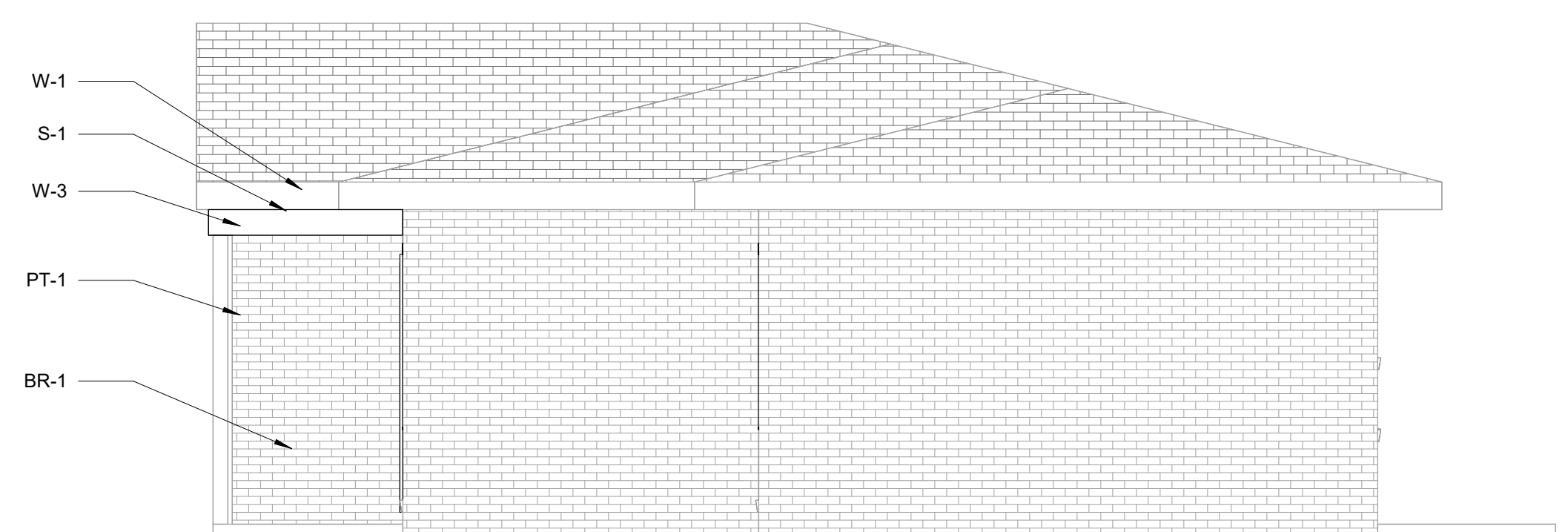
1 D-1A NEW CONSTRUCTION FRONT
 1/4" = 1'-0"



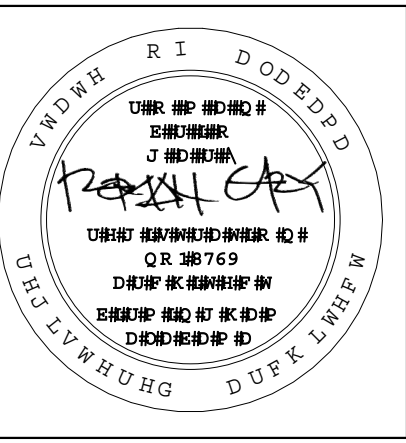
2 D-1B NEW CONSTRUCTION FRONT
 1/4" = 1'-0"



3 D-1A / D-1B / D-1C NEW CONSTRUCTION REAR
 1/4" = 1'-0"



4 D-1A / D-1B / D-1C NEW CONSTRUCTION SIDE
 1/4" = 1'-0"



MHA GIBBS EAST RE-CLADDING
 1701 TERMINAL ROAD, MONTGOMERY, AL 36108

JOB NUMBER:
 23101

DATE:
 12/15/2023

PRINTED / REVISIONS
 # DESCRIPTION DATE

SHEET TITLE:
 EXTERIOR ELEVATIONS
 TYPE D-1A, D-1B, D-1C

SHEET NUMBER:
 A110B

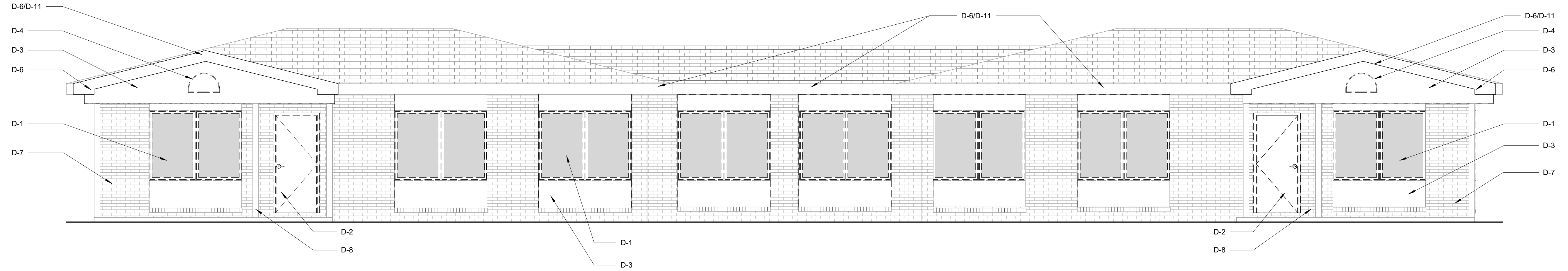
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DEMOLITION GENERAL NOTES

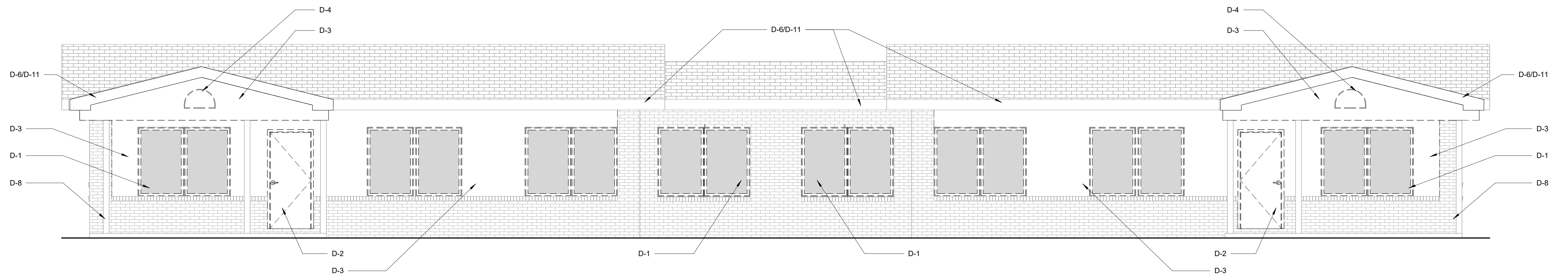
- D-1 REMOVE ALL EXISTING WINDOWS
- D-2 REMOVE EXISTING SCREEN AND EXTERIOR DOOR - EXTERIOR DOOR TO BE SALVAGE
- D-3 REMOVE EXISTING VINYL SIDING
- D-4 REMOVE EXISTING VINYL VENTS
- D-5 PREPARE EXISTING RAILING AND COLUMNS FOR NEW PAINT
- D-6 REMOVE EXISTING METAL FASCIA FOR NEW FASCIA INSTALLATION
- D-7 PREPARE EXISTING MASONRY FACADE FOR NEW PAINT, POINT BRICK AS REQUIRED
- D-8 PREPARE EXISTING COLUMN FOR NEW PAINT
- D-9 PREPARE EXISTING STAIR FOR NEW PAINT
- D-10 REMOVE EXISTING SCREEN DOOR - EXTERIOR DOOR EXISTING TO REMAIN, PREPARE FOR NEW PAINT
- D-11 REMOVE EXISTING SOFFITS THROUGHOUT (TYPICAL)

NOTE: EXISTING WINDOW OPENINGS, ON INTERIOR SIDE OF OPENINGS IN WALLS. GENERAL CONTRACTOR TO REPAIR EXISTING OPENING SILLS, JAMBS, HEADS AND WALLS BELOW SILLS TO MATCH EXISTING ADJACENT WALL PAINT IN BASE BID - TYPICAL.

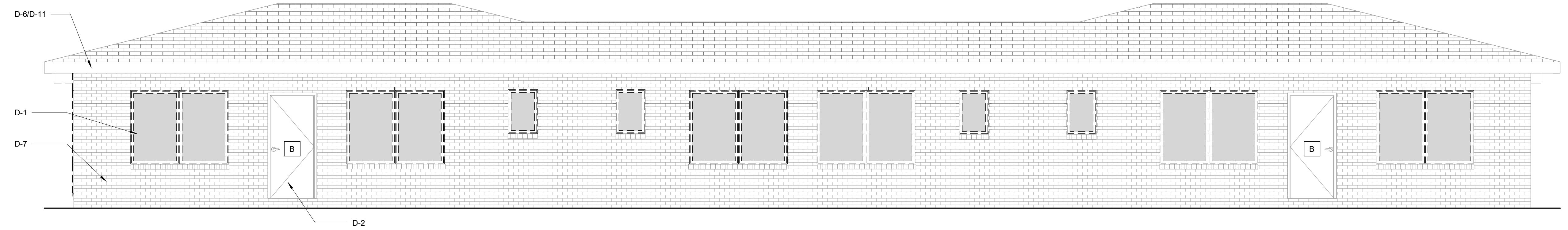
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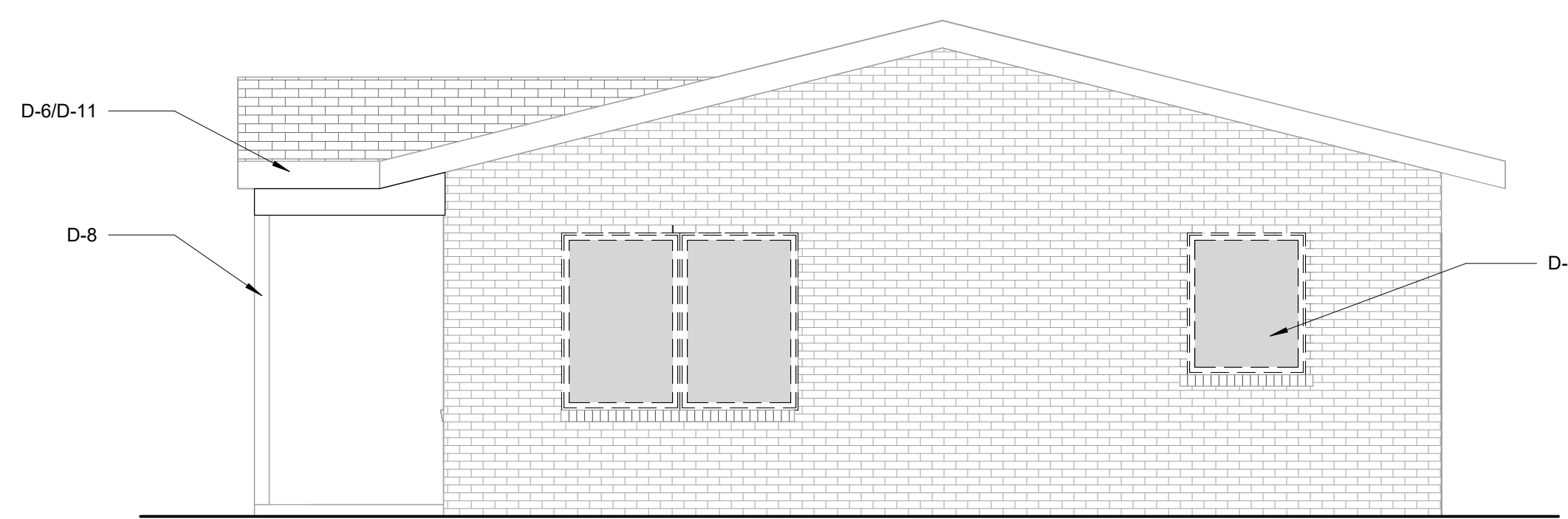
1 D-2A DEMOLITION FRONT
1/4" = 1'-0"



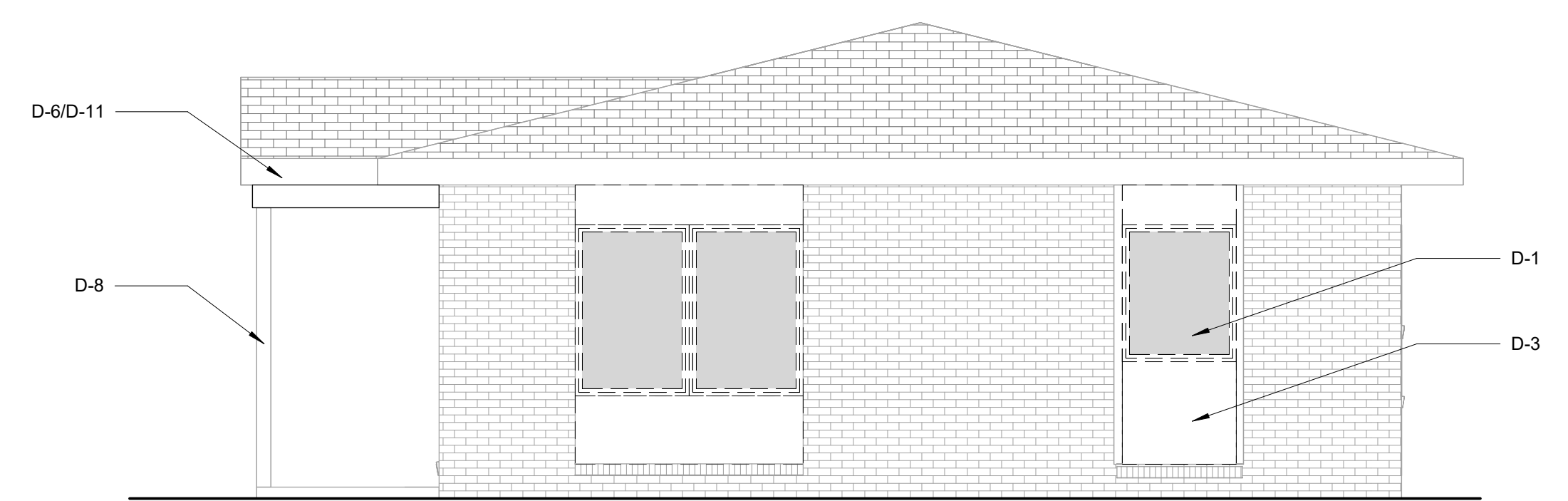
2 D-2B DEMOLITION FRONT
1/4" = 1'-0"



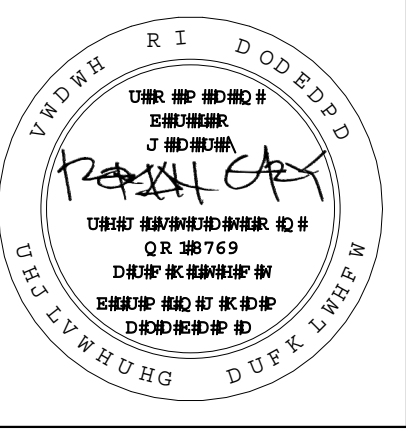
3 D-2A / D-2B / D-2C DEMOLITION REAR
1/4" = 1'-0"



4 D-2B/D-2C DEMOLITION SIDES
1/4" = 1'-0"



5 D-2A DEMOLITION SIDES
1/4" = 1'-0"



MHA GIBBS EAST RE-CLADDING
1701 TERMINAL ROAD, MONTGOMERY, AL 36108

JOB NUMBER:
23101

DATE:
12/15/2023

PRINTED / REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE:
DEMOLITION EXTERIOR
ELEVATIONS TYPE D-2A,
D-2B, D-2C

SHEET NUMBER:

A111A

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EXTERIOR MATERIALS LEGEND

ASPHALT SHINGLES

AS-1 EXISTING TO REMAIN

MASONRY

BR-1 PAINT EXISTING MASONRY - SEE SCHEDULE FOR PAINT SCHEME
 BR-2 PAINT EXISTING MASONRY, ACCENT COLOR

PAINT

PT-1 EXISTING COLUMN OR RAILING - ACCENT PAINT - SEE SCHEDULE FOR PAINT SCHEME
 PT-2 EXISTING EXTERIOR STAIR - ACCENT PAINT - SEE SCHEDULE FOR PAINT SCHEME

SIDING

CB-1 NEW SMOOTH FIBER CEMENT VERTICAL SIDING PRIMED FOR PAINT W/
 1X3 FIBER CEMENT BATTENS AT 24" O.C. MAX.

SOFFITS

S-1 PERFORATED VINYL SOFFIT

TRIM

W-1 NEW PREFINISHED ALUM TRIM - FIELD BRAKE TRIM TO MATCH EXISTING FASCIA PROFILE
 W-2 NEW CEMENT BOARD TRIM - 1x3 PRIMED FOR PAINT
 W-3 NEW CEMENT BOARD TRIM - 1x6 PRIMED FOR PAINT

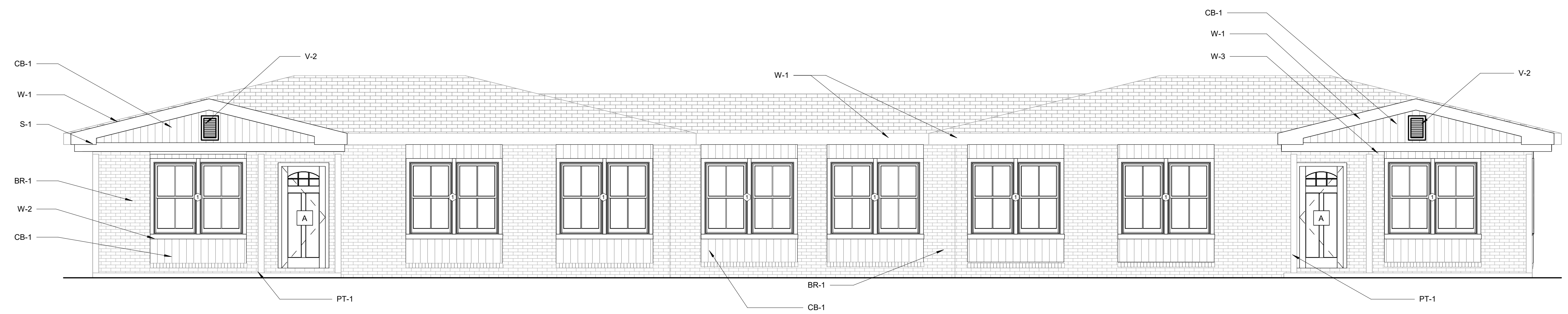
GABLE VENTS

V-1 RECTANGULAR VINYL GABLE VENT 18" X 24"
 V-2 RECTANGULAR VINYL GABLE VENT 12" X 18"

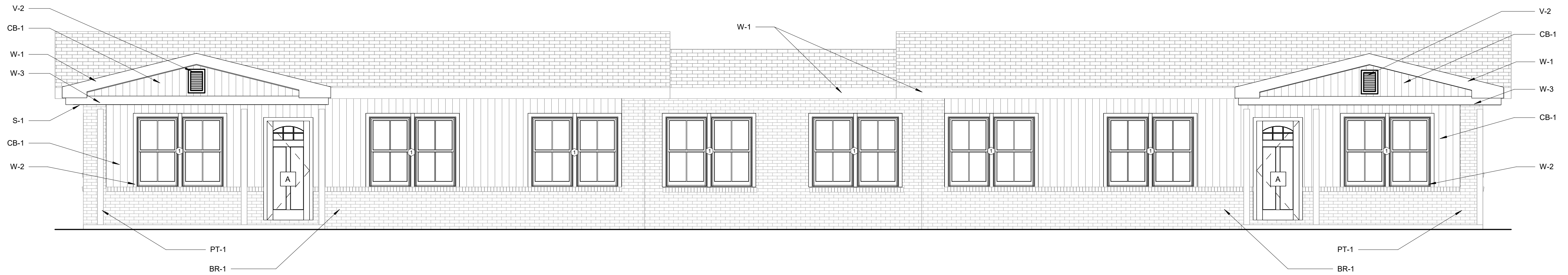
SHUTTERS

SH-1 VINYL SHUTTER 5'-2" X 1'-8"
 SH-2 VINYL SHUTTER 4'-2" X 1'-8"

D-2A,D-2B,D-2C PAINT SCHEME B
 SEE A201



1 D-2A NEW CONSTRUCTION FRONT
 1/4" = 1'-0"



2 D-2B NEW CONSTRUCTION FRONT
 1/4" = 1'-0"



3 D-2A NEW CONSTRUCTION REAR
 1/4" = 1'-0"



4 D-2A NEW CONSTRUCTION SIDES
 1/4" = 1'-0"



5 D-2B/D-2C NEW CONSTRUCTION SIDES
 1/4" = 1'-0"



MHA GIBBS EAST RE-CLADDING
 1701 TERMINAL ROAD, MONTGOMERY, AL 36108

JOB NUMBER:
 23101

DATE:
 12/15/2023

PRINTED / REVISIONS
 # DESCRIPTION DATE

SHEET TITLE:
 EXTERIOR ELEVATIONS
 TYPE D-2A, D-2B, D-2C

SHEET NUMBER:
 A111B

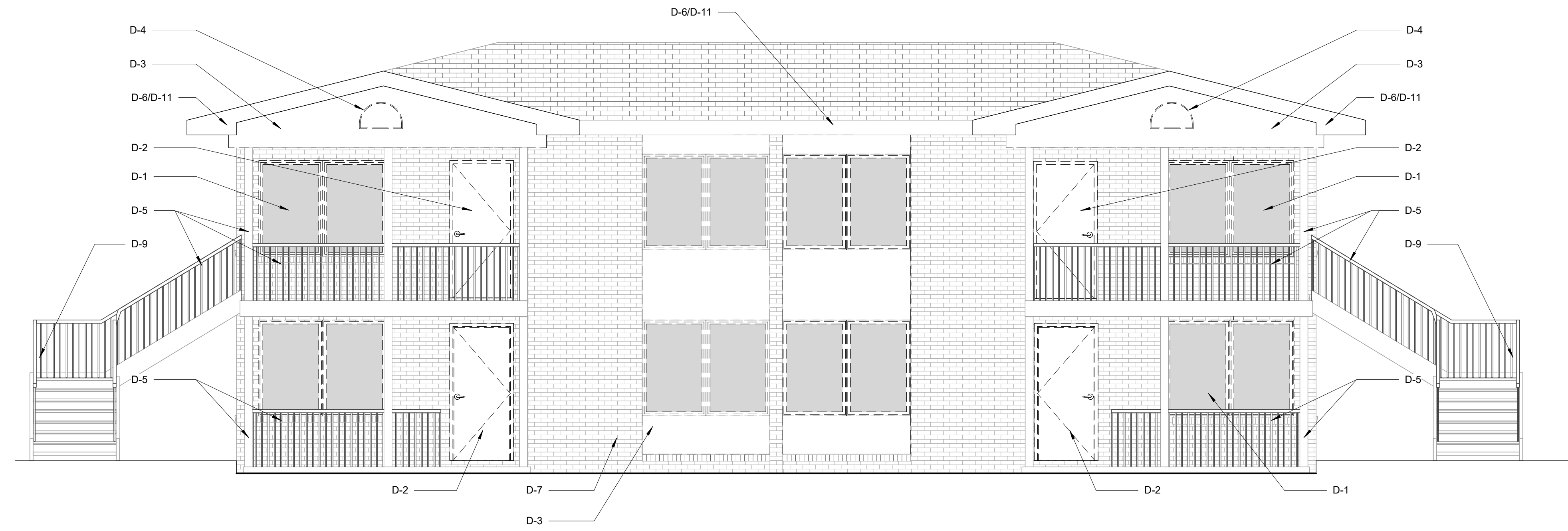
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DEMOLITION GENERAL NOTES

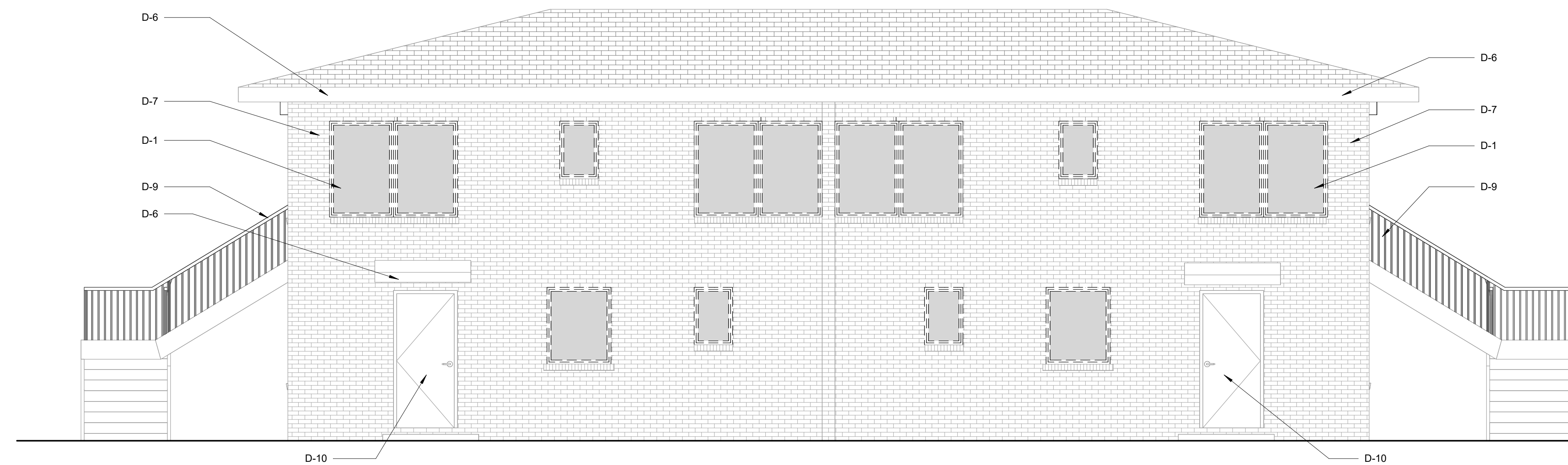
- D-1 REMOVE ALL EXISTING WINDOWS
- D-2 REMOVE EXISTING SCREEN AND EXTERIOR DOOR - EXTERIOR DOOR TO BE SALVAGE
- D-3 REMOVE EXISTING VINYL SIDING
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- D-5 PREPARE EXISTING RAILING AND COLUMNS FOR NEW PAINT
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NOTE: EXISTING WINDOW OPENINGS, ON INTERIOR SIDE OF OPENINGS IN WALLS, GENERAL CONTRACTOR TO REPAINT EXISTING OPENING SILLS, JAMBS, HEADS AND WALLS BELOW SILLS TO MATCH EXISTING ADJACENT WALL PAINT IN BASE BID - TYPICAL

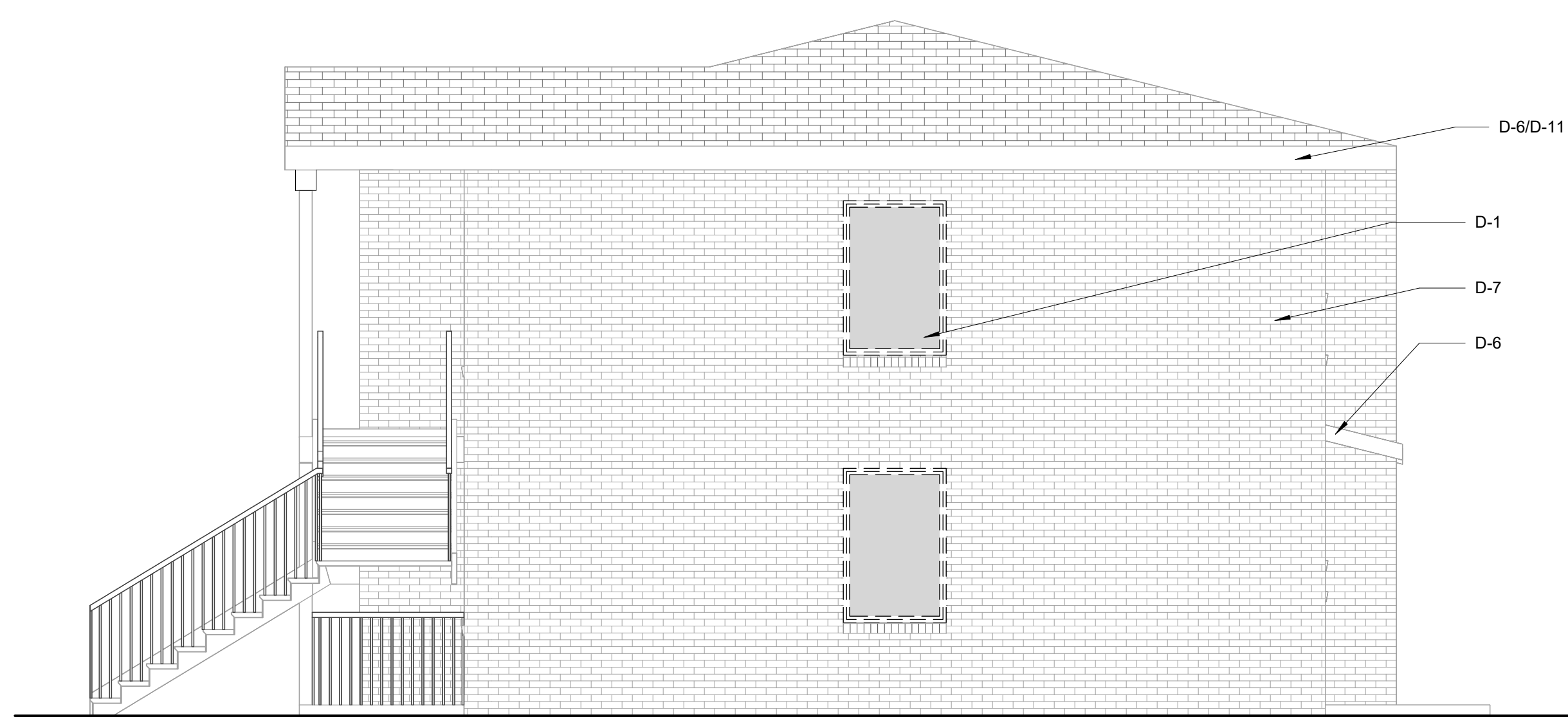
FOR WINDOW BLINDS, PROTECT & REMOVE EXISTING BLINDS FOR WINDOW REMOVAL & REINSTALLATION, GENERAL CONTRACTOR TO RE-INSTALL BLINDS AFTER NEW WINDOW AND PAINT INSTALLATION - TYPICAL



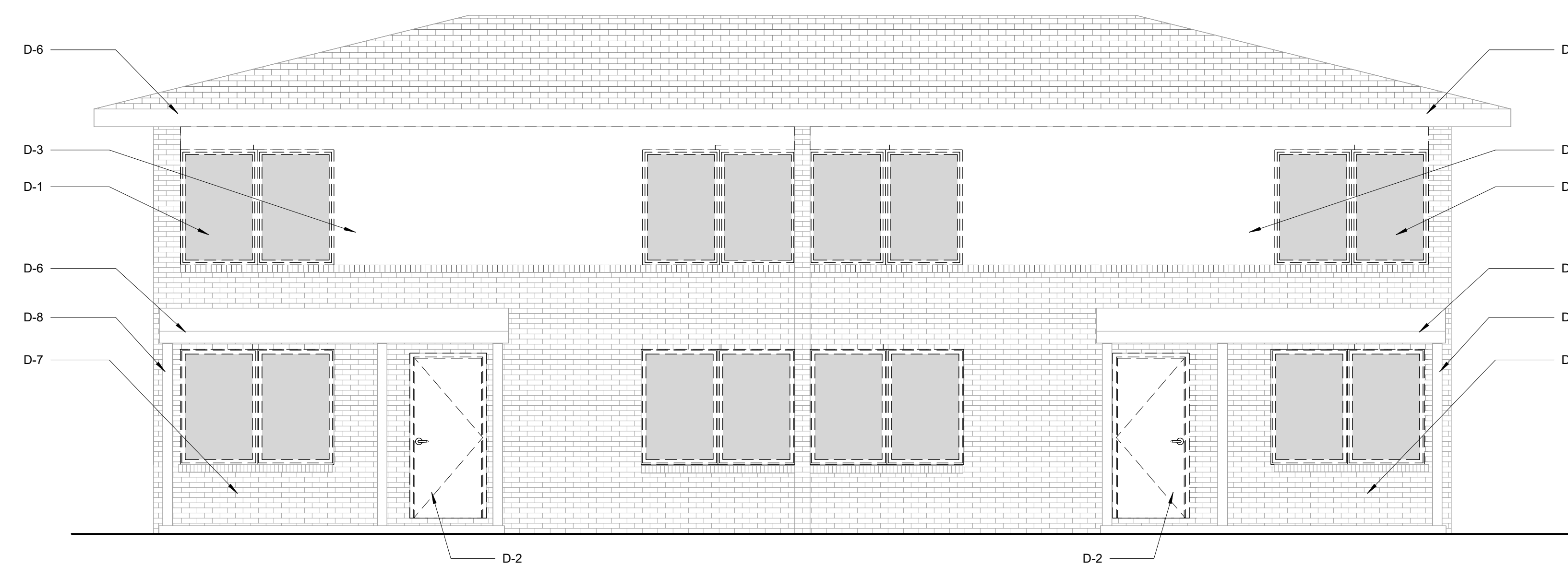
1 E-1A DEMOLITION FRONT
1/4" = 1'-0"



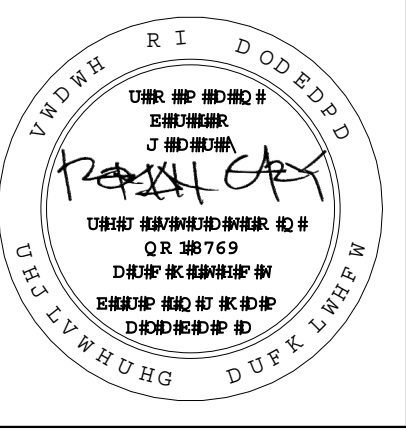
2 E-1A DEMOLITION REAR
1/4" = 1'-0"



4 E-1A DEMOLITION SIDES
1/4" = 1'-0"



3 E-1B DEMOLITION FRONT
1/4" = 1'-0"



MHA GIBBS EAST RE-CLADDING
1701 TERMINAL ROAD, MONTGOMERY, AL 36108

JOB NUMBER:
23101

DATE:
12/15/2023

PRINTED / REVISIONS
DESCRIPTION DATE

SHEET TITLE:
DEMOLITION EXTERIOR
ELEVATIONS TYPES
E-1A, E-1B, E-1C

SHEET NUMBER:

A112A

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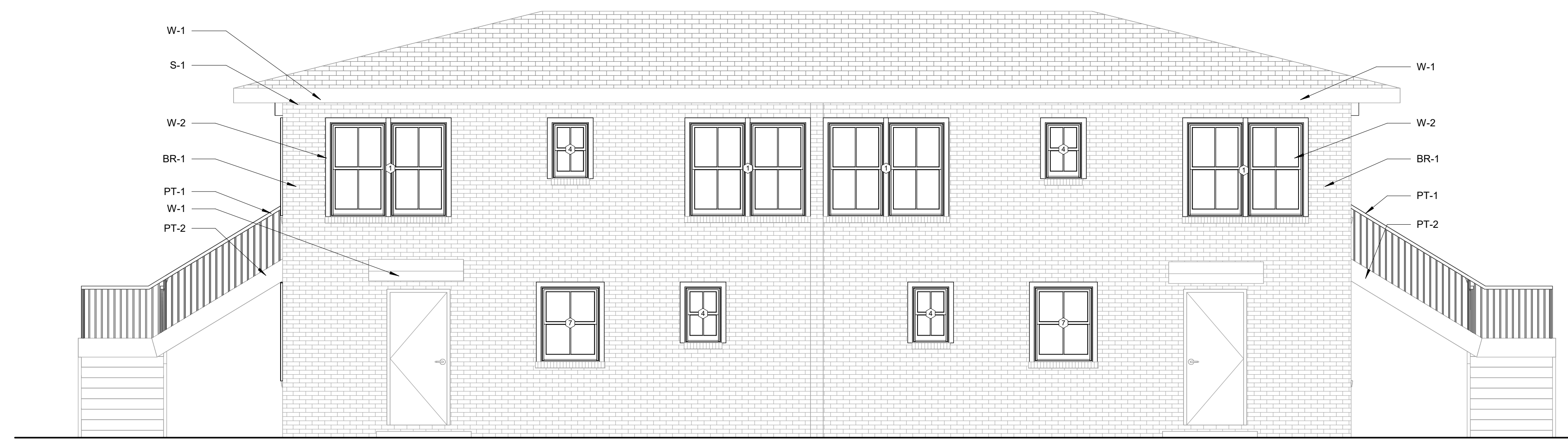
EXTERIOR MATERIALS LEGEND

ASPHALT SHINGLES	
AS-1	EXISTING TO REMAIN
MASONRY	
BR-1	PAINT EXISTING MASONRY - SEE SCHEDULE FOR PAINT SCHEME
BR-2	PAINT EXISTING MASONRY, ACCENT COLOR
PAINT	
PT-1	EXISTING COLUMN OR RAILING - ACCENT PAINT - SEE SCHEDULE FOR PAINT SCHEME
PT-2	EXISTING EXTERIOR STAIR - ACCENT PAINT - SEE SCHEDULE FOR PAINT SCHEME
SIDING	
CB-1	NEW SMOOTH FIBER CEMENT VERTICAL SIDING PRIMED FOR PAINT W/ 1X3 FIBER CEMENT BATTENS AT 24" O.C. MAX.
SOFFITS	
S-1	PERFORATED VINYL SOFFIT
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W-1	NEW PREFINISHED ALUM TRIM - FIELD BRAKE TRIM TO MATCH EXISTING FASCIA PROFILE
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W-3	NEW CEMENT BOARD TRIM - 1x6 PRIMED FOR PAINT
GABLE VENTS	
V-1	RECTANGULAR VINYL GABLE VENT 18" X 24"
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SH-1	VINYL SHUTTER 5'-2" X 1'-8"
SH-2	VINYL SHUTTER 4'-2" X 1'-8"

E-1A,E-1B,E-1C PAINT SCHEME A
SEE A201



1 E-1A NEW CONSTRUCTION FRONT
1/4" = 1'-0"



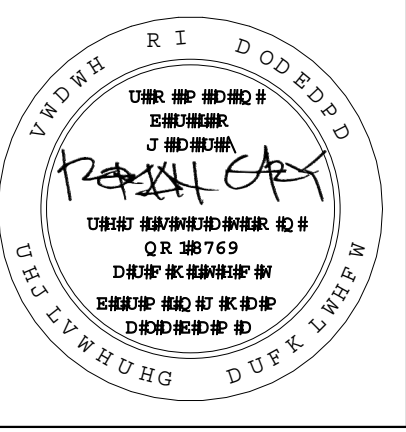
2 E-1A NEW CONSTRUCTION REAR
1/4" = 1'-0"



4 E-1A NEW CONSTRUCTION SIDES
1/4" = 1'-0"



3 E-1B NEW CONSTRUCTION FRONT
1/4" = 1'-0"



MHA GIBBS EAST RE-CLADDING
1701 TERMINAL ROAD, MONTGOMERY, AL 36108

JOB NUMBER:
23101

DATE:
12/15/2023

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DESCRIPTION DATE

SHEET TITLE:
EXTERIOR ELEVATIONS
TYPES E-1A, E-1B, E-1C

SHEET NUMBER:
A112B

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DEMOLITION GENERAL NOTES

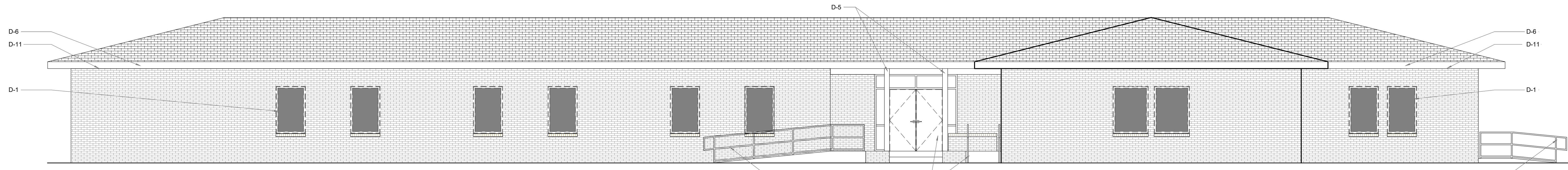
- D-1 REMOVE ALL EXISTING WINDOWS
- D-2 REMOVE EXISTING SCREEN AND EXTERIOR DOOR - EXTERIOR DOOR TO BE SALVAGE
- D-3 REMOVE EXISTING VINYL SIDING
- D-4 REMOVE EXISTING VINYL VENTS
- D-5 PREPARE EXISTING RAILING AND COLUMNS FOR NEW PAINT
- D-6 REMOVE EXISTING METAL FASCIA FOR NEW FASCIA INSTALLATION
- D-7 PREPARE EXISTING MASONRY FACADE FOR NEW PAINT, POINT BRICK AS REQUIRED
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NOTE: EXISTING WINDOW OPENINGS: PRIOR SIDE OF OPENINGS IN WALLS. GENERAL CONTRACTOR TO REPAINT EXISTING OPENING SILLS, JAMBS, HEADS AND WALLS BELOW SILLS TO MATCH EXISTING ADJACENT WALL PAINT IN BASE BID - TYPICAL.

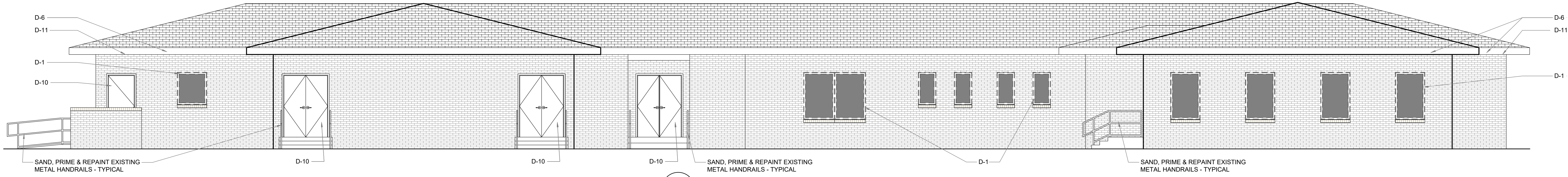
FOR WINDOW BLINDS: TEST & REMOVE EXISTING BLINDS FOR WINDOW REMOVAL & RE-INSTALLATION. GENERAL CONTRACTOR TO RE-INSTALL BLINDS AFTER NEW WINDOW AND PAINT INSTALLATION - TYPICAL.



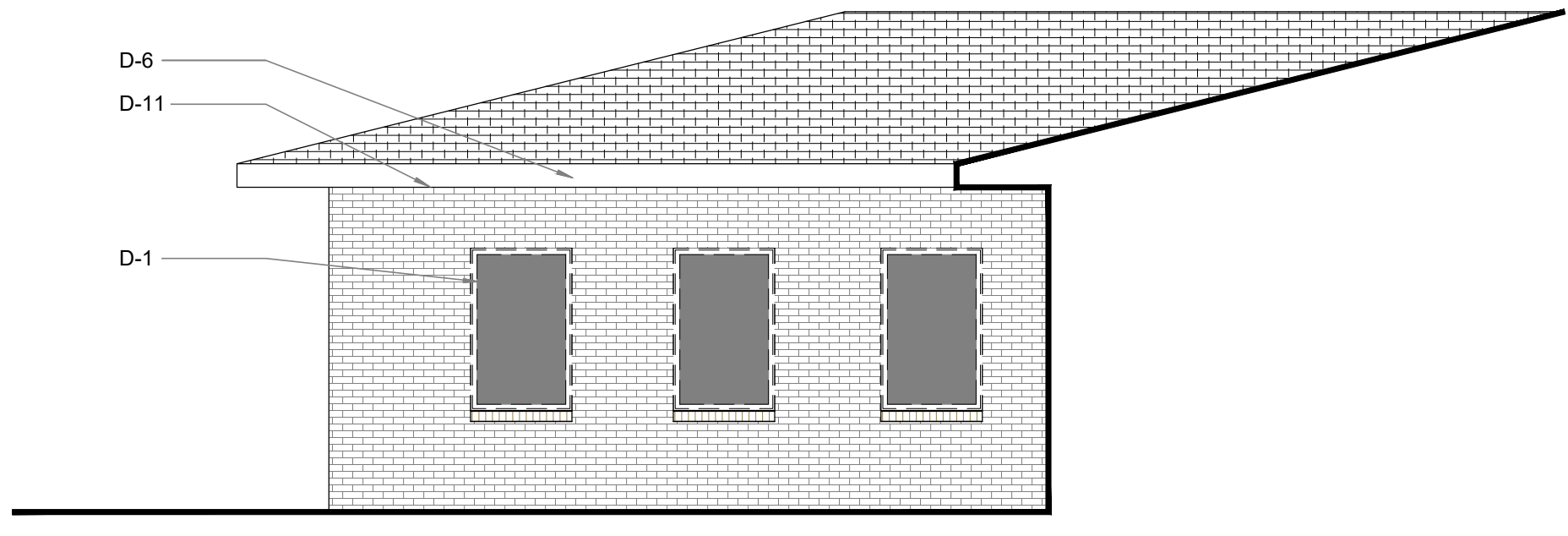
MHA GIBBS EAST RE-CLADDING
 1701 TERMINAL ROAD, MONTGOMERY, AL 36108



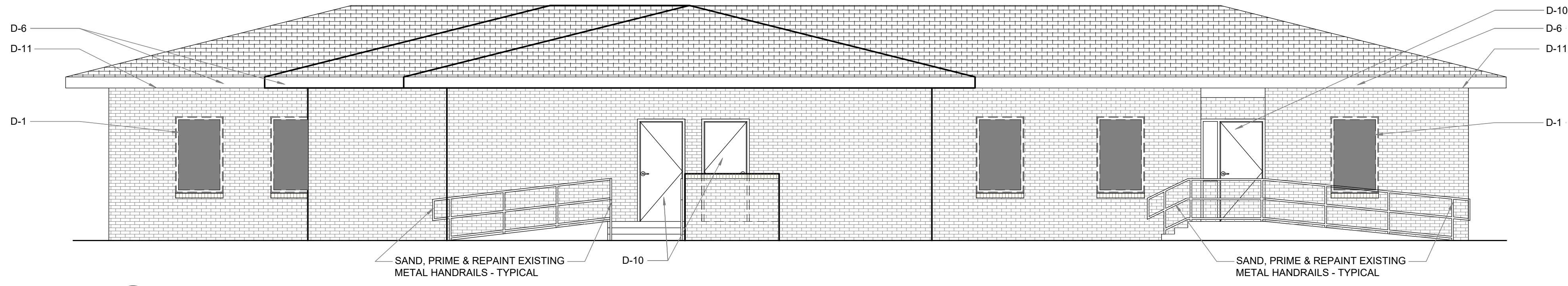
1 COMMUNITY CENTER DEMOLITION FRONT
3/16" = 1'-0"



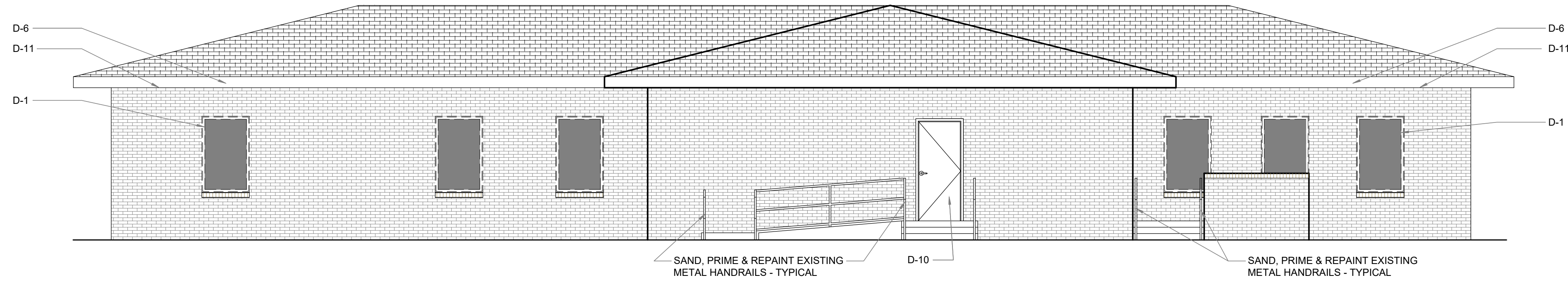
2 COMMUNITY CENTER DEMOLITION REAR
3/16" = 1'-0"



3B COMMUNITY CENTER DEMOLITION RIGHT (MIDDLE)
3/16" = 1'-0"



3 COMMUNITY CENTER DEMOLITION RIGHT
3/16" = 1'-0"



4 COMMUNITY CENTER DEMOLITION LEFT
3/16" = 1'-0"

JOB NUMBER:
23101

DATE:
12/15/2023

PRINTED / REVISIONS
DESCRIPTION DATE

SHEET TITLE:
EXTERIOR ELEVATIONS
COMMUNITY CENTER
DEMOLITION

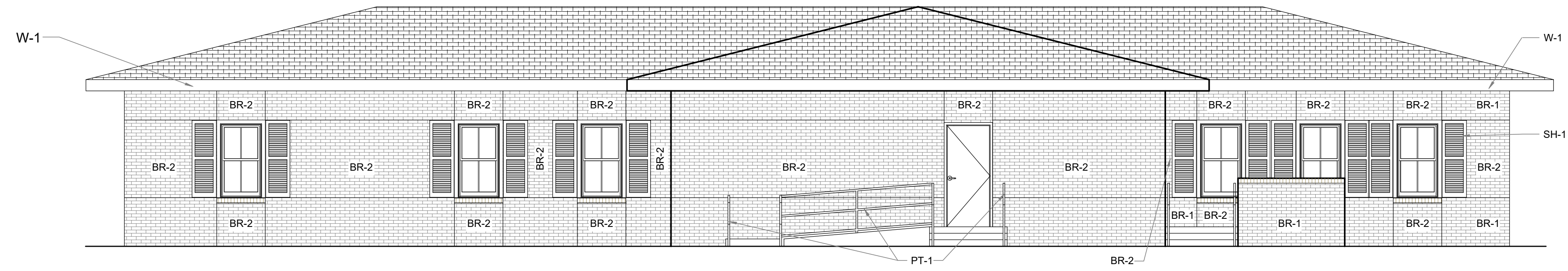
SHEET NUMBER:
A113A

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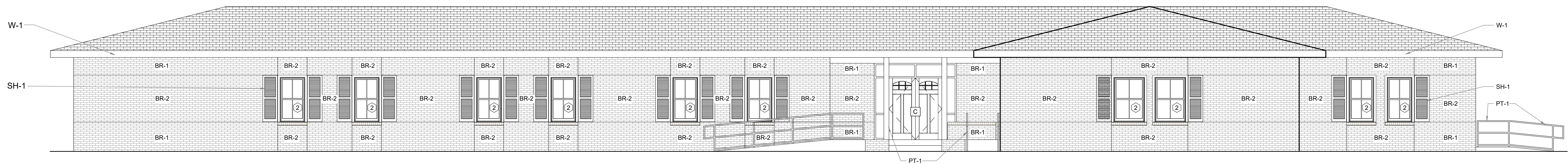
EXTERIOR MATERIALS LEGEND

ASPHALT SHINGLES	
AS-1	EXISTING TO REMAIN
MASONRY	
BR-1	PAINT EXISTING MASONRY - SEE SCHEDULE FOR PAINT SCHEME
BR-2	PAINT EXISTING MASONRY, ACCENT COLOR
PAINT	
PT-1	
PT-2	EXISTING EXTERIOR STAIR - ACCENT PAINT - SEE SCHEDULE FOR PAINT SCHEME
SIDING	
CB-1	NEW SMOOTH FIBER CEMENT VERTICAL SIDING PRIMED FOR PAINT W/ 1X3 FIBER CEMENT BATTENS AT 24" O.C. MAX.
SOFFITS	
S-1	PERFORATED VINYL SOFFIT
TRIM	
W-1	NEW PREFINISHED ALUM TRIM - FIELD BRAKE TRIM TO MATCH EXISTING FASCIA PROFILE
W-2	NEW CEMENT BOARD TRIM - 1X3 PRIMED FOR PAINT
W-3	NEW CEMENT BOARD TRIM - 1X6 PRIMED FOR PAINT
GABLE VENTS	
V-1	RECTANGULAR VINYL GABLE VENT 18" X 24"
V-2	RECTANGULAR VINYL GABLE VENT 12" X 18"
SHUTTERS	
SH-1	VINYL SHUTTER 5'-2" X 1'-8"
SH-2	VINYL SHUTTER 4'-2" X 1'-8"

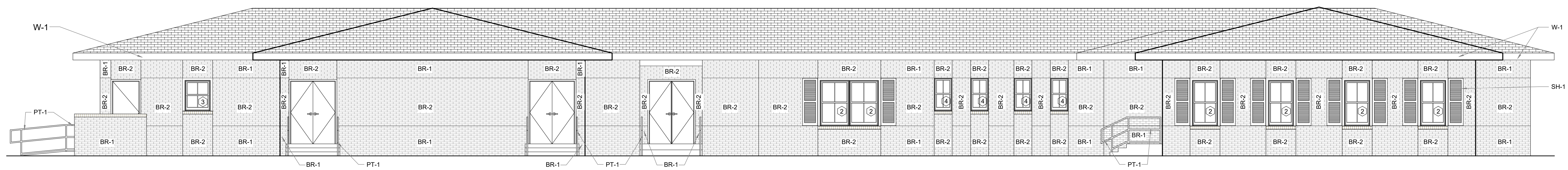
**A1-A/A-1B/A-1C PAINT SCHEME A
SEE A201**



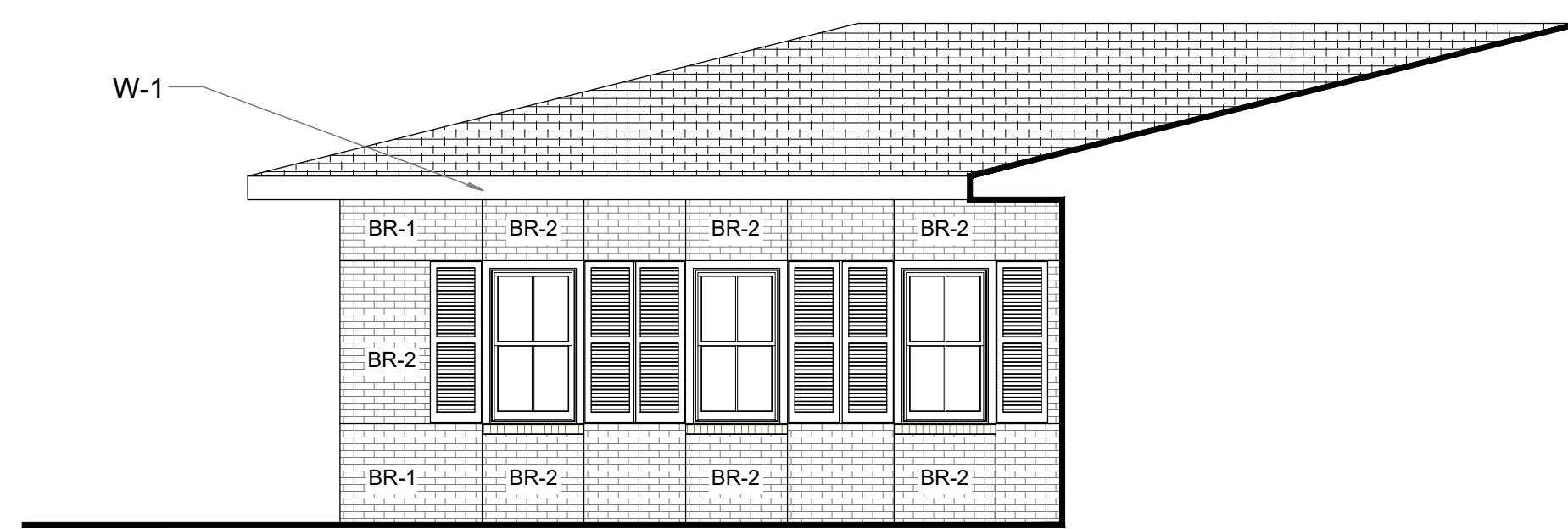
4 COMMUNITY CENTER NEW CONSTRUCTION LEFT
3/16" = 1'-0"



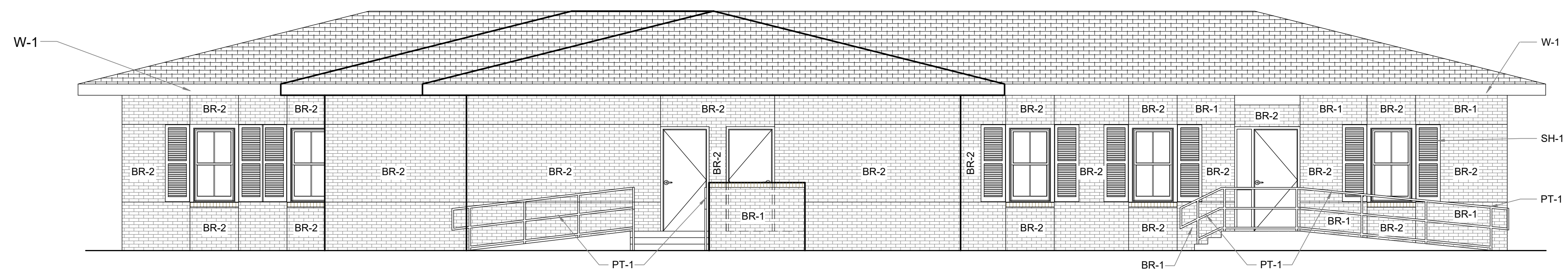
1 COMMUNITY CENTER NEW CONSTRUCTION FRONT
3/16" = 1'-0"



2 COMMUNITY CENTER NEW CONSTRUCTION REAR
3/16" = 1'-0"



3B COMMUNITY CENTER NEW CONSTRUCTION RIGHT (MIDDLE)
3/16" = 1'-0"



3 COMMUNITY CENTER NEW CONSTRUCTION RIGHT
3/16" = 1'-0"



MHA GIBBS EAST RE-CLADDING
1701 TERMINAL ROAD, MONTGOMERY, AL 36108

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SHEET TITLE:
**EXTERIOR ELEVATIONS
COMMUNITY CENTER**

SHEET NUMBER:
A113B

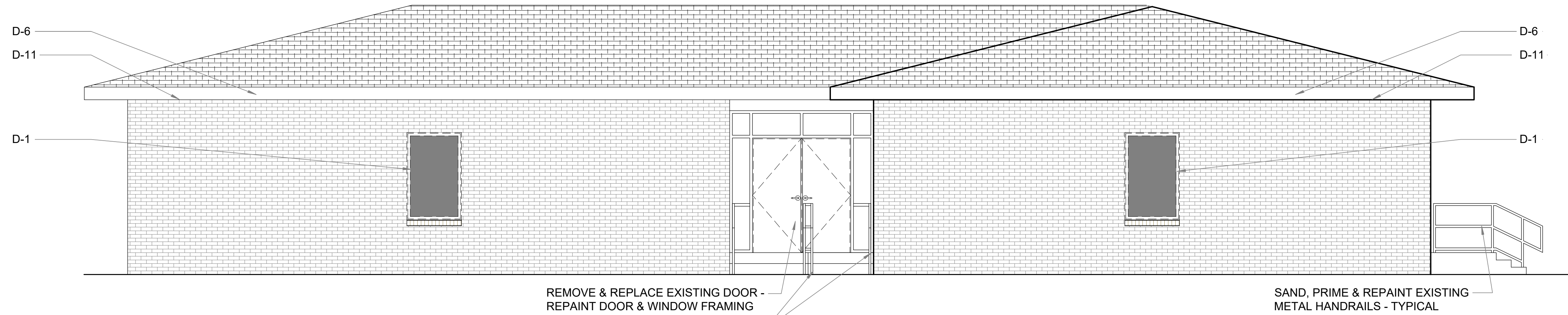
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DEMOLITION GENERAL NOTES

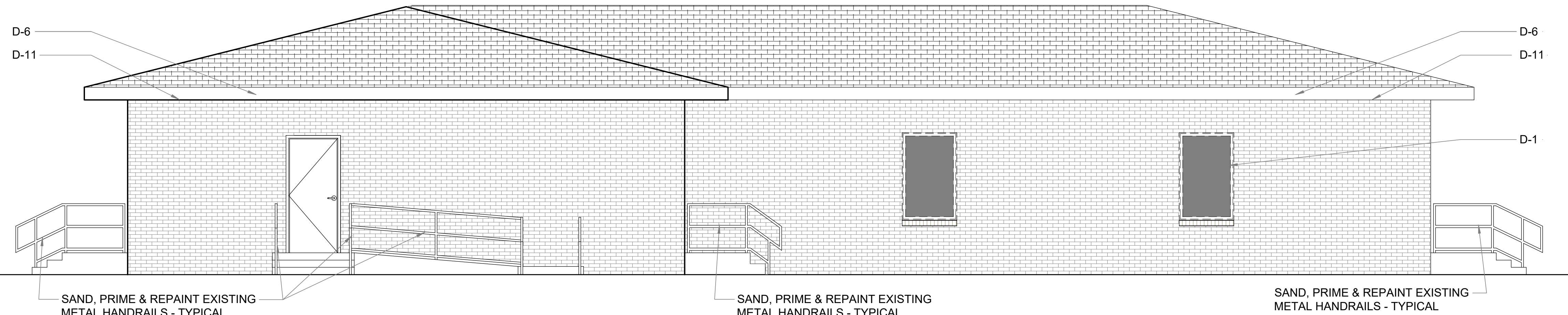
- D-1 REMOVE ALL EXISTING WINDOWS
- D-2 REMOVE EXISTING SCREEN AND EXTERIOR DOOR - EXTERIOR DOOR TO BE SALVAGE
- D-3 REMOVE EXISTING VINYL SIDING
- D-4 REMOVE EXISTING VINYL VENTS
- D-5 PREPARE EXISTING RAILING AND COLUMNS FOR NEW PAINT
- D-6 REMOVE EXISTING METAL FASCIA FOR NEW FASCIA INSTALLATION
- D-7 PREPARE EXISTING MASONRY FACADE FOR NEW PAINT, POINT BRICK AS REQUIRED
- D-8 PREPARE EXISTING COLUMN FOR NEW PAINT
- D-9 PREPARE EXISTING STAIR FOR NEW PAINT
- D-10 REMOVE EXISTING SCREEN DOOR - EXTERIOR DOOR EXISTING TO REMAIN, PREPARE FOR NEW PAINT
- D-11 REMOVE EXISTING SOFFITS THROUGHOUT (TYPICAL)

NOTE: EXISTING WINDOW OPENINGS: PRIOR SIDE OF OPENINGS IN WALLS. GENERAL CONTRACTOR TO REPAINT EXISTING OPENING SILLS, JAMBS, HEADS AND WALLS BELOW SILLS TO MATCH EXISTING ADJACENT WALL PAINT IN BASE BID - TYPICAL.

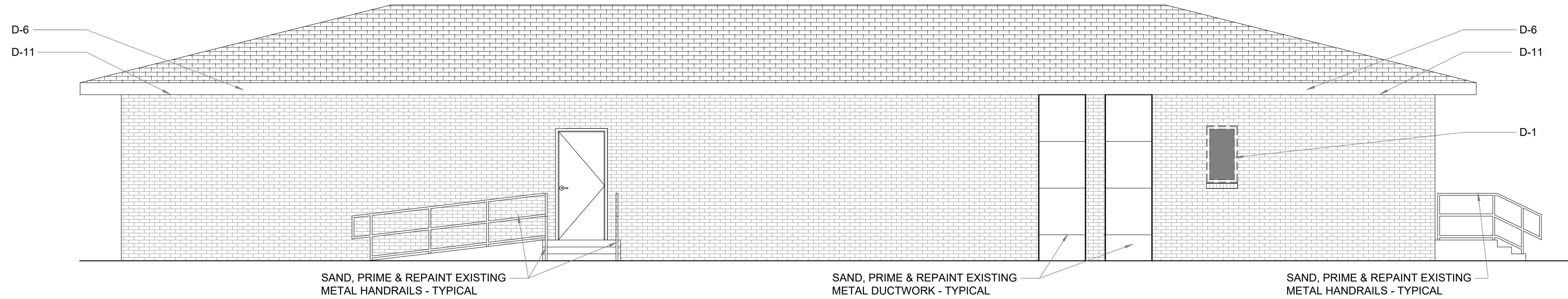
FOR WINDOW BLINDS: REMOVE EXISTING BLINDS FOR WINDOW REMOVAL & RE-INSTALLATION. GENERAL CONTRACTOR TO RE-INSTALL BLINDS AFTER NEW WINDOW AND PAINT INSTALLATION - TYPICAL.



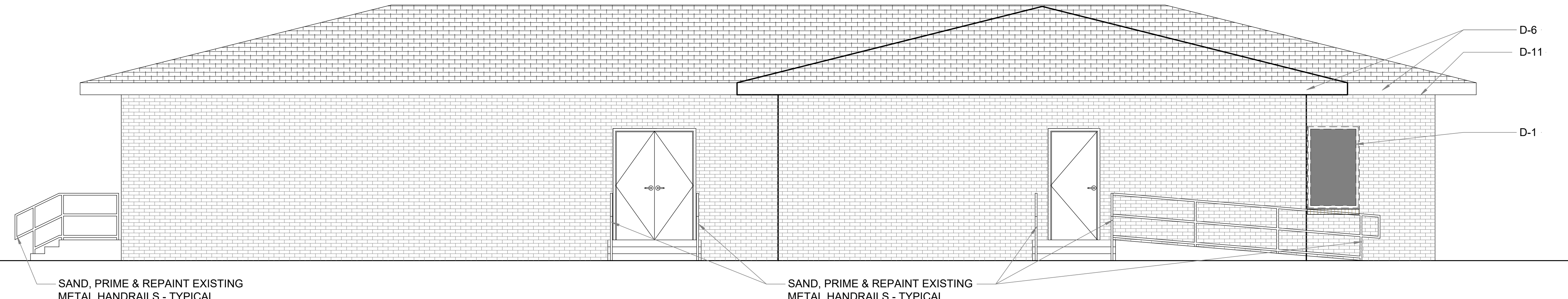
1 ADMINISTRATION BLDG DEMOLITION FRONT
1/4" = 1'-0"



2 ADMINISTRATION BLDG DEMOLITION REAR
1/4" = 1'-0"



3 ADMINISTRATION BLDG DEMOLITION RIGHT
1/4" = 1'-0"



4 ADMINISTRATION BLDG DEMOLITION LEFT
1/4" = 1'-0"



MHA GIBBS EAST RE-CLADDING
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SHEET TITLE:
EXTERIOR ELEVATIONS
ADMINISTRATION BLDG
DEMOLITION

SHEET NUMBER:
A114A

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EXTERIOR MATERIALS LEGEND

ASPHALT SHINGLES

AS-1 EXISTING TO REMAIN

MASONRY

BR-1 PAINT EXISTING MASONRY - SEE SCHEDULE FOR PAINT SCHEME
BR-2 PAINT EXISTING MASONRY, ACCENT COLOR

PAINT

PT-1 NEW EXTERIOR STAIR - ACCENT PAINT - SEE SCHEDULE FOR PAINT SCHEME
PT-2 EXISTING EXTERIOR STAIR - ACCENT PAINT - SEE SCHEDULE FOR PAINT SCHEME

SIDING

CB-1 NEW SMOOTH FIBER CEMENT VERTICAL SIDING PRIMED FOR PAINT W/ 1X3 FIBER CEMENT BATTENS AT 24" O.C. MAX.

SOFFITS

S-1 PERFORATED VINYL SOFFIT

TRIM

W-1 NEW PREFINISHED ALUM TRIM - FIELD BRAKE TRIM TO MATCH EXISTING FASCIA PROFILE
W-2 NEW CEMENT BOARD TRIM - 1X3 PRIMED FOR PAINT
W-3 NEW CEMENT BOARD TRIM - 1X6 PRIMED FOR PAINT

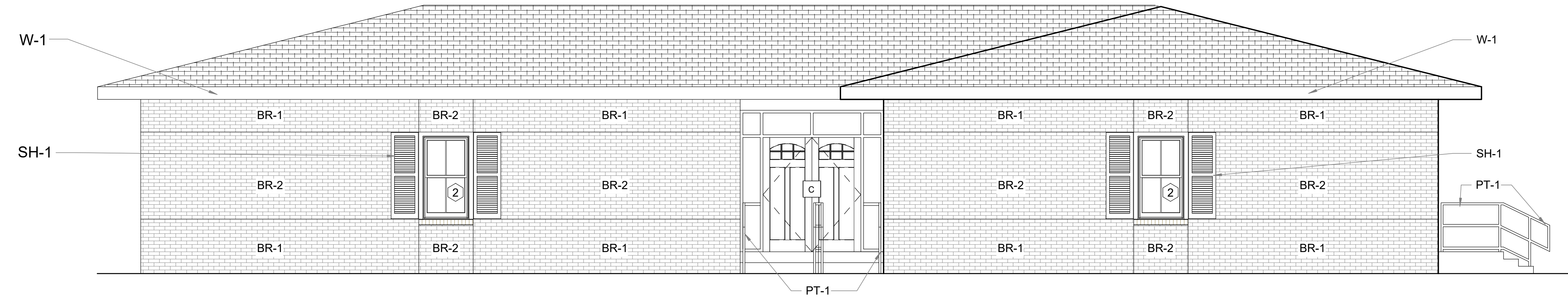
GABLE VENTS

V-1 RECTANGULAR VINYL GABLE VENT 18" X 24"
V-2 RECTANGULAR VINYL GABLE VENT 12" X 18"

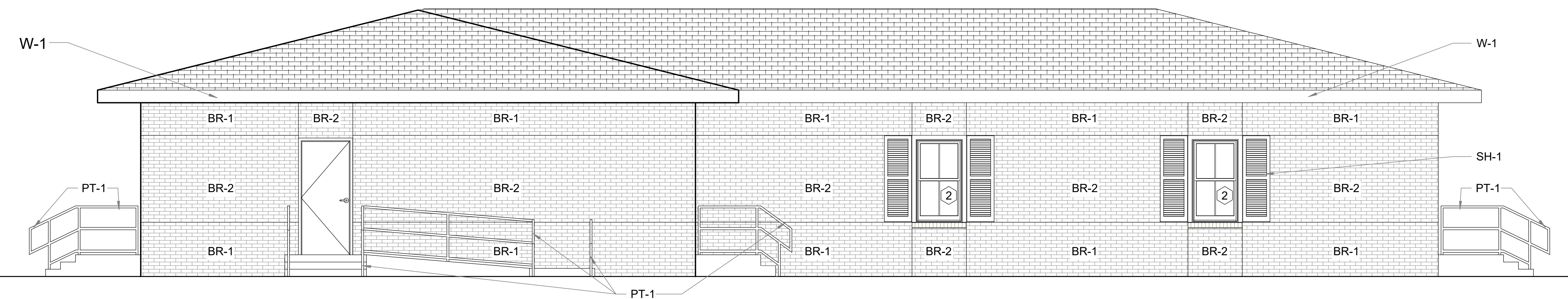
SHUTTERS

SH-1 VINYL SHUTTER 5'-2" X 1'-8"
SH-2 VINYL SHUTTER 4'-2" X 1'-8"

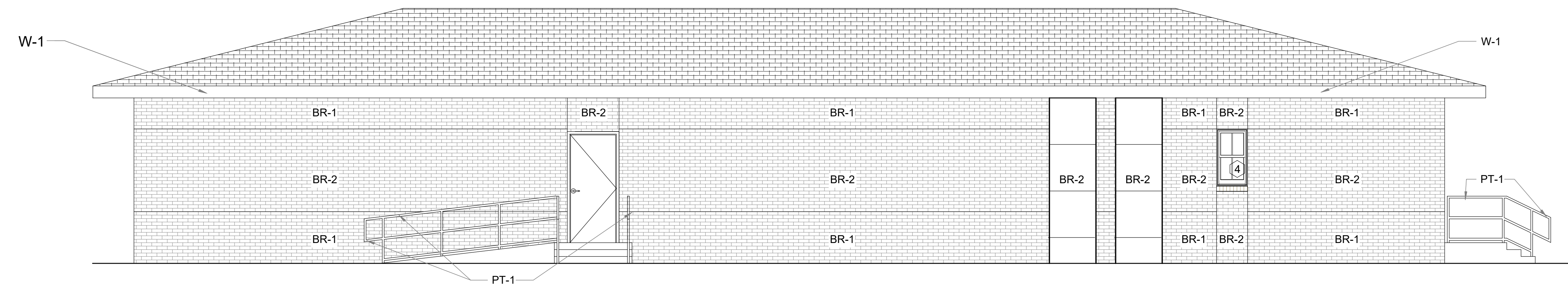
**A1-A/A-1B/A-1C PAINT SCHEME A
SEE A201**



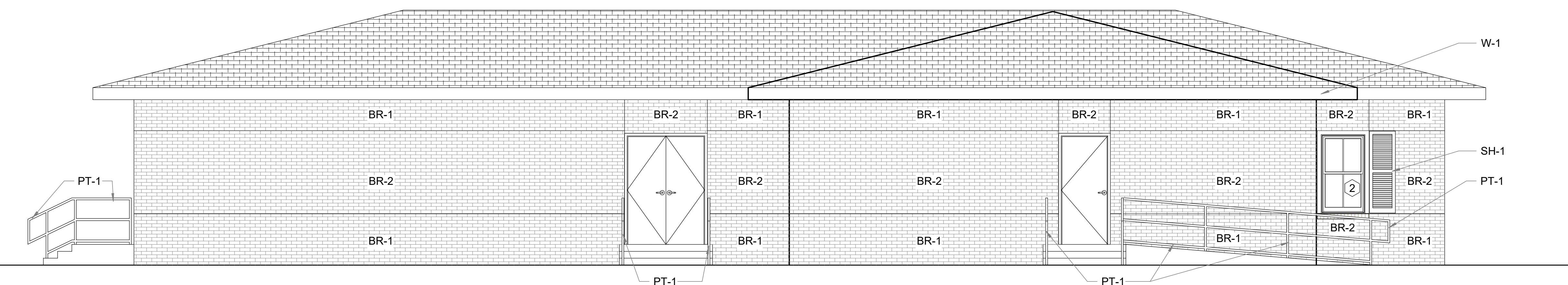
1 ADMINISTRATION BLDG NEW CONSTRUCTION FRONT
1/4" = 1'-0"



2 ADMINISTRATION BLDG NEW CONSTRUCTION REAR
1/4" = 1'-0"



3 ADMINISTRATION BLDG NEW CONSTRUCTION RIGHT
1/4" = 1'-0"



4 ADMINISTRATION BLDG NEW CONSTRUCTION LEFT
1/4" = 1'-0"



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ADMINISTRATION BLDG

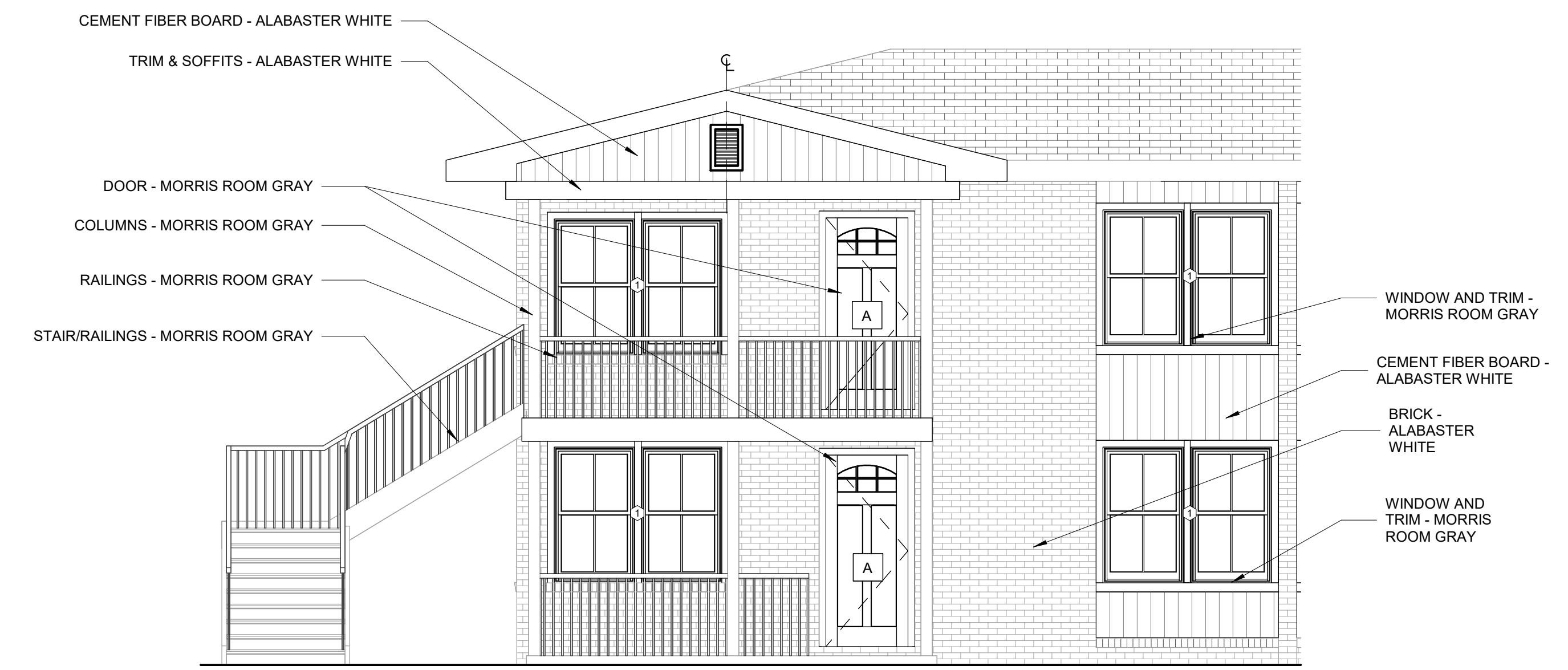
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PAINT SCHEME A

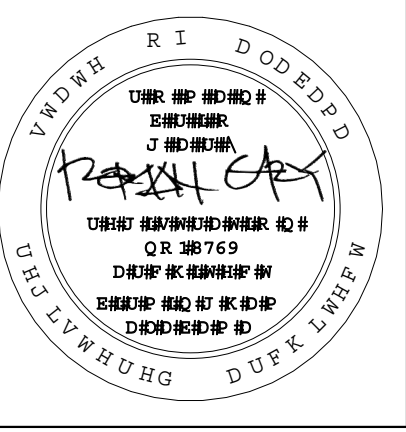
MAIN PAINT: SHERWIN WILLIAMS ALABASTER
 ACCENT PAINT: SHERWIN WILLIAMS MORRIS ROOM GREY
 BUILDING TYPES



PAINT SCHEME B



4 C-1 NEW CONSTRUCTION FRONT
 1/4" = 1'-0"



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EXTERIOR PAINT SCHEMES

SHEET NUMBER:

A201

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