

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT			1. Contract Number DCAM-2009-B-0037	Page of Pages 1 1
2. Amendment/Modification Number DCAM-2009-B-0037-0004	3. Effective Date 7/13/2009	4. Requisition/Purchase Request No.		5. Solicitation Caption Renovation of Child Development Center at UDC
6. Issued By: Office of Property Management (OPM) Contracting and Procurement 2000 - 14th Street, NW, 5th Floor Washington, DC 20009		7. Administered By (If other than line 6)		
8. Name and Address of Contractor (No. Street, city, country, state and ZIP Code)			(X) 9A. Amendment of Solicitation No.	
			9B. Dated (See Item 11)	
			10A. Modification of Contract/Order No. DCAM-2009-B-0037	
			10B. Dated (See Item 13) 5-Jun-09	
Code	Facility		11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS	
<input checked="" type="checkbox"/> The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers <input checked="" type="checkbox"/> is extended. <input type="checkbox"/> is not extended. Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods: (a) By completing Items 8 and 15, and returning <u>2</u> copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or fax which includes a reference to the solicitation and amendment number. FAILURE OF YOUR ACKNOWLEDGEMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by letter or fax, provided each letter or telegram makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.				
12. Accounting and Appropriation Data (If Required)				
13. THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS, IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14				
(X)	A. This change order is issued pursuant to: (Specify Authority) The changes set forth in Item 14 are made in the contract/order no. in item 10A.			
	B. The above numbered contract/order is modified to reflect the administrative changes (such as changes in paying office, appropriation date, etc.) set forth in item 14, pursuant to the authority of 27 DCMR, Chapter 36, Section 3601.2.			
	C. This supplemental agreement is entered into pursuant to authority of:			
	D. Other (Specify type of modification and authority)			
E. IMPORTANT: Contractor <input type="checkbox"/> is not, <input checked="" type="checkbox"/> is required to sign this document and return <u>2</u> copies to the issuing office.				
14. Description of amendment/modification (Organized by UCF Section headings, including solicitation/contract subject matter where feasible.)				
A. Questions and Answers (Attachment A).				
B. Revised Sections of the Specifications.				
C. Revised Sections of the Drawings.				
The date and time for receipt of bids is extended to July 22, 2009 at 2:00 p.m.				
Except as provided herein, all terms and conditions of the document referenced in Item (9A or 10A) remain unchanged and in full force and effect				
15A. Name and Title of Signer (Type or print)			16A. Name of Contracting Officer Diane Wooden	
15B. Name of Contractor		15C. Date Signed	16B. District of Columbia	16C. Date Signed
(Signature of person authorized to sign)			 (Signature of Contracting Officer)	7/13/09

DCAM-2009-B-0037, CHILD DEVELOPMENT CENTER
LOCATED IN BUILDING 41 LEVEL "A", UDC
RESPONSE TO BID QUESTIONS

1. Is there a solicitation for furniture for this project?

Response: *No.*

2. Upon further review of the drawings, the package was missing Sheet A404 – Landscape Plans & Details. We do have sheet C301, also labeled as Landscape Plans & Details. We would like to make sure C301 is the correct sheet and A404 is not needed.

Response: *The C set drawings are for civil related work which, in this project's case, includes landscaping and details. A404 is not needed. Sheet C301 provides the landscape plans and details.*

3. Can the demolition of the interior and the exterior pavers and concrete be performed during normal business hours? If not, what is considered after hours?

Response: *No sound or smell generating activities can be performed from 9 a.m. to 9 p.m., Monday through Saturday. However, all efforts will be made to facilitate the contractor's work.*

4. Is a watch person required for this project?

Response: *No watch person is required, however protecting the contractor's work and material is the contractor's responsibility until the contract is completed and all work accepted.*

5. Drawing E-5, General note #1: Re-use all existing fire alarm devices deemed to be in good working condition. Are we to assume for pricing purposes that all fire alarm devices are in good working order?

Response: *Yes.*

6. For the unit prices described in Drawing E-5, General note #1, where are we to put this information on the bid sheet?

Response: *Do not provide unit prices described in Drawing E-5, General note #1, at time of bid.*

7. Please provide the sf of anticipated floor repair for pricing purposes.

Response: *All floors that are to be refinished (repaired) = 3780 sf.*

8. Is there currently a control contractor used for this building? If so, can you supply the company's contact information.

Response: *There is no control contractor currently, however complying with the contract is the responsibility of the contractor.*

9. Is there a specification for the lockers?

Response: *No specification. Contractor shall use existing cubbies or similar.*

10. What are the sizes of CMU for partition #2 and #7 shown on drawing A601? Please clarify.

Response: *CMU walls are an existing condition and should be field verified.*

11. Note #1 on drawing P2 indicates that all sanitary pipings are to run below concrete slab-on-grade. What is the thickness of the slab-on-grade to sawcut? Please clarify.

Response: *Slab-on-grade is an existing condition and should be field verified.*

12. Do we need to obtain any public space permits for connection to the storm drain? Please advise.

Response: *Yes.*

13. Please provide the following missing specification section(s):

a. Earthwork / Site Clearing

Response: *Specification added in Addendum #1*

b. Erosion Control

Response: *See notes on sheet C401, Sediment and Erosion Control Plan.*

14. Please clarify whether the testing and inspections will be by the Owner or Contractor?

Response: *Question is not specific. Comply with contract requirements. However, all testing is the responsibility of the contractor.*

15. What's the scale of drawing CD101? Please advise.

Response: *1" = 10'*

16. Demolition key note #7 on drawing CD101 indicates to remove and replace the existing sign. Please provide what type and/or specification section for this sign.

Response: *Current image of sign provided. See attachment #1 and coordinate with owner for removal and replacement.*

17. Drawing C201 shows two different sub-bases for the concrete pavers: (1) ¾" sand bed and 4" stone base; (2) 1" sand bed, 4" concrete base, and 6" stone base. Which is the intent sub-base for the concrete pavers? Please clarify.

Response: *See addendum #1, revised Civil drawings.*

18. Drawing C101 calls for 12"x12" concrete pavers at the new driveway. However, specification section 02780, part 2.3 indicates concrete pavers as 24"x36"x2". Which is the correct size for the concrete pavers?

Response: *Specification corrected to indicate 12"x12"x2-3/8" concrete pavers.*

19. Do these concrete pavers require any steel edging?

Response: *No*

20. Also, the specification section 02780 specifies brick pavers. Where are these brick pavers shown on the drawings? Please clarify.

Response: *Brick pavers identified on revised civil plans for Addendum #1.*

21. Specification sections 15071 and 15072 request for seismic controls for mechanical equipment and piping. Are these seismic controls part of the scope of work? Please advise.

Response: *Specifications 15071 and 15073 cover seismic controls for mechanical equipment and piping. See sheet M-5 for call-outs of isolators and follow specs where applicable.*

22. Please specify the species and size of the Proposed Trees to be installed on page C301. If no specification can be given, should an allowance for the three (3) trees be carried in the proposal?

Response: *Trees are covered in the allowances specification section.*

23. Per drawing C301, states that the tree specs and size as required by DC Arborist. We will not be able to provide pricing for trees without a tree schedule. Please provide a tree schedule.

Response: *Trees are covered in the allowances specification section.*

24. If other roofing contractor performs the required flashing work on the roof, will this void the roofing warranty? If so, what is the name of the company that holds the roofing warranty.

Response: *Information not available. The contractor will only be responsible for work performed related to this contract.*

25. Please verify the flooring to be installed in Observation #109. On page A103, it calls for VCT-1 but the shading in the room is not for VCT-1 according to the flooring legend. Please clarify.

Response: *Provide VCT-1 for room 109E.*

26. Does the existing space have sprinkler system? If not, does it get new or modify sprinkler?

Response: *Per Sheet G02 under project description; The existing building is partially sprinklered. Area of renovation is not sprinklered.*

27. The specification 10520 Fire protection specialties listed “EVERY” possible extinguisher / cabinet / door styles, etc., possible. Please let me know what type of extinguisher & size is required, as well as cabinet selection; fully recessed, semi-recessed, door style, full acrylic, solid door, etc. Please advise.

Response: *Contractor to reuse existing FEC and install such that they become recessed after application of furring and gypsum board. Type, finish, and condition to be verified in field.*

28. Section I.5.7 says “The Contractor shall provide a Builder’s Risk policy equal to the replacement cost value of the completed building...” Could you clarify how much builder’s risk insurance we will need to provide so I can go over it with my insurance company? Covering the entire building seems excessive for this renovation and could add considerable cost to the project.

Response: *The estimated replacement cost for the building is Fifty-million dollars (\$50,000,000.00).*

PROJECT DESCRIPTION :

BUILDING #1
 RENOVATION OF A PORTION OF ONE FLOOR OF EXISTING SIX-STORY BUILDING.
 THE EXISTING BUILDING IS PARTIALLY SPRINKLERED.
 AREA OF RENOVATION IS NOT SPRINKLERED.
 FIRE ALARM SYSTEM: YES
 THE EXISTING BUILDING IS REINFORCED CONCRETE AND CONCRETE MASONRY WITH CONCRETE COLUMNS.

EXISTING BUILDING HEIGHT : 92'
 EXISTING BUILDING SQUARE FOOTAGE : ±161,825
 EXISTING SQUARE FOOTAGE OF A LEVEL : 18,350 SQ FT NET
 AREA OF RENOVATION: 3,800 SQ FT GROSS

BUILDING DATA

APPLICABLE CODES :

- IBC INTERNATIONAL BUILDING CODE 2000 Edition
- DC Building Code Supplement 2003 (DCMR 12A)
- IBC INTERNATIONAL MECHANICAL CODE 2000 Edition
- DC Mechanical Code Supplement 2003 (DCMR 12E)
- IBC INTERNATIONAL PLUMBING CODE 2000 Edition
- DC Plumbing Code Supplement 2003 (DCMR 12F)
- IBC INTERNATIONAL ELECTRICAL CODE 2000 Edition
- DC Electrical Code Supplement 2003 (DCMR 12C)
- AMERICANS WITH DISABILITIES ACT (ADA/ADAAG)
- DCMR TITLE 29: CHAPTER 3 - CHILD DEVELOPMENT FACILITIES

USE GROUP CLASSIFICATION :

USE GROUP E (EDUCATIONAL) - CHILD DEVELOPMENT CENTER
 Age Range of Children: 2.5 to 6 years, 6-12 years
 USE GROUP B (BUSINESS, HIGHER EDUCATION) - CLASSROOMS
 USE GROUP A-3 (ASSEMBLY) - LIBRARY

FIRE-RESISTANCE-RATED CONSTRUCTION :	REQUIRED/ALLOWABLE :	PROVIDED:	CODE REFERENCE :
REQUIRED SEPARATION OF OCCUPANCIES E & E, B & E, OR A & E	2 HOURS	2 HOURS (SEE NOTE ON G03)	302.3.3

TYPE OF CONSTRUCTION CLASSIFICATION :	REQUIRED/ALLOWABLE :	PROVIDED:	CODE REFERENCE :
TYPE OF CONSTRUCTION	1B	EXISTING	601

FIRE RESISTANCE OF STRUCTURAL ELEMENTS :	REQUIRED/ALLOWABLE :	PROVIDED:	CODE REFERENCE :
STRUCTURAL FRAME BEARING WALLS	2 HR	2 HR	601
NONBEARING WALLS & PARTITIONS	1 HR		
FLOOR CONSTRUCTION	2 HR		
ROOF CONSTRUCTION	1 HR		

INTERIOR FINISHES :	REQUIRED/ALLOWABLE :	PROVIDED:	CODE REFERENCE :
INTERIOR WALL AND CEILING FINISH REQ.S BY OCC. E & B (UNSPRINKLED)	CLASS A - EXIT PASSAGEWAYS CLASS B - EXIT ACCESS CORR. CLASS C - ROOMS AND ENC. SPACES	SEE NOTES, SHEET A603 FOR ALL	

MEANS OF EGRESS :	REQUIRED/ALLOWABLE :	PROVIDED:	CODE REFERENCE :
OCCUPANT LOAD - BUSINESS (NON-CLASSROOM AREAS):	100 SF / PERSON	1545 SF = 16 OCC.	1003.2.2.2
EDUCATIONAL (CLASSROOMS): * CHILD DEVELOPMENT CENTER:	20 SF(NET) / PERSON 35 SF(NET) / CHILD MIN.	1114 SF (NET) = 32 OCC. 1112 SF (NET) = 32 OCC.	1003.2.2.2 DCMR 29, SECTION 340.2 & 341.1
MAXIMUM ALLOWABLE : * PLANNED MAX OCCUPANCY:		80 OCCUPANTS 50 OCCUPANTS	

MIN. WIDTH OF EGRESS :	REQUIRED/ALLOWABLE :	PROVIDED:	CODE REFERENCE :
0.2' / OCCUPANT 0.2' x 580 OCC.) = 8.0' MIN 32" MIN. CLEAR (DOOR)		36" MIN. EGRESS DOORS PROVIDED	1003.2.3 / 1003.3.1

EXIT TRAVEL DISTANCE : COMMON PATH OF TRAVEL :	REQUIRED/ALLOWABLE :	PROVIDED:	CODE REFERENCE :
200' MAXIMUM 75' MAXIMUM		34' MAX PROVIDED	1004.2.4 / 1004.2.5

MINIMUM NUMBER OF EXITS :	REQUIRED/ALLOWABLE :	PROVIDED:	CODE REFERENCE :
1 (IF ≤ 50 OCCUPANTS) 2 (IF > 50 OCCUPANTS) 2 REQUIRED		4 PROVIDED	1004.2.1/1005.2.1

LOSS OF ONE MEANS OF EGRESS DOES NOT EXCEED 50% REQ. CAPACITY	REQUIRED/ALLOWABLE :	PROVIDED:	CODE REFERENCE :
MIN. WIDTH OF PASSAGEWAYS, AISLE ACCESSWAYS, AISLES, AND CORRIDORS :	44" (SERVING > 50 OCCUPANTS) 36" (SERVING ≤ 50 OCCUPANTS)	2 PROVIDED 2 PROVIDED	1004.3.2.3

LENGTH OF DEAD END CORRIDORS :	REQUIRED/ALLOWABLE :	PROVIDED:	CODE REFERENCE :
20' MAXIMUM		NONE PROVIDED	

PLUMBING SYSTEMS :	REQUIRED/ALLOWABLE :	PROVIDED:	CODE REFERENCE :
WATER CLOSETS : EDUCATIONAL :	1 / 50 OCCUPANTS NO SEPARATION OFSEXES REQ. FOR EMPLOYEES	N/A	2902.1 2902.2
CHILD DEV. FACILITY :	1 / 10 OCCUPANTS SEPARATE ADULT / EMPLOYEE FAC. REQ. 5 TOTAL REQUIRED (50 OCC.S)	5 PROVIDED (INC. 1 ADULT / EMP)	DCMR 29, SECTION 361.1
LAVATORIES / SINKS : EDUCATIONAL :	1 LAV / 50 OCCUPANTS 3 REQUIRED	N/A	
CHILD DEV. FACILITY :	1 SINK / 10 OCCUPANTS 6 REQUIRED (50 OCC.S)	6 PROVIDED	DCMR 29, SECTION 361.1
SERVICE SINKS :	1 REQUIRED	LOCATED W/IN EXISTING BLDG	2902.1
DRINKING FOUNTAIN :	1 / 100 OCCUPANTS	3 PROVIDED	2902.1

SYMBOLS

	MASONRY		ACOUSTIC TILE / CERAMIC TILE		DETAIL INDICATOR DETAIL NUMBER DRAWING WHERE DETAILED		ELEVATION POINT
	CONCRETE MASONRY UNIT		PLASTIC LAMINATE		PARTITION TYPE		
	STEEL		WATERPROOF MEMBRANE/ FLASHING		SECTION INDICATOR DETAIL NUMBER DRAWING WHERE DETAILED		INTERIOR ELEVATIONS
	EARTH		CONTINUOUS WOOD FRAMING		FINISH TYPE		
	BATT INSULATION		FINISHED WOOD		DETAIL & ELEVATION TITLE DETAIL NUMBER DRAWING WHERE DETAILED DRAWING WHERE TAKEN FROM		ROOM NUMBER
	CONCRETE		PLYWOOD		WINDOW NUMBER		
	RIGID BOARD INSULATION		GYPSTUM BOARD		DOOR NUMBER		
	GRAVEL		STONE		KEYNOTE		
	NON-CONTINUOUS WOOD BLOCKING		MARBLE				

ABBREVIATIONS

AC	ACOUSTIC	HDWR	HARDWARE	STL	STEEL
ACT	ACOUSTIC CEILING TILE	HM	HOLLOW METAL	SC	SOLID CORE
AL	ALUMINUM	HORZ	HORIZONTAL	STOR	STORAGE
AFF	ABOVE FINISHED FLOOR	HR	HOUR	SM	SQUARE METERS
ARCH & @	ARCHITECTURAL AND AT	HT	HEIGHT	SUSP	SUSPENDED
BD	BOARD	INSUL	INSULATION	T	TREAD
BLKG	BLOCKING	INT	INTERIOR	TEL	TELEPHONE
BCMU	BURNISHED CONC. BLK	JAN	JANITOR	TEMP	TEMPERED
		JT	JOINT	T.G.	TEMPERED GLASS
		KD	KNOCKDOWN	TLWP	TACKABLE LINOLEUM WALL PANEL
CAB	CABINET	LAV	LAVATORY	TOS	TOP OF STEEL TOP OF SLAB
CER	CERAMIC	LAV	LAVATORY	TPD	TOILET PAPER DISPENSER
CH	CEILING HEIGHT	MAX	MAXIMUM	TYP	TYPICAL
CL	CENTER LINE	MECH	MECHANICAL	U.O.N.	UNLESS OTHERWISE NOTED
CLG	CEILING	MFR	MANUFACTURER	U.L.	UNDERWRITER'S LABORATORY
CMU	CONCRETE MASONRY UNIT	MIN	MINIMUM	VB	VAPOR BARRIER
COL	COLUMN	MISC	MISCELLANEOUS	VCT	VINYL COMPOSITION TILE
CONC	CONCRETE	MM	MILLIMETER	VERT	VERTICAL
CONT	CONTINUOUS	M	METER	VEST.	VESTIBULE
CORR	CORRIDOR	MO	MASONRY OPENING	V.I.F.	VERIFY IN FIELD
CT	CERAMIC TILE	NIC	NOT IN CONTRACT	W	WIDE / WIDTH
CW	CURTAINWALL, COLD WATER	NAT	NATURAL	WD	WOOD
		OC	ON CENTER	W/O	WITHOUT
DET	DETAIL	OD	OUTSIDE DIAMETER	WT	WEIGHT
DF	DRINKING FOUNTAIN	OH	OVERHEAD		
Ø	DIAMETER	OPP	OPPOSITE		
DN	DOWN	PTD	PAINTED		
DWG	DRAWING	PLAM	PLASTIC LAMINATE		
		PVC	POLYVINYL CHLORIDE		
EA	EACH	PLY	PLYWOOD		
EL	ELEVATION	QT	QUARRY TILE		
ELEC	ELECTRIC(AL)	R	RISER / RADIUS		
EQ	EQUAL	REINF	REINFORCED/REINFORCING		
EWC	ELECTRIC WATER COOLER	REQD	REQUIRED		
EXIST	EXISTING	RO	ROUGH OPENING		
FD	FLOOR DRAIN	RD	ROOF DRAIN		
FE	FIRE EXTINGUISHER	SEC	SECTION		
FIN	FINISH(ED)	SF	STORE FRONT, SQ.FT.		
FL	FLOOR(ING)	SEC	SECTION		
FLUOR	FLUORESCENT	SIM	SIMILAR		
		SQ	SQUARE		
GA	GAUGE	SST	STAINLESS STEEL		
GALV	GALVANIZED	SAFB	SOUND ATTENUATING		
CL	GLASS / GLAZING		FIRE BLANKET		
GYP	GYPSTUM				
GOVMT	GOVERNMENT				
CCMU	GLAZED CONC. BLK				

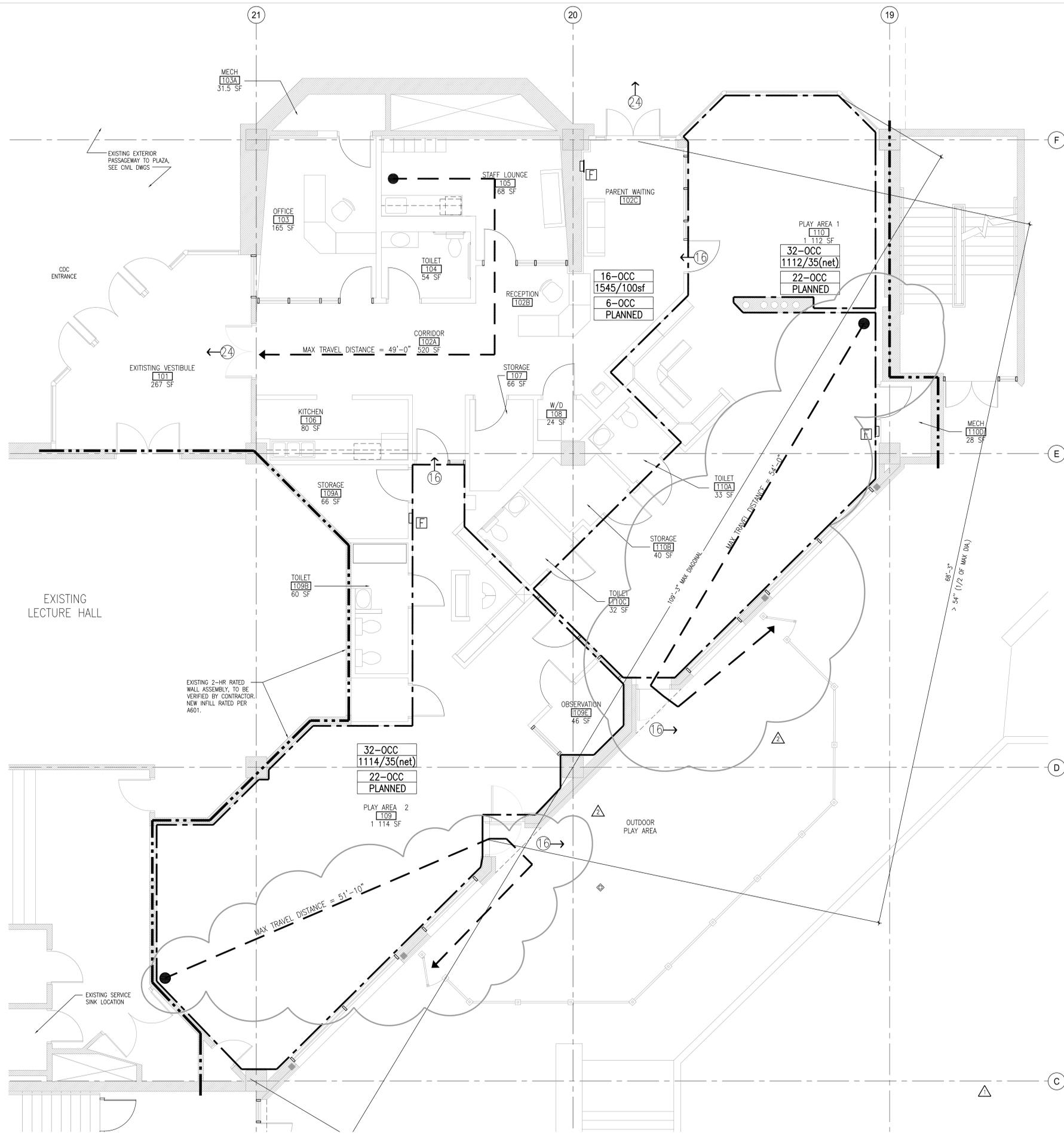
GENERAL NOTES

- ALL MATERIALS AND CONSTRUCTION ARE TO BE NEW UNLESS OTHERWISE INDICATED.
- DO NOT SCALE THE DRAWINGS. DIMENSIONS ARE TO FINISHED FACE.
- GENERAL CONTRACTOR TO VISIT THE SITE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO DEMOLITION, CONSTRUCTION, FABRICATION OF ANY ITEM. ANY DISCREPANCY FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- THE GENERAL CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF ALL UTILITIES, INCLUDING EXISTING WATER, SEWER AND STORM MAINS PRIOR TO BEGINNING HIS WORK AND SHALL MAKE CERTAIN THAT ALL CONNECTIONS CAN BE MADE. NOTIFY THE ARCHITECT OF ANY PROBLEMS. CONTACT "MSS UTILITY" TO CONFIRM UNDERGROUND LINES BEFORE PROCEEDING WITH ANY EXCAVATION AT THE PROJECT SITE.
- THE CONTRACTOR SHALL PRESERVE, TAKE CARE OF AND COORDINATE ALL EXISTING UTILITIES DURING DEMOLITION AND CONSTRUCTION. THIS WORK TO BE COORDINATED WITH THE BUILDING MANAGER. THE GENERAL CONTRACTOR SHALL NOTIFY THE C.O.R. OF ANY INTERRUPTION TO THE BUILDING SERVICE AT LEAST 48 HOURS PRIOR TO THE BREAK IN SERVICE.
- THE GENERAL CONTRACTOR SHALL COORDINATE ALL CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION AND STRUCTURAL TRADES.
- THE FABRICATION AND/OR CONSTRUCTION OF ANY ITEM WITHOUT THE APPROPRIATE APPROVED SHOP DRAWING(S) AS CALLED FOR IN THE SPECIFICATIONS IS AT THE GENERAL CONTRACTOR'S RISK.
- THE CONTRACT DOCUMENTS INCLUDE THESE DRAWINGS AND SPECIFICATIONS. DO NOT PROCEED WITH ANY WORK WITHOUT REFERRING TO ALL DOCUMENTS AFFECTING THAT WORK IN ALL DISCIPLINES.
- THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL DUCTS, VENTS, OUTLETS, HOSE BIBS, ACCESS DOORS AND OTHER ITEMS TO BE INCORPORATED IN THE PROJECT. REFER TO ALL DISCIPLINE SHEETS FOR WORK IN ANY AREA BEFORE PROCEEDING WITH THE WORK. CONFLICTS BETWEEN WORK IN ANY AREA FOR LACK OF COORDINATION ARE UNACCEPTABLE.
- NEW FIXTURES, APPLIANCES, ELECTRICAL AND MECHANICAL ITEMS, CABINETS, ARCHITECTURAL FEATURES AND FINISHES ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. THE INSTALLATION SHALL BE IN SUCH A MANNER THAT ALL WARRANTIES, GUARANTEES AND OTHER PERFORMANCE CRITERIA EXPRESSED OR IMPLIED ARE VALID AND NOT COMPROMISED BY THE WORK.
- SECTIONS AND DETAILS ARE DRAWN TO SHOW TYPICAL CONDITIONS; SEE THE PLANS AND THE ELEVATIONS FOR THE EXTENT OF THE WORK. THE SECTION OR DETAIL REFERENCES SHOWN ON THE DRAWINGS IS ONLY WHERE THE SECTION OR DETAIL WAS TAKEN AND DOES NOT INDICATE THE EXTENT OF THE WORK.
- FOR NOTES WHERE INFORMATION IS NOT SPECIFICALLY CALLED OUT IN DETAIL OR SECTION, REFER TO SIMILAR SECTIONS AND DETAILS FOR APPROPRIATE NOTES.
- THE OWNER AND THE ARCHITECT ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING CONDITIONS AS SHOWN HERE-IN.

INDEX OF DRAWINGS

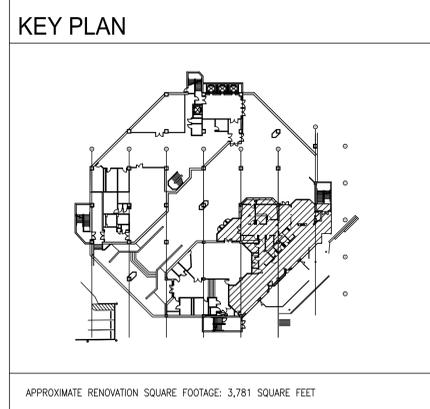
CS-1	COVER SHEET
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C301	LANDSCAPE PLANS AND DETAILS
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		10 JUL 2009	ADDENDUM #1	W. MACQUEEN	B. WITKO
DESIGNED	R. CHUNG	11 MAR 2009	ISSUE FOR BID	T. URMAN	B. WITKO
DRAWN	W. MA	21 JAN 2009	RESPONSE TO PERMIT COMMENTS		
CHECKED	B. WITKO	REVISION	DATE	DESCRIPTION	BY
CERTIFICATION		INDEX, GENERAL NOTES, CODE			ARCHITECTURE
		University of the District of Columbia CHILD DEVELOPMENT CENTER			DRAWING NO. G02
CHIEF DESIGN & ENGINEERING DIVISION	REGISTRATION NO. DATE	GOVERNMENT OF THE DISTRICT OF COLUMBIA			PROJECT NO. U08-16
	ARCHITECT	OFFICE OF PROPERTY MANAGEMENT			BLDG. ID NO. 2412
DATE	DATE				DATE: JANUARY 26, 2007
					SHEET NO. 2 OF 35



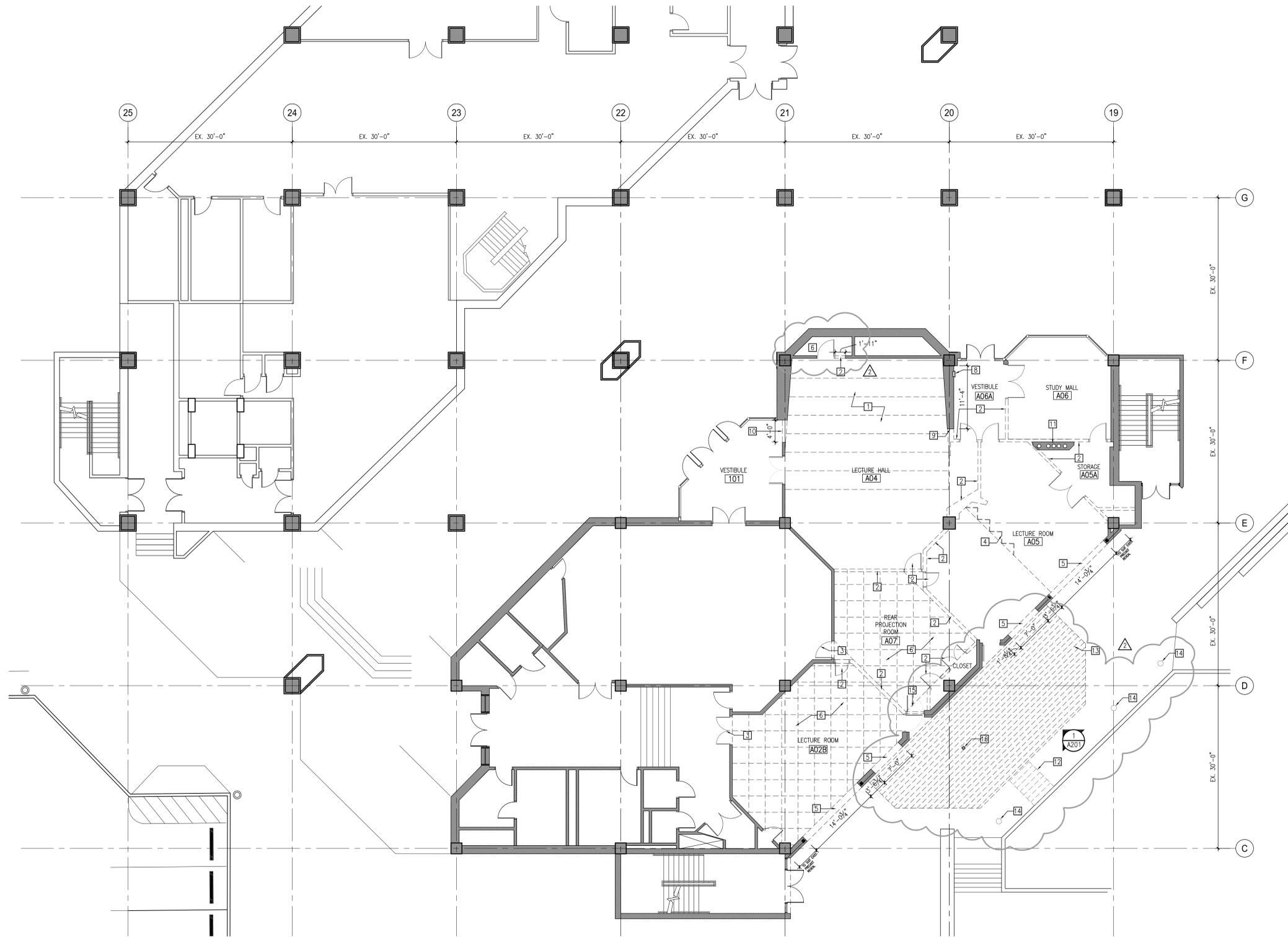
LEGEND

- STARTING LOCATION OF MEANS OF EGRESS PATH
- ➔ DIRECTION OF TRAVEL PATH
- ⋯ MEANS OF EGRESS PATH
- ⊠ FIRE EXTINGUISHER CABINET
- ⬭ 1 HOUR FIRE RATING
- ⬭ OCCUPANCY BOUNDARY



1 LIFE SAFETY PLAN
 G03 SCALE: 1/4"=1'-0" LEVEL A - ELEVATION 293.0' NORTH

DESIGNED	R. CHUNG	10 JUL 2009	ADDENDUM #1	W. MACQUEEN	B. WITKO
DRAWN	W. MA	11 MAR 2009	ISSUE FOR BID	T. URMAN	B. WITKO
CHECKED	B. WITKO	21 JAN 2009	RESPONSE TO PERMIT COMMENTS		
CERTIFICATION		REVISION	DATE	DESCRIPTION	BY
				LIFE SAFETY PLAN	ARCHITECTURE
				University of the District of Columbia CHILD DEVELOPMENT CENTER	DRAWING NO. G03
CHIEF DESIGN & ENGINEERING DIVISION	REGISTRATION NO. DATE			GOVERNMENT OF THE DISTRICT OF COLUMBIA OFFICE OF PROPERTY MANAGEMENT	PROJECT NO. U08-16 BLDG. ID NO. 2412 DATE: JANUARY 26, 2007 SHEET NO. 3 OF 35
DATE	ARCHITECT	DATE			



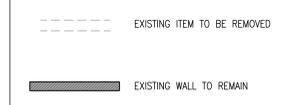
KEY NOTES

- 1 EXISTING CONCRETE SEATING RISERS, SUPPORTING CMU PIERS AND FIXED SEATING TO BE REMOVED.
- 2 REMOVE EXISTING CMU WALL AND PLASTER FINISH TO LIMITS SHOWN. REMOVE ALL DOORS, FRAMES AND OTHER APPURTENANCES WITHIN AFFECTED WALL AREA. PATCH/REPAIR REMAINING SURFACES TO MATCH EXISTING ADJACENT SURFACES.
- 3 REMOVE EXISTING HM DOOR AND FRAME. PREPARE RESULTING OPENING TO RECEIVE CMU INFILL & PLASTER FINISH.
- 4 REMOVE EXISTING OPERABLE PANEL PARTITION ASSEMBLY IN ITS ENTIRETY. PATCH REPAIR AFFECTED SURFACES TO REMAIN.
- 5 REMOVE EXISTING PRECAST PANEL TO LIMITS SHOWN AND CMU INFILL (TO NEAREST COURSE) TO ACCOMMODATE NEW WINDOW OPENING AND STRUCTURAL STEEL. SEE DWGS. A101, A201 & A602 FOR FURTHER INFORMATION.
- 6 REMOVE EXISTING FLOOR ASSEMBLY IN ITS ENTIRETY. REMOVE RAISED CONC. SLAB WHERE NECESSARY AND PATCH/REPAIR REMAINING CONC. SLAB TO RECEIVE LINOLEUM FLOOR FINISH.
- 7 REMOVE ALL FLOOR FINISHES AND CEILING ASSEMBLIES WITHIN THE FOLLOWING ROOMS:
VESTIBULE 101
VESTIBULE A06A
A02B
A04
A05
A05A
A06
A07
- 8 REMOVE & STORE EXISTING RECESSED FIRE EXTINGUISHER CABINET FOR RE-INSTALLATION AFTER APPLICATION OF GYPSUM BOARD ON FURRING CHANNELS.
- 9 REMOVE EXISTING CMU WALL TO LIMITS SHOWN. PREPARE RESULTING WALL SURFACE TO RECEIVE FURRING & GYPSUM BOARD.
- 10 REMOVE EXISTING WALL TO ACCOMMODATE NEW WINDOW.
- 11 EXISTING PIPING & WALL SURROUNDING TO REMAIN.
- 12 METAL STAIRWAY TO BE REMOVED. RAILING ABOVE TO BE INFILLED PER EXISTING.
- 13 REMOVE BRICK PAVERS TO LIMITS FOR NEW OUTDOOR PLAY AREA. SOFTILE FLOOR. PATCH/ CUT EXISTING PAVERS AS REQUIRED TO ABUT NEW PLAY SURFACE.
- 14 REMOVE EXISTING BOLLARDS. PATCH AND REPAIR BRICK PAVING TO MATCH EXISTING PAVING.
- 15 REMOVE EXISTING HM DOOR AND FRAME. REMOVE 6" CONC. CURB AND PREPARE RESULTING OPENING TO REINSTALL EXISTING HM DOOR AND FRAME.
- 16 EXISTING STORM DRAIN TO REMAIN.
- 17 REMOVE EXISTING HM DOOR AND FRAME AND PREPARE AREA TO RECEIVE NEW HM DOOR AND FRAME.

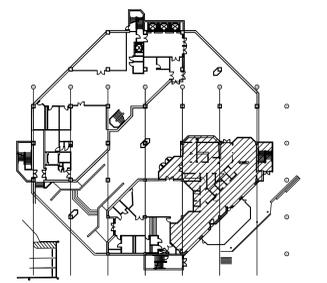
GENERAL NOTE

1. REMOVE EXISTING FLOORING AND CEILING AT ALL DEMOLITION AREAS
2. PREPARE CONCRETE FLOORS WITH UNDERLAYMENT AS NECESSARY FOR FINISH INSTALLATION.

LEGEND



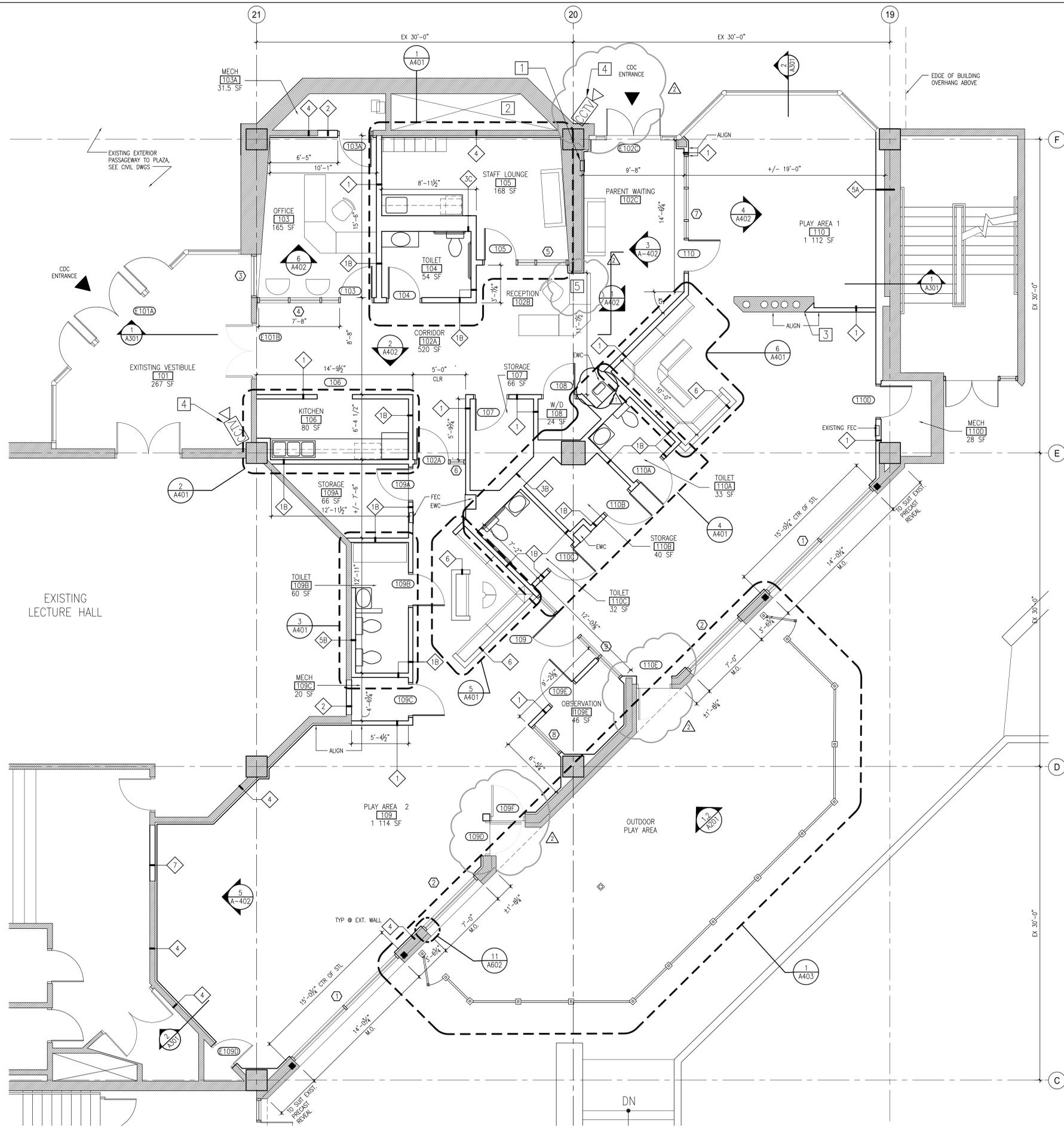
KEY PLAN



APPROXIMATE RENOVATION SQUARE FOOTAGE: 3,781 SQUARE FEET

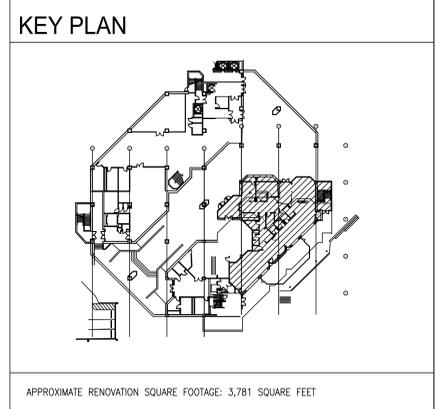
1 DEMOLITION PLAN - CHILD DEVELOPMENT CENTER
 D101 SCALE: 1/8"=1'-0"
 LEVEL A - ELEVATION 293.0' NORTH

DESIGNED	R. CHUNG	10 JUL 2009	ADDENDUM #1	W. MACQUEEN	B. WITKO
DRAWN	W. MA	11 MAR 2009	ISSUE FOR BID	T. URMAN	B. WITKO
CHECKED	B. WITKO	REVISION	DATE	DESCRIPTION	BY APP.
CERTIFICATION		EXISTING CONDITIONS AND DEMOLITION PLAN			ARCHITECTURE
		University of the District of Columbia CHILD DEVELOPMENT CENTER			DRAWING NO. AD101
CHIEF DESIGN & ENGINEERING DIVISION	REGISTRATION NO. DATE	GOVERNMENT OF THE DISTRICT OF COLUMBIA			PROJECT NO. U08-16
	ARCHITECT	OFFICE OF PROPERTY MANAGEMENT			BLDG. ID NO. 2412
DATE	DATE				DATE: JANUARY 26, 2007
					SHEET NO. 8 OF 35



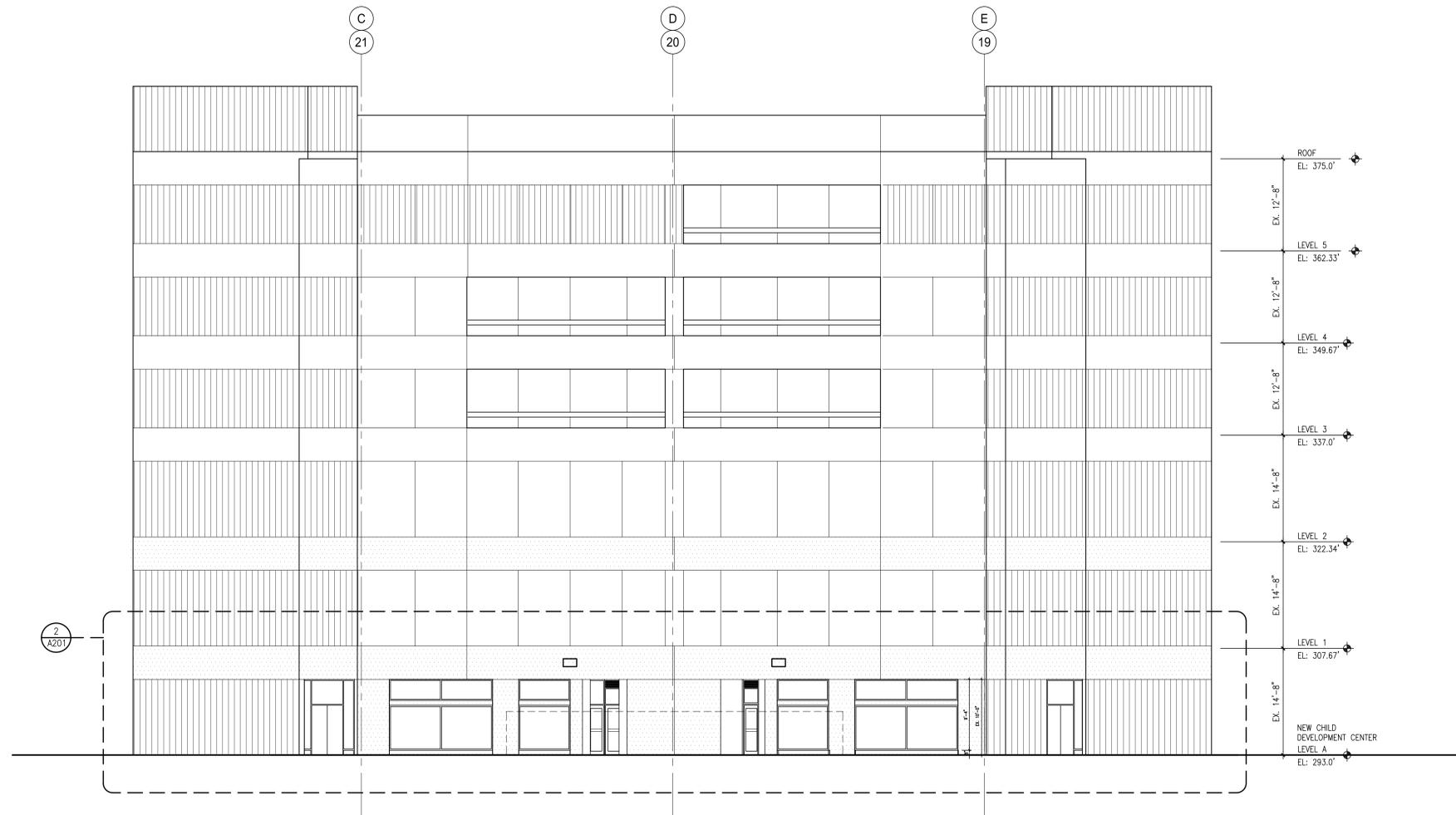
- ### KEY NOTES
- 1 EXISTING RECESSED FEC RE-INSTALLED AFTER APPLICATION OF FURING & GYPSUM BOARD.
 - 2 EXISTING SHAFT.
 - 3 EXISTING PIPES/LEADERS TO REMAIN. VERIFY LOCATION & COORDINATE DIMENSIONS OF CHASE WALL W/ LEADERS.
 - 4 NEW IP FIXED SECURITY CAMERA, HONEYWELL HD4IP WITH WALL MOUNT OR EQUIVALENT. PROVIDE ALL MOUNTING HARDWARE AND CONTROL CIRCUITRY NECESSARY TO TIE INTO PROMATCH DVMS. UDC'S CURRENT PROMATCH AND SECURITY SYSTEM INTEGRATOR TO PROVIDE FINAL SYSTEM TIE IN. SEE SHEET E-8 FOR ALL CAMERA LOCATIONS AND ADDITIONAL INFORMATION.
 - 5 NEW VIDEO WORKSTATION TO BE LOCATED AT RECEPTIONIST DESK. SEE SHEET E-8 FOR MORE INFORMATION.

- ### GENERAL NOTES
1. RE-USE ALL EXISTING FIRE ALARM DEVICES DEEMED TO BE IN GOOD WORKING CONDITION.
 2. EXISTING EQUIPMENT RELOCATED BY OWNER.
 3. FOR EACH CAMERA RUN A CAT5e CABLE TO THE NETWORK SWITCH IN RM XXX. TERMINATE, TEST, AND CONNECT.
 4. PROVIDE CAMERA LICENSE FOR EACH IP CAMERA.
 5. PROVIDE A MID-SPAN PoE APPLIANCE IN THE NETWORK RACK FOR CAMERA PWR.

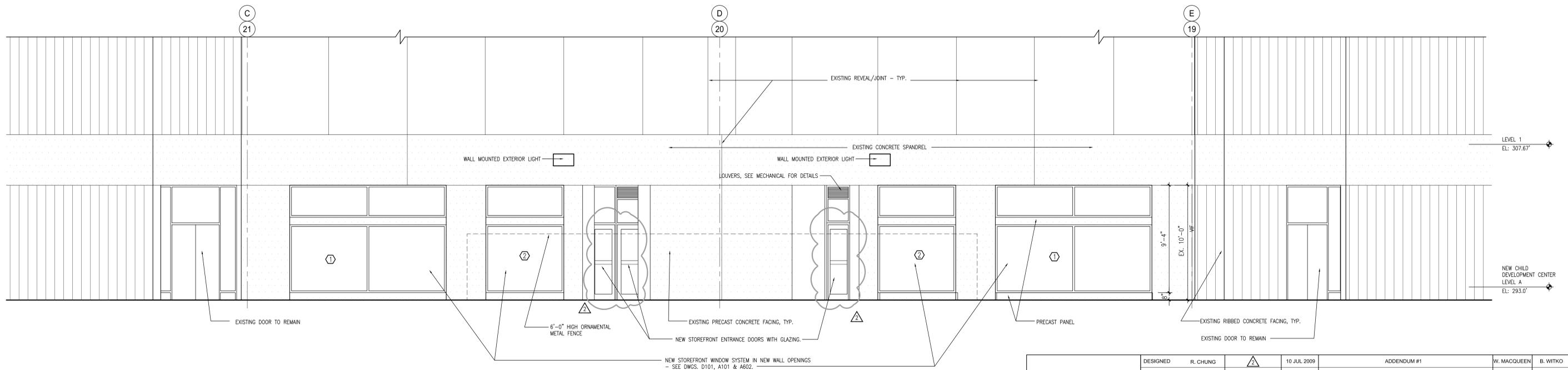


1 CHILD DEVELOPMENT CENTER NEW FLOOR PLAN
 LEVEL A - ELEVATION 293.0'
 SCALE: 1/4"=1'-0"

DESIGNED R. CHUNG	30 JUNE 2009	ADDENDUM #1	W. MACQUEEN	B. WITKO
	11 MAR 2009	ISSUE FOR BID	T. URMAN	B. WITKO
	21 JAN 2009	RESPONSE TO PERMIT COMMENTS		
	CHECKED B. WITKO	REVISION DATE	DESCRIPTION	BY
CERTIFICATION		NEW FLOOR PLAN		ARCHITECTURE
University of the District of Columbia CHILD DEVELOPMENT CENTER				DRAWING NO. A101
				GOVERNMENT OF THE DISTRICT OF COLUMBIA OFFICE OF PROPERTY MANAGEMENT
CHIEF DESIGN & ENGINEERING DIVISION	REGISTRATION NO. DATE	PROJECT NO. U08-16		
	ARCHITECT DATE	BLDG. ID NO. 2412		
DATE	DATE	DATE: JANUARY 26, 2007		
		SHEET NO. 9 OF 35		



1 EAST ELEVATION
SCALE: 1/8"=1'-0"



2 PARTIAL EAST ELEVATION
SCALE: 1/4"=1'-0"

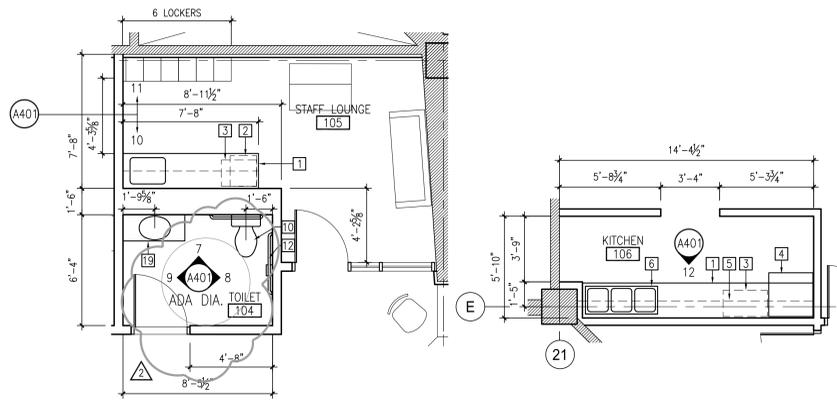
DESIGNED	R. CHUNG	10 JUL 2009	ADDENDUM #1	W. MACQUEEN	B. WITKO
DRAWN	W. MA	11 MAR 2009	ISSUE FOR BID	T. URMAN	B. WITKO
CHECKED	B. WITKO	REVISION	DATE	DESCRIPTION	BY
CERTIFICATION		EXTERIOR ELEVATIONS			ARCHITECTURE
CHIEF DESIGN & ENGINEERING DIVISION		University of the District of Columbia CHILD DEVELOPMENT CENTER			DRAWING NO. A201
REGISTRATION NO.	DATE	GOVERNMENT OF THE DISTRICT OF COLUMBIA			PROJECT NO. U08-16
ARCHITECT	DATE	OFFICE OF PROPERTY MANAGEMENT			BLDG. ID NO. 2412
					DATE: JANUARY 26, 2007
					SHEET NO. 13 OF 35

KEY NOTES

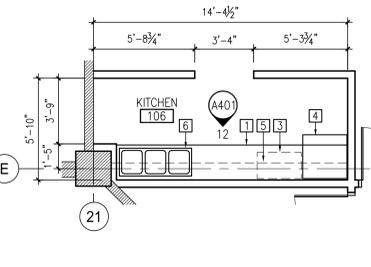
- 1 SOLID SURFACE MATERIAL COUNTER TOP & BACKSPLASH W/ P.LAM BASE CABINETS
- 2 UNDER-COUNTER REFRIGERATOR, NIC
- 3 UNDER-CABINET MICROWAVE, NIC
- 4 FULL-SIZE REFRIGERATOR/FREEZER, NIC
- 5 P.LAM WALL CABINETS
- 6 3-BOWL STAINLESS STEEL SINK
- 7 RELOCATED CHANGING TABLE ASSEMBLY FROM EXISTING CHILD DEVELOPMENT CENTER
- 8 WOOD STORAGE CUBBIES RELOCATED FROM EXISTING CHILD DEVELOPMENT CENTER
- 9 CORNER CUBBIES
- 10 WATER CLOSET- FLOOR MOUNTED - ADULT HEIGHT
- 11 WATER CLOSET- FLOOR MOUNTED - CHILD'S HEIGHT
- 12 GRAB BAR
- 13 TOILET TISSUE DISPENSER
- 14 GWB PARTITION WITH TILE ON BOTH SIDES, SEE PARTITION TYPE 6B/ A601
- 15 42" x 34" FRAMELESS MIRROR
- 16 PAPER TOWEL DISPENSER & DISPOSAL
- 17 25" x 34" MIRROR
- 18 WALL HUNG LAVATORY
- 19 SOLID SURFACE COUNTER WITH UNDER MOUNT LAVATORY
- 20 TRASH RECEPTACLE UNDERNEATH COUNTER (DASHED)- NOT USED
- 21 TILE FINISH; REF. TO FIN. SCHEDULE
- 22 PAINTED WALL; REFER TO FINISH SCHEDULE
- 23 TILE CAP FINISH. TO MATCH FIELD TILE
- 24 WALL MOUNTED SINGLE & DOUBLE METAL LOCKERS, (OPTION- SEE PLAN FOR LOCATION/ QUANTITY)
- 25 PARTIAL HEIGHT WALL WITH CAP, SEE A601
- 26 GWB SOFFIT
- 27 ELECTRIC WATER COOLER
- 28 WALL MOUNTED LIGHT FIXTURE
- 29 SECTION THROUGH END CUBBY

LEGEND

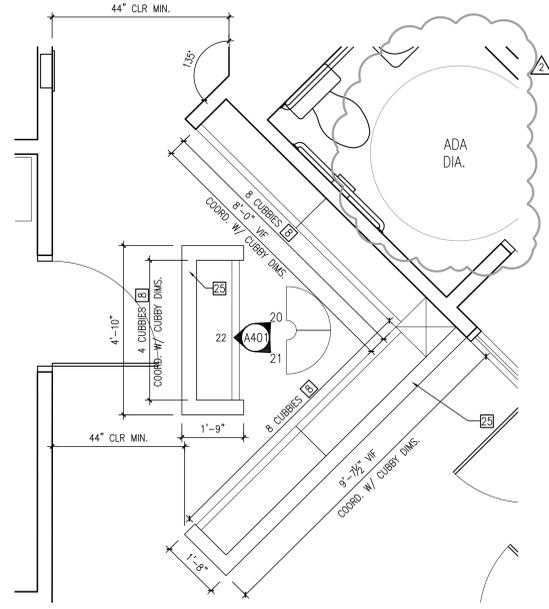
- CT-1
 - CT-3
 - CT-4
 - CT-5
- NOTE: SEE A603 FOR FINISH MATERIALS.



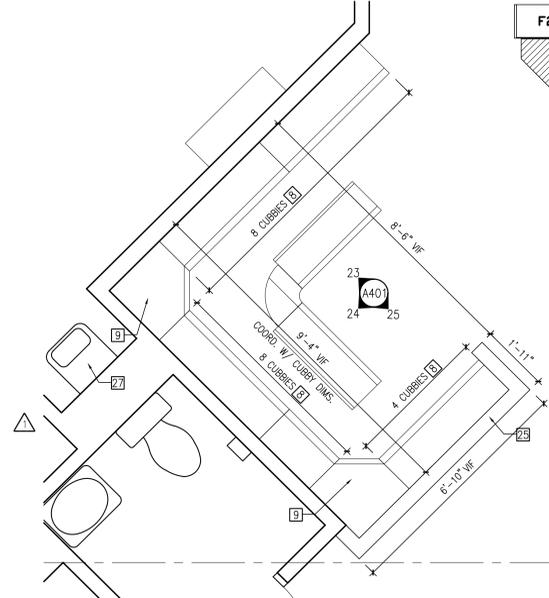
1 ENLARGED PLAN - TOILET 104
A401 SCALE: 1/4"=1'-0" LEVEL A - ELEVATION 293.0'



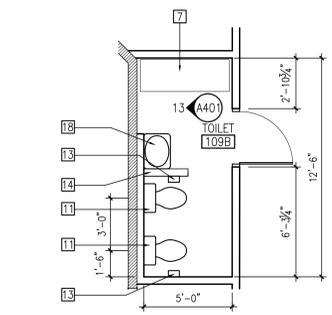
2 ENLARGED PLAN - KITCHEN 106
A401 SCALE: 1/4"=1'-0" LEVEL A - ELEVATION 293.0'



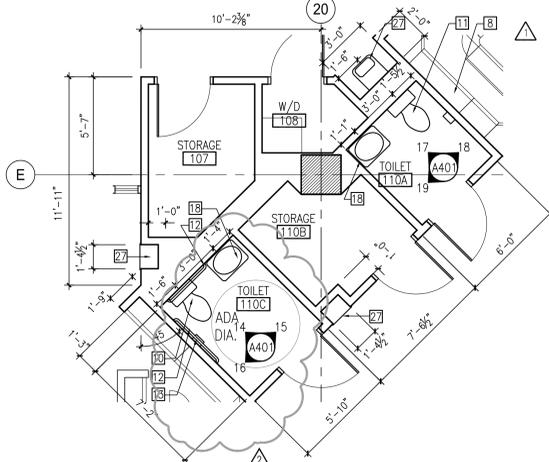
5 ENLARGED PLAN - STORAGE CUBBIES
A401 SCALE: 1/2"=1'-0" LEVEL A - ELEVATION 293.0'



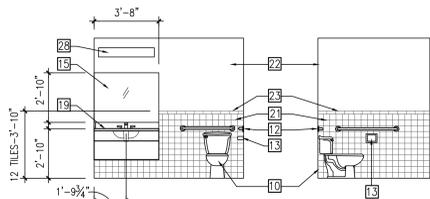
6 ENLARGED PLAN - STORAGE CUBBIES
A401 SCALE: 1/2"=1'-0" LEVEL A - ELEVATION 293.0'



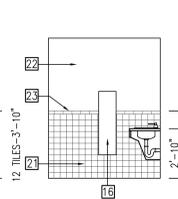
3 ENLARGED PLAN - TOILET 109B
A401 SCALE: 1/4"=1'-0" LEVEL A - ELEVATION 293.0'



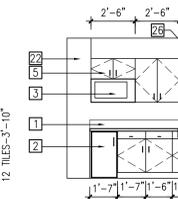
4 ENLARGED PLANS - 110C, 110A, 110B
A401 SCALE: 1/4"=1'-0" LEVEL A - ELEVATION 293.0'



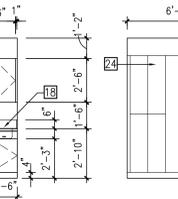
7 INT.ELEV
A401 SCALE: 1/4"=1'-0"



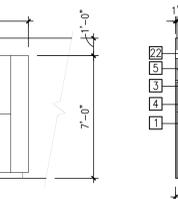
8 INT.ELEV
A401 SCALE: 1/4"=1'-0"



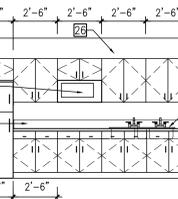
9 INT.ELEV
A401 SCALE: 1/4"=1'-0"



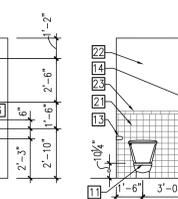
10 INT.ELEV
A401 SCALE: 1/4"=1'-0"



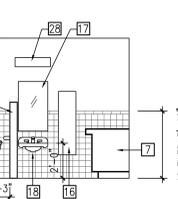
11 INT.ELEV
A401 SCALE: 1/4"=1'-0"



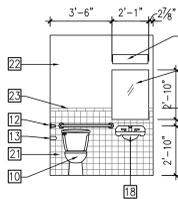
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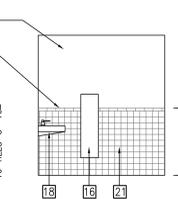
13 INT.ELEV
A401 SCALE: 1/4"=1'-0"



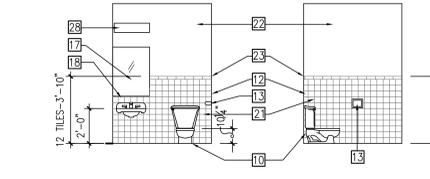
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A401 SCALE: 1/4"=1'-0"



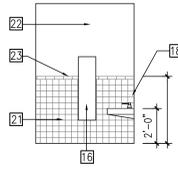
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A401 SCALE: 1/4"=1'-0"



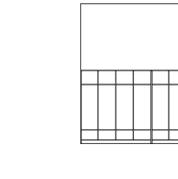
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A401 SCALE: 1/4"=1'-0"



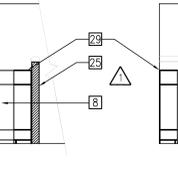
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A401 SCALE: 1/4"=1'-0"



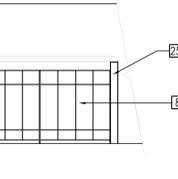
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A401 SCALE: 1/4"=1'-0"



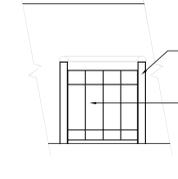
19 INT.ELEV
A401 SCALE: 1/4"=1'-0"



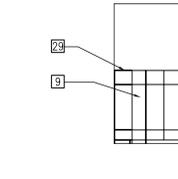
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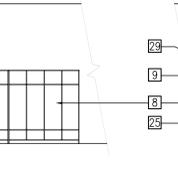
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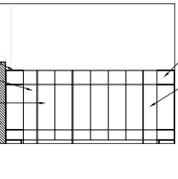
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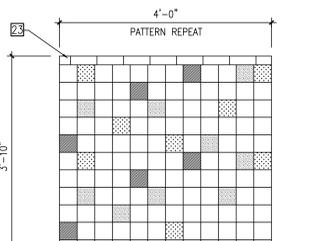
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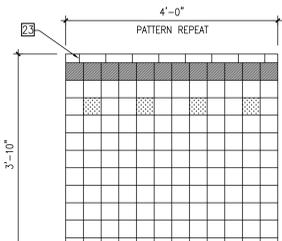
24 INT.ELEV
A401 SCALE: 1/4"=1'-0"



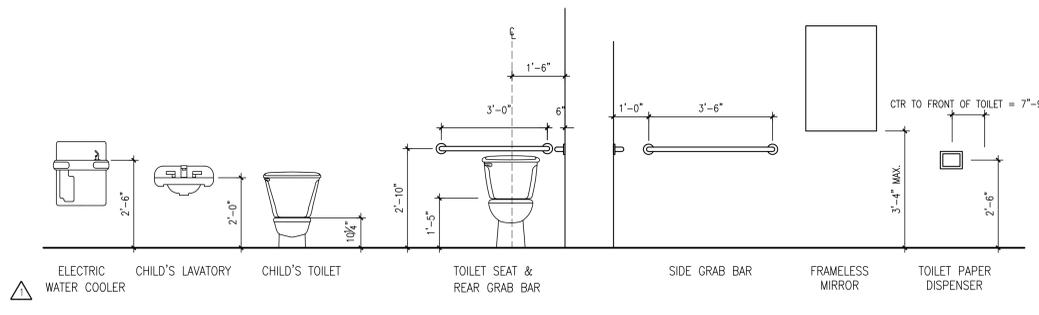
25 INT.ELEV
A401 SCALE: 1/4"=1'-0"



26 TYPICAL TILE PATTERN @ 109B, 110A, 110C
A401 SCALE: 3/4"=1'-0"

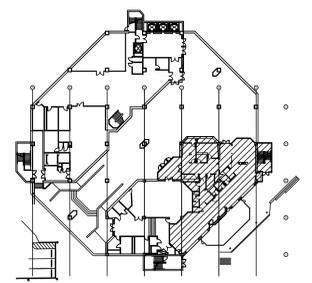


27 TYPICAL TILE PATTERN @ 104
A401 SCALE: 3/4"=1'-0"



ELECTRIC WATER COOLER CHILD'S LAVATORY CHILD'S TOILET TOILET SEAT & REAR GRAB BAR SIDE GRAB BAR FRAMELESS MIRROR TOILET PAPER DISPENSER

KEY PLAN

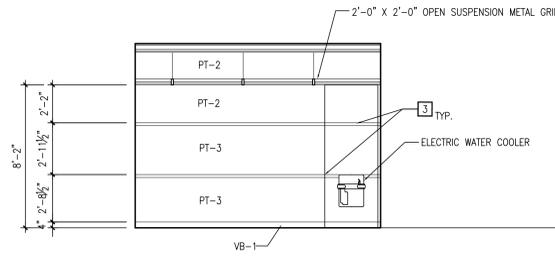


APPROXIMATE RENOVATION SQUARE FOOTAGE: 3,781 SQUARE FEET

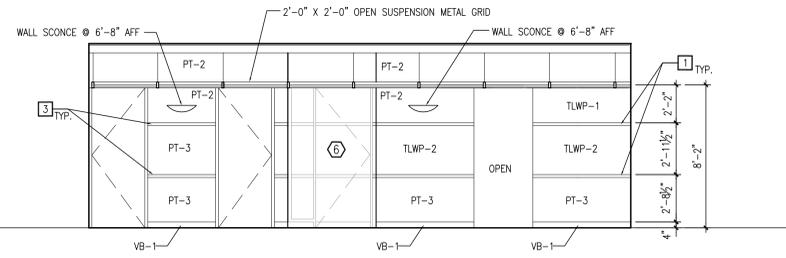
DESIGNED	R. CHUNG	10 JUL 2009	ADDENDUM #1	W. MACQUEEN	B. WITKO
DRAWN	W. MA	21 JAN 2009	RESPONSE TO PERMIT COMMENTS		
CHECKED	B. WITKO	DATE	DESCRIPTION	BY	APP.
CERTIFICATION			ENLARGED PLANS AND ELEVATIONS		ARCHITECTURE
CHIEF DESIGN & ENGINEERING DIVISION			UNIVERSITY OF THE DISTRICT OF COLUMBIA CHILD DEVELOPMENT CENTER		DRAWING NO. A401
REGISTRATION NO. DATE			GOVERNMENT OF THE DISTRICT OF COLUMBIA OFFICE OF PROPERTY MANAGEMENT		PROJECT NO. U08-16
ARCHITECT DATE					BLDG. ID NO. 2412
DATE					DATE: JANUARY 26, 2007
					SHEET NO. 15 OF 35

KEY NOTES

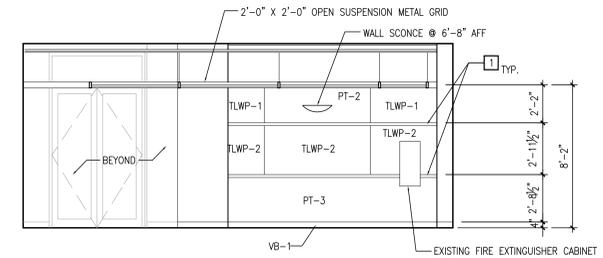
- 1 TACKABLE LINOLEUM WALL PANELS TO BE MOUNTED WITH THE MANUFACTURE'S RECOMMENDED CLIP RAIL TRIM.
- 2 WRITE ON WIPE OFF PANELS TO BE MOUNTED AND FINISHED WITH A ALUMINUM TRIM, AS SPECIFIED BY MANUFACTURER'S.
- 3 ALUMINUM WALLCOVERING TRIM, MANUFACTURER AND FINISH TO MATCH TLWP AND WCP TRIM.



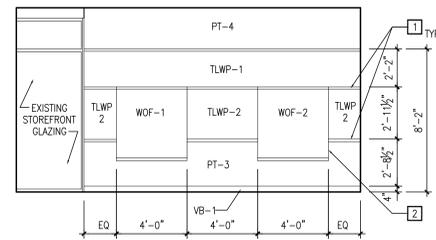
1 INTERIOR ELEVATION - CORRIDOR 102A
A402 SCALE: 1/4"=1'-0"



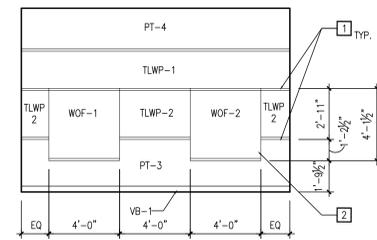
2 INTERIOR ELEVATION - CORRIDOR 102A
A402 SCALE: 1/4"=1'-0"



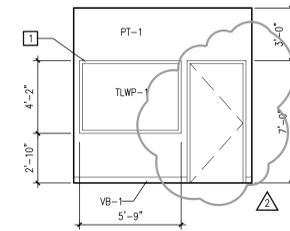
3 INTERIOR ELEVATION - PARENT WAITING
A402 SCALE: 1/4"=1'-0"



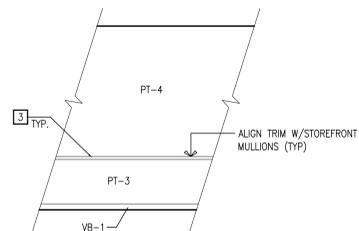
4 INTERIOR ELEVATION - PLAY AREA 1
A402 SCALE: 1/4"=1'-0"



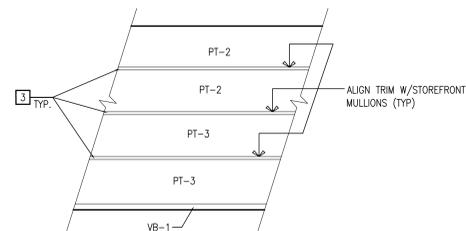
5 INTERIOR ELEVATION- WEST WALL
PLAY AREA 2
A402 SCALE: 1/4"=1'-0"



6 INTERIOR ELEVATION- NORTH WALL
DIRECTOR'S OFFICE
A402 SCALE: 1/4"=1'-0"



7 INTERIOR ELEVATION - TYP PLAY AREA WALL
A402 SCALE: 1/4"=1'-0"

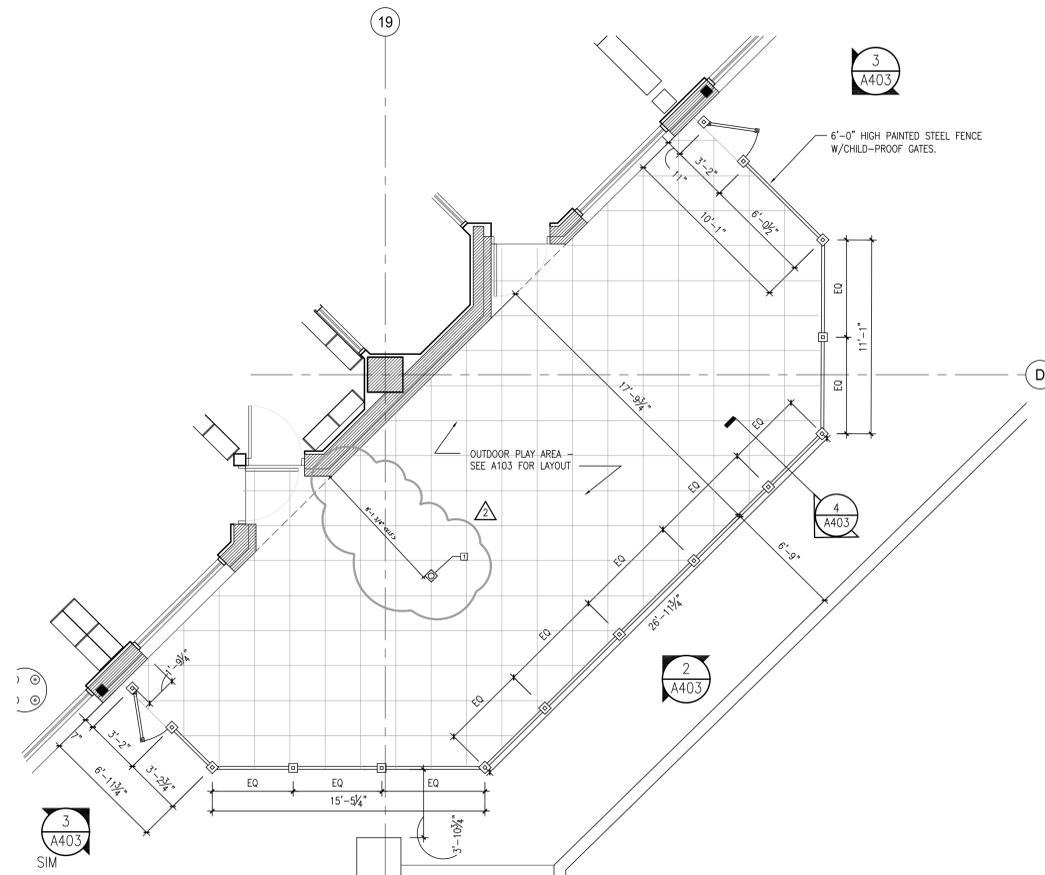


8 INTERIOR ELEVATION - TYP MAIN CORRIDOR WALL
A402 SCALE: 1/4"=1'-0"

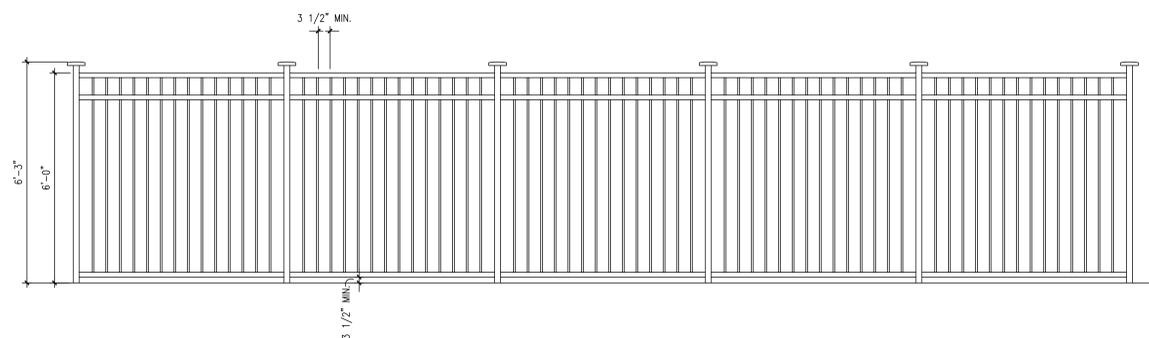
DESIGNED	R. CHUNG	10 JUL 2009	ADDENDUM #1	W. MACQUEEN	B. WITKO
	W. MA		ISSUE FOR BID	T. URMAN	B. WITKO
	B. WITKO		REVISION	DATE	DESCRIPTION
CERTIFICATION		INTERIOR ELEVATIONS			ARCHITECTURE
CHIEF DESIGN & ENGINEERING DIVISION		University of the District of Columbia CHILD DEVELOPMENT CENTER			DRAWING NO. A402
REGISTRATION NO.	DATE	GOVERNMENT OF THE DISTRICT OF COLUMBIA OFFICE OF PROPERTY MANAGEMENT			PROJECT NO. U08-16
ARCHITECT	DATE				BLDG. ID NO. 2412
					DATE: JANUARY 26, 2007
					SHEET NO. 16 OF 35

NOTES

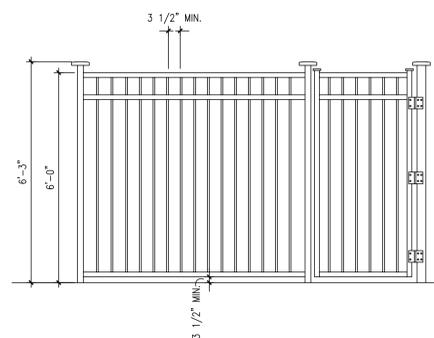
1 MODIFY PLAY AREA SLOPE AND PROVIDE POSITIVE DRAINAGE TO EXISTING DRAIN.



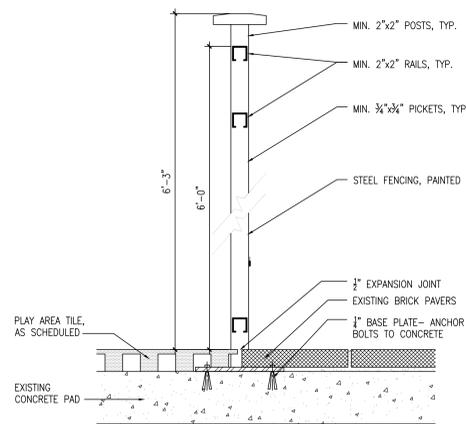
1 ENLARGED PLAN
A403 SCALE: 1/4"=1'-0" LEVEL A - ELEVATION 293.0'



2 FENCE ELEVATION
A403 SCALE: 1/2"=1'-0"

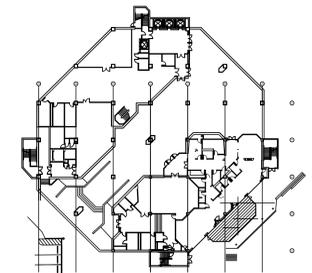


3 FENCE/ GATE ELEVATION
A403 SCALE: 1/2"=1'-0"



4 FENCE/ GATE DETAIL
A403 SCALE: 1 1/2"=1'-0" SIM.

KEY PLAN



APPROXIMATE RENOVATION SQUARE FOOTAGE: 3,781 SQUARE FEET

DESIGNED	R. CHUNG	10 JUL 2009	ADDENDUM #1	W. MACQUEEN	B. WITKO
DRAWN	W. MA	11 MAR 2009	ISSUE FOR BID	T. URMAN	B. WITKO
CHECKED	B. WITKO	REVISION	DATE	DESCRIPTION	BY
CERTIFICATION			OUTDOOR PLAY AREA ENLARGED PLAN, ELEVATIONS AND DETAILS		ARCHITECTURE
CHIEF DESIGN & ENGINEERING DIVISION			UNIVERSITY OF THE DISTRICT OF COLUMBIA CHILD DEVELOPMENT CENTER		DRAWING NO.
DATE			GOVERNMENT OF THE DISTRICT OF COLUMBIA OFFICE OF PROPERTY MANAGEMENT		A403
REGISTRATION NO.			PROJECT NO. U08-16		BLDG. ID NO. 2412
ARCHITECT			DATE: JANUARY 26, 2007		SHEET NO. 17 OF 35
DATE					

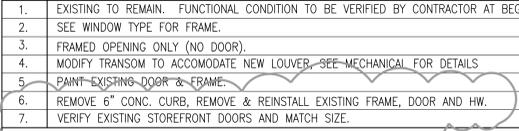
DOOR SCHEDULE

DOOR	ROOM NAME	DOOR										RATING (MIN.)	REMARKS			
		W	H	T	MAT.	FIN.	TYPE	MAT.	FIN.	TYPE	FRAME					
E101A	EXISTING VESTIBULE 101	VARIABLES(XTG.)	8'-0"(XTG.)	XTG.	XTG.	XTG.	PT	XTG.	PT	XTG.	PT	XTG.	XTG.	XTG.	2-HR	1, 5
E101B	EXISTING VESTIBULE 101	5'-0"(XTG.)	8'-0"(XTG.)	XTG.	XTG.	PT	XTG.	PT	XTG.	PT	XTG.	PT	XTG.	XTG.	2-HR	1, 5
102A	CORRIDOR	3'-0"	8'-0"	1 3/4"	ALUM/GLASS	-	D-1	ALUM	PT	F-1	HW-101	1/A603	1/A603	4/A603	-	2
E102C	PARENT WAITING 102C	5'-0"(XTG.)	8'-0"(XTG.)	XTG.	XTG.	XTG.	-	XTG.	XTG.	XTG.	XTG.	XTG.	XTG.	XTG.	-	1
103	OFFICE 103	3'-0"	8'-0"	1 3/4"	ALUM/GLASS	-	D-1	ALUM	PT	F-1	HW-102	1/A603	1/A603	4/A603	-	-
103A	MECHANICAL ROOM	3'-0"	7'-0"	1 3/4"	WD	PT	D-2	HM	PT	F-1	HW-106	3/A603	3/A603	-	-	-
104	TOILET 104	3'-0"	8'-0"	1 3/4"	WD	PT	D-2	HM	PT	F-1	HW-103	2/A603	2/A603	5/A603	-	-
105	STAFF LOUNGE 105	3'-0"	8'-0"	1 3/4"	ALUM/GLASS	-	D-1	ALUM	PT	F-1	HW-101	1/A603	1/A603	4/A603	-	-
106	KITCHEN 106	3'-0"	8'-0"	-	-	-	-	HM	PT	-	-	2/A603	2/A603 SIM	-	-	3
107	STORAGE 107	3'-0"	8'-0"	1 3/4"	WD	PT	D-2	HM	PT	F-1	HW-106	2/A603	2/A603	6/A603	-	-
108	W/D 108	3'-0"	8'-0"	1 3/4"	WD	PT	D-2	HM	PT	F-1	HW-106	2/A603	2/A603	6/A603	-	-
109	PLAY AREA 2	3'-0"	8'-0"	1 3/4"	ALUM/GLASS	-	D-1	ALUM	PT	F-1	HW-101	1/A603	1/A603	4/A603	-	-
109A	STORAGE 109A	3'-0"	8'-0"	1 3/4"	HM	PT	D-2	HM	PT	F-1	HW-106	2/A603	2/A603	-	-	-
109D	TOILET 109B	3'-0"	8'-0"	1 3/4"	HM	PT	D-1	ALUM	PT	F-1	HW-101	1/A603	1/A603	4/A603	1-HR	-
109E	MECH 109C	3'-0"	8'-0"	1 3/4"	HM	PT	D-3	HM	PT	F-1	HW-107	2/A603	2/A603	5/A603	-	-
109F	PLAY AREA 2 109	3'-0"	7'-0"	1 3/4"	ALUM/GLASS	PT	D-1	ALUM	PT	F-1	XTG.	1/A603	1/A603	4/A603	1-HR	4
109G	MECH 109C	3'-0"	8'-0"	1 3/4"	HM	PT	D-2	HM	PT	F-1	HW-106	2/A603	2/A603	-	-	-
E109D	STORAGE 109D	3'-0"(XTG.)	XTG.	XTG.	XTG.	PT	-	XTG.	PT	-	HW-104	XTG.	XTG.	XTG.	-	-
109E	OBSERVATION ROOM 109E	3'-0"	8'-0"	1 3/4"	HM	PT	D-2	HM	PT	F-1	HW-103	2/A603	2/A603	6/A603	-	-
110	PLAY AREA 1 110	3'-0"	8'-0"	1 3/4"	ALUM/GLASS	-	D-1	ALUM	PT	F-1	HW-101	1/A603	1/A603	4/A603	-	-
110A	TOILET 110A	3'-0"	8'-0"	1 3/4"	HM	PT	D-3	HM	PT	F-1	HW-107	2/A603	2/A603	5/A603	-	-
110E	PLAY AREA 1 110	3'-0"	7'-0"	1 3/4"	ALUM/GLASS	PT	D-1	ALUM	PT	F-1	HW-101	1/A603	1/A603	4/A603	1-HR	4, 6
110B	STORAGE 110B	3'-0"	8'-0"	1 3/4"	HM	PT	D-2	HM	PT	F-1	HW-106	2/A603	2/A603	-	-	-
110C	TOILET 110C	3'-0"	8'-0"	1 3/4"	HM	PT	D-3	HM	PT	F-1	HW-107	2/A603	2/A603	5/A603	-	-
110D	MECH 110D	3'-0"	8'-0"	1 3/4"	HM	PT	D-2	HM	PT	F-1	HW-106	2/A603	2/A603	-	-	-

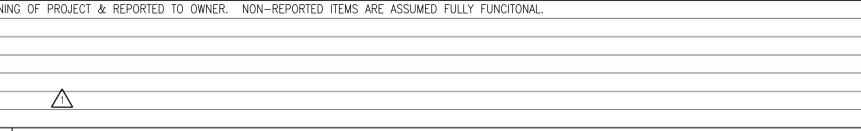
DOOR SCHEDULE NOTES

- EXISTING TO REMAIN. FUNCTIONAL CONDITION TO BE VERIFIED BY CONTRACTOR AT BEGINNING OF PROJECT & REPORTED TO OWNER. NON-REPORTED ITEMS ARE ASSUMED FULLY FUNCTIONAL.
- SEE WINDOW TYPE FOR FRAME.
- FRAMED OPENING ONLY (NO DOOR).
- MODIFY TRANSOM TO ACCOMMODATE NEW LOUVER, SEE MECHANICAL FOR DETAILS.
- PAINT EXISTING DOOR & FRAME.
- REMOVE 6" CONC. CURB, REMOVE & REINSTALL EXISTING FRAME, DOOR AND HW.
- VERIFY EXISTING STOREFRONT DOORS AND MATCH SIZE.

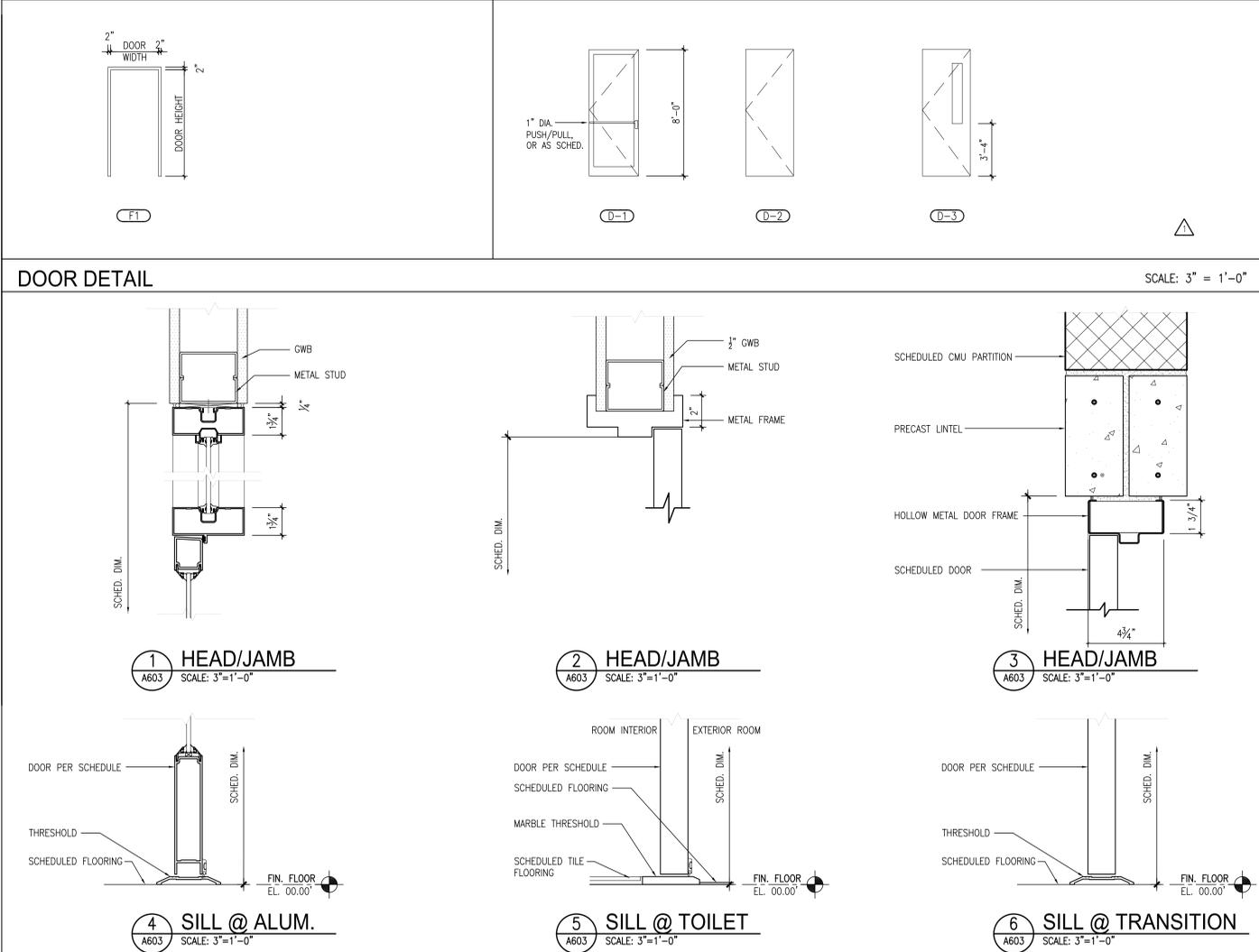
FRAME TYPES



DOOR TYPES



DOOR DETAIL



FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR FINISH	BASE	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS
				MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	
E101	EXISTING VESTIBULE													
102A	CORRIDOR	EM-1, CPT-1	VB-1	GWB	NOTE 1	GWB	NOTE 2	GWB	NOTE 3	GWB	PP-1	ACT/SUSP.GRID	-/PT	
102B	RECEPTION	CPT-1	VB-1	GWB	NOTE 1	GWB	TLWP-1,2	-	-	GWB	PP-1/PT	ACT	-	
102C	PARENT WAITING	EM-1, CPT-1	VB-1	GL/GWB	-/PT	GL	-	-	-	GWB	NOTE 4	ACT/SUSP.GRID	-/PT	
103	OFFICE 103	CPT-2	VB-1	PLASTER	PT	GWB	PT-1	GL	-	GWB	PP/TLWP	ACT	-	
104	TOILET	CT-1	CT-1	GWB	CT/PT	GWB	CT/PT	GWB	CT/PT	GWB	CT/PT	MARGWB	PT	5, 11
105	STAFF LOUNGE	CPT-2, VCT-1	VB-1/2	PLASTER	PT	PLASTER	PT	GWB/GL	PT/-	GWB	PT	ACT/MARGWB	-/PT	
106	KITCHEN	VCT-1	VB-2	GWB	PT	GWB	PT	GWB	PT	PLASTER	PT	MARGWB	PT	5
107	STORAGE	VCT-1	VB-2	GWB	PT	GWB	PT	GWB	PT	GWB	PT	EXPOSED	-	
108	W/D	VCT-1	VB-2	GWB	PT	GWB	PT	GWB	PT	GWB	PT	EXPOSED	-	
109	PLAY AREA 2	NOTE 6	VB-1	GWB	NOTE 7	GWB/GL	PT	GWB/GL	PT	GWB	NOTE 7	NOTE 8	NOTE 8	
109A	STORAGE	VCT-1	VB-2	GWB	PT	GWB	PT	GWB	PT	GWB	PT	EXPOSED	-	
109B	TOILET	CT-1	CT-1	GWB	CT	GWB	CT	GWB	CT	GWB	CT	MARGWB	PT	10
109C	MECH	VCT-1	VB-2	EXIST	PT	EXIST	PT	EXIST	PT	EXIST	PT	EXPOSED	-	
E109D	STORAGE	VCT-1	VB-2	EXIST	PT	EXIST	PT	EXIST	PT	EXIST	PT	EXPOSED	-	
110	PLAY AREA 1	NOTE 6	VB-1	GLASS	-	GWB	NOTE 9	GLASS	-	GWB	NOTE 7	NOTE 8	NOTE 8	
110A	TOILET	CT-1	CT-1	GWB	CT/PT	GWB	CT/PT	GWB	CT/PT	GWB	CT/PT	MARGWB	PT	10
110B	STORAGE	VCT-1	VB-3	GWB	PT	GWB	PT	GWB	PT	GWB	PT	EXPOSED	-	
110C	TOILET	CT-1	CT-1	GWB	CT/PT	GWB	CT/PT	GWB	CT/PT	GWB	CT/PT	MARGWB	PT	10
111	OUTDOOR PLAY AREA	ST-1, ST-2	-	-	-	-	-	-	-	-	-	-	-	12

FINISH SCHEDULE NOTES

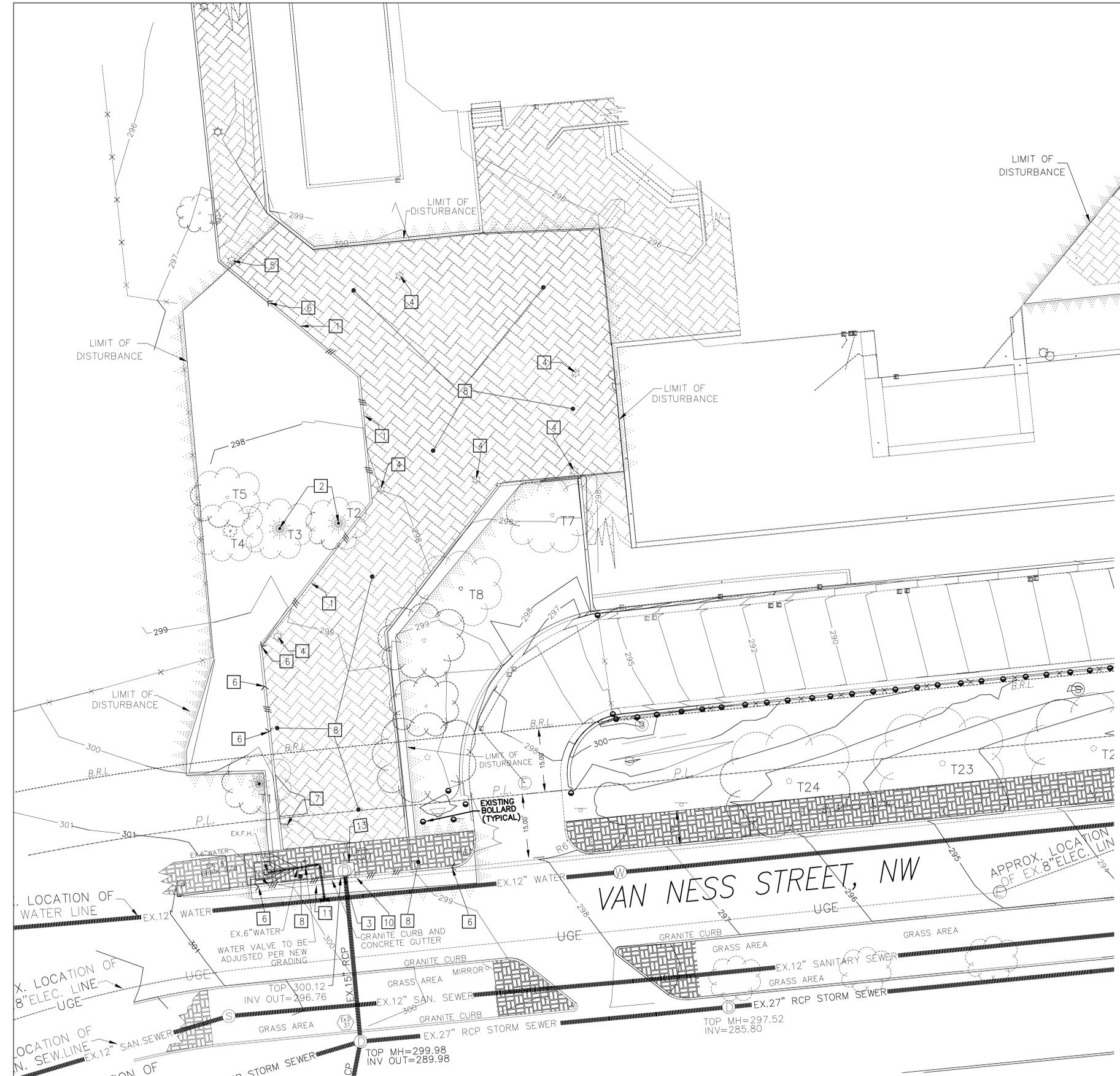
- SEE 1/A301
- SEE 1/A402
- SEE 2/A402
- SEE 3/A402
- SEE A401
- SEE A103 FOR FLOOR FINISHES AND PATTERNS
- SEE 2/A301
- SEE A103 FOR CEILING
- SEE 4/A402
- SEE 24/A401 FOR WALL TILE PATTERN
- SEE 25/A401 FOR WALL TILE PATTERN
- SEE 1/A103 FOR SOFTILE PATTERN.

MATERIAL LEGEND

ITEM	DESCRIPTION	MANUFACTURER	COLOR	REMARKS
FLOOR				
VCT-1	VINYL COMPOSITION TILE	AZROCK	#785 "CIRRUS"	
VCT-2	VINYL COMPOSITION TILE	AZROCK	#910 "OCEAN MIST"	
VCT-3	VINYL COMPOSITION TILE	AZROCK	#973 "COGNAC"	
VCT-4	VINYL COMPOSITION TILE	AZROCK	#885 "HONEY"	
VCT-5	VINYL COMPOSITION TILE	AZROCK	#922 "WILD BLUE YONDER"	
CT-1	CERAMIC TILE - 8" x 8" ABRASIVE TILE	DALTILE/VITRESTONE SELECT	#V506 "GRAY GRANITE"	
EM-1	POWER POINT CARPET	C/S GROUP	#904 INDIGO	
CPT-1	CARPET/PUZZLED LUMP #60491	SHAW CONTRACT GROUP	PICK ME #91480	
CPT-2	CARPET/YEARBOOK TEKLOK #60455	SHAW CONTRACT GROUP	PROM NIGHT #55480	
ST-1	SOFTILE ARCHITECTURAL PAVERS	SOFSURFACES	GREEN	
ST-2	SOFTILE ARCHITECTURAL PAVERS	SOFSURFACES	CHARCOAL	
BASE				
VB-1	VINYL BASE WALL	ARMSTRONG	#97 GRAY GREEN	
VB-2	VINYL BASE WALL	ARMSTRONG	#68 PALE GRAY	
WALL				
TLWP-1	TACKABLE LINOLEUM WALL PANELS	WALLTALKERS- TAC WALL	#62 "PEWTER"	TO BE MOUNTED W/ALUMINUM CLIP-RAIL TRIM AS SPECIFIED BY MANUFACTURER
TLWP-2	TACKABLE LINOLEUM WALL PANELS	WALLTALKERS- TAC WALL	#03 "PERIDOT"	TO BE MOUNTED W/ALUMINUM CLIP-RAIL TRIM AS SPECIFIED BY MANUFACTURER
WOF-1	WRITE-ON/WIPE-OFF FABRIC	WALLTALKERS -JUST-RITE GRID	#JRPC-00-1	TO BE MOUNTED W/ALUMINUM TRIM AS SPECIFIED BY MANUFACTURER
WOF-2	WRITE-ON/WIPE-OFF FABRIC	WALLTALKERS -LEARN-RITE	#LERP-00-1	TO BE MOUNTED W/ALUMINUM TRIM AS SPECIFIED BY MANUFACTURER
CT-2	CERAMIC TILE- 4" x 4" TILE	DALTILE	#0799 PEARL WHITE	
CT-3	CERAMIC TILE- 4" x 4" TILE	DALTILE	#0170 BOMBAY	
CT-4	CERAMIC TILE- 4" x 4" TILE	DALTILE	#DM-12 "MUSTARD"	
CT-5	CERAMIC TILE- 4" x 4" TILE	DALTILE	#Q192 "AEGEAN"	
PT-1	PAINT	BENJAMIN MOORE	#OC117 SIMPLY WHITE	
PT-2	PAINT	BENJAMIN MOORE	#808 SAPPHIRE ICE	
PT-3	PAINT	BENJAMIN MOORE	#452 NORWAY SPRUCE	
PT-4	PAINT	BENJAMIN MOORE	#2021-60 PROVENCE CREME	
CEILING				
ACT-1	ACOUSTIC TILE CEILING - 24"x24"	ECOPHON	GEDINA A	
SUSP GRID	OPEN SUSPENDED METAL GRID - 24"x24"	DONN	GRIDWARE, 1/8" PROFILE	
KITCHENETTES AND RESTROOM				
PLAM	PLASTIC LAMINATE	FORMICA	3502-58 BREEZE SOLIDZ	
SS	SOLID SURFACE MATERIAL	CORIAN	FESTIVAL (E)	

*SEE SHEET G02 FOR ALL FINISH CLASS REQUIREMENTS

DESIGNED	R. CHUNG	10 JUL 2009	ADDENDUM #1	W. MACQUEEN	B. WITKO
DRAWN	W. MA	11 MAR 2009	ISSUE FOR BID	T. URMAN	B. WITKO
CHECKED	B. WITKO	21 JAN 2009	RESPONSE TO PERMIT COMMENTS		
CERTIFICATION		REVISION	DATE	DESCRIPTION	BY
DOOR SCHEDULE, DETAILS AND ROOM FINISH SCHEDULE ARCHITECTURE DRAWING NO. University of the District of Columbia CHILD DEVELOPMENT CENTER A603					
CHIEF DESIGN & ENGINEERING DIVISION	REGISTRATION NO. DATE	GOVERNMENT OF THE DISTRICT OF COLUMBIA OFFICE OF PROPERTY MANAGEMENT			
DATE	ARCHITECT DATE	PROJECT NO. U08-16 BLDG. ID NO. 2412 DATE: JANUARY 26, 2007 SHEET NO. 20 OF 35			



DEMOLITION NOTES:

- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR SHUTOFF, CAPPING AND CONTINUATION OF UTILITY SERVICES AS REQUIRED.
- CONTRACTOR SHALL REMOVE AND TRANSPORT ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM ALL DEMOLITION OPERATIONS TO A LEGAL DISPOSAL OFF SITE.
- REMOVAL OF ASPHALT AND CONCRETE PAVEMENT SHALL INCLUDE THE REMOVAL OF ALL SURFACE, BASE AND SUBBASE MATERIALS.
- ALL UNDERGROUND UTILITY LOCATIONS, INCLUDING WATER, STORM DRAINAGE, SANITARY SEWER, ELECTRICAL, TELEPHONE AND GAS WERE TAKEN FROM AVAILABLE CITY RECORDS, OWNER RECORDS AND FIELD VERIFIED WHERE POSSIBLE. THE LOCATION OF ALL UTILITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY AND DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCING WORK. REPORT ANY DISCREPANCY TO THE ARCHITECT FOR MARKING LOCATIONS OF EXISTING UTILITIES. CONTACT "MISS UTILITY" AT 1-800-257-7777, OR EQUIVALENT AGENCY, 48-HOURS PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR MUST HAND-DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES WELL IN ADVANCE OF DEMOLITION WORK AND PRIOR TO ORDERING PIPE MATERIALS AND STRUCTURES. UTILITIES FOUND DURING DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL BE THE SOLE RESPONSIBILITY OF ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE. THE PROJECT MANAGER SHALL BE NOTIFIED IMMEDIATELY OF ANY UTILITY FINDINGS WHICH DEVIATE FROM THE CONDITIONS SHOWN.
- ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR DEMOLITION AS PER DC EROSION AND SEDIMENT CONTROL MANUAL. IF ANY ONSITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED.
- SEE SEDIMENTATION AND EROSION CONTROL PLAN FOR ALL EXISTING TREES TO REMAIN AND BE PROTECTED.
- NOTE PROXIMITY OF ADJACENT STRUCTURES AND UTILITY LINES AND MAINTAIN CONTINUED SERVICE DURING CONSTRUCTION. COORDINATE WITH RESPECTIVE UTILITY COMPANIES AND ENGINEER SHOULD RELOCATION OF SERVICE BE REQUIRED.
- EXISTING UTILITIES (STRUCTURES AND LINES) NOT REQUIRED FOR FUTURE SERVICE TO BE REMOVED TO FACILITATE CONSTRUCTION. OTHERWISE, UTILITIES NOT REQUIRED FOR FUTURE SERVICE TO BE CAPPED AND ABANDONED PER UTILITY SURVEYOR'S STANDARDS AND SPECIFICATIONS. COORDINATE REQUIREMENTS WITH UTILITY PURVEYOR'S.
- REMOVAL OF ALL LIGHTING POLES SHALL INCLUDE THE REMOVAL OF THEIR FOUNDATIONS.
- UNLESS OTHERWISE SHOWN ON THIS DRAWING EXISTING CURB/SIDEWALK AND PAVEMENT ARE TO BE REMOVED. PROVIDE PRE-CONSTRUCTION VIDEO OF EXISTING CURB AND GUTTER AND COORDINATE WITH THE PROJECT MANAGER AREAS WHERE LOCALIZED DEPRESSIONS OCCUR AND REPLACE IN LINE AND ON GRADE. EXISTING CURB AND GUTTER DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED TO MATCH EXISTING CONDITIONS AT NO ADDITIONAL COST.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT, EXTENT AND DESIGN OF SHEETING, SHORING AND SUPPORT OF EXISTING UTILITIES AND ADJACENT STRUCTURES. SHORING, BRACING, AND UNDERPINNING SHALL BE DESIGNED BY A STRUCTURAL ENGINEER, LICENSED IN DC, Hired BY THE CONTRACTOR AS NECESSARY TO ENSURE SUPPORT OF SURROUNDING STRUCTURES AND UTILITIES.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES VERIFY INVERT ELEVATION OF EXISTING UTILITIES. NOTIFY ENGINEER OF ANY DISCREPANCIES WITH INFORMATION SHOWN PRIOR TO ORDERING ANY STRUCTURES. STRUCTURES.
- CONTRACTOR SHALL REMOVE ALL PAVEMENT, UTILITIES, TREES, LIGHTING, AND OTHER FEATURES REQUIRED TO DESIGN AND CONSTRUCT THE NEW ENTRANCE AND PARKING TO CHILD CARE CENTER.
- DEMOLITION AND CONSTRUCTION PROCESS. ALL EXISTING UTILITIES TO REMAIN SHALL BE PROTECTED DURING THE CONSTRUCTION TO KEEP THESE UTILITIES IN SERVICE DURING THIS PROJECT. ABANDONED UTILITIES LINES SHALL BE REMOVED WHEN THEY INTERFERE WITH, OR JEOPARDIZE THE QUALITY OF THE NEW CONSTRUCTION. THE CONTRACTOR SHALL BE LIABLE FOR ALL DAMAGES SHOULD THEY OCCUR. THE CONTRACTOR SHALL SALVAGE AND REUSE EXISTING SITE FEATURES TO THE EXTENT POSSIBLE AND AS DIRECTED BY THE ARCHITECT/OWNER REPRESENTATIVE.

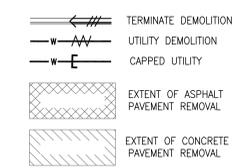
NOTE:
 NOTIFY DEPARTMENT OF PUBLIC WORKS-WATER & SEWER AUTHORITY 48 HOURS PRIOR TO START OF CONSTRUCTION:
 MR. TED DYSON, CHIEF UTILITY INSPECTION
 (202)787-2377
 CONTACT "MISS UTILITY" AT 1-800-257-7777 48 HOURS PRIOR TO CONSTRUCTION.
 CONTACT DEPARTMENT OF PUBLIC WORKS-PUBLIC SPACE MAINTENANCE ADMINISTRATION 48 HOURS PRIOR TO START OF CONSTRUCTION AT (202)445-6030 OR (202)445-6311.
 ALL PROPOSED WORK TO BE PERFORMED UNDER THE INSPECTION OF THE DEPARTMENT OF PUBLIC WORKS-WATER & SEWER UTILITY AUTHORITY. USE MANHOLE ENTRY SEALS WHERE REQUIRED.

DC/WASA GENERAL NOTES:

- NOTIFY DC/WASA ONE WEEK PRIOR TO START OF CONSTRUCTION, UTILITY INSPECTION SECTION AT 202-787-2377, WATER SERVICES 202-612-3400 OR 3460 AND SEWER SERVICES 202-264-3824 OR 3829.
- DEVELOPERS, CONTRACTORS AND PLUMBERS MUST SUBMIT FINAL CONSTRUCTION AS-BUILT INFORMATION TO APPROPRIATE DC/WASA INSPECTOR(S) FOR REVIEW AND APPROVAL.
- ONCE THE WASA INSPECTOR APPROVES THE AS-BUILT, A COPY MUST BE SUBMITTED TO THE DOCUMENTS AND PERMITS OFFICE AT ROOM 203 AND THE WATER AND SEWER DESIGN SECTION AT 5000 OVERLOOK AVENUE, S.W., 5TH FLOOR.

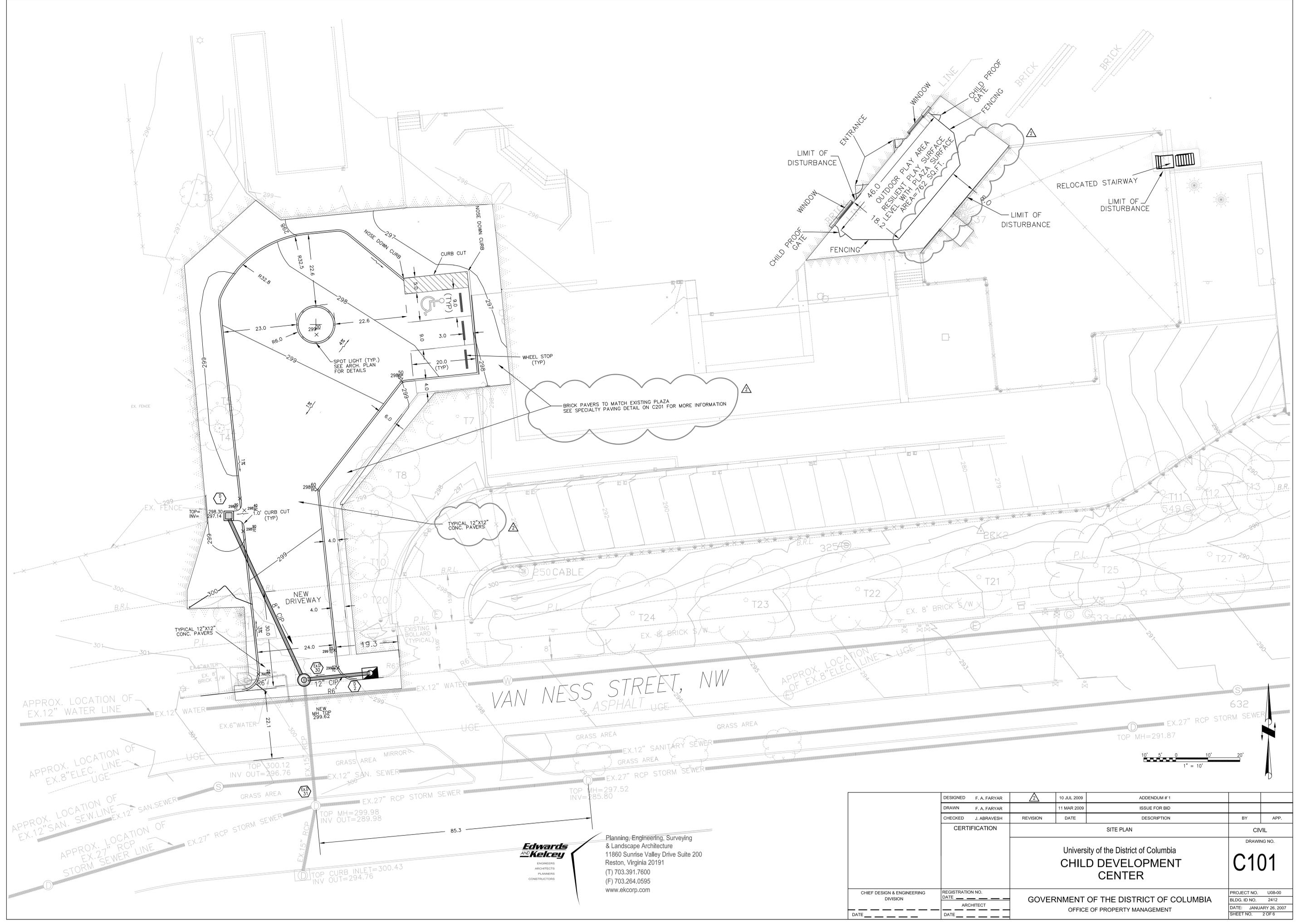
- DEMOLITION KEY NOTES:**
- EXISTING CONCRETE CURB TO BE REMOVED.
 - EXISTING TREE TO BE REMOVED.
 - EXISTING STORM DRAIN INLET TO BE CONVERTED TO MANHOLE.
 - EXISTING LIGHT POLE TO BE RELOCATED. SEE SHEET E-06 FOR NEW LOCATION.
 - EXISTING LIGHT POLE TO REMAIN
 - TIE EXISTING CURB AND GUTTER IN-LINE AND ON-GRADE.
 - EXISTING SIGN TO BE REMOVED AND REPLACED.
 - EXISTING BRICK PAVEMENT TO BE REMOVED.
 - EXISTING PAVEMENT TO BE REMOVED.
 - EXISTING GRANIT CURB TO BE REMOVED AND REUSED FOR FUTURE SITE ENTRANCE.
 - EXISTING CONCRETE GUTTER TO BE REMOVED.
 - EXISTING STAIRWAY TO BE RELOCATED. SEE THE SITE PLAN FOR THE NEW LOCATION.
 - REPLACE EXISTING CURB INLET THROAT WITH MANHOLE FRAME AND COVER.
 - EXISTING BOLLARDS TO BE REMOVED. PATCH AND REPAIR PAVERS TO MATCH EXISTING.

DEMOLITION LEGEND:

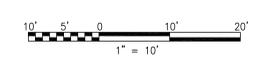


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DESIGNED	F. A. FARYAR	10 JUL 2009	ADDENDUM #1		
DRAWN	F. A. FARYAR	11 MAR 2009	ISSUE FOR BID		
CHECKED	J. ABRAVESH	REVISION	DATE	DESCRIPTION	BY
CERTIFICATION		EXISTING CONDITIONS AND DEMOLITION PLAN			CIVIL
		University of the District of Columbia CHILD DEVELOPMENT CENTER			DRAWING NO. CD101
CHIEF DESIGN & ENGINEERING DIVISION		GOVERNMENT OF THE DISTRICT OF COLUMBIA OFFICE OF PROPERTY MANAGEMENT			PROJECT NO. U08-00 BLDG. ID NO. 2412 DATE: JANUARY 26, 2007 SHEET NO. 1 OF 6
DATE	REGISTRATION NO. DATE	ARCHITECT			

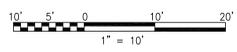
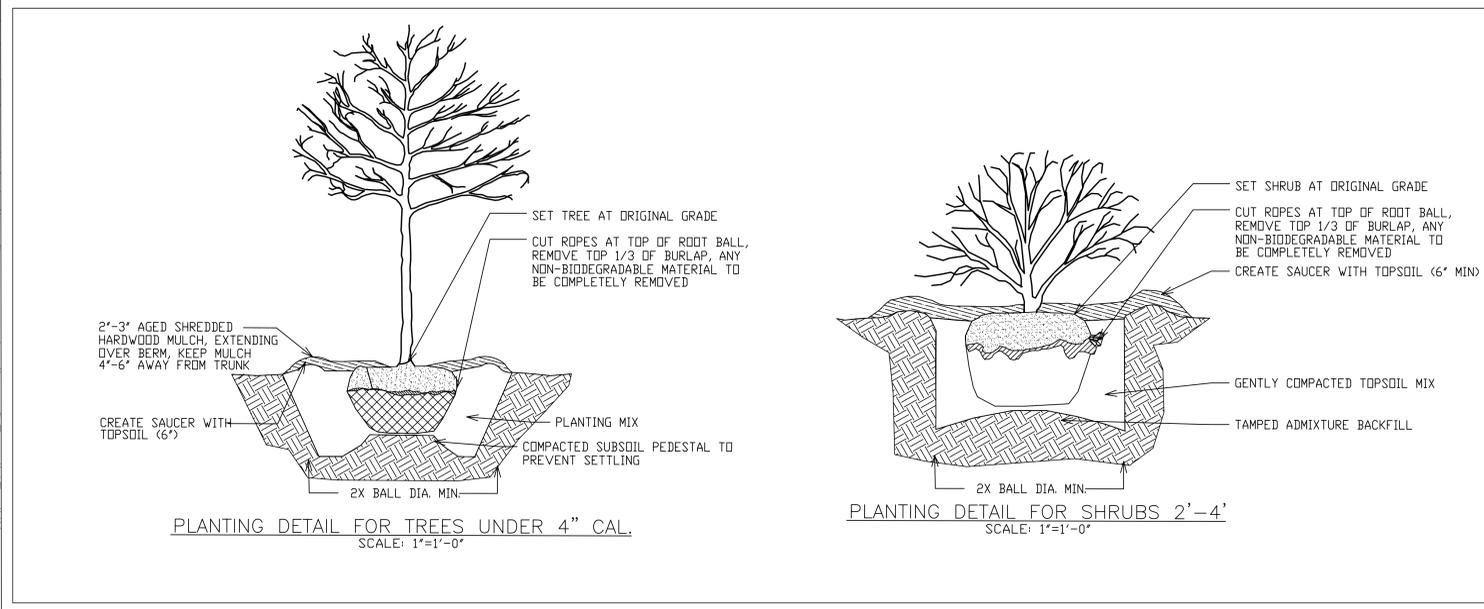
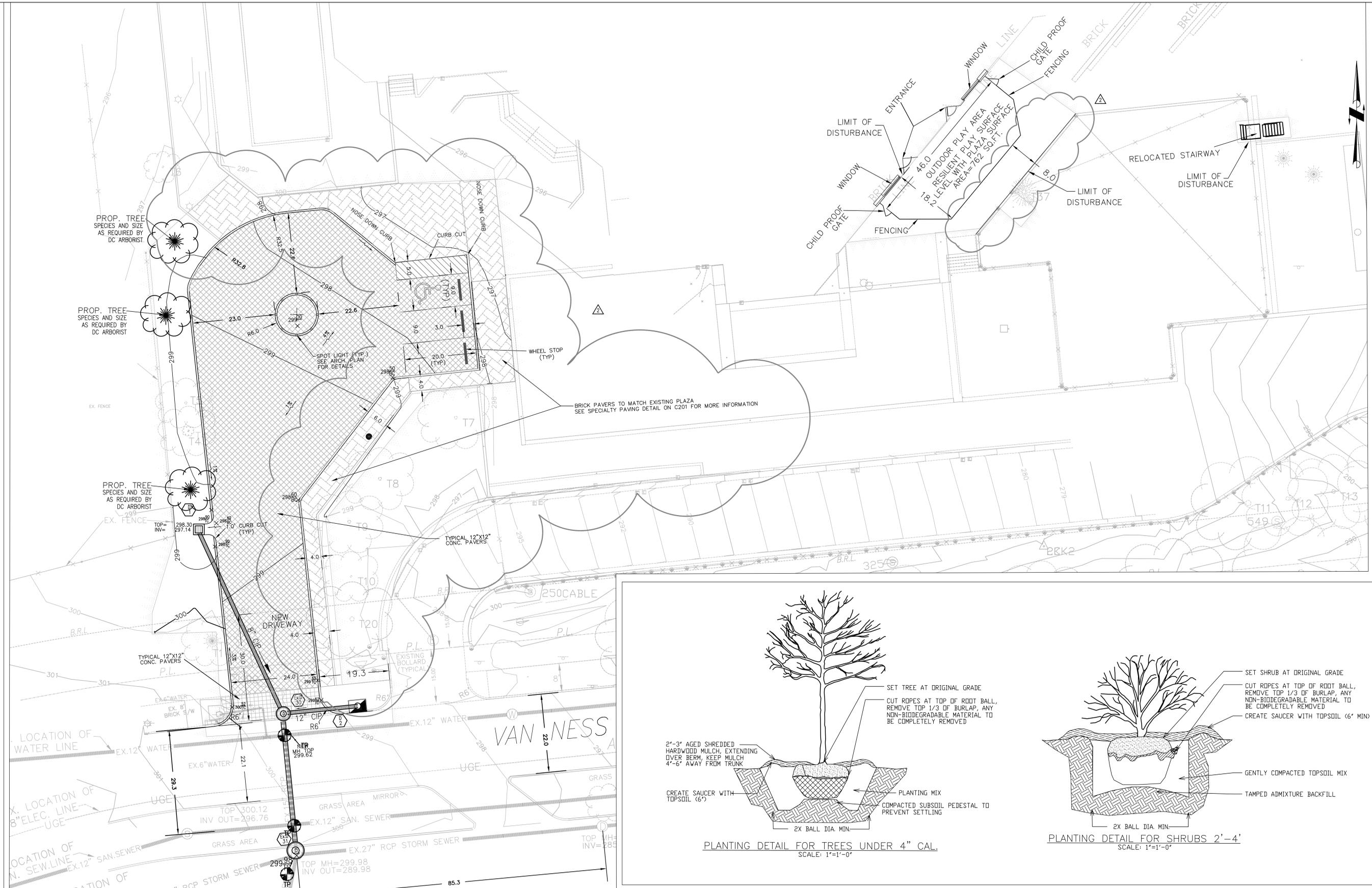


VAN NESS STREET, NW
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Reston, Virginia 20191
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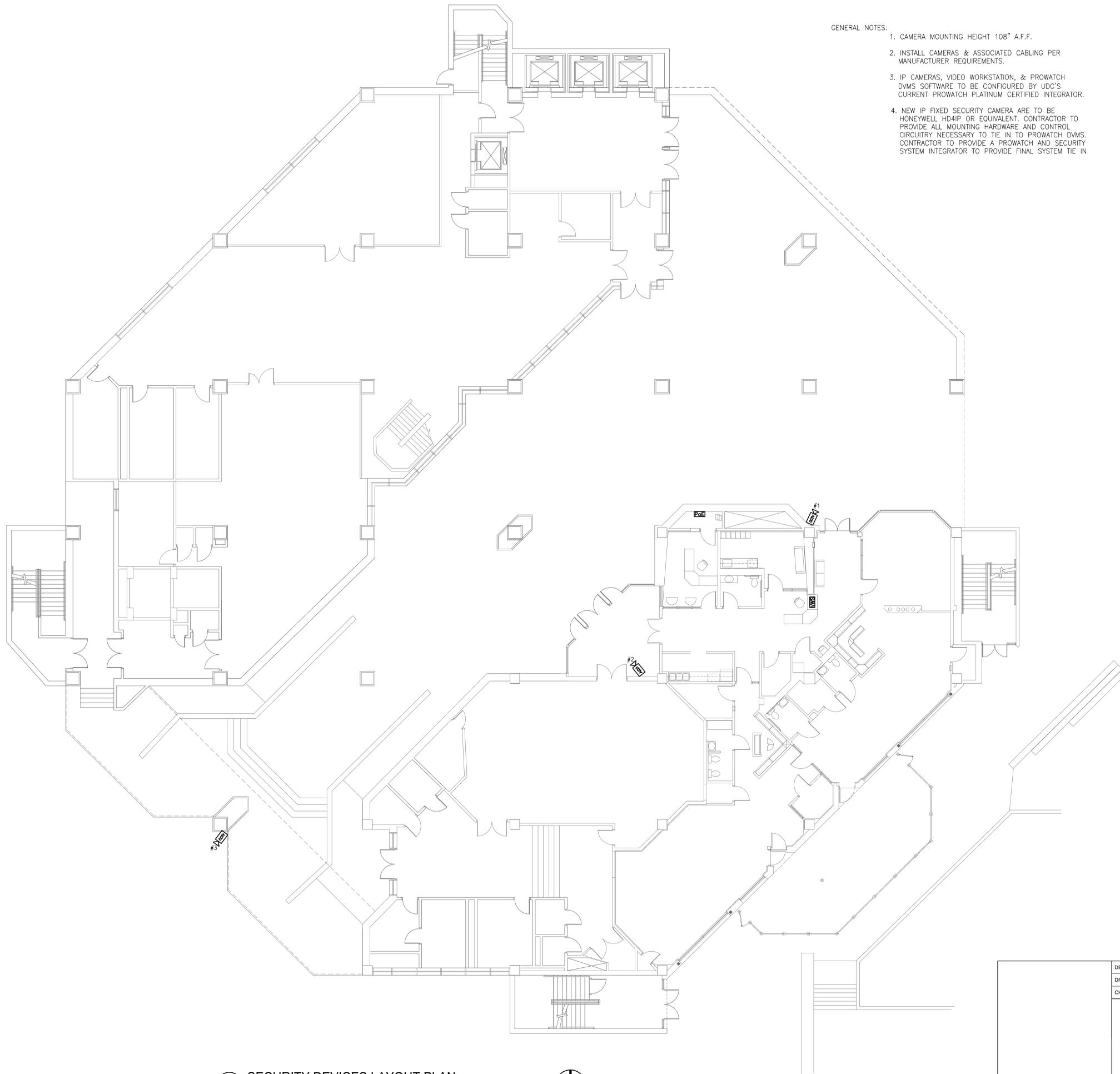
DESIGNED	F. A. FARYAR	10 JUL 2009	ADDENDUM # 1
DRAWN	F. A. FARYAR	11 MAR 2009	ISSUE FOR BID
CHECKED	J. ABRAVESH	REVISION	DATE
CERTIFICATION	SITE PLAN		CIVIL
UNIVERSITY OF THE DISTRICT OF COLUMBIA CHILD DEVELOPMENT CENTER			DRAWING NO. C101
CHIEF DESIGN & ENGINEERING DIVISION	REGISTRATION NO. DATE	ARCHITECT DATE	PROJECT NO. U08-00 BLDG. ID NO. 2412 DATE: JANUARY 26, 2007 SHEET NO. 2 OF 6
GOVERNMENT OF THE DISTRICT OF COLUMBIA OFFICE OF PROPERTY MANAGEMENT			



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DESIGNED	F. A. FARYAR	10 JUL 2009	ADDENDUM #1		
DRAWN	F. A. FARYAR	11 MAR 2009	ISSUE FOR BID		
CHECKED	J. ABRAVESH	REVISION	DATE	DESCRIPTION	BY APP.
CERTIFICATION		LANDSCAPE PLANS AND DETAILS			CIVIL
		University of the District of Columbia CHILD DEVELOPMENT CENTER			DRAWING NO. C301
CHIEF DESIGN & ENGINEERING DIVISION		REGISTRATION NO. DATE ARCHITECT			PROJECT NO. U08-00
DATE		DATE			BLDG. ID NO. 2412
		GOVERNMENT OF THE DISTRICT OF COLUMBIA OFFICE OF PROPERTY MANAGEMENT			DATE: JANUARY 26, 2007 SHEET NO. 4 OF 6



GENERAL NOTES:

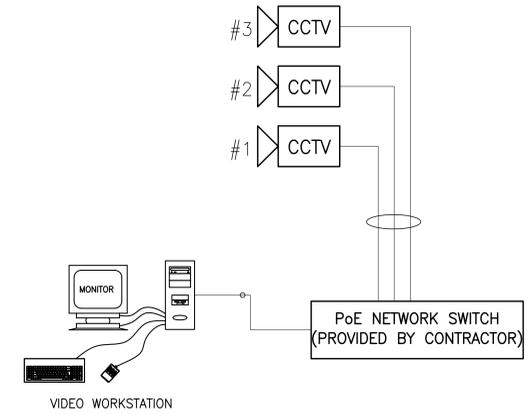
1. CAMERA MOUNTING HEIGHT 108" A.F.F.
2. INSTALL CAMERAS & ASSOCIATED CABLING PER MANUFACTURER REQUIREMENTS.
3. IP CAMERAS, VIDEO WORKSTATION, & PROWATCH DVMS SOFTWARE TO BE CONFIGURED BY UDC'S CURRENT PROWATCH PLATINUM CERTIFIED INTEGRATOR.
4. NEW IP FIXED SECURITY CAMERA ARE TO BE HONEYWELL HD4IP OR EQUIVALENT. CONTRACTOR TO PROVIDE ALL MOUNTING HARDWARE AND CONTROL CIRCUITRY NECESSARY TO TIE IN TO PROWATCH DVMS. CONTRACTOR TO PROVIDE A PROWATCH AND SECURITY SYSTEM INTEGRATOR TO PROVIDE FINAL SYSTEM TIE IN.

CCTV SYSTEM LEGEND

	FIXED IP CAMERA
	PoE NETWORK SWITCH
	VIDEO WORKSTATION*

* VIDEO WORKSTATION FOR RECEPTION:
 (1) Dell Precision Workstation T3400 with Intel Core 2 Duo E6750 2.66GHz processor, 4MB Cache, 1333MHz FSB, 4GB DDR2 RAM, nVidia NVS290 Graphics Adapter, 160GB SATA Hard Drive, Mini-Tower Case, Windows /XP Professional SP2Max.

Include (1) 22 inch LCD Monitor, (1) Keyboard and (1) Mouse.
 Include a ProWatch DVMS Client license for the video workstation.



2 CCTV RISER DIAGRAM
 E-8 SCALE: NTS

1 SECURITY DEVICES LAYOUT PLAN
 E-8 SCALE: 1/8"=1'-0"

LEVEL A - ELEVATION 293.0'



DESIGNED	E. SCHAEFFER	10 JUL 2009	ADDENDUM #1		
DRAWN	C. GALBRETH				
CHECKED	E. SCHAEFFER	REVISION	DATE	DESCRIPTION	BY APP.
CERTIFICATION		SECURITY DEVICES LAYOUT PLAN			ARCHITECTURE
		University of the District of Columbia CHILD DEVELOPMENT CENTER			DRAWING NO. E-8
CHIEF DESIGN & ENGINEERING DIVISION		REGISTRATION NO.	GOVERNMENT OF THE DISTRICT OF COLUMBIA		
DATE		DATE	OFFICE OF PROPERTY MANAGEMENT		
DATE		DATE	PROJECT NO. U08-16		
					BLDG. ID NO. 2412
					DATE: JULY 10, 2009
					SHEET NO. OF

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PROPERTY MANAGEMENT
CAPITAL CONSTRUCTION SERVICES ADMINISTRATION

Addendum #1
July 10, 2009

SPECIFICATIONS

INVITATION NO.

PROJECT NUMBER:	U08-16
PROJECT:	CHILD DEVELOPMENT CENTER LOCATED IN BUILDING 41 LEVEL "A"
LOCATION:	VAN NESS CAMPUS, 4200 CONNECTICUT, N.W. WASHINGTON, D.C.
BUILDING ID NO.:	2412

UNIVERSITY OF THE DISTRICT OF COLUMBIA
CHILD DEVELOPMENT CENTER,
BUILDING 41 LEVEL "A"

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF CONTRACTING AND PROCUREMENT**

TITLE PAGE – SPECIFICATIONS

ISSUING OFFICER:

**OFFICE OF CONTRACTING AND PROCUREMENT
2000 14th Street, N.W., 3rd Floor
Washington, D.C. 20009**

Requests for clarification or interpretation of Bid Documents prior to date of Bid Opening:

ADDRESS TO: Alex Garrett

Addendum modifications have been italicized.

SECTION NO. TITLE

DIVISION 01 – GENERAL REQUIREMENTS

01010 SUMMARY OF WORK
01150 CONSTRUCTION AND SAFETY SIGNS
012100 ALLOWANCES
01330 SUBMITTAL PROCEDURES
01420 REFERENCES
01730 OPERATION AND MAINTENANCE DATA
01770 CLOSEOUT PROCEDURES
01781 PROJECT RECORD DOCUMENTS

DIVISION 02 – SITE WORK

02070 SELECTIVE DEMOLITION
02300 EARTHWORK
02630 STORM DRAINAGE
02741 HOT MIX ASPHALT PAVING
02751 CEMENT CONCRETE PAVEMENT
02780 UNIT PAVERS
02791 PLAYGROUND PROTECTIVE SURFACING

UNIVERSITY OF THE DISTRICT OF COLUMBIA
CHILD DEVELOPMENT CENTER,
BUILDING 41 LEVEL "A"

02920 LAWNS AND GRASSES
02930 EXTERIOR PLANTS

DIVISION 03 – CONCRETE

03301 CAST-IN-PLACE CONCRETE (MINOR)
03450 ARCHITECTURAL PRECAST CONCRETE
03542 HYDRAULIC-CEMENT-BASED UNDERLAYMENT

DIVISION 04 - MASONRY

N/A

DIVISION 05 – METALS

05121 STRUCTURAL STEEL
05500 METAL FABRICATIONS

DIVISION 06 – WOOD & PLASTICS

06105 MISCELLANEOUS CARPENTRY
06402 INTERIOR ARCHITECTURAL WOODWORK

DIVISION 07 – THERMAL & MOISTURE PROTECTION

07210 BUILDING INSULATION
07920 JOINT SEALANTS

DIVISION 08 – DOORS & WINDOWS

08110 STEEL DOORS AND FRAMES
08125 INTERIOR ALUMINUM FRAMES
08211 FLUSH WOOD DOORS
08305 ACCESS DOORS
08410 ALUMINUM STOREFRONTS
084113 ALUMINUM STOREFRONTS AND ENTRANCES
08711 DOOR HARDWARE
08800 GLAZING

DIVISION 09 - FINISHES

09260 GYPSUM BOARD ASSEMBLIES
09310 CERAMIC TILE
09512 ACOUSTICAL TILE CEILINGS
09651 RESILIENT TILE FLOORING
09680 CARPET
09720 DRY ERASE WALLCOVERINGS
09726 TACKABLE WALLCOVERINGS
09900 PAINTING

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BUILDING 41 LEVEL "A"

DIVISION 10 - SPECIALTIES

10200 LOUVERS AND VENTS
10520 FIRE-PROTECTION SPECIALTIES
10801 TOILET AND BATH ACCESSORIES

DIVISION 11 – EQUIPMENT

N/A

DIVISION 12 – FURNISHINGS

N/A

DIVISION 13 – SPECIAL CONSTRUCTION

13851 FIRE ALARM

DIVISION 14 – CONVEYING SYSTEMS

N/A

DIVISION 15 – MECHANICAL

15050 BASIC MECHANICAL MATERIALS AND METHODS
15055 MOTORS
15060 HANGERS AND SUPPORTS
15071 MECHANICAL VIBRATION AND SEISMIC CONTROLS
15073 VIBRATION AND SEISMIC CONTROLS FOR PLUMBING PIPING AND
EQUIPMENT
15075 MECHANICAL IDENTIFICATION
15083 PIPE INSULATION
15110 VALVES
15122 METERS AND GAGES
15140 DOMESTIC WATER PIPING
15150 SANITARY WASTE AND VENT PIPING
15183 REFRIGERANT PIPING
15410 PLUMBING FIXTURES
15430 PLUMBING SPECIALTIES
15485 ELECTRIC WATER HEATERS
15671 CONDENSING UNITS
15738 SPLIT- SYSTEM HEAT PUMP UNITS
15815 METAL DUCTS
15820 DUCT ACCESSORIES
15855 DIFFUSERS, REGISTERS, AND GRILLES
15861 AIR FILTERS
15950 TESTING, ADJUSTING, AND BALANCING

UNIVERSITY OF THE DISTRICT OF COLUMBIA
CHILD DEVELOPMENT CENTER,
BUILDING 41 LEVEL "A"

DIVISION 16 - ELECTRICAL

16050	BASIC ELECTRICAL MATERIALS & METHODS
16060	GROUNDING AND BONDING
16073	HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS
16075	ELECTRICAL IDENTIFICATION
16080	ELECTRICAL TESTING
16120	CONDUCTORS AND CABLES
16130	RACEWAYS AND BOXES
16140	WIRING DEVICES
16145	LIGHTING CONTROL DEVICES
16410	ENCLOSED SWITCHES AND CIRCUIT BREAKERS
16420	ENCLOSED CONTOLLERS
16442	PANELBOARDS
16461	DRY-TYPE TRANSFORMERS
16491	FUSES
16511	LIGHTING, INTERIOR
16521	EXTERIOR LIGHTING

SECTION 012100 - ALLOWANCES

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 governing allowances.
 - 1. Certain items are specified in the Contract Documents by allowances. Allowances have been established in lieu of additional requirements and to defer selection of actual materials and equipment to a later date when direction will be provided to the Contractor. If necessary, additional requirements will be issued by Change Order.
- B. Types of allowances include the following:
 - 1. Unit-cost allowances.
 - 2. Contingency allowances.
- C. Related Sections:
 - 1. Division 01 Section "Unit Prices" for procedures for using unit prices.
 - 2. Divisions 02 through 49 Sections for items of Work covered by allowances.

1.3 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise Architect of the date when final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.
- B. At 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 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 actual quantities of materials delivered to the site for use in fulfillment of each allowance.

- C. Submit time sheets and other documentation to show labor time and cost for installation of allowance items that include installation as part of the allowance.
- D. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

1.5 COORDINATION

- A. Coordinate allowance items with other portions of the Work. Furnish templates as required to coordinate installation.

1.6 UNIT-COST ALLOWANCES

- A. Allowance shall include cost to Contractor of specific products and materials ordered by Owner or selected by Architect under allowance and shall include taxes, freight, and delivery to Project site.
- B. Unless otherwise indicated, Contractor's costs for receiving and handling at Project site, labor, installation, overhead and profit, and similar costs related to products and materials selected by Architect under allowance shall be included as part of the Contract Sum and not part of the allowance.
- C. Unused Materials: Return unused materials purchased under an allowance to manufacturer or supplier for credit to Owner, after installation has been completed and accepted.
 - 1. If requested by Architect, retain and prepare unused material for storage by Owner. Deliver unused material to Owner's storage space as directed.

1.7 CONTINGENCY ALLOWANCES

- A. Use the contingency allowance only as directed by Architect for Owner's purposes and only by Change Orders that indicate amounts to be charged to the allowance.
- B. Contractor's overhead, profit, and related costs for products and equipment ordered by Owner under the contingency allowance are included in the allowance and are not part of the Contract Sum. These costs include delivery, installation, taxes, insurance, equipment rental, and similar costs.
- C. Change Orders authorizing use of funds from the contingency allowance will include Contractor's related costs and reasonable overhead and profit margins.
- D. At Project closeout, credit unused amounts remaining in the contingency allowance to Owner by Change Order.

1.8 ADJUSTMENT OF ALLOWANCES

- A. Allowance Adjustment: To adjust allowance amounts, prepare a Change Order proposal based on the difference between purchase amount and the allowance, multiplied by final measurement

of work-in-place where applicable. If applicable, include reasonable allowances for cutting losses, tolerances, mixing wastes, normal product imperfections, and similar margins.

1. Include installation costs in purchase amount only where indicated as part of the allowance.
 2. If requested, prepare explanation and documentation to substantiate distribution of overhead costs and other margins claimed.
 3. Submit substantiation of a change in scope of work, if any, claimed in Change Orders related to unit-cost allowances.
 4. Owner reserves the right to establish the quantity of work-in-place by independent quantity survey, measure, or count.
- B. Submit claims for increased costs because of a change in scope or nature of the allowance described in the Contract Documents, whether for the purchase order amount or Contractor's handling, labor, installation, overhead, and profit.
1. Do not include Contractor's or subcontractor's indirect expense in the Change Order cost amount unless it is clearly shown that the nature or extent of work has changed from what could have been foreseen from information in the Contract Documents.
 2. No change to Contractor's indirect expense is permitted for selection of higher- or lower-priced materials or systems of the same scope and nature as originally indicated.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

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. Allowance No. 1: Unit-Cost Allowance: Include the sum of \$1,000.00 per tree, (3) trees to be planted per Section 2930 Exterior Plants.
- B. Allowance No. 2: Contingency Allowance: Include a contingency allowance of \$10,000.00 for positive drainage allowance for existing drains to remain adjacent to proposed parking area and outdoor play area.

END OF SECTION 012100

SECTION 02300 - EARTHWORK

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division - 1 Specification sections, apply to work of this section.

1.2 SUMMARY

- A. This Section pertains to the provision of all earthwork operations including the following type materials and installation:
 - 1. Rough grading
 - 2. Removal of water
 - 3. Filling, backfilling and compacting
 - 4. Finish grading
 - 5. Trenching and backfilling for piped utilities
 - 6. Porous fill under concrete slabs
- B. Related Sections: The following Sections contain requirements that relate to this Section.
 - 1. Section 02222 – Selective Demolition

1.3 SUBMITTALS

- A. Material Safety Data Sheets (MSDS) for all applicable products to MCPS Environmental Health and Safety Division.

1.4 QUALITY ASSURANCE

- A. Codes and Standards: Perform earthwork complying with requirements of authorities having jurisdiction.

1.5 SPECIAL REQUIREMENTS

- A. Layout and Grades: Layout lines and grade work in accordance with the Contract Documents. Establish permanent benchmarks determined by a District of Columbia Registered Land Surveyor or Professional Engineer. Maintain established bounds and benchmarks and replace, as directed, any which are destroyed or disturbed.
- B. Maintenance of Traffic: Do not close or obstruct any street, sidewalk, alley or passageway unless specifically designated to be closed or obstructed on the contract drawings.
- C. Cleaning of Paved Surfaces: Clean and maintain paved roadways, sidewalks, and public thoroughfares on or adjacent to the Job Site of all dirt, earth and debris spillage from equipment involved in connection with work at all times.
- D. Coordinate with requirements for Phase I Environmental Site Assessment as described in ASTM E 1527-05 and Phase II Environmental Site Assessment as described in ASTM

E1903-97 if necessary.

E. Existing Utilities:

1. Locate existing underground utilities in areas of work. If utilities are to remain in place, provide adequate means of support and protection during earthwork operations. Notify Miss Utility 48 hours prior to excavation.
2. Should uncharted or incorrectly charted piping or other utilities be encountered during excavation, consult utility owner immediately for directions. Cooperate with Owner and utility companies in keeping respective services and facilities in operation. Repair damaged utilities to satisfaction of utility owner.
3. Do not interrupt existing utilities serving facilities occupied and used by Owner or others, during occupied hours, except when permitted in writing by Owner and then only after acceptable temporary utility services have been provided/if required.
4. Provide minimum of 48-hour notice to Owner and receive written notice to proceed before interrupting any utility.
5. Demolish and completely remove from site existing underground utilities indicated to be removed. Coordinate with utility companies for shut-off of services if lines are active.

1.5 EXAMINATION OF SITE AND DOCUMENTS

- A. Plans, surveys, measurements, and dimensions under which the work will be performed are believed to be correct. Examine both the site and documents and report inconsistencies to the Architect prior to beginning work.
- B. Codes and Standards: Perform excavation work in compliance with applicable requirements of governing authorities having jurisdiction.

1.6 PROTECTION

- A. Protect structures, utilities, sidewalks, pavements, and other facilities from damage caused by settlement, lateral movement, undermining, washout, and other hazards created by earthwork operations.
- B. Perform Excavation, within drip-line of large trees to remain, by hand and protect the root system from damage or dry out to the greatest extent possible. Maintain moist condition for root system and cover exposed roots with burlap. Paint root cuts of 1-inch diameter and larger with emulsified asphalt tree paint.

1.7 DISPOSAL AND STOCKPILING

- A. Site Clearing Debris, Rubble, and Unsuitable Soils: Remove and legally dispose of all excavated materials not suitable for re-use on-site as fill or backfill, all site clearing debris and rubble resulting from clearing grading and removal operations to an approved off-site disposal area.

- B. Suitable Soils/Materials: All soils and materials suitable for re-use on-site shall remain on the job site.

1.8 DEFINITIONS OF TERMS

- A. "Unsuitable Material" - is defined as topsoil, organic soils, stone greater than 2" (in any direction), rock fragments, ice, snow, construction debris, shrink-swell soils, existing fill, and other material judged unsuitable by the geotechnical engineer and material so classified in the geotechnical report.
- B. "Trench" - is defined as an excavation having vertical sides of any length in which the width is not more than 10-feet, and whose depth exceeds the width.
- C. Excavation shall be classified as Unclassified.
Un-classified excavation is defined as the complete removal of all material encountered below the existing surface to the specified sub-surface, elevations noted on the contract documents. The materials include but are not limited to the following: structures, rock, slabs, debris, etc.
- D. "Finished Grades" - is defined as the required final grade elevations indicated. Spot elevations govern over proposed contours. Where not otherwise indicated, Job Site areas outside of buildings shall be given uniformed slopes between points for which finished grades are indicated or between such points and existing established grades.
- E. "Subgrade" - is defined as the required surface of subsoil, borrow fill or compacted fill. This surface is immediately beneath site improvements, specially dimensioned fill, paving, loam or other surfacing material.
- F. "Unauthorized Excavation" - is defined as removal of materials beyond indicated subgrade elevations or dimensions saving and, excepting required undercutting, without specific direction of the Owner or Architect. Unauthorized excavation, as well as remedial work directed by the Construction Manager, shall be at Contractor's expense.
- G. "Structure" - is defined, within this scope of the Work, to include buildings, foundations, slabs, curbs and gutters, site improvements, and other man-made stationary features occurring above or below the ground surface.

1.9 MEASUREMENT AND PAYMENT

- A. Unanticipated Soil Conditions: If unsuitable bearing materials are encountered at depths greater than indicated on borings and required by Contract Documents, extend excavation deeper and replace excavated material as directed.
- B. If part of excavation is extended, through error, beyond depth and dimensions indicated or specified, Contractor, at his own expense, shall provide suitable compacted fill or concrete where directed by Architect up to required level.
- C. Excavation and removal of unsuitable materials below subgrades indicated or as required by the Contract Documents will be paid for as an extra only after removal of materials has been authorized by Owner. Quantities of excavation and removal involving an extra or other adjustment of Contract Sum is subject to measurement verification and approval by Architect, prior to removal of materials. Volume shall be established from dimensions of cut. Such dimensions shall be submitted to Owner's representative by Contractor for record.

PART 2 – PRODUCTS

2.1 EXCAVATION MATERIALS

Provide materials manufactured and of raw materials within 500 miles of Project Site.

- A. Classification of Material: All Materials to be excavated on this project are unclassified excavations.
- B. Differing Conditions: Should, during the progress of Work, rock or physical conditions substantially differing from those described in the project Geotechnical Report and generally recognized as being inherent in the work of the character required be encountered, immediately notify the Architect as to such conditions before they are disturbed.
- C. Excess Excavation Materials: All excess materials resulting from excavating operations and not used backfilling shall become the property of the Contractor and shall be legally disposed of off-site by him using approved methods to legal disposal sites. No on-site burying will be permitted.

2.2 SOIL REQUIREMENTS

- A. Some on-site soils may be suitable for use as structural fill or general fill. Contractor shall provide adequate test data indicating such soils meet the requirements of this section prior to placement.
- B. All fill material shall be free of deleterious matter such as ice, snow, organics, building rubble, construction debris, shrink-swell soils and rock greater than 2-inches in diameter.
- C. Definitions:
 - 1. Satisfactory/suitable soils are defined as those complying with ASTM D 2487 soil classification groups ML, SM, SC, GC, GP, GW or GM except where modified by the geotechnical report.
 - a) Soils shall have a liquid limit less than 40 and a plasticity index less than 20.
 - b) Soils shall have a minimum CBR value of 3.0 and the swell shall be less than 1 percent in accordance with ASTM D 1883 when compacted to 98% compaction per ASTM D 1557.
 - 2. Unsatisfactory soil materials are defined as those not meeting the requirements above. Unacceptable fill materials include topsoil, organics (OH, OL), high plasticity silts and clays (MH, CH), and those specified in the geotechnical report.
- D. Structural Fill: Provide satisfactory/suitable soils or gravel fill, compacted – in-place, to support site improvements and pavement sections.
- E. Dense-graded aggregate base for asphalt pavement support shall meet the requirements of GA Base per the latest edition of the District Department of Transportation, Standard Specifications for Construction and Materials and all subsequently approved addenda thereto. Dense-graded aggregate base shall be compacted to at least 95 percent of the maximum dry density per ASTM D 698 (AASHTO T-99).

- F. Gravel Fill: Natural or artificially graded mixture of gravel or stone as follows:

Square Mesh Sieves	Percent Passing By Weight
½"	100
¼"	25-60
#10	15-45
#40	5-25
#200	0-12

- G. Crushed Stone/Washed Gravel Floor Slab Moisture Barrier / Drainage Fill: DDOT-SHA Size No. 57 aggregate.
- H. General Fill: Satisfactory/suitable on-site or borrow material compacted in place for general site grading.
- I. Subbase Fill Material: Natural or artificially graded mixture of natural or crushed gravel, crushed stone, natural or crushed sand and as noted on drawings.
- J. Drainage Fill: Washed, evenly graded mixture of crushed stone, or crushed or uncrushed gravel, with 100% passing a 1 ½" sieve and not more than 5% passing a No. 4 sieve.

2.3 TOPSOIL

- A. Topsoil stockpiled for re-use (if any) shall be approved prior to incorporation in the work. If quantity of stockpiled topsoil is insufficient, provide additional topsoil as required to the work.
- B. Topsoil shall have a pH value for 6.0 – 6.5 and shall be a fertile, friable, sandy loam containing organic matter of 2% or greater and shall be capable of sustaining vigorous plant growth. Topsoil shall consist of 60-75% sand, 15-30% silt, and 5-10% clay. It shall be free of any add-mixture of subsoil, and contain no stones, lumps, clods of hard earth, slag, cinders, sticks, plants or their roots, trash or other extraneous materials. Topsoil must also be free of plant parts of bermudagrass, quackgrass, johnsongrass, nutsedge, poison ivy, Canada thistle, or others as specified. Topsoil shall not be used for planting operations while in a frozen or muddy condition. All topsoil sources shall be tested by a recognized laboratory at the expense of the Contractor for pH, soil texture and soluble salts. Test results must be presented to the Landscape Architect prior to placement of topsoil on site.
- C. Acceptable soil test results:

pH range:		5.8-7.0
Organic Matter	10%	
Magnesium (Mg)		100+ units
Phosphorus (P205)		150+ units
Potassium (K20)		120+ units
Soluble Salts/Conductivity		not to exceed 450ppm in soil
Boron		not to exceed 3 lbs./acre
Manganese		not to exceed 50 lbs./acre

PART 3 – EXECUTION

3.1 GENERAL

A. Familiarization and General Information:

1. Prior to beginning work, become thoroughly familiar with site, site conditions and portions of work specified in this section.
2. The contractor shall conduct all operations and execute all work in such fashion as not to preclude or obstruct the required on-going operations of the Owner and site occupant. The contractor shall immediately repair any and all damages to buildings, streets, site improvements and utilities at no expense to the Owner.
3. Data on indicated subsurface conditions as specified in the geotechnical report, provided by the owner, are not intended as representations or warranties of accuracy or continuity between soil borings. It is expressly understood that the Owner will not be responsible for interpretations or conclusions drawn there from by the Contractor. Data are made available for convenience of the Contractor. Additional test borings and other exploratory operations may be made by the Contractor at no cost to Owner.
4. Should uncharted, or incorrectly charted, piping or other utilities be encountered during excavation, consult utility owner immediately for directions. Cooperate with Owner and utility companies in keeping respective services and facilities in operation. Repair damaged utilities to satisfaction of utility owner.

B. Blasting: Will not be permitted.

C. Backfilling prior to approvals:

1. Do not allow or cause any of the work performed or installed to be covered up or enclosed by work of this section prior to required inspections, tests, and approvals. The contractor is solely responsible for arranging for and securing all required inspections, tests and approvals.
2. Should work be enclosed or covered up before it has been approved, the contractor shall uncover such work at no additional cost to Owner.
3. After work has been completely inspected, tested, and approved, make repairs and replacements necessary to restore work to conditions in which it was found at the time of uncovering, at no additional cost to Owner.

3.2 CLEARING

- #### A.
- Before start of construction, all topsoil, organic soils, soils mixed with excessive amounts of roots or other organic materials, and all soft, loose, excessively wet or frozen soils shall be removed from building and pavement areas and including at least 5-ft. offsets outside building and pavement lines. Stockpile suitable materials, topsoil etc. on-site for reuse.

3.3 PROOFROLLING

- #### A.
- After site clearing and cutting of excavation areas, the cleared and cut subgrades shall be proofrolled with a fully loaded 10-ton dump- truck in the presence of the contractor's testing

agency and the Owner's Representative. Make two complete coverage's of building and pavement areas. Soft, loose, or unsuitable areas shall be removed and replaced with suitable compacted material.

3.4 EXCAVATING

A. Excavation Classifications:

1. All excavation is unclassified. Remove any and all substrate materials required to achieve proper subbase, including, but not limited to: soils, organics, abandoned structures, rock, etc.

B. General:

1. Excavate to lines, elevations, and limits indicated on the plans and in these specifications plus sufficient distance and space to permit erection of forms, shoring and inspections. Placing of concrete footings or foundations on existing fill is not permitted. Remove all existing fill below foundations. Fill any excess cuts under footings and foundation with structural fill. Excavate as required, regardless of the type, condition, or moisture content of the material encountered. If suitable bearings for foundations are not encountered at the depths indicated, immediately notify the Architect, protect excavation, and do not proceed further until instructions are given. Exposure of footing subgrade shall be kept to a minimum. Footing concrete shall be placed on same day of excavation. If excavation must remain open overnight or if rainfall or other precipitation is eminent, protect subgrade with a 2- to 4-inch-thick mud mat and other protection devices to ensure that excavation remains dry.
 - a. Remove all existing man-placed fill in areas of the addition and replace with satisfactory/suitable compacted fill.
 - b. Remove all existing foundations and structures in areas of excavation and replace with satisfactory/suitable compacted fill.
 - c. The contractor's testing agency shall evaluate the suitability of all subgrades including those for building and wall footings, building slabs, below-grade structures and pavement areas and certify as to their suitability prior to further construction.

C. Excavation for Footings, Foundations, Slabs and Pavements:

1. Grade site so as to prevent water from entering footing excavations and/or ponding on floor subgrades. Protect all excavations from exposure to direct rainfall.
2. The contractor shall undercut, repair and restore all damaged subgrades at no additional cost to the Owner.
3. Extend all subgrade undercuts at least five (5') feet outside building foundation, footing, slab and pavement lines.

D. Excavation for Trenches:

1. Dig trenches to the uniform width required for particular item to be installed, sufficiently wide to provide ample working room. Provide 6" to 9" clearance on both sides of pipe or conduit.

2. Excavate trenches to depth indicated or required. Carry depth of trenches for piping to establish indicated flow lines and invert elevations. Beyond building perimeter, keep bottoms of trenches sufficiently below finish grade to avoid freeze-ups.
 3. Where rock is encountered, carry excavation 6" below required elevation and backfill with a 6" layer of crushed stone or gravel prior to installation of pipe.
 4. Grade bottoms of trenches as indicated, notching under pipe bells to provide solid bearing for entire body of pipe.
- E. Backfill of Trenches
1. Provide suitable compacted material, backfill and/or approved on-site soil material backfill in accordance with detail(s) shown on drawings.
 2. Backfill trenches with concrete where trench excavations pass within 18" of column or wall footings and which are carried below bottom of such footings, or which pass under wall footings. Place concrete to level of bottom of adjacent footing.
 3. Do not backfill trenches until tests and inspections have been made and backfilling authorized by Architect/Engineer. Use care in backfilling to avoid damage or displacement of pipe systems.
- F. Stability of Excavations:
1. Slope sides of excavations to comply with local codes and ordinances having jurisdiction. Shore and brace where sloping is not possible because of space restrictions or stability of material excavated.
- G. Shoring and Bracing:
1. If applicable, per approved excavation support system, shore and brace excavations for footings, sumps, areaways, pits, and tanks with members of suitable size and arrangement where necessary to prevent injury to persons, caving, or erosion. Remove shoring and bracing as excavations are backfilled.

3.5 EXCESS WATER CONTROL

- A. Unfavorable Weather:
1. Do not place, spread, or roll fill material during unfavorable weather conditions.
 2. Do not resume operations until moisture content and fill density are acceptable to the Contractor's testing agency.
 3. Protect all open excavations as well as slab on grade, subgrade from damage due to rain or runoff.
- B. Flooding:
1. Provide berms or channels to prevent flooding of subgrade. Promptly remove water collecting in depressions.

C. Softened Subgrade:

1. Where soil has been softened or eroded by flooding or placement during unfavorable weather, remove damaged areas and recompact or replace with suitable material as required to ensure properly stabilized subgrade. Replaced or recompact subgrades shall be certified as being satisfactory by the Contractors Testing agency.

D. Dewatering:

1. Provide and maintain at all times during construction, ample means and devices with which to promptly remove and dispose of water from every source entering the excavations or other parts of the work. See Section 02240.

3.6 FILL AND COMPACTION

A. Fill and Excavation Requirements:

1. Fill or excavate as required under items of constructions in accordance with this Specification Section 02300 and as follows:
 - a. In planting areas, subgrade shall be 12" below finish grades with 12" of topsoil applied over subgrade. In lawn areas, subgrade shall be 4" below finish grades with 4" of topsoil applied over subgrade.
 - b. Under concrete sidewalks, subgrade shall be to bottom of granular fills under sidewalks.
 - c. Under floor slabs on grade, subgrade shall be at the underside of the stone or washed gravel moisture barrier below bottom of slab.
 - d. Under building foundations, subgrade shall be the bottom of footing. Place compacted structural fill to bottom of footing where required, due to undercutting.
 - e. Under pavement sections, subgrade shall be the bottom of base course or graded aggregate base.
 - f. In areas with existing fill materials, subgrade shall be the bottom of the fill. Compacted structural fills shall be used to bring such areas back to required elevations.
2. Construct fills at the location and to the lines and grades required. Use sheepsfoot rollers, rubber-tired rollers, or other equipment capable of obtaining required density in placing fills. Use power tampers or hand tampers to compact material in areas where rollers are impractical to use.

B. Backfilling and Compaction:

1. Fill placing operation shall be such that the materials when compacted will be blended sufficiently to meet the compaction requirements. Suitability of materials is subject to Architect's approval. Dump successive loads of materials, then spread and mix to give horizontal layer of eight to ten inches in loose thickness.
2. Do not roll or compact fill material until layer of material has uniform moisture content within two percentage points of the optimum moisture content and which will keep under action of rollers, and material in each layer of fill, while being compacted by rolling or tamping equipment, maintained as nearly as practical at that degree of

moisture content which is optimum for obtaining required compaction.

3. Dry material having moisture content too high for proper compaction, by aeration until moisture content is lowered to point where satisfactory compaction may be obtained. If the moisture of fill material is too low, add water to material and thoroughly mix by blading and disking to produce uniform and satisfactory moisture content. In applying water, do not use jets having sufficient force to wash out fine material.
4. Do not begin backfilling until construction below finish grade has been approved, forms removed, and excavations cleaned of trash and debris. Bring backfill to required grades. Do not place backfill in wet or frozen areas. Do not operate compaction equipment exceeding 3,000 pounds in dead weight for spreading and compacting closer to foundations, curbs, or walls than a distance equal to height of backfill above top of structural members or height of wall; compact area remaining by power-driven hand tampers suitable for material being compacted. Do not place backfills against walls prior to 7 days after completion of walls.
5. After material has been brought to uniform and satisfactory moisture content, compact fill material to maximum dry density requirements specified below.

Zone	Maximum Dry Density Required (%)	Specification
Fill areas within building, 10' from building perimeter, and paved areas	95	ASTM D 698
Other site grading	90	ASTM D 698

6. Special care should be taken in compacting the structural fill at the interface with natural soils to ensure uniformity of settlement at the transition between the fill and natural ground.

C. **Compaction Testing and Monitoring:**

1. The fill placed in all building, pavement, and utility excavations shall be tested in accordance with ASTM D 1556 (Sand Cone Method), or ASTM D 2922, or ASTM D 3017 (Nuclear Method) to verify the density and moisture content. A minimum of one test per 2,000 square feet of material placed in building areas should be performed on each lift. A minimum of one test per 5,000 square feet of material placed in parking areas should be performed on each lift. A minimum of one test per 100 linear feet of material placed in footings and utility trenches should be performed on each lift. However, no fewer than three tests per day should be performed on each lift.

3.7 **GRADING**

- A. Topsoil mixture shall not to be spread until underground pipework and fine subgrading is completed to the satisfaction of the Owner in accordance with the drawings.

- B. Uniformly grade all areas covered by project, including transition areas. Finished surface to be smooth, compacted and free from irregular surface changes. Ditches and swales to readily drain as shown on plans and to be free of humps or hollows.
- C. Rough Grade:
Building, paved and sidewalk areas..... Plus or minus 0.1 foot
Landscaped Areas.....Plus or minus 0.3 foot
- D. Finish Grade:
Building, paved and sidewalk areas.....Plus or minus 0.05 foot
Landscaped Areas.....Plus or minus 0.1 foot

3.8 TOPSOIL INSTALLATION

- A. Immediately prior to dumping and spreading topsoil mixture, subsurface shall be loosened by disking or by scarifying to depth of at least 5" to permit thorough bonding. Fine grade all areas to be topsoiled to new contour grades, less topsoil mixture depth.
- B. Add together a mixture of two-thirds sandy loam topsoil and one-third composted sewage sludge by volume to a depth of 4" and rototill into subsoil. During the spreading operation, this mixture shall be raked and all stones in excess of one inch in diameter and all rubbish shall be removed.
- C. The topsoil mixture shall have a minimum thickness of six inches after natural settlement and light rolling and shall conform to the grades and elevations as shown on the plans. Do not place the topsoil mixture when muddy or frozen conditions exist.
- D. The topsoil mixture shall be spread in any and all areas to be sodded or seeded.

3.9 PAVEMENTS

- A. Restore, without extra cost to Owner, paved areas that may be opened or damaged in performance of work. Pavement shall match existing and comply with requirements of governing authorities having jurisdiction.

3.10 PAVEMENT SUBBASE COURSE

- A. General: Subbase course consists of placing subbase materials, in layers of specified thickness, over subgrade surface to support a pavement base course.
 - 1. Refer to other Division 2 sections for paving specifications.
- B. Grade Control: During construction, maintain lines and grades including crown and cross-slope of subbase course.
- C. Placing: Place subbase course material on prepared subgrade in layers of uniform thickness, conforming to indicated cross-section and thickness. Maintain optimum moisture content for compacting subbase material during placement operations.
 - 1. When a compacted subbase course is indicated to be 6" thick or less, place material

in a single layer. When indicated to be more than 6" thick, place material in equal layers, except no single layer more than 6" or less than 3" in thickness when compacted.

3.11 MAINTENANCE, PROTECTION & REMEDIAL WORK

- A. Protection of Graded Areas: Protect newly graded areas from traffic and erosion. Keep free of trash and debris. Repair and re-establish grades in settled, eroded, and rutted areas to specified tolerances.
- B. Protection of Existing Conditions: Protect structures, utilities, sidewalks, pavements, and other facilities from damage caused by settlement, lateral movement, undermining, washout, and other hazards created by earthwork operation. Protect all trees shown or scheduled to remain. Comply with tree protection requirements specified in Section 02110 – SITE CLEARING.
- C. Reconditioning Compacted Areas: Where completed compacted areas are disturbed by subsequent construction operations or adverse weather, scarify surface, reshape, and compact to required density prior to further construction at no additional cost to the Owner.
- D. Settling: Where settling is measurable or observable at excavated areas during general project warranty period, remove surface (pavement, lawn, or other finish), add backfill material, compact, and replace surface treatment. Restore appearance, quality, and condition of surface or finish to match adjacent work, and eliminate of restoration to greatest extent possible.
- E. Clean-Up: Thoroughly clean entire Job Site of trash and other debris. Haul materials away and dispose of off-site in an approved manner in accordance with Division 1 Section Construction Waste Management.

END OF SECTION 02300

SECTION 084113 - ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

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. Exterior storefront framing.
 - 2. Exterior manual-swing entrance doors and door-frame units.

1.3 DEFINITIONS

- A. ADA/ABA Accessibility Guidelines: U.S. Architectural & Transportation Barriers Compliance Board's "Americans with Disability Act (ADA) and Architectural Barriers Act (ABA) Accessibility Guidelines for Buildings and Facilities."

1.4 PERFORMANCE REQUIREMENTS

- A. General Performance: Aluminum-framed systems shall withstand the effects of the following performance requirements without exceeding performance criteria or failure due to defective manufacture, fabrication, installation, or other defects in construction:
 - 1. Movements of supporting structure indicated on Drawings including, but not limited to, story drift and deflection from uniformly distributed and concentrated live loads.
 - 2. Dimensional tolerances of building frame and other adjacent construction.
 - 3. Failure includes the following:
 - a. Deflection exceeding specified limits.
 - b. Framing members transferring stresses, including those caused by thermal and structural movements to glazing.
 - c. Noise or vibration created by wind and by thermal and structural movements.
 - d. Loosening or weakening of fasteners, attachments, and other components.
 - e. Sealant failure.
 - f. Failure of operating units.
- B. Delegated Design: Design aluminum-framed systems, including comprehensive engineering analysis by a qualified professional engineer, using performance requirements and design criteria indicated.
- C. Structural Loads:

1. Wind Loads: Provide storefront systems, including anchorage, capable of withstanding wind-load design pressures calculated according to requirements of authorities have jurisdiction or the American Society of Civil Engineers' ASCA 7, "Minimum Design Loads for Buildings and Other Structures," 6.4.2, "Analytical Procedure, "whichever are more stringent.
- D. Deflection of Framing Members:
1. Deflection Normal to Wall Plane: Limited to 1/175 of clear span for spans or 3/4 inch (19 mm), whichever is less.
 2. Deflection Parallel to Glazing Plane: Limited to 1/8 inch (3.2 mm), which reduces edge clearance between framing members and glazing or other fixed components directly below.
- E. Structural-Test Performance: Provide aluminum-framed systems tested according to ASTM E 330 as follows:
1. When tested at positive and negative wind-load design pressures, systems do not evidence deflection exceeding specified limits.
 2. Provide storefront systems that do not evidence material failures, structural distress, and failure of operating components to function normally or permanent deformation of main framing members exceeding 0.2 percent of span.
 3. Test Durations: As required by design wind velocity; fastest 1 mile of wind for relevant exposure category.
- F. Air Infiltration: Provide aluminum-framed systems with maximum air leakage through fixed glazing and framing areas of [**0.06 cfm/sq. ft. (0.03 L/s per sq. m)**] of fixed wall area when tested according to ASTM E 283 at a minimum static-air-pressure difference of [**1.57 lbf/sq. ft. (75 Pa)**].
- G. Water Penetration under Static Pressure: Provide aluminum-framed systems that do not evidence water penetration through fixed glazing and framing areas when tested according to ASTM E 331 at a minimum static-air-pressure difference of 20 percent of positive wind-load design pressure, but not less than [**6.24 lbf/sq. ft. (300 Pa)**].
1. Maximum Water Leakage: No uncontrolled water penetrating aluminum-framed systems or water appearing on systems' normally exposed interior surfaces from sources other than condensation. Water leakage does not include water controlled by flashing and gutters that is drained to exterior and water that cannot damage adjacent materials or finishes.
- H. Thermal Movements: Provide aluminum-framed systems that allow for thermal movements resulting from the following maximum change (range) in ambient and surface temperatures. Base engineering calculation on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.
1. Temperature Change (Range): **120 deg F (67 deg C)**, ambient; **180 deg F (100 deg C)**, material surfaces.

- I. Condensation Resistance: Provide aluminum-framed systems with fixed glazing and framing areas having condensation-resistance factor (CRF) of not less than 45 when tested according to AAMA 1503.
- J. Thermal Conductance: Provide aluminum-framed systems with fixed glazing and framing areas having an average U-factor of not more than **0.63 Btu/sq. ft. x h x deg F** when tested according to AAMA 1503.

1.5 SUBMITTALS

- A. Product Data: For each type of product indicated. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for aluminum-framed systems.
- B. Shop Drawings: For aluminum-framed systems. Include plans, elevations, sections, details, and attachments to other work.
 - 1. Include details of provisions for system expansion and contraction and for drainage of moisture in the system to the exterior.
 - 2. For entrance doors, include hardware schedule and indicate operating hardware types, functions, quantities, and locations.
- C. Samples for Verification: For each type of exposed finish required, in manufacturer's standard sizes. Where finishes involve normal color and texture variations, include Sample sets showing the full range of variations expected.
- D. Fabrication Sample: Of each vertical-to-horizontal intersection of aluminum-framed systems, made from **6-inch (150-mm)** lengths of full-size components and showing details of the following:
 - 1. Joinery.
 - 2. Anchorage.
 - 3. Expansion provisions.
 - 4. Glazing.
 - 5. Flashing and drainage.

1.6 QUALITY ASSURANCE

- A. Installer Qualifications: Manufacturer's authorized representative who is trained and approved for installation of units required for this Project.
- B. Accessible Entrances: Comply with applicable provisions in the U.S. Architectural & Transportation Barriers Compliance Board's ADA-ABA Accessibility Guidelines and ICC/ANSI A117.1.
- C. Source Limitations for Aluminum-Framed Systems: Obtain from single source from single manufacturer.

- D. Welding Qualifications: Qualify procedures and personnel according to AWS D1.2, "Structural Welding Code - Aluminum."
- E. Mockups: Build mockups to verify selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for fabrication and installation.
 - 1. Build mockup of typical wall area as shown on Drawings.
 - 2. Field testing shall be performed on mockups according to requirements in "Field Quality Control" Article.
 - 3. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.
 - 4. Approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.7 PROJECT CONDITIONS

- A. Field Measurements: Verify actual locations of structural supports for aluminum-framed systems by field measurements before fabrication and indicate measurements on Shop Drawings.

1.8 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of aluminum-framed systems that do not comply with requirements or that fail in materials or workmanship within specified warranty period.
 - 1. Failures include, but are not limited to, the following:
 - a. Structural failures including, but not limited to, excessive deflection.
 - b. Noise or vibration caused by thermal movements.
 - c. Deterioration of metals, metal finishes, and other materials beyond normal weathering.
 - d. Adhesive or cohesive sealant failures.
 - e. Water leakage through fixed glazing and framing areas.
 - f. Failure of operating components.
 - 2. Warranty Period: Two years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Manufacturers:
 - 1. Kawneer North America; an Alcoa company or equivalent.
- B. Product Information: Doors to match aesthetic and finish of existing University of the District of Columbia storefront doors.

2.2 MATERIALS

- A. Aluminum: Alloy and temper recommended by manufacturer for type of use and finish indicated.
 - 1. Sheet and Plate: **ASTM B 209**.
 - 2. Extruded Bars, Rods, Profiles, and Tubes: **ASTM B 221**.
 - 3. Extruded Structural Pipe and Tubes: ASTM B 429.
 - 4. Structural Profiles: ASTM B 308/B 308M.
 - 5. Welding Rods and Bare Electrodes: AWS A5.10/A5.10M.
- B. Steel Reinforcement: Comply with ASTM A36 for structural shapes, plates, and bars; ASTM A 611 for cold-rolled sheet and strip; or ASTM A 570 for hot-rolled sheet and strip.

2.3 FRAMING SYSTEMS

- A. Framing Members: Manufacturer's standard extruded-aluminum framing members of thickness required and reinforced as required to support imposed loads.
- B. Brackets and Reinforcements: Manufacturer's standard high-strength aluminum with nonstaining, nonferrous shims for aligning system components.
- C. Fasteners and Accessories: Manufacturer's standard corrosion-resistant, nonstaining, nonbleeding fasteners and accessories compatible with adjacent materials.
 - 1. Use self-locking devices where fasteners are subject to loosening or turning out from thermal and structural movements, wind loads, or vibration.
 - 2. Reinforce members as required to receive fastener threads.
 - 3. Do not use exposed fasteners, except for hardware application. For Hardware application, use countersunk Phillips flat-head screws, finished to match framing system.
- D. Concrete and Masonry Inserts: Hot-dip galvanized cast-iron, malleable-iron, or steel inserts, complying with ASTM A 123M or A 153M.
- E. Concealed Flashing: Manufacturer's standard corrosion-resistant, nonstaining, nonbleeding flashing compatible with adjacent materials.
- F. Framing System Gaskets and Sealants: Manufacturer's standard, recommended by manufacturer for joint type.

2.4 GLAZING SYSTEMS

- A. Glazing: As specified in Division 08 Section "Glazing."
- B. Glazing Gaskets: Manufacturer's standard compression types; replaceable, molded or extruded, of profile and hardness required to maintain watertight seal.

- C. Spacers and Setting Blocks: Manufacturer's standard elastomeric type.
- D. Glazing Sealants: For structural-sealant-glazed systems, as recommended by manufacturer for joint type, and as follows:
 - 1. Structural Sealant: ASTM C 1184, single-component neutral-curing silicone formulation that is compatible with system components with which it comes in contact, specifically formulated and tested for use as structural sealant and approved by a structural-sealant manufacturer for use in aluminum-framed systems indicated.
 - a. Provide sealants for use inside of the weatherproofing system that have a VOC content of [100] <Insert limit> g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).
 - b. Color: [Black] [As selected by Architect from manufacturer's full range of colors].
 - 2. Weatherseal Sealant: ASTM C 920 for Type S, Grade NS, Class 25, Uses NT, G, A, and O; single-component neutral-curing formulation that is compatible with structural sealant and other system components with which it comes in contact; recommended by structural-sealant, weatherseal-sealant, and aluminum-framed-system manufacturers for this use.
 - a. Provide sealants for use inside of the weatherproofing system that have a VOC content of [250] <Insert limit> g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).
 - b. Color: Matching structural sealant.

2.5 ENTRANCE DOOR SYSTEMS

- A. Entrance Doors: Manufacturer's standard glazed entrance doors for manual-swing operation.
 - 1. Door Construction: **1-3/4-inch (44.5-mm)** overall thickness, with minimum **0.125-inch (3.2-mm)** thick, extruded-aluminum tubular rail and stile members. Mechanically fasten corners with reinforcing brackets that are deeply penetrated and fillet welded or that incorporate concealed tie rods.
 - a. Thermal Construction: High-performance plastic connectors separate aluminum members exposed to the exterior from members exposed to the interior.
 - 2. Door Design: Wide stile; **5-inch (127-mm)** nominal width .
 - a. Accessible Doors: Smooth surfaced for width of door in area within **10 inches (255 mm)** above floor or ground plane.
 - 3. Glazing Stops and Gaskets: Beveled, snap-on, extruded-aluminum stops and preformed gaskets.
 - a. Provide nonremovable glazing stops on outside of door.
- B. Entrance Door Hardware: As specified in Division 08 Section "Door Hardware."

2.6 ENTRANCE DOOR HARDWARE

- A. General: Provide entrance door hardware for each entrance door to comply with requirements in this Section 8711 DOOR HARDWARE..
1. Entrance Door Hardware Sets: Provide quantity, item, size, finish or color indicated, and **[named manufacturers' products] [products equivalent in function and comparable in quality to named products] [products complying with BHMA standard referenced]**.
 2. Sequence of Operation: Provide electrified door hardware function, sequence of operation, and interface with other building control systems indicated.
 3. Opening-Force Requirements:
 - a. Egress Doors: Not more than **15 lbf (67 N)** to release the latch and not more than **30 lbf ((133 N))** to set the door in motion and not more than **15 lbf (67 N)** to open the door to its minimum required width.
- B. Designations: Requirements for design, grade, function, finish, size, and other distinctive qualities of each type of entrance door hardware are indicated in "Entrance Door Hardware Sets" Article. Products are identified by using entrance door hardware designations as follows:
1. Named Manufacturers' Products: Manufacturer and product designation are listed for each door hardware type required for the purpose of establishing minimum requirements. Manufacturers' names are abbreviated in "Entrance Door Hardware Sets" Article.
 2. References to BHMA Standards: Provide products complying with these standards and requirements for description, quality, and function.
- C. Opening-Force Requirements:
1. Latches and Exit Devices: Not more than **15 lbf (67 N)** required to release latch.
- D. Butt Hinges: BHMA A156.1, Grade 1, radius corner.
1. Nonremovable Pins: Provide set screw in hinge barrel that, when tightened into a groove in hinge pin, prevents removal of pin while entrance door is closed.
 2. Exterior Hinges: **[Stainless steel, with stainless-steel pin] [Nonferrous] <Insert material>**.
 3. Quantities:
 - a. For doors up to **87 inches (2210 mm)** high, provide 3 hinges per leaf.
- E. Mortise Auxiliary Locks: BHMA A156.5, Grade 1.
- F. Manual Flush Bolts: BHMA A156.16, Grade 1.
- G. Automatic and Self-Latching Flush Bolts: BHMA A156.3, Grade 1.
- H. Panic Exit Devices: BHMA A156.3, Grade 1, listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for panic protection, based on testing according to UL 305.

- I. Cylinders: **As specified in Division 08 Section "Door Hardware."**
- J. Strikes: Provide strike with black-plastic dust box for each latch or lock bolt; fabricated for aluminum framing.
- K. Operating Trim: BHMA A156.6.
- L. Removable Mullions: BHMA A156.3, extruded aluminum.
 - 1. When used with panic exit devices, provide removable mullions listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for panic protection, based on testing according to UL 305. Use only mullions that have been tested with exit devices to be used.
- M. Closers: BHMA A156.4, Grade 1, with accessories required for a complete installation, sized as required by door size, exposure to weather, and anticipated frequency of use; adjustable to meet field conditions and requirements for opening force.
- N. Concealed Overhead Holders: BHMA A156.8, Grade 1.
- O. Surface-Mounted Holders: BHMA A156.16, Grade 1.
- P. Door Stops: BHMA A156.16, Grade 1, floor or wall mounted, as appropriate for door location indicated, with integral rubber bumper.
- Q. Weather Stripping: Manufacturer's standard replaceable components.
 - 1. Compression Type: Made of ASTM D 2000, molded neoprene, or ASTM D 2287, molded PVC.
- R. Weather Sweeps: Manufacturer's standard exterior-door bottom sweep with concealed fasteners on mounting strip.
- S. Silencers: BHMA A156.16, Grade 1.
- T. Thresholds: BHMA A156.21, raised thresholds beveled with a slope of not more than 1:2, with maximum height of **1/2 inch (13 mm)**.
- U. Finger Guards: Manufacturer's standard collapsible neoprene or PVC gasket anchored to frame hinge-jamb at center-pivoted doors.

2.7 ACCESSORY MATERIALS

- A. Joint Sealants: For installation at perimeter of aluminum-framed systems, as specified in Division 07 Section "Joint Sealants."
 - 1. Provide sealants for use inside of the weatherproofing system that have a VOC content of **[250]** **<Insert limit>** g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).

- B. Bituminous Paint: Cold-applied, asphalt-mastic paint complying with SSPC-Paint 12 requirements except containing no asbestos; formulated for 30-mil (0.762-mm) thickness per coat.

2.8 FABRICATION

- A. Form or extrude aluminum shapes before finishing.
- B. Weld in concealed locations to greatest extent possible to minimize distortion or discoloration of finish. Remove weld spatter and welding oxides from exposed surfaces by descaling or grinding.
- C. Framing Members, General: Fabricate components that, when assembled, have the following characteristics:
 - 1. Profiles that are sharp, straight, and free of defects or deformations.
 - 2. Accurately fitted joints with ends coped or mitered.
 - 3. Means to drain water passing joints, condensation within framing members, and moisture migrating within the system to exterior.
 - 4. Physical and thermal isolation of glazing from framing members.
 - 5. Accommodations for thermal and mechanical movements of glazing and framing to maintain required glazing edge clearances.
 - 6. Provisions for field replacement of glazing from exterior.
 - 7. Fasteners, anchors, and connection devices that are concealed from view to greatest extent possible.
- D. Mechanically Glazed Framing Members: Fabricate for flush glazing without projecting stops.
- E. Structural-Sealant-Glazed Framing Members: Include accommodations for using temporary support device to retain glazing in place while structural sealant cures.
- F. Storefront Framing: Fabricate components for assembly using [**shear-block system**] [**screw-spline system**] [**head-and-sill-receptor system with shear blocks at intermediate horizontal members**] <Insert system>.
- G. Entrance Door Frames: Reinforce as required to support loads imposed by door operation and for installing entrance door hardware.
 - 1. At exterior doors, provide compression weather stripping at fixed stops.
 - 2. At interior doors, provide silencers at stops to prevent metal-to-metal contact. Install three silencers on strike jamb of single-door frames and two silencers on head of frames for pairs of doors.
- H. Entrance Doors: Reinforce doors as required for installing entrance door hardware.
 - 1. At pairs of exterior doors, provide sliding-type weather stripping retained in adjustable strip and mortised into door edge.
 - 2. At exterior doors, provide weather sweeps applied to door bottoms.

- I. Entrance Door Hardware Installation: Factory install entrance door hardware to the greatest extent possible. Cut, drill, and tap for factory-installed entrance door hardware before applying finishes.
- J. After fabrication, clearly mark components to identify their locations in Project according to Shop Drawings.

2.9 ALUMINUM FINISHES

- A. High-Performance Organic Finish: [3] -coat fluoropolymer finish complying with AAMA 2605 and containing not less than 70 percent PVDF resin by weight in both color coat and clear topcoat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.
 1. Color and Gloss: Match existing storefront assembly system throughout campus.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.

3.2 INSTALLATION

- A. General:
 1. Comply with manufacturer's written instructions.
 2. Do not install damaged components.
 3. Fit joints to produce hairline joints free of burrs and distortion.
 4. Rigidly secure nonmovement joints.
 5. Seal joints watertight unless otherwise indicated.
- B. Metal Protection:
 1. Where aluminum will contact dissimilar metals, protect against galvanic action by painting contact surfaces with primer or applying sealant or tape, or by installing nonconductive spacers as recommended by manufacturer for this purpose.
 2. Where aluminum will contact concrete or masonry, protect against corrosion by painting contact surfaces with bituminous paint.
- C. Install components to drain water passing joints, condensation occurring within framing members, and moisture migrating within the system to exterior.
- D. Set continuous sill members and flashing in full sealant bed as specified in Division 07 Section "Joint Sealants" to produce weather tight installation.

- E. Install components plumb and true in alignment with established lines and grades, and without warp or rack.
- F. Install glazing as specified in Division 08 Section "Glazing."
 - 1. Structural-Sealant Glazing:
 - a. Prepare surfaces that will contact structural sealant according to sealant manufacturer's written instructions to ensure compatibility and adhesion. Preparation includes, but is not limited to, cleaning and priming surfaces.
 - b. Install weather seal sealant according to Division 07 Section "Joint Sealants" and according to sealant manufacturer's written instructions to produce weatherproof joints. Install joint filler behind sealant as recommended by sealant manufacturer.
- G. Entrance Doors: Install doors to produce smooth operation and tight fit at contact points.
 - 1. Exterior Doors: Install to produce weather tight enclosure and tight fit at weather stripping.
 - 2. Field-Installed Entrance Door Hardware: Install surface-mounted entrance door hardware according to entrance door hardware manufacturers' written instructions using concealed fasteners to greatest extent possible.
- H. Install perimeter joint sealants as specified in Division 07 Section "Joint Sealants" to produce weather tight installation.

3.3 ERECTION TOLERANCES

- A. Install aluminum-framed systems to comply with the following maximum erection tolerances:
 - 1. Location and Plane: Limit variation from true location and plane to **1/8 inch in 12 feet (3 mm in 3.7 m); 1/4 inch (6 mm)** over total length.
 - 2. Alignment:
 - a. Where surfaces abut in line, limit offset from true alignment to **1/16 inch (1.5 mm)**.
 - b. Where surfaces meet at corners, limit offset from true alignment to **1/32 inch (0.8 mm)**.
- B. Diagonal Measurements: Limit difference between diagonal measurements to **1/8 inch (3 mm)**.

3.4 ADJUSTING

- A. Adjust operating entrance door hardware to function smoothly as recommended by manufacturer.
 - 1. For entrance doors accessible to people with disabilities, adjust closers to provide a 3-second closer sweep period for doors to move from a 70-degree open position to **3 inches (75 mm)** from the latch, measured to the leading door edge.

END OF SECTION 084113

SECTION 08711 - 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 the following:
 - 1. Commercial door hardware for the following:
 - a. Swinging doors.
- C. Products furnished, but not installed, under this Section include the following. Coordinating, purchasing, delivering, and scheduling remain requirements of this Section.
 - 1. Cylinders for locks on aluminum and glass entrance doors.
 - 2. Final replacement cores and keys to be installed by Owner.

1.4 SUBMITTALS

- A. Product Data: Include installation details, material descriptions, dimensions of individual components and profiles, and finishes.
- B. Samples: For exposed door hardware of each type indicated below, in specified finish, full size. Tag with full description for coordination with the Door Hardware Schedule. Submit samples before, or concurrent with, submission of the final Door Hardware Schedule.
 - 1. Door Hardware: As follows:
 - a. Hinges.
 - b. Locks and latches.
 - c. Operating trim.
 - d. Stops and holders.
 - 2. Samples will be returned to Contractor. Units that are acceptable and remain undamaged through submittal, review, and field comparison process may, after final check of operation, be incorporated into the Work, within limitations of keying requirements.
- C. 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.
 - a. Organize door hardware sets in same order as in the Door Hardware Schedule at the end of Part 3.

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 each door hardware set, cross-referenced to Drawings, both on floor plans and in door and frame schedule.
 - e. Explanation of abbreviations, symbols, and codes contained in schedule.
 - f. Mounting locations for door hardware.
 - g. Door and frame sizes and materials.
 4. Submittal Sequence: Submit initial draft of final schedule along with essential Product Data to facilitate the fabrication of other work that is critical in the Project construction schedule. Submit the final Door Hardware Schedule after Samples, Product Data, coordination with Shop Drawings of other work, delivery schedules, and similar information has been completed and accepted.
- D. Keying Schedule: Prepared by or under the supervision of supplier, detailing Owner's final keying instructions for locks. Include schematic keying diagram and index each key set to unique door designations.
- E. Maintenance Data: For each type of door hardware to include in maintenance manuals specified in Division 1.
- F. Warranties: Special warranties specified in this Section.

1.5 QUALITY ASSURANCE

- A. Installer Qualifications: An experienced installer who has completed 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.
- B. Supplier Qualifications: Door hardware supplier with warehousing facilities in Project's vicinity and who is or employs a qualified Architectural Hardware Consultant, available during the course of the Work to consult with Contractor, Architect, and Owner about door hardware and keying.
 1. Scheduling Responsibility: Preparation of door hardware and keying schedules.
- C. Regulatory Requirements: Comply with provisions of the following:
 1. Where indicated to comply with accessibility requirements, comply with [Americans with Disabilities Act (ADA), "Accessibility Guidelines for Buildings and Facilities (ADAAG),"] [ANSI A117.1,] [FED-STD-795, "Uniform Federal Accessibility Standards,"] as follows:
 - a. Handles, Pulls, Latches, Locks, and other Operating Devices: Shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist.
 - b. Door Closers: Comply with the following maximum opening-force requirements indicated:
 - 1) Interior Hinged Doors: 5 lbf (22.2 N) applied perpendicular to door.
 - 2) Fire Doors: Minimum opening force allowable by authorities having jurisdiction.

- c. Thresholds: Not more than 1/2 inch (13 mm) high Bevel raised thresholds with a slope of not more than 1:2.
 - D. Fire-Rated Door Assemblies: Provide door hardware for assemblies complying with NFPA 80 that are listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for fire ratings indicated, based on testing according to NFPA 252.
 - 1. Test Pressure: Test at atmospheric pressure.
- 1.6 DELIVERY, STORAGE, AND HANDLING
 - A. Inventory door hardware on receipt and provide secure lock-up 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. Deliver keys to manufacturer of key control system.
 - D. Deliver keys to Owner by registered mail or overnight package service.
- 1.7 COORDINATION
 - A. Templates: Obtain and distribute to the parties involved templates for doors, frames, and other work specified to be factory prepared for installing door hardware. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing door hardware to comply with indicated requirements.
- 1.8 WARRANTY
 - A. General Warranty: 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. Special Warranty: Written warranty, executed by manufacturer agreeing to repair or replace components of door hardware that fail in materials or workmanship within specified warranty period. Failures include, but are not limited to, the following:
 - 1. Structural failures including excessive deflection, cracking, or breakage.
 - 2. Faulty operation of operators and door hardware.
 - 3. Deterioration of metals, metal finishes, and other materials beyond normal weathering.
 - C. Warranty Period: Three years from date of Substantial Completion, unless otherwise indicated.
 - D. Warranty Period for Manual Closers: ten (10) years from date of Substantial Completion.
- 1.9 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.
 - B. Maintenance Service: Beginning at Substantial Completion, provide six months' full maintenance

by skilled employees of door hardware Installer. Include quarterly preventive maintenance, repair or replacement of worn or defective components, lubrication, cleaning, and adjusting as required for proper door hardware operation. Provide parts and supplies as used in the manufacture and installation of original products.

PART 2 - PRODUCTS

2.1 SCHEDULED DOOR HARDWARE

- A. General: Provide door hardware for each door to comply with requirements in this Section, and the Door Hardware Schedule at the end of Part 3.
 - 1. Door Hardware Sets: Provide quantity, item, size, finish or color indicated, and named manufacturer's products.
- B. Designations: Requirements for design, grade, function, finish, size, and other distinctive qualities of each type of door hardware are indicated in the Door Hardware Schedule 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 minimum requirements. Manufacturers' names are abbreviated in the Door Hardware Schedule.
 - 2. References to BHMA Standards: Provide products complying with these standards and requirements for description, quality, and function.

2.2 HINGES AND PIVOTS

- A. Manufacturers: Subject to compliance with requirements, provide products by (one of the following):
 - 1. Hinges:
 - a. Bommer Industries, Inc. (BI).
 - b. Hager Companies (HAG).
 - c. McKinney Products Company; Div. of ESSEX Industries, Inc. (MCK).
 - d. Stanley Commercial Hardware; Div. of The Stanley Works (SCH).
- B. Standards: Comply with the following:
 - 1. Butts and Hinges: BHMA A156.1.
 - 2. Template Hinge Dimensions: BHMA A156.7.
 - 3. Pivots: BHMA A156.4.
- C. Quantity: Provide the following, unless otherwise indicated:
 - 1. Two Hinges: For doors with heights up to 60 inches (1524 mm).
 - 2. Three Hinges: For doors with heights 61 to 90 inches (1549 to 2286 mm).
 - 3. Four Hinges: For doors with heights 91 to 120 inches (2311 to 3048 mm).
 - 4. For doors with heights more than 120 inches (3048 mm), provide 4 hinges, plus 1 hinge for every 30 inches (750 mm) of door height greater than 120 inches (3048 mm).
- D. Size: Provide the following, unless otherwise indicated, with hinge widths sized for door thickness and clearances required:



Maximum Door Size (inches)	Hinge Height (inches)	Metal Thickness (inches) Standard Weight	Heavy Weight
32 by 84 by 1-3/8	3-1/2	0.123	
36 by 84 by 1-3/8	4	0.130	
36 by 84 by 1-3/4	4-1/2	0.134	
42 by 90 by 1-3/4	4-1/2	0.134	
48 by 120 by 1-3/4	5	0.146	

- E. Template Requirements: Except for hinges and pivots to be installed entirely (both leaves) into wood doors and frames, provide only template-produced units.
- F. Hinge Weight: Unless otherwise indicated, provide the following:
 - 1. Entrance Doors: Heavy-weight hinges.
 - 2. Doors with Closers: Antifriction-bearing hinges.
 - 3. Interior Doors: Standard-weight hinges.
- G. Hinge Base Metal: Unless otherwise indicated, provide the following:
 - 1. Interior Hinges: Stainless steel, with stainless-steel pin.
 - 2. Hinges for Fire-Rated Assemblies: Stainless steel, with stainless-steel pin.
- H. Hinge Options: Comply with the following where indicated in the Door Hardware Schedule or on Drawings:
 - 1. Nonremovable 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 following applications:
 - a. Outswinging corridor doors with locks.
 - 2. Corners: Square 1/4-inch (6-mm) radius.
- I. Fasteners: Comply with the following:
 - 1. Machine Screws: For metal doors and frames. Install into drilled and tapped holes.
 - 2. Wood Screws: For wood doors and frames.
 - 3. Threaded-to-the-Head Wood Screws: For fire-rated wood doors.
 - 4. Screws: Phillips flat-head screws; machine screws (drilled and tapped holes) for metal doors wood screws for wood doors and frames. Finish screw heads to match surface of hinges.
- M. Finish: Match existing to remain.

2.3 LOCKS AND LATCHES

- A. Manufacturers: Provide products by:
 - 1. Mechanical Locks and Latches:

- a. Sargent Manufacturing Company; Div. of ESSEX Industries, Inc. (SGT).
- B. Certified Products: Provide door hardware listed in the following BHMA directories:
 1. Mechanical Locks and Latches: BHMA's "Directory of Certified Locks & Latches."
- C. Lock Trim: Comply with the following:
 1. Lever: Cast.
 2. Escutcheon (Rose): Wrought.
 4. Dummy Trim: Match lever lock trim and escutcheons.
 5. Lockset Designs: Provide the lockset design designated below.
- D. Lock Functions: Function numbers and descriptions indicated in the Door Hardware Schedule comply with the following:
 1. Bored Locks: BHMA A156.2.
 2. Mortise Locks: BHMA A156.13.
- E. Lock Throw: Comply with testing requirements for length of bolts to comply with labeled fire door requirements, and as follows:
 1. Bored Locks: Minimum 1/2-inch (12.7-mm) latchbolt throw.
 2. Mortise Locks: Minimum 3/4-inch (19-mm) latchbolt throw.
- F. Rabbeted Doors: Provide special rabbeted front and strike on locksets for rabbeted meeting stiles.
- G. Backset: 2-3/4 inches (70 mm), unless otherwise indicated.
- H. Strikes: Manufacturer's standard strike with strike box for each latchbolt or lock bolt, with curved lip extended to protect frame, finished to match door hardware set, and as follows:
 1. Strikes for Bored Locks and Latches: BHMA A156.2.
 2. Strikes for Mortise Locks and Latches: BHMA A156.13
- I. Finish: Match existing campus standard.
- J. Lever style: Match existing campus standard.

2.4 DOOR BOLTS

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 1. Surface Bolts:
 - a. Glynn-Johnson; an Ingersoll-Rand Company (GJ).
 - b. Ives: H. B. Ives (IVS).
 2. Flush Bolts:
 - a. Adams Rite Manufacturing Co. (ARM).

- b. Glynn-Johnson; an Ingersoll-Rand Company (GJ).
 - c. Sargent Manufacturing Company; Div. of ESSEX Industries, Inc. (SGT).
- B. Standards: Comply with the following:
- 1. Surface Bolts: BHMA A156.16.
 - 2. Manual Flush Bolts: BHMA A156.16.
- C. Surface Bolts: BHMA Grade 1, unless Grade 2 is indicated.
- 1. Flush Bolt Heads: Minimum of 1/2-inch- (12.7-mm-) diameter rods of brass, bronze, or stainless steel with minimum 12-inch- (305-mm-) long rod for doors up to 84 inches (2134 mm) in height. Provide longer rods as necessary for doors exceeding 84 inches (2134 mm).
- D. Flush Bolts: BHMA Grade 1, unless Grade 2 is indicated, designed for mortising into door edge.
- E. Bolt Throw: Comply with testing requirements for length of bolts to comply with labeled fire door requirements, and as follows:
- 1. Fire-Rated Surface Bolts: Minimum 1-inch (25-mm) throw; listed and labeled for fire-rated doors.
 - 2. Mortise Flush Bolts: Minimum 3/4-inch (19-mm) throw.

2.5 EXIT DEVICES

- A. Manufacturers: Subject to compliance with requirements, provide products by (one of the following):
- 1. Adams Rite Manufacturing Co. (ARM).
 - 2. Corbin Russwin Architectural Hardware; Div. of Yale Security Inc. (CR).
 - 3. Sargent Manufacturing Company; Div. of ESSEX Industries, Inc. (SGT).
 - 4. Von Duprin; an Ingersoll-Rand Company (VD).
- B. Standard: BHMA A156.3.
- 1. BHMA Grade: Grade 1, unless Grade 2 is indicated.
- C. Certified Products: Provide exit devices listed in BHMA's "Directory of Certified Exit Devices."
- D. Panic Exit Devices: Listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for panic protection, based on testing according to UL 305.
- E. Fire Exit Devices: Complying with NFPA 80 that are listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for fire and panic protection, based on testing according to UL 305 and NFPA 252.
- F. Outside Trim: Pull with cylinder; material and finish to match locksets, unless otherwise indicated.
- 1. Match design for locksets and latchsets, unless otherwise indicated.
- G. Through Bolts: For exit devices and trim on metal doors.

2.6 CYLINDERS AND KEYING

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - 1. Cylinders: Same manufacturer as for locks and latches.
 - 2. Key Control Systems:
 - a. Sargent Manufacturing Company; Div. of ESSEX Industries, Inc. (SGT).
- B. Standards: Comply with the following:
 - 1. Cylinders: BHMA A156.5.
 - 2. Key Control System: BHMA A156.5.
- C. Cylinder Grade: BHMA Grade 1, unless Grade 2 is indicated.
- D. Cylinders: Manufacturer's standard tumbler type, constructed from brass or bronze, stainless steel, or nickel silver, and complying with the following:
 - 1. Number of Pins: Six.
 - 2. Mortise Type: Threaded cylinders with rings and straight- or clover-type cam.
 - 3. Rim Type: Cylinders with back plate, flat-type vertical or horizontal tailpiece, and raised trim ring.
 - 4. Bored-Lock Type: Cylinders with tailpieces to suit locks.
- E. Permanent Cores: Manufacturer's standard; finish face to match lockset; complying with the following:
 - 1. Interchangeable Cores: Core insert, removable by use of a special key, and usable with other manufacturers' cylinders.
- F. Construction Keying: Comply with the following:
 - 1. Construction Master Keys: Provide cylinders with feature that permits voiding of construction keys without cylinder removal. Provide 10 construction master keys.
- G. Keying System: Unless otherwise indicated, provide a factory-registered keying system complying with the following requirements:
 - 1. Grand Master Key System: Cylinders are operated by a change key, a master key, and a grand master key.
 - 2. Existing System: Coordinate with Owner's existing master key system.
- H. Keys: Provide nickel-silver keys complying with the following:
 - 1. Stamping: Permanently inscribe each key with a visual key control number and include the following notation:
 - a. Notation: Information to be furnished by Owner.
 - 2. Quantity: In addition to one extra blank key for each lock, provide the following:
 - a. Cylinder Change Keys: Three.
 - b. Master Keys: Five.
 - c. Grand Master Keys: Five.

- I. Key Control System: Coordinate with Owner's existing system.

2.7 OPERATING TRIM

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 1. Baldwin Hardware Corporation (BH).
 2. Hager Companies (HAG).
 3. Ives: H. B. Ives (IVS).
 4. Stanley Commercial Hardware; Div. of The Stanley Works (SCH).
- B. Standard: Comply with BHMA A156.6.
- C. Materials: Fabricate from stainless steel, unless otherwise indicated.
- D. Push-Pull Design: As scheduled or shown on drawings, finish to match locksets.

2.8 CLOSERS

- A. Manufacturers: Subject to compliance with requirements, provide products by (one of the following):
 1. Surface-Mounted Closers:
 - a. LCN Closers; an Ingersoll-Rand Company (LCN).
 - b. Norton Door Controls; Div. of Yale Security Inc. (NDC).
 - c. Rixson-Firemark, Inc.; Div. of Yale Security Inc. (RIX).
 - d. Sargent Manufacturing Company; Div. of ESSEX Industries, Inc. (SGT).
- B. Standards: Comply with the following:
 1. Closers: BHMA A156.4.
- C. Surface Closers: BHMA Grade 1.
- D. Finish: Factory Painted, silver

2.9 PROTECTIVE TRIM UNITS

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 1. Metal Protective Trim Units:
 - a. Baldwin Hardware Corporation (BH).
 - b. Burns Manufacturing Incorporated (BM).
 - c. IPC Door and Wall Protection Systems, Inc. (IPC).
 - d. Ives: H. B. Ives (IVS).
 - e. Rockwood Manufacturing Company (RM).
- B. Standard: Comply with BHMA A156.6.
- C. Materials: Fabricate protection plates from the following:

1. Stainless Steel: 0.050 inch (1.3 mm) thick; beveled top and 2 sides.
- D. Fasteners: Provide manufacturer's standard exposed fasteners for door trim units consisting of either machine or self-tapping screws.
- E. Furnish protection plates sized 1-1/2 inches (38 mm) less than door width on push side and 1/2 inch (13 mm) less than door width on pull side, by height specified in Door Hardware Schedule.

2.10 STOPS AND HOLDERS

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 1. Baldwin Hardware Corporation (BH).
 2. Glynn-Johnson; an Ingersoll-Rand Company (GJ).
 3. Ives: H. B. Ives (IVS).
 4. Sargent Manufacturing Company; Div. of ESSEX Industries, Inc. (SGT).
- B. Standards: Comply with the following:
 1. Stops and Bumpers: BHMA A156.16.
 2. Door Silencers: BHMA A156.16.
- C. Stops and Bumpers: BHMA Grade 1.
- D. Silencers for Metal Door Frames: BHMA Grade 1; neoprene or rubber, minimum diameter 1/2 inch (13 mm); fabricated for drilled-in application to frame.
- E. Finish to match door hardware.

2.11 DOOR GASKETING

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 1. Door Gasketing:
 - a. Pemko Manufacturing Co., Inc. (PEM).
 - b. Zero International, Inc. (ZRO).
 2. Door Bottoms:
 - a. Pemko Manufacturing Co., Inc. (PEM).
 - b. Zero International, Inc. (ZRO).
- B. Standard: Comply with BHMA A156.22.
- C. General: Provide continuous weather-strip gasketing on exterior doors and provide smoke, light, or sound gasketing on interior doors where indicated or scheduled. Provide noncorrosive fasteners for exterior applications and elsewhere as indicated.
 1. Perimeter Gasketing: Apply to head and jamb, forming seal between door and frame.
 2. Meeting Stile Gasketing: Fasten to meeting stiles, forming seal when doors are closed.
 3. Door Bottoms: Apply to bottom of door, forming seal with threshold when door is closed.
- D. Smoke-Labeled Gasketing: Assemblies complying with NFPA 105 that are listed and labeled by a

testing and inspecting agency acceptable to authorities having jurisdiction, for smoke-control ratings indicated, based on testing according to UL 1784.

1. Provide smoke-labeled gasketing on 20-minute-rated doors and on smoke-labeled doors.
- E. Fire-Labeled Gasketing: Assemblies complying with NFPA 80 that are listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for fire ratings indicated, based on testing according to UL 10B or NFPA 252.
- F. Sound-Rated Gasketing: Assemblies that are listed and labeled by a testing and inspecting agency, for sound ratings indicated, based on testing according to ASTM E 1408.
- G. Gasketing Materials: Comply with ASTM D 2000 and AAMA 701/702.

2.12 THRESHOLDS

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 1. Pemko Manufacturing Co., Inc. (PEM).
 2. Zero International, Inc. (ZRO).
 3. National Guard Products, Inc.
- B. Standard: Comply with BHMA A156.21.
- C. Thresholds for means of egress doors: Comply with NFPA 101. Maximum 1/2 inch (13 mm) high with beveled edges.
- D. Accessibility Requirements: Where thresholds are indicated to comply with accessibility requirements, comply with the U.S. Architectural & Transportation Barriers Compliance Board's "Americans with Disabilities Act (ADA), Accessibility Guidelines for Buildings and Facilities (ADAAG)." and ANSI A117.1.
- E. Finish: Aluminum Mill finish

2.13 LEVER CONVERSION KIT

- A. Where existing doors are indicated on the Drawings to remain, locksets shall be modified to comply with ADA Accessibility Guidelines. Conversion device shall be a compatible Lever Conversion Kit with the following features:
 1. Device shall be complete with lever, rose scalp, cassette assembly, mounting plates, nuts and screws.
 - a. Levers, rose and rose liner: die cast zinc.
 - b. Rose scalp: brass.
 - c. Rose spring: steel.
 2. Device shall bear classified marking of Underwriters Laboratories, Inc. when used in labeled fire door assembly.
 3. Internal positive stop shall protect lock from damage.
 4. Device shall be reversible, non-handed.
 5. Lever shall be supported by springs concealed in cassettes and through bolted.
 6. Device shall allow re-use of existing latch/cylinder and lock chassis.
 7. Device shall be compatible with existing locksets and latchsets.
 8. Finish: US26D.

2.14 FABRICATION

- A. Manufacturer's Nameplate: Do not provide manufacturers' products that have manufacturer's name or trade name displayed in a visible location (omit removable nameplates) except in conjunction with required fire-rated labels and as otherwise approved by Architect.
 - 1. Manufacturer's identification will be permitted on rim of lock cylinders only.
- B. Base Metals: Produce door hardware units of base metal, fabricated by forming method indicated, using manufacturer's standard metal alloy, composition, temper, and hardness. Furnish metals of a quality equal to or greater than that of specified door hardware units and BHMA A156.18 for finishes. Do not furnish manufacturer's standard materials or forming methods if different from specified standard.
- C. Fasteners: Provide door hardware manufactured to comply with published templates generally prepared for machine, wood, and sheet metal screws. Provide screws according to commercially recognized industry standards for application intended. Provide Phillips flat-head screws with finished heads to match surface of door hardware, unless otherwise indicated.
 - 1. Concealed Fasteners: For door hardware units that are exposed when door is closed, except for units already specified with concealed fasteners. Do not use through bolts for installation where bolt head or nut on opposite face is exposed unless it is the only means of securely attaching the door hardware. Where through bolts are used on hollow door and frame construction, provide sleeves for each through bolt.
 - 2. Steel Machine or Wood Screws: For the following fire-rated applications:
 - a. Mortise hinges to doors.
 - b. Strike plates to frames.
 - c. Closers to doors and frames.
 - 3. Steel Through Bolts: For the following fire-rated applications, unless door blocking is provided:
 - a. Closers to doors and frames.
 - b. Surface-mounted exit devices.
 - 4. Spacers or Hex Bolts: For through bolting of hollow metal doors.
 - 5. Fasteners for Wood Doors: Comply with requirements of DHI WDHS.2, "Recommended Fasteners for Wood Doors."

2.15 FINISHES

- A. Standard: Comply with BHMA A156.18 as indicated in door hardware sets.
- B. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.
- C. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if they are within one-half of the range of approved Samples. Noticeable variations in the same piece are not acceptable. Variations in appearance of other components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine doors and frames, 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. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Steel Doors and Frames: Comply with DHI A115 series.
 - 1. Surface-Applied Door Hardware: Drill and tap doors and frames according to SDI 107.
- B. Wood Doors: Comply with DHI A115-W series.

3.3 INSTALLATION

- A. Mounting Heights: Mount door hardware units at heights indicated in following applicable publications, unless specifically indicated or required to comply with governing regulations:
 - 1. Standard Steel Doors and Frames: DHI's "Recommended Locations for Architectural Hardware for Standard Steel Doors and Frames."
 - 2. Custom Steel Doors and Frames: DHI's "Recommended Locations for Builders' Hardware for Custom Steel Doors and Frames."
 - 3. Wood Doors: DHI WDHS.3, "Recommended Locations for Architectural Hardware for Wood Flush Doors."
- B. Install each door hardware item to comply with manufacturer's written instructions. Where cutting and fitting are required to install door hardware onto or into surfaces that are later to be painted or finished in another way, coordinate removal, storage, and reinstallation of surface protective trim units with finishing work specified in Division 9 Sections. Do not install surface-mounted items until finishes have been completed on substrates involved.
 - 1. Set units level, plumb, and true to line and location. Adjust and reinforce attachment substrates as necessary for proper installation and operation.
 - 2. Drill and countersink units that are not factory prepared for anchorage fasteners. Space fasteners and anchors according to industry standards.
- C. Key Control System: Place keys on markers and hooks in existing key control system cabinet, as determined by final keying schedule.
- D. Thresholds: Set thresholds for exterior and acoustical doors in full bed of sealant complying with requirements specified in Division 7 Section "Joint Sealants."

3.4 ADJUSTING

- A. Initial Adjustment: Adjust and check each operating item of door hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to operate as intended. Adjust door control devices to compensate for final operation of heating and ventilating equipment and to comply with referenced accessibility requirements.
 - 1. Door Closers: Adjust sweep period so that, from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches (75 mm) from the latch, measured to the leading edge of the door.

- B. Six-Month Adjustment: Approximately six months after date of Substantial Completion, Installer shall perform the following:
 - 1. Examine and readjust each item of door hardware as necessary to ensure function of doors, door hardware, and electrified door hardware.
 - 2. Consult with and instruct Owner's personnel on recommended maintenance procedures.
 - 3. Replace door hardware items that have deteriorated or failed due to faulty design, materials, or installation of door hardware units.

3.6 CLEANING AND PROTECTION

- A. Clean adjacent surfaces soiled by door hardware installation.
- B. Clean operating items as necessary to restore proper function and finish.
- C. Provide final protection and maintain conditions that ensure door hardware is without damage or deterioration at time of Substantial Completion.

3.7 DEMONSTRATION

- A. Engage a factory-authorized service representative to train Owner's maintenance personnel to adjust, operate, and maintain door hardware and door hardware finishes.

3.8 HARDWARE SETS (EXTERIOR DOORS)

HW-10

Hinges – (mfr) McKinley; (model) T4A-T4B3386; (finish) "Stainless Steel"
Lockset - (mfr) Schlage; (model) D73PD; (finish) "Sparta 626"
Silencers - (mfr) Ives; (model) 20
Floor Stop - (mfr) Ives; (model) FS436; (finish) "Chromium"
Threshold - (mfr) Reese; (model) S406A; (finish) "Aluminum Mill"

3.9 HARDWARE SETS (INTERIOR DOORS)

HW-101 (Hall, Lounge)

1-1/2 pr Hinges
1 Push / pull
1 Stop
1 Closer

HW-102 (Offices)

1-1/2 pr Hinges
1 Lock set
1 Stop

HW-103 (Adult Toilets, Observation room)

1-1/2 pr Hinges
1 Privacy lockset
1 set Kickplates
1 Stop

HW-104

1 Lever conversion kit

HW-105 NOT USED

HW-106 (Mechanical/Electrical Rooms, Storage)

1-1/2 pr	Hinges
1	Lock set
1	Stop

HW-107 (Child Toilet)

1 1/2 pr	Spring Hinges
1	latchset
1 set	Kick plates
1	Stop

END OF SECTION 08711