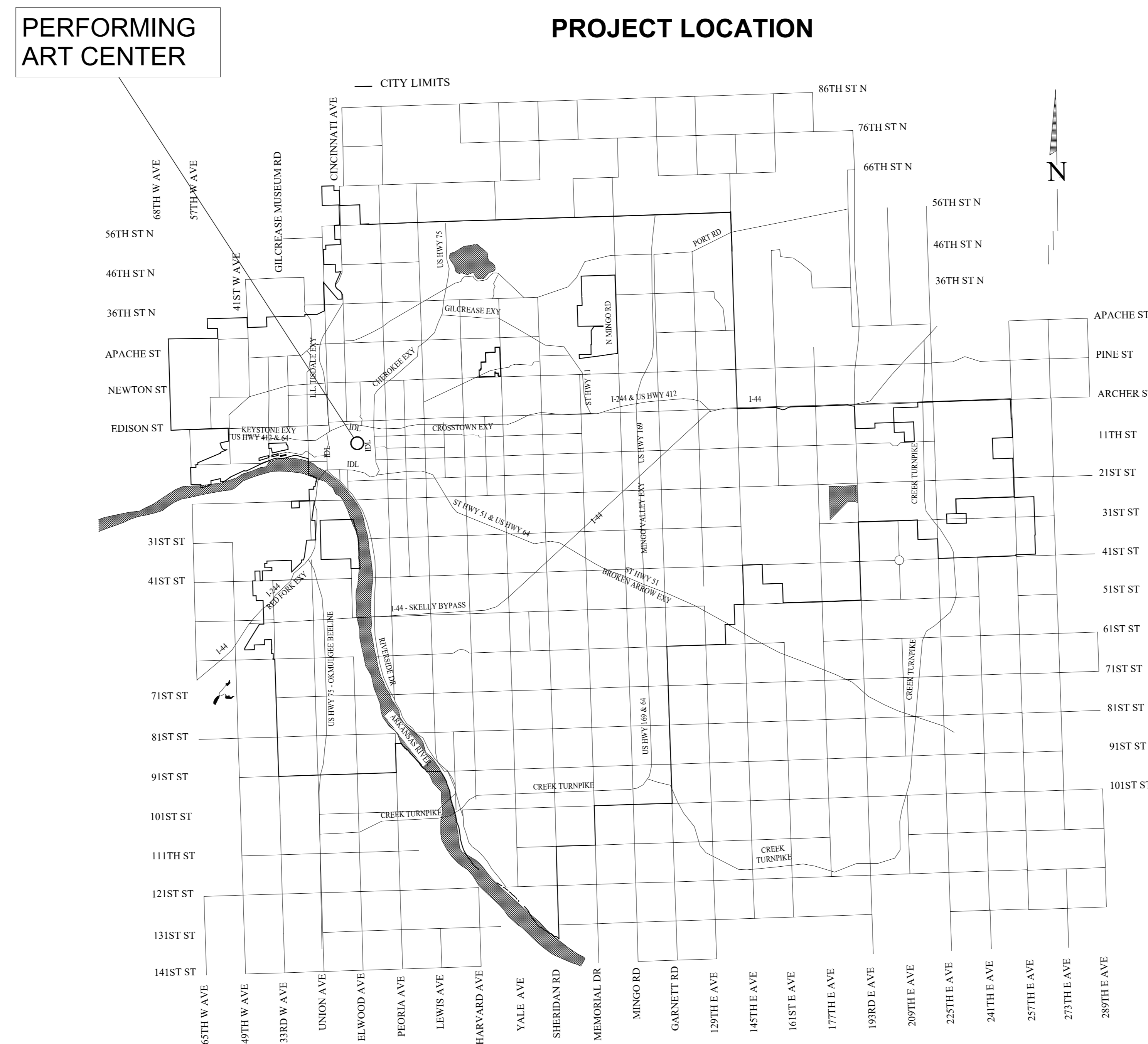


CONSTRUCTION DOCUMENTS

03.09.2026

Project No: PR 25-14 TPAC (TULSA PERFORMING ARTS CENTER) ADA IMPROVEMENTS

110 E. 2nd STREET
TULSA, OKLAHOMA, 74103



City Engineer

Date

Director of Parks, Culture, and Recreation

Date



TULSA
110 WEST SEVENTH, SUITE 710
TULSA, OK 74119
T: 918.583.5300
F: 918.585.1967

OKLAHOMA CITY
204 N. ROBINSON AVE, SUITE 2000
OKC, OK 73102
T: 405.252.7007

NEW YORK CITY
237 PARK AVENUE SOUTH
NEW YORK, NY 10010
T: 917.522.1703

PROJECT NO:
PR 25-14
BECK NO:
202513.1

03.09.2026
CONSTRUCTION DOCUMENTS
TPAC ADA IMPROVEMENTS

DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS
SECTION 01 00 00
14 TPAC IMPROVEMENTS IOT1

(DRAWING SHEET SPECIFICATIONS)

PROCUREMENT AND CONTRACTING REQUIREMENTS

DIVISION 00 --PROCUREMENT AND CONTRACTING REQUIREMENTS

CITY OF TULSA DOCUMENTS

Division 00 Documents issued separately by the City of Tulsa

DIVISION 01 - GENERAL REQUIREMENTS

CITY OF TULSA DOCUMENTS

All other Division 01 Documents not included in this Drawing Sheet Specification are issued separately by the City of Tulsa

END OF SECTION

DIVISION 01 - GENERAL REQUIREMENTS

SECTION 01 10 00

SUMMARY

PART 1 GENERAL

1.01 CONTRACT DESCRIPTION - PROJECT DELIVERY METHOD

- A. Method Type: Construction Management.
- B. Bid/Work Packages: Construction Manager divides the Work into Bid/Work Packages on separate Bid/Work Packages bid documents.
- C. Contract Modification Procedures and Payment Requirements: Procedures and requirements shall be as directed by Owner and in accordance with Agreement with Owner and Construction Manager/Constructor.
- D. Execution of Work: Contractor shall fully execute Work indicated in Contract Documents.
- E. Materials, Equipment and Systems: Contractor shall provide all materials, equipment, systems and labor required to fully complete the Work indicated in the Contract Documents without exception.

1.02 REQUESTS FOR INTERPRETATION (RFI)

- A. Requests for Interpretation (RFI), is a formal process used during construction to facilitate communication between Contractor and Architect with regard to requests for interpretation and clarification of the intent of Contract Documents as specified in Section 01 26 13 - Requests for Interpretation (RFI).

1.03 CONTRACTOR QUALITY CONTROL (CQC)

- A. Contractor Quality Control (CQC) for this Project specified in Sections 01 31 00 - Project Management and Coordination and in Section 01 40 00 - Quality Requirements.

1.04 PRE-INSTALLATION MEETINGS

- A. General Contractor Project Field Superintendent and CQC shall schedule and conduct Pre-Installation Meetings at the Project Site with all Sub-Contractors and Installers involved with material or product installation when specified a Specification Section. See Section 01 31 10.33 - Pre-Installation Meetings for additional information.

1.05 DESCRIPTION OF ALTERATIONS WORK

- A. Scope of demolition and removal work is indicated on drawings and specified in Section 02 41 00.
- B. Scope of alterations work is indicated on drawings. Contractor shall construct project in phases as indicated on drawings keeping facility in operation for the duration of the Contract.
- C. Upon receipt of Notice to Proceed, Contractor shall meet and discuss the project phases and how Contractor will schedule and conduct the Work for each phase while keeping the existing facility in operation.
- D. The Work contemplated includes the furnishing of all the necessary labor, tools, equipment, materials, supplies, and miscellaneous items required for the project in accordance with the Contract, Drawings, and Specifications, prepared by the Architect.
- E. The Contractor shall be responsible for the correct setting out of the Work in accordance with the Contract Documents. If there is any discrepancy between actual site conditions and the Contract Documents, the Contractor shall notify the Architect in writing and shall not proceed with any Work affected by such discrepancy until they have received instruction from the Architect.

1.06 OWNER OCCUPANCY

- A. Owner intends to continue to occupy adjacent portions of the existing building during the entire construction period.
- B. Owner intends to occupy the Project upon Substantial Completion.
- C. Contractor shall continually meet, coordinate and cooperate with Owner to minimize conflict and to facilitate Owner's operations.
- D. Schedule the Work to accommodate Owner occupancy.

1.07 CONTRACTOR USE OF SITE AND PREMISES - SEE SECTION 01 14 20

1.08 INTENT OF CONTRACT DOCUMENTS

- A. Intent of Contract Documents is to include all items necessary for the proper execution and completion of the Work by Contractor without exception. "All items" include all necessary accessories, appurtenances, fasteners, parts and pieces that may or may not be indicated in the Contract Documents but are necessary for the complete construction of the entire project.
 - 1. Include as a part of the Work, all miscellaneous devices, accessories and other, and similar items incidental to or required for a complete installation whether or not mentioned in Contract Documents.
 - 2. Any item, accessory, appurtenance, fastener, blocking, part or piece necessary for the proper execution and complete construction for any item, assembly or system shall be provided as a part of the Work.
 - 3. Contractor requests for additional supplies or time not permitted for any and all items necessary for the proper execution and completion of the Work by Contractor whether or not mentioned in Contract Documents.
- B. Contract Documents are complementary and do not have a system of precedence. In the event of conflicts or discrepancies among the separate parts of the Contract Documents, or within any one part of the Contract Documents, the Architect shall interpret the conflict or discrepancy based upon the Contract Documents as a whole. Should such a conflict or discrepancy occur, it is the specific intent of the Contract Documents to require the better quality or greater quantity of Work be performed and the Architect's interpretation shall be consistent with this intent.

1.09 WORK COVERED BY CONTRACT DOCUMENTS

- A. Contract Documents are directed to Contractor. Contractor shall fully execute the Work described in Contract Documents, except to extent specifically indicated in Contract Documents to be the responsibility of others.
- B. Provide and pay for all materials, labor, services, equipment, licenses, permits and other items necessary for the execution, installation and completion of work indicated in Contract Documents.

1.10 REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS BY CONTRACTOR

- A. Contractor shall thoroughly and completely field investigate, measure, and verify all existing site conditions, including underground utilities, and compare with Contract Documents.
- B. All existing conditions and measurements relating to submittals requiring Shop Drawings shall be indicated on Contractor's Shop Drawings and Submittals to Architect for review.
- C. Execution of Contract by Contractor is a representation that Contractor has visited site, become generally familiar with local conditions under which the Work is to be performed and correlated personal observations with requirements of the Contract Documents.
 - 1. Prior to submission of Contractor bid, Contractor has a duty, obligation and responsibility to seek clarification of open, obvious or patent error or ambiguity in the proposed Contract Documents.
 - 2. Contractor has a duty, responsibility and obligation to fully disclose relevant requirements contained in the Contract Documents to any entity from which bids or prices are solicited for any portion of the Work, both before and after Bid Date. Requirement shall not be waived for unsolicited bids or prices.
 - 3. During Contractor's careful study and review of Contract Documents and field conditions, Contractor shall note all typographical and spelling errors in the Contract Documents. Any such errors which produce a phrase or sentence in compliance with both well-known technical and trade meanings and common English language usage shall not be deemed a typographical or spelling error. All other such typographical or spelling errors will produce phrases or sentences which are inconsistent with well-known technical and trade meanings or common English usage. Contractor shall report all such errors to architect.
 - 4. Field measurements shall include, but shall not be limited to, grades, lines, levels and dimensions. Should Contractor fail to notify Architect of any discovered error, inconsistency or omission, the Contractor's liability shall be as described herein.
- D. Because Contract Documents are complementary, Contractor shall, before starting each portion of the Work, carefully study and compare the various Contract Documents relative to that portion of the Work, as well as information furnished by the Owner, shall take field measurements of any existing conditions related to that portion of the Work, and shall observe any conditions at site affecting it. Contractor shall promptly report to Architect any errors, inconsistencies or omissions discovered by or made known to Contractor as a Request for Interpretation.
 - 1. Owner shall be entitled to deduct from the Contract Sum, or Guaranteed Maximum Price, amounts paid to Architect for Architect to evaluate and respond to Contractor's Requests for Interpretation, where such information was available to Contractor from a careful study and comparison to Contract Documents, field conditions, other owner-provided information, Contractor-prepared coordination drawings, or prior Project correspondence or documentation.
- E. If Contractor fails to review Contract Documents and field conditions, Contractor shall pay such costs and damages to Owner as would have been avoided if Contractor had performed review of Contract Documents and field conditions.

1.11 CONTRACTOR DOCUMENTATION OF EXISTING CONDITIONS BEFORE START OF CONSTRUCTION

- A. See Section 01 30 00 - Administrative Requirements, for construction photograph general requirements.
- B. Owner, Architect and Contractor shall meet and tour project site to inspect existing conditions of the project site, building and Contractor storage, staging and parking areas before start of construction.
- C. Refer to drawings for existing floor surface survey to determine out-of-level conditions requirements.
- D. Contractor shall perform a full photo and video documentation of existing conditions during the project site tour and meeting with Owner and Architect.
- E. Contractor documentation shall consist of a written report, digital photographs and video recording. Photographs and video recordings shall be noted and referenced from a site plan and building plan drawing.
- F. Contractor shall submit existing conditions inspection report including photographs and video recordings to Architect and Owner on a USB digital electronic storage device.
- G. Documentation will be used at the end of construction to determine extent of damage to existing conditions and what work is required for Contractor to return all existing facilities to same or better condition than it originally existed before start of construction.
- H. Meeting Minutes and Documentation Report: Contractor or contractor designee shall record minutes and documentation report. Contractor shall electronically transmit PDF copies to participants within 2 days after meeting. Meeting minutes and documentation report shall be computer word processed.
- I. Hand written minutes and report not permitted.

1.12 DAMAGE DURING CONSTRUCTION

- A. Any damage caused to existing facilities shall be reported to Architect by Owner and/or Contractor immediately upon occurrence or when first observed. Architect will discuss extent of damage with Owner and Contractor and may make a field visit to inspect and document damage.
- B. Owner and Contractor shall make a written report of observed damage and submit to Architect. Owner's Insurance Provider may make an inspection and prepare a report of damage.
- C. Architect will determine extent of damage and advise Contractor of repairs to be made and date when repairs shall be complete. Decision of Architect is final.
- D. All damage to existing facilities on Project Site caused by Contractor shall be promptly repaired to Owner's satisfaction at Contractor's expense.
- E. At end of construction, return all existing facilities to same or better condition as originally found before Notice to Proceed was issued.

PART 2 PRODUCTS - NOT USED

END OF SECTION

SECTION 01 14 20

CONTRACTOR USE OF SITE AND PREMISES

PART 1 GENERAL

1.01 CONTRACTOR COORDINATION WITH OWNER

- A. Contractor shall meet with Owner and discuss the project phases for both the ADA TPAC Improvements and the Finish and Signage TPAC Improvements and how Contractor will schedule and conduct the work for each phase while keeping the existing facility in operation.

1.02 CONSTRUCTION SITE REQUIREMENTS

- A. Construction Operations: Limited to areas noted on Drawings.
- B. Arrange use of site and premises to allow:
 - 1. Owner continuous occupancy.
 - 2. Work by Others.
 - 3. Work by Owner Vendors.
- C. Provide access to and from site as required by law and by Owner.
 - 1. Emergency Building Exits During Construction: Keep all exits required by code open during construction period, provide temporary exit signs if exit routes are temporarily altered.
 - 2. Do not obstruct roadways, sidewalks, or other public ways without permit.
- D. Time Restrictions: Limit conduct of especially noisy exterior or interior work to the hours determined and directed by Owner.
- E. Coordinate use of site and premises with Owner. Provide temporary construction facilities, parking, barriers, fences, and enclosures as specified in Section 01 50 00 - Temporary Facilities and Controls.
- F. Limited construction vehicle access and construction parking during Owner's hours of operation as specified in Section 01 55 00 - Vehicular Access and Parking. Construction vehicle access and contractor parking will be as directed by Owner.
- G. Assume full responsibility for protection and safekeeping of Products under this Contract, stored on site.

- H. Keep Project Site free from accumulations of waste materials or rubbish. At periodic intervals determined by majority of work, remove waste and rubbish from Project Site. At completion of Project, remove all waste, rubbish, temporary facilities, project signs, tools, equipment, machinery, materials and all other Contractor items. Refer to Section 01 58 13 - Construction Waste Management and Disposal.

1.03 WORK SEQUENCE

- A. Construct Work continuously from Notice to Proceed until Substantial Completion.
- B. Construct Work and have Work Substantially Complete and ready for Substantial Completion Inspection on or before the Date of Substantial Completion established in the Notice to Proceed.
- C. Complete all Substantial Completion Inspection punch list items ready for Final Completion Inspection no later than 30 days after date of Substantial Completion Inspection.

PART 2 PRODUCTS

PART 3 EXECUTION

END OF SECTION

SECTION 01 25 00

SUBSTITUTION PROCEDURES

PART 1 GENERAL

1.01 DEFINITIONS

- A. Substitutions: Changes from Contract Documents requirements proposed by Contractor to materials, products, assemblies, and equipment.
 - 1. Substitutions for Cause: Proposed due to changed Project circumstances beyond Contractor's control.
 - a. Unavailability.
 - b. Regulatory changes.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 GENERAL REQUIREMENTS

- A. Substitution Request for products, assemblies, materials, and equipment constitutes a representation that the submitter:
 - 1. Has investigated proposed product and determined that it meets or exceeds the quality level of the specified product, equipment, assembly, or system.
 - 2. Agrees to provide the same warranty for the substitution as for the specified product.
 - 3. Agrees to provide same or equivalent maintenance service and source of replacement parts, as applicable.
 - 4. Agrees to coordinate installation and make changes to other work that may be required for the work to be complete, with no additional cost to Owner.
 - 5. Waives claims for additional costs or time extension that may subsequently become apparent.
 - 6. Refer to Section 00 43 25 - Substitution Request Form - During Bidding / Negotiating Phase for additional requirements.
- B. Where "State of Design" or named products are specified, alternate equivalent manufacturers and materials may be proposed provided they are of equal quality and appearance to that specified, in the opinion of the Architect. The Contractor shall provide an item-by-item and side-by-side comparison of proposed substitutions. Include all deviations and/or differences between the proposed and specified products. Include side-by-side images to indicate differences in appearance. Substitution forms without this information or incomplete proposals will be returned without review. The Contractor shall coordinate alternate substrate and backing requirements that may be required and compatibility with other adjacent materials and systems.
- C. Because a Substitution Request is during Procurement (Bidding / Negotiating Phase), a Substitution Request constitutes a request by the submitter for the Architect to make a determination about the equivalency of a manufacturer, product, assembly, material or equipment to that specified in the Bidding Documents and, upon acceptance of the substitution, to add the manufacturer, product, assembly, material or equipment to the Bidding Documents by Addendum.
 - 1. Substitution Time Restrictions:
 - a. Time for Substitution Submittal: The Owner / Architect will consider requests for substitutions only if submitted at least TEN (10) WORKING DAYS BEFORE BID DATE.
 - 1) If the substitution is not received during the specified time period, it will be returned without review.
 - 2) Working Day Definition for this Contract: Monday through Friday, excluding Saturday, Sunday, Good Friday, and the following Federal Holidays: New Year's Day, Birthday of Martin Luther King, Jr., Washington's Birthday, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans Day, Thanksgiving Day and Christmas Day.
 - 2. Substitution Request Form - During Bidding / Negotiating Phase:
 - a. Submit substitution requests by completing the form in Section 00 43 25. Refer to this for additional instructions. Use only this form. Other submissions are unacceptable.
 - 1) Forms that are not fully filled out or not signed will be returned without review.
 - 3. Agrees to reimburse Owner and Architect for review or redesign services associated with re-approval by authorities.
 - D. A Substitution Request for specified installer constitutes a representation that the submitter:
 - 1. Has acted in good faith to obtain services of specified installer, but was unable to come to commercial, or other terms.

3.02 ARCHITECT'S CONSIDERATION

- A. Architect will consider a request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action:
 - 1. Proposed substitution offers the Owner a substantial advantage or savings in cost, time, energy conservation, or other considerations.
 - 2. Specified Product becomes unavailable through no fault of the submitter.
 - a. Failure to order the specified product in time to meet the completion date is not a reason for substitution.
 - 3. Proposed substitution does not require extensive revisions to the Contract Documents.
 - 4. Proposed substitution is consistent with the Contract Documents and will produce indicated results.
 - 5. Proposed substitution is fully documented and properly submitted.
 - 6. Proposed substitution will not adversely affect construction schedule.
 - 7. Proposed substitution has received necessary approvals of authorities having jurisdiction.
 - 8. Proposed substitution is compatible with other portions of the Work.
 - 9. Proposed substitution has been coordinated with other portions of the Work.
 - 10. Proposed substitution provides the specified warranty.
- B. Architect will not consider a request for substitution if the following conditions occur, and Architect will return requests without action:
 - 1. Proposed substitution is not submitted in accordance with the requirements of this section.
 - 2. Acceptance of proposed substitution will require substantial revision of Contract Documents or building spaces.
 - 3. Proposed substitution does not indicate specific item request is for.
 - 4. Proposed substitution requires extensive revisions to the Contract Documents.
 - 5. Proposed substitution is not consistent with the Contract Documents and will not produce indicated results.
 - 6. Proposed substitution is not fully documented and properly submitted.
 - 7. Proposed substitution will adversely affect the construction schedule.
 - 8. Proposed substitution has not received required approvals of authorities having jurisdiction.
 - 9. Proposed substitution is not compatible with other portions of the Work.
 - 10. Proposed substitution has not been coordinated with other portions of the Work.
 - 11. Proposed substitution does not provide the specified warranty.
- C. Manufacturers, materials, products, and equipment described in the Contract Documents establish a standard of required function, dimension, appearance, and quality to be met by any product substitution.
- D. The architect's decision to accept or reject a proposed substitution is final.

3.03 SUBSTITUTION REQUEST PACKAGE

- A. Prepare a separate Substitution Request Package for each proposed substitution. Package shall be assembled and organized into an easily manageable format and accompanied by transmittal form on proposer's letterhead.
- B. Clearly and legibly identify and complete all items included on Section 00 42 35 - Substitution Request Form - During Bidding / Negotiating Phase.
- C. Document each request with complete data substantiating compliance of proposed substitution with Contract Documents. Burden of proof is on submitter.
 - 1. Note explicitly any non-compliant characteristics.
- D. Content: Include information necessary for tracking the status of each Substitution Request Package, and information necessary to provide an actionable response.
 - 1. Forms indicated and included in the Project Manual are adequate for this purpose, and must be used.
 - 2. Substitution Request Package documentation must include the following:
 - a. Project Information:
 - b. Official project name and number.
 - 1) Owner's, Architect's, and Contractor's names.
 - 2) Owner's, Architect's and Submitter's names.
 - 3. Additional information as required to facilitate review.
 - c. Substitution Request Information:
 - 1) Discrete and consecutive Substitution Request number, and descriptive subject title.
 - 2) Issue date.
 - 3) Reference to particular Contract Document(s) specification section number, title, and article/paragraph(s).
 - 4) Description of Substitution.
 - 5) Reason why the specified item cannot be provided.
 - 6) Differences between proposed substitution and specified item.
 - 7) Description of how proposed substitution affects other parts of work.
 - 8) Certification on the proposer's letterhead that the proposed substitution conforms to requirements of the Contract Documents in every respect and is appropriate for the applications indicated, including a waiver of the right to additional payment or time that may subsequently become required because of the failure of substitution to conform adequately.
 - d. Attached Comparative Data: Provide point-by-point, side-by-side comparison addressing essential attributes specified, as appropriate and relevant for the item:
 - 1) Physical characteristics.
 - 2) In-service performance.
 - 3) Expected durability.
 - 4) Visual effect.
 - 5) Sustainable design features.
 - 6) Warranties.
 - 7) Other salient features and requirements.
 - e. Impact of Substitution:
 - 1) Savings to Owner for accepting substitution.
 - 2) Change to Contract Time due to accepting substitution.
 - E. Limit each request to a single proposed substitution item.
 - 1. Submit an electronic document, combining the request form with supporting data into single document.
 - F. Substitution requests that do not follow all specified procedures or contain all specified requirements and information will be returned without review.
 - G. The architect must review all substitution requests.
 - H. Vendor correspondence or solicitation to engineers or architect's other consultants does not constitute a substitution request.

3.04 SUBSTITUTION PROCEDURES DURING PROCUREMENT (BIDDING / NEGOTIATING PHASE)

- A. Submit requests for substitution within the Time for Substitution Submittal as defined in this specification Section.
 - 1. Substitution Requests submitted after Time for Substitution Submittal will be returned to submitter marked "Substitution Arrived Too Late."
 - 2. Substitution Requests submitted after Time for Substitution Submittal will be returned to Construction Manager marked "Substitution Arrived Too Late."
- B. Submit request for substitution to Construction Manager for this project listed in Section 00 10 13 - Project Director to the attention of the Construction Management Company Project Manager. DO NOT submit directly to Beck Design.
 - 1. Any Request for Substitution submitted directly to Beck Design will be returned to submitter without review.
- C. Submittal Format:
 - 1. E-Mail Subject Line to Read as Follows: Project Number, Bidder Request for Substitution from [Insert Bidder Company] Regarding [Insert what Product Substitution Request is for].
 - 2. The body of E-Mail to include the Following: Project Name, Specification Section relating to Substitution Request, Drawing Number, or Drawing Detail Designation relating to Substitution Request.
 - 3. Submitter Information: Include the submitter name, submitter title and submitter company name, indicate whether submitter is a general contractor, sub-contractor or supplier, company address, telephone number and e-mail address.
 - 4. Attachments to E-Mail: Attach a PDF copy of Submitter Transmittal on Submitter Letterhead and a complete Substitution Request Package.
- D. Submittal Form - During Procurement (before award of contract):
 - 1. Submit substitution requests by completing the form in Section 00 43 25; see this Section for additional information and instructions. Use only this form; other forms of submission are unacceptable.
- E. Substitution Request Package: Submit substitution request package along with Section 00 43 25 - Substitution Request Form - During Bidding / Negotiating Phase.

3.05 SUBSTITUTION PROCEDURES DURING CONSTRUCTION

- A. Not Permitted, unless for cause, as defined in Paragraph B.3 below.
- B. It is the responsibility of the Contractor to obtain or purchase the specified products in a timely manner to avoid delays in the project. A Substitution Request will not be considered for failure to obtain the specified products due to the Contractor's delay in purchasing or failure to adhere to the project schedule.
 - 1. Submittal Form (after award of contract):
 - a. Submit substitution requests by completing the form in Section 00 43 25; see this section for additional information and instructions. Use only this form; other forms of submission are unacceptable.

- 2. Architect will consider requests for substitutions only within 30 days after date established in Notice to Proceed.
- 3. Submit request for Substitution for Cause immediately upon discovery of need for substitution, but not later than 15 days prior to time required for review by Architect, in order to lay on approved project schedule.
- 4. Substitutions not considered under one or more of the following circumstances:
 - a. When they are indicated or implied on shop drawing or product data submittals; without having received prior approval.
 - b. Without a separate written request.
 - c. When acceptance will require revisions to Contract Documents.

3.06 RESOLUTION

- A. Architect may request additional information and documentation prior to rendering a decision. Provide this data in an expeditious manner.
- B. Architect will notify Contractor in writing of decision to accept or reject request.
 - 1. Architect's decision following review of proposed substitution will be noted on the submitted form.

3.07 SUBSTITUTION ACCEPTANCE DURING BIDDING / NEGOTIATING PHASE

- A. Accepted substitutions change the work of the Project. They will be documented and incorporated into work of the project by Change Order, Construction Change Directive, Architectural Supplementary Instructions, or similar instruments provided for in the Conditions of the Contract.

END OF SECTION

SECTION 01 26 13

REQUESTS FOR INTERPRETATION (RFI)

PART 1 GENERAL

1.01 DEFINITIONS

- A. RFI: Requests for Interpretation (RFI), is a formal process used during construction to facilitate communication between Contractor and Architect with regard to requests for interpretation and clarification of the intent of Contract Documents.
 - 1. A request seeking one of the following:
 - a. An interpretation, amplification, or clarification of some requirement of Contract Documents arising from inability to determine from them the exact material, process, or system to be installed, or when the timing of construction are required to occupy the same space (interference); or when an item of work is described differently at more than one place in Contract Documents.
 - b. A resolution to an issue which has arisen due to field conditions and affects design intent.

1.02 WORK DESCRIBED IN CONTRACT DOCUMENTS

- A. SPECIAL NOTE ABOUT WORK THAT IS DESCRIBED DIFFERENTLY AT MORE THAN ONE PLACE IN THE CONTRACT DOCUMENTS.
 - 1. THE CONTRACT DOCUMENTS, DRAWINGS, AND SPECIFICATIONS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY THE OTHERS.
 - 2. IN THE EVENT OF APPARENT DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS OR WITHIN THE DRAWINGS AND SPECIFICATIONS THEMSELVES, THE BETTER QUALITY, MORE STRINGENT REQUIREMENT, OR GREATER QUANTITY OF WORK SHALL FORM THE BASIS OF THE BID IN ACCORDANCE WITH THE ARCHITECT'S INTERPRETATION.

1.03 ADMINISTRATIVE REQUIREMENTS

- A. Architect will review and respond to requests for interpretation about the Contract Documents. Architect's response to such requests will be made in writing within time limits agreed upon or otherwise with reasonable promptness. If appropriate, Architect will prepare and issue supplemental Drawings and Specifications in response to the requests for interpretation.
- B. Whenever possible, request clarifications at next appropriate project progress meeting, with response entered into meeting minutes, rendering unnecessary issuance of a formal Request for Interpretation (RFI).
- C. RFIs and their responses are an agenda item for Owner, Contractor, and Architect Progress Meetings.
- 1.04 RFI SUBMITTAL METHOD, RFI FORM AND RFI LOG
- A. Submittal Method: Submittal Requests for Interpretation (RFI) electronically thru the RFI function of the Electronic Document Submittal Service specified in Section 01 30 00 - Administrative Requirements.
- B. RFI Form: RFI form is a part of the RFI function of the Electronic Document Submittal Service.
 - 1. Prepare in a format and with content acceptable to Owner.
- C. RFI Log: RFI log is a part of the RFI function of the electronic document submittal service.
 - 1. Indicate current status of every RFI. Update log promptly and on a regular basis.
 - 2. Note dates of when each request is made, and when a response is received.
 - 3. Highlight items requiring priority or expedited response.
 - 4. Highlight items for which a timely response has not been received to date.
 - 5. Remove improper or frivolous RFIs.

1.05 RFI PREPARATION

- A. Prepare an RFI immediately upon discovery of a need for interpretation of the Contract Documents. Failure to submit a RFI in a timely manner is not a legitimate cause for claiming additional costs or delays in execution of the work.
 - 1. Prepare using software provided by the Electronic Document Submittal Service.
- B. Prepare a separate RFI for each specific item.
- C. R/Review, coordinate, and comment on requests originating with subcontractors and/or materials suppliers.
- D. Do not forward requests which solely require internal coordination between subcontractors.
- E. Combine RFI and its attachments into a single electronic file. PDF format is preferred.

1.06 REASON FOR RFI

- A. Prior to initiation of an RFI, carefully study all Contract Documents to confirm that information sufficient for their interpretation is definitely not included.
- B. Include in each request Contractor's signature attesting to good faith effort to determine from the Contract Documents information regarding interpretation.
- C. Unacceptable Uses for RFIs: Do not use RFIs to request the following:
 - 1. Approval of submittals (use procedures specified elsewhere in this section).
 - 2. Approval of substitutions (see Section - 01 00 00 - Product Requirements).
 - 3. Changes that entail change in Contract Time and Contract Sum (comply with provisions of the Conditions of the Contract).
 - 4. Different methods of performing work than those indicated in the Contract Drawings and Specifications (comply with provisions of the Conditions of the Contract).

1.07 IMPROPER RFIS

- A. Improper RFIs: Requests not prepared in conformance to requirements of this section, and/or missing key information required to render an actionable response. They will be returned without a response, with an explanatory notation.
- B. Frivolous RFIs: Requests regarding information that is clearly indicated on, or reasonably inferable from, the Contract Documents, with no additional input required to clarify the question. They will be returned without a response, with an explanatory notation.

1.08 RFI CONTENT

- A. Include identifiers necessary for tracking the status of each RFI, and information necessary to provide an actionable response.
- B. Official Project name and number, and any additional required identifiers established in the Contract Documents.
- C. Owner's, Architect's, and Contractor's names.
- D. Discrete and consecutive RFI number, and descriptive subject title.
- E. Issue date, and requested reply date.
- F. Reference to particular Contract Document(s) requiring additional information/interpretation. Identify pertinent drawing and detail number and/or specification section number, title, and paragraph(s).
- G. Annotations: Field dimensions and/or description of conditions which have engendered the request.
- H. Contractor's Suggested Resolution: A written and/or a graphic solution, to scale, is required in cases where clarification of coordination issues is involved, for example: routing, clearances, and/or specific locations of work shown diagrammatically in Contract Documents. If applicable, state the likely impact of the suggested resolution on Contract Time or the Contract Sum.
- I. Attachments: Include sketches, coordination drawings, descriptions, photos, submittals, and other information necessary to substantiate the reason for the request

- 2. Submission of executed bonds and insurance certificates.
 - 3. Distribution of Contract Documents.
 - 4. Submission of list of subcontractors, list of products, schedule of values, and progress schedule.
 - 5. Submission of initial Submittal schedule.
 - 6. Designation of personnel representing the parties to Contract and Architect.
 - 7. Procedures and processing of field decisions, submittals, substitutions, applications for payments, proposal request, Change Orders, and Contract closeout procedures.
 - 8. Scheduling.
- D. Record minutes and distribute copies within two days after meeting to participants, with electronic copies to Architect, Owner, participants, and those affected by decisions made.
- 3.02 PROGRESS MEETINGS**
- A. Schedule and administer meetings throughout progress of the work at maximum bi-monthly intervals, or as determined in the Preconstruction Meeting.
 - B. Make arrangements for meetings, prepare agenda with copies for participants, preside at meetings.
- C. Attendance Required:**
- 1. Contractor.
 - 2. Owner.
 - 3. Architect.
 - 4. Special consultants.
 - 5. Contractor's superintendent and CQC.
 - 6. Major subcontractors.
- D. Agenda:**
- 1. Review minutes of previous meetings.
 - 2. Review of work progress.
 - 3. Field observations, problems, and decisions.
 - 4. Identification of problems that impede, or will impede, planned progress.
 - 5. Review of submittals schedule and status of submittals.
 - 6. Review of RFIs log and status of responses.
 - 7. Maintenance of progress schedule.
 - 8. Corrective measures to regain projected schedules.
 - 9. Planned progress during succeeding work period.
 - 10. Coordination of project progress.
 - 11. Maintenance of quality and work standards.
 - 12. Effect of proposed changes on progress schedule and coordination.
 - 13. Other business relating to work.

E. Record minutes and distribute copies within two days after meeting to participants, with two copies to Architect, Owner, participants, and those affected by decisions made.

3.03 CONSTRUCTION PROGRESS SCHEDULE

3.04 PRE-INSTALLATION MEETINGS - SEE SECTION 01 70 00.

3.05 PROGRESS PHOTOGRAPHS

- A. Submit photographs with each application for payment, taken not more than 3 days prior to submission of application for payment.
- B. Photography Type: Digital; electronic files.
- C. Provide photographs of site and construction throughout progress of work by the Project Field Superintendent.
 - 1. High quality cell phone photographs acceptable.
- D. In addition to periodic, recurring views, take photographs of each of the following events:
 - 1. Completion of site clearing.
 - 2. Excavations in progress.
 - 3. Foundations in progress and upon completion.
 - 4. Structural framing in progress and upon completion.
 - 5. Enclosure of building, upon completion.
 - 6. Final completion, minimum of ten (10) photos.

- E. Take photographs as evidence of existing project conditions as follows:
 - 1. Interior views: As required to document existing conditions.
 - 2. Exterior views: As required to document existing conditions.

- F. Views:
 - 1. Provide aerial photographs from four cardinal views at each specified time, until structure is enclosed.
 - 2. Provide non-aerial photographs from four cardinal views at each specified time, until date of Substantial Completion.
 - 3. Consult with Architect for instructions on views required.
 - 4. Provide factual presentation.
 - 5. Provide correct exposure and focus, high resolution and sharpness, maximum depth of field, and minimum distortion.

- G. Digital Photographs: 24 bit color, minimum resolution of 1024 by 768, in JPG format; provide files unaltered by photo editing software.
 - 1. Delivery Medium: Via email.
 - 2. File Naming: Include project identification, date and time of view, and view identification.
 - 3. PDF File: Assemble all photos into printable pages in PDF format, with 2 to 3 photos per page, each photo labeled with file name; one PDF file per submittal.
 - 4. Hard Copy: Printed hardcopy (grayscale) of PDF file and point of view sketch.

3.06 PROJECT COORDINATION - SEE SECTION 01 31 00

END OF SECTION

SECTION 01 31 00

PROJECT MANAGEMENT AND COORDINATION

PART 1 GENERAL

1.01 CONTRACTOR PROJECT MANAGEMENT AND SUPERVISORY PERSONNEL

- A. Project Manager: Experienced in administration, supervision, and quality control of earthwork, grading, site work, site utilities, and new and/or alteration building construction, special acoustical construction similar to acoustical construction included in this Project, including mechanical and electrical work as required for this Project.
- B. Contractor Quality Control Representative: See Section 01 40 00 - Quality Requirements / Contractor Quality Control, for CQC Representative and CQC Program specific requirements.
- C. Project Field Superintendent:
 - 1. Contractor shall employ a competent Project Field Superintendent and necessary assistants who shall be in attendance at Project Site full time during performance of Work. Superintendent shall represent Contractor, and communications given the superintendent shall be as binding as if given to Contractor.
 - 2. Project Field Superintendent shall represent Contractor, and communications given to Project Field Superintendent shall be as binding as if given to Contractor.
 - a. Important communications shall be confirmed in writing.
 - b. Other communications shall be similarly confirmed on written request in each case.

1.02 CONTRACTOR SUPERVISION AND CONSTRUCTION PROCEDURES

- A. Contractor shall supervise and direct the Work, using Contractor's best skill and attention. Contractor shall be solely responsible for, and have control over, construction means, methods techniques, temporary facilities and safety and security precautions and programs sequences and procedures and for coordinating all portions of the Work under the Contract.
- B. Contractor is responsible to Owner for acts and omissions of Contractor's employees, Subcontractors and their agents and employees, and other persons or entities performing portions of the Work for, or on behalf of, Contractor or any of Contractor's Subcontractors.

1.03 CONTRACTOR QUALITY CONTROL (CQC)

- A. Establish and maintain a Contractor Quality Control (CQC) program as described in this Section and Section 01 40 00 - Quality Requirements / Contractor Quality Control. This CQC program is a key element in meeting the objective of full and complete compliance with the Contract Documents.

1.04 ON-SITE DOCUMENTS, RECORD KEEPING, DOCUMENTATION AND REPORTING

- A. Approved Building Permit Set: Maintain a current, complete full size printed set of Building Permit Stamped Approved Drawings in project job office ready for use by Building Department field inspector.
- B. Current Construction Set of Documents: Maintain one copy of all Drawings, Specifications, Addenda, Approved Submittals and Shop Drawings, Change Orders and other modifications, in good order in project job office. When documents are issued as a part of a Proposal Request it is the responsibility of the General Contractor to maintain a complete and current set of Construction Documents and issue current set to all Sub-Contractors. **IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE ALL PARTIES ARE USING ONLY THE CURRENT SET OF DOCUMENTS.**
 - 1. Construction Set: Complete current full-size printed and bound set of Drawings and full-size printed bound set of Project Manual (Specifications). Printed set may be augmented by electronic copies of Construction Set on electronic devices, however full set of printed documents required for construction site reference.
 - 2. Addenda, Change Orders and other modifications may be electronic copies on project job office computer.
- C. Project Field Superintendent's Daily Log: Project field superintendent shall keep a chronological daily log to record day-to-day accounting of work force, activities performed, weather conditions and any specific events that take place on Project Site.
 - 1. Contractor's Daily Log shall be computer word processed in Microsoft Word format.
 - a. Hand written logs not permitted.
 - 2. Architect may require submission of Contractor's Daily Log to be attached to Contractor's monthly Payment Request Package.
 - a. Contractor failure to include requested Contractor's Daily Log in Payment Request Package will cause processing of Application for Payment until Contractor's Daily Log is received by Architect.

1.05 PROJECT COORDINATION

- A. Coordinate scheduling, submittals, and Work of the various sections of the Project Manual to ensure efficient and orderly sequence of installation of interdependent construction elements, with provisions for accommodating items installed later.
- B. Verify utility requirements and characteristics of operating equipment are compatible with building utilities. Coordinate work of various sections having interdependent responsibilities for installing, connecting to, and placing in service, such equipment.
- C. Coordinate completion and clean-up of Work of separate sections in preparation for Substantial Completion and for portions of Work designated for Owner's partial occupancy.
- D. After Owner occupancy of premises, coordinate access to site for correction of defective Work and Work not in accordance with Contract Documents, to minimize disruption of Owner's activities.
- E. Cooperate with the Owner Representative in allocation of mobilization areas of site; for field offices and sheds, storage, for vehicular access and parking facilities.
- F. During construction, coordinate use of site and facilities through the Owner Representative.
- G. Comply with procedures for intra-project communications; submittals, reports and records, schedules, coordination drawings, and recommendations; and resolution of ambiguities and conflicts.
- H. Comply with instructions of the Owner Representative for use of temporary utilities and construction facilities.
- I. Testing and Inspections: Coordinate scheduling and preparation for all testing and inspections.
- J. Conflicts:
 - 1. Where conflicts occur Contractor shall submit a Request for Interpretation (RFI) to Architect and receive Architect response before continuing Work. Submit Request for Information as specified in Section 01 20 13 - Requests for Interpretation (RFI) and Section 01 30 00 - Administrative Requirements.
 - 2. Contractor shall coordinate the Work and propose solutions for conflicts noted in Requests for Interpretation (RFIs), shop drawings and coordination drawings.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

SECTION 01 31 19.33

PRE-INSTALLATION MEETINGS

PART 1 GENERAL

1.01 DESCRIPTION

- A. Pre-installation meetings help to clarify installation procedures, phasing, and coordination of the participants and processes involved in the installation of a specific product or system.
- B. Pre-installation meetings are specified to focus on specific concerns and do not relieve the Contractor of responsibility to coordinate the Work.
- C. The requirement for a pre-installation meeting is based on the nature of the installation, complexity and interrelationship of the installation with other Work.

1.02 PRE-INSTALLATION MEETINGS

- A. When required in individual specification sections, convene a pre-installation meeting at the site prior to commencing work of the section. Pre-installation meetings shall be organized, coordinated and supervised by the Construction Manager Project Field Superintendent.
- B. Require attendance of parties directly affecting, or affected by, work of the specific section.
 - 1. Pre-installation meetings are defined as within scope of work for specific units(s) of work.
 - 2. When noted within specific section, pre-installation meetings are required.
- C. Construction Manager Project Field Superintendent shall prepare a written agenda for the Pre-Installation Meeting and distribute the agenda to all affected parties minimum 3 days before the Pre-Installation Meeting is scheduled.

1.03 PRE-INSTALLATION MEETING REPORTS

- A. Project Field Superintendent or designee shall prepare a Pre-Installation Meeting Report for each meeting conducted describing the Subject and reason for the Meeting, what was discussed and what decisions were made and who made the decisions.
- B. Project Field Superintendent shall transmit Pre-Installation Meeting notes to Owner Representative, Architect and those attending the meeting.

1.04 GENERAL PRE-INSTALLATION MEETING REQUIREMENTS

- A. Construction Manager Project Field Superintendent and CQC shall schedule a pre-installation meeting 1 week (or other time as determined by Construction Manager) before starting the Work.
- B. Require attendance of parties directly affecting the Work:
 - 1. Owner Representative (if Owner has expressed and interest to attend; provide advance scheduling).
 - 2. Construction Manager Project Field Superintendent.
 - 3. Contractor Quality Control Representative (CQC).
 - 4. Subcontractor (installer, applicator or erector).
 - 5. Material or equipment supplier.
 - 6. Manufacturer's representative.
 - 7. Others directly affecting or affected by the Work.

PART 2 PRODUCTS (NOT USED)

PART 3 EXECUTION (NOT USED)

END OF SECTION

SECTION 01 32 16

CONSTRUCTION PROGRESS SCHEDULE

PART 1 GENERAL

1.01 SUBMITTALS

- A. Within 10 days after date established in Notice to Proceed, submit preliminary schedule defining planned operations for the first 60 days of Work, with a general outline for remainder of Work.
 - B. If preliminary schedule requires revision after review, submit revised schedule within 10 days.
 - C. Within 20 days after review of preliminary schedule, submit draft of proposed complete schedule for review.
 - D. Within 10 days after joint review, submit complete schedule.
 - E. Submit updated schedule with each Application for Payment.
 - F. Submit in PDF format.
- 1.02 SCHEDULE FORMAT**
- A. Listings: In chronological order according to the start date for each activity. Identify each activity with the applicable specification section number.
 - B. Schedule Template: Contractor standard schedule template with information indicated in "Content" subject to Architect review and acceptance.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

1.01 CONTENT

- A. Show complete sequence of construction by activity, with dates for beginning and completion of each element of construction.
 - 1. Provide overall project schedule and schedule for activities for each project phase.
- B. Identify each item by specification section number.
- C. Identify work of separate stages and other logically grouped activities.
- D. Provide sub-schedules for each stage of Work identified in Section 01 10 00 - Summary.
- E. Provide sub-schedules to define critical portions of the entire schedule.
- F. Show accumulated percentage of completion of each item, and total percentage of Work completed, as of the first day of each month.
- G. Provide separate schedule of submittal dates for shop drawings, product data, and samples, owner-furnished products, products identified under Allowances, and dates reviewed submittals will be required from Architect. Indicate decision dates for selection of finishes.
- H. Indicate delivery dates for owner-furnished products and products identified under Allowances.
- I. Provide legend for symbols and abbreviations used.

3.02 REVIEW AND EVALUATION OF SCHEDULE

- A. Participate in joint review and evaluation of schedule with Architect at each submittal.
- B. Evaluate project status to determine work behind schedule and work ahead of schedule.
- C. After review, revise as necessary as result of review, and resubmit within 10 days.

3.03 UPDATING SCHEDULE

- A. Maintain schedules to record actual start and finish dates of completed activities.
- B. Indicate progress of each activity to date of revision, with projected completion date of each activity.
- C. Annotate diagrams to graphically depict current status of Work.
- D. Identify activities modified since previous submittal, major changes in Work, and other identifiable changes.
- E. Indicate changes required to maintain Date of Substantial Completion.
- F. Submit reports required to support recommended changes.
- G. Provide narrative report to define problem areas, anticipated delays, and impact on the schedule. Report corrective action taken or proposed and its effect.

3.04 DISTRIBUTION OF SCHEDULE

- A. Distribute copies of updated schedules to Contractor's project site file, to subcontractors, suppliers, Architect, Owner, and other concerned parties.
- B. Instruct recipients to promptly report, in writing, problems anticipated by projections indicated in schedules.

END OF SECTION

SECTION 01 33 00

SUBMITTAL PROCEDURES

PART 1 GENERAL

1.01 SUBSTITUTION REQUESTS

- A. Submit Substitution Requests as specified in Section 01 25 00 - Substitution Procedures.

1.02 SUBMITTAL PROCESSING TIME

- A. Schedule submittals to expedite the Project and coordinate submission.
- B. For each submittal for review, allow FIFTEEN (15) WORKING DAYS excluding delivery time to and from the Contractor.
- C. For sequential reviews involving Architect's Consultants, Owner or other affected party, allow an additional SEVEN (7) WORKING DAYS.
- D. For each resubmittal review, allow FIFTEEN (15) WORKING DAYS excluding delivery time to and from the Contractor.
- E. For sequential reviews involving approval from Authorities Having Jurisdiction (AHJ), in addition to Architect's review and acceptance, allow an additional THIRTY (30) WORKING DAYS.
- F. Submit all life safety submittals, including but not limited to fire protection and fire alarm systems, to the Architect before submitting them to the Authority Having Jurisdiction (AHJ). Only submittals reviewed by the Architect may be submitted to the Authority Having Jurisdiction (AHJ).

1.03 ARCHITECT'S REVIEW OF SUBMITTALS - GENERAL

- A. Architect review of take other appropriate action upon Contractor's submittals but only for the limited purpose of checking for conformance with information given and design concept expressed in Contract Documents. Architect's actions will be taken in accordance with the Submittal Schedule accepted by Architect with reasonable promptness while allowing sufficient time in Architect's professional judgment to permit adequate review within the constraints of Contractor's accepted Schedule of Submittals and Architect's current workload.
- B. Review of submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of Contractor as required by Contract Documents.
- C. Architect's review shall not constitute acceptance of safety precautions or, any construction means, methods, techniques, sequences or procedures. Architect acceptance of a specific item shall not indicate acceptance of wan assembly of which the item is a component.

1.04 SCHEDULE OF SUBMITTALS

- A. Contractor shall prepare a Schedule of Submittals and shall submit schedule to Architect for Architect review. Schedule shall be coordinated with Contractor construction schedule and allow reasonable time for Architect and Architect's consultant review.
- B. Coordinate Schedule of Submittals with Construction Schedule. Revise and update Schedule of Submittals when required by changes in the Construction Schedule. Provide Architect with updated schedule.

1.05 SUBMITTAL LOG

- A. Submittal Log shall include anticipated submittal, sortable by initial submittal date and by Specification Division. Submittal Log shall also include the following information for each submittal, arranged in tabular form.

1.06 SUBMITTAL PACKAGE GROUPINGS

- A. Contractor shall submit complete Submittal Packages.
- B. Contractor shall submit items BY SPECIFICATION SECTION.
- C. Coordinate each submittal with special requirements defined within each Specification Section.
 - 1. Use the Table of Contents from Project Manual, and Submittal Packages to identify contents of each Submittal.
 - 2. Submit Mechanical and Electrical Submittal Packages concurrent with one another.
 - a. Data within Mechanical and Electrical Submittal Packages shall be coordinated prior to submitting to Architect for action.

1.07 SHOP DRAWINGS

- A. It is the sole responsibility of Contractor, Subcontractors or Material Suppliers to prepare their own drawings or offer materials as required by their submittals.
- B. Submit only information required by individual Specification Sections.
 - 1. Submittals not required by the individual Specification Sections will be returned, without review.
- C. Reproductions of Contract Documents: NOT PERMITTED.
 - 1. Submittals received containing reproductions of Contract Documents will be returned, without review, for revision and re-submittal.
- D. Prepare accurate, drawn-to-scale, original shop drawing documentation by interpreting the Contract Documents according to related work.
 - 1. Generic, non-project-specific information submitted as shop drawings do not meet
- E. Shop Drawings shall be presented in clear and thorough manner. Plan drawings shall be identified by reference to sheet numbers and room numbers indicated on Contract Documents. Detail drawings shall be identified by reference mark to sheet and plan drawing indicated on Contract Documents.
 - 1. Indicate special utility and electrical characteristics, utility connection requirements and location of utility outlets for service for functional equipment and appliances.

1.08 PRODUCT DATA

- A. Submit only information required by individual Specification Sections.
 - 1. Submittals not required by the individual Specification Sections will be returned, without review
- B. Collect required information into a single submittal.
- C. Submit product data concurrently with related shop drawing submittal.
- D. Do not submit Material Safety Data Sheets (MSDS) for materials and products.
- E. Mark each copy to identify applicable products, models, options, and other data; supplement manufacturers' standard data to provide information unique to Work. Indicate performance characteristics and capacities. Indicate dimensions and clearance required. Indicate connections to building systems and adjacent materials. Include manufacturers' installation instructions when required by individual Specification Section.
- F. Manufacturer's standard schematic drawings and diagrams shall be modified to delete information which is not applicable to Work.

1.09 COLOR AND MATERIAL SAMPLE SUBMITTAL FOR REVIEW

- A. Samples: Submit 3 samples of type as specified in individual specification sections; one of which will be retained by Architect.
 - 1. After review, produce duplicates.
 - 2. Retained samples will not be returned to Contractor unless specifically so stated.
- B. Submit all exterior and interior color and material samples together in a single package.

1.10 CONTRACTOR ACTION

- A. Prepare Overall Submittal Package:
 - 1. Preparation of Submittal Package is the responsibility of the Contractor.
 - 2. Preparation of trade specific Submittals is the responsibility of specific trade subcontractor.
 - 3. Preparation of product specific Submittals is the responsibility of the product manufacturer representative.
- B. Prepare Submittals and submit to Architect, after Contractor review and approval, in accordance with the approved Submittal Schedule.
 - 1. Contractor shall review submittal data for compliance with Contract Documents, approve and submit to the Architect such submittal data shop drawings, product data, samples and similar submittals, required by the Contract Documents, in accordance with the Submittal Schedule approved by the Architect, in such sequence as to cause no delay in the Work or in the activities of the Owner or separate contractors.
 - 2. By submitting submittal data such as shop drawings, product data and similar submittals, Contractor represents to the Owner and Architect that the Contractor has:
 - a. Reviewed and approved the submittal data.
 - b. Determined and verified materials, field measurements and field construction criteria related to the submittal data.
 - c. Checked and coordinated the information contained within such submittals with the requirements of the Work and of the Contract Documents.
- C. Receive Submittals from subcontractors, material suppliers and others.

- D. Review Submittals and re-Submittals from subcontractors, material suppliers and others for conformance with the Contract Documents before submitting to Architect. Review shall be thorough, complete and detailed.
 - 1. Return incomplete or incorrect Submittals for correction and re-submittal to Contractor.
 - 2. Receive corrected re-Submittals from subcontractors, material suppliers and others; review for required corrections and conformance with Contract Documents.
- E. Apply Contractor's stamp, signed or initialed certifying that review, approval, verification of Products required, field dimensions, adjacent construction Work, and coordination of information is in accordance with the requirements of the Work and Contract Documents.
- F. Upload Submittal Package with an attached Contractor Transmittal into Procore project submittal system.
 - 1. Procore will notify Architect that submittals is available.
- G. Contractor shall perform no portion of the Work for which the Contract Documents require submittal and review of Shop Drawings, Product Data, Samples or similar submittals until the respective submittal has been approved by the Architect.

1.11 ARCHITECT'S ACTION

- A. Action: For Submittals where action and return is required or requested, Architect will review each Submittal, mark to indicate action taken, and return to Contractor.
 - 1. Compliance with specified requirements is Contractor's responsibility.
 - 2. Submittals for information, Closeout Documents, Record Documents and other Submittals for similar purposes, no action will be taken.
- B. Action Stamp: Architect will stamp each Submittal with a uniform, self-explanatory action stamp that reads as follows:
 - 1. This submittal has been reviewed for general compliance with the design concept expressed in the Contract Documents. This review and the response indicated below does not extend to deviations, completeness, qualities, performances, quantities, dimensions, safety nor construction means/methods, and shall not relieve the Contractor or its subcontractors/suppliers of any contractual responsibilities. Review or acceptance of a specific item shall not indicate approval of an assembly of which the item is a component.
- C. Procore Submittal Action Designations:
 - 1. Submittal action designations used in the Procore Electronic Document Submittal Management System are SUPERCEDED AND REPLACED by the Beck Design Submittal Stamp Action Designations indicated as follows.
- D. Action Stamp Designations: The stamp will be appropriately marked, as follows, to indicate the action taken.
 - 1. "NO EXCEPTIONS": Final Unrestricted Release.
 - a. Where Submittals are marked "No Exceptions", that part of the Work covered by Submittal may proceed provided it complies with requirements of the Contract Documents; final acceptance will depend upon that compliance.
 - 2. "EXCEPTIONS NOTED": Final Sub-Restricted Release.
 - a. When Submittals are marked "Exceptions Noted", that part of the Work covered by the Submittal may proceed provided it complies with notations or corrections on the Submittal and requirements of the Contract Documents; final acceptance will depend on that compliance.
 - 3. "REVISE AND RE-SUBMIT": Returned for Re-submittal.
 - a. When Submittal is marked "Revise and Resubmit," do not proceed with that part of the Work covered by the Submittal, including purchasing, fabrication, delivery, or other activity.
 - b. Revise or prepare a new Submittal in accordance with the notations; resubmit without delay.
 - c. Do not permit Submittals marked "Revise and Resubmit," to be used at the Project site, or elsewhere where Work is in progress.
 - 4. "REJECT": When Submittal is marked "REJECT," do not proceed with that part of the Submittal, including purchasing, fabrication, delivery, or other activity. PRODUCT SHALL NOT BE USED.
 - a. Do not permit Submittals marked "Reject," to be used at the Project site, or elsewhere where Work is in progress.
 - E. Architect will upload Submittal with an attached Architect's Submittal Transmittal indicating Architect Action to Procore.
 - 1. Procore will notify Contractor that submittal is available.

PART 2 PRODUCTS (NOT USED)

PART 3 EXECUTION (NOT USED)

END OF SECTION

SECTION 01 35 16

ALTERATION PROJECT PROCEDURES

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Products and installation for patching and extending Work.
- B. Transition and adjustments.
- C. Repair of damaged surfaces, finishes, and cleaning.

PART 2 PRODUCTS

2.01 PRODUCTS FOR PATCHING AND EXTENDING WORK

- A. New Materials: As specified in product sections; match existing Products and work for patching and extending work.
- B. Type and Quality of Existing Products: Determine by inspecting and testing Products where necessary, referring to existing Work as a standard.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verification of Conditions: Verify that field measurements, surfaces, substrates and conditions are as indicated, and ready for alteration work.
 - 1. Examine elements subject to damage or movement during alterations.
 - 2. After uncovering existing Work, assess conditions affecting performance of work.
 - 3. Verify that demolition is complete and areas are ready for installation of new Work.
- B. Report in writing to Architect and Owner's Representative prevailing conditions that will adversely affect satisfactory execution of the Work of this Section. Do not proceed with Work until unsatisfactory conditions are corrected.
- C. By starting Work, Contractor accepts conditions and assumes responsibility for correcting unsuitable conditions encountered at no additional cost to Owner.

3.02 ALTERATIONS

- A. Keep areas in which alterations are being conducted separated from other areas that are still occupied.
 - 1. Provide, erect, and maintain temporary dustproof partitions of construction specified in Section 01 50 00 locations required as directed by Owner.
- B. Remove existing work as indicated and as required to accomplish new work.
 - 1. Remove rotted wood, corroded metals, and deteriorated masonry and concrete; replace with new construction specified.
 - 2. Remove items indicated on drawings.
 - 3. Relocate items indicated on drawings.
 - 4. Where new surface finishes are to be applied to existing work, perform removals, patch, and prepare existing surfaces as required to receive new finish; remove existing finish if necessary for successful application of new finish.
 - 5. Where new surface finishes are not specified or indicated, patch holes and damaged surfaces to match adjacent finished surfaces as closely as possible.
- C. Services (including but not limited to HVAC, Plumbing, Fire Protection, Electrical, and Telecommunications): Remove, relocate, and extend existing systems to accommodate new construction.
 - 1. Maintain existing active systems that are to remain in operation; maintain access to equipment and operational components; if necessary, modify installation to allow access or provide access panel.
 - 2. Where existing systems or equipment are not active and Contract Documents require reactivation, put back into operational condition; repair supply, distribution, and equipment as required.
 - 3. Where existing active systems serve occupied facilities but are to be replaced with new services, maintain existing systems in service until new systems are complete and ready for service.
 - a. Disable existing systems only to make switchovers and connections; minimize duration of outages.
 - b. Provide temporary connections as required to maintain existing systems in service.
- D. Protect existing work to remain.
 - 1. Prevent movement of structure; provide shoring and bracing if necessary.
 - 2. Perform cutting to accomplish removals neatly and as specified for cutting new work.
 - 3. Repair adjacent construction and finishes damaged during removal work.

E. Adapt existing work to fit new work: Make as neat and smooth transition as possible.

- 1. When existing finished surfaces are cut so that a smooth transition with new work is not possible, terminate existing surface along a straight line at a natural line of division and make recommendation to Architect.
- 2. Where removal of partitions

B. Testing Agency Qualifications: 1. Prior to start of work, submit agency name, address, and telephone number, and names of full time registered Engineer and responsible officer. 2. Submit copy of report of laboratory facilities inspection made by NIST Construction Materials Reference Laboratory during most recent inspection, with memorandum of remedies of any deficiencies reported by the inspectors to the project. 3. Qualification Statement: Provide documentation showing testing laboratory is accredited under IAS AC80.

C. Contractor's Quality Control (CQC) Plan: 1. Prior to start of work, submit a comprehensive plan describing how contract deliverables will be produced. Tailor CQC plan to specific requirements of the project. Include the following information:

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 CONTRACTOR QUALITY CONTROL (CQC)

A. Contractor shall establish and maintain a Contractor Quality Control program. Contractor Quality Control program is a key element in Contractor meeting objectives of Contract Documents.

B. Program includes documentation necessary to provide materials, equipment, workmanship, fabrication, construction and operations which comply with requirements of this Contract.

C. Although Contractor is primary individual responsible for quality control, all individuals will be held responsible for quality of work.

D. Contractor is responsible for managing and coordinating the three phases of control and documentation of tests performed by testing inspection agency and any other inspection and testing personnel to ensure compliance with this Contract.

E. Contractor is responsible for notifying Authority Having Jurisdiction Building Inspector and/or Special Inspector of activities which require their review.

F. Contractor is responsible for conducting all operations and all aspects of Work in safest possible manner as specified in Contractor Site Safety Program. Comply with all Federal, State and Local Law and Regulations and accepted safe practices for use and storage of flammable, hazardous, toxic and dangerous materials, products or techniques and health and safety of all Workers.

3.02 CONTROL OF INSTALLATION

A. Monitor quality control over suppliers, manufacturers, products, services, site conditions, and workmanship, to produce work of specified quality.

B. Comply with manufacturers' instructions, including each step in sequence.

C. Should manufacturers' instructions conflict with Contract Documents, request clarification from Architect before proceeding.

D. Comply with specified standards as minimum quality for the work except where more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.

E. Have work performed by persons qualified to produce required and specified quality.

F. Verify that field measurements are as indicated on shop drawings or as instructed by the manufacturer.

G. Secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration, physical distortion, and disfigurement.

3.03 TOLERANCES

A. Monitor fabrication and installation tolerance control of products to produce acceptable Work. Do not permit tolerances to accumulate.

B. Comply with manufacturers' tolerances. Should manufacturers' tolerances conflict with Contract Documents, request clarification from Architect before proceeding.

C. Adjust products to appropriate dimensions; position before securing products in place.

3.04 REPAIR AND PROTECTION

A. General: On completion of testing, inspecting, sample taking, and similar services, repair damaged construction and restore substrates and finishes.

1. Provide materials and comply with installation requirements specified in other Specification Sections or matching existing substrates and finishes. Restore patched areas and extend restoration into adjacent areas with durable seams that are as invisible as possible. Comply with the Contract Document requirements for cutting and patching in as specified in Section D1 7300 - Execution Requirements.

B. Protect construction exposed by or for quality-control service activities.

C. Repair and protection are Contractor's responsibility, regardless of assignment of responsibility for quality-control services.

3.05 DEFECT ASSESSMENT

A. Replace Work or portions of the Work not complying with specified requirements.

B. If, in the opinion of Architect, it is not practical to remove and replace the work, Architect will direct an appropriate remedy or adjust payment.

END OF SECTION

SECTION 01 50 00
TEMPORARY FACILITIES AND CONTROLS

PART 1 GENERAL

1.01 REFERENCE STANDARDS

A. NFPA 10 - Standard for Portable Fire Extinguishers.

B. NFPA 241 - Standard for Safeguarding Construction, Alterations, and Demolition Operations.

1.02 GENERAL REQUIREMENTS

A. Contractor shall meet and continually coordinate with Owner for temporary facilities and controls, particularly locations of Project Office, Contractor Storage and Staging areas, and Contractor Parking.

B. Provide all temporary facilities necessary to facilitate the Work to include, but not limited to, scaffolds, staging, ladders, stairs, ramps, chutes, runways, pumps, platforms, railings, hoists, cranes, shoring, bracing, formwork, safety barriers and similar items.

1.03 QUALITY ASSURANCE

A. Responsibility: Contractor shall provide all temporary facilities and controls required for construction of Project.

B. Regulations: Contractor shall comply with industry standards and with applicable laws and regulations of Authorities Having Jurisdiction including, but not limited to, the following:

1. Building code requirements.

2. OSHA health and safety regulations.

3. Local law enforcement and emergency services regulations.

4. Federal and State Department of Environmental Quality environmental protection regulations.

C. Standards: Comply with NFPA 241.

1.04 PROJECT CONDITIONS

A. Conditions of Use: Keep temporary services and facilities clean and neat in appearance. Operate in a safe and efficient manner. Relocate temporary services and facilities as Work progresses. Take necessary fire prevention measures. Do not allow hazardous, dangerous, or unsanitary conditions, or public nuisances to develop or persist at Project Site.

B. Temporary Facilities and Controls Installation:

1. Use qualified personnel for installation of temporary facilities. Locate facilities where they will serve Project adequately and result in minimum interference with performance of Work. Relocate and modify temporary facilities as required.

2. Provide each temporary facility ready for use when needed to avoid delay. Maintain and modify as required. Do not remove until temporary facilities are no longer needed or are replaced by authorized use of completed permanent facilities.

3. Construct and maintain all necessary temporary drainage and shall pump as necessary to keep excavations, floors, pits, trenches and other features free of water.

4. At all times, maintain surface drainage away from all parts of Work.

5. Protect Work at all times from rain, wind, snow, sleet, storms, frost, heat or other weather so as to maintain the Work, materials, fixtures and equipment free from damage. If low temperatures, or other extreme adverse weather conditions, make it impossible to continue operations safely even with reasonable precautions, stop work and notify Owner and Architect immediately.

1.05 PROTECTION OF EXISTING FACILITIES

A. Provide temporary fire protection. Maintain existing fire protection.

1. Install and maintain temporary fire protection of types required to protect against fire losses.

a. Provide hand-carried portable UL rated "ABC" dry chemical type.

2. Provide temporary fire extinguishers in accordance with NFPA 10.

3. Protect construction in accordance with NFPA 241.

4. Locate temporary fire extinguishers at locations easily accessible by construction workers in case of fire.

5. Store combustible materials in containers in fire-safe locations.

6. Maintain unobstructed access to fire extinguishers, fire hydrants, temporary fire protection facilities, and other access routes for fighting fires.

7. Provide supervision of welding and soldering operations, combustion type temporary heating units and similar sources of fire ignition.

8. Smoking not permitted by anyone in any area.

B. Fully protect all existing facilities on Project Site from fire and other hazards and damage from construction operations. Existing facilities include structures, buildings, paving, walks, lawns, trees and other landscape materials, and all other items existing on Project Site.

1.06 CONTRACTOR DOCUMENTATION OF EXISTING CONDITIONS BEFORE START OF CONSTRUCTION

A. Owner, Architect and Contractor shall meet and tour the project site to inspect the existing conditions of the site, building and Contractor storage, staging and parking areas before start of construction.

B. Contractor shall perform a full photo and video documentation of existing conditions during the project site tour and meeting with Owner and Architect.

C. Contractor documentation shall consist of a written report, digital photographs and video recording. Photographs and video recordings shall be noted and referenced from a site plan and building plan drawing.

D. Contractor shall submit existing conditions inspection report including photographs and video recordings to Architect and Owner on a USB digital electronic storage device.

E. Documentation will be used at the end of construction to determine extent of damage to existing conditions and what work is required for Contractor to return all existing facilities to same or better condition than it originally existed before start of construction.

1.07 DAMAGE DURING CONSTRUCTION

A. Any damage caused to existing facilities shall be reported to Architect by Owner and/or Contractor immediately upon occurrence or when first observed. Architect will discuss extent of damage with Owner and Contractor and may make a field visit to inspect and document damage.

B. Owner and Contractor shall make a written report of observed damage and submit to Architect. Owner's Insurance Provider may make an inspection and prepare a report of damage.

C. Architect will determine extent of damage and advise Contractor of repairs to be made and date when repairs shall be complete. Decision of Architect is final.

D. All damage to existing facilities on Project Site caused by Contractor shall be promptly repaired to Owner's satisfaction at Contractor's expense.

E. At end of construction, return all existing facilities to same or better condition as originally found before Notice to Proceed was issued.

1.08 TEMPORARY UTILITIES

A. Owner will provide the following:

1. Electrical power and metering, consisting of connection to existing facilities.

2. Water supply, consisting of connection to existing facilities.

B. Existing facilities may not be used.

C. Contractor shall meet and coordinate with Owner for use of existing building temporary utilities.

1.09 TELECOMMUNICATIONS SERVICES

A. Contractor shall provide a cellular phone number for the following to provide the Owner and Architect a person to contact as necessary.

1. Contractor's Project Field Superintendent.

2. Contractor's Project Manager.

1.10 TEMPORARY SANITARY FACILITIES

A. Provide and maintain required facilities and enclosures. Provide at time of project mobilization.

1. Coordinate location with Owner Representative.

B. Provide self-contained single-occupant portable chemical toilets for construction personnel. Portable toilets shall be vented and fully enclosed with glass fiber reinforced polyester shell. Make arrangements for cleaning and servicing of chemical toilets on a regular basis.

C. Use of existing facilities Not Permitted.

D. Maintain daily in clean and sanitary condition.

E. At end of construction, return facilities to same or better condition as originally found.

1.11 SECURITY

A. Provide security and facilities to protect Work, existing facilities, and Owner's operations from unauthorized entry, vandalism, or theft.

B. Coordinate with Owner's security program.

1.12 VEHICULAR ACCESS AND PARKING

A. Coordinate Contractor access and parking locations and requirements with Owner Representative and locate as directed.

B. Comply with regulations relating to use of streets and sidewalks, access to emergency facilities, and access for emergency vehicles.

C. Coordinate access and haul routes with governing authorities and Owner.

D. Provide and maintain access to fire hydrants, free of obstructions.

E. Provide means of removing mud from vehicle wheels before entering streets.

F. Designated existing on-site roads may be used for construction traffic. Coordinate with Owner Representative.

G. Provide temporary parking areas to accommodate construction personnel. When site space is not adequate, provide additional off-site parking.

1.13 WASTE REMOVAL

A. Remove construction waste from site in compliance with Authorities Having Jurisdiction requirements.

B. Meet and coordinate with Owner's Representative to discuss Owner's requirements for construction waste management and disposal at start of project.

C. Provide waste removal facilities and services as required to maintain the site in clean and orderly condition. Comply with Owner's requirements.

D. Provide central construction waste dumpster and periodic water removal services as required to maintain the site in clean and orderly condition. Coordinate location with Owner Representative.

E. Provide containers with lids. Remove trash from site, weekly or more frequently, and as directed by Owner Representative.

F. Contractor and each Subcontractor shall collect waste from their respective construction areas and Project Site daily and deposit in central construction waste dumpster.

G. Comply with requirements of NFPA 241 for removal of combustible waste material and debris.

H. Do not hold materials more than 7 days during normal weather or 3 days when temperature is expected to rise above 80 degrees F.

I. Handle hazardous, dangerous, or unsanitary waste materials separately from other waste by placing in hazardous material containers in accordance with applicable Federal, State and local hazardous material regulations. Dispose of material in a lawful manner at approved hazardous material waste site.

1.14 STORAGE AND STAGING AREAS

A. Contractor and each Subcontractor shall provide lockable, secure, portable steel construction material storage containers for storage of Contractor and Subcontractor materials, tools and equipment of quantity and sizes required for proper and secure storage.

B. Locate storage containers and staging areas where directed by Owner Representative.

1.15 ENVIRONMENTAL PROTECTION

A. Provide protection, operate temporary facilities and conduct construction in ways and by methods that comply with environmental regulations, and minimize the possibility that air, waterways, and subsol might be contaminated or polluted or that other undesirable effects might result.

B. Avoid using tools and equipment that produce harmful noise.

1.16 REMOVAL OF UTILITIES, FACILITIES, AND CONTROLS

A. Remove temporary utilities, equipment, facilities, materials, prior to Date of Substantial Completion inspection.

B. Remove underground installations to a minimum depth of 2 feet (600 mm). Grade site as indicated.

C. Clean and repair damage caused by installation or use of temporary work.

D. Restore existing facilities used during construction to original condition.

1.17 FIELD QUALITY CONTROL

A. Project Field Superintendent shall inspect and maintain temporary facilities and controls continuously throughout contract.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

SECTION 01 69 00
PRODUCT REQUIREMENTS

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data Submittals: Submit manufacturer's standard published data. Mark each copy to identify applicable products, models, options, and other data. Supplement manufacturers' standard data to provide information specific to this Project.

B. Shop Drawing Submittals: Prepared specifically for this Project, indicate utility and electrical characteristics, utility connection requirements, and location of utility outlets for service for functional equipment and appliances.

C. Sample Submittals: Illustrate functional and aesthetic characteristics of the product, with integral parts and attachment devices. Coordinate sample submittals for interfacing work.

1. For selection from standard finishes, submit samples of the full range of the manufacturer's standard colors, textures, and patterns.

1.02 QUALITY ASSURANCE

A. Manufacturer's Inventory of Product Content: Publicly available inventory of every ingredient identified by name and Chemical Abstract Service Registration Number (CAS RN).

1. For ingredients considered a trade secret or intellectual property, the name and CAS RN may be omitted, provided the ingredient's role, amount, and GreenScreen Benchmark are given.

B. Reused Products: Materials and equipment previously used in this or other construction, salvaged and refurbished as specified.

1. Wood fabricated from timber abandoned in transit after harvesting is considered reused, not recycled.

2. Acceptable Evidence: Information about the origin or source, from Contractor or supplier.

PART 2 PRODUCTS

2.01 EXISTING PRODUCTS

A. Do not use materials and equipment removed from existing premises unless specifically required or permitted by Contract Documents.

B. Existing materials and equipment indicated to be removed, but not to be re-used, relocated, reinstalled, delivered to the Owner, or otherwise indicated as to remain the property of the Owner, become the property of the Contractor, remove from site.

C. Specific Products to be Reused: The reuse of certain materials and equipment already existing on the project site is not prohibited.

1. See drawings for list of items required to be salvaged for reuse and relocation.

2. If reuse of other existing materials or equipment is desired, submit substitution request.

2.02 NEW PRODUCTS

A. Provide new products unless specifically required or permitted by Contract Documents.

B. See Section 01 40 00 - Quality Requirements/Contractor Quality Control (CQC), for additional source quality control requirements.

C. Use of products having any of the following characteristics is not permitted:

1. Made using or containing CFC's or HCFC's.

2. Made of wood from newly cut old growth timber.

3. Containing lead, cadmium, asbestos, or mercury.

2.03 PRODUCT OPTIONS

A. Products Specified by Reference Standards or by Description Only: Use any product meeting those standards or description.

B. Products Specified by Naming One or More Manufacturers: Use a product of one of the manufacturers named and meeting specifications, no options or substitutions allowed.

C. Products Specified by Naming One or More Manufacturers with a Provision for Substitutions: Submit a request for substitution for any manufacturer not named.

PART 3 EXECUTION

3.01 SUBSTITUTION LIMITATIONS

A. See Section 01 25 00 - Substitution Procedures.

B. Submitter is required to provide Submittal Data that includes contents described in "Substitution Request Package" of Section 01 25 00 - Substitution Procedures. Burden of proof is on Submitter.

3.02 TRANSPORTATION AND HANDLING

A. Package products for shipment in manner to prevent damage; for equipment, package to avoid loss of factory calibration.

B. If special precautions are required, attach instructions prominently and legibly on outside of packaging.

C. Coordinate schedule of product delivery to designated prepared areas in order to minimize site storage time and potential damage to stored materials.

D. Transport and handle products in accordance with manufacturer's instructions.

E. Transport materials in covered trucks to prevent contamination of product and filtering of surrounding areas.

F. Promptly inspect shipments to ensure that products comply with requirements, quantities are correct, and products are undamaged.

G. Provide equipment and personnel to handle products by methods to prevent soiling, disfigurement, or damage, and to minimize handling.

H. Arrange for the return of packing materials, such as wood pallets, where economically feasible.

3.03 STORAGE AND PROTECTION

A. Provide protection of stored materials and products against theft, casualty, or deterioration.

B. Designate receiving/storage areas for incoming products so that they are delivered according to installation schedule and placed convenient to work area in order to minimize waste due to excessive materials handling and misapplication. See Section 01 74 10.

1. Structural Loading Limitations: Handle and store products and materials so as not to exceed static and dynamic load-bearing capacities of project floor and roof areas.

C. Store and protect products in accordance with manufacturers' instructions.

D. Store with seals and labels intact and legible.

E. Arrange storage of materials and products to allow for visual inspection for the purpose of determination of quantities, amounts, and unit counts.

F. Store sensitive products in weatheright, climate-controlled enclosures in an environment favorable to product.

G. For exterior storage of fabricated products, place on sloped supports above ground.

H. Protect products from damage or deterioration due to construction operations, weather, precipitation, humidity, temperature, sunlight and ultraviolet light, dirt, dust, and other contaminants.

I. Comply with manufacturer's warranty conditions, if any.

J. Do not store products directly on the ground.

K. Cover products subject to deterioration with impervious sheet covering. Provide ventilation to prevent condensation and degradation of products.

L. Store loose granular materials on solid flat surfaces in a well-drained area. Prevent mixing with foreign matter.

M. Prevent contact with material that may cause corrosion, discoloration, or staining.

N. Provide equipment and personnel to store products by methods to prevent soiling, disfigurement, or damage.

O. Arrange storage of products to permit access for inspection. Periodically inspect to verify products are undamaged and are maintained in acceptable condition.

END OF SECTION

SECTION 01 73 00
EXECUTION REQUIREMENTS

PART 1 GENERAL

1.01 REFERENCE STANDARDS

A. NFPA 241 - Standard for Safeguarding Construction, Alteration, and Demolition Operations; 2022, with Errata (2021).

1.02 PROJECT CONDITIONS

A. Ventilate enclosed areas to assist cure of materials, to dissipate humidity, and to prevent accumulation of dust, fumes, vapors, or gases.

B. Dust Control: Execute work by methods to minimize raising dust from construction operations. Provide positive means to prevent air-borne dust from dispersing into atmosphere and over adjacent property.

1. Provide dust-proof enclosures to prevent entry of dust generated outdoors.

2. Provide dust-proof barriers between construction areas and areas continuing to be occupied by Owner.

C. Noise Control: Provide methods, means, and facilities to minimize noise produced by construction operations.

D. Pollution Control: Provide methods, means, and facilities to prevent contamination of soil, water, and atmosphere from discharge of noxious, toxic substances, and pollutants produced by construction operations. Comply with federal, state, and local regulations.

1.03 COORDINATION

A. Coordinate scheduling, submittals, and work of the various sections of the Project Manual to ensure efficient and orderly sequence of installation of interdependent construction elements, with provisions for accommodating items installed later.

B. Verify that utility requirements and characteristics of new operating equipment are compatible with building utilities. Coordinate work of various sections having interdependent responsibilities for installing, connecting to, and placing in service, such equipment.

C. Coordinate space requirements, supports, and installation of mechanical and electrical work that are indicated diagrammatically on drawings. Follow routing indicated for pipes, ducts, and conduit, as closely as practicable; place runs parallel with lines of building. Utilize spaces efficiently to maximize accessibility for future installations, for maintenance, and for repairs.

D. In finished areas except as otherwise indicated, conceal pipes, ducts, and wiring within the construction. Coordinate locations of fixtures and outlets with finish elements.

E. Coordinate completion and clean-up of work of separate sections.

F. After Owner occupancy of premises, coordinate access to site for correction of defective work and work not in accordance with Contract Documents, to minimize disruption of Owner's activities.

PART 2 PRODUCTS

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that existing site conditions and substrate surfaces are acceptable for subsequent work. Start of work means acceptance of existing conditions.

B. Verify that existing substrate is capable of structural support or attachment of new work being applied or attached.

C. Examine and verify specific conditions described in individual specification sections.

D. Take field measurements before confirming product orders or beginning fabrication, to minimize waste due to over-ordering or misfabrication.

E. Verify that utility services are available, of the correct characteristics, and in the correct locations.

F. Prior to Cutting: Examine existing conditions prior to commencing work, including elements subject to damage or movement during cutting and patching. After uncovering existing work, assess conditions affecting performance of work. Beginning of cutting or patching means acceptance of existing conditions.

3.02 PREPARATION

A. Clean substrate surfaces prior to applying next material or substance.

B. Seal cracks or openings of substrate prior to applying next material or substance.

C. Apply manufacturer required or recommended substrate primer, sealer, or conditioner prior to applying any new material or substance in contact or bond.

3.03 PREINSTALLATION MEETINGS - SEE SECTION 01 31 19.33.

3.04 GENERAL INSTALLATION REQUIREMENTS

A. Install products as specified in individual sections, in accordance with manufacturer's instructions and recommendations, and so as to avoid waste due to necessary for replacement.

B. Make vertical elements plumb and horizontal elements level, unless otherwise indicated.

C. Install equipment and fittings plumb and level, neatly aligned with adjacent vertical and horizontal lines, unless otherwise indicated.

D. Make consistent textures on surfaces, with seamless transitions, unless otherwise indicated.

E. Make neat transitions between different surfaces, maintaining texture and appearance.

F. Installation:

1. Refer to installation requirements included in each individual Specification Section.

2. For each Product, inspect substrate and conditions that work will be performed. Do not proceed until unsatisfactory conditions have been corrected.

3. By starting work, Contractor accepts conditions and assumes responsibility for correcting unsuitable or unsatisfactory conditions encountered at Contractor's expense.

4. Comply with manufacturer's published installation instructions and recommendations, to extent that instructions and recommendations are more explicit or stringent than requirements in Contract Documents.

5. Inspect Products immediately upon delivery to Project Site ready for installation.

3.05 ALTERATION PROJECT PROCEDURES - SEE SECTION 01 35 16

3.06 CUTTING AND PATCHING - SEE SECTION 01 73 29

3.07 PROGRESS CLEANING

A. Maintain areas free of waste materials, debris, and rubbish. Maintain site in a clean and orderly condition.

B. Remove debris and rubbish from pipe chases, plenums, attics, crawl spaces, and other closed or remote spaces, prior to enclosing the space.

C. Broom and vacuum clean interior areas prior to start of surface finishing, and continue cleaning to eliminate dust.

D. Collect and remove waste materials, debris, and trash/rubbish from site periodically and dispose off-site; do not burn or bury.

3.08 PROTECTION OF INSTALLED WORK

A. Protect installed work from damage by construction operations.

B. Provide special protection where specified in individual specification sections.

C. Provide temporary and removable protection for installed products. Control activity in immediate work area to prevent damage.

D. Provide protective coverings at walls, projections, jams, sills, and soffits of openings.

E. Protect finished floors, stairs, and other surfaces from traffic, dirt, wear, damage, or movement of heavy objects, by protecting with durable sheet materials.

F. Protect work from spilled liquids. If work is exposed to spilled liquids, immediately remove protective coverings, dry out work, and replace protective coverings.

G. Prohibit traffic or storage upon waterproofed or roofed surfaces. If traffic or activity is necessary, obtain recommendations for protection from waterproofing or roofing material manufacturer.

H. Prohibit traffic from landscaped areas.

I. Remove protective coverings when no longer needed; reuse or recycle coverings if possible.

3.09 ADJUSTING

A. Adjust operating products and equipment to ensure smooth and unimpeded operation.

B. Testing, adjusting, and balancing HVAC systems: See Division 23.

3.10 FINAL CLEANING

A. Execute final cleaning prior to final project assessment.

1. Clean areas to be occupied by Owner prior to final completion before Owner occupancy.

B. Use cleaning materials that are nonhazardous.

C. Clean interior and exterior glass, surfaces exposed to view: remove temporary labels, stains and foreign substances, polish transparent and glossy surfaces, vacuum carpeted and soft surfaces.

D. Remove all labels that are not permanent. Do not paint or otherwise cover fire test labels or nameplates on mechanical and electrical equipment.

E. Clean equipment and fixtures to a sanitary condition with cleaning materials appropriate to the surface and material being cleaned.

F. Clean site; sweep paved areas, rake clean landscaped surfaces.

G. Remove waste, surplus materials, trash/rubbish, and construction facilities from the site; dispose of in legal manner; do not burn or bury.

END OF SECTION

SECTION 01 73 29
CUTTING AND PATCHING

PART 1 GENERAL

1.01 SECTION INCLUDES

1.02 ADMINISTRATIVE REQUIREMENTS

A. Coordination: Coordinate demolition work with other Work within the area to allow installation of new Work to be installed in openings created by the cutting and patching shortly after cutting and patching work is completed.

PART 2 PRODUCTS

2.01 MATERIALS

A. Primary Products: Those required for original installation.

B. Product Substitution: For any proposed change in materials, submit request for substitution to Architect.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verification of Conditions: Verify that field measurements, surfaces, substrates and conditions are as indicated, and ready for cutting and patching.

B. Report in writing to Architect and Owner's Representative prevailing conditions that will adversely affect satisfactory execution of the Work of this Section. Do not proceed with Work until unsatisfactory conditions are corrected.

C. By starting Work, Contractor accepts conditions and assumes responsibility for correcting unsuitable conditions encountered at no additional cost to Owner.

3.02 PREPARATION

A. Provide temporary supports to ensure structural integrity of the Work. Provide devices and methods to protect other portions of Project from damage.

B. Provide protection from elements for areas which may be exposed by uncovering work.

C. Maintain excavations free of water.

3.03 CUTTING

A. Execute cutting and fitting to complete the Work.

B. Uncover work to install improperly sequenced work.

C. Remove and replace defective or non-conforming work.

D. Provide openings in the Work for penetration of mechanical and electrical work.

E. Employ skilled and experienced installer to perform cutting for weather exposed and moisture resistant elements, and sight exposed surfaces.

F. Cut rigid materials using masonry saw or core.

G. Execute work by methods to avoid damage to other Work, and which will provide appropriate surfaces to receive patching and finishing.

H. Employ skilled and experienced installer to perform patching for weather exposed and moisture resistant elements, and sight-exposed surfaces.

3.04 PATCHING

A. Execute patching to complement adjacent Work.

B. Fit Products together to integrate with other Work.

C. Restore work with new Products in accordance with requirements of Contract Documents.

D. Fit work to pipes, sleeves, ducts, conduit, and other penetrations through surfaces.

E. Refinish surfaces to match adjacent finish. For continuous surfaces, refinish to nearest intersection or natural break. For an assembly, refinish entire unit.

END OF SECTION

SECTION 01 77 00
CLOSEOUT PROCEDURES

PART 1 GENERAL

1.01 DEFINITIONS

A. Substantial Completion: The stage in progress of the Work when the Work or designated portion of the Work is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use.

B. Final Completion: Upon receipt of the Contractor's notice that the Work is ready for final inspection and acceptance upon receipt of a final Application for Payment, the Architect will make the inspection. When the Architect finds the Work acceptable under the Contract Documents and the Contract fully performed, the Architect will issue a final Certificate of Payment.

1.02 CLOSEOUT PROCEDURES - SUBSTANTIAL COMPLETION

A. At completion of Work of each subcontract or designated division of Work, conduct an initial inspection to verify completion of Work; prepare list of Work to be completed or corrected, and conduct follow-up inspection to verify that corrections have been made as specified in Section 01 40 00 - Quality Requirements.

B. Comply with procedures stated in Contract General Conditions for Substantial Completion, which is used as a reference for the procedure for issuance of Certificate of Substantial Completion.

1. Substantial Completion definition.

2. Comprehensive Contractor list of items to be corrected.

3. Architect Substantial Completion inspection.

4. Establishment of Date of Substantial Completion.

5. Certificate of Substantial Completion.

C. When Contractor considers Work, or a portion of Work which Owner agrees to accept separately, is Substantially Complete, submit written certification, on Contractor letterhead, to Architect indicating Contract Documents have been reviewed, Work has been inspected by Project Field Superintendent and Contractor Project Manager, and Work is complete in accordance with Contract Documents and ready for Substantial Completion inspection.

1. Submit list of items to be completed or corrected.

2. Complete and correct items on list.

3. Failure to include an item on list does not change Contractor responsibility to complete Work in accordance with Contract Documents.

D. Architect and Owner Representative will review list and make inspection to determine if Work, or designated portion of Work, is substantially complete.

1. Contractor will be notified by Architect of items identified during inspection as not in accordance with Contract Documents in a Substantial Completion Punchlist.

2. Complete and correct items on Punchlist.

3. Notify Architect that items have been corrected and request a Final Inspection.

4. Architect will make inspection to determine if Work, or designated portion of Work, is substantially complete.

E. When Work, or designated portion of Work, is substantially complete, Architect will notify Contractor and document Date of Substantial Completion.

1.03 CLOSEOUT PROCEDURES - FINAL COMPLETION

A. Submit written certification, on Contractor's Letterhead, that items on the Substantial Completion Punch-list are completed, Work has been re-inspected, and Work is Final Complete in accordance with Contract Documents and ready for Architect final inspection.

B. Architect will make inspection to determine if Work of this Contract is complete.

1. Contractor will be notified by Architect of items identified during inspection as not in accordance with contract documents and not ready for final acceptance.

2. Contractor shall complete and correct items on list.

3. Contractor shall notify Architect that items have been corrected and request re-inspection.

C. When Work is complete, as determined by Architect, Architect will notify Contractor and document Date of Final Acceptance.

1.04 SUBSTANTIAL COMPLETION CLEANING

A. Remove temporary protection and facilities installed during construction to protect previously completed installations during remainder of construction.

1. Remove temporary utilities and temporary utility equipment before Date of Substantial Completion.

2. Clean and repair damage caused by installation or use of temporary protection and facilities.

3. Restore existing facilities used during construction to original condition.

4. Restore new permanent facilities used during construction to specified condition.

B. Comply with governing regulations and safety standards for cleaning operations.



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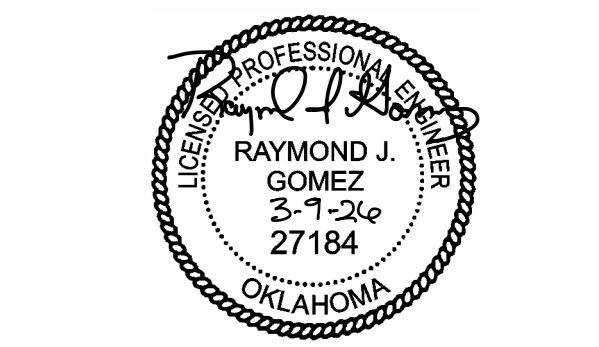
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PR 25-14
BECK NO:
202513.1

PROJECT:
TPAC ADA
IMPROVEMENTS



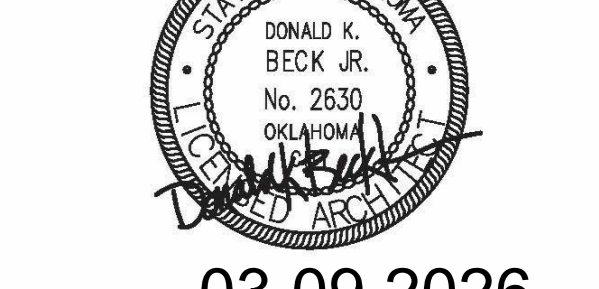
CONSULTANT:



ISSUE / REVISION:

No	Description	Date

SEAL:



03.09.2026

CONSTRUCTION
DOCUMENTS

ISSUE DATE:
03.09.2026

SHEET NUMBER:
4-ADA-G
SPECIFICATIONS

1. Remove waste materials from Project Site and dispose of in accordance with requirements of local authorities having jurisdiction.
- C. Execute project cleaning before Substantial Completion inspection and have cleaning fully complete just before Substantial Completion Inspection.
- D. Clean interior surfaces exposed to view; remove temporary labels, stains and foreign substances, polish transparent and glossy surfaces, vacuum carpeted and soft surfaces. Clean equipment and fixtures to a sanitary condition, clean or replace filters of mechanical equipment.
- E. Remove waste and surplus materials, rubbish, and construction facilities from the Project and from the site.
- F. Use cleaning materials and agents recommended by manufacturer or fabricator of surface to be cleaned.
 1. Do not use cleaning agents that are potentially hazardous to health or property, or that might damage finished surfaces.
- G. Remove tools, construction equipment, machinery and surplus material from Project Site.
- H. Remove debris and surface dust from limited access spaces, including roofs, plexus, shafts, trenches, equipment vaults, manholes, attics and similar spaces.
- I. Remove labels that are not permanent labels.
- J. Touch-up and otherwise repair and restore marred exposed finishes and surfaces.
 1. Replace finishes and surfaces that cannot be satisfactorily repaired or restored, or that show evidence of repair or restoration.
- K. Clean plumbing fixtures to a sanitary condition, free of stains, including stains resulting from water exposure.
- L. Clean light fixtures, lamps, globes and reflectors to function with full efficiency.
- M. Leave Project clean and ready for occupancy.

PART 2 PRODUCTS - NOT USED
PART 3 EXECUTION - NOT USED

END OF SECTION

DIVISION 02 - EXISTING CONDITIONS
SECTION 02 41 19
SELECTIVE DEMOLITION

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Procedures for demolition and removal of designated existing building elements.
- B. Disposal of materials.

1.02 DEFINITIONS

- A. Demolish: Dismantle, raze, destroy or wreck any building or structure or any part thereof.
- B. Remove: Detach or dismantle items from existing construction and dispose of them off site, unless items are indicated to be salvaged or reinstated.
- C. Remove and Salvage: Detach or dismantle items from existing construction in a manner to prevent damage. Clean, package, label and deliver salvaged items to Owner in ready-for-use condition.
- D. Remove and Reinstall: Detach or dismantle items from existing construction in a manner to prevent damage. Clean and prepare for reuse and reinstall where indicated.
- E. Existing to Remain: Designation for existing items that are not to be removed and that are not otherwise indicated to be salvaged or reinstated.

1.03 REFERENCE STANDARDS

- A. 29 CFR 1926 - Safety and Health Regulations for Construction; Current Edition.
- B. ANSIVASSE A10.6 - Safety and Health Program Requirements for Demolition Operations; 2016.
- C. NFPA 241 - Standard for Safeguarding Construction, Alteration, and Demolition Operations; 2022, with Errata (2021).

1.04 SYSTEM DESCRIPTION

- A. The extent of selective demolition work is that work required to facilitate the new construction indicated.
- B. Demolition shall be such that all construction, new and existing, can be performed, and completed in accordance with the construction documents.
- C. Salvaged Items: Refer to notes on demolition drawings.
- D. Salvaged Items for Re-Installation: Refer to Demolition Drawings.

1.05 PERFORMANCE REQUIREMENTS

- A. Requirements of Structural Work: Do not cut structural work in a manner resulting in a reduction of load-carrying capacity of load/deflection ratio.
- B. Operational and Safety Limitations: Do not cut operational elements and safety-related components in a manner resulting in a reduction of capacities to perform in a manner intended or resulting in a decreased operational life, increased maintenance or decreased safety.
- C. Visual Requirements: Do not cut work which is exposed on the exterior or exposed in occupied spaces of the building in a manner resulting in a reduction of visual qualities or resulting in substantial evidence of the demolition work judged by the Architect to be out and patched in a visually unsatisfactory manner.
- D. Loading: Do not superimpose loads at any point upon existing structure beyond design capacity including loads attributable to materials, construction equipment, demolition operations and shoring and bracing.
- E. Vibration: Do not use means, methods, techniques or procedures which would induce vibration into any element of the structure.
- F. Fire: Do not use means, methods, techniques or procedures which would produce any fire hazard.
- G. Water: Do not use means, methods, techniques or procedures which would produce excessive water run-off, and water pollution.
- H. Air Pollution: Do not use means, methods, techniques or procedures which would produce uncontrolled dust, fumes or other damaging air pollution.

1.06 ADMINISTRATIVE REQUIREMENTS

- A. Coordination:
 1. Notify the proper agencies prior to the start of work and obtain all necessary permits for the work.
 2. Coordinate and schedule Work under the provisions of Section 01 32 16. Schedule work to coincide with new construction.
- B. Pre-Demolition Meeting: Conduct a pre-demolition meeting one week before starting work of this Section; require attendance by all affected demolition contractors, Contractor Project Field Superintendent, Owner Representative(s), and Architect.
 1. Agenda:
 - a. Tour, inspect and discuss condition of existing building and conditions in areas where items are indicated to be demolished.
 - b. Review Demolition Plan, demolition phasing and sequencing.
 - c. Review temporary facilities and controls required that are related to selective demolition work.
 - d. Dust and sound barrier locations per phase and barrier construction.
 - e. Review structural load limitations of existing structures.
 - f. Review and finalize selective demolition schedule and verify availability of materials, demolition personnel, equipment and facilities needed to make progress and avoid delays.
 - g. Review requirements of work performed by other trades that rely on substrates exposed by selective demolition operations.
 - h. Review safety precautions relating to selective site demolition and building structure removal work.

1.07 QUALITY ASSURANCE

- A. Demolition Contractor Qualifications: Demolition company specializing in interior and exterior building demolition of the type of work for this project with minimum five years documented experience.

PART 2 PRODUCTS (NOT USED)

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verification of Conditions: Verify that field measurements, surfaces, substrates and conditions are as required, and ready to receive Work.
 - B. Report in writing to Architect prevailing conditions that will adversely affect satisfactory execution of the Work of this Section. Do not proceed with Work until unsatisfactory conditions have been corrected.
 - C. By beginning Work, Contractor accepts conditions and assumes responsibility for correcting unsuitable conditions encountered at no additional cost to the Owner.
- 3.02 GENERAL PROCEDURES AND PROJECT CONDITIONS**
- A. Provide temporary protection of existing construction (floors, roof, and walls) when adjoining new work and in traffic areas.
 - B. Provide temporary construction to protect existing construction and surrounding surfaces from damage by movement of materials and personnel.
 - C. Contractor is responsible for all damage to existing structure and shall replace or repair all areas of damage.
 - D. Repair, replace, or rebuild existing construction as required or as directed which has been removed, altered or disrupted to allow for new construction. Existing construction shall be corrected to match adjacent construction, new or existing.
 - E. Perform cutting of existing concrete and masonry construction with saws and core drills. Do not use jack-hammers.

- F. Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.
 1. Obtain required permits.
 2. Comply with applicable requirements of ANSIVASSE A10.6, NFPA 241 and 29 CFR 1926.
 3. Take precautions to prevent catastrophic or uncontrolled collapse of structures to be removed; do not allow worker or public access within range of potential collapse of unstable structures.
 4. Provide, erect, and maintain temporary barriers and security devices.
 5. Use physical barriers to prevent access to areas that could be hazardous to workers or the public.
 6. Conduct operations to minimize effects on and interference with adjacent structures and occupants.
 7. Do not close or obstruct roadways or sidewalks without permit.
 8. Conduct operations to minimize obstruction of public and private entrances and exits; do not obstruct required exits at any time; protect persons using entrances and exits from removal operations.
- G. Do not begin removal until receipt of notification to proceed from Owner.
- H. Minimize production of dust due to demolition operations.
- I. Provide appropriate temporary signage including signage for exit or building egress.
- J. Employ only skilled workers to perform selective site demolition.
- K. Cut work by methods least likely to damage work to the retained and work adjoining.
- L. Where physical cutting action is required, cut work with sawing and grinding tools, not with hammering and chopping tools. Core drill openings through concrete and masonry work. Refer to Section 01 73 20 for additional information.
- M. Patch with seams which are durable and as invisible as possible. Comply with specified tolerances for the work.
- N. Where selective demolition is terminated at a surface, finish or to remain, completely remove all traces of material selectively demolished, including mortar beds. Provide smooth, even substrate transition. Refer to Section 01 73 20 for additional information.

3.03 EXISTING UTILITIES

- A. Protect existing utilities to remain from damage.
- B. Do not disrupt public utilities without permit from authority having jurisdiction.
- C. Do not close, shut off, or disrupt existing life safety systems that are in use without at least 7 days prior written notification to Owner.
- D. Do not close, shut off, or disrupt existing utility branches or take-offs that are in use without at least 3 days prior written notification to Owner.

3.04 SELECTIVE DEMOLITION FOR ALTERATIONS

- A. Existing construction and utilities indicated on drawings are based on casual field observation and existing record documents only.
 1. Verify that construction and utility arrangements are as indicated.
 2. Report discrepancies to Architect before disturbing existing installation.
 3. Beginning of demolition work constitutes acceptance of existing conditions that would be apparent upon examination prior to starting demolition.
- B. Separate areas in which demolition is being conducted from other areas that are still occupied.
 1. Provide, erect, and maintain temporary dustproof partitions of construction as required.
 2. Provide sound retardant partitions of construction and in locations indicated on drawings.
- C. Maintain weatherproof exterior building enclosure required for interruptions required for replacement or modifications; take care to prevent water and humidity damage.
- D. Remove existing work as indicated and as required to accomplish new work.
 1. Remove items indicated on drawings.
- E. Remove existing work as indicated for and required and reinstall where indicated on drawings.
 1. Remove and reinstall items indicated on drawings.
- F. Services including, but not limited to, HVAC, Plumbing, Fire Protection, Electrical, and Telecommunications: Remove existing systems and equipment as indicated.
 1. Maintain existing active systems to remain in operation and maintain access to equipment and operational components.
 2. Where existing active systems serve occupied facilities but are to be replaced with new services, maintain existing systems in service until new systems are complete and ready for service.
 3. See Section 01 14 20 - Contractor Use of Site and Premises for limitations on outages and required notifications.
 4. Verify that abandoned services serve only abandoned facilities before removal.
 5. Remove abandoned pipe, ducts, conduits, and equipment, including those above accessible ceilings. Remove back to source of supply where possible, otherwise cap stub and tag with identification.
- G. Protect existing work to remain.
 1. Prevent movement of structure; provide shoring and bracing if necessary.
 2. Perform cutting to accomplish removals neatly and as specified for cutting new work.
 3. Repair adjacent construction and finishes damaged during removal work.
 4. Patch to match new work.

3.05 ENVIRONMENTAL CONTROLS

- A. Use temporary enclosures and other suitable methods to limit the amount of dust and dirt rising and scattering in the air to the lowest practical level. Refer to Section 01 50 00 for additional information.
- B. Comply with governing authorities pertaining to environmental protection.
- C. Clean adjacent portion of the structure and improvement of dust, dirt and debris caused by demolition operations, as directed by Owner and governing authorities. Return adjacent areas to conditions existing prior to the start of the work.

3.06 DISPOSAL OF DEMOLISHED MATERIALS

- A. Remove debris, rubbish and other materials resulting from demolition operations and legally dispose of off the site. Refer to Section 01 74 19 for additional information.
- B. Leave site in clean condition, ready for subsequent work.
- C. Clean up spillage and wind-blown debris from public and private lands.

END OF SECTION

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES
SECTION 06 41 05
MILLWORK MODIFICATIONS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Modifications to existing toilet room lavatories indicated.
- B. Modifications to existing ticket office counter indicated.

1.02 ADMINISTRATIVE REQUIREMENTS

- A. Preinstallation Meeting: Conduct a preinstallation meeting one week before starting work of this Section; require attendance by all affected installers.
- B. Field Verification and Measurements:
 1. Contractor shall field verify existing toilet room lavatory and ticket office counter assembly construction, finish material and color for use in matching with existing construction.
 2. Contractor shall field measure and verify all existing conditions and existing toilet lavatory and ticket office counter conditions.

1.03 SUBMITTALS

- A. Product Data: Provide data for hardware and accessories.
- B. Shop Drawings: Indicate materials, component profiles, fastening methods, jointing details, and accessories for modifications to toilet lavatories and ticket office counter modifications.
 1. Indicate how new millwork will connect to existing adjacent millwork.
- C. Verification Samples:
 1. Submit 3 samples plastic laminate, 3 by 3 inches in size illustrating finish and color matching existing for Architect review.
 2. Submit 3 samples of new wood trim items, 6 inches long, illustrating, wood species, finish and stain color matching existing millwork wood trim.

1.04 QUALITY ASSURANCE

- A. Fabricator Qualifications: Company specializing in manufacturing products specified in this section, with minimum 5 years of documented experience.
- B. Installer Qualifications: Company specializing in performing work of type specified, with minimum 5 years of documented experience.

PART 2 PRODUCTS

2.01 MILLWORK MODIFICATION MATERIALS

- A. Provide finish materials matching existing ticket counter materials, salvaged and re-installed or new as indicated on drawings.
- B. Provide new wood trim materials where indicated matching existing wood trim species, stain finish and color.
- C. Include all required trim pieces, apertures and accessories required for a complete and functional millwork assembly.
- D. Provide silicone sealant where indicated matching existing millwork sealant locations.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verification of Conditions: Verify that field measurements, surfaces, substrates and conditions are as required, and ready to receive Work.
- B. Report in writing to Architect prevailing conditions that will adversely affect satisfactory execution of the Work of this Section. Do not proceed with Work until unsatisfactory conditions have been corrected.
- C. By beginning Work, Contractor accepts conditions and assumes responsibility for correcting unsuitable conditions encountered at no additional cost to the Owner.

3.02 REMOVAL AND SALVAGE OF EXISTING MATERIALS

- A. Remove portions of existing millwork and countertops and salvage for re-installation where indicated.
- B. Clean and prepare salvaged existing millwork and countertops ready for reinstallation where indicated.

3.03 MILLWORK MODIFICATIONS

- A. Install modified millwork in compliance with ADA Standards and ANSII/C117.1 required mounting heights locations and dimensions.
- B. Configure ticket office counter to add shelving area and drawer assembly as detailed.
- C. Install modified millwork secure, rigid, plumb, and level in accordance with fabricator's instructions and, as indicated and detailed.
- D. Use concealed joint fasteners to align and secure adjoining millwork units.

3.04 FIELD QUALITY CONTROL

- A. Contractor Quality Control Representative shall perform contractor quality control inspections.
 1. Document preparatory, initial and follow-up inspection in Contractor's Test and Inspection Reports.
- B. Install installations for compliance with ADA Standards and ANSII/C117.1 required mounting heights and locations.
- C. Inspect modified millwork for indicated and detailed configurations, finishes and colors matching existing.
- D. Correct deficiencies in products and installation found not to be in compliance with Contract Documents.

3.05 CLEANING AND PROTECTION

- A. Clean surfaces immediately after installation and just before Substantial Completion Inspection.

END OF SECTION

DIVISION 07 - THERMAL AND MOISTURE PROTECTION
SECTION 07 09 10
JOINT SEALANT REPAIR

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Repair or replace all existing joint sealants damaged by the work of this contract to match existing.

1.02 ADMINISTRATIVE REQUIREMENTS

- A. Field Verification: Contractor shall field verify existing joint sealant materials, types, finishes and colors.

1.03 QUALITY ASSURANCE

- A. Installer Qualifications: Company specializing in performing work of the type specified in this section, with at least 5 years documented experience.

PART 2 PRODUCTS

2.01 JOINT SEALANT REPAIR MATERIALS

- A. Match existing joint sealant material type and color, including all appearances and accessories required for a complete joint sealant installation.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verification of Conditions: Verify that field measurements, surfaces, substrates and conditions are as required, and ready to receive Work.
- B. Report in writing to Architect prevailing conditions that will adversely affect satisfactory execution of the Work of this Section. Do not proceed with Work until unsatisfactory conditions have been corrected.
- C. By beginning Work, Contractor accepts conditions and assumes responsibility for correcting unsuitable conditions encountered at no additional cost to the Owner.

3.02 PREPARATION

- A. Prepare joint sealant repair areas in accordance with the specific finish material manufacturer's instructions.

3.03 JOINT SEALANT REPAIR

- A. Install this work in accordance with sealant manufacturer's requirements for preparation of surfaces and material installation instructions.
- B. Provide joint sealant installations complying with ASTM C1193.
- C. Install sealant free of air pockets, foreign embedded matter, ridges, and sags, and without getting sealant on adjacent surfaces.

3.04 FIELD QUALITY CONTROL

- A. Contractor Quality Control Representative shall perform contractor quality control inspections.
 1. Document preparatory, initial and follow-up inspection in Contractor's Test and Inspection Reports.
- B. Inspect each joint, joint preparation, sealant type, installation and adhesion of joint sealer and backing.
- C. Verify that each exposed joint sealant color matches existing sealant material color.
- D. Correct deficiencies in products and installation found not to be in compliance with Contract Documents.

3.05 CLEANING AND PROTECTION

- A. Clean surfaces immediately after installation and just before Substantial Completion Inspection.

END OF SECTION

DIVISION 09 - FINISHES
SECTION 09 02 00
EXISTING FINISH TOUCH-UP AND REPAIR

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Touch-up and repair all finishes damaged by the work of this contract to match existing.

1.02 ADMINISTRATIVE REQUIREMENTS

- A. Field Verification: Contractor shall field verify existing finish materials, types, finishes and colors.

1.03 SUBMITTALS

- A. Samples for Verification:
 1. Paint: Provide paint "draw-down" samples for each type of paint color and sheen for Architect review.
 2. Tile: Provide 3 full size tile samples for each size, type, finish and color for Architect review.

1.04 QUALITY ASSURANCE

- A. Installer/Applicator Qualifications: Company specializing in performing work of the type specified in this section, with at least 5 years documented experience.

PART 2 PRODUCTS

2.01 FINISH TOUCH-UP AND REPAIR MATERIALS

- A. Match existing finish materials.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verification of Conditions: Verify that field measurements, surfaces, substrates and conditions are as required, and ready to receive Work.
- B. Report in writing to Architect prevailing conditions that will adversely affect satisfactory execution of the Work of this Section. Do not proceed with Work until unsatisfactory conditions have been corrected.
- C. By beginning Work, Contractor accepts conditions and assumes responsibility for correcting unsuitable conditions encountered at no additional cost to the Owner.

3.02 PREPARATION

- A. Prepare touch-up and repair areas in accordance with the specific finish material manufacturer's instructions.

3.03 FINISH TOUCH-UP AND REPAIR

- A. Provide protection for existing adjacent finish surfaces to prevent damage from touch-up and repair.
- B. Touch-up and repair all finishes damaged by the work of this contract to match existing.
- C. Paint: Match paint type, sheen and color with existing. Apply touch-up paint to provide a uniform overall finish with adjacent painted surfaces.
- D. Tile: Match type, size, finish and color using mortar and grout of same type as existing tile.

3.04 FIELD QUALITY CONTROL

- A. Contractor Quality Control Representative shall perform contractor quality control inspections.
 1. Document preparatory, initial and follow-up inspection in Contractor's Test and Inspection Reports.

- B. Inspect touch-up and repair areas to ensure that touch-up and repair work matches existing adjacent materials and provides a uniform overall finish appearance.
- C. Correct deficiencies in products and installation found not to be in compliance with Contract Documents.

3.05 CLEANING AND PROTECTION

- A. Clean surfaces immediately after installation and just before Substantial Completion Inspection.

END OF SECTION

DIVISION 10 - SPECIALTIES
SECTION 10 21 10
TOILET COMPARTMENT MODIFICATIONS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Removal of existing toilet compartments indicated.
- B. Provide new toilet compartments indicated to match existing.
- C. Refurbish and repair any damage to existing toilet compartments.

1.02 PERFORMANCE REQUIREMENTS

- A. Modify existing toilet compartments as indicated and provide new toilet compartment assemblies indicated to match existing toilet compartment assemblies including all hardware and accessories.
- B. Completed toilet compartment modification work shall include all appearances and accessories required for a complete and functional toilet compartment installation with an overall uniform appearance and operation.

1.03 ADMINISTRATIVE REQUIREMENTS

- A. Preinstallation Meeting: Conduct a preinstallation meeting one week before starting work of this Section; require attendance by all affected installers.
- B. Field Verification and Measurements:
 1. Contractor shall field verify existing toilet compartment assembly construction, manufacturer, finish material and color for use in matching with new toilet compartment assemblies.
 2. Contractor shall field measure and verify all existing conditions and existing toilet compartment conditions.
 3. Contractor shall field measure all areas and verify dimensional requirements for fabrication and installation of new toilet compartments.
- C. Coordination: Coordinate the work with placement of support framing, blocking and anchors in walls.
 1. Take field measurements prior to component fabrication to ensure proper fitting of work.
 2. Furnish inserts and anchorages that will be built into other work for installation of toilet compartments and related items.

1.04 SUBMITTALS

- A. Product Data for New Compartments: Provide data on panel construction, hardware, and accessories.
- B. Shop Drawings for New Compartments: Indicate partition plans, elevation views, dimensions, details of wall supports, connection of wall supports to wall construction and door swings.
 1. Indicate how new compartments will connect to existing toilet compartments.
- C. New Compartment Verification Samples: Submit 3 samples of partition panels, 8 by 6 inch size illustrating manufacturer compartment construction, panel finish and color matching existing for Architect review.

1.05 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section, with minimum 5 years of documented experience.
- B. Installer Qualifications: Company specializing in performing work of type specified, with minimum 5 years of documented experience.

PART 2 PRODUCTS

2.01 NEW TOILET COMPARTMENTS

- A. Provide new toilet compartments at locations indicated to match existing toilet compartment assemblies.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verification of Conditions: Verify that field measurements, surfaces, substrates and conditions are as required, and ready to receive Work.
- B. Report in writing to Architect prevailing conditions that will adversely affect satisfactory execution of the Work of this Section. Do not proceed with Work until unsatisfactory conditions have been corrected.
- C. By beginning Work, Contractor accepts conditions and assumes responsibility for correcting unsuitable conditions encountered at no additional cost to the Owner.

3.02 DEMOLITION OF EXISTING COMPARTMENTS

- A. Remove portions of existing toilet compartments where indicated.
- B. Prepare existing toilet compartments to remain ready for installation of and connection to new toilet compartment installations.

3.03 INSTALLATION OF NEW COMPARTMENTS

- A. Install new compartments and modify existing compartments in compliance with ADA and ANSII/C117.1 required mounting heights locations and dimensions.
- B. Install partitions secure, rigid, plumb, and level in accordance with manufacturer's instructions.
- C. Attach panel brackets securely to walls using anchor devices.
- D. Attach panels and plasters to brackets.
- E. Field touch-up of scratches or damaged finish will not be permitted. Replace damaged or scratched materials with new materials.
- F. Repair any damage to existing toilet compartments and hardware to remain.

3.04 FIELD QUALITY CONTROL

- A. Contractor Quality Control Representative shall perform contractor quality control inspections.
 1. Document preparatory, initial and follow-up inspection in Contractor's Test and Inspection Reports.
- B. Inspect installations for compliance with ADA and ANSII/C117.1 required mounting heights and locations.
- C. Inspect new partition installation, attachment to building structure, dimensions, clearances, material, finish and color, location and attachment of accessories.
- D. Inspect modifications and repairs to existing toilet compartments and installation of new toilet compartments to ensure they match are of a uniform appearance.
- E. Correct deficiencies in products and installation found not to be in compliance with Contract Documents.

3.05 CLEANING AND PROTECTION

- A. Clean surfaces immediately after installation and just before Substantial Completion Inspection.

END OF SECTION

SECTION 10 28 00
TOILET ACCESSORY MODIFICATIONS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Removal, cleaning, refurbishing and re-installation of existing toilet accessories as indicated.
- B. New toilet accessories at new modified toilet compartments as indicated.

1.02 ADMINISTRATIVE REQUIREMENTS

- A. Field Verification and Measurements:
 1. Contractor shall field verify existing toilet accessory types, models, manufacturers and installation requirements in preparation for salvaging, refurbishing and reinstallation.
- B. Coordination:
 1. Coordinate the work with the placement of internal wall reinforcement, reinforcement of toilet partitions and other accessories to receive anchor attachments.

1.03 SUBMITTALS

- A. Product Data for New Accessories: Submit data for each accessory describing size, finish details of function, and attachment methods.

1

1.03 REFERENCES

- A. International Plumbing Code (IPC), locally adopted edition.
- B. ADA Standards for Accessible Design.

1.04 SUBMITTALS

- A. Product Data:
 - 1. Provide data on pipe materials, pipe fittings, valves, and accessories.
 - 2. Provide data on plumbing fixture rough-in requirements, locations and sizes of connections, configurations, dimensions, finishes, features and accessories.

1.05 QUALITY ASSURANCE

- A. All work shall comply with locally adopted plumbing code and amendments.
- B. Materials shall be new unless specifically indicated for reuse.

1.06 COORDINATION

- A. Field verify existing piping locations and elevations prior to demolition and rough-in.
- B. Coordinate fixture mounting heights to comply with ADA requirements.

PART 2 PRODUCTS

2.01 DOMESTIC WATER PIPING (DCWDHW)

- A. Type L hard-drawn copper tubing, ASTM B88.
- B. Wrought copper fittings, ASME B16.22.
- C. Lead-free solder joints.
- D. Insulation: Closed-cell elastomeric insulation per energy code.

2.02 DRAIN, WASTE & VENT (DWV)

- A. Above grade: Hubless cast iron soil pipe, CISPI 301.
- B. Below grade (if applicable): Service weight cast iron or Schedule 40 PVC where permitted.

2.03 PLUMBING FIXTURES

- A. Water Closet – Wall Mounted – ADA (WC-1):
 - 1. KOHLER K-84325, white vitreous china.
 - 2. ZURN 1200 Series closet carrier.
 - 3. SLOAN Royal 111 ESS-1.6 flush valve, 1.6 GPF.
 - 4. KOHLER K-7731-C seat.
- B. Lavatory – ADA:
 - 1. Vitreous china wall-hung lavatory.
 - 2. Chrome-plated faucet.
 - 3. Chrome-plated angle stops.
 - 4. P-trap.
 - 5. ADA protective piping covers.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verification of Conditions: Verify that field measurements, surfaces, substrates and conditions are as required, and ready to receive Work.
- B. Report in writing to Architect prevailing conditions that will adversely affect satisfactory execution of the Work of this Section. Do not proceed with Work until unsatisfactory conditions have been corrected.
- C. By beginning Work, Contractor accepts conditions and assumes responsibility for correcting unsuitable conditions encountered at no additional cost to the Owner.

3.02 DEMOLITION

- A. Carefully remove existing fixtures indicated for relocation or reuse, including water closets, flush valves, lavatories, faucets, stops, traps, and carriers. Protect components intended for reuse.
- B. Where fixtures are removed and not reinstalled, remove associated DCW, DHW, waste, and vent piping back to nearest active main or branch serving other fixtures.
- C. Do not leave capped or abandoned dead-end piping in walls or plumbing chases.

3.03 INSTALLATION

- A. Reinstall salvaged fixtures where indicated on Drawings.
- B. Replace fixtures, flush valves, faucets, carriers, stops, traps, or trim only if damaged, excessively worn, non-compliant with current code or ADA requirements, or unable to be reinstalled.
- C. Modify piping as required to accommodate new elevations and ADA mounting heights.
- D. Maintain vent continuity for remaining fixtures.
- E. Provide ADA protective piping covers at accessible lavatories.

3.04 FIELD QUALITY CONTROL

- A. Contractor Quality Control Representative shall perform contractor quality control inspections.
 - 1. Document preparatory, initial and follow-up inspection in Contractor's Test and Inspection Reports.
- B. Inspect installations for compliance with ADA and ANSI/ICC A117.1 required mounting heights and locations.
- C. Test new and modified domestic water piping per IPC prior to concealment.
- D. Test modified DWV systems per IPC prior to concealment.
- E. Correct deficiencies in products and installation found not to be in compliance with Contract Documents.

3.05 CLEANING AND PROTECTION

- A. Clean surfaces immediately after installation and just before Substantial Completion Inspection.

END OF SECTION



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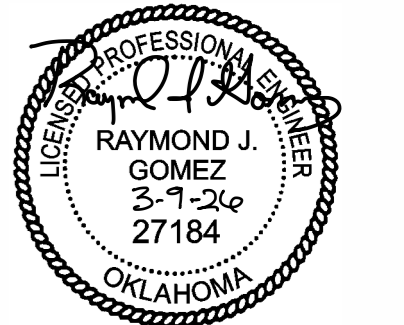
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PR 25-14
BECK NO:
202513.1

PROJECT:
TPAC ADA
IMPROVEMENTS



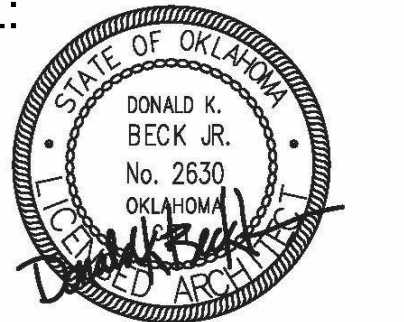
CONSULTANT:



ISSUE / REVISION:

No	Description	Date

SEAL:



03.09.2026

CONSTRUCTION
DOCUMENTS

ISSUE DATE:
03.09.2026

SHEET NUMBER:

6-ADA-G
SPECIFICATIONS

AUTHORITY HAVING JURISDICTION	
CITY OF TULSA, OKLAHOMA	
ADOPTED CODES	▲
INTERNATIONAL EXISTING BUILDING CODE®, 2018 EDITION INTERNATIONAL BUILDING CODE®, 2018 EDITION INTERNATIONAL EXISTING BUILDING CODE®, 2018 EDITION INTERNATIONAL FIRE CODE®, 2018 EDITION INTERNATIONAL ENERGY CONSERVATION CODE®, 2006 EDITION INTERNATIONAL FUEL GAS CODE®, 2018 EDITION	INTERNATIONAL MECHANICAL CODE®, 2018 EDITION INTERNATIONAL PLUMBING CODE®, 2018 EDITION NATIONAL ELECTRIC CODE®, 2020 EDITION 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, ICC A117.1, 2009 EDITION, AMERICAN NATIONAL STANDARDS INSTITUTE®

SUMMARY	
THIS PROJECT INCLUDES ALTERATIONS TO THE RESTROOMS AND TICKET OFFICE TO IMPROVE ACCESSIBILITY. IT INCLUDES REPAIRS TO EXISTING CONSTRUCTION AND FINISHES RESULTING FROM THE ALTERATIONS. THERE ARE NO ALTERATIONS TO LAYOUT OF THE FLOOR PLANS, LIFE SAFETY, MEANS OF EGRESS OR FIRE PROTECTION.	
NO CHANGE ASSEMBLY GROUPS	
NO CHANGE OF OCCUPANCY	
NO CHANGE OF HEIGHT	
NO CHANGE OF STORIES	
NO CHANGE OF AREA	
NO CHANGE TO CONSTRUCTION TYPE	
IEBC - ALTERATIONS - LEVEL 1	

IEBC CODE STUDY	
IEBC CHAPTER 2 - DEFINITIONS	
202 GENERAL DEFINITIONS	ALTERATION, ANY CONSTRUCTION OR RENOVATION TO AN EXISTING STRUCTURE OTHER THAN A REPAIR OR ADDITION.
IEBC CHAPTER 3 - PROVISIONS FOR ALL COMPLIANCE METHODS	
301 ADMINISTRATION	
301.3 ALTERATION, ADDITION OR CHANGE OF OCCUPANCY	
301.3.2 WORK AREA COMPLIANCE METHOD	ALTERATIONS - LEVEL 1 - IEBC, CHAPTER 7
301.5 COMPLIANCE WITH ACCESSIBILITY	2009 ICC A117.1
302 GENERAL PROVISIONS	
302.6 OCCUPANCY AND USE	IBC 2018, CHAPTER 3
305 ACCESSIBILITY FOR EXISTING BUILDINGS	
305.6 ALTERATIONS	IBC 2018, CHAPTER 11, UNLESS TECHNICALLY INFEASIBLE

CHAPTER 6 - CLASSIFICATION OF WORK	
602 ALTERATION—LEVEL 1	APPLICABLE LEVEL 1 ALTERATIONS INCLUDE THE REMOVAL AND REPLACEMENT OR THE COVERING OF EXISTING MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES USING NEW MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES THAT SERVE THE SAME PURPOSE.

CHAPTER 7 - ALTERATIONS - LEVEL 1	
702 BUILDING ELEMENTS AND MATERIALS	
702.1 INTERIOR FINISHES	IBC, CHAPTER 8
702.2 INTERIOR FLOOR FINISH	IBC, SECTION 804
702.3 INTERIOR TRIM	IBC, SECTION 806
702.6 MATERIALS AND METHODS	NEW WORK SHALL COMPLY WITH THE MATERIALS AND METHODS REQUIREMENTS IN THE IBC, IECC, IMC, AND IPC.

IBC CODE STUDY	
IBC CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION	
302 OCCUPANCY CLASSIFICATION AND USE DESIGNATION	
302.1 OCCUPANCY CLASSIFICATION	
303 ASSEMBLY GROUP A	
303.1 ASSEMBLY GROUP A	
303.2 ASSEMBLY GROUP A-1	
303.3 ASSEMBLY GROUP A-2	
303.4 ASSEMBLY GROUP A-3	
304 BUSINESS GROUP B	
304.1 BUSINESS GROUP B	

IBC CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS		
504 BUILDING HEIGHT AND NUMBER OF STORIES		
504.3 HEIGHT IN FEET	ALLOWED	NO CHANGE IN BUILDING HEIGHT
TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE TYPE IB OCCUPANCY CLASS (A AND B) S = BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM	180- FEET	
504.4 NUMBER OF STORIES	ALLOWED	NO CHANGE IN THE NUMBER OF STORIES
TYPE IB OCCUPANCY CLASS (A AND B) S = BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM	A-1 = 6-STORIES A-2 = 12-STORIES A-3 = 12-STORIES B = 12-STORIES	
506 BUILDING AREA		
506.2 ALLOWABLE AREA DETERMINATION	ALLOWED	NO CHANGE IN AREA
TABLE 506.2 ALLOWABLE AREA FACTOR IN SQUARE FEET TYPE IB SM = BUILDINGS TWO OR MORE STORIES ABOVE GRADE PLANE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM	A-1 = UL A-2 = UL A-3 = UL B = UL	
508 MIXED USE AND OCCUPANCY		
NO CHANGE IN USE OR OCCUPANCY		

IBC CHAPTER 6: TYPES OF CONSTRUCTION		
602 CONSTRUCTION CLASSIFICATION	TYPE 1B	NO CHANGE

IBC CHAPTER 8: INTERIOR FINISHES			
803 WALL AND CEILING FINISHES			
803.1.2 INTERIOR WALL AND CEILING FINISH MATERIALS TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723	CLASS A = FLAME SPREAD INDEX 0-25; SMOKEDEVELOPED INDEX 0-450 CLASS B = FLAME SPREAD INDEX 26-75; SMOKEDEVELOPED INDEX 0-450 CLASS C = FLAME SPREAD INDEX 76-200; SMOKEDEVELOPED INDEX 0-450		
803.13 INTERIOR FINISH REQUIREMENTS BASED ON OCCUPANCY	TABLE 803.13 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY		
GROUP (SPRINKLERED)	INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS	ROOMS AND ENCLOSED SPACES
A-1, A-2	B	B	C
A-3	B	B	C
B	B	C	C

IBC CHAPTER 10: MEANS OF EGRESS					
2802 MINIMUM PLUMBING FACILITIES					
TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT					
LEVEL	OCCUPANCY TYPE	AREA	OCCUPANT LOAD FACTOR	GROSS / NET	OCCUPANT LOAD
SMALL THEATRE LEVEL	ASSEMBLY			FIXED SEATING	184
	ASSEMBLY	9,345 SF	15 SF	NET	1,064
	ASSEMBLY	761 SF	30 SF	NET	26
	ASSEMBLY	230 SF	100 SF	NET	3
	ASSEMBLY	1,622 SF	300 SF	NET	6
1,283 (NO CHANGE IN OCCUPANT LOAD)					
2ND STREET LEVEL	ASSEMBLY	641 SF	30 SF	NET	22
	ASSEMBLY	1,471 SF	100 SF	NET	15
	BUSINESS AREAS	5,130 SF	100 SF	GROSS	52
	BUSINESS AREAS	1,122 SF	300 SF	GROSS	4
93					
3RD STREET LEVEL	ASSEMBLY	5,726 SF	30 SF	NET	191
	BUSINESS AREAS	5,877 SF	100 SF	GROSS	59
	BUSINESS AREAS	4,153 SF	300 SF	GROSS	14
	264 (NO CHANGE IN OCCUPANT LOAD)				
MAIN THEATRE LEVEL	ASSEMBLY	13,232 SF	15 SF	NET	883
	ASSEMBLY	5,290 SF	30 SF	NET	177
	ASSEMBLY			FIXED SEATING	1,496
	BUSINESS AREAS	225 SF	300 SF	GROSS	3
	BUSINESS AREAS	2,870 SF	100 SF	GROSS	17
	2,576 (NO CHANGE IN OCCUPANT LOAD)				
MEZZANINE LEVEL	ASSEMBLY	1,953 SF	15 SF	NET	131
	ASSEMBLY			FIXED SEATING	618
	ASSEMBLY			FIXED SEATING	749 (NO CHANGE IN OCCUPANT LOAD)
BALCONY LEVEL	ASSEMBLY	1,953 SF	15 SF	NET	131
	ASSEMBLY			FIXED SEATING	368
	ASSEMBLY			FIXED SEATING	499 (NO CHANGE IN OCCUPANT LOAD)

IBC CHAPTER 29: PLUMBING SYSTEMS											
2902 MINIMUM PLUMBING FACILITIES											
TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES											
LEVEL	WATER CLOSETS				LAVATORIES				BATHTUBS OR SHOWERS	DRINKING FOUNTAINS	SERVICE SINK
	REQ'D	PROVIDED	REQ'D	PROVIDED	REQ'D	PROVIDED	REQ'D	PROVIDED			
BALCONY LEVEL	2	6	1	3	2	3	2	3	NO CHANGE	NO CHANGE	NO CHANGE
MEZZANINE LEVEL	3	6	6	3	2	3	2	3			
MAIN THEATER LEVEL	15	11	24	22	10	5	10	10			
3RD STREET LEVEL	4	25	6	24	3	15	3	17			
2ND STREET LEVEL	3	3	3	3	2	3	2	3			
SMALL THEATER LEVEL	6	10	10	10	4	5	4	7			
TOTAL	33	61	53	65	23	34	23	43			



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PROJECT NO:
PR 25-14
BECK NO:
202513.1

PROJECT:
TPAC ADA IMPROVEMENTS



CONSULTANT:

ISSUE / REVISION:

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1	LODR001	04/21/2026

SEAL:

04.08.2026

SCHEMATIC DESIGN PROGRESS
ISSUE DATE:
04.08.2026

SHEET NUMBER:
7-ADA-G
CODE REVIEW MATRIX

SHEET NOTES

- THESE DRAWINGS ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE. ALL FIXTURES SHALL MEET MINIMUM ACCESSIBILITY REQUIREMENTS AS DEFINED IN THE INTERNATIONAL BUILDING CODE, 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND ANSI A117.1, 2009.
- PROVIDE CONCEALED BLOCKING AS REQUIRED FOR ALL FIXTURES, DEVICES, ACCESSORIES, AND EQUIPMENT, TYPICAL.



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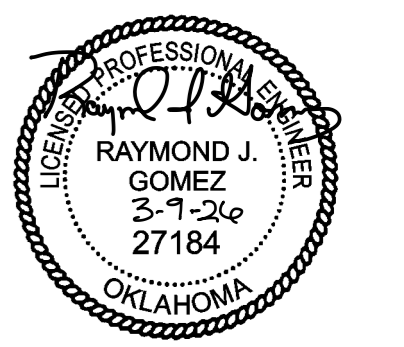
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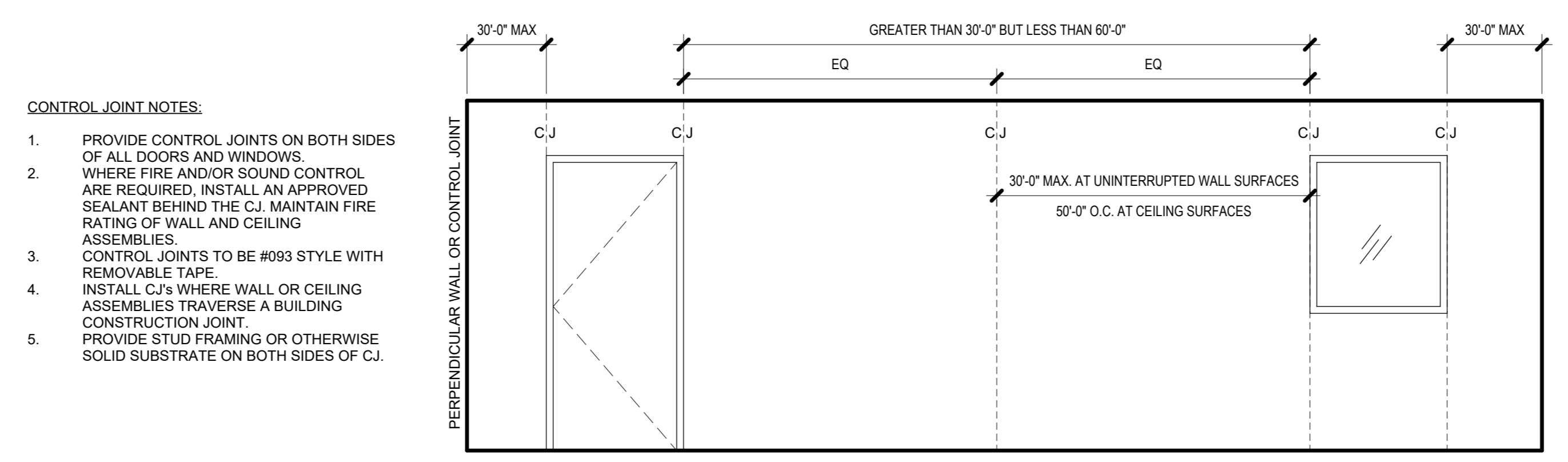
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CONSTRUCTION DOCUMENTS

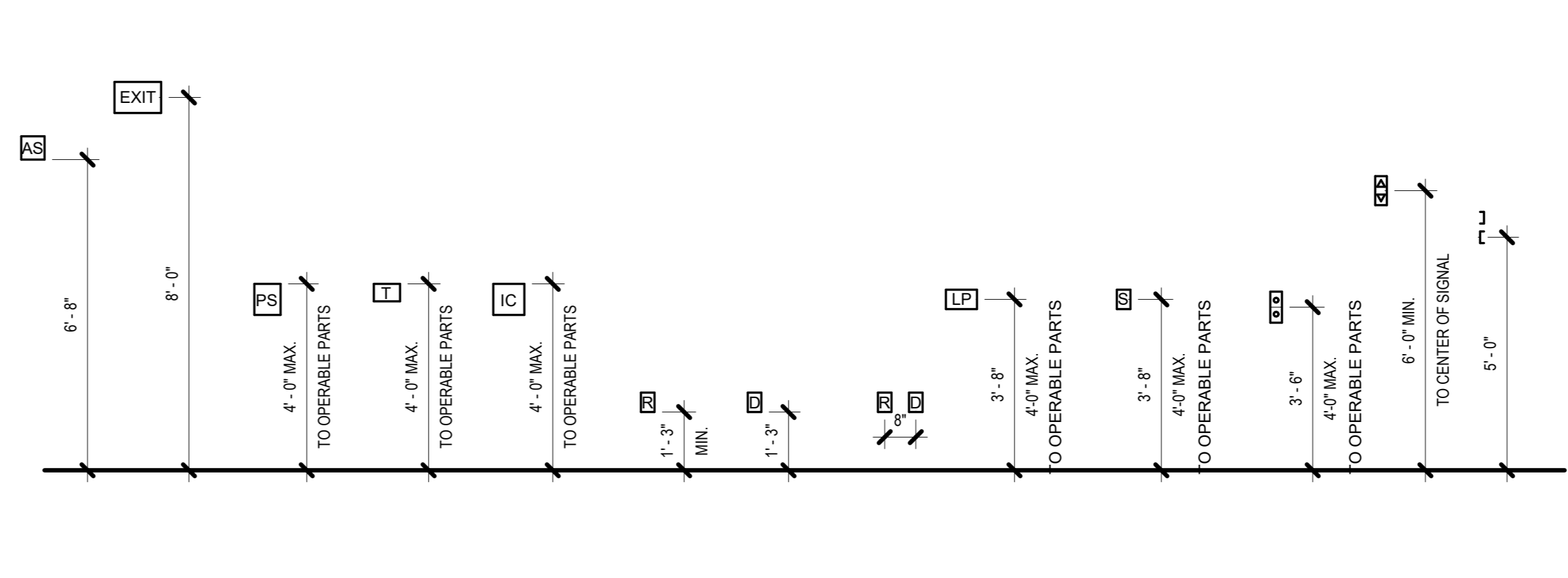
ISSUE DATE:
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SHEET NUMBER:
 8-ADA-G
 ACCESSIBILITY REQUIREMENTS AND TYPICAL MOUNTING LOCATIONS

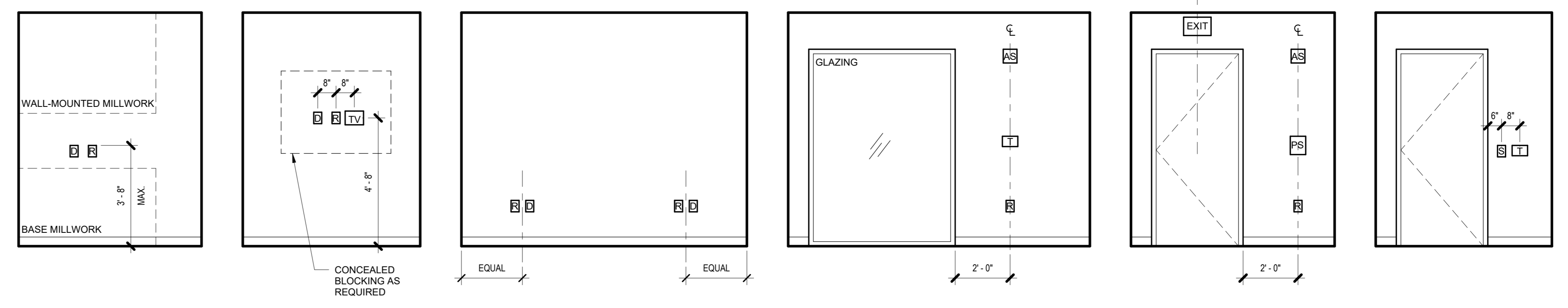


5 GYPSUM BOARD CONTROL JOINT GUIDE
 3/8" = 1'-0"

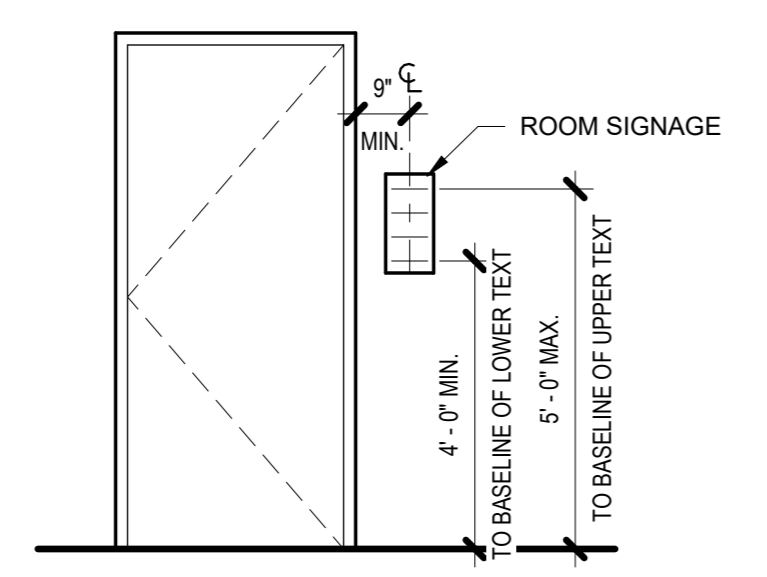
- SYMBOL LEGEND:**
- AS ALARM / STROBE
 - EXIT EXIT SIGNS
 - PS FIRE ALARM PULL STATION
 - T THERMOSTAT
 - IC INTERCOM
 - R RECEPTACLE
 - D DATA OUTLET
 - LP LIGHTING PANEL
 - S LIGHT SWITCH
 - TV TV PANEL
 - CB ELEVATOR CALL BUTTON
 - EB ELEVATOR HALL SIGNALS
 - F ELEVATOR FLOOR INDICATION



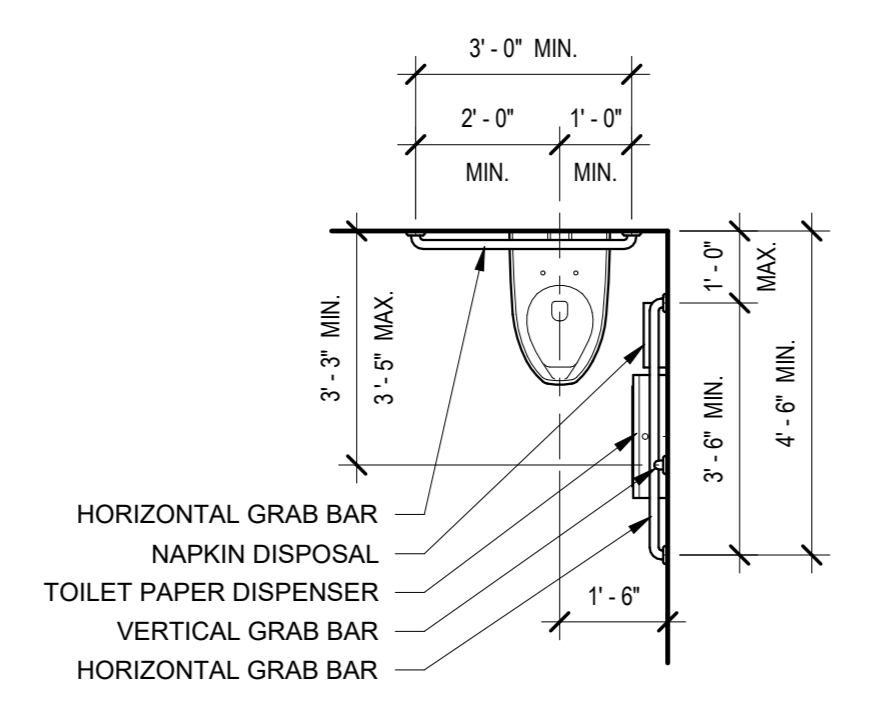
- DEVICE ALIGNMENT NOTES:**
- ELECTRICAL POWER AND IT/AV PLANS ARE SCHEMATIC IN NATURE AND GENERALLY LOCATE DEVICES AND ELECTRICAL ELEMENTS WITHIN THE PROJECT. FINAL LOCATION OF DEVICES IS PER THIS GUIDELINE AND AS DETERMINED BY THE ARCHITECT.
 - ALIGN DEVICES AND WALL-MOUNTED ITEMS AS SHOWN. HAPHAZARD OR RANDOM PLACEMENT OF DEVICES WILL BE REJECTED AND WILL BE SUBJECT TO REMOVAL AND RE-INSTALLATION.
 - IF FIELD CONDITIONS CREATE A CONFLICT WITH THESE GUIDELINES, NOTIFY THE ARCHITECT FOR DIRECTION BEFORE PROCEEDING.



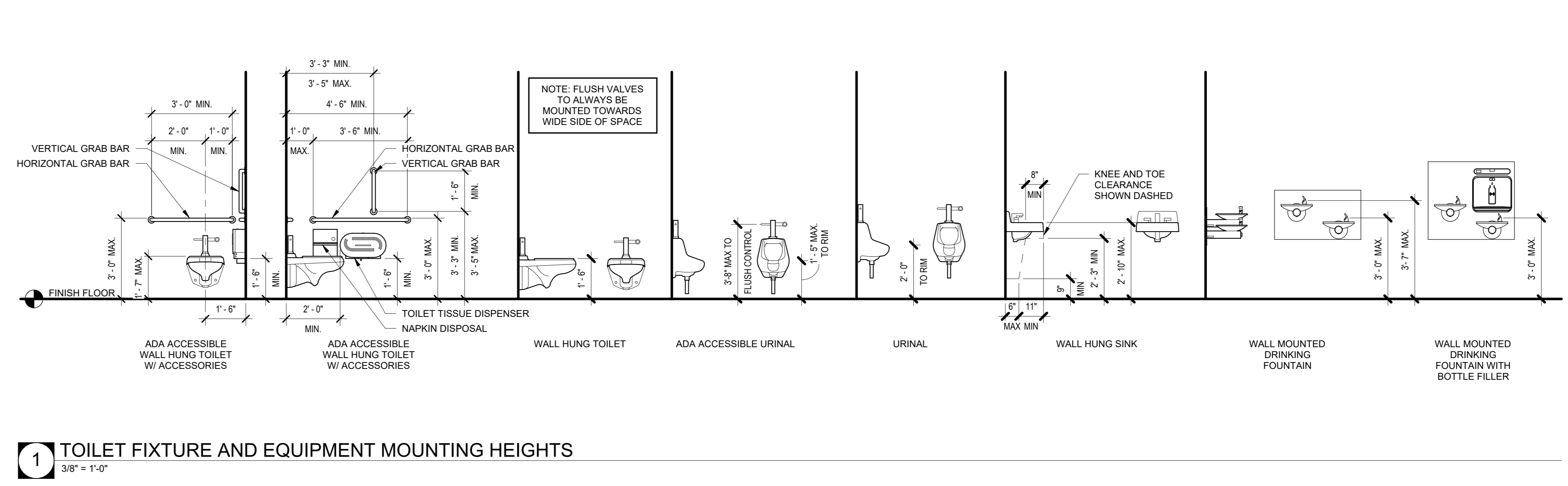
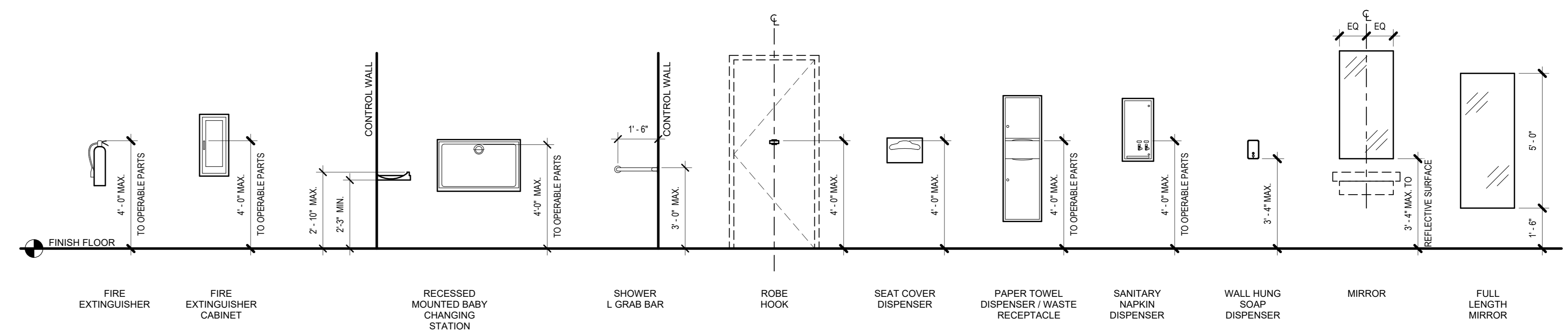
4 TYPICAL DEVICE MOUNTING HEIGHTS AND ALIGNMENTS
 3/8" = 1'-0"



3 ROOM SIGN LOCATION
 3/8" = 1'-0"



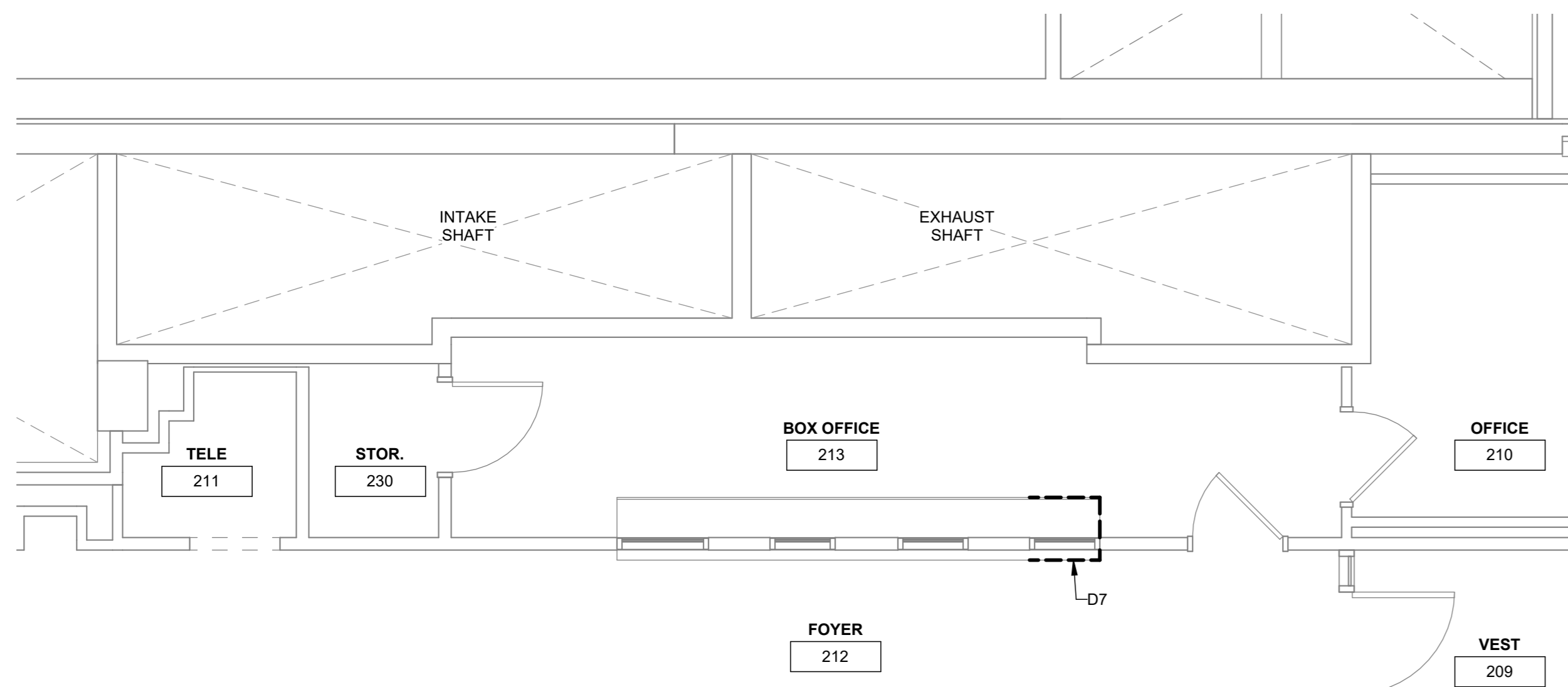
2 TYPICAL ACCESSIBLE LAYOUT
 3/8" = 1'-0"



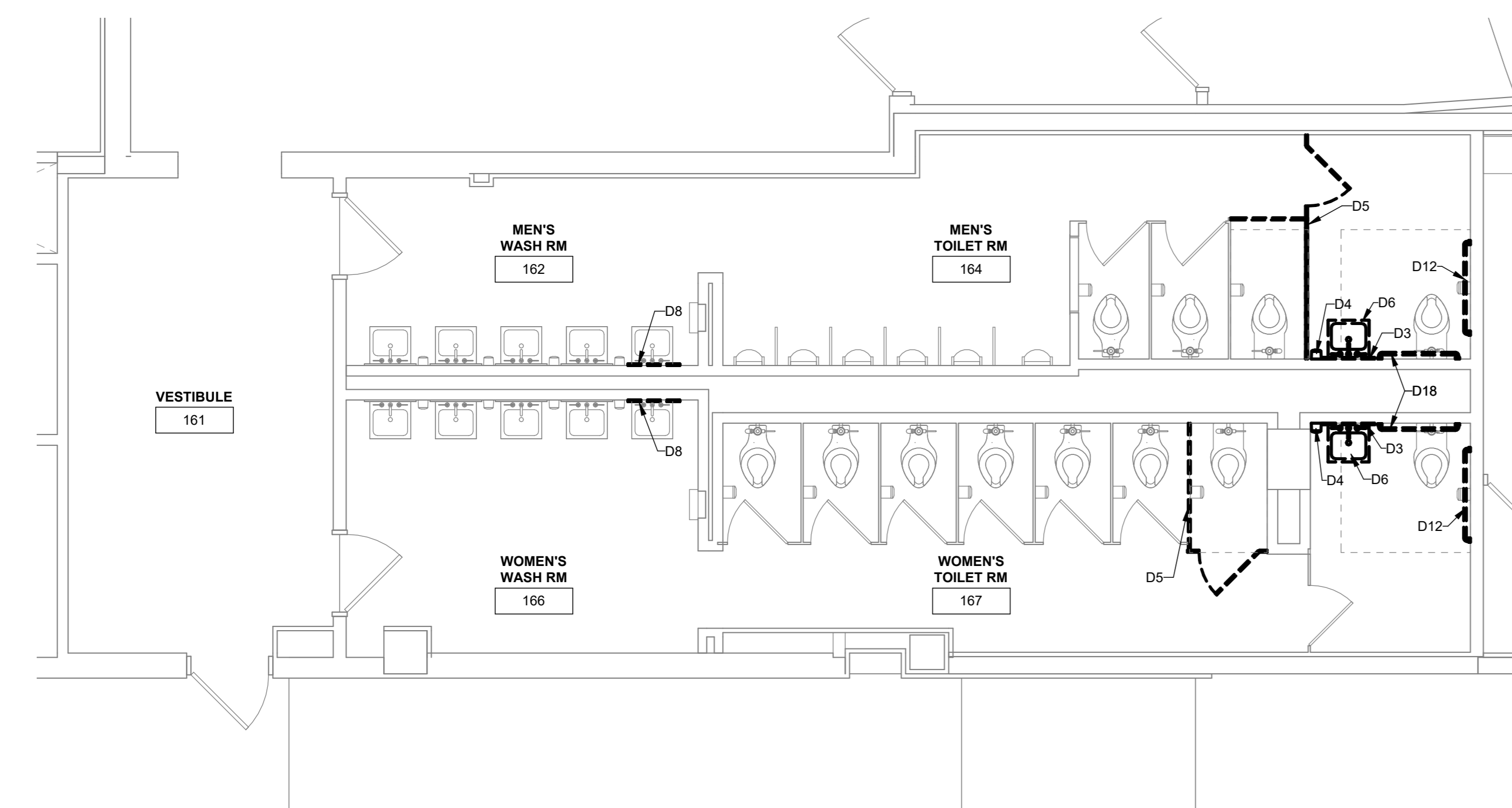
4 TOILET FIXTURE AND EQUIPMENT MOUNTING HEIGHTS
 3/8" = 1'-0"

NOTE: FLUSH VALVES TO ALWAYS BE MOUNTED TOWARDS WIDE SIDE OF SPACE

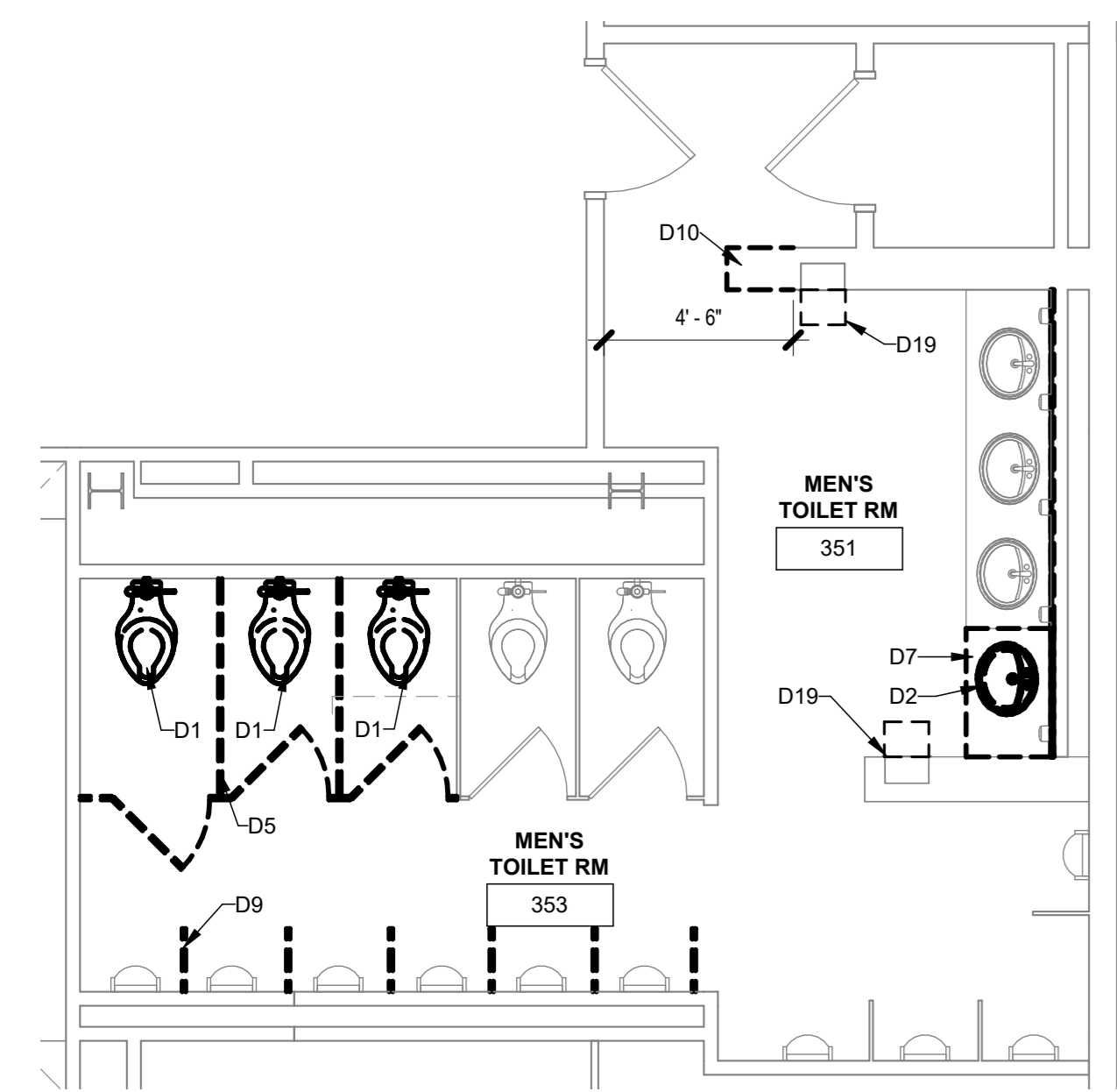
KNEE AND TOE CLEARANCE SHOWN DASHED



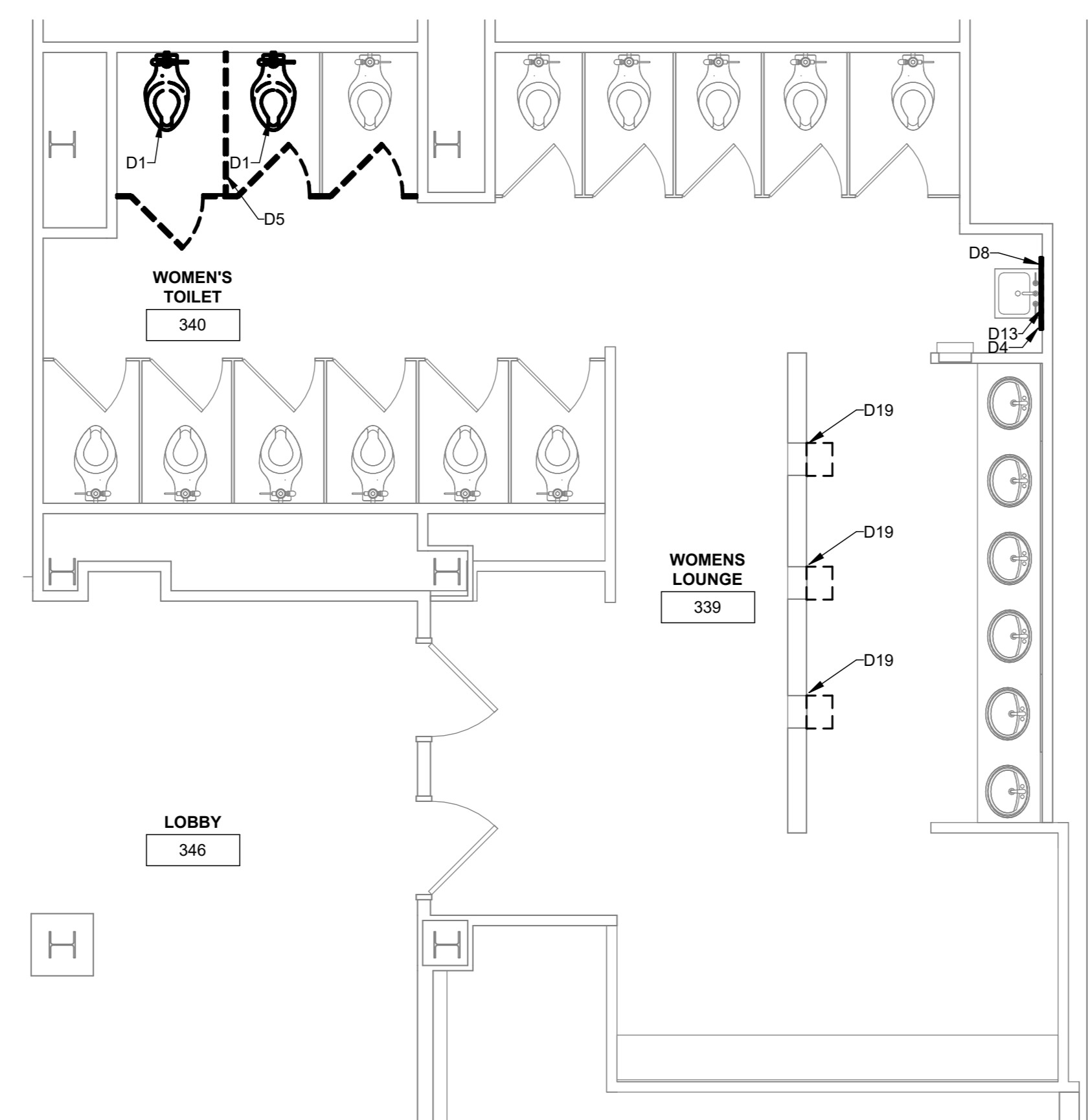
7 EXISTING ENLARGED 2ND STREET TICKET OFFICE FLOOR PLAN
1/4" = 1'-0" 1 / A401



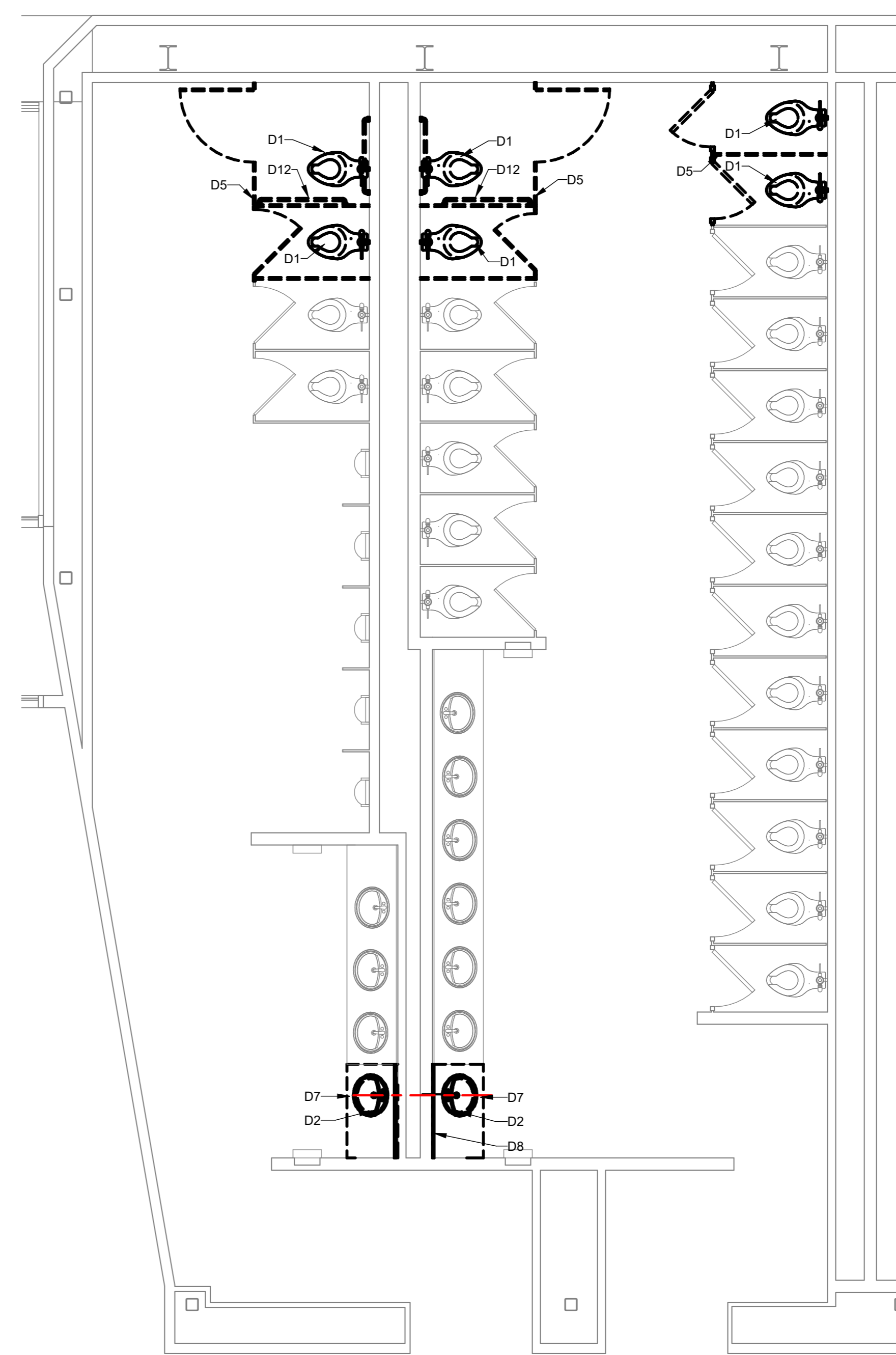
6 EXISTING ENLARGED RESTROOM PLAN - SMALL THEATER LEVEL
1/4" = 1'-0" 1 / A501



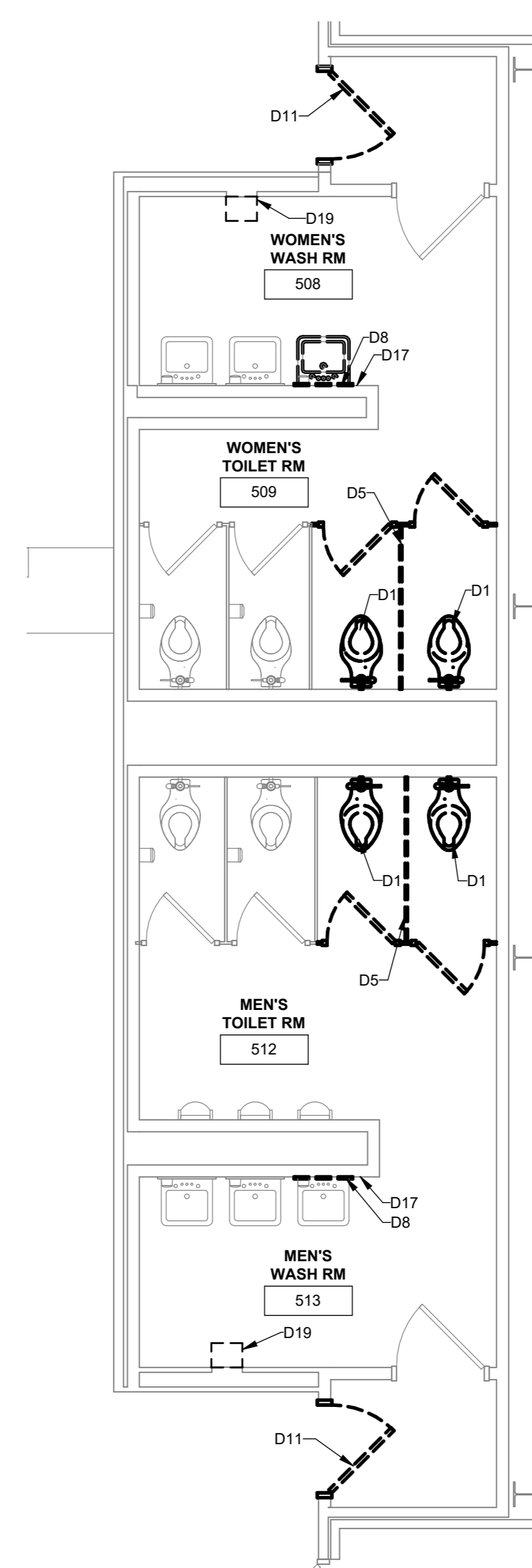
4 EXISTING ENLARGED MENS PLAN - 3RD STREET LEVEL
1/4" = 1'-0" 5 / 9-F&S-A



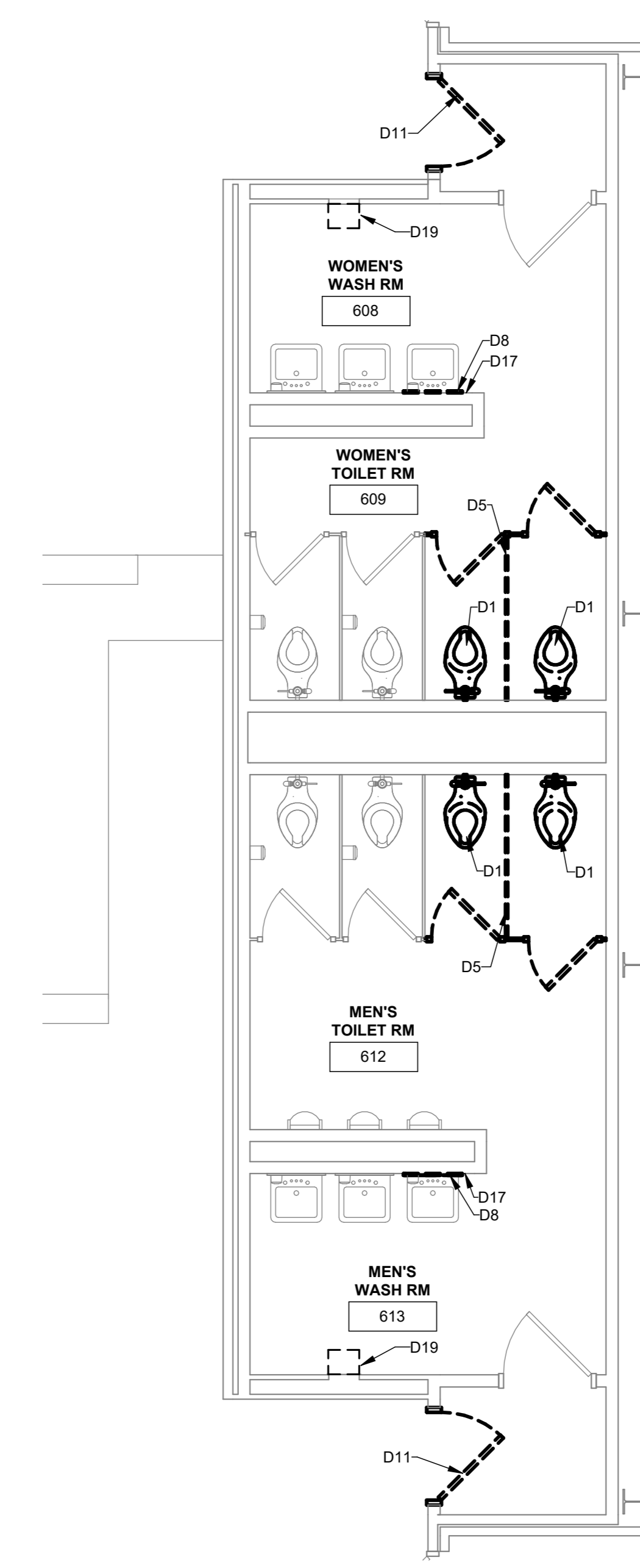
3 EXISTING ENLARGED WOMENS PLAN - 3RD STREET LEVEL
1/4" = 1'-0" 5 / 9-F&S-A



5 EXISTING RESTROOM - MAIN ORCHESTRA HALL LEVEL
1/4" = 1'-0" 5 / 9-F&S-A



2 EXISTING ENLARGED RESTROOM PLAN - MEZZANINE LEVEL
1/4" = 1'-0" 5 / 9-F&S-A



1 EXISTING ENLARGED RESTROOM PLAN - BALCONY FLOOR LEVEL
1/4" = 1'-0" 5 / 9-F&S-A

SHEET NOTES - DEMOLITION

1. THE TOTAL AMOUNT OF DEMOLITION REQUIRED FOR THE PROJECT IS NOT INDICATED ON THE DEMOLITION PLANS. THEY ARE INCLUDED FOR THE CONVENIENCE OF THE CONTRACTOR. THEY INDICATE THE GENERAL EXTENT OF THE REMOVAL WORK REQUIRED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FULLY INSPECT THE BUILDING AND VERIFY ALL CONDITIONS AND FULL EXTENT OF DEMOLITION PRIOR TO SUBMITTING BID.
2. THE SUBCONTRACTORS FOR PLUMBING, ELECTRICAL, HVAC AND FIRE PROTECTION ARE RESPONSIBLE FOR ESTABLISHING THE SCOPE OF DEMOLITION REQUIRED TO PERFORM THE WORK FOR THEIR RESPECTIVE TRADE. DEMOLITION DRAWINGS FOR THESE DISCIPLINES ARE INCLUDED FOR THE CONVENIENCE OF THE CONTRACTOR.
3. MAINTAIN BUILDING IN STRUCTURALLY SOUND CONDITION AT ALL TIMES. DO NOT REMOVE ANY PORTION OF THE BUILDING STRUCTURE INCLUDING COLUMNS, LOAD BEARING WALLS, BEAMS FLOOR CONSTRUCTION, PERIMETER WALLS OR FIREPROOFING OF STRUCTURAL ELEMENTS UNLESS SPECIFICALLY NOTED.
4. PROTECT ALL FINISHES AND COMPONENTS OF BUILDING WHICH ARE TO REMAIN. ANY DAMAGED MATERIAL, EQUIPMENT OR ITEMS TO REMAIN SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING CONSTRUCTION, AND ARE THE RESPONSIBILITY OF THE CONTRACTOR. SALVAGE FULL UNDAMAGE TILE WHEN POSSIBLE.
5. VERIFY CONCEALED CONSTRUCTION CONDITIONS PRIOR TO REMOVAL OF ANY ITEMS. CAREFULLY ASSESS EACH ITEM TO BE REMOVED FOR DETRIMENTAL RESULTS IF REMOVED. PERFORM EXPLORATORY DEMOLITION TO DETERMINE METHODS OF ATTACHMENTS, UTILITY INTERFACES, INTERCONNECTIONS AND OTHER CONCEALED CONDITIONS PRIOR TO DEMOLITION.
6. ITEMS DESIGNATED TO BE REMOVED AND SALVAGED SHALL BE DELIVERED TO A SAFE REMOTE LOCATION FOR RETROFITTING OR A SAFE LOCATION ON SITE FOR CLEANING AND STORAGE BY THE CONTRACTOR.
7. MAINTAIN CODE COMPLIANT AND UNOBSTRUCTED EXIT PATHS AT ALL TIMES.
8. PRIOR TO DEMOLITION WORK, THE CONTRACTOR SHALL ASSESS AND IDENTIFY UTILITIES WITHIN THE DEMOLITION AREA THAT OCCUPY SPACES OUTSIDE OF THE AREA OF THAT PHASE OF WORK. THOSE UTILITIES SHALL BE PROTECTED AND RESUPPORTED WHERE NECESSARY TO MAINTAIN CONTINUITY OF SERVICE.
9. AREAS SURROUNDING THE AREA OF THIS CONTRACT SHALL REMAIN FULLY OCCUPIED DURING THE WORK. CAREFULLY SCHEDULE AND COORDINATE THIS WORK WITH THE OWNER TO MINIMIZE DISRUPTION TO ANY ACTIVITIES. SOME OF THE WORK MAY NEED TO BE PERFORMED OFF-HOURS.
10. WHERE PARTIAL DEMOLITION IS NOT INDICATED BUT IS NECESSARY TO PERFORM NEW WORK, THAT AREA SHALL BE REMOVED AS NECESSARY AND REFINISHED/REPLACED TO MATCH THE EXISTING CONTIGUOUS CONSTRUCTION.
11. FIELD VERIFY EXISTING PIPING LOCATIONS AND ELEVATIONS PRIOR TO DEMOLITION AND ROUGH-IN.
12. EXISTING PLUMBING FIXTURES INCLUDING WATER CLOSETS, FLUSH VALVES, LAVATORIES, FAUCETS, AND CARRIERS SHALL BE CAREFULLY REMOVED AND PROTECTED FOR REUSE WHERE INDICATED.
13. FOR FIXTURES BEING RELOCATED, PREPARE EXISTING SANITARY, VENT, AND WATER PIPING FOR RECONNECTION TO SALVAGED FIXTURES. MODIFY PIPING AS REQUIRED TO ACCOMMODATE NEW FIXTURE ELEVATIONS AND ADA MOUNTING HEIGHTS.
14. WHERE FIXTURES ARE REMOVED AND NOT REPLACED, REMOVE ASSOCIATED DW, WASTE, AND VENT PIPING BACK TO THE NEAREST ACTIVE MAIN OR BRANCH SERVING OTHER FIXTURES. DO NOT LEAVE CAPPED OR ABANDONED DEAD-END PIPING IN PLUMBING CHASE.

KEYNOTES - DEMOLITION

D1	REMOVE AND SALVAGE TOILET, FLUSH VALVE AND IN-WALL CARRIER
D2	REMOVE AND SALVAGE SINK AND FAUCET
D3	REMOVE AND DISPOSE OF MIRROR
D4	REMOVE SOAP DISPENSER
D5	REMOVE AND SALVAGE TOILET PARTITION SYSTEM
D6	REMOVE AND DISPOSE OF SINK AND TERMINATE PLUMBING LINES
D7	REMOVE AND SALVAGE COUNTERTOP
D8	REMOVE AND SALVAGE MIRROR
D9	REMOVE AND DISPOSE OF URINAL PARTITION
D10	REMOVE WALL AS INDICATED
D11	REMOVE AND DISPOSE OF DOOR AND DOOR HARDWARE. DOOR FRAME TO REMAIN
D12	REMOVE AND SALVAGE GRAB BAR(S)
D13	REMOVE AND DISPOSE MIRROR SHELF
D17	REMOVE AND SALVAGE OUTLET
D18	REMOVE AND DISPOSE OF GRAB BARS
D19	REMOVE SURFACE MOUNTED PAPER TOWEL DISPENSER. RECESSED PAPER TOWEL DISPENSER WITH TRASH RECEPTACLE TO REMAIN.



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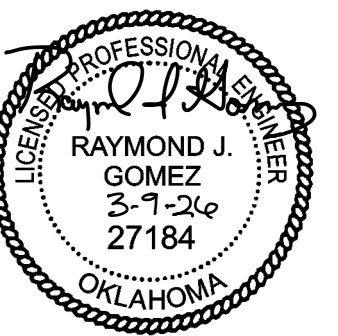
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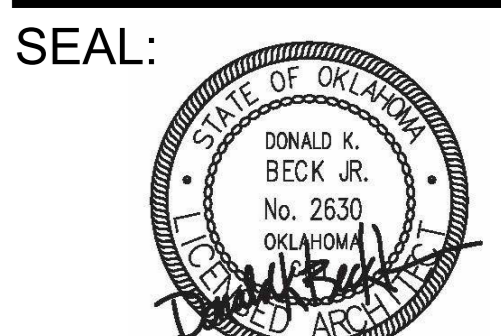


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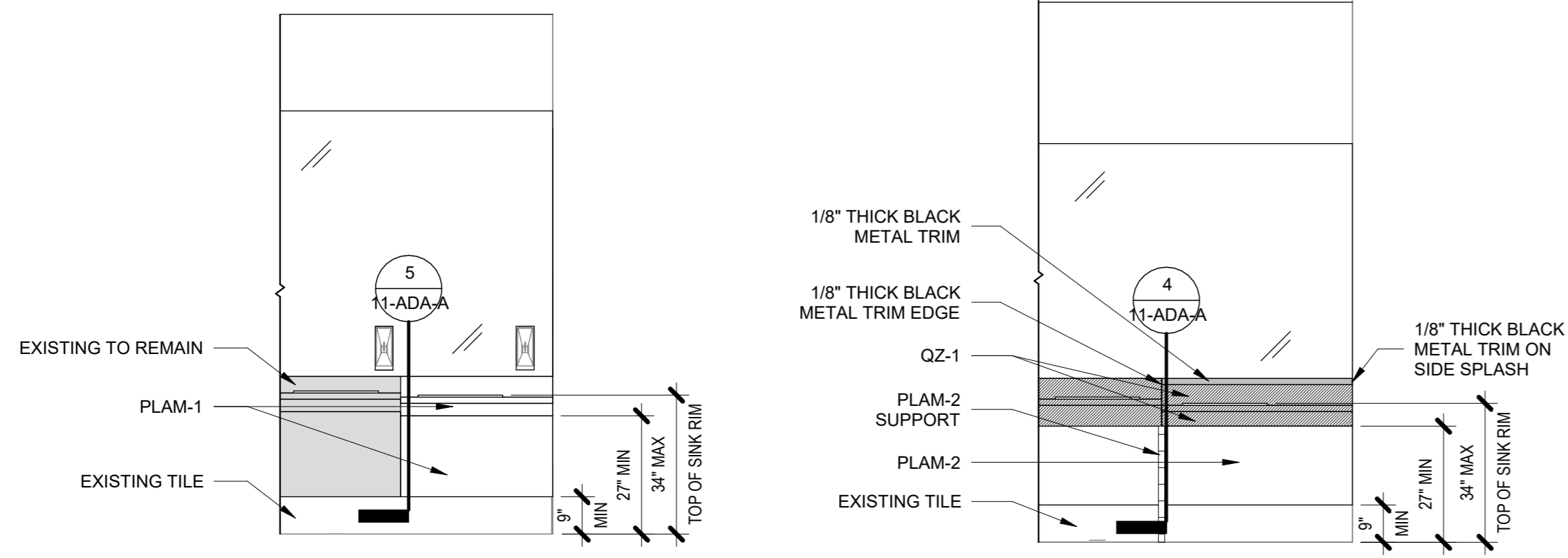
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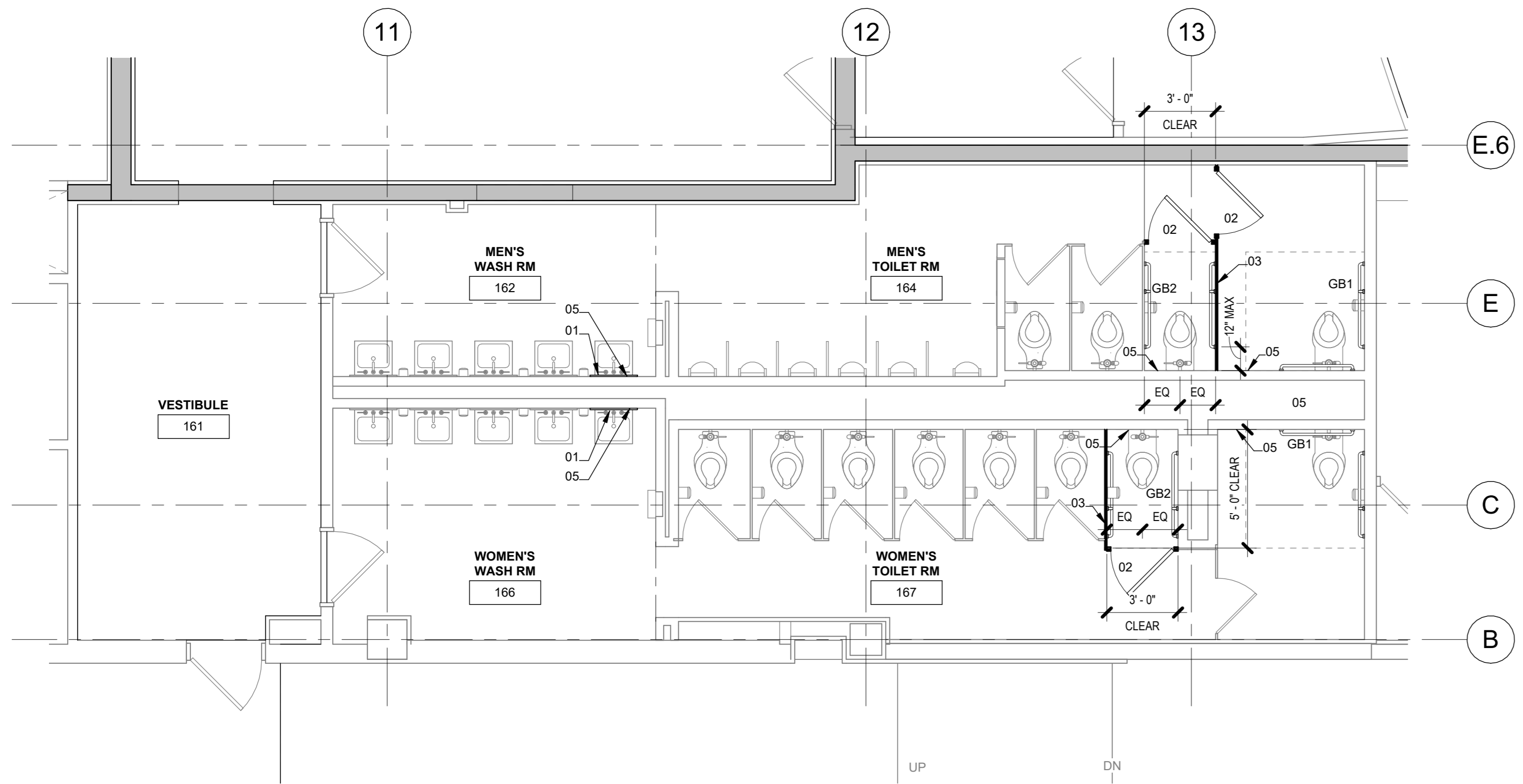
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9-ADA-D

ENLARGED RESTROOM PLANS AND TICKET OFFICE PLAN

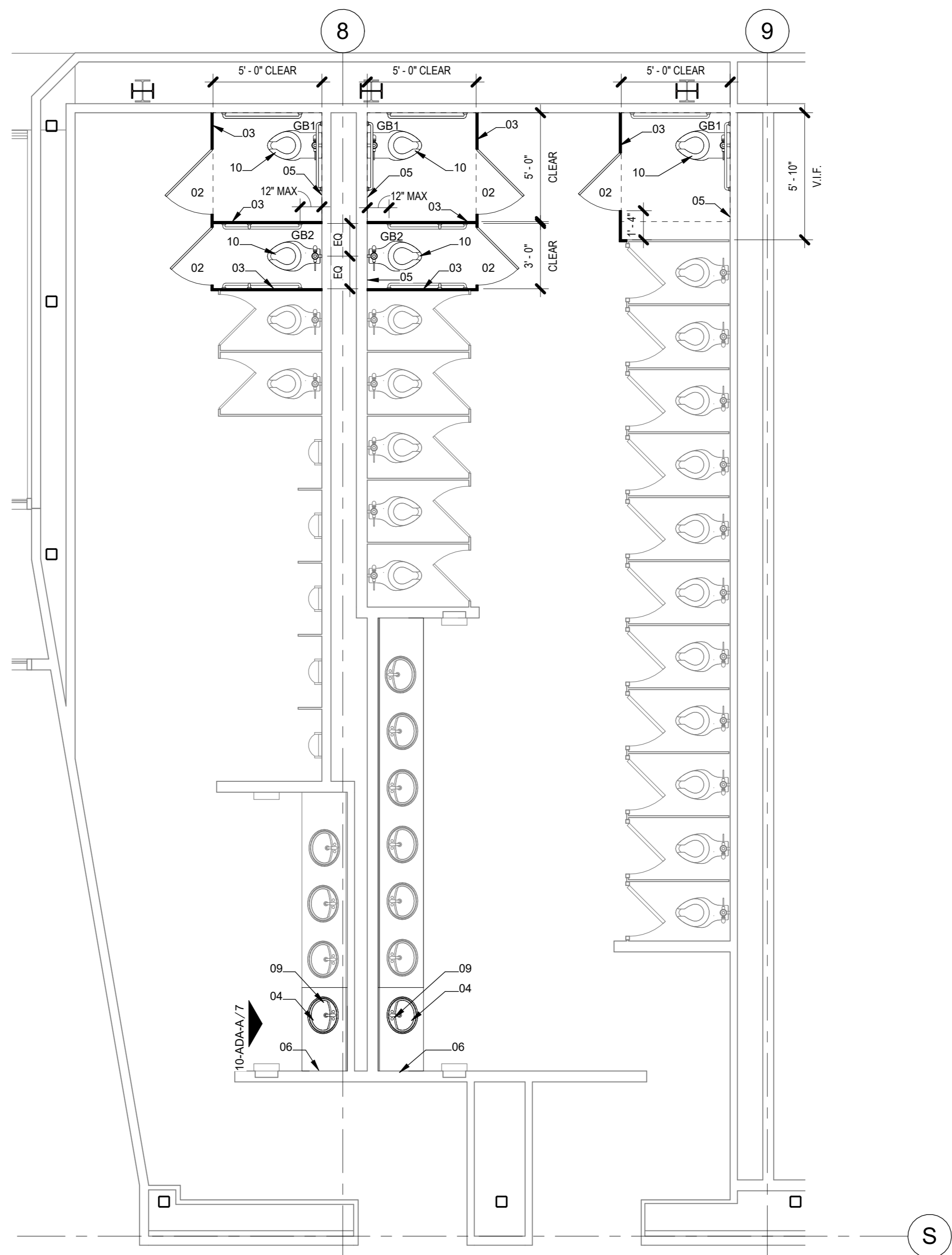


8 MEN'S TOILET 351 - ADA SINK
3/8" = 1'-0" 4 / 10-ADA-A

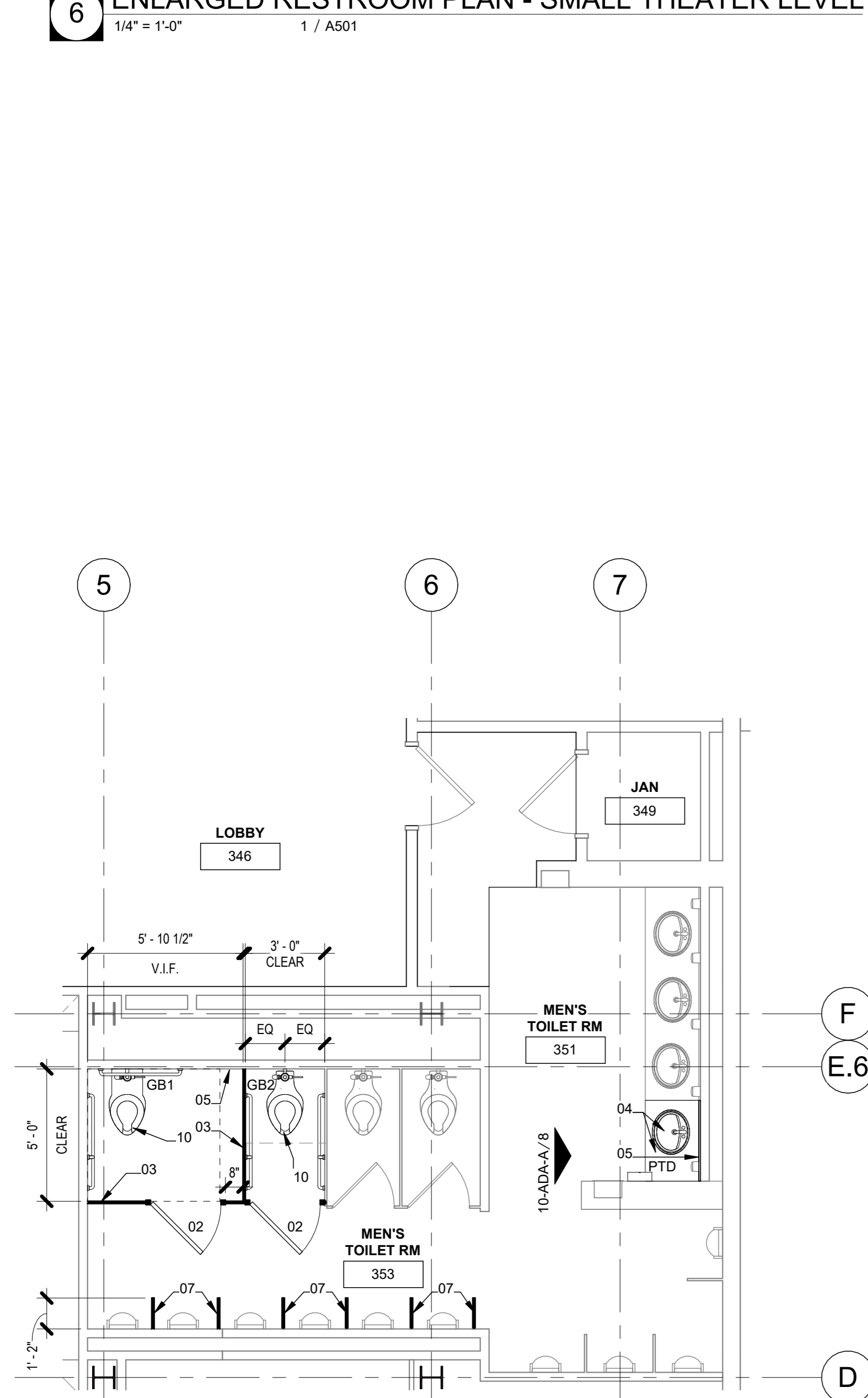
7 ADA SINK - TYP.
3/8" = 1'-0" 5 / 10-ADA-A



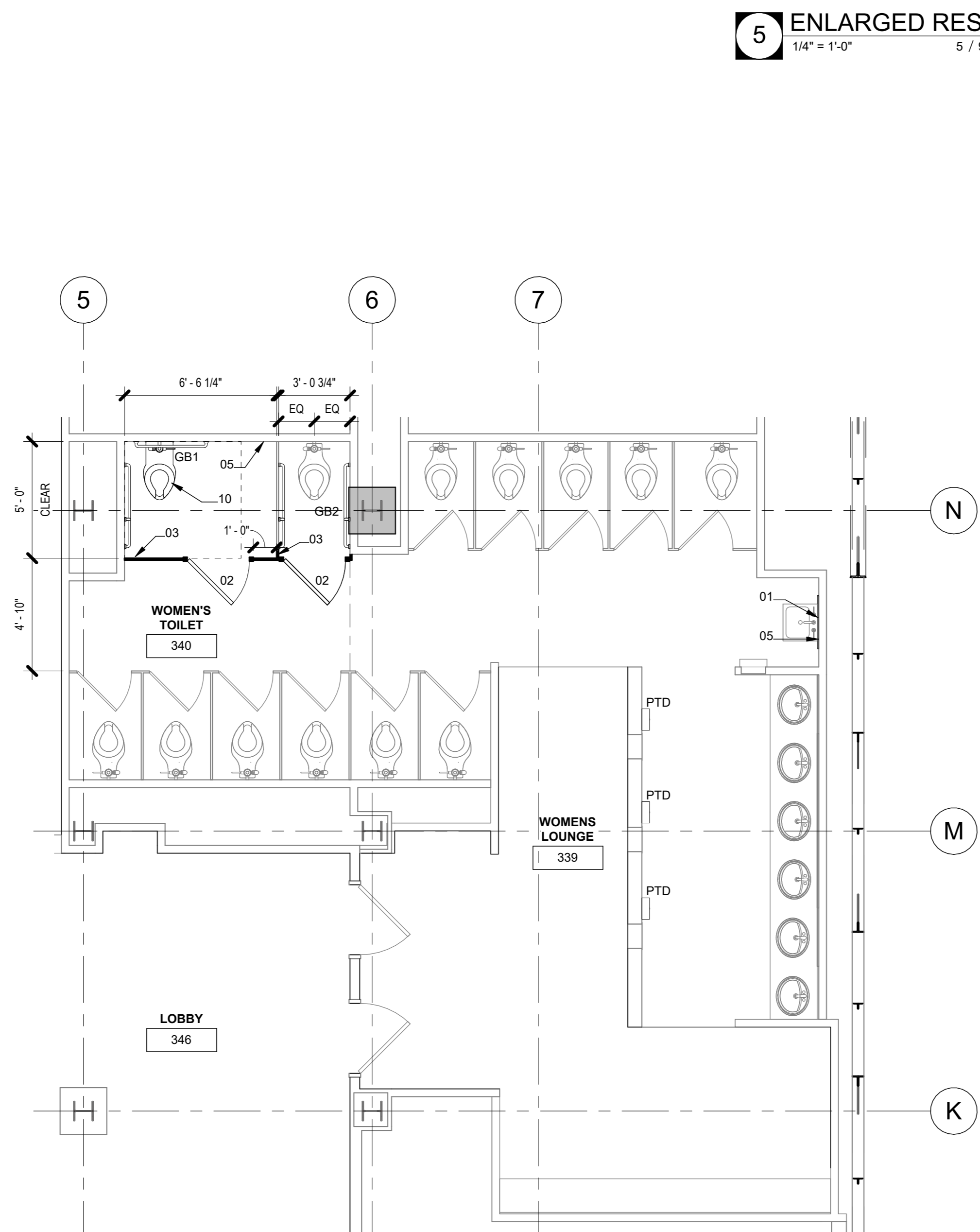
6 ENLARGED RESTROOM PLAN - SMALL THEATER LEVEL
1/4" = 1'-0" 1 / A501



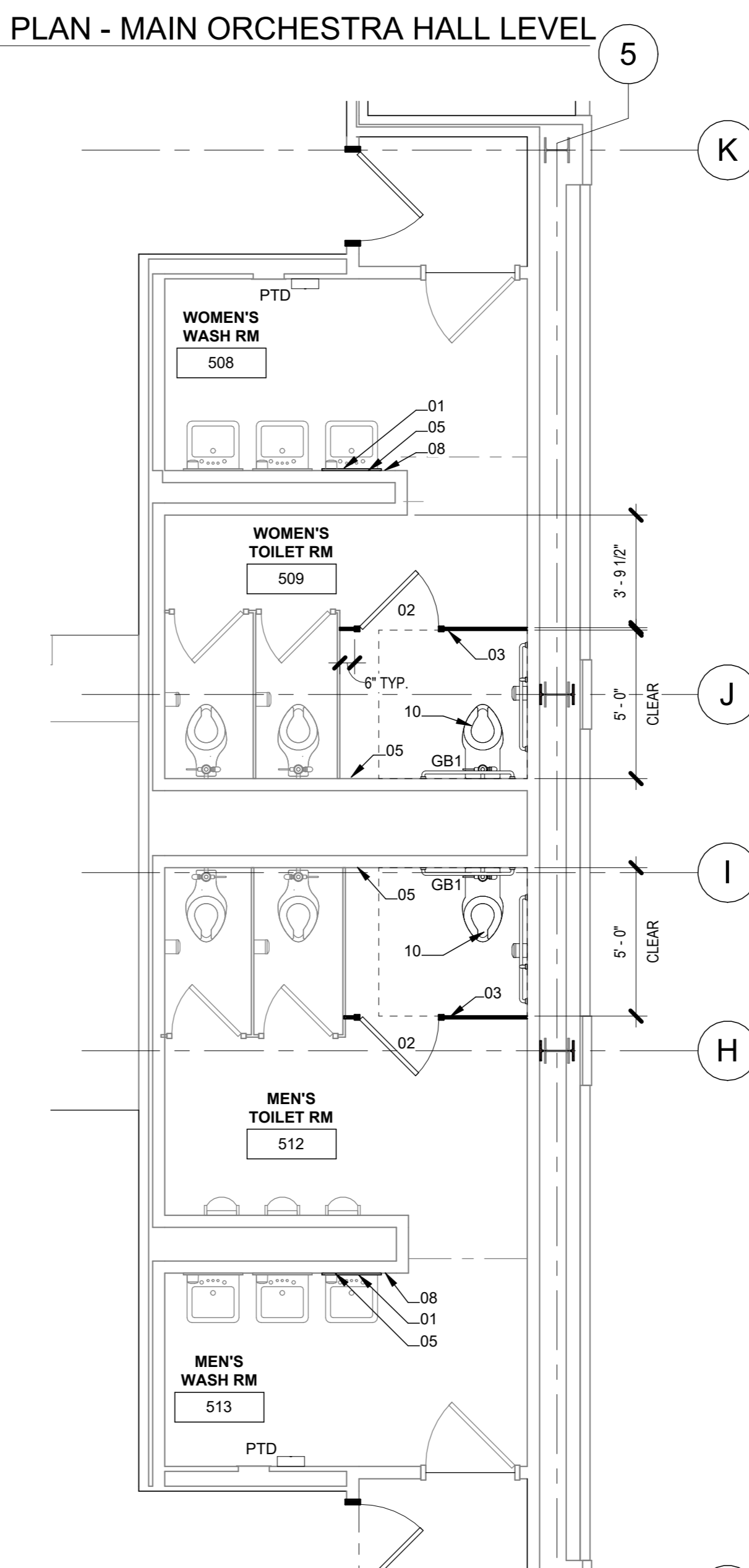
5 ENLARGED RESTROOM PLAN - MAIN ORCHESTRA HALL LEVEL
1/4" = 1'-0" 5 / 9-F&S-A



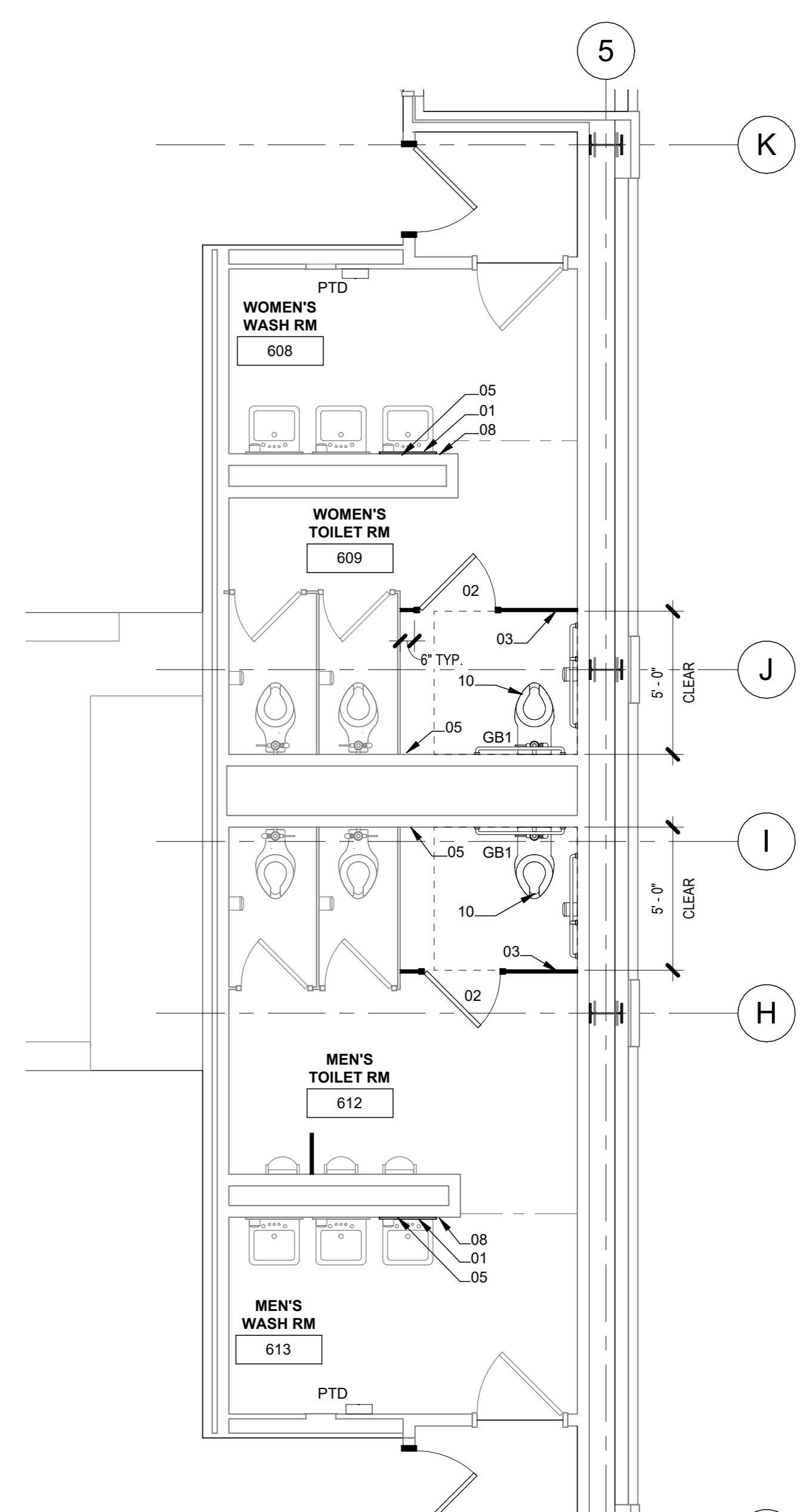
4 ENLARGED MENS PLAN -3RD STREET LEVEL
1/4" = 1'-0" 5 / 9-F&S-A



3 ENLARGED WOMENS PLAN -3RD STREET LEVEL
1/4" = 1'-0" 5 / 9-F&S-A



2 ENLARGED RESTROOM - MEZZANINE FLOOR
1/4" = 1'-0" 5 / 9-F&S-A



1 ENLARGED RESTROOM PLAN -BALCONY LEVEL
1/4" = 1'-0" 5 / 9-F&S-A

SHEET NOTES - RESTROOMS

- INSTALL SCHLUTER TRIM AT THE FOLLOWING WALL TILE CONDITIONS:
A. OUTSIDE CORNERS: SCHLUTER SCHIENE AE 125
B. FLOOR TO WALL COVE TRANSITION: SCHLUTER SCHIENE AE 125
- SEE TYPICAL MOUNTING HEIGHTS FOR HEIGHTS, SIZES, AND LOCATIONS.
- INSTALL FIXTURES AND ASSOCIATED TRIM IN NEW LOCATIONS WHERE SHOWN.
- REPLACE FIXTURES, FLUSH VALVES, FAUCETS, CARRIERS, STOPS, OR TRIM ONLY IF DAMAGED, EXCESSIVELY WORN, NON-COMPLIANT WITH CURRENT CODE REQUIREMENTS, OR IF UNABLE TO BE REINSTALLED IN THE NEW CONFIGURATION.
- ANY FIXTURE OR COMPONENT REQUIRING REPLACEMENT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO REPLACEMENT.
- WHERE REQUIRED AND APPROVED, PROVIDE NEW ADA-COMPLIANT WATER CLOSETS COMPLETE WITH CARRIER AND FLUSH VALVE.
- WHERE REQUIRED AND APPROVED, PROVIDE NEW ADA-COMPLIANT LAVATORIES COMPLETE WITH FAUCET, CHROME-PLATED ANGLE STOPS, TRAP, AND ADA PROTECTIVE PIPING COVERS.
- ALL MODIFIED DWV SYSTEMS SHALL MAINTAIN VENT CONTINUITY FOR REMAINING FIXTURES.
- TEST MODIFIED DWV SYSTEMS PER LOCALLY ADOPTED PLUMBING CODE PRIOR TO CEILINGCANT.
- PROVIDE NEW ADA PROTECTIVE PIPING COVERS AND MOUNTING ADJUSTMENTS AS REQUIRED TO MEET CURRENT ACCESSIBILITY REQUIREMENTS.

LEGEND - TOILET ACCESSORIES - ADA IOT1

TAG	DESCRIPTION	MANUFACTURER	MODEL NUMBER
GB-1	(3) GRAB BARS, HORIZONTAL AND VERTICAL	BRADLEY	812
GB-2	(4) GRAB BARS, VERTICAL AND HORIZONTAL SIDE BARS FOR AMBULATORY STALL	BRADLEY	812
PTD	SURFACE MOUNTED TOWEL DISPENSER	BRADLEY	250-15

- NOTE:
- RE-USE EXISTING ACCESSORIES WHERE AVAILABLE.
 - INSTALL BLOCKING FOR ALL MOUNTED ACCESSORIES.
 - ADD NEW PARTITIONS WHERE REQUIRED.
 - ALL RESTROOM ACCESSORIES ARE TO BE CONTRACTOR FURNISHED AND INSTALLED UNLESS NOTED OTHERWISE.
 - RE: TYPICAL MOUNTING HEIGHTS ON SHEET 2-ADA-G
 - STALLS MIGHT BE MISSING THE VERTICAL GRAB BAR ONLY. VERIFY AND INSTALL WHERE NEEDED.

KEYNOTES

Tag	Note
01	INSTALL SALVAGED MIRROR REFER TO TYPICAL MOUNTING HEIGHTS
02	32" WIDE PARTITION DOOR TO MATCH EXISTING
03	PARTITIONS TO MATCH EXISTING
04	INSTALL SALVAGED COUNTERTOP, BACKSPLASH, REFER TO TYPICAL MOUNTING HEIGHT
05	REPAIR WALL TO INSTALL TILE WHERE NEEDED. USE SALVAGED TILE WHEN POSSIBLE. NEW TILES REFER TO ROOM FINISH LEGEND
06	INSTALL WALLCOVERING. REFER TO ROOM FINISH LEGEND
07	14" DEEP URINAL PARTITIONS TO MATCH EXISTING TOILET PARTITION
08	INSTALL SALVAGED OUTLET TO ACCOMMODATE MIRROR
09	INSTALL SALVAGED LAVATORY, FAUCET AND TRIM INCLUDING STOPS, WASTE OFF-SET DRAIN, P-TRAP (AT BACK WALL), AND PROTECTIVE PIPING COVERS. UNLESS, DAMAGED, EXCESSIVELY WORN, NON-COMPLIANT WITH CURRENT CODE OR ACCESSIBILITY REQUIREMENTS, OR UNABLE TO BE REINSTALLED IN THE NEW CONFIGURATION, REPLACE AS NEEDED. CONNECTIONS TO SANITARY, VENT, DCW, AND DHW PIPING. SEE ACCESSIBILITY REQUIREMENTS AND TYPICAL MOUNTING LOCATIONS.
10	INSTALL SALVAGED WATER CLOSET, ASSOCIATED TRIM AND SUPPORT/ANCHORS, INCLUDING CONNECTIONS TO SANITARY, VENT, DCW PIPING. UNLESS, DAMAGED, EXCESSIVELY WORN, NON-COMPLIANT WITH CURRENT CODE OR ACCESSIBILITY REQUIREMENTS, OR UNABLE TO BE REINSTALLED IN THE NEW CONFIGURATION, REPLACE AS NEEDED. SEE ACCESSIBILITY REQUIREMENTS AND TYPICAL MOUNTING LOCATIONS



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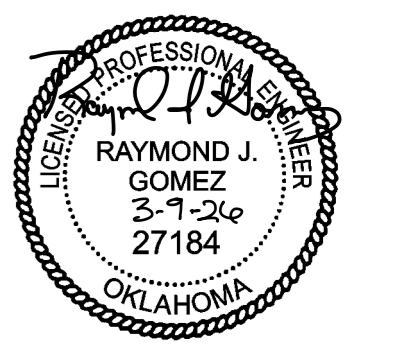
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287 PARK AVENUE SOUTH
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PROJECT NO:
PR 25-14
BECK NO:
202513.1

PROJECT:
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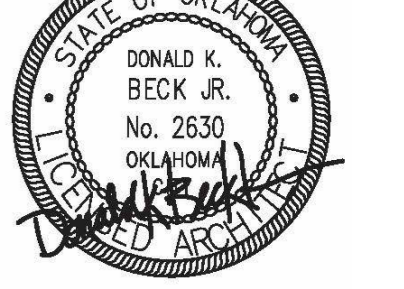
CONSULTANT:



ISSUE / REVISION:

No	Description	Date

SEAL:



03.09.2026

CONSTRUCTION DOCUMENTS


ISSUE DATE:
03.09.2026

SHEET NUMBER:

10-ADA-A
ENLARGED RESTROOM PLANS

ROOM FINISH LEGEND - ADA PR 25-14 IOT1						
FINISH CODE	MANUFACTURER	MODEL / TILE	COLOR NAME/NUMBER	PATTERN	DESCRIPTION	LOCATION/NAMES
MILLWORK						
PLAM-1	MANUFACTURER	--	MATCH EXISTING	--	HIGH PRESSURE LAMINATE	RE: RESTROOM ELEVATIONS
OZ-1	EXISTING	--	EXISTING	--	SALVAGE AND RE-USE EXISTING	RE: ELEVATIONS
PLAM-2	MANUFACTURER	--	MATCH EXISTING	--	HIGH PRESSURE LAMINATE	RE: RESTROOM ELEVATIONS
WALLS						
PT-1	SHERWIN WILLIAMS	--	MATCH EXISTING	--	FIELD PAINT	REPAINT WHERE REQUIRED
CT-2	DALTILE	KEYSTONES	ALMOND (2) D335	MATCH EXISTING	PORCELAIN MOSAIC 2"x2"	RE: SHEET 5-ADA-A RESTROOM DETAILS 1, 2, 3, AND 4
CT-3	DALTILE	KEYSTONES	CYPRESS (2) D452	MATCH EXISTING	PORCELAIN MOSAIC 2"x2"	RE: SHEET 5-ADA-A RESTROOM DETAILS 1, 2, 3, AND 4
CT-4	DALTILE	KEYSTONES	DEEP PURPLE (4) D044	MATCH EXISTING	PORCELAIN MOSAIC 2"x2"	RE: SHEET 5-ADA-A RESTROOM DETAILS 1, 2, 3, AND 4
CT-5	DALTILE	CLASSIC	BISCUIT K175 (1)	MATCH EXISTING	PORCELAIN TILE 4"x4"	RE: SHEET 5-ADA-A RESTROOM DETAILS 6
CT-6	DALTILE	CLASSIC	WOOD VIOLET 1467 (3)	MATCH EXISTING	PORCELAIN TILE 4"x4"	RE: SHEET 5-ADA-A RESTROOM DETAILS 6

- SHEET NOTES - FLOOR PLAN**
- DEVICES WHICH PENETRATE FIRE RATED WALLS MUST BE SEALED AND DAMPERED TO RESIST FIRE AND SMOKE.
 - FURNISH AND INSTALL ACCESS PANELS IN CEILINGS AND WALLS AS REQUIRED FOR PLUMBING AND HVAC VALVES, SWITCHES, DAMPERS, BOXES, DEVICES, ETC. REFERENCE MEP DRAWINGS. COORDINATE FINAL LOCATION WITH ARCHITECT.
 - GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL ARCHITECTURAL DRAWINGS WITH ARCHITECTURAL SCHEDULES. ANY DISCREPANCY REASONABLY DISCOVERABLE WITH DUE DILIGENCE SHALL BE NOTED AS A QUALIFICATION TO THE GENERAL CONTRACTOR'S BID SUBMISSION. ANY REASONABLY DISCOVERABLE DISCREPANCY NOT INDICATED AS A QUALIFICATION SHALL BE CONSTRUED IN FAVOR OF THE OWNER AT NO COST.
 - FIELD VERIFY ALL DIMENSIONS LOCATED IN EXISTING CONSTRUCTION PRIOR TO PROCEEDING WITH ANY WORK.
 - CEILING TILE OR GYP TO MATCH EXISTING WHERE REPAIRS ARE NEEDED.
 - PATCH, REPAIR, AND PAINT WALLS WHERE NEEDED.
- SHEET NOTES - DIMENSION**
- REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL DIMENSIONAL INFORMATION.
 - MASONRY IS DIMENSIONED TO THE FACE OF MASONRY.
 - CONCRETE IS DIMENSIONED TO THE FACE OF CONCRETE.
 - INTERIOR PARTITIONS ARE DIMENSIONED TO THE FACE OF METAL STUD.
 - CEILING TILE OR GYP TO MATCH EXISTING WHERE REPAIRS ARE NEEDED.



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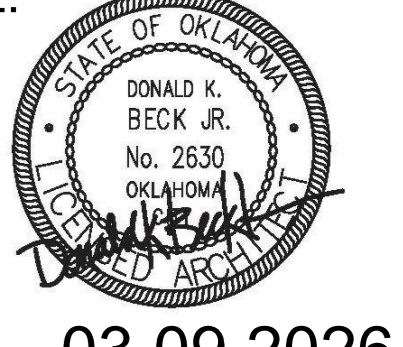
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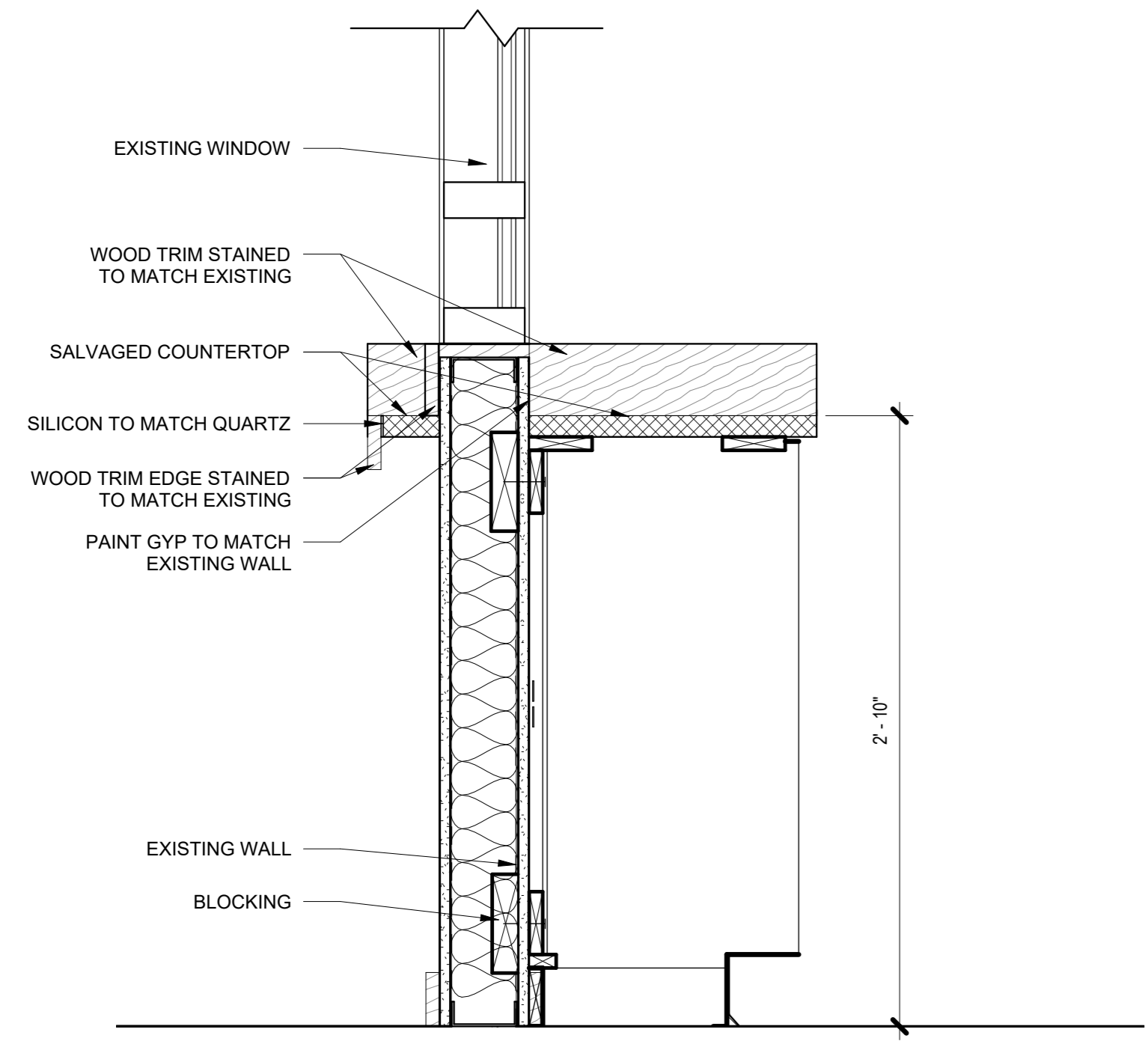
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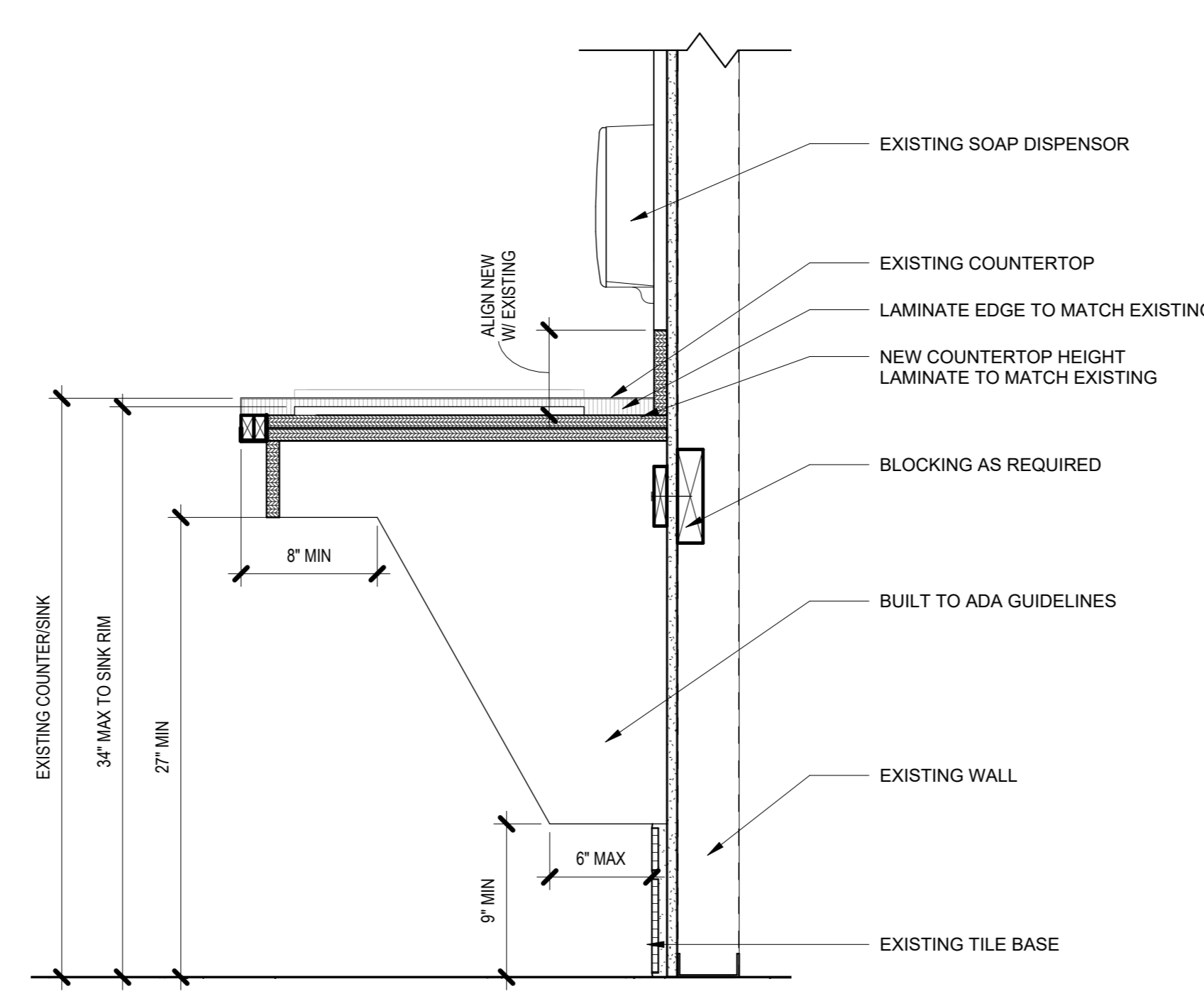
SHEET NUMBER:

11-ADA-A

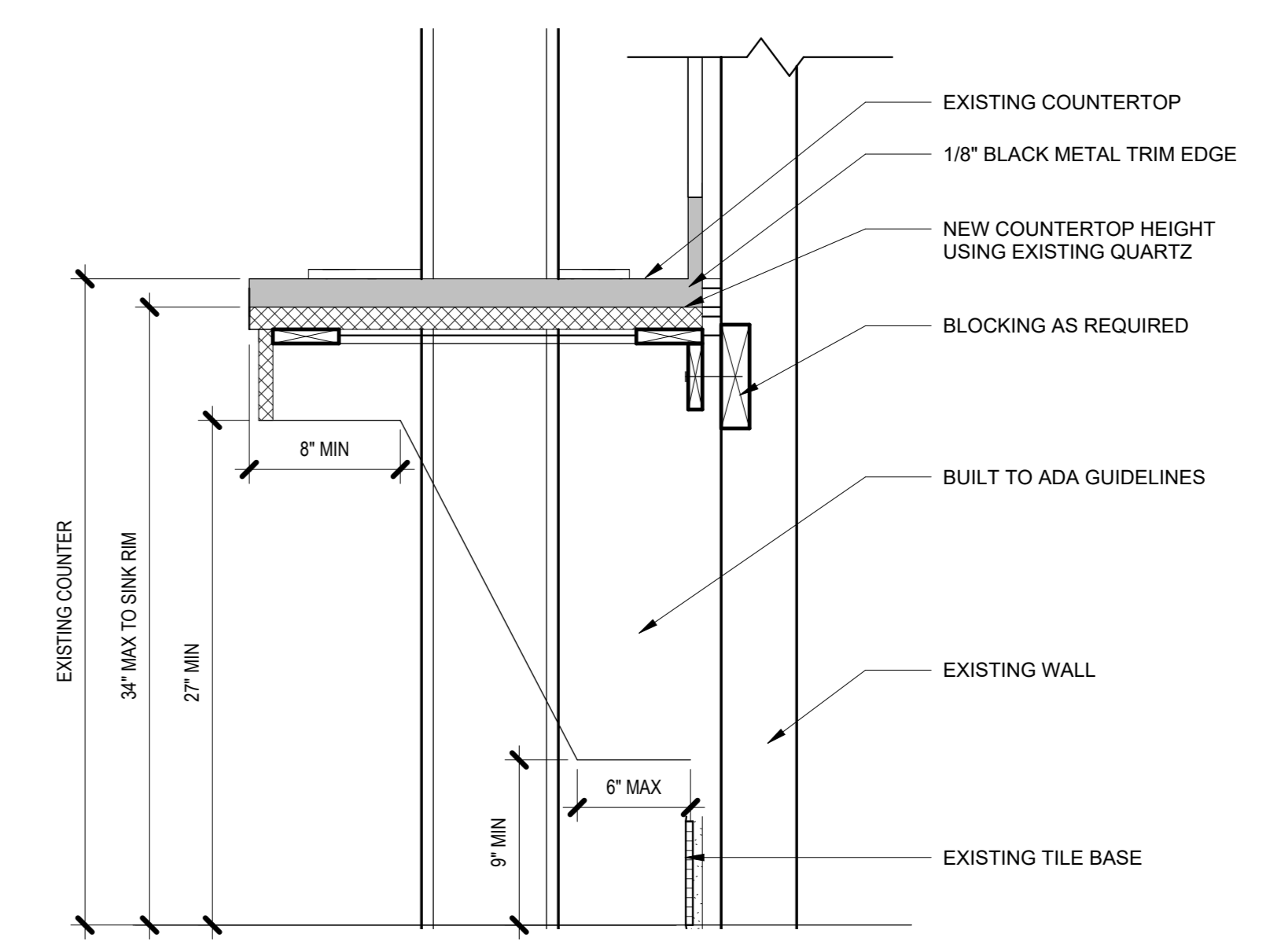
ENLARGED TICKET OFFICE PLAN, ELEVATION, MILLWORK SECTIONS AND ROOM FINISH LEGEND



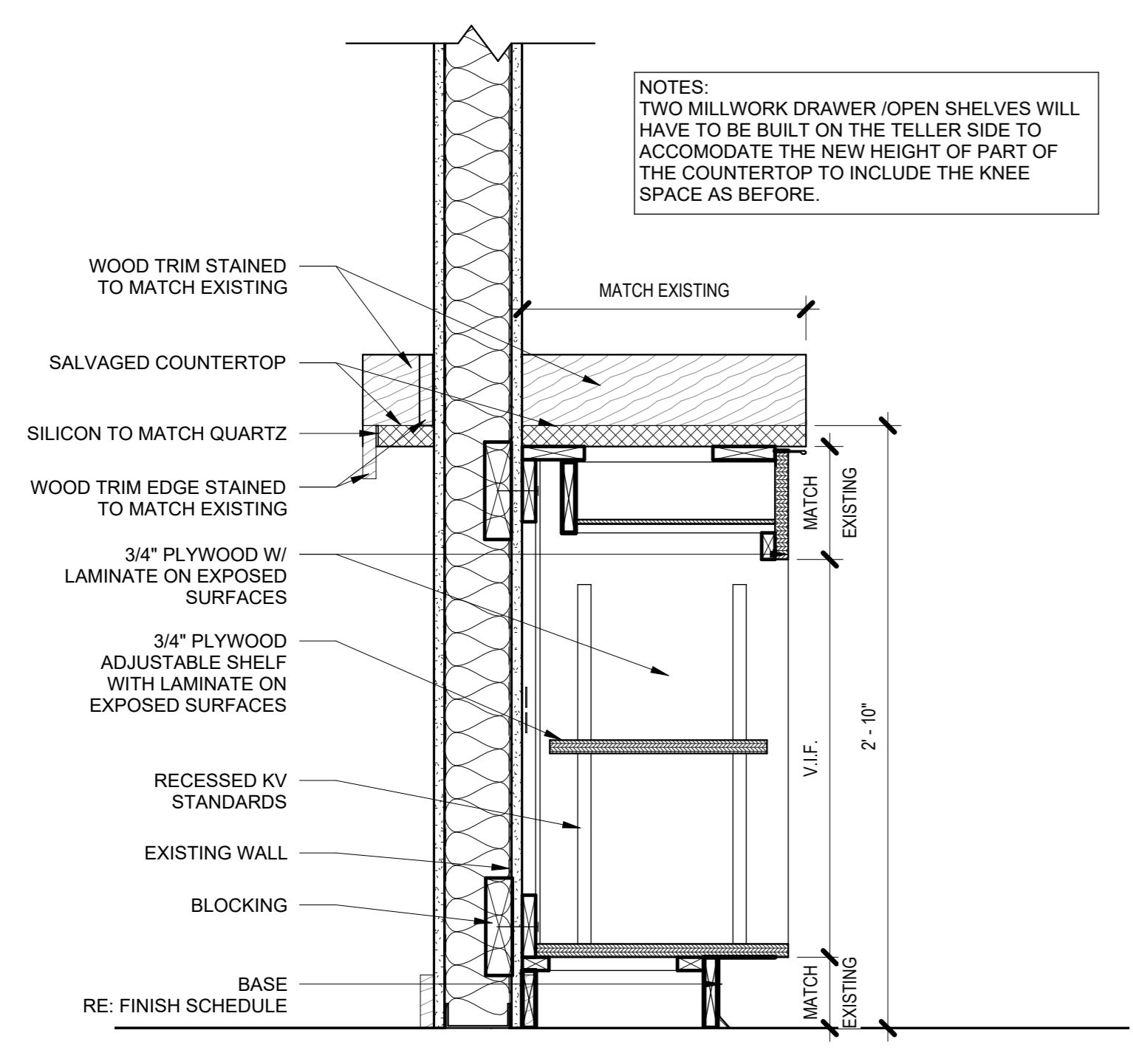
6 MILLWORK SECTION - TICKET OFFICE
1 1/2" = 1'-0" 2 / 11-ADA-A



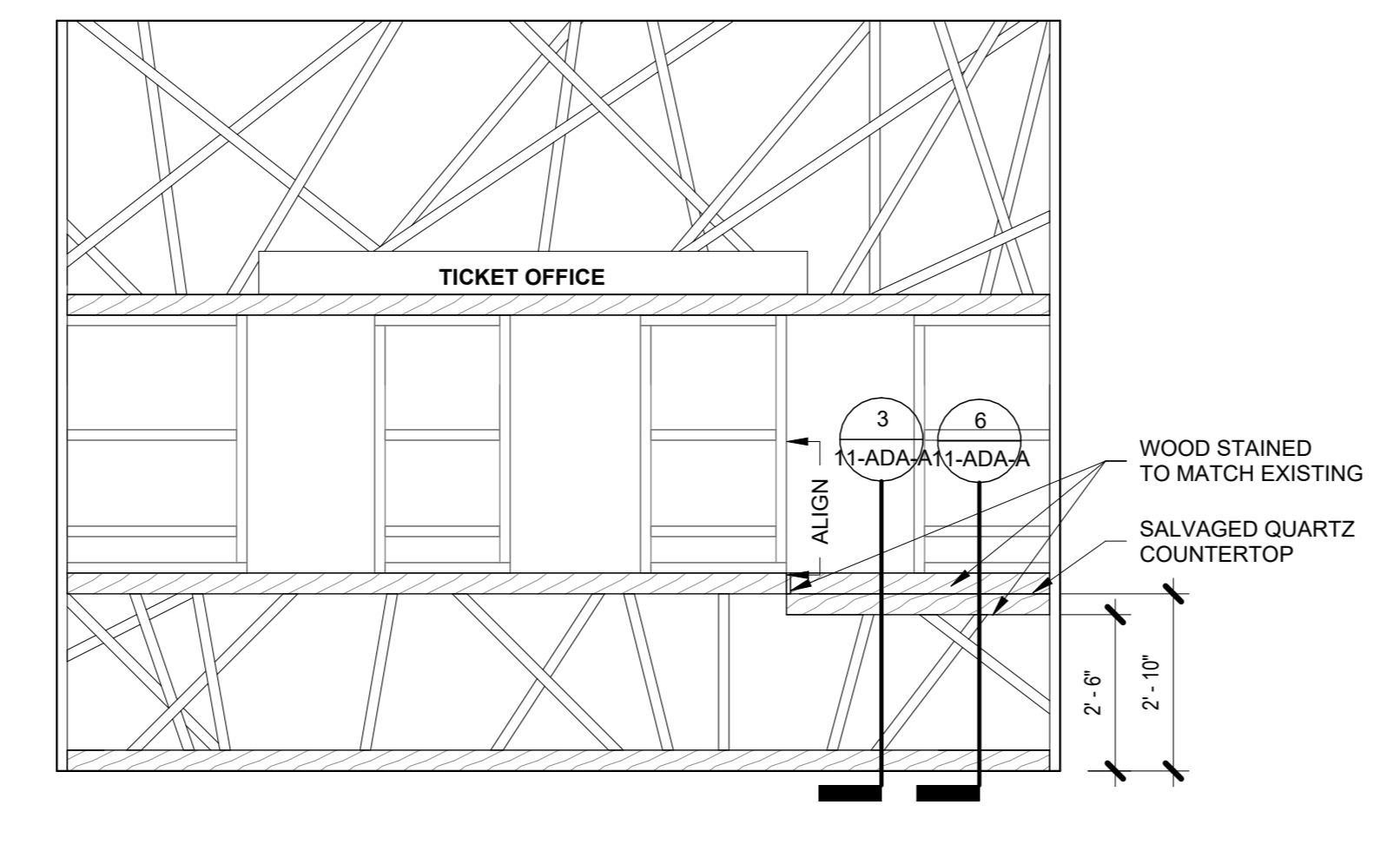
5 MILLWORK SECTION - RESTROOM
1 1/2" = 1'-0" 8 / 10-ADA-A



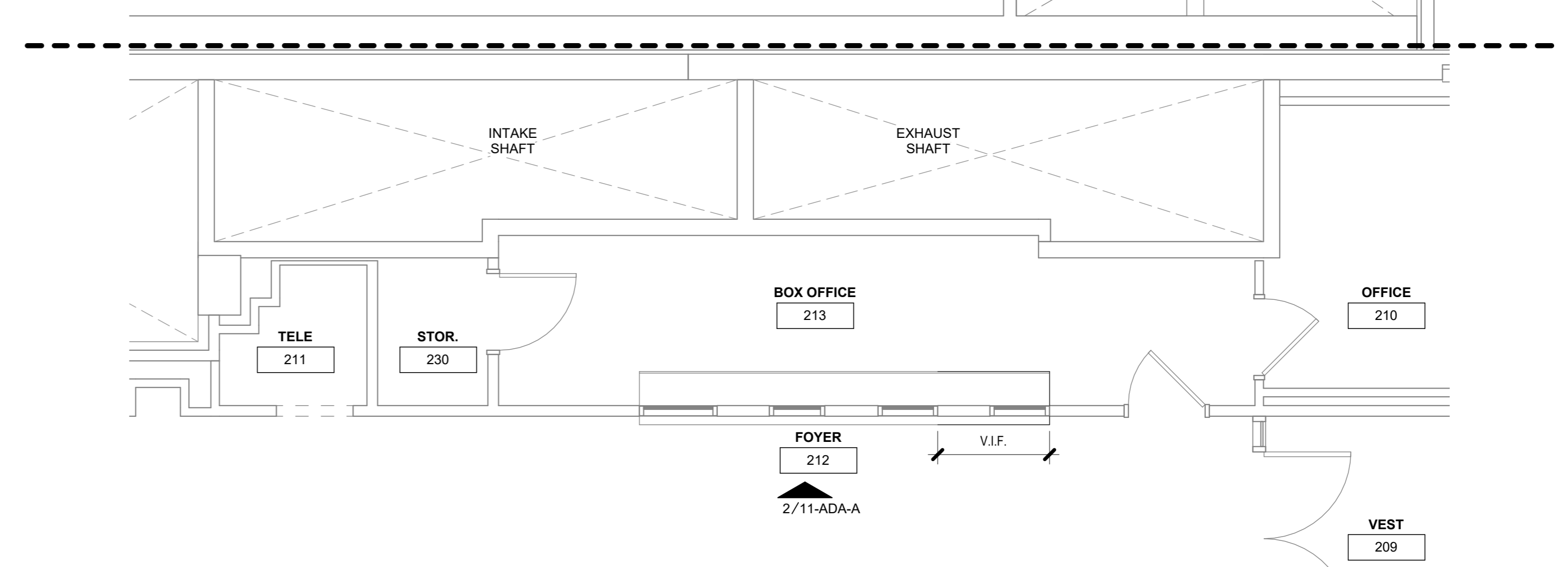
4 MILLWORK SECTION - RESTROOM
1 1/2" = 1'-0" 7 / 10-ADA-A



3 MILLWORK SECTION - TICKET OFFICE
1 1/2" = 1'-0" 2 / 11-ADA-A



2 2ND STREET TICKET OFFICE ELEVATION
3/8" = 1'-0" 1 / 11-ADA-A



1 ENLARGED 2ND STREET TICKET OFFICE FLOOR PLAN
1/4" = 1'-0" 1 / A401