NOTE: These specifications apply to work indicated on the Architectural drawings for the Building.
Refer to MEP, Structural, Landscape and Civil Drawings for additional specifications

DIVISION 01 - GENERAL REQUIREMENTS

SUMMARY

1. Project is located at 414 Brooklyn Avenue in San Antonio, TX. 78215. Scope of work in general includes partial demolition of interior walls and windows and tenant finish out for brewery tenant, outdoor patio space, and new outdoor bar structure.

SUBMITTAL PROCEDURES

1. Submit data and shop drawings for all products shown and/or specified in Architectural, Structural and MEP drawings.
2. Submit physical samples of all paints, countertops and other finishes. Paint samples shall be min 12x12
3. Prepare a physical mock up min 8' long x 4' high incorporating all exterior building materials including, CMU. , stone, Pre-Cast Concrete, storefront, siding and trim. Mock up to be approved by owner before ordering materials. Notify Owner 2 weeks in advance of when mock up will be ready and allow 2 weeks for Owner review.
4. Substitutions will be reviewed if submitted with Bid. Contractor shall provide all data necessary to illustrate that substitutions meet or exceed specified materials.
5. Coordinate preparation and processing of submittals with performance of construction activities.
6. Architect reserves the right to withhold action on a submittal requiring coordination with other submittals until related submittals are received.
7. Allow 5 working days for initial review of each submittal. Allow additional time if coordination with subsequent submittals is required. Architect will advise Contractor when a submittal being processed must be delayed for coordination.
8. Highlight, encircle or otherwise specifically identify deviations from the Contract Documents on submittals.
9. Review each submittal and check for coordination with other Work of the Contract and for compliance with the Contract Documents. Note corrections and field dimensions. Mark with approval stamp before submitting to Architect.
10. Architect will not review submittals that do not bear Contractor's approval stamp and will return them without action.

ALTERNATES

1. Alternate 1: Provide an alternate cost to install black anodized aluminum storefront system in lieu of steel storefront.

QUALITY REQUIREMENTS

1. All products installed in the project shall be new and free from defect at time of installation. Provide products complete with accessories, trim, finish, fasteners, and other items needed for a complete installation and indicated use and effect.

MOCKUPS

1. Provide mockup for built-in concrete bench with specified finishes prior to construction

PHOTOGRAPHIC DOCUMENTATION

1. Contractor shall record and maintain project photos for pre-construction conditions, all demolition activities, and periodic installation of each portion of work. Photographs should be taken daily during installation of new roofing. Provide copies of all photographs for Owner at the end of the job.

TESTING

1. Contractor shall coordinate with Owner's testing agency. Construction testing includes but is not limited to; soils compaction tests for building pad; concrete testing; CMU grout testing; framing inspections, roof inspections and required City or third party inspections.

PROJECT SCHEDULE AND COORDINATION

1. Contractor to submit project schedule identifying milestones and critical path construction operations for all Architectural work.
2. Contractor to submit schedule of values organized in CSI format indicating line item amounts for all products specified.

SUSTAINABILITY GOALS

1. The Owner does not have any specific requirements for sustainability, although these specifications include some measures such as FSC wood and construction waste management, etc. The only requirement to follow is the use of Low VOC paints. We would like to understand the cost of implementing the sustainability measures in these specs as noted in the alternates above

CLOSEOUT PROCEDURES

1. Contractor shall maintain a set of construction documetns on site throughout duration of work and shall keep set updated with latest corrections, revisions and changes.
2. At end of project, Contractor shall prepare two complete sets of record documents for the Owner.
3. Contractor shall provide a minimum of two copies of all operations and maintenance data, warranties and submittals for owner at completion of project.

CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL

1. Owner's goal is to salvage and recycle as much nonhazardous demolition and construction waste as possible.
2. Submit 3 copies of the Waste Management Plan within 7 days of date established for the Notice to Proceed.
3. Indicate receipt and acceptance of recyclable waste by recycling and processing facilities licensed to accept them. Include manifests, weight tickets, receipts and invoices.
4. Indicate receipt and acceptance of wastee by landfills and incinerator facilites licensed to accept them. Include manifests, weight tickets, receipts and invoices.
5. LEED Submittal: If applicable, provide LEED letter template for Credit MR 2.1 and 2.2, signed by Contractor, tabulating total waste material, quantities diverted and means by which it is diverted, and statement that requirements for the credit have been met.
6. List each type of waste and whether it will be salvaged, recycled, or disposed of in landfill or incinerator. Include points of waste generation, total quantity of each type of waste, quantity for each means of recovery and handling and transportation procedures. For materials that will be salvaged and reused in this Project, describe methods for preparing salvaged materials before incorporation into the work.
7. Implement waste management plan as approved by Owner. Provide handling, containers, storage, signage, transportation and other items as required to implement waste management plan during the entire duration of the Contract.
8. Recycle paper and bevereage containers used by on-site workers. Separate recyclable waste from other waste materials, trash and debris. Separate recyclable waste by type at Project site to the maximum extent practical.
9. Except for items or materials to be salvaged, recycled or otherwise reused, remove waste materials from Project site and legally dispose of them in a landfill or incinerator acceptable to authorities having jurisdiction.

DIVISION 02 - EXISTING CONDITIONS

DEMOLITION

1. It is the intent of the demolition to remove all existing construction which conflicts with the intent of new construction. Every demolition detail may not necessarily be covered on these documents. Prior to bid, the contractor shall review the existing conditions and shall include all demolition work required to accommodate new work, even if not specifically called for.
2. Where existing walls or ceilings are damaged by the contractor for access to services, and new construction is not scheduled or shown on the drawings, the contractor shall be responsible for repairing materials and finishes to match original conditions.
3. Restore exposed finishes of patched areas and extend restoration into adjoining construction in a manner that eliminates evidence of patching and refinishing.
4. Do not cut and patch elements in a manner that could change their load-carrying capacity, load-deflection ratio, or that results in increased maintenance or decreased operational life or safety.
5. If materials suspected of containing hazardous materials are encountered, do not disturb. Suspend work immediately and notify Architect and Owner. Hazardous materials will be removed by Owner under a separate contract
6. Refer to Demolition plans for additional information.

DIVISION 03 - CONCRETE

CONCRETE TOPPING

1. Refer to structural drawings for additional information.
2. At existing concrete, remove existing surface treatments and deteriorated and unsound concrete. Mechanically abrade base slabs to produce a heavily scarified surface profile with an amplitude of 1/4 inch.
3. Install joint filler strips where topping abuts vertical surfaces.
4. Apply epoxy-bonding adhesive to existing slab, mixed according to manufacturer's written instructions and scrub into dry base slabs to a thickness of 1/16 inch without puddling. Place floor topping while adhesive is still tacky.
5. Place concrete floor topping continuously in a single layer, tamping and consolidating to achieve tight contact with bonding surface. Do not permit cold joints or seams to develop within pour strip.
6. Consolidate surface with power-driven floats as soon as concrete floor topping can support equipment and operator. Restraighten, cut down high spots, and fill low spots. Repeat float passes and restraightening until concrete floor topping surface has a uniform, smooth, granular texture.
7. Construct joints true to line with faces perpendicular to surface plan of concrete floor topping at locations as indicated or as approved by Architect.
8. Form weakened-plane contraction joints with power saws equipped with shatterproof abrasive or diamond-rimmed blades. Cut 1/8 inch wide joints into concrete floor topping when cutting action will not tear, abrade, or otherwise damage surface and before random contraction cracks develop.
9. Begin curing immediately after finishing concrete floor topping. Cure by method as recommended by Manufacturer.

CONCRETE SMOOTH FINISH CEMENTITIOUS MORTAR

1. Cement Topcoat: Sika SikaQuick Smooth Finish or approved smoothing cement treatment.
2. Comply with ASTM C109/C109M-02 Standard Test Method for Compressive Strength of Hydraulic Cement Mortars (Using 2-inch. Cube Specimens)
   and ASTM C191-04 Standard Test Method for Time of Setting of Hydraulic Cement by Vicat Needle.
3. Install product according to manufacturer's written instructions. Use applicators and techniques best suited for substrate and type of material being applied and follow all manufacturer's recommendations for preparatory work, required aggregates and sealers, and installation.
4. Provide block fillers, primers, and finish-coat materials that are compatible with one another and with the substrates indicated under conditions of service and application, as demonstrated by manufacturer based on testing and field experience.

DIVISION 04 - MASONRY

SUMMARY

1. Refer to drawings for modifications to existing masonry. Scope is mainly repairs and repointing of existing masonry. See also structural and demolition plans for cutting and bracing of new openings.
2. Comply with cold weather construction requirements contained in ACI 530.1/ ASCE 6/ TMS 602. Do not lay masonry when temperatures are below 40 degrees Farenheit.
3. When temperatures exceed 90 degrees Farenheit, do not spread mortar beds more than 48" ahead of masonry and set units within 1 minute of laying mortar.

MORTAR

1. Mortar and Grout Materials:
   A. Portland Cement: ASTM C 150, Type I or II, except Type III may be used for cold-weather construction.
   B. Hydrated Lime: ASTM C 207, Type S.
   C. Masonry Cement: ASTM C91/C91M.
   D. Mortar Cement: ASTM C1329/C1329M.
   E. Mortar Sand: ASTM C144.
   F. Mortar Pigments: ASTM C979/C979M, compounded for use in mortar mixes, and having a record of satisfactory performance in masonry mortars.
   G. Water: Potable

MASONRY REPAIR & REPOINTING

1. Face Brick Matching Existing: Units with colors, color variation within units, surface texture, size, and shape that match existing brickwork.
2. Building Brick: ASTM C62, Grade SW where in contact with earth or Grade SW, MW, or NW for concealed backup; and of same vertical dimension as face brick, for masonry work concealed from view.
3. Mortar Materials: As outlined above.
4. Manufactured Repair Materials:Brick Patching Compound: Factory-mixed cementitious product that is custom manufactured for patching brick masonry.
5. Accessory Materials- Setting Buttons and Shims: Resilient plastic, nonstaining to masonry, sized to suit joint thicknesses and bed depths of bricks, less the required depth of pointing materials unless removed before pointing.

CONCRETE UNIT MASONRY

1. Masonry Standard: Comply with TMS 602/ACI 530.1/ASCE 6
2. Defective Units: Referenced masonry unit standards may allow a certain percentage of units to contain chips, cracks, or other defects exceeding limits stated. Do not use units where such defects are exposed in the completed Work.
3. Shapes: Provide shapes indicated in drawings and as follows, with exposed surfaces matching exposed faces of adjacent units unless otherwise indicated.
   A. Provide special shapes for lintels, corners, jambs, sashes, movement joints, headers, bonding, and other special conditions.
4. Concrete Lintels: ASTM C1623, matching CMUs in color, texture, and density classification; and with reinforcing bars indicated
5. Mortar Materials: As outlined above.
6. Refer to Structural Specifications for additional information.

DIVISION 05 - METALS

METAL FABRICATIONS

1. See drawings for details of all fabrications, unless noted otherwise.
2. All structural steel items shown or noted shall be ASTM A36 Grade, unless noted otherwise.
3. All bolted connections shall be made using ASTM A325 bolts of the size noted or best suited for the intended purpose.
4. All required welding shall be performed by welders qualified per AWS requirements. At exposed connections, finish exposed welds and surfaces smooth and blended so no roughness shows after finishing and contour of welded surface matches that of adjacent surface.
5. Fit exposed connections accurately together to form hairline joints. Weld connections that are not to be left as exposed joints but cannot be shop welded because of shipping size limitations.
6. Immediately after erection, clean field welds, bolted connections, and abraded areas of shop paint, and paint exposed areas with the same material as used for shop painting to comply with SSPC-PA 1 for touching up shop-painted surfaces
7. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes. Protect mechanical finishes by applying a strippable, temporary protective covering before shipping.
8. Provide anchorage devices and fasteners where necessary for securing to in-place construction. Use concealed anchorages where possible.
9. Corrosion Protection: Coat concealed surfaces of aluminum that will be in contact with grout, concrete, masonry, wood, or dissimilar metals, with a heavy coat of bituminous paint.

DIVISION 06 - WOOD, PLASTICS, & COMPOSITES

ROUGH CARPENTRY

1. Provide preservative treatment by pressure process in accordance with AWPA C2 and AWPA C9 for rough carpentry at the following locations:
   A. Wood cants, nailers, curbs, equipment support bases, blocking, stripping, and similar members in connection with roofing, flashing, vapor barriers, and waterproofing.
   B. Wood sills, sleepers, blocking, furring, stripping, and similar concealed members in contact with masonry or concrete.
   C. Wood floor plates that are installed over concrete slabs directly in contact with earth.
2. Provide fire-retardant-treated materials that comply with performance requirements in AWPA C20 and AWPA C27 where indicated or required by local building codes.
3. Telephone and electrical equipment backing panels shall be DOC PS 1, exposure 1, C-D plugged, fire-retardant treated, in thickness indicated or, if not indicated, not less than 3/4" thick.
4. Provide fasteners of size and type appropriate for installation. Where rough carpentry is exposed to weather, in ground contact, or in area of high relative humidity, provide fasteners with hot-dip zinc coating complying with ASTM A153/A.
5. Fit rough carpentry to other construction; scribe and cope as required for accurate fit. Locate furring, nailers, blocking, grounds, and similar supports to comply with requirements for attaching other construction.
6. Refer to Structural Drawings for additional notes.
7. Install standing and running trim with minimum number of joints possible, using full-length pieces from maximum length of lumber available to greatest extent possible. Do not use pieces less than 36 inches long. Scarf running joints and stagger in adjacent and related members. Exposed end returns to be mitered or profiled. Any miters over 4" long shall be splined or doweled and glued.
8. Exterior Sheathing - typical sheathing 1/2" CDX exterior grade plywood sheathing unless noted otherwise in structural drawings.

INTERIOR ARCHITECTURAL WOODWORK

1. Submit shop drawings showing location of each item, dimensioned plans and elevations, large-scale details, location of plastic laminate seams, attachment devices and other components.
2. Plastic laminate cabinets:
   A. Horizontal surfaces, vertical surfaces, and edges to be HGS high-pressure decorative laminate.
   B. Postformed surfaces to be HGP high-pressure decorative laminate.
   C. All cabinet construction shall meet the req. of AWI section 400 with edge details as indicated on the drawings
   D. All finishes shall be as indicated in the finish plan, elevations, & finish key, u.n.o.
   E. All open shelving shall conform to awi section 400b, custiom grade. U.N.O., all shelved shall be equal to KV No. 82 & brackets shall be equal to KV No. 182, unless more stringent requirements are noted. Provide proper fir- retardant blocking within walls on which shelving is installed.
   F. Paint underside of overhead cabinets to match cabinet finish
3. Composite wood & agrifiber products, including core materals, shall contain no added urea- formaldehyde resins.
4. U.N.O., base cabinets are 2'- 0" deep with 2'-1" deep counter, upper cabinets are 1'- 3" inside clear.
5. All outlet above millwork counters are to be turned at 90 degree angle and bottom to be flush with the backsplash scheduled, tops to all align, U.N.O.
6. U.N.O., hardware minimum req. Are as follows:
   Upper cabinet pulls: Berenson, Bravo 112mm CC Brushed Copper Edge Pull
   Lower cabinet & drawer pulls: Berenson, Bravo 112mm CC Brushed Copper Edge Pull
   Hinges: Concealed, Self-Closing
   Standars & clips (where indicated): KV255, Zinc
   Shelf pins (where indicated)" Hafele 282.04.71, Nickel Plated Finish
   Bumpers: Plum #TP1950 clear plastic resilient, provide at all doors & drawers
   Elbow catches: Ives- #IV2AM
   Drawer glides: Accuride #2132, 3/4" extension, 75 lb. Rating
7. All substrates in contact with floor or near wet areas to be marine grade plywood.
   B. All interior surfaces to be melamine. Reference drawings for color.
8. Countertops shall be solid surface complying with NSF/ANSI 51 Performance Std. for Solid Surface in Food Service areas and ASTM E84 fire resistance ratings.
9. Countertop substrate shall be water resistant plywood for a minimum of 24 inches each side of all sink locations.
10. Provide 3 sets of shop drawings for all millwork fabrication for review prior to beginning fabrication of any millwork.
11. Install woodwork to comply with AWI section 1700 for the same grade specified.
12. Install standing and running trim with minimum number of joints possible, using full-length pieces from maximum length of lumber available to greatest extent possible. Do not use pieces less than 36 inches long. Scarf running joints and stagger in adjacent and related members. Exposed end returns to be mitered or profiled. Any miters over 4" long shall be splined or doweled and glued.
13. Anchor paneling to supporting substrate with concealed panel-hanger clips. Do not use face fastening, unless covered by trim
14. Fabricate woodwork in accordance with AWI 400, custom grade, flush overlay construction unless noted otherwise.
15. Fire-retardant-treated materials:
   A. Lumber: Comply with performance requirements in AWPA C20, Interior Type A. Kiln dry after treatment to a maximum of 19 percent.
   B. Plywood: Comply with performance requirements in AWPA C27, Interior Type A. Kiln dry after treatment to a maximum moisture content of 15 percent.
16. Hardwood Veneer Plywood Paneling: Manufacturer's stock hardwood plywood panels complying with HPVA HP-1, made without urea-formaldehyde adhesive.
17. Use wood glue that has a VOC content of 30 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).
    For paneling, use adhesive that has a VOC content of 50 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).
18. Before installing interior finish carpentry/woodwork level, plumb, true and aligned with adjacent materials. Use concealed shims where necessary for alignment.

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

ROOFING

1. Weather Barrier over exterior sheathing - 40 mil self adhering sheet. Carlisle CCW-705 HT or equal installed per manufacturers recommendations.
2. Fully adhered Thermoplastic polyolefin (TPO) membrane roofing. 60 mil thickness with WHITE finish.
   Provide auxiliary materials recommended by roofing system manufacturer for intended use and compatible with roofing membrane. Provide Roofing manufacturer's standard 15 year warranty.
3. Coverboard: ASTM C 1278/C 1278M, cellulosic-fiber-reinforced, water-resistant gypsum substrate, 1/2 inch thick. Subject to compliance with requirements, provide the following or similar product as recommended by the roof manufacturer for system indicated:
   a. USG Corporation; Securock.
   b. Georgia Pacific; DensDeck
   c. Firestone; Isogard HD
4. Roof Insulation: Preformed roof insulation boards manufactured or approved by roofing manufacturer, selected from manufacturer's standard sizes suitable for application, of thicknesses indicated and that produce FM Approvals-approved roof insulation.
   a. Polyisocyanurate Board Insulation: ASTM C 1289, Type II, Class 2, Grade 2, felt or glass-fiber mat facer on both major surfaces. Board density of 2.0 pounds per cubic foot when measured in accordance with ASTM D1622. Compressive strength of 20 pounds per square inch per ASTM C209 or ASTM D1621.3. Isocyanurate insulation board stock larger than 4 feet by 4 feet and thicker than 2.5 inches is not acceptable.
   b. Tapered Insulation: Provide factory-tapered insulation boards fabricated to slope of 1/4 inch per 12 inches unless otherwise indicated.
5. Collector Heads, Gutters and Downspouts: Min 24 Gauge Pre-finished metal Aluminum-zinc alloy-coated steel sheet complying with ASTM A 792/A 792M, Class AZ50 with Two-coat fluoropolymer. Color to be selected from manufacturers full range of colors. Components shall be installed to withstand the design conditions of the site. Refer to drawings for configurations. Installation shall comply with NRCA and SMACNA's "Architectural Sheet Metal Manual"
6. Exposed metal flashings: metal drip edge sill flashings and other exposed flashing shall be Min 24 Gauge Pre-finished metal Aluminum-zinc alloy-coated steel sheet complying with ASTM A 792/A 792M, Class AZ50 with Two-coat fluoropolymer. Color to be selected from manufacturers full range of colors. For through roof vent penetrations use pre-formed flashings per manufacturer's recommendations.
7. Metal Copings: Manufactured coping system consisting of metal coping cap in section lengths not exceeding 12 feet (3.6 m), concealed anchorage; with corner units, end cap units, and concealed splice plates with finish matching coping caps.
   1. Pac-Clad PAC-TITE Premanufactured Coping
   2. Formed Aluminum Sheet Coping Caps: Aluminum sheet, thickness as required to meet performance requirements.
   a. Surface: Smooth, flat finish.
   b. Finish: Kynar 500/Hylar 5000 fluorocarbon base top coated applied over a quality matched primer, with the same primer on the back side for additional protection.
   c. Color: To be selected from manufacturers full range of colors.
   3. Corners: Factory mitered and continuously welded.
   4. Coping-Cap Attachment Method: Snap-on, fabricated from coping-cap material.
   a. Snap-on Coping Anchor Plates: Concealed, galvanized-steel sheet, 12 inches (300 mm) wide, with integral cleats.
8. All building sealants to be 20 year silicone sealants. Color to be selected from manufacturers full range of colors.

WATERPROOFING

1. Weather Barrier over exterior sheathing
   A. Basis of Design: Carlisle CCW-705 HT 40-mil Self-Adhering Sheet or equal installed per manufacturers recommendations.
   B. Product shall consist of nominal 0.040 inch (40 mils) thickness membrane consisting of smooth surfaced, cross-laminated high- density polyethylene (HDPE) film fully-coated with rubberized asphalt adhesive. Film shall be legibly imprinted with manufacturer's brand name, logo and contact information. Membrane shall be provided in rolls of various widths interleaved with disposable silicone release paper.
   C. Air Permeance: Not more than 0.000 Liters per second per square meter of area at 75 Pa pressure differential per ASTM E-2178
   D. Tensile Strengh, ASTM D-412: 500 psi minimum
   E. Tensile Elongation, ASTM D-412: 1,000% minimum
   F. Puncture Resistance, ASTM E 154: 50 lb minimum
   G. Low Temperature Flexibility, ASTM D146: Unaffected at minus 25 degrees F, 0.063 inch mandrel
   H. Peel Adhesion, ASTM D903: Not less than 5 lb per inch of width on concrete prepared with contact adhesive
   I. Lap Adhesion, ASTM D1876: Not less than 7.5 lb. per inch of width
   J. Water Vapor Permeance, ASTM E-96, Method B: 0.05 minimum
   K. Water Absorption, ASTM D570: 0.12% by weight
2. Below Grade Waterproofing (Concrete Stem Walls)
   A. Basis of Design: WR Meadows MEL-ROL
   B. Rolled, Self-Adhering Waterproofing Membrane: Polymeric waterproofing membrane protected by release paper on cross-laminated polyethylene carrier film with exposed polymeric membrane strips on both sides protected by pull-off release strips.
   C. Compliance: AREMA Specification Chapter 29 - Waterproofing.
   D. Thickness:
      a. Carrier Film: 4 mils.
      b. Polymeric Membrane: 56 mils.
   E. Tensile Strength, ASTM D412, Die C:
      a. Carrier Film: 5,900 psi (40.71 MPa) minimum.
      b. Polymeric Membrane: 460 psi (3.23 MPa) minimum.
   F. Elongation, ASTM D412, Die C: Polymeric Membrane: 971% minimum.
   G. Peel Adhesion, ASTM D903: 11.8 lbf/in. (2068 N/m).
   H. Lap Adhesion, ASTM D1876: 8.62 lbf/in. (1508 N/m)
   I. Water Vapor Permeability, ASTM E96, Method B: 0.036 perms.
   J. Water Absorption, ASTM D570: 0.1 percent, 72 hours maximum.
   K. Resistance to Hydrostatic Head: Equivalent to 230.9 feet (70.3 m) of water.
   L. Puncture Resistance, ASTM E154: 48.2 lbf (214.6 N).
   M. Exposure to Fungi, Soil Test: Pass, 16 weeks.
3. Through Wall Flashing: Fabricate continuous flashings in minimum 96-inch-long, but not exceeding 12-foot- long, sections, where indicated in drawings, under copings, and at shelf angles. Fabricate discontinuous lintel, sill, and similar flashings to extend 6 inches (150 mm) beyond each side of wall openings; and form with 2-inch- (50-mm-) high, end dams. Fabricate from 26 Ga Stainless Steel.
4. All building sealants to be 20 year silicone sealants. Color to be selected from manufacturers full range of colors.

THERMAL INSULATION

1. Extruded Polystyrene Board
   A. Basis of Design: Owens Corning FORMULAR 250 XPS or approved equal
   B. Flame-Spread Index: Not more than 25 when tested in accordance with ASTM E84.
   C. Smoke-Developed Index: Not more than 450 when tested in accordance with ASTM E84.
   D. Fire Propagation Characteristics: Passes NFPA 285 testing as part of an approved assembly.
   E. Labeling: Provide identification of mark indicating R-value of each piece of insulation 12 inches (305 mm) and wider in width.
   F. Provide R-5 per inch of thickness.
2. Glass-Fiber Blanket
   A. Basis of Design: Owens Corning EcoTouch Pink Fiberglass Insulation with PureFiber technology.
   B. Glass-Fiber Blanket, Unfaced: ASTM C665, Type I; with maximum flame-spread and smoke-developed
   C. indexes of 25 and 50, respectively, per ASTM E84; passing ASTM E136 for combustion characteristics.

CLOSED-CELL SPRAY INSULATION

1. Closed-Cell Spray Polyurethane Foam: ASTM C1029, Type II, minimum density of 2 lb/cu. ft. and minimum aged R-value at 1-inch (25.4-mm) thickness of 6.2 deg F x h x sq. ft./Btu at 75 deg F (25 mm of 43 K x sq. m/W at 24 deg C).
2. Basis of Design: Demilec Heatlok Soy 200 Plus
3. Surface-Burning Characteristics: Comply with ASTM E84; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.
   a. Flame-Spread Index: 25 or less.
   b. Smoke-Developed Index: 450 or less.
4. Fire Propagation Characteristics: Passes NFPA 285 testing as part of an approved assembly.

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Seal:

08.23.22
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Pouring with Heart

414 Brooklyn - Adaptive Reuse
414 Brooklyn Ave.
San Antonio, TX 78215

Plan North | True North

Issue

1	06.30.22	PERMIT SET
2	08.23.22	ADDENDUM #1

Project Number, 22-058a
Drawn By, FV
Checked By, MS

SPECIFICATIONS (1/3)

A005

DIVISION 08 - OPENINGS

STEEL DOORS AND FRAMES

1. Provide steel doors and frames where scheduled, complying with ANSI A250.8 and NFPA 80 for fire-rated assemblies.
2. Exterior door construction: Level 3 (16 gauge) and physical performance level A (extra heavy duty), Model 2 (seamless). Close top and bottom edges of doors flush with galvanized .053 inch thick steel channels, seal watertight.
3. Interior door and frame construction: Level 3 (16 gauge) and physical performance level A (extra heavy duty), Model 2 (seamless).
4. Fabricate frames of .053 inch thick steel with mitered or coped and continuously welded corners. Knock-down frames are not acceptable.
5. At exterior locations and elsewhere as shown or scheduled, provide doors fabricated as thermal-insulating door and frame assemblies of galvanized steel with a minimum R-value of 11.
6. Where shown or scheduled, provide door and frame assemblies fabricated as sound-reducing type with STC sound rating of 33 or better.
7. Supply doors and frames with manufacturer's standard, factory-applied coat of rust-inhibiting primer, ready for field painting.

INTERIOR ALUMINUM FRAMES

1. Provide extruded aluminum components of not less than .062 inch thick material. Comply with NFPA BO for fire-rated assemblies.
2. Fabricate frames for drywall slip-on type with throat size required for scheduled portion type thickness.
3. Install ceiling track and trim in longest possible lengths with no section less than 48 inches long. Use concealed insulation clips to ensure that splices and connections are tightly butted and properly aligned.
4. Factory finish all components so that any part exposed to view on completion of installation will be uniform in finish and color.

FLUSH WOOD DOORS

1. Fire-rated wood doors shall comply with NFPA 80 and shall be listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction for fire ratings indicated.
2. Provide warranty on manufacturer's standard form, signed by Manufacturer, Installer, and Contractor, in which Manufacturer agrees to repair or replace doors that are defective in materials or workmanship. Warranty shall be in effect from date of Substantial Completion for life of installation.
3. Construct doors with five plies with stiles and rails bonded to core, then entire unit abrasive planed before faces and crossbands are applied. Door cores to be particleboard complying with ANSI A208.1, Grade LD-2. Provide manufacturer's standard mineral-core construction as needed to achieve fire rating indicated. Provide blocking in doors as required to eliminate through-bolting hardware.
4. Door facing as indicated in door schedule shall be as follows:
   A. Wood veneer (WV):
      1. Grade: AWI Premium, with Grade A faces
      2. Species: Cut and grain matching as indicated in door schedule
      3. Stiles: Same species as faces
      4. Finish: Primum grade, AWI system
   B. Plastic-Laminate (PL):
      1. Grade: AWI Premium
      2. Laminate Faces: High-pressure decorative laminates complying with NEMA LD 3, Grade HGS
      3. Colors, Patterns, and Finishes: As indicated in door schedule
      4. Stiles: Hardwood edges for painting
5. Provide manufacturer's standard wood beads for lite openings in non-rated wood doors of same species as door faces. At 20 minute, fire-rated, wood-core doors, provide wood beads and metal glazing clips approved for such use. Provide manufacturer's standard metal frame formed of 0.0478-inch thick, cold-rolled steel sheet; factory primed and approved for use in doors of fire rating indicated.
6. Install doors to comply with manufacturer's written instructions, AWI quality standards, and as indicated. Install fire-rated doors in corresponding fire-rated frames according to NFPA 80.
7. Construct the meeting edges of fire-rated pairs to eliminate the use of metal edges and astragals
8. Wood veneers to be FSC certified.

HARDWARE

1. Quality standard for hardware shall be BHMA Grade 1 for corridor doors and Grade 2 for all other doors.
2. Hardware components are noted on the drawings.
3. Key all locks to building grand master system. Provide construction cores during construction phase. General contractor is responsible for changing out construction cores prior to beneficial occupancy.
4. Adjust door closures to comply with Texas Accessibility Standards (T.A.S.) and the Americans with Disabilities Act (A.D.A.). Maximum door opening force for interior doors shall not exceed 5 lbs.
5. All doors designated as required for egress shall have panic hardware.

GLAZING

1. Glass thickness' indicated are minimums and are for detailing only. Confirm glass thickness by analyzing project loads and in-service conditions. Provide glass lites for various size openings in nominal thickness' indicated, but not less than thickness' and in strengths (annealed or heat treated) required to meet or exceed ASTM E 1300.
2. Comply with NFPA 80 for glazing in fire rated door and window assemblies.
3. Provide Kind HS (heat strengthened) and Kind FT (fully tempered) as indicated or required by local code and Federal Safety Glazing Standards.
4. Fully Tempered Float Glass: ASTM C1048, Kind FT (fully tempered), Condition A (uncoated) unless otherwise indicated, Type I, Class 1 (clear) or Class 2 (tinted) as indicated, Quality-Q3.
5. Insulating Glazing: Provide Vitro Solarban 70 Glass - (2) Solargray + Clear or approved equal.
   A. Thermal and Optical Performance Properties: Provide glass with performance properties specified, as indicated in manufacturer's published test data, based on procedures indicated below:
      1. U-Factors: Center-of-glazing values, according to NFRC 100 and based on LBL's WINDOW 5.2 computer program, expressed as Btu/sq. ft. x h x deg F (W/sq. m x K).
      2. Solar Heat-Gain Coefficient and Visible Transmittance: Center-of-glazing values, according to NFRC 200 and based on LBL's WINDOW 5.2 computer program.
      3. Visible Reflectance: Center-of-glazing values, according to NFRC 300.
6. Safety Glazing: Where safety glazing is indicated, provide glazing that complies with 16 CFR 1201, Category II.
7. Glazing Sealant: Neutral-curing silicone glazing sealant complying with ASTM C920, Type S, Grade NS, Class 100/50, Use NT. Provide glazing sealants that are compatible with one another and with other materials they will contact. Comply with sealant and glass manufacturers' written instructions for selecting glazing sealants suitable for applications indicated and for conditions existing at time of installation.

COLD-ROLLED STEEL WINDOWS

1. Cold-Rolled Steel Windows: Provide frame and sash members mechanically formed from metallic-coated, low-carbon, cold-rolled steel sheet complying with ASTM A653/A653M. Comply with SWI specifications for combined weight of frame and sash members and front-to-back depth of frame or sash members.
2. Thermally Improved Design: Provide frame and sash members designed to isolate interior and exterior surfaces for improved thermal performance.
3. Provide the following operating types in locations indicated on Drawings:
   a. Bi-fold: Outswing
   b. Sliding
4. Window Finish: Primed for field-painting. Color: As selected by Architect from manufacturer's full range.
5. Mullions: Formed of cold-rolled steel matching window units; with anchors for support to structure and for installation of window units and having sufficient strength to withstand design pressure indicated. Provide mullions of profile indicated and with cover plates. Allow for erection tolerances and provide for movement of window units due to thermal expansion and building deflections.
6. Sill Cap/Track: Designed to comply with performance requirements indicated and to drain to the exterior.
7. Glazing Stops: Provide screw-applied glazing stops; coordinate with Glazing Section and with glazing system indicated. Provide glazing stops to match panel frames. Finish glazing stops to match window units if fabricated of steel.
8. Weather Stripping: Manufacturer's standard compressible weather stripping, complying with AAMA 701/702, ASTM C509, or ASTM C864 and designed for permanently resilient sealing under compression and for complete concealment when sash is closed.
9. Hardware: Provide manufacturer's standard nonremovable hardware, with operating components of stainless steel, carbon steel complying with AAMA 907, brass, bronze, or other corrosion-resistant material designed to smoothly operate, tightly close, and securely lock cold-rolled steel window sash; and sized to accommodate sash weight and dimensions.
   a. Self-Closing Device for Fire-Rated Windows: Manufacturer's standard heat-activated self-closing device, complying with NFPA 80.
   b. Projected Window Hardware: Provide Operating Device -- Gear-type rotary complying with AAMA 901 when tested according to ASTM E405, Method A, underscreen sash operator located at sill.
10. Hinges: a. Concealed, four-bar friction hinges with adjustable slide shoes complying with AAMA 904; two per sash. Balance arms with adjustable, nonabrasive friction pivots; two per sash. Balance arms with adjustable, nonabrasive friction shoes; two per sash. Provide sash operation that permits cleaning of the outside glass face from the interior. Provide jamb-mounted, sliding, brass friction shoes with screw adjusters.
11. Lock: Key-operated security lock and keeper.
12. Pole Operators: Tubular-shaped, anodized aluminum; with rubber-capped lower end and standard push-pull hook at top to match hardware design; of sufficient length to operate window without reaching more than 60 inches (1500 mm) above floor; one pole operator and pole hanger per room that has operable windows more than 72 inches (1800 mm) above floor.
13. Limit Device: Adjustable, concealed friction adjustor/stay-bar with release key or tool, limit devices designed to restrict sash opening.
14. Fasteners: Provide fasteners of bronze, brass, stainless steel, or other metal that are warranted by manufacturer to be noncorrosive and compatible with trim, hardware, anchors, and other components of cold-rolled steel windows. Exposed Fasteners: Do not use exposed fasteners to the greatest extent possible. For application of hardware, use fasteners that match finish hardware being fastened.
15. Anchors, Clips, and Window Accessories: Provide units of stainless steel, hot-dip zinc-coated steel, bronze, brass, or iron complying with ASTM A123/A123M. Provide units with sufficient strength to withstand design pressure indicated. Windborne-Debris-Impact Resistance: Provide anchors and clips of same design used to pass windborne-debris-impact-resistance testing.
16. Sealant: For sealants required within fabricated windows, provide manufacturer's standard, permanently elastic, nonshrinking, and nonmigrating type recommended by sealant manufacturer for joint size and movement.

2 SECTIONAL DOORS

1. General Performance: Provide sectional doors that comply with performance requirements specified without failure from defective manufacture, fabrication, installation, or other defects in construction.
2. Submit:
   A. Product Data: For each type and size of sectional door and accessory, including: preparation instructions and recommendations, storage and handling requirements and recommendations, and installation methods
   B. Shop Drawings: For each installation and for components not dimensioned or detailed in manufacturer's product data.
   C. Samples: For each exposed product and for each color and texture specified.
3. Glazed Sectional Overhead Doors: 511 Series Aluminum Doors by Overhead Door Corporation. Units shall have the following characteristics:
   A. Door Assembly: Stile and rail assembly secured with 1/4 inch (6 mm).diameter through rods.
   B. Panel Thickness: 1-3/4 inches (44 mm).
   C. Center Stile Width: 21/32 inch (17 mm).
   D. End Stile Width: 2-3/4 inches (70 mm).
   E. Intermediate Rail Pair Width: 1-3/8 inches (35 mm).
   F. Top Rail Width: 2-3/8 inches (60 mm).
   G. Bottom Rail Width: 2-3/8 inches (60 mm).
   H. Aluminum Panels: 0.050 inch (1.3 mm) thick, aluminum.
   I. Stiles and Rails: 6063 - T6 aluminum.
   J. Glazing: 1/2 inch (12.5 mm) Tempered Insulated glazing.
   K. Finish and Color: Powder Coating Finish - Color as selected by Architect from manufacturer's standard colors.
   L. Hardware: Galvanized steel hinges and fixtures. Ball bearing rollers with hardened steel races.
   M. Lock: Interior galvanized single unit.
   N. Weatherstripping:
   O. Flexible bulb-type strip at bottom section.
   P. Flexible Jamb seals.
   Q. Flexible Header seal.
   R. Track: Provide track as recommended by manufacturer to suit loading required and clearances available.
   S. Manual Operation: Chain hoist.

DIVISION 09 - FINISHES

GYPSUM BOARD ASSEMBLIES

1. Install metal studs, framing and gypsum board in accordance with ASTM C840, GA-201, GA-214, GA-216 and GA-600.
2. Contractor shall determine size and gauge of studs based on the stud manufacturer's limiting height tables for the application. Studs shall be installed in full lengths unless height exceeds manufacturer's maximum length in which case contractor shall submit stud splice details designed by stud manufacturer.
3. Penetrations in demising and sound insulated partitions above finished ceiling shall be effectively sealed to prevent sound leakage.
4. Screws or any other mechanical fasteners shall not attach partitions abutting window mullions. Provide soundproof closure strips at partition termination's at windows.
5. All partition returns shall have metal corner beads floor to ceiling. All exposed gypsum board edges shall have J bead floor to ceiling.
6. All gypsum board is to be 5/8" type X fire rated in rated partitions.
7. Install 5/8" cement board at all shower stalls and other wet locations. Install ASTM C-630, 5/8" type X moisture resistant gypsum board at all other locations that are subject to moisture exposure.
8. Install control joints according to ASTM C840, GA-216 and in specific locations approved by Architect for visual effect.
9. All partitions identified as demising or sound insulated to be min. of 48 STC. No back-to-back wall boxes. Separate boxes a minimum 24".
10. Finish gypsum board in accordance with ASTM C840 to levels indicated below:
    Level 1: Embed tape at joints in ceiling plenum areas, concealed areas, and where indicated, unless a higher level of finish is required for fire-resistance-rated assemblies and sound-rated assemblies.
    Level 2: Embed tape and apply separate first coat of joining compound to tape, fasteners, and trim flanges where panels are substrate for tile and where indicated panels are substrate for acoustical tile.
    Level 3: Embed tape and apply separate first and fill coats of joint compound to tape, fasteners, and trim flanges where indicated. This finish can be used in appearance areas which are to receive heavy or medium-texture finishes before final painting, or where heavy grade wallcoverings are to be applied as the final decoration.
    Level 4: Embed tape and apply separate first, fill, and finish coats of joint compound to tape, fasteners, and trim flanges at all areas. This level should be used where flat paints, light textures or wallcoverings are to be applied.
    Level 5: Embed tape in joint compound and two separate coats of joint compound applied over all flat joints and one separate coat of joint compound applied over interior angles. The surface shall be smooth and free of all tool marks and ridges. This level of finish shall be used where gloss, semi-gloss, enamel or non-textured flat paints are specified or where severe lighting conditions occur.
11. Level 4 to be used at all visible locations unless otherwise noted.
12. Stagger vertical joints on oppossite sides of partitions. Do not make joints other than control joints at corners of framed openings.
13. Form control and expansion joints with space between edges for adjoining gypsum panels.
14. Install control joints at locations as indicated or at any conditions listed below according to ASTM C 840:
    A. Where a wall or partition runs in an uninterrupted straight plane exceeding 30 ft. in length and total area between control joints does not exceed 900 sq.ft.
    B. Interior ceilings with perimeter relief: Control joints shall be installed so that linear dimensions between control joints shall not exceed 50 ft. and total area between control joints does not exceed 2500 sq. ft.
    C. Interior ceilings without perimiter relief: Control joints shall be installed so that linear dimensions between control joints shall not exceed 30 ft. and total area between control joints does not exceed 900 sq. ft.

NON-STRUCTURAL METAL FRAMING

1. Comply with ASTM C 754.
2. Suspension Systems:
   A. Isolate suspension systems from building structure where they abut or are penetrated by building structure to prevent transfer of loading imposed by structural movement.
   B. Do not attach hangers to permanent metal forms. Furnish cast-in-place hanger inserts that extend through forms.
   C. Install suspension systems that are level to within 1/8 inch in 12 feet measured lengthwise on each member that will receive finishes and transversely between parallel members that will receive finishes.
3. Framed Assemblies:
   A. Where studs are installed directly against exterior masonry walls or dissimilar metals at exterior walls, install isolation strip between studs and exterior walls.
   B. Screw vertical studs at jambs to jamb anchor clips on door frames; install runner track section at head and secure to jamb studs.
   C. Top track to match trim at all walls.

STAINING AND TRANSPARENT FINISHING

1. Comply with requirements in "MPI Architectural Painting Specification Manual" for products and finish systems indicated.
2. Provide products that comply with the following limits for VOC content, exclusive of colorants added to a tint base, when calculated according to 40 CFR 59, Subpart D (EPA Method 24); these requirements do not apply to primers, stains, and transparent finishes that are applied in a fabrication or finishing shop:
   A. Flat Primers: VOC content of not more than 50 g/L.
   B. Nonflat Primers: VOC content of not more than 150 g/L.
   C. Primers, Sealers, and Undercoaters: VOC content of not more than 200 g/L.
   D. Clear Wood Finishes, Varnishes: VOC content of not more than 350 g/L.
   E. Clear Wood Finishes, Lacquers: VOC content of not more than 550 g/L.
   F. Floor Coatings: VOC content of not more than 100 g/L.
   G. Shellacs, Clear: VOC content of not more than 730 g/L.
   H. Stains: VOC content of not more than 250 g/L.
3. Comply with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual" applicable to substrates indicated.
4. Apply wood filler paste to open-grain woods, as defined in "MPI Architectural Painting Specification Manual," to produce smooth, glasslike finish.

PAINTING

1. Provide a full-coat mockup finish sample of at least 12"x12" minimum for each type of coating and substrate required. Final approval of colors will be determined by Architect from mockup samples. Provide additional samples if requested on the finish schedule.
2. Furnish Owner with 1 gallon of extra paint of each color, type and surface texture utilized. Label each container with color, type, texture and locations in addition to manufacturer's label.
3. Provide block fillers, primers, and finish-coat materials that are compatible with one another and with the substrates indicated under conditions of service and application, as demonstrated by manufacturer based on testing and field experience.
4. Apply paint according to manufacturer's written instructions. Use applicators and techniques best suited for substrate and type of material being applied.
5. The term "exposed surfaces" includes areas visible when permanent or built-in fixtures, grilles, covers or similar components are in place. Extend coatings in these areas, as required, to maintain system integrity and provide desired protection.
6. Paint surfaces behind movable equipment and furniture the same as similar exposed surfaces.
7. Paint surfaces of ducts with a flat, nonspecular black paint where visible through registers or grilles.
8. Paint schedule:
   A. Concrete and Masonry
      1) Interior concrete and masonry primer
      2) 2 finish coats and interior semi-gloss acrylic enamel
   B. Concrete Unit Masonry
      1) Concrete unit masonry block filler
      2) 2 finish coats interior semi-gloss acrylic enamel
   C. Gypsum Board
      1) Interior gympsum board primer
      2) 2 finish coats interio low-luster (eggshell) acrylic enamel (flat for ceilings)
   D. Ferrous Metal
      1) Interior ferrous-metal primer
      2) 2 finish coats interior semi-gloss acrylic enamel
   E. Zinc-Coated Metal
      1) Interior zinc-coated metal primer
      2) 2 finish coats interior semi-gloss acrylic enamel

2 LIME PLASTER

1. Basis of Design: Vasari Carrera, Color as Specified in Finish Schedule.
2. Primer: Vasari Mineral Primer or Latex or acrylic primer is required over gypsum board, wood and other substrates with uneven suction or moisture absorption. Allow primer to dry before plaster application.
3. Provide a full-coat mockup finish sample of at least 12"x12" minimum for each type of coating and substrate required. Final approval of colors will be determined by Architect from mockup samples. Provide additional samples if requested on the finish schedule.
4. Provide block fillers, primers, and finish-coat materials that are compatible with one another and with the substrates indicated under conditions of service and application, as demonstrated by manufacturer based on testing and field experience.
5. Apply product according to manufacturer's written instructions. Use applicators and techniques best suited for substrate and type of material being applied and follow all manufacturer's recommendations for preparatory work, required aggregates and sealers, and installation.
6. Applications:
   A. Gypsum Drywall: (Interiors Only) Drywall should be taped and smoothed to a level 4 or higher finish in accordance with Gypsum Association's GA-214. Use only Mineral Primer or recommended latex or acrylic primers before applying Carrera.
   B. Existing painted substrates: Vasari Carrera will adhere to previously existing painted surfaces as long as they are latex or acrylic (water based). We recommend scuffing the surface for better adhesion and wiping any dust before plaster application. Use Vasari Mineral Primer or recommended latex or acrylic primers before applying Carrera if necessary.
   C. Existing texture: Carrera can be applied onto existing moderate texture such as orange peel or light skip trowel. Apply first coat to cover texture. Minor cracking might occur from excessive thickness, which is acceptable as long as there's no delamination or peeling.
   D. Exterior application: Using Carrera mixed with one bag of Vasari Plaster Fortifier, apply directly over painted surface, primed surface or cement stucco system. Vasari Mineral Sealer may be required to prevent potential patina if there is high exposure to water.
   E. Restroom application: Using Carrera mixed with one bag of Vasari Plaster Fortifier, apply directly over Vasari Shower Basecoat or primed Thinset or cement. Use Mineral Sealer and wax to seal the plaster. Consult 'Shower Instructions Technical Data Sheet' for more information.

CERAMIC AND STONE TILE

1. Extend tile work into recesses and under or behind equipment and fixtures to form complete covering without interruptions, unless otherwise indicated. Terminate work neatly at obstructions, edges, and corners without disrupting pattern or joint alignments. When tile patterns are given in the drawings, inform the Architect if field conditions will prevent the specified pattern from being installed as shown. Where possible, always lay out tile and stone from centerlines to avoid edge pieces of less than half tile or unit unless noted otherwise.
2. Submit shop drawings showing stone tile sizes, dimensions of tiled areas, joint patterns, bedding, and details showing relationship of tile units to adjacent work.
3. For tile installed on walking surfaces, provide products with the following static coefficient of friction values as determined by testing identical products per ASTM C 1028:
   A. Level surfaces: Minimum 0.6
   B. Step treads: Minimum 0.6
   C. Ramp surfaces: Minimum 0.8
4. Provide setting and grouting materials that are compatible with stone products specified and that will not discolor the stone materials.
   A. Water-Cleanable Epoxy Grout, ANSI A118.3: at all floor locations
   B. Unsanded grout at all glass tile locations.
5. Seal stone and grout materials with colorless, slip and stain resistant sealer which will not affect color, appearance, or physical properties of stone tile. Use sealants that have a VOC content of 250 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).
6. Tile installation schedule according to Tile Council of America (TCA) systems:
   A. Interior floor installation on concrete, thin-set mortar; TCA F113.
   B. Interior wall installation over gypsum board on metal studs; organic adhesives: TCA W242.
   C. Interior wall installation over water resistant gypsum bracker board; organic adhesive; TCA W242.
   D. Interior wall shower-receptor installation; thin-set mortar over cement backer units; TCA B415 and TCA W244.
7. Where showers are indicated on the drawings, provide and install York Copper Fabric Shower Pans (5 oz.) unless noted otherwise. Pans to be factory fabricated to required size including minimum 6" upturn all around
8. Furnish extra materials that match and are from same production runs as products instaled and that are packaged with protective covering and identified with labels describing contents. Furnish quantity of full-size units equal to 3 percent of amount installed for each type, composition, color, pattern, and size indicated.
9. Joint Widths: Unless otherwise indicated, install tile with the following joint widths:
   A. Ceramic/Porcelain wall/floor tile: 1/16 inch

   Lay out tile wainscots to dimensions indicated or to next full tile beyond dimensions indicated.
10. Install metal edge strips at locations indicated where exposed edge of tile flooring meets carpet, wood, or other flooring that finishes flush with top of file.
11. Install waterproofing to comply with ANSI A108.13 and manufacturer's written instructions to product waterproof membrance of uniform thickness and bonded securely to substrate.
12. Install crack isolation membrance to comply with ANSI A108.17 and manufacturer's written instructions to produce membrance of uniform thickness and bonded securely to substrate.

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TX. STATE REG #13986

Pouring with Heart

414 Brooklyn - Adaptive Reuse

414 Brooklyn Ave.
San Antonio, TX 78215

Issue

1	06.30.22	PERMIT SET
2	08.23.22	ADDENDUM #1

Project Number, 22-058a
Drawn By, FV
Checked By, MS

SPECIFICATIONS (2/3)

A006

DIVISION 10 - SPECIALTIES

FIRE PROTECTION SPECIALTIES

1. Unless otherwise indicated, match building standard fire extinguisher cabinets at all locations.
2. Verify required quantities and locations of fire extinguishers and cabinets with local fire department officials prior to installation.
3. Coordinate sizes of cabinets with type and capacity of fire extinguishers required, or provided by Tenant/Owner.
4. At locations indicated "FEC", provide a cabinet and a fire extinguisher. At locations indicated "FE", provide a fire extinguisher mounted on a bracket.
5. All installations shall be in compliance with Texas Accessibility Standards (T.A.S.) and the Americans with Disabilities Act (A.D.A.).
6. Provide rated cabinets where cabinets are located in rated partitions. Rating shall match the rating of the partition in which the cabinet is installed.
7. Comply with manufacturer's written instructions for installing fire protection specialties
8. Provide audio visual strobes per local code - provide ceiling mounted white devices, unless noted otherwise. Provide submittals for architects review.

TOILET COMPARTMENTS

1. Locations and types of compartments and screens are indicated on the Drawings. Unless noted otherwise, match building standard.
2. Provide shop drawings for each type and style of toilet compartment and screen indicated. Include details of construction relative to materials, fabrication and installation. Include details of anchors, hardware and fastenings. Include plans, elevations, sections, details and attachments to other work. Show locations of reinforcement and cutouts for compartment-mounted toilet accessories.
3. Verify dimensions in areas of installation by field measurements before fabrication and indicate measurements on shop drawings. Coordinate fabrication schedule with construction progress to avoid delaying the Work.
4. Comply with manufacturer's written installation instructions. Install units rigid, straight, plumb and level. Provide clearances of not more than ½ inch between pilasters and panels and not more than 1 inch between panels and walls. Secure units in position with manufacturer's recommended anchoring devices.
5. Secure panels to walls and other panels with not less than 2 stirrup brackets attached near top and bottom of panel. Locate wall brackets so holes for wall anchors occur in masonry or tile joints. Align brackets at pilasters with brackets at walls.
6. Attach urinal screens with anchoring devices according to manufacturer's written instructions and to suit supporting structure. Set units level and plumb and to resist lateral impact.
7. All installations shall be in compliance with Texas Accessibility Standards (T.A.S.) and the Americans with Disabilities Act (A.D.A.).
8. Adjust and lubricate hardware according to manufacturer's written instructions for proper operation. Set hinges on in-swinging doors to hold open approximately 30 degrees from closed position when unlatched. Set hinges on out-swinging doors to return to fully closed position.
9. Provide final protection and maintain conditions that ensure toilet compartments and screens are without damage or deterioration at the time of Substantial Completion

TOILET AND BATH ACCESSORIES

1. Toilet room accessories are scheduled on the Drawings.
2. Provide scheduled manufacturer's accessories, unless substitutions are authorized in writing prior to installation.
3. Confirm that recessed accessories have sufficient depth for installation in locations indicated prior to installation.
4. Install accessories according to manufacturer's written instructions, using fasteners appropriate to the substrate indicated and recommended by the accessory manufacturer. Install units level, plumb and firmly anchored in locations and heights indicated. All installations shall be in compliance with Texas Accessibility Standards (T.A.S.) and the Americans with Disabilities Act (A.D.A.).
5. Secure framed mirrors to walls in concealed, tamper-resistant manner with special hangers, toggle bolts or screws. Set units level, plumb and square at locations indicated, according to manufacturer's written instructions for substrate indicated.
6. Install grab bars to withstand a downward load of at least 250 lb. when tested according to method in ASTM F 446.
7. Adjust accessories for unencumbered, smooth operation and verify that mechanisms function properly. Replace damaged or defective items.
8. Remove temporary labels and protective coatings and clean and polish exposed surfaces according to manufacturer's written recommendations

SIGNS

1. Unless noted otherwise, match existing building sign standards.
2. Submit shop drawings for all sign types. Indicate location for each sign. Show all pertinent details and information relating to fabrication and installation, including mounting method, location, height, reinforcement, accessories, electrical requirements and other installation details.
3. Verify that items provided under other sections of work are sized and located to accommodate signs.
4. Examine supporting members to ensure that surfaces are at elevations indicated or required to comply with authorities having jurisdiction and are free from dirt and other deleterious matter. Proceed with installation only after unsatisfactory conditions have been corrected.
5. Install signs level, plumb and at heights indicated or otherwise required using methods described in manufacturer's written instructions.
6. All installations shall be in compliance with Texas Accessibility Standards (T.A.S.) and the Americans with Disabilities Act (A.D.A.).

1

METAL CANOPIES

1. Submit engineered shop drawings showing components locations, material dimensions, and details of construction.
2. Prefabricated Aluminum Hanger Rod Canopy with Channel Fascia, Basis of Design: LFS-FLCA Canopy as manufactured by Lawrence Fabric and Metal Structure Inc. or approved equal.
   - A. Material: Extruded aluminum, alloy 6063-T6.
   - B. Decking: Aluminum interlocking pan.
     - a. Profile: 3 x 6 inch (76 x 152 mm) interlocking pan.
   - C. Fascia: Channel, gutter fascia, 8 inches (203 mm).
   - D. Dimensions: As detailed on drawings.
   - E. Support:
     - a. Hanger Rods: 0.750 inch (19 mm) diameter Stainless Steel Rod with Clevis Assembly
   - F. Finish: AAMA 2604 compliant powder coat; 5-year warranty.
     - a. Color to be selected from manufacturers full range of colors.
3. Verify that wall structure can support canopy loads.
4. Install in accordance with manufacturer's instructions, approved submittals, and in proper relationship with adjacent construction.

DIVISION 11 - EQUIPMENT

APPLIANCES

1. Appliances are scheduled on the Drawings. Appliances noted "N.I.C." are furnished and installed by others.
2. Examine rough-in for plumbing, mechanical, and electrical services, with Installer present, to verify actual locations of services before appliance installation.
3. Install appliances in accordance with manufacturer's written instructions. Provide all components required for a complete installation and as required by local codes.
4. Built-in Equipment: Securely anchor units to supporting cabinets or countertops with concealed fasteners. Verify that clearances are adequate for proper functioning and rough openings are completely concealed.
5. Freestanding Equipment: Place units in final locations after finishes have been completed in each area. Verify that clearances are adequate to properly operate equipment.

DIVISION 32 - EXTERIOR IMPROVEMENTS

WELDED WIRE FENCES AND GATES

1. All products to comply with ASTM A121-19, A123/A123M-17
2. Submit product data, material descriptions, and finishes for: fence, posts, brackets, rails, fittings, gates, and hardware.
3. Submit shop drawings indicating dimensions, locations of fence, each gate, posts, rails and details of gates. Include plans, elevations, sections, gate swing direction and other required installation and operational clearances, and details of post anchorage, attachment and bracing. Include installation recommendations and instructions by manufacturer describing all details for a typical fence and gates.
4. Basis of Design: Omega II Fence Systems - Omega Architectural 6'-0"-High Fence System or approved equal.
5. Steel material for fence posts shall be galvanized prior to forming in accordance with the requirements of ASTM A653/A653M, with minimum yield strength of 45,000 psi (310 MPa). The steel shall be hot-dip galvanized to meet the requirements of ASTM A653/A653M with a minimum zinc coating weight of 0.60 oz/ft², Coating Designation G-60. Fence posts and gate posts shall meet the minimum size requirements of Table 1.
6. Steel wire mesh fence panels shall be welded by resistance welding per ASTM A185 using 6 gauge (0.192 inch) pre-galvanized steel wire, welded at each crossing to form rectangles.
7. Gate Posts: Cold rolled from 1008 grade steel to meet ASTM A500 and ASTM A787. Posts are to include cap and required accessories for adjacent panel mounting. In ground mounting.
8. Gate Hardware: Hot-dip galvanized steel in conformity with ASTM F900, sized to assure proper gate operation. Nonmoving parts shall be powder coated. Include:
   - A. Hinge: Structurally designed to support all gates without deformation during opening and closing.
   - B. Latch: Clamp-on gravity system that is self latching. Includes Self-locking Device: With padlock eyes as an integral part of latch.
9. Finish to be selected from manufacturer's full color range.

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Seal:

REGISTERED ARCHITECT MILTON HIME 13986 STATE OF TEXAS

08.23.22
MILTON HIME
TX. STATE REG #13986

Pouring with Heart

414 Brooklyn - Adaptive Reuse

414 Brooklyn Ave.
San Antonio, TX 78215

Plan North

True North

Issue

1	08.23.22	ADDENDUM #1

Project Number, 22-058a
Drawn By, Author
Checked By, Checker

SPECIFICATIONS (3/3)

A007