APEX
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& MANAGEMENT, INC.

ADDENDUM

Addendum No:	2 (#1 was Sitework only)	Project:	Office Building Hammond Industrial Centre
Date:	2/23/21	Project No:	20-566-111

Item 1 (BP-04): See attached REVISED A13 for door hardware set revisions.

Item 2 (BP-13):
The beginning of specification #17 should be changed to say: "BRANCH CIRCUIT WIRE SHALL BE COPPER, MINIMUM SIZE #12, AND BE:

(A) NM, NM-S, NM-C, SIZED IN ACCORDANCE WITH NEC 310.15, OR(B)
(B) TYPE 'MC', 'AC' CABLE (6 FT. MAXIMUM UNLESS OTHERWISE NOTED OR APPROVED BY THE ARCHITECT/ENGINEER/OWNER) WHERE INSTALLED IN CONCEALED LOCATIONS, OR
(C) TYPE "THHN", "THWN OR "THWN-2" AND INSTALLED IN CONDUIT (EMT, FOR INDOOR USE; SCHEDULE 40 PVC OR SCHEDULE 80 PVC, WHERE SUBJECT TO DAMAGE, FOR INDOOR WET LOCATIONS, AND SCHEDULE 40 PVC OR RMC FOR OUTDOOR USE, MINIMUM SIZE 1/2", OR
(D) UNLESS OTHERWISE NOTED OR REQUIRED BY CODE. "

NM Cable is an allowable means of wiring this project, where permitted by code. The balance of Specification 17 remains as written.

Item 3 (BP-13):
Reference Sheet E0 – Electrical Schedules and Details - SPD #1 has an incorrect part number. Please change the part number to Raycap #RSE-2-240-2S-A-10-E-0-S

Item 4 (BP-04): Door details indicated on Door Elevations 5/A7, 6/A7, 7/A7 should be 17/A10 (not 7/A10; Detail 17/A10 – Replace (2) 20 GA mtl studs at jamb with (2) 2x wood jambs, there is no metal stud framing

Item 5 (BP-08): Interior Finishes Legend (Finish #61, Sheet A2) should be USG "Astro Climaplus" #8223.
(The #8225 is a typo)

Item 6 (BP-13):
Reference Sheet SE1 – Electrical Site Plan and Sheet E1 – Electrical Floor Plan
Provide and install two (2) 2" underground conduits with pull strings and end caps from Electrical/IT #120 to the property line for telephone/CATV/Fiber service(s). Coordinate final locations with the utility.

Reference Sheet E1 – Panel #1 Panel Schedule and Sheet E2 – Electrical Specification 31
A Square D QO Load Center will also be approved for Panel #1

Item 7 (BP-12):

1. **Q.**The mechanical schedule lists Goodman furnaces paired with Daikin condensers. Is this the basis of design? If not, is there a brand preference?
   A.The manufacturers listed are the basis of design but are by no means exclusive. There is a desire for narrow condensing units, such as the Daiken unit specified to avoid snow, rain and ice dropping on the unit.

2. **Q.** With the above in mind, is Carrier an accepted manufacturer?
   A. Carrier is an acceptable manufacturer, with the response above in consideration.

3. **Q.** If Carrier is acceptable, would the Infinity app be sufficient for a remote user app?
   A. This would be acceptable.

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4. **Q.** Does the infloor/snowmelt system require a user app?
A. Remote monitoring and operation of the snowmelt system is desired. Provide a line item cost for this option for review.

5. **Q.** Sheet M2 shows a control valve for the eastern most offices. Can we assume the same for the remaining zones?
A. There should be a control valve for each of the three in-floor zones. The control valves will be operated by a room thermostat in each zone.

END OF ADDENDUM #1

GENERAL REQUIREMENTS

1. THE ARCHITECT AND ENGINEERS WILL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, CONTROLS, TECHNIQUES, SEQUENCES, PROCEDURES, NOR WILL IT BE RESPONSIBLE, NOR HAVE ANY OBLIGATION WHATSOEVER, FOR CONSTRUCTION SAFETY, THE OBLIGATION FOR CONSTRUCTION SAFETY BEING SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL COMMUNICATE ALL CHANGES TO THE DESIGN MADE DURING THE CONSTRUCTION PERIOD TO THE OWNER; THE CONTRACTOR AND OWNER SHALL ALSO CONTACT THE ARCHITECT IMMEDIATELY IF ANY APPARENT DIFFERING CONDITIONS, ERRORS, OMISSIONS, OR AMBIGUITIES IN THE ARCHITECT'S INSTRUMENTS OF SERVICE ARE DISCOVERED.
3. THE CONTRACTOR SHALL COMPLY WITH ALL CODES, ORDINANCES, AND LAWS APPLICABLE TO THE PROJECT AND LOCALITY.
4. THE CONTRACTOR SHALL MAINTAIN INSURANCES AS REQUIRED BY LAW AND AS ACCEPTABLE TO THE OWNER COVERING THE CONTRACTOR'S GENERAL LIABILITY, WORKERS COMPENSATION, AND PROPERTY INSURANCE. SUBMIT INSURANCE CERTIFICATES TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO START OF WORK.
5. VERIFY THAT BUILDER'S RISK INSURANCE HAS BEEN OBTAINED BY EITHER THE OWNER OR THE CONTRACTOR.
6. KEEP THE OWNER INFORMED OF PROGRESS DURING THE WORK.
7. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE WORK. TAKE RESPONSIBILITY FOR ALL REQUIRED PERMITS AND INSPECTIONS, INCLUDING FINAL OCCUPANCY PERMITS. PROVIDE A COPY OF ALL BUILDING PERMIT PLAN REVIEW DOCUMENTATION TO THE ARCHITECT AND TO THE OWNER, FOR THE ARCHITECT'S AND THE OWNER'S PROJECT RECORDS.
8. THE CONTRACTOR SHALL SUPERVISE, COORDINATE, AND DIRECT THE WORK OF ALL TRADES, SCHEDULING AND SEQUENCING ALL ASPECTS OF THE WORK ACCORDING TO A CONSTRUCTION SCHEDULE REVIEWED AND APPROVED BY THE OWNER.
9. THE CONTRACTOR SHALL PROVIDE COMPLETE TRASH REMOVAL FROM THE SITE. DO NOT BURN DEBRIS ON SITE. KEEP THE PROJECT SITE CLEAN AND WELL-ORGANIZED.
10. THE CONTRACTOR SHALL PROVIDE SITE AND BUILDING SECURITY ADEQUATE TO PROTECT THE CONSTRUCTION AND STORED TOOLS, MATERIALS, AND EQUIPMENT FROM THEFT AND VANDALISM.
11. THE CONTRACTOR SHALL STORE MATERIALS AND EQUIPMENT ON THE SITE IN A PROTECTED MANNER, AS ACCEPTABLE TO THE OWNER.
12. REPAIR ANY AND ALL DAMAGES CAUSED BY DEMOLITION OR CONSTRUCTION OPERATIONS, INCLUDING DAMAGES CAUSED TO THE OWNER'S PROPERTIES AND DAMAGES CAUSED TO ADJACENT PROPERTIES OR RIGHTS-OF-WAY.
13. COOPERATE FULLY WITH SEPARATE CONTRACTORS HIRED INDEPENDENTLY BY THE OWNER.
14. IF THE OWNER REQUESTS CHANGES TO THE WORK WHICH INVOLVE CHANGES TO THE CONTRACT SUM OR TIME, THE CONTRACTOR SHALL SUBMIT TO THE OWNER A WRITTEN RESPONSE DESCRIBING THE CHANGE IN THE WORK, ITS RESULTANT COST (OR CREDIT) TO THE OWNER, AND A PROPOSED ADJUSTMENT IN THE TIME REQUIRED FOR COMPLETION OF THE WORK. DO NOT PROCEED WITH CHANGES TO THE WORK INVOLVING ADJUSTMENT TO THE CONTRACT SUM OR TIME WITHOUT FIRST OBTAINING THE OWNER'S WRITTEN APPROVAL OF SUCH CHANGE IN THE FORM OF A CHANGE ORDER.
15. SUBMIT A DETAILED CONSTRUCTION SCHEDULE TO THE OWNER FOR REVIEW AND APPROVAL.
16. SUBMIT A SCHEDULE OF VALUES TO THE OWNER, CONSISTING OF A BREAKDOWN OF THE CONTRACT SUM IN SUFFICIENT DETAIL TO FACILITATE CONTINUOUS EVALUATION OF THE CONTRACTORS PROGRESS RELATIVE TO APPLICATIONS FOR PAYMENT.
17. SUBMIT APPLICATIONS FOR PAYMENT TO THE OWNER ON A MONTHLY BASIS. DO NOT APPLY FOR PAYMENT FOR WORK ITEMS NOT YET COMPLETED AND MATERIALS NOT YET PURCHASED AND SECURELY STORED AT THE PROJECT SITE AT THE TIME THAT THE APPLICATION IS SUBMITTED
18. COORDINATE ALL CONSTRUCTION OPERATIONS TO ENSURE EFFICIENT AND ORDERLY INSTALLATION OF EACH PART OF THE WORK.
    - 18.1. SUPERVISE AND COORDINATE THE WORK OF ALL TRADES.
    - 18.2. PROVIDE COPIES OF THE CONTRACT DOCUMENTS TO ALL SUBCONTRACTORS AND SUPPLIERS.
    - 18.3. SCHEDULE CONSTRUCTION OPERATIONS AND SEQUENCES TO PROPERLY INTEGRATE AND COORDINATE ALL ELEMENTS OF THE WORK.
    - 18.4. TAKE FULL RESPONSIBILITY FOR ALL CONSTRUCTION MEANS, METHODS, SEQUENCES, AND OPERATIONS.
    - 18.5. TAKE FULL RESPONSIBILITY FOR CONSTRUCTION SAFETY ON THE JOBSITE.
19. COORDINATE THE PREPARATION, REVIEW, AND PROCESSING OF ALL SUBMITTALS REQUIRED FOR THE PROJECT. THOROUGHLY REVIEW AND STAMP ALL SUBMITTALS PRIOR TO TRANSMITTING THEM TO THE OWNER. SUBMIT SUBMITTALS IN ELECTRONIC (PDF) FORMAT TO THE OWNER FOR REVIEW AND ACTION.
    - 19.1. WHERE SAMPLE SUBMITTALS ARE REQUESTED, DELIVER PHYSICAL SAMPLES IN TRIPLICATE TO THE ARCHITECT FOR REVIEW AND ACTION.
    - 19.2. REVIEW OF SUBMITTALS IS FOR THE LIMITED PURPOSE OF CHECKING GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND THE INFORMATION GIVEN IN THE CONSTRUCTION DOCUMENTS.
    - 19.3. THE CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED AT THE JOBSITE. RECEIPT AND REVIEW OF SUBMITTALS DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR ERRORS WHICH MAY RESULT FROM THE SUBMITTED DATA.
    - 19.4. ALLOW AT LEAST 10 BUSINESS DAYS FOR REVIEW OF SUBMITTALS.
    - 19.5. RESUBMIT SUBMITTALS AS INDICATED IN REVIEW ACTION.
20. PROVIDE SHOP DRAWINGS FOR THE FOLLOWING ITEMS:
    - 20.1. CONCRETE MIX DESIGNS
    - 20.2. STRUCTURAL STEEL FRAMING AND FABRICATIONS
    - 20.3. WINDOWS AND DOORS
21. PROVIDE SEALED SHOP DRAWINGS FOR THE FOLLOWING ITEMS:
    - 21.1. PRE-ENGINEERED, METAL PLATE CONNECTED WOOD TRUSSES
22. PROVIDE FINISH SAMPLES FOR THE FOLLOWING ITEMS:
    - 22.1. EXTERIOR FINISHES
    - 22.2. FLOOR COVERINGS
    - 22.3. WALL BASE
    - 22.4. PAINT FINISHES
    - 22.5. SUSPENDED ACOUSTICAL CEILING FINISHES
23. PROVIDE TEST RESULTS FOR THE FOLLOWING ITEMS:
    - 23.1. SOILS COMPACTION AND BEARING STRENGTH TESTING
    - 23.2. CONCRETE STRENGTH TESTING
24. PROVIDE ALL TEMPORARY BARRIERS, ENCLOSURES, FACILITIES AND CONTROLS REQUIRED DURING THE CONSTRUCTION PERIOD, INCLUDING ALL TEMPORARY UTILITIES, POWER, HEAT, VENTILATION, SHELTERS, SECURITY, FIRE PROTECTION, AND STORAGE.
25. PROVIDE ALL TEMPORARY BRACING AND SHORING REQUIRED DURING THE CONSTRUCTION PERIOD.
26. WHERE REFERENCE STANDARDS ARE SPECIFIED, FOLLOW THE LATEST VERSIONS OF THE REFERENCED DOCUMENTS, EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE GIVEN BY LOCAL CODES OR BY AUTHORITIES HAVING JURISDICTION.
27. VERIFY ALL SITE AND BUILDING LOCATIONS AND DIMENSIONS PRIOR TO EXECUTION OF DEMOLITION OR CONSTRUCTION WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT, INCLUDING THE ESTABLISHMENT OF BENCHMARKS AND SITE LAYOUT, AS APPLICABLE.
28. NOTIFY THE ARCHITECT OF DISCREPANCIES, CONFLICTS, VARIATIONS, AND ERRORS IN THE CONTRACT DOCUMENTS OR THE WORK-IN-PLACE PRIOR TO INSTALLATION OF PRODUCTS AND MATERIALS SO THAT CORRECTIONS AND/OR ADJUSTMENTS CAN BE MADE. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. THE CONTRACTOR'S COMMENCEMENT OF WORK ACTIVITIES CONSTITUTES ACCEPTANCE OF SUBSTRATES, SURFACES, EXISTING CONDITIONS, AND DESIGN INTENT.

CONCRETE NOTES

1. FOLLOW ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."
2. ISOLATION JOINTS: 1/2" THICK (UNLESS INDICATED OTHERWISE) ASPHALT-SATURATED CELLULOSIC FIBER BOARD STRIPS COMPLYING WITH ASTM D1751.
3. REINFORCING STEEL: ASTM A615, GRADE 60.
4. WELDED WIRE REINFORCEMENT (WWR): ASTM A185, 6" x 6" W2.9 X W2.9, Fy 65 KSI.
5. FLY ASH: ASTM C618, CLASS C.
6. MINIMUM CONCRETE STRENGTH FOR FOOTINGS: 3,500 PSI (AT 28 DAYS).
7. MINIMUM CONCRETE STRENGTH FOR FOUNDATION WALLS: 4,000 PSI (AT 28 DAYS).
8. MINIMUM CONCRETE STRENGTH FOR SLABS ON GRADE: 3,500 PSI (AT 28 DAYS).
9. DO NOT USE CONCRETE ADMIXTURES CONTAINING CHLORIDE IONS.
10. CONTROL JOINT SPACING IN CONCRETE SLABS ON GRADE: 20 FT O/C E/W MAXIMUM.

MASONRY NOTES

1. COMPLY WITH ACI 530/ASCE 5/TMS 402, "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES."
2. COMPLY WITH ACI 530.1/ASCE 6/TMS 602, "SPECIFICATIONS FOR MASONRY STRUCTURES."
3. MINIMUM NET AREA COMPRESSIVE STRENGTH REQUIRED OF CMU AND MORTAR SYSTEM: 1,500 PSI.
4. CMU: ASTM C90, Fc = 1,900 PSI MINIMUM.
5. FLY ASH: ASTM C618, CLASS C.
6. MORTAR FOR BELOW-GRADE MASONRY: ASTM C270, TYPE S.
7. MORTAR FOR MASONRY VENEER (ABOVE GRADE): ASTM C270, TYPE N.
8. GROUT: ASTM C476, MINIMUM 2,000 PSI AT 28 DAYS.
9. PROVIDE EXPANSION JOINTS AND CONTROL JOINTS AS INDICATED.

CAST STONE NOTES

1. CAST STONE STANDARD: ASTM C1364.
2. CEMENT: ASTM C150, PORTLAND CEMENT, AS REQUIRED TO ACHIEVE CHARACTERISTICS INDICATED.
3. INTEGRAL COLOR: LIGHT-FAST PIGMENTS MEETING ASTM C979.
4. MINIMUM COMPRESSIVE STRENGTH: 6,500 PSI AT 28 DAYS.
5. MAXIMUM AVERAGE COLD WATER ABSORPTION: 6 PERCENT BY DRY WEIGHT.
6. MAXIMUM AVERAGE BOILING WATER ABSORPTION: 10 PERCENT BY DRY WEIGHT.
7. MINIMUM REINFORCEMENT: 0.25 PERCENT OF CROSS SECTIONAL AREA IN INDIVIDUAL PIECES LARGER THAN 12 INCHES IN ANY DIMENSION.
8. PROVIDE UNITS WITH INTEGRAL WATER REPELLENT USING PRODUCTS ACHIEVING "E" RATED (EXCELLENT) PERFORMANCE WHEN TESTED IN ACCORDANCE WITH ASTM E514, 72 HOUR TEST DURATION, WITH ZERO PERCENT DAMPNESS ON INTERIOR WALL FACE.
9. PRODUCTION METHOD: VIBRATORY DRY TAMP (VDT).
10. SURFACE TEXTURE: SMOOTH, POLISHED, MATTE FINISH.
11. CURING AND SEALING COMPOUNDS: CLEAR, PENETRATING, LIQUID-APPLIED, WATER-BASED SILICONE MATERIALS CONTAINING SILICONATES, AS PROVEN TO YIELD EXCELLENT RESULTS IN THE MANUFACTURER'S PAST EXPERIENCE.
12. COLOR: AS SELECTED BY THE OWNER.

DOOR & WINDOW NOTES

1. STEEL DOORS AND FRAMES: FOLLOW STEEL DOOR INSTITUTE (SDI) PUBLISHED STANDARDS.
2. HOLLOW METAL DOOR FRAMES: ANSI A250.8, 16 GAGE. FOLLOW STEEL DOOR INSTITUTE (SDI) PUBLISHED STANDARDS.
   STEELCRAFT DW16-SERIES EASY-SET DRYWALL FRAMES
   STEELCRAFT F16-SERIES WELDED FRAMES (FOR FRAMES WIDER THAN 3 FEET)
3. WOOD DOOR STANDARD: AMERICAN WOODWORK INSTITUTE (AWI), AWS (ARCHITECTURAL WOODWORK STANDARDS).
   GRAHAM MODEL GPD (PREMIUM DOOR)
4. PROVIDE WOOD DOORS WITH VERTICAL EDGES IN WOOD FINISHED TO MATCH FACES.
5. DOORS FOR OPAQUE FINISH: ECONOMY GRADE.
6. WOOD DOOR WARRANTY PERIOD: LIFETIME ON WORKMANSHIP AND MATERIALS.
7. PROVIDE ALL BLOCKING AND REINFORCEMENTS IN DOORS AND FRAMES AS REQUIRED FOR SECURE ATTACHMENT OF HARDWARE, DURABILITY, AND PROPER FUNCTION OF OPENINGS.
8. WINDOWS: FOLLOW WDMA 101/I.S. 2/NAFS "VOLUNTARY PERFORMANCE SPECIFICATION FOR WINDOWS, SKYLIGHTS AND GLASS DOORS."
9. DOOR HARDWARE STANDARDS: FOLLOW BHMA A156 SERIES DOCUMENTS, AS APPLICABLE, MINIMUM GRADE 2.
10. PROVIDE BARRIER-FREE DOOR HARDWARE, WITH LEVER-TYPE HANDLES, ON ALL LATCHING DOORS.
11. PROVIDE BARRIER-FREE THRESHOLDS ON ALL NEW EXTERIOR DOORS.
12. MAXIMUM OPENING FORCE (EXCLUSIVE OF FIRE DOORS) AT ALL INTERIOR HINGED, SLIDING, AND FOLDING DOORS: 5.0 POUNDS.
13. DOOR SURFACES WITHIN 10 INCHES OF THE FLOOR, MEASURED VERTICALLY, SHALL BE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR.
14. DOORS AND SIDELIGHTS ADJACENT TO DOORS CONTAINING ONE OR MORE GLAZED PANELS THAT PERMIT VIEWING THROUGH THE PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE PANEL ON EITHER THE DOOR OR AN ADJACENT SIDELIGHT 43 INCHES MAXIMUM ABOVE THE FLOOR.
15. DOOR CLOSER WARRANTY PERIOD: 10 YEARS MINIMUM.
16. PROVIDE CODE-REQUIRED LEVEL SURFACES ON BOTH SIDES OF ALL NEW DOORS WITH SLOPES NOT STEEPER THAN 1:48 (2%)
17. PROVIDE FULLY TEMPERED SAFETY GLASS WHERE INDICATED AND WHERE REQUIRED BY BUILDING CODE.
18. INSTALL EXTERIOR DOORS AND WINDOWS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WITH ASTM E2112.

WOOD CONSTRUCTION NOTES

1. FOLLOW AF&PA, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION."
2. FOLLOW TPI AND WTCA PUBLISHED STANDARDS FOR DESIGN AND ERECTION OF PRE-ENGINEERED WOOD TRUSSES.
3. FRAMING LUMBER: DRESSED (S4S), SEASONED (S-DRY OR KD), SOFTWOOD SPECIES, MINIMUM NO. 2.
4. STRUCTURAL SHEATHING/DECKING: APA RATED MANUFACTURED PLYWOOD PANELS MEETING APA PRP-108 AND VOLUNTARY PRODUCT STANDARD PS-1.
5. PRESERVATIVE TREATED WOOD: ACQ, TYPES B AND D, OR CBA-A AND CA-B.
6. PRE-ENGINEERED WOOD BEAMS & COLUMNS: PARALLEL STRAND LUMBER (PSL) WITH MINIMUM FIBER BENDING STRESS CAPACITY OF 2,900 PSI, AND MINIMUM MODULUS OF ELASTICITY OF 2,000,000 PSI. (SEE FRAMING MEMBER LEGEND)
7. PRE-ENGINEERED WOOD JOISTS AND HEADERS: LAMINATED VENEER LUMBER (LVL) WITH MINIMUM FIBER BENDING STRESS CAPACITY OF 2,600 PSI, MINIMUM SHEAR STRESS CAPACITY OF 285 PSI, AND MINIMUM MODULUS OF ELASTICITY OF 1,900,000 PSI. (SEE FRAMING MEMBER LEGEND)
8. PRE-ENGINEERED WOOD HEADERS: LAMINATED STRAND LUMBER (LSL) WITH MINIMUM FIBER BENDING STRESS CAPACITY OF 1,700 PSI, AND MINIMUM MODULUS OF ELASTICITY OF 1,300,000 PSI. (SEE FRAMING MEMBER LEGEND)
9. DESIGN RESPONSIBILITY FOR PRE-ENGINEERED WOOD TRUSSES LIES WITH THE TRUSS MANUFACTURER. PROVIDE SEALED TRUSS SHOP DRAWINGS TO THE BUILDING CODE OFFICIAL AS A DEFERRED SUBMITTAL AND TO THE ARCHITECT FOR THE ARCHITECT'S FILE.
10. PRE-ENGINEERED WOOD TRUSS DESIGN TO INCLUDE ALL BRACING (TEMPORARY AND PERMANENT) REQUIRED FOR STABILITY OF THE OVERALL TRUSSED (ROOF OR FLOOR) STRUCTURE.
11. PROVIDE ONE SIMPSON H2.5A METAL HURRICANE ANCHOR AT EACH BEARING POINT OF EACH ROOF TRUSS AND RAFTER.
12. EXCEPT WHERE INDICATED OTHERWISE, PROVIDE INTERIOR WALL FRAMING CONTINUOUS FROM THE TOP OF THE SUBFLOOR BELOW TO THE BOTTOM OF THE GYPSUM BOARD LID ABOVE.
13. PROVIDE ALL FIRE BLOCKING AND DRAFT STOPPING REQUIRED BY THE BUILDING CODE.
14. PROVIDE 2-STUD EXTERIOR WALL CORNERS (EXCEPT WHERE INDICATED OTHERWISE FOR STRUCTURAL REASONS) WITH FULLY INSULATED CAVITIES.

CASEWORK NOTES

1. PLASTIC LAMINATE CASEWORK STANDARD: "CUSTOM GRADE" PER AMERICAN WOODWORK INSTITUTE (AWI), AWS (ARCHITECTURAL WOODWORK STANDARDS).
2. PROVIDE CASEWORK AND FINISH CARPENTRY MEETING "CLASS II" (B) PER ASTM E84.
3. PARTICLEBOARD: ANSI A208.1; AWI P-200; GRADE M-2, "MEDIUM DENSITY."
4. PLASTIC LAMINATE (PLAM) STANDARD : NEMA LD 3, HIGH-PRESSURE DECORATIVE LAMINATE.

GRADE FOR HORIZONTAL SURFACES:	HGS
GRADE FOR VERTICAL SURFACES:	VGS
EDGES, JOINTS, AND CORNERS:	MATCH EXISTING DETAILS

5. WORK STATION AND COUNTERTOP SUPPORT BRACKETS: PREFINISHED STEEL SUPPORT BRACKETS WITH PRE-DRILLED, 1-1/2" WIDE VERTICAL AND HORIZONTAL MOUNTING FLANGES.

   APPROVED PRODUCT: A&M HARDWARE, "STANDARD WORK STATION AND COUNTERTOP BRACKET."
6. CABINET HARDWARE STANDARD: BHMA A156.9.
7. CABINET HINGES FOR FULL OVERLAY DOORS: CONCEALED, SELF-CLOSING (EUROPEAN TYPE) HINGES MEETING BHMA A156.9, B01602.

   APPROVED PRODUCT: GRASS, 3800 SERIES, BRIGHT CHROME FINISH.
8. USE MANUFACTURED, WHITE EPOXY FINISHED STEEL, INTEGRATED DRAWER BOX SIDES AND SLIDES. COORDINATE LENGTH, HEIGHT, AND DEPTH WITH INDIVIDUAL CABINET CONFIGURATIONS.

   APPROVED PRODUCT: GRASS, ZARGEN SERIES.
   APPROVED PRODUCT: BLUM, METABOX SERIES.
9. WIRE DOOR/DRAWER PULLS: BACK-MOUNTED, NOMINAL 5" LONG X 1" DEEP, SOLID FORMED METAL PULLS WITH SATIN CHROMIUM PLATING, FINISH US26D.

   APPROVED PRODUCT: BELWITH, METROPOLIS PA0221-PN.
10. INSTALL ALL CASEWORK IN ACCORDANCE WITH AWI AWS (ARCHITECTURAL WOODWORK STANDARDS).
11. PROVIDE GROMMETS IN WORK SURFACES AS REQUESTED BY THE OWNER.

THERMAL & MOISTURE PROTECTION NOTES

1. DO NOT USE ANY INTERIOR THERMAL AND MOISTURE PROTECTION MATERIALS (INCLUDING SEALANTS AND ADHESIVES) CONTAINING AROMATIC SOLVENTS, FIBROUS TALC, FORMALDEHYDE, HALOGENATED SOLVENTS, MERCURY, LEAD, CADMIUM, CHROMIUM, ASBESTOS, OR OTHER HAZARDOUS SUBSTANCES.
2. ROOFING STANDARD: NRCA "ROOFING AND WATERPROOFING MANUAL"
3. WATERPROOF BARRIER MEMBRANE: RUBBERIZED ASPHALT AND POLYETHYLENE SELF-ADHERING SHEET MEMBRANE CONFORMING TO ASTM D1970, COLD-APPLIED MEMBRANE COMPOSED OF A HIGH DENSITY, CROSS LAMINATED POLYETHYLENE FILM COATED ON ONE SIDE WITH A LAYER OF RUBBERIZED ASPHALT ADHESIVE.
   - 3.1. MINIMUM THICKNESS: 40 MILS (TESTED PER ASTM D3767, METHOD A).
4. SHEET METAL ROOFING, FLASHING, AND ROOFING ACCESSORY STANDARD: SMACNA "ARCHITECTURAL SHEET METAL MANUAL."
5. STANDING SEAM METAL ROOFING (FOR SLOPED ROOFING APPLICATIONS): FIRESTONE UNA-CLAD UC-3 (FACTORY FORMED DOUBLE-LOCK ARCHITECTURAL STANDING SEAM METAL ROOF PANELS), OR APPROVED EQUAL.
   - 5.1. PANEL MATERIAL: MINIMUM 24 GAGE (0.64 MM) GALVALUME STEEL
   - 5.2. PANEL WIDTH: 16 INCHES
   - 5.3. SEAM HEIGHT: 1-1/2 INCHES
   - 5.4. PANEL FINISH: KYNAR 500 / HYLAR 5000 (COLOR MATCHING EXISTING FASCIA)
6. WATERPROOFING: MATERIALS MEETING ASTM C836.
7. DAMPPROOFING: MATERIALS MEETING ASTM D4479.
8. BUILDING PAPER: MATERIALS MEETING ASTM D226.
9. BUILDING WRAP: MATERIALS MEETING ASTM E1677.
10. MEPS & XEPS RIGID INSULATION: MATERIALS MEETING ASTM C578, TYPE IV.
11. POLYISOCYANURATE RIGID INSULATION: ASTM C1289, FOIL-FACED.
12. UNFACED BATT INSULATION: MATERIALS MEETING ASTM C665, TYPE-I.
13. ACOUSTICAL BATT INSULATION: MATERIALS MEETING ASTM C665, TYPE-I, MINERAL FIBER MANUFACTURED FROM SLAG.
14. LOOSE-FILL CELLULOSE INSULATION: MATERIALS MEETING ASTM C739.
15. SPRAY-APPLIED CELLULOSE INSULATION: MATERIALS MEETING ASTM C1149.
16. SPRAY-APPLIED, SEMI-FLEXIBLE CELLULAR PLASTIC FOAM INSULATION: SELF-SUPPORTING, HYDROPHOBIC, MEDIUM-DENSITY, AIR-AND-MOISTURE-IMPERMEABLE, CLOSED-CELL POLYURETHANE FOAM INSULATION FOR USE IN FRAMED WALL AND CEILING CAVITIES.
17. UNDER-CONCRETE-SLAB VAPOR BARRIER MINIMUM 10 MIL THICK POLYETHYLENE SHEETING.
18. FLASH AND SEAL ALL PENETRATIONS IN EXTERIOR WALLS AND ROOFS TO PREVENT WATER AND AIR INTRUSION INTO THE BUILDING.
19. INTERIOR LATEX JOINT SEALANT: ASTM C834, TYPE P, GRADE NF, LOW-VOC.

    APPROVED PRODUCT: PECORA CORP., "AC-20 +SILICONE."
20. INTERIOR ACOUSTICAL JOINT SEALANT: NON-SAG, PAINTABLE, NON-STAINING, LOW-VOC LATEX SEALANT PER ASTM C834, TESTED PER ASTM E90.

    APPROVED PRODUCT: PECORA CORP., "AC-20 FTR."
21. INTERIOR JOINT SEALER FOR PLUMBING FIXTURES, CERAMIC TILE, COUNTERTOPS, AND ADJOINING MATERIALS: SINGLE-COMPONENT, NEUTRAL-CURING, MILDEW-RESISTANT SILICONE SEALANT, PER ASTM C920, TYPE S, GRADE NS, CLASS 25, LOW-VOC.

    APPROVED PRODUCT: PECORA CORP., "898."
22. SEAL ALL JOINTS IN EXTERIOR SHEATHING ON INSULATED WALLS, USING SONNEBORN NP1 POLYURETHANE SEALANT OR EQUAL. SIMILARLY, SEAL ALL PENETRATIONS IN EXTERIOR ENVELOPE SUCH AS THOSE MADE FOR PASSAGE OF PIPING OR CONDUIT.
23. SEAL ALL EDGES OF BUILDING WRAP AIR INFILTRATION BARRIER WITH SEALING TAPE APPROVED BY THE BUILDING WRAP MANUFACTURER.
24. SEAL ALL EDGES OF RIGID INSULATION BOARDS WITH SEALING TAPE AND/OR SPRAY-APPLIED FOAM ADHESIVE/SEALANT APPROVED BY THE BUILDING RIGID INSULATION BOARD MANUFACTURER.
25. PROVIDE COMPLETE INSULATION OF EXTERIOR ENVELOPE AND ATTIC SPACES, WHETHER SPECIFICALLY INDICATED IN DRAWINGS OR NOT. PROVIDE ALL INSULATION ACCESSORIES, ADHESIVES, SEALANTS, FASTENERS, ETC., REQUIRED FOR A COMPLETE INSTALLATION.
26. SEAL AND INSULATE ALL OPENINGS AND PENETRATIONS BETWEEN CONDITIONED SPACES AND NON-CONDITIONED SPACES TO PREVENT THERMAL TRANSFER AND THE MOVEMENT OF AIR BETWEEN THEM.
27. SEAL AIR-TIGHT ALL JOINTS, PERIMETERS, AND IN FLOOR, WALL, CEILING, AND ROOF ASSEMBLIES (INCLUDING BOTH INTERIOR AND EXTERIOR ASSEMBLIES) WHERE SUCH ASSEMBLIES ARE EITHER THERMALLY INSULATED OR ACOUSTICALLY INSULATED.
28. MAXIMUM ALLOWABLE AIR INFILTRATION THROUGH INSULATED EXTERIOR ENVELOPE ASSEMBLIES: 0.02 L/SEC*M², PER ASHRAE 90.1-2007.

FINISHES NOTES

1. DO NOT USE ANY INTERIOR FINISH MATERIALS (INCLUDING SEALANTS AND ADHESIVES) CONTAINING AROMATIC SOLVENTS, FIBROUS TALC, FORMALDEHYDE, HALOGENATED SOLVENTS, MERCURY, LEAD, CADMIUM, CHROMIUM, ASBESTOS, OR OTHER HAZARDOUS SUBSTANCES.
2. STANDARD AND FIRE RATED GYPSUM BOARD: MATERIALS MEETING ASTM C1396, INSTALLATION PER ASTM C840 AND GA 216.
3. GYPSUM BOARD FINISHING IN EXPOSED AREAS: LEVEL 4 PER GA 214.
4. EXCEPT WHERE OTHERWISE INDICATED, PROVIDE GYPSUM BOARD WALLS CONTINUOUS FROM THE TOP OF THE FLOOR BELOW TO THE UNDER SIDE OF THE GYPSUM BOARD LID ABOVE.
5. PROVIDE ALL FIRE BLOCKING AND DRAFT STOPPING REQUIRED BY THE BUILDING CODE.
6. PREPARE SUBSTRATES TO RECEIVE RESILIENT INSTALLATION, INCLUDING REMOVAL OF DELETERIOUS EXISTING MATERIALS, CLEANING, AND APPLICATION OF CEMENTITIOUS (NOT GYPSUM-BASED) LEVELING AND PATCHING COMPOUNDS.
7. VINYL COVE BASE: 4" TALL BY 1/8" GAGE HOMOGENEOUS VINYL COVE BASE PER ASTM F1861, STYLE "B."

   USE LOW-VOC ADHESIVE AS RECOMMENDED BY THE BASE MANUFACTURER.
8. CARPET: MINIMUM 20 OUNCE, BROADLOOM COMMERCIAL CARPET.
9. CARPET WARRANTY PERIOD: LIFETIME OF CARPET.
10. CARPET INSTALLATION: FOLLOW CRI 104, "STANDARD FOR INSTALLATION OF COMMERCIAL CARPET" AND THE CARPET MANUFACTURER'S INSTRUCTIONS.
11. PREPARE SUBSTRATES TO RECEIVE CARPET INSTALLATION, INCLUDING REMOVAL OF DELETERIOUS EXISTING MATERIALS, CLEANING, AND APPLICATION OF CEMENTITIOUS (NOT GYPSUM-BASED) LEVELING AND PATCHING COMPOUNDS.
12. SUSPENDED ACOUSTICAL CEILING MATERIALS MEETING CLASS-A, PER ASTM E84.
13. SUSPENDED ACOUSTICAL PANEL CEILING PANEL MATERIALS: ASTM E1264, TYPE III, FORM-1, PATTERN C-E.

    TILE EDGE: REVEAL/TEGULAR
    MINIMUM NOISE REDUCTION COEFFICIENT (NRC): 0.75
    MINIMUM ARTICULATION CLASS (AC): 180
    MINIMUM CEILING ATTENUATION CLASS (CAC): 35
    MINIMUM LIGHT REFLECTANCE: 0.86
    MINIMUM PANEL THICKNESS: 7/8"
14. SUSPENDED ACOUSTICAL CEILING PANEL WARRANTY PERIOD: 10/15 YEARS MINIMUM.
15. SUSPENDED ACOUSTICAL CEILING GRID MATERIALS: ASTM C635.

    GRID TYPE: "INTERMEDIATE DUTY"
    FLANGE WIDTH: 15/16"

    STEEL SUPPORT CHANNELS AND HANGERS AS REQUIRED TO SUIT APPLICATION AND CEILING SYSTEM FLATNESS REQUIREMENTS SPECIFIED

    PROVIDE SUSPENSION MATERIALS, ANCHORS, CLIPS, PERIMETER MOLDINGS, TRIMS, AND ALL ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION.
16. SUSPENDED ACOUSTICAL CEILING GRID WARRANTY PERIOD: 10 YEARS MINIMUM.
17. HANGER WIRE: MINIMUM 12 GAGE GALVANIZED CARBON STEEL PER ASTM A641, SOFT TEMPER, CLASS-1, WITH MINIMUM YIELD STRESS OF 3 TIMES DESIGN LOAD.
18. SUSPENDED ACOUSTICAL CEILINGS INSTALLATION: CISCA "CEILING SYSTEMS INSTALLATION HANDBOOK" AND THE CEILING TILE/GRID MANUFACTURERS INSTRUCTIONS.

    MAXIMUM DEFLECTION: 1/360 OF SPAN.
    MAXIMUM VARIATION FROM FLAT AND LEVEL: 1/8 INCH IN 10 FEET.
19. EXTRA MATERIALS: UPON COMPLETION OF INSTALLATION, PROVIDE THE OWNER WITH ONE BUNDLE OF EACH TYPE OF ACOUSTICAL CEILING PANEL INSTALLED AS EXTRA STOCK FOR FUTURE USE IN CEILING REPAIR AND MAINTENANCE.
20. PAINT MATERIALS: USE ONLY LOW VOC PAINTS COMPLYING WITH GREEN SEAL GS-11 "PAINTS."
21. PREPARE SURFACES TO RECEIVE PAINTS, INCLUDING SCRAPING, FILLING, SANDING, CLEANING, AND APPLICATION OF PRIMERS.
22. APPLY PAINTS IN STRICT ACCORDANCE WITH THE PAINT MANUFACTURERS INSTRUCTIONS, INCLUDING ADHERENCE TO RECOMMENDED ENVIRONMENTAL CONDITIONS FOR APPLICATION OF PAINTS AND PROTECTION OF FINISHED WORK.
23. APPLY PAINTS IN MULTIPLE COATS, AS RECOMMENDED BY THE PAINT MANUFACTURER AND AS REQUIRED FOR COMPLETE AND THOROUGH COVERAGE OF SURFACES WITH NO BLEED-THROUGH OF UNDERLYING MATERIALS AND FINISHES.
24. ALL FINISH PRODUCTS, MATERIALS AND COLORS ARE TO BE SELECTED AND APPROVED BY THE OWNER.

DOOR HARDWARE SETS

Manufacturer's Abbreviations:

1. MK - McKinney
2. PE - Pemko
3. RO - Rockwood
4. AD - Adams Rite
5. SA - Sargent
6. RF - Rixson
7. NO - Norton
8. OT – By Others

Hardware Schedule

Set: 1.0 (ADD-01)

Doors: 01

1 Continuous Hinge	CFM-SLF-HD1 PT		PE
1 Continuous Hinge	CFM-SLF-HD1		PE
2 Flush Bolt	555	US26D	RO
1 Mortise Deadlatch	4900	628	AD
1 Deadlatch Paddle	4951	628	AD
1 Mort. Cylinder	41 x 13-0512	US26D	SA
2 Push Pull	RM251 Mtg-Type 12XHD Mtg-Type 11XHD	US32D	RO
2 Surface Closer	351 CPS	EN	SA
1 Electric Strike	7100	626	AD
1 Electric Power Transfer	CEPT-10	690	SU
1 Threshold	279x224AFGV MSES25SS		PE
1 Weatherseal	Integral to door and frame assembly		OT
2 Sweep	279x224AFGV MSES25SS		PE
1 Power Supply	By Security Contractor		OT
1 Card Reader	By Security Contractor		OT

Notes: During OPEN hours, doors are unlocked Electric strike is energized (unlocked) and opening will function as manual push/pull. During CLOSED hours doors are locked. Entry at this time by Card Reader or key in cylinder.

Provide sign "DOORS TO REMAIN UNLOCKED DURING BUSINESS HOURS".

Set: 2.0

Doors: 02

2 Continuous Hinge	CFM-SLF-HD1		PE
2 Push Pull	RM251 Mtg-Type 12XHD Mtg-Type 11XHD	US32D	RO
2 Closer	351 CPS	EN	SA
1 Weatherseal	Integral to door and frame assembly		OT

Set: 3.0

Doors: 03

2 Continuous Hinge	CFM-SLF-HD1		PE
2 Flush Bolt	555	US26D	RO
1 Storeroom Lock	28-10G04 LL	US26D	SA
2 Surface Closer	351-O (RA)	689	SA
1 Threshold	279x224AFGV MSES25SS		PE
1 Perimeter Seal	S88D		PE
1 Meeting Edge Astragal	303AV (Set)		PE
2 Sweep	279x224AFGV MSES25SS		PE
1 Latch Protector	325	US32D	RO
2 Wall Stop	406	US32D	RO

Set: 4.0

Doors: 04

1 Continuous Hinge	CFM-HD1		PE
1 Storeroom Lock	28-10G04 LL	US26D	SA
1 Closer	351 CPS	689	SA
1 Kick Plate	K1050 10" high 4BE CSK	US32D	RO
1 Threshold	279x224AFGV MSES25SS		PE
1 Weatherstrip	2891APK TKSP8		PE
1 Sweep	279x224AFGV MSES25SS		PE
1 Latch Protector	325	US32D	RO

Set: 5.0

Doors: 05

6 Hinge	TA2714 4-1/2" x 4-1/2"	US26D	MK
1 Flush Bolt	2905 (top only)	US26D	RO
1 Passage Set	28 7U15 LL	US26D	SA
1 Double Lever Pull	7U94 LL	US26D	SA
2 Wall Stop	400	US32D	RO
1 Perimeter Seal	S88D		PE
1 Astragal	S773C		PE

Set: 6.0 (ADD-01)

Doors: 06, 07, 08, 11, 12, 13, 14, 15, 16, 17,18, 19, 20

3 Hinge	TA2714 4-1/2" x 4-1/2"	US26D	MK
1 Passage Set	28 7U15 LL	US26D	SA
1 Wall Stop	406	US26D	RO

Set: 7.0

Doors: 09, 10

3 Hinge	TA2714 4-1/2" x 4-1/2"	US26D	MK
1 Mortise Privacy	V21 8265 LNL	US26D	SA
1 Closer	1431 O	EN	SA
1 Kick Plate	K1050 10" high 4BE CSK	US32D	RO
1 Wall Stop	406	US32D	RO
1 Perimeter Seal	S88D		PE

ARCHITECTURE TECHNOLOGY
ARCHITECT: ARCHITECTURE TECHNOLOGY, P.C.
1304 BUSINESS PARK DRIVE
TRAVERSE CITY, MI 49686
(231) 933-4489

OWNER: JS PROPS OZ LLC
3075 LAKE MEADOWS CIRCLE
TRAVERSE CITY, MICHIGAN 49685

PROJECT: OFFICE BUILDING
1419 INDUSTRY DRIVE
TRAVERSE CITY, MI 49696

SHEET CONTENTS: CONSTRUCTION NOTES

NEALIS_PLAN

ISSUED: 01-29-21
ADD 01: 02-18-21
REV:
REV:
REV:
REV:

A13