



14 W Kemp Ave  
Watertown, SD 57201

(605) 884-7090  
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## Addendum No. 3

<b>Issued:</b>	March 12, 2024
<b>Bids Due:</b>	March 19, 2024
<b>Project Name:</b>	City of Watertown, New City Hall Renovation and Addition
<b>TSP Project No:</b>	09201051

The following changes or modifications are to be incorporated into and become a part of the Contract Documents. The Bidder shall note receipt and make acknowledgement of this Addendum on the Bid Proposal, incorporating these provisions in the bid.

### GENERAL:

ITEM NO 1:	A Plan holder List has been included as part of this addendum containing the plan holders known to TSP at this time.
ITEM NO 2:	A copy of the Pre Bid minutes has been included.
ITEM NO 3:	Q: AA1. What bid forms to use? A: Use the bid form provided under 00 41 13 and the form submitted under 02 82 13 Clarification. AA1 and GC1 shall fill in respectively blanks as "Not Used".
ITEM NO 4:	Q: AA1. Is bid bond required? A: Bid Guarantee is only required for prime bid under GC1 as noted on the form.
ITEM NO 5:	Q: Keynote 42. What locations does this apply to? A: The location of the note is the only location existing wallcovering was observed.

### PRODUCT APPROVALS:

The following manufacturers and products have been approved for bidding. Final acceptance is contingent upon receipt and approval of final shop drawings/submittals. Manufacturers shall conform to all warranties, performances, sizes, materials, etc. as the item specified. The burden of proof of the merit of the proposed substitution is upon the proposer.

<u>SECTION #</u>	<u>ITEM DESCRIPTION</u>	<u>MANUFACTURER</u>
09 05 61.13	Moisture Vapor Emission Control	Schonox EPA
09 51 13	Acoustical Ceiling Tile	USG

### SPECIFICATION MANUAL:

ITEM NO 1:	<u>Section 00 41 13, Bid Form:</u> <ul style="list-style-type: none"><li>Remove existing and insert the provided Bid Form.</li></ul>
ITEM NO 2:	<u>Section 00 73 00, Supplementary Conditions:</u> <ul style="list-style-type: none"><li>G.11.a. Change to read as follows: "9.11 Liquidated Damages: The Contractor and the Contractor's surety, if any, shall be liable for and shall pay the Owner sums hereafter stipulated as liquidated damages, and not as penalty, for each calendar day of delay after the date established for Substantial Completion</li></ul>



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	in the Contract Documents until the Work is substantially complete: Reference "Schedule of Liquidated Damages" under 8.2.5."
ITEM NO 3:	<u>Section 01 21 00, Allowances:</u> <ul style="list-style-type: none"><li>Remove section and replace with attached revised section.</li></ul>
ITEM NO 4:	<u>Section 01 22 00, Unit Prices:</u> <ul style="list-style-type: none"><li>Add the attached new section.</li></ul>
ITEM NO 5:	<u>Section 01 73 00, Execution:</u> <ul style="list-style-type: none"><li>Delete Article 3.4.D in its entirety. Final Property survey is not required.</li></ul>
ITEM NO 6:	<u>Section 02 82 13, Asbestos Abatement:</u> <ul style="list-style-type: none"><li>3.0. Add to the end of this section.<ul style="list-style-type: none"><li>After selection of a General Contractor, additional bulk sample collection and analysis is planned to be conducted by GeoTek Engineering &amp; Testing Services, Inc., for the main building EPDM and Shingle roof assemblies and the drive through canopy EPDM and Shingle roof assemblies."</li></ul></li><li>Clarification.<ul style="list-style-type: none"><li>For the purpose of the bid, the GC1 Contractor shall assume that the roof assembly materials are non ACM. If the above additional tests prove positive, the materials will be professionally abated.</li></ul></li></ul>
ITEM NO 7:	<u>Section 04 26 13, Masonry Veneer:</u> <ul style="list-style-type: none"><li>Remove section and replace with attached revised section.</li></ul>
ITEM NO 8:	<u>Section 08 06 71, Door Hardware Schedule:</u> <ul style="list-style-type: none"><li>Clarification. The following sets are not used: 4,6,7,19,23.</li><li>Clarification. Door 115B is not used. Location is annotated for 156B.</li></ul>
ITEM NO 9:	<u>Section 08 35 13, Sectional Doors Title of Section:</u> <ul style="list-style-type: none"><li>Add the attached new section.</li></ul>

### **DRAWINGS:**

ITEM NO 1:	Drawing G-001, Cover Sheet: <ul style="list-style-type: none"><li>Remove sheet and replace with the attached revised drawing sheet.</li><li>Updated sheet index.</li></ul>
ITEM NO 2:	Drawing AD101, Demolition Floor Plan <ul style="list-style-type: none"><li>Remove sheet and replace with the attached revised drawing sheet.</li><li>Cleaned up annotation overlap at E3.</li></ul>
ITEM NO 3:	Drawing AC101, Reflected Ceiling Plan <ul style="list-style-type: none"><li>Keynote 13. Add the following to the end of the note:</li></ul>



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	“...Remove the existing egg crates diffusers for work to be conducted above. Mark locations for reinstall. Clean product prior to reinstallation.
ITEM NO 4:	Drawing AR101, Roof Plan. <ul style="list-style-type: none"><li>Remove sheet and replace with the attached revised drawing sheet.</li></ul>
ITEM NO 5:	Drawing A-202, Exterior Elevations and Sections - Addition. <ul style="list-style-type: none"><li>A3 Text note. Change ALUM to “GALV STEEL”. Add “PAINT” at the end.</li></ul>
ITEM NO 6:	Drawing A-402, Interior Elevations <ul style="list-style-type: none"><li>Remove sheet and replace with the attached revised drawing sheet.</li></ul>
ITEM NO 7:	Drawing A-501, Details. <ul style="list-style-type: none"><li>Remove sheet and replace with the attached revised drawing sheet.</li><li>Update text notes.</li></ul>
ITEM NO 8:	Drawing A-502, Details - Addition. <ul style="list-style-type: none"><li>Details A2 and C4 Text note. Change ALUM to “GALV STEEL”. Add “PAINT” at the end.</li></ul>
ITEM NO 9:	Drawing A-601, Door Schedule and Details. <ul style="list-style-type: none"><li>Remove sheet and replace with the attached revised drawing sheet.</li><li>Update to hardware sets.</li></ul>
ITEM NO 10:	Drawing A-602, Room Finish Schedule & Signage <ul style="list-style-type: none"><li>Remove sheet and replace with the attached revised drawing sheet.</li><li>Update Window Sizes for Blinds</li><li>Room Finish Schedule – Base Bid</li><li>Finish Key</li></ul>
ITEM NO 11:	Drawing A-701, Floor Plans and Elevations – Alternate #1 <ul style="list-style-type: none"><li>Remove sheet and replace with the attached revised drawing sheet.</li><li>Update Keynotes.</li></ul>

### ATTACHMENTS:

- Planholder List
- Pre-Bid Meeting Minutes dated 3/7/2024
- Specification Sections: 00 41 13, 01 21 00, 01 22 00, 04 26 13, 08 36 13
- Drawings: G-001, AD101, AR101, A-402 A-501, A-601, A-602, A-701,

END OF ADDENDUM

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## Planholder List

March 12, 2024

RE: Watertown City Hall Renovation  
City of Watertown  
Watertown, South Dakota  
TSP Project No. 09201051

Bid Date/Time: Tuesday, March 19, 2024 at 3pm local time

CONTRACTORS	
Zach Zingmark Hegg Construction 605-270-7718 <a href="mailto:zzingmark@heggconstruction.com">zzingmark@heggconstruction.com</a>	Jordan Peska Construction <a href="mailto:jordan@peskaconstruction.com">jordan@peskaconstruction.com</a> Adam Meyer <a href="mailto:adam@peskaconstruction.com">adam@peskaconstruction.com</a> 605-334-0173
Dustin Brownell Gray Construction 605-886-3102 <a href="mailto:dustin@grayconstruct.com">dustin@grayconstruct.com</a>	Mike Keller Kyburz-Carlson Carlson Construction Co. <a href="mailto:mkeller@kyburzcarlson.com">mkeller@kyburzcarlson.com</a> 605-225-6161  Brandon Pietz 605-225-6161 <a href="mailto:bpietz@kyburzcarlson.com">bpietz@kyburzcarlson.com</a>
Chad Huff Huff Construction <a href="mailto:Chad@huffconstructioninc.com">Chad@huffconstructioninc.com</a> 605-226-0052  Brett Andrews 605-377-0259 <a href="mailto:brett@huffconstructioninc.com">brett@huffconstructioninc.com</a>  Greg Zens 605-290-4527 <a href="mailto:greg@huffconstructioninc.com">greg@huffconstructioninc.com</a>	Jason Catalyst Construction <a href="mailto:janmeveren@catalystbuilds.com">janmeveren@catalystbuilds.com</a> 605-443-1232  Alexis Purvis <a href="mailto:apurvis@catalystbuilds.com">apurvis@catalystbuilds.com</a> 605-237-4729
Alison Eickmeyer Journey Construction 605-868-1367 <a href="mailto:aeickmeyer@journeyconstruction.com">aeickmeyer@journeyconstruction.com</a>	Nathan Reichert Lloyd Companies 505-382-9680 <a href="mailto:Nathan.reichert@lloydcompanies.com">Nathan.reichert@lloydcompanies.com</a>
Chris Rans Sunkota Construction 605-338-9110 <a href="mailto:chris@sunkotaconstruction.com">chris@sunkotaconstruction.com</a>	Kevin Olney Sunkota Construction 605-338-9110 <a href="mailto:kevin@sunkotaconstruction.com">kevin@sunkotaconstruction.com</a>
Zane Tellinghuisen Tellinghuisen Construction 605-881-2075 <a href="mailto:zanet@tellinghuisen.com">zanet@tellinghuisen.com</a>	



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## Planholder List

SUBCONTRACTORS	
Scott Snoozy Comfort Plus Heating & Air Inc 605-881-0796 <a href="mailto:Scott.snoozy7@gmail.com">Scott.snoozy7@gmail.com</a>	DJ York Duane's Floorcovering 605-886-4932 <a href="mailto:dj@duanesfloorcovering.com">dj@duanesfloorcovering.com</a>
Neil Jensen Montgomery's 605-868-0385 <a href="mailto:n.jensen@montgomerys.com">n.jensen@montgomerys.com</a>	Chris Weiszhaar Western States Fire Protecting 605-216-1342 <a href="mailto:Chris.weiszhaar@wsfp.us">Chris.weiszhaar@wsfp.us</a>
Derrick Nelson Cashway Lumber 605-310-9403 <a href="mailto:derricknelson@cashwayhomes.com">derricknelson@cashwayhomes.com</a>	Jake Reiffenberger Larry's Lumber 605-881-0315 <a href="mailto:jake@larryslumber.com">jake@larryslumber.com</a>
Austin Konold Muth Electric 605-381-6060 <a href="mailto:akonold@muthelectric.com">akonold@muthelectric.com</a>	Cooper Schaeftbauer Muth Electric 605-881-9403 <a href="mailto:cschaeftbauer@muthelectric.com">cschaeftbauer@muthelectric.com</a>
Jerry Zutz Geotek 605-335-5512 <a href="mailto:jzutz@geotekeng.com">jzutz@geotekeng.com</a>	Rich Koehn Protec Roofing 605-237-1001 <a href="mailto:rkoehn@tectaaamerica.com">rkoehn@tectaaamerica.com</a>
Seth Owen Seth's Scapes, LLC 605-237-0625 <a href="mailto:sethsowen@gmail.com">sethsowen@gmail.com</a>	Hunter Foley Caliber 605-868-0344 <a href="mailto:hunter@constructsd.com">hunter@constructsd.com</a>
Ken Meyer East River 605-690-7281 <a href="mailto:ken@eastriverusa.com">ken@eastriverusa.com</a>	Kurt Thompson Efraimson Electric 605-868-2426 <a href="mailto:estimator@efraimsonelectric.com">estimator@efraimsonelectric.com</a>
Tom Lieffort Leifford Painting 605-881-6324 <a href="mailto:tjlieffort@wat.midco.net">tjlieffort@wat.midco.net</a>	
OTHER	
Kathie Palmquist Assa Abloy 612-619-8007 <a href="mailto:Katherine.palmquist@assaabloy.com">Katherine.palmquist@assaabloy.com</a>	Lyle Pudwill Confluence <a href="mailto:lpudwill@thinkconfluence.com">lpudwill@thinkconfluence.com</a>



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## Planholder List

PLAN ROOMS	
Aberdeen Builders Exchange Sherri (605) 290-4210 <a href="mailto:dakotabuild@midconetwork.com">dakotabuild@midconetwork.com</a>	Ms. Kasi Kuiper Construction Industry Center Plan Room Administrator 2771 Plant Street – P.O. Box 1227 Rapid City, SD 57702 – 57709 P: 605-343-5252 – F: 605-343-4591 <a href="mailto:kasi@constructionindustrycenter.com">kasi@constructionindustrycenter.com</a>
Michelle Gonzales Administrative Assistant   Lincoln Builders Bureau 5910 S 58TH Street, Suite C   Lincoln, NE 68516 p: 402.421.8332   f: 402.421.8334 <a href="mailto:mgonzales@buildersbureau.com">mgonzales@buildersbureau.com</a>	Plains Builders Exchange 220 N Kiwanis Ave Sioux Falls SD 57104 605-334-8886 <a href="mailto:info@plainsbuilders.com">info@plainsbuilders.com</a>
Fargo Moorhead Builders Exchange <a href="mailto:info@fmbx.org">info@fmbx.org</a>	ConstructConnect <a href="mailto:Gina.cruz@constructconnect.com">Gina.cruz@constructconnect.com</a> 513-458-5799
Dodge Data & Analytics T (413) 507-3174   F 413-247-4968 E <a href="mailto:milica.yurong@construction.com">milica.yurong@construction.com</a> Dodge Data & Analytics Arlington, Tx 76018	Sioux Falls Builders Exchange 1418 C Ave Sioux Falls SD 57104 Phone: (605) 357-8687 Fax: (605) 357-8655 <a href="mailto:info@sfbx.com">info@sfbx.com</a>
Master Builders of Iowa 903 6 <sup>th</sup> St Sioux City IA 51101 Phone: (712) 255-9533 <a href="mailto:Mbiplanroom-dsm@mbi.build">Mbiplanroom-dsm@mbi.build</a>	Lincoln Builders Bureau 5910 S. 58th St, Suite C Lincoln, NE 68516 Phone: (402) 421-8332 Fax: (402) 421-8334 <a href="mailto:info@buildersbureau.com">info@buildersbureau.com</a>
Minnesota Builders Exchange 1123 Glenwood Ave Minneapolis MN 55405-1431 Phone: (612) 381-2620 Fax: (612) 381-2621 <a href="mailto:projects@mbex.org">projects@mbex.org</a>	Construction Industry Center 2771 Plant St Rapid City SD 57702 (605) 343-5252 <a href="mailto:cic@constructionindustrycenter.com">cic@constructionindustrycenter.com</a>

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## Pre-Bid Meeting Minutes

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March 12, 2024

RE: City of Watertown  
New City Hall Renovation and Addition  
Watertown, South Dakota  
TSP Project No. 090201051

### Minutes of the Meeting - March 7, 2024

Present: Refer to the attached attendance form

#### Items Discussed:

- A. Introduction of design team and Owner representatives present.
- B. Procurement and Contracting Requirements:
  - 1. Advertisement for Bids.
    - a. Advertised 2/24 and 3/2
  - 2. Instructions to Bidders.
  - 3. Bonding.
    - a. General and Supplementary Conditions.
  - 4. Insurance.
    - a. General and Supplementary Conditions.
  - 5. Bid Security.
    - a. Instructions to Bidders.
  - 6. Bid Form and Attachments.
    - a. General Construction.
    - b. Asbestos Abatement.
      - i. Bidders submitting under this heading must also include the schedule with the abatement specifications indicated.
  - 7. Notice of Award.
    - a. Notice will be sent to bidder upon action by the City Council.
    - b. Council Action scheduled for April 1, 2024 meeting.
- C. Communication during Bidding Period:
  - 1. Obtaining documents.
    - a. City Web site.
    - b. TSP
    - c. Area plan rooms.
    - d. Notify TSP to be included on a Plan Holder list.
  - 2. Access to Project Web site.
    - a. No Project web site has been established.
    - b. Prime bidder to engage Project Web site such as PROCORE or SUBMITTAL EXCHANGE.
  - 3. Bidder's Requests for Information.
    - a. Submit to TSP for General Construction, Geotek for Abatement.
    - b. Design team direct contacts are listed on the cover sheet.
  - 4. Bidder's Substitution Request/Prior Approval Request.
    - a. 00 26 00
    - b. Submit to TSP by 3/9.
  - 5. Addenda.
    - a. First Addendum issued.
    - b. Next addendum to include Civil documents.
    - c. Last Addendum scheduled for 3/14.
- D. Contracting Requirements:
  - 1. Agreement.
  - 2. The General Conditions.
  - 3. The Supplementary Conditions.



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## Pre-Bid Meeting Minutes

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### E. Construction Documents:

1. Scopes of Work.
  - a. 01 10 00
    - i. Remodeling
    - ii. New construction
  - b. Abatement
    - i. Geotek reviewed documents provided for abatement.
    - ii. Abatement surveys available upon request.
  - c. There is a coordinated effort required for GC to identify locations to be abated.
2. Temporary Facilities.
  - a. 01 50 00
  - b. 01 56 39
  - c. Water and power will be available at the existing building for contractor use during the project.
3. Use of Site.
  - a. Contractor has use of site.
  - b. A spot in the NE of the parking lot will need to be maintained for accessible parking for a City employee.
4. Work Restrictions.
  - a. No work restrictions beyond those included in the specification.
5. Alternates, Allowances, and Unit Prices.
  - a. 01 21 00
  - b. 01 23 00
6. Substitutions following award.
  - a. 01 25 00

### F. Separate Contracts:

1. Work by Owner. 01 10 00
2. Work of Other Contracts. 01 10 00
  - a. Asbestos abatement.
    - i. Coordinate layout of penetrations for abatement.
    - ii. General Construction Contract must coordinate with the Asbestos Abatement Contract. Penetrations through the ceiling or walls must be marked ahead of time for Abatement Contractor to make the holes. Penetrations that must be marked for abatement include, but are not limited to access panels, fire sprinkler penetrations, electrical for lighting or rough in, blocking.
  - b. IT/AV.
    - i. Work likely concurrent with construction operations.
  - c. FFE.
    - i. Some work may be concurrent with construction operations, but most is planned to be post substantial completion.

### G. Schedule:

1. Project Schedule.
  - a. Site visits by appointment.
  - b. Substitutions submitted by 3/9.
  - c. Last addendum issued 3/14
  - d. Bids due 3/19
  - e. City Council action 4/1
2. Contract Time.
  - a. Substantial Completion, 5/1/2025.
3. Liquidated Damages.
  - a. Supplementary Conditions, Article 8

### H. Other Bidder Questions.

1. Clarification on asbestos and roofing to be addressed via addendum.
2. Clarification of Keynote 1/AP101 and Allowance No. 3. Allowance shall be carried under prime contract. Coordination under prime contract is responsibility of prime contractor.



## Pre-Bid Meeting Minutes

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3. Abatement work under DIV 02 specification identifies flooring to be removed under abatement prime contract.
4.
  - I. Site/facility visit or walkthrough.
  - J. Post-Meeting Addendum.

This information represents the writer's understanding of the items and events described above. Please notify this office within five (5) working days if there are any corrections and/or additions. Unless notified otherwise, this information shall be deemed accurate, and this office shall proceed accordingly.

TSP, Inc.

Rex A. Hambrock, AIA  
Project Architect

cc: For distribution via Addendum No. 3

Attachment: Meeting attendance

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## Meeting Attendance

Date/Time: March 7, 2024 at 10:30 am

Project: City of Watertown, City Hall Renovation, Watertown, South Dakota

Project No.: 049201051

Location: Project Site

Purpose: Pre-Bid Meeting

Name	Organization/Dept.	Phone	E-Mail Address
Tadd Holt	TSP	605-884-7090	<a href="mailto:holttm@teamtsp.com">holttm@teamtsp.com</a>
Rex Hambrock	TSP	605-336-1160	<a href="mailto:hambrockra@teamtsp.com">hambrockra@teamtsp.com</a>
Justin Petersen	City of WTN	605-882-6202	<a href="mailto:jpetersen@watertownsd.us">jpetersen@watertownsd.us</a>
DJ York	Duane's Floor Covering	605-880-0500	<a href="mailto:dj@duanesfloorcovering.com">dj@duanesfloorcovering.com</a>
Neil Jensen	Montgomery's	605-868-0385	<a href="mailto:n.jensen@montgomerys.com">n.jensen@montgomerys.com</a>
Chris Weiszhaar	Western States Fire Prot	605-216-1342	<a href="mailto:Chris.weiszhaar@wsfp.us">Chris.weiszhaar@wsfp.us</a>
Adam Meyer	Peska Construction	605-295-4105	<a href="mailto:adam@peskaconstruction.com">adam@peskaconstruction.com</a>
Zach Zingmark	Hegg Construction	605-270-7718	<a href="mailto:zzingmark@heggconstruction.com">zzingmark@heggconstruction.com</a>
Derrick Nelson	Cashway Lumber	605-310-9403	<a href="mailto:derricknelson@cashwayhomes.com">derricknelson@cashwayhomes.com</a>
Nathan Reichert	Lloyd Companies	505-382-9680	<a href="mailto:Nathan.reichert@lloydcompanies.com">Nathan.reichert@lloydcompanies.com</a>
Jake Reiffenberger	Larry's Lumber	605-881-0315	<a href="mailto:jake@larryslumber.com">jake@larryslumber.com</a>
Austin Konold	Muth Electric	605-381-6060	<a href="mailto:akonold@muthelectric.com">akonold@muthelectric.com</a>
Cooper Schaeftbauer	Muth Electric	605-881-9403	<a href="mailto:cschaeftbauer@muthelectric.com">cschaeftbauer@muthelectric.com</a>



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## Meeting Attendance

Chris Rans	Sunkota Construction	605-338-9110	<a href="mailto:chris@sunkotaconstruction.com">chris@sunkotaconstruction.com</a>
Kevin Olney	Sunkota Construction	605-338-9110	<a href="mailto:kevin@sunkotaconstruction.com">kevin@sunkotaconstruction.com</a>
Zane Tellinghuisen	Tellinghuisen Construction	605-881-2075	<a href="mailto:zanet@tellinghuisen.com">zanet@tellinghuisen.com</a>
Jerry Zutz	Geotek	605-335-5512	<a href="mailto:jzutz@geotekeng.com">jzutz@geotekeng.com</a>
Rich Koehn	Protec Roofing	605-237-1001	<a href="mailto:rkoehn@tectaaamerica.com">rkoehn@tectaaamerica.com</a>
Seth Owen	Seth's Scapes, LLC	605-237-0625	<a href="mailto:sethsowen@gmail.com">sethsowen@gmail.com</a>
Allison Eickmeyer	Journey Construction	605-868-1367	<a href="mailto:aeickmeyer@journeyconstruction.com">aeickmeyer@journeyconstruction.com</a>
Alexis Purvis	Catalyst	605-237-4729	<a href="mailto:apurvis@catalystbuilds.com">apurvis@catalystbuilds.com</a>
Hunter Foley	Caliber	605-868-0344	<a href="mailto:hunter@constructsd.com">hunter@constructsd.com</a>
Ken Meyer	East River	605-690-7281	<a href="mailto:ken@eastriverusa.com">ken@eastriverusa.com</a>
Kurt Thompson	Efraimson Electric	605-868-2426	<a href="mailto:estimator@efraimsonelectric.com">estimator@efraimsonelectric.com</a>
Tom Liefert	Liefert Painting	605-881-6324	<a href="mailto:tliefert@wat.midco.net">tliefert@wat.midco.net</a>
Brett Andrews	Huff Construction	605-377-0259	<a href="mailto:brett@huffconstructioninc.com">brett@huffconstructioninc.com</a>
Greg Zens	Huff Construction	605-290-4527	<a href="mailto:greg@huffconstructioninc.com">greg@huffconstructioninc.com</a>
Dustin Brownell	Gray Construction	605-886-3102	<a href="mailto:dustin@grayconstruct.com">dustin@grayconstruct.com</a>
Mike Keller	Kyburz-Carlson	605-225-6161	<a href="mailto:mkeller@kyburzcarlson.com">mkeller@kyburzcarlson.com</a>
Brandon Pietz	Kyburz-Carlson	605-225-6161	<a href="mailto:bpietz@kyburzcarlson.com">bpietz@kyburzcarlson.com</a>

**DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS**

**SECTION 00 41 13**

**BID FORM – STIPULATED SUM (SINGLE-PRIME CONTRACT)**

**1.1 BID INFORMATION**

- A. Bidder: \_\_\_\_\_.
- B. Project Identification: New City Hall Renovation and Addition
- C. Project Location: 20 N Maple, Watertown, SD 57201.
- D. Owner: City of Watertown, SD, Box 910, 23 2nd St NE, Watertown, SD 57201.
- E. Owner Project Number: 2035
- F. Architect: TSP, Inc. 14 W Kemp, Watertown, SD 57201.
- G. Architect Project Number: 09191032.

**1.2 CERTIFICATIONS AND BASE BID**

- A. Base Bid GC1, Single-Prime (All Trades) General Construction Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by TSP, Inc. and Architect's consultants, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of:
  - 1. \_\_\_\_\_ Dollars (\$\_\_\_\_\_).
- B. Base Bid AA1, Single-Prime (All Trades) Asbestos Abatement Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by Geotek, Inc., having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the abatement of the above-named project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of:
  - 1. \_\_\_\_\_ Dollars (\$\_\_\_\_\_).
  - 2. Submit the form included under Section 02 82 13 Asbestos Abatement.

**1.3 SCHEDULE OF ALTERNATES**

- A. Alternate No. GC1-1: Enclose under the existing drive-thru canopy.
  - 1. ADD\_\_\_\_ DEDUCT\_\_\_\_ NO CHANGE\_\_\_\_ NOT APPLICABLE\_\_\_\_.
  - 2. \_\_\_\_\_ Dollars (\$\_\_\_\_\_).

**1.4 BID GUARANTEE (GC1 ONLY)**

- A. The undersigned Bidder agrees to execute a contract for this Work in the above amount and to furnish surety as specified within 10 days after a written Notice of Award, if offered within 60 days after receipt of bids, and on failure to do so agrees to forfeit to Owner the attached cash, cashier's check, certified check, U.S. money order, or bid bond, as liquidated damages for such failure, in the amount-according to the Instructions to Bidders:
  - 1. \_\_\_\_\_ Dollars (\$\_\_\_\_\_).
- B. In the event Owner does not offer Notice of Award within the time limits stated above, Owner will return to the undersigned the cash, cashier's check, certified check, U.S. money order, or bid bond.

**1.5 SUBCONTRACTORS AND SUPPLIERS (GC1 ONLY)**

- A. The following companies shall execute subcontracts for the portions of the Work indicated:
  - 1. Concrete Work: \_\_\_\_\_
  - 2. Civil Work: \_\_\_\_\_
  - 3. Masonry Work: \_\_\_\_\_
  - 4. Carpentry Work: \_\_\_\_\_
  - 5. EIFS Work: \_\_\_\_\_

**DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS**

**SECTION 00 41 13**

**BID FORM – STIPULATED SUM (SINGLE-PRIME CONTRACT)**

6. Roofing Work: \_\_\_\_\_
7. Plumbing Work: \_\_\_\_\_
8. HVAC Work: \_\_\_\_\_
9. Electrical Work: \_\_\_\_\_

**1.6 SITE VISIT (GC1 and AA1)**

- A. The undersigned Bidder identifies that the following representative has visited the site on the date and time as completed herein.

1. Representative: \_\_\_\_\_
2. Date: \_\_\_\_\_
3. Time: \_\_\_\_\_

**1.7 TIME OF COMPLETION**

- A. The undersigned Bidder proposes and agrees hereby to commence the Work of the Contract Documents on a date specified in a written Notice to Proceed to be issued by Architect and shall achieve Substantial Completion as noted herein.

1. GC1 Work: Substantial Completion on or before May 1, 2025 and Final Completion on or before June 1, 2025. **Final Completion shall be no greater than 30 calendar days after Substantial Completion unless otherwise modified in the Contract.**
2. AA1 Work: Substantial Completion on or before June 15, 2024.

**1.8 ACKNOWLEDGEMENT OF ADDENDA (GC1 and AA1)**

- A. The undersigned Bidder acknowledges receipt of and use of the following Addenda in the preparation of this Bid:

1. Addendum No. 1, dated \_\_\_\_\_.
2. Addendum No. 2, dated \_\_\_\_\_.
3. Addendum No. 3, dated \_\_\_\_\_.
4. Addendum No. 4, dated \_\_\_\_\_.

**1.9 CONTRACTOR'S LICENSE**

- A. The undersigned further states that it is a duly licensed contractor, for the type of work proposed, in the City of Watertown, South Dakota and that all fees, permits, etc., pursuant to submitting this proposal have been paid in full.

**1.10 SUBMISSION OF BID**

- A. Respectfully submitted this \_\_\_\_ day of \_\_\_\_\_, 2022.
- B. Submitted By: \_\_\_\_\_ (Name of bidding firm or corporation).
- C. Authorized Signature: \_\_\_\_\_ (Handwritten signature).
- D. Signed By: \_\_\_\_\_ (Type or print name).
- E. Title: \_\_\_\_\_ (Owner/Partner/President/Vice President).
- F. Witness By: \_\_\_\_\_ (Handwritten signature).
- G. Attest: \_\_\_\_\_ (Handwritten signature).
- H. By: \_\_\_\_\_ (Type or print name).
- I. Title: \_\_\_\_\_ (Corporate Secretary or Assistant Secretary).
- J. Street Address: \_\_\_\_\_.
- K. City, State, Zip: \_\_\_\_\_.
- L. Phone: \_\_\_\_\_.
- M. License No. : \_\_\_\_\_.
- N. Federal ID No. : \_\_\_\_\_ (Affix Corporate Seal Here).

**END OF DOCUMENT 00 41 13**

## DIVISION 01 – GENERAL REQUIREMENTS

### SECTION 01 21 00 ALLOWANCES

#### PART 1 - GENERAL

##### 1.1 RELATED DOCUMENTS

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

##### 1.2 SUMMARY

- A. Section includes administrative and procedural requirements governing allowances.
  - 1. Certain items are specified in the Contract Documents by allowances. Allowances have been established in lieu of additional requirements and to defer selection of actual materials and equipment to a later date when direction will be provided to Contractor. If necessary, additional requirements will be issued by Change Order.
- B. Types of allowances include the following:
  - 1. Lump-sum allowances.
  - 2. **Unit cost allowances.**
  - 3. Contingency allowances.

##### 1.3 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise Architect of the date when final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.

##### 1.4 ACTION SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.
- B. Show individual allowances on schedule of values.

##### 1.5 INFORMATIONAL SUBMITTALS

- A. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.
- B. Submit time sheets and other documentation to show labor time and cost for installation of allowance items that include installation as part of the allowance.
- C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

##### 1.6 COORDINATION

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

##### 1.7 LUMP-SUM ALLOWANCES

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

## **DIVISION 01 – GENERAL REQUIREMENTS**

### **SECTION 01 21 00 ALLOWANCES**

#### **1.8 UNIT-COST ALLOWANCES**

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

#### **1.9 CONTINGENCY ALLOWANCES**

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

#### **1.10 ADJUSTMENT OF ALLOWANCES**

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

## **DIVISION 01 – GENERAL REQUIREMENTS**

### **SECTION 01 21 00 ALLOWANCES**

#### **PART 2 - PRODUCTS (Not Used)**

#### **PART 3 - EXECUTION**

##### **3.1 EXAMINATION**

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

##### **3.2 PREPARATION**

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

##### **3.3 SCHEDULE OF ALLOWANCES**

- A. Allowance No. 1: Lump-Sum Allowance: Include the sum of \$8,000 for Owner selected appliances for the BREAK ROOM, to include Refrigerator, Dishwasher, (2x) Microwaves.
- B. Allowance No. 2: ~~Lump-Sum~~ **Contingency** Allowance: Include the sum of \$5,000 for Door Hardware not otherwise shown or indicated within the drawings.
- C. Allowance No. 3: ~~Lump-Sum~~ **Contingency** Allowance: Include the sum of \$20,000 for existing millwork refinish as described in the Documents and below:
  - 1. Reference Keynote 1 on AP101.
  - 2. Unless noted otherwise, "refinish" shall include, but not limited to the following:
    - a. For damaged areas with bare wood exposed, lightly sand the exposed wood area to accept the new finish..
    - b. Apply a final coat to the bare wood. Tint the product to approximate the existing finished millwork color. Wipe off excess to limit application to only bare wood areas.
  - 3. Unless noted otherwise, "refresh, shall include the following:
    - a. Clean/wipe surface with a Murphy's oil soap and Olde English.
  - 4. Prioritize application of the allowance to areas as noted below:
    - a. Public access spaces: Surfaces in or exposed to the following: 101, 101A, 101B, 125, ST1, 001 114, 124
    - b. Open office: Surfaces in, or exposed to the following: 102, 102A, 102B, 102C, 026
    - c. Individual offices: Surfaces in existing offices as follows: 103, 104, 105, 106, 107, 108, 109, 110, 111, 116, 117, 118, 119, 122, 123.
- D. Allowance No. 4: Contingency Allowance: Include a contingency allowance of \$50,000.00 for use according to Owner's written instructions.
- E. **Allowance No. 5: Unit-Cost Allowance: Include the sum of \$1.25 per brick for face brick, as specified in Section 04 26 13 "Masonry Veneer" and as shown on Drawings.**

**END OF SECTION 01 21 00**

**DIVISION 01 – GENERAL REQUIREMENTS**

**SECTION 01 21 00  
ALLOWANCES**

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## **DIVISION 01 – GENERAL REQUIREMENTS**

### **SECTION 01 22 00 UNIT PRICES**

#### **PART 1 - GENERAL**

##### **1.1 RELATED DOCUMENTS**

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

##### **1.2 SUMMARY**

- A. Section includes administrative and procedural requirements for unit prices.
- B. Related Requirements:
  - 1. Section 01 21 00 "Allowances" for procedures for using unit prices to adjust quantity allowances.
  - 2. Section 01 26 00 "Contract Modification Procedures" for procedures for submitting and handling Change Orders.

##### **1.3 DEFINITIONS**

- A. Unit price is an amount incorporated into the Agreement, applicable during the duration of the Work as a price per unit of measurement for materials, equipment, or services, or a portion of the Work, added to or deducted from the Contract Sum by appropriate modification, if the scope of Work or estimated quantities of Work required by the Contract Documents are increased or decreased.

##### **1.4 PROCEDURES**

- A. Unit prices include all necessary material, plus cost for delivery, installation, insurance, applicable taxes, overhead, and profit.
- B. Measurement and Payment: See individual Specification Sections for work that requires establishment of unit prices. Methods of measurement and payment for unit prices are specified in those Sections.
- C. Owner reserves the right to reject Contractor's measurement of work-in-place that involves use of established unit prices and to have this work measured, at Owner's expense, by an independent surveyor acceptable to Contractor.

#### **PART 2 - PRODUCTS (Not Used)**

#### **PART 3 - EXECUTION**

##### **3.1 SCHEDULE OF UNIT PRICES**

- A. Unit Price No. 1: Removal of unsatisfactory existing insulation which may be damaged and replacement with satisfactory insulation board.
  - 1. Description: Unsatisfactory existing insulation boards and replacement with satisfactory insulation board, as required, in accordance with Section 07 53 23 "Ethylene-Propylene-Diene-Monomer (EPDM) Roofing."
  - 2. Unit of Measurement: Square feet of material, as indicated on itemized invoice of supplier.
- B. Unit Price No. 2: Wood deck/sheathing unit price
  - 1. Description: Wood deck removal and replacement unit price for existing uncovered deck materials identified as damaged or defective, in accordance with Section 07 53 23 and not otherwise indicated in the Contract Documents.
  - 2. Unit of Measurement: Square foot
  - 3. Quantity Allowance: Coordinate unit price with allowance adjustment requirements in Section 01 21 00 "Allowances."
- C. Unit Price No. 3: Wood material removal and replacement unit price
  - 1. Description: Wood material removal and replacement unit price for existing uncovered wood nailers, curbs and other wood materials identified as damaged or defective, in

**DIVISION 01 – GENERAL REQUIREMENTS**

**SECTION 01 22 00  
UNIT PRICES**

accordance with Section 07 53 23 and not otherwise indicated in the Contract Documents.

2. Unit of Measurement: Board foot
3. Quantity Allowance: Coordinate unit price with allowance adjustment requirements in Section 01 21 00 "Allowances."

**END OF SECTION 01 22 00**

## DIVISION 04 - MASONRY

### **SECTION 04 26 13 MASONRY VENEER**

#### **PART 1 - GENERAL**

##### **1.1 RELATED DOCUMENTS**

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

##### **1.2 SUMMARY**

- A. Section Includes:
  - 1. Clay face brick.
  - 2. Mortar.
  - 3. Ties and anchors.
  - 4. Embedded flashing.
  - 5. Miscellaneous masonry accessories.
  - 6. Cavity-wall insulation.
- B. Products Installed but not Furnished under This Section:
  - 1. Cast-stone trim in masonry veneer.
  - 2. Steel lintels in masonry veneer.
  - 3. Steel shelf angles for supporting masonry veneer.

##### **1.3 ALLOWANCES**

- A. **Face brick is part of the Face Brick Allowance.**

##### **1.4 DEFINITIONS**

- A. CMU(s): Concrete masonry unit(s).

##### **1.5 ACTION SUBMITTALS**

- A. Product Data: For each type of product.
- B. Shop Drawings: For the following:
  - 1. Masonry Units: Show sizes, profiles, coursing, and locations of special shapes.
  - 2. Fabricated Flashing: Detail corner units, end-dam units, and other special applications.
- C. Samples for Initial Selection:
  - 1. Clay face brick, in the form of straps of five or more bricks.
    - a. **Loose brick will be required to stack up on site to make selection. Brick shall be in enough quantity to view the range.**
  - 2. Colored mortar.
- D. Samples for Verification: For each type and color of the following:
  - 1. Clay face brick, in the form of straps of five or more bricks.
  - 2. Pigmented mortar. Make Samples using same sand and mortar ingredients to be used on Project.

##### **1.6 INFORMATIONAL SUBMITTALS**

- 1. attention of Architect and approved in writing.
- B. Mix Designs: For each type of mortar. Include description of type and proportions of ingredients.
  - 1. Include test reports for mortar mixes required to comply with property specification. Test according to ASTM C109/C109M for compressive strength, ASTM C1506 for water retention, and ASTM C91/C91M for air content.

##### **1.7 QUALITY ASSURANCE**

- A. Mockups: Build mockups to verify selections made under Sample submittals, to demonstrate aesthetic effects, and to set quality standards for materials and execution.
  - 1. Build mockups for typical exterior wall in sizes approximately 60 inches 72 inches 96 inches Insert dimension long by 48 inches high by full thickness, minimum, including face and backup wythes and accessories.

## **DIVISION 04 - MASONRY**

### **SECTION 04 26 13 MASONRY VENEER**

- a. Include a sealant-filled joint at least 16 inches long in mockup.
  - b. Include lower corner of window opening at upper corner of exterior wall mockup. Make opening approximately 12 inches wide by 16 inches high.
  - c. Include through-wall flashing installed for a 24-inch length in corner of exterior wall mockup approximately 16 inches down from top of mockup, with a 12-inch length of flashing left exposed to view (omit masonry above half of flashing).
  - d. Include studs, sheathing, water-resistive barrier sheathing joint-and-penetration treatment air barrier, veneer anchors, flashing, cavity drainage material, and weep holes in exterior masonry-veneer wall mockup.
  2. Where masonry is to match existing, erect mockups adjacent and parallel to existing surface.
  3. Clean one-half of exposed faces of mockups with masonry cleaner as indicated.
  4. Protect accepted mockups from the elements with weather-resistant membrane.
  5. Approval of mockups is for color, texture, and blending of masonry units; relationship of mortar and sealant colors to masonry unit colors; tooling of joints; and aesthetic qualities of workmanship.
    - a. Approval of mockups is also for other material and construction qualities specifically approved by Architect in writing.
    - b. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.
  6. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.
- 1.8 DELIVERY, STORAGE, AND HANDLING
- A. Store masonry units on elevated platforms in a dry location. If units are not stored in an enclosed location, cover tops and sides of stacks with waterproof sheeting, securely tied. If units become wet, do not install until they are dry.
  - B. Store cementitious materials on elevated platforms, under cover, and in a dry location. Do not use cementitious materials that have become damp.
  - C. Store aggregates where grading and other required characteristics can be maintained and contamination avoided.
  - D. Deliver preblended, dry mortar mix in moisture-resistant containers. Store preblended, dry mortar mix in delivery containers on elevated platforms in a dry location or in covered weatherproof dispensing silos.
  - E. Store masonry accessories, including metal items, to prevent corrosion and accumulation of dirt and oil.
- 1.9 FIELD CONDITIONS
- A. Protection of Masonry: During construction, cover tops of veneer, projections, and sills with waterproof sheeting at end of each day's work. Cover partially completed masonry when construction is not in progress.
    1. Extend cover a minimum of 24 inches down face of veneer, and hold cover securely in place.
  - B. Stain Prevention: Prevent grout, mortar, and soil from staining the face of masonry. Immediately remove grout, mortar, and soil that come in contact with masonry.
    1. Protect base of walls from rain-splashed mud and from mortar splatter by spreading coverings on ground and over wall surface.
    2. Protect sills, ledges, and projections from mortar droppings.
    3. Protect surfaces of window and door frames, as well as similar products with painted and integral finishes, from mortar droppings.
    4. Turn scaffold boards near the wall on edge at the end of each day to prevent rain from splashing mortar and dirt onto completed masonry.

## **DIVISION 04 - MASONRY**

### **SECTION 04 26 13 MASONRY VENEER**

- C. Cold-Weather Requirements: Do not use frozen materials or materials mixed or coated with ice or frost. Do not build on frozen substrates. Remove and replace unit masonry damaged by frost or by freezing conditions. Comply with cold-weather construction requirements contained in TMS 602/ACI 530.1/ASCE 6.
  - 1. Cold-Weather Cleaning: Use liquid cleaning methods only when air temperature is 40 deg F and higher and will remain so until masonry has dried, but not less than seven days after completing cleaning.
- D. Hot-Weather Requirements: Comply with hot-weather construction requirements contained in TMS 602/ACI 530.1/ASCE 6.

## **PART 2 - PRODUCTS**

### **2.1 MANUFACTURERS**

- A. Source Limitations for Masonry Units: Obtain exposed masonry units of a uniform texture and color, or a uniform blend within the ranges accepted for these characteristics, from single source from single manufacturer for each product required.
- B. Source Limitations for Mortar Materials: Obtain mortar ingredients of a uniform quality, including color for exposed masonry, from single manufacturer for each cementitious component and from single source or producer for each aggregate.

### **2.2 UNIT MASONRY, GENERAL**

- A. Masonry Standard: Comply with TMS 602/ACI 530.1/ASCE 6, except as modified by requirements in the Contract Documents.
- B. 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 will be exposed in the completed Work and will be within 20 feet vertically and horizontally of a walking surface.

### **2.3 BRICK**

- A. General: Provide shapes indicated and as follows, with exposed surfaces matching finish and color of exposed faces of adjacent units:
  - 1. For ends of sills and caps and for similar applications that would otherwise expose unfinished brick surfaces, provide units without cores or frogs and with exposed surfaces finished.
  - 2. Provide special shapes for applications where stretcher units cannot accommodate special conditions, including those at corners, movement joints, bond beams, sashes, and lintels.
  - 3. Provide special shapes for applications requiring brick of size, form, color, and texture on exposed surfaces that cannot be produced by sawing.
  - 4. Provide special shapes for applications where shapes produced by sawing would result in sawed surfaces being exposed to view.
- B. Clay Face Brick: Facing brick complying with ASTM C216.
  - 1. Grade: SW.
  - 2. Type: FBS.
  - 3. Initial Rate of Absorption: Less than 30 g/30 sq. in. per minute when tested according to ASTM C7.
  - 4. Efflorescence: Provide brick that has been tested according to ASTM C67 and is rated "not effloresced."
    - 1. Size (Actual Dimensions): 3-5/8 inches (92 mm) wide by 3-5/8 inches (92 mm) high by 11-5/8 inches (295 mm) long.
    - 2. Application: Use where brick is exposed unless otherwise indicated.
    - 3. Where shown to "match existing," provide clay face brick matching color range, texture, and size of existing adjacent brickwork.

## **DIVISION 04 - MASONRY**

### **SECTION 04 26 13 MASONRY VENEER**

- a. **Samples that have been reviewed, but not approved, include the following:**
- b. I29 Brick has made a preliminary match as follows.
  - 1) Red Matt Full, The Bowerstown Shale Company
    - a) Remove the dark and adjust the blend for better match in range.
- c. **Hebron has made a preliminary match as follows:**
  - 1) **Summit Brick Company, "Garden Blend Bark"**

#### 2.4 MORTAR MATERIALS

- A. Portland Cement: ASTM C150/C150M, Type I or II, except Type III may be used for cold-weather construction. Provide natural color or white cement as required to produce mortar color indicated.
  - 1. Alkali content shall not be more than 0.1 percent when tested according to ASTM C114.
- B. Hydrated Lime: ASTM C207, Type S.
- C. Portland Cement-Lime Mix: Packaged blend of Portland cement and hydrated lime containing no other ingredients.
- D. Aggregate for Mortar: ASTM C144.
  - 1. For mortar that is exposed to view, use washed aggregate consisting of natural sand or crushed stone.
  - 2. For joints less than 1/4 inch thick, use aggregate graded with 100 percent passing the No. 16 sieve.
- E. Cold-Weather Admixture: Nonchloride, noncorrosive, accelerating admixture complying with ASTM C494/C494M, Type C, and recommended by manufacturer for use in masonry mortar of composition indicated.
  - 1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
    - a. **Euclid Chemical Company (The); an RPM company.**
    - b. **GCP Applied Technologies Inc.**
- F. Water: Potable.

#### 2.5 TIES AND ANCHORS

- A. General: Ties and anchors shall extend at least 1-1/2 inches into veneer but with at least a 5/8-inch cover on outside face.
- B. Materials: Provide ties and anchors specified in this article that are made from materials that comply with the following unless otherwise indicated:
  - 1. Hot-Dip Galvanized, Carbon-Steel Wire: ASTM A82/A82M, with ASTM A153/A153M, Class B-2 coating.
  - 2. Galvanized-Steel Sheet: ASTM A653/A653M, Commercial Steel, G60 zinc coating.
  - 3. Steel Sheet, Galvanized after Fabrication: ASTM A1008/A1008M, Commercial Steel, with ASTM A153/A153M, Class B coating.
- C. Adjustable Masonry-Veneer Anchors:
  - 1. General: Provide anchors that allow vertical adjustment but resist tension and compression forces perpendicular to plane of wall, for attachment over sheathing to wood or metal studs, and as follows:
    - a. **Structural Performance Characteristics: Capable of withstanding a 100-lbf (445-N) load in both tension and compression without deforming or developing play in excess of 0.05 inch (1.3 mm).**
  - 2. Fabricate sheet metal anchor sections and other sheet metal parts from 1.05-inch- (2.66-mm-) thick steel sheet, galvanized after fabrication or 0.109-inch- (2.78-mm-) thick stainless-steel sheet.
  - 3. Wire Ties: Triangular-, rectangular-, or T-shaped wire ties fabricated from 0.187-inch- (4.76-mm-) diameter, hot-dip galvanized-steel or stainless-steel wire unless otherwise indicated.

## **DIVISION 04 - MASONRY**

### **SECTION 04 26 13 MASONRY VENEER**

4. Contractor's Option: Unless otherwise indicated, provide any of the adjustable masonry-veneer anchors specified.
5. Screw-Attached, Masonry-Veneer Anchors: Units consisting of a wire tie and a metal anchor section.
  - a. **Products:** Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
    - 1) Hohmann & Barnard, Inc.; X-Seal.
  - b. **Anchor Section:** Sheet metal plate, 1-1/4 inches (32 mm) wide by 6 inches (152 mm) long, with screw holes top and bottom and with raised rib-stiffened strap, 5/8 inch (16 mm) wide by 3-5/8 inches (92 mm) long, stamped into center to provide a slot between strap and plate for inserting wire tie.

#### **2.6 EMBEDDED FLASHING MATERIALS**

- A. Metal Flashing: Provide metal flashing complying with SMACNA's "Architectural Sheet Metal Manual" and as follows:
  1. Stainless Steel: ASTM A240/A240M or ASTM A666, Type 304, 0.016 inch thick.
  2. Fabricate continuous flashings in sections 96 inches long minimum, but not exceeding 12 feet. Provide splice plates at joints of formed, smooth metal flashing.
  3. Fabricate through-wall flashing with snaplock receiver on exterior face where indicated to receive counterflashing.
  1. Fabricate through-wall flashing with drip edge unless otherwise indicated. Fabricate by extending flashing 1/2 inch (13 mm) out from wall, with outer edge bent down 30 degrees and hemmed.
  2. Metal Drip Edge: Fabricate from stainless steel. Extend at least 3 inches (76 mm) into wall and 1/2 inch (13 mm) out from wall, with outer edge bent down 30 degrees and hemmed.
    - a. **Provide preformed corners.**
  3. Metal Expansion-Joint Strips: Fabricate from stainless steel to shapes indicated.
  4. Solder metal items at corners.
- B. Flexible Flashing: Use one of the following unless otherwise indicated:
  1. Copper-Laminated Flashing: 5-oz./sq. ft. (1.5-kg/sq. m) copper sheet bonded between 2 layers of glass-fiber cloth. Use only where flashing is fully concealed in masonry.
    - a. **Products:** Subject to compliance with requirements, provide one of the following:
      - 1) Advanced Building Products Inc.; Copper Fabric Flashing or Copper Sealite 2000.
      - 2) Dayton Superior Corporation, Dur-O-Wal Division; Copper Fabric Thru-Wall Flashing.
      - 3) Hohmann & Barnard, Inc.; H & B C-Fab Flashing.
      - 4) Phoenix Building Products; Type FCC-Fabric Covered Copper.
      - 5) Sandell Manufacturing Co., Inc.; Copper Fabric Flashing.
      - 6) York Manufacturing, Inc.; Multi-Flash 500.
    - b. **Coordinate compatibility with adjacent materials, such as those used for foundation waterproofing and air/vapor barrier membranes in the wall.**
    - c. **Accessories:** Provide preformed corners, end dams, other special shapes, and seaming materials produced by flashing manufacturer.
  2. Rubberized-Asphalt Flashing: Composite flashing product consisting of a pliable, adhesive rubberized-asphalt compound, bonded to a high-density, cross-laminated polyethylene film to produce an overall thickness of not less than 0.040 inch (1.02 mm).
    - a. **Products:** Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
      - 1) Carlisle Coatings & Waterproofing; CCW-705-TWF Thru-Wall Flashing.

## DIVISION 04 - MASONRY

### **SECTION 04 26 13 MASONRY VENEER**

- 2) Dayton Superior Corporation, Dur-O-Wal Division; Dur-O-Barrier Thru-Wall Flashing.
  - 3) Grace Construction Products, W. R. Grace & Co. - Conn.; Perm-A-Barrier Wall Flashing.
  - 4) Hohmann & Barnard, Inc.; Textroflash.
  - 5) W. R. Meadows, Inc.; Air-Shield Thru-Wall Flashing.
  - b. **Accessories: Provide preformed corners, end dams, other special shapes, and seaming materials produced by flashing manufacturer.**
  - c. **Coordinate compatibility with DIV 07 Air Barrier assemblies.**
  - C. Application: Unless otherwise indicated, use the following:
    1. Where flashing is indicated to receive counterflashing, use metal flashing.
    2. Where flashing is indicated to be turned down at or beyond the wall face, use metal flashing.
    3. Where flashing is partly exposed and is indicated to terminate at the wall face, use metal flashing with a drip edge or flexible flashing with a metal drip edge.
    4. Where flashing is fully concealed, use metal flashing or flexible flashing.
  - D. Solder and Sealants for Sheet Metal Flashings:
    1. Solder for Stainless Steel: ASTM B32, Grade Sn60, with acid flux of type recommended by stainless steel sheet manufacturer.
    2. Elastomeric Sealant: ASTM C920, chemically curing urethane sealant; of type, grade, class, and use classifications required to seal joints in sheet metal flashing and remain watertight.
  - E. Adhesives, Primers, and Seam Tapes for Flashings: Flashing manufacturer's standard products or products recommended by flashing manufacturer for bonding flashing sheets to each other and to substrates.
  - F. Termination Bars for Flexible Flashing: Stainless steel sheet 0.019 inch by 1-1/2 inches with a 3/8 inch sealant flange at top.
- 2.7 MISCELLANEOUS MASONRY ACCESSORIES
- A. Compressible Filler: Premolded filler strips complying with ASTM D1056, Grade 2A1; compressible up to 35 percent; of width and thickness indicated; formulated from urethane or PVC.
  - B. Weep/Vent Products: Use the following unless otherwise indicated:
    1. Cellular Plastic Weep/Vent: One-piece, flexible extrusion made from UV-resistant polypropylene copolymer, full height and width of head joint and depth 1/8 inch (3 mm) less than depth of outer wythe, in color selected from manufacturer's standard.
      - a. **Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:**
        - 1) Dayton Superior Corporation, Dur-O-Wal Division; Cell Vents.
        - 2) Heckmann Building Products Inc.; No. 85 Cell Vent.
        - 3) Hohmann & Barnard, Inc.; Quadro-Vent.
  - C. Cavity Drainage Material: Free-draining mesh, made from polymer strands that will not degrade within the wall cavity.
    1. **Products:** Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
      - a. **Advanced Building Products Inc.; Mortar Break.**
      - b. **Archovations, Inc.; CavClear Masonry Mat.**
      - c. **Dayton Superior Corporation, Dur-O-Wal Division; Polytite MortarStop.**
      - d. **Mortar Net USA, Ltd.; Mortar Net.**
    2. Provide one of the following configurations:
      - a. **Strips, full-depth of cavity and 10 inches (250 mm) high, with dovetail shaped notches 7 inches (175 mm) deep that prevent clogging with mortar droppings.**



## **DIVISION 04 - MASONRY**

### **SECTION 04 26 13 MASONRY VENEER**

- b. Strips, not less than 1-1/2 inches (38 mm) thick and 10 inches (250 mm) high, with dimpled surface designed to catch mortar droppings and prevent weep holes from clogging with mortar.**
    - c. Sheets or strips full depth of cavity and installed to full height of cavity.**
    - d. Sheets or strips not less than 1 inch (25 mm) thick and installed to full height of cavity with additional strips 4 inches (100 mm) high at weep holes and thick enough to fill entire depth of cavity and prevent weep holes from clogging with mortar.**
  - 3. Where cavity width is 1" or less, install sheets or strips of thickness to full width and full height of cavity, unless noted otherwise.**
- 2.8 CAVITY-WALL INSULATION**
  - A. Extruded-Polystyrene Board Insulation: ASTM C 578, Type IV, closed-cell product extruded with an integral skin. Minimum R5 per inch.**
  - B. Adhesive: Type recommended by insulation board manufacturer for application indicated.**
- 2.9 MASONRY CLEANERS**
  - A. Proprietary Acidic Cleaner: Manufacturer's standard-strength cleaner designed for removing mortar/grout stains, efflorescence, and other new construction stains from new masonry without discoloring or damaging masonry surfaces. Use product expressly approved for intended use by cleaner manufacturer and manufacturer of masonry units being cleaned.**
- 2.10 MORTAR MIXES**
  - A. General: Do not use admixtures, including pigments, air-entraining agents, accelerators, retarders, water-repellent agents, antifreeze compounds, or other admixtures unless otherwise indicated.**
    - 1. Do not use calcium chloride in mortar or grout.**
    - 2. Use Portland cement-lime mortar unless otherwise indicated.**
    - 3. Add cold-weather admixture (if used) at same rate for all mortar that will be exposed to view, regardless of weather conditions, to ensure that mortar color is consistent.**
  - B. Preblended, Dry Mortar Mix: Furnish dry mortar ingredients in form of a preblended mix. Measure quantities by weight to ensure accurate proportions, and thoroughly blend ingredients before delivering to Project site.**
  - C. Mortar for Unit Masonry: Comply with ASTM C270, Property Specification. Use Type N unless another type is indicated.**

## **PART 3 - EXECUTION**

- 3.1 EXAMINATION**
  - A. Examine conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.**
    - 1. For the record, prepare written report, endorsed by Installer, listing conditions detrimental to performance of the Work.**
  - B. Proceed with installation only after unsatisfactory conditions have been corrected.**
- 3.2 INSTALLATION, GENERAL**
  - A. Leave openings for equipment to be installed before completing masonry. After installing equipment, complete masonry to match the construction immediately adjacent to opening.**
  - B. Use full-size units without cutting if possible. If cutting is required to provide a continuous pattern or to fit adjoining construction, cut units with motor-driven saws; provide clean, sharp, unchipped edges. Allow units to dry before laying unless wetting of units is specified. Install cut units with cut surfaces and, where possible, cut edges concealed.**
  - C. Select and arrange units for exposed unit masonry to produce a uniform blend of colors and textures. Mix units from several pallets or cubes as they are placed.**

## **DIVISION 04 - MASONRY**

### **SECTION 04 26 13 MASONRY VENEER**

- D. Matching Existing Masonry: Match coursing, bonding, color, and texture of existing masonry.
- E. Wetting of Brick: Wet brick before laying if initial rate of absorption exceeds 30 g/30 sq. in. per minute when tested according to ASTM C67. Allow units to absorb water so they are damp but not wet at time of laying.

#### **3.3 TOLERANCES**

##### **A. Dimensions and Locations of Elements:**

- 1. For dimensions in cross section or elevation, do not vary by more than plus 1/2 inch or minus 1/4 inch.
- 2. For location of elements in plan, do not vary from that indicated by more than plus or minus 1/2 inch.
- 3. For location of elements in elevation, do not vary from that indicated by more than plus or minus 1/4 inch in a story height or 1/2 inch total.

##### **B. Lines and Levels:**

- 1. For bed joints and top surfaces of bearing walls, do not vary from level by more than 1/4 inch in 10 feet, or 1/2 inch maximum.
- 2. For conspicuous horizontal lines, such as lintels, sills, parapets, and reveals, do not vary from level by more than 1/8 inch in 10 feet, 1/4 inch in 20 feet, or 1/2 inch maximum.
- 3. For vertical lines and surfaces, do not vary from plumb by more than 1/4 inch in 10 feet, 3/8 inch in 20 feet, or 1/2 inch maximum.
- 4. For conspicuous vertical lines, such as external corners, door jambs, reveals, and expansion and control joints, do not vary from plumb by more than 1/8 inch in 10 feet, 1/4 inch in 20 feet, or 1/2 inch maximum.
- 5. For lines and surfaces, do not vary from straight by more than 1/4 inch in 10 feet, 3/8 inch in 20 feet, or 1/2 inch maximum.
- 6. For vertical alignment of exposed head joints, do not vary from plumb by more than 1/4 inch in 10 feet, or 1/2 inch maximum.
- 7. For faces of adjacent exposed masonry units, do not vary from flush alignment by more than 1/16 inch except due to warpage of masonry units within tolerances specified for warpage of units.

##### **C. Joints:**

- 1. For bed joints, do not vary from thickness indicated by more than plus or minus 1/8 inch, with a maximum thickness limited to 1/2 inch.
- 2. For exposed bed joints, do not vary from bed-joint thickness of adjacent courses by more than 1/8 inch.
- 3. For head and collar joints, do not vary from thickness indicated by more than plus 3/8 inch or minus 1/4 inch.
- 4. For exposed head joints, do not vary from thickness indicated by more than plus or minus 1/8 inch. Do not vary from adjacent bed-joint and head-joint thicknesses by more than 1/8 inch.
- 5. For exposed bed joints and head joints of stacked bond, do not vary from a straight line by more than 1/16 inch from one masonry unit to the next.

#### **3.4 LAYING MASONRY WALLS**

- A. Lay out walls in advance for accurate spacing of surface bond patterns with uniform joint thicknesses and for accurate location of openings, movement-type joints, returns, and offsets. Avoid using less-than-half-size units, particularly at corners, jambs, and, where possible, at other locations.
- B. Bond Pattern for Exposed Masonry: Unless otherwise indicated, lay exposed masonry in running bond; do not use units with less-than-nominal 4-inch horizontal face dimensions at corners or jambs.
- C. Stopping and Resuming Work: Stop work by stepping back units in each course from those in course below; do not tooth. When resuming work, clean masonry surfaces that are to receive

## **DIVISION 04 - MASONRY**

### **SECTION 04 26 13 MASONRY VENEER**

mortar, remove loose masonry units and mortar, and wet brick if required before laying fresh masonry.

- D. Built-in Work: As construction progresses, build in items specified in this and other Sections. Fill in solidly with masonry around built-in items.
- E. Fill space between steel frames and masonry solidly with mortar unless otherwise indicated.

#### **3.5 MORTAR BEDDING AND JOINTING**

- A. Lay masonry units with completely filled bed and head joints; butter ends with sufficient mortar to fill head joints and shove into place. Do not deeply furrow bed joints or slush head joints.
- B. Lay hollow brick with face shells fully bedded in mortar and with head joints of depth equal to bed joints. At starting course, fully bed entire units, including area under cells.
  - 1. At anchors and ties, fully bed units and fill cells with mortar as needed to fully embed anchors and ties in mortar.
- C. Set cast-stone trim units in full bed of mortar with full vertical joints.
  - 1. Clean soiled surfaces with fiber brush and soap powder and rinse thoroughly with clear water.
  - 2. Allow cleaned surfaces to dry before setting.
  - 3. Wet joint surfaces thoroughly before applying mortar.
  - 4. Rake out mortar joints for pointing with sealant.
- D. Tool exposed joints slightly concave when thumbprint hard, using a jointer larger than joint thickness unless otherwise indicated.

#### **3.6 ANCHORED MASONRY VENEERS**

- A. Anchor masonry veneers to wall framing with masonry-veneer anchors to comply with the following requirements:
  - 1. Fasten screw-attached anchors through sheathing to wall framing with metal fasteners of type indicated. Use two fasteners unless anchor design only uses one fastener.
  - 2. Embed tie sections in masonry joints.
  - 3. Locate anchor sections to allow maximum vertical differential movement of ties up and down.
  - 4. Space anchors as indicated, but not more than 18 inches o.c. vertically and 24 inches o.c. horizontally, with not less than one anchor for each 2 sq. ft. of wall area. Install additional anchors within 12 inches of openings and at intervals, not exceeding 8 inches, around perimeter.
  - 5. Space anchors as indicated, but not more than 18 inches o.c. vertically and horizontally. Install additional anchors within 12 inches of openings and at intervals, not exceeding 24 inches, around perimeter.
- B. Provide not less than 2 inches of airspace between back of masonry veneer and face of sheathing or insulation.
  - 1. Keep airspace clean of mortar droppings and other materials during construction. Bevel beds away from airspace, to minimize mortar protrusions into airspace. Do not attempt to trowel or remove mortar fins protruding into airspace.
- C. Installing Cavity-Wall Insulation: Place small dabs of adhesive, spaced approximately 12 inches (300 mm) o.c. both ways, on inside face of insulation boards, or attach with plastic fasteners designed for this purpose. Fit courses of insulation between wall ties and other confining obstructions in cavity, with edges butted tightly both ways. Press units firmly against inside wythe of masonry or other construction as shown.
  - 1. Fill cracks and open gaps in insulation with crack sealer compatible with insulation and masonry.

#### **3.7 EXPANSION JOINTS**

- A. General: Install expansion-joint materials in unit masonry as masonry progresses. Do not allow materials to span expansion joints without provision to allow for in-plane wall or partition movement.

## **DIVISION 04 - MASONRY**

### **SECTION 04 26 13 MASONRY VENEER**

- B. Form expansion joints as follows:
    - 1. Build flanges of metal expansion strips into masonry. Lap each joint 4 inches in direction of water flow. Seal joints below grade and at junctures with horizontal expansion joints if any.
    - 2. Build flanges of factory-fabricated, expansion-joint units into masonry.
    - 3. Build in compressible joint fillers where indicated.
    - 4. Form open joint full depth of brick wythe and of width indicated, but not less than 3/8 inch for installation of sealant and backer rod specified in Section 07 92 00 "Joint Sealants."
  - C. Provide horizontal, pressure-relieving joints by either leaving an airspace or inserting a compressible filler of width required for installing sealant and backer rod specified in Section 07 92 00 "Joint Sealants," but not less than 3/8 inch.
    - 1. Locate horizontal, pressure-relieving joints beneath shelf angles supporting masonry.
- 3.8 LINTELS
- A. Install steel lintels where indicated.
  - B. Provide minimum bearing of 8 inches at each jamb unless otherwise indicated.
- 3.9 FLASHING, WEEP HOLES, AND VENTS
- A. General: Install embedded flashing and weep holes in masonry at shelf angles, lintels, ledges, other obstructions to downward flow of water in wall, and where indicated. Install vents at shelf angles, ledges, and other obstructions to upward flow of air in cavities, and where indicated.
  - B. Install flashing as follows unless otherwise indicated:
    - 1. Prepare masonry surfaces so they are smooth and free from projections that could puncture flashing. Where flashing is within mortar joint, place through-wall flashing on sloping bed of mortar and cover with mortar. Before covering with mortar, seal penetrations in flashing with adhesive, sealant, or tape as recommended by flashing manufacturer.
    - 2. Extend flashing through veneer, across airspace behind veneer, and up face of sheathing at least 8 inches; with upper edge tucked under air barrier, lapping at least 4 inches. Fasten upper edge of flexible flashing to sheathing through termination bar.
    - 3. At lintels and shelf angles, extend flashing a minimum of 6 inches into masonry at each end. At heads and sills, extend flashing 6 inches at ends and turn up not less than 2 inches to form end dams.
    - 4. Interlock end joints of ribbed sheet metal flashing by overlapping ribs not less than 1-1/2 inches or as recommended by flashing manufacturer, and seal lap with elastomeric sealant complying with requirements in Section 07 92 00 "Joint Sealants" for application indicated.
    - 5. Install metal drip edges with ribbed sheet metal flashing by interlocking hemmed edges to form hooked seam. Seal seam with elastomeric sealant complying with requirements in Section 07 92 00 "Joint Sealants" for application indicated.
    - 6. Install metal drip edges beneath flexible flashing at exterior face of wall. Stop flexible flashing 1/2 inch back from outside face of wall and adhere flexible flashing to top of metal drip edge.
    - 7. Install metal flashing termination beneath flexible flashing at exterior face of wall. Stop flexible flashing 1/2 inch back from outside face of wall and adhere flexible flashing to top of metal flashing termination.
    - 8. Cut flexible flashing off flush with face of wall after masonry wall construction is completed.
  - C. Install reglets and nailers for flashing and other related construction where they are shown to be built into masonry.
  - D. Install weep holes in veneers in head joints of first course of masonry immediately above embedded flashing.
    - 1. Use specified weep/vent products to form weep holes.
    - 2. Space weep holes 24 inches o.c. unless otherwise indicated.

## **DIVISION 04 - MASONRY**

### **SECTION 04 26 13 MASONRY VENEER**

- E. Place cavity drainage material in airspace behind veneers to comply with configuration requirements for cavity drainage material in "Miscellaneous Masonry Accessories" Article.
  - A. Install vents in head joints in exterior wythes at spacing indicated, or if not indicated, at 48 inches on center. Use specified weep/vent products to form vents.
    - 1. Close cavities off vertically and horizontally with blocking in manner indicated. Install through-wall flashing and weep holes above horizontal blocking.
- 3.10 FIELD QUALITY CONTROL
- A. Testing and Inspecting: Owner will engage special inspectors to perform tests and inspections and prepare reports. Allow inspectors access to scaffolding and work areas as needed to perform tests and inspections. Retesting of materials that fail to comply with specified requirements shall be done at Contractor's expense.
  - B. Inspections: Special inspections according to Level B in TMS 402/ACI 530/ASCE 5.
    - 1. Begin masonry construction only after inspectors have verified proportions of site-prepared mortar.
  - C. Testing Prior to Construction: One set of tests.
  - D. Clay Masonry Unit Test: For each type of unit provided, according to ASTM C67 for compressive strength.
  - E. Mortar Aggregate Ratio Test (Proportion Specification): For each mix provided, according to ASTM C780.
  - F. Mortar Test (Property Specification): For each mix provided, according to ASTM C780. Test mortar for mortar air content and compressive strength.
- 3.11 REPAIRING, POINTING, AND CLEANING
- A. Remove and replace masonry units that are loose, chipped, broken, stained, or otherwise damaged or that do not match adjoining units. Install new units to match adjoining units; install in fresh mortar, pointed to eliminate evidence of replacement.
  - B. Pointing: During the tooling of joints, enlarge voids and holes, except weep holes, and completely fill with mortar. Point up joints, including corners, openings, and adjacent construction, to provide a neat, uniform appearance. Prepare joints for sealant application, where indicated.
  - C. In-Progress Cleaning: Clean unit masonry as work progresses by dry brushing to remove mortar fins and smears before tooling joints.
  - D. Final Cleaning: After mortar is thoroughly set and cured, clean exposed masonry as follows:
    - 1. Remove large mortar particles by hand with wooden paddles and nonmetallic scrape hoes or chisels.
    - 2. Test cleaning methods on sample wall panel; leave one-half of panel uncleaned for comparison purposes. Obtain Architect's approval of sample cleaning before proceeding with cleaning of masonry.
    - 3. Protect adjacent stone and nonmasonry surfaces from contact with cleaner by covering them with liquid strippable masking agent or polyethylene film and waterproof masking tape.
    - 4. Wet wall surfaces with water before applying cleaners; remove cleaners promptly by rinsing surfaces thoroughly with clear water.
    - 5. Clean brick by bucket-and-brush hand-cleaning method described in BIA Technical Notes 20.
    - 6. Clean masonry with a proprietary acidic cleaner applied according to manufacturer's written instructions.
- 3.12 MASONRY WASTE DISPOSAL
- A. Salvageable Materials: Unless otherwise indicated, excess masonry materials are Contractor's property. At completion of unit masonry work, remove from Project site.

**DIVISION 04 - MASONRY**

**SECTION 04 26 13  
MASONRY VENEER**

- B. Waste Disposal as Fill Material: Dispose of clean masonry waste, including excess or soil-contaminated sand, waste mortar, and broken masonry units, by crushing and mixing with fill material as fill is placed.
  - 1. Crush masonry waste to less than 4 inches in each dimension.
  - 2. Mix masonry waste with at least two parts of specified fill material for each part of masonry waste. Fill material is specified in Section 31 20 00 "Earth Moving."
  - 3. Do not dispose of masonry waste as fill within 18 inches of finished grade.
- C. Excess Masonry Waste: Remove excess clean masonry waste that cannot be used as fill, as described above or recycled, and other masonry waste, and legally dispose of off Owner's property.

**END OF SECTION 04 26 13**

## **DIVISION 08 - OPENINGS**

### **SECTION 08 36 13 SECTIONAL DOORS**

#### **PART 1 - GENERAL**

##### **1.1 RELATED DOCUMENTS**

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

##### **1.2 SUMMARY**

- A. Section includes electrically operated sectional doors.
- B. Related Requirements:
  - 1. Section 05 50 00 "Metal Fabrications" for miscellaneous steel supports.

##### **1.3 ACTION SUBMITTALS**

- A. Product Data: For each type and size of sectional door and accessory.
  - 1. Include construction details, material descriptions, dimensions of individual components, profile door sections, and finishes.
  - 2. Include rated capacities, operating characteristics, electrical characteristics, and furnished accessories.
- B. Shop Drawings: For each installation and for special components not dimensioned or detailed in manufacturer's product data.
  - 1. Include plans, elevations, sections, and mounting details.
  - 2. Include details of equipment assemblies. Indicate dimensions, required clearances, method of field assembly, components, and location and size of each field connection.
  - 3. Include points of attachment and their corresponding static and dynamic loads imposed on structure.
  - 4. Include diagrams for power, signal, and control wiring.
- C. Samples for Initial Selection: For units with factory-applied finishes.

##### **1.4 INFORMATIONAL SUBMITTALS**

- A. Qualification Data: For Installer.
- B. Sample Warranties: For special warranties.

##### **1.5 CLOSEOUT SUBMITTALS**

- A. Maintenance Data: For sectional doors to include in maintenance manuals.

##### **1.6 QUALITY ASSURANCE**

- A. Installer Qualifications: An entity that employs installers and supervisors who are trained and approved by manufacturer for both installation and maintenance of units required for this Project.

##### **1.7 WARRANTY**

- A. Special Warranty: Manufacturer agrees to repair or replace components of sectional doors that fail in materials or workmanship within specified warranty period.
  - 1. Failures include, but are not limited to, the following:
    - a. Structural failures including, but not limited to, excessive deflection.
    - b. Failure of components or operators before reaching required number of operation cycles.
    - c. Faulty operation of hardware.
    - d. Deterioration of metals, metal finishes, and other materials beyond normal weathering and use; rust through.
    - e. Delamination of exterior or interior facing materials.
  - 2. Warranty Period: Two years from date of Substantial Completion.
- B. Special Finish Warranty: Manufacturer agrees to repair or replace components that show evidence of deterioration of factory-applied finishes within specified warranty period.

## **DIVISION 08 - OPENINGS**

### **SECTION 08 36 13 SECTIONAL DOORS**

1. Warranty Period: 10 years from date of Substantial Completion.

#### **PART 2 - PRODUCTS**

##### **2.1 MANUFACTURERS, GENERAL**

- A. Source Limitations: Obtain sectional doors from single source from single manufacturer.
  1. Obtain operators and controls from sectional door manufacturer.

##### **2.2 PERFORMANCE REQUIREMENTS**

- A. General Performance: Sectional doors shall comply with performance requirements specified without failure due to defective manufacture, fabrication, installation, or other defects in construction and without requiring temporary installation of reinforcing components.
- B. Structural Performance, Exterior Doors: Capable of withstanding the design wind loads.
  1. Design Wind Load: As indicated on Drawings.
  2. Testing: According to ASTM E330.
  3. Deflection Limits: Design sectional doors to withstand design wind loads without evidencing permanent deformation or disengagement of door components.
    - a. Deflection of door sections in horizontal position (open) shall not exceed 1/120 of the door width.
    - b. Deflection of horizontal track assembly shall not exceed 1/240 of the door height.
  4. Operability under Wind Load: Design overhead coiling doors to remain operable under design uniform pressure (velocity pressure) of 20 lbf/sq. ft. wind load, acting inward and outward.

##### **2.3 DOOR ASSEMBLY**

- A. Steel Sectional Door: Sectional door formed with hinged sections and fabricated according to DASMA 102 unless otherwise indicated.
  1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to the following:
    - a. C.H.I. Overhead Doors, Inc.
    - b. Clopay Building Products.
    - c. Overhead Door Corporation; Basis of Design: Overhead Door Company, Thermacore Sectional Steel Doors 592, or equal.
    - d. Raynor Garage Doors.
    - e. Wayne-Dalton Corp.
- B. Operation Cycles: Door components and operators capable of operating for not less than 10,000. One operation cycle is complete when a door is opened from the closed position to the fully open position and returned to the closed position.
- C. Air Infiltration: Maximum rate of 0.4 cfm/sq. ft. at 15 and 25 mph when tested according to ASTM E283.
- D. Installed R-Value: 17.5 deg F x h x sq. ft./Btu.
- E. Steel Sections: Zinc-coated (galvanized) steel sheet with G60 zinc coating.
  1. Section Thickness: 2 inches.
  2. Exterior-Face, Steel Sheet Thickness: 0.064-inch-0.015 inch nominal coated thickness.
    - a. Surface: Manufacturer's standard, [ribbed].
  3. Insulation: Urethane-based Foamed in place.
  4. Interior Facing Material: Zinc-coated (galvanized) steel sheet with a nominal coated thickness of manufacturer's recommended dimension to comply with performance requirements.
- F. Track Configuration: Standard-lift track.
- G. Weatherseals: Fitted to bottom and top and around entire perimeter of door. Provide combination bottom weatherseal and sensor edge.
- H. Roller-Tire Material: Manufacturer's standard.



## **DIVISION 08 - OPENINGS**

### **SECTION 08 36 13 SECTIONAL DOORS**

- I. Counterbalance Type: Torsion spring.
  - J. Electric Door Operator:
    - 1. Usage Classification: Heavy duty, 25 or more cycles per hour and more than 90 cycles per day.
    - 2. Operator Type: Manufacturer's standard for door requirements.
    - 3. Safety: Listed according to UL 325 by a qualified testing agency for commercial or industrial use; moving parts of operator enclosed or guarded if exposed and mounted at 8 feet or lower.
    - 4. Motor Exposure: Exterior, dusty, wet, or humid.
    - 5. Emergency Manual Operation: Push-up type.
    - 6. Obstruction-Detection Device: Automatic photoelectric sensor.
    - 7. Control Station: Interior-side mounted. Location as shown on Electrical drawings.
    - 8. Other Equipment: Portable, radio-control system.
  - K. Door Finish:
    - 1. Baked-Enamel or Powder-Coat Finish: Color and gloss as selected by Architect from manufacturer's full range.
    - 2. Finish of Interior Facing Material: Finish as selected by Architect from manufacturer's full range.
- 2.4 MATERIALS, GENERAL
- A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.
- 2.5 STEEL DOOR SECTIONS
- A. Exterior Section Faces and Frames: Zinc-coated (galvanized), cold-rolled, commercial steel (CS) sheet, complying with ASTM A653/A653M, with indicated zinc coating and thickness.
    - 1. Fabricate section faces from single sheets to provide sections not more than 24 inches high and of indicated thickness. Roll horizontal meeting edges to a continuous, interlocking, keyed, rabbeted, shiplap, or tongue-in-groove weather-resistant seal, with a reinforcing flange return.
    - 2. For insulated doors, provide sections with continuous thermal-break construction, separating the exterior and interior faces of door.
  - B. Section Ends and Intermediate Stiles: Enclose open ends of sections with channel end stiles formed from galvanized-steel sheet not less than 0.064-inch-nominal coated thickness and welded to door section. Provide intermediate stiles formed from not less than 0.064-inch-thick galvanized-steel sheet, cut to door section profile, and welded in place. Space stiles not more than 48 inches apart.
  - C. Reinforce bottom section with a continuous channel or angle conforming to bottom-section profile.
  - D. Reinforce sections with continuous horizontal and diagonal reinforcement, as required to stiffen door and for wind loading. Provide galvanized-steel bars, struts, trusses, or strip steel, formed to depth and bolted or welded in place.
  - E. Provide reinforcement for hardware attachment.
  - F. Foamed-in-Place Thermal Insulation: Insulate interior of steel sections with door manufacturer's standard polyurethane insulation, foamed in place to completely fill interior of section and pressure bonded to face sheets to prevent delamination under wind load, and with maximum flame-spread and smoke-developed indexes of 75 and 450, respectively, according to ASTM E84. Enclose insulation completely within steel sections and the interior facing material, with no exposed insulation.
  - G. Interior Facing Material: Zinc-coated (galvanized), cold-rolled, commercial steel (CS) sheet, complying with ASTM A653/A653M, with indicated thickness.
  - H. Fabricate sections so finished door assembly is rigid and aligned, with tight hairline joints and free of warp, twist, and deformation.

## **DIVISION 08 - OPENINGS**

### **SECTION 08 36 13 SECTIONAL DOORS**

#### **2.6 TRACKS, SUPPORTS, AND ACCESSORIES**

- A. Tracks: Manufacturer's standard, galvanized-steel track system of configuration indicated, sized for door size and weight, designed for lift type indicated and clearances indicated on Drawings. Provide complete system including brackets, bracing, and reinforcement to ensure rigid support of ball-bearing roller guides for required door type, size, weight, and loading.
  - 1. Galvanized Steel: ASTM A653/A653M, minimum G60 zinc coating.
  - 2. Slope tracks at an angle from vertical or design tracks to ensure tight closure at jams when door unit is closed.
  - 3. Track Reinforcement and Supports: Galvanized-steel members to support track without sag, sway, and vibration during opening and closing of doors. Slot vertical sections of track spaced 2 inches apart for door-drop safety device.
    - a. For Vertical Track: Intermittent, jamb brackets attached to track and attached to wall.
    - b. For Horizontal Track: Continuous reinforcing angle from curve in track to end of track, attached to track and supported at points by laterally braced attachments to overhead structural members.
- B. Weatherseals: Replaceable, adjustable, continuous, compressible weather-stripping gaskets of flexible vinyl, rubber, or neoprene fitted to bottom and top of sectional door unless otherwise indicated.

#### **2.7 HARDWARE**

- A. General: Heavy-duty, corrosion-resistant hardware, with hot-dip galvanized, stainless-steel, or other corrosion-resistant fasteners, to suit door type.
- B. Hinges: Heavy-duty, galvanized-steel hinges of not less than 0.079-inch-nominal coated thickness at each end stile and at each intermediate stile, according to manufacturer's written recommendations for door size. Attach hinges to door sections through stiles and rails with bolts and lock nuts or lock washers and nuts. Use rivets or self-tapping fasteners where access to nuts is impossible. Provide double-end hinges where required, for doors more than 16 feet wide unless otherwise recommended by door manufacturer.
- C. Rollers: Heavy-duty rollers with steel ball-bearings in case-hardened steel races, mounted with varying projections to suit slope of track. Extend roller shaft through both hinges where double hinges are required. Provide 3-inch-diameter roller tires for 3-inch-wide track and 2-inch-diameter roller tires for 2-inch-wide track.
- D. Push/Pull Handles: Equip each push-up operated or emergency-operated door with galvanized-steel lifting handles on each side of door, finished to match door.

#### **2.8 COUNTERBALANCE MECHANISM**

- A. Torsion Spring: Counterbalance mechanism consisting of adjustable-tension torsion springs fabricated from steel-spring wire complying with ASTM A229/A229M, mounted on torsion shaft made of steel tube or solid steel. Provide springs designed for number of operation cycles indicated.
- B. Cable Drums and Shaft for Doors: Cast-aluminum or gray-iron casting cable drums mounted on torsion shaft and grooved to receive door-lifting cables as door is raised. Mount counterbalance mechanism with manufacturer's standard ball-bearing brackets at each end of torsion shaft. Provide one additional midpoint bracket for shafts up to 16 feet long and two additional brackets at one-third points to support shafts more than 16 feet long unless closer spacing is recommended by door manufacturer.
- C. Cables: Galvanized-steel, multistrand, lifting cables with cable safety factor of at least 5 to 1.
- D. Bracket: Provide anchor support bracket as required to connect stationary end of spring to the wall and to level the shaft and prevent sag.

#### **2.9 ELECTRIC DOOR OPERATORS**

- A. General: Electric door operator assembly of size and capacity recommended and provided by door manufacturer for door and "operation cycles" requirement specified, with electric motor and

## **DIVISION 08 - OPENINGS**

### **SECTION 08 36 13 SECTIONAL DOORS**

factory-prewired motor controls, starter, gear-reduction unit, solenoid-operated brake, clutch, control stations, control devices, integral gearing for locking door, and accessories required for proper operation.

1. Basis of Design: Overhead Door Company, RSX Operator, or approved equal.
2. Comply with NFPA 70.
3. Control equipment complying with NEMA ICS 1, NEMA ICS 2, and NEMA ICS 6; with NFPA 70, Class 2 control circuit, maximum 24-V ac or dc.
- B. Usage Classification: Electric operator and components capable of operating for not less than number of cycles per hour indicated for each door.
- C. Door-Operator Type: Unit consisting of electric motor, gears, pulleys, belts, sprockets, chains, and controls needed to operate door and meet required usage classification.
  1. Trolley: Trolley operator mounted to ceiling above and to rear of door in raised position and directly connected to door with drawbar.
- D. Motors: Reversible-type motor with controller (disconnect switch) for motor exposure indicated.
  1. Electrical Characteristics:
    - a. Phase: Single phase.
    - b. Volts: 115 V.
    - c. Hertz: 60.
    - d. Horsepower: 1/2
  2. Motor Size: Minimum size as indicated. If not indicated, large enough to start, accelerate, and operate door in either direction from any position, at a speed not less than 8 in./sec. and not more than 12 in./sec., without exceeding nameplate ratings or service factor.
  3. Operating Controls, Controllers (Disconnect Switches), Wiring Devices, and Wiring: Manufacturer's standard unless otherwise indicated.
  4. Coordinate wiring requirements and electrical characteristics of motors and other electrical devices with building electrical system and each location where installed.
  5. Use adjustable motor-mounting bases for belt-driven operators.
- E. Limit Switches: Equip motorized door with adjustable switches interlocked with motor controls and set to automatically stop door at fully opened and fully closed positions.
- F. Obstruction Detection Device: External entrapment protection consisting of indicated automatic safety sensor capable of protecting full width of door opening. Activation of device immediately stops and reverses downward door travel.
  1. Photoelectric Sensor: Manufacturer's standard system designed to detect an obstruction in door opening without contact between door and obstruction.
    - a. Self-Monitoring Type: Designed to interface with door operator control circuit to detect damage to or disconnection of sensing device. When self-monitoring feature is activated, door closes only with sustained pressure on close button.
      - 1) Provide sensors at 6" AFF and a second set at 40" AFF.
- G. Control Station: Three-button control station in fixed location with momentary-contact push-button controls labeled "Open" and "Stop" and sustained- or constant-pressure, push-button control labeled "Close."
  1. Interior-Mounted Units: Full-guarded, surface-mounted, heavy-duty type, with general-purpose NEMA ICS 6, Type 1 enclosure.
- H. Emergency Manual Operation: Equip electrically powered door with capability for emergency manual operation. Design manual mechanism so required force for door operation does not exceed 35 lbf.
- I. Emergency Operation Disconnect Device: Equip operator with hand-operated disconnect mechanism for automatically engaging manual operator and releasing brake for emergency manual operation while disconnecting motor without affecting timing of limit switch. Mount mechanism so it is accessible from floor level. Include interlock device to automatically prevent motor from operating when emergency operator is engaged.
- J. Motor Removal: Design operator so motor may be removed without disturbing limit-switch adjustment and without affecting emergency manual operation.
- K. Portable, Radio-Control System: Consisting of one of the following:

## **DIVISION 08 - OPENINGS**

### **SECTION 08 36 13 SECTIONAL DOORS**

1. Three-channel universal coaxial receiver to open and close door.
2. Provide one unit per door.

#### **2.10 GENERAL FINISH REQUIREMENTS**

- A. Comply with NAAMM/NOMMA's "Metal Finishes Manual for Architectural and Metal Products (AMP 500-06)" for recommendations for applying and designating finishes.
- B. Appearance of Finished Work: Noticeable variations in same piece are not acceptable. Variations in appearance of adjoining components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

#### **2.11 STEEL AND GALVANIZED-STEEL FINISHES**

- A. Baked-Enamel or Powder-Coat Finish: Manufacturer's standard baked-on finish consisting of prime coat and thermosetting topcoat. Comply with coating manufacturer's written instructions for cleaning, pretreatment, application, and minimum dry film thickness.

### **PART 3 - EXECUTION**

#### **3.1 EXAMINATION**

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for substrate construction and other conditions affecting performance of the Work.
- B. Examine locations of electrical connections.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

#### **3.2 INSTALLATION**

- A. Install sectional doors and operating equipment complete with necessary hardware, anchors, inserts, hangers, and equipment supports; according to manufacturer's written instructions and as specified.
- B. Tracks:
  1. Fasten vertical track assembly to opening jambs and framing, spaced not more than 24 inches apart.
  2. Hang horizontal track assembly from structural overhead framing with angles or channel hangers attached to framing by welding or bolting, or both. Provide sway bracing, diagonal bracing, and reinforcement as required for rigid installation of track and door-operating equipment.
- C. Accessibility: Install sectional doors, switches, and controls along accessible routes in compliance with regulatory requirements for accessibility.
- D. Power-Operated Doors: Install automatic garage doors openers according to UL 325.

#### **3.3 STARTUP SERVICES**

- A. Engage a factory-authorized service representative to perform startup service.
  1. Complete installation and startup checks according to manufacturer's written instructions.
  2. Test and adjust controls and safety devices. Replace damaged and malfunctioning controls and equipment.

#### **3.4 ADJUSTING**

- A. Adjust hardware and moving parts to function smoothly so that doors operate easily, free of warp, twist, or distortion.
- B. Lubricate bearings and sliding parts as recommended by manufacturer.
- C. Adjust doors and seals to provide weather-resistant fit around entire perimeter.
- D. Touch-up Painting: Immediately after welding galvanized materials, clean welds and abraded galvanized surfaces and repair galvanizing to comply with ASTM A780/A780M.

**DIVISION 08 - OPENINGS**

**SECTION 08 36 13  
SECTIONAL DOORS**

3.5 DEMONSTRATION

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

**END OF SECTION 08 36 13**

**DIVISION 08 - OPENINGS**

**SECTION 08 36 13  
SECTIONAL DOORS**

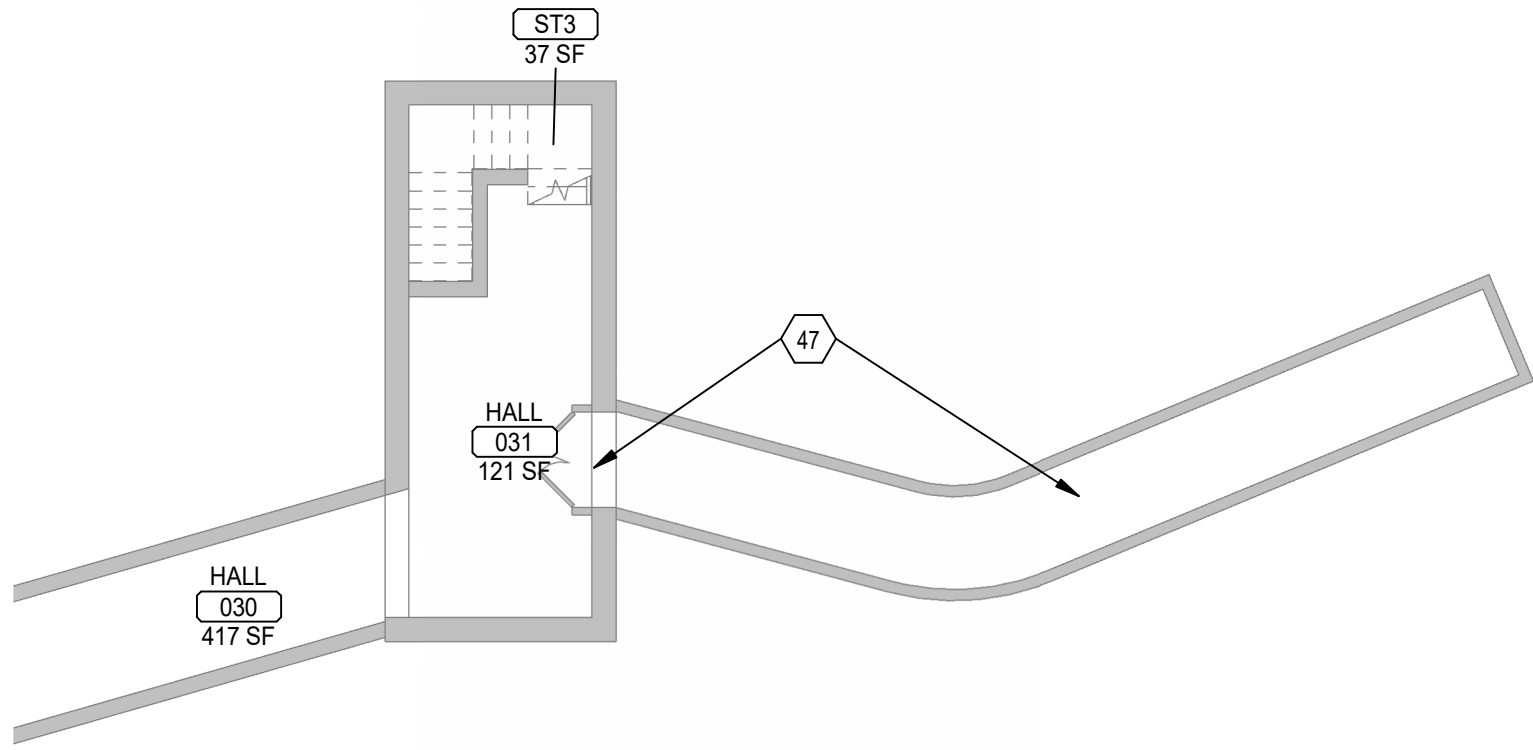
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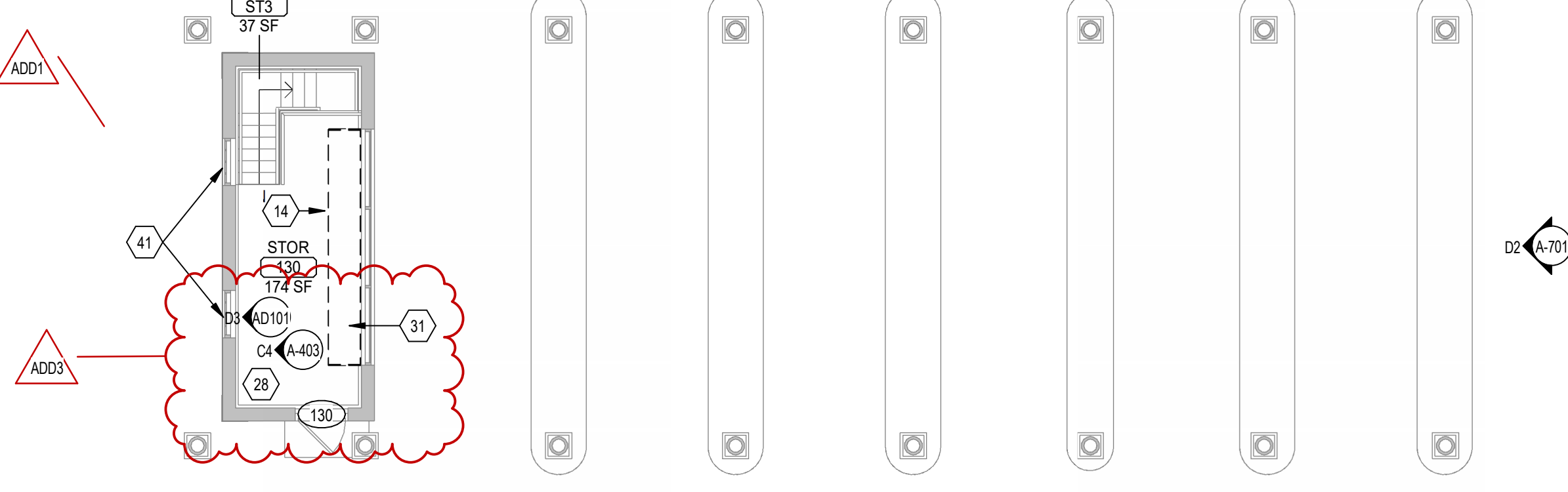




LISTED DRAWINGS SCALE(S) UNLESS REDUCED FROM ORIGINAL 36" x 48" FORMAT



**E1 LOWER LEVEL DEMOLITION PLAN TELLER**  
SCALE: 1/8" = 1'-0"

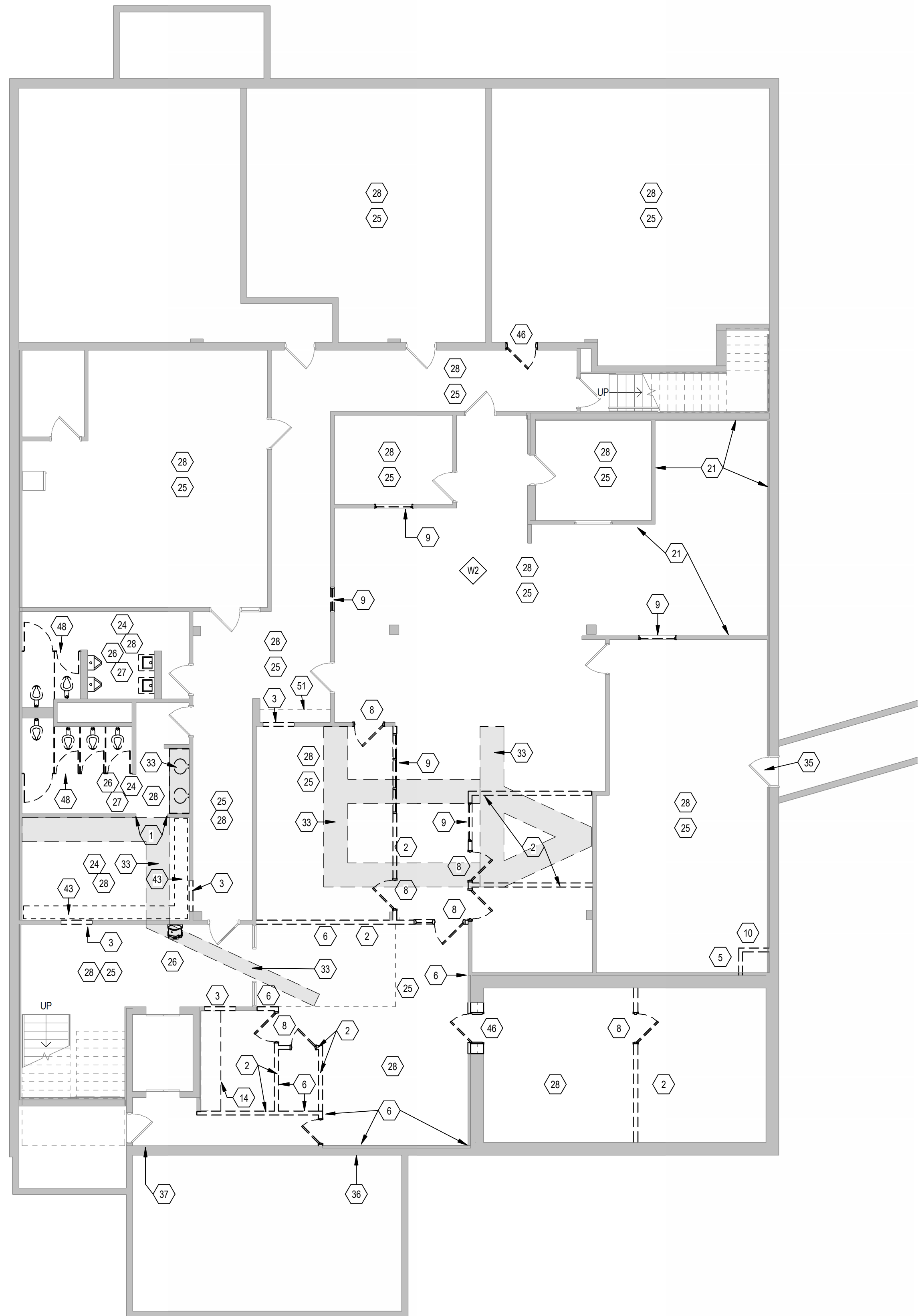


**E3 FIRST LEVEL DEMOLITION PLAN - TELLER**  
SCALE: 1/8" = 1'-0"

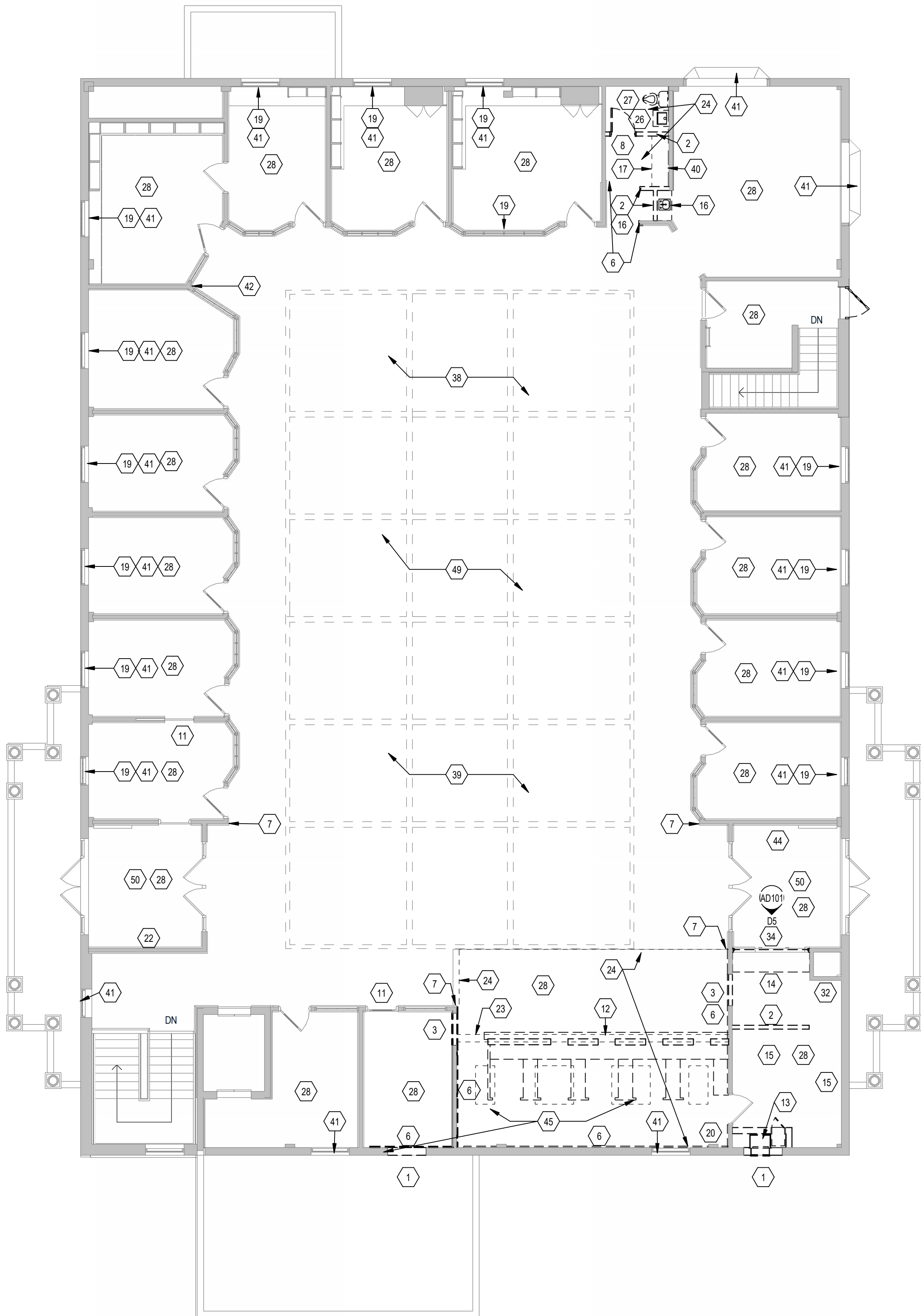


**D3 ELEVATION - TELLER 130, EAST**  
SCALE: NOT TO SCALE

**D5 ELEVATION - TELLER WINDOW**  
SCALE: NOT TO SCALE



**A1 LOWER LEVEL DEMOLITION PLAN**  
SCALE: 1/8" = 1'-0"



**A3 FIRST LEVEL DEMOLITION PLAN**  
SCALE: 1/8" = 1'-0"

## SHEET GENERAL NOTES:

- GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION NECESSARY TO ALLOW FOR COMPLETION OF WORK AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS - DEMOLITION OPERATIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO THE ITEMS DESCRIBED BY KEYNOTES HEREIN. REFERENCE STRUCTURAL, MECHANICAL, AND ELECTRICAL DOCUMENTS FOR ADDITIONAL INFORMATION.
- ALL SURFACES DAMAGED DURING DEMOLITION SHALL BE REPAIRED FOR APPLICATION OF NEW FINISHES OR PATCHED TO MATCH EXISTING. INDEPENDENT TRADES ARE RESPONSIBLE FOR THEIR RESPECTIVE CUT AND PATCH. R
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS WHICH ARE TO MATCH EXISTING CONSTRUCTION. CONTACT A/E WITH DISCREPANCIES
- SALVAGE ALL EXISTING REMOVED WOOD COMPONENTS (TELLER, PANELS, TRIM AND MOLDINGS) FOR REUSE IN REPAIR AREAS.
- WHERE EXISTING WALL/FLOOR FINISHES ARE REMOVED, PATCH AND REPAIR SUBSTRATES FOR PROPOSED FINISHES.

## KEY NOTES:

- EXISTING CAGED OPENING TO REMAIN. PREPARE FRAME FOR NEW DOOR.
- REMOVE PORTION OF EXISTING INTERIOR WALL ASSEMBLY. WOOD STUD, FULL HEIGHT.
- REMOVE PORTION OF EXISTING INTERIOR WALL ASSEMBLY. WOOD STUD, FOR NEW OPENING.
- REMOVE PORTION OF EXISTING MASONRY WALL, FULL HEIGHT.
- REMOVE PORTION OF EXISTING DUMBWATER SHAFT, FLOOR TO FLOOR.
- REMOVE PORTION OF EXISTING WOOD PANEL AND TRIM ASSEMBLY. SALVAGE FOR REUSE IN REPAIR AREAS. PATCH FILL HOLES. PREPARE SURFACE FOR NEW FINISH.
- REMOVE PORTION OF EXISTING WOOD PANEL AND TRIM ASSEMBLY TO INSTALL NEW WALL/FRAME ASSEMBLY.
- REMOVE EXISTING DOOR AND FRAME ASSEMBLY.
- REMOVE EXISTING WOOD FRAMED WINDOW.
- REMOVE EXISTING DUMBWATER HOISTWAY ENTRANCE.
- REMOVE PORTION OF EXISTING DOOR HARDWARE.
- REMOVE EXISTING TELLER COUNTER ASSEMBLY.
- REMOVE EXISTING NIGHT DEPOSITORY ASSEMBLY. ONE DEPOSITORY THROUGH THE EXTERIOR WALL. TWO SAFES. PATCH FLOOR FLUSH WITH ADJACENT SURFACES.
- REMOVE EXISTING COUNTER. PATCH HOLES TO MATCH ADJACENT SURFACES.
- REMOVE EXISTING SURFACE MOUNTED SHELF.
- REMOVE EXISTING BUILT IN SHELVING.
- REMOVE EXISTING COAT ROD AND SHELF. CLEAN, SALVAGE, REINSTALL.
- REMOVE EXISTING COUNTER.
- REMOVE EXISTING SURFACE MOUNTED CURTAIN RAIL.
- REMOVE EXISTING FIRE EXTINGUISHER CABINET. SALVAGE FIRE EXTINGUISHER FOR REUSE.
- REMOVE EXISTING ACOUSTIC TILE FROM WALL.
- EXISTING DISPLAY CASE TO REMAIN. MODIFY AS DIRECTED WITHIN DOCUMENTS.
- REMOVE EXISTING BULKHEAD ABOVE TELLER LINE.
- REMOVE PORTION OF EXISTING GYPSUM BOARD CEILING ASSEMBLY.
- REMOVE PORTION OF EXISTING SUSPENDED CEILING ASSEMBLY.
- REMOVE EXISTING PLUMBING FIXTURE.
- REMOVE EXISTING TOILET ACCESSORIES.
- REMOVE EXISTING FLOORING AND VINYL, BASE WHERE OCCURS.
- NOT USED.
- NOT USED.
- CUT OFF PENETRATIONS FLUSH WITH FLOOR. CAP/FILL PENETRATIONS FLUSH WITH ADJACENT SURFACE.
- EXISTING DUMBWATER SHAFT TO REMAIN ON THIS FLOOR. EXISTING SHAFT TO REMAIN TO PROVIDE ACCESS BETWEEN CEILING CAVITIES.
- SHADED AREA REPRESENTS APPROXIMATE CUT AND PATCH AREA OF SLAB ON GRADE FOR UNDERFLOOR UTILITIES.
- REMOVE EXISTING TELLER WINDOW AND PASS THRU ASSEMBLY.
- REMOVE EXISTING BOX CONCEALING PIPE/CONDUIT TRANSITION.
- COORDINATE WITH MECHANICAL AND ELECTRICAL FOR NEW PENETRATION. PROVIDE WATERPROOFING AROUND NEW PENETRATION.
- COORDINATE WITH MECHANICAL ON REMOVAL OF EXISTING PIPING PENETRATION. PATCH VOID TO MATCH ADJACENT SURFACE AND WATERPROOF EXTERIOR.
- COORDINATE WITH ELECTRICAL TO PATCH ABANDONED FLOOR PENETRATIONS. PATCH TO MATCH ADJACENT SURFACE.
- REMOVE, SALVAGE, CLEAN AND REINSTALL EXISTING LAY-IN GRILL PANELS FOR ACCESS TO LOCATION OF NEW FIRE SPRINKLER INSTALLATION.
- REMOVE EXISTING WALL BOARD FOR ACCESS TO EXISTING PLUMBING.
- REMOVE EXISTING REMAINING WINDOW MUNTIN. CLEAN WINDOWS AND ADHESIVE RESIDUE.
- REMOVE EXISTING WALL COVERING AND ADHESIVE. PREPARE SURFACE FOR NEW FINISH.
- REMOVE EXISTING LOCKERS, BASE, AND RELATED ITEMS. SALVAGE PORTION FOR REINSTALLATION.
- EXISTING DISPLAY CASE TO REMAIN.
- REMOVE EXISTING LIGHT FIXTURE ASSEMBLY.
- SAW CUT AND REMOVE EXISTING VAULT DOOR ASSEMBLY.
- EXISTING UNDERGROUND CRAWL SPACE FOR PNEUMATIC TUBES AND ACCESS CABINET TO REMAIN. APPROXIMATE LOCATION.
- REMOVE EXISTING TOILET PARTITIONS. SALVAGE (6) LOCKERS FOR REINSTALLATION.
- REMOVE EXISTING FLOORING THROUGHOUT ENTIRE FLOOR. SALVAGE PORTION OF EXISTING CARPET TILE. REINSTALL IN 130.
- REMOVE EXISTING TILE AND BASE. PREP FOR NEW FINISH.
- REMOVE EXISTING ROD AND SHELF. PATCH MOUNTING HOLES.



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Architecture  
Engineering  
Planning

CONSULTANTS

PROJECT TITLE

**CITY OF WATERTOWN  
RENOVATION AND  
ADDITION FOR NEW  
CITY HALL  
WATERTOWN, SD**

ISSUES

ADD3	03/12/2024	ADD3
ADD1	03/05/2024	ADD1
ISSUE	DATE	DESCRIPTION

ISSUE DATE  
**02/23/2024**  
PROJECT #  
**09201051**

DRAWN BY  
**EMV**  
CHECKED BY  
**RAH**

SHEET TITLE  
**DEMOLITION FLOOR  
PLAN**

SHEET NUMBER

**AD101**

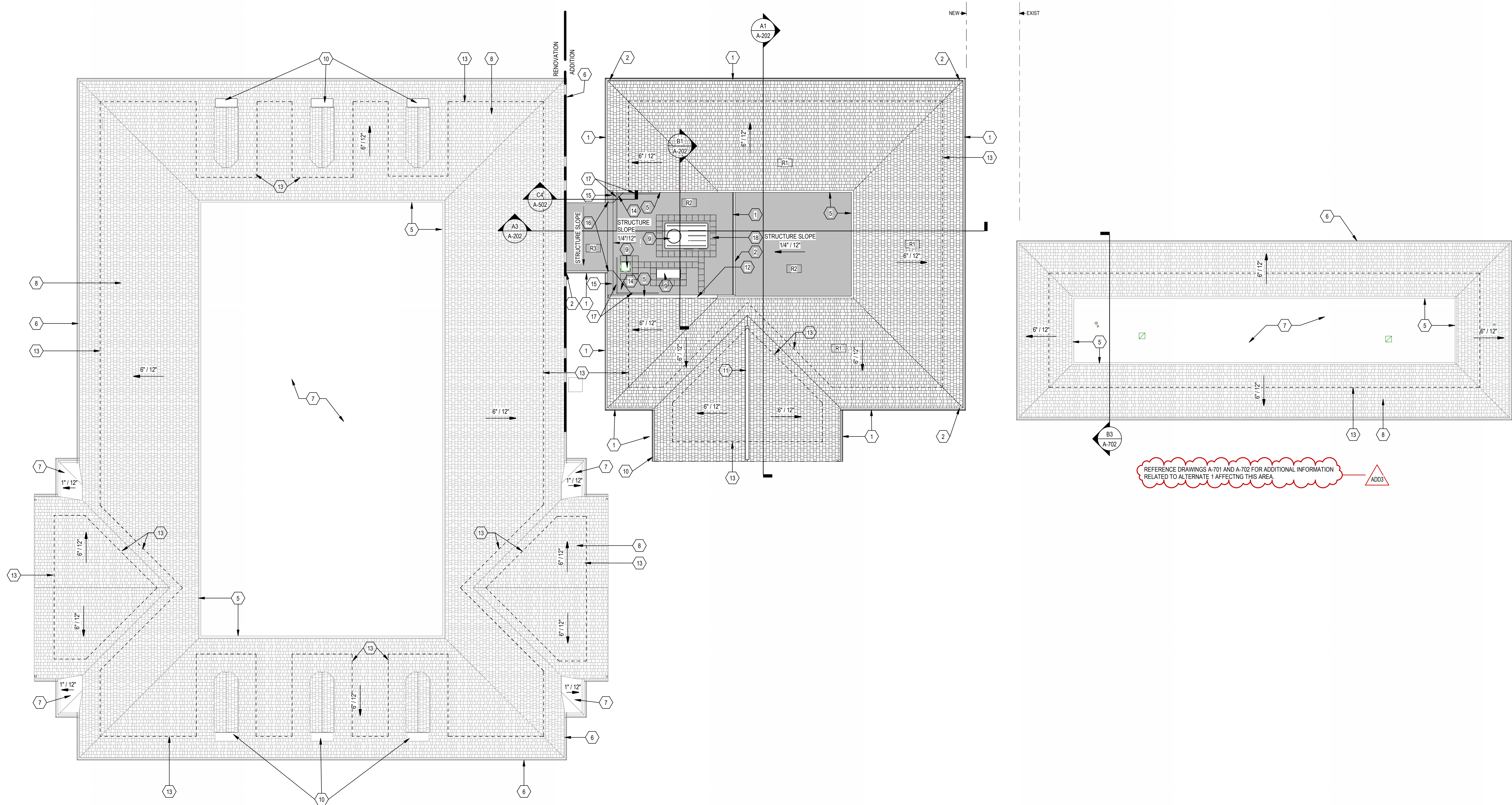
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CONSTRUCTION DOCUMENTS

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LISTED DRAWINGS SCALE(S) UNLESS REDUCED FROM ORIGINAL 36" x 48" FORMAT



**B1** ROOF PLAN  
SCALE: 1/8" = 1'-0"



#### KEY NOTES:

1. PREFINISHED METAL GUTTER
2. PREFINISHED METAL DOWNSPOUT AND PREMFG. CONCRETE SPLASH BLOCK
3. PREFINISHED SCUPPER WITH OVERFLOW
4. ROOF DRAIN
5. NEW PREFINISHED METAL TRANSITION CAP
6. EXISTING GUTTER AND DOWNSPOUTS TO REMAIN
7. REMOVE AND REPLACE EXISTING SINGLE PLY ROOF MEMBRANE. EXISTING EPDM IS AN ADHERED SYSTEM. PROVIDE NEW COVER BOARD UNDER NEW MEMBRANE
8. REMOVE AND REPLACE EXISTING ANGLES AND ROOF UNDERLAYMENT
9. ROOF TOP EQUIPMENT. REF MECHANICAL
10. EXISTING METAL FLASHING TO REMAIN
11. RIDGE VENT
12. EXTERIOR ACCESS DOOR FROM ATTIC TO ROOF
13. SELF-ADHERING SHEET UNDERLAYMENT
14. CRICKET
15. PREFINISHED METAL FLASHING
16. MEMBRANE FLASHING
17. WELDED GALV. STEEL 1 5/8" O.D., SCHEDULE 40 POST SYSTEM BOLTED/SLEEVED TO DECK
18. PAINT
19. JACKING PLATES

#### SHEET GENERAL NOTES:

- A. ALL SURFACES DAMAGED DURING DEMOLITION SHALL BE REPAIRED FOR APPLICATION OF NEW FINISHES OR PATCHED TO MATCH EXISTING.
- B. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS WHICH ARE TO MATCH EXISTING CONSTRUCTION. CONTACT A/E WITH DISCREPANCIES.
- C. MODIFICATIONS TO EXISTING ROOF TO BE DONE BY CERTIFIED INSTALLED TO AVOID WARRANTY ISSUES.
- D. ICE AND WATER GUARD 3' ONTO ROOF BOTH NEW AND RE-ROOF AREAS.

#### ROOF PLAN LEGEND

- |  |                  |
|--|------------------|
|  | REVISION TAG     |
|  | KEYNOTE TAG      |
|  | SECTION TAG      |
|  | DETAIL TAG       |
|  | OVERFLOW SCUPPER |



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RENOVATION AND  
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ISSUES

ISSUE	DATE	DESCRIPTION
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ISSUE DATE	DRAWN BY
02/23/2024	BMO
PROJECT #	CHECKED BY
09201051	RAH

SHEET TITLE

**ROOF PLAN**

SHEET NUMBER

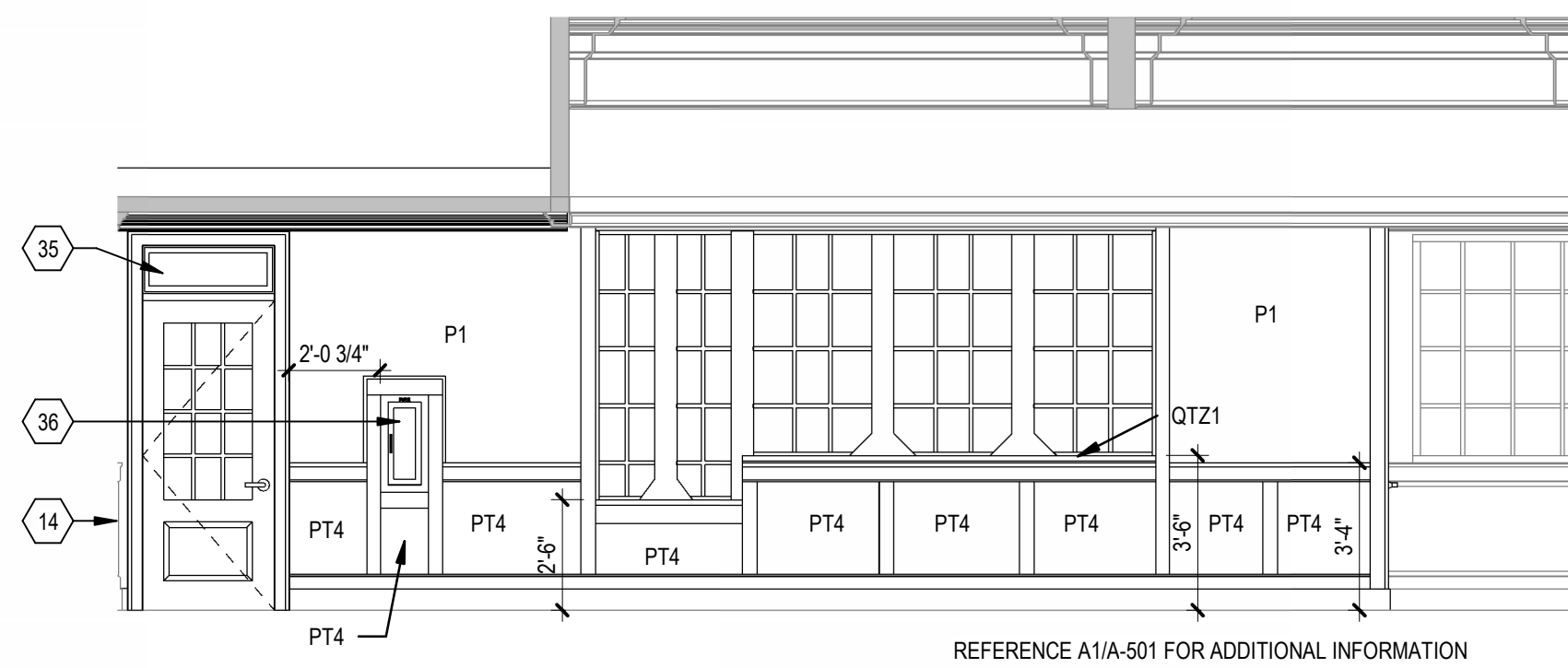
**AR101**

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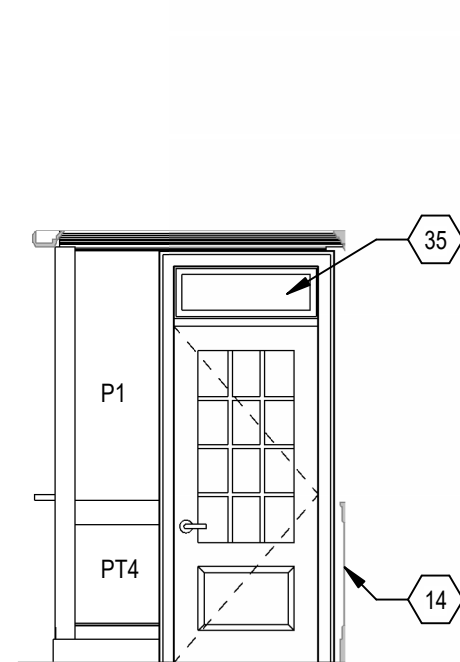
CONSTRUCTION DOCUMENTS



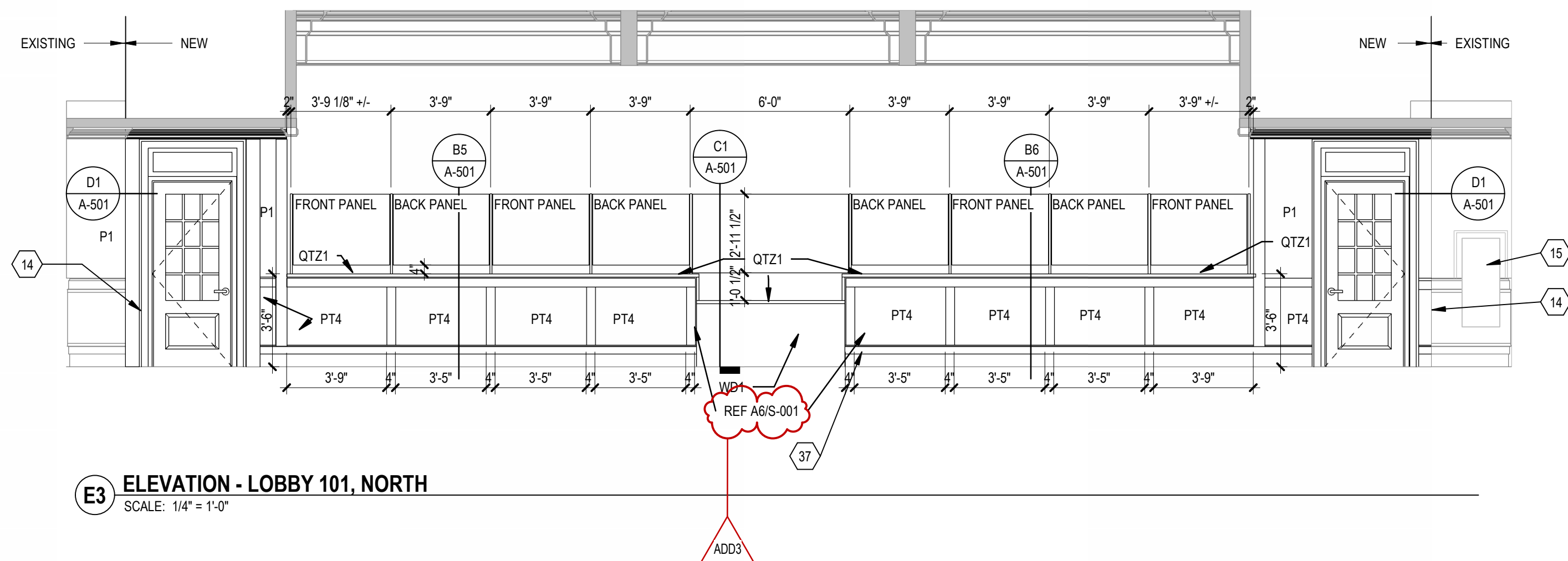
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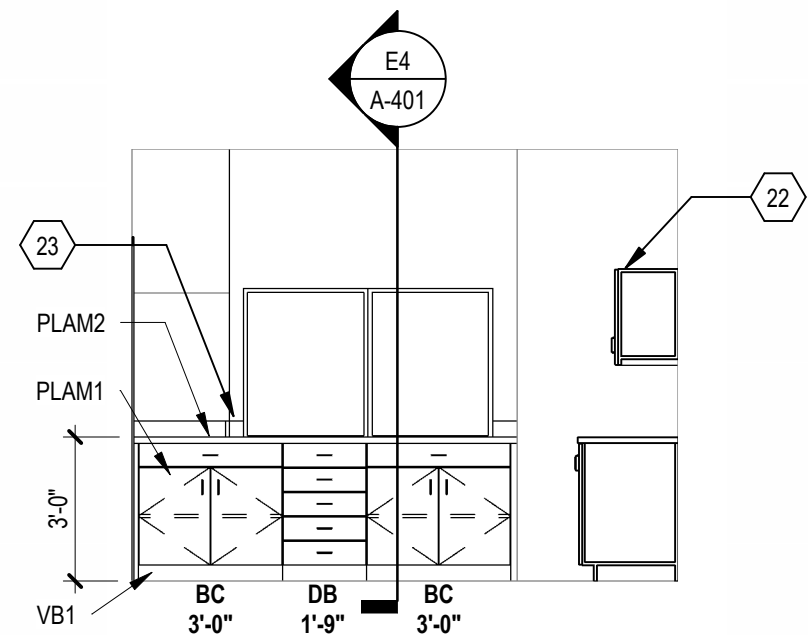
E1 ELEVATION - LOBBY 101, SOUTH  
SCALE: 1/4" = 1'-0"



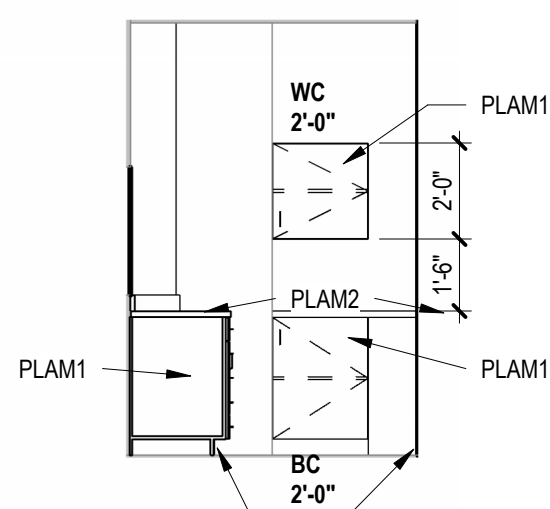
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E3 ELEVATION - LOBBY 101, NORTH  
SCALE: 1/4" = 1'-0"



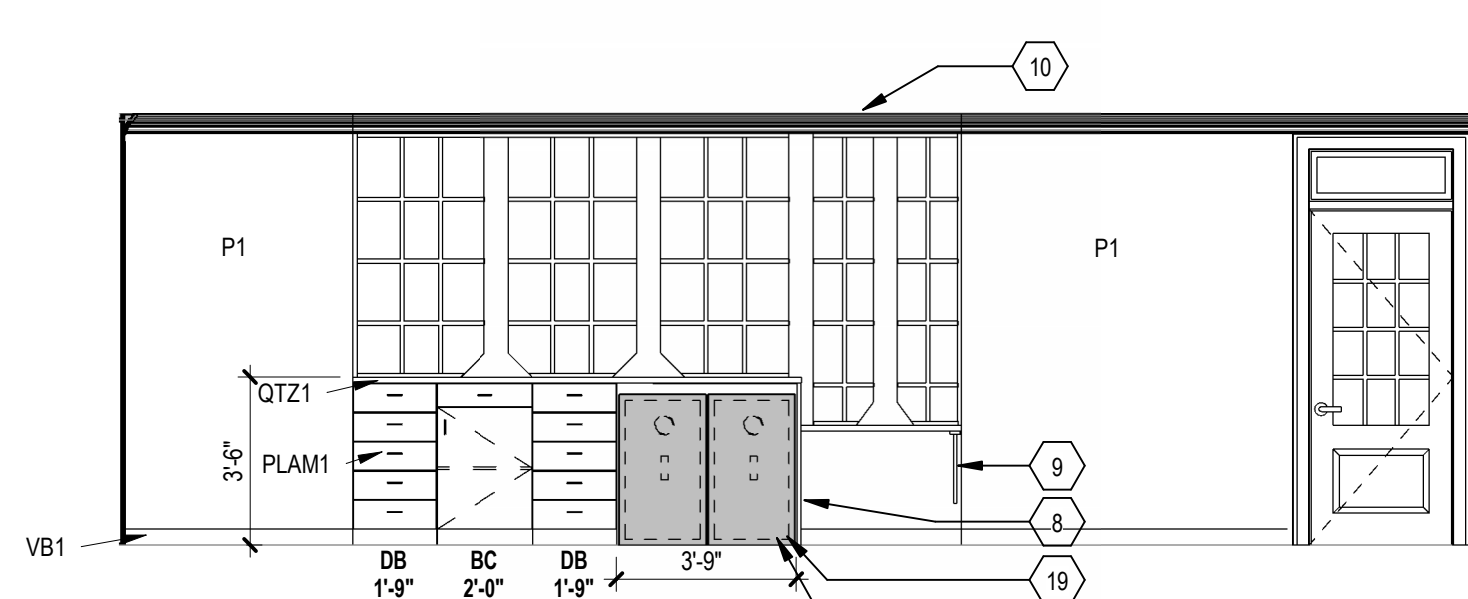
D1 ELEVATION - WORK 121, NORTH  
SCALE: 1/4" = 1'-0"



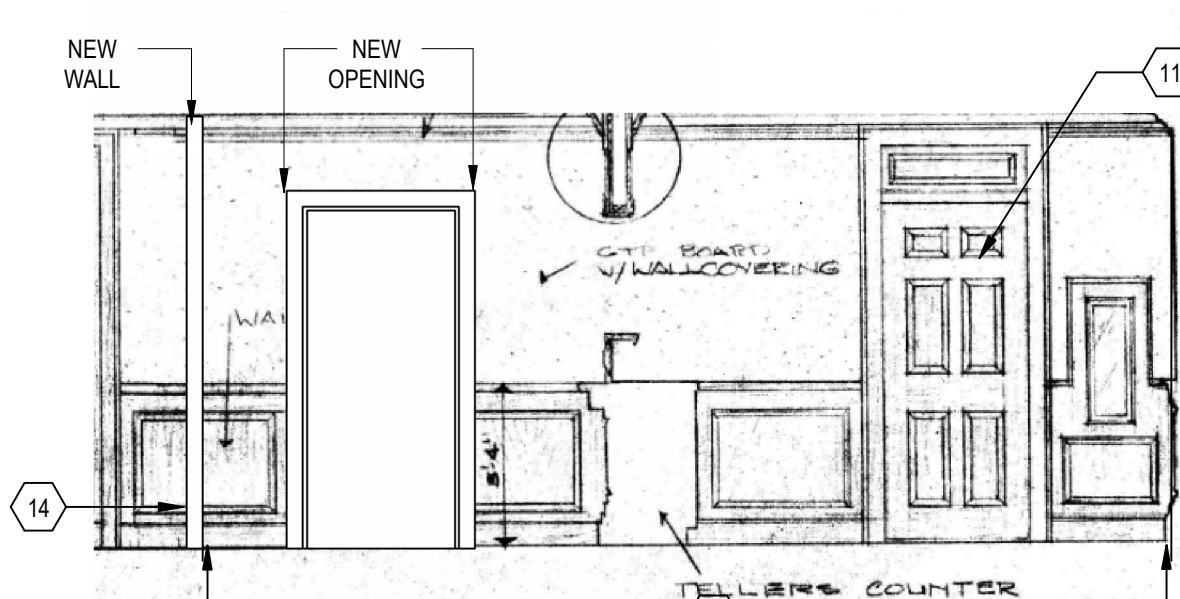
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SCALE: 1/4" = 1'-0"



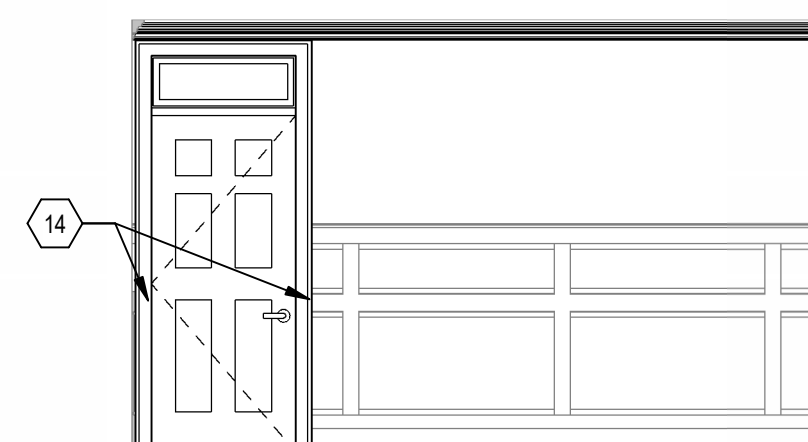
D3 ELEVATION - OPEN OFFICE 120, WEST  
SCALE: 1/4" = 1'-0"



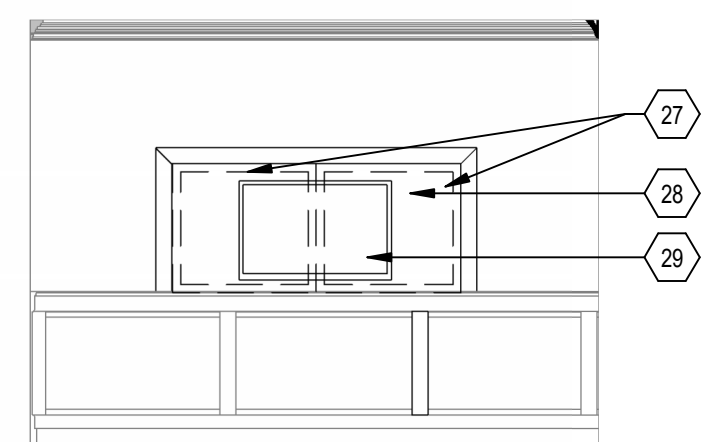
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SCALE: 1/4" = 1'-0"



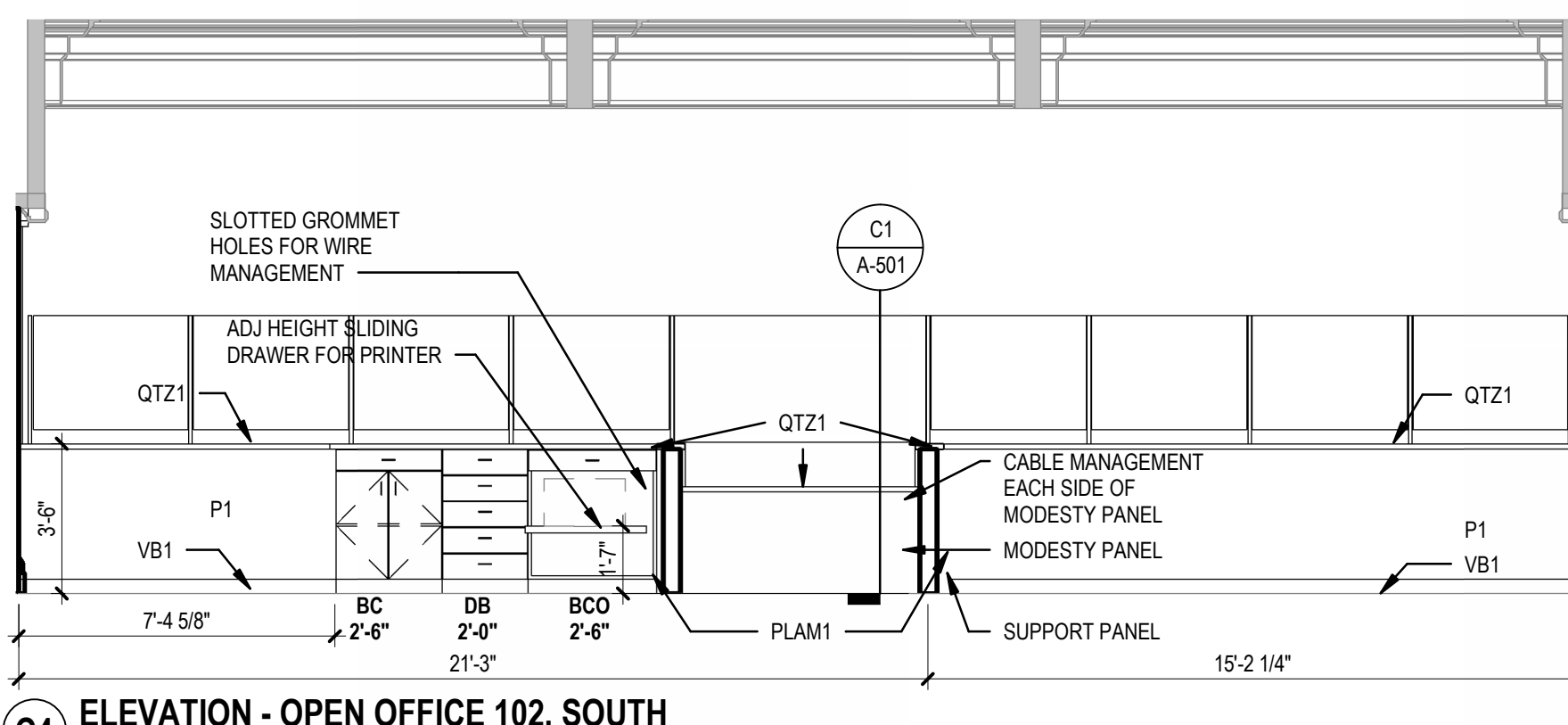
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SCALE: 1/4" = 1'-0"



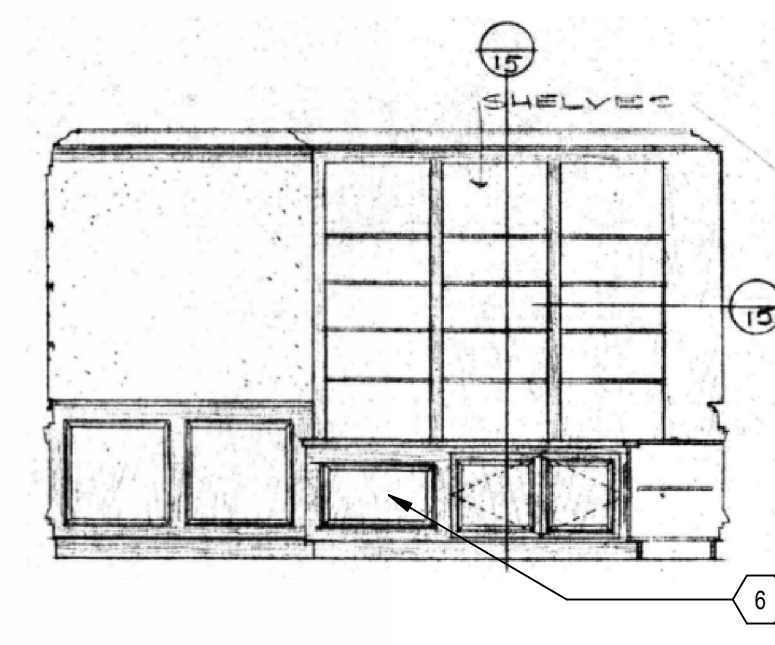
C1 ELEVATION - OFFICE 123, EAST  
SCALE: 1/4" = 1'-0"



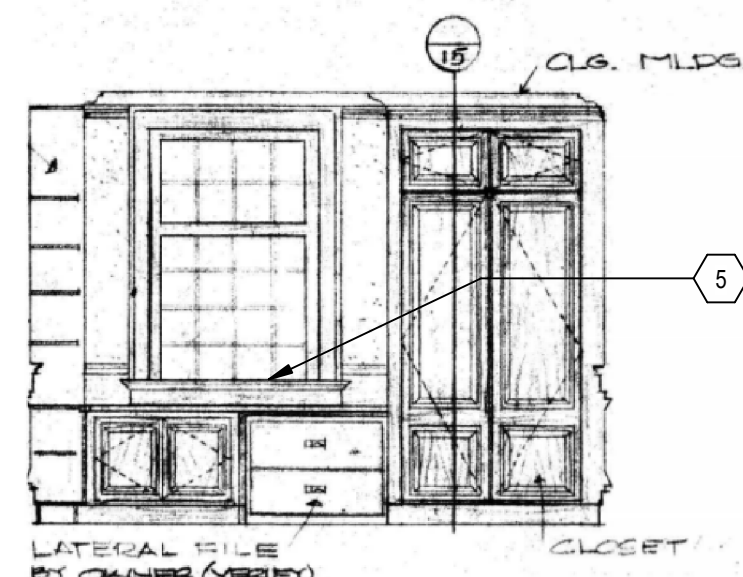
C3 ELEVATION - VEST 101A, SOUTH  
SCALE: 1/4" = 1'-0"



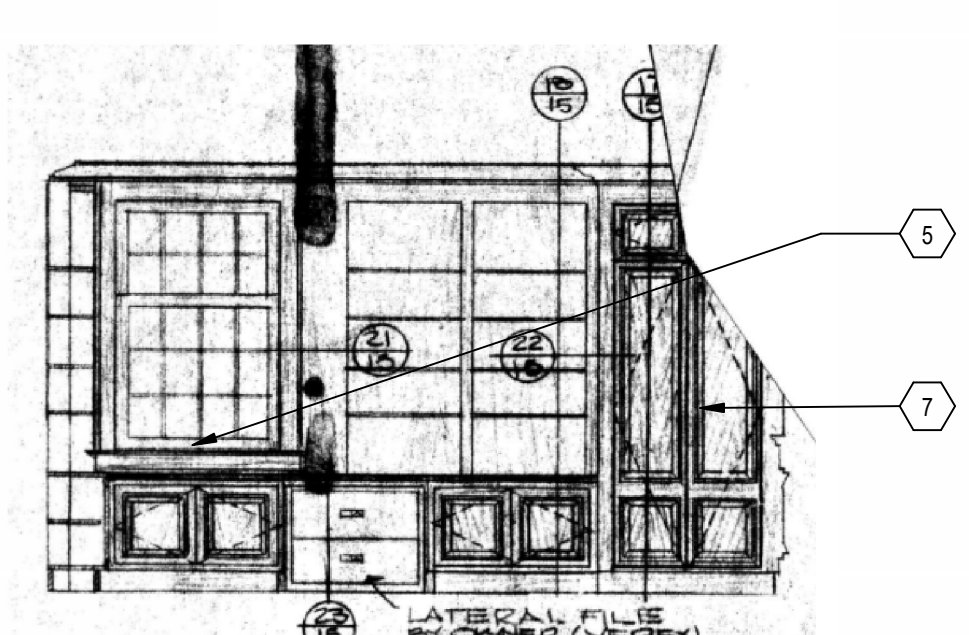
C4 ELEVATION - OPEN OFFICE 102, SOUTH  
SCALE: 1/4" = 1'-0"



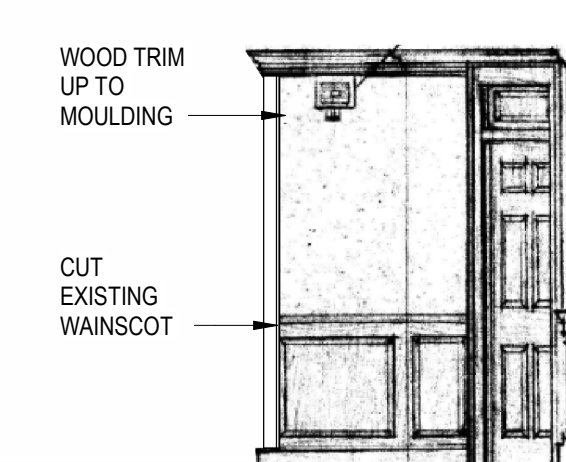
C5 ELEVATION - OFFICE 110, WEST  
SCALE: 1/4" = 1'-0"



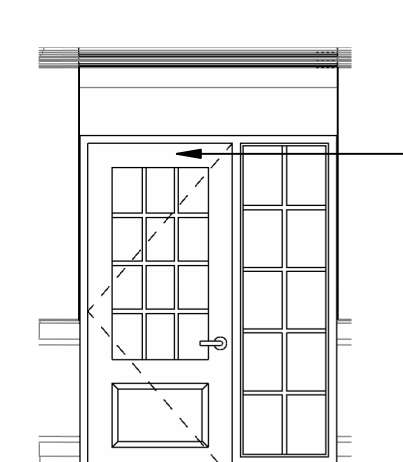
B1 ELEVATION - OFFICE 110, NORTH  
SCALE: 1/4" = 1'-0"



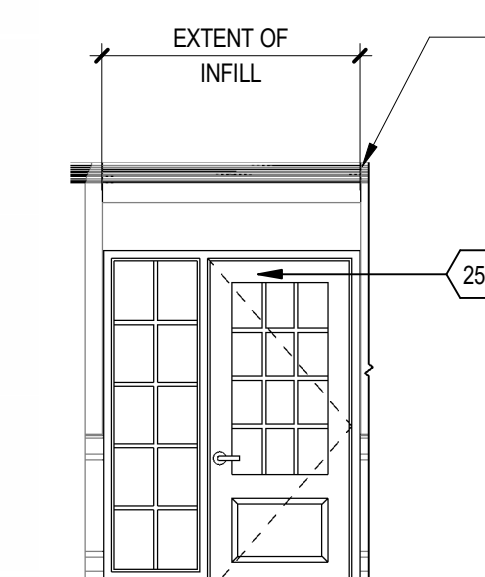
B2 ELEVATION - OFFICE 111, NORTH  
SCALE: 1/4" = 1'-0"



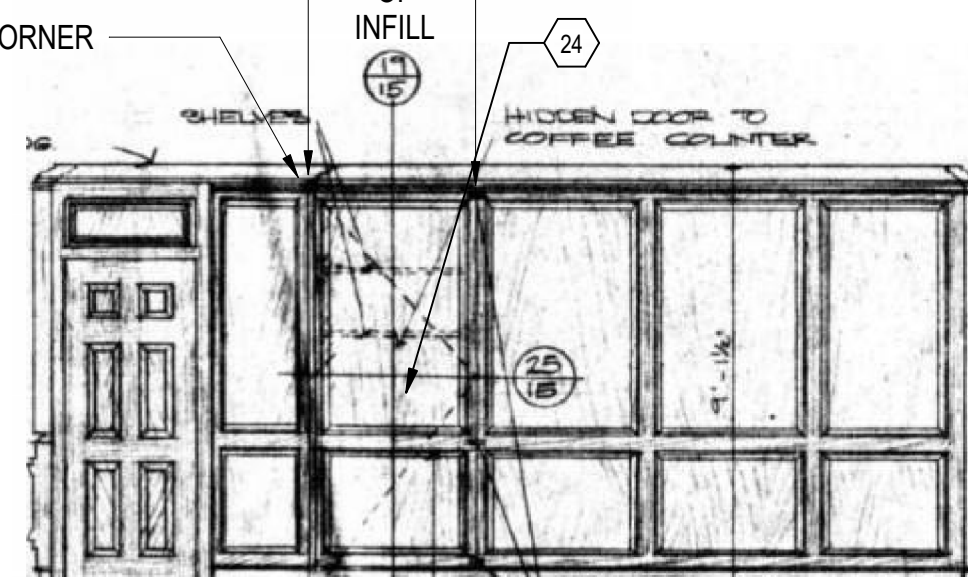
B3 ELEVATION - END WALL @ WAINSCOT  
SCALE: 1/4" = 1'-0"



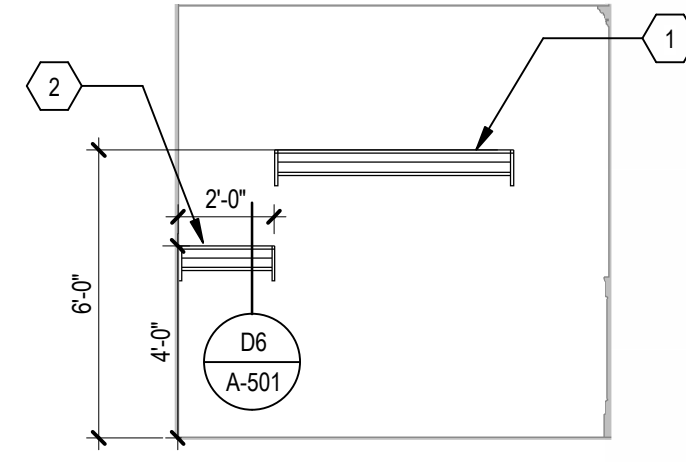
B3.2 ELEVATION - HALL 102B, NORTHEAST  
SCALE: 1/4" = 1'-0"



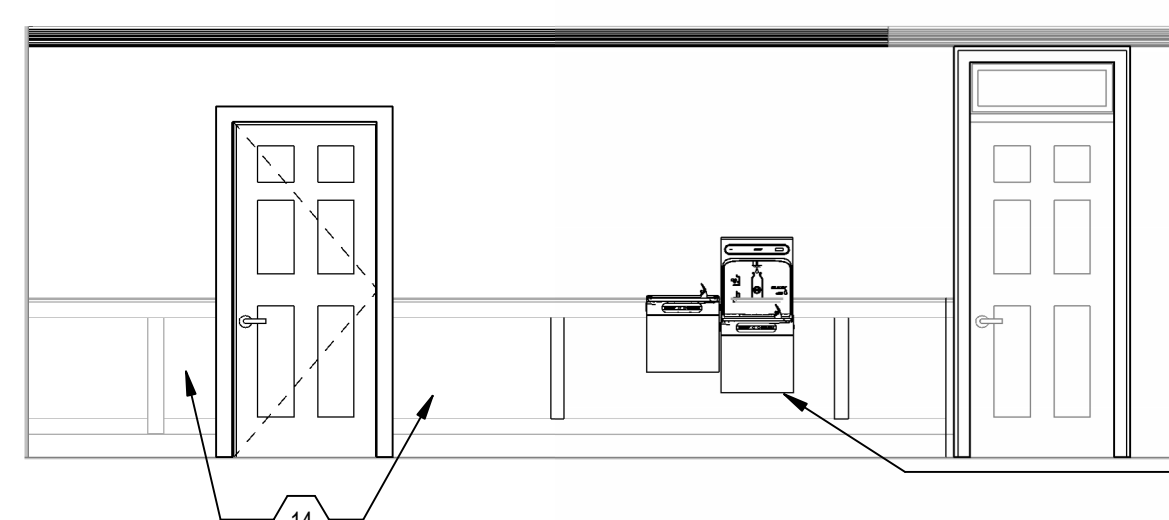
B4 ELEVATION - OFFICE 114, SOUTH WEST  
SCALE: 1/4" = 1'-0"



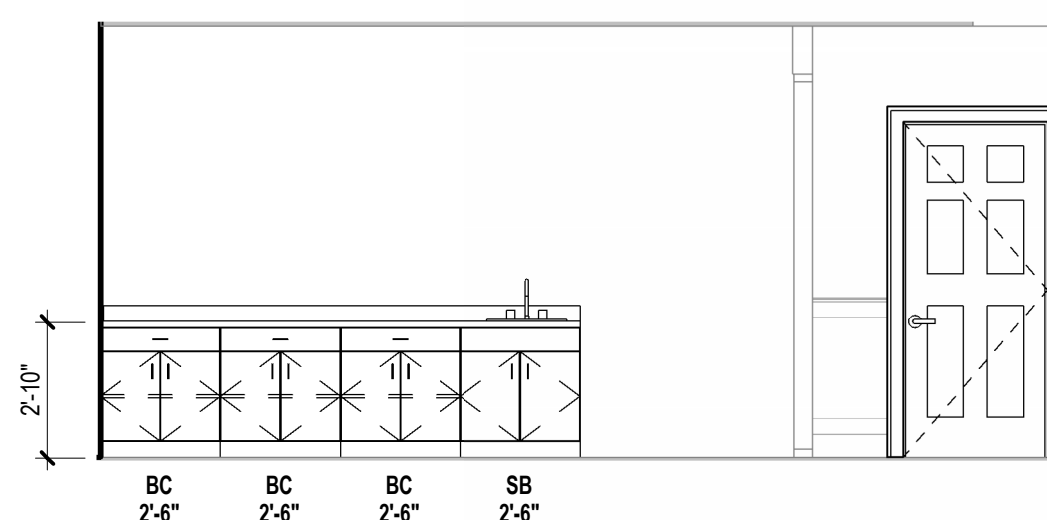
B5 ELEVATION - OFFICE 114, WEST  
SCALE: 1/4" = 1'-0"



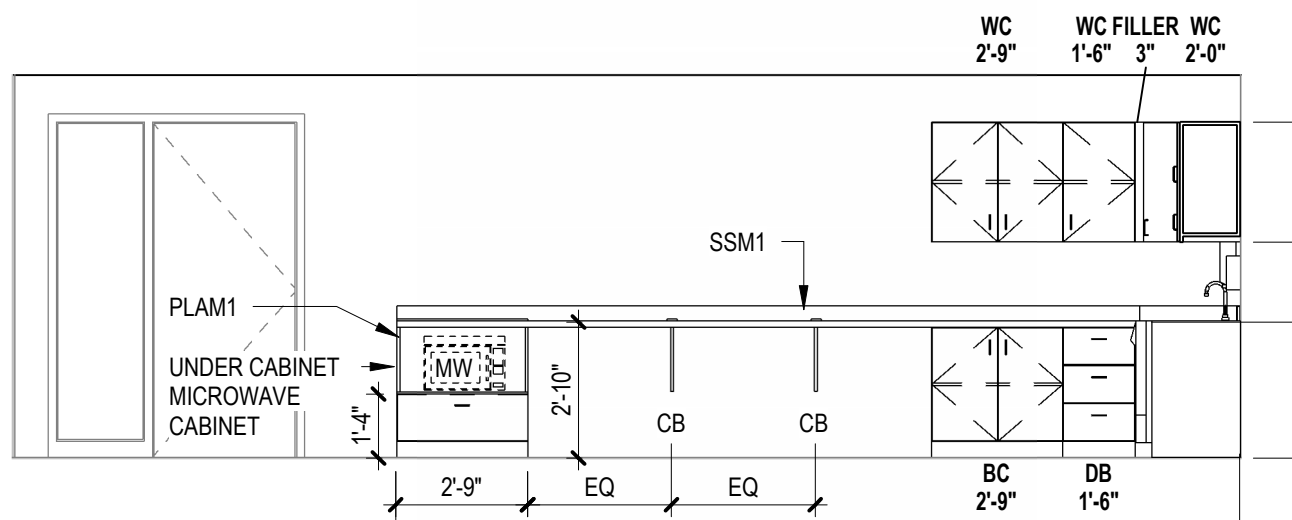
A1 ELEVATION - STAIR 115, SOUTH  
SCALE: 1/4" = 1'-0"



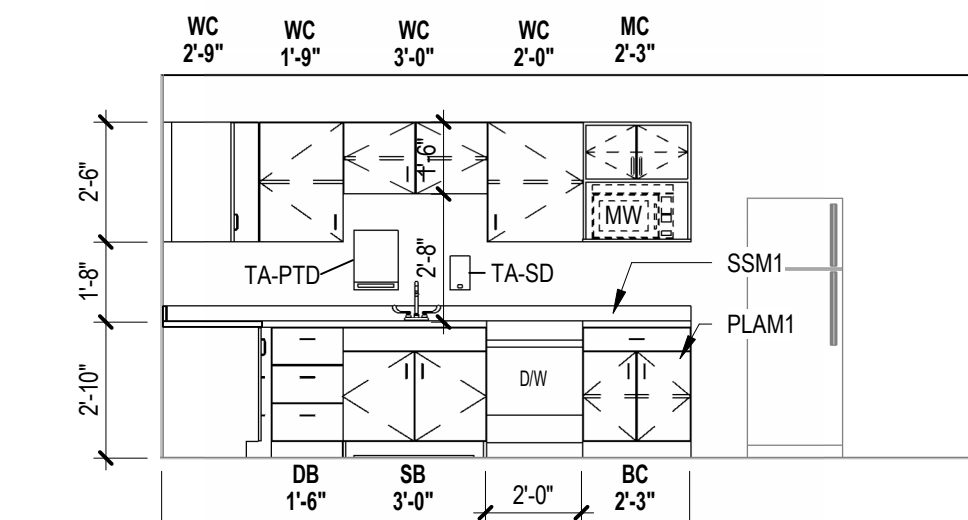
A2 ELEVATION - STAIR 001, NORTH  
SCALE: 1/4" = 1'-0"



A3 ELEVATION - BREAK 026, SOUTH  
SCALE: 1/4" = 1'-0"



A4 ELEVATION - BREAK 006, SOUTH  
SCALE: 1/4" = 1'-0"



A5 ELEVATION - BREAK 006, WEST  
SCALE: 1/4" = 1'-0"

## SHEET GENERAL NOTES:

- ALIGN FINISHED FACE OF CONTINUOUS PARTITIONS THAT CHANGE PARTITION TYPES ALONG A STRAIGHT RUN.
- EDGE OF INTERIOR DOOR FRAMES TO BE 4" FROM ADJACENT WALL, UNLESS NOTED OTHERWISE.
- ALL WALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, CMU, BRICK, OR CONCRETE, UNLESS NOTED OTHERWISE.
- SEE BUILDING ACCESSORIES FOR ADDITIONAL INFORMATION.
- COORDINATE GROMMET LOCATION WITH OWNER.
- CABINET DEPTH (NOT INCLUDING DOORS) U.N.O.  
WALL CABINET = 14"  
BASE CABINET = 24"  
TALL CABINET = 24"
- REFER TO CABINET KEY AND LEGEND ON A-411 SHEET.
- AT TALL CABINETS, PROVIDE 1" THICK DOOR PANEL.
- UNO, THE INTENT FOR MODIFICATIONS AND NEW CONSTRUCTION IS TO MATCH THE ORIGINAL DETAILING PROFILES.
- PROVIDE FILLER STRIP TYPICAL AT ALL CABINET ADJACENT TO A WALL. MATCH CABINET FINISH.

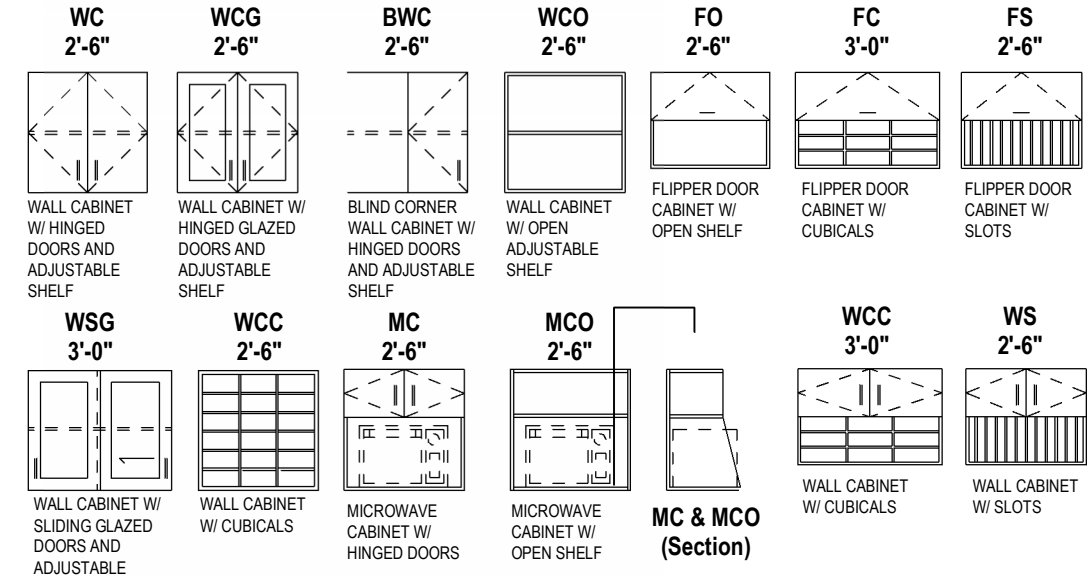
## KEY NOTES:

- SALVAGED COAT ROD AND SHELF. FINISH EXPOSED ENDS TO MATCH THE REST OF THE UNIT. INSTALL IN NEW LOCATION.
- NEW ACCESSIBLE COAT ROD AND SHELF. DETAILS TO MATCH EXISTING.
- NOT USED.
- TIME CLOCK. OFOI.
- REFINISH EXISTING WOOD WINDOW SILL. STAIN AND FINISH TO MATCH EXISTING.
- FABRICATE AND INSTALL CASEWORK DOOR TO MATCH EXISTING.
- REPAIR CASEWORK DOOR TO ENSURE PROPER CLOSURE AND OPERATIONS.
- FINISHED END PANEL.
- COUNTER SUPPORT BRACKET.
- NEW CROWN MOLDING TO MATCH EXISTING PROFILE. REFER TO #4,5,6 ON E4/A-501.
- EXISTING DOOR ASSEMBLY TO BE REMOVED.
- EXISTING FFC TO BE REMOVED.
- EXISTING WOOD TRIM/PANEL TO BE REMOVED.
- MODIFY EXISTING WOOD TRIM/PANEL.
- EXISTING PANEL BOX TO REMAIN.
- NOT USED.
- PTZ - INSTALLED BEHIND WATER COOLERS WITH SCHLUTER TRIM.
- SCREEN. OFOI.
- NOT USED.
- FLOOR SAFE. OFOI.
- PROVIDE NEW TRIM TO MATCH EXISTING.
- EXISTING DUMBWATER SHAFT TO REMAIN. FILL VOID AT ENTRANCE FRAME.
- PROVIDE ADDITIONAL BRACING IN CABINET TO SUPPORT NLB PARTITION AROUND THE MAILBOXES.
- INFILL TO MATCH ADJACENT paneled WALL.
- DOOR FRAME, TRIM AND TRANSOM TO MATCH ADJACENT BUILDING PROFILES EACH SIDE.
- NOT USED.
- REMOVE EXISTING GLASS DOOR PANELS AND CORK.
- INSTALL NEW NATURAL CORK WITHIN FRAME.
- MONITOR. OFOI.
- ALIGN JAMB TRIM NEXT TO WAINSCOT TRIM. PAINT TO MATCH WALL.
- REPAIR PANEL WAINSCOT AND TRIM WHERE DOOR FALLS.
- PULL OUT SHELVES.
- 1/4" PEGBOARD ATTACHED TO 1X FURRING ON WALL. PAINT TO MATCH WALL.
- LOCKER UNITS.
- TRANSOM WOOD TRIM TO MATCH EXISTING - TYP.
- SEMI-RECESSED FIRE EXTINGUISHER CABINET. EXTEND WOOD TRIM AROUND CABINET.
- REFERENCE STRUCTURAL A3 ON S-001.

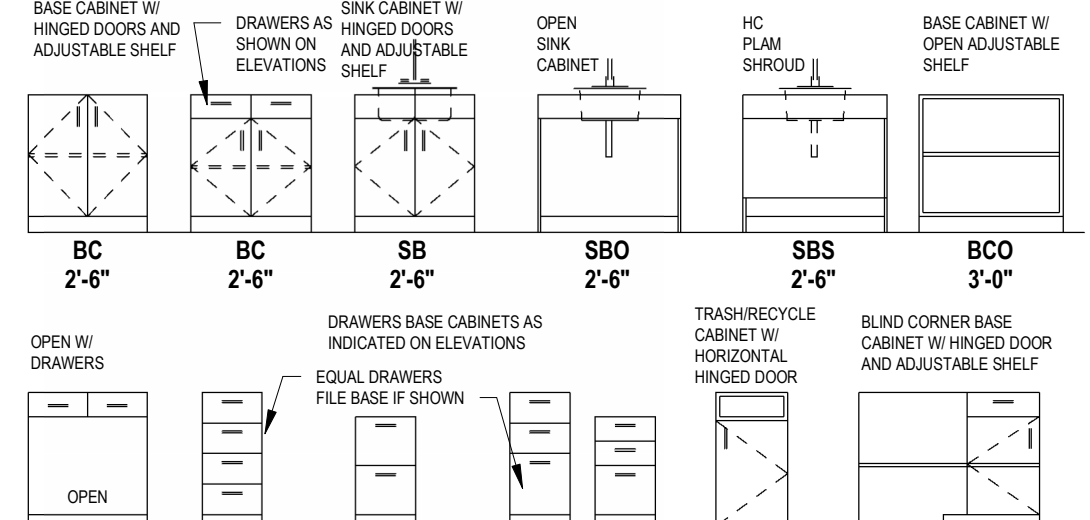
## CABINET KEY

INDICATES UNIT TYPE → WC 3'-0"  
INDICATES UNIT DEPTH (OTHER THAN STANDARD) → 1'-6"D  
INDICATES UNIT WIDTH

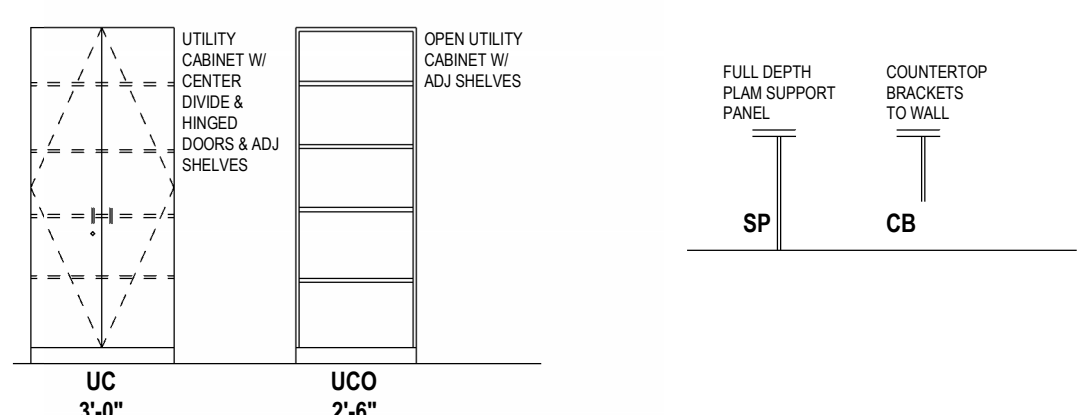
## WALL CABINETS



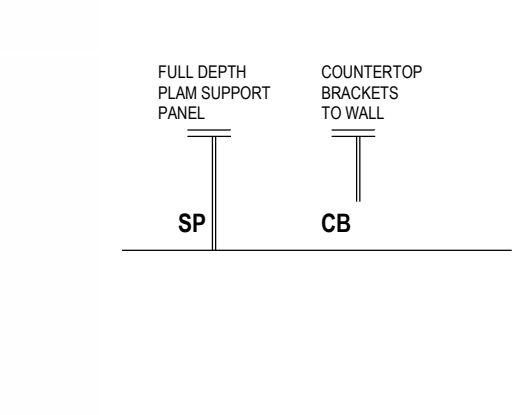
## BASE CABINETS



## UTILITY CABINETS



## MISC.



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Architecture  
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Planning

CONSULTANTS

PROJECT TITLE

CITY OF WATERTOWN  
RENOVATION AND  
ADDITION FOR NEW  
CITY HALL  
WATERTOWN, SD

ISSUES

ISSUE	DATE	DESCRIPTION
ADD3	03/12/2024	ADD3

ISSUE DATE  
02/23/2024  
PROJECT #  
09201051  
DRAWN BY  
EMV  
CHECKED BY  
RAH

SHEET TITLE  
INTERIOR ELEVATIONS

SHEET NUMBER

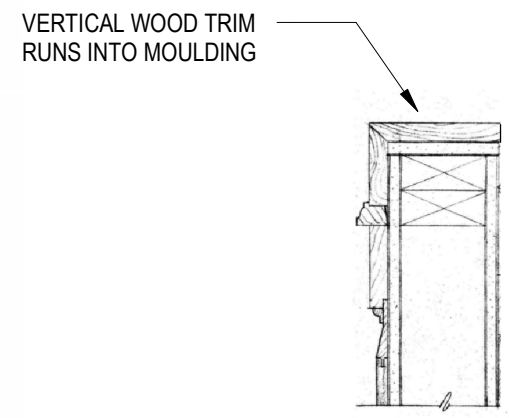
A-402

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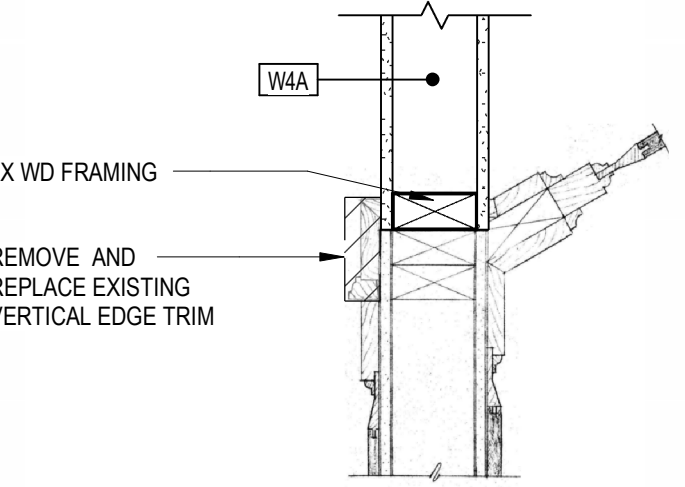
CONSTRUCTION DOCUMENTS



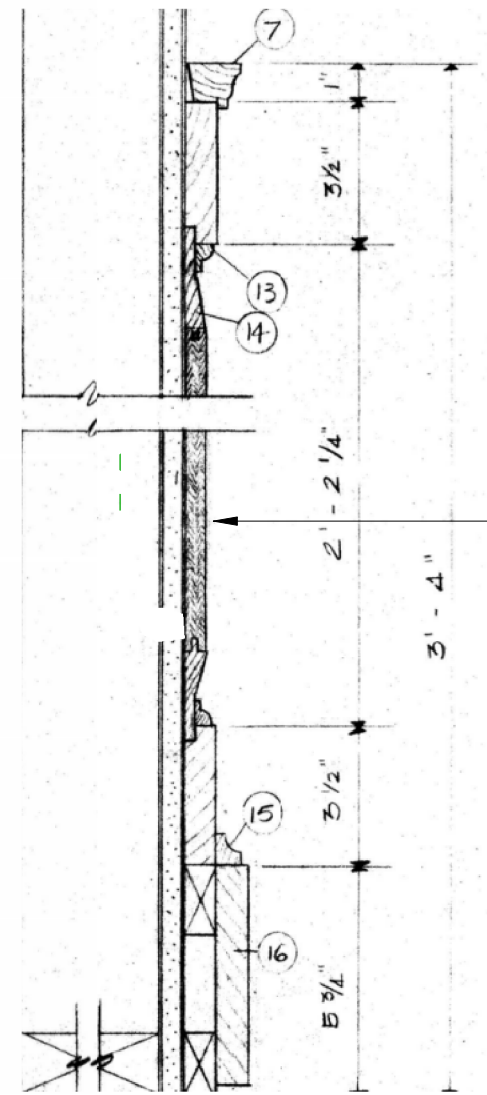
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3/13/2024 12:22:05 PM  
LISTED DRAWINGS SCALES UNLESS REDUCED FROM ORIGINAL 30" x 42" FORMAT



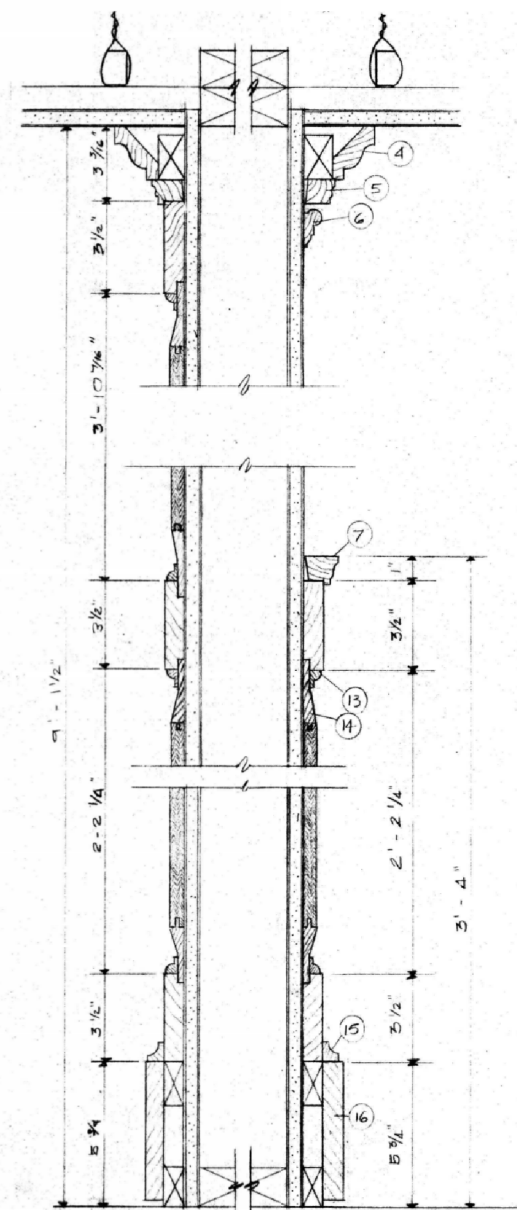
**E1 DETAIL - END WALL @ WAINSCOT**  
SCALE: 1 1/2" = 1'-0"



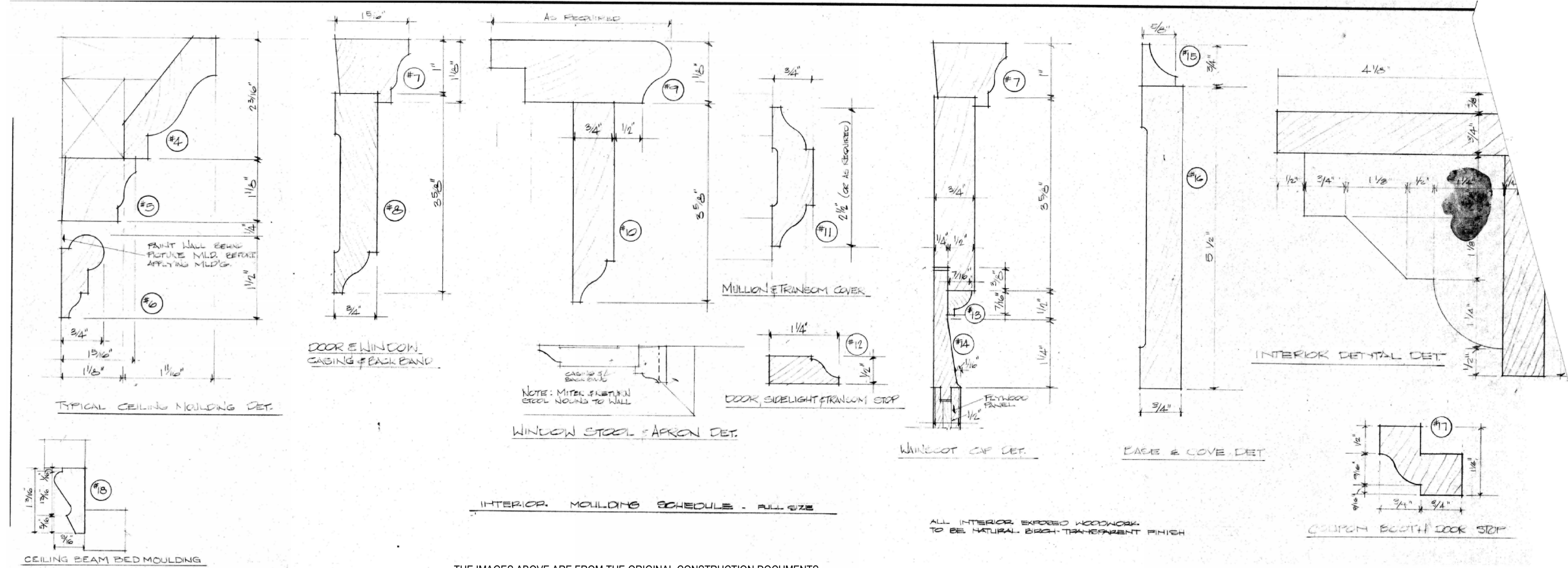
**D1 DETAIL - NEW WALL @ EXIST**  
SCALE: 1 1/2" = 1'-0"



**D2 DETAIL - WAINSCOT & PANELING**  
SCALE: NOT TO SCALE  
THE IMAGES ABOVE ARE FROM THE ORIGINAL CONSTRUCTION DOCUMENTS. THE INTENT IS TO PROVIDE INFORMATION ON THE EXISTING MILLWORK PROFILES.



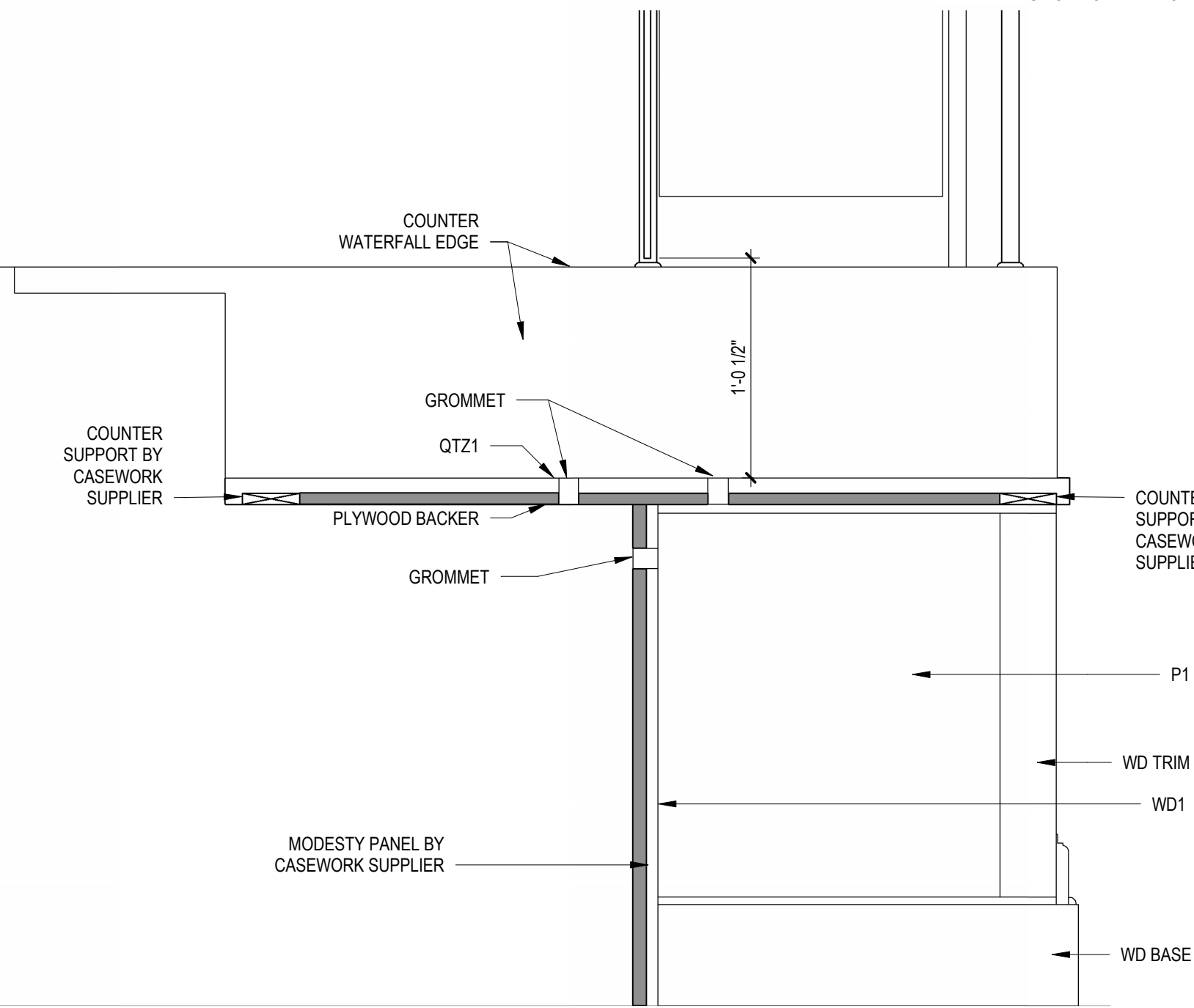
**D3 WALL SECTION - PANELING & WAINSCOT**  
SCALE: 1 1/2" = 1'-0"



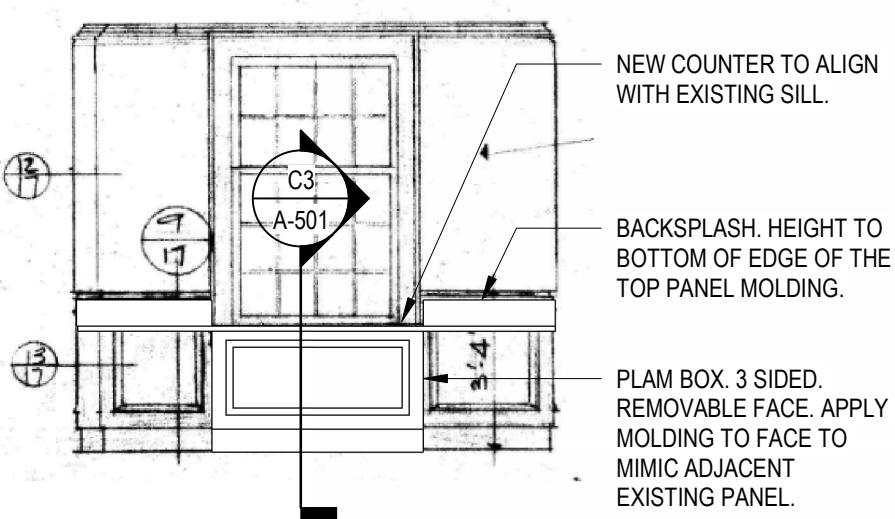
**D4 DETAIL - INTERIOR MOULDING SCHEDULE**  
SCALE: NOT TO SCALE

THE IMAGES ABOVE ARE FROM THE ORIGINAL CONSTRUCTION DOCUMENTS. MODIFICATIONS TO EXISTING MILLWORK SHALL MATCH THE ORIGINAL PROFILES TO MATCH THE ADJACENT INSTALLATIONS. NEW MILLWORK PROVIDED AS PART OF ALTERNATE 2 IN THE ADDITION IS INTENDED TO MATCH THE ORIGINAL PROFILES. SUBSTITUTIONS FOR PROFILES MUST BE SUBMITTED AND APPROVED PRIOR TO BIDDING.

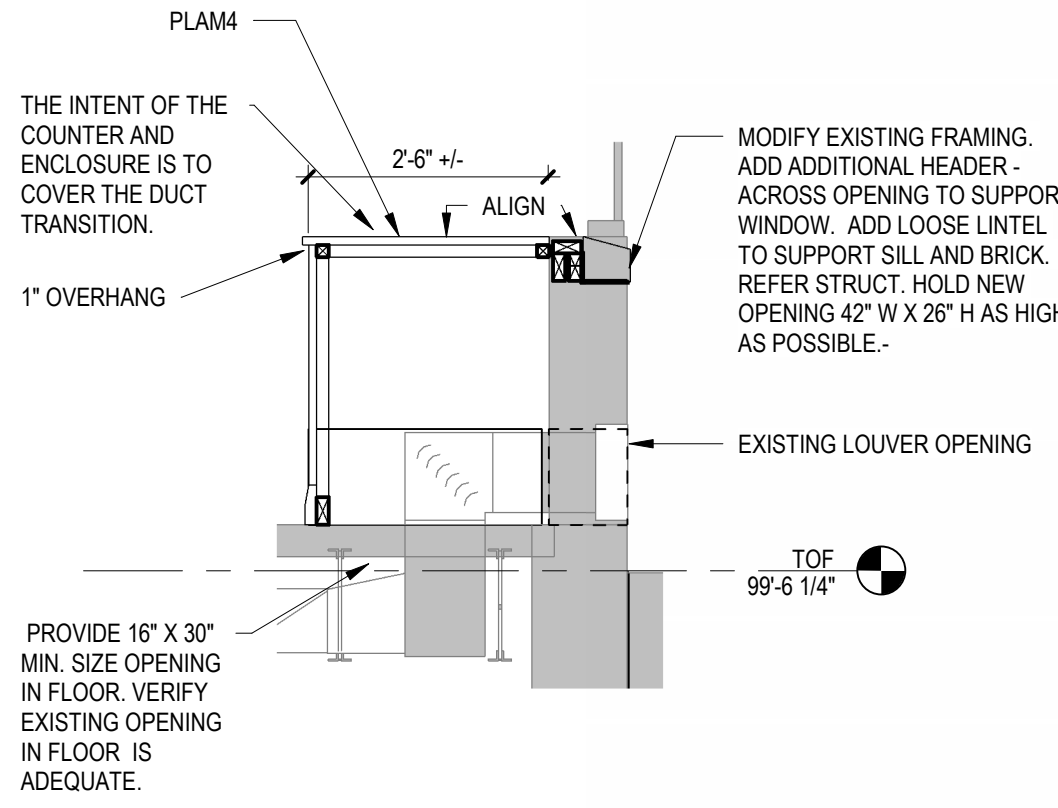
SHEET 18



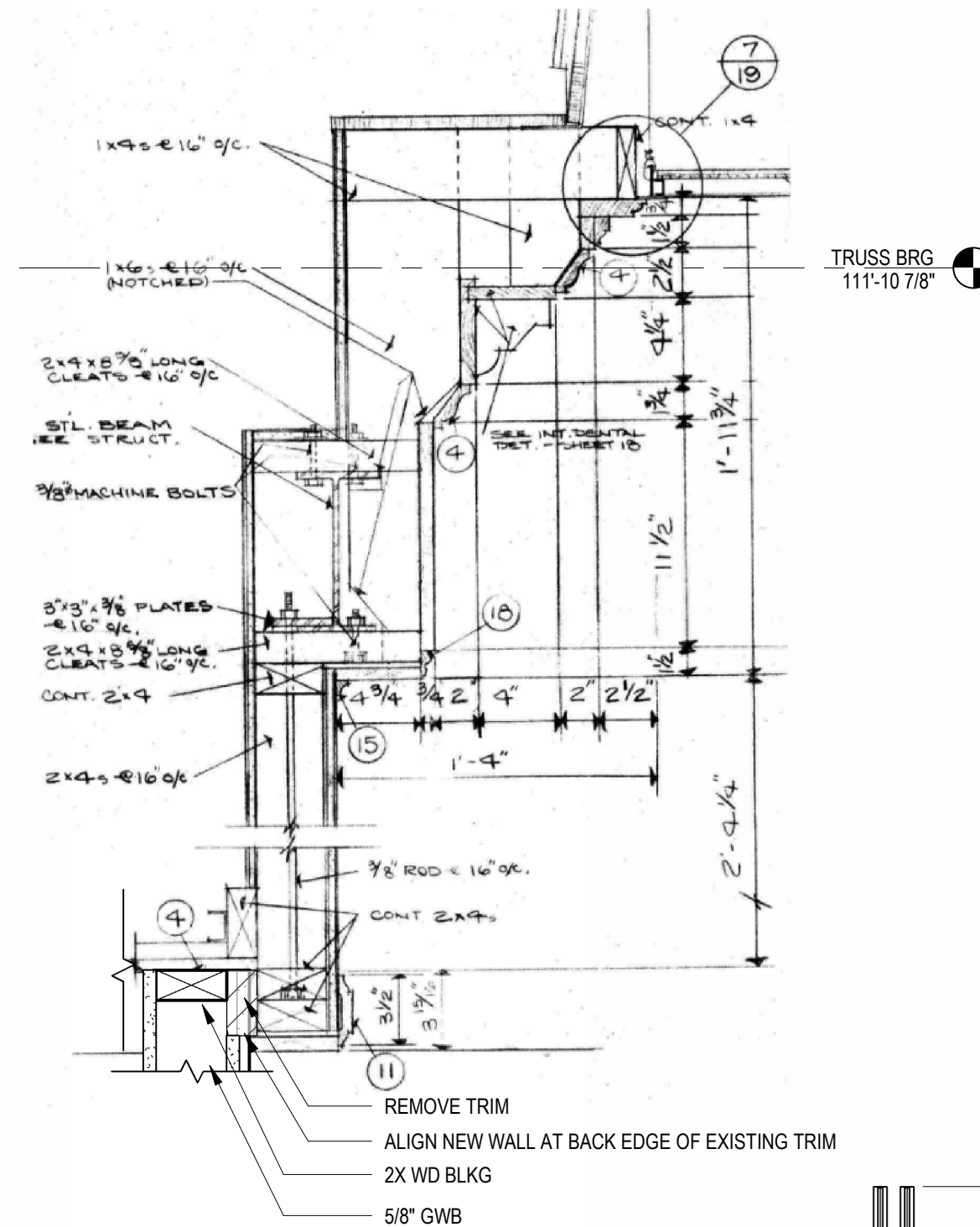
**C1 DETAIL - MODESTY PANEL SECTION, FRONT DESK**  
SCALE: 1 1/2" = 1'-0"



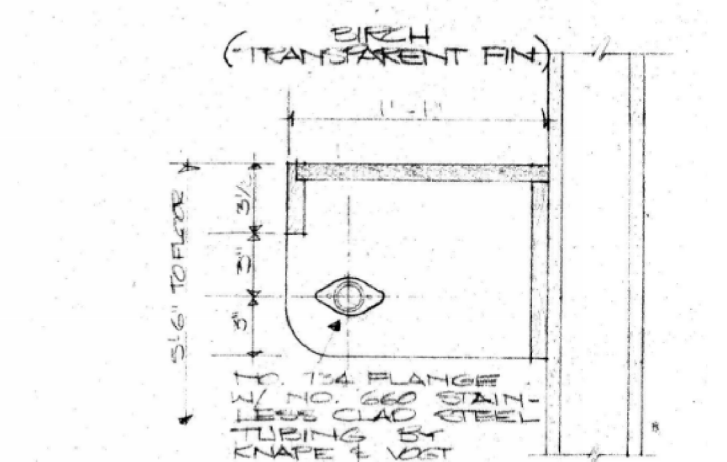
**C2 ELEVATION - OFFICE 116, LOUVER DETAIL**  
SCALE: NOT TO SCALE



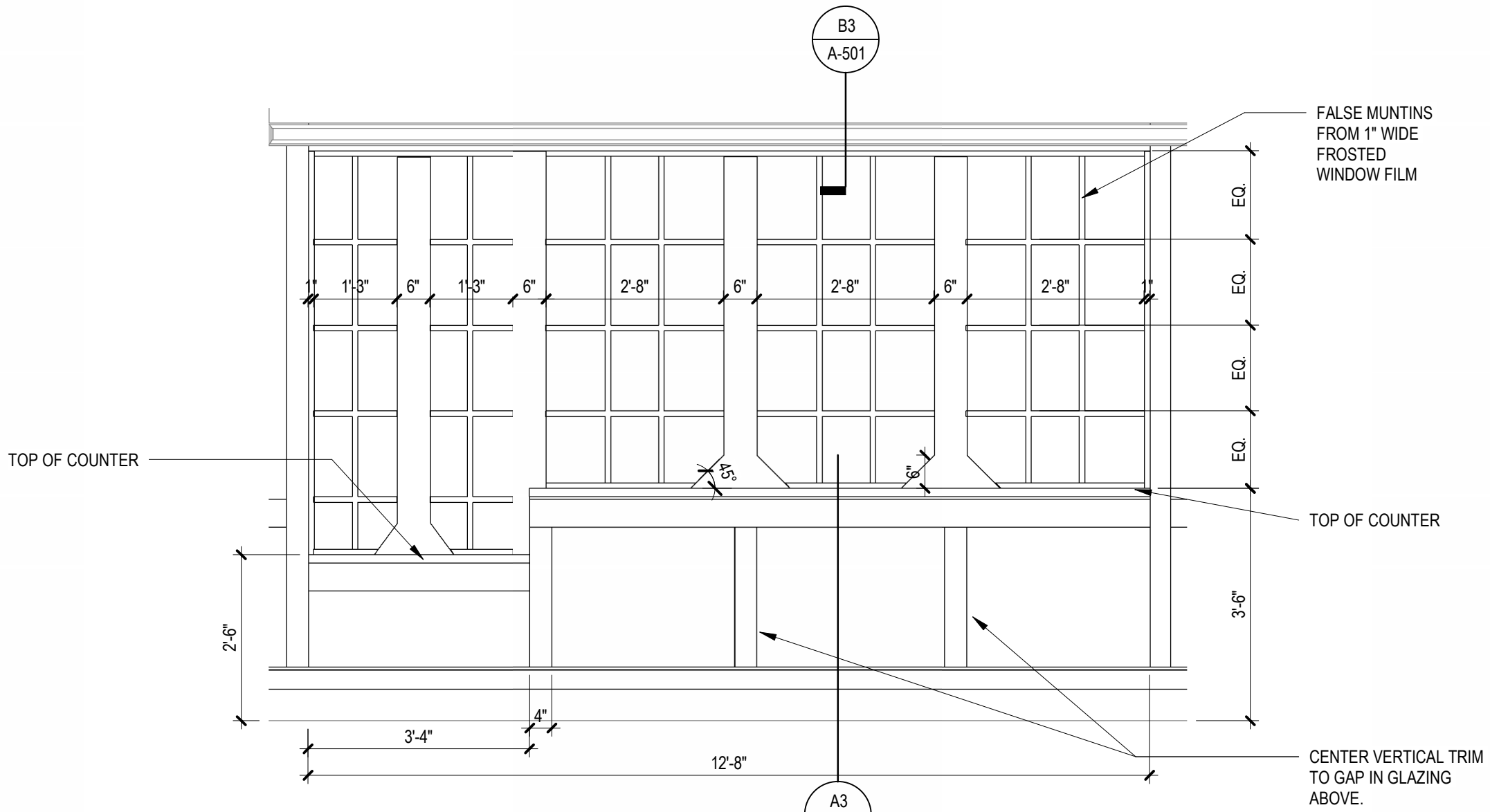
**C3 SECTION - OFFICE 116, LOUVER DETAIL**  
SCALE: 1/2" = 1'-0"



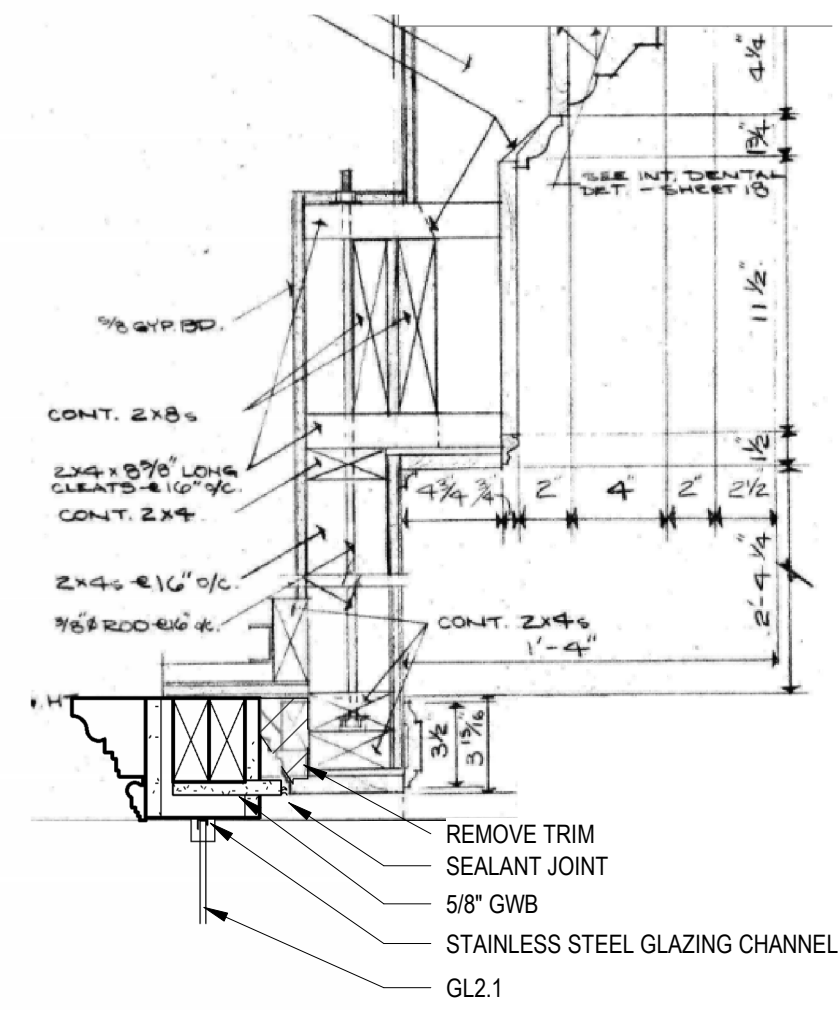
**C5 DETAIL - CEILING DROP WALL CONNECTION**  
SCALE: 1 1/2" = 1'-0"



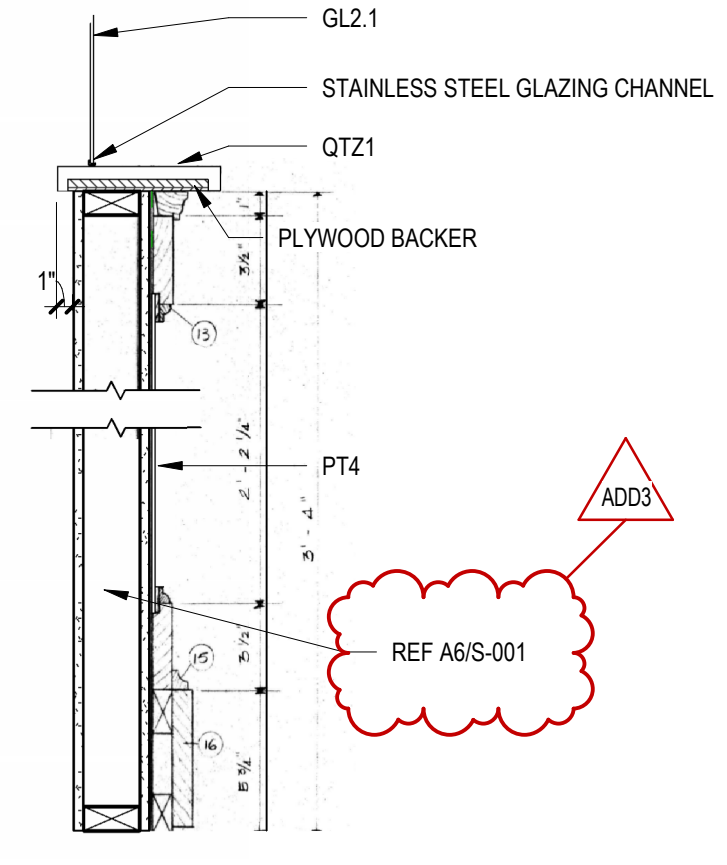
**D6 MILLWORK - COAT RACK DETAIL**  
SCALE: NOT TO SCALE



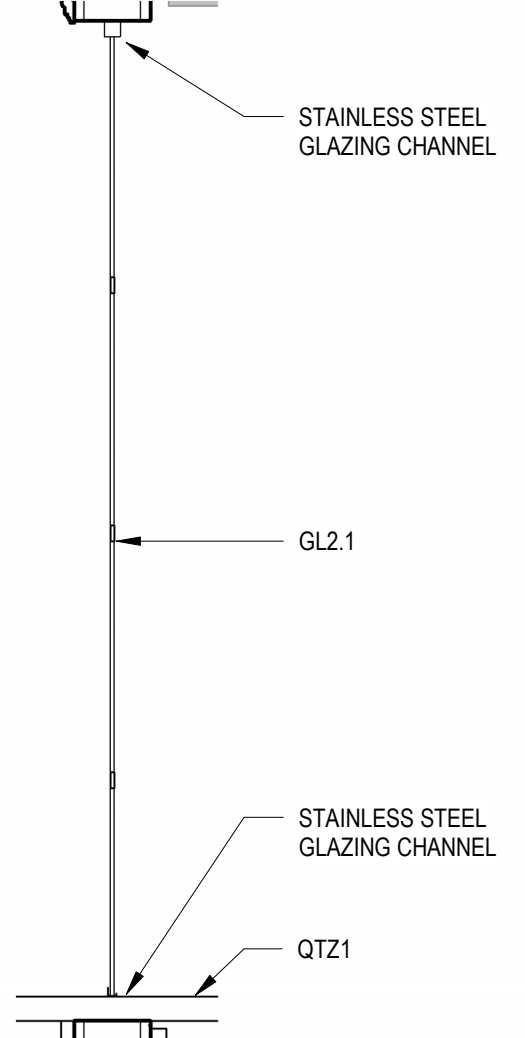
**A1 ELEVATION - FINANCE WINDOW DETAIL AND TRIM**  
SCALE: 1/2" = 1'-0"



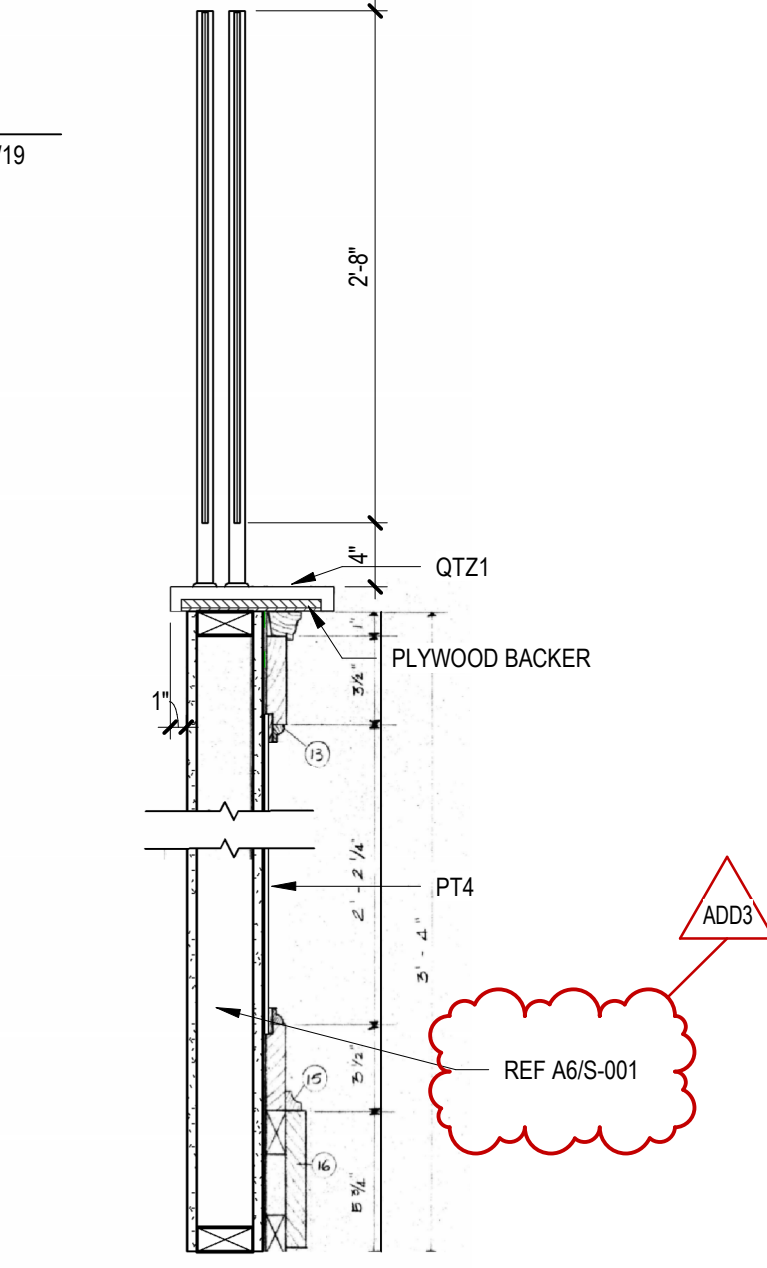
**B3 DETAIL - FINANCE WINDOW HEAD**  
SCALE: 1 1/2" = 1'-0"



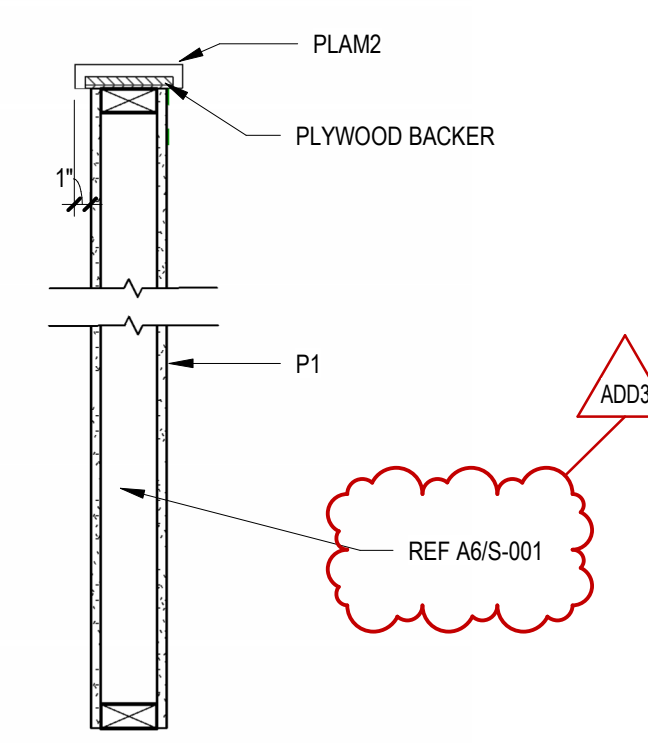
**A3 DETAIL - FINANCE FRONT DESK SECTION**  
SCALE: NOT TO SCALE



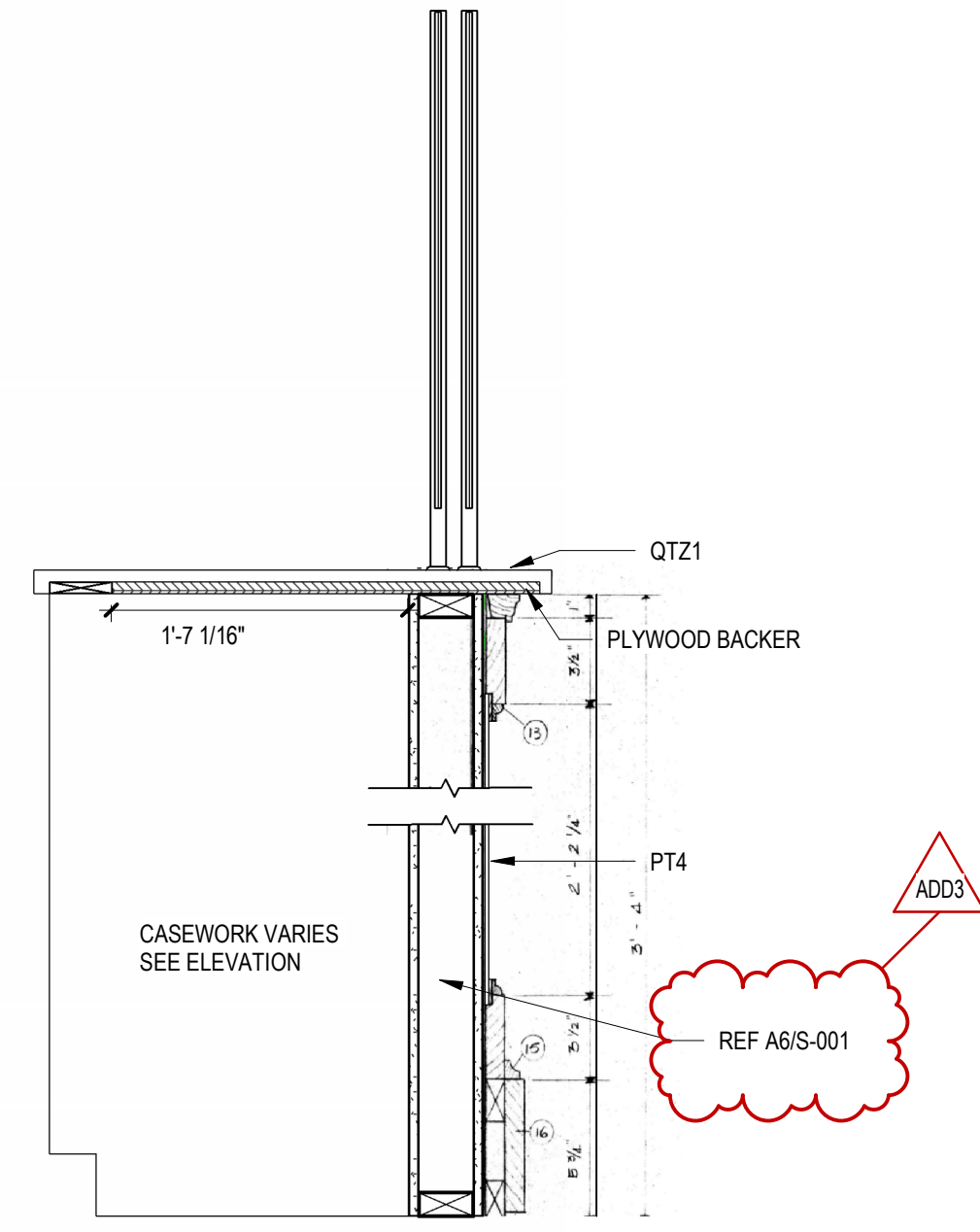
**A4 DETAIL - FINANCE WINDOW SILL**  
SCALE: 1" = 1'-0"



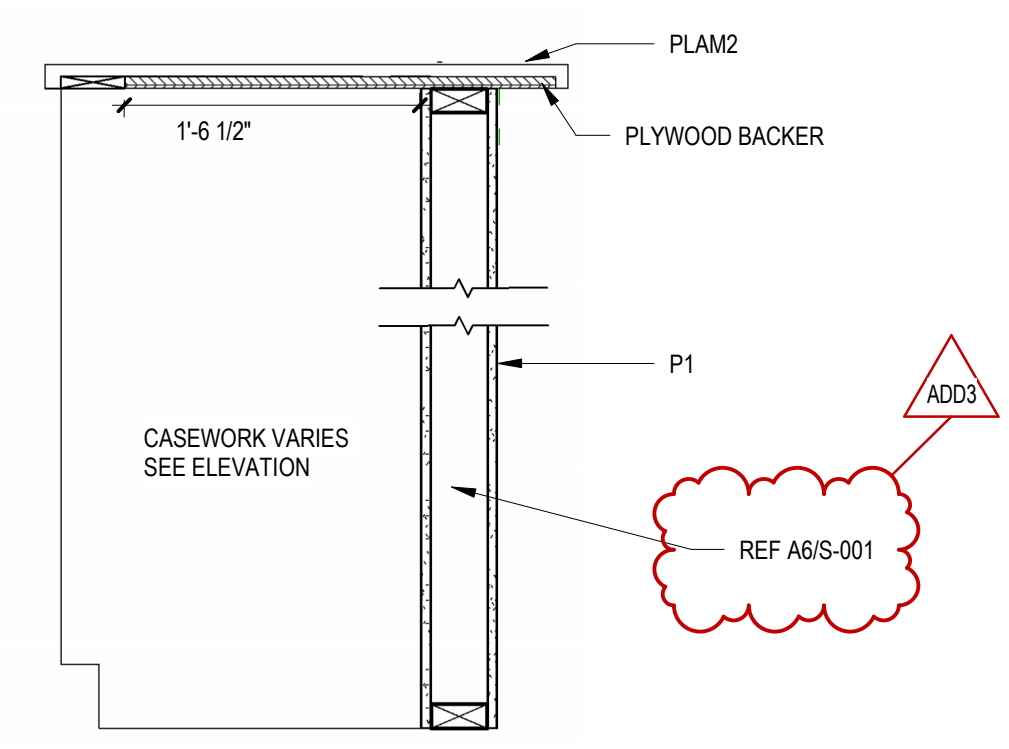
**B5 DETAIL - LOBBY DESK SECTION**  
SCALE: 1" = 1'-0"



**A5 DETAIL - FINANCE FRONT DESK SECTION NO GLAZING**  
SCALE: 1" = 1'-0"



**B6 DETAIL - LOBBY FRONT DESK SECTION W/ CASEWORK**  
SCALE: 1" = 1'-0"



**A6 DETAIL - FINANCE FRONT DESK SECTION W/ CASEWORK**  
SCALE: 1" = 1'-0"



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PROJECT TITLE

CITY OF WATERTOWN  
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WATERTOWN, SD

ISSUES

ISSUE	DATE	DESCRIPTION
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ISSUE DATE: 02/23/2024  
PROJECT #: 09201051  
DRAWN BY: EMV  
CHECKED BY: RAH

SHEET TITLE

DETAILS

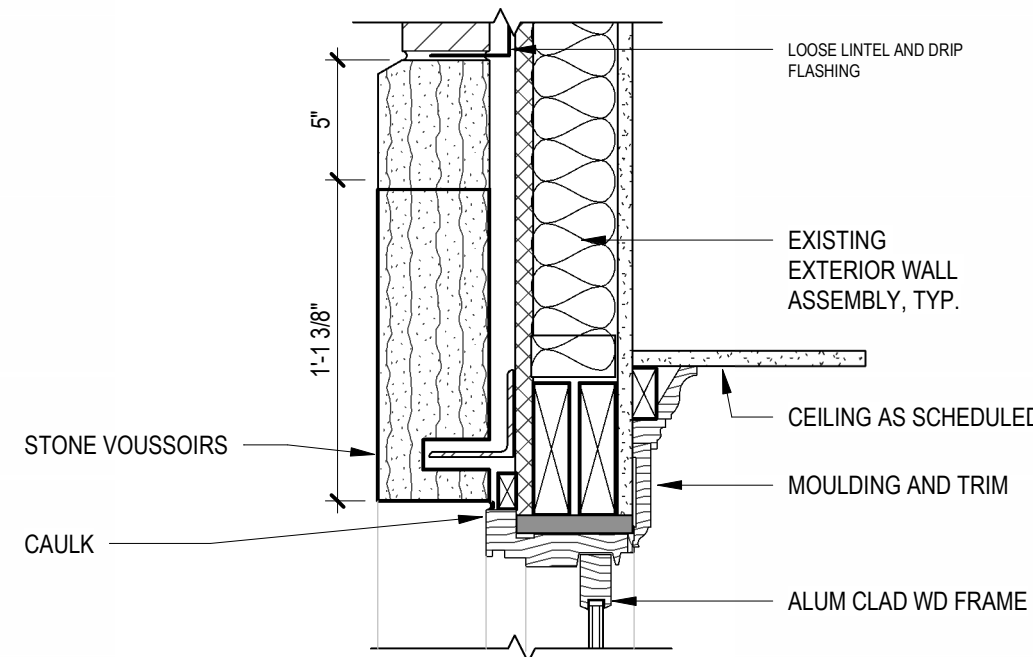
SHEET NUMBER

A-501

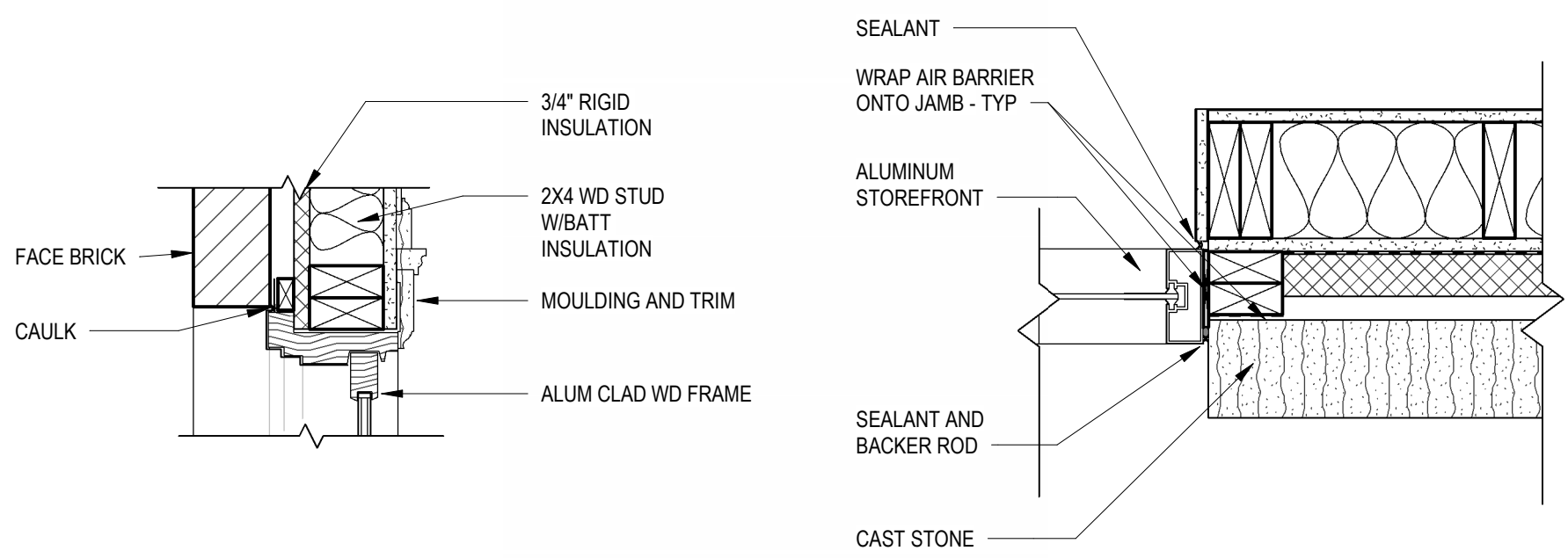
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CONSTRUCTION DOCUMENTS

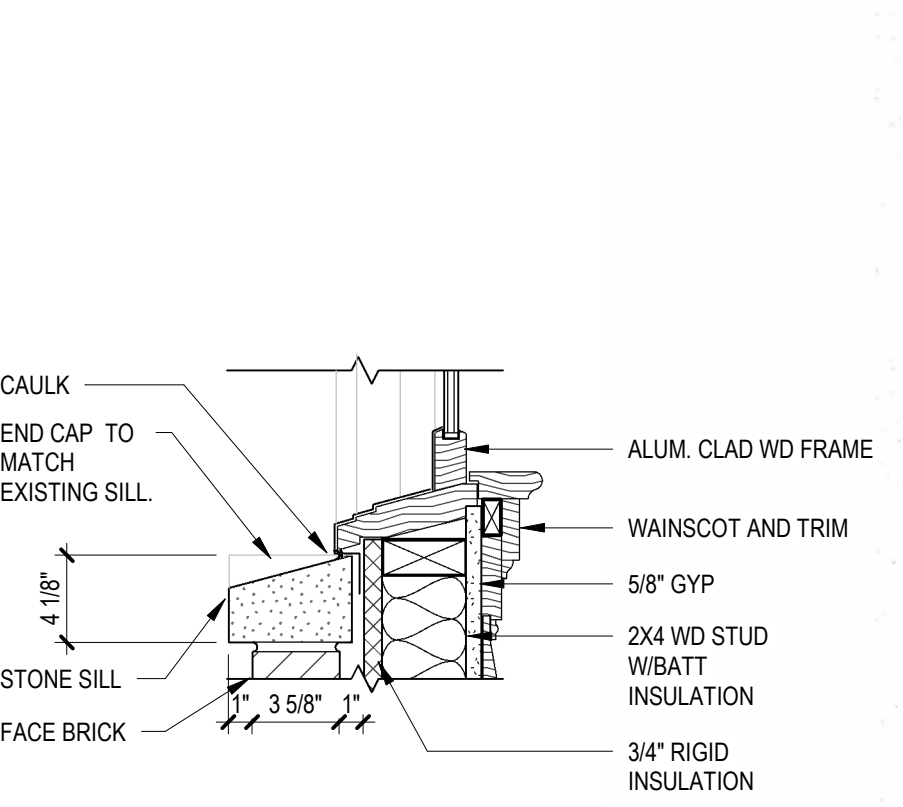




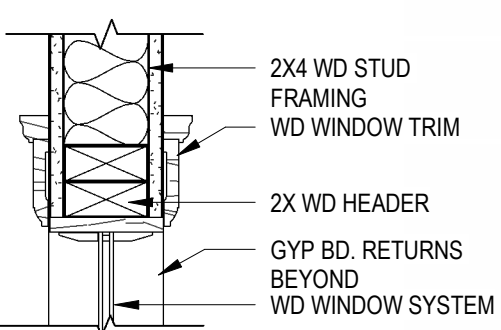
E1 WINDOW 5 HEAD DETAIL  
SCALE: 1 1/2" = 1'-0"



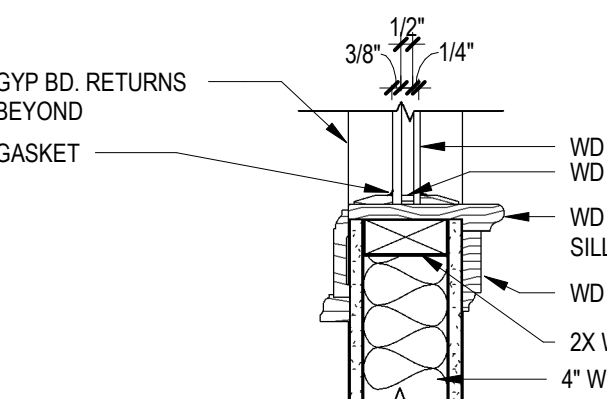
D1 WINDOW 5 JAMB DETAIL  
SCALE: 1 1/2" = 1'-0"



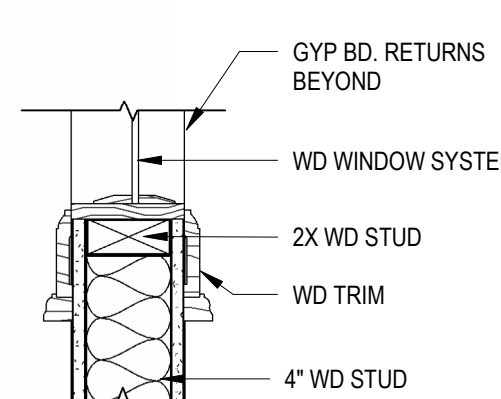
C1 WINDOW 5 SILL DETAIL  
SCALE: 1 1/2" = 1'-0"



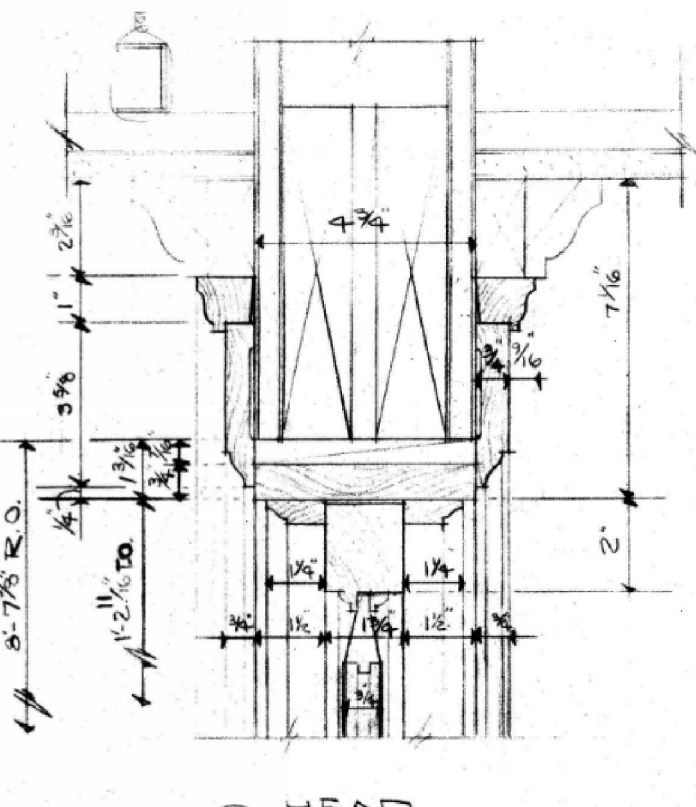
B1 DETAIL - JAMB/HEAD @ WD WINDOW  
SCALE: 1 1/2" = 1'-0"



A1 DETAIL - SILL @ WINDOW 1  
SCALE: 1 1/2" = 1'-0"



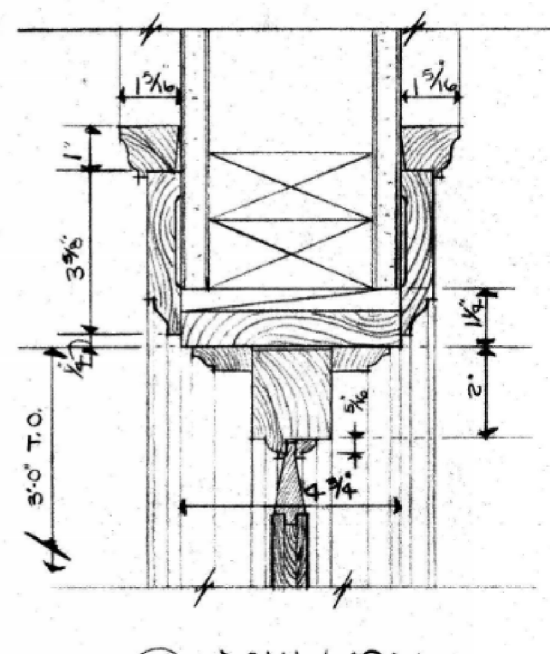
A2 DETAIL - SILL @ WINDOW 2  
SCALE: 1 1/2" = 1'-0"



D2 JAMB DETAIL AT SF-1  
SCALE: 1 1/2" = 1'-0"

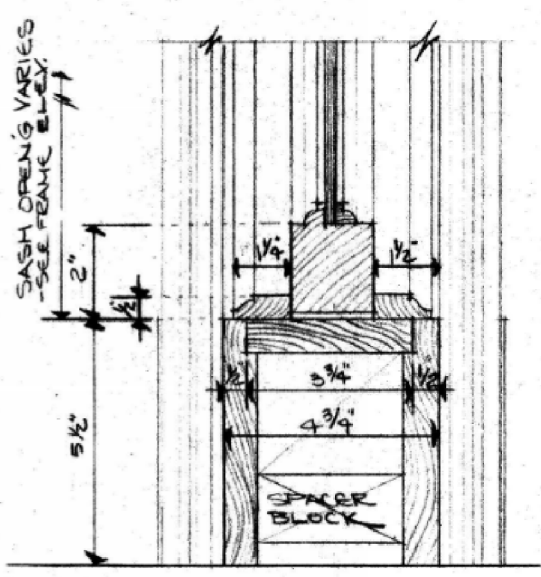
DETAIL - EXISTING TRANSOM HEAD  
SCALE: 1 1/2" = 1'-0"

2/14



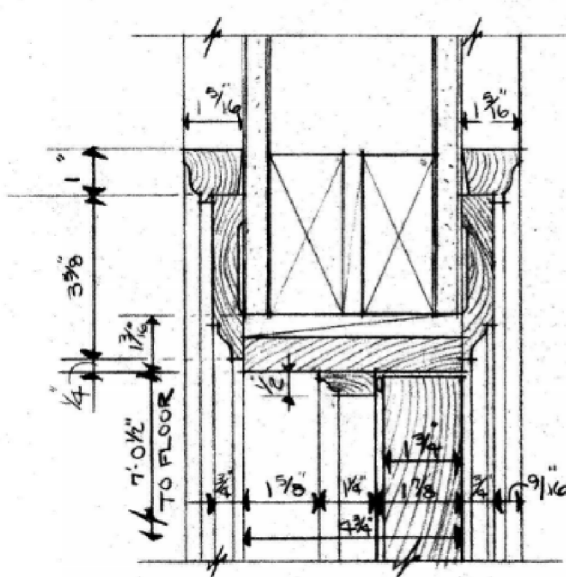
DETAIL - EXISTING DOOR MULLION  
SCALE: 1 1/2" = 1'-0"

10/14



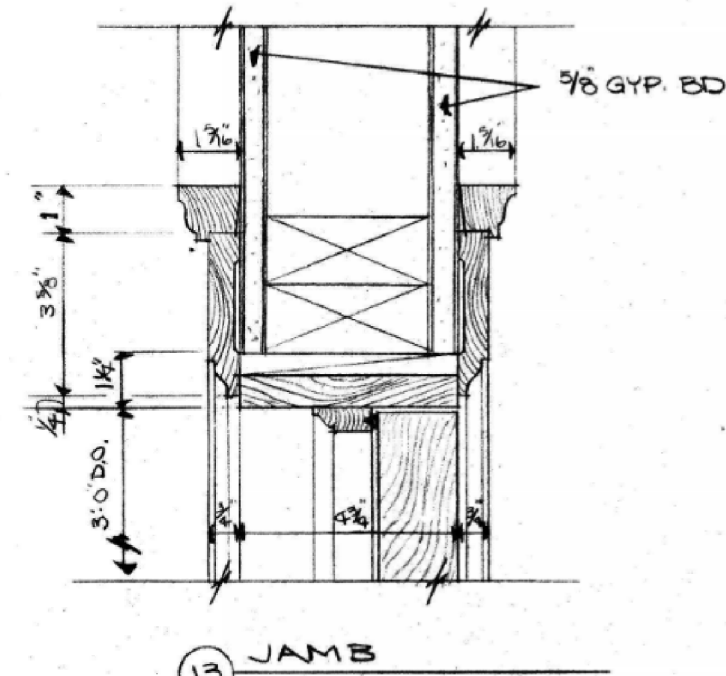
DETAIL - EXISTING DOOR BASE  
SCALE: 1 1/2" = 1'-0"

7/14



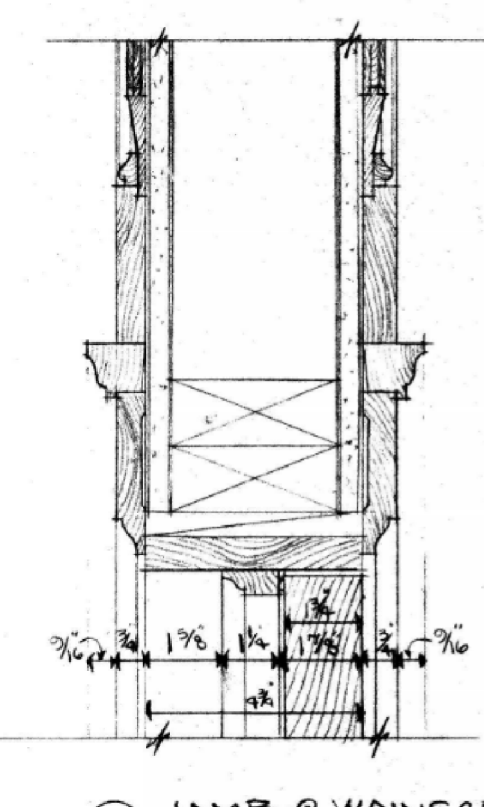
DETAIL - EXISTING DOOR HEAD  
SCALE: 1 1/2" = 1'-0"

15/14



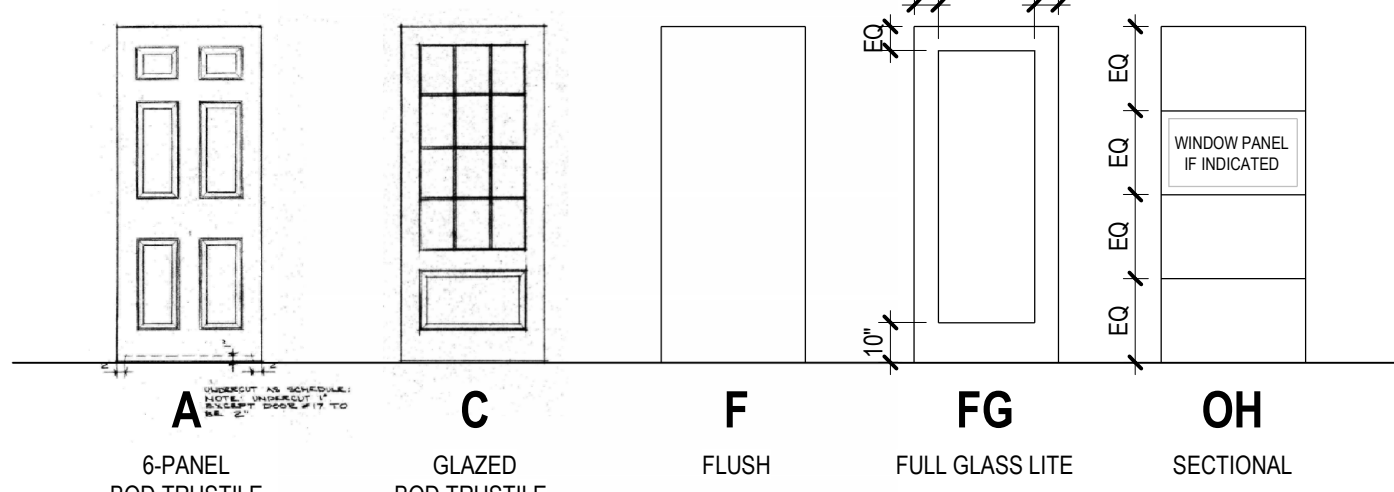
DETAIL - EXISTING DOOR JAMB  
SCALE: 1 1/2" = 1'-0"

13/14

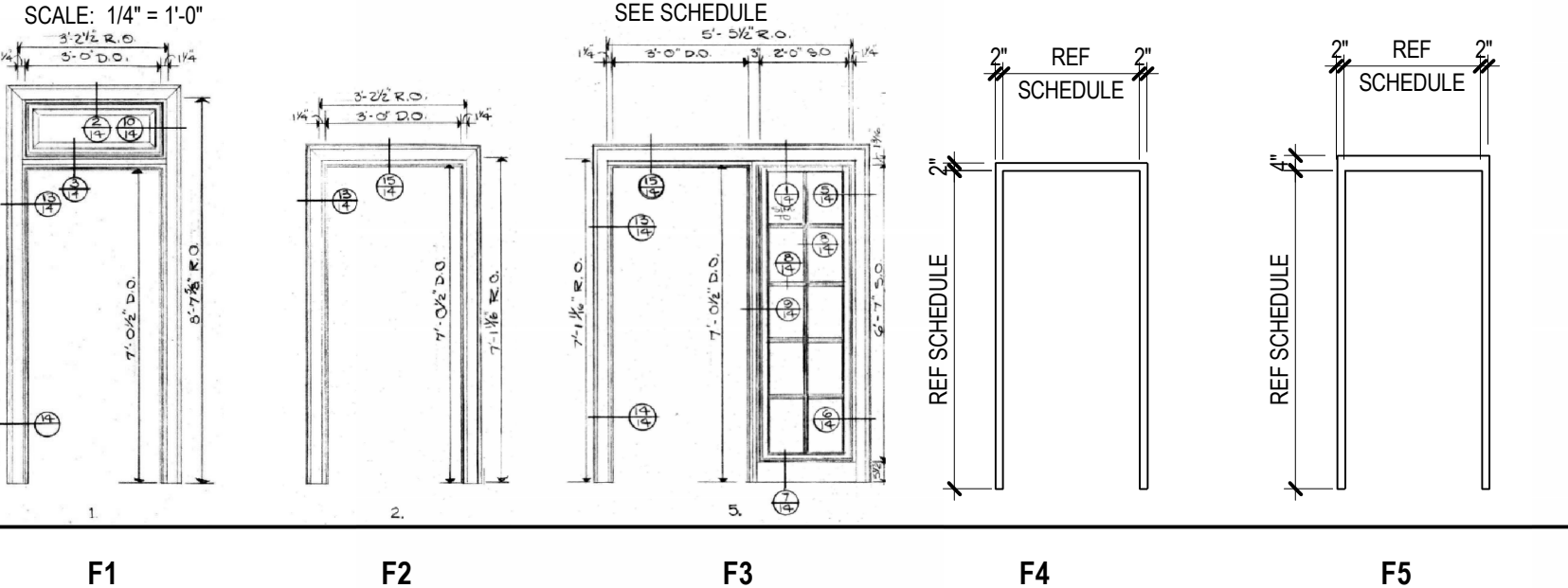


DETAIL - EXISTING JAMB & WAINSCOT  
SCALE: 1 1/2" = 1'-0"

14/14

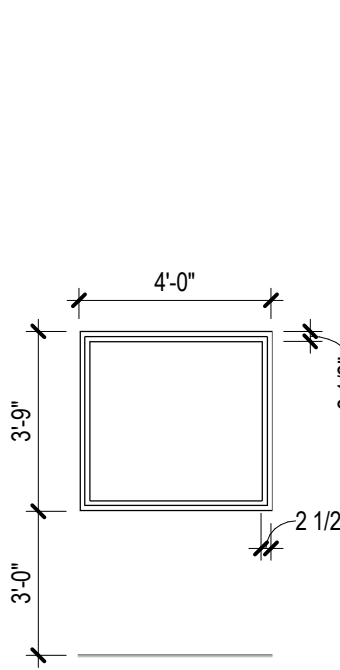


LEGEND - DOOR TYPES



LEGEND - DOOR FRAME TYPES  
SCALE: 1/4" = 1'-0"

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



W2  
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE - BASE BID										
MARK	SIZE		DOOR		FRAME		RATING	HWR		REMARKS
	WIDTH	HEIGHT	TYPE	MATERIAL	GLAZING	TYPE				
002	3'-0"	7'-0"	A	WD	-	F2	WD	-	17.0	
003	3'-0"	7'-0"	HM	HM	-	F2	WD	-	14.0	
004	3'-0"	7'-0"	F	WD	-	F2	WD	-	17.0	1. EXISTING DOOR AND FRAME
004A	3'-0"	7'-0"	HM	HM	-	F2	WD	-	17.0	
005	3'-0"	7'-0"	F	WD	-	F2	WD	-	17.0	1. EXISTING DOOR AND FRAME
005A	3'-0"	7'-0"	F	WD	-	F3	WD	GL1.2	17.0	1. EXISTING DOOR AND FRAME
005A.1	3'-0"	7'-0"	F	WD	-	F2	WD	-	17.0	1. EXISTING DOOR AND FRAME
005B	3'-0"	7'-0"	F	WD	-	F2	WD	-	17.0	1. EXISTING DOOR AND FRAME
005A	3'-0"	7'-0"	A	WD	-	F1	WD	-	22.1	1. EXISTING DOOR AND FRAME
005C	3'-0"	7'-0"	A	WD	-	F2	WD	-	23.1	1. EXISTING DOOR AND FRAME
010	3'-0"	7'-0"	F	HM	-	F2	HM	-	7.1	1. EXISTING DOOR AND FRAME
012	3'-0"	7'-0"	F	WD	-	F2	WD	-	9.0	
013	3'-0"	7'-0"	F	HM	-	F2	HM	-	18.0	1. EXISTING DOOR AND FRAME
016	3'-0"	7'-0"	F	HM	-	F4	HM	-	8.0	
016A	3'-0"	7'-0"	A	WD	-	F2	WD	-	28.0	1. EXISTING DOOR AND FRAME
019	3'-0"	7'-0"	F	WD	-	F2	WD	-	28.0	1. EXISTING DOOR AND FRAME
020	3'-0"	7'-0"	F	WD	-	F2	WD	-	20.0	1. EXISTING DOOR AND FRAME
021A	3'-0"	7'-0"	A	WD	-	F2	WD	-	22.1	1. EXISTING DOOR AND FRAME
022	3'-0"	7'-0"	F	WD	-	F2	WD	-	28.0	1. EXISTING DOOR AND FRAME
022A	3'-0"	7'-0"	A	WD	-	F2	WD	-	10.0	
022B	3'-0"	7'-0"	A	WD	-	F2	WD	-	8.1	
022C	6'-0"	7'-0"	C	WD	-	F2	WD	-	8.0	
023	3'-0"	7'-0"	HM	HM	-	F4	HM	-	12.0	
027	3'-0"	7'-0"	A	WD	-	F2	WD	-	8.0	
028	3'-0"	7'-0"	F	WD	-	F4	HM	-	12.0	
029	3'-0"	7'-0"	F	WD	-	F4	HM	-	12.0	1. EXISTING DOOR AND FRAME
030	3'-0"	7'-0"	F	HM	-	F2	WD	-	22.0	1. EXISTING DOOR AND FRAME
032	3'-0"	7'-0"	F	HM	-	F2	HM	-	13.0	1. EXISTING DOOR AND FRAME
101A.1	6'-0"	7'-0"	FG	AL	GL3.1	EX	AL	GL3.1	1.0	1. EXISTING DOOR AND FRAME
101A.2	6'-0"	7'-0"	C	WD	GL1.2	EX	WD	GL1.2	2.0	1.2. EXISTING DOOR AND FRAME
101B.1	6'-0"	7'-0"	FG	AL	GL3.1	EX	AL	GL3.1	1.0	1. EXISTING DOOR AND FRAME
101B.2	6'-0"	7'-0"	C	WD	GL1.2	EX	WD	GL3.1	2.0	1.2. EXISTING DOOR AND FRAME
102A	3'-0"	7'-0"	C	WD	GL1.2	F1	WD	-	11.0	7
102B	3'-0"	7'-0"	C	WD	GL1.2	F1	WD	-	11.0	7
103A	3'-0"	7'-0"	A	WD	GL1.2	F1	WD	-	27	1. EXISTING DOOR AND FRAME
103B	3'-0"	7'-0"	F	WD	GL1.2	F1	WD	-	25.0	1.3.5. EXISTING DOOR AND FRAME
103C	3'-0"	6'-8"	F	WD	-	F2	WD	-	13.4	1. EXISTING DOOR AND FRAME
104	3'-0"	7'-0"	A	WD	GL1.2	F1	WD	-	1. EXISTING DOOR AND FRAME	
105	3'-0"	7'-0"	A	WD	GL1.2	F1	WD	-	1. EXISTING DOOR AND FRAME	
106	3'-0"	7'-0"	A	WD	GL1.2	F1	WD	-	1. EXISTING DOOR AND FRAME	
107	3'-0"	7'-0"	A	WD	GL1.2	F1	WD	-	1. EXISTING DOOR AND FRAME	
108A	3'-0"	7'-0"	A	WD	GL1.2	F1	WD	-	1. EXISTING DOOR AND FRAME	
108B	3'-0"	7'-0"	F	WD	-	F2	WD	-	1.3.5. EXISTING DOOR AND FRAME	
109	3'-0"	7'-0"	A	WD	GL1.2	F1	WD	-	1. EXISTING DOOR AND FRAME	
110	3'-0"	7'-0"	A	WD	GL1.2	F1	WD	-	1. EXISTING DOOR AND FRAME	
111	3'-0"	7'-0"	A	WD	GL1.2	F1	WD	-	1. EXISTING DOOR AND FRAME	
112	3'-0"	7'-0"	A	WD	GL1.2	F1	WD	-	17.0	
114	3'-0"	7'-0"	C	WD	GL1.2	F3	WD	-	15.0	7
115A	3'-0"	7'-0"	A	WD	-	F1	WD	-	23.1	1. EXISTING DOOR AND FRAME
116	3'-0"	7'-0"	A	WD	GL1.2	F1	WD	-	27	1. EXISTING DOOR AND FRAME
117	3'-0"	7'-0"	A	WD	GL1.2	F1	WD	-	1. EXISTING DOOR AND FRAME	
118	3'-0"	7'-0"	A	WD	GL1.2	F1	WD	-	1. EXISTING DOOR AND FRAME	
119	3'-0"	7'-0"	A	WD	GL1.2	F1	WD	-	1. EXISTING DOOR AND FRAME	
120A	3'-0"	7'-0"	C	WD	GL1.2	F1	WD	-	10.0	7
120B	3'-0"	7'-0"	C	WD	GL1.2	F1	WD	-	10.0	7
122	3'-0"	7'-0"	A	WD	-	F1	WD	-	13.0	
123A	3'-0"	7'-0"	A	WD	-	F1	WD	-	13.0	
123B	3'-0"	7'-0"	A	WD	GL1.2	F1	WD	GL1.2	26.0	1.3.6. EXISTING DOOR AND FRAME
124	3'-0"	7'-0"	A	WD	GL1.2	F1	WD	GL1.2	10.1	1. EXISTING DOOR AND FRAME
130	3'-0"	7'-0"	F	HM	-	F2	HM	-	23.0	
131A	3'-0"	7'-0"	F	HM	-	F2	HM	-	10.1	
131B	8'-0"	7'-0"	OH	HM	-	-	-	-	-	
131C	8'-0"	7'-0"	OH	HM	-	-	-	-	-	
131D	8'-0"	7'-0"	OH	HM	-	-	-	-	-	
131E	8'-0"	7'-0"	OH	HM	-	-	-	-	-	
131F	8'-0"	7'-0"	OH	HM	-	-	-	-	-	
131G	8'-0"	7'-0"	OH	HM	-	-	-	-	-	
151	3'-0"	7'-0"	FG	AL	GL3.1FT	SF-1	AL	GL3.1FT	6.1	
152	3'-0"	7'-0"	A	WD	-	F2	WD	-	8.0	
153A	6'-0"	7'-0"	C	WD	-	F2	WD	-	5.1	
153B	3'-0"	7'-0"	A	WD	-	F3	WD	GL2.1FT	8.0	
153C	3'-0"	7'-0"	A	WD	-	F2	WD	-	8.0	
154	3'-0"	7'-0"	A	WD	-	F2	WD	-	8.0	
155	3'-0"	7'-0"	F	WD	-	F4	HM	-	12.2	
156A	3'-0"	7'-0"	F	HM	-	F5	HM	-	5.3	
156B	3'-0"	7'-0"	A	WD	-	F4	HM	-	5.2	
159	3'-0"	7'-0"	F	WD	-	F4	HM	-	12.0	
160	3'-0"	7'-0"	F	WD	-	F4	HM	-	12.2	
162	3'-0"	7'-0"	A	WD	-	F4	WD	-	17.0	
163	3'-0"	7'-0"	A	WD	-	F4	WD	-	17.0	

\*DETAILS LOCATED ON A-601 DIRECTLY ADJACENT TO FRAME TYPES \*

GLAZING LEGEND

- GL1.2 = 1/4" FLOAT CLEAR
- GL2.1 = 3/8" TEMPERED GLASS
- GL3.1 = 1" INSULATING CLEAR
- GL4.1 = 1/4" AND 3/8" LAYERED FLOAT GLASS
- GL5.1 = 1" INSULATING SPANDREL
- GL6.1 = ONE WAY GLASS

ALL GLASS TO BE HEAT STRENGTHENED UNLESS DESIGNATED AS "FT" SUFFIX (FULLY TEMPERED)

DOOR SCHEDULE REMARKS

- DOORS WITH REMARK 1 ARE EXISTING DOORS AND FRAMES THAT ARE INTENDED TO REMAIN. INFORMATION IN THE SCHEDULE RELATED TO DOOR OR FRAME TYPE IS FOR REFERENCE, ESPECIALLY WHERE IT CONCERNS ADDITION OF ELECTRIFIED HARDWARE COMPONENTS AND INSTALLATION WITH THE EXISTING CONDITIONS.
- NOTE 3 MAY APPEAR REDUNDANT, BUT IS FURTHER DEFINED WITH NOTES 4, 5, OR 6.
- NO DOORS HAVE BEEN IDENTIFIED FOR SALVAGE AND REUSE.

DOOR SCHEDULE REMARKS

- EXISTING
- MILLWORK CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND DOOR HARDWARE FOR REMOVAL, MODIFICATION, AND REINSTALLATION OF EXISTING WOOD TRIM TO CONCEAL WIRING FOR NEW ELECTRIFIED DEVICES.
- EXISTING DOOR AND FRAME ASSEMBLY TO REMAIN
- EXISTING DOOR PINED SHUT IN OPENING
- EXISTING DOOR SECURED BY DEADBOLT, LEAVE HARDWARE ON DOOR.
- REMOVE EXISTING DOOR HARDWARE, PIN NAIL DOOR TO SECURE IN OPENING, PROVIDE NEW TRIM MOLDING AROUND DOOR PERIMETER ON BOTH SIDES.
- CREATE A REVERSE DIVIDED LITE LOOK WITH APPLIED FILM, CLEAR GLASSING FILM AT THE MUNTIN LOCATIONS. FILM AT THE LITE LOCATIONS.

DOOR SCHEDULE ABBREVIATIONS

- AL ALUMINUM
- EX EXISTING
- HM HOLLOW METAL
- IHM INSULATED HOLLOW METAL
- WD WOOD
- SS STAINLESS STEEL



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## SIGNAGE

SIGN TYPE 3: REGULATORY PANEL SIGNAGE, BASIS OF DESIGN, INPRO, BOSTON.

REFERENCE SPECIFICATIONS FOR LOCATIONS, 101423.23

WINDOW SIZES FOR BLIND (VERIFY IN FIELD)		
ROOM NAME	ROOM NUMBER	WINDOW SIZES
OFFICE	022	ONE WINDOW AT 48" W X 39" H
OFFICE	103	TWO WINDOWS AT 14" W X 58" H AND ONE WINDOW AT 3" W X 58" H
OFFICE	104	TWO WINDOWS AT 14" W X 58" H AND ONE WINDOW AT 3" W X 58" H
OFFICE	105	TWO WINDOWS AT 14" W X 58" H AND ONE WINDOW AT 3" W X 58" H
OFFICE	106	TWO WINDOWS AT 14" W X 58" H AND ONE WINDOW AT 3" W X 58" H
OFFICE	107	ONE WINDOW AT 14" W X 58" H AND ONE WINDOW AT 3" W X 58" H AND ONE WINDOW AT 4" W X 58" H
OFFICE	109	TWO WINDOWS AT 14" W X 58" H AND ONE WINDOW AT 3" W X 58" H
OFFICE	110	ONE WINDOW AT 58" W X 58" H AND TWO WINDOWS AT 14" W X 58" H
OFFICE	111	ONE WINDOW AT 88" W X 58" H AND TWO WINDOWS AT 14" W X 58" H AND TWO SECTIONS AT 2'-2" W
OFFICE	114	TWO EXTERIOR BAY WINDOWS WITH ONE SECTION AT 4'-8" W X 5'-6" H AND TWO SECTIONS AT 2'-2" W
OFFICE	116	TWO WINDOWS AT 14" W X 58" H AND ONE WINDOW AT 3" W X 58" H
OFFICE	117	TWO WINDOWS AT 14" W X 58" H AND ONE WINDOW AT 3" W X 58" H
OFFICE	118	TWO WINDOWS AT 14" W X 58" H AND ONE WINDOW AT 3" W X 58" H
OFFICE	119	TWO WINDOWS AT 14" W X 58" H AND ONE WINDOW AT 3" W X 58" H

## ROOM FINISH SCHEDULE - BASE BID

ROOM #	ROOM NAME	FLOOR	BASE	CEILING	WALLS				CASEWORK		REMARKS
					NORTH	EAST	SOUTH	WEST	CABINET	COUNTER	
	ELEV1	CPT1	-	-	-	-	-	-	-	-	
	ST1	CPT1	-	P4	P1	P1	P1	P1	-	-	3
	ST2	LV1	-	P4	P1	P1	P1	P1	-	-	4
001	STAIR	CPT3	WB1	APC1	P1	P1	P1	P1	-	-	3
002	RR	PT1	-	APC1	PT2	PT3	PT3	PT3	-	-	
003	JANITOR	LV1	VB1	APC1	P1/FRP	P1	P1	P1/FRP	PLAM1	SSM1	FULL HEIGHT FRP AT MOP SINK
004	WOMEN	PT1	-	APC1	PT3	PT3	PT3	PT3	-	-	5
004A	LACTATION	CPT2	VB1	APC1	P1	P1	P1	P3	-	-	
005	MEN	PT1	-	APC1	PT3	PT3	PT3	PT3	-	-	5
006A	STORAGE	SC1	VB1	P4	P1	P1	P1	P1	-	-	
008	HALL	CPT3	VB1	APC1	P1	P1	P1	P1	-	-	*FRP 4" W X 4" H AT MOP SINK
009B	HALL	CPT3	VB1	APC1	P1	P1	P1	P1	-	-	
009C	HALL	CPT3	VB1	APC1	P1	P1	P1	P1	-	-	
010	MECH	SC1	VB1	-	P1	P1	P1	P1	-	-	
012	DATA	SC1	VB1	-	P1	P1	P1	P1	-	-	
013	PRINTING	CPT2	VB1	APC1	P2	P1	P1	P1	PLAM1	PLAM2	
016	STORAGE	LV1	VB1	APC1	P5	P5	P1	P1	-	-	
017	WORK ROOM	LV1	VB1	APC1	P1	P1	P1	P1	PLAM1	PLAM2	
018	HALL	CPT3	VB1	APC1	P1	P1	P1	P1	-	-	
019	OFFICE	CPT2	VB1	APC1	P1	P1	P1	P1	-	-	
020	STORAGE	SC1	VB1	APC1	P1	P1	P1	P1	-	-	
022	OFFICE	CPT2	VB1	APC1	P1	P1	P1	P1	-	-	1
022A	MEETING	CPT2	WB1	APC1	P1/P3	P1/P3	P1/P3	P1/P3	-	-	5
022B	STOR	CPT2	WB1	APC1	P1	P1	P1	P1	-	-	
022C	STORAGE	CPT2	WB1	APC1	P1	P1	P1	P1	-	-	
023	STORAGE	CPT3	VB1	P4	P1	P1	P1	P1	-	-	
026	BREAK	CPT3	WB1	APC1	P1	P1	P1	P1	PLAM1	SSM1	
027	STORAGE	CPT3	VB1	APC1	P1	P1	P1	P1	-	-	
028	HALL	CPT3	VB1	APC1	P1	P1	P1	P1	-	-	
029	ELEVATOR ROOM	-	-	-	-	-	-	-	-	-	
032	OFFICE	CPT2	VB1	APC1	P1	P1	P1	P1	-	-	
033	BREAK	LV1	VB1	APC1	P1	P1	P1	P1	-	-	
034	OPEN OFFICE	LV1	VB1	APC1	P1	P1	P1	P1	SSM1	-	
101	LOBBY	PT1	WB1	EXIST/ P4	P1/PT4	P1/PT4	P1/PT4	P1	-	QTZ1	SEE ELEVATIONS FOR DESK FRONTS, 5
101A	VEST	WCPT1	WB1	P4	P1	P1	P1	P1	-	-	
101B	VEST	WCPT1	WB1	P4	P1	P1	P1	P1	-	-	
102	OPEN OFFICE	CPT1	-	EXIST/ P4	-	P1	P1	P1	-	QTZ1	
102A	HALL	CPT2	EXISTING	P4	-	P1	P1	P1	-	-	
102B	HALL	CPT2	EXISTING	P4	P1	P1	-	P1	-	-	
102C	HALL	CPT2	EXISTING	P4	-	P1	P1	P1	-	-	
103	OFFICE	CPT2	WB1	P4	P1	P1	P1	P2	-	-	1
104	OFFICE	CPT2	WB1	P4	P1	P1	P1	P2	-	-	1
105	OFFICE	CPT2	WB1	P4	P1	P1	P1	P2	-	-	1
106	OFFICE	CPT2	WB1	P4	P1	P1	P1	P2	-	-	1
107	MEETING	CPT2	WB1	P4	P1	P1	P1	P2	-	-	2
108	OFFICE	CPT2	WB1	P4	P1	P1	P1	P1	-	-	1
109	OFFICE	CPT2	WB1	P4	P1	P1	P1	P1	-	-	1
110	OFFICE	CPT2	WB1	P4	P1	P1	P1	P1	-	-	1
111	OFFICE	CPT2	WB1	P4	P1	P1	P1	P1	-	-	1
112	RR	PT1	-	P4	PT3	PT2	PT3	PT3	-	-	
113	ALCOVE	PT1	WB1	P4	P1	P1	P1	P1	PLAM1	SSM1	
114	OFFICE	CPT2	WB1	P4	P1	P1	P1	P2	-	-	1
115	STAIR	LV1	VB1	P4	P1	P1	P1	P1	-	-	4
116	OFFICE	CPT2	WB1	P4	P1	P2	P1	P1	PLAM1	PLAM4	1
117	OFFICE	CPT2	WB1	P4	P1	P2	P1	P1	-	-	1
118	OFFICE	CPT2	WB1	P4	P1	P2	P1	P1	-	-	1
119	MEETING	CPT2	WB1	P4	P1	P2	P1	P1	-	-	2
120	OPEN OFFICE	CPT2	WB1	APC1	P1	P1	P1	P1	PLAM1	QTZ1	1 (EXTERIOR WINDOWS ONLY)
121	WORK	CPT2	WB1	P4	P1	P1	P1	P1	PLAM1	PLAM2	
122	OFFICE	CPT2	WB1	P4	P1	P1	P2	P1	-	-	1
123	OFFICE	CPT2	WB1	P4	P1	P2	P1	P1	-	-	1
124	OFFICE	CPT2	WB1	P4	P1	P1	P2	P1	-	-	1
125	STAIR	PT1	WB1	P4	P1	P1	P1	P1	-	-	
130	STOR	SALVAGED	VB1	P1	P1	P1	P1	P1	-	-	INSTALL SALVAGED EXISTING CARPET

## ROOM FINISH SCHEDULE - ALT #1

ROOM #	ROOM NAME	FLOOR	BASE	CEILING	WALLS				CASEWORK		REMARKS
					NORTH	EAST	SOUTH	WEST	CABINET	COUNTER	
131	STOR	SC1	-	-	P1	P1	P1	P1	-	-	

## ROOM FINISH SCHEDULE - ADDITION

ROOM #	ROOM NAME	FLOOR	BASE	CEILING	WALLS				CASEWORK		REMARKS
					NORTH	EAST	SOUTH	WEST	CABINET	COUNTER	
151	LOBBY	WCPT1	WB1	APC1	PT4/P1	PT4/P1	PT4/P1	PT4/P1	-	-	5
152	IT CONTROL	CPT3	VB1	APC1	P1	P1	P1	P1	-	PLAM2	
153	MEETING	CPT1	WB1	WPC1/APC1	WD2/VWC1	WD2/VWC1	WD2/VWC1	WD2/VWC1	-	-	5, 6
154	MEETING	CPT1	WB1	APC1	WD2/VWC1	WD2/VWC1	WD2/VWC1	WD2/VWC1	-	-	5, 6
155	STORAGE	SC1	VB1	P4	P1	P1	P1	P1	-	-	
156	HALL	CPT3	WB1	APC1	P1	P1	P1	P1	-	-	
157	HALL	CPT3	WB1	APC1	P1	P1	P1	P1	-	-	
158	HALL	CPT3	WB1	APC1	P1	P1	P1	P1	-	-	
159	MECH/ELEC	SC1	VB1	P4	P1	P1	P1	P1	-	-	
160	JAN	SC1	VB1	P4	P1	P1/FRP*	P1/FRP*	P1	-	-	*INCLUDE FRP 4" W X 4" H AT MOP SINK
161	HALL	CPT3	WB1	APC1	P1/P3	P1	P1	P1	PLAM1	SSM1	5
162	WOMEN	PT1	-	APC1	PT3	PT2	PT3	PT3	-	-	
163	MEN	PT1	-	APC1	PT3	PT3	PT3	PT2	-	-	

## FINISH KEY

CODE	DESCRIPTION	MANUFACTURER	PATTERN	COLOR	NUMBERS	COMMENTS
RS1	MANUAL ROLLER SHADES	HUNTER DOUGLAS	ROLLER SHADES FR - LIGHT BLOCKING	TBD		
FRP	FIBERGLASS REINFORCED PANELS			WHITE		FULL HEIGHT
B1	WINDOW BLINDS	HUNTER DOUGLAS	DUETTE FR HONEYCOMB SHADES - SEMI OPAQUE	TBD		
B2	WINDOW BLINDS	HUNTER DOUGLAS	DUETTE FR HONEYCOMB SHADES - OPAQUE	TBD		
S1	SIGNAGE	INPRO	SIGNSCAPE BOSTON	TBD		
PT1	PORCELAIN TILE 12X24	FLORIDA TILE	DIVINITY	HORIZON		INSTALL IN HORIZONTAL STAGGERED PATTERN
PTB1	PORCELAIN TILE BASE	FLORIDA TILE	DIVINITY	DAWN	4" CUT TILE PIECE WITH SCHLUTER JOLLY TRIM	
PT2	PORCELAIN TILE LINEAR MOSAIC	FLORIDA TILE	DIVINITY	DAWN		INSTALL HORIZONTALLY
PT3	PORCELAIN TILE WALLS 12X24	FLORIDA TILE	DIVINITY	DAWN		INSTALL IN HORIZONTAL STAGGERED PATTERN
PT4	PORCELAIN TILE DESK FRONTS	IRIS MAX FINE	ONICE	GRIGIO	LARGE FORMAT TILE. SIZED TO REDUCE WASTE, NO SEAMS PER INSET	
CPT1	CARPET TILE	MANNINGTON	HAZE	RAVINE	OPEN OFFICE 3 CHAMBER	
CPT2	CARPET TILE	MANNINGTON	COAST	VISTA	PRIVATE OFFICES	
CPT3	CARPET TILE	MANNINGTON	DRIFT	VISTA	CIRCULATION	
WCPT1	WALK OFF CARPET TILE	MANNINGTON	FRXTION, FORCE	VECTOR	-	
LV1	LUXURY VINYL TILE 12X18	MANNINGTON	SPACIA STONE	LINEAR STONE SHALE	-	
VSN1	VINYL STAIR NOSING FOR CARPET	JOHNSONITE	REFERENCE SPECIFICATIONS	TO MATCH VINYL BASE	-	
VSN2	VINYL STAIR NOSING FOR LVT	JOHNSONITE	REFERENCE SPECIFICATIONS	TO MATCH VINYL BASE	-	
VB1	VINYL BASE	JOHNSONITE	4" TRADITIONAL COVED VINYL BASE	PEBBLE	-	
WB1	WOOD BASE	REFERENCE SPECIFICATIONS	TO MATCH EXISTING IN PROFILE	TBD	-	
WD1	WOOD	REFERENCE SPECIFICATIONS	TO MATCH EXISTING	STAINED TO MATCH EXISTING	-	
WD2	WOOD	REFERENCE SPECIFICATIONS	TO MATCH EXISTING	STAINED TO MATCH PLAM1	-	
P1	PAINT - MAIN NEUTRAL	SHERWIN WILLIAMS	-	NEUTRAL GROUND	-	
P2	PAINT - ACCENT	SHERWIN WILLIAMS	-	STUDIO BLUE GREEN	ACCENT COLOR IN OFFICES	
P3	PAINT - ACCENT	SHERWIN WILLIAMS	-	TEMPE STAR	-	
P4	PAINT - CEILINGS	SHERWIN WILLIAMS	-	ALABASTER	-	
P5	PAINT - ACCENT	SHERWIN WILLIAMS	-	STUDIO TAUPE	-	
VWC1	VINYL WALL COVERING	MOMENTUM	WANDERLUST	TBD	-	PRELIMINARY SELECTION IS SPARROW, FINAL APPROVAL NEEDED
APC1	ACOUSTICAL CEILING PANELS 24"X24"	ARMSTRONG	ULTIMA HIGH NRC, BEVELED TEGULAR	WHITE	-	
WPC1	WOOD PANEL CEILING	ARMSTRONG	WOOD WORKS TEGULAR PANELS	LIGHT CHERRY	CHAMBERS CEILING ACCENT	
PLAM1	PLASTIC LAMINATE	WILSONART	-	SHAKER CHERRY	CASEWORK	
PLAM2	PLASTIC LAMINATE	WILSONART	-	NATURAL COTTON	COUNTERTOPS	
PLAM3	PLASTIC LAMINATE	WILSONART	-	SHADOW	NOT USED	
PLAM4	PLASTIC LAMINATE	TBD	-	-	-	TO MATCH LAMINATE ON FURNITURE WORKSURFACE
QTZ1	QUARTZ COUNTERTOP	VIATARA	-	SOPRANO	COUNTERTOPS	
SSM1	SOLID SURFACE MATERIAL	CORIAN	-	ARISTO CANNES	COUNTERTOPS	

## ROOM FINISH SCHEDULE GENERAL NOTES

1. PAINT ALL EXPOSED STRUCTURE. U.N.O.
2. ALL EXISTING WOOD PANELING AND WOOD BASE TO REMAIN. WHERE (WB1) WOOD BASE IS INDICATED, ONLY INSTALL NEW BASE ON NEW WALLS AS NEEDED OR WHERE THERE IS NO EXISTING WOOD BASE.
3. INCLUDE PROPER FLOORING TRANSITIONS WHERE NEEDED.
4. DO NOT PAINT ANY EXISTING WOOD TRIM OR PANELING.

## ROOM FINISH SCHEDULE REMARKS

1. INCLUDE (B1) WINDOW BLINDS ON ALL INTERIOR AND EXTERIOR WINDOWS IN ROOMS INDICATED.
2. INCLUDE (B2) WINDOW BLINDS ON ALL INTERIOR AND EXTERIOR WINDOWS IN ROOMS INDICATED.
3. INCLUDE VINYL STAIR NOSING (VSN1) FOR CARPET ON STAIRS.
4. INCLUDE VINYL STAIR NOSING (VSN2) FOR LVT ON STAIRS.
5. REFERENCE FLOOR PLAN AND ELEVATIONS WHERE MULTIPLE FINISHES OCCUR ON ONE WALL.
6. INCLUDE (RS1) MANUAL ROLLER SHADES ON ALL EXTERIOR WINDOWS IN ROOM.

## STANDARD INTERIOR ABBREVIATIONS

APC	ACOUSTICAL PANEL CEILING 2X4
AWP	ACOUSTICAL WALL PANEL
BCM	BURNISHED CONCRETE MASONRY UNIT
CG	CORNER GUARD
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CPT	CARPET
CT	CERAMIC TILE
DCMU	DECORATIVE CONCRETE MASONRY UNITS
EP	EPOXY PAINT
EPF	EPOXY FLOORING
FRP	FIBERGLASS REINFORCED PANEL
GLT	GLASS TILE
GT	GROUT
GWB	GYPSUM WALL BOARD
LVT	LUXURY VINYL TILE
MB	METAL BASE
MPC	METAL PANEL CEILING
P	PAINT
PCONC	POLISHED CONCRETE
PLAM	PLASTIC LAMINATE
PT	PORCELAIN TILE
PTB	PORCELAIN TILE BASE
QT	QUARRY TILE
QTB	QUARRY TILE BASE
RAF	RESILIENT ATHLETIC FLOORING
RBR	RUBBER FLOORING
RBRF	RUBBER TILE FLOORING
RBRF	RUBBER SHEET FLOORING
RSTA	RUBBER STAIR TREAD / NOSING
RP	RESINOUS PANEL
SCONC	SEALED CONCRETE
SCMU	SPLITFACED CONCRETE MASONRY UNIT
SSM	SOLID SURFACE MATERIAL
ST	STAIN
STCONC	STAINED CONCRETE
SVF	SHEET VINYL FLOORING
TER	TERRAZZO
RB	RESILIENT BASE
VCT	VINYL COMPOSITION TILE
VWC	VINYL WALL COVERING
WB	WOOD BASE
WCPT	WALK-OFF CARPET TILE
WP	WALL PROTECTION
WPC	WOOD PANEL CEILING
WG	WALL GUARD



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Architecture  
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Planning

## CONSULTANTS





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DOOR SCHEDULE - ALT #1											REFERENCE SHEET A401 FOR ADDITIONAL INFORMATION
MARK	DOOR			FRAME					RATING	HDFWR	REMARKS
	SIZE	TYPE	MATERIAL	GLAZING	TYPE	MATERIAL	GLAZING				
MARK	WIDTH	HEIGHT	TYPE	MATERIAL	GLAZING	TYPE	MATERIAL	GLAZING	RATING	HDFWR	REMARKS
130A	3'-0"	7'-0"	F	IHM	-	F2	HM	-		10.1	
131A	3'-0"	7'-0"	F	IHM	-	F2	HM	-		10.1	
131B	8'-0"	7'-0"	OH	HM	-						
131C	8'-0"	7'-0"	OH	HM	-						
131D	8'-0"	7'-0"	OH	HM	-						
131E	8'-0"	7'-0"	OH	HM	-						
131F	8'-0"	7'-0"	OH	HM	-						
131G	8'-0"	7'-0"	OH	HM	-						

