- DISCONNECT EXISTING UTILITIES. SECURE UTILITIES FOR CONSTRUCTION PHASE.
- COORDINATE AS REQUIRED REPLACEMENT OF WATER LINE TO BUILDING ALTERNATE #1
- FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY ARCHITECT IMMEDIATELY IF DISCREPANCIES ARE FOUND BETWEEN CONTRACT DOCUMENTS AND ACTUAL FIELD CONDITIONS.
- COORDINATE PENETRATIONS THRU EXTERIOR WALLS AND ROOF FOR ALL UTILITIES WITH ARCHITECT REPRESENTATIVE. PROVIDE WATERPROOF ACCESSORIES TO SEAL PENETRATIONS.
- ALL EXISTING EXTERIOR WALLS ARE CAVITY MASONRY WALLS.
- DIMENSIONS OF NEW CONSTRUCTION ARE SHOWN TO STUD SURFACE (WITHOUT GYPSUM BOARD) UNLESS NOTED OTHERWISE, SEE 8.
- DIMENSIONS SHOWN WITH ASTERISK REPRESENT ADA REQUIREMENTS AND ARE SHOWN TO FINISH SURFACE MATERIAL
- DO NOT SCALE DRAWINGS. REFER DIMENSION QUESTIONS TO ARCHITECT FOR
- 11. ALL NEW WALLS SHALL BE 2x4 WOOD STUDS @ 16" c.c., UNLESS NOTED OTHERWISE. SEE FLOOR PLAN FOR LOCATION.
- 12 INSTALL MINIMUM R-38 BATT INSULATION IN THE ATTIC.
- GYPSUM BOARD INSTALLED ON WALLS SHALL BE 5/8" TYPE 'X', EXCEPT AT WET WALLS SHALL BE 1/2" MOISTURE-RESISTANT CEMENT BOARD (SEE FINISH SCHEDULE NOTE ON A-1). GYPSUM BOARD INSTALL AT CEILING SHALL BE 5/8" TYPE 'X'.
- VERIFY MOUNTING HEIGHT OF ACCESSORIES, EQUIPMENT, DOOR HARDWARE, CASEWORK. ETC., AND PROVIDE SOLID BLOCKING BEHIND ITEMS REQUIRING ANCHORAGE, PROVIDE WOOD BLOCKING OR METAL STRAPS BETWEEN FRAMING MEMBERS AS REQUIRED TO SUPPORT WEIGHT AND USE OF ITEMS TO BE SUPPORTED. WHERE MOUNTING HEIGHTS ARE NOT INDICATED, MOUNT ITEMS AT RECOGNIZED INDUSTRY STANDARD MOUNTING HEIGHTS. COORDINATE LOCATIONS WITH MANUFACTURER OR SUPPLIER AND REFER ANY MOUNTING QUESTIONS TO ARCHITECT FOR INTERPRETATION.
- ELECTRICAL INTERIOR OUTLETS SHALL BE INSTALLED 24" MINIMUM AND 42" MAXIMUM ABOVE FINISH FLOOR, U.N.O.. THERMOSTAT SHALL BE INSTALLED 48" MAXIMUM ABOVE FINISH FLOOR.
- 16. EXTERIOR PORCH ALTERNATE #2, SEE DRAWING S-1 FOR DETAILS:
  - ALL CONNECTORS SHALL BE SIMPSON STRONG-TIE. POST-BASE CONNECTION SHALL BE ZMAX G185, ASTM A653 1.85 OZ/SF.
  - PROVIDE HOT-DIP GALVANIZED (ASTM A153 CLASS D) FASTENERS IN CONTACT
  - NAILS SHALL BE TYPE 316 STAINLESS STEEL ANNULAR RING SHANK.

## **SCOPE OF WORK:**

## **BASE BID** (see Specifications 010100)

#### **DEMOLITION / REMOVAL**

- 1. Disconnect and remove all existing electrical fixtures, wiring. outlets and receptacles. Existing electrical panel, and connections to electric meter to remain. See drawings E-1 and 1/A-1 for details.
- 2. Disconnect and remove existing fiber optic connections in existing walls. Fiber Optic panel and usable conduits/wires to remain. Protect existing Fiber Optic panel during
- 3. Disconnect water and sewer lines. Remove plumbing fixtures
- and pipes that are not being used in new layout. 4. Existing furnace to remain. Protect existing HVAC ducts which are used in new layout. Protect existing return ducts
- 5. Remove entire ceiling material and all insulation above. 6. Remove interior walls (two walls are 4" CMU), interior doors
- on Demolition Plan 1/A-1. Return cores to owner. 7. Remove section of 4" CMU wall in the restroom as needed for installation of sanitary clean—out and plumbing lines.

and door frames, front exterior door and frame, as shown

- See drawing 1/A-2 & 3/A-2. 8. Remove or cut flush with concrete slab all wall—slab
- anchors/bolts if present. 9. Remove wood trim from interior side of existing windows and doors. Remove existing wall paneling from exterior walls to expose wood furring and rigid insulation. See drawing A-3 and A-4 to see windows and doors details.
- 10. Remove all carpet with pads to expose resilient epoxy floor. 11. Protect exposed resilient epoxy floor for new layout, see
- 12. Remove existing epoxy floor as shown on drawing 1/A-1. 13. Cut concrete slab for new water and sewer connections as

shown on drawing 1/A-1 and 2/A-2.

### **NEW CONSTRUCTION EXTERIOR**

Install new insect screen in existing brick veneer exterior cavity wall weep holes at the entire perimeter of the building. Insect screen shall be QV - Quadro-Vent, standard size, color to match existing mortar, as manufactured by Hohmann & Barnard, Inc., phone 800-645-0616, www.h-b.com or equal.

#### **NEW CONSTRUCTION INTERIOR**

- 1. Install rough—in plumbing for toilet, vanity sink, kitchenette sink, service sink. Connect to existing water supply and existing sewer line as shown on drawings 2/A-1 and P-1. Install plumbing
- fixtures as specified. 2. Install new concrete in the restroom as shown on drawings 1/A-2 & 2/A-2.
- 3. Remove existing covers and fill all existing drains with concrete to prevent sewer gas back—up to the building interior. Clean and
- re-install covers. See drawing 1/A-1. 4. Install floor leveling material as specified, in the area of existing restroom to prepare for installation of new ceramic tiles as
- shown on drawing 2/A-2. 5. Construct new 2x4 wood stud walls as shown on Floor Plan 2/A-1 and Wall Types (drawing a-1). Secure bottom plate to concrete slab with Red Head Trubolt @ 24" c.c.
- 6. Construct new 2x4 furring in the restroom South wall. 7. Install new electrical lines, electrical receptacles boxes, conduit, as shown on drawing E-1. Connect to existing electrical panel.
- All electrical boxes and conduits shall be recessed into the walls. 9. The location of the receptacle boxes at the exterior wall shall be above existing closest horizontal furring no higher than 42" from floor and not lower than 24" form the floor.
- 10. Minimize thermal losses by running horizontal electrical lines above the exterior wall bearing plate.
- 11. Install 1" diameter conduit and all computer wires, outlets, patch panels, faceplates and other parts needed to complete computer connections. See specification Division 27 Section 270528
- 12. Install flexible ducts extending supply air from existing ducts to the central point of the ceiling in every room
- 13. Construct new opening and install new attic access panel in new location as decided by the Contractor and Owner representative
- 14. Install baffles and a minimum R-38 batt insulation in the attic. Install 5/8" type 'X' gypsum board at the ceiling, tape, spackle, finish level 5, paint (primer and 2 coats).
- 15. Install 5/8" type 'X' gypsum board at the walls (except restroom 3 walls and service sink area. Tape, spackle, finish level 5, paint
- 16. Install 1/2" cement board at the restroom and in front of the service sink, finish level 5, and epoxy paint (primer and 2 coats). See details drawing A-2.
- 17. Install head and jamb windows extensions, paint new material. See drawing A-3 and A-4.
- 18. Install new doors, frames and hardware. See schedule drawing A-3. Paint frames and exterior doors.
- 19. Install plumbing fixtures, laminated countertop, kitchenette base cabinet, restroom accessories and grab bars.
- 20. Install electric fixtures. See drawing E-1. 21. Install ceramic tiles, carpet and wood base board. See specs.

## **ADD ALTERNATES (see Specifications 010100)**

#### **ALTERNATE #1**

- 1. See drawing C-1 for Alternate #1. 2. The work includes removing existing concrete slab and
- some curb in front of the building 3. Disconnecting existing water line, installing new at the shown depth and connecting water line to existing and to
- the building as shown on C-1 and P-1. 4. Securing existing porch roof structure with temporary columns and bracing, to be approved by Engineering Division Engineer.
- 5. Removing existing column at South-East corner of the porch and installing new wood column according to the details on drawing C-1, and see detail 4/S-1 for securing new column to existing beam.
- 6. Cutting existing 3 remaining wood columns to the new height, and installing new reinforced concrete foundations and column connectors, as shown on drawing C-1. 7. Installing new porch slab connected to the existing building
- foundation wall. 8. Removing and reinstalling new front door threshold after rigid insulation and new slab are installed, see detail
- 9. Installing new diagonal ADA ramp and detectable warnings.
- See drawing 1/C-1 for manufacturer. 10. Installing new curb as shown on C-1.
- 11. Installing new concrete sidewalk as shown on drawing C-1. 12. The Contractor shall be responsible to meet slopes for new concrete work to meet ADA requirements.

#### **ALTERNATE #2**

- 2. The work includes installing additional Simpson Strong—Tie
- 1/S-1 and 5/S-1.
- 074643 for ceiling material (Engineered Wood Panels).

#### **ALTERNATE #3**

- . Exterior windows and door lintels painting and caulking. Remove rust from existing lintels.
- Remove existing sealant from perimeter of windows &
- 4. Prime and paint, see specifications Section 099600 for
- 5. Install new sealant at perimeter of all openings. Selant to be: Master Seal NP 150 as manufactured by BASF The

1. See drawing S-1 for Alternate #2.

3. Installing additional plywood plates and bolts for trusses. 4. Installing additional 2x8 wall plates in the attic and connecting existing structure thru the wall. See detail

5. Installing new insect vents and end wall louver. See details

6. Installing new exterior ceiling and trims as shown on drawing S-1 and specified. See specifications Section

- Chemical Company.

# RESOURCES ATURAL 8 DEPT.

## MATERIAI S

### GENERAL NOTES AND SPECIFICATIONS FOR MATERIALS AND PRODUCTS

Complete all work in accordance with recognized industry standards to achieve the highest quality work and craftsmanship, following the manufacturer's printed specifications, details, and installation instructions, and modified as recommended by manufacturer only if required to suit project specific conditions. Where discrepancies exist within the drawings and between the drawings and specifications, the most stringent requirement shall apply. Provide Progress Schedules (Bar Charts or CPM/PERT Charts) as requested by Owner's Project Manager, and upon completion of the work complete final clean to satisfaction of Owner and submit detailed "As-built" redlines to Owner documenting final conditions.

- Selective Demolition: - Temporary Protection: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent portions of building and facilities to remain. Ensure safe passage of people around selective demolition area and to and from the building - Provide temporary weather protection, during interval between selective demolition of existing
- construction on exterior surfaces and new construction, to prevent water leakage and damage to structure and interior areas. - Protect walls, ceilings, floors, and other existing finish work that are to remain or that are exposed during selective demolition operations.
- Cover and protect existing fiber optics and related information technology. Temporary Shoring: Provide and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished. Strengthen or add new supports when required during progress of selective demolition. - Remove demolition waste materials from Project site and dispose of them in an EPA-approved
- construction and demolition waste landfill acceptable to authorities having jurisdiction. - Do not allow demolished materials to accumulate on-site. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas. - Burning: Do not burn demolished materials. - Clean adjacent areas of dust, dirt, and debris caused by selective demolition operations. Return

### General Notes:

- Provide specified product or equal as approved by Architect prior to bidding. - Submit product data, shop drawings, color charts, paint draw downs, and selection samples for approval for all products prior to installation.
- Prepare existing surfaces to remain as recommended by product manufacturer. - Verify and provide solutions to address moisture vapor transmission rates as recommended by product - Reference Finish Schedule (sheet A-1) for additional information.

adjacent areas to condition existing before selective demolition operations began.

## **DIVISION 3 - CONCRETE**

<u>Cast-in-Place Concrete – Interior Floor Slab Infill / Patching:</u> Reference Specification Section 03000 - Vapor Barrier: Stego Wrap Vapor Barrier (15-mils) or equal perm rating

- Ardex SD-P as manufactured by Ardex - Moisture Vapor Emission: Measure with anhydrous calcium chloride test (ASTM F1869) and provide moisture barrier as recommended by manufacturer - Floor Preparation: As recommended by manufacturer
- Primer: Type as recommended by manufacturer - Compressive Strength (ASTM C109): 4,200 psi at 28 days - Flexural Strength (ASTM C348): 1,000 psi - Aggregate: As recommended by manufacturer to suit thickness

### **DIVISION 4 – MASONRY**

- General Note: Patch existing CMU walls where plumbing work occurs.

Masonry Accessories: - Brick Weep Hole / Vent: Homann & Barnard, QV-Quadro-Vent, or equal - Color: Match mortar

### **DIVISION 5 – METALS**

Miscellaneous Metals: Steel: A36. Manufactured in USA

- Minimum Yield Stress: 36 ksi - Fasteners: As specified and noted on drawings. Where not noted, provide ASTM A 307 with ASTM A 563 hex nuts and flat washers, hot-dip zinc coated, size and type as recommended by manufacturer to suit loads and substrate conditions

### **DIVISION 6 – WOOD, PLASTICS, AND COMPOSITES**

- Interior Framing and Blocking: No. 2 or better, 19% maximum moisture content, Pressure-treated - Exterior Plywood Sheathing: Grade B-C, pressure treated (AWPA Use Category UC3b) - Nails: Stainless steel. ASTM F 1667.

Power-Driven Fasteners: ICC-ES AC70. - Wood Screws and Lag Screws: ASME B18.2.1, ASME B18.6.1, or ICC-ES AC233. - Carbon-Steel Bolts: ASTM A 307 with ASTM A 563 hex nuts and flat washers, hot-dip zinc coated, size and type as recommended by manufacturer to suit loads and substrate conditions

#### Composition Panels: Reference Section 074643

Architectural Woodwork: - Shop Fabricated: Comply with AWI Section 400 applicable Divisions - High Pressure Decorative Laminate: As manufactured by Formica Corporation, or equal - Color and Finish: As selected by the Architect from the manufacturer's full range of standard finishes.

- Grade: Premium - Laminate Cladding: Complying with NEMA LD 3 and as follows: - Grade for Horizontal Surfaces: GP-50 (0.050" nominal thickness). - Grade for Vertical Surfaces: GP-28 (0.028" nominal thickness).

- Grade for Edges: GP-28 (0.028" nominal thickness). - Drawer and door edges and backs: High pressure laminate, GP-28 Cabinet Interior: Melamine. - Hardware Standard: Comply with ANSI/BHMA A156.9 "American National Standard for Cabinet

- Pulls: Wire projecting type, drilling 4" on center, #4483 as manufactured by Stanley, or equal - Drawer Glides: Side and bottom mounted slides with positive stop and lockout position, with heavyduty full extension: #8400 or equal as manufactured by Knape & Vogt, or equal - Shelf Supports and Standards: Flush, recessed adjustable shelf supports as manufactured by Knape & Vogt, or equal. Shelf Standards: KV255. Shelf Brackets: KV256.

## **DIVISION 7 – THERMAL AND MOISTURE PROTECTION**

- Pipe Penetration Flashing: As manufactured by Oatey with noncracking thermoplastic base and rubber collar, or equal. Size to accommodate pipe sizes indicated or required. Provide related roofing

- Master Seal NP 150 as manufactured by BASF The Chemical Company, or equal. - Primers: As recommended by caulking and sealant manufacturer. - Back-Up Material: Preformed rod or tube, flexible, non-extruding, closed cell polyurethane, polyethylene, polystyrene, butyl.

## Thermal Insulation:

 Fiberglass Batt Insulation: - As manufactured by CertainTeed, or equal

- As manufactured by Dow, or equal - Compressive strength: 25 psi min.

accessories and specialties as required.

 Attic Insulation Baffles: - As manufactured by ADO Products, or equal

Steel Door Frames: - As manufactured by Curries, or equal

- Wall anchors: At least 3 / jamb - Face dimension 2"

- Reference Section 087000 for Hardware Schedule - As manufactured by Curries, or equal

- Reference drawings for Door Elevations and specifications for additional information

Flush Wood Doors: - As manufactured by Masonite Architectural (Aspiro Series), or equal - Type: Premium grade, solid core, 5-ply

- Face Veneers: Natural Birch (Rotary) - Finish: Factory - Stain Color: Cane

- Reference Section 087000 for Hardware Schedule

- Colors: As selected by Designer to match adjacent material. - Location: Juncture of different materials.

- R-Values / Thickness as indicated on drawings, or if not indicated (Attic: R-38) - Extruded Polystyrene:

**DIVISION 8 – OPENINGS** 

- Type: Welded at Exterior Type: Knock-down at Interior

- Reference drawings for Frame Elevations and specifications for additional information

- Thickness: 1-3/4"

- Reference Section 087000 for Hardware Schedule

## **DIVISION 9 – FINISHES**

### Gypsum Board:

- Made in the USA - As manufactured by USG, or equal - Gypsum Board, Type X: ASTM C 1396/C 1396M, Tapered long edges - Moisture and Mold-Resistant Gypsum Board: ASTM C 1396/C 1396M. With moisture- and mold-

resistant core and paper surfaces, tapered long edges - Mold Resistance: ASTM D 3273, score of 10. - Interior Trim: ASTM C 1047, plastic shapes as required.

- Floor Preparation: As recommended by manufacturer

## - Provide Level 5 finish unless noted otherwise

Cement Board: - Durock, as manufactured by USG, or equal

- Accessories: As recommended by manufacturer to complete the work.

- As manufactured by Crossville, Inc., Series Bluestone Porcelain Stone, size 12x24, or equal - Moisture Vapor Emission: Measure with anhydrous calcium chloride test (ASTM F1869) and provide moisture barrier as recommended by manufacturer

- Color: As selected by Owner from manufacturer's full range of standard colors - Clean Existing tile and grout to remain

- Grout: Latex-Portland Cement, thin-set, type as recommended by manufacturer

- Accessories: Schluter or equal, brass or aluminum in profile as selected by Architect and required to

- Provide ADA compliant walking surface. Coefficient of Friction: 0.42 minimum

## - Owner stock: Provide 10% (1 carton minimum) for maintenance purposes

- Surface preparation: Remove existing floor finishes and prepare by grinding and shot blasting for - Manufacturer and Product: The Euclid Chemical Company, Euco Diamond Hard liquid densifier and

- Provide ADA compliant walking surface. Coefficient of Friction: 0.42 minimum - As manufactured by Shaw Contract, series Haze Tile, or equal.

- Construction: multi-level pattern loop - Fiber eco solution a® nvlon - Primary backing: synthetic - Protective treatments: ssp® shaw soil protection

- Warranty: lifetime commercial limited

- Size: 18" x 18" - Tufted Weight: 18 oz. / sq yard - Stitches: 10 per inch - Pattern and Color: As selected by Owner from manufacturer's full range of standard colors

- Moisture Vapor Emission: Measure with anhydrous calcium chloride test (ASTM F1869) and provide

moisture barrier as recommended by manufacturer - Floor Preparation: As recommended by manufacturer - Primer and Adhesive: Type as recommended by manufacturer

- Accessories: Provide transition strips as required between carpet and tile

- Owner stock: Provide 10% (1 carton minimum) for maintenance purposes

### Laminated Fiberglass Reinforced Panels

- Manufacturer and Product: Subject to compliance with project requirements: Vittetoe: White Glass Board, Marlite: Pebbled (P) or Smooth FRP P100 or Equal

- Substrate: Factory laminate panel to 3/8" fir exterior grade plywood - Size: 4' x 8' sheets, cut to size as required - Provide trims and accessories as required and recommended by the manufacturer to complete the

- ASTM E 84 Wall Required Rating - Class A. - Sanitary Standards: System components and finishes to comply with United States Department of Agriculture (USDA) requirements for food preparation facilities, incidental contact and Food and Drug Administration (FDA) 1999 Food Code 6-101.11.

- Paint and Enamel: As manufactured by one of the following: Benjamin Moore, Sherwin-Williams, or

- Preparation: As recommended by paint manufacturer to suit substrate indicated - Coats: Primer + 2 - Color: As selected by Owner from manufacturer's full range of standard colors - Finish: Semi-Gloss

- Submit product data for selection and approval - Exterior Paint Schedule Primer: 'Fresh Start' All-Purpose Alkyd Primer 024. Finish: 'MoorGlo' N096 100% Acrylic House & Trim Paint.

 Gypsum Board: Primer: PRO-MAR latex wall primer. b. Finish: PRO-MAR Alkyd semi-gloss

a. Primer: Wall and wood primer

o. Finish: PRO-MAR Alkyd semi-gloss. 3. Concrete Masonry Units and Gypsum where indicated: a. Primer: Corotech Pre-Catalyzed Waterborne Wall Epoxy Semi-Gloss Finish: Corotech Pre-Catalyzed Waterborne Wall Epoxy Semi-Gloss

Primer: Corotech Pre-Catalyzed Waterborne Wall Epoxy Semi-Gloss

d. Finish: Corotech Pre-Catalyzed Waterborne Wall Epoxy Semi-Gloss

Interior Paint Schedule:

**DIVISION 10 - SPECIALTIES** - Provide products and mounting that comply with 2010 ADA Standards

- As manufactured by Bobrick, or equal - Toilet Tissue Holder: B-273

- Soap Dispenser: B-2111 - Paper Towel Dispenser: B-262

- Grab Bars: B-6806 x sizes as indicated on drawings - Mirror: Full Length, B-2908 1872 - Reference drawings for additional information

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ENGINEERING SH IS, 50, OF DIVISION

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**AS NOTED** DNR Approval:

04-29-2019

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