

DIVISION 1 - GENERAL REQUIREMENTS

SECTION 100 - GENERAL CONDITIONS

- 1. THE GENERAL CONDITIONS HEREIN SET FORTH SHALL APPLY TO ANY CONTRACT GIVEN UNDER THESE SPECIFICATIONS AND SHALL BE BINDING UPON EVERY SUB-CONTRACTOR AS WELL AS THE GENERAL CONTRACTOR.
2. SUPPLEMENTS - AIA DOCUMENT A201 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, FOURTEENTH EDITION 1997, IS PART OF THIS CONTRACT, AND IS INCORPORATED HEREIN AS FULLY AS IF HERE SET FORTH.
3. THE PLANS, ELEVATIONS, SECTIONS, AND DETAIL DRAWINGS, TOGETHER WITH THESE SPECIFICATIONS ARE TO FORM THE BASIS OF THE CONTRACT AND ARE TO BE OF EQUAL FORCE. SHOULD ANYTHING BE MENTIONED IN THESE SPECIFICATIONS AND NOT SHOWN IN THE DRAWINGS, OR THE REVERSE, THE SAME SHALL BE FOLLOWED AS IF SET FORTH IN BOTH, AS IT IS THE INTENT OF THESE SPECIFICATIONS AND ACCOMPANYING DRAWINGS TO CORRESPOND AND TO EMBODY EVERY ITEM AND PART NECESSARY FOR THE COMPLETION OF THE STRUCTURE.
4. IT IS THE INTENTION OF THE PARTIES HERETO THAT NEITHER SUB-CONTRACTORS NOR GENERAL CONTRACTOR SHALL TAKE ADVANTAGE OF ANY INACCURACY OR DISCREPANCY IN THE SPECIFICATIONS OR DRAWINGS. ANY DISCREPANCY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGNER FOR INTERPRETATION.
5. CODES - ALL WORK AND CONTRACTORS SHALL COMPLY WITH THE STATE OF MINNESOTA UNIFORM BUILDING CODES AND OTHER LOCAL HEALTH AND BUILDING ORDINANCES THAT ARE APPLICABLE.
6. PERMITS - WHERE APPLICABLE, CONTRACTOR AND SUB-CONTRACTOR SHALL GIVE REQUIRED NOTICE TO PROPER AUTHORITIES RELATIVE TO THE WORK IN HIS CHARGE AND SHALL OBTAIN AT HIS EXPENSE ALL NECESSARY BUILDING PERMITS AND INSPECTIONS, IN A TIMELY MANNER, AS MAY BE REQUIRED BY LAWS AND ORDINANCES.
7. TERMS - EACH SUB-CONTRACTOR/SUPPLIER SHALL MAKE CLEAR IN WRITING OR OTHERWISE TO THE GENERAL CONTRACTORS SATISFACTION THE SCOPE, TERMS AND SCHEDULE OF HIS WORK.
8. MATERIALS - ALL MATERIALS SHALL BE NEW AND OF GOOD QUALITY, OF THE GRADE, FINISH AND COLOR SPECIFIED OR AN APPROVED EQUAL.
9. STORAGE OF MATERIALS - THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROPER STORAGE OF THEIR MATERIALS, TOOLS, AND EQUIPMENT. MATERIALS SHALL BE PROTECTED FROM THE WEATHER WHERE SUCH PROTECTION IS ESSENTIAL TO THEIR QUALITY AND SHALL BE STORED OFF THE GROUND FOR PROTECTION AGAINST STANDING WATER.
10. WORKMANSHIP - THE CONTRACTOR AND SUB-CONTRACTOR SHALL EMPLOY ONLY WORKERS SKILLED IN THEIR RESPECTIVE TRADE(S); ALL LABOR SHALL BE PERFORMED IN A GOOD, WORKMANSHIP MANNER. ALL WORK SHALL CONFORM TO THE APPLICABLE GUIDES AND STANDARDS FOR THAT TRADE.
11. CHANGES - ANY CHANGE IN THE SPECIFICATIONS OR DRAWINGS MUST BE AGREED UPON IN WRITING BEFORE THE CHANGE IS MADE, IF SUCH CHANGE WILL INCREASE OR DECREASE THE COST OF CONSTRUCTION.
12. LIEN WAIVERS - AT THE TIME OF PAYMENT(S), THE CONTRACTOR AND SUB-CONTRACTORS/SUPPLIERS SHALL FURNISH PROPER LIEN WAIVERS.
13. WARRANTY - THE CONTRACTOR AND SUB-CONTRACTORS SHALL FULLY GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF 12 MONTHS FROM THE DATE OF OCCUPANCY, UNLESS OTHERWISE NOTED IN THE TECHNICAL SPECIFICATIONS; CORRECTION SHALL BE MADE PROMPTLY AFTER NOTICE FROM THE DESIGNER OR OWNER, AT NO COST TO THE OWNER, INCLUDING COST OF RELATED WORK OF OTHER TRADES.
14. SCHEDULE - SUB-CONTRACTORS/SUPPLIERS SHALL PROVIDE ADEQUATE NOTICE OF SCHEDULE REQUIRED AND HAVE PREMISES READY FOR SUCH WORK. THE GENERAL CONTRACTOR SHALL DELIVER TO THE OWNER, WITHIN TWO WEEKS OF AWARD OF CONTRACT, A COMPLETE TIME SCHEDULE FOR COMPLETION OF THE PROJECT.
15. TERMINATION - IF THE CONTRACTOR OR SUB-CONTRACTOR FAILS TO COMMENCE, PROCEED WITH, FINISH OR CORRECT THE WORK SPECIFIED IN HIS CONTRACT IN A TIMELY MANNER, THE OWNER CAN TERMINATE THE CONTRACT, AND HIRE OTHER SUB-CONTRACTOR(S) TO COMPLETE THE WORK. NOTICE OF TERMINATION, OWNER SHALL GIVE VERBAL NOTICE TO CONTRACTOR TO FULFILL THE TERMS OF HIS CONTRACT. IF AFTER FIVE WORKING DAYS, THE CONTRACTOR OR SUB-CONTRACTOR HAS NOT COMPLIED, OWNER WILL GIVE NOTICE IN WRITING TO PERFORM WORK WITHIN THREE WORKING DAYS OR THE CONTRACT SHALL BE DEEMED TO BE BREACHED AND VOID. OWNER SHALL USE THE UNPAID BALANCE OF THE CONTRACT TO FINISH OR PAY OTHERS TO FINISH THE WORK.
16. SITE SAFETY - GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL MAINTAIN PREMISES IN SAFE AND HAZARD-FREE CONDITION. SUB-CONTRACTORS SHALL ENSURE THAT AT THE END OF THE DAY OR PHASE OF WORK THEY HAVE LEFT NO HAZARDOUS OR UNSAFE CONDITIONS.
17. CLEAN-UP - GENERAL CONTRACTOR SHALL ESTABLISH ONE TRASH DUMPSTER NEAR THE PROJECT. SUB-CONTRACTORS SHALL PUT WASTE MATERIAL AND TRASH IN THIS LOCATION AND SHALL NOT SPREAD TRASH ABOUT THE SITE. GENERAL CONTRACTOR WILL PROVIDE A TRASH CAN FOR POP CANS, LUNCH SACKS AND MISCELLANEOUS GARBAGE. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OVERALL CLEAN UP AND TRASH REMOVAL.
18. SUB-CONTRACTOR CLEAN-UP - EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP AND REMOVAL OF WASTE MATERIALS, PACKING BOXES OR OTHER MATERIALS RESULTING FROM THEIR WORK BOTH DURING ROUGH-IN AND FINISH PHASES OF WORK. IF THIS CLEAN-UP IS NOT PERFORMED, GENERAL CONTRACTOR WILL PERFORM SUCH WORK AND DEDUCT COST FROM SUB-CONTRACTOR.
19. FINAL CLEAN-UP - PRIOR TO THE OWNER'S OCCUPANCY, THE CONTRACTOR SHALL CLEAN, POLISH AND RETOUCH ALL FIXTURES, EQUIPMENT, HARDWARE, TILE, MARBLE, GLASS, CARPET, PAINTED, STAINED AND DECORATED SURFACES TO THEIR ORIGINAL FINISH AND REMOVE ALL TRACES OF CONSTRUCTION DUST, LABELS, STAINS, SPOTS, FOREIGN MATTER AND MARKINGS. ALL FILTERS SHALL BE REPLACED AND ALL CONSTRUCTION LIGHT BULBS SHALL BE REPLACED WITH NEW ONES.
20. INSURANCE - THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS AND SUPPLIERS SHALL PROVIDE FULL LIABILITY AND WORKMEN'S COMPENSATION COVERAGE. FIRE AND WIND STORM COVERAGE SHALL BE PROVIDED BY GENERAL CONTRACTOR. THE CONTRACTOR SHALL INDEMNIFY AND SAVE OWNER AND DESIGNER HARMLESS FROM ANY LIABILITY ARISING FROM INJURY TO PERSON OR PROPERTY OCCASIONED FULLY OR IN PART BY ANY ACT OR OMISSIONS OF THE CONTRACTOR INCURRED BY THE GENERAL CONTRACTOR IN DEFENSE OF ANY CLAIM OR SUIT ARISING OUT OF THE SUB-CONTRACTOR'S RESPONSIBILITIES AND THE WORK UNDER THE CONSTRUCTION CONTRACT AGREEMENT. SUBMIT INSURANCE CERTIFICATE(S) TO OWNER.
21. SHOP DRAWINGS - SHOP DRAWINGS AND/OR SAMPLES SHALL BE SUBMITTED TO THE DESIGNER FOR CERTAIN PORTIONS OF THE WORK NOTED IN THE TECHNICAL SPECIFICATIONS. DESIGNER AND OWNER SHALL REVIEW SUBMITTALS PROMPTLY IF REQUIRED, SUBMITTALS SHALL BE CORRECTED AND RE-SUBMITTED. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING SHALL BE COMMENCED UNTIL THE SUBMITTAL HAS BEEN APPROVED.
22. BENCHMARK - GENERAL CONTRACTOR SHALL ESTABLISH AND MAINTAIN A BENCHMARK TO BE USED TO SET ALL ELEVATIONS.
23. UTILITIES - GENERAL CONTRACTOR SHALL VERIFY INVERT AND LOCATION OF SEWER CONNECTION BEFORE SETTING FLOOR ELEVATIONS, AND SHALL VERIFY LOCATION OF ALL GAS, ELECTRICAL, AND WATER LINES BEFORE TRENCHING OR EXCAVATING.
24. TELEPHONE SERVICE - PROVIDE AND MAINTAIN A TELEPHONE WHICH SHALL BE PROVIDED UNTIL THE WORK IS COMPLETE AND SHALL BE FOR THE USE OF ALL CONTRACTORS AND THE DESIGNER OR REPRESENTATIVE.
25. CONSTRUCTION LIMITS - OWNER SHALL ESTABLISH CONSTRUCTION LIMITS. ON-SITE MATERIALS STORAGE AREAS WILL BE ESTABLISHED BY THE CONTRACTOR AND CONFORMED TO BY ALL SUB-CONTRACTORS.

- 26. VERIFICATION OF SURFACES - IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR DOING WORK OR INSTALLING MATERIAL OVER WORK DONE BY OTHERS TO INSPECT THIS WORK AND REPORT ANY CONDITIONS WHICH MAY BE DETRIMENTAL TO A SATISFACTORY FINAL RESULT. PROCEEDINGS WITH NEW WORK SHALL INDICATE ACCEPTANCE OF PRIOR WORK OR SURFACE CONDITIONS.
27. TEMPORARY OFFICE AND MATERIALS STORAGE - THE GENERAL CONTRACTOR SHALL PROVIDE ON THE PREMISES, A TEMPORARY OFFICE, DRAWINGS AND SHOP DRAWINGS ARE TO BE KEPT IN THIS OFFICE. ONLY APPROVED SHOP DRAWINGS SHALL BE KEPT ON FILE, PROFILES STORAGE AND ENCLOSURES TO PROTECT AND PRESERVE ALL MATERIALS STORED ON THE SITE.
28. TEMPORARY HEAT, LIGHT, POWER AND WATER - THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY HEAT, LIGHT, POWER AND WATER DURING THE TERM OF THE BUILDING CONSTRUCTION.
29. SUBMISSIONS - THE CONTRACTOR SHALL SUBMIT THE FOLLOWING ITEMS TO THE OWNER AND DESIGNER FOR APPROVAL:
1. SCHEDULE OF VALUES
2. WORK SCHEDULE
3. SHOP DRAWINGS, CABINETS, WINDOWS, APPLIANCES, PLUMBING FIXTURES
4. SAMPLES: MILLWORK, STAIN, PAINT, CABINET AND DOOR HARDWARE
5. LIEN WAIVERS
6. CERTIFICATE OF INSURANCE

SECTION 180 - DEMOLITIONS/ALTERATIONS

- 1. GENERAL CONDITIONS
2. SCOPE:
a) WORK INCLUDED, PERFORM ALTERATIONS AND RELATED WORK AS SHOWN OR SPECIFIED AND IN ACCORDANCE WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.
b) WORK OF OTHER SECTIONS:
1. REINFORCING, CUTTING, AND OTHER MODIFICATIONS OF EXISTING STRUCTURAL MATERIAL.
2. DISCONNECTING, REMOVE, AND/OR RELOCATION OF EXISTING MECHANICAL AND ELECTRICAL WORK, INCLUDING EQUIPMENT.
3. STANDARDS:
a. EXCEPT AS MODIFIED BY GOVERNING CODES AND BY THIS SPECIFICATION, COMPLY WITH THE APPLICABLE PROVISIONS AND RECOMMENDATION OF ANSI A102, SAFETY CODE FOR BUILDING CONSTRUCTION.
b. PROPER TESTING FOR AND THE REMOVAL OF ANY ASBESTOS SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE CODES.
4. SCHEDULING:
a. BEFORE COMMENCING ANY ALTERATION OR DEMOLITION WORK, SUBMIT FOR REVIEW BY THE DESIGNER AND APPROVAL OF THE OWNER, A SCHEDULE SHOWING THE COMMENCEMENT, THE ORDER, AND THE COMPLETION DATES FOR THE VARIOUS PARTS OF THIS WORK.
b. BEFORE STARTING ANY WORK RELATING TO EXISTING UTILITIES (ELECTRICAL, SEWER, WATER, HEAT, GAS, FIRE LINES, ETC.) THAT WILL TEMPORARILY DISCONTINUE OR DISRUPT SERVICE TO THE EXISTING BUILDING, NOTIFY THE DESIGNER AND THE OWNER 72 HOURS IN ADVANCE AND OBTAIN THE OWNERS APPROVAL IN WRITING BEFORE PROCEEDING WITH THIS PHASE OF THE WORK.
5. PROTECTION:
a. MAKE SUCH EXPLORATIONS AND PROBES AS ARE NECESSARY TO ASCERTAIN ANT REQUIRED PROTECTION MEASURES BEFORE PROCEEDING WITH DEMOLITION AND REMOVAL. GIVE PARTICULAR ATTENTION TO SHORING AND BRACING REQUIREMENTS SO AS TO PREVENT ANY DAMAGE TO EXISTING CONSTRUCTION.
b. PROVIDE AND MAINTAIN WEATHER PROTECTION AT EXTERIOR OPENINGS SO AS TO FULLY PROTECT THE INTERIOR PREMISES AGAINST DAMAGE FROM THE ELEMENTS UNTIL SUCH OPENINGS ARE CLOSED BY NEW CONSTRUCTION.
c. PROVIDE AND MAINTAIN TEMPORARY PROTECTION OF THE EXISTING STRUCTURE DESIGNATED TO REMAIN WHERE DEMOLITION, REMOVAL AND NEW WORK IS BEING DONE, CONNECTIONS MADE, MATERIALS HANDLED, OR EQUIPMENT MOVED.
d. TAKE NECESSARY PRECAUTIONS TO PREVENT DUST AND DIRT FROM RISING BY WETTING DEMOLISHED MASONRY, CONCRETE, PLASTER, AND SIMILAR DEBRIS. PROTECT UNALTERED PORTIONS OF THE EXISTING BUILDING AFFECTED BY THE OPERATIONS UNDER THIS SECTION BY DUST PROOF PARTITIONS AND OTHER ADEQUATE MEANS.
e. PROVIDE ADEQUATE FIRE PROTECTION IN ACCORDANCE WITH LOCAL FIRE DEPARTMENT REQUIREMENTS.
f. DO NOT CLOSE OR OBSTRUCT WALKWAYS, PASSAGEWAYS, OR STAIRWAYS WITHOUT THE AUTHORIZATION OF THE DESIGNER. DO NOT STORE OR PLACE MATERIALS IN PASSAGEWAYS, STAIRS, OR OTHER MEANS OF EGRESS. CONDUCT OPERATIONS WITH MINIMUM TRAFFIC INTERFERENCE.
g. BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING STRUCTURE OR CONTENTS OF THE INSUFFICIENCY OF PROTECTION PROVIDED.
6. WORKMANSHIP:
a. DEMOLITION, REMOVAL, AND ALTERATION WORK SHALL BE SHOWN ON THE DRAWINGS, PERFORM SUCH WORK WITH DUE CARE, INCLUDING SHORING, BRACING, AND SO ON, BE RESPONSIBLE FOR ANY DAMAGE THAT MAY BE CAUSED BY SUCH WORK TO ANY PART OR PARTS OF EXISTING STRUCTURES OR ITEMS INVOLVED. REUSE, REPAIR, PATCHING, RESTORATION, AND NEW WORK IN ACCORDANCE WITH APPLICABLE TECHNICAL SECTIONS OF THE SPECIFICATIONS.
b. MATERIALS OR ITEMS DESIGNATED TO BECOME THE PROPERTY OF THE OWNER SHALL BE AS SHOWN ON THE DRAWINGS. REMOVE SUCH ITEMS WITH CARE AND STORE THEM IN A LOCATION AT THE SITE TO BE DESIGNATED BY THE OWNER.
c. MATERIALS OR ITEMS DESIGNATED TO BE REINSTALLED SHALL BE AS SHOWN ON THE DRAWINGS. REMOVE SUCH ITEMS WITH CARE UNDER THE SUPERVISION OF THE TRADE RESPONSIBLE FOR REINSTALLATION; PROTECT AND STORE UNTIL REQUIRED. REPLACE MATERIAL OR ITEMS DAMAGED IN ITS REMOVAL WITH SIMILAR NEW MATERIAL.
d. MATERIALS OR ITEMS DEMOLISHED AND NOT DESIGNATED TO BECOME THE PROPERTY OF THE OWNER OR TO BE REINSTALLED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE OWNER'S PROPERTY.
e. EXECUTE THE WORK IN A CAREFUL AND ORDERLY MANNER, WITH THE LEAST POSSIBLE DISTURBANCE TO THE PUBLIC AND TO THE OCCUPANTS OF THE BUILDING.
1. IN GENERAL, DEMOLISH MASONRY IN SMALL SECTIONS, WHERE NECESSARY TO PREVENT COLLAPSE OF ANY CONSTRUCTION, INSTALL TEMPORARY SHORES, STRUTS, OR BRACING.
9. WHERE ALTERATIONS OCCUR, OR NEW AND OLD WORK JOIN, CUT, REMOVE, PATCH, REPAIR, OR REFRESH THE ADJACENT SURFACES OR SO MUCH THEREOF AS IS REQUIRED BY THE INVOLVED CONDITIONS, AND LEAVE IN AS GOOD A CONDITION AS EXISTED PRIOR TO THE COMMENCING OF THE WORK. THE MATERIALS AND WORKMANSHIP EMPLOYED IN THE ALTERATIONS, UNLESS OTHERWISE SHOWN OR SPECIFIED, SHALL CONFORM TO THAT OF THE ORIGINAL WORK.
10. ALTERATION WORK SHALL BE PERFORMED BY THE VARIOUS RESPECTIVE TRADES THAT NORMALLY PERFORM PARTICULAR ITEMS OF WORK.
h. FINISH NEW AND ADJACENT EXISTING SURFACES AS SPECIFIED FOR NEW WORK. CLEAN EXISTING SURFACES OF DIRT, GREASE, LOOSE PAINT, AND SO ON, BEFORE REFINISHING.
i. WHERE EXISTING EQUIPMENT AND/OR FIXTURES ARE INDICATED TO BE REUSED, REPAIR SUCH EQUIPMENT AND/OR FIXTURES AND REFINISH TO PUT IN PERFECT WORKING ORDER. REFINISH AS DIRECTED.

DIVISION 2 - SITE WORK

- SECTION 220 - EARTHWORK
1. GENERAL CONDITIONS
2. STAKING - CONTRACTOR SHALL STAKE OUT CORNERS OF PROJECT FOR OWNERS APPROVAL PRIOR TO ANY SITE WORK.
3. APPROVAL - CLEAR AND STABLE TOPSOIL ON SITE. TREES AND SHRUBS TO REMAIN UNTOUCHED SHALL BE MARKED WITH RED TAPE BY OWNER. EVERY EFFORT SHALL BE MADE TO AVOID DAMAGE TO TREES SO MARKED.
4. EXCAVATION - EXCAVATE TO THE LINES, LEVELS, AND DIMENSIONS SHOWN ON THE DRAWINGS AND LOT SURVEY. THE EXCAVATIONS SHALL BE LARGE ENOUGH TO PERMIT OBSERVATION OF FOOTINGS AFTER THE FOUNDATION HAS BEEN COMPLETED, DURING EXCAVATION AND PRIOR TO BACKFILL. EXCAVATION SHALL BE LEFT SO THAT STORM WATER RUNOFF DOES NOT RUN INTO EXCAVATION, WHENEVER POSSIBLE, EXCAVATION SHALL BE LEFT SO THAT STORM WATER DRAINS OUT OF HOLE AND FOOTING TRENCHES. EARTHWORK CONTRACTOR SHALL PROVIDE BACKHOLE FOR FOOTING EXCAVATION IF REQUIRED BY MASONRY CONTRACTOR.
5. BACKFILL - BACKFILL EXCAVATIONS BELOW FINISHED GRADES WITH MATERIAL FREE FROM PERISHABLE MATERIAL AND LARGE STONES, AND ONLY AFTER WALLS ARE ADEQUATELY BRACED (LESS THAN 10% PASSING #200 SIEVE).
6. ROUGH GRADING - ALL ROUGH GRADING SHALL BE PERFORMED BY THE CONTRACTOR AND SHALL BE WITHIN 8' OF FINAL GRADE.
7. FINISH GRADING AND BLACK DIRT - ALL FINISH GRADING SHALL BE PERFORMED ONLY WHEN SOIL IS TO BE LAID TO PREVENT EROSION AND PERFORMED BY THE EARTHWORK CONTRACTOR. IF STOCKPILE OF EXISTING TOP SOIL IS INADEQUATE, PROVIDE ENOUGH CLEAN BLACK DIRT FREE FROM RUBBISH, CONCRETE, VEGETATION OR CONSTRUCTION DEBRIS TO BRING GRAD TO FINAL ELEVATION AND PROVIDE SLOPE AWAY FROM PROJECT, 1/4" PER FOOT MINIMUM FOR 6 FEET.
8. FILL - FILL FOR DRIVEWAY AND HOUSE SHALL BE CLEAN, GRANULAR MATERIAL FREE OF PERISHABLE MATERIAL OR DEBRIS, COMPACTED THOROUGHLY AND ALLOWED TO SETTLE BEFORE DRIVEWAY IS LAID.
9. COMMON FILL - IF REQUIRED, COMMON FILL SHALL BE LOAM OR SAND, AS SPECIFIED IN THE DRAWINGS AND SPECIFICATIONS.
10. COMPACTED SOIL - PROVIDE CLEAN, GRANULAR FILL FOR BACKFILL AND UNDER FOOTINGS AND SLABS. FILL SHALL BE MECHANICALLY COMPACTED IN 6 TO 12 INCH LIFTS. COMPACTION SHALL MEET A MINIMUM OF 95% MODIFIED PROCTOR DENSITY UNDER SLABS AND FOOTINGS AND 90% MODIFIED PROCTOR DENSITY FOR BACKFILL. (ASTM D-1558). COMPACTION TESTING SHALL BE CONDUCTED THROUGHOUT THE COMPACTION PROCESS BY ENGINEER. ANY WORK NOT PASSING TESTS SHALL BE REPLACED BY SUBCONTRACTOR AT HIS EXPENSE.
11. SOIL ENGINEERING - SUBSTANDARD SOIL CONDITIONS, IF THEY EXIST, SHALL BE REMOVED AND REPLACED. THE GENERAL CONTRACTOR SHALL OBTAIN AN INDEPENDENT SOIL ENGINEER TO DESIGN, INSPECT AND APPROVE WORK THROUGHOUT THIS PROCESS. ALL COSTS FOR SUCH WORK SHALL BE BORNE BY THE OWNER. THE SOILS ENGINEER SHALL SUBMIT TEST RESULTS AND APPROVAL OF EXCAVATIONS AT THE BOTTOM OF FOOTING ELEVATIONS TO OWNER FOR REVIEW.
12. FROZEN SOIL - FROZEN SOIL, OR SOIL CONTAINING ICE SHALL NOT BE USED AS BACKFILL FOR FOOTINGS OR SLABS.
13. LANDSCAPE REPAIR - THE CONTRACTOR SHALL REPAIR AND RESOD ALL EXISTING AREAS, TO REMAIN, DISTURBED BY THE CONSTRUCTION INCLUDING UNDERGROUND SPRINKLERS, EXTERIOR LIGHTING, DRIVEWAYS, PATIOS, PLANTS AND TREES TO THEIR ORIGINAL CONDITION.

SECTION 261 - DRIVEWAY

- 1. GENERAL CONDITIONS
2. BITUMINOUS SURFACING - WORK SHALL CONFORM TO STATE OF MINNESOTA, DEPARTMENT OF HIGHWAYS SPECIFICATIONS FOR HIGHWAY CONSTRUCTION LATEST EDITION.
3. BASE - CONSTRUCTION MHD 3138-CLASS 5, 6 COMPACTED THICKNESS IN TRAFFIC AREAS.
4. PRIME COAT CUT-BACK ASPHALT, MC-0, MC-1 OR MC-2 APPLIED AT THE RATE OF 0.2 TO 0.3 GALLONS PER SQUARE YARD.
5. SURFACING - CONFORMS TO MHD 2941 MACHINE LAID COMPACTED THICKNESS WITH 4% AIR-ENTRAINED CONCRETE 4 THICK, WITH 6X6 - 1010 WIRE MESH ON SAND BED.
6. STAKING - CONTRACTORS SHALL STAKE OUT THE PROPOSED DRIVEWAY FOR THE DESIGNER AND OWNERS APPROVAL PRIOR TO ANY SUBCUTTING OR INSTALLATION OF MATERIALS.

DIVISION 3 - CONCRETE

- SECTION 330 - FOOTINGS AND FOUNDATION
1. GENERAL CONDITIONS
2. LAYOUT - THE CONTRACTOR SHALL COORDINATE WORK OF EXCAVATOR IN SETTING FOOTING ELEVATIONS AND LAYOUT OF FOOTING TRENCHES AND SHALL BE RESPONSIBLE FOR ACCURACY OF THIS WORK.
3. FOOTINGS - FOOTINGS SHALL BE 3,000 PSI CONCRETE PLACED ON UNDISTURBED SOIL OR COMPACTED FILL WITH TWO (2) CONTINUOUS #5 ROOS WITH 6 LAP. SEE PLANS FOR POST FOOTINGS AND SPECIAL FOOTINGS
4. SHORING - BRACE WALL PRIOR TO BACKFILLING.
5. PILASTER - SEE STRUCTURAL DRAWINGS.
6. BOND BEAMS - SEE STRUCTURAL DRAWINGS.
7. VERTICAL REINFORCING - SEE STRUCTURAL DRAWINGS.
8. ALLOWANCE - PROVIDE UNIT PRICES FOR EXTRA BLOCKS, FOOTINGS, BOND BEAMS AND PILASTERS REQUIRED BY FOOTING ALTERATIONS DUE TO BAD SOIL.
SECTION 350 - CONCRETE SLABS AND SIDEWALKS
1. GENERAL CONDITIONS
2. SLABS - BASEMENT FLOOR SHALL BE 3,000 PSI CONCRETE 4 THICK SET ON 4" SAND BED OVER VAPOR BARRIER, REINFORCE TO DRAIN(S). REINFORCE WITH 6X6 - 1010 W.F. TYPICAL.
3. GARAGE - GARAGE FLOOR AND APRON SHALL BE 4,000 PSI AT 28 DAYS 4-7% AIR-ENTRAINED CONCRETE 4 THICK, WITH 6X6 - 1010 WIRE MESH ON 12" PRECAST CONC. PLANKS. PROVIDE ONE COAT OF CONCRETE HARDENER AT ONE GALLON PER 300 SQUARE FEET IMMEDIATELY AFTER FINISH TROWELING. SLOPE FLOOR AS SHOWN ON PLANS.
4. SIDEWALK AND EXTERIOR SLABS - WALKS SHALL BE 4000 PSI AT 28 DAYS CONCRETE 4 THICK, WITH 6X6 - 1010 WIRE MESH ON SAND BED. PROVIDE LIGHT BROOM FINISH UNLESS OTHERWISE NOTED.
5. THERMAL BREAK - PROVIDE MINIMUM - RIGID INSULATION OR EQUAL BETWEEN EDGE OF BASEMENT SLAB AND CONCRETE BLOCK.
6. WEAK PLAIN JOINTS - PROVIDE SAW CUTS OR TROWELED JOINTS AS REQUIRED OR AS SHOWN ON PLANS.
7. RELATED CONCRETE FINISHES - BOMANITE CONCRETE SURFACES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS SPECIFICATIONS BY A TRAINED LICENSED BOMANITE CONTRACTOR. SUBMIT SAMPLE FOR APPROVAL.

DIVISION 4 - MASONRY

- SECTION 440 - STONE
1. GENERAL CONDITIONS
2. SCOPE - PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT TO COMPLETE ALL STONE WORK SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.
3. VENEER STONE - PATCH TO MATCH EXISTING IF APPLIES. OWNER TO APPROVE ALL STONE STYLE AND COLOR.
4. MORTAR - COLOR TO MATCH EXISTING IF APPLIES. OWNER APPROVAL REQUIRED FOR ALL NEW COLORS.
5. INSTALLATION - STONE IS TO BE CAREFULLY SELECTED AT THE JOB SITE SO THAT VARIOUS HUES ARE EVENLY DISTRIBUTED THROUGHOUT THE SURFACE. STOPPING STONE SHALL BE AT THE SITE AT ALL TIMES TO PERMIT PROPER SELECTION OF BLENDING COLORS. STONE PATTERN SHALL BE RANDOM.
6. STONE SLABS AND CAPS - PROVIDE STONE SHAPES IN SUFFICIENT QUANTITY TO MAKE SQUARE CORNERS, SILLS AND CAPS. CUT BACK EDGES OF CAPS WHERE STONE ABUTTS TUCCO WALL ABOVE.
7. JOINTS - JOINTS SHALL BE ADEQUATE.
8. EXPANSION JOINTS - PROVIDE ADEQUATE EXPANSION AND CONTROL JOINTS TO RELIEVE TENSION BETWEEN SEPARATE AND INDIVIDUAL PORTIONS OF THE MASONRY. SEE DRAWINGS FOR LOCATIONS AND DETAILS OF JOINTS.
9. CLEANING - STONE SHALL BE THOROUGHLY CLEANED. DEFECTIVE JOINTS AND UNITS SHALL BE CUT OUT, REPLACED AND REPOINTED. ADJACENT WORK SHALL BE CLEANED OFF MORTAR, WASH PRIOR TO SODDING OR INTERIOR FINISHING WITH SCRUB BRUSH, SOAKING AND WATER.
10. MISCELLANEOUS - FLASHING, CAULKING AND EXPANSION JOINTS AS REQUIRED.
11. ANCHORS - PROVIDE ANCHORS PER CODE THAT ONLY ALLOW VERTICAL MOVEMENT.
12. VENTS - PROVIDE WEEP HOLES AND VENTS AS REQUIRED.

DIVISION 5 - METALS

- SECTION 520 - STRUCTURAL STEEL
1. GENERAL CONDITIONS
2. STRUCTURAL STEEL - ALL STRUCTURAL STEEL SHALL BE MILD STEEL CONFORMING TO THE SPECIFICATIONS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) LATEST ADPTED EDITION.
3. STRUCTURAL STEEL - POLLED SHAPES PLATES AND BARS - ASTM A36
4. STEEL PIPE - ASTM A53
5. HIGH STRENGTH BOLTS - ASTM A325
6. ANCHOR BOLTS - ASTM A307
7. REINFORCING STEEL, GRADE 60 - ASTM A615
8. LINTELS - LINTEL ANGLES SHALL BE 4 X 4 X 1/4 AND BE SUPPLIED IN LENGTHS TO PROVIDE 4" BEARING AT BOTH ENDS.
9. FINISH - MEMBERS SHALL BE NEW AND FREE FROM KINKS, TWISTS, BURS AND OPEN JOINTS. ALL STEEL UNLESS OTHERWISE NOTED SHALL BE SHOP PRIME PAINTED.
5. SHOP DRAWINGS - REQUIRED. SUBMIT TO DESIGNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

DIVISION 6 - ROUGH CARPENTRY

- SECTION 610 - CARPENTRY
1. GENERAL CONDITIONS
2. LAYOUT - THE CARPENTER SHALL PROVIDE ALL NECESSARY CARPENTRY LABOR, SHALL LAY OUT ALL CARPENTRY WORK AND BE RESPONSIBLE FOR ALL DIMENSIONS. ALL WORK SHALL BE DONE IN SUBSTANTIAL CONFORMITY WITH THE DRAWINGS AND SPECIFICATIONS.
3. FRAMING CARPENTRY - ALL WORK SHALL BE SQUARE, FRAMED AND CLOSELY FITTED. FRAMING SHALL BE LEVEL, PLUMB AND RIGID. CARPENTER SHALL VERIFY ACCURACY THROUGHOUT THE FRAMING PROCESS.
4. FRAMING - SHALL BE LAID OUT TO MINIMIZE WASTE; LUMBER SHALL NOT BE SCATTERED ABOUT THE SITE. ABSOLUTELY NO NAILS SHALL BE ALLOWED TO PROTRUDE FROM WASTE LUMBER ON TEMPORARY BRACING NOT IN USE.
5. LAYOUT - EXTERIOR WALLS ARE DIMENSIONED AT 5/12 WHICH INCLUDES 2X6 FRAMING. SHEATHING TO OVERLAP BLOCK WITH EXTERIOR FACE OF RIM JOIST AT EXTERIOR FACE OF BLOCK.
6. BACKING - INSTALL BACKING FOR ALL CABINERY, MILLWORK AND HARDWARE.
7. CLEAN-UP - CARPENTERS SHALL MAINTAIN LUMBER STOCKPILE IN A REASONABLY ORDERLY MANNER AND SHALL BROOM CLEAN JOB ONCE A WEEK.

SECTION 611 - FINISH CARPENTRY

- 1. GENERAL CONDITIONS
2. FINISH CARPENTRY - ALL WORK SHALL BE FLUSH, PLUMB, AND TIGHTLY FITTED. ALL INSTALLATION OF MILLWORK SHALL BE WITH JOURNEYMAN EXPERIENCED AND SKILLED IN THE TRADE.
3. MATERIAL - CARPENTERS SHALL INSPECT MILLWORK UPON DELIVERY AND NOTIFY OWNER PROMPTLY OF ANY MISSING OR DEFICIENT MATERIAL.
4. CLEAN-UP - CARPENTERS SHALL MAINTAIN MILLWORK STOCKPILE IN A REASONABLY ORDERLY MANNER AND SHALL BROOM CLEAN JOB DURING INSTALLATION. STACK WASTE IN A SINGLE PILE.
SECTION 620 - LUMBER AND MATERIALS
1. GENERAL CONDITIONS
2. STUDS, EXTERIOR WALLS AND INTERIOR LOAD-BEARING WALLS - 2X6'S AT 16" O.C. STUD GRADE DOUGLAS FIR, OR #2 AND BETTER HEM-FIR, DRIED TO 19% OR LESS MOISTURE CONTENT. DOUBLED AROUND ALL OPENINGS. INTERIOR WALLS 2X4'S AT 16" O.C. SAME GRADE AS EXTERIOR WALLS
3. PLATES - 2X6 OR 2X4 SINGLE PLATE ON THE BOTTOM AND DOUBLED PLATE ON TOP OF EACH WALL - CONSTRUCTION GRADE DOUGLAS FIR DRIED TO 19% OR LESS MOISTURE CONTENT. BOTTOM PLATED SET ON BASEMENT FLOOR OR DECK SHALL BE CONSTRUCTION GRADE REDWOOD OR WATER RESISTANT TREATED WOOD. TOP PLATES SHALL BE INTERLOCKED @ INTERSECTION OF WALLS.
4. BLOCKING - AS REQUIRED FOR SHEETROCK, HANDRAILS, BATH ACCESSORIES AND CABINETS.
5. FIRE BLOCKING - PROVIDE CONTINUOUS SHEETROCK FIRE BLOCKING IN PLAIN, CHASE, ATTIC AND SOFFIT SPACES AS REQUIRED.
6. HEADERS - AS REQUIRED.
7. UNDERLAYMENT - PARTICLE BOARD UNDER CARPET, CDX PLYWOOD UNDER VINYL, CERAMIC, OR QUARRY TILE THICKNESS AS REQUIRED TO MATCH OTHER FINISHED FLOOR ELEVATIONS.
8. WALL SHEATHING - 1/2" CDX PLYWOOD S.B. BOARD.
9. SIDING AND TRIM - TRIM SIZE MATCH EXISTING.
10. NAILS - ALL EXTERIOR NAILS SHALL NOT BE DIPPED, GALVANIZED OR MAZE SIDING NAILS. NO ELECTRIC GALVANIZED NAILS WILL BE ALLOWED.
11. FELT - TYVEK LAP MINIMUM 18 VERTICAL AND 12 HORIZONTAL LAP EDGES 12 TO 20 SHEET WATER. APPLY IN AS LARGE PIECES AS POSSIBLE.
12. TILES - THE WORK UNDER THIS SECTION INCLUDES ALL MATERIALS, LABOR, EQUIPMENT AND RELATED ITEMS NECESSARY TO FURNISH ALL CABINERY ITEMS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

DIVISION 9 - FINISHES

- SECTION 925 - GYPSUM DRYWALL
1. GENERAL CONDITIONS
2. QUALITY - ALL WORK SHALL BE PERFORMED IN ACCORDANCE TO THE RECOMMENDATIONS SET FORTH IN THE U.S. GYPSUM HANDBOOK.
3. INSTALLATION - ALL GYPSUM DRYWALL SHALL BE TAPED, SANDED COMPLETELY SMOOTH AND PREPARED FOR PAINTING. GYPSUM BOARD SHALL BE SCREWED OR DOUBLE NAILED AT 12" O.C. IN FIELD AND 8" O.C. AT VERTICAL EDGES. WITH METAL CORNER BEAD AT ALL OUTSIDE CORNERS, ALL CORNER BEADS SHALL BE NAILED SECURELY TO STUDS OR FRAMING. SHEETS OF MAXIMUM PRACTICAL LENGTH SHALL BE USED TO MINIMIZE JOINTS IN ROOMS. SMALLER USABLE PIECES SHALL BE USED IN CLOSETS, ETC. TO MINIMIZE MATERIAL WASTE.
4. DELIVERY - GYPSUM BOARD SUPPLIER SHALL DELIVER MATERIAL INTO HOUSE ON APPROPRIATE FLOOR, PROTECTED FROM MOISTURE AS WELL AS POSSIBLE.
5. WALLS AND 16" O.C. FRAMING - 5/8" GYPSUM DRYWALL, SW BOARD BY U.S. GYPSUM.
6. CEILINGS AND 24" O.C. FRAMING - 5/8" GYPSUM DRYWALL, SW BOARD BY U.S.
7. TUB, SHOWER WALLS AND CEILING - 1/2" DURECK AS MANUFACTURED BY U.S. GYPSUM. FULL HEIGHT ON WALLS AT TUB AND SHOWER. WATER RESISTANCE GREEN BOARD ON WALLS AND CEILING IN ALL BATHROOMS. OTHER RECOMMENDED MATERIALS MUST BE APPROVED BY DESIGNER.
8. WARRANTY - SHALL WARRANTY WORK FOR 1 YEAR AND SHALL INCLUDE 1 TRIP TO TOUCH UP ANY BLEMISHES OR FLAWS, FOLLOWING PAINTING AND PRIOR TO OCCUPANCY.
9. CLEAN-UP - INSTALLER SHALL REMOVE ALL GYPSUM BOARD SCRAP AND BROOM CLEAN HOUSE AT COMPLETION OF HANGING.

SECTION 922 - MILLWORK

- 1. GENERAL CONDITIONS
2. REFER TO PLANS FOR ITEMS TO BE PROVIDED.
3. SCHEDULE - PROVIDED BY CONTRACTOR, APPROVED BY OWNER.
4. FIELD VERIFICATION - MILLWORK SUPPLIER SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO ORDERING AND SHALL CONSULT THE CONTRACTOR AT THE TIME OF MEASUREMENT.
5. INSTALLATION - MILLWORK SHALL BE INSTALLED IN FULL LENGTHS WITH THE FEWEST NUMBER OF SPLICES POSSIBLE.
6. MITERS - ALL JOINTS AND INTERSECTIONS SHALL BE MITERED.
7. BASE - SEE CONSTRUCTION DOCUMENTS FOR DETAILS.
8. CASING - SEE CONSTRUCTION DOCUMENTS FOR DETAILS.
9. SAMPLES - SUBMIT SAMPLES FOR APPROVAL OF ALL MILLWORK ITEMS.
10. SHOP DRAWINGS - PROVIDE COMPLETE SET OF SHOP DRAWINGS FOR ALL MILLWORK ITEMS.
11. FINISH - STAIN AND FINISH BY PAINTING CONTRACTOR. SUBMIT SAMPLES FOR DESIGNER AND OWNER APPROVAL.

SECTION 641 - CABINERY

- 1. GENERAL CONDITIONS
2. SCOPE - THE WORK UNDER THIS SECTION INCLUDES ALL MATERIALS, LABOR, EQUIPMENT AND RELATED ITEMS NECESSARY TO FURNISH ALL CABINERY ITEMS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

- 3. FIELD MEASUREMENTS - CABINET MAKER SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO PRODUCTION OF SHOP DRAWINGS, FABRICATION OR INSTALLATION.
4. INSTALLATION - CONTRACTOR SHALL INSTALL OR SUPERVISE INSTALLATION OF ALL CABINERY AND COUNTERTOPS. ALL CABINERY SHALL BE TRUE AND PLUMB AND SCRIBED TO ADJACENT WALLS. NO FILLER PANELS ALLOWED.
5. COORDINATION - CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL BUILT-IN AUDIO VISUAL EQUIPMENT, MECHANICAL AND ELECTRICAL SYSTEMS, OR APPLIANCES, AND MAKE ALLOWANCE FOR EQUIPMENT SIZE AND WIRING REQUIREMENTS.
6. SHOP DRAWINGS - SUBMIT SHOP DRAWINGS, FULL SIZE SAMPLES OF DOORS, DRAWERS AND PANELS, AND FINISH SAMPLES TO DESIGNER FOR APPROVAL. FINAL ADJUSTMENTS FOR CLEARANCES, EDGE CONDITIONS, AND DESIGN CONTINUITY SHALL BE APPROVED BY THE DESIGNER IN THE SHOP DRAWINGS.
7. COUNTERTOPS - SHALL BE SUPPLIED AND INSTALLED AS NOTED ON THE DRAWINGS.
8. CABINERY - SHALL BE PREMIUM GRADE AS DEFINED IN THE QUALITY STANDARDS OF THE ARCHITECTURAL WOODWORK INDUSTRY AS PUBLISHED BY THE AMERICAN WOODWORK INSTITUTE.
9. 36" DOOR SHALL HAVE SOFT, SLIGHTLY RAISED PANEL DESIGN. PROFILE SELECTED TO OWNER.

DIVISION 7 - THERMAL & MOISTURE PROTECTION

- SECTION 721 - WALL AND CEILING INSULATION
1. GENERAL CONDITIONS
2. EXTERIOR WALL - ALL SIDEWALLS, RIM JOISTS, SKYLIGHTS AND CHIMNEY SHALL RECEIVE R-FIBERGLASS BATT INSULATION BY OWENS-CORNING OR EQUAL AS SHOWN ON TYPICAL WALL SECTION.
4. CEILINGS - PROVIDE R-4 BLOWN FIBERGLASS INSULATION.
5. APPLICATION - FILL SPACES BETWEEN EXTERIOR FRAMING MEMBERS COMPLETELY; FILL ALL CRACKS AND VOID AROUND HEADERS, DOORS, WINDOWS, DUCTS, PIPES, ETC.. COMPLETELY. THIS SUB-CONTRACTOR SHALL ARRANGE FOR CITY INSPECTION WHERE APPLICABLE.
6. VAPOR BARRIER - APPLY 6 MIL POLY OVER ALL INSULATION, STAPLE TIGHTLY TO FRAMING, OVERLAP JOINTS, MIN 12", REPAIR ANY SUBSTANTIAL TEARS WITH DUCT TAPE BEFORE SHEETROCK IS APPLIED; OR REPLACE POLY.
7. INTERIOR WALL - PROVIDE FITZWELL OR EQUAL INSULATION VENTS BETWEEN RAFTERS OR TRUSSES TO MAINTAIN CLEAR VENT SPACE FAST EAVES.
8. SOUND INSULATION - FILL WALL VOIDS TO FLOOR DECK OR CEILING ABOVE WITH FIBERGLASS BATT INSULATION AT ALL BATHROOMS, MECHANICAL, AND VENT PIPING WITH FIBERGLASS BATT INSULATION.

SECTION 760 - FLASHING & SHEET METAL

- 1. GENERAL CONDITIONS
2. PROVIDE SHEET METAL DRIP ANGLES OVER HORIZONTAL EXTERIOR WINDOW TRIM.
3. TURN ALL FLASHINGS UP AT LEAST 8" OR AS SHOWN ON DRAWINGS.

SECTION 780 - CAULKING

- 1. GENERAL CONDITIONS
2. CAULK AROUND ALL DOORS, WINDOWS, SOFFITS, AND OPENINGS IN EXTERIOR WALLS. CAULK AT ALL CORNER TRIM. APPLY ONLY OVER CLEAN DRY SURFACES.
3. CAULK SHALL BE SONNEBORN-SONOLASTIC NP1 COLOR TO MATCH ADJACENT MATERIAL. CAULK COLOR OR ANY ALTERNATE PRODUCT MUST BE APPROVED BY THE DESIGNER BEFORE USE.

DIVISION 8 - DOORS, WINDOWS AND GLASS

- SECTION 810 - DOORS
1. GENERAL CONDITIONS
2. WOOD STILE AND RAIL DOORS - SHALL MEET THE LATEST EDITION OF THE ARCHITECTURAL WOODWORK INSTITUTE'S WOODWORK QUALITY STANDARDS, GUIDE SPECIFICATIONS AND QUALITY CERTIFICATION PROGRAM FOR SECTION 1400 PREMIUM GRADE WOOD STILE AND RAIL DOORS.
3. MATERIAL - MATCH EXISTING IF APPLIES. SUBMIT NEW MATERIAL FOR APPROVAL.
4. SCHEDULE - PROVIDE SHOP DRAWINGS AND SCHEDULE.
SECTION 825 - WINDOWS
1. GENERAL CONDITIONS
2. WOOD WINDOWS - SHALL BE 400 SERIES 5/8" INSULSHIELD GLASS AS MANUFACTURED BY ANDERSON WINDOW PRODUCTS OR EQUAL. APPROVED BY OWNER.
3. SCOPE - REPLACE ALL EXISTING WINDOWS AND PROVIDE NEW ONES PER SCHEDULE.
4. SUBMIT SHOP DRAWINGS FOR APPROVAL.
5. SIZES - MATCH EXISTING OPENINGS.
6. SCREENS - PROVIDE FULL HEIGHT SCREENS. EXTERIOR AND INTERIOR COLOR
7. COLOR - WHITE.
8. HARDWARE - STANDARD.

- SECTION 870 - FINISH HARDWARE AND ACCESSORIES
1. GENERAL CONTRACTORS
2. HARDWARE SCHEDULE BY OWNER.
3. SAMPLES - SUBMIT SAMPLES FOR APPROVAL.
4. INSTALLATION - HARDWARE AND ACCESSORIES INSTALLED BY CONTRACTOR.
DIVISION 9 - FINISHES
SECTION 925 - GYPSUM DRYWALL
1. GENERAL CONDITIONS
2. QUALITY - ALL WORK SHALL BE PERFORMED IN ACCORDANCE TO THE RECOMMENDATIONS SET FORTH IN THE U.S. GYPSUM HANDBOOK.
3. INSTALLATION - ALL GYPSUM DRYWALL SHALL BE TAPED, SANDED COMPLETELY SMOOTH AND PREPARED FOR PAINTING. GYPSUM BOARD SHALL BE SCREWED OR DOUBLE NAILED AT 12" O.C. IN FIELD AND 8" O.C. AT VERTICAL EDGES. WITH METAL CORNER BEAD AT ALL OUTSIDE CORNERS, ALL CORNER BEADS SHALL BE NAILED SECURELY TO STUDS OR FRAMING. SHEETS OF MAXIMUM PRACTICAL LENGTH SHALL BE USED TO MINIMIZE JOINTS IN ROOMS. SMALLER USABLE PIECES SHALL BE USED IN CLOSETS, ETC. TO MINIMIZE MATERIAL WASTE.
4. DELIVERY - GYPSUM BOARD SUPPLIER SHALL DELIVER MATERIAL INTO HOUSE ON APPROPRIATE FLOOR, PROTECTED FROM MOISTURE AS WELL AS POSSIBLE.
5. WALLS AND 16" O.C. FRAMING - 5/8" GYPSUM DRYWALL, SW BOARD BY U.S. GYPSUM.
6. CEILINGS AND 24" O.C. FRAMING - 5/8" GYPSUM DRYWALL, SW BOARD BY U.S.
7. TUB, SHOWER WALLS AND CEILING - 1/2" DURECK AS MANUFACTURED BY U.S. GYPSUM. FULL HEIGHT ON WALLS AT TUB AND SHOWER. WATER RESISTANCE GREEN BOARD ON WALLS AND CEILING IN ALL BATHROOMS. OTHER RECOMMENDED MATERIALS MUST BE APPROVED BY DESIGNER.
8. WARRANTY - SHALL WARRANTY WORK FOR 1 YEAR AND SHALL INCLUDE 1 TRIP TO TOUCH UP ANY BLEMISHES OR FLAWS, FOLLOWING PAINTING AND PRIOR TO OCCUPANCY.
9. CLEAN-UP - INSTALLER SHALL REMOVE ALL GYPSUM BOARD SCRAP AND BROOM CLEAN HOUSE AT COMPLETION OF HANGING.

- SECTION 870 - FINISH HARDWARE AND ACCESSORIES
1. GENERAL CONTRACTORS
2. HARDWARE SCHEDULE BY OWNER.
3. SAMPLES - SUBMIT SAMPLES FOR APPROVAL.
4. INSTALLATION - HARDWARE AND ACCESSORIES INSTALLED BY CONTRACTOR.

DIVISION 9 - FINISHES

- SECTION 925 - GYPSUM DRYWALL
1. GENERAL CONDITIONS
2. QUALITY - ALL WORK SHALL BE PERFORMED IN ACCORDANCE TO THE RECOMMENDATIONS SET FORTH IN THE U.S. GYPSUM HANDBOOK.
3. INSTALLATION - ALL GYPSUM DRYWALL SHALL BE TAPED, SANDED COMPLETELY SMOOTH AND PREPARED FOR PAINTING. GYPSUM BOARD SHALL BE SCREWED OR DOUBLE NAILED AT 12" O.C. IN FIELD AND 8" O.C. AT VERTICAL EDGES. WITH METAL CORNER BEAD AT ALL OUTSIDE CORNERS, ALL CORNER BEADS SHALL BE NAILED SECURELY TO STUDS OR FRAMING. SHEETS OF MAXIMUM PRACTICAL LENGTH SHALL BE USED TO MINIMIZE JOINTS IN ROOMS. SMALLER USABLE PIECES SHALL BE USED IN CLOSETS, ETC. TO MINIMIZE MATERIAL WASTE.
4. DELIVERY - GYPSUM BOARD SUPPLIER SHALL DELIVER MATERIAL INTO HOUSE ON APPROPRIATE FLOOR, PROTECTED FROM MOISTURE AS WELL AS POSSIBLE.
5. WALLS AND 16" O.C. FRAMING - 5/8" GYPSUM DRYWALL, SW BOARD BY U.S. GYPSUM.
6. CEILINGS AND 24" O.C. FRAMING - 5/8" GYPSUM DRYWALL, SW BOARD BY U.S.
7. TUB, SHOWER WALLS AND CEILING - 1/2" DURECK AS MANUFACTURED BY U.S. GYPSUM. FULL HEIGHT ON WALLS AT TUB AND SHOWER. WATER RESISTANCE GREEN BOARD ON WALLS AND CEILING IN ALL BATHROOMS. OTHER RECOMMENDED MATERIALS MUST BE APPROVED BY DESIGNER.
8. WARRANTY - SHALL WARRANTY WORK FOR 1 YEAR AND SHALL INCLUDE 1 TRIP TO TOUCH UP ANY BLEMISHES OR FLAWS, FOLLOWING PAINTING AND PRIOR TO OCCUPANCY.
9. CLEAN-UP - INSTALLER SHALL REMOVE ALL GYPSUM BOARD SCRAP AND BROOM CLEAN HOUSE AT COMPLETION OF HANGING.

SECTION 933-CERAMIC AND QUARRY TILE

- 1. GENERAL CONDITIONS
2. TILE - ALLOW 3/16" OVER SQUARE FOOT FOR MATERIAL.
3. INSTALLATION - TILE SHALL BE INSTALLED, GROUTED, PROTECTED AND CURED IN ACCORDING WITH THE LATEST EDITION OF HANDBOOK FOR CERAMIC TILE INSTALLATION, PUBLISHED BY THE TILE COUNCIL OF AMERICAN TILE. IT SHALL BE LAID SQUARE, LEVEL, WITH ALL JOINTS PARALLEL, TO HAVE MINIMUM PRACTICAL AMOUNT OF JOINTS.
4. GROUT - COLORED HYDROXYMETHYL JOINT FILLER MANUFACTURED BY THE UPO CO. OR EQUAL. COLOR TO BE APPROVED BEFORE INSTALLATION.
5. SAMPLE - SUBMIT TILE SAMPLE FOR APPROVAL.
6. SCHEDULE - BY OWNER.

SECTION 990 - PAINTING AND STAINING

- 1. GENERAL CONDITIONS
2. INSTALLATION - ALL MATERIAL SHALL BE DELIVERED, STORED, PREPARED AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS. USE APPLICATORS AND TECHNIQUES BEST SUITED FOR THE MATERIAL AND SURFACES TO WHICH PAINTING AND FINISHING MATERIALS ARE APPLIED.
3. MATERIALS - ALL PAINTING MATERIALS SPECIFIED IN THIS SECTION ARE BY BENJAMIN MOORE, OR APPROVED EQUAL.
4. EXTERIOR STAIN - CABOT STAIN - SPECIFIED BY OWNER.
5. EXTERIOR GALVANIZED METAL - ONE COAT MOORE IROCLAD GALVANIZED METAL PRIMER. TWO COATS MOORE IMPERVO ENAMEL.
6. EXTERIOR FERROUS METAL - ONE COAT MOORE RETARDINO RUST INHIBITIVE PAINT. TWO COATS MOORE IMPERVO EMMEL.
7. INTERIOR WOOD - STAINED - ONE COAT MOORE WIPING STAIN. ONE COAT MOORE SANDING SEALER. 2 COATS MOORE URETHANE VARNISH. FILL NAIL HOLES WITH MATCHING FILLER. SANDPAPER LIGHTLY BETWEEN COATS. FINAL FINISH SMOOTH TO TOUCH.
8. INTERIOR PAINTED WOOD - ONE COAT MOORE LATEX QUICK DRY PRIME SEAL. TWO COATS MOORE REGAL WALL LATEX.
9. INTERIOR GYPSUM WALLBOARD - ONE COAT MOORE LATEX QUICK DRY PRIME SEAL.