

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: Community + Human Development

AGENDA DATE: October 15, 2019

CONTACT PERSON NAME AND PHONE NUMBER: Nicole Ferrini, 915-212-1659

DISTRICT(S) AFFECTED: All

STRATEGIC GOAL: Goals 1, 5 + 8

SUBJECT:

Discussion and action authorizing the City Manager to sign a lease agreement between the City of El Paso and Blue Flame LLP for the 17th floor of the Blue Flame Building.

BACKGROUND / DISCUSSION:

Discussion of the what, why, where, when, and how to enable Council to have reasonably complete description of the contemplated action. This should include attachment of bid tabulation, or ordinance or resolution if appropriate. What are the benefits to the City of this action? What are the citizen concerns?

Upon approval of council, the City of El Paso and HACEP will enter into a lease for the use and utilization of the 17th floor of the Blue Flame Building for a period of 10 years in order to support operation of the City of El Paso Center for Civic Empowerment.

PRIOR COUNCIL ACTION:

Has the Council previously considered this item or a closely related one?

N/A

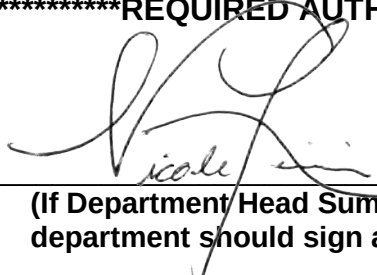
AMOUNT AND SOURCE OF FUNDING:

How will this item be funded? Has the item been budgeted? If so, identify funding source by account numbers and description of account. Does it require a budget transfer?

Community Development Special Revenue Fund

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:



(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

RESOLUTION

That the City Manager be authorized to sign a Lease Agreement between the City of El Paso and Paisano Housing Redevelopment Corporation, an affiliate of the Housing Authority for the City of El Paso, for the lease to the City of the 17th floor of the Blue Flame Building located at 304 Texas Ave. El Paso, Texas 79901. The initial term of the lease is 10 years with two renewal options to extend for additional 5 years each option. The Base Rent for the first year is \$70,317 with an approximate two percent increase in the following years during the term. Further, that the City Manager be authorized to sign any amendments to the Lease Agreement provided that such amendments do not increase the Term of the lease or increase the Base Rent amounts.

ADOPTED this _____ day of _____, 2019.

CITY OF EL PASO

Dee Margo
Mayor

ATTEST:

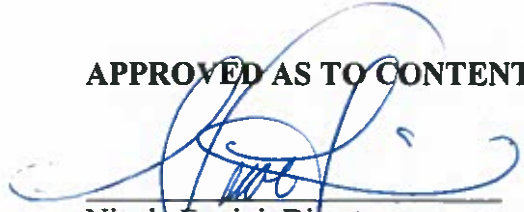
Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Omar De La Rosa
Assistant City Attorney

APPROVED AS TO CONTENT:



Nicola Ferrini, Director
Community and Human Development

Lease Agreement

This Lease Agreement ("*Lease*") is entered as of this ____ day of October 2019 by and between Paisano Housing Redevelopment Corporation ("*Landlord*") and the City of El Paso, Texas ("*Tenant*").

Whereas, the Tenant is seeking appropriate space to house the Tenant's Center for Civic Empowerment; and

Whereas, the Tenant has approached the Landlord for the use of the 17th floor of the Blue Flame building located at 304 Texas Avenue; and

Whereas, the 17th floor is currently a mechanical space floor not fit for leasing; and

Whereas, the 17th floor will need improvements to get the floor to condition fit for occupation;

Whereas, the Tenant and Landlord are willing to work together to improve the 17th floor to house the Center for Civic Empowerment; and

Whereas, the Tenant and Landlord, by separate agreement between them, have obtained and approved the use of Community Development Block Grant ("*CDBG*") funds to contribute to the construction of the Center for Civic Empowerment:

Now therefore, the parties agree as follows:

Article 1: Premises, Term, and Use

1.01 Leased Premises.

A. Upon the terms, provisions and conditions hereof, Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the meeting room space known as the "Center for Civic Empowerment" reflected on the floor plans set forth in Exhibit "A" hereto in the Building known as The Blue Flame Building, 304 Texas Ave., El Paso, Texas 79901 (the "*Building*," which term shall also include the related parking areas, landscaping, and other similar improvements), constructed or to be constructed on the land described in Exhibit "B" hereto. The Center for Civic Empowerment, together with any other space in the Building leased by Tenant pursuant hereto, are herein called the "*Leased Premises*." The Leased Premises does not include the outdoor patio area immediately outside of the Leased Premises.

B. The net rentable of the initial Leased Premises for office space is approximately 6,115 square feet on the 17th Floor of the Building, and the rentable area for the commercial office space of the Building is approximately 42,191 square feet. This amount does not include the residential portions of the Building.

C. Before or on the commencement date of the Term of this Lease, the Landlord will deliver the Leased Premises to the City in accordance to the final approved plans and specifications attached to this Agreement as Exhibit “C”.

1.02 Term.

A. Initial Term. Subject to the terms, provisions and conditions hereof, this Lease shall continue in force for a term (“Term”) of ten (10) years, beginning on the later to occur of receipt of Certificate of Occupancy from City of El Paso or 1st day of July 2020, and ending on the last day of the 120th month or 30th day of June, 2030 respectively. If the Leased Premises are not ready for occupancy by such commencement date for any reason, Landlord shall not be liable for any claims, damages, or liabilities in connection therewith or by reason thereof, and the Term shall commence on the date the Leased Premises are ready for occupancy by Tenant. Should the Term commence on a date other than that specified above, Landlord and Tenant will, at the request of either, execute a declaration specifying the actual commencement date. In such event, rental under this Lease shall not commence until the actual commencement date, and the stated Term shall thereupon commence and the expiration date shall be extended so as to give effect to the full Term stated above.

B. Renewal Option. Landlord hereby grants to Tenant, and Tenant shall have, the right and option to extend the Term of this Lease for two (2) periods of five (5) years (a “*Renewal Term*”). The Renewal Term, if exercised by Tenant, shall commence upon the next day following the last day of the initial Term. Tenant shall notify Landlord in writing of Tenant’s election to extend the lease for the Renewal Term at least 60 days prior to the expiration of the Term, time being of the essence with respect to such notification. If Landlord does not receive written notice of the exercise of a renewal option by Tenant as required herein, the Lease shall expire as of the term then in effect as if the Renewal Term was not granted and did not apply. The Renewal Term shall be upon all of the terms and conditions of this Lease, except the Base Monthly Rent shall be increased as stated in Section 2.01 of this Agreement.

1.03 Tenant’s Use. The Leased Premises shall be used and occupied by Tenant solely and exclusively for the purposes as a general assembly space, trainings, and special events.

1.04 Landlord’s Mixed-Use of the Building. Landlord maintains and operates the Building as a combination of affordable housing apartments, retail, and commercial office space, referred to as a mixed-use building. This Lease does not permit or grant rights to Tenant to provide retail services or residential living, as the retail and residential components of the Building are subject to a separate form of lease. By executing this Lease, however, Tenant agrees to and accepts Landlord’s current and future mixed usages of the Building as set forth herein.

1.05 Use of Shared Use Spaces. Tenant may use all publicly shared use spaces within the Building including the patio located outside the Leased Premises, excluding the private residential floors and secure areas of the underground facilities.

Article 2: Rent

2.01 Rental Rates.

A. Base Rental. During the Term, Tenant shall pay an annual base rental (“*Base Rental*”) in the sum per the schedule below; Base Rental includes Initial Basic Operating Costs (hereafter defined). Such annual Base Rental together with all increases thereof provided for herein shall be due and payable in advance in twelve (12) equal installments on the first day of each calendar month during the Term, at Landlord’s address as provided herein (or at such other place as Landlord may hereafter designate) without demand, deduction, abatement, or set off (except as otherwise expressly provided for in Sections 5.01 and 5.02. If the Term commences or ends on other than the first or last day of a calendar month, then the installment of Base Rental or such month shall be appropriately prorated.

Year	Net Rentable Square Foot Rate	Base Rental/Year	Rent Per Month
1	\$11.50	\$70,317	\$5,859.78
2	\$11.85	\$72,427	\$6,035.57
3	\$12.20	\$74,600	\$6,216.64
4	\$12.57	\$76,838	\$6,403.14
5	\$12.94	\$79,143	\$6,595.23
6	\$13.33	\$81,517	\$6,793.09
7	\$13.73	\$83,963	\$6,996.88
8	\$14.14	\$86,481	\$7,206.79
9	\$14.57	\$89,076	\$7,422.99
10	\$15.00	\$91,748	\$7,645.68

B. Base Rental for Renewal Term(s). Base Rental for the Renewal Terms shall increase by two percent (2.0%) each year.

2.02 Tenant’s Share of Basic Operating Costs.

A. Tenant shall also pay, as hereinafter provided, Tenant’s Share (hereafter defined) of any increases in the Basic Operating Costs (hereinafter defined) for the commercial office space of the Building (Floors 1 and 14 through 17, excluding the outdoor patio area on 17th floor) over the Initial Basic Operating Costs. The “*Initial Basic Operating Costs*” (on a per square foot of rentable area per year basis) is hereby stipulated to be \$5.00. The Initial Basic Operating Cost is included in, and not in addition to, the Base Rental amount paid by Tenant. Prior to the commencement of each calendar year during the Term, Landlord shall provide a then current estimate of Basic Operating Costs for the initial calendar year, and thereafter, Tenant shall pay, as additional rent, in twelve (12) equal monthly installments at the time and place provided in Section 2.01, Tenant’s Share of the estimated difference between Basic Operating Costs and Initial Basic Operating Costs for the calendar year in question.

B. Within one hundred fifty (150) days or as soon thereafter as possible of the conclusion of each calendar year of the Term, whichever is earlier, Landlord shall furnish to Tenant

a statement of actual Basic Operating Costs for such year, and within ten (10) business days thereafter an appropriate cash adjustment shall be made between Landlord and Tenant to reflect any difference between Landlord's estimate of, and the Actual, Basic Operating Costs. The Landlord will either refund or credit to Tenant any excess payments of Basic Operating Costs made by the Tenant as stated above.

C. Basic Operating Costs shall be paid by Tenant in the proportion (herein called "*Tenant's Share*") which the net rentable area of the Leased Premises bears to the total net rentable area of the commercial office space portion of the Building.

D. "*Basic Operating Costs*" shall mean the operating expenses solely of the commercial office space of the Building. All operating expenses shall be determined on an accrual basis in accordance with generally accepted accounting principles which shall be consistently applied. Such operating expenses shall include all expenses, costs and disbursements of every kind and nature which Landlord shall become obligated to pay because of or in connection with the ownership, operation, and maintenance of the commercial office space of the Building, including, but not limited to, the following:

(1) Wages and salaries of all employees engaged in direct operation and maintenance of the commercial office space portion of the Building, employer's social security taxes, unemployment taxes or insurance, and any other taxes which may be levied on such wages and salaries, the cost of disability and hospitalization insurance and pension or retirement benefits for such employees;

(2) All supplies and materials used in the operation and maintenance of the commercial office space portion of the Building;

(3) Cost of all utilities for the commercial office space portion of the Building, including the cost of water, electricity, power, heating, lighting, air conditioning, and ventilating for the Leased Premises (excluding Tenant's own after-hours utility usage for the Leased Premises, which is addressed in Section 3.01A(5) below);

(4) Cost of all maintenance and service agreements for the commercial office space portion of the Building, the equipment therein and grounds, including janitorial service, security service, landscape maintenance, alarm service, window cleaning and elevator maintenance;

(5) Cost of the trash and waste removal services, including the Leased Premises and the commercial office space portion of the use of the compactor and waste removal services shared with Stanton Tower;

(6) All taxes and assessments and governmental charges, whether federal, state, county, or municipal and whether they be by taxing districts or authorities presently taxing the Leases Premises or by others, subsequently created or otherwise, and any other taxes and assessments attributable to the Building or its operation excluding, however, federal and state taxes on income and ad valorem taxes on Tenant's personal property and on the

value of leasehold improvements to the extent the same exceeds standard building allowances;

(7) Cost of repairs and general maintenance for the common areas and commercial office space portion of the Building (excluding such repairs and general maintenance paid by insurance proceeds or by Tenant or other third parties and alterations attributable solely to tenants of the Building other than Tenant);

(8) Legal expenses, accounting expenses, and management fees incurred with respect to the commercial office space portion of the Building;

(9) Costs incurred in compliance with new or revised federal or state laws or municipal ordinances or codes or regulations promulgated under any of the same; and

E. Basic Operating Costs shall not include (i) expenditures classified as capital expenditures for Federal income tax purposes (except as set forth in Section 2.02 D.(10), (ii) costs for which Landlord is entitled to specific reimbursement by Tenant, any other tenant of the Building, or any other third party, (iii) costs of initial construction of the Building, (iv) cost of renovating or modifying space in the Building for lease to other tenants, (v) leasing commissions, ground rentals, and all non-cash expenses (including depreciation), (vi) debt service on any indebtedness secured by the Building, (vii) the cost of maintaining the retail or residential portions of the Building, (viii) tenant improvements, (ix) any replacement reserves, (xi) capital expenditures, and (xii) state or local taxes, including property taxes on the value of property or improvements in the Leased Premises, provided that the Tenant continues to use the Leased Premises for tax exempt purposes. Tenant will provide documentation to Landlord showing that the Leased Premises are tax exempt.

F. If the commercial office space of the Building is not fully occupied during any year, an adjustment shall be made in computing the Basic Operating Costs for such year so that the Basic Operating Costs shall be computed as though ninety-five percent (95%) of the commercial office space portions of the Building has been occupied during such year. At no time will the computation of operating costs be based on a percentage lower than 95% as provided in the previous sentence.

G. Notwithstanding anything to the contrary and to provide budgeting certainty to Tenant, Landlord agrees that the Basic Operating Costs shall not increase above the following maximum amounts during the initial term of the Lease:

Year	Maximum Amount of Basic Operating Costs
1	5.00
2	7.50
3	7.73
4	7.96
5	8.20
6	8.44
7	8.69
8	8.96

9	9.22
10	9.50

Basic Operating Costs shall increase no more than 10 percent after year 10 of this Lease. Notwithstanding anything to the contrary, the Tenant will only pay the Tenant's actual share of the Basic Operating Costs provided that such costs do not exceed the Basic Operating Cost caps established above under Section 2.02(G).

2.03 Audit. Tenant, at its expense, shall have the right upon giving reasonable notice, to audit Landlord's books and records relating to any increased or additional rental payable hereunder for any periods within one (1) year prior to such audit; or at Landlord's sole discretion, Landlord will provide an audit or report prepared by a certified public accountant, which audit or report for purposes of this Lease shall be conclusive. The right to audit shall be limited to the Landlord's costs and expenses related to the commercial office portion of the Building. Notwithstanding anything to the contrary, if the U.S. Department of Housing and Urban Development ("HUD") requests from the Tenant documents exceeding the one year period in this Section, then Landlord will work with Tenant to provide such documents to HUD.

2.04 Commencement Date Triggers Base Rental Payments. All obligations to pay Base Rental, including Tenant's share of Basic Operating Costs, commence upon the delivery of the Leased Premises to the Tenant in accordance with the terms of this Agreement.

Article 3: Landlord's Services

3.01 Services to Be Furnished by Landlord.

A. At Landlord's expense and subject to the Building Rules and Regulations (hereinafter defined) and Tenant's performance of its obligations hereunder, the Landlord will furnish to Tenant the following services:

(1) Air conditioning and heating in season, during Normal Building Operating Hours (hereafter defined), at such temperatures and in such amounts as are considered by Landlord to be standard; HVAC will be provided by Landlord to maintain the temperature in the Leased Premises between 66 degrees and 78 degrees Fahrenheit, a range Landlord and Tenant agree provides a reasonably comfortable working environment and that is recommended by OSHA to assist in the prevention or alleviation of indoor air quality problems (see the OSHA Technical Manual).

(2) Hot and cold water at those points of supply provided for lavatory and drinking purposes only;

(3) Janitor service in and about the Building and the Leased Premises five (5) days per week, and periodic window washing; however, Tenant shall pay, as additional rent the additional costs attributable to the cleaning of improvements within the Leased Premises other than building standard improvements;

(4) Access to the Leased Premises 24 hours for all days during the term of this Lease. Elevators for access to and egress from the Leased Premises and the Building twenty-four (24) hours a day, seven (7) days a week;

(5) Electricity and proper facilities to furnish sufficient electrical power during Normal Building Operating Hours for normal office machines and other equipment including lighting of low electrical consumption, but not including electricity required for electronic data processing equipment, special lighting in excess of building standard, or any other item of electrical equipment which singly consumes more than 0.5 kilowatts per hour at rated capacity or requires a voltage other than 120 volts single phase except electrical consumption that is separately metered. Should such electrical service for the Premises for normal office machines and other equipment including lighting of low electrical consumption be separately metered, Tenant shall pay for electric current supplied or used in the premises at the rate as established by the company providing electricity to the premises. Electric current shall be measured by meter. Tenant will be billed monthly for such current. Landlord will maintain an energy management tracking system that will track each commercial tenant's electrical consumption, segregated by each tenant, including electrical consumption by each tenant that occurs either during and/or outside (i.e., after-hours) of Normal Building Operating Hours. Thus, Landlord will invoice Tenant, and Tenant agrees to pay, for Tenant's actual after-hours consumption of electricity for the Leased Premises, without any markup on such consumption.

(6) Replacement of lamps/bulbs in Building Standard light fixtures installed by Landlord and replacement in all public areas.

(7) Sewer services and trash disposal for the Leased Premises.

B. *"Normal Building Operating Hours"* for purposes of this Lease shall be, for the retail and commercial office portions of the building, from 7:00 a.m. to 6:00 p.m. Monday through Friday, and closed Saturday, Sunday and holidays. The normal operations of the residential portion of the building, which is not applicable to this Lease or to Tenant, shall be a 24-hour per day basis.

C. Failure by Landlord, to any extent to any extent to furnish such services or any cessation thereof of Landlord shall not render Landlord liable in any respect for damages to either person or property, nor be construed as an eviction of Tenant, nor work and abatement of rent, nor relieve Tenant from fulfillment of any covenant or agreement hereof. Should any of such services be interrupted, Landlord shall use reasonable diligence to restore same promptly, but Tenant shall have no claim for rebate of rent or damages or eviction on account thereof. Notwithstanding anything to the contrary, if the Landlord fails to furnish services and such failure to furnish services prevents the Tenant from accessing the Leased Premises for more than 30 calendar days and causes the Tenant to become liable to the United States Department of Housing and Urban Development ("HUD") for any amount of Community Development Block Grant ("CDBG") funds, then this failure by the Landlord will constitute a material default of this Agreement. No default is considered if Landlord's failure to provide services is caused by natural catastrophic event.

D. Landlord is responsible for the operation and maintenance of the Building and Leased Premises, including but not limited to providing all operations and services covered by the Basic Operating Costs.

3.02 Access by Tenant Prior to Commencement of Term. Landlord, at its discretion, may permit Tenant and its employees, agents, suppliers, contractors and work crews to enter the Leased Premises prior to the commencement of the Term to enable Tenant to do such things as may be required by Tenant to make the Leased Premises ready for Tenant's occupancy. If such permission is granted, such parties will not interfere with or delay the performance of any activities by Landlord or other occupants to the Building. Landlord may withdraw such permission upon twenty-four (24) hours' notice to Tenant if Landlord determines that any such interference or delay has been or may be caused. Any such entry into the Leased Premises shall be at Tenant's own risk and Landlord shall not be liable in any way for personal injury, death, or property damage which may be suffered in or about the Leased Premises or the Building by Tenant or its employees, agents, contractors, suppliers or work crews.

3.03 Repair and Maintenance by Landlord. Landlord shall not be required to make any improvements or repairs of any kind or character to the Leased Premises, except such repairs as may be required to the Building corridors, lobby, utility infrastructure, fire sprinkler equipment, walls (interior and exterior), flooring support, frame, structural members of the Building (including roof), and equipment used to provide the services referred to in Section 3.01, and such additional maintenance to such corridors, lobbies or structural members as may be necessary because of damage by persons other than Tenant, its agents, employees, invitees or visitors. The obligation of Landlord to so maintain and repair the Leased Premises shall be limited to Building Standard items. Tenant will promptly give Landlord written notice of any damage in the Leased Premises. This Section shall not apply in the case of damage or destruction by fire or other casualty (as to which Section 5.02 shall apply), or damage resulting from an eminent domain taking (as to which Section 5.01 shall apply).

3.04 Parking.

A. **General Parking.** There is no parking on-site at, or below, the Building. However, Landlord maintains an agreement with a third-party (the "*Parking Owner*") that owns and operates a parking structure located at 122 N. Kansas, El Paso, Texas adjacent to the Building (the "*Parking Structure*"). Any of Tenant's rights related to parking at the Parking Structure through this Lease are set forth on Exhibit "D" hereto. Any parking at the Parking Structure are subject to the rules and regulations set by the Parking Owner.

B. **Assigned Parking Spaces in the Parking Structure.** As of the Commencement Date, Landlord will assign to Tenant two (2) non-reserved, general use parking spaces in the Parking Structure. Tenant may choose to lease the (2) spaces directly from the third party operator of the Parking Structure. The Parking Structure is owned and operated by a third-party. Any rights to use the Parking Structure are subject to the terms, restrictions, and hours of the facility as offered to the public by the third-party operator of the Parking Structure.

C. Public Access to Parking Structure. Tenant is free to seek or utilize additional parking for its employees, guests, or customers at the Parking Structure, at Tenant's own expense, subject to availability and the rules and operations of the third-party that operates the Parking Structure.

Article 4: Tenant's Covenants

4.01 Payments by Tenant. Tenant shall timely pay all Base Rental and sums provided to be paid to Landlord hereunder at the times and in the manner herein provided and to occupy at all times the Leased Premises. If Tenant should fail to pay Landlord by more than six (6) days after when due any installment of Base Rental or any sum to be paid hereunder by the first day of each such month in which such installment or payment is due, Tenant will pay Landlord on demand a late charge fee calculated as five percent (5%) of the late amount each and every month such installment is past due in order to reimburse Landlord for additional expenses and costs in an amount that is not readily ascertainable and which has not been elsewhere provided for between the parties hereto, to the extent allowed under law. Late charge fees shall not be constructed as liquidated damages or limiting Landlord's remedies in any manner.

4.02 Certain Taxes. Tenant shall pay all ad valorem taxes, if any, assessed on all improvements installed in the Leased Premises that are in excess of those installed by Landlord from time to time as Building Standard.

4.03 Repairs by Tenant. Tenant shall, at its cost, repair or replace any damage to the Building, or any part thereof, caused by Tenant or Tenant's agents, employees, invitees or visitors.

4.04 Care of the Leased Premises. Tenant shall maintain the Leased Premises in a clean, attractive condition, and not commit or allow any waste or damage to be committed on or to any portion of the Leased Premises, and at the expiration or termination of this Lease shall deliver up the Leased Premises to Landlord in as good condition as at date of possession by Tenant, ordinary wear and tear excepted.

4.05 Transfer by Tenant. Tenant's right to transfer any interest in this Lease or the Leased Premises, directly or indirectly, are limited as follows:

A. Tenant shall not assign or sublease, in whole or in part, this Lease, or allow it to be assigned, in whole or in part, by operation of law or otherwise (including, without limitation, by transfer of a majority interest of stock, merger, dissolution, or death which transfer of majority interest of stock, merger, dissolution, or death shall be deemed an assignment) or mortgage or pledge the same, or sublet the Premises, in whole or in part, without the prior written consent of Landlord which shall not be unreasonably withheld. Upon an approved assignment of this Lease by Landlord, the Tenant shall be released from all obligation under this Lease.

B. If Tenant files a petition under any Chapter of the Federal Bankruptcy Code, or under any successor statute governing liquidation, then this Lease shall terminate as soon as permitted by the provisions of the Federal Bankruptcy Code. By this Lease, the trustee in

bankruptcy or debtor in possession, as applicable, is hereby requested to assume or reject the unexpired Lease of Tenant within the shortest period of time permitted by law.

C. If Tenant becomes insolvent, if a writ of attachment or execution is levied upon this Lease, the Premises, Tenant's interest in either or in any part of them, if a receiver is appointed with authority to take possession of the Premises or if any part of either occurs without Landlord's prior written consent, then Landlord may terminate this Lease at Landlord's option. This provision shall be binding upon all of Tenant's heirs, assigns and other successors in interest.

4.06 Alterations, Additions, Improvements. Tenant will make no alteration, change, improvement, repair, replacement, or addition to the Leased Premises without the prior written consent of Landlord, such consent which shall not be unreasonably withheld. Tenant may remove its trade fixtures, office supplies, office equipment, and movable office furniture and equipment not attached to the Building provided such removal is made prior to the termination or expiration of the Term; Tenant is not then in default in the timely performance of any obligation or covenant under this Lease; and Tenant promptly repairs all damage caused by such removal. All other property at the Leased Premises (including but not limited to wall-to-wall carpeting, drywall, partitions, paneling or other wall covering) and any other article attached or affixed to the floor, wall, or ceiling of the Leased Premises shall become the property of the Landlord and shall be surrendered with the Leases Premises as part thereof at the termination of this Lease, without payment or compensation thereof.

4.07 Compliance with Laws and Usage; Liens. Tenant, at its cost, shall comply with all federal, state, municipal and other laws and ordinances, and the Building Rules and Regulations applicable to the Leased Premises and the business conducted therein by Tenant; will not engage in any activity which would cause landlord's fire and extended coverage insurance to be canceled or the rate therefore to be increased (or, at Landlord's option, will pay any such increase); will not commit any act which is a nuisance or annoyance to Landlord or to other tenants, or tend to injure or depreciate the Building; and will not commit or permit waste in the Leased Premises or Building. Tenant has no authority to encumber the Building or Leased Premises with any lien, and Tenant shall not suffer or permit any such lien to exist. Should any such lien hereafter be filed, Tenant shall promptly discharge the same at its sole cost.

4.08 Access by Landlord. Tenant shall permit Landlord or its agents or representatives to enter into and upon any part of the Leased Premises at all reasonable hours to clean. Upon a minimum 24 hour advance notice, the Landlord may enter the Leased premises to inspect, make repairs, alterations, or additions to the Leased Premises. Upon prior written approval from the Tenant, the Landlord may enter the Leased Premises to show the Leased Premises to prospective purchasers or tenants; or for any other purpose deemed reasonable by Landlord.

4.09 Landlord's Mortgagee. Tenant agrees with Landlord and with the mortgagee of any mortgage or the beneficiary of any deed of trust or other loan now or hereafter constituting a lien on the Building or the Leased Premises ("*Landlord's Mortgagee*") that any Landlord's Mortgagee shall have the right at any time to elect, by notice in writing given to Tenant, to make this Lease superior to the lien of such mortgage or deed of trust and upon the giving of such notice to Tenant, this Lease shall be deemed prior and superior to the mortgage or deed of trust in respect

to which such notice is given; and at Landlord's Mortgagee's request Tenant shall execute a reasonable and recordable memorandum of this Lease establishing this Lease as superior to such lien; or Landlord's Mortgagee may, by like notice, make this Lease subordinate to such mortgage or deed of trust. If Landlord's Mortgagee shall elect to make this Lease subordinate to such mortgage or deed of trust, the same shall be self-operative and no further instrument of subordination need be required by any mortgagee. In confirmation of such subordination, however, Tenant shall execute promptly any reasonable instrument that Landlord may request or need for its lender(s) or investor(s), provided that such document does not modify the terms of this Lease or obligate the Tenant to new obligations. In the event of the enforcement by Landlord's Mortgagee of the remedies provided by law or by such mortgage, deed of trust, or loan, Tenant will, upon request of any person or party succeeding the interest of Landlord as a result of such enforcement, automatically become the Tenant of such successor in interest without change in terms or other provisions of such Lease provided, however, that such successor in interest shall not be bound by any payments in the nature of security for the performance by Tenant of its obligations under this Lease, unless such successor is in actual possession of such security, or any amendment or modification of this Lease made without the written consent of such trustee or such beneficiary or such successor in interest. Upon request by such successor in interest, Tenant shall execute and deliver reasonable instruments confirming the attornment provided for herein, provided that such attornment does not modify the terms of this Lease or obligate the Tenant to any new responsibilities.

4.10 Estoppel Certificate. At Landlord's request Tenant will promptly execute an estoppel certificate addressed to Landlord's Mortgagee or any other third party certifying as to such notice provisions and other matters as Landlord's Mortgagee or any other third party may reasonably request. At Landlord's request from time to time, Tenant will execute a certificate stating the commencement and expiration dates of the Term, the rental then payable hereunder, that there are no defaults on the part of Landlord or claims against Landlord hereunder (or if there are any, stating the same with particularity), and such other information pertaining to this Lease as Landlord may reasonably request. Provided however, that Tenant will not be obligated to sign an estoppel certificate if Landlord is in material default under this Lease.

4.11 Environmental.

A. As used in this Lease: (i) "*Environmental Claim*" means any investigative, enforcement, cleanup, removal, containment, remedial or other governmental or regulatory action at any time threatened, instituted or completed pursuant to any applicable Environmental Requirement (hereinafter defined) against Landlord, Tenant or against or with respect to the Leased Premises or any use or activity on the Leased Premises, and any claim at any time threatened or made by any person against Landlord, Tenant or against or with respect to the Leased Premises or any use or activity on the Leased Premises, relating to damage, contribution, cost recovery, compensation, loss or injury resulting from any Hazardous Substance; (ii) "*Environmental Requirement*" means any legal requirement which pertains to ground or air or water or noise pollution or contamination, underground or aboveground tanks, health or the environment, including without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended ("*CERCLA*"), the Resource Conservation and Recovery Act of 1976, as amended ("*RCRA*"), the Texas Water Code and the Texas Solid

Waste Disposal Act; and (iii) "Hazardous Substance" means any substance, whether solid, liquid or gaseous; (x) which is listed, defined or regulated as a "hazardous substance," "hazardous waste," or "solid waste," or otherwise classified as hazardous or toxic, in or pursuant to any Environmental Requirement; or (y) which is or contains asbestos, radon, any polychlorinated biphenyl, urea formaldehyde foam insulation, or explosive or radioactive material; or (z) which causes or poses a threat to cause a contamination or nuisance on the Leased Premises or on any adjacent premises or a hazard to the environment or the health or safety of persons on the Leased Premises. As used in this paragraph, the word "on" when used with respect to the Leased Premises or adjacent premises means "on, in, under, above, or about."

B. Tenant will not cause, commit, permit, or allow to continue any violation of any Environmental Requirement by Tenant or by or with respect to the Leased Premises or any use or activity on the Leased Premises, or the attachment of any environmental lien to the Leased Premises. Tenant will not place, install, dispose of or release, or cause, permit or allow the placing, installation, disposal or release of, any Hazardous Substance or storage tank (or similar vessel) on the Leased Premises and will keep the Leased Premises free of any Hazardous Substance.

C. Tenant will promptly advise Landlord in writing of any Environmental Claim or of the discovery of any Hazardous Substance on the Leased Premises, as soon as Tenant first obtains knowledge thereof, including a full description of the nature and extent of the Environmental Claim and/or Hazardous Substance and all relevant circumstances.

D. If Landlord through an inspection confirms the existence of any Hazardous Substance on the Leased Premises, or if any Environmental Claim is made or threatened, or if a default shall have occurred, Tenant will at its expense provide to Landlord from time to time, in each case within 30 days of Landlord's request, a report (including all drafts thereof if requested by Landlord) of an environmental assessment of the Leased Premises made after the date of Landlord's request and of such reasonable scope (including but not limited to the taking of soil borings, air and groundwater samples and other above and below ground testing) as Landlord may request and by a consulting firm acceptable to Landlord. Tenant will cooperate with each consulting firm making any such assessment and will supply to the consulting firm, from time to time and promptly on request, all information available to Tenant to facilitate the completion of the assessment and report.

E. Without limitation of Landlord's rights to declare an Event of Default and to exercise all remedies available by reason thereof, if any Hazardous Substance is discovered on the Leased Premises at any time and provided such cause was not caused by the Landlord or any other tenant of the building, Tenant shall: (i) promptly at Tenant's sole risk and expense remove, treat and dispose of the Hazardous Substance in compliance with all applicable Environmental Requirements and solely under Tenant's name (or if removal is prohibited by any Environmental Requirement, take whatever action is required by applicable Environmental Requirements), in addition to taking such other action as is necessary to have the full use and benefit of the Leased Premises, and provide Landlord with satisfactory evidence thereof; and (ii) if requested by Landlord, provide to Landlord within 30 days of Landlord's request a bond, letter of credit or other financial assurance evidencing to Landlord's satisfaction that all necessary funds are readily available to pay the costs and expenses of the actions required by clause (i) preceding and to

discharge any assessments or liens established against the Leased Premises as a result of the presence of the Hazardous Substance on the Leased Premises.

F. If the Leased Premises or any condition existing on the Leased Premises is ever determined to be in violation of any law, ordinance, or regulation which requires correction or clean-up, as provided in any law, ordinance, or regulation relating to environment protection, occupational health or safety, public health or safety, or public nuisance or menace, Landlord, in its discretion, but without the obligation to do so, may correct the condition or violation and will conclusively be deemed to be acting reasonably and for the purpose of protecting the value of the Leased Premises. Landlord may charge all costs of correcting the condition or violation to the Tenant.

4.12 Vending Machines. Tenant shall not place, or allowed to be placed, or operate, any soft drink, snack or other food vending machines in the Leased Premises.

4.13 ADA Compliance.

A. **Landlord's Compliance Obligation.** Tenant requires that the Building, Leased Premises and site (collectively, the "*Project*") be in compliance with all laws and codes including without limitation the Americans with Disabilities Act of 1990 ("*ADA*") and The Texas Architectural Barriers Act, as amended, and laws of a similar nature (collectively "*Disability Access Laws*"). Should the Building not be in compliance with Disability Access Laws, Landlord shall, at its sole cost and expense, make any changes or alterations required to so comply and such costs shall be excluded from the calculation of Operating Expenses.

B. **Tenant's Compliance Obligation.** Tenant shall, at its sole expense, be responsible (i) for compliance with the ADA, to the extent that the ADA imposes obligations on the procedure and design of any alterations to the Leased Premises made by Tenant, and (ii) for making modifications in its policies, practices and procedures in connection with the operation of Tenant's business if failure to make such modifications would constitute a violation of the ADA.

4.14 Tenant Ratio. Tenant will not exceed the occupancy limits of the Leased Premises in accordance to local ordinances and fire code.

4.15 Non-Interference with Residential Tenants. Tenant shall not interfere with the residential tenants use and enjoyment of the residential component of the Building.

Article 5: Mutual Covenants

5.01 Condemnation and Loss or Damage. If the Leased Premises, Building, or any part thereof shall be taken or condemned for any public purpose (or conveyed in lieu or in settlement thereof) to such an extent as to render the remainder of the Building or Leased Premises, in the opinion of the Landlord and Tenant, not reasonably suited for occupancy, this Lease shall, at the option of either party, forthwith cease and terminate. All proceeds from any taking or condemnation of the Building, as unencumbered by the Tenant's leasehold estate, shall be paid to the Landlord and all proceeds awarded for any Tenant-owned improvements and the Leasehold

estate shall belong to and be paid to the Tenant. If this Lease is not so terminated, Landlord shall repair any damage resulting from such taking, to the extent and in the manner provided in Section 5.02, and Base Rental hereunder shall be abated to the extent the Leased Premises are rendered untenantable during the period of repair, and thereafter be adjusted on an equitable basis considering the areas of the Leased Premises taken and remaining.

5.02 Fire or Other Casualty; Certain Repairs.

A. In the event of a fire or other casualty in the Building and/or the Leased Premises not caused by the Tenant, the Landlord shall repair/rebuild the Building and/or Leased Premises to the condition of the Leased Premises prior to the fire or casualty, including improvements made by Tenant. Landlord will complete all repairs/rebuilding within 9 months of the fire or casualty date. All amounts owed by Tenant under this Lease will be abated as to the portion of the Leased Premises rendered untenable until such time as the Leased Premises are made Tenable. If the Building is damaged in a manner that prevents access to the Leased Premises, then all amounts owed by the Tenant under this Lease will be abated until the damages to the Building are repaired to allow safe access to the Leased Premises. If the Landlord cannot complete repairs/rebuilding within 9 months of the fire or casualty date or if the Landlord decides not to rebuild the Building or the Leased Premises after a fire or casualty not caused by the Tenant, then the Landlord will reimburse the Tenant all costs of improvements made by the Tenant to the Leased Premises, including any grants used by the City to improve the Leased Premises, and this Lease will terminate. The Tenant will provide Landlord proof of costs incurred by the City in improving the Leased Premises.

5.03 Lien for Amounts Due. To the extent allowed by law, as security for payment of Base Rental, damages and all other payments required to be made by this Lease, Tenant hereby grants to Landlord a lien upon all property of Tenant now or subsequently located in the Premises. If Tenant abandons or vacates any substantial portion of the Premises or is in default in the payment of any Base Rental, damages or other payments required to be made by this Lease or is in default of any other provision of this Lease, Landlord may enter upon the Premises, and take possession of all or any part of the personal property, and may sell all or any part of the personal property at a public or private sale, in one or successive sales, with or without notice, to the highest bidder for cash, and, on behalf of Tenant, sell and convey all or part of the personal property to the highest bidder, delivering to the highest bidder all of Tenant's title and interest in the personal property sold. The proceeds of the sale of the personal property shall be applied by Landlord toward the reasonable costs and expenses of the sale, including attorney's fees, and then toward the payment of all sums then due by Tenant to Landlord under the terms of this Lease. Any excess remaining shall be paid to Tenant or any other person entitled thereto by law. This Lease is intended as and constitutes a security agreement within the meaning of the Texas Business and Commerce Code ("*Code*") and Landlord, in addition to the rights prescribed in this Lease, shall have all of the rights, titles, liens, and interests in and to Tenant's property now or hereafter located upon the Premises which are granted a security party, as that term is defined, under the Code to secure to Landlord payment of all sums due under and the full performance of all Tenant's covenants under this Lease. Tenant will on request execute and deliver to Landlord a financing statement for the purpose of perfecting Landlord's security interest under this Lease or Landlord may file this Lease or a copy thereof as a financing statement. Unless otherwise provided by law and for the purpose of

exercising any right pursuant to this section, Landlord and Tenant agree that reasonable notice shall be met if such notice is given by five (5) days written notice, certified mail, return receipt requested to Landlord or Tenant at the addresses specified herein.

5.04 Holding Over. If Tenant should remain in possession of the Leased Premises after the termination or expiration of the Term without the execution by Landlord and Tenant of a new lease, Tenant will: (a) do so as a month-to-month tenant and (b) pay Landlord 150% of the of the annual Net Base Rent in effect for the last month of the Lease Term, plus Additional Rent computed in accordance with the Lease, for any additional holdover. Landlord will not be entitled to consequential damages as a result of Tenant's holdover, but such holding over shall not extend the Term. If Tenant does not exercise option to renew, then the Landlord will provide to the Tenant notice of the expiration of the Lease 60 calendar days in advance. Such notice must provide the expiration date of the Lease and a provision notifying Tenant of the hold over provisions in this Section.

5.05 Assignment by Landlord. If Landlord disposes of its reversionary interest in the Leased Premises during the term of this Lease, then Landlord shall immediately be relieved of any and all further obligations to perform Landlord's covenants under this Lease.

5.06 Limitation to Landlord's Liability. Tenant specifically agrees to look solely to Landlord's interest in the Building or policies of insurance held by the Landlord or third parties for the recovery of any judgment from Landlord, it being agreed that Landlord shall never be personally liable for any such judgment. The provisions contained in the foregoing sentence shall not limit any right that Tenant might otherwise have to obtain injunctive relief against Landlord, or any other action not involving the liability of Landlord to respond in monetary damages from assets other than Landlord's interest in the Building or policies of insurance held by the Landlord or third parties.

5.07 Control of Common Areas and Parking Facilities by Landlord. All automobile parking areas, driveways, entrances and exits thereto, and other facilities furnished by Landlord, including all parking areas, truck way or ways, loading areas, pedestrian walkways, ramps, landscaped areas, stairways and other areas and improvements provided by Landlord for the general use, in common, of tenants, their officers, agents, employees, invitees, licensees, visitors and customers shall be at all times subject to the exclusive control and management of Landlord, and Landlord shall have the right from time to time to establish, modify and enforce reasonable rules and regulations (herein called the "*Building Rules and Regulations*") with respect to all facilities and areas mentioned in this Section; the initial Building Rules and Regulations are set out in Exhibit "E" hereto and are of equal dignity herewith, provided such rules and regulations do not modify the terms of this Lease or add any additional obligations on the Tenant that are not included in this Lease.

5.08 Termination.

A. Each of the following occurrences relative to Tenant shall constitute an "Event of Default" for purposes of this Lease:

(1) Abandonment or vacating of the Leased Premises or any significant portion thereof; or

(2) the filing or execution or occurrence of a petition in bankruptcy or other insolvency proceeding by or against Tenant or any guarantor of Tenant; or petition or answer seeking relief under any provision of the Bankruptcy Act; or as assignment for the benefit of creditors or composition; or a petition of other proceeding by or against the Tenant for the appointment of a trustee, receiver or liquidator of Tenant or any of Tenant's property; or a proceeding by any governmental authority for the dissolution or liquidation of Tenant or any guarantor of Tenant; or

(3) Failure by Tenant in the performance or compliance with any of the agreements, terms, covenants or conditions provided in this Lease, including timely payment of any rental or other sums payable under this Lease, for a period of 30 calendar days after notice from Landlord to Tenant specifying the items in default; or

(4) Failure by any guarantor to fulfill his, her or its obligations under any guaranty required by Section 5.26 hereof, of such guarantor's revocation or attempt to revoke any such guaranty; or

(5) The occurrence of any other event herein provided to be an Event of Default.

B. This Lease and the Term and estate hereby made are subject to the limitation that if and whenever any Event of Default shall occur, Landlord may, at its option and without further written notice to Tenant, in addition to all other remedies given hereunder or by law or equity, do anyone or more of the following:

(1) Terminate this Lease, in which event Tenant shall immediately surrender possession of the Leased Premises to Landlord; or

(2) Terminate this Lease and enter upon and take possession of the Leased Premises and expel or remove Tenant and any other occupant therefrom; or

(3) Alter locks and other security devices at the Leased Premises.

C. Exercise by Landlord of any one or more remedies shall not constitute an acceptance or surrender of the Leased Premises by Tenant, whether by agreement or by operation of law, it being understood that such surrender can be effected only by the written agreement of Landlord and Tenant.

D. If Landlord terminates this Lease by reason of an Event of Default, Tenant shall pay to Landlord the sum of all Base Rental and operating costs accrued to the date of such termination, and the City will be released from all further obligations under this Agreement. No other rents will be owed by the City under this Lease following payment as provided in this Subsection.

E. In case of an Event of Default, to the extent the same were not deducted under Section 5.08 D, Tenant shall also pay to Landlord: the cost of removing and storing Tenant's or any other occupant's property; and the cost of repairing, altering, remodeling or otherwise putting the Leased Premises into the same condition as originally provided to the Tenant; and all reasonable expenses incurred by Landlord in enforcing Landlord's remedies, including reasonable attorneys' fees and court costs if any.

F. If Tenant should fail to make any payment, perform any obligation, or cure any defect hereunder after notice from Landlord to Tenant, Landlord, without obligation to do so and without thereby waiving such failure or default, may make such payment, perform such obligation, and/or remedy such other default for the account of Tenant (and enter the Leased Premises for such purpose), and Tenant shall pay upon demand all costs, expenses and disbursements (including reasonable attorneys' fees) incurred by Landlord in taking such remedial action.

G. Landlord's exercise, following a default by Tenant under this Lease, of any right granted hereunder or under any applicable law to lock out or change the locks securing the Leased Premises, shall not impose upon Landlord any duty to notify Tenant of the name and address or telephone number of the individual or company from whom a new key may be obtained, nor shall Landlord have any duty to provide Tenant with a new key or any other means of access to the Leased Premises.

H. Failure by Landlord to perform any obligations under this Agreement after written notice by Tenant and a calendar day opportunity to cure, will constitute an event of default by Landlord. If the Landlord defaults, then the Tenant may terminate this Lease and the Tenant will not be obligated to pay for any further obligations under this Lease incurred after the date of termination for default by Landlord. Upon a termination for default by Landlord, Landlord will reimburse the City any amounts that the City is required, after reasonable due diligence to avoid any refund obligation, to refund back to the United States Department of Housing and Urban Development ("HUD") related to the construction of the Center.

I. To the extent permitted by Tenant's CDBG Grant and without creating liability to Landlord under the CDBG Grant, Tenant may terminate this Lease upon six (6) months advance written notice if the City Council for the City of El Paso votes to terminate the Lease for public interest purposes or for a failure to appropriate funds to cover the costs under this Lease. If the Tenant terminates the Lease under this Provision, then the City will only be obligated to pay the Base Rental, Basic Operating Costs, and any past due Base Rental or Operating Costs, owed up to the date of termination of the Lease.

5.09 Non-Waiver. Neither acceptance of rent by Landlord nor failure by Landlord or Tenant to complain of any action, non-action or default of Tenant or Landlord shall constitute a waiver of any of Landlord's or Tenant's rights hereunder. Waiver by Landlord or Tenant of any right for any default of Tenant or Landlord shall not constitute a waiver of any right for either a subsequent default of the same obligation or any other default.

5.10 Independent Obligations. The obligation of Tenant to pay all Base Rental and other sums hereunder provided to be paid by Tenant and the obligation of Tenant to perform Tenant's other covenants and duties hereunder constitute independent unconditional obligations to be performed at all times provided for hereunder, save and except only when an abatement thereof or reduction therein is hereinabove expressly provided for and not otherwise. Tenant waives and relinquishes all rights which Tenant might have to claim any nature of lien against or withhold against, or deduct from or offset against any Base Rental and other sums provided hereunder to be paid Landlord by Tenant.

5.11 Time of Essence. In all instances where any act is required at a particular indicated time or within an indicated period, it is understood and stipulated that time is of the essence.

5.12 Remedies Cumulative. Landlord may restrain or enjoin any breach or threatened breach of any covenant, duty, or obligation of Tenant herein contained without the necessity of proving the inadequacy of any legal remedy or irreparable harm. The remedies of Landlord hereunder shall be deemed cumulative and no remedy of Landlord, whether exercised by Landlord or not, shall be deemed to be in exclusion of any other. Except as otherwise specified herein, Landlord will provide Tenant written notice and a 30 calendar day opportunity to cure any defect or default before taking any action under this Agreement.

5.13 Insurance, Subrogation, Liability, and Waiver.

A. Landlord shall maintain fire and extended coverage insurance on the portion of the Building constructed by Landlord including building standard leasehold improvements. Such insurance shall be maintained with an insurance company authorized to do business in Texas, in amounts desired by Landlord and payments for losses thereunder shall be made solely to Landlord. Tenant shall maintain at its expense fire and extended coverage insurance for all tenant improvements constructed on the leased Premises by Tenant and on all of its personal property, including removable trade fixtures, located in the Leased Premises and on its non-building standard leasehold improvements and all additions and improvements made by Tenant and not required to be insured by Landlord above.

B. Landlord shall maintain a policy or policies of comprehensive general liability insurance, including contractual liabilities, with the premiums thereon fully paid, issued by and binding upon some solvent insurance company, such insurance to afford minimum protection (which may be affected by primary and/or excess coverage) with bodily injury limits of not less than \$1,000,000 for each occurrence and \$1,000,000 in the aggregate and property damage liability of not less than \$500,000 for each occurrence and \$500,000 in the aggregate.

C. Tenant shall handle all negligence claims involving the Tenant, its employees, contractors, or agents in regards to the use or operation of the Leased premises in accordance to the Texas Tort Claims Act and in accordance with Tenant's practice for responding to such claims at the time any such claim is made.

D. Anything herein to the contrary notwithstanding each party hereto hereby releases and waives all claims, rights of recovery and causes of action that either party or any party claiming

by, through or under such party by subrogation or otherwise may now or hereafter have against the other party or any of the other party's directors, officers, employees or agents for any loss or damage that may occur to the Building, Leased Premises, Tenant improvements or any of the contents of any of the foregoing by reason of fire or other casualty, or any other cause including negligence of the parties hereto or their directors, officers, employees, or agents, that is insured against under the terms of (1) standard fire and extended coverage insurance policies with vandalism and malicious mischief endorsement and sprinkler leakage endorsement (where applicable) or (2) any other loss covered by insurance of the respective parties except gross negligence or willful misconduct; provided, however, that this waiver shall be ineffective against any insurer of Landlord or Tenant to the extent that such waiver (i) is prohibited by the laws and insurance regulations of the State of Texas or (ii) would invalidate any insurance coverage of Landlord or Tenant. The waiver set forth in this Section 5.13D shall not apply to any deductible on policies carried by Landlord nor to any coinsurance penalty which Landlord might sustain.

E. TO THE EXTENT ALLOWED BY LAW, LANDLORD WILL INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY AGAINST ANY THIRD PARTY CLAIMS FOR INJURY, PROPERTY DAMAGE, PROPERTY LOSS, OR DEATH OCCURRING ON THE BUILDING OR CAUSED BY THE LANDLORD OR THE LANDLORD'S AGENTS, CONTRACTORS, INVITEES, LICENSEES, OR TENANTS. THE LANDLORD'S INDEMNIFICATION OBLIGATIONS UNDER THIS LEASE DOES NOT EXTEND TO CLAIMS ARISING OUT OF THE TENANT'S ACTIONS.

F. Tenant shall deposit all insurance policies or duplicates or certificates thereof (or proof of Tenant's self-insurance program) with Landlord and said policies (or self-insurance program) shall provide that same may not be canceled or altered without at least thirty (30) days prior written notice to Landlord. If Tenant fails to provide its self-insurance program (or, in its place, procure such insurance with equivalent coverage or pay when due any insurance premium for any policy), Landlord may (but shall not be required to) procure such insurance and/or make such payments, and the costs thereof shall be deemed additional rent and paid by Tenant to Landlord with the next payment of rent. Landlord shall provide Tenant annually copy of certificate of insurance for all policies under this Lease along with a copy of all policy endorsements.

5.14 Venue: Governing Law. This Lease shall be governed by the laws of the State of Texas and the United States of America. All monetary and other obligations of Landlord and Tenant are performable exclusively in El Paso County, Texas.

5.15 Notice. Any notice which may or shall be given under the terms of this Lease shall be in writing and shall be either delivered by hand or sent by United States Registered or Certified Mail, postage prepaid, if for Landlord to the address provided herein; or if for Tenant, to the Leased Premises. Such addresses may be changed from time to time by either party by giving notice as provided above. Notice shall be deemed given when delivered (if delivered by hand) or when postmarked (if sent by mail).

5.16 Entire Agreement, Binding Effect, and Severability. This Lease and any written addenda and all exhibits hereto (which are expressly incorporated herein by this reference) shall constitute the entire agreement between Landlord and Tenant; no prior written or prior or

contemporaneous oral promises or representations shall be binding. This Lease shall not be amended, changed or extended except by written instruments signed by both parties hereto. The provisions of this Lease shall be binding upon and inure to the benefit of the heirs, legal representatives, successors and assigns of the parties, but this provision shall in no way alter the restrictions on assignment and subletting applicable to the Tenant hereunder. If any provision of this Lease or application thereof to any person or circumstance shall at any time or to any extent be held invalid or unenforceable, and the basis of the bargain between the parties hereto is not destroyed or rendered ineffective thereby, the remainder of this Lease or the application of such provisions to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby.

5.17 Right of Re-Entry. Upon the expiration or termination of the Term or extended term if applicable for whatever cause, Landlord shall have the right to immediately re-enter and reassume possession of the Leased Premises and remove Tenant's property therefrom, and Tenant expressly acknowledges such right.

5.18 Number and Gender; Captions; References. Pronouns, where used herein, of whatever gender, shall include natural persons, corporations, and associations of every kind and character, and the singular shall include the plural and vice versa where appropriate. Article and section headings under this Lease are for convenience of reference and shall not affect the construction of interpretation of this Lease. Whenever the terms "hereof," "herein," or words of similar import are used in this Lease, they shall be construed as referring to this Lease in its entirety rather than to a particular section or provision, unless the context specifically indicates to the contrary. Any reference to a particular "Article" or "Section" shall be construed as referring to the indicated article or section of this Lease.

5.19 Security Deposit – omitted, not applicable

5.20 Delinquent Payments: Handling Charge. Any payments required of Tenant hereunder, whether as rental or otherwise, shall bear interest from the time due until paid at the maximum rate of interest allowed, if any interest is allowed to be charged, under Chapter 2251 of the Texas Government Code for municipalities.

5.21 Quiet Enjoyment. Tenant, on paying all sums herein called for and performing and observing all of its covenants and agreements hereunder, shall and may peaceably and quietly have, hold, occupy, use, and enjoy the Leased Premises during the Term subject to the provisions of this Lease and applicable governmental laws, rules, and regulations; and Landlord agrees to warrant and forever defend Tenant's right to such occupancy against the claims of any and all persons whomsoever lawfully claiming the same or any part thereof, subject only to the provisions of this Lease and all applicable governmental laws, rules, and regulations.

5.22 Signs. No signs, symbols, or identifying marks shall be placed upon the Building or in the halls, elevators, staircases, entrances, parking areas or upon the doors of walls without prior written approval of Landlord which shall not be unreasonably withheld. Any and all exterior signs need to comply with applicable City of El Paso ordinances and/or laws regarding exterior signage, as well as any exterior sign requirements or permits/approvals required by the Texas

Historic Commission, National Parks Service, and/or City of El Paso. Landlord agrees to provide and install, at Tenant's cost, all letters or numerals on doors in the Leased Premises. All such letters and numerals shall be in the Building standard graphics, and no others shall be used or permitted on the Leased Premises.

5.23 Condition of Leased Premises; Limitations on Warranties. Tenant has been or will be entitled to inspect every aspect of the Leased Premises to Tenant's satisfaction. Tenant understands that Tenant may employ professionals to advise Tenant on every aspect of the Leased Premises, and Tenant has agreed to do so rather than to rely on Landlord for such information. Tenant is not relying on any of Landlord's representations, statements, or assertions concerning the Leased Premises. Tenant is not relying on Landlord to provide any information on the Leased Premises that Tenant has not independently verified. Tenant is relying solely upon Tenant's independent verifications, rather than Landlord's information, assertions, statements, or representations. LANDLORD DISCLAIMS AND TENANT WAIVES ALL EXPRESS AND IMPLIED WARRANTIES, INCLUDING WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR HABITABILITY. TENANT ACCEPTS THE LEASED PREMISES' CONDITION AND VALUE AS IS AND WITH ALL FAULTS, INCLUDING WITHOUT LIMITATION, LATENT AND PATENT DEFECTS. LANDLORD HAS GIVEN NO EXPRESS WARRANTIES, WHETHER BY AFFIRMATION, PROMISE, DESCRIPTION, SAMPLE, OR OTHERWISE. Tenant has thoroughly inspected the Leased Premises to determine the existence of any conditions posing unreasonable risk of harm. To the extent such conditions have been discovered, Tenant will prevent persons from being subject to the risks of such conditions and Tenant will exercise reasonable care to reduce or eliminate the risks.

5.24. Personal Guarantee. Not Applicable.

Article 6: Miscellaneous

6.01 Construction of Premises.

A. CDBG-Funded Grant Improvements by Tenant. Separate from the improvements to be made by Landlord under this Lease Tenant will make improvements to the Leased Premises as set forth in a separate Interlocal Agreement between Tenant and the Housing Authority for the City of El Paso (the "*CDBG Improvements*"), with the terms of such Interlocal Agreement incorporated into this Lease.

B. Property Manager. Landlord shall have the right to designate a third-party property management company to serve as Landlord's property manager for the commercial space of the Building.

C. No Additional Amounts. In no event shall Landlord be obligated to make disbursements for designs or improvements to the Premises that are not required by the Lease or exceed the total Tenant Improvement Allowance and Design Allowance set forth in this paragraph 36.

6.02 Brokers' Fees. The parties represent neither is represented by a broker or agent and there shall be no brokers' or agents' fees related to the lease of the Premises.

EXECUTED in multiple counterparts, each of which shall have the force and effect of an original on the date first above written.

[Signature Page Landlord]

Landlord:

Paisano Housing Redevelopment Corporation

By: _____
Gerald W. Cichon
Secretary and Chief Executive Officer

ACKNOWLEDGMENT

THE STATE OF _____)
)
COUNTY OF _____)

This instrument was acknowledged before me on this _____ day of _____, 2019 by Gerald W. Cichon, Chief Executive Officer of Paisano Housing Redevelopment Corporation on behalf of said entity.

Notary Public, State of _____

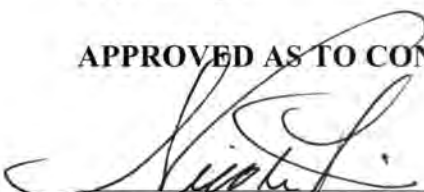
My Commission Expires:

[Signature Page Tenant]

TENANT: City of El Paso, Texas

Tomás González
City Manager

APPROVED AS TO CONTENT



Nicole Ferrini, Director
Community & Human Development

APPROVED AS TO FORM



Omar De La Rosa
Assistant City Attorney

ACKNOWLEDGMENT

THE STATE OF _____)

)

COUNTY OF _____)

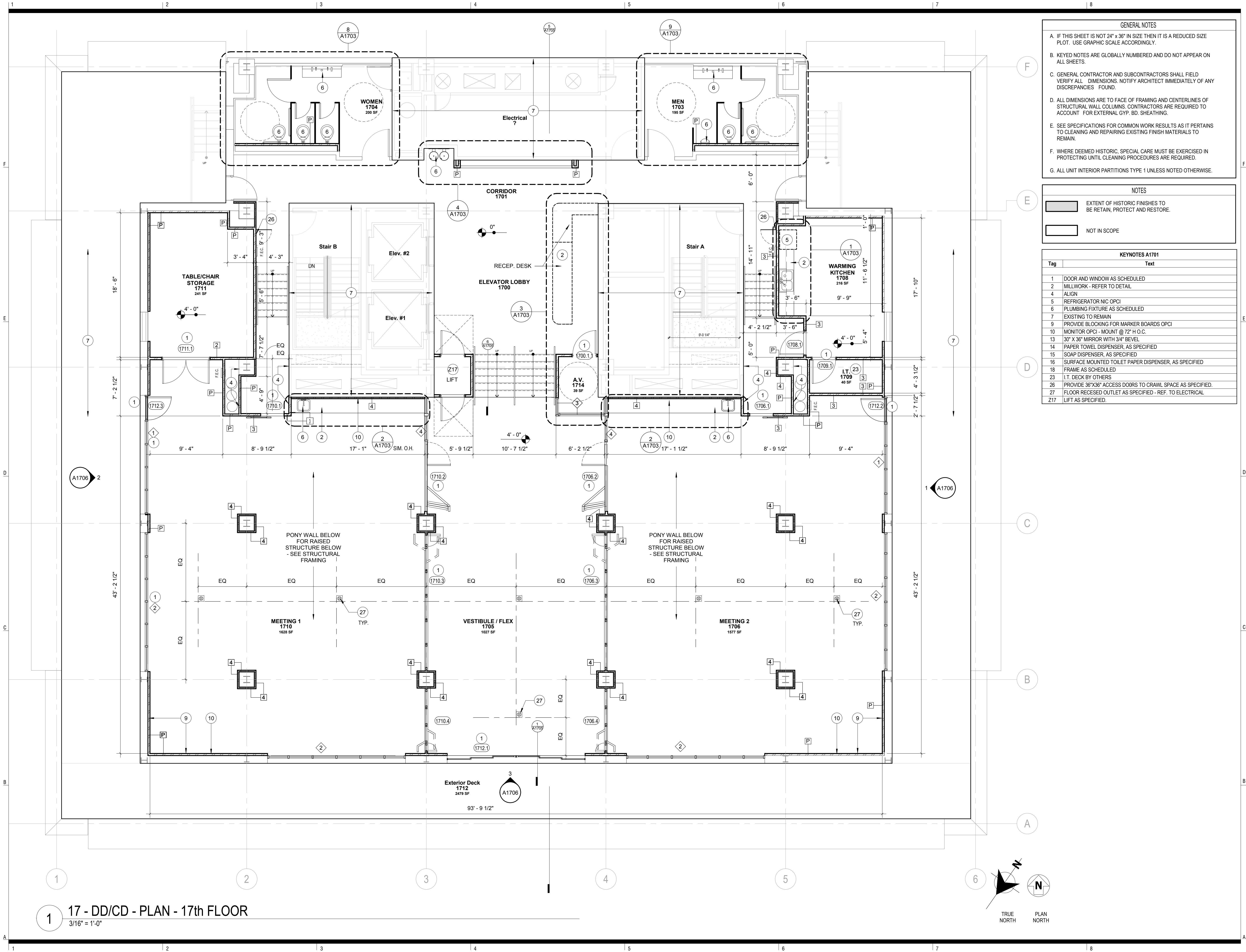
This instrument was acknowledged before me on this _____ day of _____, 2019 by Tomás González, City Manager for the City of El Paso, Texas on behalf of said entity.

Notary Public, State of _____

My Commission Expires:

**Exhibit “A” to the
Lease Agreement dated _____, 2020
by and between EP Blue Flame, LP as Landlord and _____ as Tenant**

Floor Plans of the Leased Premises



GENERAL NOTES

A. IF THIS SHEET IS NOT 24" x 36" IN SIZE THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.

B. KEYED NOTES ARE GLOBALLY NUMBERED AND DO NOT APPEAR ON ALL SHEETS.

C. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND.

D. ALL DIMENSIONS ARE TO FACE OF FRAMING AND CENTERLINES OF STRUCTURAL WALL COLUMNS. CONTRACTORS ARE REQUIRED TO ACCOUNT FOR EXTERNAL GYP. BD. SHEATHING.

E. SEE SPECIFICATIONS FOR COMMON WORK RESULTS AS IT PERTAINS TO CLEANING AND REPAIRING EXISTING FINISH MATERIALS TO REMAIN.

F. WHERE DEEMED HISTORIC, SPECIAL CARE MUST BE EXERCISED IN PROTECTING UNTIL CLEANING PROCEDURES ARE REQUIRED.

G. ALL UNIT INTERIOR PARTITIONS TYPE 1 UNLESS NOTED OTHERWISE.

NOTES

EXTENT OF HISTORIC FINISHES TO BE RETAIN, PROTECT AND RESTORE.

NOT IN SCOPE

KEYNOTES A1701	
Tag	Text
1	DOOR AND WINDOW AS SCHEDULED
2	MILLWORK - REFER TO DETAIL
4	ALIGN
5	REFRIGERATOR NIC OPCI
6	PLUMBING FIXTURE AS SCHEDULED
7	EXISTING TO REMAIN
9	PROVIDE BLOCKING FOR MARKER BOARDS OPCI
10	MONITOR OPCI - MOUNT @ 72" H O.C.
13	30" X 36" MIRROR WITH 3/4" BEVEL
14	PAPER TOWEL DISPENSER, AS SPECIFIED
15	SOAP DISPENSER, AS SPECIFIED
16	SURFACE MOUNTED TOILET PAPER DISPENSER, AS SPECIFIED
18	FRAME AS SCHEDULED
23	I.T. DECK BY OTHERS
26	PROVIDE 36"X36" ACCESS DOORS TO CRAWL SPACE AS SPECIFIED.
27	FLOOR RECESSED OUTLET AS SPECIFIED - REF. TO ELECTRICAL
Z17	LIFT AS SPECIFIED.

in*situ
ARCHITECTURE

123 W. Mills Avenue | Suite 410 | El Paso, TX 79901
p 915.533.SITU (7488)
www.insituarc.com

For Review Only
Not for Construction

BLUE FLAME TENANT IMPROVEMENT

304 TEXAS AVENUE
EL PASO, TEXAS 79901

REVISION SCHEDULE		
Number	Date	Description

PROJECT STATUS:	100% BID SET
ISSUE DATE:	08.19.19
PROJECT NO.:	19007
DRAWN BY:	ms pl bh
CHECKED BY:	bh / jh

OVERALL PLAN - 17TH FLOOR

A1701

**Exhibit "B" to the
Lease Agreement dated _____, 2020
by and between EP Blue Flame, LP as Landlord and _____ as Tenant**

Description of the Building

**304 Texas Ave.
El Paso, Texas 79901**

(formerly, 120 N. Stanton, El Paso, Texas 79901)

Legal Description of Building Property

A portion of Block 39, ANSON MILLS MAP ADDITION, an addition to the City of El Paso, El Paso County, Texas, being 99.3 feet on Stanton Street by 120 feet on Texas Street, Plus the portion of the adjacent alley on the east vacated by Ordinance No. 5320 dated 5/2/74 and filed in Volume 519, Page 535, Real Property Records, El Paso County, Texas, being more particularly described by metes and bounds in Exhibit "A" attached hereto.

PARCEL 2: (EASEMENT RIGHTS)

Easement rights pursuant to that certain Easement Grant dated May 25, 1982 filed in Volume 1262, Page 78, Real Property Records, El Paso County, Texas, from the State of California Public Employees' Retirement System to El Paso Natural Gas Building Company, and amended by Amendment to Easement Grant dated December 27, 1996 and filed in Volume 3148, Page 1094, Real Property Records, El Paso County, Texas.

**Exhibit “C” to the
Lease Agreement dated _____, 2020
by and between EP Blue Flame, LP as Landlord and _____ as Tenant**

CDBG Improvements

PROJECT SPECIFICATIONS FOR



AUGUST 2019



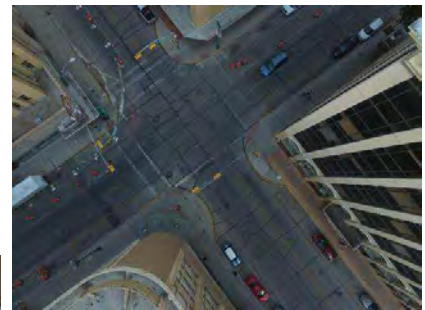
BLUE FLAME TENANT IMPROVEMENTS

IN*SITU ARCHITECTURE
112 TEXAS AVENUE
915.533.7488

DATUM ENGINEERING
311 SIXTH STREET
SAN ANTONIO TEXAS
210.858.2880

ROBINET ENGINEERING
1724 WYOMING AVENUE
915.740.5392

360 ENGINEERING
10600 MONTWOOD DRIVE
915.307.2284



SECTION 00 0110
TABLE OF CONTENTS

PROCUREMENT AND CONTRACTING REQUIREMENTS

1.01 DIVISION 00 -- PROCUREMENT AND CONTRACTING REQUIREMENTS

- A. 00 0110 - Table of Contents

SPECIFICATIONS

2.01 DIVISION 01 -- GENERAL REQUIREMENTS

Any General Conditions pertaining to this Contract would be **under separate cover** by Building Owner, Property Manager, Lessor, Lessee, and the General Contractor obligations to execute the completion of the Work.

2.02 DIVISION 02 -- EXISTING CONDITIONS

- A. 02 4100 - Demolition

2.03 DIVISION 03 -- CONCRETE

- A. 03 3511 - Concrete Floor Finishes

2.04 DIVISION 05 -- METALS

- A. 05 5000 - Metal Fabrications
- B. 05 5100 - Metal Stairs

2.05 DIVISION 06 -- WOOD, PLASTICS, AND COMPOSITES

- A. 06 1000 - Rough Carpentry
- B. 06 4100 - Architectural Wood Casework

2.06 DIVISION 07 -- THERMAL AND MOISTURE PROTECTION

- A. 07 1300 - Sheet Waterproofing
- B. 07 8400 - Firestopping

2.07 DIVISION 08 -- OPENINGS

- A. 08 1213 - Hollow Metal Frames
- B. 08 1416 - Flush Wood Doors
- C. 08 3100 - Access Doors and Panels
- D. 08 4313 - Aluminum-Framed Storefronts
- E. 08 4329 - Sliding Storefronts
- F. 08 7100 - Door Hardware
- G. 08 8000 - Glazing

2.08 DIVISION 09 -- FINISHES

- A. 09 2116 - Gypsum Board Assemblies
- B. 09 3000 - Tiling
- C. 09 5100 - Acoustical Ceilings
- D. 09 6500 - Resilient Flooring
- E. 09 6813 - Tile Carpeting
- F. 09 7200 - Wall Coverings
- G. 09 9113 - Exterior Painting
- H. 09 9123 - Interior Painting

2.09 DIVISION 10 -- SPECIALTIES

- A. 10 1400 - Signage

- B. 10 2239 - Folding Glass Partitions
- C. 10 2800 - Toilet, Bath, and Laundry Accessories
- D. 10 2819 - Shower Enclosures
- E. 10 4400 - Fire Protection Specialties

2.10 DIVISION 11 -- EQUIPMENT

- A. 11 5213 - Projection Screens

2.11 DIVISION 14 -- CONVEYING EQUIPMENT

- A. 14 4200 - Wheelchair Lifts

END OF SECTION

**SECTION 02 4100
DEMOLITION**

PART 1 GENERAL**1.01 SECTION INCLUDES**

- A. Selective demolition of building elements for addition and alteration purposes.

1.02 RELATED REQUIREMENTS

- A. Contractor to refer to previous related contract for existing conditions pertaining to their work. Any new work not having precedence shall be brought to the attention of the Architect for further instructions to be addressed through the RFI process or Field Directives.
- B. Verify points of demarcation and connections to mechanical, plumbing, and electrical services for the new tenant improvements.

1.03 REFERENCE STANDARDS

- A. NFPA 241 - Standard for Safeguarding Construction, Alteration, and Demolition Operations; 2013.

PART 2 PRODUCTS -- NOT USED**PART 3 EXECUTION****3.01 SCOPE**

- A. Core or sawcut existing floor and walls as required for new plumbing venting and supply connections to existing.
- B. Core or sawcut existing floor and walls to extend electrical conduits, raceways, and other electrical fixtures to connect to existing service panels or demarcations.
- C. Core or sawcut floor and walls to connect to mechanical chases for supply and return ducts.
- D. Remove other items indicated, for salvage, relocation, and recycling.

3.02 GENERAL PROCEDURES AND PROJECT CONDITIONS

- A. Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.
 - 1. Obtain required permits.
 - 2. Take precautions to prevent catastrophic or uncontrolled collapse of structures to be removed; do not allow worker or public access within range of potential collapse of unstable structures.
 - 3. Provide, erect, and maintain temporary barriers and security devices.
 - 4. Conduct operations to minimize effects on and interference with adjacent areas and occupants.
 - 5. Do not close or obstruct roadways or sidewalks without permit.
 - 6. Conduct operations to minimize obstruction of public and private entrances and exits; do not obstruct required exits at any time; protect persons using entrances and exits from removal operations.
- B. Do not begin removal until receipt of notification to proceed from Owner.
- C. Protect existing structures and other elements that are not to be removed.
 - 1. Provide bracing and shoring.
 - 2. Prevent movement or settlement of adjacent structures.
 - 3. Stop work immediately if adjacent structures appear to be in danger.

3.03 EXISTING UTILITIES

- A. Coordinate work with utility companies if building power and water is not available; notify before starting work and comply with their requirements; obtain required permits.

- B. Protect existing utilities to remain from damage.
- C. Do not disrupt utilities without permit from authority having jurisdiction.
- D. Do not close, shut off, or disrupt existing life safety systems that are in use without prior written notification to Owner/Occupant
- E. Do not close, shut off, or disrupt existing utility branches or take-offs that are in use without at least 3 days prior written notification to Owner/Occupant.
- F. Locate and mark utilities using highly visible tags or flags, with identification of utility type; protect from damage due to subsequent construction.

3.04 SELECTIVE DEMOLITION FOR ALTERATIONS

- A. Drawings showing existing construction and utilities are based on existing record documents and current work under contract.
 - 1. Verify that construction and utility arrangements are as indicated.
 - 2. Report discrepancies to Architect before disturbing existing installation.
 - 3. Beginning of demolition work constitutes acceptance of existing conditions that would be apparent upon examination prior to starting demolition.
- B. Remove existing work as indicated and as required to accomplish new work.
 - 1. Remove items indicated on drawings.
- C. Services (Including but not limited to HVAC, Plumbing, Fire Protection, Electrical, and Telecommunications): Remove existing systems and equipment where required.
 - 1. Maintain existing active systems that are to remain in operation; maintain access to equipment and operational components.
 - 2. Where existing active systems serve occupied facilities but are to be replaced with new services, maintain existing systems in service until new systems are complete and ready for service.
- D. Protect existing work to remain.
 - 1. Prevent movement of structure; provide shoring and bracing if necessary.
 - 2. Perform cutting to accomplish removals neatly and as specified for cutting new work.
 - 3. Repair adjacent construction and finishes damaged during removal work.
 - 4. Patch as specified for patching new work.

3.05 DEBRIS AND WASTE REMOVAL

- A. Remove debris, junk, and trash from area of work.
- B. Leave floors and pathways to the work area in clean condition, ready for subsequent work.

END OF SECTION

**SECTION 03 3511
CONCRETE FLOOR FINISHES**

PART 1 GENERAL**1.01 SECTION INCLUDES**

- A. Surface treatments for concrete floors and slabs.

1.02 SUBMITTALS

- A. Product Data: Manufacturer's published data on each finishing product, including information on compatibility of different products and limitations.
- B. Maintenance Data: Provide data on maintenance and renewal of applied finishes.

1.03 MOCK-UP

- A. Mock-Up Size: 10 feet (3 m) square.
- B. Locate where directed.
- C. Mock-up may remain as part of the work.

1.04 DELIVERY, STORAGE, AND HANDLING

- A. Deliver materials in manufacturer's sealed packaging, including application instructions.

1.05 FIELD CONDITIONS

- A. Maintain light level equivalent to a minimum 200 W light source at 8 feet (2.5 m) above the floor surface over each 20 foot (6 m) square area of floor being finished.

PART 2 PRODUCTS**2.01 CONCRETE FLOOR FINISH APPLICATIONS**

- A. Unless determined otherwise based on Mock-ups, all concrete floors left exposed, are to be polished.

2.02 DENSIFIERS AND HARDENERS (FOLLOWING NEWLY POURED CONCRETE AT STAIR TREADS, LANDINGS, AND OTHER NEW CONCRETE TO BE EXPOSED)

- A. Liquid Densifier/Hardener: Penetrating chemical compound that reacts with concrete, filling the pores and dustproofing; for application to concrete after set.

2.03 COATINGS (IF APPLICABLE OR REQUIRED TO ACHIEVE DESIRED APPEARANCE)

- A. Low Gloss Clear Coating: Transparent, non-yellowing, water- or solvent-based coating.
 - 1. Composition: Acrylic polymer-based.
- B. Penetrating Sealer: Transparent, non-yellowing, water- or solvent-based coating.

2.04 POLISHED CONCRETE SYSTEM

- A. Polished Concrete System: Materials, equipment, and procedures designed and furnished by a single manufacturer to produce dense polished concrete of the specified sheen.
- B. Sheen: Semi-gloss as determined from Mock-up process.

PART 3 EXECUTION**3.01 EXAMINATION**

- A. Verify that floor surfaces are acceptable to receive the work of this section.
- B. Verify that flaws in concrete have been patched and joints filled with methods and materials suitable for further finishes.

3.02 GENERAL

- A. Apply materials in accordance with manufacturer's instructions.

3.03 COATING APPLICATION

- A. Verify that surface is free of previous coatings, sealers, curing compounds, water repellents, laitance, efflorescence, fats, oils, grease, wax, soluble salts, residues from cleaning agents, and other impediments to adhesion.
- B. Protect adjacent non-coated areas from drips, overflow, and overspray; immediately remove excess material.

3.04 CONCRETE POLISHING

- A. Execute using materials, equipment, and procedures specified by manufacturer, using manufacturer approved installer.
 - 1. Final Polished Sheen: Semigloss finish; other sheens are included as comparison to illustrate required sheen; final sheen is before addition of any sealer or coating, regardless of whether that is also specified or not.
 - 2. Semi-Gloss Finish: Reflecting overhead and side images from 35 to 45 feet (10 to 14 meters) away.
- B. Protect finished surface as required and as recommended by manufacturer of polishing system.

END OF SECTION

SECTION 05 5000
METAL FABRICATIONS

PART 1 GENERAL**1.01 SECTION INCLUDES**

- A. Shop fabricated steel and aluminum items.

1.02 RELATED REQUIREMENTS

- A. Section 05 5100 - Metal Stairs.

1.03 REFERENCE STANDARDS

- A. AAMA 611 - Voluntary Specification for Anodized Architectural Aluminum; 2014 (2015 Errata).
- B. ASTM A36/A36M - Standard Specification for Carbon Structural Steel; 2014.
- C. ASTM A53/A53M - Standard Specification for Pipe, Steel, Black and Hot-Dipped, Zinc-Coated, Welded and Seamless; 2018.
- D. ASTM A123/A123M - Standard Specification for Zinc (Hot-Dip Galvanized) Coatings on Iron and Steel Products; 2017.
- E. ASTM A283/A283M - Standard Specification for Low and Intermediate Tensile Strength Carbon Steel Plates; 2018.
- F. ASTM A307 - Standard Specification for Carbon Steel Bolts, Studs, and Threaded Rod 60 000 PSI Tensile Strength; 2014 (Editorial 2017).
- G. ASTM A501/A501M - Standard Specification for Hot-Formed Welded and Seamless Carbon Steel Structural Tubing; 2014.
- H. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process; 2018.
- I. ASTM A1011/A1011M - Standard Specification for Steel, Sheet and Strip, Hot-Rolled, Carbon, Structural, High-Strength Low-Alloy, High-Strength Low-Alloy with Improved Formability, and Ultra-High Strength; 2018a.
- J. ASTM B26/B26M - Standard Specification for Aluminum-Alloy Sand Castings; 2018.
- K. ASTM B85/B85M - Standard Specification for Aluminum-Alloy Die Castings; 2018.
- L. ASTM B209 - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate; 2014.
- M. ASTM B210 - Standard Specification for Aluminum and Aluminum-Alloy Drawn Seamless Tubes; 2012.
- N. ASTM B211 - Standard Specification for Aluminum and Aluminum-Alloy Rolled or Cold Finished Bar, Rod, and Wire; 2012.
- O. ASTM B221 - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes; 2014.
- P. AWS A2.4 - Standard Symbols for Welding, Brazing, and Nondestructive Examination; 2012.
- Q. AWS D1.1/D1.1M - Structural Welding Code - Steel; 2015, with Errata (2016).
- R. AWS D1.2/D1.2M - Structural Welding Code - Aluminum; 2014, with Errata.
- S. IAS AC172 - Accreditation Criteria for Fabricator Inspection Programs for Structural Steel; 2017.
- T. SSPC-Paint 15 - Steel Joist Shop Primer/Metal Building Primer; 1999 (Ed. 2004).
- U. SSPC-Paint 20 - Zinc-Rich Primers (Type I, "Inorganic," and Type II, "Organic"); 2002 (Ed. 2004).

1.04 SUBMITTALS

- A. Product Data: Provide manufacturer's data sheets on each ladder safety system product to be used, including installation instructions.

- B. Shop Drawings: Indicate profiles, sizes, connection attachments, reinforcing, anchorage, size and type of fasteners, and accessories. Include erection drawings, elevations, and details where applicable.
 - 1. Indicate welded connections using standard AWS A2.4 welding symbols. Indicate net weld lengths.
- C. Welders' Certificates: Submit certification for welders employed on the project, verifying AWS qualification within the previous 12 months.
- D. Fabricator's Qualification Statement: Provide documentation showing steel fabricator is accredited under IAS AC172.

1.05 QUALITY ASSURANCE

- A. Fabricator Qualifications: A qualified steel fabricator that is accredited by IAS AC172.

PART 2 PRODUCTS

2.01 MATERIALS - STEEL

- A. Steel Sections: ASTM A36/A36M.
- B. Steel Tubing: ASTM A501/A501M hot-formed structural tubing.
- C. Plates: ASTM A283/A283M.
- D. Pipe: ASTM A53/A53M, Grade B Schedule 40, black finish.
- E. Slotted Channel Framing: ASTM A653/A653M, Grade 33.
- F. Slotted Channel Fittings: ASTM A1011/A1011M.
- G. Bolts, Nuts, and Washers: ASTM A307, Grade A, plain.
- H. Welding Materials: AWS D1.1/D1.1M; type required for materials being welded.
- I. Shop and Touch-Up Primer: SSPC-Paint 15, complying with VOC limitations of authorities having jurisdiction.
- J. Touch-Up Primer for Galvanized Surfaces: SSPC-Paint 20, Type I - Inorganic, complying with VOC limitations of authorities having jurisdiction.

2.02 MATERIALS - ALUMINUM

- A. Extruded Aluminum: ASTM B221 (ASTM B221M), 6063 alloy, T6 temper.
- B. Sheet Aluminum: ASTM B209 (ASTM B209M), 5052 alloy, H32 or H22 temper.
- C. Aluminum-Alloy Drawn Seamless Tubes: ASTM B210 (ASTM B210M), 6063 alloy, T6 temper.
- D. Aluminum-Alloy Bars: ASTM B211 (ASTM B211M), 6061 alloy, T6 temper.
- E. Aluminum-Alloy Sand Castings: ASTM B26/B26M.
- F. Aluminum-Alloy Die Castings: ASTM B85/B85M.
- G. Bolts, Nuts, and Washers: Stainless steel.
- H. Welding Materials: AWS D1.2/D1.2M; type required for materials being welded.

2.03 FABRICATION

- A. Fit and shop assemble items in largest practical sections, for delivery to site.
- B. Fabricate items with joints tightly fitted and secured.
- C. Continuously seal joined members by continuous welds.
- D. Grind exposed joints flush and smooth with adjacent finish surface. Make exposed joints butt tight, flush, and hairline. Ease exposed edges to small uniform radius.
- E. Exposed Mechanical Fastenings: Flush countersunk screws or bolts; unobtrusively located; consistent with design of component, except where specifically noted otherwise.

- F. Supply components required for anchorage of fabrications. Fabricate anchors and related components of same material and finish as fabrication, except where specifically noted otherwise.

2.04 FABRICATED ITEMS

- A. Refer to drawings and details for fabricated aluminum and steel items not specified in other sections within the project manual or within notes on the drawings.
- B. Exterior signage and supports as detailed and interior signage where required. Coordinate with electrical drawings and notes for lighting requirements.
- C. Pipe sleeves and standoffs for mounting through canopy roofing to structure. Coordinate with other trades that are affected by attachment to ensure sufficient blocking and attachment.
- D. Joist Hangers: Strap anchors, fabricated with sheet steel, 18 gage, 0.0478 inch (1.21 mm) minimum base metal thickness; galvanized finish.
- E. Ledge Angles, Shelf Angles, Channels, and Plates Not Attached to Structural Framing: For support of joists and masonry; prime paint finish.
- F. Lintels: As detailed; prime paint finish.
- G. Projector mounts: Steel plates welded to steel tube and attached to structure above ceilings for the purpose of Owner provided projectors to mount at ceilings where noted on drawings. Coordinate with Owner for manufacturer template of projector mount.
- H. Slotted Channel Framing: Fabricate channels and fittings from structural steel complying with the referenced standards; factory-applied, rust-inhibiting thermoset acrylic enamel finish.
- I. Miscellaneous Angles: Cold-rolled shape(s) for the purpose of hanging pocket door and frame attachment.

2.05 FINISHES - STEEL

- A. Prime paint steel items.
 - 1. Exceptions: Galvanize items to be embedded in concrete and items to be embedded in masonry.
- B. Clean surfaces of rust, scale, grease, and foreign matter prior to finishing.
- C. Prime Painting: One coat.

2.06 FINISHES - ALUMINUM

- A. Exterior Aluminum Surfaces: Class I color anodized.
- B. Interior Aluminum Surfaces: Class I natural anodized.
- C. Class I Natural Anodized Finish: AAMA 611 AA-M12C22A41 Clear anodic coating not less than 0.7 mils (0.018 mm) thick.
- D. Apply one coat of bituminous paint to concealed aluminum surfaces in contact with cementitious or dissimilar materials.

2.07 FABRICATION TOLERANCES

- A. Squareness: 1/8 inch (3 mm) maximum difference in diagonal measurements.
- B. Maximum Offset Between Faces: 1/16 inch (1.5 mm).
- C. Maximum Misalignment of Adjacent Members: 1/16 inch (1.5 mm).
- D. Maximum Bow: 1/8 inch (3 mm) in 48 inches (1.2 m).
- E. Maximum Deviation From Plane: 1/16 inch (1.5 mm) in 48 inches (1.2 m).

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that field conditions are acceptable and are ready to receive work.

3.02 PREPARATION

- A. Clean and strip primed steel items to bare metal where site welding is required.

3.03 INSTALLATION

- A. Install items plumb and level, accurately fitted, free from distortion or defects.
- B. Provide for erection loads, and for sufficient temporary bracing to maintain true alignment until completion of erection and installation of permanent attachments.
- C. Obtain approval prior to site cutting or making adjustments not scheduled.

3.04 TOLERANCES

- A. Maximum Variation From Plumb: 1/4 inch (6 mm) per story, non-cumulative.
- B. Maximum Offset From True Alignment: 1/4 inch (6 mm).
- C. Maximum Out-of-Position: 1/4 inch (6 mm).

END OF SECTION

SECTION 05 5100

METAL STAIRS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Stairs with concrete treads.
- B. Structural steel stair framing and supports.
- C. Handrails and guards.

1.02 RELATED REQUIREMENTS

- A. Section 05 5000 - Metal Fabrications.
- B. Section 09 9123 - Interior Painting: Paint finish.

1.03 REFERENCE STANDARDS

- A. AWS D1.1/D1.1M - Structural Welding Code - Steel; 2015, with Errata (2016).
- B. IAS AC172 - Accreditation Criteria for Fabricator Inspection Programs for Structural Steel; 2017.

1.04 SUBMITTALS

- A. Shop Drawings: Indicate profiles, sizes, connection attachments, reinforcing, anchorage, size and type of fasteners, and accessories.
- B. Welders' Certificates.
- C. Fabricator's Qualification Statement: Provide documentation showing steel fabricator is accredited under IAS AC172.

1.05 QUALITY ASSURANCE

- A. Welder Qualifications: Show certification of welders employed on the Work, verifying AWS qualification within the previous 12 months.

PART 2 PRODUCTS

2.01 METAL STAIRS - GENERAL

- A. Metal Stairs: Provide stairs of the design specified, complete with landing platforms, vertical and horizontal supports, railings, and guards, fabricated accurately for anchorage to each other and to building structure.
 - 1. Regulatory Requirements: Provide stairs and railings complying with the most stringent requirements of local, state, and federal regulations; where requirements of Contract Documents exceed those of regulations, comply with Contract Documents.
 - 2. Dimensions: As indicated on drawings.
 - 3. Shop assemble components; disassemble into largest practical sections suitable for transport and access to site.
 - 4. No sharp or rough areas on exposed travel surfaces and surfaces accessible to touch.
 - 5. Separate dissimilar metals using paint or permanent tape.
- B. Metal Jointing and Finish Quality Levels:
 - 1. Architectural: All joints as inconspicuous as possible, whether welded or mechanical.
 - a. Welded Joints: Continuously welded and ground smooth and flush.
 - b. Mechanical Joints: Butted tight, flush, and hairline; concealed fastenings only.
 - c. Exposed Edges and Corners: Eased to small uniform radius.
 - d. Metal Surfaces to be Painted: Sanded or ground smooth, suitable for highest quality gloss finish.
- C. Fasteners: Same material or compatible with materials being fastened; type consistent with design and specified quality level.
- D. Anchors and Related Components: Same material and finish as item to be anchored, except where specifically indicated otherwise; provide all anchors and fasteners required.

2.02 METAL STAIRS WITH CONCRETE TREADS

- A. Jointing and Finish Quality Level: Architectural, as defined above.
- B. Risers: Closed.
- C. Treads: Metal pan with field-installed concrete fill.
 - 1. Concrete Depth: 1-1/2 inches (38 mm), minimum.
 - 2. Tread Pan Material: Steel sheet.
 - 3. Tread Pan Thickness: As required by design; 14 gage, 0.075 inch (1.9 mm) minimum.
 - 4. Concrete Reinforcement: None.
 - 5. Concrete Strength: Minimum 3,000 PSI at 28 days.
 - 6. Concrete Finish: Steel troweled.
- D. Risers: Same material and thickness as tread pans.
 - 1. Nosing Depth: Not more than 1-1/2 inch (38 mm) overhang.
 - 2. Nosing Return: Flush with top of concrete fill, not more than 1/2 inch (12 mm) wide.
- E. Stringers: Rolled steel channels.
 - 1. Stringer Depth: 10 inches (250 mm).
 - 2. End Closure: Sheet steel of same thickness as risers welded across ends.
- F. Railings: Aluminum tubing and bars to match historic profiles and finish at egress stairs.
- G. Intermediate railings: Where handrails are required to be mounted on steel stringers or treads, weld steel pipe sleeves onto stringers or tread pans, of a diameter to snug-fit within aluminum tubing balusters.

2.03 HANDRAILS AND GUARDS

- A. Wall-Mounted Rails: Tube rails based on historic profile.
 - 1. Outside Diameter: 1-1/4 inch (32 mm), minimum, to 1-1/2 inches (38 mm), maximum.
- B. Guards:
 - 1. Top Rails: Tube rails unless otherwise indicated.
 - 2. End and Intermediate Posts: Same material and size as top rails.
 - a. Horizontal Spacing: As indicated on drawings and historic profile.
 - b. Mounting: Slipped over welded steel set tube to top surface of stringer or landing channel.

2.04 MATERIALS

- A. See 05 5000 Metal Fabrications.

PART 3 EXECUTION**3.01 PREPARATION**

- A. When field welding is required, clean and strip primed steel items to bare metal.

3.02 INSTALLATION

- A. Install components plumb and level, accurately fitted, free from distortion or defects.
- B. Provide anchors, plates, angles, hangers, and struts required for connecting stairs to structure.
- C. Allow for erection loads, and for sufficient temporary bracing to maintain true alignment until completion of erection and installation of permanent attachments.
- D. Provide welded field joints where specifically indicated on drawings. Perform field welding in accordance with AWS D1.1/D1.1M.
- E. Other field joints may be either welded or bolted provided the result complies with the limitations specified for jointing quality levels.
- F. Obtain approval prior to site cutting or creating adjustments not scheduled.
- G. After erection, prime welds, abrasions, and surfaces not shop primed or galvanized, except surfaces to be in contact with concrete.

END OF SECTION

**SECTION 06 1000
ROUGH CARPENTRY**

PART 1 GENERAL**1.01 SECTION INCLUDES**

- A. Subflooring.
- B. Fire retardant treated wood materials.
- C. Communications and electrical room mounting boards.
- D. Concealed wood blocking, nailers, and supports.

1.02 RELATED REQUIREMENTS

- A. See structural drawings for specifications of metal stud framing and attachments.
- B. Section 05 5000 - Metal Fabrications: Miscellaneous steel connectors and support angles for wood framing.
- C. Section 09 2116 - Gypsum Board Assemblies: Attachment to metal framing.

1.03 REFERENCE STANDARDS

- A. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2018b.
- B. AWPA U1 - Use Category System: User Specification for Treated Wood; 2017.
- C. PS 1 - Structural Plywood; 2009.
- D. PS 2 - Performance Standard for Wood-Based Structural-Use Panels; 2010.
- E. PS 20 - American Softwood Lumber Standard; 2015.

1.04 SUBMITTALS

- A. Product Data: Provide technical data on insulated sheathing, wood preservative materials, and application instructions.

PART 2 PRODUCTS**2.01 GENERAL REQUIREMENTS**

- A. Dimension Lumber: Comply with PS 20 and requirements of specified grading agencies.
 - 1. If no species is specified, provide any species graded by the agency specified; if no grading agency is specified, provide lumber graded by any grading agency meeting the specified requirements.
 - 2. Grading Agency: Any grading agency whose rules are approved by the Board of Review, American Lumber Standard Committee (www.alsc.org) and who provides grading service for the species and grade specified; provide lumber stamped with grade mark unless otherwise indicated.

2.02 DIMENSION LUMBER FOR CONCEALED APPLICATIONS

- A. Sizes: Nominal sizes as required to support the finished work or indicated on drawings, S4S.
- B. Moisture Content: S-dry or MC19.
- C. Miscellaneous Framing, Blocking, Nailers, Grounds, and Furring:
 - 1. Lumber: S4S, No. 2 or Standard Grade.
 - 2. Boards: Standard or No. 3.

2.03 CONSTRUCTION SUBFLOOR PANELS

- A. Basis of Design; USG Structural Panel Concrete Subfloor, A noncombustible structural subfloor panel manufactured in accordance with Acceptance Criteria AC318.
 - 1. Panel Dimensions:
 - a. Thickness: 3/4 inch (19 mm)
 - b. Width: 47 3/4 inches (1213 mm) actual [48 inches (1220 mm) nominal]
 - c. Lengths: [96 inches (2440 mm)] or [72 inches (1829 mm)] or [80 inches (2032 mm)]

- d. Edges: Tongue & Groove
- 2. Panel Properties:
 - a. Density: 75 lb/ft³ (1201 kg/m³) tested in accordance with ASTM C1185
 - b. Weight: 5.3 lb/ft² (25.9 kg/m²) tested in accordance with ASTM D1037 at a thickness of 3/4 inch (19 mm)
 - c. pH Value: 10.5 tested in accordance with ASTM D1293
 - d. Noncombustibility: Pass tested in accordance to ASTM E136-16
 - e. Surface Burning Characteristics: when tested in accordance with ASTM E84
 - 1) 0 Flame Spread / 0 Smoke Developed
 - f. Mold Resistance: 10 tested in accordance with ASTM D3273
 - g. 1 tested in accordance to ASTM G21
 - h. Termite resistance: 9.8 when tested in accordance with AWWA E1.
 - i. VOC Emissions: Low VOC compliant; tested in accordance with California Department of Public Health (CDPH/EHLB) Standard Method Version 1.1, 2010 (Emission Testing for CA Specification 01350)
- 3. Span Rating: 48.
- 4. Performance Category: 1-1/8 PERF CAT.
- 5. Edges: Tongue and groove.
- B. Communications and Electrical Room Mounting Boards: PS 1 A-D plywood, or medium density fiberboard; 3/4 inch (19 mm) thick; flame spread index of 25 or less, smoke developed index of 450 or less, when tested in accordance with ASTM E84.

2.04 FACTORY WOOD TREATMENT

- A. Treated Lumber and Plywood: Comply with requirements of AWWA U1 - Use Category System for wood treatments determined by use categories, expected service conditions, and specific applications.
 - 1. Fire-Retardant Treated Wood: Mark each piece of wood with producer's stamp indicating compliance with specified requirements.

PART 3 EXECUTION

3.01 INSTALLATION - GENERAL

- A. Select material sizes to minimize waste.
- B. Reuse scrap to the greatest extent possible; clearly separate scrap for use on site as accessory components, including: shims, bracing, and blocking.
- C. Where treated wood is used on interior, provide temporary ventilation during and immediately after installation sufficient to remove indoor air contaminants.

3.02 BLOCKING, NAILERS, AND SUPPORTS

- A. Provide framing and blocking members as indicated or as required to support finishes, fixtures, specialty items, and trim.

3.03 INSTALLATION OF CONSTRUCTION PANELS

- A. Subflooring: Screw to framing. See structural drawings for more information.
- B. Communications and Electrical Room Mounting Boards: Secure with screws to studs with edges over firm bearing; space fasteners at maximum 24 inches (610 mm) on center on all edges and into studs in field of board.
 - 1. At fire-rated walls, install board over wall board indicated as part of the fire-rated assembly.
 - 2. Where boards are indicated as full floor-to-ceiling height, install with long edge of board parallel to studs.
 - 3. Install adjacent boards without gaps.

END OF SECTION

SECTION 06 4100
ARCHITECTURAL WOOD CASEWORK

PART 1 GENERAL**1.01 SECTION INCLUDES**

- A. Specially fabricated cabinet units.
- B. Millwork, new and existing.
- C. Countertops.
- D. Hardware.
- E. Factory finishing.
- F. Existing door repairs and finishing.

1.02 RELATED REQUIREMENTS

- A. Section 06 1000 - Rough Carpentry: Support framing, grounds, and concealed blocking.

1.03 REFERENCE STANDARDS

- A. AWI/AWMAC/WI (AWS) - Architectural Woodwork Standards; 2014, with Errata (2016).
- B. AWMAC/WI (NAAWS) - North American Architectural Woodwork Standards, U.S. Version 3.1; 2016, with Errata (2017).
- C. BHMA A156.9 - American National Standard for Cabinet Hardware; 2015.
- D. HPVA HP-1 - American National Standard for Hardwood and Decorative Plywood; 2016.
- E. NEMA LD 3 - High-Pressure Decorative Laminates; 2005.

1.04 SUBMITTALS

- A. Shop Drawings: Indicate materials, component profiles, fastening methods, jointing details, and accessories.
- B. Product Data: Provide data for hardware accessories.
- C. Samples: Submit actual samples of architectural cabinet construction, minimum 6 inches (150 mm) square, illustrating proposed cabinet, countertop, and shelf unit substrate and finish.
- D. Certificate: Submit labels and certificates required by quality assurance and quality control programs.

1.05 QUALITY ASSURANCE

- A. Fabricator Qualifications: Company specializing in fabricating the products specified in this section with minimum five years of documented experience.

1.06 MOCK-UP

- A. Provide mock-up of typical base cabinet, wall cabinet, and countertop, including hardware, finishes, and plumbing fixtures. Minimum of 24 inches wide.
- B. Provide mock-up of existing doors and trim for repairs and finishes.
- C. Locate where directed.
- D. Mock-up may remain as part of the Work.

1.07 DELIVERY, STORAGE, AND HANDLING

- A. Protect units from moisture damage.

1.08 FIELD CONDITIONS

- A. During and after installation of custom cabinets, maintain temperature and humidity conditions in building spaces at same levels planned for occupancy.

PART 2 PRODUCTS**2.01 CABINETS**

- A. Quality Standard: Custom Grade, in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), unless noted otherwise.
- B. Wood Veneer Faced Cabinet:
 - 1. Exposed Surfaces: HPVA HP-1 Grade A, Ash, plain sliced, random-matched.
 - 2. Semi-Exposed Surfaces: HPVA HP-1 Grade B, Ash, plain sliced, random-matched.
 - 3. Concealed Surfaces: Manufacturer's option.
- C. Plastic Laminate Faced Cabinets: Custom grade.
- D. Breakroom Cabinets: Plastic laminate faced, Custom grade.

2.02 EXISTING DOORS, FRAMES, TRIM AND CASING

- A. Existing doors and frames: Repair and prepare for re-finishing to match historic conditions. Basis will be determined following mock-up.
- B. Existing trim and casing: Repair, replace, and mill new sections to match existing where damaged or demolished.
- C. Finish to match existing or in conditions with new wood doors, the approved sample.

2.03 WOOD-BASED COMPONENTS

- A. New wood fabricated from old growth timber is not permitted.

2.04 LAMINATE MATERIALS

- A. Manufacturers:
 - 1. Formica Corporation: www.formica.com/#sle.
 - 2. Wilsonart LLC: www.wilsonart.com/#sle.
- B. Thermally Fused Laminate (TFL): Melamine resin, NEMA LD 3, Type VGL laminate panels.
- C. High Pressure Decorative Laminate (HPDL): NEMA LD 3, types as recommended for specific applications.
- D. Provide specific types as indicated.
 - 1. Horizontal Surfaces: HGS, 0.048 inch (1.22 mm) nominal thickness, finish as indicated.
 - 2. Vertical Surfaces: VGS, 0.028 inch (0.71 mm) nominal thickness, finish as indicated.

2.05 COUNTERTOPS

- A. Solid Surface Countertops and Backsplash: Provide 1/2 inch (12.3mm) thick homogenous sheet composed of a blend of natural minerals and 100 percent acrylic resin (methyl methacrylate) complying with ANSI Z124.3 and Z124.6, Type 6. Color to be selected by Architect.
- B. Plastic Laminate Countertops: Medium density fiberboard substrate covered with HPDL, conventionally fabricated, with decorative plastic edge. Color to be selected by Architect.

2.06 ACCESSORIES

- A. Adhesive: Type recommended by fabricator to suit application.
- B. Plastic Edge Banding: Extruded PVC, flat shaped; smooth finish; self locking serrated tongue; of width to match component thickness.
 - 1. Color: As selected by Architect from manufacturer's standard range.
- C. Fasteners: Size and type to suit application.
- D. Bolts, Nuts, Washers, Lags, Pins, and Screws: Of size and type to suit application; galvanized or chrome-plated finish in concealed locations and stainless steel or chrome-plated finish in exposed locations.
- E. Concealed Joint Fasteners: Threaded steel.
- F. Grommets: Standard plastic or rubber grommets for cut-outs, color to match adjacent surface.

2.07 HARDWARE

- A. Hardware: BHMA A156.9, types as recommended by fabricator for quality grade specified.
- B. Adjustable Shelf Supports: Standard side-mounted system using recessed metal shelf standards or multiple holes for pin supports and coordinated self rests, polished chrome finish, for nominal 1 inch (25 mm) spacing adjustments.
- C. Fixed Specialty Shelf Supports:
 - 1. Material: Steel.
 - 2. Manufacturer's standard, factory-applied, textured powder coat.
 - 3. Color: White.
- D. Fixed Specialty Workstation and Countertop Brackets:
 - 1. Material: Steel.
 - 2. Finish: Manufacturer's standard, factory-applied powder coat.
 - 3. Color: White.
- E. Fixed Standard Shelf, Countertop, and Workstation Brackets:
 - 1. Material: Steel.
 - 2. Color: White.
- F. Fixed Americans with Disabilities Act (ADA)-Compliant Vanity and Countertop Brackets:
 - 1. Material: Steel.
 - 2. Color: White.
- G. Drawer and Door Pulls: "U" shaped wire pull, steel with satin finish, 4 inch centers ("U" shaped wire pull, steel with satin finish, 100 mm centers).
- H. Drawer Slides:
 - 1. Type: Full extension.
 - 2. Static Load Capacity: Commercial grade.
 - 3. Mounting: Side mounted.
 - 4. Stops: Integral type.
 - 5. Features: Provide self-closing/stay closed type.
- I. Hinges: European style concealed self-closing type, steel with polished finish.
- J. Soft Close Adapter: Concealed, frame-mounted, screw-adjustable damper ; steel with polished finish.

2.08 FABRICATION

- A. Assembly: Shop assemble cabinets for delivery to site in units easily handled and to permit passage through building openings.
- B. Edging: Fit shelves, doors, and exposed edges with specified edging. Do not use more than one piece for any single length.
- C. Fitting: When necessary to cut and fit on site, provide materials with ample allowance for cutting. Provide matching trim for scribing and site cutting.
- D. Plastic Laminate: Apply plastic laminate finish in full uninterrupted sheets consistent with manufactured sizes. Fit corners and joints hairline; secure with concealed fasteners. Slightly bevel arises.

2.09 SHOP FINISHING

- A. Sand work smooth and set exposed nails and screws.
- B. On items to receive transparent finishes, use wood filler matching or blending with surrounding surfaces and of types recommended for applied finishes.
- C. Finish work in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), Section 5 - Finishing for grade specified and as follows:
 - 1. Transparent:
 - a. System - 1, Lacquer, Nitrocellulose.

- b. Stain: As selected by Architect.
- c. Sheen: Satin.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify adequacy of backing and support framing.
- B. Verify location and sizes of utility rough-in associated with work of this section.

3.02 INSTALLATION

- A. Install work in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS) requirements for grade indicated.
- B. Set and secure custom cabinets in place, assuring that they are rigid, plumb, and level.
- C. Use fixture attachments in concealed locations for wall mounted components.
- D. Use concealed joint fasteners to align and secure adjoining cabinet units.
- E. Carefully scribe casework abutting other components, with maximum gaps of 1/32 inch (0.79 mm). Do not use additional overlay trim for this purpose.
- F. Secure cabinets to floor using appropriate angles and anchorages.
- G. Countersink anchorage devices at exposed locations. Conceal with solid wood plugs of species to match surrounding wood; finish flush with surrounding surfaces.

3.03 ADJUSTING

- A. Adjust installed work.
- B. Adjust moving or operating parts to function smoothly and correctly.

3.04 CLEANING

- A. Clean casework, counters, shelves, hardware, fittings, and fixtures.

END OF SECTION

SECTION 07 1300
SHEET WATERPROOFING

PART 1 GENERAL**1.01 SECTION INCLUDES**

- A. Sheet Waterproofing:
 - 1. Self-adhered TPO sheet membrane.

1.02 REFERENCE STANDARDS

- A. ASTM D412 - Standard Test Methods for Vulcanized Rubber and Thermoplastic Elastomers--Tension; 2016.
- B. NRCA (WM) - The NRCA Waterproofing Manual; 2005.

1.03 SUBMITTALS

- A. Product Data: Provide data for membrane.
- B. Certificate: Certify that products meet or exceed specified requirements.
- C. Manufacturer's Installation Instructions: Indicate special procedures.
- D. Warranty: Submit manufacturer warranty and ensure forms have been completed in Owner's name and registered with manufacturer.

1.04 QUALITY ASSURANCE

- A. Installer Qualifications: Company specializing in performing work of the type specified and with at least three years of documented experience.

1.05 FIELD CONDITIONS

- A. Maintain ambient temperatures above 40 degrees F (5 degrees C) for 24 hours before and during application and until liquid or mastic accessories have cured.

1.06 WARRANTY

- A. Contractor shall correct defective Work within a 2 year period after Date of Substantial Completion; remove and replace materials concealing waterproofing at no extra cost to Owner.
- B. Provide five year manufacturer warranty for waterproofing failing to resist penetration of water.

PART 2 PRODUCTS**2.01 WATERPROOFING APPLICATIONS**

- A. Self-Adhered TPO Sheet Membrane:
 - 1. Location: 17th floor under exterior deck areas and as detailed on drawings.

2.02 MEMBRANE MATERIALS

- A. Self-Adhered TPO Sheet Membrane: Composite membrane formed of reinforced TPO sheet with butyl alloy adhesive layer; recommended by manufacturer for direct concrete contact in negative-side waterproofing applications.
 - 1. TPO Thickness: 45 mils (0.045 inch) (1.14 mm), minimum.
 - 2. Adhesive Thickness: 0.025 inch (0.64 mm), minimum.
 - 3. Field Seaming: Double-sided self-adhesive butyl-based tape.
 - 4. Adhesives, Sealants, Tapes, and Accessories: As recommended by membrane manufacturer.
- B. Seaming Materials: As recommended by membrane manufacturer.
- C. Membrane Sealant: As recommended by membrane manufacturer.
- D. Adhesives: As recommended by membrane manufacturer.
- E. Thinner and Cleaner: As recommended by adhesive manufacturer, compatible with sheet membrane.

2.03 ACCESSORIES

- A. Sealant for Cracks and Joints In Substrates: Resilient elastomeric joint sealant compatible with substrates and waterproofing materials.
- B. Cant Strips: Pre-molded composition material.

PART 3 EXECUTION**3.01 EXAMINATION**

- A. Verify existing conditions are acceptable prior to starting this work.
- B. Verify substrate surfaces are durable; free of matter detrimental to adhesion or application of waterproofing system.

3.02 PREPARATION

- A. Protect adjacent surfaces from damage not designated to receive waterproofing.
- B. Clean and prepare surfaces to receive waterproofing in accordance with manufacturer's instructions; vacuum substrate clean.
- C. Do not apply waterproofing to surfaces unacceptable to membrane manufacturer.
- D. Fill non-moving joints and cracks with a filler compatible with waterproofing materials.
- E. Seal moving cracks with sealant and non-rigid filler, using procedures recommended by sealant and waterproofing manufacturers.
- F. Prepare building expansion joints at locations as indicated on drawings.
- G. Surfaces for Adhesive Bonding: Apply surface conditioner at a rate recommended by manufacturer, and protect conditioner from rain or frost until dry.

3.03 INSTALLATION - MEMBRANE

- A. Install membrane waterproofing in accordance with manufacturer's instructions and NRCA (WM) applicable requirements.
- B. Roll out membrane, and minimize wrinkles and bubbles.
- C. Self-Adhering Membrane: Remove release paper layer, and roll out onto substrate with a mechanical roller to provide full contact bond.
- D. Overlap edges and ends, minimum 3 inches (76 mm), seal permanently waterproof by method recommended by manufacturer, and apply uniform bead of sealant to joint edge.
- E. Reinforce membrane with multiple thickness of membrane material over joints, whether joints are static or dynamic.
- F. Weather lap joints on sloped substrate in direction of drainage, and seal joints and seams.
- G. Flexible Flashings: Seal items watertight that penetrate through waterproofing membrane with flexible flashings.
- H. Seal membrane and flashings to adjoining surfaces.

3.04 PROTECTION

- A. Do not permit traffic over unprotected or uncovered membrane.

END OF SECTION

SECTION 07 8400
FIRESTOPPING

PART 1 GENERAL**1.01 SECTION INCLUDES**

- A. Firestopping systems.
- B. Firestopping of all joints and penetrations in fire resistance rated and smoke resistant assemblies, whether indicated on drawings or not, and other openings indicated.

1.02 RELATED REQUIREMENTS

- A. Section 09 2116 - Gypsum Board Assemblies: Gypsum wallboard fireproofing.

1.03 REFERENCE STANDARDS

- A. ASTM E119 - Standard Test Methods for Fire Tests of Building Construction and Materials; 2018c.
- B. ASTM E814 - Standard Test Method for Fire Tests of Penetration Firestop Systems; 2013a (Reapproved 2017).
- C. ASTM E1966 - Standard Test Method for Fire-Resistive Joint Systems; 2015.
- D. ASTM E2837 - Standard Test Method for Determining the Fire Resistance of Continuity Head-of-Wall Joint Systems Installed Between Rated Wall Assemblies and Nonrated Horizontal Assemblies; 2013 (Reapproved 2017).
- E. ASTM G21 - Standard Practice for Determining Resistance of Synthetic Polymeric Materials to Fungi; 2015.
- F. ITS (DIR) - Directory of Listed Products; current edition.
- G. FM (AG) - FM Approval Guide; current edition.
- H. UL 1479 - Standard for Fire Tests of Penetration Firestops; Current Edition, Including All Revisions.
- I. UL 2079 - Standard for Tests for Fire Resistance of Building Joint Systems; Current Edition, Including All Revisions.
- J. UL (FRD) - Fire Resistance Directory; Current Edition.

1.04 SUBMITTALS

- A. Schedule of Firestopping: List each type of penetration, fire rating of the penetrated assembly, and firestopping test or design number.
- B. Product Data: Provide data on product characteristics, performance ratings, and limitations.
- C. Manufacturer's Installation Instructions: Indicate preparation and installation instructions.
- D. Installer Qualification: Submit qualification statements for installing mechanics.

1.05 QUALITY ASSURANCE

- A. Fire Testing: Provide firestopping assemblies of designs that provide the scheduled fire ratings when tested in accordance with methods indicated.
- B. Installer Qualifications: Company specializing in performing the work of this section and:
 - 1. Verification of minimum three years documented experience installing work of this type.

1.06 MOCK-UP

- A. Install one firestopping assembly representative of each fire rating design required on project.
 - 1. Where one design may be used for different penetrating items or in different wall constructions, install one assembly for each different combination.
- B. Obtain approval of authorities having jurisdiction (AHJ) before proceeding.
- C. If accepted, mock-up will represent minimum standard for the Work.

- D. If accepted, mock-up may remain as part of the Work. Remove and replace mock-ups not accepted.

1.07 FIELD CONDITIONS

- A. Comply with firestopping manufacturer's recommendations for temperature and conditions during and after installation; maintain minimum temperature before, during, and for three days after installation of materials.
- B. Provide ventilation in areas where solvent-cured materials are being installed.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Firestopping Materials: Any materials meeting requirements.
- B. Mold and Mildew Resistance: Provide firestopping materials with mold and mildew resistance rating of zero(0) in accordance with ASTM G21.
- C. Primers, Sleeves, Forms, Insulation, Packing, Stuffing, and Accessories: Provide type of materials as required for tested firestopping assembly.
- D. Fire Ratings: Refer to drawings for required systems and ratings.

2.02 FIRESTOPPING ASSEMBLY REQUIREMENTS

- A. Head-of-Wall Joint System Firestopping at Joints Between Fire-Rated Wall Assemblies and Non-Rated Horizontal Assemblies: Use system that has been tested according to ASTM E2837 to have fire resistance F Rating equal to required fire rating of floor or wall, whichever is greater.
- B. Floor-to-Floor, Wall-to-Wall, and Wall-to-Floor Joints, Except Perimeter, Where Both Are Fire-Rated: Use system that has been tested according to ASTM E1966 or UL 2079 to have fire resistance F Rating equal to required fire rating of the assembly in which the joint occurs.
- C. Through Penetration Firestopping: Use system that has been tested according to ASTM E814 to have fire resistance F Rating equal to required fire rating of penetrated assembly.

2.03 FIRESTOPPING SYSTEMS

- A. Firestopping: Any material meeting requirements.
 - 1. Fire Ratings: Use system that is listed by FM (AG), ITS (DIR), or UL (FRD) and tested in accordance with ASTM E814, ASTM E119, or UL 1479 with F Rating equal to fire rating of penetrated assembly and minimum T Rating Equal to F Rating and in compliance with other specified requirements.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify openings are ready to receive the work of this section.

3.02 PREPARATION

- A. Clean substrate surfaces of dirt, dust, grease, oil, loose material, or other materials that could adversely affect bond of firestopping material.
- B. Remove incompatible materials that could adversely affect bond.
- C. Install backing materials to prevent liquid material from leakage.

3.03 INSTALLATION

- A. Install materials in manner described in fire test report and in accordance with manufacturer's instructions, completely closing openings.
- B. Do not cover installed firestopping until inspected by authorities having jurisdiction.
- C. Install labeling required by code.

3.04 FIELD QUALITY CONTROL

- A. Repair or replace penetration firestopping and joints at locations where inspection results indicate firestopping or joints do not meet specified requirements.

3.05 CLEANING

- A. Clean adjacent surfaces of firestopping materials.

3.06 PROTECTION

- A. Protect adjacent surfaces from damage by material installation.

END OF SECTION

**SECTION 08 1213
HOLLOW METAL FRAMES**

PART 1 GENERAL**1.01 SECTION INCLUDES**

- A. Non-fire-rated hollow metal frames for non-hollow metal doors.
- B. Fire-rated hollow metal frames for non-hollow metal doors.
- C. Sound-rated hollow metal frames for non-hollow metal doors.

1.02 RELATED REQUIREMENTS

- A. Section 08 7100 - Door Hardware: Hardware, silencers, and weatherstripping.
- B. Section 09 9123 - Interior Painting: Field painting.

1.03 REFERENCE STANDARDS

- A. ADA Standards - Americans with Disabilities Act (ADA) Standards for Accessible Design; 2010.
- B. ANSI/SDI A250.4 - Test Procedure and Acceptance Criteria for Physical Endurance for Steel Doors, Frames and Frame Anchors; 2011.
- C. ANSI/SDI A250.6 - Recommended Practice for Hardware Reinforcing on Standard Steel Doors and Frames; 2003 (R2009).
- D. ANSI/SDI A250.8 - Specifications for Standard Steel Doors and Frames (SDI-100); 2017.
- E. ANSI/SDI A250.10 - Test Procedure and Acceptance Criteria for Prime Painted Steel Surfaces for Steel Doors and Frames; 2011.
- F. ASTM A1008/A1008M - Standard Specification for Steel, Sheet, Cold-Rolled, Carbon, Structural, High-Strength Low-Alloy, High-Strength Low-Alloy with Improved Formability, Solution Hardened, and Bake Hardenable; 2018.
- G. BHMA A156.115 - American National Standard for Hardware Preparation in Steel Doors and Steel Frames; 2016.
- H. ITS (DIR) - Directory of Listed Products; current edition.
- I. NAAMM HMMA 831 - Hardware Locations for Hollow Metal Doors and Frames; 2011.
- J. NAAMM HMMA 840 - Guide Specifications for Installation and Storage of Hollow Metal Doors and Frames; 2007.
- K. NAAMM HMMA 861 - Guide Specifications for Commercial Hollow Metal Doors and Frames; 2014.
- L. NFPA 80 - Standard for Fire Doors and Other Opening Protectives; 2019.
- M. UL (DIR) - Online Certifications Directory; Current Edition.
- N. UL 10C - Standard for Positive Pressure Fire Tests of Door Assemblies; Current Edition, Including All Revisions.

1.04 SUBMITTALS

- A. Product Data: Materials and details of design and construction, hardware locations, reinforcement type and locations, anchorage and fastening methods, and finishes; and one copy of referenced grade standard.
- B. Shop Drawings: Details of each opening, showing elevations, glazing, frame profiles, and identifying location of different finishes, if any.
- C. Manufacturer's Qualification Statement.
- D. Installer's Qualification Statement.

1.05 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section, with not less than three years of documented experience.

- B. Installer Qualifications: Company specializing in performing work of the type specified and with at least three years of documented experience.

1.06 DELIVERY, STORAGE, AND HANDLING

- A. Store in accordance with applicable requirements and in compliance with standards and/or custom guidelines as indicated.
- B. Protect with resilient packaging; avoid humidity build-up under coverings; prevent corrosion.

PART 2 PRODUCTS

2.01 PERFORMANCE REQUIREMENTS

- A. Refer to Door and Frame Schedule on the drawings for frame sizes, fire ratings, sound ratings, finishing, door hardware to be installed, and other variations, if any.
- B. Door Frame Type: Provide hollow metal door frames with integral casings.
- C. Steel Sheet: Comply with one or more of the following requirements; galvanized steel complying with ASTM A653/A653M, cold-rolled steel complying with ASTM A1008/A1008M, or hot-rolled pickled and oiled (HRPO) steel complying with ASTM A1011/A1011M, commercial steel (CS) Type B, for each.
- D. Accessibility: Comply with ICC A117.1 and ADA Standards.
- E. Combined Requirements: If a particular door and frame unit is indicated to comply with more than one type of requirement, comply with the specified requirements for each type; for instance, an exterior frame that is also indicated as being sound-rated must comply with the requirements specified for exterior frames and for sound-rated frames; where two requirements conflict, comply with the most stringent.
- F. Hardware Preparations, Selections and Locations: Comply with BHMA A156.115, NAAMM HMMA 830, NAAMM HMMA 831 or ANSI/SDI A250.8 (SDI-100) in accordance with specified requirements.
- G. Frames Wider than 48 Inch (1219 mm): Reinforce with steel channel fitted tightly into head of frame, flush with top.

2.02 HOLLOW METAL DOOR FRAMES WITH INTEGRAL CASINGS

- A. Interior Door Frames, Non-Fire Rated: Full profile/continuously welded type.
 - 1. Based on SDI Standards: ANSI/SDI A250.8 (SDI-100).
 - a. Level 1 - Standard-duty.
 - b. Physical Performance Level C, 250,000 cycles; in accordance with ANSI/SDI A250.4.
 - c. Frame Metal Thickness: 18 gage, 0.042 inch (1.0 mm), minimum.
 - 2. Frame Finish: Factory primed and field finished.
- B. Fire-Rated Door Frames: Full profile/continuously welded type.
 - 1. Based on SDI Standards: ANSI/SDI A250.8 (SDI-100).
 - a. Level 1 - Standard-duty.
 - b. Physical Performance Level C, 250,000 cycles; in accordance with ANSI/SDI A250.4.
 - c. Frame Metal Thickness: 18 gage, 0.042 inch (1.0 mm), minimum.
 - 2. Fire Rating: As indicated on Door and Frame Schedule, tested in accordance with UL 10C or NFPA 252 ("positive pressure fire tests").
 - 3. Provide units listed and labeled by ITS (DIR) or UL (DIR).
 - a. Attach fire rating label to each fire rated unit.
 - 4. Frame Finish: Factory primed and field finished.
- C. Sound-Rated Door Frames: Full profile/continuously welded type.
 - 1. Based on SDI Standards: ANSI/SDI A250.8 (SDI-100).
 - a. Level 1 - Standard-duty.
 - b. Physical Performance Level C, 250,000 cycles; in accordance with ANSI/SDI A250.4.
 - c. Frame Metal Thickness: 18 gage, 0.042 inch (1.0 mm), minimum.

2. Sound Rating: Tested with door to achieve sound rating specified for door opening.
3. Frame Finish: Factory primed and field finished.

2.03 FINISHES

- A. Primer: Rust-inhibiting, complying with ANSI/SDI A250.10, door manufacturer's standard.

2.04 ACCESSORIES

- A. Silencers: Resilient rubber, fitted into drilled hole; 3 on strike side of single door, 3 on center mullion of pairs, and 2 on head of pairs without center mullions. Omit where door frame is to receive gasketing.
- B. Temporary Frame Spreaders: Provide for factory- or shop-assembled frames.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify existing conditions before starting work.
- B. Verify that opening sizes and tolerances are acceptable.
- C. Verify that finished walls are in plane to ensure proper door alignment.

3.02 INSTALLATION

- A. Install frames in accordance with manufacturer's instructions and related requirements of specified frame standards or custom guidelines indicated.
- B. Install fire rated units in accordance with NFPA 80.
- C. Coordinate frame anchor placement with wall construction.
- D. Install door hardware as specified in Section 08 7100.
 1. Comply with recommended practice for hardware placement of doors and frames in accordance with ANSI/SDI A250.6 or NAAMM HMMA 861.
- E. Coordinate installation of electrical connections to electrical hardware items.

3.03 TOLERANCES

- A. Maximum Diagonal Distortion: 1/16 inch (1.6 mm) measured with straight edges, crossed corner to corner.

3.04 SCHEDULE

- A. Refer to Door Schedule on the drawings.

END OF SECTION

SECTION 08 1416
FLUSH WOOD DOORS

PART 1 GENERAL**1.01 SECTION INCLUDES**

- A. Flush wood doors and flush glazed configuration; fire-rated, non-rated, and acoustical.

1.02 RELATED REQUIREMENTS

- A. Section 08 1213 - Hollow Metal Frames.
- B. Section 08 7100 - Door Hardware.
- C. Section 08 8000 - Glazing.

1.03 REFERENCE STANDARDS

- A. ASTM C1048 - Standard Specification for Heat-Strengthened and Fully Tempered Flat Glass; 2018.
- B. ASTM E90 - Standard Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions and Elements; 2009 (Reapproved 2016).
- C. ASTM E413 - Classification for Rating Sound Insulation; 2016.
- D. AWI/AWMAC/WI (AWS) - Architectural Woodwork Standards; 2014, with Errata (2016).
- E. AWMAC/WI (NAAWS) - North American Architectural Woodwork Standards, U.S. Version 3.1; 2016, with Errata (2017).
- F. NFPA 80 - Standard for Fire Doors and Other Opening Protectives; 2019.
- G. WDMA I.S. 1A - Interior Architectural Wood Flush Doors; 2013.

1.04 SUBMITTALS

- A. Product Data: Indicate door core materials and construction; veneer species, type and characteristics.
- B. Samples: Submit two samples of door veneer, 2 by 4 inch (50 by 100 mm) in size illustrating wood grain, stain color, and sheen.
- C. Certificate: Submit labels and certificates required by quality assurance and quality control programs.
- D. Test Reports: Show compliance with specified requirements for the following:
 - 1. Sound-retardant doors and frames; sealed panel tests are not acceptable.
- E. Manufacturer's Installation Instructions: Indicate special installation instructions.
- F. Warranty, executed in Owner's name.

1.05 QUALITY ASSURANCE

- A. Installer Qualifications: Company specializing in performing work of the type specified in this section, with not less than three years of documented experience.

1.06 DELIVERY, STORAGE, AND HANDLING

- A. Package, deliver and store doors in accordance with specified quality standard.
- B. Accept doors on site in manufacturer's packaging. Inspect for damage.
- C. Protect doors with resilient packaging sealed with heat shrunk plastic. Do not store in damp or wet areas; or in areas where sunlight might bleach veneer. Seal top and bottom edges with tinted sealer if stored more than one week. Break seal on site to permit ventilation.

1.07 WARRANTY

- A. Interior Doors: Provide manufacturer's warranty for 5 years.
- B. Include coverage for delamination of veneer, warping beyond specified installation tolerances, defective materials, and telegraphing core construction.

PART 2 PRODUCTS**2.01 MANUFACTURERS**

- A. Wood Veneer Faced Doors:
 - 1. Basis of Design: Eggers Industries: www.eggersindustries.com/#sle.

2.02 DOORS

- A. Doors: Refer to drawings for locations and additional requirements.
 - 1. Quality Standard: Custom Grade, Heavy Duty performance, in accordance with WDMA I.S. 1A.
 - 2. Wood Veneer Faced Doors: 5-ply unless otherwise indicated.
- B. Interior Doors: 1-3/4 inches (44 mm) thick unless otherwise indicated; flush construction.
 - 1. Provide solid core doors at each location.
 - 2. Pocket doors: 1-3/8" inches (35mm) thick.
 - 3. Sound-Rated Doors: Minimum STC of 37, calculated in accordance with ASTM E413, tested in accordance with ASTM E90.

2.03 DOOR AND PANEL CORES

- A. Non-Rated Solid Core and 20 Minute Rated Doors: Type particleboard core (PC), plies and faces as indicated.
- B. Fire-Rated Doors: Mineral core type, with fire resistant composite core (FD), plies and faces as indicated above; with core blocking as required to provide adequate anchorage of hardware without through-bolting.
- C. Sound-Rated Doors: Equivalent to type, with particleboard core (PC) construction as required to achieve STC rating specified; plies and faces as indicated above.

2.04 DOOR FACINGS

- A. Veneer Facing for Transparent Finish: African mahogany, veneer grade in accordance with quality standard indicated, plain sliced (flat cut), with book match between leaves of veneer, running match of spliced veneer leaves assembled on door or panel face.
 - 1. "Pair Match" each pair of doors; "Set Match" pairs of doors within 10 feet (3 m) of each other when doors are closed.
- B. Facing Adhesive: Type I - waterproof.

2.05 DOOR CONSTRUCTION

- A. Fabricate doors in accordance with door quality standard specified.
- B. Cores Constructed with stiles and rails:
 - 1. Provide solid blocks at lock edge for hardware reinforcement.
 - 2. Provide solid blocking for other through-bolted hardware.
 - 3. Provide solid blocking for pocket doors at glides attachments at head condition.
- C. Glazed Openings: Non-removable stops on non-secure side; sizes and configurations as indicated on drawings.
- D. Factory machine doors for hardware other than surface-mounted hardware, in accordance with hardware requirements and dimensions.
- E. Factory fit doors for frame opening dimensions identified on shop drawings, with edge clearances in accordance with specified quality standard.
 - 1. Exception: Pocket doors to be (+) 2 inches frame opening height for hanging hardware and field fitting. Verify width of door opening.
- F. Provide edge clearances in accordance with the quality standard specified.

2.06 FACTORY FINISHING - WOOD VENEER DOORS

- A. Finish work in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), Section 5 - Finishing for grade specified and as follows:

1. Transparent:
 - a. System - 1, Lacquer, Nitrocellulose.
 - b. Stain: As selected by Architect.
 - c. Sheen: Satin.
- B. Finish work in accordance with WDMA I.S. 1A for grade specified and as follows:
- C. Factory finish doors in accordance with approved sample.
- D. Seal door top edge with color sealer to match door facing, except at pocket doors.

2.07 ACCESSORIES

- A. Hollow Metal Door Frames: As specified in Section 08 1213.
- B. Glazed Openings:
 1. Heat-Strengthened and Fully Tempered Glass: ASTM C1048.
- C. Glazing Stops: Wood, of same species as door facing, butted corners; prepared for concealed fastening.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify existing conditions before starting work.
- B. Verify that opening sizes and tolerances are acceptable.
- C. Do not install doors in frame openings that are not plumb or are out-of-tolerance for size or alignment.

3.02 INSTALLATION

- A. Install doors in accordance with manufacturer's instructions and specified quality standard.
 1. Install fire-rated doors in accordance with NFPA 80 requirements.
- B. Factory-Finished Doors: Do not field cut or trim; if fit or clearance is not correct, replace door.
- C. Pocket Doors: Trimming to fit is acceptable.
 1. Adjust width of non-rated doors by cutting equally on both jamb edges.
 2. Trim maximum of 3/4 inch (19 mm) off bottom edges.
- D. Use machine tools to cut or drill for hardware.
- E. Coordinate installation of doors with installation of frames and hardware.
- F. Coordinate installation of glazing.

3.03 TOLERANCES

- A. Comply with specified quality standard for fit and clearance tolerances.
- B. Comply with specified quality standard for telegraphing, warp, and squareness.

3.04 ADJUSTING

- A. Adjust doors for smooth and balanced door movement.
- B. Adjust closers for full closure.

END OF SECTION

SECTION 08 3100
ACCESS DOORS AND PANELS

PART 1 GENERAL**1.01 SECTION INCLUDES**

- A. Wall and ceiling access door and frame units.

1.02 RELATED REQUIREMENTS

- A. Section 09 2116 - Gypsum Board Assemblies: Metal stud blocking.
- B. Section 09 9123 - Interior Painting: Field paint finish.

1.03 REFERENCE STANDARDS**1.04 SUBMITTALS**

- A. Product Data: Provide sizes, types, finishes, hardware, scheduled locations, and details of adjoining work.
- B. Shop Drawings: Indicate exact position of each access door and/or panel unit.

PART 2 PRODUCTS**2.01 ACCESS DOORS AND PANELS ASSEMBLIES**

- A. Wall-Mounted Units:
 - 1. Location: As indicated on drawings, and as required for access to plumbing shut-offs, fire sprinkler piping controls, mechanical piping valves and controls
 - 2. Material: Steel.
 - 3. Size: Minimum 12 inch by 12 inch (305 mm by 305 mm), or larger as required for access.
 - 4. Door/Panel: Hinged, standard duty, with tool-operated spring or cam lock and no handle.
 - 5. Gypsum Board Mounting Criteria: Provide drywall bead frame with door surface flush with wall surface.
- B. Wall-Mounted Units in Wet Areas:
 - 1. Material: Steel, hot-dipped zinc, or zinc-aluminum-alloy coated.
 - 2. Size: Minimum 12 inch by 12 inch (305 mm by 305 mm).
 - 3. Door/Panel: Hinged, standard duty, with tool-operated spring or cam lock and no handle.
 - 4. Wall Mounting Criteria: Provide surface-mounted face frame and door surface flush with frame surface.
- C. Fire-Rated Wall-Mounted Units:
 - 1. Wall Fire-Rating: As indicated on drawings.
 - 2. Material: Steel.
 - 3. Size: Minimum 12 inch by 12 inch (305 mm by 305 mm). Provide 36 inch by 36 inch (915mm by 915mm) units at underfloor access locations shown on plans. Provide with keyed cam locks.
 - 4. Door/Panel: Insulated double-surface panel, with tool-operated spring or cam lock and no handle.
- D. Ceiling-Mounted Units:
 - 1. Material: Steel.
 - 2. Size - Other Ceilings: 12 inch by 12 inch (305 mm by 305 mm).
 - 3. Door/Panel: Hinged, standard duty, with tool-operated spring or cam lock and no handle.

2.02 WALL AND CEILING MOUNTED UNITS

- A. Wall and Ceiling Mounted Units: Factory fabricated door and frame, fully assembled units with corner joints welded, filled and ground flush; square and without rack or warp; coordinate requirements with type of installation assembly being used for each unit.
 - 1. Style: Exposed frame with door surface flush with frame surface.
 - a. Gypsum Board Mounting Criteria: Use drywall bead type frame.

2. Door Style: Single thickness with rolled or turned in edges.
3. Frames: 16 gage, 0.0598 inch (1.52 mm), minimum thickness.
4. Single Steel Sheet Door Panels: 1/16 inch (1.6 mm), minimum thickness.
5. Units in Fire-Rated Assemblies: Fire rating as required by applicable code for fire-rated assembly that access doors are being installed.
6. Steel Finish: Primed.
7. Hardware:
 - a. Hardware for Fire-Rated Units: As required for listing.
 - b. Hinges for Non-Fire-Rated Units: Concealed, constant force closure spring type.
 - c. Latch/Lock: Screw driver slot for quarter turn cam latch.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that rough openings are correctly sized and located.
- B. Begin installation only after substrates have been properly prepared, and if the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

3.02 INSTALLATION

- A. Install units in accordance with manufacturer's instructions.
- B. Install frames plumb and level in openings, and secure units rigidly in place.
- C. Position units to provide convenient access to concealed equipment when necessary.

END OF SECTION

SECTION 08 4313
ALUMINUM-FRAMED STOREFRONTS

PART 1 GENERAL**1.01 SECTION INCLUDES**

- A. Aluminum-framed storefront, with vision glass, exterior and interior applications.
- B. Aluminum doors and frames, exterior only.
- C. Weatherstripping and joint sealants
- D. Door hardware.

1.02 RELATED REQUIREMENTS

- A. Section 08 8000 - Glazing: Glass and glazing accessories.

1.03 REFERENCE STANDARDS

- A. AAMA CW-10 - Care and Handling of Architectural Aluminum From Shop to Site; 2015.
- B. AAMA 611 - Voluntary Specification for Anodized Architectural Aluminum; 2014 (2015 Errata).
- C. ASTM B209 - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate; 2014.
- D. ASTM B209M - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate (Metric); 2014.
- E. ASTM B221 - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes; 2014.
- F. ASTM B221M - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes (Metric); 2013.
- G. ASTM E283 - Standard Test Method for Determining the Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen; 2004 (Reapproved 2012).
- H. ASTM E330/E330M - Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Difference; 2014.
- I. ASTM E331 - Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Uniform Static Air Pressure Difference; 2000 (Reapproved 2016).

1.04 ADMINISTRATIVE REQUIREMENTS

- A. Coordinate with installation of other components that comprise the exterior enclosure.
- B. Preinstallation Meeting: Conduct a preinstallation meeting one week before starting work of this section; require attendance by all affected installers.

1.05 SUBMITTALS

- A. Product Data: Provide component dimensions, describe components within assembly, anchorage and fasteners, glass and infill, door hardware, and internal drainage details.
- B. Shop Drawings: Indicate system dimensions, framed opening requirements and tolerances, affected related work, expansion and contraction joint location and details, and field welding required.
- C. Manufacturer's Certificate: Certify that the products supplied meet or exceed the specified requirements.
- D. Design Data: Provide framing member structural and physical characteristics, engineering calculations, and dimensional limitations, where required.
- E. Hardware Schedule: Complete itemization of each item of hardware to be provided for each door, cross-referenced to door identification numbers in Contract Documents.
- F. Manufacturer's Qualification Statement.
- G. Installer's Qualification Statement.

- H. Warranty: Submit manufacturer warranty and ensure forms have been completed in Owner's name and registered with manufacturer.

1.06 QUALITY ASSURANCE

- A. Installer Qualifications: Company specializing in performing work of type specified and with at least three years of documented experience.

1.07 DELIVERY, STORAGE, AND HANDLING

- A. Handle products of this section in accordance with AAMA CW-10.
- B. Protect finished aluminum surfaces with wrapping. Do not use adhesive papers or sprayed coatings that bond to aluminum when exposed to sunlight or weather.

1.08 FIELD CONDITIONS

- A. Do not install sealants when ambient temperature is less than 40 degrees F (5 degrees C). Maintain this minimum temperature during and 48 hours after installation.

1.09 WARRANTY

- A. Provide five year manufacturer warranty against failure of glass seal on insulating glass units, including interpane dusting or misting. Include provision for replacement of failed units.
- B. Provide five year manufacturer warranty against excessive degradation of exterior finish. Include provision for replacement of units with excessive fading, chalking, or flaking.

PART 2 PRODUCTS

2.01 STOREFRONT

- A. Aluminum-Framed Storefront: Factory fabricated, factory finished aluminum framing members with infill, and related flashings, anchorage and attachment devices.
 - 1. Glazing Rabbet: For 1 inch (25 mm) insulating glazing for exterior.
 - 2. Glazing Rabbet: For 1/4 inch (6 mm) monolithic glazing at interior.
 - 3. Glazing Position: Centered (front to back).
 - 4. Vertical Mullion Dimensions: 2 inches wide by 4-1/2 inches deep (50 mm wide by 114 mm deep).
 - 5. Finish: Class I natural anodized.
 - a. Factory finish all surfaces that will be exposed in completed assemblies.
 - b. Coat concealed metal surfaces that will be in contact with cementitious materials or dissimilar metals with bituminous paint.
 - 6. Finish Color: Clear.
 - 7. Fabrication: Joints and corners flush, hairline, and weatherproof, accurately fitted and secured; prepared to receive anchors and hardware; fasteners and attachments concealed from view; reinforced as required for imposed loads.
 - 8. Exterior system - Exposure Construction: Eliminate noises caused by wind and thermal movement, prevent vibration harmonics, and prevent "stack effect" in internal spaces.
 - 9. Exterior system - Internal Drainage: Drain to the exterior by means of a weep drainage network any water entering joints, condensation occurring in glazing channel, and migrating moisture occurring within system.
 - 10. Exterior system - Expansion/Contraction: Provide for expansion and contraction within system components caused by cycling temperature range of 170 degrees F (95 degrees C) over a 12 hour period without causing detrimental effect to system components, anchorages, and other building elements.
 - 11. Exterior system - Movement: Allow for movement between storefront and adjacent construction, without damage to components or deterioration of seals.
 - 12. Perimeter Clearance: Minimize space between framing members and adjacent construction while allowing expected movement.
- B. Performance Requirements:

1. Exterior system - Wind Loads: Design and size components to withstand the specified load requirements without damage or permanent set, when tested in accordance with ASTM E330/E330M, using loads 1.5 times the design wind loads and 10 second duration of maximum load.
 - a. Member Deflection: Limit member deflection to flexure limit of glass in any direction, with full recovery of glazing materials.
2. Exterior system - Water Penetration Resistance on Manufactured Assembly: No uncontrolled water on interior face, when tested in accordance with ASTM E331 at pressure differential of 8 psf (390 Pa).
3. Exterior system - Air Leakage Laboratory Test: Maximum of 0.06 cu ft/min sq ft (0.3 L/sec sq m) of wall area, when tested in accordance with ASTM E283 at 6.27 psf (300 Pa) pressure differential across assembly.

2.02 COMPONENTS

- A. Aluminum Framing Members: Tubular aluminum sections, drainage holes and internal weep drainage system, except for interior framing members.
 1. Framing members for interior applications need not be thermally broken.
 2. Glazing Stops: Flush.
- B. Glazing: As specified in Section 08 8000.
- C. Swing Doors: Glazed aluminum.
 1. Thickness: 1-3/4 inches (43 mm).
 2. Top Rail: 4 inches (100 mm) wide.
 3. Vertical Stiles: 4-1/2 inches (115 mm) wide.
 4. Bottom Rail: 10 inches (254 mm) wide.
 5. Glazing Stops: Square.
 6. Finish: Same as storefront.

2.03 MATERIALS

- A. Extruded Aluminum: ASTM B221 (ASTM B221M).
- B. Sheet Aluminum: ASTM B209 (ASTM B209M).
- C. Fasteners: Stainless steel.
- D. Exposed Flashings: Aluminum sheet, 20 gage, 0.032 inch (0.81 mm) minimum thickness; finish to match framing members.
- E. Concealed Flashings: Stainless steel, 26 gage, 0.0187 inch (0.48 mm) minimum thickness.
- F. Sill Flashing Sealant: Elastomeric, silicone or polyurethane, compatible with flashing material.
- G. Sealant for Setting Thresholds: Non-curing butyl type.
- H. Glazing Gaskets: Type to suit application to achieve weather, moisture, and air infiltration requirements.
- I. Glazing Accessories: As specified in Section 08 8000.

2.04 FINISHES

- A. Class I Natural Anodized Finish: AAMA 611 AA-M12C22A41 Clear anodic coating not less than 0.7 mils (0.018 mm) thick.

2.05 HARDWARE

- A. For each door, include weatherstripping, sill sweep strip, and threshold.
- B. Weatherstripping: Wool pile, continuous and replaceable; provide on all doors.
- C. Sill Sweep Strips: Resilient seal type, retracting, of neoprene; provide on all doors.
- D. Threshold: Extruded aluminum, one piece per door opening, ribbed surface; provide on all doors.
- E. Hinges: Butt type, swing clear; top and bottom.

- F. Push/Pull Set: Standard configuration push/pull handles.
- G. Door Closers: Concealed overhead.
- H. Locks: Dead latch with thumb-turn inside; keyed cylinder outside.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify dimensions, tolerances, and method of attachment with other work.
- B. Verify that wall openings and adjoining air and vapor seal materials are ready to receive work of this section.

3.02 INSTALLATION

- A. Install wall system in accordance with manufacturer's instructions.
- B. Attach to structure to permit sufficient adjustment to accommodate construction tolerances and other irregularities.
- C. Provide alignment attachments and shims to permanently fasten system to building structure.
- D. Align assembly plumb and level, free of warp or twist. Maintain assembly dimensional tolerances, aligning with adjacent work.
- E. Provide thermal isolation where components penetrate or disrupt building insulation.
- F. Install sill flashings. Turn up ends and edges; seal to adjacent work to form water tight dam.
- G. Where fasteners penetrate sill flashings, make watertight by seating and sealing fastener heads to sill flashing.
- H. Pack fibrous insulation in shim spaces at perimeter of assembly to maintain continuity of thermal barrier.
- I. Set thresholds in bed of sealant and secure.
- J. Install hardware using templates provided.
- K. Touch-up minor damage to factory applied finish; replace components that cannot be satisfactorily repaired.

3.03 TOLERANCES

- A. Maximum Variation from Plumb: 0.06 inch per 3 feet (1.5 mm per m) non-cumulative or 0.06 inch per 10 feet (1.5 mm per 3 m), whichever is less.
- B. Maximum Misalignment of Two Adjoining Members Abutting in Plane: 1/32 inch (0.8 mm).

3.04 ADJUSTING

- A. Adjust operating hardware and sash for smooth operation.

3.05 CLEANING

- A. Remove protective material from pre-finished aluminum surfaces.
- B. Wash down surfaces with a solution of mild detergent in warm water, applied with soft, clean wiping cloths, and take care to remove dirt from corners and to wipe surfaces clean.

3.06 PROTECTION

- A. Protect installed products from damage until Date of Substantial Completion.

END OF SECTION

08 4329
SLIDING STOREFRONTS

PART 1 - GENERAL**1.01 Related Documents**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions.

1.02 Summary

- A. Basis of Design: Kawneer Sliding Storefronts, including perimeter trims, and accessories.

1. Type of Sliding Storefronts:
 - a. Series 1010 Sliding Mall Front.
 - b. 1-3/8 inches (34.9 mm) Deep Frame.

- B. Related Sections:

1. 088000 -Glazing
2. 092116 - Gypsum Board Assemblies

- 1.03 Definitions:** For fenestration industry standard terminology and definitions refer to American Architectural Manufacturers Association (AAMA) – AAMA Glossary (AAMA AG).

1.04 Performance Requirements

- A. General Performance:

1. Provide aluminum sliding storefronts which have been manufactured, fabricated and installed to withstand the specified uniform loads and to maintain the manufacturer's performance criteria without defects, damage or failure.

- B. Sliding Storefront Performance Requirements:

1. The 1010 Sliding Mall Front is not intended to be used as an exterior front. It can be used as an exterior front only when air, water penetration and deflection are not critical.

1.05 Submittals

- A. Product Data: Include construction details, material descriptions, dimensions of individual components and profiles, hardware, finishes, and installation instructions for each type of sliding storefronts indicated.

1. Recycled Content:

- a. Indicate recycled content; indicate percentage of pre-consumer and post-consumer recycled content per unit of product.
- b. Indicate location recovery of recycled content.
- c. Indicate location of manufacturing facility.

- B. Shop Drawings: Include plans, elevations, sections, details, hardware, and attachments to other work, operational clearances and installation details.

- C. Samples for Initial Selection: For units with factory-applied color finishes including samples of hardware and accessories involving color selection.

- D. Samples for Verification: For sliding storefronts and components required.

- E. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency for each type, class, grade, and size of sliding storefronts. Test results based on use of downsized test units will not be accepted.

1.06 Quality Assurance

- A. Installer Qualifications: An installer which has had successful experience with installation of the same or similar units required for the project and other projects of similar size and scope.

- B. **Manufacturer Qualifications:** A manufacturer capable of fabricating sliding storefronts that meet or exceed performance requirements indicated and of documenting this performance by inclusion of test reports, and calculations.
- C. **Source Limitations:** Obtain sliding storefront through one source from a single manufacturer.
- D. **Product Options:** Drawings indicate size, profiles, and dimensional requirements of sliding storefronts and are based on the specific system indicated. Refer to Division 01 Section "Product Requirements". Do not modify size and dimensional requirements.
 - 1. Do not modify intended aesthetic effects, as judged solely by Architect, except with Architect's approval. If modifications are proposed, submit comprehensive explanatory data to Architect for review.
- E. **Pre-installation Conference:** Conduct conference at Project site to comply with requirements in Division 01 Section "Project Management and Coordination".

1.07 Project Conditions

- A. **Field Measurements:** Verify actual dimensions of sliding storefront openings by field measurements before fabrication and indicate field measurements on Shop Drawings.

1.08 Warranty

- A. **Manufacturer's Warranty:** Submit, for Owner's acceptance, manufacturer's standard warranty.
 - 1. **Warranty Period:** Two (2) years from Date of Substantial Completion of the project.

PART 2 - PRODUCTS

2.01 Manufacturers

- A. **Basis-of-Design Product:**
 - 1. Kawneer Company Inc.
Series 1010 Sliding Mall Front
Framing Member Profile: 1-3/8 inches (34.9mm) Deep Frame.

2.02 Materials

- A. **Aluminum Extrusions:** Alloy and temper recommended by sliding storefront manufacturer for strength, corrosion resistance, and application of required finish and not less than 0.070" (1.8 mm) wall thickness at any location for the main frame and sash members.
 - 1. **Recycled Content:** Shall have a minimum of 50% mixed pre- and post-consumer recycled content.
 - a. Indicate recycled content; indicate percentage of pre-consumer and post-consumer recycled content per unit of product.
 - b. Indicate relative dollar value of recycled content product to total dollar value of product included in project.
 - c. Indicate location recovery of recycled content.
 - d. Indicate location of manufacturing facility.
- B. **Fasteners:** Aluminum, nonmagnetic stainless steel or other materials to be non-corrosive and compatible with sliding storefront members, trim hardware, anchors, and other components.
- C. **Anchors, Clips, and Accessories:** Aluminum, nonmagnetic stainless steel, or zinc-coated steel or iron complying with ASTM B 633 for SC 3 severe service conditions or other suitable zinc coating; provide sufficient strength to withstand design pressure indicated.
- D. **Reinforcing Members:** Aluminum, nonmagnetic stainless steel, or nickel/chrome-plated steel complying with ASTM B 456 for Type SC 3 severe service conditions, or zinc-coated steel or iron complying with ASTM B 633 for SC 3 severe service conditions or other suitable zinc coating; provide sufficient strength to withstand design pressure indicated.

- E. Sliding-Type Weather Stripping: Provide woven-pile weather stripping of wool, polypropylene, or nylon pile and resin-impregnated backing fabric. Comply with AAMA 701/702.
 - 1. Weather Seals: Provide weather stripping with integral barrier fin or fins of semi-rigid, polypropylene sheet or polypropylene-coated material. Comply with AAMA 701/702.
- F. Sealant: For sealants required within fabricated sliding storefront, provide sliding storefront manufacturer's standard, permanently elastic, non-shrinking, and non-migrating type recommended by sealant manufacturer for joint size and movement.

2.03 Glazing

- A. General: Glazing method shall be a channel type PVC gasket (marine glazed) which is compatible with aluminum and shall be resistant to deterioration by all forms of weathering and suitably retained to maintain a watertight seal between the glass and the surrounding frame.

2.04 Hardware

- A. General: Provide manufacturer's standard hardware fabricated from aluminum, stainless steel, or other corrosion-resistant material compatible with aluminum; designed to smoothly operate, tightly close, and securely lock sliding storefronts.
- B. Standard Hardware:
 - 1. One pair of stainless steel tandem rollers per sliding panel.
 - 2. Stainless steel roller track.
 - 3. Adams Rite MS 1850A-505 Hookbolt Lock.
 - 4. Interior and Exterior Cylinders.
 - 5. Flush Face Pulls.

2.05 Fabrication

- A. General:
 - 1. Fabricate Components per the Manufacturer's most current Installation Instruction manuals with minimum suggested clearances and shim spacing around the perimeter of the assembly while enabling installation and dynamic movement of the perimeter seal.
 - 2. Accurately fit and secure all joints and corners. Make joints flush, hairline and waterproof.
 - 3. Prepare frames to receive anchor devices as required.
 - 4. When possible, arrange fasteners and attachments to conceal from view.
 - 5. Shop assemble frames to the greatest extent possible and shop seal all horizontal to vertical joints.

2.06 Finishes, General

- A. Comply with AAMA-AFPA "Anodic Finishes/Painted Aluminum" for recommendations for applying and designating finishes.
- B. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if they are within one-half of the range of approved Samples. Noticeable variations in the same piece are not acceptable. Variations in appearance of other components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

2.07 Aluminum Finishes

- A. Finish designations prefixed by AA comply with the system established by the Aluminum Association for designating aluminum finishes.
- B. Factory Finishing:
 - 1. Kawneer "Permanodic" AA-M10C21A41 / AA-M45C22A41, AAMA 611, Architectural Class I Clear Anodic Coating.

PART 3 - EXECUTION**3.01 Examination**

- A. Examine openings, substrates, structural support, anchorage, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of work. Verify rough opening dimensions, levelness of sill plate and operational clearances. Examine wall flashings, vapor retarders, water and weather barriers, and other built-in components to ensure a coordinated, weather tight sliding storefront installation.
 - 1. Masonry Surfaces: Visibly dry and free of excess mortar, sand, and other construction debris.
 - 2. Metal Surfaces: Dry; clean; free of grease, oil, dirt, rust, corrosion, and welding slag; without sharp edges or offsets at joints.
 - 3. Proceed with installation only after unsatisfactory conditions have been corrected.

3.02 Installation

- A. Comply with Drawings, Shop Drawings, and manufacturer's written instructions for installing sliding storefronts, hardware, accessories, and other components.
- B. Install sliding storefronts level, plumb, square, true to line, without distortion or impeding thermal movement, anchored securely in place to structural support, and in proper relation to wall flashing and other adjacent construction.
- C. Set sill members in bed of sealant or with gaskets, as indicated, for weather tight construction.
- D. Install sliding storefronts and components to drain condensation, water penetrating joints, and moisture migrating within sliding storefront to the exterior.
- E. Separate aluminum from dissimilar materials with weather barrier sheeting to prevent corrosion or electrolytic action at points of contact.

3.03 Adjusting, Cleaning, And Protection

- A. Adjust operating door panels, screens, hardware, and accessories for a tight fit at contact points and weather stripping for smooth operation and weather tight closure. Lubricate hardware and moving parts.
- B. Clean aluminum surfaces immediately after installing sliding storefronts. Avoid damaging protective coatings and finishes. Remove excess sealants, glazing materials, dirt, and other substances.
- C. Clean factory-glazed glass immediately after installing sliding storefronts. Comply with glass manufacturer's written recommendations for final cleaning and maintenance. Remove nonpermanent labels, and clean surfaces.
- D. Remove and replace glass that has been broken, chipped, cracked, abraded, or damaged during construction period.
- E. Protect sliding storefront surfaces from contact with contaminating substances resulting from construction operations. In addition, monitor sliding storefront surfaces adjacent to and below exterior concrete and masonry surfaces during construction for presence of dirt, scum, mortar, alkaline deposits, stains, or other contaminants. If contaminating substances do contact sliding storefront surfaces, remove contaminants immediately according to manufacturer's written recommendations.

END OF SECTION

SECTION 08 71 00**DOOR HARDWARE****PART 1 - GENERAL****1.01 SUMMARY:**

- A. Section Includes: Finish Hardware for door openings, except as otherwise specified herein.
 - 1. Door hardware for steel (hollow metal) doors.
 - 2. Door hardware for aluminum doors, where not specified elsewhere.
 - 3. Door hardware for wood doors.
 - 4. Door hardware for other doors indicated.
 - 5. Keyed cylinders as indicated.
- B. Related Sections:
 - 1. Section 06 1000 – Rough Carpentry
 - 2. Section 08 1213 - Hollow Metal Frames
 - 3. Section 08 1416 – Flush Wood Doors
 - 4. Section 08 4313 – Aluminum-Framed Storefronts
 - 5. Section 09 2116 – Gypsum Board Assemblies
- C. References: Comply with applicable requirements of the following standards. Where these standards conflict with other specific requirements, the most restrictive shall govern.
 - 1. Builders Hardware Manufacturing Association (BHMA)
 - 2. NFPA 101 Life Safety Code
 - 3. NFPA 80 Fire Doors and Windows
 - 4. ANSI-A156.xx- Various Performance Standards for Finish Hardware
 - 5. UL10C – Positive Pressure Fire Test of Door Assemblies
 - 6. ANSI-A117.1 – Accessible and Usable Buildings and Facilities
 - 7. DHI /ANSI A115.IG – Installation Guide for Doors and Hardware
 - 8. ICC – International Building Code
- D. Intent of Hardware Groups
 - 1. Should items of hardware not definitely specified be required for completion of the Work, furnish such items of type and quality comparable to adjacent hardware and appropriate for service required.
 - 2. Where items of hardware aren't definitely or correctly specified, are required for completion of the Work, a written statement of such omission, error, or other discrepancy to be submitted to Architect, prior to date specified for receipt of bids for clarification by addendum; or, furnish such items in the type and quality established by this specification, and appropriate to the service intended.

1.02 SUBSTITUTIONS:

- A. Comply with other contract provisions under separate cover.

1.03 SUBMITTALS:

- A. Comply with other contract provisions under separate cover.
- B. Special Submittal Requirements: Combine submittals of this Section with Sections listed below to ensure the "design intent" of the system/assembly is understood and can be reviewed together.
- C. Product Data: Manufacturer's specifications and technical data including the following:

1. Detailed specification of construction and fabrication.
 2. Manufacturer's installation instructions.
 3. Wiring diagrams for each electric product specified. Coordinate voltage with electrical before submitting.
 4. Submit 6 copies of catalog cuts with hardware schedule.
 5. Provide 9001-Quality Management and 14001-Environmental Management for products listed in Materials Section 2.2
- D. Shop Drawings - Hardware Schedule: Submit 6 complete reproducible copies of detailed hardware schedule in a vertical format.
1. List groups and suffixes in proper sequence.
 2. Completely describe door and list architectural door number.
 3. Manufacturer, product name, and catalog number.
 4. Function, type, and style.
 5. Size and finish of each item.
 6. Mounting heights.
 7. Explanation of abbreviations and symbols used within schedule.
 8. Detailed wiring diagrams, specially developed for each opening, indicating all electric hardware, security equipment and access control equipment, and door and frame rough-ins required for specific opening.
- E. Templates: Submit templates and "reviewed Hardware Schedule" to door and frame supplier and others as applicable to enable proper and accurate sizing and locations of cutouts and reinforcing.
1. Templates, wiring diagrams and "reviewed Hardware Schedule" of electrical terms to electrical for coordination and verification of voltages and locations.
- F. Samples: (If requested by the Architect)
1. 1 sample of Lever and Rose/Escutcheon design, (pair).
 2. 3 samples of metal finishes
- G. Contract Closeout Submittals: Comply with Division 1 including specific requirements indicated.
1. Operating and maintenance manuals: Submit 3 sets containing the following.
 - a. Complete information in care, maintenance, and adjustment, and data on repair and replacement parts, and information on preservation of finishes.
 - b. Catalog pages for each product.
 - c. Name, address, and phone number of local representative for each manufacturer.
 - d. Parts list for each product.
 2. Copy of final hardware schedule, edited to reflect, "As installed".
 3. Copy of final keying schedule
 4. As installed "Wiring Diagrams" for each piece of hardware connected to power, both low voltage and 110 volts.
 5. One set of special tools required for maintenance and adjustment of hardware, including changing of cylinders.

1.04 QUALITY ASSURANCE

- A. Comply with general provisions under separate cover.
1. Statement of qualification for distributor and installers.
 2. Statement of compliance with regulatory requirements and single source responsibility.
 3. Distributor's Qualifications: Firm with 5 years experience in the distribution of commercial hardware.

- a. Distributor to employ full time Architectural Hardware Consultants (AHC) for the purpose of scheduling and coordinating hardware and establishing keying schedule.
 - b. Hardware Schedule shall be prepared and signed by an AHC.
 4. Installer's Qualifications: Firm with 3 years experienced in installation of similar hardware to that required for this Project, including specific requirements indicated.
 5. Regulatory Label Requirements: Provide testing agency label or stamp on hardware for labeled openings.
 - a. Provide UL listed hardware for labeled and 20 minute openings in conformance with requirements for class of opening scheduled.
 - b. Underwriters Laboratories requirements have precedence over this specification where conflict exists.
 6. Single Source Responsibility: Except where specified in hardware schedule, furnish products of only one manufacturer for each type of hardware.
- B. Review Project for extent of finish hardware required to complete the Work. Where there is a conflict between these Specifications and the existing hardware, notify the Architect in writing and furnish hardware in compliance with the Specification unless otherwise directed in writing by the Architect.

1.05 DELIVERY, STORAGE, AND HANDLING

- A. Packing and Shipping: Comply with general provisions under separate cover.
1. Deliver products in original unopened packaging with legible manufacturer's identification.
 2. Package hardware to prevent damage during transit and storage.
 3. Mark hardware to correspond with "reviewed hardware schedule".
 4. Deliver hardware to door and frame manufacturer upon request.
- B. Storage and Protection: Comply with manufacturer's recommendations.

1.06 PROJECT CONDITIONS:

- A. Coordinate hardware with other work. Furnish hardware items of proper design for use on doors and frames of the thickness, profile, swing, security and similar requirements indicated, as necessary for the proper installation and function, regardless of omissions or conflicts in the information on the Contract Documents.
- B. Review Shop Drawings for doors and entrances to confirm that adequate provisions will be made for the proper installation of hardware.

1.07 WARRANTY:

- A. Refer to Conditions of the Contract
- B. Manufacturer's Warranty:
1. Closers: Lifetime
 2. Exit Devices: Lifetime
 3. Locksets & Cylinders: Lifetime
 4. All other Hardware: Two years.

1.08 OWNER'S INSTRUCTION:

- A. Instruct Owner's personnel in operation and maintenance of hardware units.

1.09 MAINTENANCE:

- A. Extra Service Materials: Deliver to Owner extra materials from same production run as products installed. Package products with protective covering and identify with descriptive labels. Comply with Division 1 Closeout Submittals Section.
1. Special Tools: Provide special wrenches and tools applicable to each different or special hardware component.
 2. Maintenance Tools: Provide maintenance tools and accessories supplied by hardware component manufacturer.
 3. Delivery, Storage and Protection: Comply with Owner's requirements for delivery, storage and protection of extra service materials.
- B. Maintenance Service: Submit for Owner's consideration maintenance service agreement for electronic products installed.

PART 2 - PRODUCTS**2.01 MANUFACTURERS:**

- A. The following manufacturers are approved subject to compliance with requirements of the Contract Documents. Approval of manufacturers other than those listed shall be in accordance with Division 1.

<u>Item:</u>	<u>Manufacturer:</u>
Hinges	Stanley
Continuous Hinges	Stanley
Locksets	Best
Cylinders	Best
Exit Devices	Precision
Closers	Stanley
Access Control System	by Owners Security Vendor
Automatic Operators	Dorma
Push/Pull Plates	Trimco
Push/Pull Bars	Trimco
Protection Plates	Trimco
Overhead Stops	ABH
Door Stops	Trimco
Flush Bolts	Trimco
Coordinator & Brackets	Trimco
Threshold & Gasketing	National Guard

2.02 MATERIALS:

- A. Hinges: Shall be Five Knuckle Ball bearing hinges
1. Template screw hole locations
 2. Bearings are to be fully hardened.
 3. Bearing shell is to be consistent shape with barrel.
 4. Minimum of 2 permanently lubricated non-detachable bearings on standard weight hinge and 4 permanently lubricated bearing on heavy weight hinges.
 5. Equip with easily seated, non-rising pins.
 6. Non Removable Pin screws shall be slotted stainless steel screws.
 7. Hinges shall be full polished, front, back and barrel.
 8. Hinge pin is to be fully plated.
 9. Bearing assembly is to be installed after plating.
 10. Sufficient size to allow 180-degree swing of door
 11. Furnish five knuckles with flush ball bearings
 12. Provide hinge type as listed in schedule.

13. Furnish 3 hinges per leaf to 7 foot 6 inch height. Add one for each additional 30 inches in height or fraction thereof.
14. Tested and approved by BHMA for all applicable ANSI Standards for type, size, function and finish
15. UL10C listed for Fire rated doors.

B. Cylindrical Grade 2 Type Locks and Latchsets:

1. Certified by BHMA for ANSI A156.3, Series 4000, Operational Grade 2.
2. Fit modified ANSI A115.3 door preparation
3. Locksets and cores to be of the same manufacturer to maintain complete lockset warranty
4. 2-3/4 inch (70mm) backset, or 2 3/8 inch backset as needed
5. 1/2 inch (14mm) throw latchbolt
6. Provide locksets with 7-pin core.
7. Functions and design as indicated in the hardware groups

C. Exit Devices shall:

1. Tested and approved by BHMA for ANSI 156.3, Grade 1
2. Provide 9001-Quality Management and 14001-Environmental Management.
3. Furnish UL or recognized independent laboratory certified mechanical operational testing to 10 million cycles minimum.
4. Provide a deadlocking latchbolt
5. Non-fire rated exit devices shall have cylinder dogging.
6. Touchpad shall be "T" style
7. Exposed components shall be of architectural metals and finishes.
8. Lever design shall match lockset lever design
9. Provide strikes as required by application.
10. Fire exit devices to be listed for UL10C
11. UL listed for Accident Hazard
12. Shall consist of a cross bar or push pad, the actuating portion of which extends across, shall not be less than one half the width of the door leaf.
13. Provide vandal resistant or breakaway trim
14. Aluminum vertical rod assemblies are acceptable only when provide with the manufacturers optional top and bottom stainless steel rod guard protectors.

D. Cylinders:

1. Provide the necessary cylinder housings, collars, rings & springs as recommended by the manufacturer for proper installation.
2. Provide the proper cylinder cams or tail piece as required to operate all locksets and other keyed hardware items listed in the hardware sets.
3. Coordinate and provide as required for related sections.

E. Door Closers shall:

1. Tested and approved by BHMA for ANSI 156.4, Grade 1
2. UL10C certified
3. Provide 9001-Quality Management and 14001-Environmental Management.
4. Closer shall have extra-duty arms and knuckles
5. Conform to ANSI 117.1
6. Maximum 2-7/16 inch case projection with non-ferrous cover
7. Separate adjusting valves for closing and latching speed, and backcheck
8. Provide adapter plates, shim spacers and blade stop spacers as required by frame and door conditions
9. Full rack and pinion type closer with 1½" minimum bore
10. Mount closers on non-public side of door, unless otherwise noted.
11. Closers shall be non-handed, non-sized and multi-sized.

F. Door Stops: Provide a dome floor or wall stop for every opening as listed in the hardware sets.

1. Wall stop and floor stop shall be wrought bronze, brass or stainless steel.
 2. Provide fastener suitable for wall construction.
 3. Coordinate reinforcement of walls where wall stop is specified.
 4. Provide dome stops where wall stops are not practical. Provide spacers or carpet riser for floor conditions encountered
- G. Over Head Stops: Provide a Surface mounted or concealed overhead when a floor or wall stop cannot be used or when listed in the hardware set.
1. Concealed overhead stops shall be heavy duty bronze or stainless steel.
 2. Surface overhead stops shall be heavy duty bronze or stainless steel.
- H. Push Plates: Provide with four beveled edges ANSI J301, .050 thickness, size as indicated in hardware set. Furnish oval-head countersunk screws to match finish.
- I. Pulls with plates: Provide with four beveled edges ANSI J301, .050 thickness Plate s with ANSI J401 Pull as listed in hardware set. Provide proper fasteners for door construction.
- J. Push Pull Bars: Provide ANSI J504, .1" Dia. Pull and push bar model and series as listed in hardware set. Provide proper fasteners for door construction.
- K. Kickplates: Provide with four beveled edges ANSI J102, 10 inches high by width less 2 inches on single doors and 1 inch on pairs of doors. Furnish oval-head countersunk screws to match finish.
- L. Mop plates: Provide with four beveled edges ANSI J103, 4 inches high by width less 1 inch on single doors and 1 inch on pairs of doors. Furnish oval-head countersunk screws to match finish.
- M. Door Bolts: Flush bolts for wood or metal doors.
1. Provide a set of Automatic bolts, Certified ANSI/BHMA 156.3 Type 25 for hollow metal label doors.
 2. Provide a set of Automatic bolts, Certified ANSI/BHMA 156.3 Type 27 at wood label doors.
 3. Manual flush bolts, Certified ANSI/BHMA 156.16 at openings where allowed local authority.
 4. Provide Dust Proof Strike, Certified ANSI/BHMA 156.16 at doors with flush bolts without thresholds.
- N. Coordinator and Brackets: Provide a surface mounted coordinator when automatic bolts are used in the hardware set.
1. Coordinator, Certified ANSI/BHMA A1156.3 Type 21A for full width of the opening.
 2. Provide mounting brackets for soffit applied hardware.
 3. Provide hardware preparation (cutouts) for latches as necessary.
- O. Seals: All seals shall be finished to match adjacent frame color. Seals shall be furnished as listed in schedule. Material shall be UL listed for labeled openings.
- P. Weatherstripping: Provide at head and jambs only those units where resilient or flexible seal strip is easily replaceable. Where bar-type weatherstrip is used with parallel arm mounted closers install weatherstrip first.
1. Weatherstrip shall be resilient seal of (Neoprene, Polyurethane, Vinyl, Pile, Nylon Brush, Silicone)
 2. UL10C Positive Pressure rated seal set when required.
- Q. Door Bottoms/Sweeps: Surface mounted or concealed door bottom where listed in the hardware sets.
1. Door seal shall be resilient seal of (Neoprene, Polyurethane, Nylon Brush, Silicone)
 2. UL10C Positive Pressure rated seal set when required.
- R. Thresholds: Thresholds shall be aluminum beveled type with maximum height of ½" for conformance with ADA requirements. Furnish as specified and per details. Provide fasteners and screws suitable for floor conditions.

2.03 FINISH:

- A. Designations used in Schedule of Finish Hardware - 3.05, and elsewhere to indicate hardware finishes are those listed in ANSI/BHMA A156.18 including coordination with traditional U.S. finishes shown by certain manufacturers for their products
- B. Powder coat door closers to match other hardware, unless otherwise noted.
- C. Aluminum items shall be finished to match predominant adjacent material. Seals to coordinate with frame color.

2.04 KEYS AND KEYING:

- A. Provide keyed brass construction cores and keys during the construction period. Construction control and operating keys and core shall not be part of the Owner's permanent keying system or furnished in the same keyway (or key section) as the Owner's permanent keying system. Permanent cores and keys (prepared according to the accepted keying schedule) will be furnished to the Owner.
- B. Cylinders, removable and interchangeable core system: Best CORMAX™ Patented 7-pin.
- C. Permanent keys and cores: Stamped with the applicable key mark for identification. These visual key control marks or codes will not include the actual key cuts. Permanent keys will also be stamped "Do Not Duplicate."
- D. Transmit Grand Masterkeys, Masterkeys and other Security keys to Owner by Registered Mail, return receipt requested.
- E. Furnish keys in the following quantities, unless directed otherwise by Owner:
 - 1. 1 each Grand Masterkeys
 - 2. 4 each Masterkeys
 - 3. 2 each Change keys each keyed core
 - 4. 15 each Construction masterkeys
 - 5. 1 each Control keys
- F. The Owner, or the Owner's agent, will install permanent cores and return the construction cores to the Hardware Supplier. Construction cores and keys remain the property of the Hardware Supplier.
- G. Keying Schedule: Arrange for a keying meeting, and programming meeting with Architect Owner and hardware supplier, and other involved parties to ensure locksets and locking hardware, are functionally correct and keying and programming complies with project requirements. Furnish 3 typed copies of keying and programming schedule to Architect.

PART 3 - EXECUTION**3.01 EXAMINATION**

- A. Verification of conditions: Examine doors, frames, related items and conditions under which Work is to be performed and identify conditions detrimental to proper and or timely completion.
 - 1. Do not proceed until unsatisfactory conditions have been corrected.

3.02 HARDWARE LOCATIONS:

- A. Mount hardware units at heights indicated in the following publications except as specifically indicated or required to comply with the governing regulations.
 - 1. Recommended Locations for Builder's Hardware for Standard Steel Doors and Frames, by the Door and Hardware Institute (DHI).

2. Recommended locations for Architectural Hardware for flush wood doors (DHI).
3. WDMA Industry Standard I.S.-1A-04, Industry Standard for Architectural wood flush doors.

3.03 INSTALLATION:

- A. Install each hardware item per manufacturer's instructions and recommendations. Do not install surface mounted items until finishes have been completed on the substrate. Set units level, plumb and true to line and location. Adjust and reinforce the attachment substrate as necessary for proper installation and operation.
- B. Conform to local governing agency security ordinance.
- C. Install Conforming to ICC/ANSI A117.1 Accessible and Usable Building and Facilities.
 1. Adjust door closer sweep periods so that from the open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the landing side of the door.
- D. Installed hardware using the manufacturers fasteners provided. Drill and tap all screw holes located in metallic materials. Do not use "Riv-Nuts" or similar products.

3.04 FIELD QUALITY CONTROL AND FINAL ADJUSTMENT

- A. Contractor/Installers, Field Services: After installation is complete, contractor shall inspect the completed door openings on site to verify installation of hardware is complete and properly adjusted, in accordance with both the Contract Documents and final shop drawings.
 1. Check and adjust closers to ensure proper operation.
 2. Check latchset, lockset, and exit devices are properly installed and adjusted to ensure proper operation.
 - a. Verify levers are free from binding.
 - b. Ensure latchbolts and dead bolts are engaged into strike and hardware is functioning.
 3. Report findings, in writing, to architect indicating that all hardware is installed and functioning properly. Include recommendations outlining corrective actions for improperly functioning hardware if required.

3.05 SCHEDULE OF FINISH HARDWARE:

Manufacturer List

<u>Code</u>	<u>Name</u>
AB	ABH Manufacturing Inc.
AD	Adams Rite
BE	Best Access Systems
BY	By Others
DM	Dorma Door Controls
NA	National Guard
RC	RCI
SA	Saflok Mfg.
SD	Stanley Door Closers
SH	Stanley Commercial Hardware
ST	Stanley
TR	Trimco

Finish List

<u>Code</u>	<u>Description</u>
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AL	Aluminum
26D	Satin Chrome
32D	Satin Stainless Steel
625	Bright Chromium Plated
626	Satin Chromium Plated
628	Satin Aluminum, Clear Anodized
630	Satin Stainless Steel
689	Aluminum Painted
BLK	Black
US26D	Chromium Plated, Dull
US32D	Stainless Steel, Dull

Option List

<u>Code</u>	<u>Description</u>
B4E	Beveled 4 Edges
CSK	Counter Sunk Screw Holes

Hardware Sets**SET #1 - Corridor Single Door**

3 Hinges	FBF179 4 1/2 X 4 1/2 NRP	US26D	ST
1 Exit Device (where req'd)	QED113	626	SH
1 Exit Device Trim (where req'd)	QET130 E	626	SH
1 Door Closer - Rw/PA	QDC111	689	SH
1 Kick Plate	K0050 10" x 2" LDW B4E CSK	630	TR
1 Wall/Floor Stop	as Required	626	TR
1 Gasketing	5050B Head & Jambs		NA

SET #2 – Common area/Hallway Doors w/o Exit Devices

3 Hinges	FBF179 4 1/2 X 4 1/2 NRP	US26D	ST
1 Passage Set	QCL230 A	626	SH
1 Door Closer - Rw/PA	QDC111	689	SH
1 Kick Plate	K0050 10" x 2" LDW B4E CSK	630	TR
1 Wall/Floor Stop	as Required	626	TR
1 Gasketing	5050B Head & Jambs		NA

SET #3 - Restrooms

3 Hinges	FBF179 4 1/2 X 4 1/2 NRP	US26D	ST
1 Pull Plate	1017-3B	630	TR
1 Push Plate	1001-9	630	TR
1 Door Closer - Rw/PA	QDC111	689	SH
1 Kick Plate	K0050 10" x 2" LDW B4E CSK	630	TR
1 Wall/Floor Stop	as Required	626	TR

SET #4 – Office/Conference Doors

3 Hinges	FBF179 4 1/2 X 4 1/2 NRP	US26D	ST
1 Lockset	QCL251 A	626	SH
1 Wall/Floor Stop	as Required	626	TR
1 Gasketing	5050B Head & Jambs		NA

SET #5 - Paired Doors

6 Hinges	FBF179 4 1/2 X 4 1/2 NRP	US26D	ST
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1 Flush Bolt	3917-12	626	TR
1 Lockset	QCL271 A	626	SH
2 Overhead Stop	4424	US32D	AB
1 Astragal	158NA		NA

SET #6 - Utility Doors

3 Hinges	FPB179 4 1/2 X 4 1/2 NRP	US26D	ST
1 Lockset	QCL271 A	626	SH
1 Kick Plate	K0050 10" x 2" LDW B4E CSK	630	TR
1 Wall/Floor Stop	as Required	626	TR

SET #7 – Pocket Doors

Pair Drawer glides	HETTICH KA03320-036-44	US26D	
1 Recessed jamb pull	BALDWIN 0465150	Satin Nickel	

Additional items as needed:

Kick Plate (at ADA doors)	K0050 12" x 2" LDW B4E CSK Satin SS by Trimco
Silencers (where not gasketed frames)	By door frame manufacturer
Door Hooks (at all Office doors on room side)	BRAINERD #B42302J-SN-C

END OF SECTION

SECTION 08 8000**GLAZING****PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Insulating glass units.
- B. Glazing units.
- C. Glazing compounds and accessories.

1.02 RELATED REQUIREMENTS

- A. Section 08 1213 – Hollow metal frames: Glazing for interior window frames.
- B. Section 08 1416 - Flush Wood Doors: Glazed lites for interior doors.
- C. Section 08 4313 - Aluminum-Framed Storefronts: Glazing furnished as part of storefront assembly.
- D. Section 08 4329 – Sliding Storefronts: Glazing furnished as part of sliding door assembly.
- D. Section 10 2239 – Folding Glass Partitions: Glazing furnished as a part of interior folding aluminum-framed glass partitions.
- E. Section 10 2800 - Toilet, Bath, and Laundry Accessories: Mirrors.
- F. Section 10 2819 – Shower Enclosures: Glazing furnished as a part of shower enclosures.

1.03 REFERENCE STANDARDS

- A. 16 CFR 1201 - Safety Standard for Architectural Glazing Materials; current edition.
- B. ANSI Z97.1 - American National Standard for Safety Glazing Materials Used in Buildings - Safety Performance Specifications and Methods of Test; 2015.
- C. ASTM C864 - Standard Specification for Dense Elastomeric Compression Seal Gaskets, Setting Blocks, and Spacers; 2005 (Reapproved 2015).
- D. ASTM C1036 - Standard Specification for Flat Glass; 2016.
- E. ASTM C1048 - Standard Specification for Heat-Strengthened and Fully Tempered Flat Glass; 2018.
- F. ASTM C1172 - Standard Specification for Laminated Architectural Flat Glass; 2014.
- G. ASTM C1376 - Standard Specification for Pyrolytic and Vacuum Deposition Coatings on Flat Glass; 2015.
- H. ASTM E1300 - Standard Practice for Determining Load Resistance of Glass in Buildings; 2016.
- I. ASTM E2190 - Standard Specification for Insulating Glass Unit Performance and Evaluation; 2010.
- J. NFRC 100 - Procedure for Determining Fenestration Product U-factors; 2017.
- K. NFRC 200 - Procedure for Determining Fenestration Product Solar Heat Gain Coefficient and Visible Transmittance at Normal Incidence; 2014, with Errata (2017).
- L. NFRC 300 - Test Method for Determining the Solar Optical Properties of Glazing Materials and Systems; 2017.

1.04 SUBMITTALS

- A. Product Data on Insulating Glass Unit, Glazing Unit, and Plastic Film Glazing Types: Provide structural, physical and environmental characteristics, size limitations, special handling and installation requirements.
- B. Product Data on Glazing Compounds and Accessories: Provide chemical, functional, and environmental characteristics, limitations, special application requirements, and identify available colors.

- C. Warranty Documentation: Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.

1.05 QUALITY ASSURANCE

- A. Installer Qualifications: Company specializing in performing work of the type specified and with at least three years documented experience.
- B. Testing Agency Qualifications: Independent firm specializing in performing testing and inspections of the type specified in this section.

1.06 MOCK-UPS

- A. Locate where directed.
- B. Mock-ups may remain as part of the Work.

1.07 FIELD CONDITIONS

- A. Do not install glazing when ambient temperature is less than 40 degrees F (4 degrees C).
- B. Maintain minimum ambient temperature before, during and 24 hours after installation of glazing compounds.

1.08 WARRANTY

- A. Insulating Glass Units: Provide a five (5) year manufacturer warranty to include coverage for seal failure, interpane dusting or misting, including providing products to replace failed units.
- B. Laminated Glass: Provide a five (5) year manufacturer warranty to include coverage for delamination, including providing products to replace failed units.

PART 2 PRODUCTS

2.01 PERFORMANCE REQUIREMENTS - EXTERIOR GLAZING ASSEMBLIES

- A. Provide type and thickness of exterior glazing assemblies to support assembly dead loads, and to withstand live loads caused by positive and negative wind pressure acting normal to plane of glass.
 - 1. Comply with ASTM E1300 for design load resistance of glass type, thickness, dimensions, and maximum lateral deflection of supported glass.
 - 2. Provide glass edge support system sufficiently stiff to limit the lateral deflection of supported glass edges to less than 1/175 of their lengths under specified design load.
 - 3. Glass thicknesses listed are minimum.
- B. Vapor Retarder and Air Barrier Seals: Provide completed assemblies that maintain continuity of building enclosure vapor retarder and air barrier.
 - 1. In conjunction with vapor retarder and joint sealer materials described in other sections.
- C. Thermal and Optical Performance: Provide exterior glazing products with performance properties as indicated. Performance properties are in accordance with manufacturer's published data as determined with the following procedures and/or test methods:
 - 1. Center of Glass U-Value: Comply with NFRC 100 using Lawrence Berkeley National Laboratory (LBNL) WINDOW 6.3 computer program.
 - 2. Center of Glass Solar Heat Gain Coefficient (SHGC): Comply with NFRC 200 using Lawrence Berkeley National Laboratory (LBNL) WINDOW 6.3 computer program.
 - 3. Solar Optical Properties: Comply with NFRC 300 test method.

2.02 GLASS MATERIALS

- A. Float Glass: Provide float glass based glazing unless otherwise indicated.
 - 1. Annealed Type: ASTM C1036, Type I - Transparent Flat, Class 1 - Clear, Quality - Q3.
 - 2. Kind HS - Heat-Strengthened Type: Complies with ASTM C1048.
 - 3. Kind FT - Fully Tempered Type: Complies with ASTM C1048.
 - 4. Fully Tempered Safety Glass: Complies with ANSI Z97.1 or 16 CFR 1201 criteria for safety glazing used in hazardous locations.

- B. Laminated Glass: Float glass laminated in accordance with ASTM C1172.
 - 1. Laminated Safety Glass: Complies with ANSI Z97.1 - Class B or 16 CFR 1201 - Category I impact test requirements.
 - 2. Polyvinyl Butyral (PVB) Interlayer: 0.030 inch (0.762 mm) thick, minimum.

2.03 INSULATING GLASS UNITS

- A. Insulating Glass Units General Requirements:
 - 1. Durability: Certified by an independent testing agency to comply with ASTM E2190.
 - 2. Coated Glass: Comply with requirements of ASTM C1376 for pyrolytic (hard-coat) or magnetic sputter vapor deposition (soft-coat) type coatings on flat glass; coated vision glass, Kind CV; coated overhead glass, Kind CO; or coated spandrel glass, Kind CS.
 - 3. Spacer Color: Gray.
 - 4. Edge Seal:
 - a. Color: Gray.
 - 5. Purge interpane space with dry air, hermetically sealed.
- B. Insulating Glass Units: Vision glass, double glazed.
 - 1. Applications: Exterior glazing unless otherwise indicated.
 - 2. Space between lites filled with air.
 - 3. Outboard Lite: Annealed float glass, 1/4 inch (6.4 mm) thick, minimum.
 - a. Tint: Clear.
 - b. Coating: Self-cleaning type, on #1 surface.
 - c. Coating: Low-E (passive type), on #2 surface.
 - 4. Inboard Lite: Annealed float glass, 1/4 inch (6.4 mm) thick, minimum.
 - a. Tint: Clear.
 - 5. Sound Transmission Class (STC) rating of 45, with special acoustical spacer and edge seal.
 - 6. Total Thickness: 1 inch (25.4 mm).
 - 7. Thermal Transmittance (U-Value), Summer - Center of Glass: 0.46, minimum.
 - 8. Visible Light Transmittance (VLT): 90 percent, nominal.
 - 9. Solar Heat Gain Coefficient (SHGC): 0.29, average of orientations.

2.04 GLAZING UNITS

- A. Monolithic Interior Vision Glazing:
 - 1. Applications: Interior glazing unless otherwise indicated.
 - 2. Glass Type: Heat-strengthened float glass.
 - 3. Tint: Clear.
 - 4. Thickness: 1/4 inch (6.4 mm), nominal.
 - 5. Glazing Method: Dry glazing method, gasket glazing.
- B. Monolithic Safety Glazing: Non-fire-rated.
 - 1. Applications:
 - a. Glazed lites in doors, except fire doors.
 - b. Glazed sidelights to doors, except in fire-rated walls and partitions.
 - c. Other locations required by applicable federal, state, and local codes and regulations.
 - d. Other locations indicated on drawings.
 - 2. Glass Type: Fully tempered safety glass as specified.
 - 3. Tint: Clear.
 - 4. Thickness: 1/4 inch (6.4 mm), nominal.

2.05 ACCESSORIES

- A. Setting Blocks: Silicone, with 80 to 90 Shore A durometer hardness; ASTM C864 Option II. Length of 0.1 inch for each square foot (25 mm for each square meter) of glazing or minimum 4 inch (100 mm) by width of glazing rabbet space minus 1/16 inch (1.5 mm) by height to suit glazing method and pane weight and area.

- B. Spacer Shims: Neoprene, 50 to 60 Shore A durometer hardness; ASTM C864 Option II. Minimum 3 inch (75 mm) long by one half the height of the glazing stop by thickness to suit application, self-adhesive on one face.
- C. Glazing Tape, Back Bedding Mastic Type: Preformed, butyl-based, 100 percent solids compound with integral resilient spacer rod applicable to application indicated; 5 to 30 cured Shore A durometer hardness; coiled on release paper; black color.
- D. Glazing Splines: Resilient silicone extruded shape to suit glazing channel retaining slot; ASTM C864 Option II; color black.
- E. Glazing Clips: Manufacturer's standard type.

PART 3 EXECUTION

3.01 VERIFICATION OF CONDITIONS

- A. Verify that openings for glazing are correctly sized and within tolerances, including those for size, squareness, and offsets at corners.
- B. Verify that surfaces of glazing channels or recesses are clean, free of obstructions that may impede moisture movement, weeps are clear, and support framing is ready to receive glazing system.

3.02 INSTALLATION, GENERAL

- A. Install glazing in compliance with written instructions of glass, gaskets, and other glazing material manufacturers, unless more stringent requirements are indicated, including those in glazing referenced standards.
- B. Do not exceed edge pressures around perimeter of glass lites as stipulated by glass manufacturer.

3.03 INSTALLATION - DRY GLAZING METHOD (GASKET GLAZING)

- A. Application - Exterior and/or Interior Glazed: Set glazing infills from either the exterior or the interior of the building.
- B. Place setting blocks at 1/4 points with edge block no more than 6 inch (152 mm) from corners.
- C. Rest glazing on setting blocks and push against fixed stop with sufficient pressure on gasket to attain full contact.
- D. Install removable stops without displacing glazing gasket; exert pressure for full continuous contact.

3.04 FIELD QUALITY CONTROL

- A. Monitor and report installation procedures and unacceptable conditions.

3.05 CLEANING

- A. Remove excess glazing materials from finish surfaces immediately after application using solvents or cleaners recommended by manufacturers.
- B. Remove non-permanent labels immediately after glazing installation is complete.
- C. Clean glass and adjacent surfaces after sealants are fully cured.
- D. Clean glass on both exposed surfaces not more than 4 days prior to Date of Substantial Completion in accordance with glass manufacturer's written recommendations.

3.06 PROTECTION

- A. After installation, mark pane with an 'X' by using removable plastic tape or paste; do not mark heat absorbing or reflective glass units.
- B. Remove and replace glass that is damaged during construction period prior to Date of Substantial Completion.

END OF SECTION

SECTION 09 2116
GYPSUM BOARD ASSEMBLIES

PART 1 GENERAL**1.01 SECTION INCLUDES**

- A. Performance criteria for gypsum board assemblies.
- B. Metal stud wall framing.
- C. Metal channel ceiling framing.
- D. Acoustic insulation.
- E. Gypsum sheathing.
- F. Gypsum wallboard.
- G. Joint treatment and accessories.
- H. Textured finish system.

1.02 RELATED REQUIREMENTS

- A. Section 06 1000 - Rough Carpentry: Wood blocking product and execution requirements.
- B. Section 07 8400 - Firestopping: Top-of-wall assemblies at fire rated walls.

1.03 REFERENCE STANDARDS

- A. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process; 2018.
- B. ASTM C475/C475M - Standard Specification for Joint Compound and Joint Tape for Finishing Gypsum Board; 2015.
- C. ASTM C645 - Standard Specification for Nonstructural Steel Framing Members; 2014, with Editorial Revision (2015).
- D. ASTM C754 - Standard Specification for Installation of Steel Framing Members to Receive Screw-Attached Gypsum Panel Products; 2017.
- E. ASTM C840 - Standard Specification for Application and Finishing of Gypsum Board; 2018b.
- F. ASTM C1047 - Standard Specification for Accessories For Gypsum Wallboard and Gypsum Veneer Base; 2014a.
- G. ASTM C1396/C1396M - Standard Specification for Gypsum Board; 2017.
- H. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2018b.
- I. ASTM E90 - Standard Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions and Elements; 2009 (Reapproved 2016).
- J. ASTM E413 - Classification for Rating Sound Insulation; 2016.
- K. GA-216 - Application and Finishing of Gypsum Panel Products; 2016.
- L. GA-600 - Fire Resistance Design Manual; 2015.

1.04 SUBMITTALS

- A. Product Data: Provide data on metal framing, gypsum board, accessories, and joint finishing system.

PART 2 PRODUCTS**2.01 GYPSUM BOARD ASSEMBLIES**

- A. Provide completed assemblies complying with ASTM C840 and GA-216.
- B. Interior Partitions, Indicated as Acoustic: Provide completed assemblies with the following characteristics:

1. Acoustic Attenuation: STC of 45-49 calculated in accordance with ASTM E413, based on tests conducted in accordance with ASTM E90.
- C. Fire Rated Assemblies: Provide completed assemblies as indicated in Wall Types on Drawings.
 1. Gypsum Association File Numbers: Comply with requirements of GA-600 for the particular assembly.
 2. UL Assembly Numbers: Provide construction equivalent to that listed for the particular assembly in the current UL (FRD).

2.02 METAL FRAMING MATERIALS

- A. Non-Loadbearing Framing System Components: ASTM C645; galvanized sheet steel, of size and properties necessary to comply with ASTM C754 for the spacing indicated, with maximum deflection of wall framing of L/120 at 5 psf (L/120 at 240 Pa).
 1. Studs: "C" shaped with flat or formed webs with knurled faces.
 2. Runners: U shaped, sized to match studs.
 3. Ceiling Channels: C-shaped.
 4. Furring: Hat-shaped sections, minimum depth of 7/8 inch (22 mm).
 5. Resilient Furring Channels: Single or double leg configuration; 1/2 inch (12 mm) channel depth.
- B. Shaft Wall Studs and Accessories: ASTM C645; galvanized sheet steel, of size and properties necessary to comply with ASTM C754 and specified performance requirements.
- C. Partition Head To Structure Connections: Provide track fastened to structure with legs of sufficient length to accommodate deflection, for friction fit of studs cut short and fastened as indicated on drawings.
- D. Deflection and Firestop Track: Intumescent strip factory-applied to track flanges expands when exposed to heat or flames to provide a perimeter joint seal.
- E. Non-Loadbearing Framing Accessories:
 1. Ceiling Hangers: Type and size as specified in ASTM C754 for spacing required.
 2. Partial Height Wall Framing Support: Provides stud reinforcement and anchored connection to floor.
 3. Framing Connectors: ASTM A653/A653M G90 galvanized steel clips; secures cold rolled channel to wall studs for lateral bracing.

2.03 BOARD MATERIALS

- A. Gypsum Wallboard: Paper-faced gypsum panels as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.
 1. Application: Use for vertical surfaces and ceilings, unless otherwise indicated.
 2. Thickness:
 - a. Vertical Surfaces: 5/8 inch (16 mm).
 - b. Ceilings: 5/8 inch (16 mm).

2.04 GYPSUM WALLBOARD ACCESSORIES

- A. Acoustic Insulation: ASTM C665; preformed glass fiber, friction fit type, unfaced. Thickness: 2 inch (51 mm).
- B. Sound Isolation Tape: Elastomeric foam tape for sound decoupling.
 1. Surface Burning Characteristics: Provide assemblies with flame spread index of 75 or less and smoke developed index of 450 or less, when tested in accordance with ASTM E84.
 2. Tape Thickness: 1/4 inch (6 mm).
- C. Acoustic Sealant: Acrylic emulsion latex or water-based elastomeric sealant; do not use solvent-based non-curing butyl sealant.
- D. Finishing Accessories: ASTM C1047, galvanized steel or rolled zinc, unless noted otherwise.
 1. Types: As detailed or required for finished appearance.

- E. Joint Materials: ASTM C475/C475M and as recommended by gypsum board manufacturer for project conditions.
 - 1. Fiberglass Tape: 2 inch (50 mm) wide, coated glass fiber tape for joints and corners, except as otherwise indicated.
 - 2. Joint Compound: Setting type, field-mixed.
- F. Finishing Compound: Surface coat and primer, takes the place of skim coating.
- G. High Build Drywall Surfer: Vinyl acrylic latex-based coating for spray application, designed to take the place of skim coating and separate paint primer in achieving Level 5 finish.
- H. Screws for Fastening of Gypsum Panel Products to Cold-Formed Steel Studs Less than 0.033 inch (0.84 mm) in Thickness and Wood Members: ASTM C1002; self-piercing tapping screws, corrosion resistant.
- I. Screws for Fastening of Gypsum Panel Products to Steel Members from 0.033 to 0.112 inch (0.84 to 2.84 mm) in Thickness: ASTM C954; steel drill screws, corrosion resistant.
- J. Anchorage to Substrate: Tie wire, nails, screws, and other metal supports, of type and size to suit application; to rigidly secure materials in place.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that project conditions are appropriate for work of this section to commence.

3.02 SHAFT WALL INSTALLATION

- A. Shaft Wall Framing: Install in accordance with manufacturer's installation instructions.
 - 1. Fasten runners to structure with short leg to finished side, using appropriate power-driven fasteners at not more than 24 inches (600 mm) on center.
- B. Shaft Wall Liner: Cut panels to accurate dimension and install sequentially between special friction studs.

3.03 FRAMING INSTALLATION

- A. Metal Framing: Install in accordance with ASTM C754 and manufacturer's instructions.
- B. Suspended Ceilings and Soffits: Space framing and furring members as indicated.
 - 1. Level ceiling system to a tolerance of 1/1200.
 - 2. Laterally brace suspension system as required to meet local seismic code requirements.
- C. Studs: Space studs at 16 inches on center (at 406 mm on center).
 - 1. Extend partition framing to structure where indicated and to ceiling in other locations.
 - 2. Partitions Terminating at Ceiling: Attach ceiling runner securely to ceiling track in accordance with manufacturer's instructions.
 - 3. Partitions Terminating at Structure: Attach extended leg top runner to structure, maintain clearance between top of studs and structure, and brace both flanges of studs with continuous bridging.
- D. Openings: Reinforce openings as required for weight of doors or operable panels, using not less than double studs at jambs.
- E. Standard Wall Furring: Install at concrete walls scheduled to receive gypsum board, not more than 4 inches (100 mm) from floor and ceiling lines and abutting walls. Secure in place on alternate channel flanges at maximum 24 inches (600 mm) on center.
- F. Acoustic Furring: Install resilient channels at maximum 24 inches (600 mm) on center. Locate joints over framing members.
- G. Blocking: Install wood blocking for support of:
 - 1. Framed openings.
 - 2. Wall mounted cabinets.
 - 3. Plumbing fixtures.
 - 4. Toilet partitions.
 - 5. Toilet accessories.

6. Wall mounted door hardware.

3.04 ACOUSTIC ACCESSORIES INSTALLATION

- A. Acoustic Insulation: Place tightly within spaces, around cut openings, behind and around electrical and mechanical items within partitions, and tight to items passing through partitions.
- B. Sound Isolation Tape: Apply to vertical studs and top and bottom tracks/runners in accordance with manufacturer's instructions.
- C. Acoustic Sealant: Install in accordance with manufacturer's instructions.
 1. Place one bead continuously on substrate before installation of perimeter framing members.
 2. Seal around all penetrations by conduit, pipe, ducts, and rough-in boxes, except where firestopping is provided.

3.05 BOARD INSTALLATION

- A. Comply with ASTM C840, GA-216, and manufacturer's instructions. Install to minimize butt end joints, especially in highly visible locations.
- B. Single-Layer Non-Rated: Install gypsum board in most economical direction, with ends and edges occurring over firm bearing.
- C. Fire-Rated Construction: Install gypsum board in strict compliance with requirements of assembly listing.
- D. Exposed Gypsum Board in Interior Wet Areas: Seal joints, cut edges, and holes with water-resistant sealant.
- E. Installation on Metal Framing: Use screws for attachment of gypsum board except face layer of non-rated double-layer assemblies, which may be installed by means of adhesive lamination.

3.06 INSTALLATION OF TRIM AND ACCESSORIES

- A. Control Joints: Place control joints consistent with lines of building spaces and as indicated.
 1. Not more than 30 feet (10 meters) apart on walls and ceilings over 50 feet (16 meters) long.
- B. Corner Beads: Install at external corners, using longest practical lengths.
- C. Edge Trim: Install at locations where gypsum board abuts dissimilar materials.

3.07 JOINT TREATMENT

- A. Finish gypsum board in accordance with levels defined in ASTM C840, as follows:
 1. Level 4: Walls and ceilings to receive paint finish or wall coverings, unless otherwise indicated.
 2. Level 2: In utility areas, behind cabinetry, and on backing board to receive tile finish.
 3. Level 1: Fire rated wall areas above finished ceilings, whether or not accessible in the completed construction.
- B. Tape, fill, and sand exposed joints, edges, and corners to produce smooth surface ready to receive finishes.
 1. Feather coats of joint compound so that camber is maximum 1/32 inch (0.8 mm).

3.08 TEXTURE FINISH

- A. Apply finish texture coating by means of spraying apparatus in accordance with manufacturer's instructions and to match approved sample.

3.09 TOLERANCES

- A. Maximum Variation of Finished Gypsum Board Surface from True Flatness: 1/8 inch in 10 feet (3 mm in 3 m) in any direction.

END OF SECTION

SECTION 09 3000
TILING

PART 1 GENERAL**1.01 SECTION INCLUDES**

- A. Tile for floor applications.
- B. Tile for wall applications.
- C. Cementitious backer board as tile substrate.
- D. Ceramic accessories.
- E. Ceramic trim.
- F. Non-ceramic trim.

1.02 REFERENCE STANDARDS

- A. ANSI A108/A118/A136 - American National Standard Specifications for the Installation of Ceramic Tile (Compendium); 2017.
- B. ANSI A108.1a - American National Standard Specifications for Installation of Ceramic Tile in the Wet-Set Method, with Portland Cement Mortar; 2014.
- C. ANSI A108.5 - American National Standard Specifications for Installation of Ceramic Tile with Dry-Set Portland Cement Mortar or Latex-Portland Cement Mortar; 1999 (Reaffirmed 2010).
- D. ANSI A108.9 - American National Standard Specifications for Installation of Ceramic Tile with Modified Epoxy Emulsion Mortar/Grout; 1999 (Reaffirmed 2010).
- E. ANSI A108.10 - American National Standard Specifications for Installation of Grout in Tilework; 1999 (Reaffirmed 2010).
- F. ANSI A108.11 - American National Standard Specifications for Interior Installation of Cementitious Backer Units; 2010 (Reaffirmed 2016).
- G. ANSI A118.12 - American National Standard Specifications for Crack Isolation Membranes for Thin-Set Ceramic Tile and Dimension Stone Installation; 2014.
- H. ANSI A118.15 - American National Standard Specifications for Improved Modified Dry-Set Cement Mortar; 2012.
- I. ANSI A137.1 - American National Standard Specifications for Ceramic Tile; 2012.
- J. TCNA (HB) - Handbook for Ceramic, Glass, and Stone Tile Installation; 2017.

1.03 SUBMITTALS

- A. Product Data: Provide manufacturers' data sheets on tile, mortar, grout, and accessories. Include instructions for using grouts and adhesives.

1.04 QUALITY ASSURANCE

- A. Installer Qualifications: Company specializing in performing tile installation, with minimum of five years of documented experience.

1.05 MOCK-UP

- A. Construct tile mock-up incorporating all components specified for the location.
 - 1. Location to be determined by Architect.
 - 2. Minimum size of mock-up to be 24 inches (609mm) wide by 36 inches (914mm) high.
 - 3. Approved mock-up may remain as part of the Work.

1.06 FIELD CONDITIONS

- A. Maintain ambient and substrate temperature of 50 degrees F (10 degrees C) during installation of mortar materials.

PART 2 PRODUCTS**2.01 TILE**

- A. Ceramic Mosaic Tile: ANSI A137.1, standard grade.
 - 1. Moisture Absorption: 0 to 0.5 percent as tested in accordance with ASTM C373.
 - 2. Size: 2 by 2 inch (51 by 51 mm), nominal or as indicated in drawings.
 - 3. Shape: Square.
 - 4. Edges: Square.
 - 5. Surface Finish: Unglazed.
 - 6. Color(s): As indicated on drawings.
 - 7. Trim Units: Matching cove shapes in sizes coordinated with field tile.
- B. Glazed Wall Tile: ANSI A137.1, standard grade.
 - 1. Moisture Absorption: 7.0 to 20.0 percent as tested in accordance with ASTM C373.
 - 2. Size: 3 by 6 inch (76 by 152 mm), nominal or as indicated in drawings
 - 3. Edges: Cushioned.
 - 4. Surface Finish: High gloss.
 - 5. Color(s): As indicated on drawings.
 - 6. Trim Units: Matching bead, surface bullnose, and cove shapes in sizes coordinated with field tile.
- C. Porcelain Tile: ANSI A137.1, standard grade.
 - 1. Moisture Absorption: 0 to 0.5 percent as tested in accordance with ASTM C373.
 - 2. Size: 12 by 12 inch (305 by 305 mm), nominal or as indicated in drawings.
 - 3. Thickness: 3/8 inch (9.5 mm).
 - 4. Edges: Cushioned.
 - 5. Surface Finish: Unglazed.
 - 6. Color(s): As indicated on drawings.

2.02 TRIM AND ACCESSORIES

- A. Ceramic Trim: Matching bullnose, double bullnose, cove base, and cove ceramic shapes in sizes coordinated with field tile.
 - 1. Applications:
 - a. Open Edges: Bullnose.
 - b. Inside Corners: Jointed.
 - c. Floor to Wall Joints: Cove base.
 - 2. Manufacturers: Same as for tile.
- B. Non-Ceramic Trim: Satin natural anodized extruded aluminum, style and dimensions to suit application, for setting using tile mortar or adhesive.
 - 1. Applications:
 - a. Open edges of wall tile.
 - b. Open edges of floor tile.
 - c. Wall corners, outside and inside.
 - d. Transition between floor finishes of different heights.
 - 2. Manufacturers:
 - a. Schluter-Systems: www.schluter.com/#sle.

2.03 SETTING MATERIALS

- A. Improved Latex-Portland Cement Mortar Bond Coat: ANSI A118.15.
 - 1. Applications: Use this type of bond coat where indicated and where no other type of bond coat is indicated.
 - 2. Products:
 - a. ARDEX Engineered Cements; S 28: www.ardexamericas.com/#sle.
 - b. Custom Building Products; Complete Contact-LFT Premium Rapid Setting Large Format Tile Mortar, with Multi-Surface Bonding Primer: www.custombuildingproducts.com/#sle.

- c. LATICRETE International, Inc; LATICRETE 254 Platinum: www.laticrete.com/#sle.
- B. Mortar Bed Materials: Pre-packaged mix of Portland cement, sand, latex additive, and water.
 - 1. Products:
 - a. ARDEX Engineered Cements; A 38: www.ardexamericas.com/#sle.
 - b. LATICRETE International, Inc; LATICRETE 3701 Fortified Mortar Bed: www.laticrete.com/#sle.
 - c. Merkrete, by Parex USA, Inc; Merkrete Underlay C: www.merkrete.com/#sle.

2.04 GROUTS

- A. Manufacturers:
 - 1. ARDEX Engineered Cements; www.ardexamericas.com/#sle.
 - 2. Custom Building Products; www.custombuildingproducts.com/#sle.
 - 3. LATICRETE International, Inc; www.laticrete.com/#sle.

2.05 MAINTENANCE MATERIALS

- A. Tile Sealant: Gunnable, silicone, siliconized acrylic, or urethane sealant; moisture and mildew resistant type.
 - 1. Applications: Between tile and plumbing fixtures.
 - 2. Color(s): white.
- B. Grout Sealer: Liquid-applied, moisture and stain protection for existing or new Portland cement grout.
 - 1. Composition: Water-based colorless silicone.

2.06 ACCESSORY MATERIALS

- A. Concrete Floor Slab Crack Isolation Membrane: Material complying with ANSI A118.12; not intended as waterproofing.
 - 1. Type: Fluid-applied.
 - 2. Thickness: 20 mils (0.5 mm), maximum.
 - 3. Crack Resistance: No failure at 1/8 inch (3.2 mm) gap, minimum.
- B. Cleavage Membrane Under Thick Mortar Bed:
 - 1. Material: 4 mil (0.1 mm) thick polyethylene film.
- C. Reinforcing Mesh: 2 by 2 inch (51 by 51 mm) size weave of 16/16 wire size; welded fabric, galvanized.
- D. Membrane at Walls:
 - 1. Material: 4 mil (0.1 mm) thick polyethylene film.
- E. Backer Board: Cementitious type complying with ANSI A118.9; high density, glass fiber reinforced, 1/2 inch (12.7 mm) thick; 2 inch (51 mm) wide coated glass fiber tape for joints and corners.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that wall surfaces are smooth and flat within the tolerances specified for that type of work, are dust-free, and are ready to receive tile.

3.02 PREPARATION

- A. Protect surrounding work from damage.
- B. Vacuum clean surfaces and damp clean.
- C. Seal substrate surface cracks with filler. Level existing substrate surfaces to acceptable flatness tolerances.
- D. Install backer board in accordance with ANSI A108.11 and board manufacturer's instructions. Tape joints and corners, cover with skim coat of setting material to a feather edge.

3.03 INSTALLATION - GENERAL

- A. Install tile, thresholds, and stair treads and grout in accordance with applicable requirements of ANSI A108.1a through ANSI A108.13, manufacturer's instructions, and TCNA (HB) recommendations.
- B. Lay tile to pattern indicated. Do not interrupt tile pattern through openings.
- C. Cut and fit tile to penetrations through tile, leaving sealant joint space. Form corners and bases neatly. Align floor joints.
- D. Place tile joints uniform in width, subject to variance in tolerance allowed in tile size. Make grout joints without voids, cracks, excess mortar or excess grout, or too little grout.
- E. Form internal angles square and external angles bullnosed or square with metal edging.
- F. Install ceramic accessories rigidly in prepared openings.
- G. Install non-ceramic trim in accordance with manufacturer's instructions.
- H. Sound tile after setting. Replace hollow sounding units.
- I. Keep control and expansion joints free of mortar, grout, and adhesive.
- J. Prior to grouting, allow installation to completely cure; minimum of 48 hours.
- K. Grout tile joints unless otherwise indicated. Use standard grout unless otherwise indicated.
- L. At changes in plane and tile-to-tile control joints, use tile sealant instead of grout, with either bond breaker tape or backer rod as appropriate to prevent three-sided bonding.

3.04 INSTALLATION - FLOORS - THIN-SET METHODS

- A. Over interior concrete substrates, install in accordance with TCNA (HB) Method F113, dry-set or latex-Portland cement bond coat, with standard grout, unless otherwise indicated.

3.05 INSTALLATION - FLOORS - MORTAR BED METHODS (where required for floor conditions)

- A. Over interior concrete substrates, install in accordance with TCNA (HB) Method F111, with cleavage membrane, unless otherwise indicated.
- B. Cleavage Membrane: Lap edges and ends.
- C. Mortar Bed Thickness: 5/8 inch (15.9 mm), unless otherwise indicated.

3.06 INSTALLATION - SHOWERS AND BATHTUB WALLS

- A. At tiled shower receptors install in accordance with TCNA (HB) Method B415, mortar bed floor, and W244, thin-set over cementitious backer unit walls.
- B. Grout with standard grout as specified above.

3.07 INSTALLATION - WALL TILE

- A. Over cementitious backer units on studs, install in accordance with TCNA (HB) Method W244, using membrane at toilet rooms.
- B. Over gypsum wallboard on wood or metal studs install in accordance with TCNA (HB) Method W243, thin-set with dry-set or latex-Portland cement bond coat, unless otherwise indicated.
- C. Over interior concrete and masonry install in accordance with TCNA (HB) Method W202, thin-set with dry-set or latex-Portland cement bond coat.

3.08 CLEANING

- A. Clean tile and grout surfaces.

3.09 PROTECTION

- A. Do not permit traffic over finished floor surface for 4 days after installation.

END OF SECTION

SECTION 09 5100
ACOUSTICAL CEILINGS

PART 1 GENERAL**1.01 SECTION INCLUDES**

- A. Suspended metal grid ceiling system.
- B. Acoustical units.
- C. Supplementary acoustical insulation above ceiling.

1.02 REFERENCE STANDARDS

- A. ASTM C635/C635M - Standard Specification for the Manufacture, Performance, and Testing of Metal Suspension Systems for Acoustical Tile and Lay-in Panel Ceilings; 2017.
- B. ASTM E1264 - Standard Classification for Acoustical Ceiling Products; 2014.

1.03 SUBMITTALS

- A. Product Data: Provide data on suspension system components.
- B. Samples: Submit one full size sample illustrating material and finish of acoustical units.
- C. Manufacturer's Installation Instructions: Indicate special procedures.

1.04 FIELD CONDITIONS

- A. Maintain uniform temperature of minimum 60 degrees F (16 degrees C), and maximum humidity of 40 percent prior to, during, and after acoustical unit installation.

PART 2 PRODUCTS**2.01 ACOUSTICAL UNITS**

- A. Acoustical Units - General: ASTM E1264, Class A.
- B. Acoustical Panels: Painted mineral fiber, ASTM E1264 Type III, with the following characteristics:
 - 1. Size: 24 by 24 inches (600 by 600 mm).
 - 2. Thickness: 3/4 inches (19 mm).
 - 3. Composition: Wet felted.
 - 4. Surface Color: White.

2.02 SUSPENSION SYSTEM(S)

- A. Metal Suspension Systems - General: Complying with ASTM C635/C635M; die cut and interlocking components, with stabilizer bars, clips, splices, perimeter moldings, and hold down clips as required.
- B. Exposed Steel Suspension System: Formed steel, commercial quality cold rolled; heavy-duty.
 - 1. Profile: Tee; 15/16 inch (24 mm) wide face.
 - 2. Construction: Double web.
 - 3. Finish: White painted.

2.03 ACCESSORIES

- A. Support Channels and Hangers: Galvanized steel; size and type to suit application, seismic requirements, and ceiling system flatness requirement specified.
- B. Perimeter Moldings: Same material and finish as grid.
 - 1. At Exposed Grid: Provide L-shaped molding for mounting at same elevation as face of grid.
- C. Acoustical Insulation: ASTM C665, friction fit type, unfaced batts.
 - 1. Thickness: 2 inch (50 mm).

- D. Acoustical Sealant For Perimeter Moldings: Non-hardening, non-skinning, for use in conjunction with suspended ceiling system.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify existing conditions before starting work.
- B. Verify that layout of hangers will not interfere with other work.

3.02 INSTALLATION - SUSPENSION SYSTEM

- A. Rigidly secure system, including integral mechanical and electrical components, for maximum deflection of 1:360.
- B. Lay out system to a balanced grid design with edge units no less than 50 percent of acoustical unit size.
- C. Install after major above-ceiling work is complete. Coordinate the location of hangers with other work.
- D. Hang suspension system independent of walls, columns, ducts, pipes and conduit. Where carrying members are spliced, avoid visible displacement of face plane of adjacent members.
- E. Where ducts or other equipment prevent the regular spacing of hangers, reinforce the nearest affected hangers and related carrying channels to span the extra distance.
- F. Do not support components on main runners or cross runners if weight causes total dead load to exceed deflection capability.
- G. Support fixture loads using supplementary hangers located within 6 inches (150 mm) of each corner, or support components independently.
- H. Do not eccentrically load system or induce rotation of runners.
- I. Perimeter Molding: Install at intersection of ceiling and vertical surfaces and at junctions with other interruptions.
 - 1. Install in bed of acoustical sealant at STC 45 or greater, adjoining partitions.
 - 2. Use longest practical lengths.
 - 3. Overlap and rivet corners.

3.03 INSTALLATION - ACOUSTICAL UNITS

- A. Install acoustical units in accordance with manufacturer's instructions.
- B. Fit acoustical units in place, free from damaged edges or other defects detrimental to appearance and function.
- C. Fit border trim neatly against abutting surfaces.
- D. Install units after above-ceiling work is complete.
- E. Install acoustical units level, in uniform plane, and free from twist, warp, and dents.
- F. Cutting Acoustical Units:
 - 1. Make field cut edges of same profile as factory edges.
- G. Where round obstructions occur, provide preformed closures to match perimeter molding.
- H. Lay acoustical insulation for a distance of 48 inches (1200 mm) either side of acoustical partitions as indicated.
- I. Install hold-down clips on panels within 20 ft (6 m) of a lease space entry door.

3.04 TOLERANCES

- A. Maximum Variation from Flat and Level Surface: 1/8 inch in 10 feet (3 mm in 3 m).
- B. Maximum Variation from Plumb of Grid Members Caused by Eccentric Loads: 2 degrees.

END OF SECTION

**SECTION 09 6500
RESILIENT FLOORING**

PART 1 GENERAL**1.01 SECTION INCLUDES**

- A. Resilient tile flooring.
- B. Resilient base.
- C. Installation accessories.

1.02 REFERENCE STANDARDS

- A. ASTM F1700 - Standard Specification for Solid Vinyl Floor Tile; 2013a.
- B. ASTM F1861 - Standard Specification for Resilient Wall Base; 2016.

1.03 SUBMITTALS

- A. Product Data: Provide data on specified products, describing physical and performance characteristics; including sizes, patterns and colors available; and installation instructions.
- B. Verification Samples: Submit two samples, minimum 3 by 3 inch (76 by 76 mm) in size illustrating color and pattern for each resilient flooring product specified.
- C. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
 - 1. Extra Flooring Material: 200 square feet (18.5 square meters) of each type and color.
 - 2. Extra Wall Base: 100 linear feet (30.5 linear meters) of each type and color.

1.04 QUALITY ASSURANCE

- A. Installer Qualifications: Company specializing in installing specified flooring with minimum three years documented experience.

1.05 DELIVERY, STORAGE, AND HANDLING

- A. Upon receipt, immediately remove any shrink-wrap and check materials for damage and the correct style, color, quantity and run numbers.
- B. Store all materials off of the floor in an acclimatized, weather-tight space.
- C. Maintain temperature in storage area between 55 degrees F (13 degrees C) and 90 degrees F (72 degrees C).
- D. Protect roll materials from damage by storing on end.
- E. Do not double stack pallets.

1.06 FIELD CONDITIONS

- A. Store materials for not less than 48 hours prior to installation in area of installation at a temperature of 70 degrees F (21 degrees C) to achieve temperature stability. Thereafter, maintain conditions above 55 degrees F (13 degrees C).

PART 2 PRODUCTS**2.02 TILE FLOORING**

- A. Vinyl Tile: Printed film type, with transparent or translucent wear layer.
 - 1. Minimum Requirements: Comply with ASTM F1700, of Class corresponding to type specified.
 - 2. Plank Tile Size: 4 by 36 inch (102 by 914 mm), or as indicated in Drawings.
 - 3. Wear Layer Thickness: 0.020 inch (0.50 mm).
 - 4. Total Thickness: 0.125 inch (3 mm).

2.03 RESILIENT BASE

- A. Resilient Base: ASTM F1861, Type TS rubber, vulcanized thermoset; top set Style B, Cove.
 - 1. Height: 2-1/2 inch (62 mm).
 - 2. Thickness: 0.125 inch (3.2 mm).
 - 3. Finish: Satin.

4. Length: Roll.
5. Color: As indicated on drawings.

2.04 ACCESSORIES

- A. Subfloor Filler: White premix latex; type recommended by adhesive material manufacturer.
- B. Primers, Adhesives, and Seam Sealer: Waterproof; types recommended by flooring manufacturer.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that surfaces are flat to tolerances acceptable to flooring manufacturer, free of cracks that might telegraph through flooring, clean, dry, and free of curing compounds, surface hardeners, and other chemicals that might interfere with bonding of flooring to substrate.
- B. Verify that wall surfaces are smooth and flat within the tolerances specified for that type of work, are dust-free, and are ready to receive resilient base.

3.02 PREPARATION

- A. Prepare floor substrates as recommended by flooring and adhesive manufacturers.
- B. Remove sub-floor ridges and bumps. Fill minor low spots, cracks, joints, holes, and other defects with sub-floor filler to achieve smooth, flat, hard surface.
- C. Prohibit traffic until filler is fully cured.
- D. Clean substrate.

3.03 INSTALLATION – TILE PLANKS

- A. Starting installation constitutes acceptance of sub-floor conditions.
- B. Install in accordance with manufacturer's written instructions.
- C. Adhesive-Applied Installation:
 1. Fit joints and butt seams tightly.
 2. Set flooring in place, press with heavy roller to attain full adhesion.
- D. Where type of floor finish, pattern, or color are different on opposite sides of door, terminate flooring under centerline of door.
- E. Install edge strips at unprotected or exposed edges, where flooring terminates, and where indicated.
- F. Mix tile from container to ensure shade variations are consistent when tile is placed, unless otherwise indicated in manufacturer's installation instructions.
- G. Lay flooring with joints and seams parallel to building lines to produce symmetrical pattern.
- H. Install plank tile with a random offset of at least 6 inches (152 mm) from adjacent rows.

3.06 INSTALLATION - RESILIENT BASE

- A. Fit joints tightly and make vertical. Maintain minimum dimension of 18 inches (45 mm) between joints.
- B. Install base on solid backing. Bond tightly to wall and floor surfaces.

3.07 CLEANING

- A. Remove excess adhesive from floor, base, and wall surfaces without damage.
- B. Clean in accordance with manufacturer's written instructions.

3.08 PROTECTION

- A. Prohibit traffic on resilient flooring for 48 hours after installation.

END OF SECTION

SECTION 09 6813
TILE CARPETING

PART 1 GENERAL**1.01 SECTION INCLUDES**

- A. Carpet tile, fully adhered.

1.02 REFERENCE STANDARDS

- A. ASTM D2859 - Standard Test Method for Ignition Characteristics of Finished Textile Floor Covering Materials; 2016.
- B. ASTM E648 - Standard Test Method for Critical Radiant Flux of Floor-Covering Systems Using a Radiant Heat Energy Source; 2017.
- C. CRI (GLP) - Green Label Plus Testing Program - Certified Products; Current Edition.
- D. NFPA 253 - Standard Method of Test for Critical Radiant Flux of Floor Covering Systems Using a Radiant Heat Energy Source; 2015.

1.03 SUBMITTALS

- A. Product Data: Provide data on specified products, describing physical and performance characteristics; sizes, patterns, colors available, and method of installation.
- B. Samples: Submit two carpet tiles illustrating color and pattern design for each carpet color selected.
- C. Maintenance Data: Include maintenance procedures, recommended maintenance materials, and suggested schedule for cleaning.

1.04 QUALITY ASSURANCE

- A. Installer Qualifications: Company specializing in installing carpet tile with minimum three years documented experience and approved by carpet tile manufacturer.

1.05 FIELD CONDITIONS

- A. Store materials in area of installation for minimum period of 24 hours prior to installation.

PART 2 PRODUCTS**2.01 MATERIALS**

- A. Tile Carpeting: Tufted, patterned, structured tip sheared pile, manufactured in one dye lot.
 - 1. Yarn system: 100 percent solution-dyed nylon, containing recycled content.
 - 2. Thickness: 0.37 inch (9.4 mm).
 - 3. Critical Radiant Flux: Minimum of 0.22 watts/sq cm, when tested in accordance with ASTM E648 or NFPA 253.
 - 4. Surface Flammability Ignition: Pass ASTM D2859 (the "pill test").
 - 5. VOC Content: Provide CRI (GLP) certified product; in lieu of labeling, independent test report showing compliance is acceptable.
 - 6. Maximum Electrostatic Charge: 3 Kv. at 20 percent relative humidity.
 - 7. Pile Weight: 37 oz/sq yd (1051 gm/sq m).
 - 8. Primary Backing Material: Polypropylene.
 - 9. Secondary Backing Material: Jute.
 - 10. Total Weight: 151 oz/sq yd (4280 g/sq m).

2.02 ACCESSORIES

- A. Sub-Floor Filler: White premix latex; type recommended by flooring material manufacturer.
- B. Edge Strips: Aluminum extrusion, color as selected by Architect.
- C. Carpet Tile Adhesive: Recommended by carpet tile manufacturer; releasable type.

PART 3 EXECUTION**3.01 EXAMINATION**

- A. Verify that wall surfaces are smooth and flat within the tolerances specified for that type of work, are dust-free, and are ready to receive carpet tile.
- B. Verify that required floor-mounted utilities are in correct location.

3.02 PREPARATION

- A. Prepare floor substrates as recommended by flooring and adhesive manufacturers.
- B. Remove sub-floor ridges and bumps. Fill minor or local low spots, cracks, joints, holes, and other defects with sub-floor filler.
- C. Apply, trowel, and float filler to achieve smooth, flat, hard surface. Prohibit traffic until filler is cured.

3.03 INSTALLATION

- A. Starting installation constitutes acceptance of sub-floor conditions.
- B. Install carpet tile in accordance with manufacturer's instructions.
- C. Blend carpet from different cartons to ensure minimal variation in color match.
- D. Cut carpet tile clean. Fit carpet tight to intersection with vertical surfaces without gaps.
- E. Lay carpet tile in ashlar pattern, with pile direction parallel to next unit, set parallel to building lines.
- F. Locate change of color or pattern between rooms under door centerline.
- G. Fully adhere carpet tile to substrate.
- H. Trim carpet tile neatly at walls and around interruptions.
- I. Complete installation of edge strips, concealing exposed edges.

3.04 CLEANING

- A. Remove excess adhesive without damage, from floor, base, and wall surfaces.
- B. Clean and vacuum carpet surfaces.

END OF SECTION

SECTION 09 7200 WALL COVERINGS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Surface preparation and prime painting.
- B. Wall covering and borders.

1.02 REFERENCE STANDARDS

- A. ASTM D1308 - Standard Test Method for Effect of Household Chemicals on Clear and Pigmented Organic Finishes; 2002 (Reapproved 2013).
- B. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2018b.
- C. ASTM F793/F793M - Standard Classification of Wall Coverings by Use Characteristics; 2015.

1.03 SUBMITTALS

- A. Product Data: Provide data on wall covering and adhesive.
- B. Test Reports: Indicate verification of flame and smoke ratings, when tested by UL.
- C. Manufacturer's Installation Instructions: Indicate special procedures.
- D. Installer's Qualification Statement.
- E. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.

1.04 QUALITY ASSURANCE

- A. Installer Qualifications: Company specializing in performing work of the type specified and with at least three years of documented experience.

1.05 MOCK-UP

- A. Locate where directed.
- B. Mock-up may remain as part of the Work.

1.06 DELIVERY, STORAGE, AND HANDLING

- A. Inspect roll materials at arrival on site, to verify acceptability.
- B. Protect packaged adhesive from temperature cycling and cold temperatures.
- C. Do not store roll goods on end.

1.07 FIELD CONDITIONS

- A. Do not apply materials when surface and ambient temperatures are outside the temperature ranges required by the adhesive or wall covering product manufacturer.
- B. Maintain these conditions 24 hours before, during, and after installation of adhesive and wall covering.
- C. Provide lighting level of 80 ft candles (860 lx) measured mid-height at substrate surfaces.

PART 2 PRODUCTS

2.01 WALL COVERINGS

- A. General Requirements:
 - 1. Surface Burning Characteristics: Flame spread/Smoke developed index of 25/50, maximum, when tested in accordance with ASTM E84.
 - 2. Chemical and Stain Resistance: No visible staining or discoloration and no damage to surface texture when tested in accordance with ASTM D1308.
- B. Wall Covering: Fabric-backed vinyl roll stock.
 - 1. Comply with ASTM F793/F793M, Category V, Type II.
 - 2. Backing: Woven.
 - 3. Color and pattern: As scheduled on Drawings.

- 4. Total weight: 20oz. PLY (618g. PLM).
- 5. Gauge: 0.036 inch (0.91 mm).
- 6. Hanging instructions: Reverse - Random match.
- C. Adhesive: Type recommended by wall covering manufacturer to suit application to substrate.
- D. Substrate Filler: As recommended by adhesive and wall covering manufacturers; compatible with substrate.
- E. Substrate Primer and Sealer: Alkyd enamel type.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that substrate surfaces are prime painted and ready to receive work, and comply with requirements of wall covering manufacturer.
- B. Measure moisture content of surfaces using an electronic moisture meter. Do not apply wall coverings if moisture content of substrate exceeds level recommended by wall covering manufacturer.
- C. Verify flatness tolerance of surfaces does not vary more than 1/8 inch in 10 feet (3 mm in 3 m) nor vary at a rate greater than 1/16 inch/ft (1.5 mm/300 mm).

3.02 PREPARATION

- A. Fill cracks in substrate and smooth irregularities with filler; sand smooth.
- B. Wash impervious surfaces with tetra-sodium phosphate, rinse and neutralize; wipe dry.
- C. Surface Appurtenances: Remove or mask electrical plates, hardware, light fixture trim, escutcheons, and fittings prior to preparing surfaces or finishing.
- D. Apply one coat of primer sealer to substrate surfaces. Allow to dry. Lightly sand smooth.
- E. Vacuum clean surfaces free of loose particles.

3.03 INSTALLATION

- A. Apply adhesive and wall covering in accordance with manufacturer's instructions.
- B. Apply adhesive to wall surface immediately prior to application of wall covering.
- C. Apply wall covering smooth, without wrinkles, gaps or overlaps. Eliminate air pockets and ensure full bond to substrate surface.
- D. Butt edges tightly.
- E. Horizontal seams are not acceptable.
- F. Do not seam within 2 inches (50 mm) of internal corners or within 6 inches (150 mm) of external corners.
- G. Install wall covering before installation of bases and items attached to or spaced slightly from wall surface.
- H. Do not install wall covering more than 1/4 inch (6 mm) below top of resilient base.
- I. Apply wall covering to electrical wall plates prior to replacing.
- J. Remove excess adhesive while wet from seam before proceeding to next wall covering sheet. Wipe clean with dry cloth.

3.04 CLEANING

- A. Clean wall coverings of excess adhesive, dust, dirt, and other contaminants.
- B. Reinstall wall plates and accessories removed prior to work of this section.

3.05 PROTECTION

- A. Do not permit construction activities at or near finished wall covering areas.

END OF SECTION

**SECTION 09 9113
EXTERIOR PAINTING**

PART 1 GENERAL**1.01 SECTION INCLUDES**

- A. Surface preparation.
- B. Field application of paints.
- C. Scope: Finish exterior surfaces exposed to view, unless fully factory-finished and unless otherwise indicated, including the following:
- D. Do Not Paint or Finish the Following Items:
 - 1. Items factory-finished unless otherwise indicated; materials and products having factory-applied primers are not considered factory finished.
 - 2. Items indicated to receive other finishes.
 - 3. Items indicated to remain unfinished.
 - 4. Fire rating labels, equipment serial number and capacity labels, and operating parts of equipment.
 - 5. Floors, unless specifically indicated.
 - 6. Glass.
 - 7. Concealed pipes, ducts, and conduits.

1.02 RELATED REQUIREMENTS

- A. Section 05 5000 - Metal Fabrications: Shop-primed items.

1.03 REFERENCE STANDARDS

- A. MPI (APSM) - Master Painters Institute Architectural Painting Specification Manual; Current Edition.
- B. SSPC-SP 1 - Solvent Cleaning; 2015, with Editorial Revision (2016).

1.04 SUBMITTALS

- A. Product Data: Provide complete list of products to be used, with the following information for each:
 - 1. Manufacturer's name, product name and/or catalog number, and general product category (e.g. "alkyd enamel").
 - 2. MPI product number (e.g. MPI #47).
 - 3. Cross-reference to specified paint system(s) product is to be used in; include description of each system.
- B. Manufacturer's Instructions: Indicate special surface preparation procedures.

1.05 DELIVERY, STORAGE, AND HANDLING

- A. Deliver products to site in sealed and labeled containers; inspect to verify acceptability.
- B. Container Label: Include manufacturer's name, type of paint, brand name, lot number, brand code, coverage, surface preparation, drying time, cleanup requirements, color designation, and instructions for mixing and reducing.
- C. Paint Materials: Store at minimum ambient temperature of 45 degrees F (7 degrees C) and a maximum of 90 degrees F (32 degrees C), in ventilated area, and as required by manufacturer's instructions.

1.06 FIELD CONDITIONS

- A. Do not apply materials when surface and ambient temperatures are outside the temperature ranges required by the paint product manufacturer.
- B. Follow manufacturer's recommended procedures for producing best results, including testing of substrates, moisture in substrates, and humidity and temperature limitations.

PART 2 PRODUCTS**2.01 MANUFACTURERS**

- A. Provide paints and finishes used in any individual system from the same manufacturer; no exceptions.

2.02 PAINTS AND FINISHES - GENERAL

- A. Paints and Finishes: Ready mixed, unless required to be a field-catalyzed paint.
 - 1. Provide paints and finishes of a soft paste consistency, capable of being readily and uniformly dispersed to a homogeneous coating, with good flow and brushing properties, and capable of drying or curing free of streaks or sags.
 - 2. Supply each paint material in quantity required to complete entire project's work from a single production run.
 - 3. Do not reduce, thin, or dilute paint or finishes or add materials unless such procedure is specifically described in manufacturer's product instructions.

2.03 PAINT SYSTEMS

- A. Paint E-OP - Exterior Surfaces to be Painted, Unless Otherwise Indicated: Including concrete, concrete masonry units, brick, and primed metal.
 - 1. Two top coats and one coat primer.
 - 2. Top Coat(s): Exterior Alkyd Enamel; MPI #94 or 96.
 - 3. Top Coat Sheen:
 - a. Semi-Gloss: MPI gloss level 5; use this sheen at all locations.
 - 4. Primer: As recommended by top coat manufacturer for specific substrate.

2.04 ACCESSORY MATERIALS

- A. Accessory Materials: Provide primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials as required for final completion of painted surfaces.
- B. Patching Material: Latex filler.
- C. Fastener Head Cover Material: Latex filler.

PART 3 EXECUTION**3.01 EXAMINATION**

- A. Verify that surfaces are ready to receive work as instructed by the product manufacturer.
- B. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially effect proper application.
- C. Test shop-applied primer for compatibility with subsequent cover materials.

3.02 PREPARATION

- A. Clean surfaces thoroughly and correct defects prior to application.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
- C. Remove or mask surface appurtenances, including electrical plates, hardware, light fixture trim, escutcheons, and fittings, prior to preparing surfaces for finishing.
- D. Seal surfaces that might cause bleed through or staining of topcoat.
- E. Remove mildew from impervious surfaces by scrubbing with solution of tetra-sodium phosphate and bleach. Rinse with clean water and allow surface to dry.
- F. Concrete:
 - 1. Remove release agents, curing compounds, efflorescence, and chalk. Do not coat surfaces if moisture content or alkalinity of surfaces to be coated exceeds that permitted in manufacturer's written instructions.

- G. Masonry:
 - 1. Remove efflorescence and chalk. Do not coat surfaces if moisture content or alkalinity of surfaces or if alkalinity of mortar joints exceed that permitted in manufacturer's written instructions. Allow to dry.
- H. Galvanized Surfaces:
 - 1. Remove surface contamination and oils and wash with solvent according to SSPC-SP 1.
- I. Ferrous Metal:
 - 1. Solvent clean according to SSPC-SP 1.
 - 2. Remove rust, loose mill scale, and other foreign substances using methods recommended in writing by paint manufacturer and blast cleaning according to SSPC-SP 6 "Commercial Blast Cleaning". Protect from corrosion until coated.
- J. Metal Doors to be Painted: Prime metal door top and bottom edge surfaces.

3.03 APPLICATION

- A. Remove unfinished louvers, grilles, covers, and access panels on mechanical and electrical components and paint separately.
- B. Apply products in accordance with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual".
- C. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry before next coat is applied.
- D. Apply each coat to uniform appearance.
- E. Vacuum clean surfaces of loose particles. Use tack cloth to remove dust and particles just prior to applying next coat.
- F. Reinstall electrical cover plates, hardware, light fixture trim, escutcheons, and fittings removed prior to finishing.

3.04 CLEANING

- A. Collect waste material that could constitute a fire hazard, place in closed metal containers, and remove daily from site.

3.05 PROTECTION

- A. Protect finishes until completion of project.

END OF SECTION

SECTION 09 9123
INTERIOR PAINTING

PART 1 GENERAL**1.01 SECTION INCLUDES**

- A. Surface preparation.
- B. Field application of paints.
- C. Scope: Finish interior surfaces exposed to view, unless fully factory-finished and unless otherwise indicated.
 - 1. Both sides and edges of plywood backboards for electrical and telecom equipment before installing equipment.
 - 2. Surfaces inside cabinets.
 - 3. Prime surfaces to receive wall coverings.
 - 4. Mechanical and Electrical:
 - a. In finished areas, paint insulated and exposed pipes, conduit, boxes, insulated and exposed ducts, hangers, brackets, collars and supports, mechanical equipment, and electrical equipment, unless otherwise indicated.
 - b. Paint interior surfaces of air ducts and convactor and baseboard heating cabinets that are visible through grilles and louvers with one coat of flat black paint to visible surfaces.
 - c. Paint dampers exposed behind louvers, grilles, and convactor and baseboard cabinets to match face panels.
- D. Do Not Paint or Finish the Following Items:
 - 1. Items factory-finished unless otherwise indicated; materials and products having factory-applied primers are not considered factory finished.
 - 2. Items indicated to receive other finishes.
 - 3. Items indicated to remain unfinished.
 - 4. Fire rating labels, equipment serial number and capacity labels, bar code labels, and operating parts of equipment.
 - 5. Floors, unless specifically indicated.
 - 6. Glass.
 - 7. Concealed pipes, ducts, and conduits.

1.02 DEFINITIONS

- A. Comply with ASTM D16 for interpretation of terms used in this section.

1.03 REFERENCE STANDARDS

- A. 40 CFR 59, Subpart D - National Volatile Organic Compound Emission Standards for Architectural Coatings; U.S. Environmental Protection Agency; current edition.
- B. ASTM D16 - Standard Terminology for Paint, Related Coatings, Materials, and Applications; 2016.
- C. ASTM D4442 - Standard Test Methods for Direct Moisture Content Measurement of Wood and Wood-Based Materials; 2016.
- D. MPI (APSM) - Master Painters Institute Architectural Painting Specification Manual; Current Edition.
- E. SSPC-SP 1 - Solvent Cleaning; 2015, with Editorial Revision (2016).
- F. SSPC-SP 6 - Commercial Blast Cleaning; 2007.

1.04 SUBMITTALS

- A. Product Data: Provide complete list of products to be used, with the following information for each:
 - 1. Manufacturer's name, product name and/or catalog number, and general product category (e.g. "alkyd enamel").

2. MPI product number (e.g. MPI #47).
3. Cross-reference to specified paint system(s) product is to be used in; include description of each system.

1.05 QUALITY ASSURANCE

- A. Applicator Qualifications: Company specializing in performing the type of work specified with minimum 5 years experience and approved by manufacturer.

1.06 MOCK-UP

- A. Provide door and frame assembly illustrating paint color, texture, and finish.
- B. Locate where directed by Architect.
- C. Mock-up may remain as part of the work.

1.07 DELIVERY, STORAGE, AND HANDLING

- A. Deliver products to site in sealed and labeled containers; inspect to verify acceptability.
- B. Container Label: Include manufacturer's name, type of paint, brand name, lot number, brand code, coverage, surface preparation, drying time, cleanup requirements, color designation, and instructions for mixing and reducing.
- C. Paint Materials: Store at minimum ambient temperature of 45 degrees F (7 degrees C) and a maximum of 90 degrees F (32 degrees C), in ventilated area, and as required by manufacturer's instructions.

1.08 FIELD CONDITIONS

- A. Do not apply materials when surface and ambient temperatures are outside the temperature ranges required by the paint product manufacturer.
- B. Follow manufacturer's recommended procedures for producing best results, including testing of substrates, moisture in substrates, and humidity and temperature limitations.
- C. Do not apply materials when relative humidity exceeds 85 percent; at temperatures less than 5 degrees F (3 degrees C) above the dew point; or to damp or wet surfaces.
- D. Minimum Application Temperatures for Paints: 50 degrees F (10 degrees C) for interiors unless required otherwise by manufacturer's instructions.
- E. Provide lighting level of 80 ft candles (860 lx) measured mid-height at substrate surface.

PART 2 PRODUCTS

2.01 PAINTS AND FINISHES - GENERAL

- A. Paints and Finishes: Ready mixed, unless intended to be a field-catalyzed paint.
 1. Provide paints and finishes of a soft paste consistency, capable of being readily and uniformly dispersed to a homogeneous coating, with good flow and brushing properties, and capable of drying or curing free of streaks or sags.
 2. For opaque finishes, tint each coat including primer coat and intermediate coats, one-half shade lighter than succeeding coat, with final finish coat as base color.
 3. Supply each paint material in quantity required to complete entire project's work from a single production run.
 4. Do not reduce, thin, or dilute paint or finishes or add materials unless such procedure is specifically described in manufacturer's product instructions.
- B. Volatile Organic Compound (VOC) Content:
 1. Provide paints and finishes that comply with the most stringent requirements specified in the following:
 - a. 40 CFR 59, Subpart D--National Volatile Organic Compound Emission Standards for Architectural Coatings.
- C. Sheens: Provide the sheens specified; where not specified, to be selected by Architect.

2.02 PAINT SYSTEMS

- A. Paint I-OP - Interior Surfaces to be Painted, Unless Otherwise Indicated: Including gypsum board, concrete, concrete masonry units, brick, wood, and plaster.
 - 1. Two top coats and one coat primer.
 - 2. Top Coat(s): High Performance Architectural Interior Latex; MPI #138, 139, 140, or 141.
 - 3. Top Coat Sheen:
 - a. Velvet: MPI gloss level 2; use this sheen at all locations.
- B. Paint I-OP-MD-DT - Medium Duty Door/Trim: For surfaces subject to frequent contact by occupants, including metals and wood:
 - 1. Medium duty applications include doors, door frames, railings, handrails, guardrails, and balustrades.
 - 2. Two top coats and one coat primer.
 - 3. Top Coat(s): Interior Light Industrial Coating, Water Based; MPI #151, 153 or 154.
 - 4. Top Coat Sheen:
 - a. Semi-Gloss: MPI gloss level 5; use this sheen at all locations.
- C. Paint I-OP-MD-WC - Medium Duty Vertical and Overhead: Including gypsum board, plaster, concrete, concrete masonry units, uncoated steel, shop primed steel, galvanized steel, and aluminum.
 - 1. Two top coats and one coat primer.
- D. Paint I-OP-DF - Dry Fall: Metals; exposed structure and overhead-mounted services in utilitarian spaces, including shop primed steel deck, structural steel, metal fabrications, galvanized ducts, galvanized conduit, and galvanized piping.
 - 1. Shop primer by others.
 - 2. Top Coat: Alkyd Dry Fall; MPI #55, 89, or 225.
 - 3. Top Coat Sheen:
 - a. Flat: MPI gloss level 1; use this sheen at 17th Floor exposed structure and all exposed conduits, equipment, and fixtures not having a factory-finish.
- E. Paint CI-OP-2L - Concrete/Masonry, Opaque, Latex, 2 Coat:
 - 1. One coat of block filler.
- F. Paint Mgl-OP-3A - Galvanized Metals, Alkyd, 3 Coat:
 - 1. One coat galvanize primer.
- G. Paint FI-OP-2A - Fabrics/Insulation Jackets, Alkyd, 2 Coat:
 - 1. One coat of alkyd primer sealer.

2.03 PRIMERS

- A. Primers: Provide the following unless other primer is required or recommended by manufacturer of top coats.
 - 1. Alkali Resistant Water Based Primer; MPI #3.
 - 2. Interior Institutional Low Odor/VOC Primer Sealer; MPI #149.
 - 3. Interior/Exterior Latex Block Filler; MPI #4.
 - 4. Interior Latex Primer Sealer; MPI #50.
 - 5. Interior Rust-Inhibitive Water Based Primer; MPI #107.
 - 6. Alkyd Primer for Galvanized Metal.

2.04 ACCESSORY MATERIALS

- A. Accessory Materials: Provide primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials as required for final completion of painted surfaces.
- B. Patching Material: Latex filler.
- C. Fastener Head Cover Material: Latex filler.

PART 3 EXECUTION**3.01 EXAMINATION**

- A. Verify that surfaces are ready to receive work as instructed by the product manufacturer.
- B. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially effect proper application.
- C. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.
- D. Test shop-applied primer for compatibility with subsequent cover materials.
- E. Measure moisture content of surfaces using an electronic moisture meter. Do not apply finishes unless moisture content of surfaces are below the following maximums:
 - 1. Gypsum Wallboard: 12 percent.
 - 2. Plaster and Stucco: 12 percent.
 - 3. Masonry, Concrete, and Concrete Masonry Units: 12 percent.
 - 4. Interior Wood: 15 percent, measured in accordance with ASTM D4442.

3.02 PREPARATION

- A. Clean surfaces thoroughly and correct defects prior to application.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
- C. Remove or mask surface appurtenances, including electrical plates, hardware, light fixture trim, escutcheons, and fittings, prior to preparing surfaces or finishing.
- D. Seal surfaces that might cause bleed through or staining of topcoat.
- E. Concrete:
 - 1. Remove release agents, curing compounds, efflorescence, and chalk. Do not coat surfaces if moisture content or alkalinity of surfaces to be coated exceeds that permitted in manufacturer's written instructions.
- F. Masonry:
 - 1. Remove efflorescence and chalk. Do not coat surfaces if moisture content or alkalinity of surfaces or if alkalinity of mortar joints exceed that permitted in manufacturer's written instructions. Allow to dry.
- G. Gypsum Board: Fill minor defects with filler compound. Spot prime defects after repair.
- H. Plaster: Fill hairline cracks, small holes, and imperfections with latex patching plaster. Make smooth and flush with adjacent surfaces. Wash and neutralize high alkali surfaces.
- I. Insulated Coverings: Remove dirt, grease, and oil from canvas and cotton.
- J. Aluminum: Remove surface contamination and oils and wash with solvent according to SSPC-SP 1.
- K. Galvanized Surfaces:
 - 1. Remove surface contamination and oils and wash with solvent according to SSPC-SP 1.
- L. Ferrous Metal:
 - 1. Solvent clean according to SSPC-SP 1.
 - 2. Shop-Primed Surfaces: Sand and scrape to remove loose primer and rust. Feather edges to make touch-up patches inconspicuous. Clean surfaces with solvent. Prime bare steel surfaces. Re-prime entire shop-primed item.
 - 3. Remove rust, loose mill scale, and other foreign substances using methods recommended in writing by paint manufacturer and blast cleaning according to SSPC-SP 6 "Commercial Blast Cleaning". Protect from corrosion until coated.
- M. Wood Surfaces to Receive Opaque Finish: Wipe off dust and grit prior to priming. Seal knots, pitch streaks, and sappy sections with sealer. Fill nail holes and cracks after primer has dried; sand between coats. Back prime concealed surfaces before installation.

- N. Metal Doors to be Painted: Prime metal door top and bottom edge surfaces.

3.03 APPLICATION

- A. Remove unfinished louvers, grilles, covers, and access panels on mechanical and electrical components and paint separately.
- B. Apply products in accordance with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual".
- C. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry before next coat is applied.
- D. Apply each coat to uniform appearance in thicknesses specified by manufacturer.
- E. Sand wood and metal surfaces lightly between coats to achieve required finish.
- F. Vacuum clean surfaces of loose particles. Use tack cloth to remove dust and particles just prior to applying next coat.
- G. Reinstall electrical cover plates, hardware, light fixture trim, escutcheons, and fittings removed prior to finishing.

3.04 CLEANING

- A. Collect waste material that could constitute a fire hazard, place in closed metal containers, and remove daily from site.

3.05 PROTECTION

- A. Protect finishes until completion of project.
- B. Touch-up damaged finishes after Substantial Completion.

3.06 COLOR SCHEDULE

- A. See Drawings for key notes and schedule of colors.

END OF SECTION

SECTION 10 1400

SIGNAGE

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Room and door signs.
- B. Interior directional and informational signs.

1.02 REFERENCE STANDARDS

- A. 36 CFR 1191 - Americans with Disabilities Act (ADA) Accessibility Guidelines for Buildings and Facilities; Architectural Barriers Act (ABA) Accessibility Guidelines; current edition.
- B. ADA Standards - Americans with Disabilities Act (ADA) Standards for Accessible Design; 2010.

1.03 SUBMITTALS

- A. Product Data: Manufacturer's printed product literature for each type of sign, indicating sign styles, font, foreground and background colors, locations, overall dimensions of each sign.
- B. Signage Schedule: Provide information sufficient to completely define each sign for fabrication, including room number, room name, other text to be applied, sign and letter sizes, fonts, and colors.
 - 1. When room numbers to appear on signs differ from those on drawings, include the drawing room number on schedule.
 - 2. When content of signs is indicated to be determined later, request such information from Owner through Architect at least 2 months prior to start of fabrication; upon request, submit preliminary schedule.
 - 3. Submit for approval by Owner through Architect prior to fabrication.
- C. Samples: Submit two samples of each type of sign, of size similar to that required for project, illustrating sign style, font, and method of attachment.
- D. Selection Samples: Where colors are not specified, submit two sets of color selection charts or chips.

1.04 DELIVERY, STORAGE, AND HANDLING

- A. Package signs as required to prevent damage before installation.
- B. Package room and door signs in sequential order of installation, labeled by floor or building.
- C. Store tape adhesive at normal room temperature.

1.05 FIELD CONDITIONS

- A. Do not install tape adhesive when ambient temperature is lower than recommended by manufacturer.
- B. Maintain this minimum temperature during and after installation of signs.

PART 2 PRODUCTS

2.01 SIGNAGE APPLICATIONS

- A. Accessibility Compliance: Signs are required to comply with ADA Standards and ICC A117.1, unless otherwise indicated; in the event of conflicting requirements, comply with the most comprehensive and specific requirements.
- B. Room and Door Signs: Provide a sign for every doorway, whether it has a door or not, not including corridors, lobbies, and similar open areas.
 - 1. Sign Type: Flat signs with engraved panel media as specified.
 - 2. Provide "tactile" signage, with letters raised minimum 1/32 inch (0.8 mm) and Grade II braille.
 - 3. Character Height: 1 inch (25 mm).
 - 4. Sign Height: 2 inches (50 mm), unless otherwise indicated.

5. Office Doors: Identify with room numbers to be determined later, not the numbers indicated on drawings; in addition, provide "window" section for replaceable occupant name.
 6. Conference and Meeting Rooms: Identify with room numbers to be determined later, not the numbers indicated on drawings; in addition, provide "window" section with sliding "In Use/Vacant" indicator.
 7. Service Rooms: Identify with room names and numbers to be determined later, not those indicated on drawings.
 8. Rest Rooms: Identify with pictograms, the names "MEN" and "WOMEN", room numbers to be determined later, and braille.
- C. Interior Directional and Informational Signs:
1. Sign Type: Same as room and door signs.

2.02 SIGN TYPES

- A. Flat Signs: Signage media without frame.
1. Edges: Square.
 2. Corners: Square.
 3. Wall Mounting of One-Sided Signs: Tape adhesive.
- B. Color and Font: Unless otherwise indicated:
1. Character Font: Bank Gothic Medium BT.
 2. Character Case: Upper case only.
 3. Background Color: as selected from standard color selections.
 4. Character Color: Contrasting color.

2.03 TACTILE SIGNAGE MEDIA

- A. Engraved Panels: Laminated colored plastic; engraved through face to expose core as background color:
1. Total Thickness: 1/16 inch (1.6 mm).

2.04 ACCESSORIES

- A. Tape Adhesive: Double sided tape, permanent adhesive.

PART 3 EXECUTION

3.01 INSTALLATION

- A. Install in accordance with manufacturer's instructions.
- B. Install neatly, with horizontal edges level.
- C. Locate signs and mount at heights indicated on drawings and in accordance with ADA Standards and ICC A117.1.
- D. Protect from damage until Substantial Completion; repair or replace damaged items.

END OF SECTION

**SECTION 10 22 39
FOLDING GLASS PARTITIONS**

PART 1 GENERAL

1.01 SUMMARY

- A. Section includes furnishing and installing a sliding-folding thermally broken, acoustically rated, aluminum-framed glass panel system that includes:
 - 1. Aluminum frame
 - 2. Threshold
 - 3. Panels
 - 4. Sliding-folding and locking hardware
 - 5. Sound gasketing
 - 6. Glass and glazing
 - 7. Accessories as required for a complete working installation.
- B. Related Documents and Sections: Contractor to examine Contract Documents for requirements that directly affect or are affected by Work of this Section. A list of those Documents and Sections include, but is not limited to, the following:
 - 1. Drawings and General provisions of the Contract, including Supplementary Conditions
 - 2. Section 06 1000, Rough Carpentry: Wood framing R.O. and blocking.
 - 3. Section 09 2216: Gypsum Board Assemblies: Metal framing R.O. and reinforcement.

1.02 REFERENCES

- A. Reference Standards in accordance with Division 01 and current editions from the following:
 - 1. AAMA. American Architectural Manufacturers Association; www.aamanet.org
 - a. AAMA 611, Voluntary Specification for Anodized Architectural Aluminum
 - b. AAMA 2604, Voluntary Specifications, Performance Requirements and Test Procedures for High Performance Organic Coatings on Aluminum Extrusions and Panels
 - 2. ANSI. American National Standards Institute; www.ansi.org
 - a. ANSI Z97.1, Safety Performance Specifications and Methods of Test for Safety Glazing Material Used In Buildings
 - 3. ASTM. ASTM International; www.astm.org
 - a. ASTM C1036, Standard Specification for Flat Glass
 - b. ASTM C1048, Standard Specification for Heat-Strengthened and Fully Tempered Flat Glass
 - c. ASTM E90-09, Standard Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions and Elements
 - d. ASTM E413-16, Classification for Rating Sound Insulation.

1.03 ADMINISTRATIVE REQUIREMENTS

- A. Coordination: Coordinate Folding Glass Partition system and framing R.O.
- B. Pre-installation Meeting: Schedule on site at least 1 week prior to installation and invite subcontractor, supplier, Architect and Owner representative.

1.04 SUBMITTALS

- A. Product Data: Submit manufacturer's printed product literature for each Folding Glass Partition system to be incorporated into the Work. Show performance test results and details of construction relative to materials, dimensions of individual components, profiles and colors.

- B. Product Drawings: Indicate Folding Glass Partition system component sizes, dimensions and framing R.O., configuration, swing panels, direction of swing, stacking layout, typical head jamb, side jambs and sill details, type of glazing material, handle height and field measurements.
- C. Certificates: Submit CE Mark certificate.
- D. Manufacturers' Instructions: Submit Owner's Manual from manufacturer which includes installation instructions, operation and maintenance data: Identify with project name, location and completion date, and type and size of unit installed.

1.05 QUALITY ASSURANCE

- A. Installer Qualifications: Installer experienced in the installation of manufacturer's products or other similar products for large openings. Installer to provide reference list of at least three (3) projects of similar scale and complexity successfully completed in the last three (3) years.
 - 1. Installer to be trained and certified by manufacturer.
- B. Single Source Responsibility: Furnish Folding Glass Partition system materials from one manufacturer for entire Project.

1.06 DELIVERY, STORAGE, AND HANDLING

- A. Comply with manufacturer's instructions and recommendations, Section 01 60 00 requirements, and as follows:
 - 1. Deliver materials to job site in sealed, unopened cartons or crates.
 - a. Upon receipt, inspect the shipment to ensure it is complete, in good condition and meets project requirements.
 - 2. Store material under cover in a clean and dry location, protecting units against weather and defacement or damage from construction activities, especially to the edges of panels.

1.07 FIELD CONDITIONS

- A. Field Measurements: Contractor to field verify dimensions of rough openings (R.O.) and threshold depressions to receive sill. Mark field measurements on product drawings submittal.

1.08 WARRANTY

- A. Manufacturer Warranty: Provide Folding Glass Partition system manufacturer's standard limited warranty as per manufacturer's published warranty document in force at time of purchase, subject to change, against defects in materials and workmanship.
 - 1. Warranty Period beginning with the earliest of 120 days from Date of Delivery or Date of Substantial Completion:
 - a. Rollers and Glass Seal Failure: Ten (10) years
 - b. All Other Components: Ten (10) years
- Exception: Five (5) years if NOT installed by manufacturer's certified trained installer.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Basis-of-Design Product by Manufacturer: NanaWall AcoustiFOLD by NANA WALL SYSTEMS, INC. (www.nanawall.com)

2.02 PERFORMANCE / DESIGN CRITERIA

- A. Performance Criteria:
 - 1. Acoustic Performance
 - a. System STC (Rw) 45 (45) with frame recessed and 1-9/16 inch (40 mm) double IGU, air filled, 10 mm + 8 mm STC 48 laminated glass.
- B. Design Criteria:

1. Sizes and Configurations: As indicated by the Drawings for selected number and size of panels, location of swing and folding panels.
2. Unit Operation: Sliding and folding hardware with top and bottom tracks;
 - a. Outswing type and stack storage outside jamb.
3. Panel Configuration: Straight.
 - a. Mounting Type: Floor track supported with upper guide track.
4. Sill Type: Surface Mounted Minimal ADA Sill
5. Panel Type: Hinged
 - a. With Entry/Egress panel hinged to side jamb.
6. Panel Pairing Configuration: See drawings.
 - a. Bi-folding panels hinged to side jamb.

2.03 MATERIALS

- A. Aluminum Framed Folding Glass Storefront Description: nominal frame stile width of 3-7/8 inch (99 mm) between folding panels, floor track supported system. Manufacturer's standard thermally broken frame and panel profiles, with head track, side jambs, sill and panels with dimensions as shown on Drawings.
 1. Panels and frame:
 - a. Panels:
 - 1). Single lite.
 - 2). Panel Size (W x H): As indicated.
 - 3). Rail Depth: 2-5/8 inch (67 mm).
 - 4). Top Rail and Stile Width: 2-7/8 inch (73 mm).
 - 5). Bottom Rail Width: 2-5/8 (66 mm).
 - b. Frame:
 - 1). Top track and side jambs with covers to hide anchoring connections. Provide side jambs capable of adjustment of +/- 3/16" (5 mm). Frame finish to match panel finish.
 - 2). Frame Depth: 2-15/16 inch (74 mm).
 - 3). Head Track Width: 2-13/16 inch (72 mm).
 - 4). Side Jamb Width: 2 inches (51 mm).
 - 5). Sill Type: Surface Mounted Minimal ADA Sill with aluminum finish:
 - i. Clear anodized finish.
 2. Aluminum Extrusion: AlMgSi0.5 alloy, 6063-T5 (F-22 – European standard)
 - a. Thickness: 0.078 inch (2.0 mm) nominal.
 - b. Acoustic Break: 1-1/4" (32 mm) wide specially designed glass fiber reinforced (GFR) polyamide "Bionic Turtle".
 3. Aluminum Finish:
 - a. Inside and Outside;
 - 1). Same (one-color)
 - b. Anodized (AAMA 611):
 - 1). Clear
- B. Glass and Glazing:
 1. Safety Glazing: In compliance with ASTM C1036, ASTM C1048, ANSI Z97.1 and CPSC

16CFR 1201.

2. Manufacturer's laminated glass lites in single glazing units, dry glazed with glass stops on the inside.
 - a. Insulated Glass Unit (IGU) Lites:
 - 1). 1-9/16 inch (40 mm) double IGU, 10 mm + 8 mm STC 48 laminated glass
 - b. IGU Fill: Air filled
 - c. Glass Spacers: Manufacturer's standard gray finish.
 - d. Glass Lite Type:
 - 1). Standard reduced iron.
- C. Locking Hardware and Handles:
 1. Main Entry Panel with a Swing Panel: Provide manufacturer's lever handles with return on the inside and outside, a lockset with lockable latch, multi-point locking with a dead bolt and rods at the top and bottom on primary panel only.
 - a. After turn of key or thumb turn, depression of handles withdraws latch.
 - b. Lifting of handles engages rods and turn of key or thumb turn engages deadbolt and operates lock.
 - c. Lever Handle - Finish:
 - 1). Brushed satin stainless steel
 - d. Locking:
 - 1). Standard profile cylinder. Additional profile cylinders to be keyed alike.
 2. Pairs of Folding Panels: Provide manufacturer's flat handles and concealed two-point locking hardware operated by 180° turn of handle between each pair. Face applied Surface Mounted Minimal bolt locking NOT acceptable.
 - a. Flat Handle - Finish:
 - 1). Brushed satin stainless steel.
 3. Handle Height: 41-3/8 inch (105 cm) centered from bottom of panel or as otherwise indicated.
 4. Locking rods with standard end caps at the top and bottom. Rods to have a stroke of 15/16 inch (24 mm).
- D. Sliding-Folding Hardware: Provide manufacturer's standard combination sliding and folding hardware with top and bottom tracks and threshold. All running carriages to be with sealed, self-lubricating, double ball bearing multi-rollers. Surface mounted hinges and running carriages NOT acceptable.
 1. Lower Running Carriage Carrying Capacity: 250 lb. (120 kg). Lower running carriage provided with two vertical stainless steel wheels and two horizontal polyamide wheels.
 2. Vertical wheels with Gothic arch feature to ride on top of stainless steel guide track covers over the full length of the sill track. Wheels riding on aluminum surfaces NOT acceptable.
 3. Upper guide carriage with two horizontal polyamide guiding wheels. For configurations with pairs of panels that can slide left or right, additional concealed, additional vertical tilt protection hardware.
 4. Hinges: Clear anodized aluminum with stainless steel security hinge pins and set-screws. Additional butterfly guides between panels for a tight seal.
- E. Sound Gasketing: Manufacturer's double layer EPDM between panels and EPDM gasket, Q-Ion gasket, or brush seal between panel and frame, or brush seals with a two-layer fiberglass reinforced polyamide fin attached at both inner and outer edge of bottom of door panels with a recessed sill or on frame for sealing between panels and between panel and frame.
- F. Fasteners: Tapered pins or stainless steel screws for connecting frame components.

2.04 FABRICATION

- A. Folding Glass Wall: Extruded aluminum frame and panel profiles, corner connectors and hinges, sliding and folding hardware, locking hardware and handles, glass and glazing and sound gasketing.
 - 1. Each unit factory pre-assembled and shipped with complete system components and installation instructions.
 - 2. Exposed work to be carefully matched to produce continuity of line and design with all joints.
 - 3. No raw edges visible at joints.

2.05 ACCESSORIES

- A. Provide sidelights, transoms, corner posts, or single or double doors as indicated.

PART 3 EXECUTION**3.01 EXAMINATION**

- A. Examination and acceptance of conditions as follows:
 - 1. Carefully examine rough openings with Installer present, for compliance with requirements affecting Work performance.
 - a. Examine surfaces of openings and verify dimensions; verify rough openings are level, plumb, and square with no unevenness, bowing, or bumps on the floor; and other conditions as required by the manufacturer for readiness to receive Work.
 - b. Verify structural integrity of the header for deflection with live and dead loads limited to the lesser of L/720 of the span or 1/4 inch (6 mm). Provide structural support for lateral loads, and both wind load and eccentric load when the panels are stacked open.
 - 2. Proceed with installation only after unsatisfactory conditions have been corrected.

3.02 INSTALLATION

- A. General: Install Folding Glass Partition system in accordance with the Drawings, approved submittals, manufacturer's recommendations and installation instructions, and as follows:
 - 1. Properly seal around opening perimeter to reduce sound infiltration from surroundings.
 - 2. Securely attach anchorage devices to rigidly fit frame in place, level, straight, plumb and square. Install frame in proper elevation, plane and location, and in proper alignment with other work.
 - 3. Install panels, handles, lockset, gasketing and other accessories in accordance with manufacturer's recommendations and instructions.

3.03 FIELD QUALITY CONTROL

- A. Field Tests and Inspections per the following:
 - 1. Verify the Folding Glass Partition system operates and functions properly. Adjust hardware for proper operation.
- B. Non-Conforming Work: Repair or replace non-conforming work as directed by the Architect; see general and supplementary conditions, and Division 01 requirements.

3.04 CLEANING AND PROTECTION

- A. Keep units closed and protect Folding Glass Partition installation against damage from construction activities.
- B. Remove protective coatings and use manufacturer recommended methods to clean exposed surfaces.

END OF SECTION

SECTION 10 2800
TOILET, BATH, AND LAUNDRY ACCESSORIES

PART 1 GENERAL**1.01 SECTION INCLUDES**

- A. Commercial toilet accessories.
- B. Under-lavatory pipe supply covers.

1.02 REFERENCE STANDARDS

- A. ADA Standards - Americans with Disabilities Act (ADA) Standards for Accessible Design; 2010.
- B. ASTM A666 - Standard Specification for Annealed or Cold-Worked Austenitic Stainless Steel Sheet, Strip, Plate, and Flat Bar; 2015.
- C. ASTM B456 - Standard Specification for Electrodeposited Coatings of Copper Plus Nickel Plus Chromium and Nickel Plus Chromium; 2017.
- D. ASTM C1036 - Standard Specification for Flat Glass; 2016.
- E. ASTM C1503 - Standard Specification for Silvered Flat Glass Mirror; 2018.
- F. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2018b.

1.03 SUBMITTALS

- A. Product Data: Submit data on accessories describing size, finish, details of function, and attachment methods.

PART 2 PRODUCTS**2.01 MATERIALS**

- A. Accessories - General: Shop assembled, free of dents and scratches and packaged complete with anchors and fittings, steel anchor plates, adapters, and anchor components for installation.
- B. Stainless Steel Sheet: ASTM A666, Type 304.
- C. Mirror Glass: Annealed float glass, ASTM C1036 Type I, Class 1, Quality Q2, with silvering, protective and physical characteristics complying with ASTM C1503.
- D. Adhesive: Two component epoxy type, waterproof.
- E. Fasteners, Screws, and Bolts: Hot dip galvanized or stainless steel; tamper-proof.
- F. Expansion Shields: Plastic or metal as recommended by accessory manufacturer for component and substrate.

2.02 FINISHES

- A. Stainless Steel: Satin finish, unless otherwise noted.
- B. Chrome/Nickel Plating: ASTM B456, SC 2, polished finish, unless otherwise noted.

2.03 COMMERCIAL TOILET ACCESSORIES

- A. Toilet Paper Dispenser: Single roll, surface mounted bracket type, stainless steel, spindleless type for tension spring delivery designed to prevent theft of tissue roll.
- B. Paper Towel Dispenser: Folded paper type, stainless steel, semi-recessed, with viewing slots on sides as refill indicator and tumbler lock.
 - 1. Capacity: 300 C-fold minimum.
- C. Waste Receptacle: Semi-recessed, wall-mounted, stainless steel, seamless lower door for access to container, with tumbler lock, reinforced panel full height of door, continuously welded bottom pan and seamless exposed flanges.
 - 1. Liner: Removable, heavy-duty vinyl liner, attached at a minimum of four points with stainless steel grommets and hooks.

- D. Soap Dispenser: Liquid soap dispenser, wall-mounted, surface, with stainless steel cover and vertical stainless steel tank and working parts; push type soap valve, check valve, and window gauge refill indicator, tumbler lock.
 - 1. Minimum Capacity: 40 ounces (1.2 liters).
- E. Mirrors: Frameless, polished edge, 1/4 inch (6 mm) thick annealed float glass; ASTM C1036.
 - 1. Annealed Float Glass: Silvering, protective and physical characteristics in compliance with ASTM C1503.
 - 2. Size: as noted or shown on Drawings.
- F. Grab Bars: Stainless steel, smooth surface.
 - 1. Standard Duty Grab Bars:
 - a. Push/Pull Point Load: 250 pound-force (1112 N), minimum.
 - b. Dimensions: 1-1/4 inch (32 mm) outside diameter, minimum 0.05 inch (1.3 mm) wall thickness, exposed flange mounting, 1-1/2 inch (38 mm) clearance between wall and inside of grab bar.
 - c. Finish: Satin.
 - d. Length and Configuration: As indicated on drawings.

2.04 UNDER-LAVATORY PIPE AND SUPPLY COVERS

- A. Under-Lavatory Pipe and Supply Covers:
 - 1. Insulate exposed drainage piping including hot, cold, and tempered water supplies under lavatories or sinks to comply with ADA Standards.
 - 2. Exterior Surfaces: Smooth non-absorbent, non-abrasive surfaces.
 - 3. Construction: 1/8 inch (3.2 mm) flexible PVC.
 - a. Surface Burning Characteristics: Flame spread index of 25 or less and smoke developed index of 450 or less, when tested in accordance with ASTM E84.
 - 4. Color: White.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify existing conditions before starting work.
- B. Verify exact location of accessories for installation.
- C. See Section 06 1000 for installation of blocking, reinforcing plates, and concealed anchors in walls and ceilings.

3.02 PREPARATION

- A. Deliver inserts and rough-in frames to site for timely installation.
- B. Provide templates and rough-in measurements as required.

3.03 INSTALLATION

- A. Install accessories in accordance with manufacturers' instructions in locations indicated on drawings.
- B. Install plumb and level, securely and rigidly anchored to substrate.
- C. Mounting Heights: As required by accessibility regulations, unless otherwise indicated.
 - 1. Grab Bars: As indicated on drawings.

3.04 PROTECTION

- A. Protect installed accessories from damage due to subsequent construction operations.

END OF SECTION

SECTION 10 2819 SHOWER ENCLOSURES

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Frameless shower doors and enclosures.

1.02 REFERENCE STANDARDS

- A. 16 CFR 1201 - Safety Standard for Architectural Glazing Materials; current edition.
- B. ANSI Z97.1 - American National Standard for Safety Glazing Materials Used in Buildings - Safety Performance Specifications and Methods of Test; 2015.
- C. ASTM A480/A480M - Standard Specification for General Requirements for Flat-Rolled Stainless and Heat-Resisting Steel Plate, Sheet, and Strip; 2018a.
- D. ASTM A666 - Standard Specification for Annealed or Cold-Worked Austenitic Stainless Steel Sheet, Strip, Plate, and Flat Bar; 2015.
- E. ASTM C920 - Standard Specification for Elastomeric Joint Sealants; 2018.
- F. ASTM C1036 - Standard Specification for Flat Glass; 2016.
- G. ASTM C1048 - Standard Specification for Heat-Strengthened and Fully Tempered Flat Glass; 2018.

1.03 SUBMITTALS

- A. Product Data: Provide manufacturer's literature for enclosure.
- B. Shop Drawings: Indicate layout, dimensions, identification of components, and interface with adjacent construction.
- C. Warranty Documentation: Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.
- D. Specimen Warranty.
- E. Manufacturer's Installation Instructions: Indicate complete preparation, installation, and cleaning requirements.
- F. Installer's Qualification Statement.

1.04 DELIVERY, STORAGE, AND HANDLING

- A. Store products in manufacturer's unopened packaging until installation.

1.05 WARRANTY

- A. Provide five year manufacturer warranty against structural failure and excessive degradation of metal finishes.

PART 2 PRODUCTS

2.01 SHOWER ENCLOSURES - GENERAL

- A. Exposed Fittings and Hardware: Stainless steel.
- B. Patch Fittings for Frameless Enclosures: Hinges and Glass mounts.
 - 1. Edge Profile: Beveled.
 - 2. Mounting: Cutout in glass.
- C. Concealed Fasteners: Manufacturer's standard stainless steel.
- D. Glass Corner Condition: Overlapped glass.
- E. Towel Bar: Provide on one door, full width.
- F. Shower Door Height: 79 inches (2007 mm).
- G. Door or Opening Width: 30 inches (762 mm).
- H. Door Pull: Single-sided; as indicated; mounted through the glass.

2.02 FRAMELESS SHOWER ENCLOSURES

- A. Configuration: As noted on drawings.
- B. Head Condition: No header with exposed top glass edge.
- C. Fixed Panels:
 - 1. Fixed Panel Glass Thickness: 3/8 inch (9.5 mm) thick, tempered.
 - 2. Glass Mounts: Patch fittings.
- D. Frameless Glass Doors:
 - 1. Door Glass Thickness: 3/8 inch (9.5 mm), tempered.
 - 2. Swinging Doors:
 - a. Hinges: Wall-mounted patch hinges; self-closing; swing out.

2.03 MATERIALS

- A. Tempered Glass: Annealed clear flat glass meeting requirements of ASTM C1036, Type I, Quality Q3, fully tempered in accordance with ASTM C1048, Kind FT, and as follows:
 - 1. Comply with 16 CFR 1201, Category 2 and ANSI Z97.1.
 - 2. Thickness: As indicated in enclosure and door types above.
 - 3. Prepare glazing panels for indicated fittings and hardware before tempering.
 - 4. Temper glass materials horizontally; visible tong marks or tong mark distortions are not permitted.
- B. Stainless Steel Components: Conforming to ASTM A666, Type 304 alloy.
 - 1. Stainless Steel Finish: No. 6 Dull satin finish, in accordance with ASTM A480/A480M.
- C. Glazing Seals: Provide manufacturer's standard clear polycarbonate seal at jambs and door bottom for water-tight seal between glass and surrounding frame or construction.
- D. Sealant: One-part silicone sealant, conforming to ASTM C920, clear.

PART 3 EXECUTION**3.01 EXAMINATION**

- A. Verify that field measurements are as indicated.
- B. Do not begin installation until supports and adjacent substrates are complete.
- C. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

3.02 INSTALLATION

- A. Install in accordance with tub and shower enclosure manufacturer's instructions and approved shop drawings..
- B. Fit and align tub and shower enclosure level and plumb.

3.03 ADJUSTING

- A. Adjust tub and shower enclosure doors to operate smoothly.

3.04 CLEANING

- A. Remove protective film and temporary stickers from exposed metal and glass surfaces.
- B. Metal: Clean exposed metal finishes with potable water and mild detergent, in accordance with manufacturer recommendations; do not use abrasive materials or chemicals, detergents or other substances that may damage the material or finish.
- C. Glass and Glazing: Clean glazing surfaces; remove excess glazing sealant compounds, dirt, and other substances.

3.05 PROTECTION

- A. Protect installed products until Date of Substantial Completion.
- B. Touch-up, repair or replace damaged products before Date of Substantial Completion.

END OF SECTION

SECTION 10 4400
FIRE PROTECTION SPECIALTIES

PART 1 GENERAL**1.01 SECTION INCLUDES**

- A. Fire extinguishers.
- B. Fire extinguisher cabinets.
- C. Accessories.

1.02 RELATED REQUIREMENTS

- A. Section 06 1000 - Rough Carpentry: Wood blocking product requirements.
- B. Section 09 2116 – Gypsum Board Assemblies: Framing and penetrations in gypsum board finishes.
- C. Section 09 9123 – Interior Painting: Finishing primed metal.

1.03 REFERENCE STANDARDS

- A. FM (AG) - FM Approval Guide; current edition.
- B. NFPA 10 - Standard for Portable Fire Extinguishers; 2017.

1.04 SUBMITTALS

- A. Product Data: Provide extinguisher operational features.
- B. Manufacturer's Installation Instructions: Indicate special criteria and wall opening coordination requirements.
- C. Manufacturer's Certificate: Certify that products meet or exceed specified requirements.
- D. Maintenance Data: Include test, refill or recharge schedules and re-certification requirements.

PART 2 PRODUCTS**2.01 MANUFACTURERS**

- A. Fire Extinguisher Cabinets and Accessories:
 - 1. Larsen's Manufacturing Co; Model No. 2409-R7: www.larsensmfg.com/#sle.

2.02 FIRE EXTINGUISHERS

- A. Fire Extinguishers - General: Comply with product requirements of NFPA 10 and applicable codes, whichever is more stringent.
- B. Multipurpose Dry Chemical Type Fire Extinguishers: Carbon steel tank, with pressure gauge.
 - 1. Class: A:B:C type.
 - 2. Size: 10 pound (4.54 kg).

2.03 FIRE EXTINGUISHER CABINETS

- A. Cabinet Construction: Non-fire rated.
- B. Fire Rated Cabinet Construction: One-hour fire rated, where required in wall assembly.
- C. Cabinet Configuration: Semi-recessed type.
- D. Door Glazing: Acrylic plastic, clear, 1/8 inch (3 mm) thick, flat shape and set in resilient channel glazing gasket.
- E. Cabinet Mounting Hardware: Appropriate to cabinet, with pre-drilled holes for placement of anchors.
- F. Weld, fill, and grind components smooth.

2.04 ACCESSORIES

- A. Extinguisher Brackets: Formed steel, chrome-plated.

PART 3 EXECUTION

3.01 INSTALLATION

- A. Install in accordance with manufacturer's instructions.
- B. Install cabinets plumb and level in wall openings, 48 inches (1219 mm) from finished floor to top inside face of cabinet.
- C. Secure rigidly in place.
- D. Place extinguishers in cabinets and on wall brackets.

END OF SECTION

SECTION 11 5213
PROJECTION SCREENS

PART 1 GENERAL**1.01 SECTION INCLUDES**

- A. Front projection screen assemblies.

1.02 RELATED REQUIREMENTS

- A. Section 05 5000 - Metal Fabrications: Supports for suspended projectors and screens.
- B. Section 09 2116 - Gypsum Board Assemblies: Suspended gypsum board ceilings for recessed screens.
- C. See Electrical drawings for supply, conduit, and wiring for electric motor operated projection screens.

1.03 SUBMITTALS

- A. Product Data: Manufacturer's catalog cuts and descriptive information on each product to be used, including:
 - 1. Preparation instructions and recommendations.
 - 2. Storage and handling requirements and recommendations.
 - 3. Installation methods.
- B. Shop Drawings: For custom installations, indicate dimensions, verified field measurements, mounting details, and interface with adjacent construction.
- C. Samples: For screen fabrics, submit two samples 6 by 6 inch (152 by 152 mm) in size.
- D. Installer's Qualification Statement.
- E. Operation and Maintenance Data: Provide manufacturer's operation and maintenance instructions.
- F. Warranty: Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.

1.04 QUALITY ASSURANCE

- A. Installer Qualifications: Company specializing in performing work of the type specified and with at least three years of documented experience.

1.05 DELIVERY, STORAGE, AND HANDLING

- A. Deliver projection screens to project site in manufacturer's original unopened packaging, and inspect for damage and proper size before accepting delivery.
- B. Store in a protected, clean, dry area with temperature maintained above 50 degrees F (10 degrees C), and stack in accordance with manufacturer's recommendations.
- C. Acclimate screens to building temperatures for 24 hours prior to installation, in accordance with manufacturer's recommendations.

1.06 FIELD CONDITIONS

- A. Maintain interior of building between 68 degrees F (20 degrees C) and 86 degrees F (30 degrees C) during and after installation of projection screens.

PART 2 PRODUCTS**2.01 FRONT PROJECTION SCREENS**

- A. Manufacturers:
 - 1. Bretford: www.bretford.com/#sle.
 - 2. Da-Lite Screen Company: www.da-lite.com/#sle.
 - 3. Draper, Inc (Motorized); Premier: www.draperinc.com/#sle.
- B. Front Projection Screens: Factory assembled unless otherwise indicated.

1. Dimensions: As indicated on drawings.
- C. Reflective Screen Fabric: Angularly reflective surface; flame retardant and mildew resistant.
 1. Material: Pearly finished vinyl without backing, with nominal gain of 1.5 on axis, not less than 0.75 at 35 degrees from axis.
- D. Masking Borders: White, on four sides.
- E. Concealed-in-Ceiling Screen Cases: Steel, with integral roller brackets.
 1. Door Slat: Self trim; self-closing and -opening.
 2. Case Finish: Baked enamel.
 3. Case Color: White.
 4. End Caps: Steel; finished to match case.
- F. Electrically-Operated Screens:
 1. Roller: Steel, 2 inch (51 mm) in diameter, with locking device.
 2. Vertical Tensioning: Screen fabric weighted at bottom with steel bar and plastic end caps.
 3. Horizontal Tensioning: Tab-guided cable system.
- G. Provide mounting hardware, brackets, supports, fasteners, and other mounting accessories required for a complete installation, in accordance with manufacturer's recommendations for specified substrates and mountings.

2.02 ELECTRICAL COMPONENTS

- A. Electrical Components: Listed and classified by UL as suitable for the purpose specified and indicated.
- B. Motors: Direct drive, 110 V, 60 Hz.
 1. Screen Motor: Mounted inside roller; three wire with ground; quick reverse type and lifetime lubricated; equipped with thermal overload cut-off, internal junction box, electric brake, and pre-set accessible limit switches.
 - a. Electrical Characteristics: 1.2 amps.
 - b. Motor mounted on sound absorber.
- C. Controls: Three (3) position control switch with plate.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that substrate is finished and ready to accept screen installation.
- B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.
- C. Verify that openings for recessed screens are correctly sized.
- D. Verify type and location of electrical connections.
- E. Do not install projection screens until climate control systems are in place and interior painting and other finishes are completed.

3.02 PREPARATION

- A. Coordinate screen installation with installation of projection systems.
- B. Coordinate installation with adjacent construction and fixtures, including ceilings, walls, lighting, fire suppression, and registers and grilles.

3.03 INSTALLATION

- A. Install in accordance with manufacturer's instructions, using manufacturer's recommended hardware for relevant substrates.
- B. Do not field cut screens.
- C. Install screens in mountings as specified and as indicated on drawings.
- D. Install plumb and level.

- E. Install electrically operated screens ready for connection to power and control systems by others.
- F. Adjust projection screens and related hardware in accordance with manufacturer's instructions for proper placement and operation.
- G. Test electrical screens for proper working condition. Adjust as needed.

3.04 PROTECTION

- A. Protect installed products until completion of project.
- B. Touch up, repair, or replace damaged products before Date of Substantial Completion.

END OF SECTION

SECTION 14 4200 WHEELCHAIR LIFTS

PART 1 - GENERAL

1.1 SYSTEM DESCRIPTION

- A. The product described herein is an enclosed vertical platform wheelchair lift with self-contained driving means, intended for use by individuals with disabilities. The product shall provide for independent use by individuals with disabilities and include all applicable operating and safety devices for compliance with ADA requirements. The product shall have a low-profile platform floor to eliminate the need for a pit or access ramp at the lower landing, and to facilitate entry into the lift platform.
 - 1. The product shall consist of a machine cabinet and lifting platform for installation in a shaft inside a building that will service two (2) landings, each on opposing sides of the lift. The machine cabinet shall install against the uppermost landing serviced by the lift, minimizing the required clear width.

1.2 REFERENCES

- A. The lift shall be designed and tested in accordance with ASME A18.1, ASME A17.5, ADAAG, ANSI A117.1, and NFPA 70 (NEC).

1.3 SUBMITTALS

- A. Submit manufacturer's drawings and product data for approval. Drawings shall show dimensional and wiring requirements.

1.4 QUALITY ASSURANCE

- A. Manufacturer shall maintain a quality management system certified to ISO 9001.
- B. Manufacturer shall have not less than twenty (20) years of experience in the design and manufacture of vertical wheelchair lifts.
- C. Lift shall be installed in accordance with all applicable codes.

1.5 WARRANTY

- A. Manufacturer shall provide a warranty for a period of ten (10) years on the drive train, four (4) years on all other components, and ninety (90) days on labor, starting from the date of installation.

PART 2 - PRODUCT

2.1 MANUFACTURER

- A. Basis of Design - Manufacturer: Ascension, a division of AGM, 3526 E. Fort Lowell Rd., Tucson, AZ, 85716, Tel: 800-459-0400 or 520-881-3993.
- B. Basis-of-Design Product:
 - 1. Ascension **CLARITY 16S** Model Series.
- C. Acceptance of other products is subject to compliance with specified requirements and owner or architect approval.

2.2 PHYSICAL CHARACTERISTICS

- A. Lifting capacity: 750 pounds (340 kg) rated capacity.
- B. Vertical speed: 20 feet per minute (6 meters per minute).
- C. Vertical travel: 34" (865 mm) to 168" (4265 mm).

2.3 DIMENSIONS

- A. Platform clear space: 36" x 56" (914 mm x 1422 mm).
- B. Minimum required installation space:
 - 1. 16S: 44.25" x 65.25" (1125 mm x 1660 mm).

2.4 MATERIALS

- A. Aluminum alloy guide rails shall be integral to machine cabinet.
- B. Platform frame shall be steel.
- C. Platform grab bar and accent rails shall be stainless steel.
- D. Windows shall be 1/4" [6 mm] thick high impact strength clear thermoplastic.
- E. Enclosure structure shall be aluminum alloy (16E/D only).

2.5 FINISH

- A. Accent rails shall be brushed stainless steel.
- B. All exposed metal surfaces except grab bar and accent rails shall be powder coated.
- C. Standard color is silver metallic.

2.6 DRIVE CONFIGURATION

- A. Drive shall be 2:1 chain hydraulic.
- B. Platform shall be supported by two hydraulic jacks with two suspension chains each.
- C. Suspension chain shall be No. 50 roller chain, 6100 lb. minimum breaking strength (2773 kg).
- D. Hydraulic power unit shall be mounted on vibration-isolating supports designed to minimize vibration transmission and reduce frame-borne noise.

2.7 ELECTRICAL REQUIREMENTS

- A. Electrical input: 120VAC, 60 hertz, single phase, 6amp (option: international electrical configurations available).
- B. Full-time battery power supplied by 24VDC SLA battery bank.
- C. Motor: 3 hp (2.1kW), 24VDC.
- D. Control circuits shall be 24VDC.
- E. Electrical system shall be certified to ASME A17.5 by an independent testing laboratory.

2.8 SAFETY DEVICES AND FEATURES

The lift shall include the following safety features for protection of the passenger and general public.

- A. Grounded electrical system.
- B. 24 VDC operating controls.
- C. Constant pressure operating switches.
- D. Emergency stop button at passenger control station.
- E. Electromechanical door and gate interlocks.
- F. Upper and lower limit switches.
- G. Unobstructed view through transparent panels on three sides of the enclosure (16E/D only).
- H. Grab bar extending full length of inside wall.
- I. Integral emergency lighting with field-selectable modes: "Fade," "Always-On," and "Emergency Only"
- J. Automatic standby power for at least 5 lift cycles (with lift carrying full load), in the event of a power outage.
- K. Slip-resistant platform floor.
- L. Structural safety factors as specified in ASME A18.1.
- M. Self-closing platform gates.
- N. Alarm and lighted alarm switch on platform.
- O. Slack-chain switches to automatically stop the platform if any suspension chain slackens.
- P. Low-profile platform floor.
- Q. No installation pit or access ramp at the lower landing.

2.9 OPERATING CHARACTERISTICS

- A. Lift shall include three (3) constant pressure operating switches, two (2) for remote mounting outside of the platform and one (1) located inside the platform.
- B. The passenger control station shall be provided with a separate "PUSH TO STOP" emergency button. The emergency stop button shall prevent any operation of the lift when actuated.

PART 3 - EXECUTION**3.1 EXAMINATION**

- A. Verify suitability of substrate preparation in accordance with approved manufacturer's drawings.
- B. Verify correct space requirements in accordance with approved manufacturer's drawings.
- C. Verify electrical service is of correct type and at correct location.

3.2 INSTALLATION

- A. Lift shall be installed in accordance with architect's approved plans and specifications, manufacturer's instructions, and all applicable regulatory requirements.
- B. Installation space and substrate shall be of sufficient strength to support the loads imposed on it during operation of the lift. Refer to structural loading diagrams provided by manufacturer to ensure proper provision is made.

3.3 FIELD QUALITY CONTROL

- A. Perform acceptance tests as required by code and the authority having jurisdiction. Place rated load on platform and operate for several cycles to verify correct installation and operation. No mechanical failures shall occur and no wear that would affect the reliability of the lift shall be detected.

END OF SECTION

BLUE FLAME TENANT IMPROVEMENT



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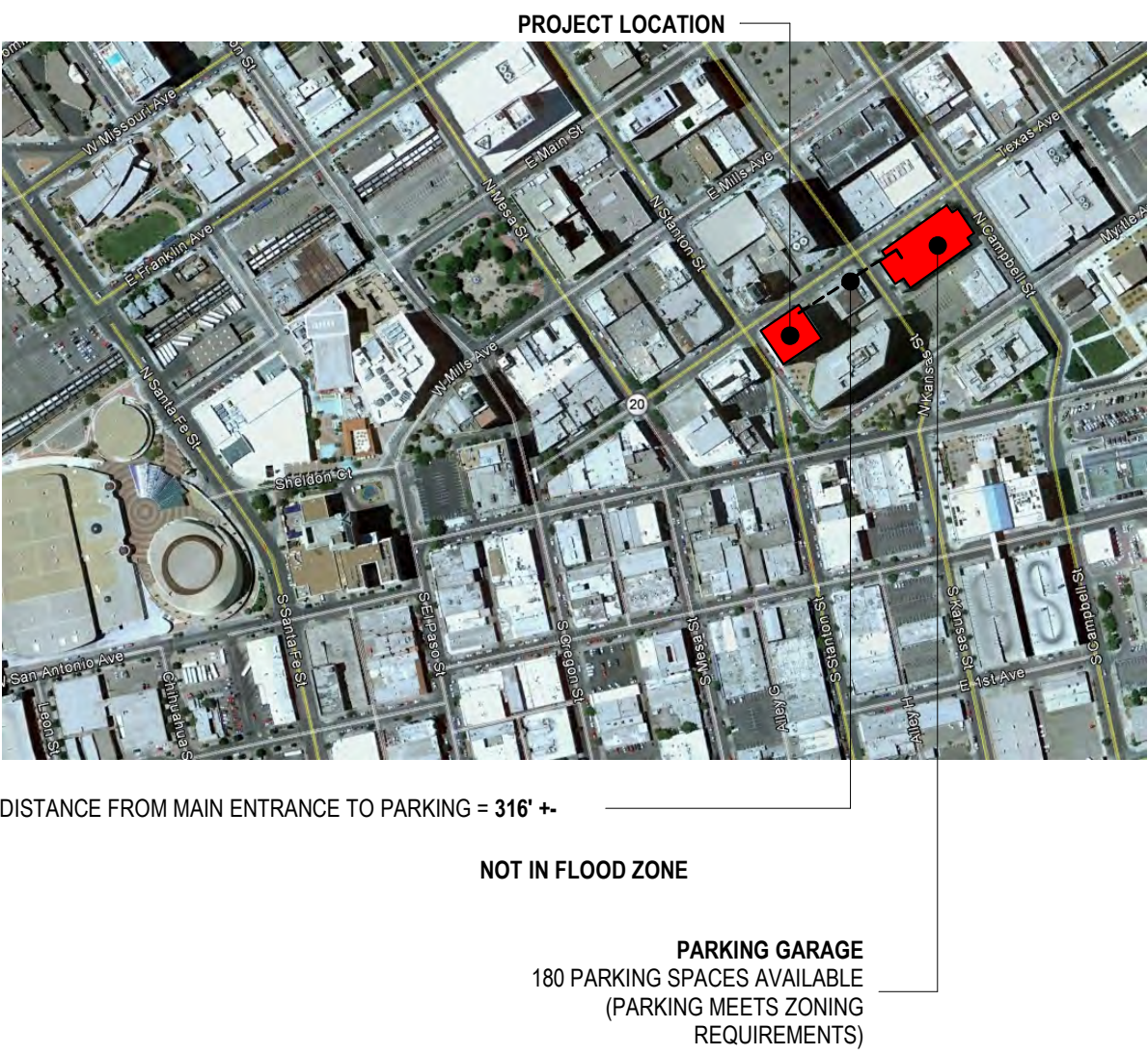
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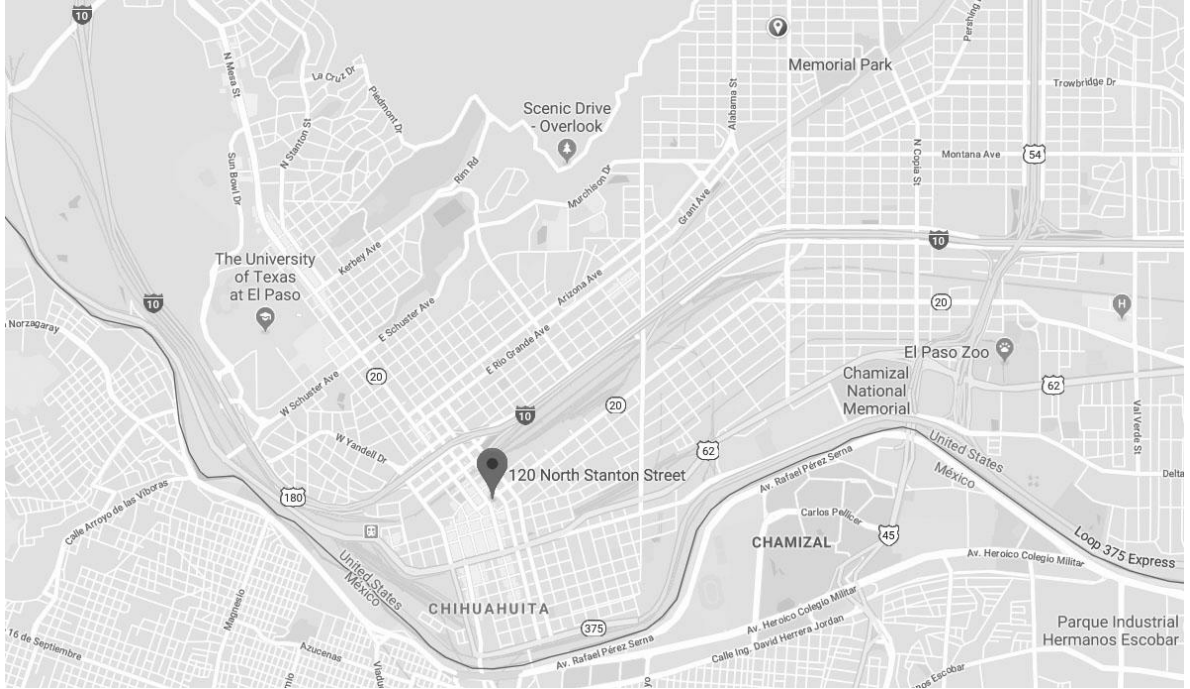
GENERAL NOTES

- G1. ALL WORK IS TO BE DONE BY THE GENERAL CONTRACTOR, EXCEPT AS NOTED OTHERWISE.
- G2. THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK, SUPPLY ALL MATERIALS, AND EQUIP. IN ACCORDANCE WITH LOCAL AND NATIONAL GOVERNING CODES.
- G3. THE GENERAL CONTRACTOR SHALL CHECK AND FIELD VERIFY ALL DIMENSIONS AND CONDITIONS, REPORTING ANY DISCREPANCIES, IN WRITING, TO THE ARCHITECT BEFORE BEGINNING ANY PHASE OF CONSTRUCTION. THIS IS THE SAME FOR LACK OF FULL KNOWLEDGE OF EXISTING CONDITIONS UNDER WHICH THE CONTRACTOR WILL BE OBLIGATED TO OPERATE. CONDITIONS SHOWN ON THESE DOCUMENTS ARE BASED ON INFORMATION SUPPLIED BY THE OWNER.
- G4. DIMENSIONS ARE TYPICALLY TO A FINISHED SURFACE OR TO AN ASSEMBLY, FIXTURE, CENTERLINE, ETC. REPORT ALL DISCREPANCIES IN DIMENSIONS IN WRITING TO THE ARCHITECT PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION. WORK SHALL BE TRUE AND LEVEL AS INDICATED. ALL WORK SHALL RESULT IN AN ORDERLY AND WORKMANLIKE APPEARANCE. WHERE FIGURES OR DIMENSIONS HAVE BEEN OMITTED FROM THE DRAWINGS, THE DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL IMMEDIATELY REQUEST DIMENSIONS IN WRITING FROM THE ARCHITECT. ALL EXISTING DIMENSIONS SHOULD BE VERIFIED IN FIELD PRIOR TO BEGINNING WORK.
- G5. THE GENERAL CONTRACTOR IS TO PROVIDE TEMPORARY LIGHT, TELEPHONE, FAXING, CLEAN-UP SERVICE, AND TOILETS. ALL TEMPORARY WORK IS TO BE REMOVED PRIOR TO COMPLETION.
- G6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING THE SUB- CONTRACTORS COORDINATE THEIR WORK WITH THE OTHER TRADES INCLUDING WORK NOT IN CONTRACT.
- G7. THE GENERAL CONTRACTOR IS TO FILE FOR AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED.
- G8. THE GENERAL CONTRACTOR IS TO KEEP A FULL SET OF UP-TO-DATE CONSTRUCTION DOCUMENTS INCLUDING ADDENDA, FIELD SKETCHES, CLARIFICATIONS AND SUPPLEMENTS AVAILABLE AT THE JOB SITE AT ALL TIMES.
- G9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PROGRAMS AND PRECAUTIONS NECESSARY FOR COMPLETION OF WORK AND FOR PROTECTION OF WORKERS, VISITORS AND THE PUBLIC.
- G10. THE GENERAL CONTRACTOR IS TO PROVIDE ADEQUATE BARRICADES AS PER LOCAL BUILDING CODES AND ORDINANCES TO INSURE THE SAFETY OF PERSONS AND PROPERTY ON THE SITE OCCUPIED BY THE OWNER AND IN THE ADJACENT PUBLIC RIGHT OF WAY.
- G11. CARBON MONOXIDE EMISSIONS ARE PROHIBITED FROM ALL INTERIOR WORK. SHOULD FUME HAZARDS OCCUR, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE MONITORING AND TESTING OF AFFECTED AREAS.
- G12. THE GENERAL CONTRACTOR IS TO REPAIR, REPLACE, PATCH AND MATCH ANY MATERIALS, AREAS OR SYSTEMS AS REQUIRED AND CALLED FOR TO INSURE PROPER INSTALLATION AND NEAT APPEARANCE OF THE WORK.
- G13. SPECIFIED ITEMS HAVE BEEN SELECTED BECAUSE THEY REFLECT THE STANDARDS OF QUALITY DESIRED, OR POSSESS FEATURES REQUIRED TO PRESERVE THE DESIGN CONCEPT. THE ARCHITECT, THEREFORE, RESERVES THE RIGHT TO REQUIRE THE USE OF THE SPECIFIED ITEMS. ANY REQUESTS FOR SUBSTITUTIONS FOR THE SPECIFIED ITEMS MUST BE SUBMITTED TO THE ARCHITECT, IN WRITING, ALONG WITH SAMPLE AND PROOF OF EQUALITY OF SUCH ITEMS. IN ALL CASES, THE BURDEN OF PROOF OF EQUALITY SHALL BE WITH THE BIDDER AND THE DECISION OF THE ARCHITECT SHALL BE FINAL.
- G14. THE OWNER, ARCHITECT, OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY VERBAL INSTRUCTIONS.
- G15. ALL SCRAP MATERIALS ARE TO BE REMOVED FROM THE SITE ON A DAILY BASIS. TRASH SHALL NOT BE ALLOWED TO ACCUMULATE.
- G16. THE GENERAL CONTRACTOR IS TO NOTIFY OWNER'S REPRESENTATIVE AND ARCHITECT UPON FINDING CONDITIONS NOT IDENTIFIED ON DRAWINGS.
- G17. THE ADJACENT PROPERTIES SHALL IN NO WAY BE INCONVENIENCED OR DISTURBED BY VEHICLES, DEBRIS, SIGNS, ODORS, UNSIGHTLY CONDITIONS, OR NON-CONSTRUCTION NOISE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDUCT OF ALL PERSONS ON THE SITE AT ALL TIMES AND FOR THE BEHAVIOR OF INDIVIDUALS IN RESPECT TO THE ADJACENT AREAS. THE PROJECT SITE SHALL BE DRUG AND ALCOHOL FREE.
- G18. REFER TO ADDITIONAL NOTES BY OTHER DISCIPLINES, I.E., STRUCTURAL AND MEP.
- G19. WHERE VARIOUS DISCIPLINES INDICATE WORK FOR DIFFERING DISCIPLINES (FOR EXAMPLE, MECHANICAL WORK WHICH WOULD REQUIRE STRUCTURAL MODIFICATIONS), THE GENERAL CONTRACTOR IS TO NOTIFY THE ARCHITECT PRIOR TO COMMENCING WORK.
- G20. EVERY DRAWING DETAIL AND SPECIFICATION ITEM IS TO BE UTILIZED IN THIS PROJECT. IF IT IS NOT CLEAR WHERE A SPECIFIC DETAIL IS THE BE UTILIZED, OR A REQUIRED QUANTITY, IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN A WRITTEN CLARIFICATION PRIOR TO BID AWARD.

PROJECT VICINITY MAP



CITY VICINITY MAP



BLUE FLAME TENANT IMPROVEMENT

for:

304 TEXAS AVENUE
EL PASO, TEXAS 79901

G0000

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B
A

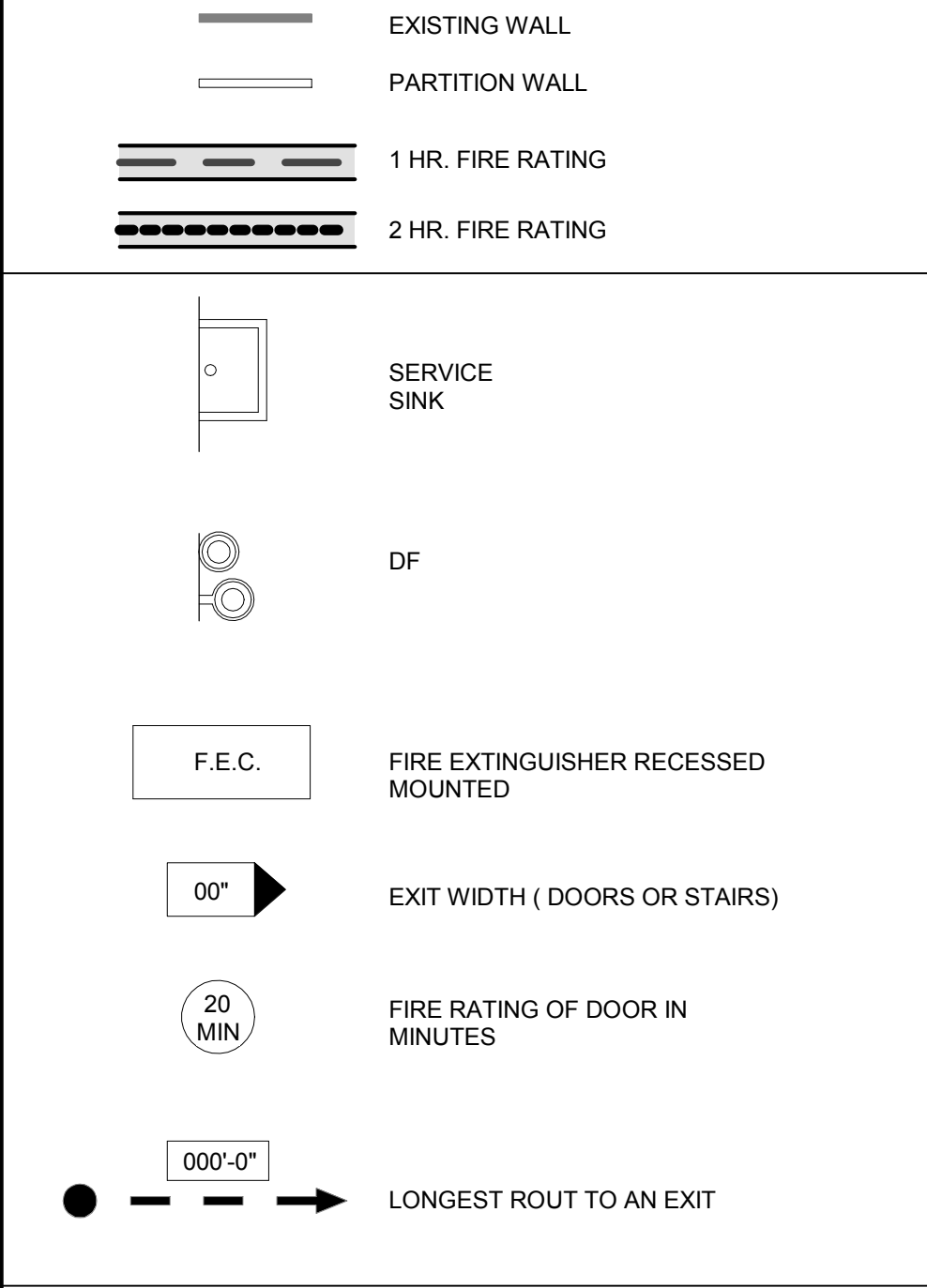
ACCESSIBILITY NOTES

- A. DRAWINGS SHOWN ARE BASED UPON THE GUIDELINES AND REGULATIONS SET FORTH BY THE TAS AND THE ADAAG AS OF THE DATE ON THIS SHEET. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
- B. REFER TO FLOOR PLAN FOR ADDITIONAL INFORMATION IN REGARDS TO ACCESSIBILITY REQUIREMENTS.
- C. IN BUILDINGS AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSENGER ELEVATORS, OR SPECIAL ACCESS LIFTS.
- D. FLOOR SURFACES SHALL BE SLIP-RESISTANT.
- E. EVERY CORRIDOR AND AISLE SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL NOT BE LESS THAN 44" IN WIDTH.
- F. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
- G. CENTER HAND ACTIVATED DOOR OPENING HARDWARE BETWEEN 34" AND 48" A.F.F.
- H. IDENTIFY ACCESSIBLE ENTRANCES WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.
- I. MAXIMUM PULL OR PUSH EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, MEASURED AT RIGHT ANGLES TO HINGED DOORS AND AT CENTER PLANE OF SLIDING OR FOLDING DOORS. CORRESPONDING DEVICES OR AUTOMATIC DOOR OPERATIONS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. MAXIMUM EFFORT TO OPERATE REQUIRED FIRE DOORS MAY BE INCREASED NOT TO EXCEED 15 POUNDS.
- J. EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE NOT LESS THAN 6'-8" HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32" WIDE.
- K. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" HEIGHT. LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL. BEVEL OTHERS WITH A SLOPE NO GREATER THAN 1:2.
- L. WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 44" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.

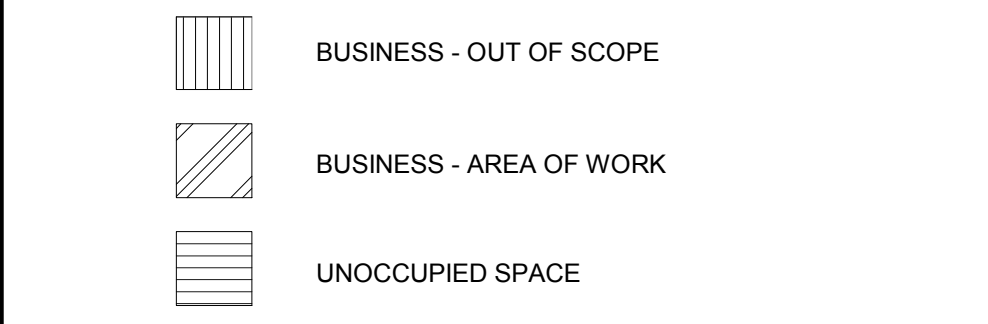
GENERAL NOTES AND SPECIAL CONDITIONS

- G-1 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PERMIT SUBMITTALS TO ALL LOCAL AND STATE AUTHORITIES AND COORDINATION OF A PERMIT EXPEDITOR.
- G-2 ALL WORK, INCLUDING MATERIALS AND WORKMANSHIP, SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE, AND NATIONAL CODES, LAWS, ORDINANCES AND ACCESSIBILITY GUIDELINES.
- G-3 GENERAL CONTRACTOR SHALL AT ALL TIMES FOLLOW BUILDING RULES AND REGULATIONS AND SHALL FOLLOW BUILDING RULES AND REGULATIONS AND SHALL FOLLOW BUILDING REQUIREMENTS IN REGARD TO NOISY CONSTRUCTION AND ODORS.
- G-4 GENERAL CONTRACTOR SHALL WARRANTY ALL PARTS, LABOR, EQUIPMENT AND MATERIAL PROVIDED UNDER THIS CONTRACT FOR A PERIOD OF (1) YEAR (OR GREATER PROVIDED BY SUBCONTRACTOR OR MANUFACTURER), UPON COMPLETION OF PROJECT.
- G-5 EXCLUSIONS TO CONTRACTOR SCOPE OF WORK: AV EQUIPMENT, NETWORK AND TELEPHONE CABLING, SECURITY SYSTEM, MICROWAVE, REFRIGERATOR AND FURNITURE.
- G-6 THESE DRAWINGS HAVE BEEN PREPARED USING ORIGINAL BASE PLAN DRAWINGS PREPARED BY OTHERS. NO PRESENTATION IF MADE REGARDING THE ACCURACY OF INFORMATION PROVIDED BY OTHERS, BIDDERS ARE ADVICE TO REVIEW EXISTING CONDITIONS PRIOR TO SUBMITTAL OF BID PACKAGE.
- G-7 "APPROVED EQUAL" SHALL BE BASED UPON ARCHITECT AND OWNER APPROVAL.
- G-8 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AND REPORT IN WRITING TO THE ARCHITECT ANY DISCREPANCIES OR OMISSIONS THAT AFFECT THE RESULT OF THE WORK.
- G-9 CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL FIELD MEASUREMENTS, FIELD CONSTRUCTION AND INSTALLATION CRITERIA, COORDINATION BETWEEN ALL CONSULTANT DRAWINGS AND TRADES AND OWNER SUPPLIED ITEMS.
- G-10 CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF HOISTING FACILITIES, SITE SECURITY PARKING, ETC. AND FOR THE HANDLING AND STORAGE OFF-SITE MATERIALS.
- G-11 FINAL CLEANUP IS THE RESPONSIBILITY OF THE CONTRACTOR, REPAIR, TOUCH-UP, OR REPLACE DAMAGED SURFACES AND MAINTAIN CLEANING UNTIL OWNER OCCUPANCY.
- G-12 CONTRACTOR SHALL TAKE PRECAUTIONS AS NECESSARY TO PROTECT NEW AND EXISTING UTILITY LINES AND EXISTING CONSTRUCTION.
- G-13 CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CODES, ORDINANCES AND REGULATIONS APPLICABLE AT PROJECT LOCATION.
- G-14 CONTRACTOR TO PROVIDE ALL SUBMITTALS TO ARCHITECT WITHIN FIRST TWO WEEKS AFTER NTP TO BEGIN CONSTRUCTION IS ISSUED.
- G-15 CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR KEEPING ABEAST OF CONSTRUCTION PROGRESS, IF THERE ARE DELAYS CAUSED BY HIS TEAM, SHALL MAKE THE TIME AT HIS OWN EXPENSE AS NECESSARY TO KEEP THE CONTRACT SCHEDULE. TARGET SUBSTANTIAL COMPLETION DATE: FEB 15, 2018
- G-16 CONTRACTOR SHALL FURNISH AND MAINTAIN THEIR OWN TEMPORARY RESTROOM FACILITIES AND SHALL BE RESPONSIBLE FOR FENCING AND SCREENING AROUND THESE. LOCATION OF TEMPORARY RESTROOM SHALL BE VERIFIED AND APPROVED BY OWNER'S REPRESENTATIVE.
- G-17 CONTRACTOR SHALL CONFIRM PROJECT LIMITS, STAGING AREAS AND PARKING REQUIREMENTS PRIOR TO THE ONSET OF CONSTRUCTION.
- G-18 WASTE MATERIALS, DEBRIS, ETC. SHALL BE PROPERLY DISPOSED OF DAILY, OFF-SITE. EXISTING DUMPSTERS ON-SITE FOR PRIVATE, OR USE OF OTHER CONTRACTORS SHALL NOT BE USED. PROJECT SITE MUST REMAIN CLEAN AND RUBBISH FREE AT ALL TIMES. CONTRACTOR IS TO PROVIDE THEIR OWN DUMPSTER OR MASK REMOVAL AT CONTRACTOR COST.

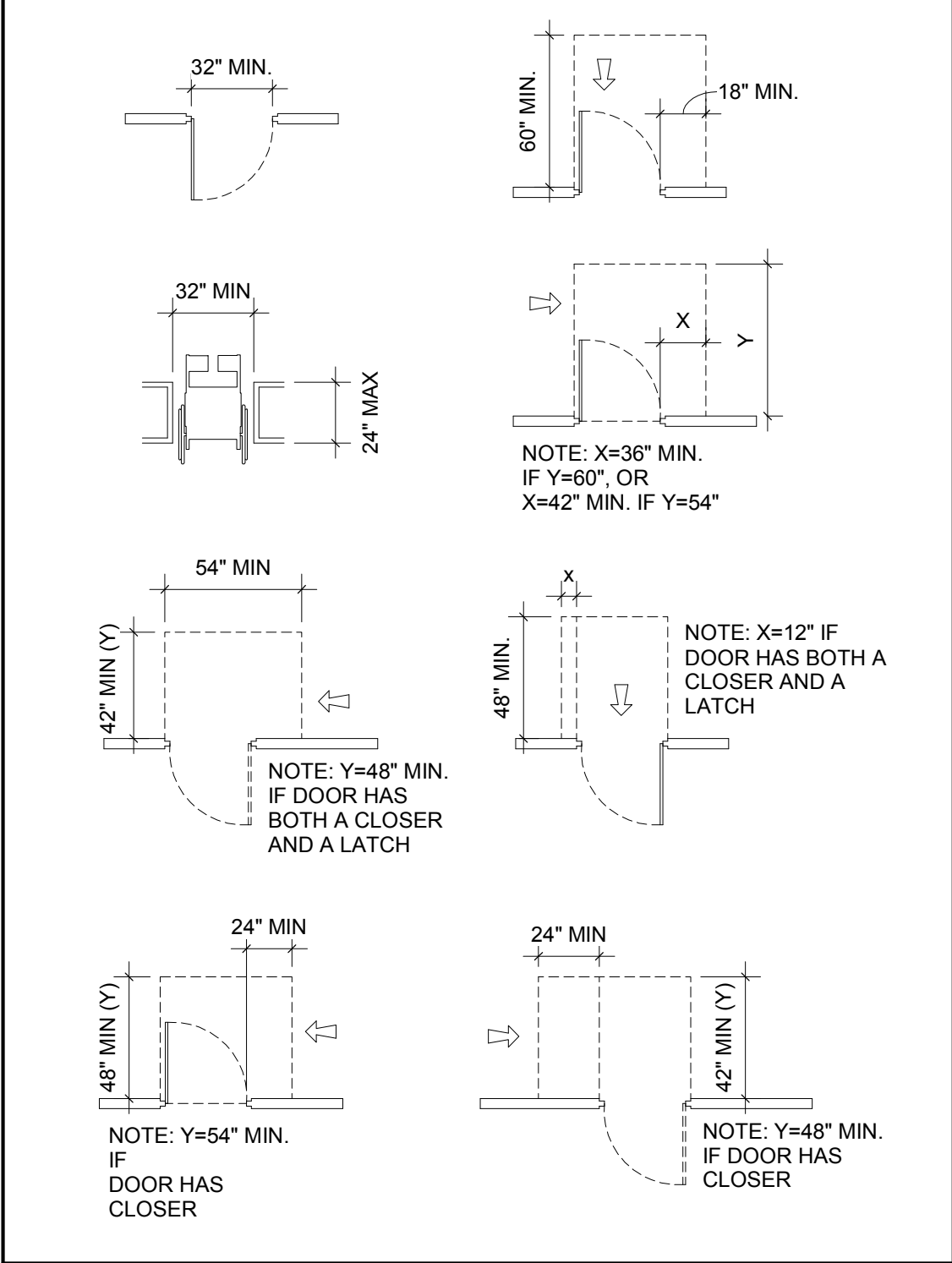
CODE COMPLIANCE
PLAN LEGEND



OCCUPANCY
CLASSIFICATIONS



ADAAG/TAS DOOR CLEARANCES



GLOBAL KEYED NOTES

Tag	Text
0	EXISTING TO REMAIN, NOT IN SCOPE
1	DOOR AND WINDOW AS SCHEDULED
2	MILLWORK - REFER TO DETAIL
3	EXISTING COLUMN / FURROUT
4	ALIGN
5	REFRIGERATOR NIC OPCI
6	PLUMBING FIXTURE AS SCHEDULED
7	EXISTING TO REMAIN
8	36" H. WAINSCOT - MODERN DIMENSIONS 4 1/4" X 8 1/2" URBAN PUTTY W/ BULLNOSE - AS MANUF. BY DALTILE
9	PROVIDE BLOCKING FOR MARKER BOARDS OPCI
10	MONITOR OPCI - MOUNT @ 72" H O.C.
11	2X2 STEEL TUBE LEGS IN-WALL
12	WALL AS SCHEDULED
13	30" X 36" MIRROR WITH 3/4" BEVEL
14	PAPER TOWEL DISPENSER, AS SPECIFIED
15	SOAP DISPENSER, AS SPECIFIED
16	SURFACE MOUNTED TOILET PAPER DISPENSER, AS SPECIFIED
17	WALL BASE, AS SCHEDULED
18	FRAME AS SCHEDULED
19	EXISTING WINDOW TO REMAIN - TYPICAL
20	EXISTING MILLWORK TO REMAIN - PROTECT DURING CONSTRUCTION
22	RECEPTION DESK BY OTHERS
23	I.T. DECK BY OTHERS
24	PROJECTOR SCREEN, OPCI
25	ELECTRICAL OUTLET, REFER TO ELECTRICAL DWGS.
26	PROVIDE 36"X36" ACCESS DOORS TO CRAWL SPACE AS SPECIFIED.
27	FLOOR RECESSED OUTLET AS SPECIFIED - REF. TO ELECTRICAL
28	EXISTING CABINETS TO BE 5'-6" FROM F.F. TO CENTER OF CABINET. OPCI
29	PAPER TOWEL DISPENSER AND TRASH DISPOSAL, AS SPECIFIED
30	EXISTING MILLWORK TO REMAIN, PROTECT DURING CONSTRUCTION. RESTORE AS SPECIFIED
Z1	FRONTIER RAFT BEAM 100 DESIGN AS MANUFACTURED BY AUTEX COLOR EMPIRE - AS SPECIFIED OR APPROVED EQUAL.
Z2	LIGHT FIXTURE AS SCHEDULED.
Z3	PROVIDE ROLL-UP SHADES AS SPECIFIED.
Z4	1x1 SUSPENDED ALUMINUM U-CHANNEL @ 4' O.C. TO SUPPORT SOUND BARRIERS.
Z5	COVE LIGHT AS SPECIFIED.
Z6	PROJECTOR SCREEN AS SPECIFIED.
Z8	EXISTING DOOR TO REMAIN - PROVIDE CARD ACCES READER
Z9	STEP LIGHTS AS SCHEDULED - REER TO ELECTRICAL.
Z10	BOMBAY DOORS ABOVE - DO NOT OBSTRUCT.
Z11	EXISTING STRUCTURE AND FIRE PROFFING TO RECEIVE DRYFALL PAINT AS SCHEDULED
Z12	EXTERIOR SIGNAGE - NIC.
Z17	LIFT AS SPECIFIED.

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BLUE FLAME TENANT
IMPROVEMENT

304 TEXAS AVENUE
EL PASO, TEXAS 79901

REVISION SCHEDULE

Number	Date	Description
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PROJECT STATUS:	100% BID SET
ISSUE DATE:	08.19.19
PROJECT NO.:	19007
DRAWN BY:	Author
CHECKED BY:	Checker

CODE DATA SHEET /
GLOBAL KEYED NOTES

G0001

1

2

3

4

5

6

7

8

ENGINEERING & CONSTRUCTION MANAGEMENT IBC 2009 CODE DATA SHEET/APPLICATION					
CASE#					
1. GEOGRAPHIC IDENTIFICATION NUMBER: (CENTRAL APPRAISAL, WWW.EPCAD.ORG GO TO PROPERTY EARCH)		M47399903900100		19. INCHES OF EGRESS REQUIRED: (IBC SECTION 1005)	17th: 25.8" REQ. 72" PROVIDED
2. ADDRESS: (ZONING SECTION OF PLANNING IF NOT PREVIOUSLY DESIGNATED)		Property ID: 365167 Geographic ID: M47399903900100 Name: BLUE FLAME BUILDING Address: 304 Texas Ave. El Paso, TX 79901		20. EXIT ACCESS TRAVEL DISTANCE: (IBC SECTION 1016)	200'-0" Max Allowed, 100'-0" Max Actual
3. LEGAL DESCRIPTION: (ZONING SECTION PLANNING, TITLE COMPANY OR DEED)		NELLIE D. MUNDY SURV 242 AND TRACTS 61D AND 62E, W.H GLENN SURVEY 241, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 28.241 +- ACRES		21. ANY PORTION OF STRUCTURE OVER PUBLIC ROW:	NO
4. POINT OF CONTACT:		Kevin Wilson Franklin Development Companies 630.853.9955 / kwilson@franklindev.net		22. TABC REQUIRED:	NO
5. ARCHITECT OR CONTRACTOR:		Architect: Edgar Lopez, AIA Phone: 915.533.7488 Email: elopez@insituarc.com	Architect: William Helm, AIA Phone: 915.533.7488 Email: wchelm@insituarc.com	23. FOOD SERVICE: (HEALTH DEPARTMENT)	NO
6. OWNER/TENANT:		xxxx		24. SWIMMING POOL: (HEALTH DEPARTMENT)	NO
7. SCOPE OF WORK:		TENANT IMPROVEMENT		25. ALLOWABLE AREA: (TABLE 503 IBC)	69,000 SF
8. TOTAL # OF STRUCTURES PROPOSED:		N/A		26. BUILDING HEIGHT: (TABLE 503 IBC)	Unlimited
9. VALUATION OF PROJECT:		\$ xxx.00		27. TOTAL NUMBER OF STORIES IN STRUCTURE:	18
10. OCCUPANCY/USE (EXISTING): OCCUPANCY/USE (PROPOSED):		C-5		28. REQUIRED FIRE RATED WALLS DESIGNATED: (CHAPTER 7 IBC)	YES
11. FLOOD ZONE VERIFIED. IN FLOOD ZONE: (LAND DEVELOPMENT DIVISION, 541-4425)		N/A		29. DISTANCE FROM BUILDING TO THE NEAREST TWO FIRE HYDRANTS SHOWN ON PLOT PLAN: (AS A VEHICLE WOULD TRAVEL)	#2408: 75'-0" #2401: 210'-0"
12. PARKING REQUIRED: (WWW.ELPASOTEXAS.GOV) THEN SELECT ONLINE SERVICES THEN MUNICIPAL CODE 20.14)		N/A		30. HYDRANT ID NUMBER: (NUMBER STENCILED ON HYDRANT, 4 OR 5 DIGIT NUMBER)	#2408 #2401
13. ZONE: IF SP OR SC THEN CONTRACT ATTACHED. (PLANNING DIVISION)		B		31. SPRINKLERED STRUCTURE: (CHAPTER 9 IBC)	YES
14. AREA SQUARE FOOTAGE (REMODEL):		14TH: 8,648 SF / 15TH: 3,867 SF		32. FIRE ALARM: (CHAPTER 9 IBC)	YES
15. NEW SQUARE FOOTAGE:		N/A		33. STANDPIPE: (CHAPTER 9 IBC)	YES
16. GROSS SQUARE FOOTAGE (NEW & EXISTING):		11,430 SF		34. STRUCTURAL DESIGN VERIFIED: (CHAPTER 16 IBC)	YES
17. CONSTRUCTION TYPE: (IBC CHAPTER 6)		I-A		35. GRADING PERMIT REQUIRED: (DEVELOPMENT SECTION, 541-4425)	YES
18. OCCUPANT LOAD: (IBC TABLE 1004.1.1)		14th: 8,648 sf / 100 sf = 86.48 = 86Occ.		36. PAVEMENT CUTS:	YES
				37. PLUMBING FIXTURE REQUIREMENTS (IBC Ch. 29)	REQUIRED: Water closets: 1 per first 25 M/F & 1 per 50 after = 3 Required Lavatories: 1 per 40 Occp. = 2 Required Drinking Fountains: 1 Service Sink: 1 PROVIDED: Water closets: 7 (2 Male & 3 Female) Lavatories: 7 (2 Male & 2 Female) Drinking Fountains: 2 Service Sink: 1
DOCUMENTS/DRAWINGS INCLUDED				TAS COMPLIANCE	
1. CIVIL DRAWINGS:		NO		1. DOORS/HARDWARE	YES
2. ARCHITECTURAL DRAWINGS:		YES		2. ACCESS ROUTE (PUBLIC)	YES
3. PLUMBING DRAWINGS:		YES		3. SPACE REQUIREMENTS	YES
4. PLUMBING SCHEDULE AND COUNT:		YES		4. BATHROOMS	YES
5. ELECTRICAL DRAWINGS:		YES		5. PARKING/VAN ACCESSIBLE	N/A
6. ELECTRICAL SCHEDULE AND LOAD CALCS:		YES		6. COUNTERS	YES
7. MECHANICAL DRAWINGS:		YES		7. EAB REGISTRATION NUMBER	#_____.
8. MECHANICAL SCHEDULE AND COUNT:		YES			
9. LANDSCAPE DRAWINGS:		NO			
10. IRRIGATION DRAWINGS:		NO			
11. DARK SKY COMPLIANCE:		YES			
12. LIGHTING ENERGY CODE COMPLIANCE:		YES			
13. ENVELOPE ENERGY CODE COMPLIANCE:		YES			
14. MECHANICAL ENERGY CODE COMPLIANCE:		YES			
15. DOOR SCHEDULE:		YES			
16. WINDOW SCHEDULE:		YES			
17. PLUMBING SCHEDULE:		NO – N/A			
18. ASBESTOS REPORT:		NO			
19. STORM WATER POLLUTION PREVENTION PLAN:		NO – N/A			
20. PRELIMINARY ELEVATION CERTIFICATE:					
				NAICS COMPLIANCE	
				531120 LESSOR OF NON-RESIDENTIAL BUILDING (EXCEPT MINI WAREHOUSES)	

CH. 10: MEANS OF EGRESS (EXITING REQUIREMENTS)

OCCUPANCY	BUILDING FLOOR	STAIR #	1005: MEANS OF EGRESS SIZING 1005.3.1 STAIRWAYS	MIN. REQ. CORRIDOR WIDTH	PROVIDED CORRIDOR WIDTH	MIN. REQ. STAIR WIDTH	PROVIDED STAIR WIDTH	EXITS PROVIDED	MAX. TRAVEL DISTANCES ALLOWED & EXITS (SPRINKLERED)
BUSINESS B	14TH - 15TH	STAIR #A	22 OCC. X. 3" = 6.6"	44"	84"	36"	48"	2	200' (300') AND 2 EXITS - SEE EXITING PLANS
		STAIR #B	22 OCC. X. 3" = 6.6"		84"				
	16TH	STAIR #A	21 OCC. X. 3" = 6.3"	44"	84"	36"	48"	2	
		STAIR #B	21 OCC. X. 3" = 6.3"		84"				
	17TH	STAIR #A	22 OCC. X. 3" = 6.6"	44"	84"	36"	48"	2	
		STAIR #B	22 OCC. X. 3" = 6.6"		84"				
	18TH	STAIR #A	21 OCC. X. 3" = 6.3"	44"	84"	36"	48"	2	
		STAIR #B	21 OCC. X. 3" = 6.3"		84"				

NOTES:

REQUIREMENTS:

- BUILDING INCLUDING CORRIDORS AND STAIRS SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1

INTERIOR ENVIRONMENT NOTES:

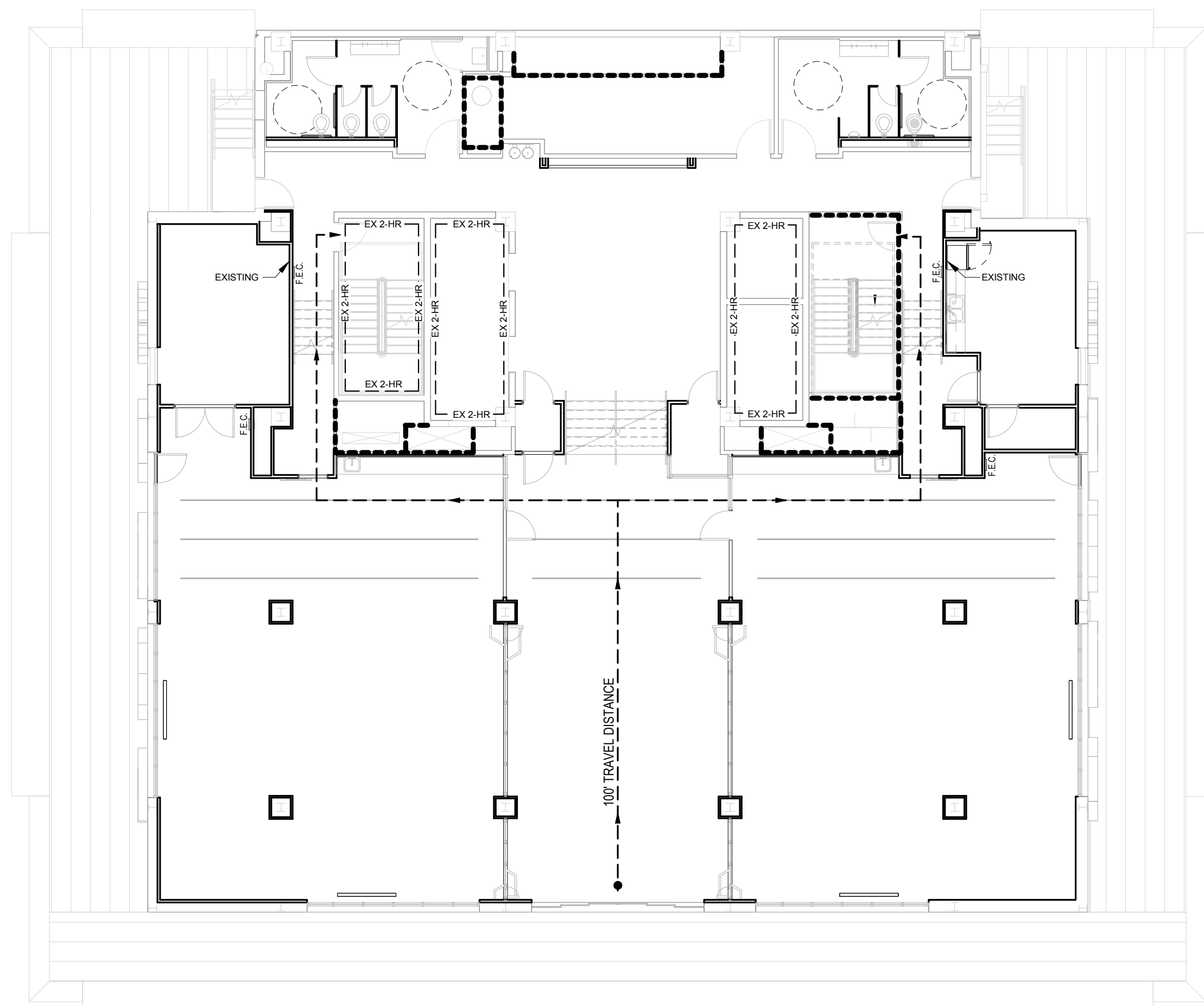
- WALL PARTITION AND FLOOR CEILING ASSEMBLIES SEPARATING DWELLING UNIT FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 FOR AIR-BORNE NOISE.
- FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS OR BETWEEN DWELLING UNITS AND PUBLIC OR SERVICE AREA WITHIN THE STRUCTURE SHALL HAVE AN IMPACT INSULATION CLASS (IIC) OF NOT LESS THAN 50 FOR STRUCTURE-BORNE SOUND.

EXITING REQUIREMENTS:

- UNITS UNDER 10 PERSONS REQUIRE ONE EXIT. (2015 IBC SECTION 1006.3.2 EX.5)
- GROUP R-2 OCCUPANCY MAXIMUM TRAVEL DISTANCE 250 FEET TO AN EXIT, SECTION 1017.2 WITH BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH 2015 IBC SECTION 903.3.1.2. OR 903.3.1.1

GENERAL NOTES

- A. IF THIS SHEET IS NOT 24" X 36" IN SIZE THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.
- B. KEYED NOTES ARE GLOBALLY NUMBERED AND DO NOT APPEAR ON ALL SHEETS.
- C. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND.
- D. ALL DIMENSIONS ARE TO FACE OF FRAMING AND CENTERLINES OF STRUCTURAL WALL COLUMNS. CONTRACTORS ARE REQUIRED TO ACCOUNT FOR EXTERNAL EGY. BD. SHEATHING.
- E. SEE SPECIFICATIONS FOR COMMON WORK RESULTS AS IT PERTAINS TO CLEANING AND REPAIRING EXISTING FINISH MATERIALS TO REMAIN.
- F. WHERE DEEMED HISTORIC, SPECIAL CARE MUST BE EXERCISED IN PROTECTING UNTIL CLEANING PROCEDURES ARE REQUIRED.
- G. ALL UNIT INTERIOR PARTITIONS TYPE 1 UNLESS NOTED OTHERWISE.



1 17th FLOOR - EXITING & FIRE SEPARATION PLAN
3/32" = 1'-0"

BLUE FLAME TENANT IMPROVEMENT

304 TEXAS AVENUE
EL PASO, TEXAS 79901

REVISION SCHEDULE

Number	Date	Description
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PROJECT STATUS:	100% BID SET
ISSUE DATE:	08.19.19
PROJECT NO.:	19007
DRAWN BY:	Author
CHECKED BY:	Checker

17TH FLOOR CODE DATA SHEET

G1700

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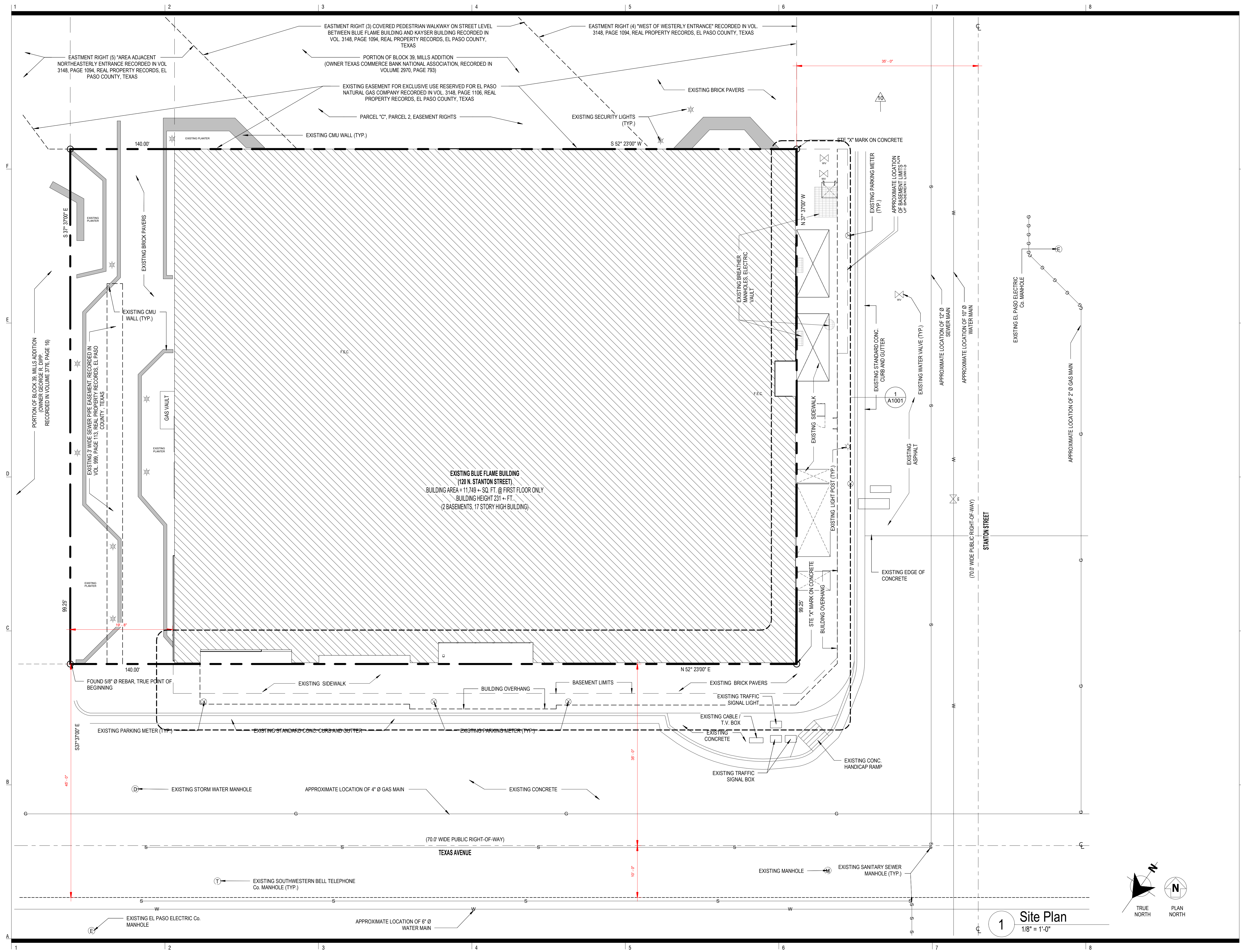
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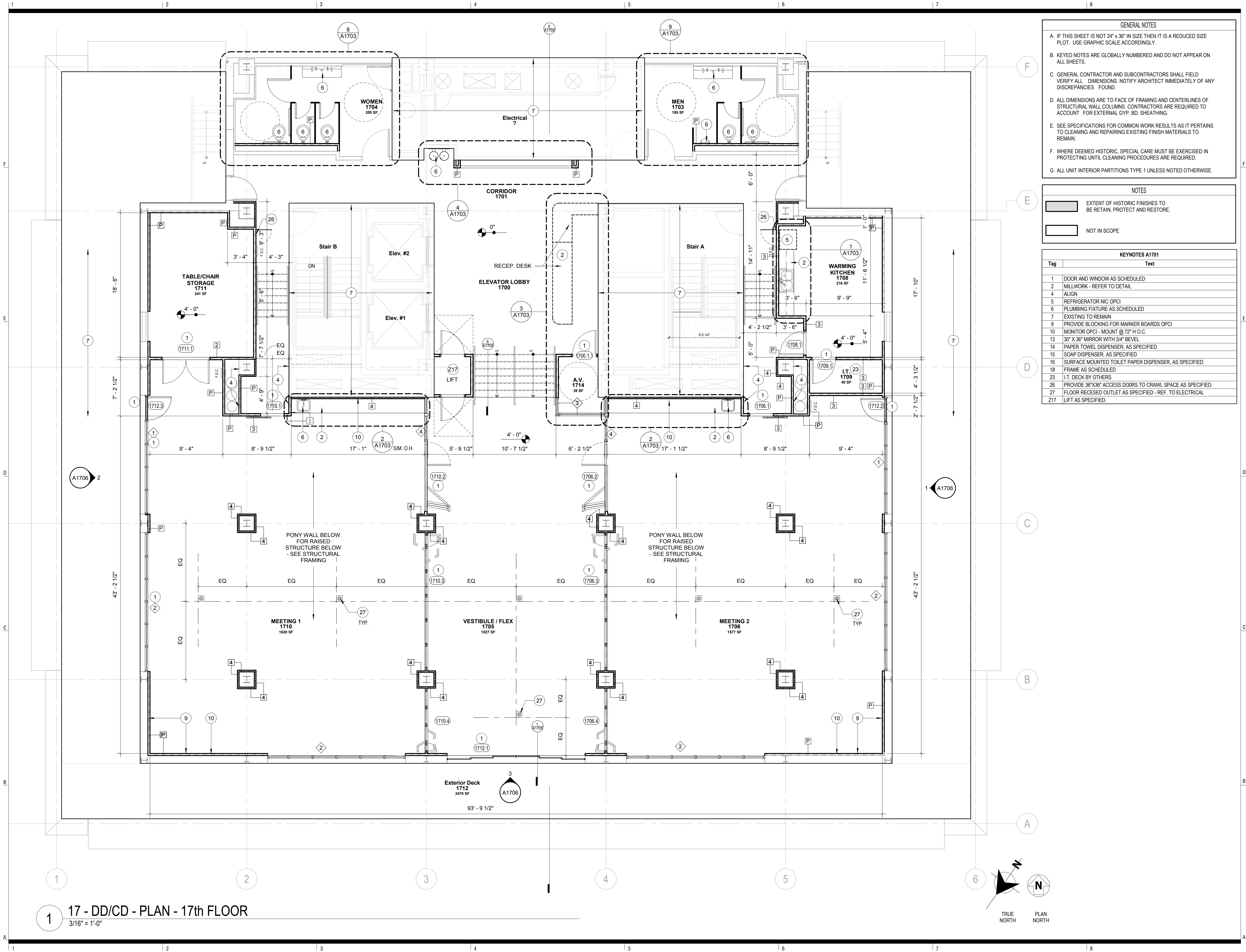
REVISION SCHEDULE

Number	Date	Description
10	12.13.2018	ASI #9 - ELECTRICAL VAULT MODIFICATIONS

PROJECT STATUS:	100% BID SET
ISSUE DATE:	08.19.19
PROJECT NO.:	19007
DRAWN BY:	ms
CHECKED BY:	WH

A1000





GENERAL NOTES

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D. ALL DIMENSIONS ARE TO FACE OF FRAMING AND CENTERLINES OF STRUCTURAL WALL COLUMNS. CONTRACTORS ARE REQUIRED TO ACCOUNT FOR EXTERNAL GYP. BD. SHEATHING.

E. SEE SPECIFICATIONS FOR COMMON WORK RESULTS AS IT PERTAINS TO CLEANING AND REPAIRING EXISTING FINISH MATERIALS TO REMAIN.

F. WHERE DEEMED HISTORIC, SPECIAL CARE MUST BE EXERCISED IN PROTECTING UNTIL CLEANING PROCEDURES ARE REQUIRED.

G. ALL UNIT INTERIOR PARTITIONS TYPE 1 UNLESS NOTED OTHERWISE.

NOTES

EXTENT OF HISTORIC FINISHES TO BE RETAIN, PROTECT AND RESTORE.

NOT IN SCOPE

KEYNOTES A1701	
Tag	Text
1	DOOR AND WINDOW AS SCHEDULED
2	MILLWORK - REFER TO DETAIL
4	ALIGN
5	REFRIGERATOR NIC OPCI
6	PLUMBING FIXTURE AS SCHEDULED
7	EXISTING TO REMAIN
9	PROVIDE BLOCKING FOR MARKER BOARDS OPCI
10	MONITOR OPCI - MOUNT @ 72" H O.C.
13	30" X 36" MIRROR WITH 3/4" BEVEL
14	PAPER TOWEL DISPENSER, AS SPECIFIED
15	SOAP DISPENSER, AS SPECIFIED
16	SURFACE MOUNTED TOILET PAPER DISPENSER, AS SPECIFIED
18	FRAME AS SCHEDULED
23	I.T. DECK BY OTHERS
26	PROVIDE 36"X36" ACCESS DOORS TO CRAWL SPACE AS SPECIFIED.
27	FLOOR RECESSED OUTLET AS SPECIFIED - REF. TO ELECTRICAL
Z17	LIFT AS SPECIFIED.

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BLUE FLAME TENANT IMPROVEMENT

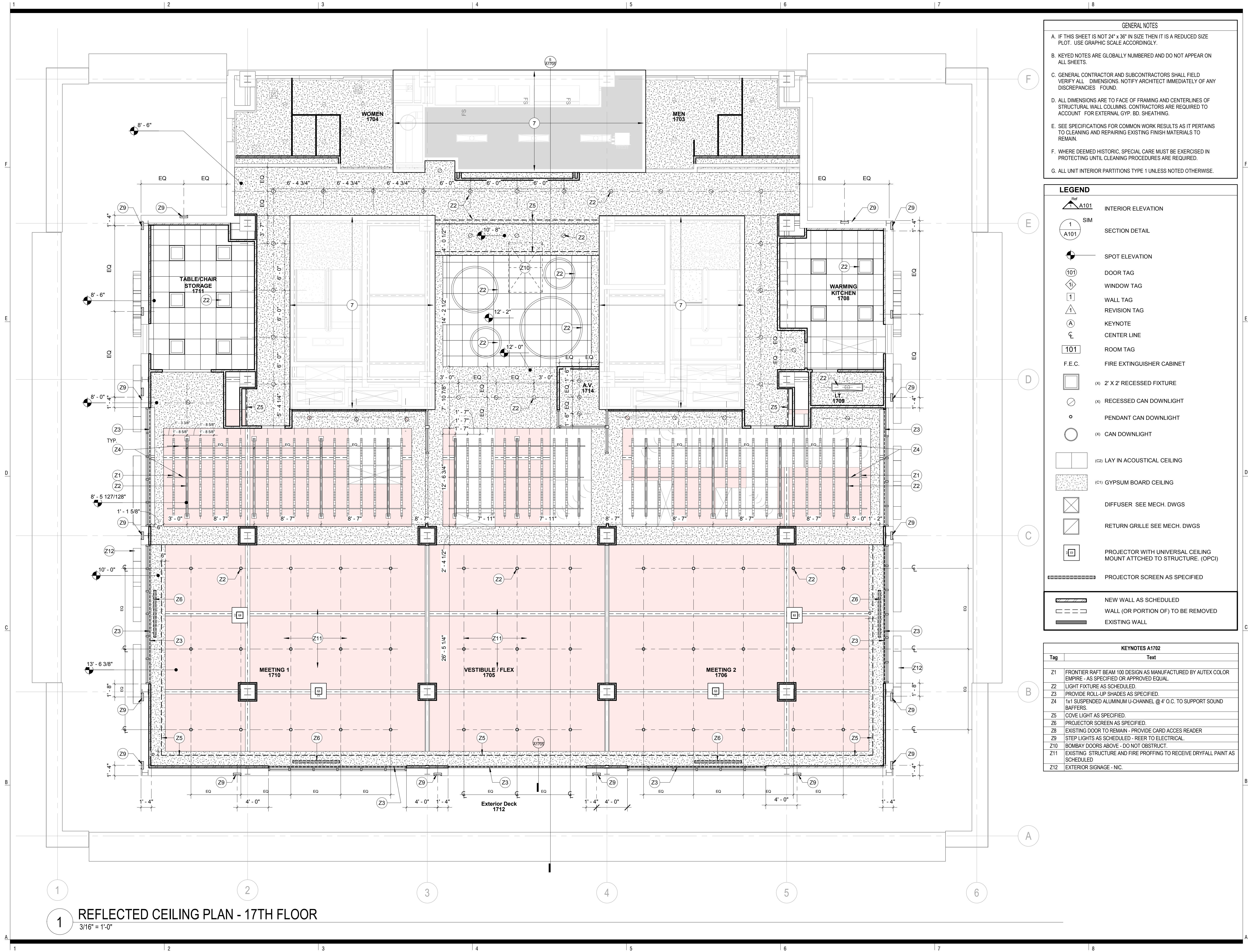
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REVISION SCHEDULE		
Number	Date	Description

PROJECT STATUS:	100% BID SET
ISSUE DATE:	08.19.19
PROJECT NO.:	19007
DRAWN BY:	ms pl bh
CHECKED BY:	bh / jh

OVERALL PLAN - 17TH FLOOR

A1701



GENERAL NOTES

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F. WHERE DEEMED HISTORIC, SPECIAL CARE MUST BE EXERCISED IN PROTECTING UNTIL CLEANING PROCEDURES ARE REQUIRED.

G. ALL UNIT INTERIOR PARTITIONS TYPE 1 UNLESS NOTED OTHERWISE.

LEGEND

Ref A101 INTERIOR ELEVATION

1 SIM SECTION DETAIL

A101 SECTION DETAIL

SPOT ELEVATION

101 DOOR TAG

1 WINDOW TAG

1 WALL TAG

1 REVISION TAG

A KEYNOTE

C CENTER LINE

101 ROOM TAG

F.E.C. FIRE EXTINGUISHER CABINET

(X) 2' X 2' RECESSED FIXTURE

(X) RECESSED CAN DOWNLIGHT

PENDANT CAN DOWNLIGHT

(X) CAN DOWNLIGHT

(C2) LAY IN ACOUSTICAL CEILING

(C1) GYPSUM BOARD CEILING

DIFFUSER SEE MECH. DWGS

RETURN GRILLE SEE MECH. DWGS

PROJECTOR WITH UNIVERSAL CEILING MOUNT ATTACHED TO STRUCTURE. (OPCI)

PROJECTOR SCREEN AS SPECIFIED

NEW WALL AS SCHEDULED

WALL (OR PORTION OF) TO BE REMOVED

EXISTING WALL

KEYNOTES A1702	
Tag	Text
Z1	FRONTIER RAFT BEAM 100 DESIGN AS MANUFACTURED BY AUTEX COLOR EMPIRE - AS SPECIFIED OR APPROVED EQUAL.
Z2	LIGHT FIXTURE AS SCHEDULED.
Z3	PROVIDE ROLL-UP SHADES AS SPECIFIED.
Z4	1x1 SUSPENDED ALUMINUM U-CHANNEL @ 4' O.C. TO SUPPORT SOUND BATTERS.
Z5	COVE LIGHT AS SPECIFIED.
Z6	PROJECTOR SCREEN AS SPECIFIED.
Z8	EXISTING DOOR TO REMAIN - PROVIDE CARD ACCESS READER
Z9	STEP LIGHTS AS SCHEDULED - REER TO ELECTRICAL.
Z10	BOMBAY DOORS ABOVE - DO NOT OBSTRUCT.
Z11	EXISTING STRUCTURE AND FIRE PROFFING TO RECEIVE DRYFALL PAINT AS SCHEDULED
Z12	EXTERIOR SIGNAGE - NIC.

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BLUE FLAME TENANT IMPROVEMENT

304 TEXAS AVENUE
EL PASO, TEXAS 79901

REVISION SCHEDULE		
Number	Date	Description

PROJECT STATUS: 100% BID SET

ISSUE DATE: 08.19.19

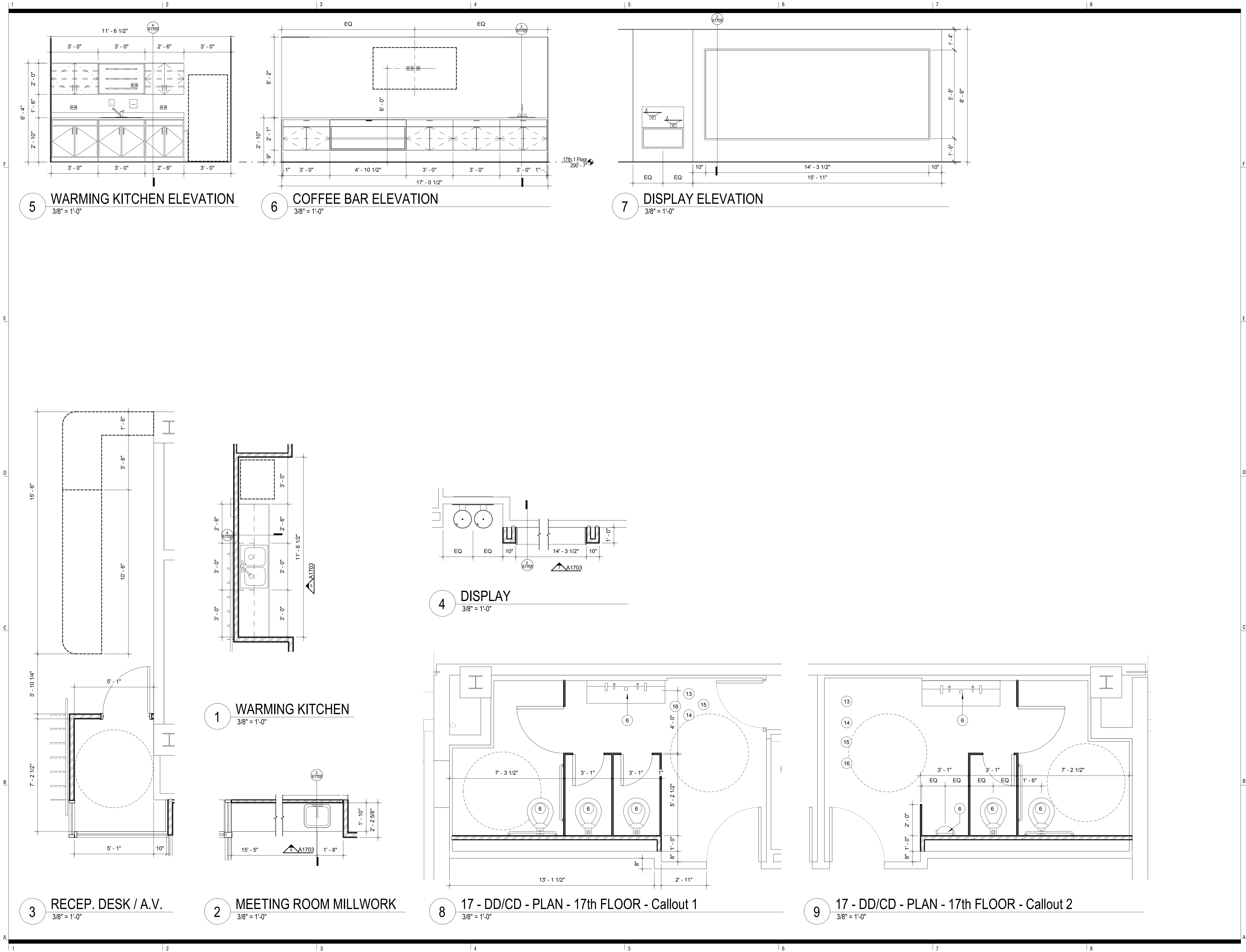
PROJECT NO.: 19007

DRAWN BY: Author

CHECKED BY: Checker

RCP - 17TH FLOOR

A1702



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BLUE FLAME TENANT IMPROVEMENT

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EL PASO, TEXAS 79901

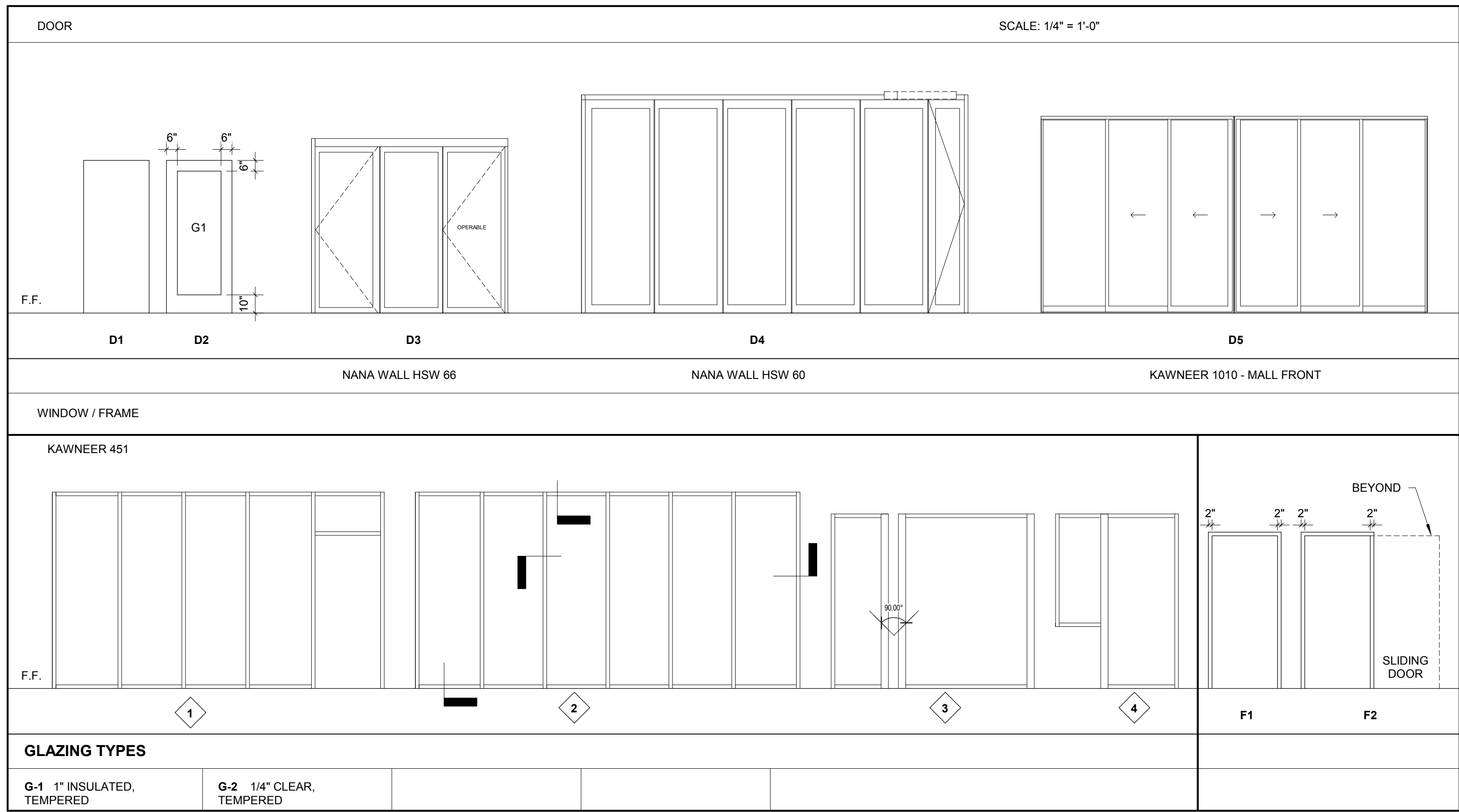
REVISION SCHEDULE

Number	Date	Description
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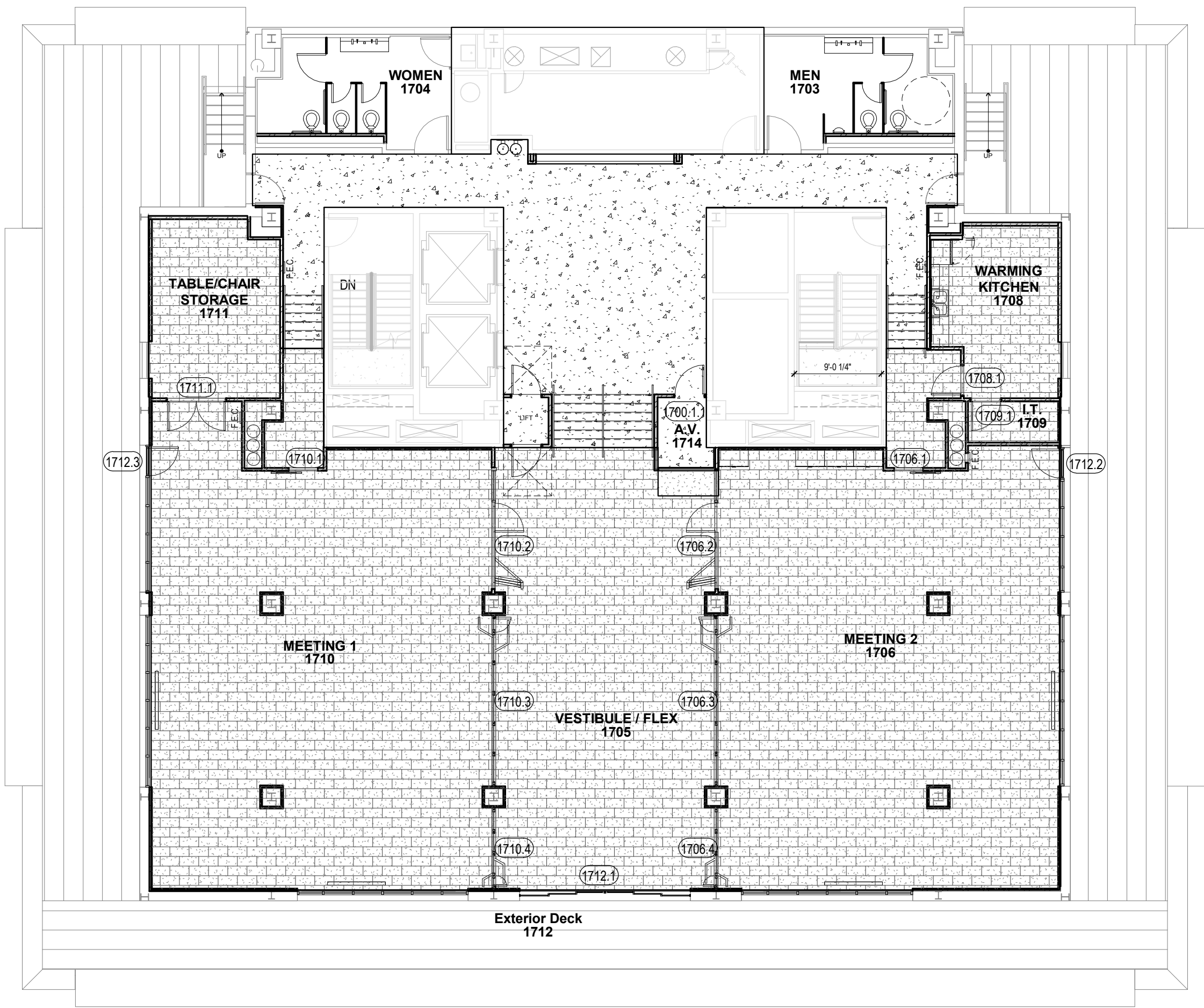
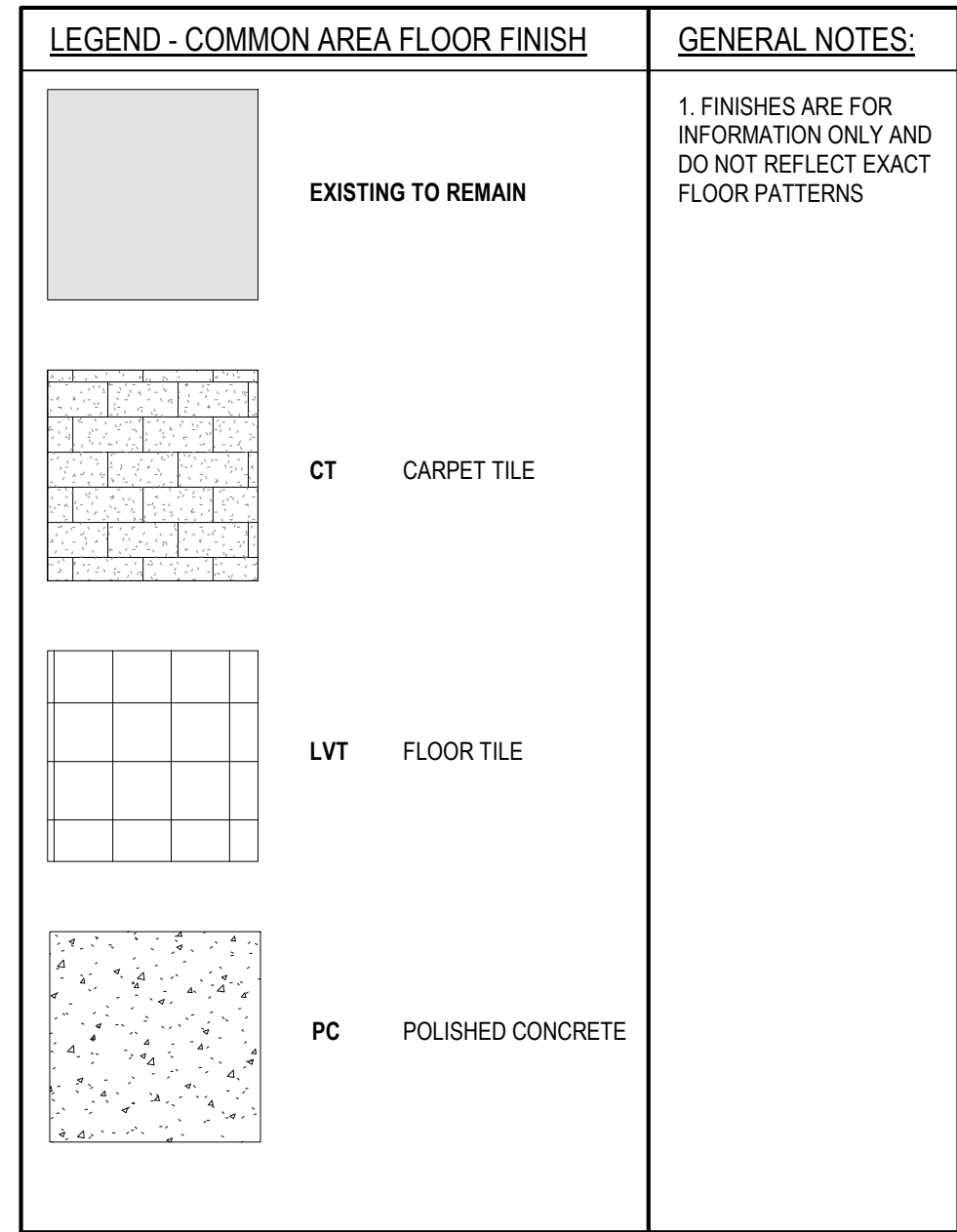
ENLARGED FLOOR
PLANS / MILLWORK
DETAILS / INTERIOR
ELEVATIONS

A1703



GENERAL NOTES	
A.	IF THIS SHEET IS NOT 24" x 36" IN SIZE THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.
B.	KEYED NOTES ARE GLOBALLY NUMBERED AND DO NOT APPEAR ON ALL SHEETS.
C.	GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND.
D.	ALL DIMENSIONS ARE TO FACE OF FRAMING AND CENTERLINES OF STRUCTURAL WALL COLUMNS. CONTRACTORS ARE REQUIRED TO ACCOUNT FOR EXTERNAL GIP, BD. SHEATHING.
E.	SEE SPECIFICATIONS FOR COMMON WORK RESULTS AS IT PERTAINS TO CLEANING AND REPAIRING EXISTING FINISH MATERIALS TO REMAIN.
F.	WHERE DEEMED HISTORIC, SPECIAL CARE MUST BE EXERCISED IN PROTECTING UNTIL CLEANING PROCEDURES ARE REQUIRED.
G.	ALL UNIT INTERIOR PARTITIONS TYPE 1 UNLESS NOTED OTHERWISE.

DOOR SCHEDULE - 17TH - T.I.												
Mark	TYPE MARK	DOOR			FRAME			FIRE RATING	HDW SET	COMMENTS		
		SIZE	TYPE		TYPE							
		WIDTH	HEIGHT	THK	MAT.	FINISH	MARK	MAT.	FINISH			
1700.1.1	D1	3'- 0"	7'- 0"	1 3/4"	S.W.		F1	ALUM.			6	
1706.1	D2	3'- 0"	7'- 0"	1 3/4"	ALUM.		F2	ALUM.			-	
1706.2	D3	9'- 0"	8'- 0"	2 5/8"	ALUM.		D3	ALUM.			-	
1706.3	D4	17'- 8"	10'- 0"	2 1/2"	ALUM.		D4	ALUM.			-	
1706.4	D4	8'- 4"	10'- 0"	2 1/2"	ALUM.		D4	ALUM.			-	
1708.1	D1	3'- 0"	7'- 0"	1 3/4"	S.W.		F1	H.M.			2	
1709.1	D1	3'- 0"	7'- 0"	1 3/4"	S.W.		F1	H.M.			6	
1710.1	D2	3'- 0"	7'- 0"	1 3/4"	ALUM.		F2	ALUM.			-	
1710.2	D3	9'- 0"	8'- 0"	2 5/8"	ALUM.		D3	ALUM.			-	
1710.3	D4	17'- 8"	10'- 0"	2 1/2"	ALUM.		D4	ALUM.			-	
1710.4	D4	8'- 4"	10'- 0"	2 1/2"	ALUM.		D4	ALUM.			-	
1711.1	D1	3'- 0"	7'- 2"	1 3/4"	S.W.		F1	H.M.			5	
1712.1	D5	8'- 10"	9'- 0"	1 1/2"	ALUM.		D5	ALUM.			-	
1712.2	D2	3'- 0"	7'- 0"	2"	ALUM.		*	ALUM.			*REFER TO WINDOW TYPE #1.	
1712.3	D2	3'- 0"	7'- 0"	2"	ALUM.		*	ALUM.			*REFER TO WINDOW TYPE #1.	

[illegible]

1 17 - DD/CD - PLAN - 17th FLOOR
3/32" = 1'-0"

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BLUE FLAME TENANT IMPROVEMENT

304 TEXAS AVENUE
EL PASO, TEXAS 79901

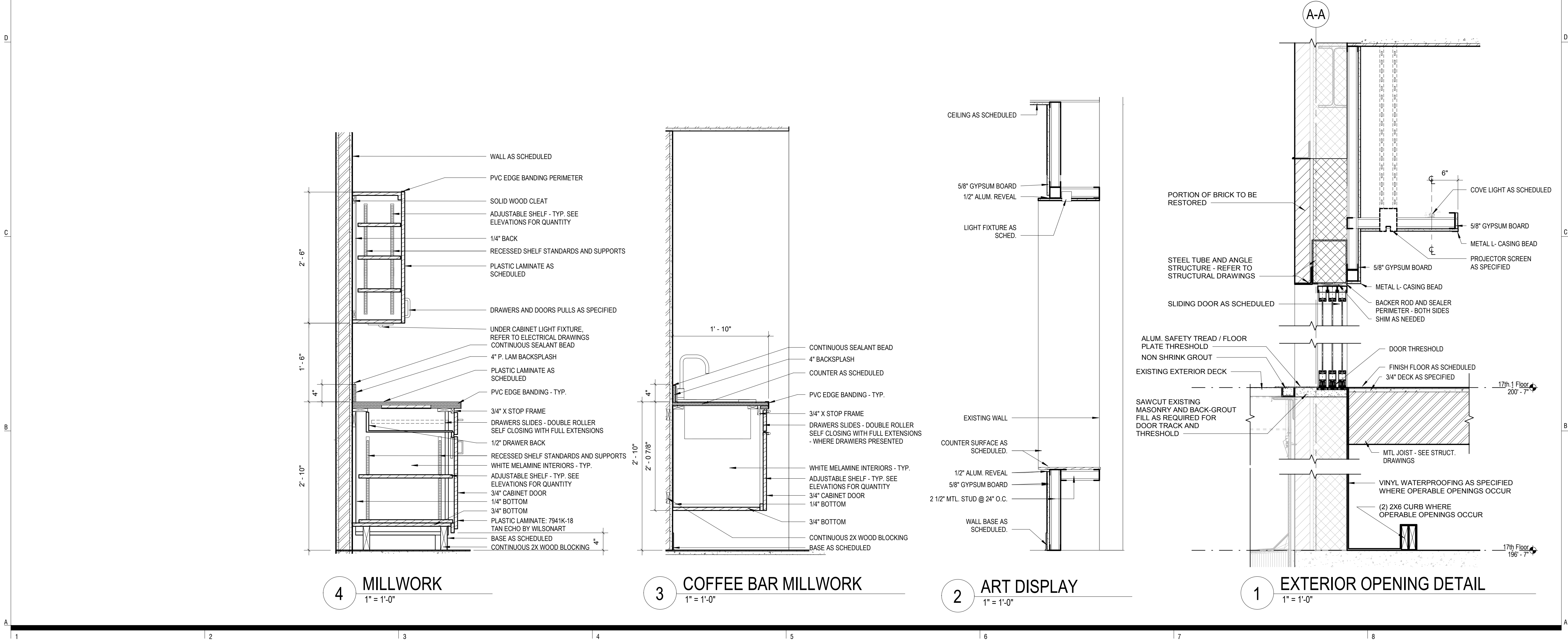
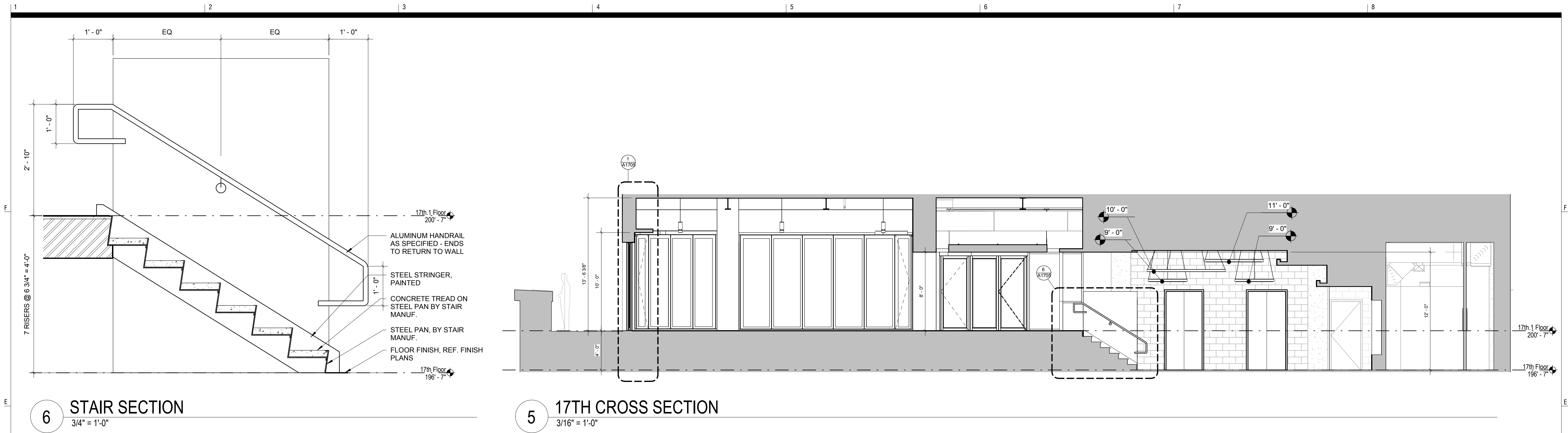
REVISION SCHEDULE

Number	Date	Description
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PROJECT STATUS:	100% BID SET
ISSUE DATE:	08.19.19
PROJECT NO.:	19007
DRAWN BY:	Author
CHECKED BY:	Checker

FINISH SCHEDULE / FLOOR PLAN - 17TH FLOOR

A1704



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**BLUE FLAME TENANT
IMPROVEMENT**

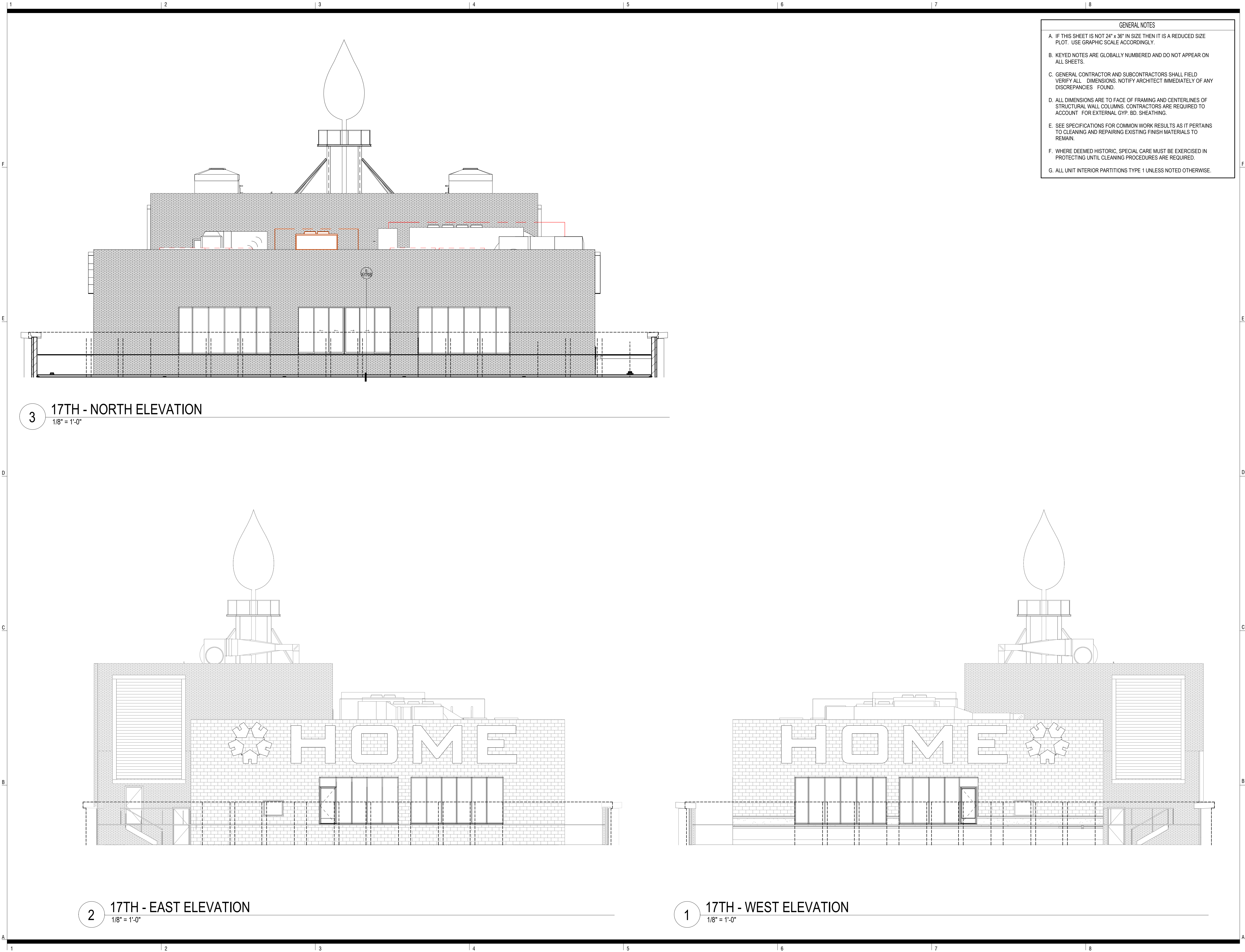
304 TEXAS AVENUE
EL PASO, TEXAS 79901

REVISION SCHEDULE		
Number	Date	Description

PROJECT STATUS:	100% BID SET
ISSUE DATE:	08.19.19
PROJECT NO.:	19007
DRAWN BY:	MS
CHECKED BY:	Checker

**SECTION / DETAILS -
17TH FLOOR**

A1705



- GENERAL NOTES
- A. IF THIS SHEET IS NOT 24" x 36" IN SIZE THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.
- B. KEYED NOTES ARE GLOBALLY NUMBERED AND DO NOT APPEAR ON ALL SHEETS.
- C. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND.
- D. ALL DIMENSIONS ARE TO FACE OF FRAMING AND CENTERLINES OF STRUCTURAL WALL COLUMNS. CONTRACTORS ARE REQUIRED TO ACCOUNT FOR EXTERNAL GYP. BD. SHEATHING.
- E. SEE SPECIFICATIONS FOR COMMON WORK RESULTS AS IT PERTAINS TO CLEANING AND REPAIRING EXISTING FINISH MATERIALS TO REMAIN.
- F. WHERE DEEMED HISTORIC, SPECIAL CARE MUST BE EXERCISED IN PROTECTING UNTIL CLEANING PROCEDURES ARE REQUIRED.
- G. ALL UNIT INTERIOR PARTITIONS TYPE 1 UNLESS NOTED OTHERWISE.

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**BLUE FLAME TENANT
IMPROVEMENT**

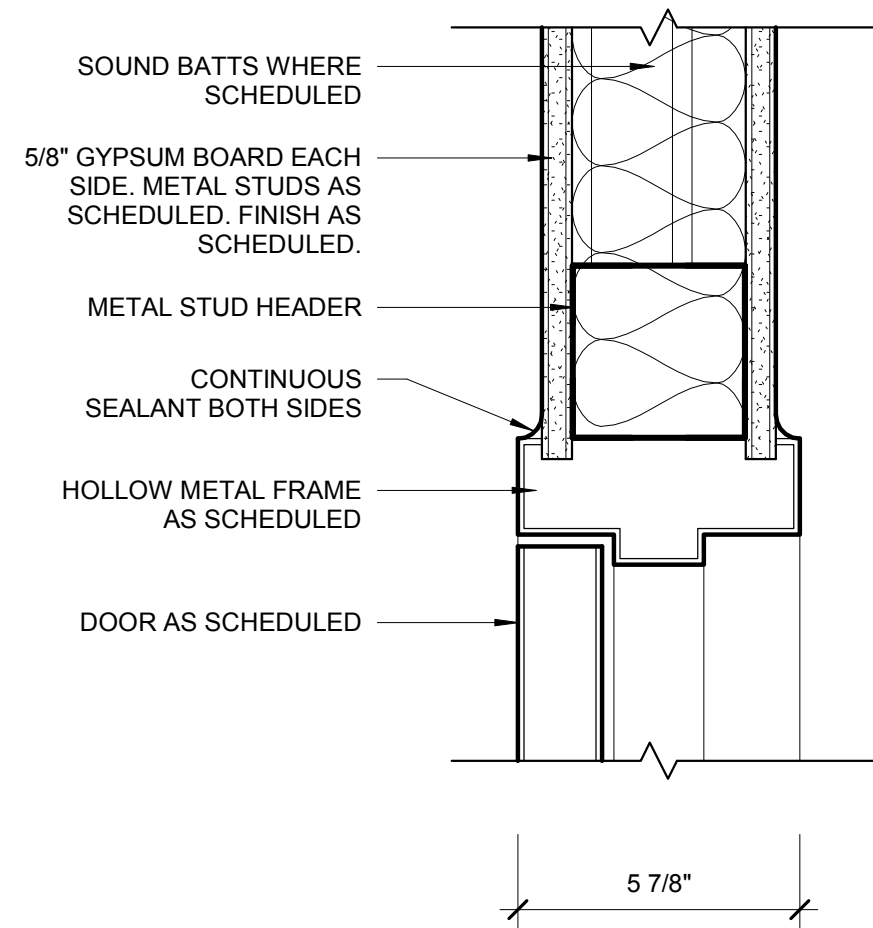
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EL PASO, TEXAS 79901

REVISION SCHEDULE		
Number	Date	Description

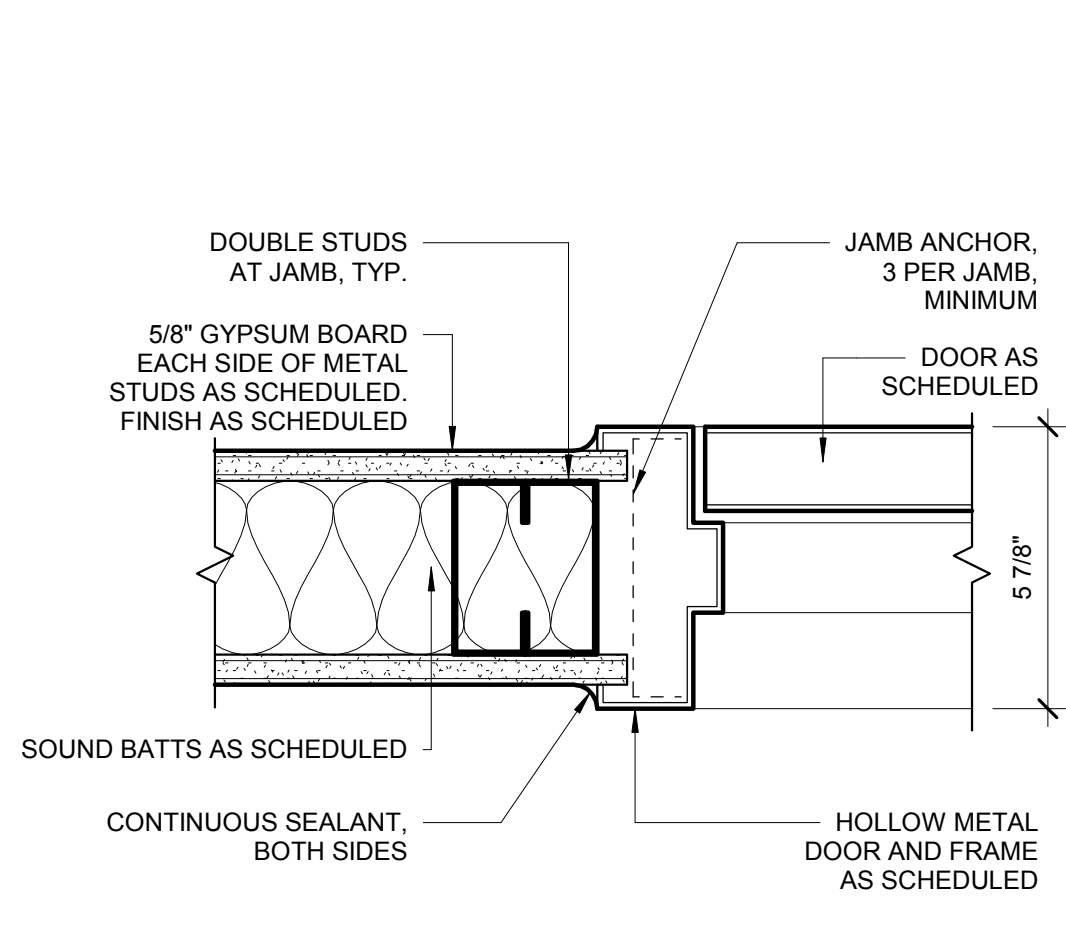
PROJECT STATUS:	100% BID SET
ISSUE DATE:	08.19.19
PROJECT NO.:	19007
DRAWN BY:	MS
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**EXTERIOR ELEVATIONS
- 17TH FLOOR**

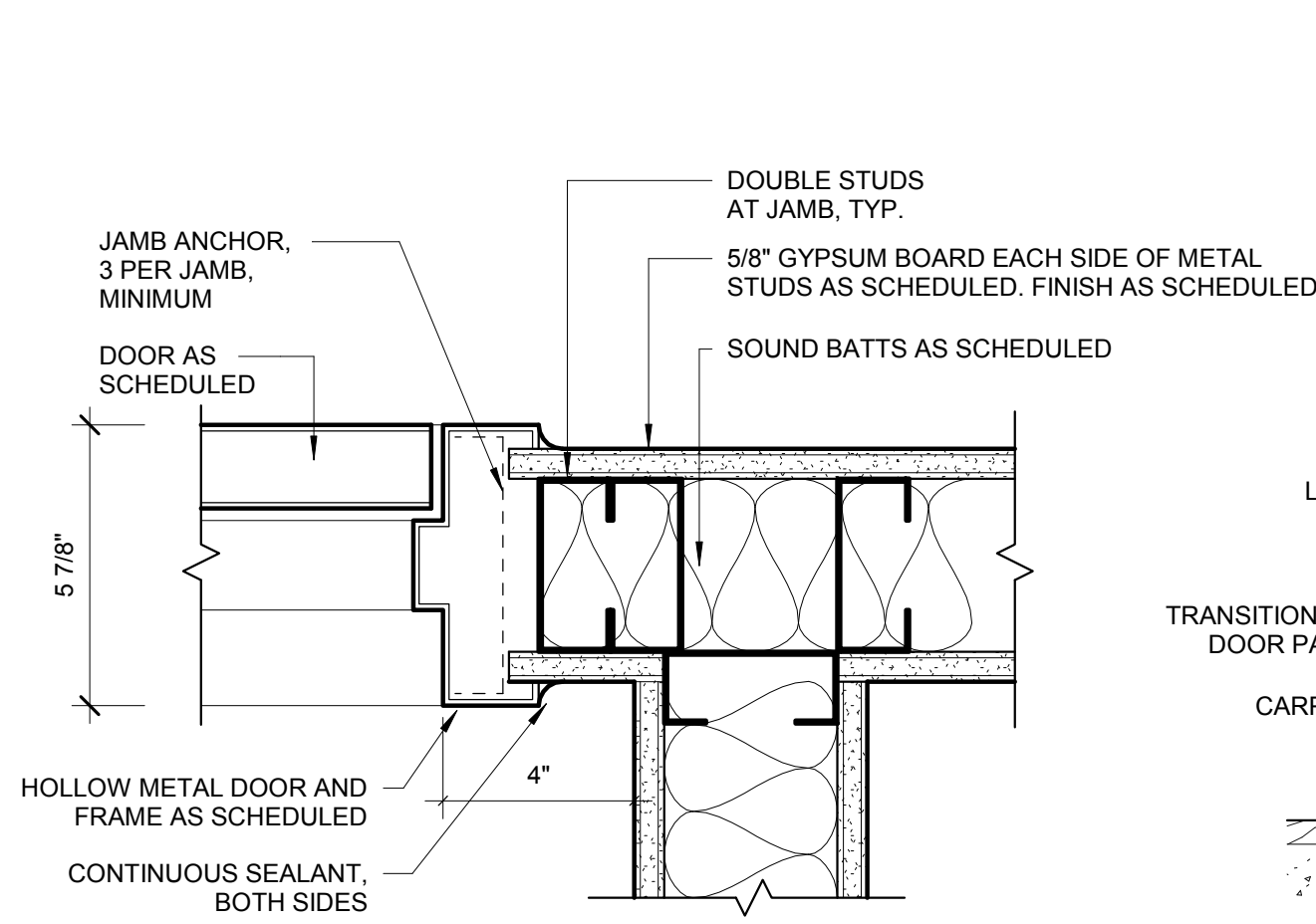
A1706



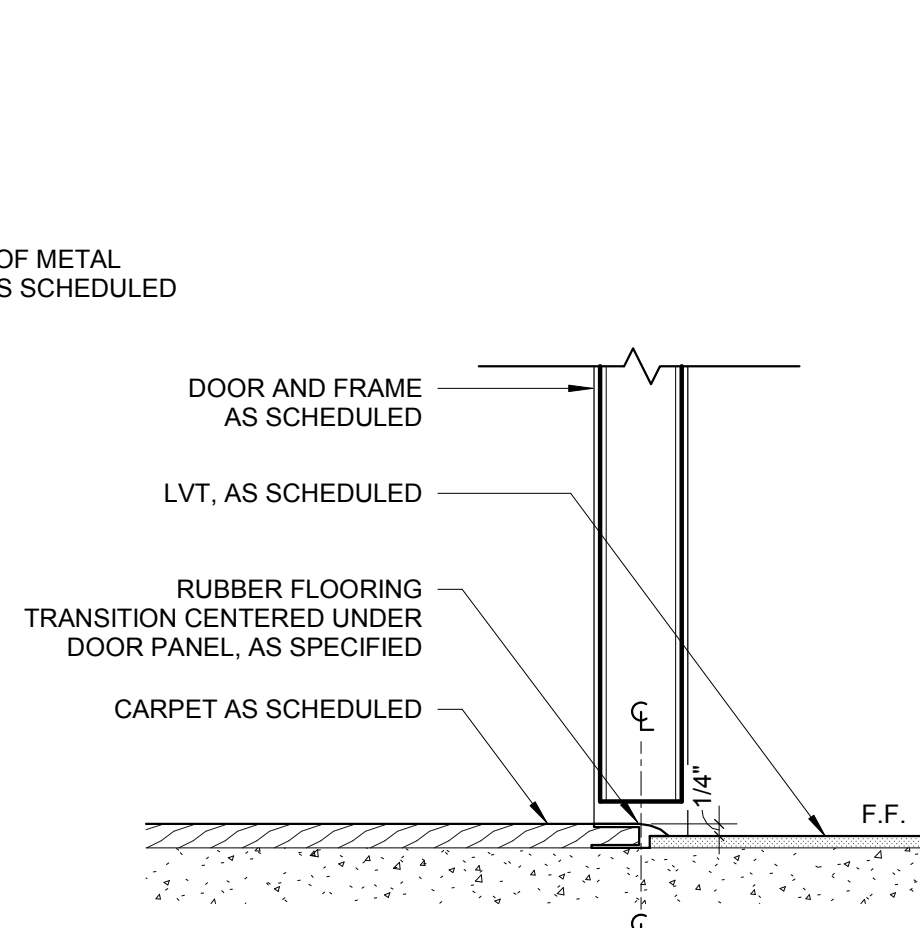
1 5 7/8 H.M. - DOOR HEAD
3" = 1'-0"



2 5 7/8 H.M. DOOR JAMB
3" = 1'-0"

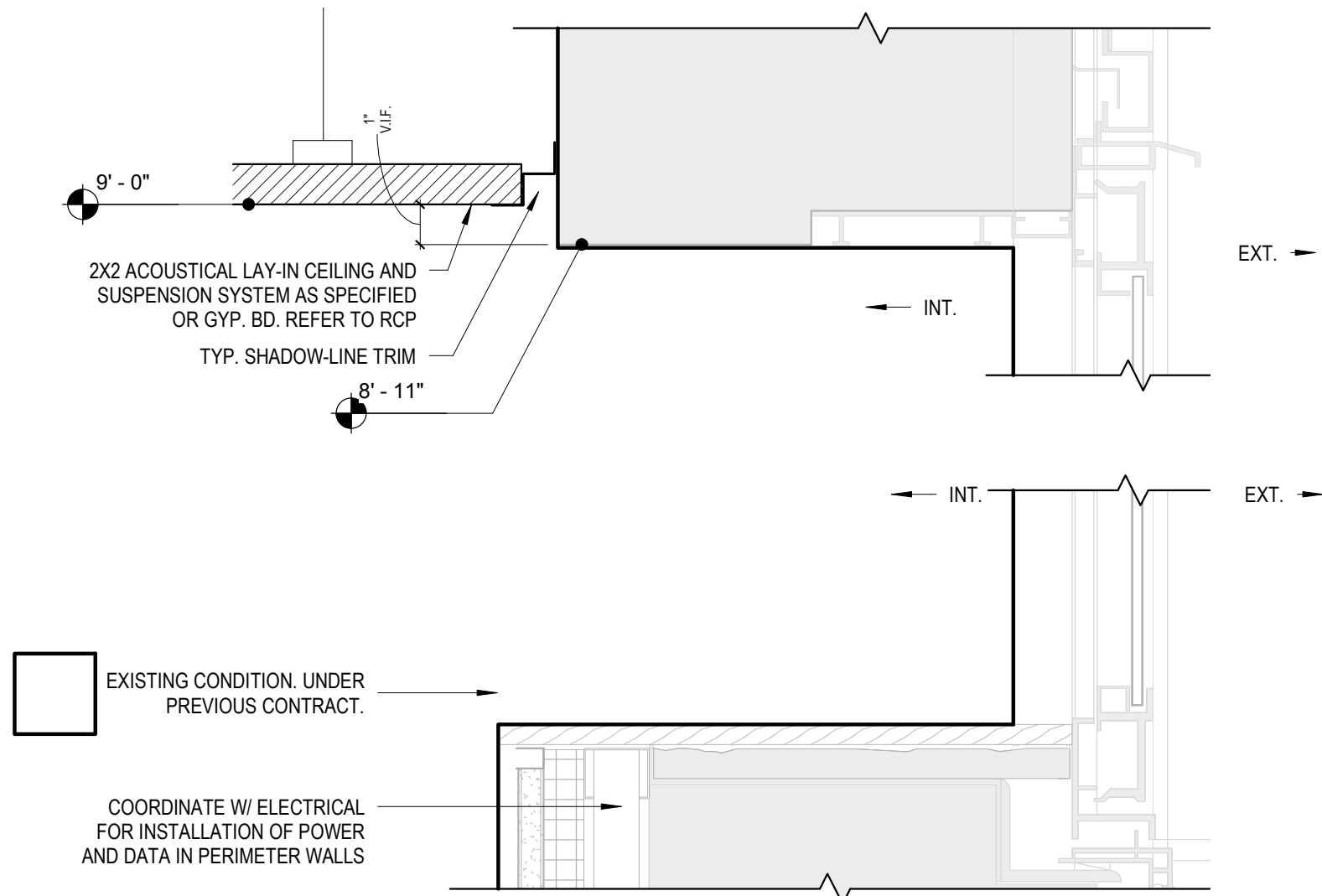


3 5 7/8 H.M. DOOR JAMB
3" = 1'-0"

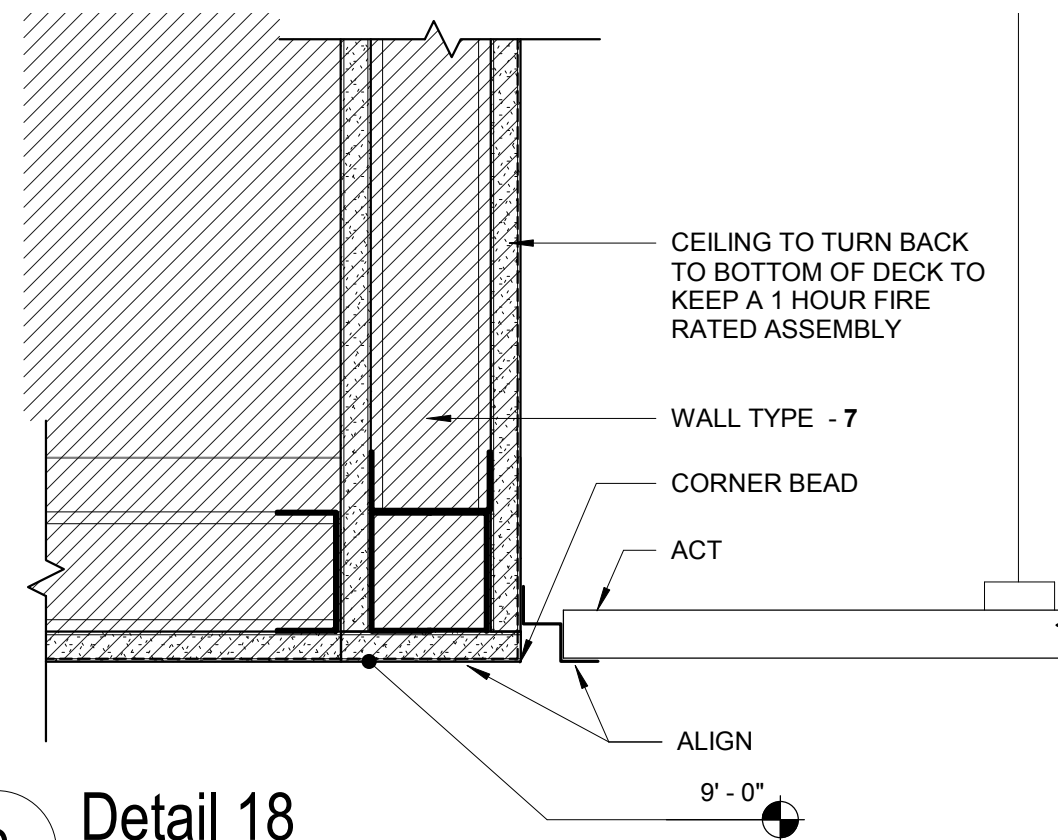


4 DOOR SILL
3" = 1'-0"

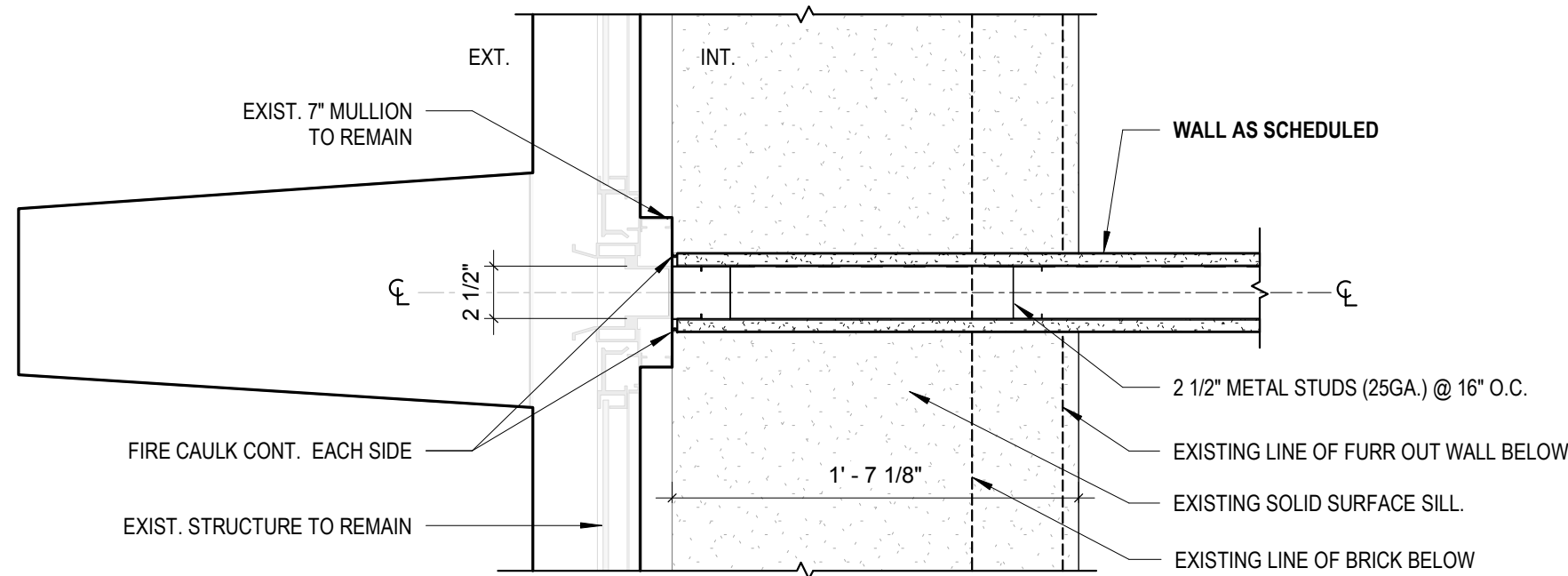
- GENERAL NOTES
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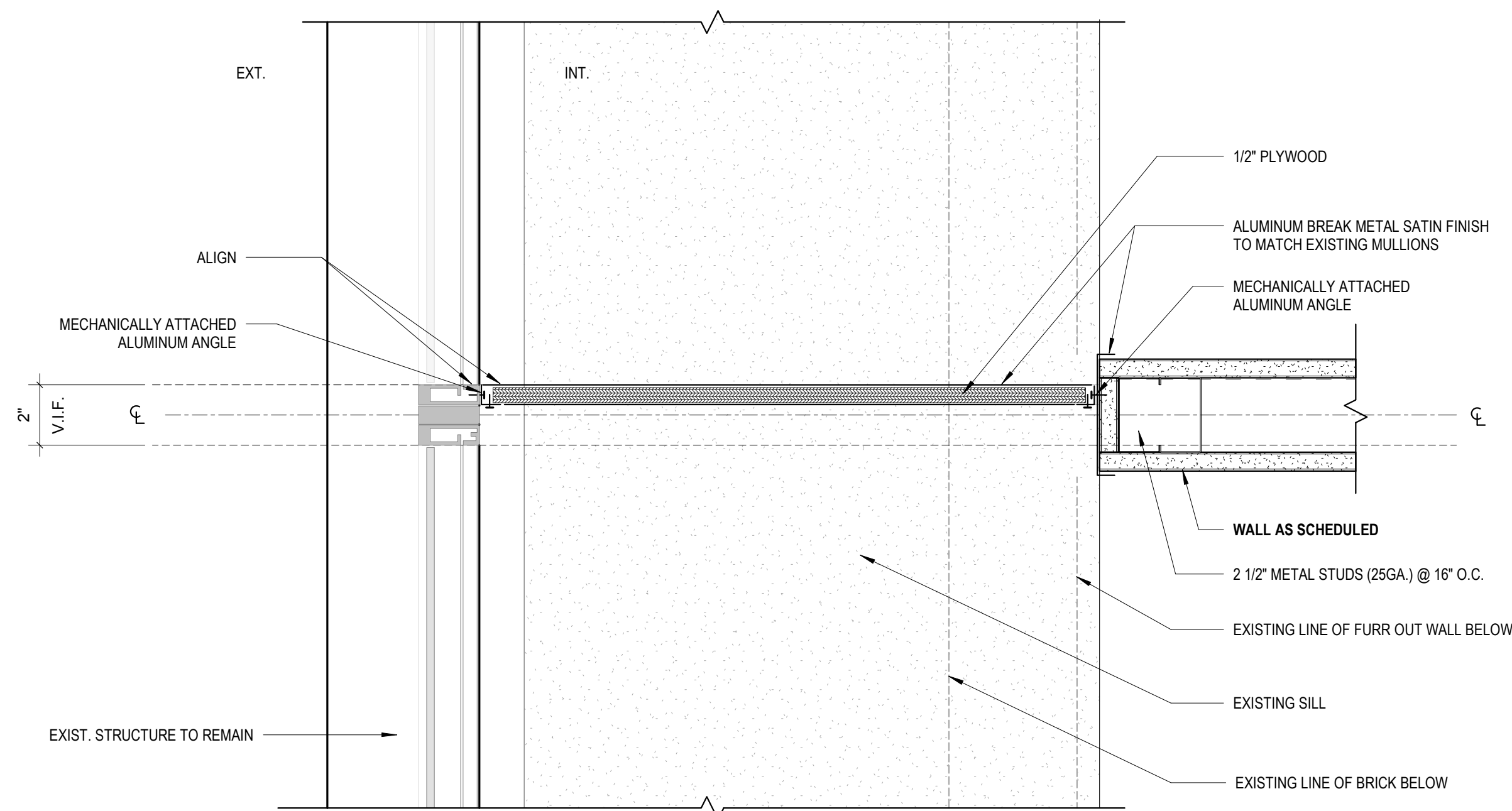
5 WINDOW - SILL / HEAD (EXISTING)
3" = 1'-0"



6 Detail 18
3" = 1'-0"



7 PLAN DETAIL @ UNIT DEMISING / WINDOW
1 1/2" = 1'-0"



8 PLAN DETAIL @ UNIT DEMISING / WINDOW
3" = 1'-0"

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REVISION SCHEDULE

Number	Date	Description
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DRAWN BY:	FT
CHECKED BY:	EL / JH

TYPICAL DETAILS

A5000

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BLUE FLAME TENANT
IMPROVEMENT

304 TEXAS AVENUE
EL PASO, TEXAS 79901

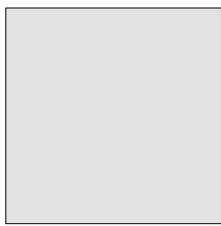
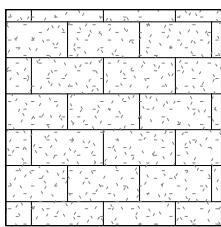
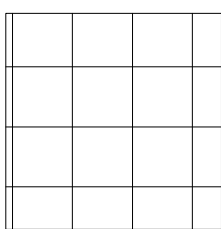
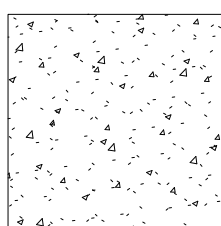
REVISION SCHEDULE

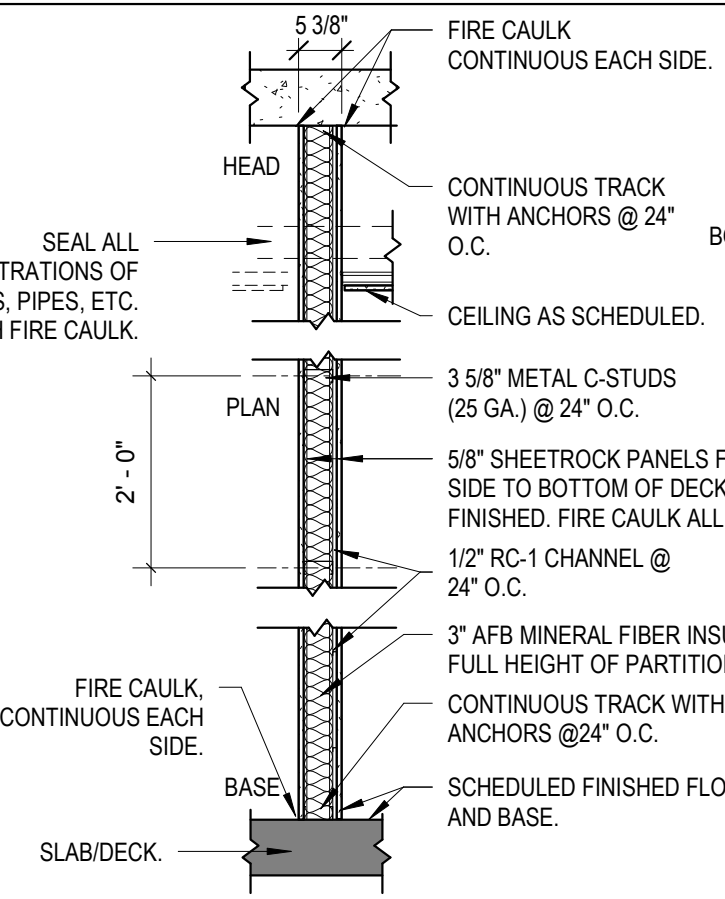
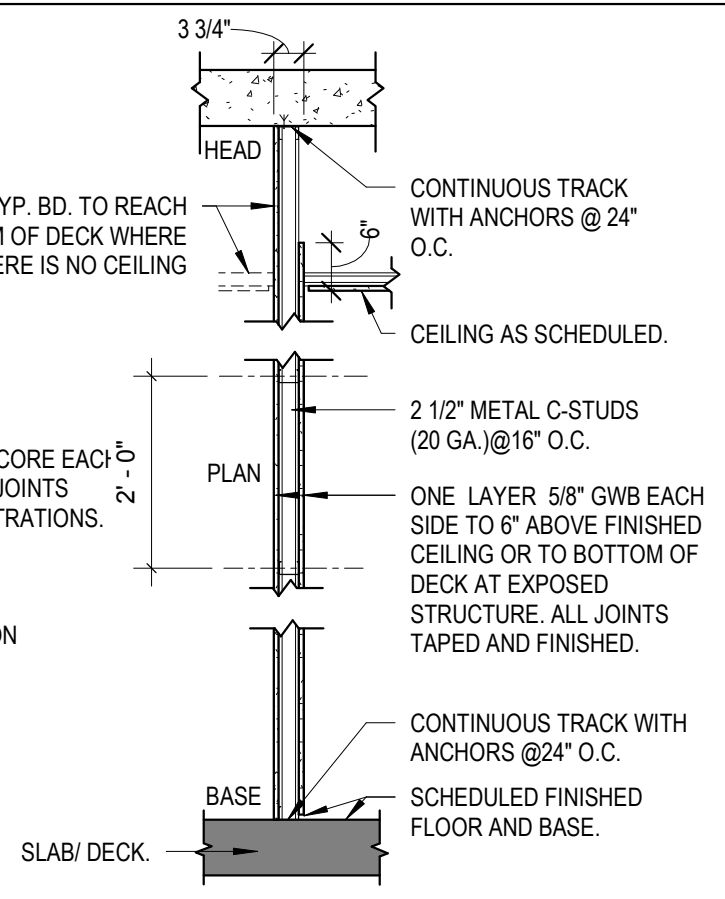
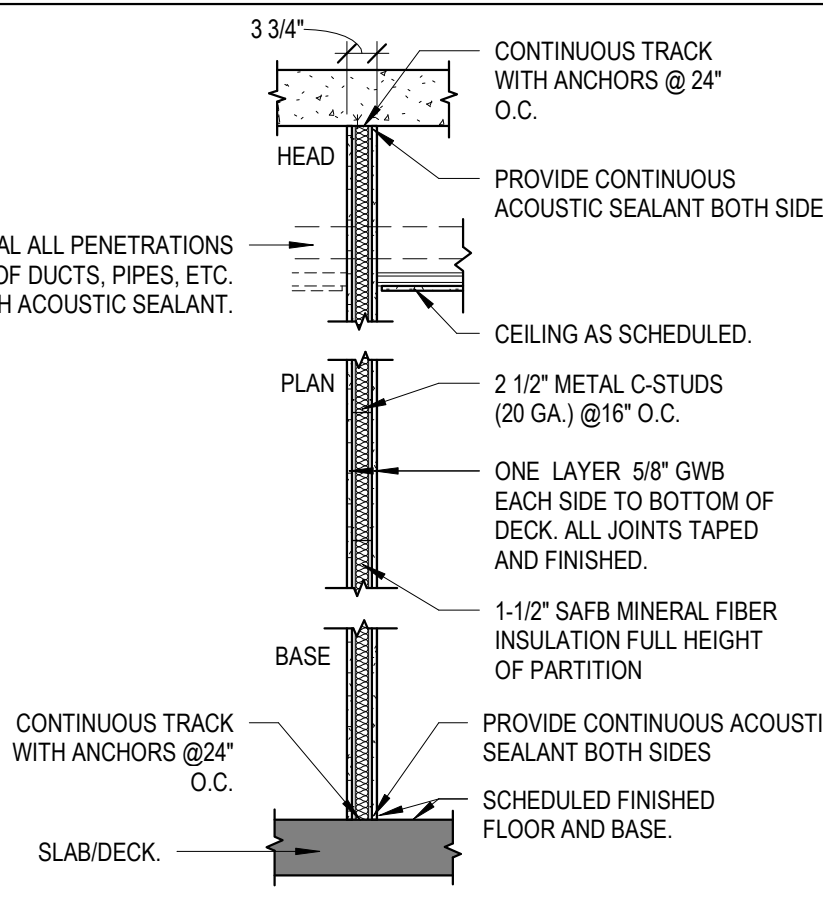
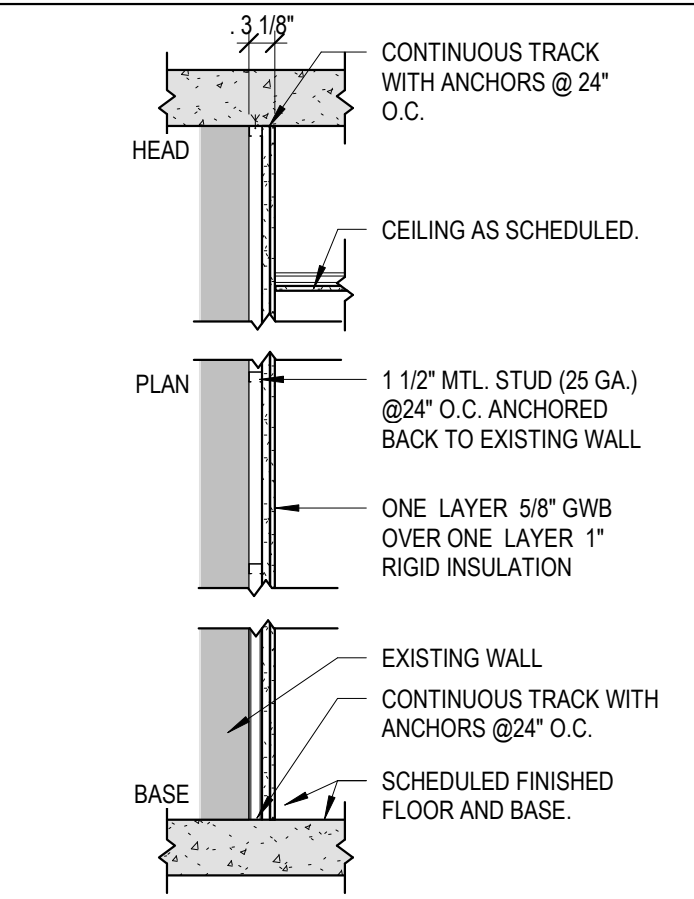
Number	Date	Description
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DRAWN BY:	FT / MS / ER
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SCHEDULES

A6000

LEGEND - COMMON AREA FLOOR FINISH		GENERAL NOTES:
	EXISTING TO REMAIN	1. FINISHES ARE FOR INFORMATION ONLY AND DO NOT REFLECT EXACT FLOOR PATTERNS
	CT CARPET TILE	
	LVT FLOOR TILE	
	PC POLISHED CONCRETE	

WALL PARTITION SCHEDULE		SCALE: 1/2" = 1'-0"
 5 3/8" FIRE CAULK CONTINUOUS EACH SIDE. HEAD CONTINUOUS TRACK WITH ANCHORS @ 24" O.C. CEILING AS SCHEDULED. PLAN 3 5/8" METAL C-STUDS (25 GA.) @ 24" O.C. 5/8" SHEETROCK PANELS FIRE C CORE EACH SIDE TO BOTTOM OF DECK. ALL JOINTS FINISHED. FIRE CAULK ALL PENETRATIONS. 1/2" RC-1 CHANNEL @ 24" O.C. 3" AFB MINERAL FIBER INSULATION FULL HEIGHT OF PARTITION CONTINUOUS TRACK WITH ANCHORS @24" O.C. SCHEDULED FINISHED FLOOR AND BASE. BASE FIRE CAULK, CONTINUOUS EACH SIDE. SLAB/DECK.	1 DEMISING PARTITION, 1 HR/STC 48 HEIGHT: TO B.O. SLAB/DECK UL DES U419	
 3 3/4" HEAD CONTINUOUS TRACK WITH ANCHORS @ 24" O.C. CEILING AS SCHEDULED. PLAN 2 1/2" METAL C-STUDS (20 GA.) @16" O.C. ONE LAYER 5/8" GWB EACH SIDE TO 6" ABOVE FINISHED CEILING OR TO BOTTOM OF DECK AT EXPOSED STRUCTURE. ALL JOINTS TAPED AND FINISHED. CONTINUOUS TRACK WITH ANCHORS @24" O.C. SCHEDULED FINISHED FLOOR AND BASE. BASE SLAB/ DECK.	2 3 3/4" PARTITION - STANDARD HEIGHT: TO 6" ABOVE CEILING P PLUMBING PARTITION SIMILAR TO TYPE "2" WALL PARTITION. EXCEPTION: ONE LAYER 5/8" GWB ON ONE SIDE	
 3 3/4" HEAD CONTINUOUS TRACK WITH ANCHORS @ 24" O.C. PROVIDE CONTINUOUS ACOUSTIC SEALANT BOTH SIDES CEILING AS SCHEDULED. PLAN 2 1/2" METAL C-STUDS (20 GA.) @16" O.C. ONE LAYER 5/8" GWB EACH SIDE TO BOTTOM OF DECK. ALL JOINTS TAPED AND FINISHED. 1-1/2" SAFB MINERAL FIBER INSULATION FULL HEIGHT OF PARTITION CONTINUOUS TRACK WITH ANCHORS @24" O.C. PROVIDE CONTINUOUS ACOUSTIC SEALANT BOTH SIDES SCHEDULED FINISHED FLOOR AND BASE. BASE SLAB/DECK.	3 3 3/4" PARTITION - INSULATED STC48 HEIGHT: TO B.O. SLAB/DECK	
 3 1/8" HEAD CONTINUOUS TRACK WITH ANCHORS @ 24" O.C. CEILING AS SCHEDULED. PLAN 1 1/2" MTL. STUD (25 GA.) @24" O.C. ANCHORED BACK TO EXISTING WALL ONE LAYER 5/8" GWB OVER ONE LAYER 1" RIGID INSULATION EXISTING WALL CONTINUOUS TRACK WITH ANCHORS @24" O.C. SCHEDULED FINISHED FLOOR AND BASE. BASE	4 3 1/8" FURROUT HEIGHT: TO B.O. SLAB/DECK	

NOTE: ALL WALL TO BE LEVEL 4 AND SMOOTH FINISH - ALL WALL S AND CEILINGS TO BE PAINTED WITH EGGSHELL PAINT FINISH

		FINISHES LEGEND													
COMMON AREAS	FLOOR TYPE			BASE TYPE		WALL TYPE		CEILING TYPE		DOOR FRAMES		PLASTIC LAMINATE		SOLID CORE WOOD DOORS	
		- TERRAZZO - LVT - POLISHED CONCRETE		- MARBLE - RUBBER BASE		- PAINTED GWB - WALLPAPER (W8)		- PAINTED GWB - ACT - DRYFALL PAINT (17TH FLOOR ONLY)						EGGERS INDUSTRIES - PLAIN SLICED AFRICAN MAHOGANY #2 PECAN & #7 DARK OAK	
SCHEME A (GRAY)	F1	INTERFACE CARPET PLANKS PROGRESSION II 105509 ECLIPSE	B1	ROPPE RUBBER WALL BASE 123 CHARCOAL	W1	SW 6253 OLYMPUS WHITE (FIELD)	C1	ARMSTRONG 2X2 - DUNE	FR1	SW 7674 PEPPERCORN	PL1	WILSONART 4941K-18 COSMIC STRANDZ			
	F2	INTERFACE CARPET PLANKS OFFLINE 104337 PEPPER / LIME			W2	SW 6257 GIBRALTAR (ACCENT)					C2	PAINTED GYPSUM BD - SW 6253 OLYMPUS WHITE		PL2	WILSONART 4882-38 OILED SOAPSTONE
	F3	INTERFACE CARPET PLANKS ONLINE 103798 LIME										PL3		WILSONART 4795-60 OILED WINDSWEEPTE PEWTER	
	F4	INTERFACE LVT - A00310 DARK CONCRETE													
	F5	INTERFACE LVT - A00901 CITRINE													
SCHEME B (BLUE)	F6	INTERFACE CARPET PLANKS PROGRESSION I 105500 EVENING DUSK	B2	ROPPE RUBBER WALL BASE 187 BLUE	W3	SW 7008 ALABASTER (FIELD)	C3	ARMSTRONG 2X2 - DUNE	FR2	SW 7615 SEA SERPENT	PL4	WILSONART D91K-18 SLATE GREY			
	F7	INTERFACE CARPET PLANKS PROGRESSION II 105506 EVENING DUSK			W4	SW 7604 SMOKEY BLUE (ACCENT)					C4	PAINTED GYPSUM BD - SW 7008 ALABASTER (FIELD)		PL5	WILSONART 4651-60 NAVY LEGACY
	F8	INTERFACE LVT - A00306 JERSEY MARBLE (GREY) - FIELD			W5	SW 7615 SEA SERPENT (ACCENT)									
	F9	INTERFACE LVT - A00301 POLISHED CEMENT (BEIGE) ACCENT													
	F10	INTERFACE LVT - A00103 COOL IMPALA MARBLE (BLUE) ACCENT													
SCHEME C (BROWN)	F11	INTERFACE CARPET PLANKS PROGRESSION I 105499 & III 105535 DESERT SHADOW	B3	ROPPE RUBBER WALL BASE 193 BLACK BROWN	W6	SW 7647 CRUSHED ICE (FIELD)	C5	ARMSTRONG 2X2 - DUNE	FR3	SW 7048 URBANE BRONZE	PL6	WILSONART 7964K-12 SKYLINE WALNUT			
	F12	INTERFACE LVT - TEXTURE STONES A00104 WARM IMPALA MARBLE			W7	SW 7046 ANONYMOUS (ACCENT)					C6	PAINTED GYPSUM BD - SW 7647 CRUSHED ICE		PL7	WILSONART 7966K - 12 5TH AVE ELM
	F13	INTERFACE LVT - TEXTURE STONES A00305 EMPERADOR TAUPE													
16TH FLOOR					W8	WALL PAPER - TBD BY ARCHITECT									

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TYPICAL STRUCTURAL ABBREVIATIONS

ALL ABBREVIATIONS SHOWN
ARE NOT NECESSARILY USED

A		
ABOVE FINISH FLOOR	—	AFF
ADDITIONAL	—	ADDN'L
ADJACENT	—	ADJ.
AGGREGATE	—	AGGR.
ALTERNATE	—	ALT.
ANCHOR BOLT	—	A.B.
AND	—	&
ANGLE	—	L
APPROVED	—	APPD.
APPROXIMATE	—	APPROX.
ARCHITECT	—	ARCH.
ARCHITECTURAL	—	ARCH'L
ARCH'L FINISH SURFACE	—	A.F.S.
AT	—	@
AIR CONDITIONER	—	A/C
AIR HANDLING UNIT	—	AHU

B		
BACK FACE	—	B.F.
BACK TO BACK	—	B. TO B.
BASEMENT	—	BSMT.
BEAM	—	BM.
BEARING	—	BRG.
BELOW FINISH FLOOR	—	BFF
BETWEEN	—	BTWN.
BEVEL (ED)	—	BEV (D)
BLOCK	—	BLK.
BLOCKING	—	BLKG.
BLOCK-OUT	—	B.O.
BOTTOM	—	BOT.
BRACKET	—	BRKT.
BRICK LEDGE ELEVATION	—	B.L.E.
BRIDGING	—	BRDG.
BUILDING	—	BLDG.
BUILDING LINE	—	B.L.

C		
CANTILEVER	—	CANT.
CAST IRON	—	C.I.
CAST-IN-PLACE	—	C.I.P.
CEILING	—	CLG.
CENTER LINE	—	C.L.
CENTER OF GRAVITY	—	C.G.
CENTER TO CENTER	—	C. TO C.
CHANNEL	—	C.
CLEAR OR CLEARANCE	—	CLR.
COLUMN	—	COL.
COMPRESSION	—	C OR COMP.
CONCRETE	—	CONC.
CONCRETE MASONRY UNIT	—	CMU
CONNECTION (S)	—	CONN(S).
CONTINUOUS	—	CONT.
CONTRACTOR	—	CONTR.
CONTROL JOINT	—	CT.J.
CONSTRUCTION	—	CONST.
CONSTRUCTION JOINT	—	C.J.
CORNER	—	COR.
COVER PLATE	—	COV. PL.

D		
DETAIL	—	DET.
DEAD LOAD	—	DL
DEFORMED BAR ANCHOR	—	D.B.A.
DIAGONAL	—	DIAG.
DIAMETER	—	DIA.
DIMENSION(S)	—	DIM(S).
DOVETAIL	—	DVTL.
DOWNSPOUT	—	DS.
DRAWING(S)	—	DWG(S).
DOUBLE	—	DBL
DOWEL(S)	—	DWL(S).

E		
EACH	—	EA.
EACH FACE	—	E.F.
EACH WAY	—	E.W.
EDGE ANGLE OFFSET	—	E.A.O.
ELECTRICAL	—	ELEC.
ELEVATION	—	EL.
ELEVATOR	—	ELEV.
ENGINEER	—	ENGR.
ENTRANCE	—	ENT.
EQUAL	—	EQ.
EQUIPMENT	—	EQUIP.
EXPANSION	—	EXP.
EXPANSION JOINT	—	E.J.
EXISTING	—	EXIST.
EXTERIOR	—	EXT.
EXTRA STRONG	—	X-STR.

F		
FACE TO FACE	—	F. TO F.
FABRICATOR	—	FABR.
FAR SIDE	—	F.S.
FIELD VERIFY	—	(F.V.)
FINISH(ED)	—	FIN.
FINISHED FLOOR	—	FIN. FL.
FIREPROOF(ING)	—	FP.
FLANGE	—	FLG.
FLOOR	—	FL.
FLOOR DRAIN	—	F.D.
FOUNDATION	—	FDN.

G		
GAGE OR GAUGE	—	GA.
GALVANIZED	—	GALV.
GALVANIZED IRON	—	G.I.
GALVANIZED STEEL	—	G.S.
GENERAL CONTRACTOR	—	G.C.
GOVERNMENT	—	GOVT.
GRADE	—	GR.
GRADE BEAM	—	GR. BM.
	—	GEN. CONTR.

H		
HEADED STUDS	—	H.S.
HEIGHT	—	HT.
HIGH POINT	—	H.P.
HOLLOW STRUCTURAL SHAPE	—	HSS
HORIZONTAL	—	HORIZ.
HOOK	—	HK.

I		
INFORMATION	—	INFO.
INSIDE DIAMETER	—	I.D.
INSIDE FACE	—	I.F.
INTERIOR	—	INT.
INTERMEDIATE	—	INTERM.

J		
JOINT(S)	—	JT(S).
JOIST(S)	—	JST(S).

K		
KIPS (1000 LBS)	—	k
KIP PER LINEAR FOOT	—	KLF
KIP PER SQUARE FOOT	—	KSF

L		
LIGHTWEIGHT CONCRETE	—	LWT. CONC.
LIVE LOAD	—	LL
LONGITUDINAL	—	LONG.
LONG LEG HORIZONTAL	—	LLH
LONG LEG VERTICAL	—	LLV
LOW POINT	—	L.P.

M		
MANUFACTURE(R)	—	MFR.
MASONRY OPENING	—	M.O.
MATERIAL	—	MAT.
MAXIMUM	—	MAX.
MECHANICAL	—	MECH.
MEZZANINE	—	MEZZ.
MIDDLE	—	MID.
MINIMUM	—	MIN.
MISCELLANEOUS	—	MISC.
MOMENT	—	M
MOMENT CONNECTION(S)	—	M.C. OR

N		
NEAR FACE	—	N.F.
NOMINAL	—	NOM.
NON-SHRINK	—	N.S.
NOT IN CONTRACT	—	N.I.C.
NOT TO SCALE	—	N.T.S.
NUMBER	—	NO. OR #

O		
ON CENTER	—	O.C.
OPENING(S)	—	OPNG(S).
OPPOSITE	—	OPP.
OPPOSITE HAND	—	O.H.
OUTSIDE FACE	—	O.F.
OUTSIDE DIAMETER	—	O.D.
OUTSTANDING	—	OSTG.

P		
PAN	—	P
PARALLEL	—	PAR.
PARTITION	—	PARTN.
PENETRATION	—	PEN.
PERPENDICULAR	—	PERP.
PIECE	—	PC.
PLATE	—	PL.
POINT	—	PT.
POUNDS PER SQUARE FOOT	—	P.S.F.
POUNDS PER SQUARE INCH	—	P.S.I.
POWER DRIVEN FASTENED	—	PDF
PRECAST CONCRETE	—	P/C
PRE-ENGINEERED	—	PEBM
BUILDING MANUFACTURER	—	PEBM
PRE-ENGINEERED	—	PEMB
METAL BUILDING	—	PEMB
PREFABRICATED	—	PREFAB.
PRELIMINARY	—	PRELIM.
PROJECTION	—	PROJ.

R		
RADIUS	—	R
REINFORCED CONCRETE PIPE	—	RCP
REINFORCE(ING) (ED) (MENT)	—	REINF.
REMAINDER	—	REM. OR R
REQUIRE	—	REQ.
RETENTION SYSTEM	—	RET. SYS.
REQUIRED	—	REQ'D.
RISER	—	RIS.
ROOF	—	RF.
ROOF DRAIN	—	R.D.
ROOF OPENING	—	RF. OPNG.
ROOM	—	RM.
ROUND	—	RND.

S		
SCHEDULE(D)	—	SCHED.
SECTION	—	SECT.
SHEAR	—	V
SHEET	—	SHT.
SIDEWALK	—	SW.
SIMILAR	—	SIM.
SPACE	—	SPA.
SPECIFICATION(S)	—	SPEC(S)
SPECIFIED	—	SPEC'D.
SQUARE FOOT (FEET)	—	S.F.
STANDARD	—	STD.
STEEL	—	STL.
STIFFENER	—	STIFF.
STRAIGHT	—	STR.
STIRRUPS	—	STIR.
STRUCTURE	—	STRUCT.
STRUCTURAL	—	STRUCT'L.
SYMMETRICAL	—	SYM.
SUBCONTRACTOR	—	SUBCONTR.
SUPPORT(S)	—	SUPT(S).

T		
TAPERED BEAM	—	T.B.
TEMPERATURE	—	TEMP.
TENSION	—	T
TERRAZZO	—	TERR.
THICK	—	THK.
TONGUE & GROOVE	—	T & G
TOP AND BOTTOM	—	T & B
TOP OF	—	T.O.
TOP OF BEAM	—	T.O.B.
TOP OF FOOTING	—	T.O.F.
TOP OF PIER	—	T.O.P.
TOP OF PIER CAP	—	T.O.P.C.
TOP OF RETAINING WALL	—	T.R.W.
TOP OF STEEL	—	T.O.S.
TOP OF STRUCTURAL CONCRETE	—	T.O.S.C.
TOP OF WALL	—	T.O.W.
TREAD	—	TR.
TUBE STEEL	—	TS
TYPICAL	—	TYP.

U		
UNLESS NOTED OTHERWISE	—	U.N.O.

V		
VERTICAL	—	VERT.

W		
WATERSTOP	—	WS.
WATERPROOFING	—	WPFG.
WELDED WIRE MESH	—	W.W.M.
WIND BRACE	—	WB
WIND LOAD	—	W.L.
WINDOW	—	WDW.
WITH	—	W/
WORK POINT	—	W.P.
WOOD	—	WD.
WROUGHT IRON	—	W.I.

TYPICAL SYMBOLS LEGEND

WB-1 INDICATES WIND BRACE - SEE WIND BRACE ELEVATIONS.

TRUSS INDICATES TRUSS - SEE TRUSS ELEVATIONS.

INDICATES MOMENT CONNECTION - SEE MOMENT CONNECTION DETAILS.

INDICATES STEEL BEAM SPLICE - SEE STRUCTURAL STEEL SIMPLE BEAM CONNECTION DETAILS SBX-1.

INDICATES STRUCTURE OVER VOID - SEE EXPANSIVE CLAY SOIL DETAILS CES-1.

INDICATES THAT COLUMN STARTS UPWARD FROM THIS LEVEL.

INDICATES THAT COLUMN STOPS AT THIS LEVEL.

STRUCTURAL SYMBOLS

THE FOLLOWING SYMBOLS ARE USED TO REPRESENT THE MATERIALS SHOWN ON THE STRUCTURAL DRAWINGS. SEE SPECIFICATIONS AND GENERAL NOTES FOR MATERIAL QUALITIES REQUIRED.

CAST-IN-PLACE CONCRETE

STRUCTURAL PRECAST CONCRETE

SAND GRAVEL, OR LOW P.I. FILL

EARTH

ROCK

ARCHITECTURAL PRECAST CONCRETE

NON-SHRINK GROUT

SAND CEMENT GROUT

STYROFOAM

EXISTING

C.M.U.

BRICK

STRUCTURAL STEEL

WOOD (CONTINUOUS)

WOOD (NON-CONTINUOUS)

PLYWOOD

GLUE LAMINATED LUMBER (GLU-LAM)

MICRO LAMINATED LUMBER (MICRO-LAM)

ROOF TOP MECHANICAL UNIT ON PLAN

BEAM BOTTOM CHORD BRACING ON PLAN

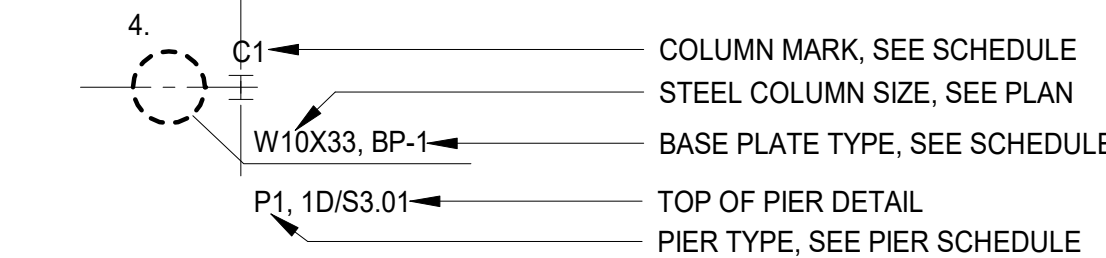
TYPICAL PLAN NOTES:

- SEE ARCHITECTURAL DRAWINGS FOR ACTUAL SEA LEVEL ELEVATION RELATED TO DATUM
ELEVATION = 100'-0" SHOWN ON DRAWINGS.
 - SEE PLAN FOR TOP OF STRUCTURAL CONCRETE (T.O.S.C.) ELEVATION.
 - T.O.S. EL. = BOTTOM OF METAL DECK ELEVATION SEE PLAN FOR TOP OF STEEL (T.O.S.) ELEVATION.
 - T.O. WOOD EL. = TOP OF PLYWOOD DECK / TONGUE & GROOVE DECK ELEVATION. SEE PLAN FOR TOP OF WOOD ELEVATION.

- SHEET INDEX:
THE DETAILS IN THE DRAWINGS, INCLUDING THOSE DRAWINGS REFERENCED BY THIS INDEX, WHICH ARE DESIGNATED AS "TYPICAL DETAILS", APPLY GENERALLY TO THE CONSTRUCTION IN ALL AREAS WHERE THE CONDITIONS ARE SIMILAR TO THOSE DESCRIBED IN THE DETAILS, REGARDLESS OF WHETHER OR NOT THE DETAILS ARE SPECIFICALLY REFERENCED IN THE DRAWINGS.

SHEET LIST	
SHT. NO.	SHEET NAME
S1000	TYPICAL ABBREVIATIONS, SYMBOLS AND PLAN NOTES
S1001	GENERAL NOTES
S1701	17TH FLOOR FRAMING
S1801	18TH LEVEL ROOF FRAMING
S4010	DETAILS AND SECTIONS
S4011	DETAILS AND SECTIONS

- SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF FLOOR DROPS, FLOOR SLOPES, CURBS, MISCELLANEOUS ELEVATIONS, DETAILS AND DIMENSIONS NOT SHOWN ON PLAN.



- SEE ARCH'L DWGS. FOR SIZES & LOCATIONS OF ROOF OPENINGS.

- REPETITIVE MEMBERS SUCH AS PURLINS AND JOISTS SHALL BE EQUALLY SPACED BETWEEN DIMENSIONED POINTS, U.N.O.

- NOTE TO CONTRACTOR:
FIELD VERIFY ALL EXISTING DIMENSIONS & ELEVATIONS PRIOR TO FABRICATION OF MATERIALS AND CONSTRUCTION.

GENERAL NOTES

THE FOLLOWING GENERAL NOTES CONSTITUTE A MAJOR PART OF THE PLANS AND SPECIFICATIONS. STRICT COMPLIANCE WITH THESE NOTES IS ESSENTIAL TO THE PROPER CONSTRUCTION OF THE BUILDING.

- REFER TO THE PLAN NOTES, LOCATED IN THESE GENERAL NOTES, FOR APPLICATION OF DETAILS WHICH ARE DESIGNATED AS "TYPICAL DETAILS" IN THIS SET OF DRAWINGS.
- SLEEVES AND BLOCKOUTS REQUIRED FOR PASSAGE OF DUCTWORK, PIPING, DRAINS, CONDUIT, ETC., AND ANCHORS REQUIRED FOR ANCHORING EQUIPMENT AND PIPING ARE NOT GENERALLY INDICATED ON THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL DETERMINE SUCH REQUIREMENTS FROM OTHER SERIES DRAWINGS, SUBCONTRACTORS, AND SUPPLIERS AND SHALL COORDINATE THE LOCATIONS AND DETAILS FOR THESE ITEMS PRIOR TO FABRICATION OR CONSTRUCTION OF THE STRUCTURE. ANY CONFLICTS BETWEEN THESE ITEMS AND THE BUILDING STRUCTURE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION.
- VERIFY, OR ESTABLISH, LOCATIONS AND DIMENSIONS OF ALL FRAMED OPENINGS RELATED TO EQUIPMENT OR DUCTWORK, INCLUDING INSULATION, IF ANY. WHERE SUBSTANTIAL RELOCATION OR RECONFIGURATION IS REQUIRED, SUBMIT A DRAWING TO THE ARCHITECT FOR REVIEW.
- LOCATE EXISTING REINFORCEMENT, USING APPROPRIATE IMAGING EQUIPMENT, PRIOR TO CUTTING OR DRILLING INTO EXISTING CONCRETE. DO NOT CUT OR DAMAGE EXISTING REINFORCEMENT. IF THE REQUIRED OPERATIONS MAKE DAMAGING EXISTING REINFORCING UNAVOIDABLE, INFORM ARCHITECT SO THAT THE CONDITION MAY BE EVALUATED AND ALTERNATIVE DIRECTIONS GIVEN.
- MATERIALS OR PRODUCTS SUBMITTED FOR APPROVAL WHICH ARE NOT AS SPECIFIED IN THE DOCUMENTS SHALL BE ACCOMPANIED BY A CURRENT ES REPORT (BY ICC EVALUATION SERVICE, INC.) OR ICBO REPORT (BY INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS). MATERIALS OR PRODUCTS THAT DO NOT HAVE AN ES OR ICBO REPORT INDICATING THE SUBSTITUTED MATERIAL OR PRODUCT TO BE EQUAL TO THAT SPECIFIED, WILL NOT BE CONSIDERED.

EXISTING CONDITIONS

- FIELD VERIFY ALL RELEVANT DIMENSIONS AND CONDITIONS AT EXISTING STRUCTURES PRIOR TO STARTING SHOP DRAWINGS AND THE CONSTRUCTION PROCESS IN THOSE AREAS. SUBMIT APPROPRIATE PLANS AND DETAILS REFLECTING THE FIELD VERIFIED EXISTING CONDITIONS FOR THE ARCHITECT'S USE.
- EXISTING CONDITIONS WHICH REQUIRE MODIFICATIONS TO THE DESIGN OF THE PROPOSED CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- THE TESTING LABORATORY SHALL EXAMINE AND REPORT ON THE CONDITION OF PORTIONS OF THE EXISTING STRUCTURE WHICH WILL BE ALTERED OR WHICH WILL SUPPORT NEW FRAMING, WITH SPECIAL EMPHASIS ON THE FOLLOWING:
 - EXISTING BOLTED CONNECTIONS: IDENTIFY MISSING, DAMAGED OR OTHERWISE DETERIORATED BOLTS AND CONNECTION PLATES.
 - EXISTING WELDED CONNECTIONS: VERIFY THAT WELDS WERE COMPLETED AND ARE STILL IN GOOD CONDITION, SUITABLE FOR SUPPORT OF ADDITIONAL LOADS SHOWN ON DRAWINGS.
 - GENERAL CONDITION OF FRAMING IN AREAS TO BE LOADED OR ALTERED. CONFIGURATION AND EVIDENCE OF EXCESSIVE CORROSION OR OTHER DAMAGE SHALL BE REPORTED.

in*situ
ARCHITECTURE

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BLUE FLAME APARTMENTS

Owner

120 N. STANTON STREET
EL PASO, TEXAS 79901

REVISION SCHEDULE

Number	Date	Description
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PROJECT STATUS: **CONSTRUCTION DOCUMENTS**

ISSUE DATE: **2019-08-16**

PROJECT NO.: **2017-60**

DRAWN BY: BGV, LRR

CHECKED BY: LRR

TYPICAL
ABBREVIATIONS,
SYMBOLS AND PLAN
NOTES

S1000

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TYPICAL ABBREVIATIONS, SYMBOLS AND PLAN NOTES

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SUBSTITUTIONS

- ALL REQUESTS FOR SUBSTITUTIONS OF MATERIALS OR DETAILS SHOWN IN THE CONTRACT DOCUMENTS SHALL BE SUBMITTED FOR APPROVAL DURING THE BIDDING PERIOD. ONCE BIDS ARE ACCEPTED, PROPOSED SUBSTITUTIONS WILL BE CONSIDERED ONLY WHEN THEY ARE OFFICIALLY SUBMITTED WITH AN IDENTIFIED SAVINGS TO BE DEDUCTED FROM THE CONTRACT.

CODES & DESIGNS SPECIFICATIONS

- BUILDING CODE: 2105 INTERNATIONAL BUILDING CODE. (2015 IBC)
- STRUCTURAL STEEL: AISC 360-10 "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" AND AISC 341-10 "SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS."
- STRUCTURAL CONCRETE: "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-11)," THE AMERICAN CONCRETE INSTITUTE.

DESIGN LOADS

- DEAD LOADS INCLUDE THE WEIGHT OF THE STRUCTURAL COMPONENTS AND ALLOWANCES FOR PERMANENT PARTITIONS, PERMANENT FIXTURES, FINISHES, ROOFING, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION MATERIALS SHOWN OR SPECIFIED.
- LOADINGS FOR MECHANICAL ROOMS ARE BASED ON THE WEIGHTS OF ASSUMED EQUIPMENT, AS INDICATED ON THE MECHANICAL DRAWINGS (INCLUDING THE WEIGHT OF CONCRETE PADS, WHERE INDICATED). ANY CHANGES IN TYPE, SIZE, LOCATION OR NUMBER OF PIECES OF EQUIPMENT SHOULD BE REPORTED TO THE ARCHITECT FOR VERIFICATION OF THE ADEQUACY OF SUPPORTING MEMBERS PRIOR TO THE PLACEMENT OF SUCH EQUIPMENT.
- DESIGN LIVE LOADING IS AS FOLLOWS:

ROOF.....	20 PSF
OFFICES (NOT INCLUDING NON-PERMANENT PARTITIONS).....	50 PSF
PARTITION ALLOWANCE IN OFFICE AND CLASSROOM AREAS.....	20 PSF
EXTERIOR BALCONIES.....	100 PSF
STAIRWAYS.....	100 PSF
PUBLIC CORRIDORS.....	100 PSF
CORRIDORS ABOVE FIRST FLOOR.....	80 PSF
ALL SLABS-ON-GRADE.....	100 PSF
RETAIL STORES, FIRST FLOOR.....	100 PSF
STORAGE (LIGHT).....	125 PSF
STORAGE (HEAVY).....	250 PSF
MECHANICAL ROOM (MIN).....	150 PSF
ELEVATOR MACHINE ROOM.....	150 PSF
HANDRAIL IMPACT LOAD.....	50 PLF
- LIVE LOAD REDUCTIONS, WHERE PERMISSIBLE, ARE COMPUTED IN ACCORDANCE WITH THE BUILDING CODE.
- DESIGN WIND LOADING IS AS FOLLOWS (NOTE: PER ASCE 7-10, WIND LOADS ARE ULTIMATE. SERVICE LOADS MAY BE OBTAINED BY DIVIDING THE STATED LOADS BY 1.6.):

WIND DESIGN OPTION.....	DIRECTIONAL PROCEDURE
BASIC WIND SPEED (3-SECOND GUST).....	120 MPH
RISK CATEGORY.....	III
EXPOSURE CATEGORY.....	B
INTERNAL PRESSURE COEFFICIENT.....	0.18

ROOF PRESSURE(+) SUCTION(-) LOADS (NET -- INCLUDING INTERNAL PRESSURE -- LOADS MAY BE LINEARLY INTERPOLATED BETWEEN VALUES FOR THE GIVEN TRIBUTARY AREAS)		
INTERIOR ZONES -- MORE THAN 14' FROM EDGE, HIP, OR RIDGE (ZONE 1)		
(10 SQ.FT. OF TRIBUTARY AREA).....	+15.53 / -38.17 PSF	
(100 SQ.FT. OF TRIBUTARY AREA).....	+12.29 / -34.94 PSF	
END ZONES - WITHIN 14' OF EDGE, HIP, OR RIDGE (ZONE 2)		
(10 SQ.FT. OF TRIBUTARY AREA).....	+15.53 / -64.05 PSF	
(100 SQ.FT. OF TRIBUTARY AREA).....	+12.29 / -41.41 PSF	
CORNER ZONES - WHERE ZONE 2 AREAS OVERLAP (ZONE 3)		
(10 SQ.FT. OF TRIBUTARY AREA).....	+15.53 / -96.40 PSF	
(100 SQ.FT. OF TRIBUTARY AREA).....	+12.29 / -41.41 PSF	
ON CANOPIES AND OVERHANGS		
ENDS (ZONE 2) (10 SQ.FT. OF TRIBUTARY AREA).....	+18.76 / -54.99 PSF	
(100 SQ.FT. OF TRIBUTARY AREA).....	+12.29 / -51.76 PSF	
CORNERS (ZONE 3) (10 SQ.FT. OF TRIBUTARY AREA).....	+18.76 / -90.58 PSF	
(100 SQ.FT. OF TRIBUTARY AREA).....	+12.29 / -25.88 PSF	

CURTAINWALL DESIGN PRESSURE/SUCTION		
INTERIOR ZONE (ZONE 4) (10 SQ.FT. OF TRIBUTARY AREA).....	+34.94 / -37.85 PSF	
(100 SQ.FT. OF TRIBUTARY AREA).....	+26.20 / -29.11 PSF	
EXTERIOR ZONE (ZONE 5) (10 SQ.FT. OF TRIBUTARY AREA).....	+34.94 / -46.58 PSF	
(100 SQ.FT. OF TRIBUTARY AREA).....	+26.20 / -29.11 PSF	

RELIABLE ROOF DEAD LOAD TO RESIST WIND UPLIFT.....	.5 PSF
INTERIOR PRESSURE ON STRUCTURAL ELEMENTS.....	.5 PSF

- SEISMIC DESIGN DATA (IBC):

RISK CATEGORY.....	II
MAPPED SPECTRAL RESPONSE ACCELERATIONS, SS & S1.....	0.11/0.03
SITE CLASS.....	C
SPECTRAL RESPONSE COEFFICIENTS SDS /SD1.....	0.09/0.03
SEISMIC DESIGN CATEGORY.....	A
BASIC SEISMIC FORCE-RESISTING SYSTEM.....	ORDINARY STEEL MOMENT FRAME
DESIGN BASE SHEAR.....	215K
SEISMIC RESPONSE COEFFICIENT, CS.....	0.010
RESPONSE MODIFICATION FACTOR, R.....	1.5
ANALYSIS PROCEDURE USED.....	EQUIVALENT LATERAL FORCE
DEFLECTION AMPLIFICATION FACTOR.....	3
- SNOW LOADING (ASCE 7, SECTION 7):

GROUND SNOW LOAD.....	5PSF
-----------------------	------
- STACKS OF MATERIALS OR OTHER CONSTRUCTION LOADS PLACED ON THE STRUCTURE SHALL NOT EXCEED THE STATED DESIGN LIVE LOAD FOR THE AREA AFFECTED UNLESS ADEQUATELY SHORED.

STRUCTURAL STEEL

- COORDINATION OF THE ROOF STRUCTURE AND THE ARCHITECTURAL SECTIONS AND ELEVATIONS IS CRITICAL TO PROPER STRUCTURAL STEEL FABRICATION. ELEVATIONS OF TOP OF STRUCTURAL STEEL ARE SHOWN ON THE ARCHITECTURAL PLANS AND SECTIONS. REFER TO THESE SECTIONS AND DETAILS TO SET THE STEEL ELEVATIONS AND TO UNDERSTAND THE ARCHITECTURAL INTENT.
- TOLERANCE REQUIREMENTS** - STRUCTURAL DRAWINGS INDICATE MISCELLANEOUS STEEL ELEMENTS SUCH AS SHELF ANGLES, LINTELS, SUPPORT MEMBERS FOR CURTAIN WALLS OR MASONRY, AND EDGE ANGLES FOR OPENINGS AND PERIMETER CONDITIONS WHICH ARE INTENDED TO SUPPORT OR BE COORDINATED WITH MATERIALS FURNISHED BY OTHER TRADES. IT IS THE INTENT OF THESE DRAWINGS THAT THESE ELEMENTS BE FIELD ATTACHED BY FIELD WELDING OR BOLTING TO MEET THE TOLERANCES REQUIRED BY OTHER TRADES, WHICH MAY BE MORE STRINGENT THAN A.I.S.C. TOLERANCES FOR STRUCTURAL STEEL. CONTRACTOR SHALL COORDINATE TRADES AND FIELD INSTALL MISCELLANEOUS STEEL ELEMENTS AND THE STRUCTURAL STEEL FRAME TO COMPLY WITH THE TOLERANCE CRITERIA FOR PROPER INSTALLATION OF MATERIALS BY OTHER TRADES.

WIDE FLANGE (W) SHAPES AND TEES	A 992 (50 KSI YIELD)
OTHER ROLLED SHAPES, PLATES AND RODS	A 36 (36 KSI YIELD)
HOLLOW STRUCTURAL SHAPES (HSS OR TS)	A 500, GRADE B
(42 KSI YIELD ROUND/46 KSI YIELD SQUARE)	
PIPE A 53, GRADE	B (35 KSI YIELD)
BOLTS FOR CONNECTIONS	A 325N
ANCHOR BOLTS (ANCHOR RODS)	F 1554 (36 KSI YIELD)
- STRUCTURAL STEEL MATERIAL SHALL CONFORM TO THE FOLLOWING DESIGNATIONS:

CONNECTIONS WHICH ARE NOT SPECIFICALLY DETAILED SHALL BE DESIGNED BY THE FABRICATOR.
--
- ALL MOMENT CONNECTIONS SHALL BE FULL WELDED CONNECTIONS DESIGNED TO DEVELOP THE FULL CROSS-SECTION OF THE MEMBER. STIFFENER PLATES, WHERE SHOWN, ARE MANDATORY AND MAY NOT BE OMITTED. MOMENT CONNECTIONS ARE INDICATED ON THE PLANS BY A TRIANGULAR BULB ON THE END OF THE BEAM, OR BY THE LETTERS "MC".
- CANTILEVER BEAMS MOMENT CONNECTED TO THE FRAME SHALL BE THE SAME SIZE AS THE BACK-UP SPAN IF NO SIZE IS GIVEN.
- ALL BOLTS SHALL BE TIGHTENED TO A "SNUG TIGHT" CONDITION.
- BACK TO BACK CHANNELS OR DOUBLE ANGLES ACTING AS COMPRESSION MEMBERS SHALL BE CONNECTED TO EACH OTHER AT THIRD POINTS ALONG THE LENGTH BY WELDING IN SPACER PLATES OF EQUAL THICKNESS TO THE GUSSET PLATES. UNEQUAL LEG ANGLES SHALL BE ORIENTED LONG LEG DOWN UNLESS NOTED OTHERWISE.
- TEMPORARY CONSTRUCTION BRACING OF STRUCTURAL STEEL FRAME SHALL REMAIN IN PLACE UNTIL AFTER ALL PERMANENT BRACING COMPONENTS HAVE BEEN COMPLETED.
- SHELF ANGLES SHOWN AS CONTINUOUS IN THE SECTIONS SHALL BE INSTALLED IN 20'-0" MAXIMUM LENGTHS, LEAVING A 1/4" GAP BETWEEN ENDS AND AT CORNERS. LOCATE GAPS TO MATCH MASONRY CONTROL JOINTS. AT BUILDING EXPANSION JOINT, LEAVE A GAP TO MATCH EXPANSION JOINT WIDTH.
- CONNECT MISCELLANEOUS STEEL MEMBERS USING FILLET WELDS SUFFICIENT TO DEVELOP THE TENSILE STRENGTH OF THE SMALLER MEMBER AT THE JOINT UNLESS SHOWN OTHERWISE.
- ALL STEEL SHALL BE FURNISHED WITH SHOP COAT OF RUST INHIBITIVE PRIMER.
- WHERE ANGLES ARE NOTED TO BE CONTINUOUS, PROVIDE FULL BUTT WELD AT SPLICES.

LIGHT-GAUGE STEEL

- WALL STUDS SHALL BE MINIMUM 33 KSI, PUNCHED "C" STUDS SPACED AS SHOWN ON PLAN.
- JOISTS SHALL BE MINIMUM 50 KSI, PUNCHED "C" JOISTS, SPACED AS SHOWN ON PLAN. PLACE JOIST DIRECTLY OVER WALL STUDS.
- BOTTOM TRACKS OF STUD WALLS SHALL BE SECURED TO THE FLOOR. REFER TO DETAIL 11/S4010.
- PROVIDE A WEB STIFFENER AT ALL SUPPORT POINTS OF HORIZONTAL JOISTS AND WHEREVER SPECIFIED ON THE DRAWINGS.
- SIMILAR COMPONENTS SHALL BE WELDED TOGETHER. DISSIMILAR STUD COMPONENTS SHALL BE ATTACHED BY WELDING. SCREW ATTACHING OR BOLTING. WIRE TYING OF FRAMING COMPONENTS IN STRUCTURAL APPLICATIONS WILL NOT BE PERMITTED.
- MINIMUM WELD BETWEEN COMPONENTS SHALL BE 1/16" FILLET WELD, 3" LONG. SEE MANUFACTURER'S DATA FOR RECOMMENDED TYPE OF WELDING APPARATUS.
- PROVIDE BRIDGING BETWEEN JOISTS 8'-0" OR MORE IN LENGTH, AT THE LESSER OF 8'-0", OR CENTERED BETWEEN SUPPORTS. REFER TO DETAIL 10/S4010
- STUDDING SHALL BE DOUBLED AT ALL CORNERS AND AROUND ALL OPENINGS.

CEMENT DECKING

- SUBFLOOR DECKING SHALL BE USG STRUCTURAL PANEL CONCRETE SUBFLOOR, 3/4" THICK, TONGUE AND GROOVE PANELS, OR APPROVED EQUAL. PANELS SHALL BE LABELED WITH MANUFACTURER AND PRODUCT DESCRIPTION.
- TONGUE AND GROOVE JOINTS SHALL BE ORIENTED PERPENDICULAR TO SUPPORTING JOISTS.
- PANELS SHALL BE INSTALLED IN A RUNNING BOARD PATTERN, BRIDGING A MINIMUM OF 2 FRAMING SPANS. THE MINIMUM PANEL WIDTH, MEASURED PARALLEL TO THE FRAMING SHALL BE NO LESS THAN 24".
- PANEL FASTENERS SHALL BE TYPE CGH8158LG #8 x 1 5/8" WINGED SELF-DRILLING SCREWS, BY GRABBER CONSTRUCTION PRODUCTS, INC. INSTALL FASTENERS FLUSH OR SLIGHTLY BELOW THE SURFACE.
- ATTACH PANELS TO SUPPORTING MEMBERS AS FOLLOWS:

A. AT PERIMETER, BEARING ON JOISTS - 6" O.C.
B. AT FIELD, BEARING ON JOISTS - 12" O.C.
C. PANEL EDGE - AT EACH SUPPORT, 1"
- DO NOT INSTALL FASTENERS CLOSER THAN 2" FROM PANEL CORNERS, OR CLOSER THAN 1" FROM PANEL EDGES.
- UP TO 6" x 6" CUTOUT IS ALLOWED W/OUT BLOCKING.
- PANELS SHALL BE STORED IN A DRY LOCATION. REFER TO MANUFACTURER'S INSTRUCTIONS.
- PANELS SHALL BE PROTECTED FROM CONSTRUCTION ABRASIVE WEAR AND IMPACT AFTER PANEL INSTALLATION UNTIL THE FLOOR HAS ITS FINAL FINISH APPLIED. REFER TO MANUFACTURER'S INSTRUCTIONS.

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BLUE FLAME APARTMENTS

Owner

120 N. STANTON STREET
EL PASO, TEXAS 79901

REVISION SCHEDULE

Number	Date	Description
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PROJECT STATUS: **CONSTRUCTION DOCUMENTS**

ISSUE DATE: **2019-08-16**

PROJECT NO.: **2017-60**

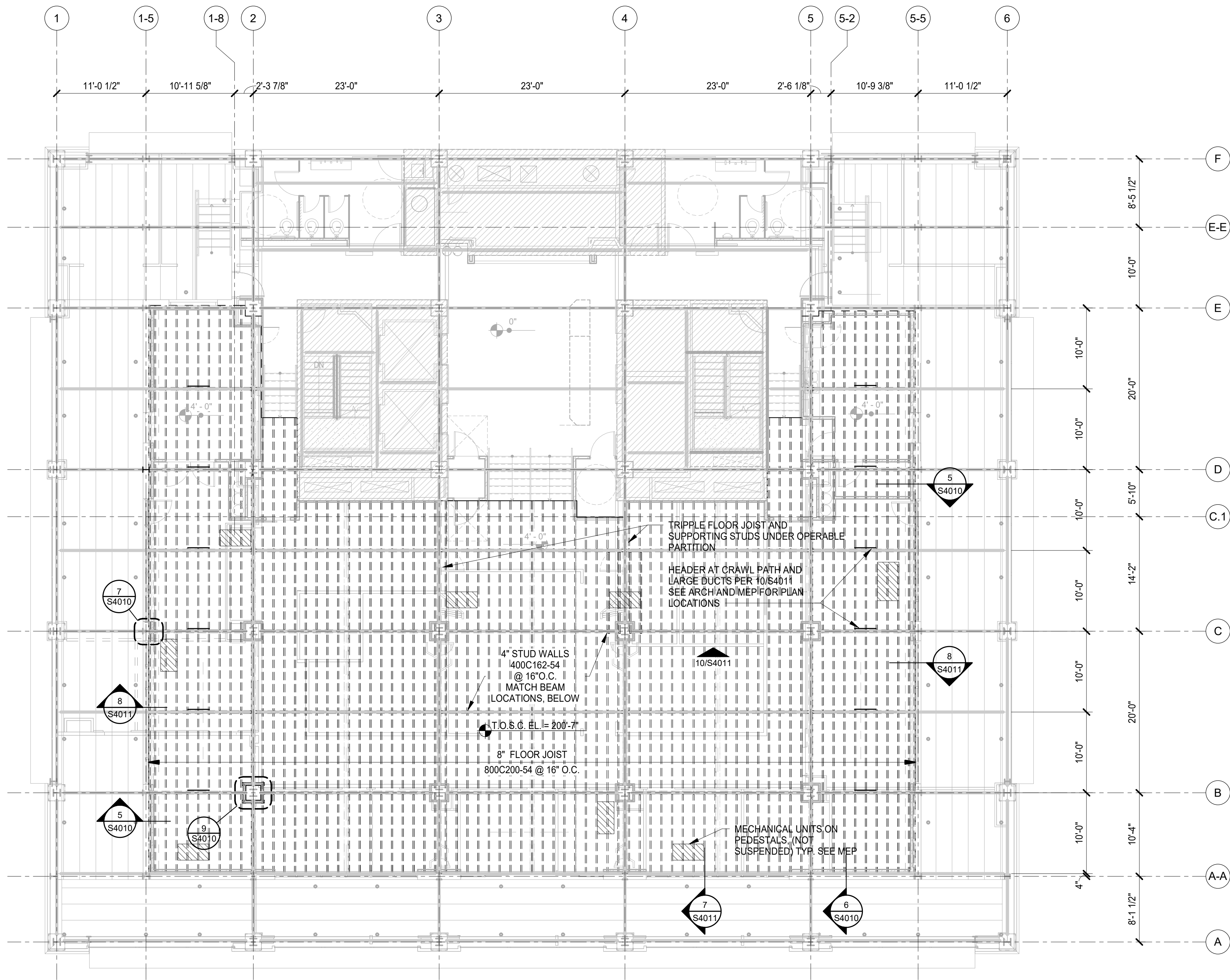
DRAWN BY: BGV, LRR

CHECKED BY: LRR

GENERAL NOTES

DATUM
ENGINEERS
www.datumengineers.com | Co. Reg. No. F-2019
Dallas Austin San Antonio
214-358-0174 512-468-9490 210-858-2880
Datum Project No. 17196.04

C:\Users\lrickels\Documents\17196.04_R18_BlueFlameElPaso_STRUCT_CENTRAL_larryN42CE.RVT

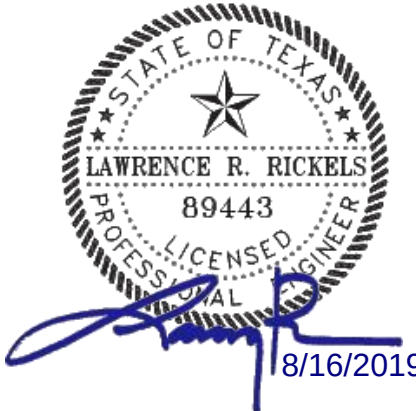


1 17TH FLOOR FRAMING PLAN
1/8" = 1'-0"

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214-358-0174 512-468-3490 210-858-2880
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BLUE FLAME APARTMENTS

Owner

120 N. STANTON STREET
EL PASO, TEXAS 79901

REVISION SCHEDULE

Number	Date	Description
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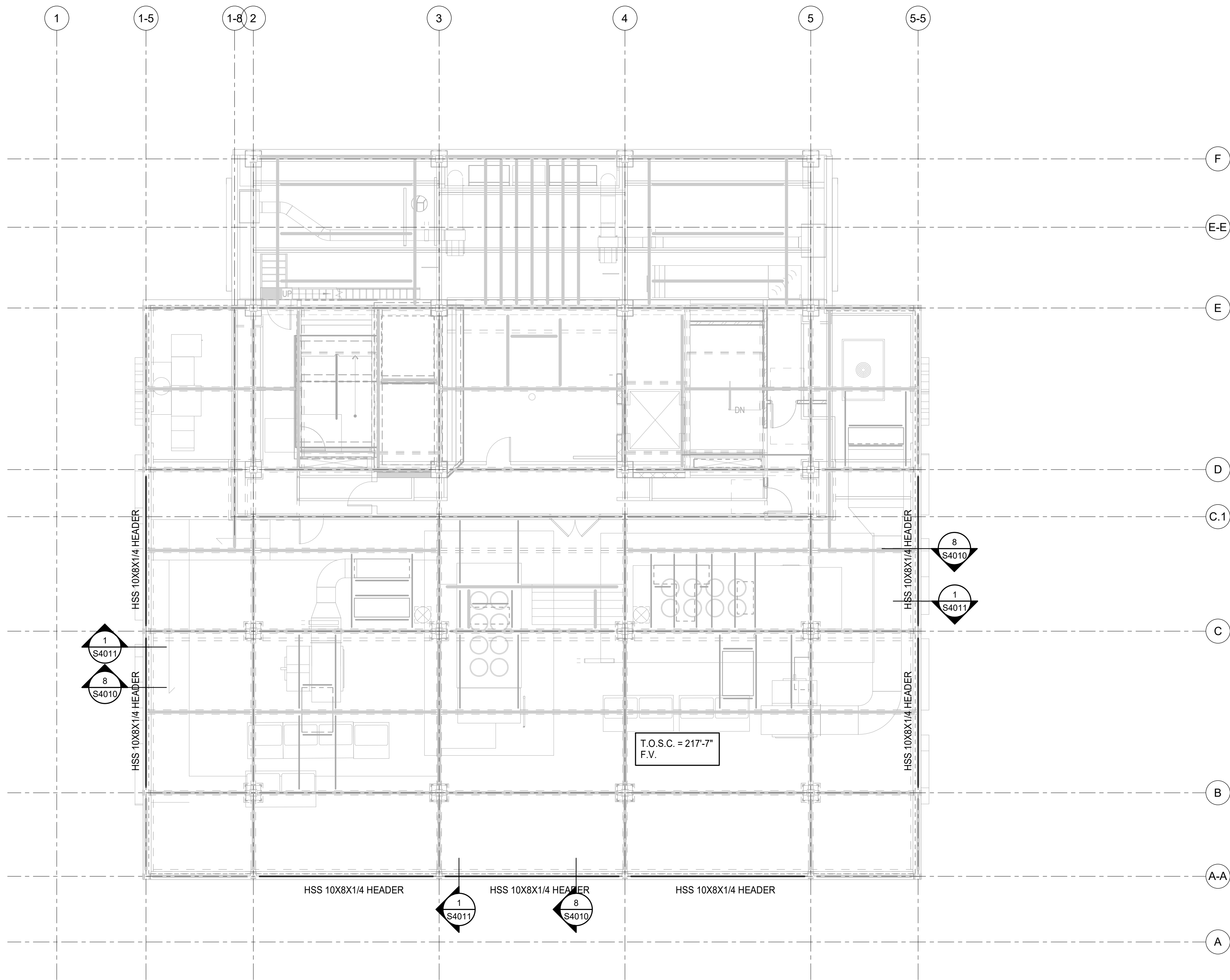
PROJECT STATUS:	CONSTRUCTION DOCUMENTS
ISSUE DATE:	2019-08-16
PROJECT NO.:	2017-60
DRAWN BY:	BGV, LRR
CHECKED BY:	LRR

17TH FLOOR FRAMING

S1701

8/16/2019 11:30:34 AM

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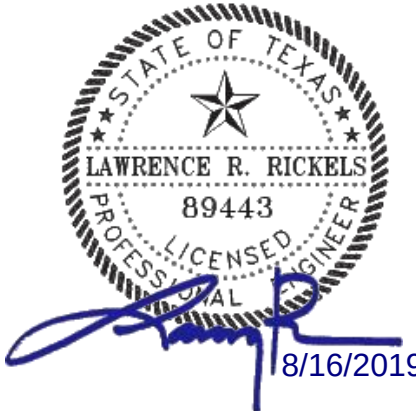


1 Level 18 - Floor Framing New Tenant
1/8" = 1'-0"

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BLUE FLAME APARTMENTS

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REVISION SCHEDULE

Number	Date	Description
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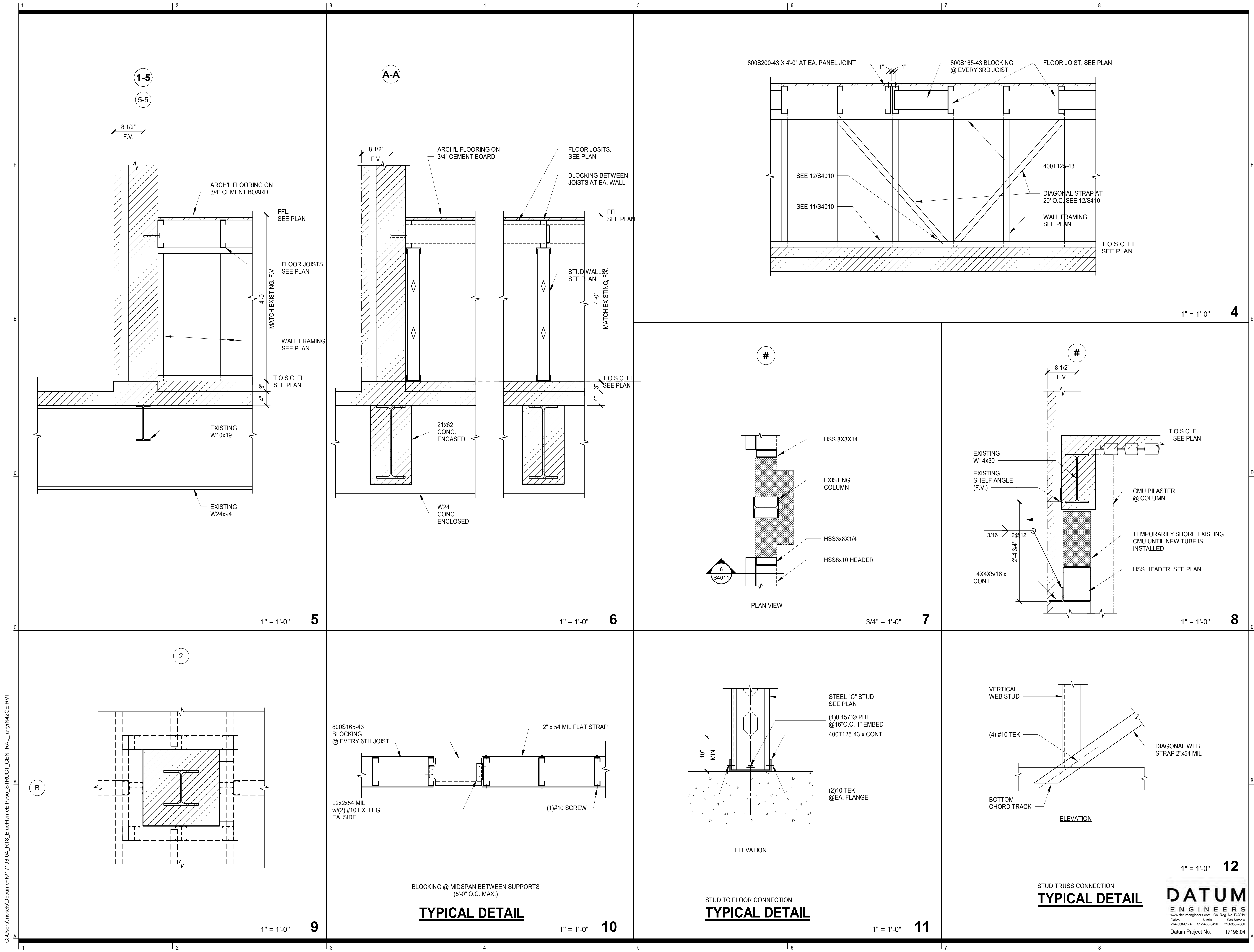
PROJECT STATUS:	CONSTRUCTION DOCUMENTS
ISSUE DATE:	2019-08-16
PROJECT NO.:	2017-60
DRAWN BY:	BGV, LRR
CHECKED BY:	LRR

18TH LEVEL ROOF
FRAMING

S1801

8/16/2019 11:30:36 AM

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BLUE FLAME APARTMENTS

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REVISION SCHEDULE

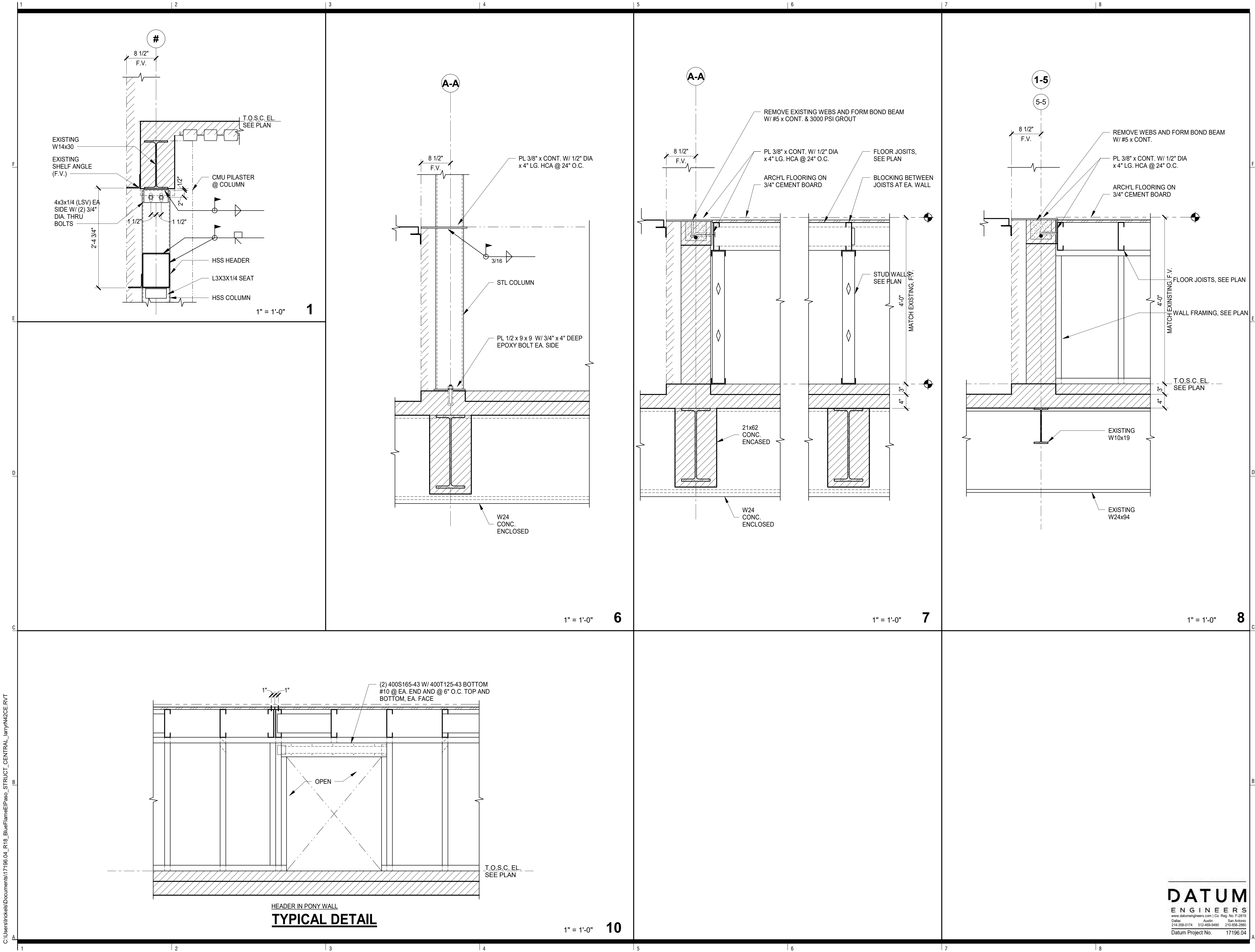
Number	Date	Description
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PROJECT STATUS:	CONSTRUCTION DOCUMENTS
ISSUE DATE:	2019-08-16
PROJECT NO.:	2017-60
DRAWN BY:	BGV, LRR
CHECKED BY:	LRR

DETAILS AND SECTIONS

S4010

C:\Users\rickels\Documents\17196.04_R18_BlueFlameElPaso_STRUCT_CENTRAL_jarryN42CE.RVT



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BLUE FLAME APARTMENTS

Owner

120 N. STANTON STREET
EL PASO, TEXAS 79901

REVISION SCHEDULE

Number	Date	Description
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PROJECT STATUS:	CONSTRUCTION DOCUMENTS
ISSUE DATE:	2019-08-16
PROJECT NO.:	2017-60
DRAWN BY:	Author
CHECKED BY:	Checker

DETAILS AND SECTIONS

S4011

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ENGINEERS
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Dallas Austin San Antonio
214-358-0174 512-468-9490 210-858-2880
Datum Project No. 17196.04

ELECTRICAL LEGEND

- 20 AMP, 120 VOLT DUPLEX RECEPTACLE, 'C' DENOTES MOUNTED ON FACE OF CEILING FOR PROJECTOR.
- 20 AMP, 120 VOLT QUADRAPLEX RCPT.
- S_a

S₃

- 120 VOLT TOGGLE SWITCH, 20A. LETTER DENOTES CONTROL.
- S_{DP}

S₃

- TOGGLE SWITCH, 3 INDICATES 3-WAY SWITCH.
- S_M

S_D

- DOUBLE POLE TOGGLE SWITCH, AMPERAGE AS REQUIRED.
- S_M

S_D

- MANUAL MOTOR STARTER, AMPERAGE AS REQUIRED.
- S_D

S_{OS}

- DIMMER SWITCH SENSOR AND OVERRIDE.
- S_{OS}

S_{OS}

- VACANCY SENSOR SINGLE SWITCH, 20 MINUTE DELAY PROVIDE FULL DIMMING 0-100%, 1-10V.
- J-BOX.
- MOTOR OR EXH. FAN.
- DISCONNECT SWITCH.
- EXIT SIGN WITH UNIVERSAL DIRECTIONAL ARROWS, AND EMERGENCY BATTERY BACK - UP.
- 2X2 LAY-IN FIXTURE- "d" INDICATES FIXTURE TO BE PROVIDED WITH INTEGRAL PHOTOCCELL FOR DAYLIGHT DIMMING.
- 2X2 LAY-IN FIXTURE WITH GTR AND CONNECTED TO EMERGENCY GENERATOR PANEL.
- EMERGENCY "BUG-EYES" FIXTURE WITH INTEGRAL BATTERY BACK-UP.
- DUPLEX RECEPTACLE, VOICE/DATA OUTLET AND COAX OUTLET (WHERE SHOWN) AT +72" FOR T.V. PROVIDE 2" CONDUIT FOR VOICE/DATA OUTLET AND COAX OUTLET (WHERE SHOWN). LEGRAND #TV3WTVSS.
- RECESSED FLOOR RECEPTACLES AND VOICE/DATA OUTLETS. REFER TO ELECTRICAL NOTES FOR SPECIFICATIONS.
- EXISTING DEVICES TO REMAIN.
- VOICE/DATA OUTLET RUN 1" E.C. UP TO CEILING SPACE AND STUB-OUT.
- CONDUIT ABOVE FLOOR SLAB.
- CONDUIT BELOW FLOOR SLAB.
- POWER POLE WITH (5) POWER AND VOICE/DATA COMPARTMENTS, WIREMOLD #30TC-4V (FURNISHED BY TENANT, INSTALLED BY CONTRACTOR).
- GROUND.
- NON FUSED.
- WEATHERPROOF.
- GROUND FAULT CIRCUIT INTERRUPTER.
- UN-SWITCHED.
- EMPTY CONDUIT WITH PULL WIRE.
- NIGHT LIGHT.
- EMERGENCY LIGHT FIXTURE WITH GTR AND CONNECTED TO EMERGENCY GENERATOR PANEL.
- CEILING-MOUNTED OCCUPANCY SENSOR 20 MINUTE DELAY.
- DAYLIGHT SENSOR FOR CONTROLLING PERIMETER LIGHT FIXTURES.
- GENERATOR TRANSFER RELAY.

ELECTRICAL NOTES:

1.

ALL ELECTRICAL WORK UNDER THIS CONTRACT SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, LOCAL AUTHORITY POWER COMPANY AND REQUIREMENTS AS APPLICABLE.
2.

THIS CONTRACT IS TO INCLUDE ALL CONTINGENCIES WHICH MAY ARISE AND WHICH MAY BE REQUIRED BY ALTERATION AND DEMOLITION WORK.
3.

ALL MATERIALS SHALL BE NEW U.L. LABELED UNLESS OTHERWISE INDICATED.
4.

ELECTRICAL CONTRACTOR SHALL VERIFY AND COORDINATE THE FOLLOWING WITH THE MECHANICAL CONTRACTOR AND COMPLY AS REQUIRED.

A) LOCATION OF EQUIPMENT (I.E. MOTORS, T-STATS, ETC).

B) ELECTRICAL CHARACTERISTICS (I.E. VOLTAGE, H.P., AMPS, CONTROL WIRING).
5.

ALL WIRING SHALL BE RUN IN EMT CONDUIT. MC CABLE IS NOT ALLOWED.
6.

GROUNDING OF ELECTRICAL EQUIPMENT SHALL BE AS PER APPLICABLE CODES AND AS INDICATED ON DRAWINGS.
7.

ALL CONDUCTORS SHALL BE TYPE THHN COPPER, BRANCH CIRCUIT WIRING TO BE MINIMUM #12 AWG. OTHER SIZES SHALL BE AS INDICATED OR AS REQUIRED BY CODE.
8.

UPON COMPLETION OF THE WORK, THE VARIOUS SYSTEMS SHALL BE TESTED FOR SHORT CIRCUITS AND GROUNDS IN ACCORDANCE WITH THE METHOD AND RESISTANCE VALUES OUTLINED IN THE NATIONAL ELECTRICAL CODE AND FOR LOAD BALANCE ON FEEDERS AND BRANCH CIRCUITS. THE COMPLETED SYSTEM SHALL OPERATE SATISFACTORILY IN EVERY RESPECT. MAKE ANY REPAIRS OR ADJUSTMENTS NECESSARY TO THIS END TO THE SATISFACTION OF THE OWNER.
9.

AT THE COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH ONE (1) COMPLETE AND FINAL CORRECTED SET OF WORKING DRAWINGS. THIS SET OF WORKING DRAWINGS SHALL BE NEW, UNUSED AND IN GOOD CONDITION. ACTUAL CIRCUIT NUMBERS SHALL BE RECORDED ON THE AS-BUILT DRAWINGS.
10.

THE WORK PERFORMED SHALL BE GUARANTEED, FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE AGAINST FAULTY WORKMANSHIP AND/OR MATERIALS. ANY FAILURE OR TROUBLE DUE TO SUCH CAUSES WITHIN THE PERIOD OF THE GUARANTEE SHALL BE MADE GOOD UPON DEMAND OF THE OWNER AND WITHOUT COST TO THE OWNER.
11.

SITE OBSERVATION BY THE ENGINEER IS FOR THE EXPRESS PURPOSE OF VERIFYING COMPLIANCE BY THE CONTRACTOR WITH THE
- CONTRACT DOCUMENTS, AND SHALL NOT BE CONSTRUED AS CONSTRUCTION SUPER VISION OR INDICATION OF APPROVAL OF THE MANNER OR LOCATION IN WHICH THE WORK IS BEING PERFORMED AS BEING A SAGE PRACTICE OR PLACE.

12.

THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIMSELF AS TO THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS NEGLIGENCE TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH AFFECT THIS WORK. NO EXTRA COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND THOSE INDICATED ON THE DRAWINGS.

13.

CIRCUIT DIRECTORIES NEED TO BE UP-DATED WITH NEW CIRCUITS AND TYPE-WRITTEN FOR EXISTING PANELS. PROVIDE NEW TYPE-WRITTEN CIRCUIT DIRECTORIES FOR EXISTING PANELS.

14.

GENERAL CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES, PIPING, CONDUITS, ETC., PRIOR TO START OF CONSTRUCTION WITH THE EXECUTION OF THE CONSTRUCTION CONTRACT. THE GENERAL CONTRACTOR AGREES TO INDEMNIFY THE ARCHITECT, ENGINEER, AND OWNER FROM ANY ACTION ARISING AS A RESULT OF DAMAGE TO ANY EXISTING UTILITIES.

15.

EVERY BRANCH CIRCUIT SHALL BE PROVIDED WITH A SEPARATE, DEDICATED NEUTRAL IN ACCORDANCE WITH NEC, WHETHER SHOWN ON DRAWINGS OR NOT. CIRCUIT BREAKER HANDLE TIES WILL NOT BE ACCEPTED.

16.

LABEL ALL RECEPTACLES, DISCONNECT SWITCHES, LIGHT SWITCHES, AND ALL JUNCTION BOXES (INCLUDING ABOVE CEILINGS) WITH PANEL DESIGNATION AND CIRCUIT NUMBER (I.E. A-14). LABELING SHALL BE MADE WITH EMBOSSED PERMANENT TAPE.

17.

CONTRACTOR SHALL INSTALL EQUIPMENT AS PER MANUFACTURER REQUIREMENTS.

18.

ALL LIGHTS FIXTURES SHALL BE HUNG FROM AND/OR FASTENED TO BUILDING STRUCTURAL NOT FROM CEILING.

19.

LABEL THE COVERS OF ALL ELECTRICAL PANELS WITH PHENOLIC NAMEPLATES. LABEL SHALL SAY THE PANEL NAME, VOLTAGE, AND AMP RATING (I.E. PANEL L3 120/208/3PH, 200AMP). PROVIDE NEW TYPE-WRITTEN CIRCUIT DIRECTORIES FOR ALL NEW PANELS.

20.

COLOR OF DEVICES AND COVER PLATES SHALL BE SELECTED BY ARCHITECT.

21.

DEVICE PLATES IN ALL AREAS SHALL BE FURNISHED. THERMO PLASTIC COVER PLATES

SHALL BE FURNISHED FOR RECESSED DEVICE (COLOR BY ARCHITECT). COORDINATE ALL OUTLET LOCATION WITH ALL OTHER DRAWINGS PRIOR TO ROUGH-IN AND NOTIFY THE ARCHITECT WHERE ANY CONFLICTS EXISTS.

22.

COVER PLATES FOR RECESSED FLOOR RECEPTACLES SHALL BE COMPLETELY FLUSH WITH FINISHED FLOOR. NO BEVELED EDGES ALLOWED.

23.

WHERE FLOOR RECEPTACLES AND FLOOR VOICE/DATA OUTLETS ARE SHOWN SIDE-BY-SIDE, CONTRACTOR SHALL INSTALL THEM IN (1) 2-GANG FLOOR BOX WITH THE SAME COVERS ALREADY SPECIFIED.

24.

THE COVER PLATES FOR THE FLOOR RECEPTACLES AND FLOOR VOICE/DATA OUTLETS SHALL BE PARALLEL/ PERPENDICULAR TO BUILDING LINES, WALL, TILE EDGES, ETC., NO EXCEPTIONS.

25.

FLOOR RECEPTACLES AND VOICE/DATA OUTLETS SHALL BE LEGRAND SERIES 8AT WITH (2) DUPLEX RECEPTACLES AND (4) VOICE/DATA RECEPTACLES. PROVIDE BLANK FILLER AND PLATES FOR ALL UNUSED OPENINGS INSIDE. ENTIRE ASSEMBLY SHOULD BE FLUSH WITH FINISHED FLOOR, INCLUDING COVER PLATE.

26.

ALL LIGHTING AND LIGHTING CONTROLS SHALL BE IN ACCORDANCE WITH THE IECC 2015 ENERGY CODE.

27.

THE MOUNTING HEIGHTS OF ALL RECEPTACLES, SWITCHES, AND ALL OTHER PERTINENT ELECTRICAL DEVICES AND EQUIPMENT, SHALL BE IN ACCORDANCE WITH THE ARCHITECTURAL DRAWINGS, ADA, AND TAS. PRIOR TO ROUGH-IN, THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS. IF THERE ARE NO MOUNING HEIGHTS SPECIFIED ON THE ARCHITECTURAL DRAWINGS THEN THE CONTRACTOR SHALL USE THE MOUNTING HEIGHTS AS SPECIFIED BY ADA AND/OR TAS.

28.

WHERE MORE THAN ONE SWITCH OCCURS IN THE SAME LOCATIONS, THEY SHALL BE INSTALLED IN GANG-TYPE CONTROLS UNDER ONE COVER PLATE. DIMMER SWITCHES, THERMOSTATS, FAN CONTROLS OR OTHER DEVICES WHICH CAN NOT BE INSTALLED UNDER THE SAME GANG-TYPE COVER PLATE SHALL BE CLOSELY SPACED AND ALIGNED HORIZONTALY WITH THE LIGHT SWITCHES.

29.

5-YEAR MANUFACTURER WARRANTY IS REQUIRED FOR ALL LED DRIVERS.

30.

DISABLE PHOTO SENSORS ON ALL OCCUPANCY SENSORS UNLESS NOTED WITH A "PC" AND/OR NOTED ON THE FLOOR PLANS.

31.

DISABLE "SELF-ADAPTIVE" MODE ON ALL OCCUPANCY SENSORS.

32.

SET "DELAYED OFF" SETTING TO 20 MINUTES ON ALL OCCUPANCY SENSORS.

33.

SET WALL-MOUNTED OCCUPANCY SENSORS TO "MANUAL ON".

34.

SET POWER PACKS TO "MANUAL ON".

35.

LIGHT SWITCH/DIMMERS ASSOCIATED WITH POWER PACKS SHALL BE CONNECTED TO THE LOAD SIDE OF THE POWER PACK.

36.

WHERE MULTIPLE OCCUPANCY SENSORS ARE INDICATED WITH "LIKE" SWITCH LEG, CONNECT ALL OCCUPANCY SENSORS IN PARALLEL SO THAT ANY OF THE OCCUPANCY SENSORS WILL ACTIVATE THE "OCCUPIED" MODE FOR THAT AREA.

37.

LABEL THE COVER OF EVERY JUNCTION BOX (EPOSED OR IN CEILING), RECEPTACLE, SWITCH, AND EVERY OTHER TYPE OF CONNECTION WITH ELECTRICAL PANEL NAME AND CIRCUIT NUMBER. J-BOX LABELING SHALL BE DONE LEGIBLY WITH PERMANENT MARKER. LABELING ON RECEPTACLES, SWITCHES AND OTHER EXPOSED SURFACES SHALL BE DONE WITH TYPED STENCILED PERMANENTLY ADHERED TO THE SURFACE.

38.

ALL LIGHTING CONTROLS AND/OR OTHER SWITCHES SHALL BE LOCATED ON THE STRIKE SIDE OF THE DOOR, OR PAST THE EDGE OF THE DOOR IN THE OPEN POSITION (WHERE THE STRIKE SIDE OF THE DOOR IS GLASS), WHETHER SHOWN ON THE DRAWINGS OR NOT.

39.

INSTALL A PULL WIRE IN ALL EMPTY CONDUITS.

40.

IN GENERAL, UNLESS NOTED OTHERWISE RECEPTACLES SHALL BE INSTALLED AT A HEIGHT OF 18" ABOVE FINISHED FLOOR. EXTERIOR RECEPTACLES SHALL BE INSTALLED AT A HEIGHT OF +24" A.F.G.

41.

ANYTHING THAT IS NOT RELATED TO THE I.T. ROOMS EQUIPMENT SHALL NOT PASS THROUGH THESE ROOMS, NOR IN THE CEILING ABOVE IT (DUCTWORK, CONDUIT, ETC.), TYPICAL FOR SERVER ROOM ALSO.

42.

DATA CONDUITS MUST HAVE AN INSULATED BUSHING AT EACH END.

43.

DATA CONDUITS ENTERING/LEAVING THE SERVER ROOM AND I.T. SHALL ENTER/LEAVE BELOW THE CEILING.

44.

PROVIDE UN-SWITCHED HOT CONDUCTOR TO ALL EMERGENCY BATTERIES OF FIXTURES. THIS HOT CONDUCTOR SHALL BY-PASS ANY SWITCHES, OCCUPANCY SENSORS, AND LIGHTING CONTROL RELAYS. TYPICAL.

45.

ALL EXTERIOR RECEPTACLES SHALL HAVE LOCKING, IN-USE COVERS.

46.

REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS OF HVAC AND PLUMBING EQUIPMENT.

DEMOLITION NOTES:

1.

CONTRACTOR SHALL REMOVE ALL EXISTING FIXTURES, RECEPTACLES, VOICE/DATA OUTLETS, ETC. EXCEPT WHERE SHOWN TO BE EXISTING TO REMAIN (EX). ANY ADDITIONAL ITEMS ENCOUNTERED WITH THE CONSTRUCTION SHALL BE REMOVED AT NO ADDITIONAL COST.

2.

ALL DEMO ITEMS, AND MATERIALS SHALL BE RE-USED OR DISPOSED OF BY THE CONTRACTOR. CONTRACTOR SHALL USE EXTREME CARE AND CAUTION. DURING DEMOLITION AS TO PREVENT ANY EXCESSIVE INTERFERENCE WITH NORMAL BUSINESS ACTIVITIES.

3.

ALL DEMOLITION WORK SHALL BE EXECUTED WITH THE GREATEST CARE SO AS NOT TO DAMAGED TO THE EXISTING CONSTRUCTION TO REMAIN SHALL BE REPAIRED AT THE COST OF THE DEMOLITION CONTRACTOR.

4.

ALL POWER SHUT-DOWNS AND SWITCHOVER SHALL BE COORDINATED WITH OWNER 7 DAYS IN ADVANCE.

5.

THERE ARE EXISTING CIRCUITS. RECEPTACLES AND LIGHT FIXTURES BEING REMOVED AND REPLACED. CONTRACTOR TO ABANDON CONDUIT IN PLACE AND REMOVE WIRING WITHOUT CONFLICTS TO NEW CONDUIT AND WIRING.

6.

ALL NEW ELECTRICAL COMPONENTS SHALL HAVE NEW CONDUIT AND WIRING.

7.

WHERE EXISTING RECEPTACLES, LIGHT FIXTURES, AND SWITCHES ARE BEING REMOVED, KEEP ALL DOWNSTREAM DEVICES AND FIXTURES THAT ARE REMAINING ENERGIZED.

FIRE ALARM NOTE

THE FIRE ALARM SYSTEM SHALL BE FURNISHED AND INSTALLED AS A DESIGN-BUILD, TURNKEY SYSTEM UNDER THE CONTRACT OF THE ELECTRICAL CONTRACTOR. THE FIRE ALARM SYSTEM SHALL BE REQUIRED TO MEET CODE AND SATISFY THE REQUIREMENTS OF THE FIRE MARSHALL'S OFFICE, THE CITY OF EL PASO, HACEP, AND THE TENANT. FURNISH ALL DRAWINGS AND OBTAIN ALL PERMITS AND APPROVALS AS REQUIRED. ALL FIRE ALARM COMPONENTS MUST BE COMPATIBLE WITH, AND TIE INTO, THE BUILDING'S EXISTING FIRE ALARM SYSTEM.

Branch Panel: MP17C

Location: Supply From: MPDP		Volts: 480/277 Wye		A.I.C. Rating: 42,000							
Mounting: Surface		Phases: 3		Mains Type: MLO							
Enclosure: Type 1		Wires: 4		Mains Rating: 400 A							
				MCB Rating:							
CKT	Circuit Description	Trip	P	A	B	C	P	Trip	Circuit Description	CKT	
1	CU-11-01A 35.7 MCA	50 A	3	9889	9889			3	50 A	CU-13-01A 35.7 MCA	2
3	--	--	--		9889	9889		--	--	--	4
5	--	--	--			9889	9889	--	--	--	6
7	CU-11-01B 38.3 MCA	50 A	3	10609	10609			3	50 A	CU-13-01B 38.3 MCA	8
9	--	--	--		10609	10609		--	--	--	10
11	--	--	--			10609	10609	--	--	--	12
13	CU-10-01A 35.7 MCA	50 A	3	9889	9889			3	50 A	CU-12-01A 35.7 MCA	14
15	--	--	--		9889	9889		--	--	--	16
17	--	--	--			9889	9889	--	--	--	18
19	CU-10-01B 38.3 MCA	50 A	3	10609	10609			3	50 A	CU-12-01B 38.3 MCA	20
21	--	--	--		10609	10609		--	--	--	22
23	--	--	--			10609	10609	--	--	--	24
25	Space	--	--	0	4543			3	30	CU-17-1#1 16.4 MCA	26
27	Space	--	--		0	4543		--	--	--	28
29	Space	--	--			0	4543	--	--	--	30
31	Space	--	--	0	7895			3	40	CU-17-1#2 28.5 MCA	32
33	Space	--	--		0	7895		--	--	--	34
35	Space	--	--			0	7895	--	--	--	36
37	Space	--	--	0	9889			3	50	CU-17-2 35.7 MCA	38
39	Space	--	--		0	9889		--	--	--	40
41	Space	--	--			0	9889	--	--	--	42
Total...		104,319 VA		104,319 VA		104,319 VA					
Total...		376.6 A		376.6 A		376.6 A					

NOTE:
THIS IS AN EXISTING PANEL SPECIFIED AND INSTALLED UNDER THE ORIGINAL CONSTRUCTION CONTRACT. ALL NEW CIRCUIT BREAKERS ARE INDICATED WITH AN ★

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FIRM# F-15848
1724 WYOMING AVE
EL PASO, TEXAS 79902

BLUE FLAME T.I. PACKAGE 1

REVISION SCHEDULE

Number	Date	Description
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304 TEXAS AVENUE
EL PASO, TEXAS 79901

PROJECT STATUS: CONSTRUCTION DOCUMENTS

ISSUE DATE: 08.15.19

PROJECT NO.: 2017-60

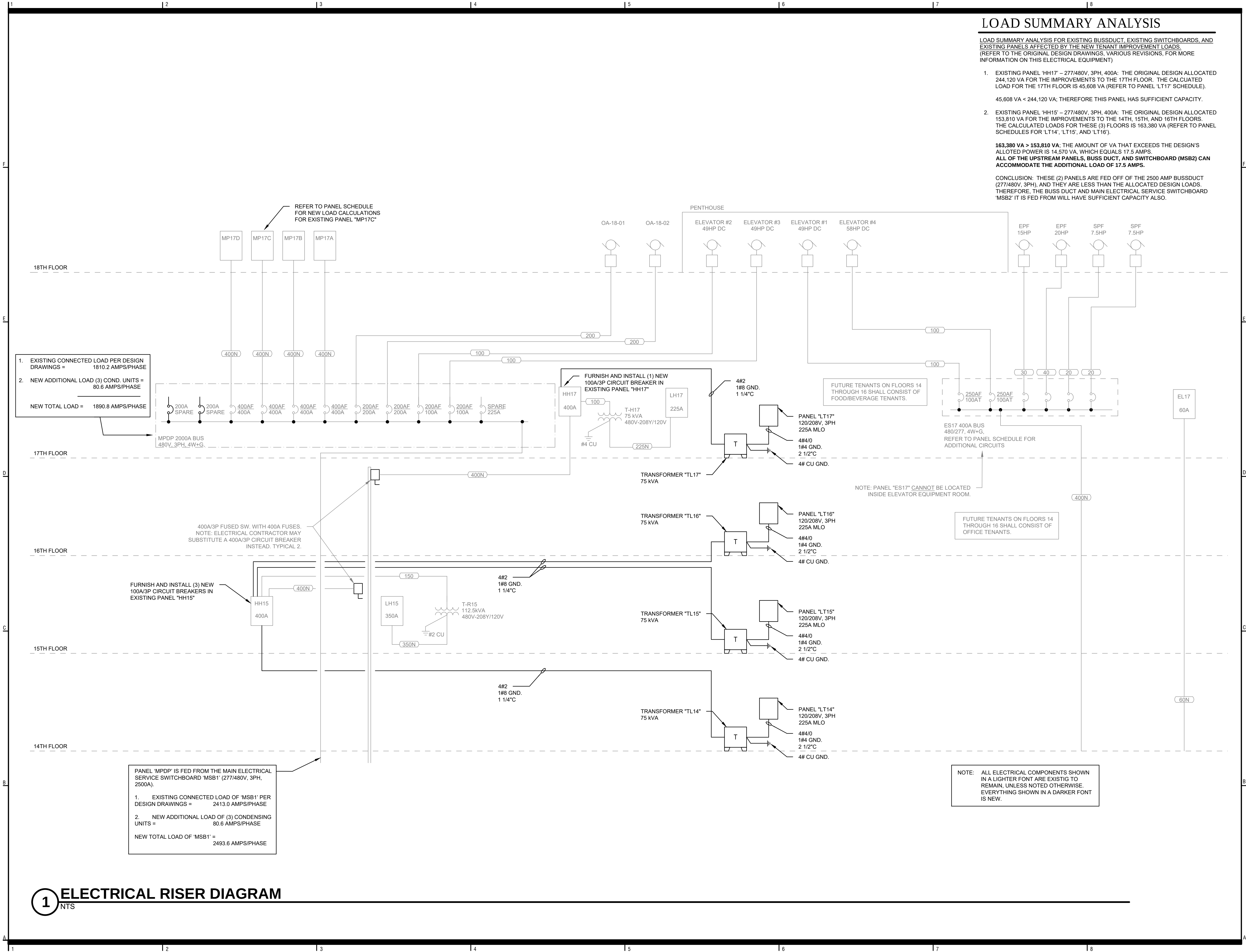
DRAWN BY: WWW.BEEPERSPECTIVE.COM

CHECKED BY: P.R.

GENERAL NOTES &
LEGEND

E1000

8/14/2019 10:35:47 AM



LOAD SUMMARY ANALYSIS

LOAD SUMMARY ANALYSIS FOR EXISTING BUSSDUCT, EXISTING SWITCHBOARDS, AND EXISTING PANELS AFFECTED BY THE NEW TENANT IMPROVEMENT LOADS. (REFER TO THE ORIGINAL DESIGN DRAWINGS, VARIOUS REVISIONS, FOR MORE INFORMATION ON THIS ELECTRICAL EQUIPMENT)

- EXISTING PANEL "HH17" - 277/480V, 3PH, 400A: THE ORIGINAL DESIGN ALLOCATED 244,120 VA FOR THE IMPROVEMENTS TO THE 17TH FLOOR. THE CALCULATED LOAD FOR THE 17TH FLOOR IS 45,608 VA (REFER TO PANEL "LT17" SCHEDULE).
45,608 VA < 244,120 VA; THEREFORE THIS PANEL HAS SUFFICIENT CAPACITY.

- EXISTING PANEL "HH15" - 277/480V, 3PH, 400A: THE ORIGINAL DESIGN ALLOCATED 153,810 VA FOR THE IMPROVEMENTS TO THE 14TH, 15TH, AND 16TH FLOORS. THE CALCULATED LOADS FOR THESE (3) FLOORS IS 163,380 VA (REFER TO PANEL SCHEDULES FOR "LT14", "LT15", AND "LT16").

163,380 VA > 153,810 VA; THE AMOUNT OF VA THAT EXCEEDS THE DESIGN'S ALLOTTED POWER IS 14,570 VA, WHICH EQUALS 17.5 AMPS. ALL OF THE UPSTREAM PANELS, BUSS DUCT, AND SWITCHBOARD (MSB2) CAN ACCOMMODATE THE ADDITIONAL LOAD OF 17.5 AMPS.

CONCLUSION: THESE (2) PANELS ARE FED OFF OF THE 2500 AMP BUSSDUCT (277/480V, 3PH), AND THEY ARE LESS THAN THE ALLOCATED DESIGN LOADS. THEREFORE, THE BUSS DUCT AND MAIN ELECTRICAL SERVICE SWITCHBOARD "MSB2" IT IS FED FROM WILL HAVE SUFFICIENT CAPACITY ALSO.

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EL PASO, TEXAS 79902



BLUE FLAME T.I. PACKAGE 1

REVISION SCHEDULE

Number	Date	Description
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304 TEXAS AVENUE
EL PASO, TEXAS 79901

PROJECT STATUS: CONSTRUCTION DOCUMENTS

ISSUE DATE: 08.15.19

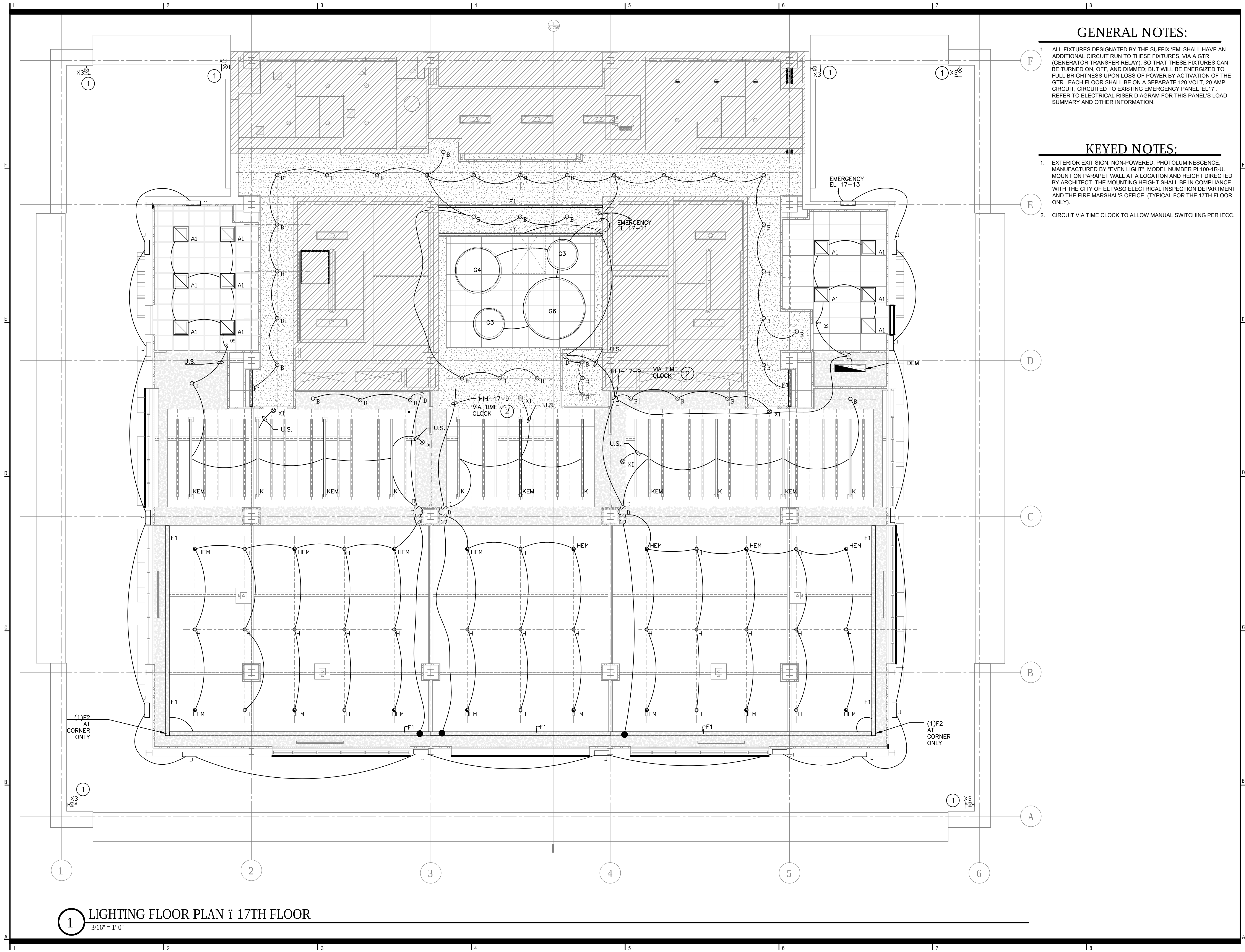
PROJECT NO.: 2017-60

DRAWN BY: WWW.BEEPERSPECTIVE.COM

CHECKED BY: P.R.

ELECTRICAL ONE-LINE
DIAGRAM AND LOAD
CALCULATIONS

E1001



GENERAL NOTES:

1. ALL FIXTURES DESIGNATED BY THE SUFFIX 'EM' SHALL HAVE AN ADDITIONAL CIRCUIT RUN TO THESE FIXTURES, VIA A GTR (GENERATOR TRANSFER RELAY), SO THAT THESE FIXTURES CAN BE TURNED ON, OFF, AND DIMMED, BUT WILL BE ENERGIZED TO FULL BRIGHTNESS UPON LOSS OF POWER BY ACTIVATION OF THE GTR. EACH FLOOR SHALL BE ON A SEPARATE 120 VOLT, 20 AMP CIRCUIT, CIRCUITED TO EXISTING EMERGENCY PANEL 'EL17'. REFER TO ELECTRICAL RISER DIAGRAM FOR THIS PANEL'S LOAD SUMMARY AND OTHER INFORMATION.

KEYED NOTES:

1. EXTERIOR EXIT SIGN, NON-POWERED, PHOTOLUMINESCENCE, MANUFACTURED BY "EVEN LIGHT", MODEL NUMBER PL100-1R-U. MOUNT ON PARAPET WALL AT A LOCATION AND HEIGHT DIRECTED BY ARCHITECT. THE MOUNTING HEIGHT SHALL BE IN COMPLIANCE WITH THE CITY OF EL PASO ELECTRICAL INSPECTION DEPARTMENT AND THE FIRE MARSHAL'S OFFICE. (TYPICAL FOR THE 17TH FLOOR ONLY).
2. CIRCUIT VIA TIME CLOCK TO ALLOW MANUAL SWITCHING PER IECC.

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BLUE FLAME T.I. PACKAGE 1

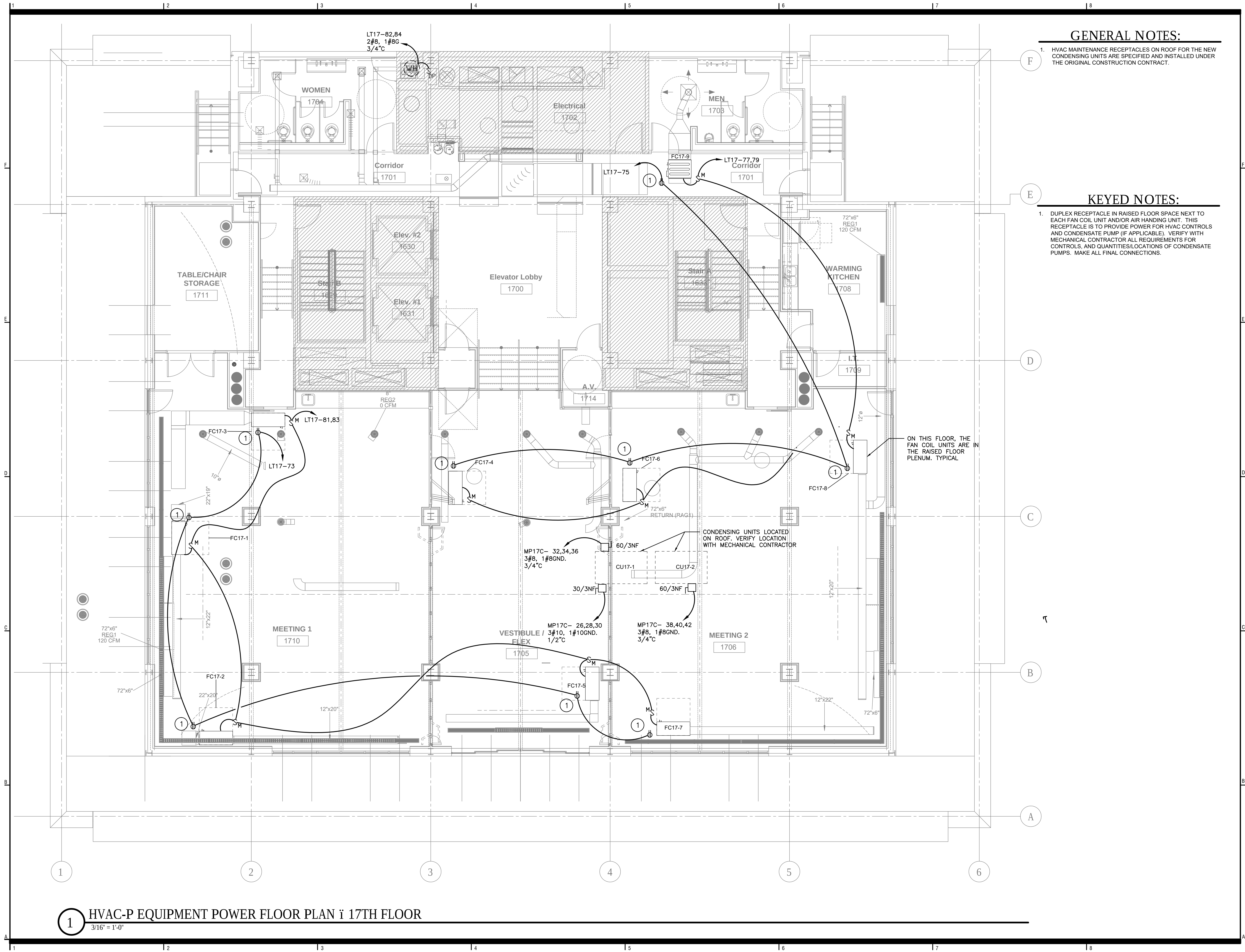
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LIGHTING FLOOR PLAN
- 17TH FLOOR

E1702



1 HVAC-P EQUIPMENT POWER FLOOR PLAN i 17TH FLOOR
3/16" = 1'-0"

GENERAL NOTES:

1. HVAC MAINTENANCE RECEPTACLES ON ROOF FOR THE NEW CONDENSING UNITS ARE SPECIFIED AND INSTALLED UNDER THE ORIGINAL CONSTRUCTION CONTRACT.

KEYED NOTES:

1. DUPLEX RECEPTACLE IN RAISED FLOOR SPACE NEXT TO EACH FAN COIL UNIT AND/OR AIR HANDING UNIT. THIS RECEPTACLE IS TO PROVIDE POWER FOR HVAC CONTROLS AND CONDENSATE PUMP (IF APPLICABLE). VERIFY WITH MECHANICAL CONTRACTOR ALL REQUIREMENTS FOR CONTROLS, AND QUANTITIES/LOCATIONS OF CONDENSATE PUMPS. MAKE ALL FINAL CONNECTIONS.

ON THIS FLOOR, THE FAN COIL UNITS ARE THE RAISED FLOOR PLENUM. TYPICAL

CONDENSING UNITS LOCATED ON ROOF. VERIFY LOCATION WITH MECHANICAL CONTRACTOR

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BLUE FLAME T.I. PACKAGE 1

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HVAC-P EQUIPMENT
POWER FLOOR PLAN
i 17TH FLOOR

E1703

1
F
E
D
C
B
A

PANEL LT17	TYPE	MOUNTING SURFACE		120/208/3Ø/4W				MAIN 225 MLO	
USE AND / OR AREA	C/B	CIR. NO	Ø A	LOAD		CIR. NO	C/B	USE AND / OR AREA	
				Ø B	Ø C				
VEST./FLEX. - FLR. RCPTS.	20	1	400 720	400 1500		2	20	GARB. DISPOSAL	
VEST./FLEX. - FLR. RCPTS.	20	3				4	20	WARM. KIT. 1708 - RCPTS.	
VEST./FLEX. - FLR. RCPTS.	20	5		400 200	1500	6	20	WARM. KIT. 1708 - RCPTS.	
VEST./FLEX. - FLR. RCPTS.	20	7				8	20	WARM. KIT. 1708 - RCPTS.	
A.V. - QUAD.	20	9		400 200	400 200	10	20	WARM. KIT. 1708 - RCPTS.	
A.V. - QUAD.	20	11				12	20	WARM. KIT. 1708 - RCPTS.	
A.V. - QUAD.	20	13	400 200	400 200	400 200	14	20	WARM. KIT. 1708 - RCPTS.	
LOBBY - RCPTS.	20	15				16	20	WARM. KIT. 1708 - RCPTS.	
MEETING 1 - FLOOR RCPTS.	20	17		400 200	400 400	18	20	MEETING 2 - FLOOR RCPTS.	
MEETING 1 - FLOOR RCPTS.	20	19	400 400			20	20	MEETING 2 - FLOOR RCPTS.	
MEETING 1 - PROJECTOR	20	21		1000 1000		22	20	MEETING 2 - PROJECTOR	
MEETING 1 - PROJECTOR	20	23				24	20	MEETING 2 - PROJECTOR	
MEETING 1 - SCREEN	20	25	1000 1000	1000 1000		26	20	MEETING 2 - SCREEN	
MEETING 1 - SCREEN	20	27				28	20	MEETING 2 - SCREEN	
MEETING 1 - RCPTS.	20	29		600 600	600 600	30	20	MEETING 2 - RCPTS.	
MEETING 1 - RCPTS.	20	31	600 600			32	20	MEETING 2 - RCPTS.	
MEETING 1 - RCPTS.	20	33		600 600		34	20	MEETING 2 - RCPTS.	
MEETING 1 - RCPTS.	20	35				36	20	MEETING 2 - RCPTS.	
MEETING 1 - RCPTS.	20	37	200 200	400 400		38	20	MEETING 2 - RCPTS.	
MEETING 1 - TV RCPTS.	20	39				40	20	MEETING 2 - TV RCPTS.	
I.T. - QUAD.	20	41		400 1200	400 1200	42	20	FUTURE MOTORIZED SHADES	
I.T. - QUAD.	20	43	400 1200			44	20	FUTURE MOTORIZED SHADES	
I.T. - QUAD.	20	45		400 1200	400 1200	46	20	FUTURE MOTORIZED SHADES	
I.T. - QUAD.	20	47				48	20	FUTURE MOTORIZED SHADES	
I.T. - QUAD.	20	49	400 400	400 600	400 200	50	20	STORAGE - RCPTS.	
SPARE	20	51				52	20	EWCR/RR - RCPTS.	
SPARE	20	53		400 200	400 200	54	20	IR F.V.	
SPARE	20	55				56	20	MOTORIZED DOOR	
SPARE	20	57		1200		58	20	MOTORIZED DOOR	
SPARE	20	59				60	20	SPARE	
SPARE	20	61				62	20	SPARE	
SPARE	20	63				64	20	SPARE	
SPARE	20	65				66	20	SPARE	
SPARE	20	67				68	20	SPARE	
SPARE	20	69				70	20	SPARE	
SPARE	20	71				72	20	SPARE	
FCU RCPTS.	20	73	1000	800		74	20	SPARE	
FCU RCPTS.	20	75				76	20	SPARE	
(4) FCU'S	20	77		864		78	20	SPARE	
1.8 A EA.	20	79	864			80	20	SPARE	
(5) FCU'S	20	81		1080 3000	1080 3000	82	40	W.H. 6 KW	
1.8 A EA.	20	83				84	2		
TOTAL V.A. PER PHASE			12,184	17,780	15,644	10,000 MIN C/B A.I.C			
TOTAL AMP PER PHASE			101.53	148.17	130.37				

LIGHT FIXTURE SCHEDULE						
TYPE	MANUFACTURER	MODEL NO.	LAMPS - LED	MOUNTING	REMARKS	
A1	ELITE LIGHTING	22FPL1LED-4000L-DIM10-MVOLT-40K-85	39 W; 4392 L	LAY-IN	PROVIDE 22FK & FD-301 WHERE APPLICABLE	
A2	ELITE LIGHTING	22FPL1LED-4000L-DIM10-MVOLT-40K-85-FS355	39 W; 4392 L	LAY-IN	PROVIDE 22FK & FD-301 WHERE APPLICABLE	
AEM	ELITE LIGHTING	22FPL1LED-4000L-DIM10-MVOLT-40K-85-FS355-GTR	39 W; 4392 L	LAY-IN	PROVIDE GEN. TRANS. RELAY GTR: FD-301 WHERE APP.	
B	ELCO	EL490ICA/EL44130W	14 W; 700 L	RECESSED	DOWNLIGHT-PROVIDE WET LOCATION IN CEO RR #1619	
C	LUMINII	LL18-35K-X-X-15FT	24 W; 1875 L	BEHIND MIRROR	VERIFY LENGTH, TYPES OF CONNECTORS	
DEM	COLUMBIA	RLV4 35 MW FA W E U GTD	29 W; 3800 L	SURFACE/CEILING	WRAPAROUND, EMERGENCY	
F1	ECOSENCE	SCD H 48 35 MULT	32 W; 3280 L	COVE	REFER TO ARCH. DETAILS FOR MOUNTING	
F2	ECOSENCE	SCD H 12 35 MULT	8 W; 820 L	COVE	REFER TO ARCH. DETAILS FOR MOUNTING	
G3	GLIGHTING	GL-2736 36LED35 LO CBA	46 W; 4357 L	SUSPENDE	VERIFY HANGER METHOD & COLOR WITH ARCHITECT	
G4	GLIGHTING	GL-2721 48LED35 LO CBA	64 W; 6058 L	SUSPENDE	VERIFY HANGER METHOD & COLOR WITH ARCHITECT	
G6	GLIGHTING	GL-2722 72LED35 LO CBA	104 W; 10,159 L	SUSPENDE	VERIFY HANGER METHOD & COLOR WITH ARCHITECT	
H	METEOR	AS4 25 359 UNV SPV 60 GLR CBA AD10 DF	25 W; 2180 L	SUSPENDE-AIRCRAFT CABLE	VERIFY COLOR AND CABLE LENGTH WITH ARCHITECT	
J	INSIGHT	OD 12 35K BW 27 277 CBA VS CRF	24 W; 1512 L	RECESSED IN WALL	VERIFY COLOR AND MOUNTING HEIGHT WITH ARCHITECT	
X1	EXITRONIX	902E U 2C117 GW BA	LED-FURNISHED WITH FIXTURE	CEILING	SINGLE-FACED EXIT SIGN	
X2	EXITRONIX	903E U 2C117 GW BA	LED-FURNISHED WITH FIXTURE	CEILING	DOUBLE-FACED EXIT SIGN	
X3	EVENLIGHT	PL100-1R-U	N/A	WALL-VERIFY HEIGHT W/ARCH	PHOTOLUMINESCENCE EXTERIOR EXIT SIGN	

- NOTES:
1. ALL DRIVERS SHALL HAVE A FULL 5-YEAR WARRANTY, INCLUDING PARTS AND LABOR.
 2. ALL LED FIXTURES SHALL BE 0-10V FULLY DIMMABLE DOWN TO 1%.
 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH DRIVERS THAT ARE COMPATIBLE WITH THE DIMMING SYSTEM.
 4. ALL FIXTURES SHALL BE UNIVERSAL VOLTAGE SUITABLE FOR 120V OR 277V IN THE FIELD.
 5. ALL LIGHTING AND LIGHTING CONTROLS SHALL BE PROGRAMMED AND COMMISSIONED BY THE MANUFACTURER'S FACTORY- AUTHORIZED PERSONNEL. PROVIDE TRAINING FOR OWNER AS REQUIRED.
 6. ALL LED LAMPS SHALL BE 400K UNLESS NOTED OTHERWISE.
 7. ALL LIGHTING AND LIGHTING CONTROLS SHALL COMPLY WITH THE IECC, LATEST EDITION.
 8. NOT ALL OF THESE FIXTURES TYPES APPLY TO EVERY FLOOR.



COMcheck Software Version 4.0.7.2 Review

Interior Lighting Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title: Blue Flame Bldg. - Ten, Imp. 17th Floor
Project Type: New Construction

Construction Site:
304 Texas Ave.
El Paso, TX 79901

Owner/Agent:

Designer/Contractor:
Phillip Robinet PE
Robinet Electrical Engineering, Inc.
1724 Wyoming Ave.
El Paso, TX 79902
915-740-5392
phillip@robinetengineering.com

Additional Efficiency Package

Unspecified

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft ²)	C Allowed Watts / ft ²	D Allowed Watts (B X C)
1-Office (Office)	9414	0.82	7719
Total Allowed Watts =			7719

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
1-Office (Office)				
Fixture A, A2, AEM: LED Panel 40W:	1	10	39	390
Fixture B: LED A Lamp 11W:	1	37	11	407
Fixture DEM: LED Other Fixture Unit 28W:	1	1	29	29
Fixture F1: LED Linear 17W:	1	34	16	544
Fixture F2: LED MR 4W:	1	6	4	24
Fixture G3: LED Linear 33W:	1	2	48	96
Fixture G4: Other:	1	1	64	64
Fixture G4: Other:	1	1	104	104
Fixture H: LED A Lamp 25W:	1	39	25	975
Fixture K: Other:	1	11	48	528
Total Proposed Watts =				3161

Interior Lighting PASSES: Design 59% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.0.7.2 Review and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Project Title: Blue Flame Bldg. - Ten, Imp. 17th Floor
Data filename: C:\Users\Phil Robinet\Documents\COMcheck\BlueFlameTI-17thFloor.cck

Report date: 08/12/19
Page 1 of 6

Phillip Robinet PE - President
Signature

8-15-19
Date

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CHECKED BY: P.R.

FIXTURE SCHEDULE, PANEL
SCHEDULE, COMCHECK
FORM - 17TH FLOOR

E1704

MECHANICAL LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CONDENSING UNIT		VOLUME DAMPER
			FLEXIBLE DUCT
	FAN COIL UNITS		FLEXIBLE DUCT WITH ELBOW
	ENERGY RECOVERY UNIT (ERV)		ELBOW WITH VANES
	ROOF TOP UNIT		LONG RADIUS ELBOW
	CEILING EXHAUST FAN		SUPPLY DUCT THROUGH ROOF
	ROOF EXHAUST FAN		RETURN DUCT THROUGH ROOF
	SUPPLY, RETURN AND FRESH DUCTWORK		EXHAUST DUCT THROUGH ROOF
	ERV EXHAUST AIR DUCTWORK		VENT DUCT THROUGH ROOF
	DUCTWORK WITH DUCT LINER		DIFFUSER SQUARE NECK
	INCLINED DROP (D) OR RISE (R) ARROW IN DIRECTION OF AIR FLOW		DIFFUSER ROUND NECK
	DUCTWORK TRANSITIONS		RETURN GRILLE
	TAKEOFF WITH EQUALIZING GRID		EXHAUST GRILLE
	SPLITTER DAMPER		
	DUCT SIZE, WHERE FIRST DIMENSION IS VISIBLE DUCT		
FC/CU-1-100	UNIT TYPE — LEVEL ITS DESIGNATED ROOM NUMBER		

Minimum Duct Insulation R-Value,a Combined Heating & Cooling Supply Ducts &

Duct Location							
Climate Zone	Exterior	Ventilated Attic	Unvented Attic Above Insulated Ceiling	Unvented Attic with Roof Insulation	Unconditioned Space b	Indirectly Conditioned Space	Buried
Supply Ducts							
3B	R-8	R-6	R-6	R-3.5	R-6	none	R4
Return Ducts							
3B	R-8	R-6	R-6	none	R-6	none	R4

a. Insulation R-value, measured in (h·ft²·°F)/BTU, are for the insulation as installed and do not include film resistance. The required minimum thickness does not consider water vapor transmission and possible surface condensation. Where exterior walls are used as plenum walls, wall insulation shall be as required by most restrictive condition of section 6.4.4.2 of ASHRAE Standard 90.1-2013 or section 5. Insulation resistance measured on a horizontal plane in accordance with ASTM C518 at a mean temperature of 75°F at the installed thickness.

b includes crawlspaces, both ventilated and unventilated.

c Includes return air plenums with or without exposed roofs above.

RECTANGULAR DUCT HANGERS MINIMUM SIZE								
MAXIMUM HALF OF DUCT PERIMETER	Pair at 10 ft Spacing		Pair at 8 ft Spacing		Pair at 5 ft Spacing		Pair at 4 ft Spacing	
	STRAP	WIRE/ROD	STRAP	WIRE/ROD	STRAP	WIRE/ROD	STRAP	WIRE/ROD
P12 = 30"	1" x 22 ga.	10 ga. (.135")	1" x 22 ga.	10 ga. (.135")	1" x 22 ga.	12 ga. (.106")	1" x 22 ga.	12 ga. (.106")
P12 = 72"	1" x 18 ga.	3/8"	1" x 20 ga.	1/4"	1" x 22 ga.	1/4"	1" x 22 ga.	1/4"
P12 = 96"	1" x 16 ga.	3/8"	1" x 18 ga.	3/8"	1" x 20 ga.	3/8"	1" x 22 ga.	1/4"
P12 = 120"	1 1/2" x 18 ga.	1/2"	1" x 16 ga.	3/8"	1" x 18 ga.	3/8"	1" x 20 ga.	1/4"
P12 = 168"	1 1/2" x 18 ga.	1/2"	1 1/2" x 16 ga.	1/2"	1" x 16 ga.	3/8"	1" x 18 ga.	3/8"
P12 = 192"	Not given	1/2"	1 1/2" x 16 ga.	1/2"	1" x 16 ga.	3/8"	1" x 16 ga.	3/8"
P12 = 192" UP					SPECIAL ANALYSIS REQUIRED			
WHEN STRAPS ARE PLACED JOINED USE THESE MINIMUM FASTENERS: 1" x 18, 22 GA. - two #10 or one 1/4" bolt 1" X 16 ga. - two 1/4" dia. 1 1/2" X 16 ga. - two 3/8" dia. Place fasteners in series, not side by side.					SINGLE HANGER MAXIMUM ALLOWABLE LOAD			
					STRAP		WIRE OR ROD (Dia.)	
					1" x 22 GA. - 260 lbs.		0.106" - 80 lbs.	
					1" x 20 GA. - 320 lbs.		0.135" - 120 lbs.	
					1" x 18 GA. - 420 lbs.		0.162" - 160 lbs.	
					1" x 16 GA. - 700 lbs.		1/4" - 270 lbs.	
					1 1/2" x 16 GA. - 1100 lbs.		3/8" - 680 lbs.	
							1/2" - 1250 lbs.	
							5/8" - 2000 lbs.	
							3/4" - 3000 lbs.	

[illegible]

STATIC PRESSURE CLASS (INCHES (Pa) W.G.)	+1/2"	-1/2"	+1"	-1"	+2"	-2"	+3"	-3"	+4"	-4"	+6"	-6"	+10"	-10"
Rectangular	A	A	STD	STD	STV	A	A	A	A	A	A	A	A	A
Round					STV	STD			A	A			A	A
FL900 _{ad}			STD		STV				A	A				
FL900 _{ad}	A	A	STD	STD	STV				A	A	A	A	A	A

SVC	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
NOTES FOR TABLE																										
1.	STD denotes standard (nonvariable volume) or duct, i.e., construction requirements (regardless of actual velocity level) for compliance with this document for all cases in which the designer does not designate the pressure classification for variable volume systems dependent on fast start conditions. The contractor must designate a pressure classification for variable volume ducts for compliance with this document while the designer does not designate a class for this application.																									
2.	A denotes other pressure classes for which construction or installation details are given in this document and are available for designation in contract documents prepared by designers.																									
3.	The pressure class number in Tables 1-1 and 1-1S denotes construction suitable for a maximum level not less than the maximum operating pressure in the portion of the system receiving the classification from the designer.																									
4.	Designer selection of duct construction pressure class is acknowledgment of acceptable design velocity level and pressure level including any overpressure or underpressure conditions that may occur during normal and special modes of operation.																									
5.	Contractor designation of a pressure class pertains to straight duct and duct fittings except for equipment and special components inserted into the ductwork systems; such items are governed by separate specifications in the contract.																									

ROUND DUCT HANGERS MINIMUM SIZE				
DIAMETER	Maximum Spacing	WIRE DIA.	ROD	STRAP
10" DN	12"	One 12 ga.	1/4"	1" x 22 ga.
11 - 18"	12"	Two 12 ga.	1/4"	1" x 22 ga.
19 - 24"	12"	Two 10 ga.	1/4"	1" x 22 ga.
25 - 36"	12"	Two 8 ga.	3/8"	1" x 20 ga.
37 - 50"	12"	Two 3/8"	Two 1" x 20 ga.	
51 - 60"	12"	Two 3/8"	Two 1" x 18 ga.	
61 - 84"	12"	Two 3/8"	Two 1" x 16 ga.	

Minimum Duct Seal Level				
Duct Location	Duct Type			
	Supply		Exhaust	Return
	W.D.	H.D. w. D.		
Outdoor	A	A	C	A
Unconditioned Space	B	A	C	B
Conditioned Spaces	B	B	B	B

A. Includes indirectly conditioned spaces such as return air plenums.

B. Duct Design static pressure classification.

Seal Level	Seal Requirements

NOTES:		
	1	Tables allow for conventional wall thickness, and joint systems plus 1 lb/sf insulation weight. If heavier ducts are to be installed, adjust hanger sizes to be within their load limits.
	2	Straps are galvanized steel, are rounded or galvanized steel, wire is black annealed, bright basic, or galvanized steel. All are alternatives.
	3	Duct hangers shall be painted, coordinate with architect.
	A	All hanger pins, longitudinal screws, and duct seal penetrations. Pressure-sensitive tape shall not be used as the primary sealant, and it has been certified to comply with UL-181A or UL-181B by an independent testing laboratory and the tape is used in accordance with that certification.
	B	All hanger pins, longitudinal screws. Pressure-sensitive tape shall not be used as the primary sealant, and it has been certified to comply with UL-181A or UL-181B by an independent testing laboratory and the tape is as
	C	

Transverse plate (p) is vary

a longitudinal seams are joints oriented in the direction of airflow. Transverse plates are connections of two duct sections oriented perpendicular to airflow. Duct seal penetrations are openings made in any system business or air-way. Duct seal openings is a round or flat oval but need not be sealed. All other connections are considered Transverse joints, meaning that not limited to split-in, split-out, and other flange connections, access door flanges and joints, duct

Table 6.4.3.4.3 Maximum Damper Leakage, cfm per ft2 at 1.0 in. wc			
Climate Zone	Ventilation Air Intake		Exhaust/Relief
	Non-motorized	Motorized	
1	---	---	---
2	---	---	---
3	---	---	20
4	---	---	---
Any Height	20	10	---

a. Damper smaller than 24 in. in either dimension may have leakage of 40 cfm/ft2.
NA = Not allowed

Minimum Duct Seal Level				
Duct Location	Duct Type			
	Supply		Exhaust	Return
	12 in. w.c.b.	x2 in. w.c.b.		
Outdoor	A	A	C	A
Unconditioned Space	B	A	C	B
Conditioned Spaces	B	B	B	B

A. Includes indirectly conditioned spaces such as return air plenums.

B. Duct Design static pressure classification	
Seal Level	Seal Requirements
A	All transverse joints, longitudinal seams, and duct wall penetrations. Pressure-sensitive tape shall not be used as the primary sealant, unless it has been certified to comply with UL-181A or UL-181B by an independent testing laboratory and the tape is used in accordance with that certification.
B	All transverse joints, longitudinal seams. Pressure-sensitive tape shall not be used as the primary sealant, unless it has been certified to comply with UL-181A or UL-181B by an independent testing laboratory and the tape is used in accordance with that certification.
C	Transverse joints only.

A longitudinal seam is joints oriented in the direction of airflow. Transverse joints are connections of two duct sections oriented perpendicular to airflow. Duct wall penetrations are openings made to pass firestop, pipes, or wires. Splices are joints in a duct or flue that need not be sealed. All other connections are considered transverse joints, including but not limited to splits, tees, and other branch connections. Also, door frames and joints, duct connections to equipment, etc.

3 Maximum Damper Leakage, cfm per ft2 at 1.0 n.w.c.		Exhaust/Relief	
Ventilation Air Intake		Non-motorized	Motorized
Motorized	Motorized	---	10
---	---	20	---

24 in. or, in either dimension may have leakage of 40 cfm/ft2.

6[illegible]

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Arizona Engineering Firm #18665



08/16/19

BLUE FLAME TENANT IMPROVEMENT

304 TEXAS AVENUE
EL PASO, TEXAS 79901

REVISION SCHEDULE

Number	Date	Description
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PROJECT STATUS: **100% BID SET**

ISSUE DATE: 08/16/19

PROJECT NO. : 2017-60

PROJECT NO.: _____ DATE: 09/09/2017

DRAWN BY: _____ QC: _____

DRAWN BY: 99

CHECKED BY: IUP

MECHANICAL NOTES

M1701

Multi V Outdoor Unit Equipment Schedule - Air																						
Mark	Model	Type	Quantity	Total Capacity (BTU/h)		Corrected Capacity (BTU/h)		Outdoor Temperature (°F)			Efficiency		Refrigerant	Piping Connections (in.)		Power				Sound		
	Number			Total Cooling	Total Heating	Total Cooling	Total Heating	Cooling DB	Cooling WB	Heating DB	Cooling IEER (SEER)	Heating COP (HSPF)		Liquid	LP Gas	Volts	Phase	Hz	MCA	MOP	Power	
CU-17-2	ARUM216DTE5	MULTI V 5	1	216000	243000	118252	192817	102	75	18	24.8	3.53	R410A	5/8	1+1/8	460V	3Ph	60Hz	38.3	50	88	
CU-17-1	ARUM241DTE5	MULTI V 5	1	240000	243000	172398	242407	102	75	18	22.5	3.35	R410A	5/8	1+3/8	460V	3Ph	60Hz	41.4	50	88	
REMARKS																						
1. PROVIDE HAIL GUARD, BIG FOOT VRF EQUIPMENT STAND, AC SMART BACNET GATEWAY TO INTERLOCK WITH BUILDING BMS SYSTEM.																						

Multi V Indoor Unit Equipment Schedule																				
Location	Mark	Model	Type	Quantity	Nominal Capacity (BTU/h)			Corrected Capacity (BTU/h)			Entering (Return) Air Temperature (°F)			Fan Airflow (CFM)	Piping Connections (in.)		Power			
		Number			Total Cooling	Sensible Cooling	Heating	Total Cooling	Sensible Cooling	Heating	Cooling DB	Cooling WB	Heating DB		Liquid	Gas	Volts	Phase	Hz	RLA
CU-17-2	FC17-9	ARNU183LZG4	DUCT_LOW_STATIC	1	19100	13600	21500	11329	10337	17833	73	57	72	530 / 450 / 360	1/4	1/2	208~230V	1Ph	60Hz	0.76
CU-17-2	FC17-6-8	ARNU543NKA4	Vertical_AHU	3	54000	37300	60000	32029	29224	49766	73	57	72	1,475/1,400/1,260	3/8	5/8	208~230V	1Ph	60Hz	1.8
CU-17-1	FC17-4-5	ARNU483NKA4	Vertical_AHU	2	48000	33100	54000	28474	25981	44790	73	57	72	1,400/1,260/1,000	3/8	5/8	208~230V	1Ph	60Hz	1.8
CU-17-1	FC17-1-3	ARNU543NKA4	Vertical_AHU	3	54000	37300	60000	32033	29228	49766	73	57	72	1,475/1,400/1,260	3/8	5/8	208~230V	1Ph	60Hz	1.8
REMARKS																				
1. PROVIDE CONDENSATE PUMP LITTLE GIANT (VCMA-15), CONDENSATE SAFETY SWITCH (DIVERSITECH CS-1), FAN COIL UNITS TO BE INSTALLED UNDER FLOOR PROVIDE 10" STAND TO SUPPORT UNIT , FAN COIL UNITS TO BE CONTROLLED VIA BUILDING BMS SYSTEM. .																				

AIR DEVICE SCHEDULE					
SYMBOL	MANUFACTURE - MODEL No.	TYPE	DESCRIPTION	CEILING MODULE	BORDER TYPE
CD1	PRICE- SCD	CEILING SUPPLY	FULL FACE, THREE STEP DOWN SQUARE DIFFUSER, NECK SIZE AS SHOWN ON DRAWINGS, 4-WAY THROW, 24 GA STEEL.	24x24	SURFACE
REG1	PRICE-LFG-16A	FLOOR MOUNTED SUPPLY	1" 15 DEGREE DEFLECTION, MANDREL CORE, CONTINUES LOOK, PROVIDE MC90 MITERED CORNERS. FINISH PER ARCHITECT	-----	SURFACE
REG2	PRICE-MFD- DP 8R	FLOOR MOUNTED SUPPLY	MODULAR FLOOR DIFFUSER, DISPLACEMENT PATTERN, BASKET WITH DAMPER, ROUND FLOOR COLLAR, FINISH PER ARCHITECT	-----	SURFACE
REG3	PRICE-22	SIDEWALL SUPPLY	DOUBLE DEFLECTION SUPPLY GRILLE, 3/4" BLADE SPACING, 1 1/4" WIDE BORDER, HORIZONTAL BLADES PARALLEL TO LONG DIMENSION, ZERO DEGREE DEFLECTION, NOMINAL FACE SIZE AS SHOWN ON DRAWING, BALANCING DAMPER @ DUCT TAP.	-----	SURFACE
RAG1	PRICE- LFG	FLOOR MOUNTED RETURN	1" 15 DEGREE DEFLECTION, MANDREL CORE, CONTINUES LOOK, PROVIDE MC90 MITERED CORNERS. FINISH PER ARCHITECT	-----	SURFACE
RAG2	PRICE- PDDR	CEILING RETURN	PERFORATED CEILING DIFFUSER, 51% FREE AREA, WITHOUT PATTERN CONTROLLER.	24x24	SURFACE
NOTES:					
1	BORDER TYPES SHALL BE COMPATIBLE WITH ARCHITECTURAL CEILING TYPE FOR THE ROOM IN WHICH THE AIR DEVICE IS.				
2	SEE THE PLANS FOR LOCATION AND AIR QUANTITIES OF EACH AIR DEVICE.				
3	ALL AIR DEVICES SHALL BE TESTED IN ACCORDANCE WITH ASHRAE STANDARD 70-2006.				
4	UNLESS SPECIFIED OTHERWISE, ALL AIR DEVICES SHALL BE #26 WHITE.				
5	WHERE INTERIOR OF DUCTWORK IS VISIBLE THROUGH ANY AIR DEVICE, INSIDE OF DUCT SHALL BE PAINTED WITH FLAT BLACK PRIMER, OR INSIDE SHALL HAVE BLACK FACING.				
6	APPROVED EQUIVALENT MANUFACTURES: METAL-AIRE, NAILOR, & CARNES.				

DAMPER SCHEDULE			
SYMBOL	MANUFACTURE - MODEL No.	TYPE	DESCRIPTION
MD1	GREENHECK - MBD-15	MANUAL BALANCING	HEAVY GAUGE GALVANIZED STEEL, MEETS SMACNA RECOMMENDED CONSTRUCTION REQUIREMENTS FOR MANUAL BALANCING DAMPER, OPERATOR 0.5 IN. DIA. LOCKING MANUAL QUADRANT.
MD2	GREENHECK - MBDR-50	MANUAL BALANCING	HEAVY GAUGE GALVANIZED STEEL, MEETS SMACNA RECOMMENDED CONSTRUCTION REQUIREMENTS FOR MANUAL BALANCING DAMPER, OPERATOR 0.5 IN. DIA. LOCKING MANUAL QUADRANT.
SPI	AIR-TRAC - SI-6	SPIN-IN	WITH SCOOP AND DAMPER 90o, AIR GASKET TAKE-OFF SEAL.
FD	GREENHECK - DFD-150x10	DYNAMIC RATED	1 1/2 HOUR UL FIRE DAMPER LABEL, UL-555 CLASSIFIED, GALVANIZED CURTAIN STYLE BLADES, 165oF FUSIBLE LINK, 10 IN. SLEEVE LENGTH, 20 GA. SLEEVE, DAMPER LOCATION 5IN.
NOTES:			
1.00000	APPROVED EQUIVALENT MANUFACTURES: AIR BALANCE, POTTORFF, & RUSKIN.		

SPLIT-SYSTEM AIR CONDITIONING SCHEDULE *	
SYMBOL	CUIT17-1 / FCIT17-1
SERVES	IT ROOM
MODEL	LAU240HYV1/ LAN240HYV1
TONNAGE	2.0
AIRFLOW APPLICATION	WALL MOUNTED
UNIT EFFICIENCY	HIGH
RATED CAPACITY COOLING, MBH	27
AMBIENT TEMPERATURE, F	105
COOLING ENTERING DRY BULB, F	78
COOLING ENTERING WET BULB, F	60
SUPPLY CFM	565
EXTERNAL STATIC PRESSURE, IN W.G.	0.20
SEER @ ARI, EER	22
ELECTRICAL SPECS: OUTDOOR UNIT	
VOLTAGE/PHASE	208-240/1
MCA	19 OUTDOOR (.4 FLA INDOOR)
WEIGHT, LBS. - OUTDOOR UNIT	34
WEIGHT, LBS. - INDOOR UNIT	122
NOTES:	
1.00000	MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL UNITS.
2.00000	COOLING PERFORMANCE IS RATED AT 4,000 FEET ALTITUDE.
3.00000	PROVIDE UNITS WITH REFRIGERANT SAFETY KIT, MINI CONDENSATE PUMP, PIPE MOUNTED CONDENSATE SAFETY SWITCH (DIVERSITECH CS-1) , LOW AMBIENT KIT, WIND BAFFEL, MOUNTING PAD, WALL MOUNTED WIRED CONTROLLER.
4.00000	APPROVED EQUIVALENT MANUFACTURES: MITSUBISHI

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08/16/19

BLUE FLAME TENANT IMPROVEMENT

304 TEXAS AVENUE
EL PASO, TEXAS 79901

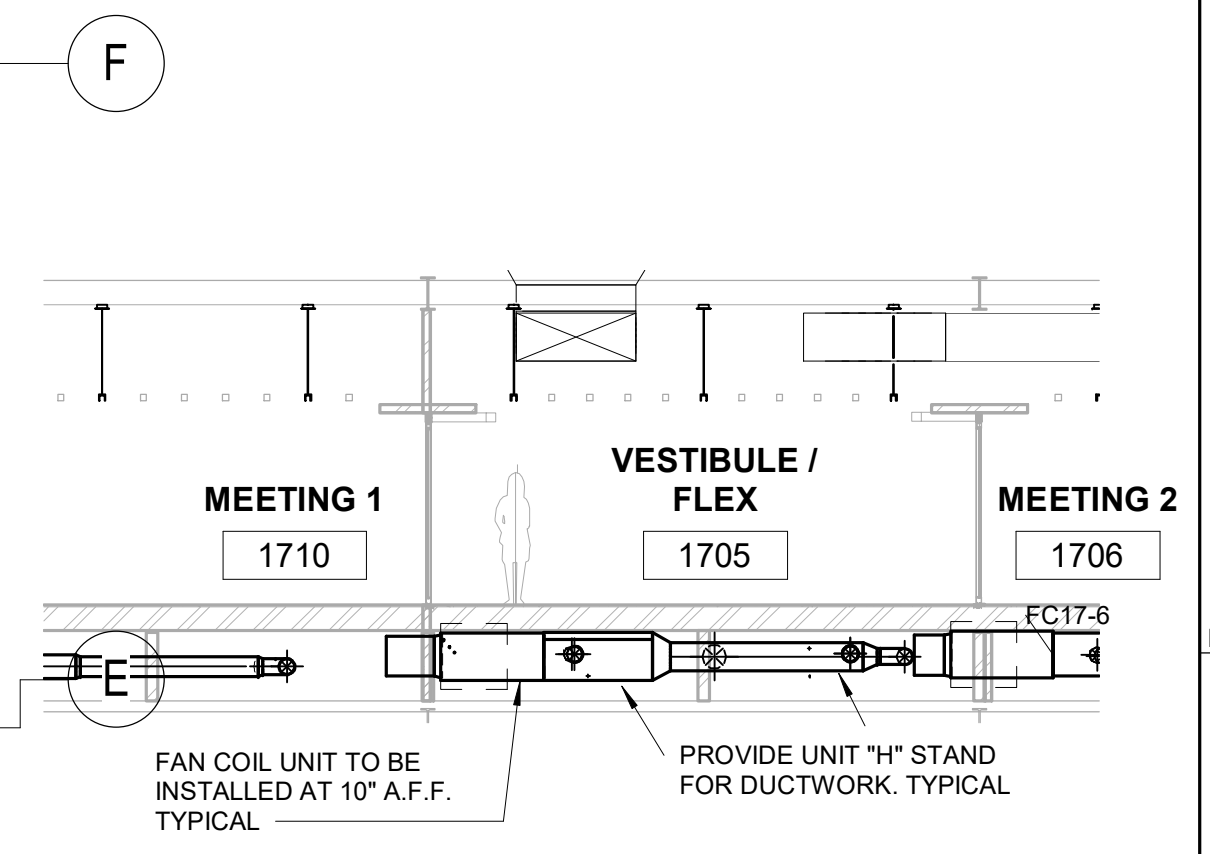
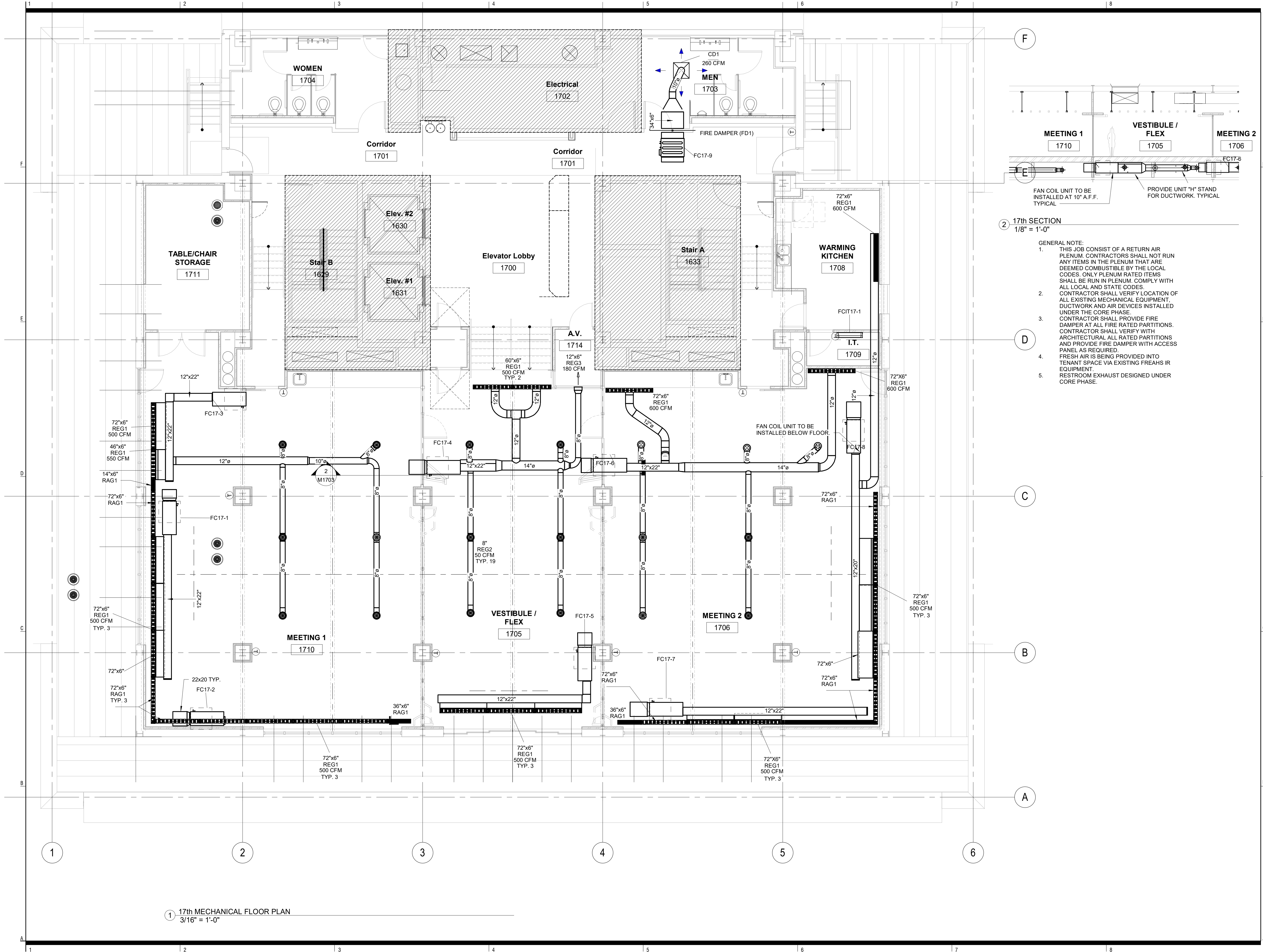
REVISION SCHEDULE

Number	Date	Description
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PROJECT STATUS:	100% BID SET
ISSUE DATE:	08/16/19
PROJECT NO.:	2017-60
DRAWN BY:	OC
CHECKED BY:	JHR

MECHANICAL SCHEDULES

M1702



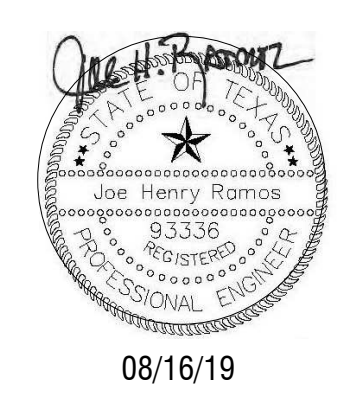
- GENERAL NOTE:
- THIS JOB CONSIST OF A RETURN AIR PLENUM. CONTRACTORS SHALL NOT RUN ANY ITEMS IN THE PLENUM THAT ARE DEEMED COMBUSTIBLE BY THE LOCAL CODES. ONLY PLENUM RATED ITEMS SHALL BE RUN IN PLENUM. COMPLY WITH ALL LOCAL AND STATE CODES.
 - CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING MECHANICAL EQUIPMENT, DUCTWORK AND AIR DEVICES INSTALLED UNDER THE CORE PHASE.
 - CONTRACTOR SHALL PROVIDE FIRE DAMPER AT ALL FIRE RATED PARTITIONS. CONTRACTOR SHALL VERIFY WITH ARCHITECTURAL ALL RATED PARTITIONS AND PROVIDE FIRE DAMPER WITH ACCESS PANEL AS REQUIRED.
 - FRESH AIR IS BEING PROVIDED INTO TENANT SPACE VIA EXISTING FRESH AIR EQUIPMENT.
 - RESTROOM EXHAUST DESIGNED UNDER CORE PHASE.

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BLUE FLAME TENANT IMPROVEMENT

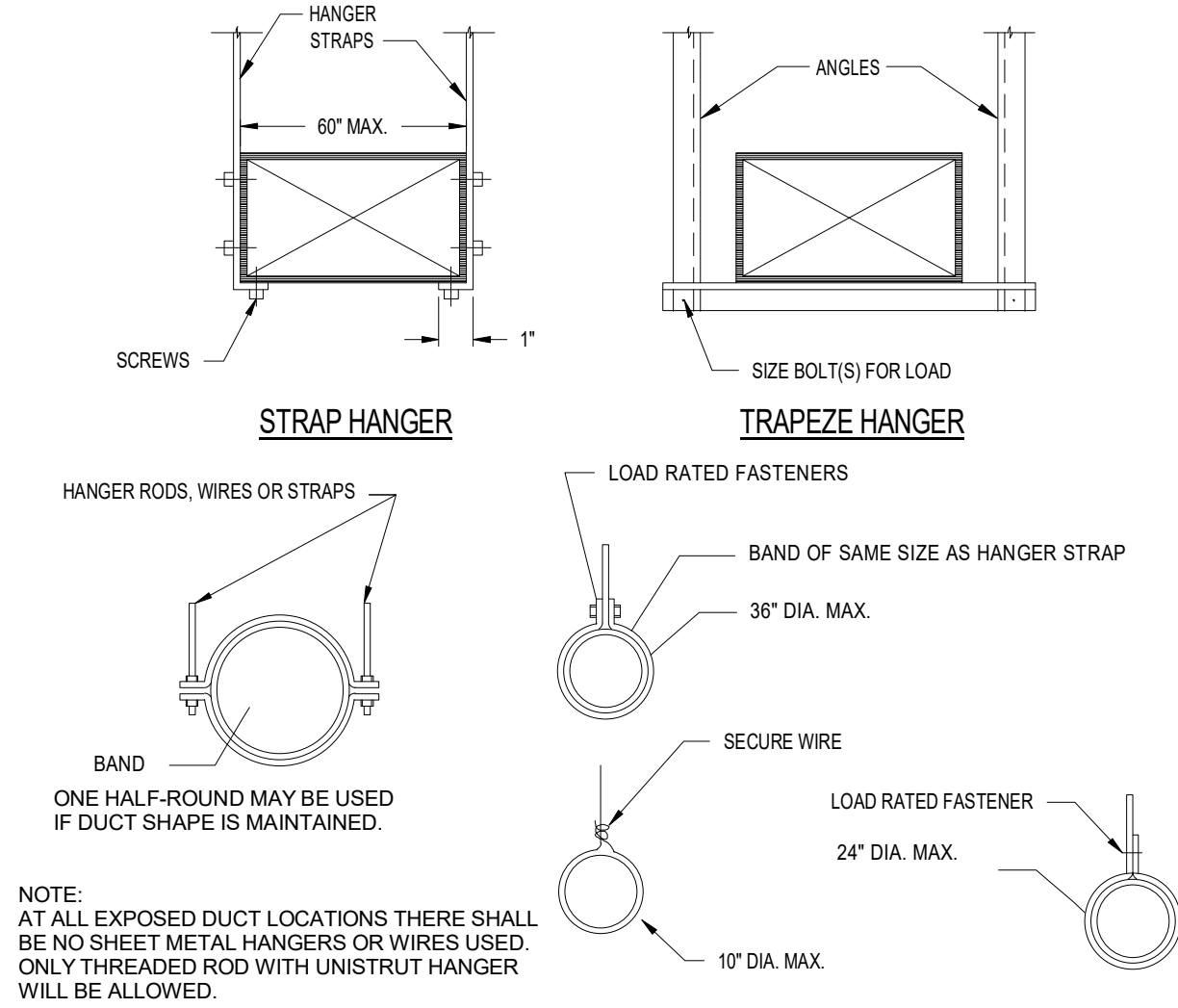
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REVISION SCHEDULE		
Number	Date	Description

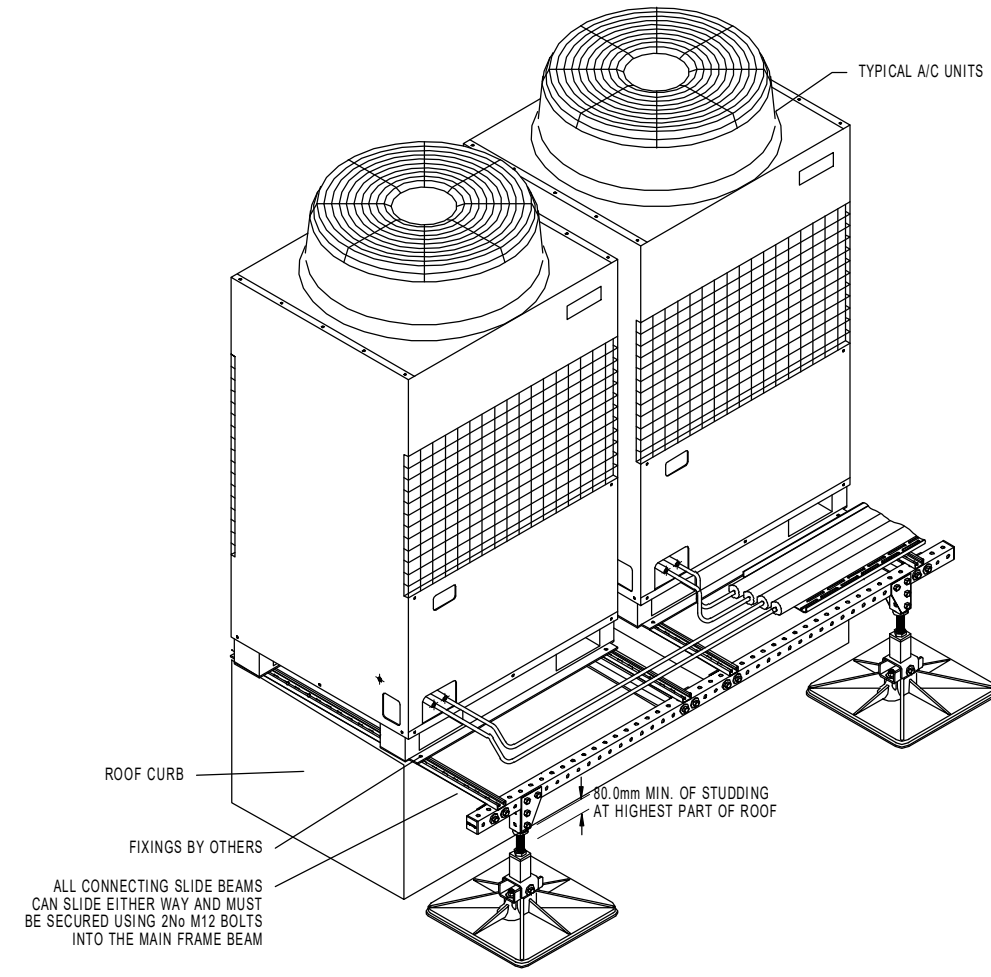
PROJECT STATUS:	100% BID SET
ISSUE DATE:	08/16/19
PROJECT NO.:	2017-60
DRAWN BY:	OC
CHECKED BY:	JHR

MECHANICAL FLOOR PLAN

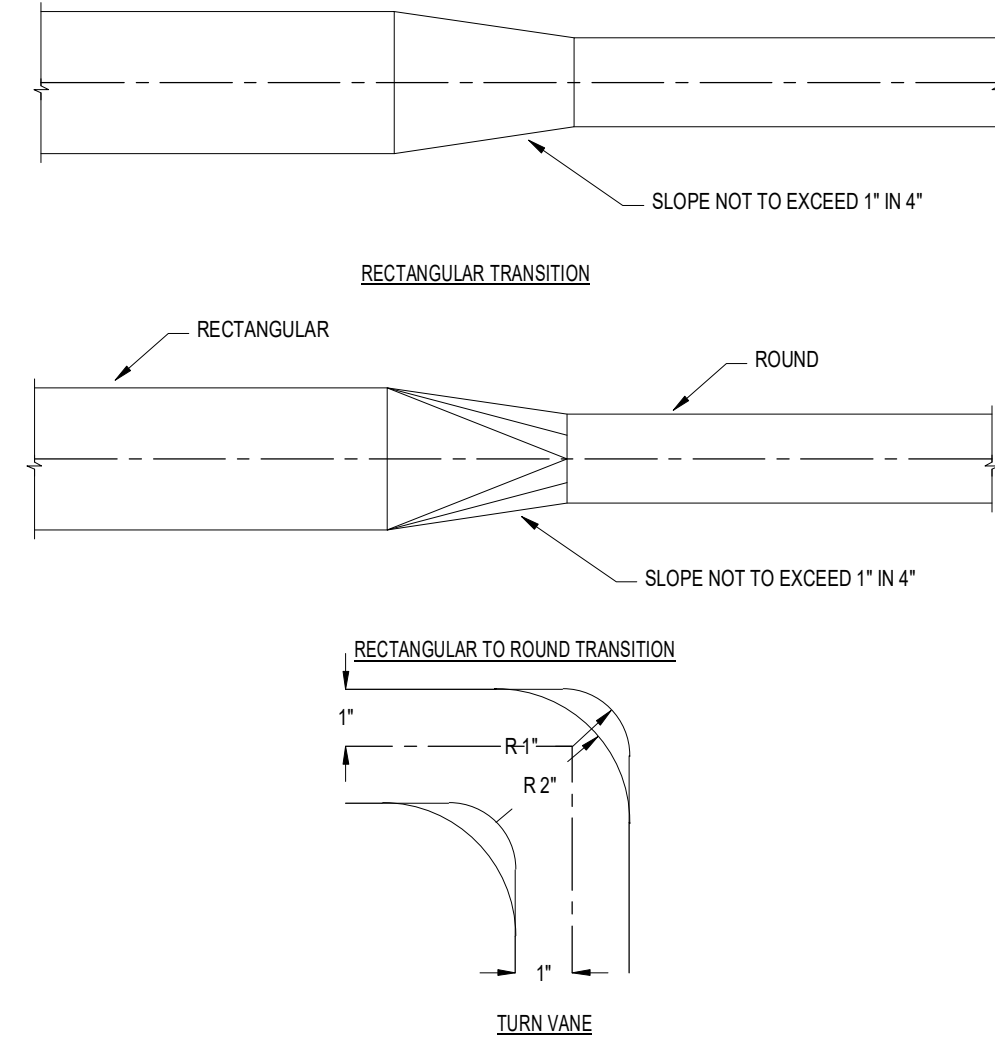
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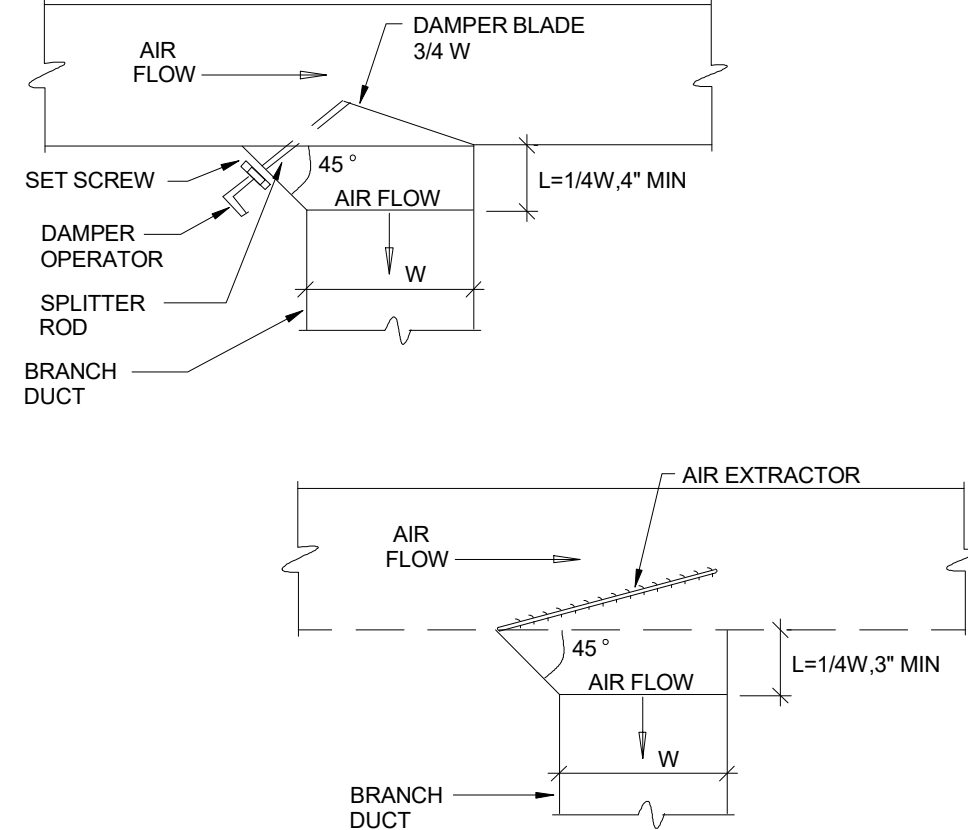
DUCT HANGER DETAIL
NOT TO SCALE



COMMERCIAL CONDENSING UNIT MOUNTING
NOT TO SCALE



DUCT LAYOUT DETAILS
NOT TO SCALE



INSTALLATION INSTRUCTION

MOUNTING AND EXPANSION CLEARANCE (SEE INSTALLATION NOTES)

1" CLEARANCE REQUIRED FOR PROPER LINK STRAP INSTALLATION BOTH SIDES

ANGLE FRAMES FIELD MOUNT TO SLEEVE. DO NOT FASTEN TO WALL (SEE INSTALLATION NOTES)

ANGLE FRAME INSTALLATION FOR FLUSH MOUNTING

1 INSPECTION

BEFORE INSTALLING, MAKE SURE:

THE UNIT

- WAS NOT DAMAGED IN SHIPPING
- IS THE MODEL AND SIZE SPECIFIED
- IF THERE ARE DISCREPANCIES, CHECK WITH JOB SUPERINTENDENT BEFORE INSTALLING

THE INSTALLATION SITE

- IS THE CORRECT SIZE
- IS STRAIGHT, PLUMB, AND CLEAN. THE MOUNTING SURFACE SHOULD BE AS LEVEL AS POSSIBLE

2 INSTALLATION

DUCT-SLEEVE CONNECTIONS

SECURE THE DAMPER TO THE SLEEVE, ALLOWING 1" CLEARANCE BETWEEN SLEEVE ENDS AND DAMPER BODY, WITH 1" DIA. BOLTS AND NUTS, OR BY TACK WELDING WITH BEADS 1" ± 1" IN LENGTH, OR WITH #10 SHEET METAL SCREWS, OR WITH 4" STEEL POP RIVETS. FASTENERS OR WELD BEADS SHOULD BE MAS 8" ON CENTER, AND 28" FROM CORNERS.

THE SLEEVE SHALL BE OF SAME GAUGE OR HEAVIER THAN THE DUCT TO WHICH IT IS ATTACHED. GAUGES SHALL CONFORM TO SMACNA OR ASHRAE DUCT STANDARDS.

SLEEVES SHALL BE INSTALLED SO DAMPER IS WITHIN FIRE WALL OR FLOOR SLAB AND SO THAT THE LENGTH OF THE SLEEVE OF FRAME EXTENDING BEYOND THE WALL OR FLOOR OPENING SHALL NOT EXCEED 6 INCHES ON EACH SIDE (PER UL555).

SLEEVE MUST BE INSTALLED SO DAMPER BLADE LOCKS ARE UPPERMOST IN HORIZONTAL INSTALLATIONS AND TOWARD ACCESS DOOR IN ALL CASES. WHEN SIZING MASONRY OPENING, ALLOW ONE INCH OVER BOTH LISTED WIDTH AND HEIGHT FOR DAMPER BODY CLEARANCE.

SECURE ANGLES TO SLEEVE ONLY, SO AS TO FRAME THE WALL OPENING. ANGLES SHALL BE A MINIMUM OF 11" x 2" x 16 GA. FASTEN TO SLEEVE ONLY USING THE SAME MEANS AS REQUIRED FOR FASTENING THE DAMPER TO THE SLEEVE. DAMPERS SHALL HAVE A CLEARANCE OF W PER FOOT ON HEIGHT AND WIDTH, AND ANGLES SHALL INCREASE IN SIZE PROPORTIONATELY, SO THAT THERE WILL BE A MINIMUM OD 1" OF OVERLAP ON THE PARTITION.

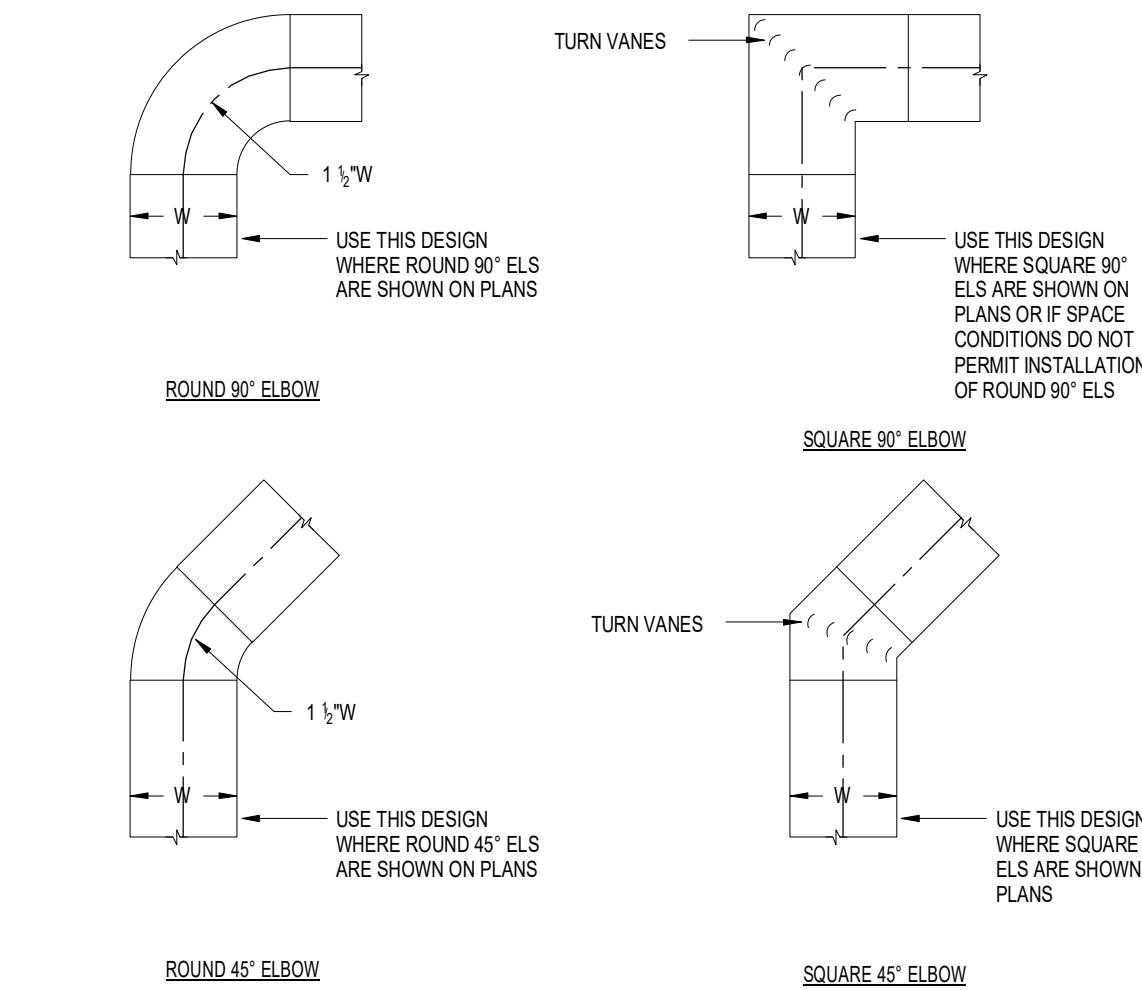
AT LEFT SEE THE DUCT-SLEEVE CONNECTIONS WHICH MAY BE USED ON ALL SYSTEMS.

WHEN THE FOLLOWING DUCT-SLEEVE CONNECTIONS ARE USED, THE MINIMUM GAUGE OF SLEEVE SHALL BE 16 GA. ON DAMPERS NOT EXCEEDING 36" WIDE OR 24" HIGH, AND 14 GA. ON LARGER DAMPERS:

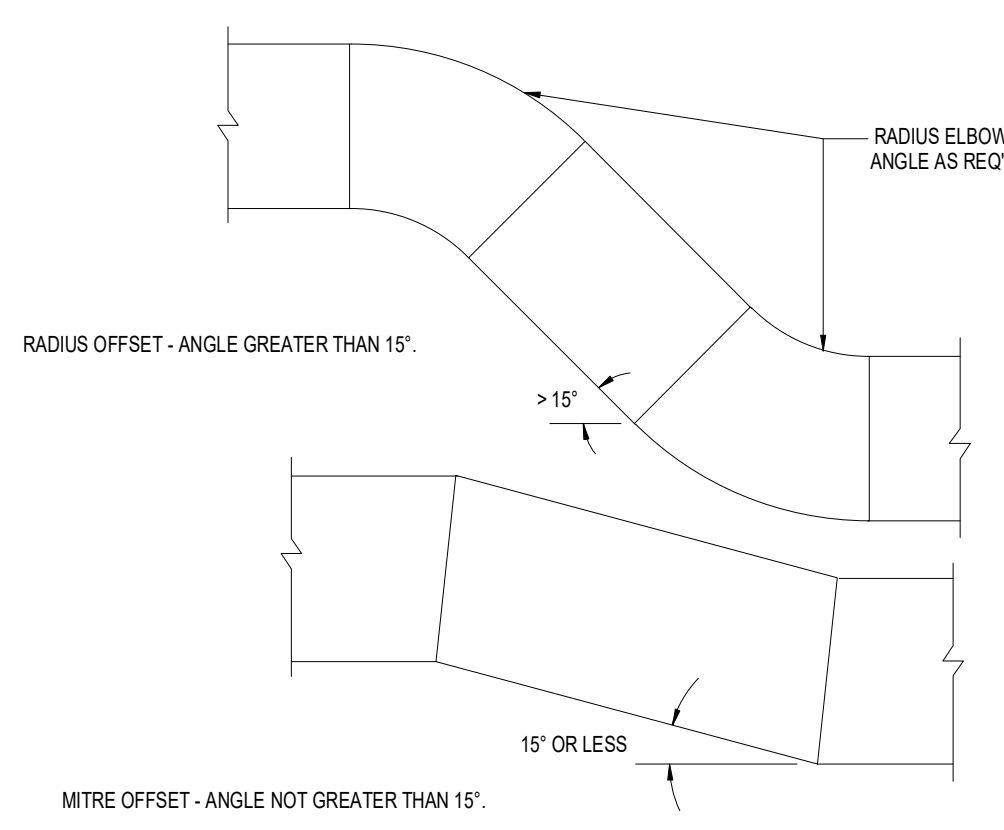
- 1) ANGLE REINFORCED STANDING SEAM
- 2) ANGLE REINFORCED POCKET LOCK
- 3) COMPANION ANGLES
- 4) METAL FASTENERS SPACING A MINIMUM OF 16" ON CENTER.

PLAIN "S" SLIP, HEMMED "S" SLIP, STANDING "S" SLIP, STANDING "S" SLIP (ALTERNATE BAR), STANDING "S" SLIP (ANGLE REINFORCED), STANDING "S" SLIP (BAR REINFORCED), INSIDE SLIP JOINT, DOUBLE "S" SLIP

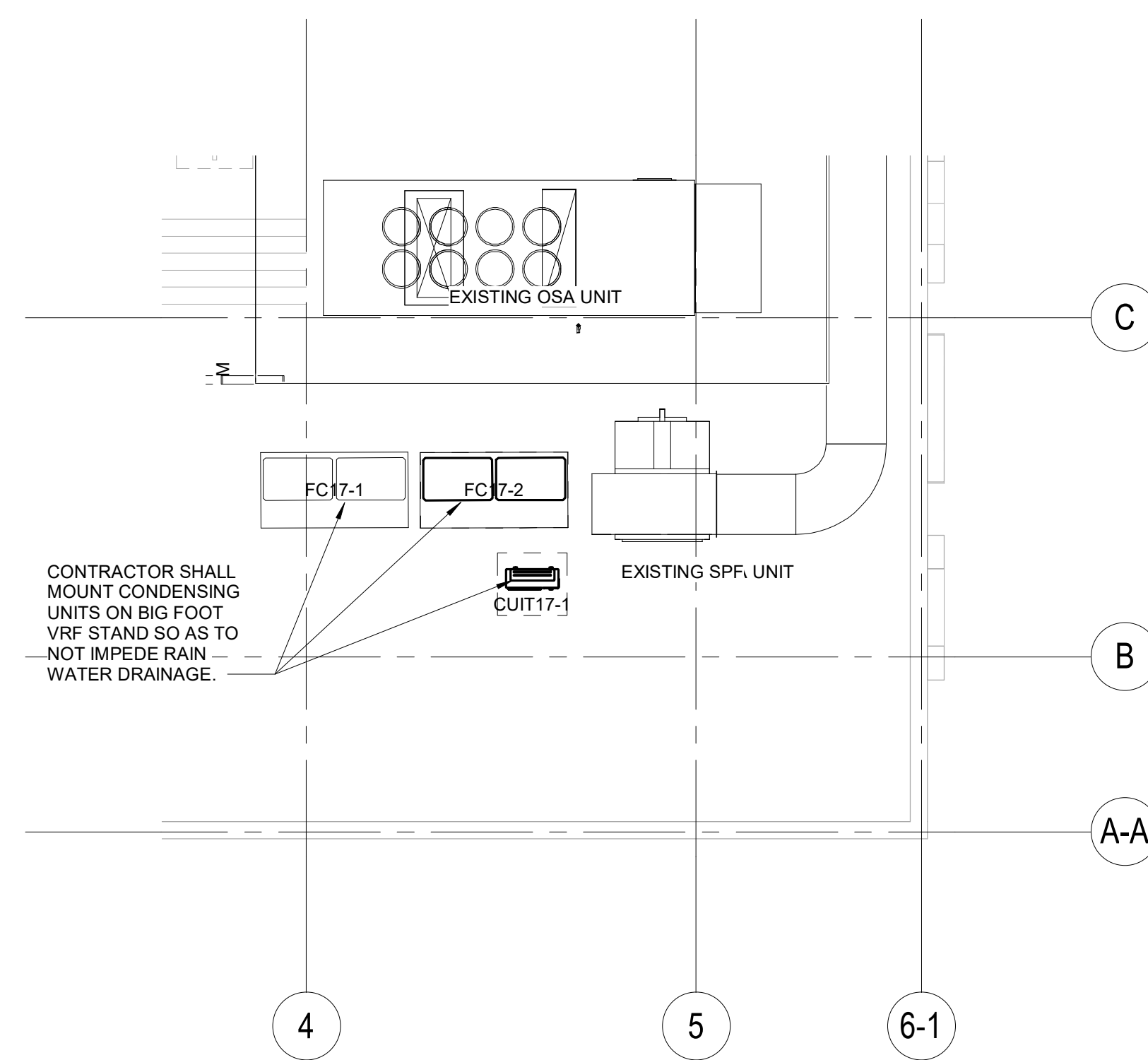
FIREDAMPER DETAIL
NOT TO SCALE



DUCT LAYOUT DETAILS
NOT TO SCALE



DUCT LAYOUT DETAILS
NOT TO SCALE



18th MECHANICAL ROOF PLAN
1/8" = 1'-0"

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BLUE FLAME TENANT IMPROVEMENT

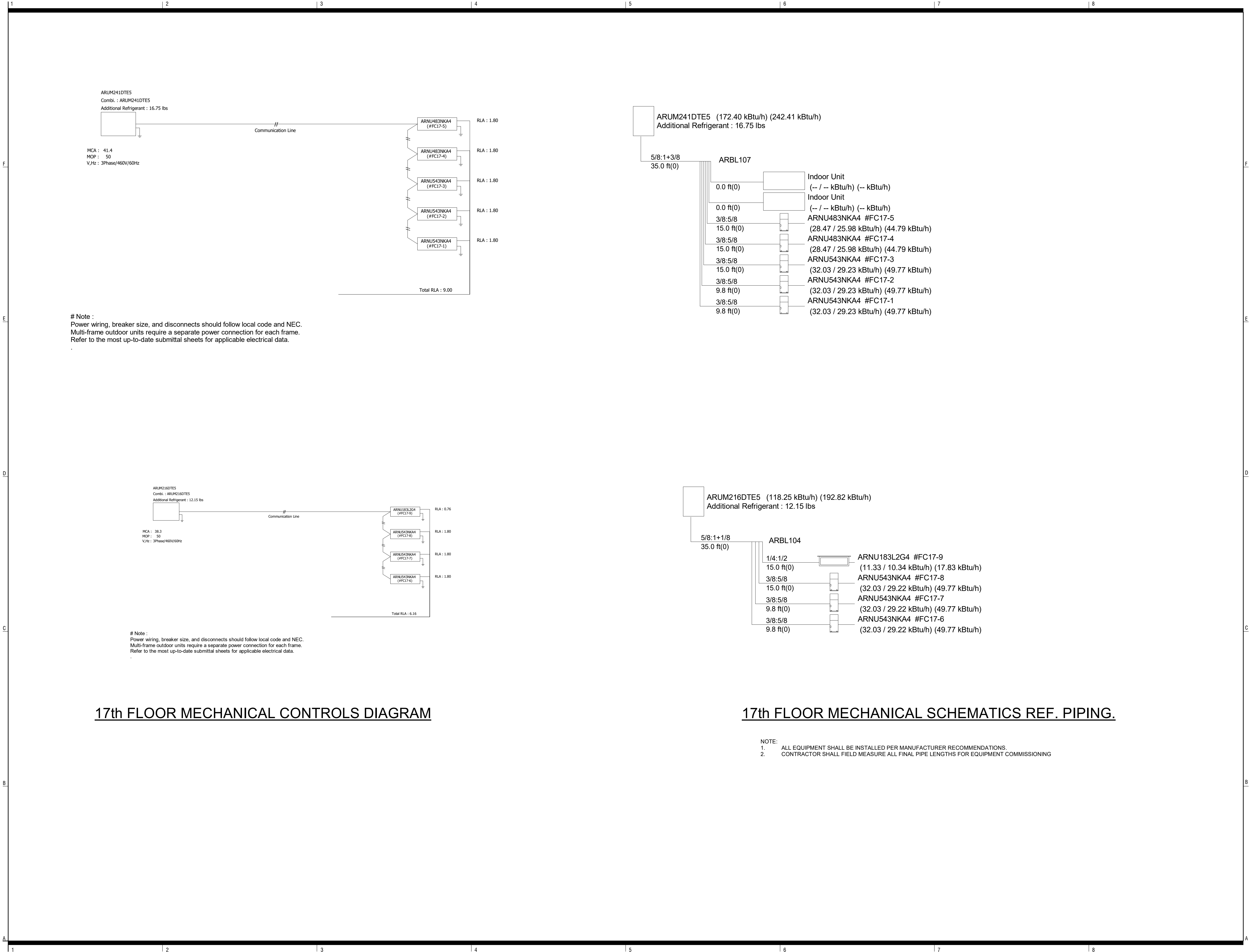
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REVISION SCHEDULE		
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PROJECT STATUS:	100% BID SET
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MECHANICAL ROOF PLAN AND DETAILS

M1704



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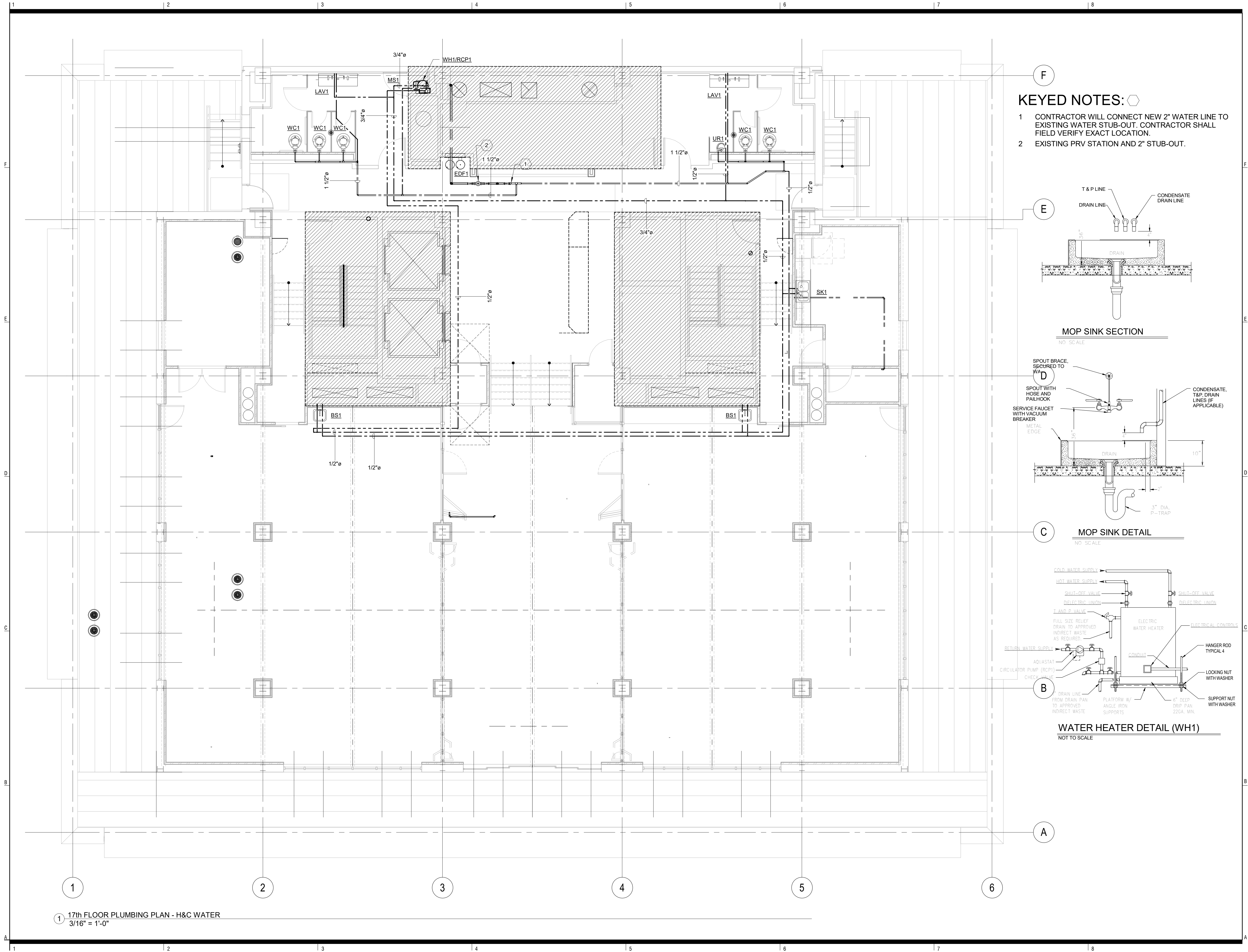
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PLUMBING NOTES & SCHEDULES

P1701

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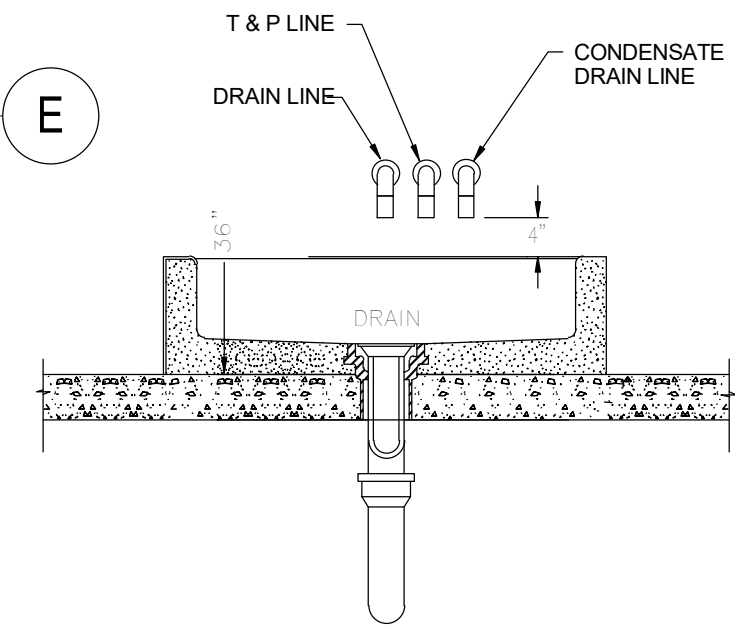


F

KEYED NOTES:

- 1 CONTRACTOR WILL CONNECT NEW 2" WATER LINE TO EXISTING WATER STUB-OUT. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION.
- 2 EXISTING PRV STATION AND 2" STUB-OUT.

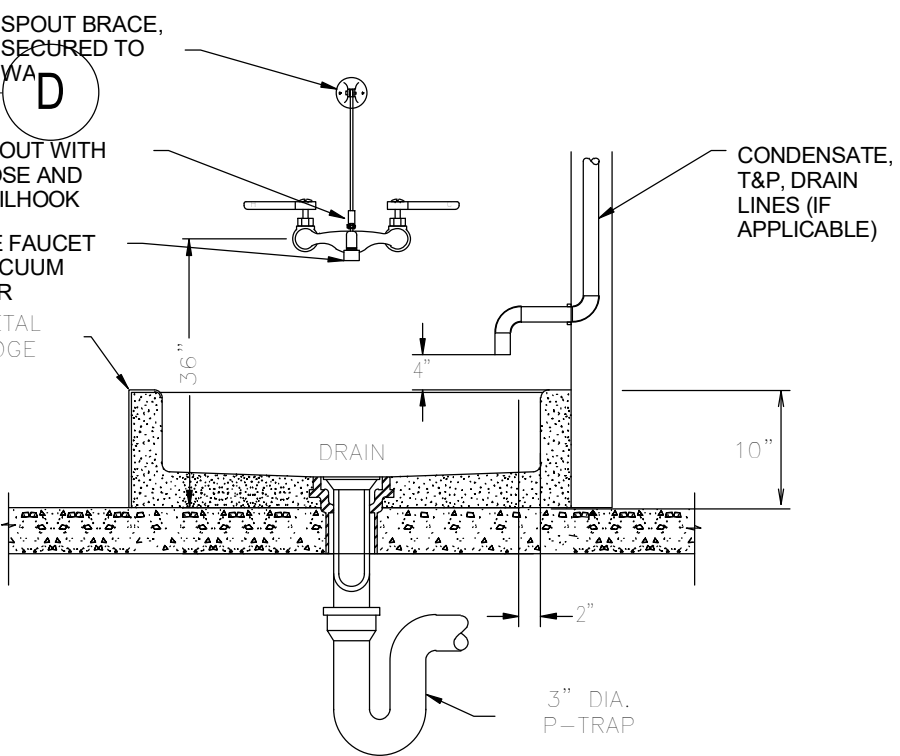
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MOP SINK SECTION

NO SCALE

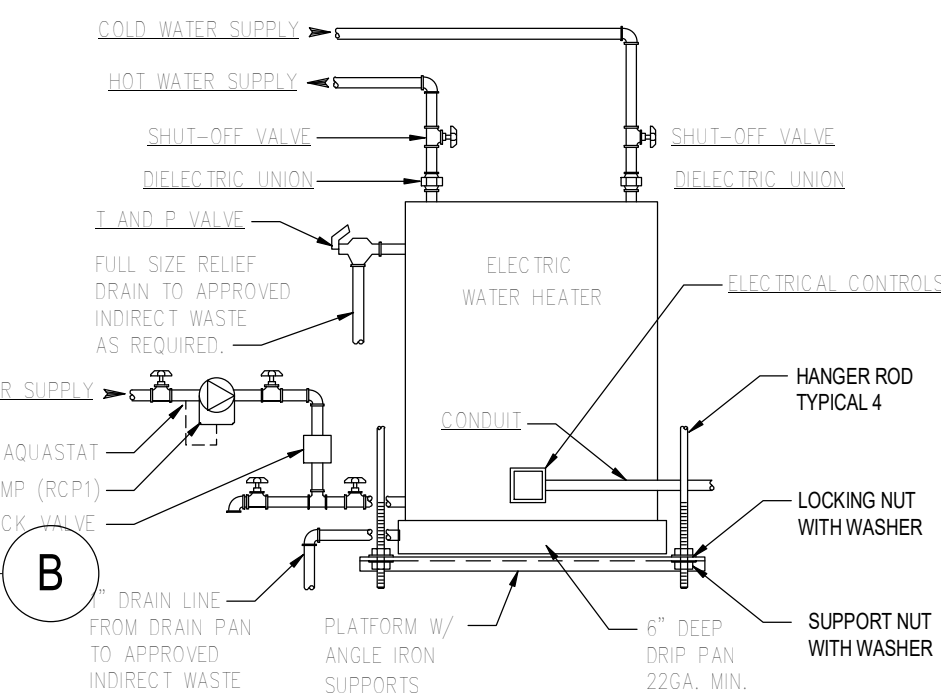
D



MOP SINK DETAIL

NO SCALE

C



WATER HEATER DETAIL (WH1)

NOT TO SCALE

B

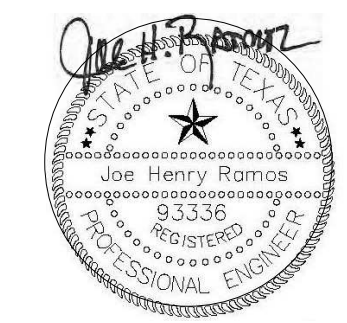
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08/16/19

BLUE FLAME TENANT
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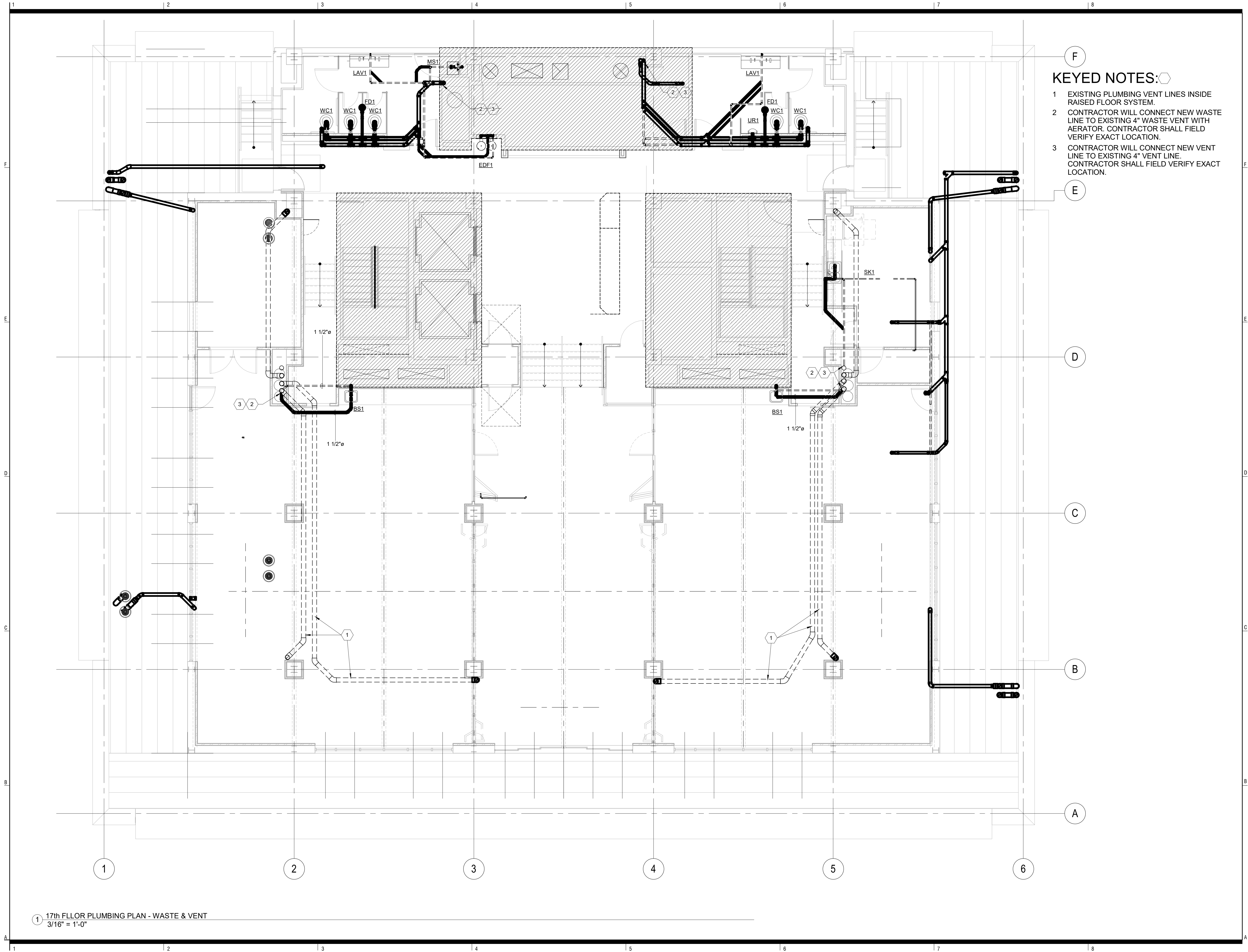
REVISION SCHEDULE

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DRAWN BY:	JHR
CHECKED BY:	JHR

17TH FLOOR PLUMBING
FLOOR PLAN - HOT &
COLD WATER

P1702



KEYED NOTES:

- 1 EXISTING PLUMBING VENT LINES INSIDE RAISED FLOOR SYSTEM.
- 2 CONTRACTOR WILL CONNECT NEW WASTE LINE TO EXISTING 4" WASTE VENT WITH AERATOR. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION.
- 3 CONTRACTOR WILL CONNECT NEW VENT LINE TO EXISTING 4" VENT LINE. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION.

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08/16/19

**BLUE FLAME TENANT
IMPROVEMENT**

304 TEXAS AVENUE
EL PASO, TEXAS 79901

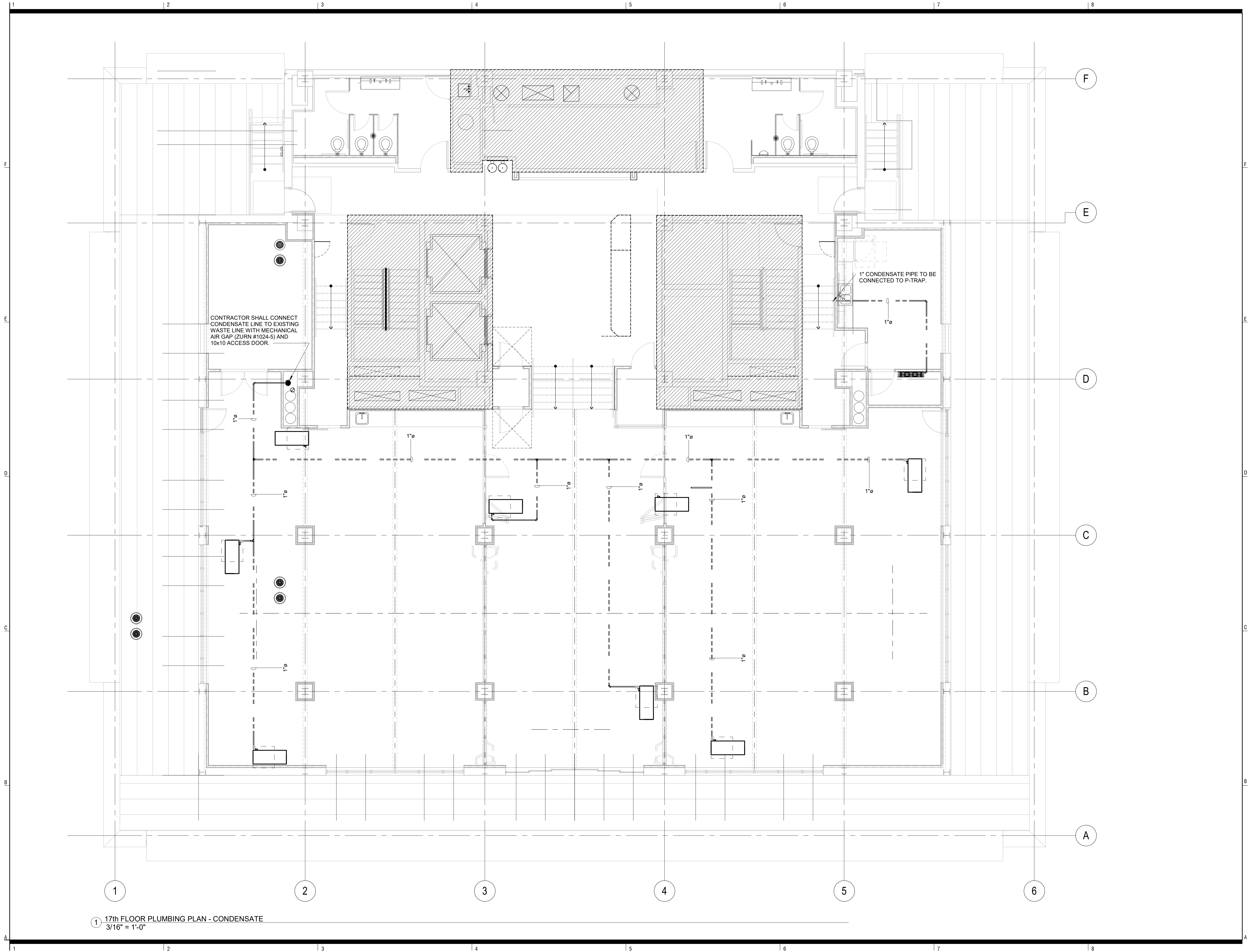
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CHECKED BY:	JHR

**17TH FLOOR PLUMBING
FLOOR PLAN - W&V**

P1703

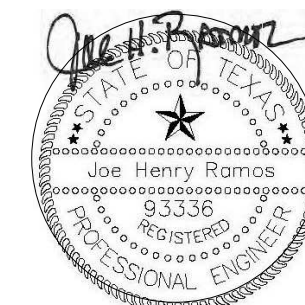


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CHECKED BY:	JHR

17TH FLOOR PLUMBING FLOOR PLAN - CONDENSATE

P1704

Exhibit "D" to the
Lease Agreement dated _____, 2020
by and between EP Blue Flame, LP as Landlord and _____ as Tenant

Tenant's Right to Parking at the Parking Structure

See Attached Parking Agreement, as Amended

PARKING AGREEMENT

This Parking Agreement (the "**Agreement**") is made and entered into as of the Effective Date, by and between 122KPF, LP ("**KPF**") and **FLAME ACQUISITION COMPANY, L.P.** ("**Flame**").

RECITALS

A. This Agreement is entered into pursuant to that certain Purchase and Sale Agreement dated effective as of December 29, 2008 (the "**PSA**") by and between Flame and KPF.

B. Execution and delivery of this Agreement is an obligation of the parties under the PSA.

C. Flame is the successor to the rights and obligations of the El Paso Independent School District (the "**District**") under the Parking Agreement dated December 30, 1996, the First Amendment to Parking Agreement dated August 27, 1997, as terminated by Mutual Termination of Parking Agreement of even date herewith, and the Tenancy-in-Common Agreement dated August 27, 1997.

NOW, THEREFORE, in consideration of the premises and other mutual agreements hereinafter set forth, the parties hereto agree as follows:

1. **Definitions.** The following words, when used in this Agreement shall have the following meanings:

- (a) "Agreement" shall mean this Parking Agreement, as same may hereafter be amended by written agreement, signed by each of the parties hereto.
- (b) "Building" shall mean the office building now located on the real property described in Exhibit "A" attached hereto and made a part hereof.
- (c) "Building Owner" shall mean and refer to every person or entity who is a record owner of the Building.
- (d) "Effective Date" shall mean January 7, 2009.
- (e) "Manager" shall mean Diversified Parking, Inc. ("**DPI**"), and any successor person or firm designated to manage the affairs of the Parking Garage.
- (f) "Maximum Amount" shall mean two hundred (200) Parking Permits.
- (g) "Occupant" shall mean any tenant now or hereafter occupying space in the Building and their employees who physically office in the building.

- (h) "Application For Monthly Parking" shall mean a parking agreement to be executed by a Permittee in the form from time to time approved by DPI.
- (i) "Parking Garage" means the parking structure located on the Property hereinafter described.
- (j) "Parking Permit" shall mean a parking sticker, access card or other access device authorized by DPI for entry into the Parking Garage.
- (k) "Permittee" shall mean a person issued a Parking Permit pursuant to the terms of this Agreement.
- (l) "Property" means the improvements located on the real property described in Exhibit "B" attached hereto and made a part hereof.
- (m) "Rental Rate" shall mean the monthly market rate established from time to time for the Parking Garage.
- (n) "Rules and Regulations" shall mean the Rules and Regulations for the Parking Garage in the form from time to time approved by DPI.
- (o) "Term" shall have the meaning set forth in Paragraph 3.
- (p) "Year" shall be defined as each period of twelve (12) consecutive calendar months beginning on the Effective Date.

2. **Grant.** At all times during the Term, KPF agrees to furnish and/or make available to Building for the benefit of its Occupants, pursuant to leases executed between Building Owner and Occupants (including any such leases currently in effect), Parking Permits not to exceed the Maximum Amount on an unreserved basis on floors two through six of the Parking Garage. Building Owner acknowledges that no specific spaces in the Parking Garage are to be assigned to the Permittees. KPF acknowledges and agrees that Building Owner is not obligated to obtain or cause Occupants to obtain all or any of the Parking Permits being made available by KPF hereunder and notwithstanding that Parking Permits in an amount less than the Maximum Amount may from time to time be issued, KPF shall at all times during the Term of this Agreement make available to Building Owner aggregate Parking Permits not to exceed the Maximum Amount In the event that the Building Owner shall require a Parking Permit hereunder, as a result of contracting with an Occupant to provide such Parking Permits. KPF shall make such Parking Permit available at the earliest possible time, but in no event later than thirty (30) days, consistent with then applicable law, following the date of request for such Parking Permit by Occupant.

3. **Term.**

(a) The term of this Agreement shall commence on the Effective Date hereof and shall end on the last day of the thirty-fifth (35th) year thereafter (the "Term"). If not in default at the end of the Term hereof, Flame shall have an option to extend this Agreement for an additional

five (5) years from the expiration of the Term; provided, however, that written notice of such intention to extend this Agreement is given to KPF six (6) months prior to the expiration of the Term and further provided that all provisions of the Agreement shall continue in full force and effect for the period of such extension.

(b) This Agreement shall automatically terminate should the Building Owner construct a parking facility within two city blocks of the Building. This Agreement shall also automatically terminate should the Building be substantially demolished and not rebuilt within three (3) years of being substantially demolished. "Rebuilt" means that the Building be rebuilt and the Building Owner shall have received a Certificate of Occupancy from the City of El Paso by the third anniversary of the date the Building was substantially demolished. If the Building is Rebuilt, then the Building Owner shall be entitled, under this Agreement, to one (1) Parking Permit for each one thousand (1,000) square feet of leasable space in the Rebuilt Building, up to the maximum amount of two hundred (200) Parking Permits.

(c) Time is of the essence with respect to the rights and obligations of the parties under this Agreement.

4. **Rental Fee.** During the Term, each Permittee shall pay to DPI as rental for its Parking Permit an amount equal to the Rental Rate of such space. Except for Parking Permits issued to Building Owner as an Occupant, Building Owner shall have no liability or responsibility for payment of any Rental Rate with respect to any Parking Permit issued pursuant to the terms of this Agreement. Each Permittee shall be liable for its Parking Permit obligation and failure by a Permittee to pay its monthly fee or violation of any term or condition of its Parking Agreement, shall not constitute a default hereunder or give KPF the right to terminate or amend this Agreement or reduce the Maximum Amount; KPF's remedies with respect to the Permittee shall be those available under the applicable laws.

5. **Obligations of KPF.** During the Term, KPF shall, at its expense:

- (a) Cause the Parking Garage to be accessible by Permittees during normal Parking Garage business hours;
- (b) Provide elevators for ingress and egress from each floor of the Parking Garage, except the roof;
- (c) Keep the Parking Garage in broom-clean condition; and
- (d) Maintain the Parking Garage, normal wear and tear excepted.

6. **Application For Monthly Parking.** As a condition to issuance of a Parking Permit, DPI may require that the Permittee execute an Application For Monthly Parking in the form attached hereto as Exhibit "C," or as may be amended by DPI from time to time.

7. **Rules and Regulations.** Building Owner acknowledges that the Parking Agreements will require each Permittee to comply with the Rules and Regulations in the form attached hereto as Exhibit "D" or as may be amended by DPI from time to time. DPI shall retain the right to terminate Parking Permits of Permittees who fail to abide by the terms of the Rules and Regulations.

8. **Risk.** All motor vehicles (including all contents thereof) shall be parked in the Parking Garage at the sole risk of the Permittee, it being expressly agreed and understood that neither KPF nor DPI has any duty to insure any of said motor vehicles (including the contents thereof), and that neither KPF nor DPI is responsible for the protection and security of such vehicles.

9. **Subordination and Attornment.** Flame accepts this Agreement subject and subordinate to any mortgage, deed of trust, or other lien presently existing on the Parking Garage, and to any renewals and extensions thereof; but Flame agrees that any such mortgagee shall have the right at any time to subordinate such mortgage, deed of trust, or other lien to this Agreement. KPF is hereby irrevocably vested with full power and authority to subordinate this Agreement to any mortgage, deed of trust, or other lien hereafter placed on the Parking Garage, and Flame agrees on demand to execute such further instruments subordinating this Agreement as KPF may request, provided such subordination shall be on the express condition that this Agreement shall be recognized by the mortgagee, and that this Agreement shall not be disturbed or terminated by the mortgagee in the exercise of any of its foreclosure rights under any mortgage or deed of trust or conveyance in lieu of foreclosure and the rights of Flame shall remain in full force and effect during the term of this Agreement so long as Flame shall continue to perform all of the covenants and conditions of this Agreement. Flame covenants and agrees that upon foreclosure of any deed of trust, mortgage or other instrument of security and the sale of the Parking Garage pursuant to any such document, to attorn to any purchaser at such a sale and to recognize such purchaser as KPF's successor under this Agreement. The agreement of Flame to attorn to any purchaser pursuant to such a foreclosure sale or trustee's sale in the preceding sentence shall survive any such sale.

10. **Assignment.** The rights of Flame hereunder may be assigned to, and shall inure to the benefit of any Building Owner.

11. **Notices.** Any notice to be given or to be served upon any party hereto, in connection with the Agreement, must be in writing, and may be given by certified or registered mail and shall be deemed to have been given and received when a certified or registered letter with return receipt requested containing such notice, properly addressed, with postage prepaid, is deposited in the United States Mails and received by the other party; and if given otherwise than by certified or registered mail, it shall be deemed to have been given when delivered to and received by the party to whom it is addressed. Such notices shall be given to the parties hereto at the following address:

KPF: 122 KPF L.P.
Attn: Laura Pople
300 E. Main #1200
El Paso, Texas 79901

With copy to: Harrel Davis
Gordon Mott & Davis P.C.
4695 N. Mesa Street
El Paso, Texas 79912

Flame: Flame Acquisition Company, L.P.
Attn: Scott Weaver
123 E. Mills Avenue, Suite 200
El Paso, Texas 79901

With copy to: Andrews Kurth LLP
Attn: Bud Doxey
1717 Main Street, Suite 3700
Dallas, Texas 75201

Any party hereto may at any time, by giving three (3) days' written notice to the other party hereto, designate any other address or addressee in substitution of the foregoing address for that party.

12. **Recordation of Agreement.** A memorandum of this agreement may be recorded by either party at any time. Upon the expiration of the Term, at the request of KPF, Flame shall execute a termination of the memorandum.

13. **Estoppel Certificate.** Each of the parties hereby agrees at any time and from time to time, upon not less than ten (10) days' prior written notice, to execute, acknowledge and deliver to the other party, a prospective purchaser, assignee or lender, including but not limited to, a lienholder, a statement in writing certifying that (a) this Agreement is unmodified and in full force and effect (or, if there have been modifications, a statement that this Agreement is in full force and effect as modified and stating the modifications), (b) whether or not, to the knowledge of such party, there are then existing any defaults under this Agreement or any events which, with the giving of notice or the passage of time, or both, would constitute a default hereunder (and, if so, specifying the same), and (d) such other information as the other party or any lienholder or a prospective purchaser or assignee may reasonably require. Each party represent and warrants that such statement may be relied upon by the other party hereto or any third party.

14. **Miscellaneous.**

(a) **Attorneys' Fees.** Should either party employ an attorney or attorneys to enforce any of the provisions hereof, or to recover damages for the breach of this Agreement, the non-prevailing party in any final judgment agrees to pay the other party all reasonable costs, charges and expenses, including attorneys fees, expended or incurred in connection therewith.

(b) **Governing Law.** The terms of this Agreement shall be governed by and construed in accordance with the laws of the State of Texas and is performable in El Paso, El Paso County, Texas.

(c) **Headings.** The captions and headings appearing in this Agreement are inserted only as a matter of convenience and in no way amply, define, limit or modify the scope or intent of such sections of this Agreement.

(d) **Counterparts.** This Agreement may be executed in any number of counterparts and each such counterpart hereof shall be deemed to be an original instrument, but all such counterparts together shall constitute but one Agreement.

(e) **Severability.** If any term, covenant, condition or provision of this Agreement or the application thereof to any person or circumstance, is held by a court of competent jurisdiction to be invalid, void or unenforceable, in whole or in part, the remainder of the terms, covenants, conditions or provisions of this Agreement, the application thereof to any other person or circumstance will remain in full force and effect and will not be affected, impaired or invalidated thereby.

(f) **Binding Effect.** The obligations of KPF hereunder are to run with the Property and shall be binding on all parties and all persons claiming under them for the entire Term. This Agreement and the covenants and conditions herein contained shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns, including, any Building Owner and any Occupant.

(g) **Amendment.** No alteration or amendment to this Agreement shall be binding upon Flame or KPF unless reduced to writing, signed by Flame and KPF, and mutually delivered and between the parties.

[Signatures and Acknowledgements on Next Pages]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

KPF:

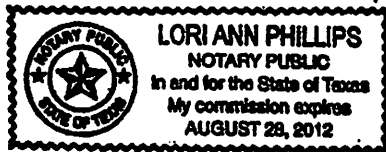
122KPF, LP
a Texas limited partnership

By: 122KPF GP, LLC
Its: General Partner

By: Laura Pople
Laura Pople, Manager

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me this 7th day of January, 2009, by Laura Pople, Manager of 122KPF GP, LLC, General Partner of 122KPF, LP, a Texas limited partnership, on behalf of said limited partnership.

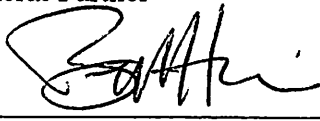


Lori Ann Phillips
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

FLAME:

FLAME ACQUISITION COMPANY, L.P.
a Texas limited partnership

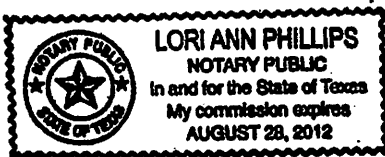
By: FML Acquisition GP, LLC
Its: General Partner

By: 
Brent D. Harris, President

STATE OF TEXAS)

COUNTY OF EL PASO)

This instrument was acknowledged before me this 7th day of January, 2009, by Brent D. Harris, President of FML Acquisition GP, LLC, the General Partner of Flame Acquisition Company, L.P., a Texas limited partnership, on behalf of said limited liability company and limited partnership.



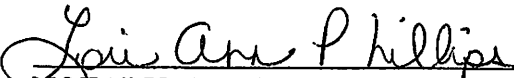

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

EXHIBIT "A"
TO PARKING AGREEMENT

REAL PROPERTY DESCRIPTION

PARCEL 1: 33.33% interest in the Improvements located on the North 1/2 of Block 40, MILLS MAP ADDITION, an addition to the City of El Paso, El Paso County, Texas.

PARCEL 2: 33.33% interest in Easement rights created in that certain Easement Agreement between El Paso Development Company and El Paso Natural Gas Company dated August 27, 1997, recorded in Volume 3244, Page 81, Real Property Records of El Paso County, Texas. Conveyance of all of EL PASO NATURAL GAS COMPANY'S interest in easement agreement to 420 TEXAS, LLC, as set out in Deed dated 04/05/2005, recorded in Clerk's File No. 20050030097, Real Property Records of El Paso County, Texas. Conveyance of all of 420 TEXAS, LLC'S interest in parking space agreement to 122KPF, LP, as set out in Deed dated 09/30/2005, recorded in Clerk's File No. 20050090042, Real Property Records of El Paso County, Texas. Assignment and Assumption of Easement Agreement and Tenancy in Common Agreement dated 05/11/2006 between EL PASO RENAISSANCE - BLUE FLAME, LP and FLAME ACQUISITION COMPANY, LP, recorded in Clerk's File No. 20060044137, Real Property Records of El Paso County, Texas.

EXHIBIT "B"
TO PARKING AGREEMENT

IMPROVEMENTS DESCRIPTION

The parking structure containing five hundred ninety (590) parking spaces, paved parking area, utility systems, driveway and other improvements located on the real property described in Exhibit "A".



**DIVERSIFIED
PARKING**

Application For Contract Parking

300 East Main, Suite 1208, El Paso Texas 79901 (915)533-4955 Fax (915)533-4908

Date		Effective Date		CONTRACT PARKING AGREEMENT - PLEASE READ CAREFULLY BEFORE SIGNING: Contract Parking is on a month-to-month basis. In consideration of the low rates charged for parking, operator will not be responsible for loss by fire, misdelivery, theft, collision or damage to vehicle, except such loss occasioned by negligence of operator, and then only up to a maximum of \$100.00. Proportionately greater rates must be paid in advance if customer sets larger limits of liability. Articles left in car at owner's risk. NOTICE OF CANCELLATION: It is customer's responsibility to notify operator in advance of cancellation of parking contract. If notice of cancellation is received before the 15th of the month, two weeks credit for the last 15 days of the month may be given. If notice of cancellation is received after the 15th of the month, no credit can be issued. Requests for credit prior to the date of your cancellation will not be honored. The balance due must be received before the final day of parking in the facility. Accounts past 30 days will be sent to the El Paso Credit Bureau for collection.	
Last Name		First			
Address					
City	State	Zip			
Home Phone		Business Phone		NOTICE - PLEASE READ BEFORE SIGNING 1. Refundable deposit for tag/card is required. 2. Payment is due in advance 3. Rates are subject to change without notice. 4. Contract parking allows in/out privileges any time during posted hours. 5. No allowance is made in billing for time not used.	
Employer					
SSN	DL# / ST / Exp				
Responsible Party					
Billing Address (If different from above)				Customer Signature _____ Date _____	
Vehicle Make		Model/Year			
Plate 1		Plate 2			
FOR OFFICE USE ONLY ☐ New Contract Last Month's Payment _____ or Bank Draft 1st Month (Prorate) _____ Card/Tag Deposit _____ Total Amount Due _____ Check # _____ Cash _____					
☐ Cancellation Partial Month Credit? YES \$ _____ NO _____ Returned Card/Tag? YES NO <i>Refunds authorized by the accounting department only.</i> Reason for Cancellation _____ Card Deposit Refunded? YES \$ _____ NO _____ Last Month's Refund? YES \$ _____ NO _____		☐ Broken Card/Tag Returned old Card/Tag? YES NO Tag # OLD _____ NEW _____ ☐ Lost Card/Tag Card Deposit? YES \$ _____ NO Tag # OLD _____ NEW _____ ☐ Change, Other Type of Change _____ Explanation _____			
DPI Authorized Signature _____					
ITEM NAME		Cancellation		☐ If 0 bal Canc ** on cust name, Stop ☐ Make Adj if bal ☐ Ending bal after adj _____ ☐ If bal canc * on cust name By: _____	
New Customers: ☐ Enter Customer ☐ Enter Item # ☐ Bank Draft to Controller		☐ Current Inv w/prorate/deposit ☐ Add to Rec Batch By: _____		☐ Balance _____ ☐ Cancel Recur Inv ☐ Cancel Item # ☐ Cancel Bank Draft.	

THANK YOU FOR CHOOSING DIVERSIFIED PARKING, INC.

Exhibit C
page 1

ELECTRONIC DEBITS... FAST, EASY AND CONVENIENT
Because you've got something better to do with your time.
AUTHORIZATION AGREEMENT FOR PREAUTHORIZED PAYMENTS

AUTHORIZATION:

I (We) hereby authorize and request the company named below, hereinafter called COMPANY, to initiate withdrawal entries to my (our) account indicated below and the financial institution named below, hereinafter called FINANCIAL INSTITUTION, to withdraw the same from such account.

The authority is to remain in full force and effect until COMPANY and FINANCIAL INSTITUTION receive written notification from me (or either of us) of its termination in such time and in such manner as to afford COMPANY and FINANCIAL INSTITUTION a reasonable opportunity to act on it.

COMPANY NAME Diversified Parking, Inc.	
CUSTOMER ID#	CUSTOMER'S NAME
CUSTOMER'S FINANCIAL INSTITUTION	FINANCIAL INSTITUTION'S 9 DIGIT TRANSIT ROUTING #
CUSTOMER'S CHECKING OR SAVINGS ACCOUNT #	TYPE OF ACCOUNT ☐ CHECKING ☐ SAVINGS
CUSTOMER'S SIGNATURE	DATE

ATTACH VOIDED CHECK FOR CHECKING ACCOUNT

ATTACH VOIDED CHECK HERE

TRANSIT ROUTING #

CHECKING ACCOUNT #

Exhibit C
page 2

Diversified Parking, Inc.

300 E. MAIN, SUITE 1208 • EL PASO, TEXAS 79901 • (915)533-4955 • FAX (915)533-4908 • EMAIL: dpi@bestcompanies.com



Dear Monthly Parker,

Diversified Parking, Inc. welcomes you to the fully automated **Kansas Parking Facility** located at 122 N. Kansas. Your entrance to the garage is located on Kansas Street. The parking garage will be accessible 24 hours a day, seven days a week, and will have an on-site parking attendant between the operating hours of 6:30 a.m. to 6:30 p.m. Monday through Friday. In the interest of conserving energy, the lighting will be controlled by timers and photocells based on the season.

You will be issued a *proximity* access card to allow you to enter and exit the facility anytime. Your access card is needed each time you enter or exit the garage, so please keep it handy. Should you lose your card, contact Diversified Parking as soon as possible. The replacement fee will be \$10 per card. If you do not have your card, you will not be able to enter the parking facility.

ENTERING AND EXITING THE FACILITY DURING HOURS OF OPERATION:

Enter the facility from the Kansas Street entrance and proceed up the ramp through one of the three entrance lanes. Please refrain from parking in lower areas roped off until after 9:30 a.m. weekdays. Similarly, exit the facility through one of the three exit lanes onto Campbell Street. Have your access card ready before approaching the entrance or exit and place the card within a few inches of the proximity reader. The arm will rise, allowing you to proceed and will automatically lower once you have passed a certain point. Do not tailgate behind the vehicle in front of you. Should the gate go up for the car in front of you, you must wait for the gate to come back down before you attempt to use your card to activate the gate.

Please remember that your card must be used in the sequence of *enter, exit, enter, exit*, etc. Any attempt to use this card out of this sequence will cause the card to be rejected by the computer. Therefore, you cannot give your card to someone else to access the garage in addition to yourself.

If you have any problems with your card or the automated control equipment during regular hours of operation, please contact the on-site parking attendant in the parking office.

ENTERING AND EXITING THE FACILITY AFTER HOURS:

Entering the facility after hours is as described above, except parkers will be required to activate the sliding gate with the left lane reader at the Kansas Street sidewalk. Similarly, you must wait for this chain-link curtain gate to slide all the way open before entering the facility. It will close behind you after your car has reached a certain point. The barrier arm in the entrance lane will be in the *up* position so you will not be required to use your card beyond the sliding gate. You can also access the garage after hours on foot by using your access card at the stairwell entrance on Kansas Street at the ground level.

Exhibit D
page 1

Diversified Parking, Inc.

300 E. MAIN, SUITE 1208 • EL PASO, TEXAS 79901 • (915)533-4955 • FAX (915)533-4908 • EMAIL: dpi@bestcompanies.com



In the interest of conserving energy, the Parking Garage lighting will be limited to the lower levels and roof perimeter after hours and weekends. Therefore, we encourage all patrons using the facility after regular operating hours to use the first two levels of the garage.

After hours, you will not be able to exit through the Campbell Street gate, but rather will be directed back through the Kansas Street opening. Parkers will proceed down the exit ramps as usual until the lowest level of the garage is reached. Directional arrows and traffic cones must then be followed to use the first level *crossover* in order to exit out onto Kansas Street. Once again, the sliding gate must be activated by using your access card at the appropriate reader (closest to the parking office).

If you have any problems with your card or the automated control equipment after hours, intercoms are located at each card reader that will allow you to speak to a DPI attendant nearby.

PAYMENT PROCEDURES:

If not using a bank draft, payments are accepted at the parking office on the first floor of the parking garage or can be mailed to the address on your statement. Payments are due on the 15th of each month. Past-due accounts will have parking privileges suspended via card inactivations until the amount due is paid in full. Accounts more than 30 days in arrears will be sent to the Credit Bureau.

To cancel monthly parking, contact Diversified Parking at 533-4955 and arrange to turn in your card and initiate cancellation proceedings. When a customer or the fiscally responsible party (as in cases of company-paid parking) becomes aware of an impending cancellation, please let our office know immediately. If notice of cancellation is received before the 15th of the month, two week's credit can be given. If notice of cancellation is received after the 15th of the month, no credit can be issued. In addition, requests for credit prior to the date of your cancellation will not be honored.

If you need any additional assistance or would like to arrange for an informative walk-through of the parking facility, please contact the parking attendant at the parking office or call 351-2293.

Thank you for choosing Diversified Parking, Inc.

Sincerely,

Dave Pople
Vice President

Exhibit D
page 2

Diversified Parking, Inc.

300 E. MAIN, SUITE 1208 · EL PASO, TEXAS 79901 · (915)533-4955 · FAX (915)533-4908 · EMAIL: dpi@bestcompanies.com



Dear Valued Parking Customer:

Thank you for your interest in parking with Diversified Parking, Inc. Attached you will find the necessary forms to be completed and returned to us to initiate your parking privileges.

One form is the *Application For Contract Parking*. You only need to complete and sign the top half of this form. It is used to identify you as a "monthly" parker of the facility you chose, assign you a hang tag or access card, and set you up in our billing system. Diversified Parking offers two different options for monthly payments. The preferred method is setting up a "bank draft" to have your monthly payment drafted from a bank account of your choice automatically around the 15th of each month. The other form attached is required to establish this bank draft. If you choose to be billed each month, this additional form is not required, but you will need to pay your "last month" to be held as a *security deposit*.

As soon as we receive these completed forms and applicable initial payment, we can process your application and issue you a hang tag or access card to give you access to your parking facility.

Should you have any questions, please call me at 533-4955 or fax me at 533-4908. Thank you for your business. We look forward to serving you.

Respectfully,

Norma Roa
Administrative Manager

Exhibit D
page 3

FIRST AMENDMENT TO PARKING AGREEMENT

This First Amendment to Parking Agreement (the “***Amendment***”) is made and entered into this 22nd day of May, 2018 in order to amend the Parking Agreement dated effective January 7, 2009 (the “***Parking Agreement***”) by and between 122KPF, LP (“***KPF***”), on the one hand, and Flame Acquisition Company, LP (“***Flame***”) and its assignee, the Housing Authority of the City of El Paso (“***HACEP***”) and HACEP’s sub-assignee EP Blue Flame, LP, on the other:

Whereas, effective January 7, 2009, KPF and Flame entered into the Parking Agreement;

Whereas, on December 29, 2017, the Housing Authority of the City of El Paso (“***HACEP***”) purchased from Flame the “Blue Flame” high-rise office building located 120 North Stanton St., El Paso, Texas 79901 (with the property description of the property set forth in paragraph 1 below of this Amendment) (the “***Blue Flame Building***”) from Flame;

Whereas, the terms of sale between HACEP and Flame included Flame’s assignment of its parking rights held in the Parking Agreement to HACEP as assignee of those parking rights;

Whereas, HACEP has entered into a long-term lease with EP Blue Flame, LP, a Texas limited partnership (“***Partnership***”), in order for the Partnership to develop and operate the Blue Flame Building as a mixed-use residential affordable housing development with approximately 120 to 150 residential units and commercial office space;

Whereas, HACEP has assigned its rights in the Parking Agreement to the Partnership; and

Whereas, based on the mutual exchange of consideration and obligations as set forth herein, the parties to this Amendment desire to clarify the Parking Agreement and acknowledge the assignment of parking rights to HACEP and/or the Partnership on the terms set forth in this Amendment:

1. KPF acknowledges, pursuant to Section 10 of the Parking Agreement, that Flame has assigned its rights in the Parking Agreement to HACEP.
2. KPF further acknowledges HACEP’s assignment of its parking rights in the Parking Agreement to the Partnership.
3. HACEP and the Partnership agree to be bound by the terms of the Parking Agreement.
4. The Parking Agreement is hereby amended by replacing Exhibit A to the Parking Agreement with the legal description attached as Exhibit “A” to this Amendment.

[remainder of page intentionally left blank]

5. All other terms and provisions of the Parking Agreement shall remain in full force and effect.

Agreed to and signed effective this 22nd day of May, 2018.

122KPF, LP,
A Texas Limited Partnership

By: 122KPF GP, LLC
Its: General Partner

By: _____
Laura Pople
Manager

EP BLUE FLAME, LP,
A Texas Limited Partnership

By: Paisano Blue Flame GP, LLC
Its: General Partner

By: Paisano-3 Blue Flame, LLC
Its: Managing Member

By: Paisano Housing
Redevelopment Corporation
Its: Sole Member

By: _____
Gerald W. Cichon
Secretary

FLAME ACQUISITION
COMPANY, LP,
A Texas Limited Partnership

By: FML Acquisition GP, LLC
Its: General Partner

By: _____
William Kell
Vice President

HOUSING AUTHORITY OF
THE CITY OF EL PASO,
A Texas municipal housing authority

By: _____
Gerald W. Cichon
Chief Executive Officer

5. All other terms and provisions of the Parking Agreement shall remain in full force and effect.

Agreed to and signed effective this 22nd day of May, 2018.

122KPF, LP,
A Texas Limited Partnership

By: 122KPF GP, LLC
Its: General Partner

By: _____
Laura Pople
Manager

EP BLUE FLAME, LP,
A Texas Limited Partnership

By: Paisano Blue Flame GP, LLC
Its: General Partner

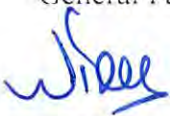
By: Paisano-3 Blue Flame, LLC
Its: Managing Member

By: Paisano Housing
Redevelopment Corporation
Its: Sole Member

By: _____
Gerald W. Cichon
Secretary

FLAME ACQUISITION
COMPANY, LP,
A Texas Limited Partnership

By: FML Acquisition GP, LLC
Its: General Partner

By:  _____
William Kell
Vice President

HOUSING AUTHORITY OF
THE CITY OF EL PASO,
A Texas municipal housing authority

By: _____
Gerald W. Cichon
Chief Executive Officer

EXHIBIT A

A portion of Block 39, ANSON MILLS MAP ADDITION, an addition to the City of El Paso, El Paso County, Texas, being 99.3 feet on Stanton Street by 120 feet on Texas Street, Plus the portion of the adjacent alley on the east vacated by Ordinance No. 5320 dated 5/2/74 and filed in Volume 519, Page 535, Real Property Records, El Paso County, Texas, being more particularly described by metes and bounds in Exhibit "A" attached hereto.

PARCEL 2: (EASEMENT RIGHTS)

Easement rights pursuant to that certain Easement Grant dated May 25, 1982 filed in Volume 1262, Page 78, Real Property Records, El Paso County, Texas, from the State of California Public Employees' Retirement System to El Paso Natural Gas Building Company, and amended by Amendment to Easement Grant dated December 27, 1996 and filed in Volume 3148, Page 1094, Real Property Records, El Paso County, Texas.

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1: (Fee Interest)

Description of a 0.3190 acre parcel of land being A Portion of Block 39, ANSON MILLS MAP ADDITION, an addition to the City of El Paso, El Paso County, Texas, being 99.3 feet on Stanton Street by 120 feet on Texas Street, plus the portion of the adjacent alley on the East vacated by Ordinance No. 5320, dated 5/2/74, in Volume 519, Page 535, Real Property Records, El Paso County, Texas and being more particularly described by moles and bounds as follows to-wit:

Starting at an existing city monument located 10 feet north and 10 feet east of the centerline intersection of Texas Avenue (70' wide public right-of-way) and Campbell Street (70' wide public right-of-way), Thence South $52^{\circ} 23' 00''$ West a distance of 495.00 feet to a point, Thence South $37^{\circ} 37' 00''$ East a distance of 45.00 feet to a found $5/8"$ rebar lying on the southerly right-of-way line of said Texas Avenue, said point being the "True Point of Beginning",

Thence South $37^{\circ} 37' 00''$ East a distance of 99.25 feet to a set $5/8"$ rebar with plastic cap stamped Roe Hngr., L.C. TX 2449;

Thence South $52^{\circ} 23' 00''$ West a distance of 140.00 feet to a set "x" mark on concrete, said point also lying on the easterly right-of-way of Stanton Street;

Thence North $37^{\circ} 37' 00''$ West along said easterly right-of-way line a distance of 99.25 feet to a set "x" mark on concrete;

Thence North $52^{\circ} 23' 00''$ East along the southerly right-of-way line of Texas Avenue a distance of 140.00 feet back to the "True Point of Beginning" and said parcel containing in all 13,895.00 square feet or 0.3190 acres of land more or less.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

AMENDED AND RESTATED MEMORANDUM OF PARKING AGREEMENT

THE STATE OF TEXAS §
 § **KNOW ALL PERSONS BY THESE PRESENTS:**
COUNTY OF EL PASO §

This Amended and Restated Memorandum of Parking Agreement (this “**Memorandum**”) is effective as of the 29th day of December, 2017 between the Housing Authority of the City of El Paso, a body politic organized under the laws of the State of Texas (“**HACEP**”), EP Blue Flame, LP, a Texas limited partnership (the “**Partnership**”), and 122KPF, LP, a Texas limited partnership (“**KPF**”).

RECITALS:

Whereas, KPF and Flame Acquisition Company, LP, a Texas limited partnership (“**Flame**”), entered into that certain Parking Agreement dated January 7, 2009 (the “**Parking Agreement**”), with respect to the parking garage located at 420 Texas, El Paso, Texas, located on the land more particularly described on *Exhibit A* attached hereto and incorporated herein. Capitalized terms used herein but not otherwise defined shall have the meaning assigned to such terms in the Parking Agreement.

Whereas, KPF and Flame entered into that certain Memorandum of Parking Agreement to give notice of the Parking Agreement and their respective rights and obligations set forth therein, and such Memorandum of Parking Agreement was recorded as Instrument Number 20090001213 in the Official Public Records of El Paso County, Texas.

Whereas, pursuant to the Parking Agreement, KPF granted to Flame up to two hundred (200) Parking Permits in the aforementioned Parking Garage; subject to the terms and conditions of the Parking Agreement.

Whereas, in connection with a sale of the real property more particularly described in *Exhibit B* attached hereto and incorporated herein and the improvements located thereon, including the Building, Flame assigned its rights and interests under the Parking Agreement to HACEP on December 29, 2017. Contemporaneously with its purchase of the property from Flame, HACEP entered into a long-term lease with the Partnership and in connection therewith HACEP assigned its rights and interests under the Parking Agreement to the Partnership.

Whereas, the undersigned parties desire to enter into this Memorandum for the purposes of recording notice of the Parking Agreement, as amended pursuant to that certain First Amendment to Parking Agreement dated as of May 22, 2018, to protect the rights and interests of the parties to the Parking Agreement as to third parties, and this Memorandum shall amend, restate and supersede the previously recorded Memorandum of Parking Agreement.

Now therefore, the parties hereby make the following declarations:

1. The parties to the Parking Agreement are 122KPF, LP, as KPF, and EP Blue Flame, LP, as Building Owner.
2. The Parking Agreement, as evidenced by this Memorandum, sets forth the rights and interests of KPF and Building Owner as to the Parking Garage, located on real property more particularly described on *Exhibit A* attached hereto and incorporated herein.
3. The term of the Parking Agreement shall commence on the Effective Date and shall end on the last day of the thirty-fifth (35th) year thereafter (the "**Term**"). If not in default at the end of the term, Building Owner shall have an option to extend the Parking Agreement for an additional five (5) years from the expiration of the Term; provided, however, that written notice of such intention to extend the Parking Agreement is given to KPF six (6) months prior to the expiration of the Term and further provided that all provisions of the Parking Agreement shall continue in full force and effect for the period of such extension.
4. The Parking Agreement shall automatically terminate should the Building Owner construct a parking facility within two (2) city blocks of the Building. The Parking Agreement shall also automatically terminate should the Building be substantially demolished and not rebuilt within three (3) years of being substantially demolished. "Rebuilt" means that the Building be rebuilt and the Building Owner shall have received a Certificate of Occupancy from the City of El Paso by the third (3rd) anniversary of the date the Building was substantially demolished. If the Building is Rebuilt, then the Building Owner shall be entitled, under the Parking Agreement, to one (1) Parking Permit for each thousand (1,000) square feet of leasable space in the Rebuilt Building, up to the maximum amount of two hundred (200) Parking Permits.
5. "Building" means the building now located on the property described on *Exhibit B* attached hereto and incorporated herein.
6. "Building Owner" means every person or entity who is the record owner of the Building.
7. "Effective Date" means January 7, 2009.
8. In the event of any conflict or any inconsistency between the terms and provisions of the Parking Agreement, on the one hand, and the terms and provisions of this Memorandum, on the other hand, the terms and provisions of the Parking Agreement shall control. Nothing contained in this Memorandum shall alter, modify, or amend the provisions of the Parking Agreement, which remains in full force and effect according to all of the terms and provisions thereof.

Signature Pages Follow

After recording, please return to:

122KPF, LP

300 E. Main #1200

El Paso, Texas 79901

Attention: Laura Pople

EXECUTED and EFFECTIVE as of this 22nd day of May, 2018.

122KPF, LP
a Texas Limited Partnership

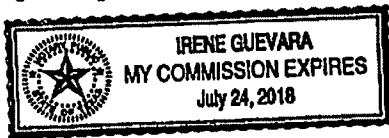
By: 122 KPF GP, LLC,
its General Partner

By: Laura Pople
Laura Pople, Manager

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

THIS INSTRUMENT was acknowledged before me on May 22nd 2018, by Laura Pople, the Manager of 122KPF GP, LLC, the General Partner of 122KPF, LP, on behalf of said limited liability company and limited partnership.

[SEAL]



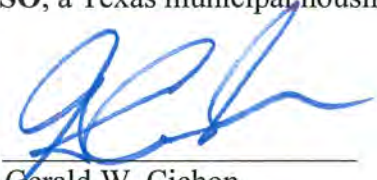
Irene Guevara
NOTARY PUBLIC, STATE OF TEXAS

Notary's Printed Name: IRENE GUEVARA

My Commission Expires: 07/24/2018

EXECUTED and EFFECTIVE as of this 22nd day of May, 2018.

**HOUSING AUTHORITY OF THE CITY
OF EL PASO**, a Texas municipal housing
Authority

By: 

Gerald W. Cichon
Chief Executive Officer

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

THIS INSTRUMENT was acknowledged before me on May 22, 2018, by Gerald W. Cichon, Chief Executive Officer of the Housing Authority of the City of El Paso, a Texas municipal housing authority.

[SEAL]




NOTARY PUBLIC, STATE OF TEXAS

Notary's Printed Name: ARACELY SAENZ

My Commission Expires: 10-9-21

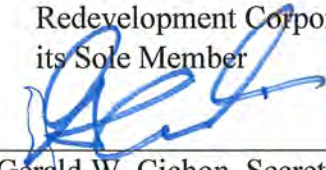
EXECUTED and EFFECTIVE as of this 22nd day of May, 2018.

EP BLUE FLAME, LP
a Texas Limited Partnership

By: Paisano Blue Flame GP, LLC,
its General Partner

By: Paisano-3 Blue Flame, LLC,
its Managing Member

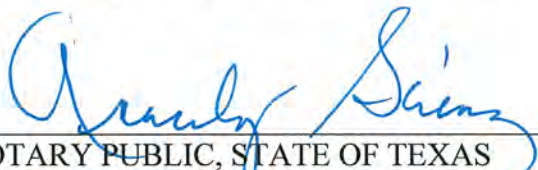
By: Paisano Housing
Redevelopment Corporation,
its Sole Member

By: 
Gerald W. Cichon, Secretary

STATE OF TEXAS §
§
COUNTY OF EL PASO §

THIS INSTRUMENT was acknowledged before me on May 22, 2018, by Gerald W. Cichon, Secretary of Paisano Housing Redevelopment Corporation, a Texas nonprofit corporation, as the sole member of Paisano-3 Blue Flame, LLC, a Texas limited liability company, the managing member of Paisano Blue Flame GP, LLC, a Texas limited liability company, the general partner of EP Blue Flame, LP, a Texas limited partnership, on behalf of said limited partnership.




NOTARY PUBLIC, STATE OF TEXAS

Notary's Printed Name: ARACELY SAENZ

My Commission Expires: 10-9-21

EXHIBIT A

Legal Description of Parking Garage Property

PARCEL 1: 33.33% interest in the Improvements located on the North 1/2 of Block 40, MILLS MAP ADDITION, an addition to the City of El Paso, El Paso County, Texas.

PARCEL 2: 33.33% interest in Easement rights created in that certain Easement Agreement between El Paso Development Company and El Paso Natural Gas Company dated August 27, 1997, recorded in Volume 3244, Page 81, Real Property Records of El Paso County, Texas. Conveyance of all of EL PASO NATURAL GAS COMPANY'S interest in easement agreement to 420 TEXAS, LLC, as set out in Deed dated 04/05/2005, recorded in Clerk's File No. 20050030097, Real Property Records of El Paso County, Texas. Conveyance of all of 420 TEXAS, LLC'S interest in parking space agreement to 122KPF, LP, as set out in Deed dated 09/30/2005, recorded in Clerk's File No. 20050090042, Real Property Records of El Paso County, Texas. Assignment and Assumption of Easement Agreement and Tenancy in Common Agreement dated 05/11/2006 between EL PASO RENAISSANCE – BLUE FLAME, LP and FLAME ACQUISITION COMPANY, LP, recorded in Clerk's File No. 20060044137, Real Property Records of El Paso County, Texas.

EXHIBIT B

Legal Description of Building Property

A portion of Block 39, ANSON MILLS MAP ADDITION, an addition to the City of El Paso, El Paso County, Texas, being 99.3 feet on Stanton Street by 120 feet on Texas Street, Plus the portion of the adjacent alley on the east vacated by Ordinance No. 5320 dated 5/2/74 and filed in Volume 519, Page 535, Real Property Records, El Paso County, Texas, being more particularly described by metes and bounds in Exhibit "A" attached hereto.

PARCEL 2: (EASEMENT RIGHTS)

Easement rights pursuant to that certain Easement Grant dated May 25, 1982 filed in Volume 1262, Page 78, Real Property Records, El Paso County, Texas, from the State of California Public Employees' Retirement System to El Paso Natural Gas Building Company, and amended by Amendment to Easement Grant dated December 27, 1996 and filed in Volume 3148, Page 1094, Real Property Records, El Paso County, Texas.

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1: (Fee Interest)

Description of a 0.3190 acre parcel of land being A Portion of Block 39, ANSON MILLS MAP ADDITION, an addition to the City of El Paso, El Paso County, Texas, being 99.3 feet on Stanton Street by 120 feet on Texas Street, plus the portion of the adjacent alley on the East vacated by Ordinance No. 5320; dated 5/2/74, in Volume 519, Page 535, Real Property Records, El Paso County, Texas and being more particularly described by moles and bounds as follows to-wit:

Starting at an existing city monument located 10 feet north and 10 feet east of the centerline intersection of Texas Avenue (70' wide public right-of-way) and Campbell Street (70' wide public right-of-way), Thence South 52° 23' 00" West a distance of 495.00 feet to a point, Thence South 37° 37' 00" East a distance of 45.00 feet to a found 5/8"Ø rebar lying on the southerly right-of-way-line of said Texas Avenue, said point being the "True Point of Beginning",

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**Exhibit “E” to the
Lease Agreement dated _____, 2020
by and between EP Blue Flame, LP as Landlord and _____ as Tenant**

**Building Rules and Regulations
For the Commercial Offices of The Blue Flame Building**

We welcome you and hope that your tenancy with us is beneficial and enjoyable. These Building Rules and Regulations have been written and incorporated into your Lease to ensure that you, your employees, and your visitors may safely, securely and pleasantly use the Leased Premises and common areas of the Building.

These Building Rules and Regulations apply to the commercial portions of the Building, as well as any common spaces, including the lobby, outside grounds, walkways, and passageways. Capitalized terms have the definitions provided for in the Lease.

Security Notice. We want to discuss security first and foremost. We take security seriously and expect you and your employees to do the same. While the Building and your Leased Premises may have certain security devices, security systems or security patrols, as Landlord, we must warn you that commercial properties may be targets for criminal activity and that you, as Tenant, should take all reasonable and necessary precautions to safeguard yourself, your employees, your visitors, and your property because there is no security system, security device or patrol service available to completely protect you and/or your property from criminal actions.

As Landlord, we must state that we cannot provide assurances, guarantees, or representations as to any protection afforded by the use of any security system and, it is because the inability of the security devices, security systems or patrol service to completely protect you as Tenant, your employee, and your invitees/guests/visitors from crime or injury, that we are hereby confirming our understanding that you have received no representations, guarantees or warranties, either express or implied, from Landlord or any of its representatives in connection with any security (or the effectiveness of such security) with regard to the Building or Leased Premises or lack thereof, and you further acknowledge that it is your sole responsibility as Tenant under this Lease (as well as the responsibility of local law enforcement agencies) to protect yourself, your employees, your guests and invitees, and your property and theirs, from crime and/or the criminal element.

If there are security devices, security systems or patrol services in the Building, they are simply an attempt by Landlord to better serve you as Tenant. However, to be clear – there is no security device, security system, or security patrol that is perfect and will absolutely protect you or prevent injury, theft, vandalism, or damage to you or your property. Therefore, neither us the Landlord nor our agents, employees and representatives shall be liable or responsible in any way for any loss suffered as a result of any criminal activity or action, or from any failure of any security device, system, or patrol, whether provided or not, at the Building or Leased Premises.

As Landlord, we urge you to contact your insurance agent and ensure that you,, as Tenant, maintain adequate and appropriate insurance coverage for your organization, your own person, your

personal belongings and those of your guests and employees, your business assets, and keep in a readily accessible place the telephone number for local law enforcement agencies.

1. Shared Mixed-Use Facilities. The Building is a mixed-use development consisting of residential apartments, retail, and commercial offices. Tenants are required to respect the rights of, not only the other tenants of the commercial offices, but the residential and retail tenants of the building. Inappropriate or lewd behavior of any type directed at residents or retail tenants, or their guests, is not permitted. The Building was originally constructed as part of a single corporate campus by the El Paso Natural Gas Company. Thus, the Building shares outdoor and indoor access to the adjacent building, 100 N. Stanton, known as the “Stanton Tower.” Tenant are required to respect the rights of the tenants of the Stanton Tower. This includes observing and respecting the reserved areas maintained by the Stanton Tower for its tenants, guest, and visitors.

2. Basement Facilities. There is a basement loading dock area beneath the ground floor of the Building. Access to the basement level loading area is available through the building property management on an appointment basis only. The basement level is shared in use with the owner of 100 Stanton, the “Stanton Tower” building (currently, El Paso Electric) and is an access-controlled area.

3. Waste/Refuse. As a commercial office tenant, Tenant’s refuse will be placed in basement level waste facilities. Access to the basement level waste facilities is strictly limited to building property management.

4. Walk and Passageway Obstruction. The sidewalks, entries, passages, courts, corridors, stairways and elevators shall not be obstructed by Tenant, Tenant's employees or agents or used by them for other purposes than for ingress and egress to and from their respective suites. The halls, passages, exits, entrances, elevators, escalators and stairways are not for the general public, and Landlord shall in all cases retain the right to control and prevent access thereto of all persons whose presence in the judgment of Landlord would be prejudicial to the safety, character, reputation and interests of the Building and its tenants; provided, that nothing herein contained shall be construed to prevent such access to persons with whom any tenant normally deals in the ordinary course of its business, unless such persons are engaged in illegal activities. Tenant, and no employee, invitee, agent, license or contractor of Tenant, shall be upon or be entitled to use any portion of the roof of the Building.

5. Heavy Equipment; Large/Heavy Merchandise; Furniture Movement. All safes or other heavy articles shall be carried up or into the Building only at such manner as shall be prescribed by Landlord and Landlord shall in all cases have the right to specify the proper weight and position of any such safe or other heavy article. Any damage done to the Building by taking in or removing any safe or other heavy article or from overloading any floor in any way shall be paid by Tenant. Maximum live floor loads shall not exceed fifty (50) pounds per square foot. Defacing or injuring in any way any part of the Building by Tenant, its/his/her agents or employees, shall be paid by Tenant. Movement of future or receipt of Tenant of any heavy equipment, bulky material, or merchandise which requires use of elevators or stairways, or movement through the Building’s service or lobby entrance shall be restricted to such hours as Landlord shall designate. All such movement shall be in a manner to be agreed up between Tenant (upon Tenant’s initiation)

and Landlord in advance. The time, method, and routing of movement and limitations for safety or other concern which may prohibit any article, equipment, or other item from being brought into the Building shall be subject to Landlord's discretion and control. Any hand trucks, carryalls, or similar appliances or devices used for the delivery or receipt of merchandise or equipment shall be equipped with rubber tires, side guards, and such other safeguards as the Building shall require. Although Landlord or its personnel may participate in or assist in the supervision of such movement, Tenant assumes full and final responsibility for all risks as to damage to articles moved and injury to persons or property engaged in such movement, including equipment, property and personnel of Landlord if damaged or injured as a result of acts in connection with carrying out his service for Tenant, from the time of entering the Building to completion of work. Landlord shall not be liable for the acts of any person engaged in, or any damage or loss to any of said property or persons resulting from any act in connection with such service performed for Tenant.

6. Signs, Directories. All exterior signs, including paint or decals that appear on windows, must comply with the Lease. No sign, advertisement or notice shall be inscribed, painted or affixed on any part of the inside or outside of the Building unless approved by Landlord. Tenant shall not mark, paint, drill into or in any way deface the walls, ceilings, partitions or floors of the Building and shall not put therein any spikes, hooks, screws or nails. A building directory in a conspicuous place, with the names of the tenants will be provided by Landlord; any necessary revision in such directory will be made by Landlord within a reasonable time after written notice from Tenant of the change making the revision necessary, but Landlord shall not be responsible for any inconvenience or damage caused to Tenant as a result of any error in such directory. Landlord will provide and install, at Tenant's cost, Tenant's name and suite number on the main entrance of Leased Premises, and will provide strips on the building directories. All such letters and numerals shall be in the Building's standard graphics, and no other shall be used or permitted on the Leased Premises.

Interior: Tenant will be allowed signage on the designated building standard sign panels for office tenants and will be installed and located in front of tenant suite(s) next to the Suite entrance door. Tenant will provide Landlord with a draft of Tenant's proposed signage artwork, if any, for approval prior to Tenant installing any building standard tenant signage. Tenant will utilize only the sign vendor for the building which will be provided to tenant by Landlord. All tenant's building standard signage will be the sole responsibility and expense of the Tenant. Tenant will be listed on any building directory lobby signage.

All signage is subject to approvals from Texas Historic Commission, National Parks Service, City of El Paso, and Landlord or designee. Tenant will submit any sign design to Landlord for advance approval by Landlord.

7. Non-Smoking Building. The Blue Flame Buildings is designated as a "smoke free" building, both in the residential and commercial areas. Therefore, there shall be no smoking of tobacco or any other products inside the building, including inside the Leased Premises and Common Areas.

8. Display Cases. No showcase or any other fixture or objects whatsoever shall be placed in front of the Building or in the lobby, corridor, or other public areas, within the Building or the grounds contiguous therewith by Tenant, without written consent of Landlord.

9. Janitorial Service. Tenant shall not employ any person or persons other than the approved janitor of the Landlord (the “*Janitor*”) for the purpose of cleaning or taking charge of the Leased Premises, without the written consent of the Landlord, it being understood and agreed that the Landlord shall be in no way responsible to any Tenant for any loss of property from the Leased Premises, however occurring, or for any damage done to the furniture by the Janitor or any of its/his/her employees or contractors, or by any other person or persons whomsoever. Any person or persons employed by Tenant to clean or repair the Building or Leased Premises, with the written consent of Landlord, must be subject to and under the control and direction of the Janitor in the Building. The Janitor may at all times keep a master/pass key, and the Janitor and agents designated by Landlord, shall at all times be allowed admittance to said Leased Premises. Janitor and its/his/her employees or contractors shall not be hindered by Tenants in the performance of janitorial duties. Tenant shall not cause or permit any unnecessary labor, time, or expense to be incurred by Janitor or Landlord due to Tenant’s carelessness or indifference to the good order and cleanliness of the Leased Premises or shared spaces of the Building.

10. Locks. Landlord will furnish Tenant, free of charge, with two keys for each corridor door entering the Leased Premises, additional keys to be furnished at a reasonable charge by Landlord on an order signed by Tenant or Tenant's authorized representatives. All such keys shall remain the property of Landlord. No additional locks shall be allowed on any door of the Leased Premises without Landlord's permission, and Tenant shall not make or permit to be made any duplicate keys, except those furnished by Landlord. Upon termination of this Lease, Tenant shall surrender to Landlord all keys to the Leased Premises and give to Landlord the explanation of the combination of all locks for safes, safe cabinets and vault doors, if any, in the Leased Premises.

11. Building Security. The Landlord specifically reserves the right to refuse admittance to the Building after 6:00 p.m. daily, or Saturday, Sunday, or on legal holidays to any person or persons who cannot furnish satisfactory identification or to any person or persons who for any other reason should be denied access to the premises. Landlord will use reasonable efforts to provide security to the Building (but shall have no obligation to do so) during the weekends and after normal working hours during the week; provided, however, Landlord shall not be liable to Tenant for losses due to theft or burglary, or for damage done by unauthorized persons in the Building. Tenant assumes any and all responsibility for protecting its Premises from theft, robbery and pilferage. Such responsibility shall include keeping doors locked and other means of entry to the Premises closed.

12. Light and Air Passageways. The doors, skylights and windows that reflect or admit light and air into the corridors and passageways, or to any place in said Building shall not be covered or obstructed by Tenant.

13. Plumbing Fixtures. The water closets and other water fixtures shall not be used for any purpose other than those for which they were constructed, and any damage resulting to them from misuse or the defacing or injury of any part of the Building shall be paid for by Tenant, excepting

only where the defacing or injury is by Landlord or an agent of Landlord. Tenant shall not waste water by interfering with the faucets or otherwise.

14. Noise. Tenant shall not disturb the occupants of the Building by the use of any musical or sound producing instrument, making unseemly noises, or by interference in any way, Tenant shall not bring any dogs or other animals into the building, with the exception of lawfully-approved service animals.

15. Bicycles, Skateboards, Etc. Tenant shall not bring bicycles, skateboards, roller skates or similar types of devices or objects into the inside of the Building.

16. Debris. Nothing shall be thrown out of doors of the Buildings, out windows, or down the stairways, or left in passageways or walkways by Tenants or their guests.

17. Excess Trash or Waste Disposal. In the event Tenant must dispose of crates, boxes, etc., which will not fit into office waste disposal bins, it is the responsibility of Tenant to dispose of same. In no event will Tenant set or leave excess trash or debris in public hallways or passageways or public areas of the Building. Any excess trash or waste must be left in Tenant's own Leased Premises.

18. Elevator Service. Landlord shall not be liable for any damages from stoppage of elevators for necessary or desirable repairs or improvements, or delays of any sort or duration in connection with the elevator service. Advance notice of arriving or departing shipments will enable the Building Management to give better assistance.

19. Electric/Power Service; Wiring for Computer Systems, Security, IT, Music, etc. If Tenant desires to add, alter, or modify the wiring in the Leased Space or any portion of the Building for purposes such as alarm systems, IT systems, computers, routers, background music, telegraphic, telephonic, or other electric communications, the Landlord or its agents will direct the electricians, security professionals, or IT professionals, as to where and how any such wires may be introduced, and without such directions, no boring or cutting for or of wires will be permitted.

20. Canvassing and Soliciting. Canvassing, soliciting, distribution of handbills or written materials, and peddling by Tenant or anyone under Tenant's control inside the Residence or Building is prohibited and Tenant shall cooperate to prevent the same.

21. Vehicle Parking. If Tenants have purchased or obtained access to parking in the Parking Structure, Tenant agrees to comply with the rules and regulations imposed by the Parking Owner. In addition, Tenant will ensure that all vehicles will be parked within striped lanes as designated by Landlord or the Parking Owner from time to time. Parking across the stripes or in unmarked areas, blocking of walkways, loading areas, entrances or driveways, will not be permitted. Tenants and their employees shall observe rules, regulations and restrictions as may be imposed by Landlord from time to time on such parking areas. Without limitation of other remedies available at law or set forth herein, Landlord may at owner's cost and without liability to the Landlord, tow away or cause to be towed away all vehicles owned by Tenant or Tenant's employees parked in any reserved parking areas in violation of this provision or parked in any other area in violation of

this agreement or any other agreement, rule or regulation relating to the parking. Landlord reserves the right to utilize the parking areas during other than normal building operating hours. Landlord shall not be liable for violations of any parking agreement, rule, regulation, or law by any other party.

22. Unattended Premises. Tenant, its agents, representatives, and employees before leaving the Leased Premises unattended shall close and lock all doors, turn off any lights (excluding emergency lighting) and secure any windows.

23. Carpet Damage. Tenant will be responsible for any damage to carpeting and flooring as a result of rust or corrosion of file cabinets, pot holders, roller chairs and metal objects, spilled beverages and stains.

24. Extra Utility Usage. In the event Tenant desires utility or air conditioning service at other than normal operating hours the request must be made at the Property Manager's Office. This service will be made available at the then prevailing rate established on an hourly basis.

25. Additional Rules. The Landlord reserves the right to make such other and further reasonable rules and regulations as in its judgment may from time to time be needed for the safety care and cleanliness of the Building and Leased Premises and for the preservation of good order therein.

26. Housekeeping. Tenant space that is visible from public areas must be kept neat and clean. All freight and passenger elevator lobbies are to be kept neat and clean. The disposal of trash or storage of materials in these areas is prohibited.

27. Thermostat Settings. Tenant shall not tamper with or attempt to adjust temperature control thermostats in Leased Premises. Landlord shall adjust thermostats as required to maintain the building standard temperature.

28. Locking and Securing Doors. All doors leading from public corridors to the Leased Premises are to be kept closed when not in use, and locked during the night, or when the space is unoccupied. Tenant must be responsible for key entry into its own suite. Under no circumstances will Landlord allow entry into an office without adequate proof of identity and authorization by Tenant.

29. Notices. Tenant shall give immediate notice to the Property Manager's Office in case of accidents in the Leased Premises or in the Building or of detects therein or in any fixtures or equipment, or of any known emergency in the Building.

30. Cooking and Lodging Prohibited. No cooking shall be done or permitted by Tenant on the Leased Premises; nor shall sleeping or lodging of any type be permitted.

31. Services. Tenant will refer all contractors, contractors' representatives and installation technicians rendering any service for Tenant to Landlord for Landlord's supervision and/or approval before performance of any such contractual services. This shall apply to all work

performed in the Building including but not limited to installation of telephones, telegraph equipment, and electrical devices and attachments, and installations of any and every nature affecting floors, walls, woodwork, trim, windows, ceilings, equipment or any other physical portion of the Building. None of this work will be done by the Tenant without Landlord's written approval first had and obtained, except as otherwise expressly provided in the Lease.

32. Windows and Doors. Tenant shall not place anything or allow anything to be placed near the glass of any window, door, partition or wall which may appear unsightly from outside the Premises. No awnings or other projection shall be attached to the outside walls of the Building without the prior written consent of Landlord. No curtains, blinds, shades or screens shall be attached to or hung in, or used in connection with, any window or door of the Premises, other than Building standard materials, without the prior written consent of Landlord. Tenant shall keep corridor doors closed and shall close window coverings at the end of each business day.

33. Vending Machines. Tenant shall not install, maintain or operate upon the Premises any vending machines without the prior written consent of Landlord, which shall not be unreasonably withheld.

34. Heating and Air Conditioning. Tenant shall not use any method of heating or air-conditioning other than that supplied by Landlord.

35. HVAC and Lighting, Etc. Tenant will be responsible for all charges incurred by building for its use of afterhours services including but not limited to electricity for heating, cooling, lighting, etc. Prevailing after- hours hourly rates apply and are subject to change. HVAC services will be available to Tenant during normal operating hours of the building, which are from 7:00am to 6:00pm on weekdays and from 8:00am to 1:00 pm on Saturdays. HVAC services required after-hours will be provided, upon request, with an additional charge based upon Tenant's actual consumption, with no markup by Landlord, with such cost to be paid by Tenant within 30 days of invoice for same.

36. Sale of Goods. Tenant shall not sell, or permit the sale at retail, of newspapers, magazines, periodicals, theater tickets, or any other goods or merchandise to the general public in or on the Leased Premises or the Building.

37. Questions. If you have any questions about the Lease or these rules, please visit or call the Property Manager at _____. You can also email the Property Manager at _____.