

4/20/2021 4:35:11 PM FILE: 20034 SBG PLATFORM v19.rvt

DIVISION 08 – OPENINGS

08 12 00 METAL FRAMES:
DOOR LOCATION IS INDICATED ON DRAWINGS AND IN SCHEDULE.

BASIS-OF-DESIGN FOR HOLLOW METAL DOORS & FRAMES
CECO DOOR (ASSA ABLÖY) OR APPROVED EQUAL
www.cecodoor.com
888-264-7474

PRODUCT:
FIRE RATED AND NON FIRE RATED STEEL FRAMES
SERIES SU STEEL FRAMES (UNEQUAL RABBIT)
FOR 1 3/4" THICK DOORS
STANDARD WALL APPLICATION, HANDED
KNOCK DOWN CORNER AT EXISTING WALLS, WELDED CORNERS AT NEW WALLS
16 GA STEEL, FACTORY PRIMED.

SUBMITTALS:
- PRODUCT DATA: DOOR MANUFACTURER'S TECHNICAL DATA FOR EACH TYPE OF FRAME.
- SHOP DRAWINGS: SUBMIT SHOP DRAWINGS INDICATING LOCATION AND SIZE OF EACH DOOR, FRAME, ELEVATION OF EACH KIND OF DOOR, HAND OF EACH COMPONENT, DETAILS OF CONSTRUCTION, LOCATION AND EXTENT OF HARDWARE BLOCKING, FIRE RATINGS, REQUIREMENTS FOR FACTORY FINISHING AND OTHER PERTINENT DATA.

WARRANTY
LIFETIME LIMITED.

08 13 00 METAL DOORS:
DOOR LOCATION IS INDICATED ON DRAWINGS AND IN SCHEDULE.

BASIS-OF-DESIGN FOR HOLLOW METAL DOORS & FRAMES
CECO DOOR (ASSA ABLÖY) OR APPROVED EQUAL
www.cecodoor.com
888-264-7474

PRODUCT:
FIRE RATED AND NON FIRE RATED METAL DOORS
REGENT (RI) OR OMEGA (OH) HONEYCOMB CORE DOORS
(FLUSH AND EMBOSSED PANEL STEEL DOORS, BEVELED LOCK EDGE)
SIZE: 1 3/4" THICK
18 GA STEEL DOOR PANEL FACE, FACTORY PRIME.
PREP DOOR FOR HARDWARE

EXTERIOR METAL DOOR
VERSADOOR (VU) POLYURETHANE FOAM CORE
(FLUSH AND EMBOSSED PANEL STEEL DOORS, NON-HANDED)
SIZE: 1 3/4" THICK
18 GA STEEL DOOR PANEL FACE, FACTORY PRIME.
PREP DOOR FOR HARDWARE

SUBMITTALS:
- PRODUCT DATA: DOOR MANUFACTURER'S TECHNICAL DATA FOR EACH TYPE OF DOOR, INCLUDING DETAILS OF CORE AND EDGE CONSTRUCTION, TRIM FOR OPENINGS AND FACTORY FINISHING SPECIFICATIONS.
- SHOP DRAWINGS: SUBMIT SHOP DRAWINGS INDICATING LOCATION AND SIZE OF EACH DOOR, ELEVATION OF EACH KIND OF DOOR, HAND OF EACH COMPONENT, DETAILS OF CONSTRUCTION, LOCATION AND EXTENT OF HARDWARE BLOCKING, FIRE RATINGS, REQUIREMENTS FOR FACTORY FINISHING AND OTHER PERTINENT DATA.

Provide tempered glass as required by code, and all weather-stripping, jamb extensions, adjustable thresholds, nailing fins, drip caps, etc. Attach door units as recommended by manufacturer. Doors shall be hung and shimmed, plumb and square, providing smooth operation and even closing.

WARRANTY
LIFETIME LIMITED.

08 31 00 ACCESS DOORS AND PANELS
Basis of Design - The Williams Brothers Corporation of America (www.wbdoors.com)

WB-FR 800 Series Standard Insulated Metal Fire Rated Access Door:
2-hour rated for floor/ceiling, 1-1/2 hour rated for wall assembly. Size as appropriate. Keep size as small as possible.

Paint all doors to match adjacent surface.

WB-DW 400 Series for Drywall Access Door:
Non-Rated Wall Assembly; size as appropriate. Keep size as small as possible. Paint all doors to match adjacent surface.

Accessories, connectors, and related materials shall be as per manufacturer's instructions and building code requirements. Install per manufacturers recommendations.

08 70 00 DOOR HARDWARE:
WORK INCLUDED:

The work in this section shall include furnishing of all items of finish hardware as hereinafter specified or obviously necessary to complete the building, except those items, which are specifically excluded from this section of the specification.

RELATED WORK SPECIFIED ELSEWHERE:
Metal Frames: Section 08 12 00
Metal Doors: Section 08 13 00

REFERENCES:
A. ANSI/NFPA 80 - Fire Doors and Windows
B. AWI - Architectural Woodwork Institute
C. BHMA - Builders' Hardware Manufacturers Association
D. DHI - Door and Hardware Institute
E. NAAMM - National Association of Architectural Metal Manufacturers
F. NFPA 101 - Life Safety Code
G. ANSI/BHMA A156.17

DESCRIPTION OF WORK:
Furnish material to complete hardware work indicated, as specified herein, or as may be required by actual conditions at building. Include all necessary screws, bolts, expansion shield, other devices, if necessary as required for proper hardware application. The hardware supplier shall assume all responsibility for correct quantities.

All hardware shall meet the requirements of Federal, State, and Local codes and laws having jurisdiction over this project, notwithstanding any real or apparent conflict therewith in these specifications.

Fire-Rated Openings
Provide hardware for fire-rated openings in compliance with NFPA 80 and NFPA Standards No. 101. This requirement takes precedence over other requirements for such hardware. Provide hardware that has been tested and listed by UL for the types and sizes of doors required and complies with the requirements of the door and door frame labels.

Fasteners
Hardware as furnished shall conform to published template generally prepared for machine screw installation. Furnish each item complete with all screws required for installation. Typically, all exposed screw installation. Insofar as practical, furnish concealed type fasteners for hardware that is exposed. Screws shall be furnished with Phillips flat head, finished to match adjacent hardware.

Door closures and exit devices to be installed on wood or composite fire doors shall be attached with closed head through bolts (hex bolts).

SUBMITTALS
Prior to ordering hardware, prepare and submit for review of hardware schedule covering all items required for entire job. Schedule to identify manufacturer of each item and shall give type numbers and finish symbols; including catalog cuts for each item. No horizontal schedule will be accepted. Review of the hardware schedule shall not relieve contractor from furnishing all necessary hardware specified in this section.

Furnish suitable templates, together with finish hardware schedule to contractor, for distribution to necessary trades. Furnish three sets of operating and maintenance manuals for all hardware.

Submit samples as requested of any items of hardware to be furnished for the project for final review. Architect-Engineer is sole judge of equality.

Submit keying schedule as directed by Owner or Architect/Engineer.

General Contractor to Submit copy of final approved hardware schedule to Building Department.
unction.

DIVISION 08 – OPENINGS

08 70 00 DOOR HARDWARE (CONT):
General Contractor to Submit copy of final approved hardware schedule to Building Department.

PRODUCTS
Basis of Design hardware products for door hardware listed below (or equal):
Products: Manufacturer:
Hinges (MC) McKinney / Sargent / Ives
Cylinders (CR) Corbin/Russwin
Locks/Latches (CR) Corbin/Russwin
Exit Devices (CR) Corbin/Russwin
Electronic Door Locks (AA) Assa Abloy VingCard Flex
Closers (AA) Assa Abloy
Exit Devices (AA) Assa Abloy
Overhead Stop/Holders (RW) Rockwood
Miscellaneous Door Trim (RW) Rockwood
(Silencers, door stops, etc.)
Weatherstripping (PE) Pemco
Overlapping Astragal (PE) Pemco
Electric Strikes (AR) Adams Rite
Magnetic Holders (RI) Rixson
Furnish all items in US26D Brushed Satin Chrome except as indicated in the Hardware Schedule.
Use 2 pair of hinges or 2 each intermediate pivots at doors 7'-6" high and over.
Use 5" x 4-1/2" hinges at doors 3'-6" wide and over.
Furnish glass bead kits at exit devices where required.
Fasten all exit devices and closers with SNB's.
Furnish all brackets required to mount closers, as required by frame or door details.

QUALITY ASSURANCE
Hardware furnished in connection with doors and frames requiring fire rated labels shall be approved for such use and have such labels as required.

Hardware shall meet the requirements of all applicable labeling authorities and shall complement the NFPA 80 and NFPA 101 requirements of Division 8.

Items not specifically listed, but incidental to or required for completion of project, shall be provided and shall conform in class, quality, and type as required for particular use or as specified in like and similar locations. All fastenings, templates, and all accessory items scheduled and/or required to complete project shall be provided.

Supplier:
A. Manufacturers: Companies specializing in manufacturing door hardware with minimum ten years experience.
B. Hardware Supplier: Company specializing in supplying commercial door hardware who has maintained an office and has been furnishing hardware in the project's vicinity for a period of at least ten (10) years. Hardware supplier must be an authorized distributor of the products specified.
Hardware supplier shall have in his employment, at least one experienced Architectural Hardware Consultant (AHC) who is available at reasonable times during business hours for consultation about project's hardware and requirements to Owner, Architect and Contractor.

WARRANTY:
All items, except overhead closers, shall be warranted in writing by the manufacturer against failure due to defective materials and workmanship for a period of one (5) years commencing on the Date of Final Completion and Acceptance. In the event of product failure, promptly repair or replace item with no additional cost to the Owner.

Closers shall be warranted in writing by the manufacturer against failure due to defective materials and workmanship for a period of ten (10) years commencing on the Date of Final completion and Acceptance. In the event of product failure, promptly repair or replace item with no additional cost to the Owner.

CERTIFICATIONS:
A. Architectural Hardware Consultant shall inspect complete installation and certify that hardware has been furnished and installed in accordance with manufacturer's instructions and as specified herein.
B. Provide two copies of certifications to Architect.
Return to project one month after occupancy and adjust hardware for proper operation and function.

DIVISION 09 – FINISHES

SECTION 09 22 16 NON-STRUCTURAL MEAL FRAMING
Framing Members: Comply with ASTM C 754 for conditions indicated.

Steel Sheet Components: Comply with ASTM C 645 requirements for metal, unless otherwise indicated.
Protective Coating: Coating with equivalent corrosion resistance of ASTM A 653/A 653M, G40 (Z120), hot-dip galvanized, unless otherwise indicated.

Studs: Manufacturer's standard profile for repetitive members, corner and end members, and fire resistance-rated assembly indicated on drawings.

Runner Tracks: Manufacturer's standard J-profile track with long-leg length as standard with Auxiliary Material.

Deflection: Limit H/360

Furring Channels (Furring Members): Hat-Shaped, Rigid Furring Channels: ASTM C 645, 7/8 inch (22.2 mm) deep.

Minimum Requirements: 25 gauge, hemmed edge detail required on all 25 gauge furring channel.
Meets or exceeds SSMA requirements.
Depth: 7/8 inch
Width Bottom: 2-1/2 inch wide minimum.
Width Top: 1-1/4 inch wide

Steel Drill Screws: ASTM C 1002, unless otherwise indicated.

Track Fasteners: Power-driven fasteners of size and material required to withstand loading conditions imposed on assemblies without exceeding allowable design stress of track, fasteners, or structural substrates in which anchors are embedded.

Power-Actuated Anchors: Fastener system of type suitable for application indicated, fabricated from corrosion-resistant materials, with capability to sustain, without failure, a load equal to 10 times design load, as determined by testing per ASTM E 1190 conducted by a qualified testing agency.

Products: Subject to compliance with requirements, provide the following: Dietrich Metal Framing or approved equal.

Studs to be designed by manufacturer. Submit shop drawings for review and approval.

Install per manufacturers recommendations.

09 29 00 GYPSUM BOARD
TYPE-X gypsum board - "USG 5/8" Sheetrock" fire code "X" or (approved equal)
Refer to sound isolation and noise reducing assemblies for additional requirements. Seal all penetrations with approved fire resistant sealant.

Exterior Sheathing - 5/8" Georgia-Pacific DensGlass GOLD Sheathing or equal. Verify sheathing system with exterior finish systems.

Exterior Soffit - 5/8" USG Sheetrock Exterior Gypsum Ceiling Board with Firecode C Core at fire rated soffits with soffit finish (board or other finish) over the top.

Shaft Walls: 1" gypsum board shaft liner - "USG Sheetrock Brand Gypsum Liner Panels" or approved equal. Refer to fire rated assembly details for more information.

Joint Treatment: "USG Durabond 90" joint compound.

Panel Fastening Method: Screw all walls and ceilings at required spacing. Provide non-corrosive fasteners at all wet locations.

Accessories: "USG" metal square corner beads (26 GA, Zinc Coated), casing beads, tape and reinforcement, unless shown otherwise in drawings.

Finish: GYPSUM BOARD WALLS AND CEILING FINISHES ARE TO BE LEVEL 4.

Provide a sample (3'-0" x 3'-0") for Owner review and approval before construction.

DIVISION 09 – FINISHES (CONT)

09 91 13 EXTERIOR PAINTING
Provide the following paint systems for the various substrates, as indicated. The systems are based on Benjamin Moore and Co. and ICI, unless noted.

Exterior Railings - Pre-Finish
Provide pre-finished Kynar Finish (Or Approved Equal) on metal railings. Color: Black.

Exterior Metal Finish - Benjamin Moore
(i.e. flashing, exposed piping, louvers, vents, steel lintels, etc. Any non-pre finished exposed metal locations)
(A) PRIMER-"BENJAMIN MOORE" IRONCLAD RETARDO RUST INHIBITIVE PAINT (163)
(B) 1ST COAT-"BENJAMIN MOORE" MOORE'S SEMI-GLOSS EXTERIOR LATEX HOUSE PAINT (105)
(C) 2ND COAT: SAME AS FIRST COAT

Submit product literature and color selections, color to be similar to adjacent wall material.

Sand and prep all interior and exterior metal receiving field finish prior to applying finishes to produce a very smooth finish.

Install per manufacture's requirements.

09 91 23 INTERIOR PAINTING:
PROVIDE THE FOLLOWING PAINT SYSTEMS FOR THE VARIOUS SUBSTRATES, AS INDICATED. THE SYSTEMS ARE BASED ON BENJAMIN MOORE AND CO, AND ICI, UNLESS NOTED.

GYPSUM BOARD OR CONCRETE TYPICAL PAINT
(A) PRIOR TO DRYWALL TEXTURE (IF USED) APPLY ONE COAT OF "HAMILTON PREP COAT PLUS".
PAINTER TO APPLY THIS COAT AS REQUIRED.
PATCH CONCRETE AS REQUIRED.
(B) PRIMER: "BENJAMIN MOORE" REGAL CLASSIC PREMIUM INTERIOR LATEX PRIMER (N216).
DRY FILM THICKNESS OF NOMINAL 1.5-1.6 MILS (0.038 mm - 0.040 mm)
(C) 1ST COAT: "BENJAMIN MOORE" REGAL CLASSIC PREMIUM INTERIOR 100% ACRYLIC EGGSHELL FINISH (N319).
DRY FILM THICKNESS OF NOMINAL 1.2-1.5 MILS (0.030 mm - 0.038 mm).
(D) 2ND COAT: SAME AS FIRST COAT

EXPPOSED BRICK OR CMU PAINT
(A) PRIOR TO PRIMER: "BENJAMIN MOORE" SUPER SPEC MASONRY INTERIOR/EXTERIOR HI-BUILD BLOCK FILLER (208) AS NEEDED FOR PITS IN EXISTING MASONRY. PAINTER TO APPLY THIS COAT AS REQUIRED.
(B) PRIMER (MINIMUM TWO COATS PRIMER, DRY FILM THICKNESS OF NOMINAL 8-12 MILS (0.20mm - 0.30 mm):
"BENJAMIN MOORE" REGAL CLASSIC PREMIUM INTERIOR LATEX PRIMER (N216)
(C) 1ST COAT-"BENJAMIN MOORE" REGAL CLASSIC PREMIUM INTERIOR 100% ACRYLIC EGGSHELL FINISH (N319).
DRY FILM THICKNESS OF NOMINAL 1.2 - 1.5 MILS (0.030 mm - 0.038 mm)
(D) 2ND COAT: SAME AS FIRST COAT

INTERIOR EXPPOSED METAL/FERROUS
(A) PRIMER: "BENJAMIN MOORE" SUPER SPEC HP ACRYLIC METAL PRIMER (P04) OR SUPER SPEC HP ALKYL METAL PRIMER (P06)
(B) 1ST COAT: 1ST COAT-"BENJAMIN MOORE" REGAL CLASSIC PREMIUM INTERIOR 100% ACRYLIC EGGSHELL FINISH (N319)
(C) 2ND COAT: SAME AS FIRST COAT

PAINT COLOR SELECTIONS:
PAINT COLORS PER OWNER.

CONCRETE SLAB SEALANT:
BASIS OF DESIGN: WR MEADOWS SEALTIGHT.
VOCOMP-30, WATER-BASED, ACRYLIC, CONCRETE CURING AND SEALING COMPOUND.
INSTALL PER MANUFACTURES RECOMMENDATIONS.

PROVIDE SAMPLES AS NOTED UNDER SUBMITTALS BELOW FOR REVIEW BY OWNER AND ARCHITECT BEFORE PROVIDING ALL PAINT FOR PROJECT.

09 91 23 INTERIOR PAINTING (CONT)
GENERAL
Patch as needed, fill cracks and nail holes and correct any defects in substrate.

Examine surfaces to receive paint/stain and report any deficiencies that might impair the performance of the installation. Work indicates acceptance of substrate.

Remove all hardware, fixtures and accessories from surfaces to receive finish.

Caulk/fill all interior trim work to walls.

Paint black all framing and exposed materials behind screened vent openings and grills including soffit vents and ventilation chimney locations.

Samples at the site of all exterior and all interior colors and finishes shall be provided for approval by Owners/Architect prior to any ordering or staining or painting of any of the materials.

Follow manufacturer's directions for proper spreading rate, thickness and acceptable temperature and humidity range. Finishes must be applied evenly; sags, runs and uneven finishes will not be accepted.

Set all nail heads and fill holes with filler to match material. Filler to be compatible with finish. Paint all interior piping and mechanical and electrical equipment which is not prefinished and is exposed in finished spaces. Paint miscellaneous vents, louvers, trim to match adjacent wall color or material.

SUBMITTALS
Product Data: Submit manufacturer's technical information including paint label analysis and application instructions for each coat of each finish sample.

Samples: Submit samples for Architect's review and color and texture only. Provide a listing of material and application for each coat of each finish sample.

On 4" x 8" hardboard, provide two samples of each color and material, with texture to simulate actual conditions. Resubmit samples as requested by Architect until acceptable sheen, color, and texture is achieved.

On concrete masonry, provide two 4" x 8" samples of masonry for each type of finish and color, defining filler, prime and finish coat.

On actual wall surfaces and other exterior and interior building components, duplicate painted finishes of prepared samples. On at least 100 sq. ft. of surface as directed, provide full coat finish samples until required sheen, color and texture is obtained; simulate finished lighting conditions for review of in place work.

DIVISION 10 – SPECIALTIES

10 14 00 SIGNAGE:
SIGNAGE IS TO BE PROVIDED PER IBC 2018, ANSI A117.1 AND IN ACCORDANCE WITH ADA 2010 SECTION 216 AND SHALL COMPLY WITH ADA 2010 SECTION 703.

LOCATION:
SIGNAGE TO BE PROVIDE FOR BUT IS NOT LIMITED TO THESE LOCATIONS:
DIRECTIONAL SIGNAGE
EGRESS SIGNAGE
MISCELLANEOUS IDENTIFICATION SIGNAGE
FIRE EXTINGUISHER, FIRE ALARM RELATED SIGNAGE

PROVIDE AN ALLOWANCE OF FIVE THOUSAND DOLLARS (\$5,000.00) FOR SIGNAGE.

SIGNAGE PACKAGE TO BE PROVIDED BY CONTRACTOR FOR REVIEW BY OWNER AND ARCHITECT.

10 44 16 FIRE PROTECTION SPECIALTIES
FIRE EXTINGUISHERS AND CABINETS
Provide fire extinguishers, cabinets, accessories manufactured by FIRE END & CROKER CORPORATION (www.croker.com) or approved equal.

LOCATIONS:
Boiler Room
Actual locations and types of extinguishers to be determined/approved by local Fire Department.

INSTALL PER MANUFACTURERS REQUIREMENTS

DIVISION 14 – CONVEYING EQUIPMENT

14 20 00 ELEVATORS
HYDRAULIC PASSENGER ELEVATOR
RATED LOAD - 4000 LB
RATED SPEED - 100 TO 150 FPM
DOORS - 4'-0" WIDE X 7'-0" HIGH
HOISTWAY - 9'-4" WIDE X 7'-0" DEEP
PIT DEPTH - 4'-0"
SUMP PIT - REQUIRED
TOTAL TRAVEL DISTANCE: 9'-6"
LANDINGS - 2 FRONT OPENING, CENTERED
OPERATION SYSTEM - AUTOMATIC OPERATION AS DEFINED IN ASME A17.1
AUXILIARY OPERATIONS - BATTER-POWERED LOWERING

QUALITY ASSURANCE:
IN ADDITION TO LOCAL GOVERNING REGULATIONS AND INTERNATIONAL BUILDING CODE 2018, COMPLY WITH APPLICABLE PROVISIONS OF ASME A17.1 SAFETY CODE FOR ELEVATORS AND ESCALATORS AND AMERICANS WITH DISABILITIES ACT (ADA), ACCESSIBILITY GUIDELINES (ADAAG).

FINISHES:
CEILING - EXPOSED FRAME WITH LAY-IN PANELS, SC02
LIGHTING - COMPACT FLUORESCENT DOWNLIGHTS
HANDRAILS - STAINLESS STEEL (PROVIDE ON 3 WALLS OF CAB)
CAB - DECORATIVE WALLS PANELS TO BE BRUSHED STAINLESS STEEL
DOORS AND FRAMES - STAINLESS STEEL
SILL - EXTRUDED METAL WITH GROOVED SURFACE ON NONSHRINK, NONMETALLIC GROUT.
FLOORING - DIAMOND PLATE STEEL FLOORING

ADDITIONAL REQUIREMENTS:
PROVIDE INSPECTION CERTIFICATE MOUNTED UNDER ACRYLIC OVER WITH STAIN STAINLESS-STEEL FRAME.
PROVIDE PROTECTIVE BLANKET HOOKS AND TWO COMPLETE SETS OF FULL-HEIGHT BLANKETS.
PROVIDE ALL CODE REQUIRED COMMUNICATION AND SIGNAL EQUIPMENT INCLUDING BUT NOT LIMITED TO: CAR CONTROL STATIONS, EMERGENCY COMMUNICATIONS SYSTEM, FIRE DEPARTMENT COMMUNICATION SYSTEM, CAR POSITION INDICATOR WITH TRAVEL DIRECTION ARROWS, HALL PUSH-BUTTON STATIONS, HALL LANTERNS, ETC.

TEMPERATURE CONTROL:
MINIMAL HEAT AND COOLING TO BE PROVIDED TO THE ELEVATOR MACHINE ROOM AND ELEVATOR HOISTWAY. MANUFACTURER TO PROVIDE MAX HEAT LOAD OF MACHINERY AND ALLOWABLE TEMPERATURE RANGES FOR MACHINE ROOM AND HOISTWAY TO USE FOR DESIGN OF HEATING/COOLING SYSTEM.

FREIGHT: VERIFY THAT ELEVATOR CAN ACCOMMODATE FREIGHT AS WELL AS PASSENGERS.
FREIGHT CARTS ARE 52" X 24" WIDE AND WEIGH +/- 600 LBS WHEN LOADED.
EXPECT (2) CARTS AND (2) STAFF MEMBERS IN THE LIFT AT ONE TIME.

ELEVATOR MACHINE ROOM:
PROVIDE SEPARATE ELEVATOR MACHINE ROOM (NO MACHINE ROOM-LESS APPLICATIONS DUE TO WEATHER RESTRICTIONS).

AVAILABLE MANUFACTURERS:
SCHINDLER ELEVATOR CORP (BASIS OF DESIGN)
OTIS ELEVATOR CO
THYSSSENKRUPP ELEVATOR GROUP OF NORTH AMERICA
(OR EQUAL)

DIVISION 22 – PLUMBING

Plumbing specifications per Plumbing Engineer.

DIVISION 23 – HEATING, VENTILATING AND AIR CONDITIONING

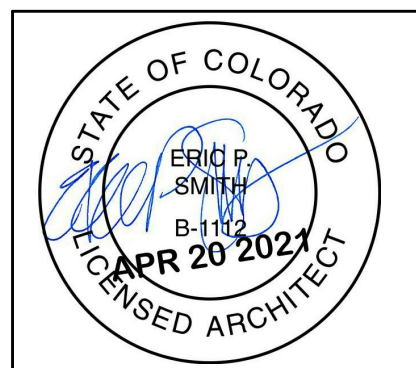
HVAC specifications per Mechanical Engineer.

DIVISION 26 – ELECTRICAL

Electrical specifications per Electrical Engineer.

DIVISION 26 – COMMUNICATIONS

Communications, Audio-Video, etc. specifications per Owner.



NOTICE/DUTY OF COOPERATION
Release of these plans constitutes further cooperation among the owner, the contractor and the architect. Design and construction are complex. Although the architect and the consultant have performed their services with due care and diligence, they cannot guarantee perfection. Communication is perfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the architect shall relieve the architect from responsibility for the consequences. Changes made from the plans without consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arising out of such changes.

All design, documents and data prepared by Eric Smith Associates, P.C. as instruments of service shall remain property of Eric Smith Associates, P.C. and shall not be copied, changed or disclosed in any form whatsoever without first obtaining the express written consent of Eric Smith Associates, P.C.

Eric Smith Associates, P.C.

REVISIONS		
No.	Description	Date
3	ASI #1	4-19-2021

STEAMBOAT GONDOLA
RELOCATION
STEAMBOAT SPRINGS, CO



ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

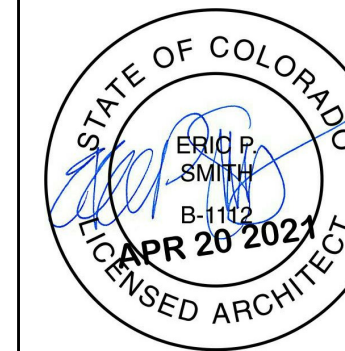
Job Number:	20034
Date:	12/30/20
Drawn By:	Author
Checked By:	Checker

Project Phase
CONSTRUCTION DOCUMENTS

Sheet Title
SPECIFICATIONS

Sheet Number
AG004

CONSTRUCTION SET 03/29/2021



NOTICE: DUTY OF COOPERATION

Release of these plans contemplates full cooperation among the owner, his contractor, architect and design consultant.

Although the architect and his consultants performed their services with due care and did not intend to cause any harm, they cannot guarantee perfection. Communication, cooperation and understanding are essential. Imperfect and every contingency cannot be an excuse for failure to cooperate.

Any ambiguity or discrepancy discovered by the architect or design consultant shall be brought to the attention of the architect. Failure to notify the architect constitutes a breach of the contract. Misunderstanding and increases construction costs. The architect shall not be held responsible for failure to cooperate by a simple notice to the owner. The architect shall relieve the architect from responsibility for any and all consequences. Changes made from the plans without the architect's consent of the architect are unauthorized and shall be at the owner's risk. The architect shall not be held responsible for any and all consequences arising out of such changes.

All design, documents and data prepared by Smith Associates, P.C. as instruments of service shall remain property of Eric Smith Associates and shall not be copied, changed or disclosed in any form whatsoever without first obtaining the written consent of Eric Smith Associates,

Eric Smith Associates, P.C.

REVISIONS

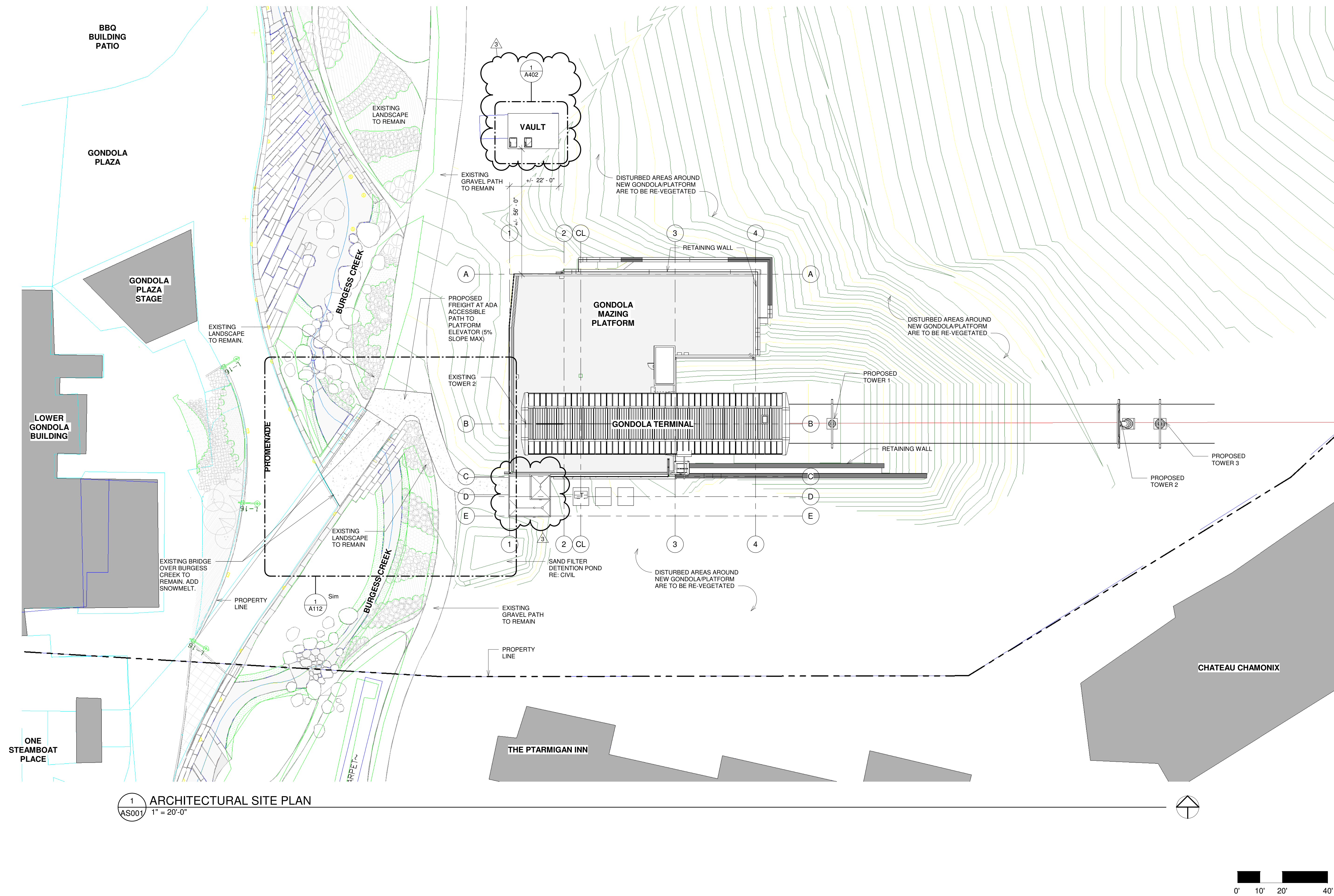
[illegible]

**STEAMBOAT GONDOLA
RELOCATION**
STEAMBOAT SPRINGS, CO

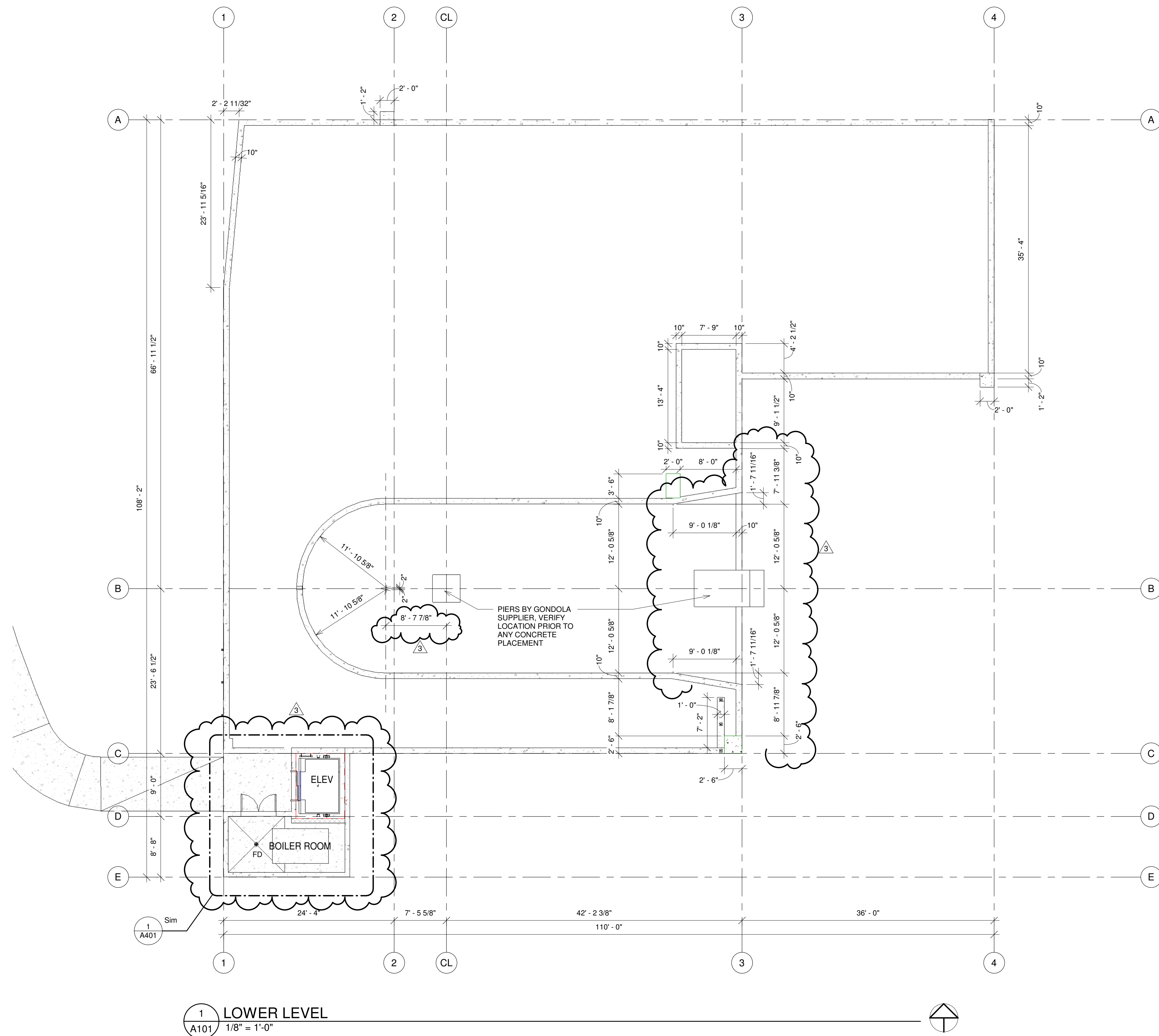


Job Number:	200
Date:	12/30
Drawn By:	Aut
Checked By:	Ch

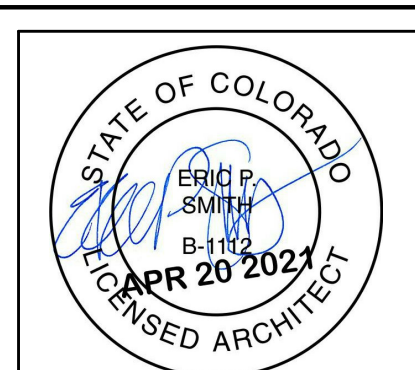
Project Phase CONSTRUCTION DOCUMENTS
Sheet Title ARCHITECTURAL SITE PLAN
Sheet Number AS001



CONSTRUCTION SET 03/29/2021



CONSTRUCTION SET 03/29/2021



NOTICE: DUE TO COOPERATION

Release of these plans constitutes full cooperation among the owner, his contractor and the architect. Design and construction are complex. Although the architect and his consultants have provided services to the owner, the architect cannot guarantee perfect performance. Communication is imperfect and every contingency cannot be anticipated. Any arbitrary discrepancy in the design or the use of these plans shall be reported immediately to the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. A change made by a contractor without the architect shall relieve the architect from responsibility for the consequences. Changes made from the plans without consent of the architect will discontinue the architect's liability. The architect shall relieve the architect of responsibility for all consequences arising out of such changes.

All design, documents and data prepared by Eric Smith Associates, P.C. as instruments of service shall remain property of Eric Smith Associates, P.C. and shall be copied, stored, used, reproduced, or in any form whatsoever without first obtaining the express written consent of Eric Smith Associates, P.C.

Eric Smith Associates, P.C.

[illegible]

**STEAMBOAT GONDOLA
RELOCATION
STEAMBOAT SPRINGS, CO**



Job Number:	20034
Date:	12/30/20
Drawn By:	Author
Checked By:	Checker

Project Phase CONSTRUCTION DOCUMENTS
Sheet Title LOWER LEVEL PLAN
Sheet Number A101

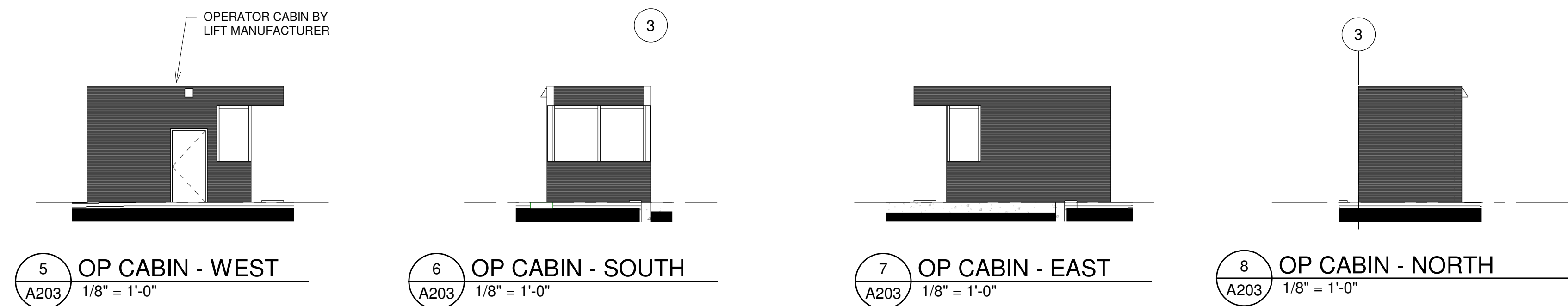
[illegible]

ESA

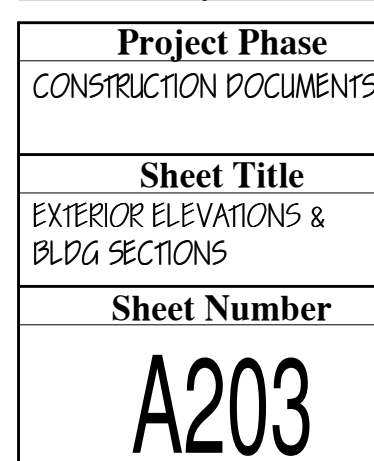
ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

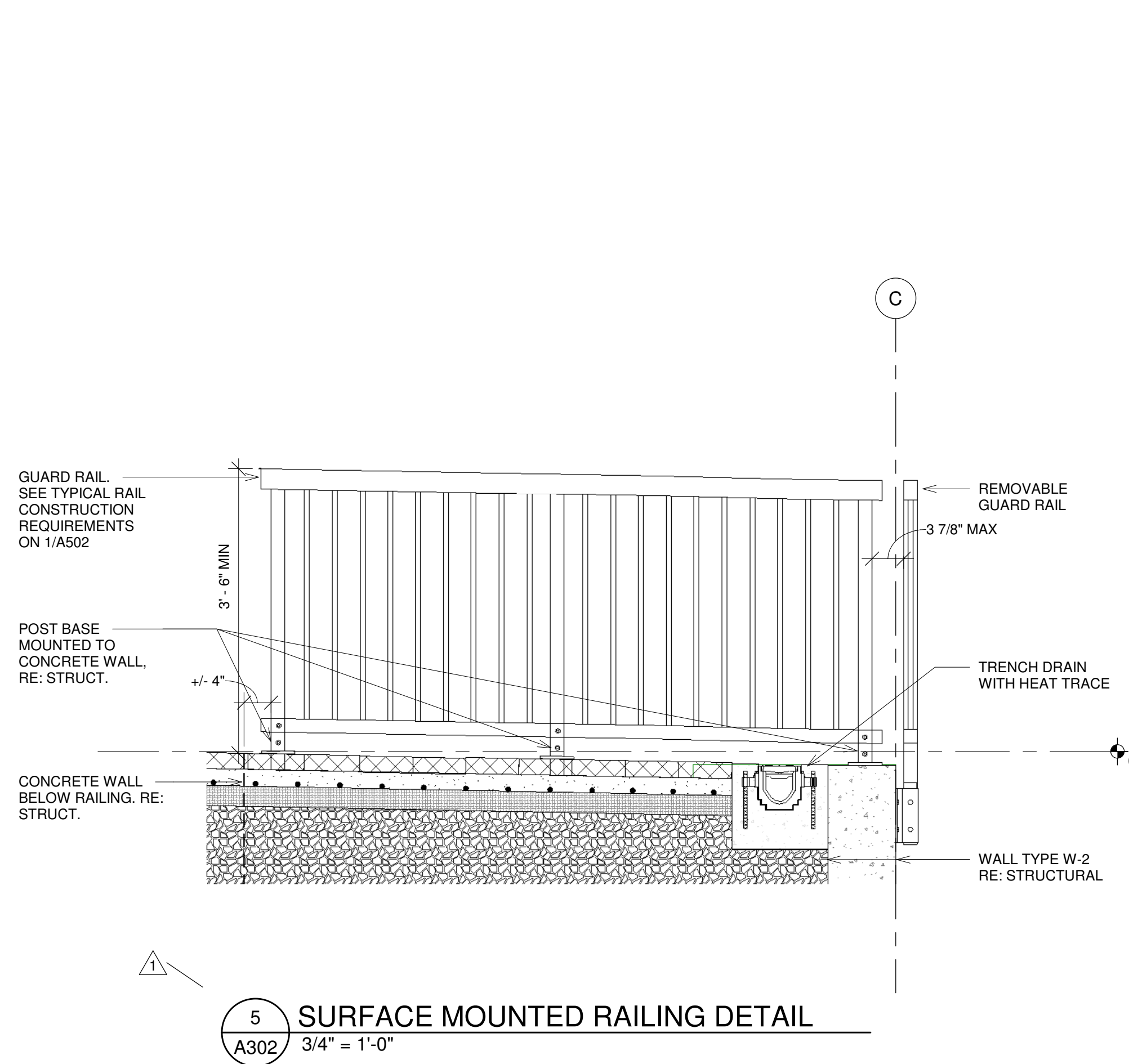
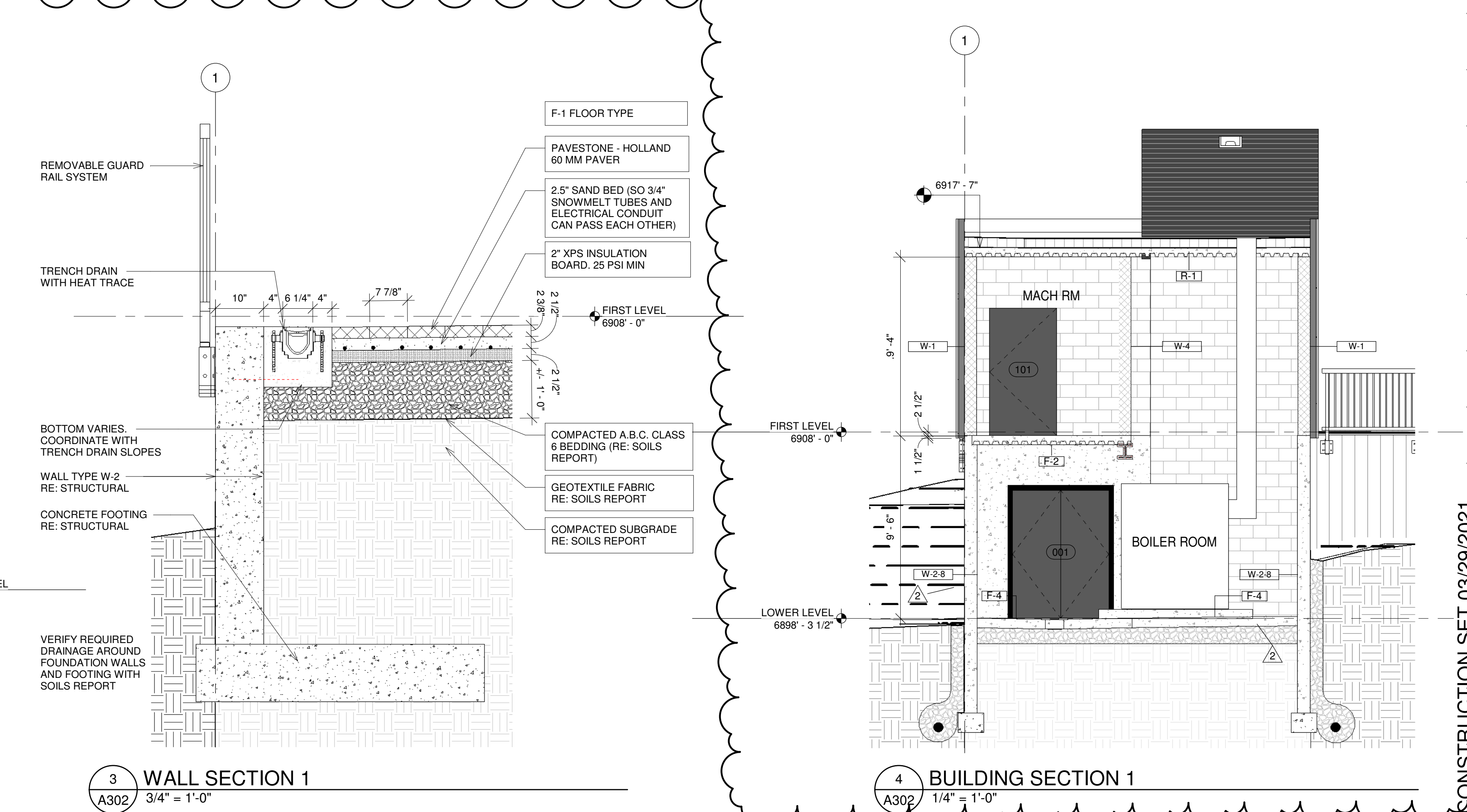
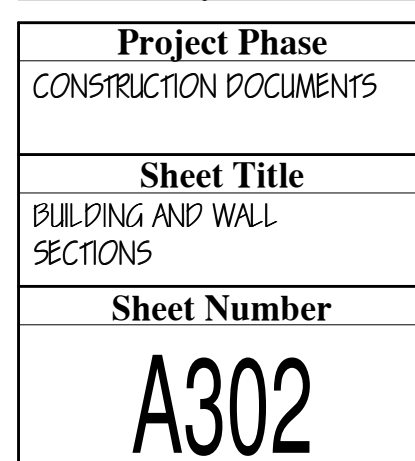
Project Phase
CONSTRUCTION DOCUMENTS
Sheet Title
FIRST LEVEL PLAN
Sheet Number
A111

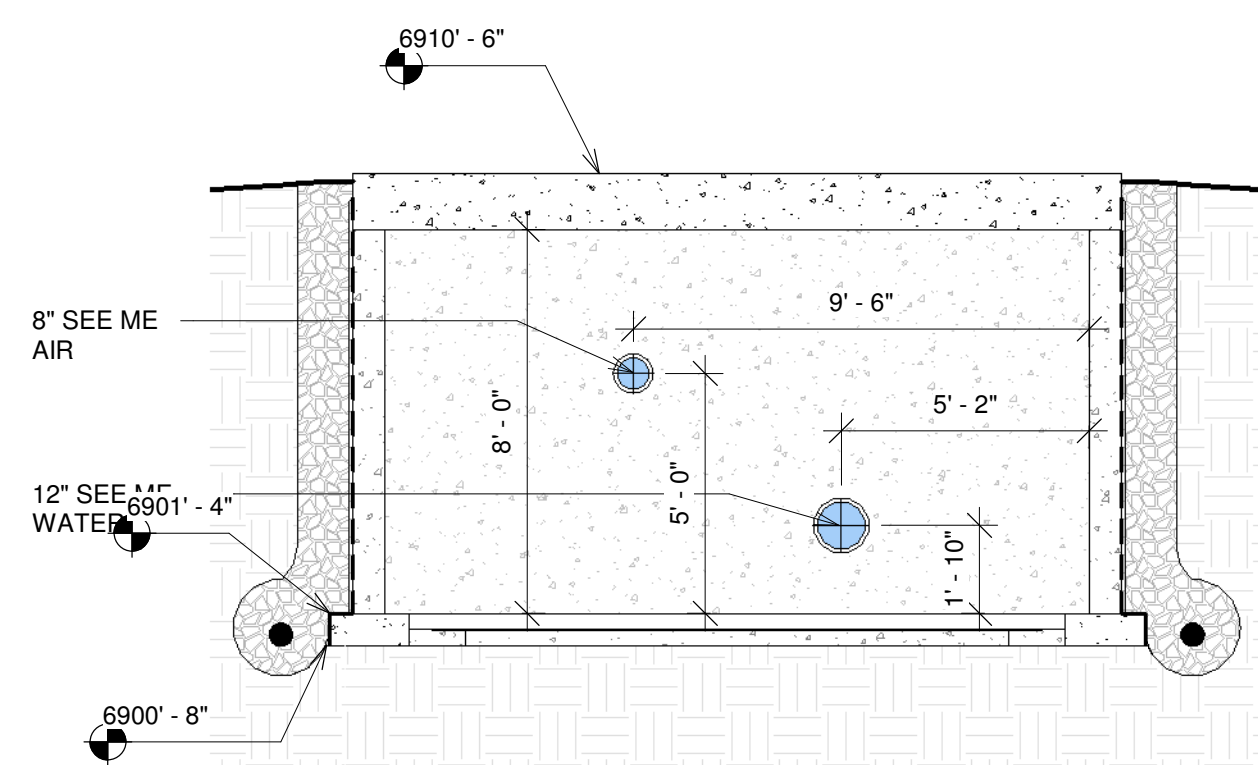




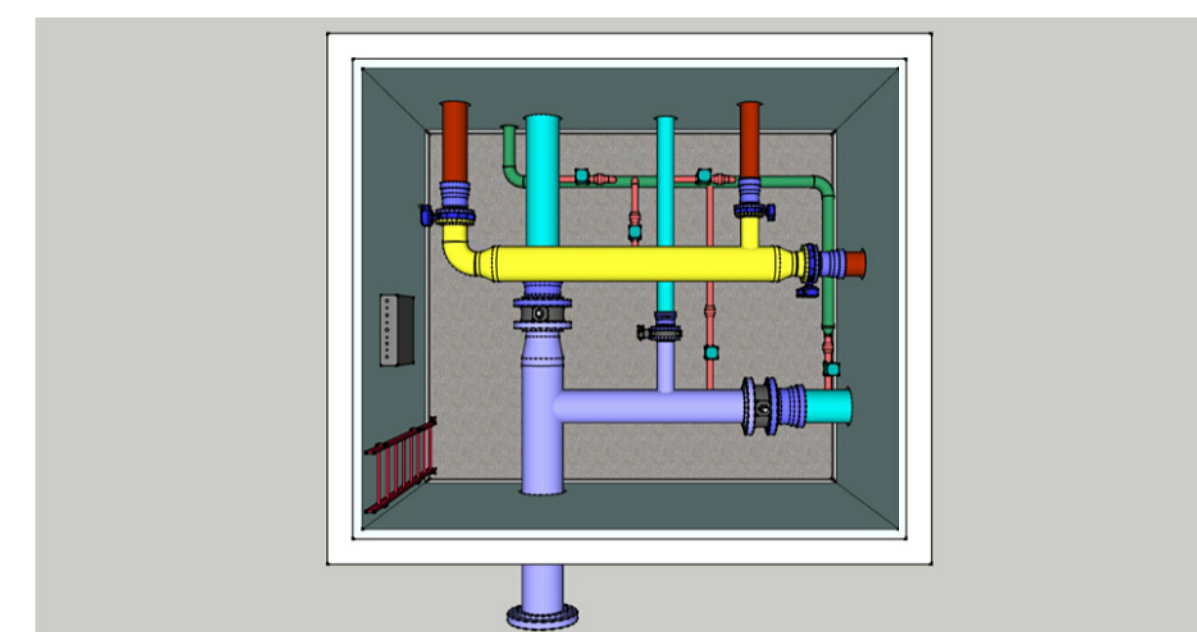
CONSTRUCTION SET 03/29/2021







5 VAULT - EAST
A402 1/4" = 1'-0"



PIPE AND CONDUIT SLEEVE
DETAIL PER CARLISLE CCW
MIRADRI 860/861 PIPE SLEEVE
WITH SHEET FLASHING DETAIL
(VERIFY WITH MANUFACTURER
ON RECOMMENDED DETAIL)
TYPICAL AT ALL PIPE AND
CONDUIT PENETRATIONS OF
VAULT WALLS.

per

Access Hatch, Basis-of-Design - Floor Door, floodtight, BA-A-FP
www.BestAccessDoors.com
 Material: Aluminum door and frame; Type 316 Stainless steel hinges & hardware.
 Door: 1/4" aluminum diamond plate reinforced for live load 625 pounds per square foot.
 Frame: 3/8" aluminum with 4" high raised frame for bolting to concrete.
 Hinge: Type 316 stainless steel but hinges with tamper proof stainless steel bolts and nuts.
 Gasket: 3/8" neoprene gasket
 Opening Device: Automatic hold open arm with red vinyl grip allows door to open 90 degrees, locking door in open position and allowing for easy control when closing door panel. Stainless steel compression springs provide lift assistance.
 Standard Latch: Type 316 stainless steel pressure lock system and exterior staple for padlock
 Finish: mill finish with bituminous coating on the exterior frame.

MANUFACTURER: Carlisle Coatings and Waterproofing Incorporated or equal.

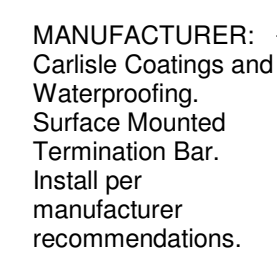
PRODUCT: CCW MiraDRI Carlisle 860/861 - a self-adhesive membrane of not less than 60 mils thickness, consisting of a 56 mil rubberized asphalt membrane laminated to 4 mil cross-laminated polyethylene film and CCW MiraDRAIN drainage composite. All details per manufacturer recommendations. See also specification Section 07 13 26 for more information.

Wall Mounted Ladder, Basis-of-Design - BA-LAD-08-AL
www.BestAccessDoors.com
 Material: Aluminum wall mounted ladder. 15/16" square extruded aluminum climbing rungs spaced on 12" centers.
 Loading: 300 LBS at midspan
 3/8" x 2 1/2" aluminum side members
 7" stand-off brackets
 Finish: Mill finish

12" MIN FREE DRAINING GRAVEL ON ALL SIDES OF VAULT

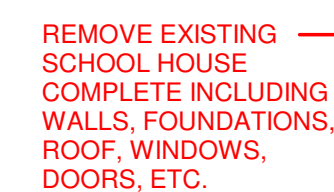
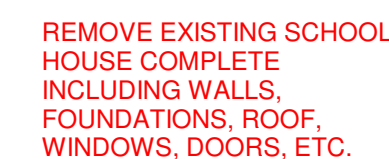
PERIMETER DRAIN SYSTEM PER
 SOILS REPORT REQUIREMENTS

6 VAULT SECTION
A402 1/2" = 1'-0"

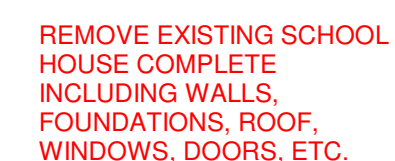


MANUFACTURER:
Carlisle Coatings and
Waterproofing
Incorporated or equal.
PRODUCT: CCW
MiraSTOP
WATERSTOP. Install
manufacturer
recommendations.

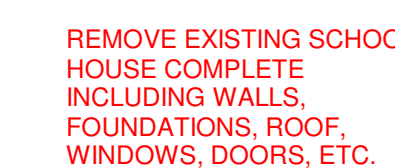
6 VAULT SECTION
A402 1/2" = 1'-0"



COORDINATE WITH OWNER
ON ANY ITEMS THAT OWNER
MAY WANT TO HAVE
TURNED BACK OVER TO
THEM INCLUDING BUT NOT
LIMITED TO CUPOLA, BELL,
SIGNAGE, EQUIPMENT, ETC.



OWNER TO RELOCATE — EXISTING SNOW MAKING PIPING DURING DEMO AND CONSTRUCTION AND TO REINSTALL SNOW MAKING PIPING INTO NEW BLOCK HOUSE VAULT.



STATE OF COLORADO
ERIC P. SMITH
B-1112
APR 20 2021
LICENSED ARCHITECT

NOTICE: DUTY OF COOPERATION

Release of these plans contemplates further cooperation among the owner, his contractor and the architect. Design and construction are interrelated. Although the architect and his consultants have performed their services with due care and diligence they cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be the responsibility of the architect. Failure to notify the architect comprises misunderstanding and increases construction costs. Failure to cooperate by a simple notice to the architect shall relieve the architect from responsibility for the consequences. Changes made from the plans without notice of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arising out of such changes.

All design, documents and data prepared by Eric Smith Associates, P.C. as instruments of service shall remain property of Eric Smith Associates, P.C. and shall not be copied, changed or disclosed in any form whatsoever without first obtaining the express written consent of Eric Smith Associates, P.C.

[illegible]

**STEAMBOAT GONDOLA
RELOCATION**
STEAMBOAT SPRINGS, CO



Job Number:	20034
Date:	12/30/2
Drawn By:	Author
Checked By:	Checker

Project Phase
CONSTRUCTION DOCUMENTS

Sheet Title
SNOW MAKING & ELECTRICAL VAULT

Sheet Number

A402