

# Application for Administrative Review to Rebuild Nonconforming Use or Structure

Municipality of Anchorage  
Planning Department  
PO Box 196650  
Anchorage, AK 99519-6650

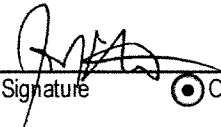
PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) 1733 E Dowling LLC		Name (last name first)	
Mailing Address 5430 Fairbanks St. unit 5		Mailing Address	
anchorage, alaska 99518			
Contact Phone – Day (415) 990-0694	Evening	Contact Phone – Day	Evening
E-mail joseph@slatteryproperties.com		E-mail	

\*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION			
Property Tax #(000-000-00-000): 00927480000			
Site Street Address: 1733 E. Dowling Rd			
Current legal description: (use additional sheet if necessary) FYFE Subdivision, Block E, Lot 26A			
Zoning: L-1	Acreage: .3	Grid #: SW1933	Underlying plat #: 770249

NONCONFORMING APPROVAL REQUESTED	
Select one: <input checked="" type="radio"/> Nonconforming Structure <input type="radio"/> Nonconforming Use	
Describe non-conformity: Building is a fire-damaged building that is a nonconforming structure. We are requesting to build the structure exactly as it was before the fire. Foundation, structural steel and structural concrete block wall survived the fire.	
Has the nonconforming use or structure been abandoned, discontinued, vacant or inactive for one year? Please explain. no	

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for an administrative site plan review in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the site plan.

 \_\_\_\_\_ 05.03.2024  
Signature ☒ Owner ☐ Representative Date  
(Representatives must provide written proof of authorization)

Joseph Slattery on behalf of 1733 E. Dowling LLC.

Print Name

Accepted by:	Poster & Affidavit	Fee:	Case Number:	Decision Date
			2024-0097	admin: 09/20/2024
Rebuild Nonconformity (Rev. 03/21) Front			2024-0097	

## RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

<input type="checkbox"/> Rezoning - Case Number:
<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s):
<input type="checkbox"/> Conditional Use - Case Number(s):
<input type="checkbox"/> Zoning Variance - Case Number(s):
<input type="checkbox"/> Land Use Enforcement Action for _____
<input type="checkbox"/> Building or Land Use Permit for _____
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corps of Engineers <input type="checkbox"/> Municipality of Anchorage

## APPLICATION REQUIREMENTS

(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)

<b>1 copy required:</b>	<input type="checkbox"/> Signed application (original) <input type="checkbox"/> As-built survey with original signature from surveyor, less than 2 years old <input type="checkbox"/> The letter of non-conforming determination from Land Use Review <input type="checkbox"/> 8 1/2" by 11" copy of site plan/building plans submittal
<b>7 copies required:</b>	<input type="checkbox"/> Signed application (copies) <input type="checkbox"/> As-Built Survey less than 2 years old (copies) <input type="checkbox"/> The letter of non-conforming determination from Land Use Review <input type="checkbox"/> Project narrative explaining: <input type="checkbox"/> the project <input type="checkbox"/> planning objectives <input type="checkbox"/> addressing the approval criteria on page 3 of this application <input type="checkbox"/> Site plan to scale depicting, with dimensions: <input type="checkbox"/> building footprints <input type="checkbox"/> parking areas <input type="checkbox"/> vehicle circulation and driveways <input type="checkbox"/> pedestrian facilities <input type="checkbox"/> lighting <input type="checkbox"/> grading <input type="checkbox"/> landscaping <input type="checkbox"/> loading facilities <input type="checkbox"/> freestanding sign location(s) <input type="checkbox"/> required open space <input type="checkbox"/> drainage <input type="checkbox"/> snow storage area or alternative strategy <input type="checkbox"/> trash receptacle location and screening detail <input type="checkbox"/> fences <input type="checkbox"/> significant natural features <input type="checkbox"/> easements <input type="checkbox"/> project location <input type="checkbox"/> Building plans to scale depicting, with dimensions: <input type="checkbox"/> building elevations <input type="checkbox"/> floor plans <input type="checkbox"/> exterior colors and textures <input type="checkbox"/> Assembly Ordinance enacting zoning special limitations, if applicable

(Additional information may be required.)

## APPROVAL CRITERIA

The Planning Director may only approve a request to replicate a nonconformity if the director finds that **all** of the following standards are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

### AMC 21.12.030D.2. Approval Criteria for Nonconforming Uses

- The nonconforming use is or shall be made compatible with uses allowed on adjacent properties, in terms of site design and operating characteristics (such as lighting, noise, odor, dust, and other external impacts);
- The nonconforming use will not limit, impair, or impede the normal and orderly development and improvement of surrounding property for uses permitted on those properties;
- Utilities, access roads, drainage, and other necessary facilities are sufficient to service the use, or will be provided;
- Adequate measures have been or will be taken to provide ingress and egress that are designed to minimize traffic congestion on the streets; and
- The nonconforming use will not result in the creation of additional nonconformities or the need for any variances.

(continued on p. 3)

**AMC 21.12.040D.2. Approval Criteria for Nonconforming Structures**

- a. The nonconforming structure is or can be made compatible with uses allowed on adjacent properties, in terms of site design and operating characteristics (such as lighting, noise, odor, dust, and other external impacts);
- b. The nonconforming structure will not limit, impair, or impede the normal and orderly development and improvement of surrounding property for uses permitted on those properties;
- c. The parking, landscaping, and lighting either conform to the requirements of this title, or are moving towards conformity to the maximum extent feasible;
- d. Utilities, access roads, drainage, and other necessary facilities are sufficient to service the use, or will be provided; and
- e. Adequate measures have been or will be taken to provide ingress and egress that are designed to minimize traffic congestion on the streets.

Administrative Review to Rebuild Nonconforming Structure  
Narrative  
August 6, 2024

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**Administrative Review Documentation**

Request:

Administratively approve us to rebuild the Commercial Automotive shop that burned and needs to be rebuilt in the same non-conforming location as it existed prior to the fire which is identified in the NCD(attached) as the 5 ft east secondary setback along Dow Place.

Location: FYFE Block E Lot 26 A  
Site Address: 1733 E Dowling Rd, Ak 99507  
Tax Identification: 009-274-48-000

**Site:**

Lot Size: 14,020 sq ft  
Zoning: I1  
Topography: Flat  
Existing Use: Automotive Shop,  
Private water and sewer  
Comprehensive Plan Classification: Light Industrial Commercial

Surrounding Area:

	<b>NORTH:</b>	<b>EAST:</b>	<b>SOUTH:</b>	<b>WEST:</b>
Zoning:	I1	I1	I1	I1
Land Use:	Light Industrial	Light Industrial	Light Industrial	Light Industrial

**I1 District**

**AMC 21.04.050**      **CE- I1: Industrial District**

**B. I-1: Light Industrial District**

***1. Purpose***

The I-1 district is intended primarily for public and private light and general manufacturing, processing, service, storage, wholesale, and distribution operations along with other uses that support and/or are compatible with industrial uses. Business-industrial parks and single-commodity bulk retail sales and building supply stores and services are allowed. Many commercial uses are also permitted and/or conditionally allowed, with some limitations on the more intensive customer retail, community service, and commercial employment establishments, to reduce land use and traffic conflicts, promote efficient use



of industrial lands, and encourage the location of intensive commercial activities in commercial centers. This district is applied in areas designated as industrial/commercial by the comprehensive plan.

***District-Specific Standards***

**NONE**

**Admin Review Standards and Responses**

**a. The nonconforming use is or shall be made compatible with uses allowed on adjacent properties, in terms of site Design and operating characteristics (such as lighting, noise, odor, dust, and other external impacts);**

a.(Response) The current use will remain the same as it has been for decades. Therefore the lighting, noise, odor, dust, and other external impacts will remain unchanged to the area which will have no new impacts on the surrounding properties and uses.

Therefore, this criterion is satisfied

**b. The nonconforming use will not limit, impair, or impede the normal and orderly development and improvement of surrounding property for uses permitted on those properties;**

b.(response) This building was initially built in 1976 and will remain the same with a new structure exactly the same size if approved by this administrative review for reconstruction after a fire that damaged it beyond 50%. The development is completely on property and does not negatively affect any surrounding property so it does not and will not impeded, impair or limit the surrounding properties from future development.

Therefore, this criterion is satisfied

**c. Utilities, access roads, drainage, and other necessary facilities are sufficient to service the use, or will be provided;**

c.(response) All utilities exist and will remain unchanged by this rebuild. Drainage will be the same after the rebuild as it was prior to the fire. There is no problem in this area with drainage.

Therefore, this criterion is satisfied.

**d. Adequate measures have been or will be taken to provide ingress and egress that are designed to minimize traffic congestion on the streets; and**

*d.(response)* Response: The subject lot is not changing and adequate ingress and egress was provided before and that same ingress egress will be maintained for the rebuild of this structure.

Therefore, this criterion is satisfied.

**e. The nonconforming use will not result in the creation of additional nonconformities or the need for any variances**

*e.(response)* Response: No new violations are created by asking for this building to be rebuilt in the exact location it was prior to the fire.

Therefore, this criterion is satisfied.

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**2023-030122-0**

Recording Dist: 301 - Anchorage  
10/26/2023 08:50 AM Pages: 1 of 6



Verification of Nonconforming Status

**FYFE**

**BLOCK E**

**LOTS 25 REM & 26A REM**

**Plats P-251 & 77-249**

**Anchorage Recording District, Anchorage, Alaska**

**009-274-66-000 and 009-274-80-000**

**1733 East Dowling Road, Anchorage**

**SW 1933**

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**After recording return to:**



Municipality of Anchorage, Planning Department  
Zoning & Land Use Review Section  
4700 Elmore Road / P.O. Box 196650  
Anchorage, Alaska 99519-6650



# MUNICIPALITY OF ANCHORAGE



Planning Department  
Zoning and Land Use Review Division

Phone: 907-343-7931

**Mayor Dave Bronson**

## VERIFICATION OF NONCONFORMING STATUS

October 26, 2023

1733 E. Dowling, LLC  
c/o Joseph Slattery  
1733 E. Dowling  
Anchorage, Alaska 99507

To Whom It May Concern,

This document establishes the nonconforming status of the commercial properties located at 1733 E. Dowling Road, Anchorage, Alaska. Parcel ID No's. 009-274-66-000 and 009-274-80-000; Grid SW 1933; Legal Description: **Lots 25 REM & 26A REM, Block E, Fyfe Subdivision; Plats P-251 & 77-249.**

The determination is based upon the as-built survey provided with the request, building permit records, MOA Property Appraisal assessment records, our research, and the applicable Municipal ordinances in place presently and at the time of construction.

### **The following facts were established:**

**May 17, 1952** Lot 25, Block E, Fyfe Subdivision was created by Plat P-251. (Lots 26 and 27 are also on the plat and were subsequently re-platted to Lot 26A.)

**1970's** MOA GIS aerial photo shows a structure, many vehicles, and miscellaneous items on Lot 25. Lot 26A is cleared of vegetation and a vehicle is stored on the lot. Dirt driveways provide access to the lots from E. Dowling Road.

**December 21, 1970** the area was zoned R-2 (Two-Family Residential) District. Ordinance 110-70.

**February 12, 1973** the area was re-zoned I-1 (Light Industrial) District per Ordinance 180-72.

**1976** MOA Property Appraisal records indicate the commercial building was built.

**October 5, 1977** aerial photo (Flight 7, Frame 10) shows Lot 25 is vacant. A large commercial building is on Lot 26A with vehicles on the north and south sides of the property. The dirt driveways from the 1970's aerial photo are gone. The northwest and northeast sides of Lot 26A provide access to the property from Dow Place. No vegetation is shown on either lot.

**November 2, 1977** Lot 26A, Block E, Fyfe Subdivision was created by Plat 77-249. Plat note no. 1 states "No direct vehicular access to or from Dowling Road shall be permitted.

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**June 13, 1978** AO 78-118 amended off-street parking standards, to include the requirement for paving and on-site turning and maneuvering.

**September 10, 1985** Municipal Ordinance 85-91 adopted landscaping design criteria.

**1990's** MOA GIS aerial photo shows both lots are paved. A fence is along the north side of Lot 26A. A free-standing sign is near the southwest side of Lot 26A.

**August 24, 2000** a Warranty Deed (Book 3680, Page 306) was recorded between the property owner of the subject lots and the State of Alaska, Department of Transportation and Public Facilities for 495 square feet of Lot 25 and 980 square feet of Lot 26A along the south sides of the lots for additions to the existing right-of-way at E. Dowling Road.

**2009** MOA GIS aerial photo shows a fence along the north sides of both lots and along the west side of Lot 25. Access to Lot 25 is through abutting Lot 26A from Dow Place.

**2021** MOA GIS aerial photo and Google Earth street view shows vehicles parked on all sides of Lot 25 and the north and south sides of Lot 26A. Three bay doors are on each of the north and south sides of the commercial structure.

The as-built survey dated **September 25, 2023**, by Matt Crow, a Registered State of Alaska Land Surveyor, shows:

- Lot 25: a 7,500-square-foot vacant lot.
- Lot 26A: a 1-story commercial building 50.4 from the south primary front lot line at E. Dowling Road, 0.0 feet from the east secondary front lot line at Dow Place, 39.7 feet from the north side lot line at the alley, and 0.0 feet from the west side lot line. A concrete pad with sign is near the southwest corner of the lot. A chain-link fence is along the north lot line. A 10-foot utility easement is at the north lot line. Grass is near the northeast corner of the property. A paved pad is between the commercial building and parking area.

Municipal Property Appraisal records currently indicate:

- Lot 25 REM is a 7,005-square-foot vacant commercial lot.
- Lot 26A REM is a 14,020-square-foot lot with a 6,440-square-foot commercial auto service garage built in 1976; six overhead doors; 1,080 feet of chain-link fence built in 1976; and 18,400 square feet of asphalt paving built in 1976.

**The following conclusions are drawn from the established facts and findings:**

Lots 25 REM and 26A REM have more than the minimum lot area and width required by the I-1 (Light Industrial) District; therefore, **Lots 25 REM and 26A REM are Legal Conforming Lots of Record.**

The use of 25 REM for a parking lot and Lot 26A REM for vehicle service and repair, minor are permitted principal uses in the I-1 (Light Industrial) district pursuant to AMC Table 21.05-1.

The commercial structure encroaches entirely within the required 5-foot east secondary front setback at Dow Place. At the time of construction in 1976 the required secondary front setback



October 26, 2023

Verification of Nonconforming Status

Lots 25 REM & 26A REM, Block E, Fyfe Subdivision

Page 4 of 6

was none; therefore, **the commercial structure encroaching entirely within the required 5-foot east secondary front setback at Dow Place is a Legal Nonconforming Structure and is governed by AMC 21.13.040. Nonconforming Structures.**

AMC 21.07.090.H7. requires parking spaces and parking aisles be separated from any nonresidential building by a walkway or site enhancement landscaping planting area, or both, of at least four feet in width. There is less than four feet of separation between the parking area and the building's north, west, and south walls on Lot 26A. The requirement for building separation was enacted by AO 85-91, adopted in September 1985. The site was developed legally prior to September 1985. Therefore, **the lack of a walkway or landscape planting area of at least four feet wide between the north, west, and south sides of the building and the parking area on Lot 26A is a Legal Nonconforming Characteristic of Use and is considered conforming in accordance with AMC 21.13.060A.**

The only access to Lot 25 is through Lot 26A abutting Dow Place. A search of our files found no record of a recorded access agreement between Lots 25 and 26A. Please contact the Planning Department, Land Use Review Section regarding an Agreement to Provide Shared Access. This office is located at 4700 Elmore Road. The telephone number is 343-8353.

A landscape plan was not provided for this determination; however, aerial and street view photographs show:

- Lot 25 lacks required (L1) parking lot perimeter landscaping along the north, west, and south sides of the lot.
- Lot 26A lacks required (L1) parking lot perimeter landscaping along the north, east, and south sides of the lot.

Lots 25 and 26A were legally developed prior to the landscaping ordinance adopted on September 9, 1985 (AO 85-91); therefore, **the lack of required (L1) parking lot perimeter landscaping along the north, south, and west sides of Lot 25 and along the north, south, and east sides of Lot 26A is a Legal Nonconforming Characteristic of Use and is considered conforming per AMC 21.13.060A.**

**Anchorage Municipal Code of Ordinances, Title 21, effective January 1, 2014, as amended, and relevant to this determination are as follows:**

**AMC 21.06.020A. Table of Dimensional Standards: I-1 (Light Industrial) District: All Uses:**

Minimum lot size and width requirements:

Lot size	6,000 square feet
Lot width	50 feet

Minimum setback requirements for Lot 25:

Front (South)	10 feet
Sides (East & West)	20 if adjacent to a residential district; otherwise 0 or at least 5 feet

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Rear (South)	20 if adjacent to a residential district; otherwise 0 or at least 5 feet
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Minimum setback requirements for Lot 26A:

Primary Front (E. Dowling Rd.)	10 feet
Secondary Front (Dow Place)	5 feet
Sides (North & West)	20 if adjacent to a residential district; otherwise 0 or at least 5 feet

Maximum lot coverage: N/A

AMC 21.06.030 Measurements and Exceptions:

C. Setbacks

4. Corner Lots with Two or More Frontages and Double-Frontage Lots

- a. In the case of corner lots with two or more frontage and double-frontage lots, the director shall determine the setback requirements subject to the following limitations:
  - i. At least one front setback shall be provided having the full depth required generally in the district.
  - ii. No other front setback on such lot shall have less than half the full depth required generally for front setback in the district.
  - iii. For residential lots of less than one acre in area and for non-residential lots, setbacks shall be consistent with surrounding properties, with more weight given to abutting properties oriented in the same pattern.

AMC 21.07.080E. Types of Landscaping:

2. Parking Lot landscaping Requirements

b. Parking Lot Perimeter Landscaping

- i. Parking lot perimeter landscaping is required for all parking lots with 10 or more parking spaces that are associated with any multifamily or nonresidential use, and for parking lots that are a principal use on a site.
- ii. Parking lot perimeter landscaping shall be placed on all perimeters of a parking lot, which includes appurtenant driveways, where the parking lot abuts a property line. L2 buffer landscaping shall be used where a nonresidential district abuts a residential district, or is adjacent to a residential district across an alley, and where a multifamily district abuts a single-family residential district. All other sides of the parking lot perimeter shall have L1 visual enhancement landscaping.
- iii. Exceptions include:
  - (A) At approved points of pedestrian and vehicle access; and



- (B) Adjacent to lots being developed under a common development plan, where the director waives the requirement.

AMC 21.07.090.H.7. Relationship to Buildings:

a. Nonresidential Buildings

Parking spaces and parking aisles shall be separated from any nonresidential building by a walkway or site enhancement landscaping planting area, or both, of at least four feet in width...

AMC 21.13.060 Characteristics of Use:

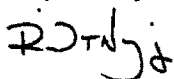
A. Developments Are Conforming

1. Development that was legally established before January 1, 2014 that does not comply with the district-specific standards of chapters 21.04, 21.09, and 21.10; the use-specific standards of chapters 21.05, 21.09, and 21.10; or the design and development standards of chapter 21.07 (except for section 21.07.020B., Stream, Water Body, and Wetland Protection) shall be considered conforming on January 1, 2014, and subject to this section. The standards for development that do not conform to section 21.07.020B., Stream, Water Body, and Wetland Protection, are contained in 21.13.045., Nonconforming Encroachments into Watercourse, Water Body, and Wetland Setbacks.
2. No change shall be made to any development unless the change is in the direction of conformity to the requirements of this title.

This determination is based on the information listed above, which was provided by the applicant or was in the files of the department. If additional information is obtained, or the information provided above is later determined to be inaccurate or false, and materially changes the conclusion herein, the department may revise or revoke this determination.

Anchorage Municipal Code, Title 21, is available on the internet at [www.municode.com](http://www.municode.com).

Respectfully,

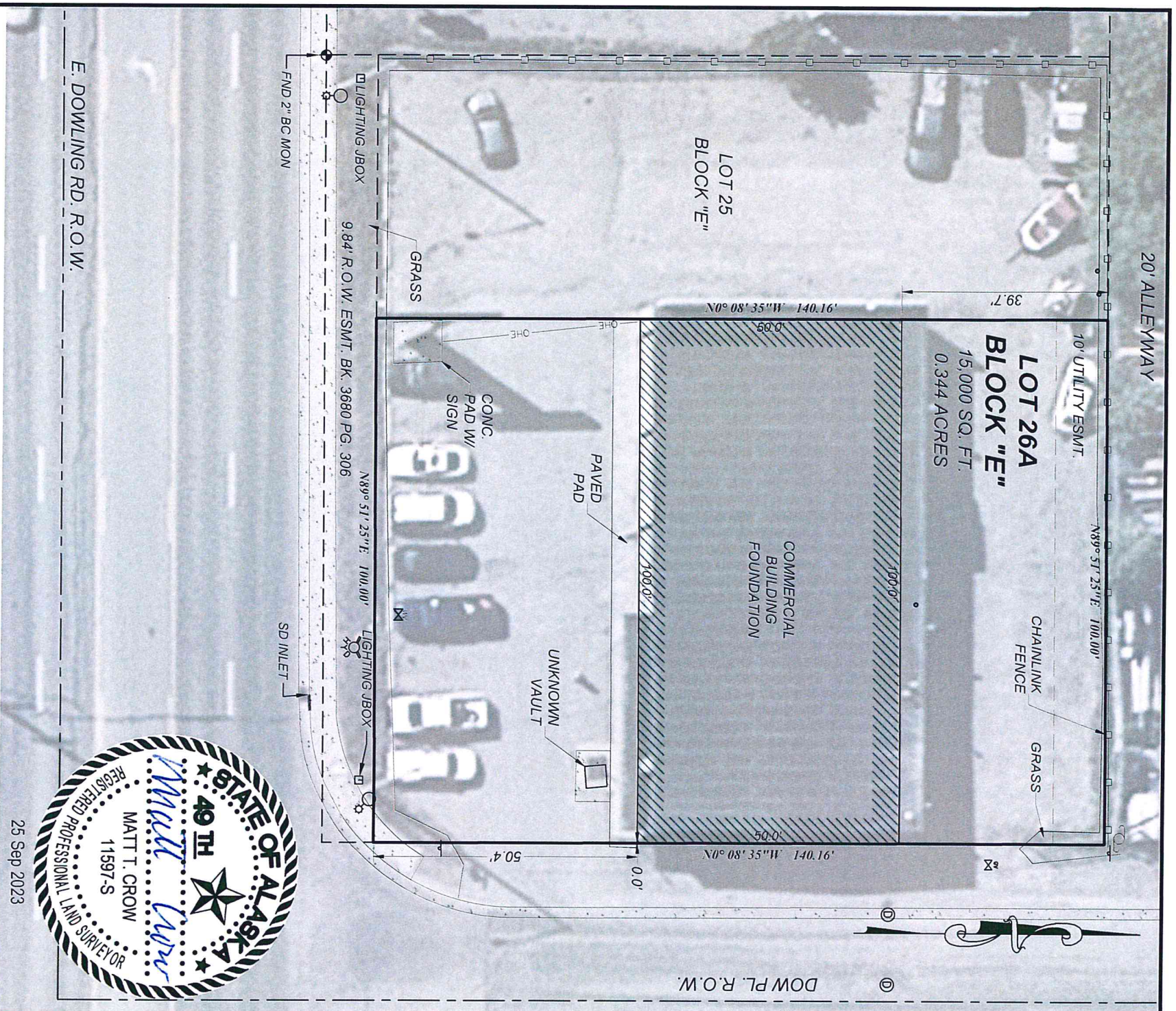


Richard Novy  
Land Use Plan Reviewer  
(907) 343-8380

Appeal: This determination may be appealed to the Zoning Board of Examiners and Appeals (ZBEA) in accordance with AMC 21.03.050B. The appeal may be brought by any party of interest for the application no later than 20 days after the date of service of the decision. The appeal fee is \$1,130 and is required to be paid at the time the appeal is submitted. If the ZBEA fully overturns the decision of the director, then the fee will be returned. If the ZBEA overturns the decision of the director in part, then half of the fee will be returned. Please contact the Current Planning Section for more information.







## ASBUILT CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING PROPERTY, LOT 264 BLOCK "E", FYFE SUBDIVISION, AND THAT NO ENCROACHMENTS EXIST, EXCEPT AS NOTED.

## EXCLUSIONS

IT IS THE RESPONSIBILITY OF THE OWNER OR BUILDER TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED PLAT. UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR ESTABLISHING BOUNDARY OR FENCE LINES.

**Alaska Construction Surveys**  
907 E Dowling Rd, Suite 10  
Anchorage, Alaska 99518



Office: (907) 344-5505  
Fax: (907) 344-4775  
Email: [mcrow@akconsursurveys.com](mailto:mcrow@akconsursurveys.com)

Site: Commercial  
Address: 1733 E. Dowling Rd.  
Field Survey Date: 09/25/23  
Crew: B.B., B.C.

**PREPARED FOR  
61 NORTH REALTY**

ASBUILT SURVEY  
LOT 26A BLOCK "E"  
FYFE SUBDIVISION

SIV 14, SIV 4, SIC, 32, T13N, R3W, SEWARD MERIDIAN, ALASKA



61 NORTHARCHITECTS  
3401 DENALI STREET, # 102  
ANCHORAGE, ALASKA 99503  
PH. 807-274-4446



1733 E. DOWLING FIRE REHAB

# 1733 EAST DOWLING FIRE REHAB

PROJECT ADDRESS:  
1733 EAST DOWLING ROAD  
ANCHORAGE, ALASKA  
61 PROJECT NO. 2K23029

COVER  
A0

DATE: 2.1.2024  
PERMIT SET



## PROJECT DESCRIPTION

A FIRE REPAIR OF AN AUTO MECHANIC'S SHOP ON DOWLING ROAD IN ANCHORAGE, ALASKA. THIS WORK IS A REPAIR/REPLACEMENT AND NOT A CHANGE OF USE.

THE FIRE DAMAGED THE INTERIOR OF THE BUILDING. THE SALVAGEABLE PORTIONS OF THE EXTERIOR SHELL ARE THE PERIMETER STEEL FRAMED AND WEST-SIDE CMU WALL. WORK TO INCLUDE EXTERIOR ROOF AND WALL PANELS, ALL WINDOWS AND DOORS, MEZZANINE AND INTERIOR WALLS.

## GENERAL NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 IBC LOCAL AMENDMENTS AND GOOD STANDARD PRACTICE. CONTRACTOR TO COORDINATE ALL DIMENSIONS, SIGNS AND OPENINGS WITH ALL TRADES. CONTRACTOR TO VERIFY ALL CONNECTOR SIZES TO ENSURE PROPER FIT.

2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND FINISH GRADES.

3. ALL MATERIALS AND WORK SHALL CONFORM TO ALL GOVERNING CODES AND REGULATIONS.

4. ALL MATERIALS AND PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

5. DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, AND GRID LINES UNLESS OTHERWISE NOTED.

6. EXTERIOR OPENINGS SHALL BE FLASHED WEATHERPROOF. FLASHING SHALL BE NO. 24 GALVANIZED SHEET METAL GAGE, UNCL.

7. EXIT HARDWARE: OPEN FROM INSIDE WITH ONE MOTION, NO SPECIAL KNOWLEDGE OR EFFORT. NO THUMB TURNS OR SEPARATE DEADBOLTS. NO KEYS OR LOCKS EXCEPT FRONT MAIN ENTRANCE.

8. PROVIDE A KEY BOX ADJACENT TO THE FRONT ENTRANCE TOP OF BOX TO BE 6" ABOVE ADJACENT WALKING SURFACE. COORDINATE W/ LOCAL FIRE DEPARTMENT.

9. GAS METER PROTECTION: PROVIDE BOLLARDS MINIMUM OF 4" DIAMETER BY 6'-0" (3'-0" BURIED IN A 16" DIAMETER CONCRETE FOOTING 3'-0" ABOVE GROUND) AND THEY MUST BE FILLED WITH CONCRETE. SHALL BE MINIMUM 3'-0" FROM METER AND MAXIMUM 4'-0" APART.

## CODE ANALYSIS

CURRENTLY ADOPTED (NOTY OF PARBANS) BUILDING CODE STANDARDS

2018 INTERNATIONAL BUILDING CODE

2018 INTERNATIONAL MECHANICAL CODE

2018 UNIFORM PLUMBING CODE

2018 INTERNATIONAL FIRE CODE

2024 NATIONAL ELECTRICAL CODE

2018 INTERNATIONAL ENERGY CONSERVATION CODE

2018 INTERNATIONAL EXISTING BUILDING CODE

2018 ABATEMENT OF DANGEROUS BUILDINGS CODE

2018 INTERNATIONAL RESIDENTIAL CODE

2018 INTERNATIONAL FUEL GAS CODE

5009 ICC/ANSI AHJ-1

2018 INTERNATIONAL BUILDING CODE

CHAPTER 3. USE AND OCCUPANCY CLASSIFICATION

CONSTRUCTION TYPE:

• VB: NON-SPRINKLERED

OCCUPANCY:

GROUP S-1: MOTOR VEHICLE REPAIR GARAGE

IBC 406.2.3.1 ELEVATION OF IDENTIFY SOURCES.

IBC 406.8 REPAIR GARAGES.

IBC 406.8.1 VENTILATION

• SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE

IBC 406.8.3 AUTOMATIC SPRINKLER SYSTEM

• NOT REQUIRED PER 903.2.3.1 (1)-(4) REPAIR GARAGES.

SECTION 504 BUILDING HEIGHT AND NUMBER OF STORIES

IBC TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE

• S-1 (TYPE V, NS) = 40 FEET

IBC TABLE 504.4. ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE

• S-1 (TYPE V, NS) = 1 STORY

SECTION 4.0 MEZZANINES AND EQUIPMENT PLATFORMS

505.2.3 AREA LIMITATION

• 1/3 THE AREA OF THE FLOOR AREA OF THE ROOM.

• 5,000 X .33 = 1,650 SF ALLOWED (1,023 SF ACTUAL).

SECTION 506 BUILDING AREA

IBC TABLE 506.2 ALLOWABLE AREA DETERMINATION.

IBC 506.2.1 SINGLE-OCCUPANCY, ONE-STORY BUILDINGS.

• (S-1) (SINGLE STORY AND NON-SPRINKLERED) = 9,000 SF ALLOWED

• ALLOWABLE INCREASE CALCULATION NOT NECESSARY BECAUSE ALLOWABLE AREA IS MORE THAN THE BUILDING AREA.

ACTUAL SF = 5,000 SF (FIRST FLOOR FOOTPRINT)\*\*

\*\*TIC: NO RATINGS ARE REQUIRED AND NO SEPARATIONS ARE REQUIRED BASED ON ALLOWABLE HEIGHTS AND AREAS.

SECTION 509 INCIDENTAL USES

IBC 509.4.2 PROTECTION

• PER TABLE 509.4.2, FURNACE ROOMS WHERE ANY PIECE OF EQUIPMENT IS OVER 400,000 BTU PER HOUR INPUT AND SPRINKLER IS PROVIDED, ROOMS IS REQUIRED TO PROVIDE CONSTRUCTION THAT IS CAPABLE OF RESISTING THE PASSAGE OF SMOKE.

• NOT REQUIRED.

IBC TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

TYPE VB CONSTRUCTION

PRIMARY STRUCTURAL FRAME

0 HOUR

BEARING WALLS

EXTERIOR

0 HOUR

INTERIOR

0 HOUR

NONBEARING WALLS AND PARTITIONS

EXTERIOR

PER TABLE 602

NONBEARING WALLS AND PARTITIONS

INTERIOR

0 HOUR

FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS

0 HOUR

ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS

0 HOUR

IBC TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE.

TYPE VB CONSTRUCTION (FIRE SEPARATION DISTANCE)

LESS THAN 5'

1 HOUR

MORE THAN 5' AND LESS THAN 10'

1 HOUR

MORE THAN 10' AND LESS THAN 30'

0 HOUR

MORE THAN 30'

0 HOUR

TABLE 903.13. INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

NON-SPRINKLERED			
GROUP	INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMP AND EXIT PASSAGEWAYS	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAY AND EXIT ACCESS RAMP	ROOMS AND ENCLOSED SPACES
S-1	B	E	C

SECTION 804 INTERIOR FLOOR FINISHES.

IBC 804.4.2 MINIMUM CRITICAL RADIANT FLUX.

• CLASS B REQUIRED FOR FLOOR COVERINGS IN ENCLOSURES FOR STAIRWAYS AND RAMP, EXIT PASSAGEWAYS, CURRICULE.

SECTION 902 AUTOMATIC SPRINKLER SYSTEMS

• IBC 903.2.3.1 REPAIR GARAGES.

• PER NUMBERS 1-4, SPRINKLER SYSTEM NOT REQUIRED.

SECTION 904 PORTABLE FIRE EXTINGUISHERS

• RECEIPTON SPACE AND PARTS STORAGE

• 2A1-BC

• 75' MAX. TRAVEL DISTANCE.

\*\*IFC 904.3 CLASS B FIRE HAZARDS.

• MECHANICAL SHOP (Flammable liquids, i.e. petroleum, grease, tars, oils, etc.)

• 2A1-BC EXTINGUISHERS.

• 50' MAX. TRAVEL DISTANCE.

TABLE 904.1 ADDITIONAL REQUIRED PORTABLE FIRE EXTINGUISHERS IN THE IFC

• IFC 2316 REPAIR GARAGES.

• N/A

SECTION 404 OCCUPANT LOAD

USE

FIRST FLOOR:

REPAIR GARAGE

4510 SF

1200

22.6

RECEPTION-OFFICE

430 SF

150

3.3

MEZZANINE

1023 SF

1300

3.4

ACCESS STORAGE

1023 SF

1300

3.4

TOTAL FIRST FLOOR

22.2

TABLE 1604.6

• OCCUPANCY CATEGORY II

2018 INTERNATIONAL FIRE CODE

CHAPTER 35 WELDING AND OTHER HOT WORK

• HOT WORK SHALL COMPLY WITH CHAPTER 35 OF THE IFC.

2018 INTERNATIONAL EXISTING BUILDING CODE

CHAPTER 4 REPAIRS

401.2 COMPLIANCE.

THE WORK SHALL NOT MAKE THE BUILDING LESS COMPLYING THAN IT WAS BEFORE THE REPAIR WAS UNDERTAKEN.

402.1 GLAZING IN HAZARDOUS LOCATIONS.

REPLACEMENT IN HAZARDOUS LOCATIONS SHALL COMPLY WITH THE SAFETY GLAZING REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.

• N/A

403.1 (FIRE PROTECTION) GENERAL.

REPAIRS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF FIRE PROTECTION PROVIDED.

404.1 (MEANS OF EGRESS) GENERAL.

REPAIRS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS.

SECTION 4.0 STRUCTURAL

405.2 REPAIRS TO DAMAGED BUILDINGS

405.2.4 SUBSTANTIAL DAMAGE TO GRAVITY LOAD-CARRYING COMPONENTS.

GRAVITY LOAD-CARRYING COMPONENTS THAT HAVE SUSTAINED SUBSTANTIAL STRUCTURAL DAMAGE SHALL BE REHABILITATED TO COMPLY WITH THE APPLICABLE PROVISIONS FOR DEAD AND LIVE LOADS IN THE INTERNATIONAL BUILDING CODE.

SNOW LOADS SHALL BE CONSIDERED IF THE SUBSTANTIAL STRUCTURAL DAMAGE WAS CAUSED BY OR RELATED TO SNOW LOAD EFFECTS.

UNDAMAGED GRAVITY LOAD-CARRYING COMPONENTS THAT RECEIVE DEAD, LIVE OR SNOW LOADS FROM REHABILITATED COMPONENTS SHALL ALSO BE REHABILITATED IF REQUIRED TO COMPLY WITH THE DESIGN LOADS OF THE REHABILITATION DESIGN.

2018 INTERNATIONAL ENERGY CONSERVATION CODE

TABLE 6A2.2.2. opaque thermal envelope requirements, climate zone 7.

• ROOF - INSULATION ENTIRELY ABOVE DECK.

• R-300

• ROOF - ATTIC AND OTHER.

• R-38.

• WALLS - ABOVE GRADE - MASS.

• R-15-20.

• WALLS - ABOVE GRADE - METAL FRAMED.

• R-13+ R-7.50.

• WALLS - ABOVE GRADE - WOOD FRAMED AND OTHER.

• R-13+ R-7.50 OR R-21.

• WALLS - BELOW GRADE.

• R-50.

• FLOORS - SLAB-ON-GRADE, HEATED.

• R-10, EXTENDING 36" BELOW.

• OPaque DOORS - SWINGING.

• U-0.05.

• OPaque DOORS - ROLL-UP OR SLIDING

• U-0.05.

TABLE 602.3. BUILDING ENVELOPE REQUIREMENTS, FENESTRATION, CLIMATE ZONE 7.

• VERTICAL FENESTRATION - U-FACTOR - FRAMING MATERIALS OTHER THAN METAL WITH OR WITHOUT METAL REINFORCEMENT OR CLADDING.

• U-35.

• VERTICAL FENESTRATION - U-FACTOR - METAL FRAMING WITH OR WITHOUT THERMAL BREAK - CURTAIN WALL-GSTUREFRONT.

• U-40.

• VERTICAL FENESTRATION - U-FACTOR - METAL FRAMING WITH OR WITHOUT THERMAL BREAK - ENTRANCE DOORS.

• U-30.

• VERTICAL FENESTRATION - U-FACTOR - METAL FRAMING WITH OR WITHOUT THERMAL BREAK - ALL OTHER - INCLUDING OPERABLE WINDOWS, FIXED WINDOWS AND NON-ENTRANCE DOORS.

• U-41.

• VERTICAL FENESTRATION - SHGC - FF+0.25.

• U-45.

• VERTICAL FENESTRATION - SHGC - FF+0.25.

• NO REQUIREMENT

TABLE 602.3.1. VESTIBULES

• EXCEPTION 2: ALLOWED DOORS NOT INTENDED TO BE USED BY THE PUBLIC.

• EXCEPTION 4: ALLOWED NO VESTIBULE AT ENTRY WHERE SPACE IS LESS THAN 3,000 SF.

(RECEIPTON SPACE IS 1,023 SF.)

## SHEET SCHEDULE

A0 COVER

ARCHITECTURAL

A0.1 CODE STUDY/GENERAL NOTES

A0.2 GENERAL INFORMATION

A0.3 ACCESSIBILITY

A0.4 ASSEMBLIES

A0.5 SCHEDULES

A1 EXISTING FIRST FLOOR PLAN

A2 FIRST FLOOR PLAN

A3 MEZZANINE PLAN

A4 ROOF PLAN

A5 FIRST FLOOR RCP

A6 MEZZANINE RCP

A7 EXTERIOR ELEVATIONS

A8 EXTERIOR ELEVATIONS

A9 CROSS SECTIONS, DETAILS

A10 INTERIOR ELEVATIONS

A11 SPECIFICATIONS

A12 SPECIFICATIONS

A13 SPECIFICATIONS

A14 SPECIFICATIONS

A15 SPECIFICATIONS

A16 SPECIFICATIONS

A17 SPECIFICATIONS

A18 SPECIFICATIONS

STRUCTURAL

160

MECHANICAL

160 LEGEND AND SCHEDULES

ELECTRICAL

EL.1 LEGEND, SPECIFICATIONS, FIXTURE SCHEDULE

## ABBREVIATIONS

Ⓢ	AT	FLR	FLOOR FLOORING	PLAM	PLASTIC LAMINATE
Ⓢ	CENTERLINE	FLUR	FLUORESCENT	PLAS	PLASTER
Ⓢ	PROPERTY LINE	FOC	FACE OF CONCRETE	PLVD	PLYWOOD
Ⓢ	DIAMETER	FOF	FACE OF FINISH	PNL	PANEL
Ⓢ	POUND OR NUMBER	FOIC	FURNISHED BY OWNER -	PNT	POINT
(E)	EXISTING	FOIC	INSTALLED BY CONTRACTOR	PR	PAIR
(N)	NEW	FOM	FACE OF MASONRY	PRCST	PRECAST
AB	ANCHOR BOLT	FOS	FACE OF STUDS	PSF	POUNDS PER CUBIC FOOT
ABV	ABOVE	FP	FIREPROOF	PSI	POUNDS PER SQUARE INCH
ACC	ACCESS	FPL	FIREPLACE	PT	PRESERVATIVE TREATED
ACOUS	ACOUSTICAL	FR	FRAME	PTN	PARTITION
ACP	ASPHALT CONCRETE PAVING	FT	FOOR OR FEET	PVC	POLYVINYL CHLORIDE
ACS	ACCESS PANEL	FTG	FOOTING		
ACT	ACOUSTICAL TILE	FURR	FURRING	R	RISER
AD	AREA DRAIN	FUT	FUTURE	RA	RETURN AIR
ADA	AMERICANS WITH DISABILITIES	FW	FULL WIDTH	RAD	RADIUS
ADJ	ADJUSTABLE	GA	GAUGE	RD	ROOF DRAIN
AFF	ABOVE FINISHED FLOOR	GALV	GALVANIZED	REF	REFERENCE
AGGR	AGGREGATE	GC	GENERAL CONTRACTOR	REFR	REFRIGERATOR
AIR	AIR INFILTRATION BARRIER	GL	GLASS	REG	REGISTER
ALT	ALTERNATE	GLAM	GLUE-LAMINATED	REINF	REINFORCED
ALUM	ALUMINUM	GR	GRADE	REM	REMAINDER
APPROX	APPROXIMATE	GWB	GYPSONI WALL BOARD	REQ	REQUIRED
ARCH	ARCHITECTURAL	GYP	GYPSONI	RESIL	RESILIENT
ASPH	ASPHALT			REV	REVISION REVISIONS REVISED
AUTO	AUTOMATIC	HB	HOSE BIBB	RH	RIGHT HAND
		HC	HOLLOW CORE	RM	ROOM
BD	BOARD	HDO	HIGH DENSITY OVERLAY	RO	ROUGH OPENING
BITUM	BITUMINOUS	HDR	HEADER	RVL	RAIN WATER LEADER
BLDG	BUILDING	HDRD	HARDWOOD		
BLKG	BLOCKING	HDRV	HARDWARE	S	SOUTH
BM	BEAM	HM	HOLLOW METAL	SAF	SELF-ADHERED FLASHING
BO	BOTTOM OF	HORIZ	HORIZONTAL	SAU	SELF-ADHERED MEMBRANE
BOT	BOTTOM	HP	HIGH POINT	SC	SOLID CORE
BRG	BEARING	HR	HOUR	SCHED	SCHEDULE
BSMT	BASEMENT	HT	HEIGHT	SD	SMOKE DETECTOR
BUR	BUILT UP ROOFING	HVAC	HEATING VENTILATING/AIR CONDITIONING	SECT	SECTION
		HV	HOT WATER	SG	SAFETY GLASS
CAE	CABINET	HVT	HOT WATER TANK	SHV	SHELF, SHELVING
CB	CATCH BASIN			SHR	SHOWER
CEM	CEMENT	ID	INSIDE DIAMETER	SHT	SHEET
CER	CERAMIC	IN	INCH	SHT MTL	SHEET METAL
CIP	CAST-IN-PLACE	INCL	INCLUDED	SHTG	SHEATHING
CJ	CONTROL JOINT	INCL	INSULATION	SHM	SIMILAR
CLG	CEILING	INT	INTERIOR	SOG	SLAB ON GRADE
CLK	CAULKING	INV	INVERT	SPEC	SPECIFICATION
CLO	CLOSET			SQ FT	SQUARE FOOT (FEET)
CLR	CLEAR			SQ IN	SQUARE INCH(ES)
CMU	CONCRETE MASONRY UNIT	JB	JUNCTION BOX	SST	STAINLESS STEEL
CNTR	COUNTER	JF	JOINT FILLER	STD	STANDARD
COL	COLUMN	JT	JOINT	STL	STEEL
CONC	CONCRETE	KIT	KITCHEN	ST	STONE
CONN	CONNECTION	KO	KNOCKOUT	STOR	STORAGE
CONSTR	CONSTRUCTION			STRUCT	STRUCTURAL
CONT	CONTINUOUS	LAM	LAMINATE, LAMINATED	SUSP	SUSPENDED
CONTR	CONTRACTOR	LAV	LAVATORY	SYM	SYMMETRICAL
CORR	CORRIDOR	LBS	POUNDS		
CPT	CARPET, CARPETED	LF	LINEAR FOOT (FEET)	T	TREAD
CRS	COLD ROLLED STEEL	LH	LEFT HAND	T&G	TONGUE AND GROOVE
CSK	COUNTERSUNK	LL	LIVE LOAD	TEL	TELEPHONE
CT	CERAMIC TILE	LOC	LOCATION	TER	TERRAZZO
CTR	CENTER	LP	LOW POINT	TG	TEMPERED GLASS
CU FT	CUBIC FEET	LT	LIGHT	THK	THICK
				TC	TOP OF
DBL	DOUBLE	MAS	MASONRY	TDB	TOP OF BEAM
DEMO	DEMOLITION	MATL	MATERIAL	TCC	TOP OF CONCRETE, CURB
DET	DETAIL	MAX	MAXIMUM	TOF	TOP OF FLOOR, FOOTING, FRAME
DIA	DIAMETER	MB	MACHINE BOLT	TCM	TOP OF MASONRY
DM	DIMENSION	MC	MEDICINE CABINET	TOP	TOP OF PARAPET, PAVEMENT
DL	DEAD LOAD	MDF	MEDIUM DENSITY FIBERBOARD	TOPO	TOPOGRAPHY
DN	DOWN	MDO	MEDIUM DENSITY OVERLAY	TOS	TOP OF SLAB, STEEL
DR	DOOR	MECH	MECHANICAL	TOV	TOP OF WALL
DR OPNG	DOOR OPENING	MEMB	MEMBRANE	TS	TUBE STEEL
DS	DOWNSPOUT	MEZZ	MEZZAINE	TSTAT	THERMOSTAT
DSP	DRY STANDPIPE	MFR	MANUFACTURER	TYP	TYPICAL
DT	DRAIN TILE	MIR	MIRROR	UNO	UNLESS OTHERWISE NOTED
DV	DISHWASHER	MISC	MISCELLANEOUS	VB	VINYL BASE
DWG	DRAWING	MO	MASONRY OPENING	VEN	VEENER
E	EAST	MTD	MOUNTED	VERT	VERTICAL
EA	EACH	MTL	METAL	VEST	VESTIBULE
EJ	EXPANSION JOINT	MUL	MULLION	VG	VERTICAL GRAIN
EL	ELEVATION	N	NORTH	VIF	VERIFY IN FIELD
ELEC	ELECTRICAL	NA	NOT APPLICABLE	VT	VINYL TILE
ELEV	ELEVATOR	NIC	NOT IN CONTRACT		
ENCL	ENCLOSURE	NIC	NUMBER	W	WEST
EO	EQUAL	NOM	NOMINAL	WV	WITH
EQUIP	EQUIPMENT	NR	NOISE REDUCTION	W/O	WITHOUT
EST	ESTIMATE	NTS	NOT TO SCALE	WC	WATER CLOSET
EY	EACH WAY			WD	WOOD
EXH FN	EXHAUST FAN	CA	OVERALL	WDV	WINDOW
EXIST	EXISTING	OC	ON CENTER	WF	WIDE FLANGE
EXP	EXPANDED EXPANSION	OD	OUTSIDE DIAMETER	WF BM	WIDE FLANGE BEAM
EXP BT	EXPANSION BOLT	OFF	OFFICE	WG	WIRED GLASS
EXPD	EXPOSED	OH	OVERHEAD	WH	WATER HEATER
EXT	EXTERIOR	OHVM	ORDINARY HIGH WATER MARK	WL	WATER LINE
FA	FIRE ALARM	OPNG	OPENING	WLD	WELDED
FB	FLAT BAR	OPP	OPPOSITE	WP	WATERPROOF
FD	FLOOR DRAIN	OSB	ORIENTED STRAND BOARD	WPM	WATERPROOF MEMBRANE
FE	FIRE EXTINGUISHER	PBD	PARTICLE BOARD	WR	WATER RESISTANT
FEC	FIRE EXTINGUISHER CABINET	PCC	PRECAST CONCRETE	WSCT	WINDSCOT
FF EL	FINISH FLOOR ELEVATION	PCF	POUNDS PER CUBIC FOOT	WSG	WIRE SAFETY GLASS
FH	FIRE HYDRANT	PERF	PERFORATED	WTR	WATER
FHC	FIRE HOSE CABINET	PERP	PERPENDICULAR	WV	WELDED WIRE FABRIC
FIN FLR	FINISH FLOOR	PL	PLATE	WM	WELDED WIRE MESH
FF	FINISH			WT	WEIGHT
FLASH	FLASHING				

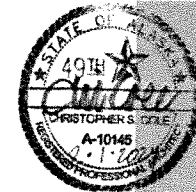
## SYMBOLS LEGEND

- GRID LINE REFERENCE**  
 NEW GRID  
 EXISTING GRID
- ROOM REFERENCE**  
 Room name ROOM NAME  
101 ROOM NUMBER  
 REFERENCE DOOR SCHEDULE (ROOM NUMBER THAT DOOR SWINGS INTO)
- DOOR REFERENCE**  
 REFERENCE DOOR SCHEDULE (ROOM NUMBER THAT DOOR SWINGS INTO)
- WINDOW / SKYLIGHT REFERENCE**
- ELEVATION / DATUM REFERENCE**  
 ELEV. 0.00 TO
- EXTERIOR ELEVATION**  
 DRAWING NUMBER  
A3.00 SHEET NUMBER
- BUILDING SECTION**  
 DRAWING NUMBER  
A4.00 SHEET NUMBER
- WALL SECTION**  
 DRAWING NUMBER  
A4.10 SHEET NUMBER
- INTERIOR ELEVATION**  
 DRAWING NUMBER  
A4.20 SHEET NUMBER  
 SINGLE INTERIOR ELEVATION TAG
- DETAIL REFERENCE**  
 DRAWING NUMBER  
A4.30 SHEET NUMBER
- ASSEMBLY REFERENCE**
- NORTH SYMBOL**
- REVISION REFERENCE**  
 DRAWING NUMBER  
A4.40 SHEET NUMBER  
REFERENCE CONSTRUCTION MEMO ISSUING REVISION ONLY MOST RECENT REVISION SHOWN CLOUDED REFERENCE FOR PREVIOUS REVISIONS REMAIN DATE OF REVISIONS INDICATED AT RIGHT MARGINS.
- WALL SYMBOLS**  
 EXISTING WALL  
 NEW WALL
- FIRE EXTINGUISHERS**  
 2A10BC FIRE EXTINGUISHER (10 LBS)  
 2A10BC FIRE EXTINGUISHER AND CABINET

## MATERIALS LEGEND

- WOOD BLOCKING SHIM
- FINISHED WOOD
- BATT INSULATION
- MINERAL INSULATION
- GRAVEL
- STEEL
- CAU
- STONE
- SPRAY-ON FIREPROOFING OR INSULATION
- GYPSONI WALLBOARD
- WOOD FRAMING (CONTINUOUS)
- PLYWOOD
- RIGID INSULATION
- FOAMED IN PLACE INSULATION
- UNDISTURBED EARTH
- COMPACTED FILL/SOIL
- ALUMINUM
- BRICK
- CONCRETE
- WATERPROOFING/ DAMPROOFING AIR/ MOISTURE BARRIER

61 NORTHARCHITECTS  
3401 DENALI STREET, # 102  
ANCHORAGE, ALASKA 99503  
PH. 907-274-4446



1733 E DOWLING FIRE REHAB

PROJECT ADDRESS  
1733 EAST DOWLING ROAD  
ANCHORAGE, ALASKA  
61 PROJECT NO. 2K23029

GENERAL INFORMATION  
A0.2

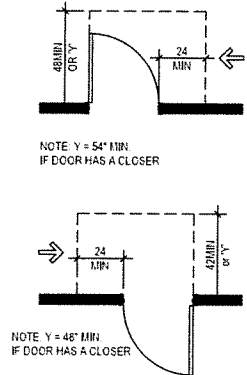
DATE: 2.1.2024  
PERMIT SET

ICC A117.1-2009 : ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

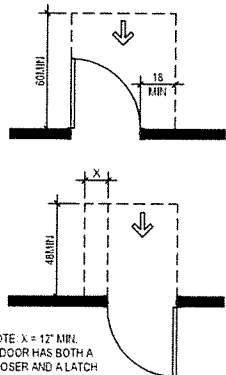
ALL INTERIOR CONSTRUCTION WITHIN THE SCOPE OF THIS PROJECT IS REQUIRED TO BE ACCESSIBLE AS SET FORTH IN THE \* ICC A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES. SECTIONS INDICATED ON THIS SHEET REFERENCE THE \* 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN , UNLESS NOTED OTHERWISE.

DOORS

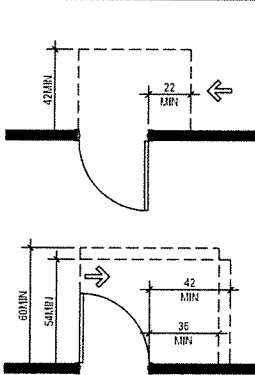
1. DOORS, DOORWAYS AND GATES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH 404
2. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES, UNLESS THE OPENING IS MORE THAN 24 INCHES DEEP, IN WHICH CASE THE CLEAR WIDTH OF THE OPENING SHALL BE 36 INCHES. FOR SWINGING DOORS, THE CLEAR WIDTH SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES
3. THE DOOR OPEN 90 DEGREES THE CLEAR OPENING BETWEEN 34 INCHES AND 80 INCHES SHALL NOT EXCEED 4 INCHES
4. IN ACCORDANCE WITH 404.2.3 EXCEPTION 2, DOOR CLOSERS AND STOPS SHALL BE PERMITTED TO BE A MINIMUM OF 78 INCHES ABOVE THE FLOOR OR GROUND
5. MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH 404.2.4
6. FIRE DOORS SHALL HAVE A MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY
7. HINGED DOORS OTHER THAN FIRE DOORS SHALL HAVE AN OPENING FORCE OF 5 POUNDS MAXIMUM
8. SLIDING DOORS SHALL HAVE AN OPENING FORCE OF 5 POUNDS MAXIMUM
9. DOOR AND GATE SURFACES SHALL COMPLY WITH 404.2.10
10. DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACES, PER 304.4



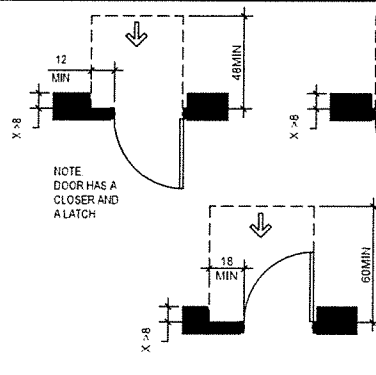
LATCH-SIDE APPROACHES - SWINGING DOORS



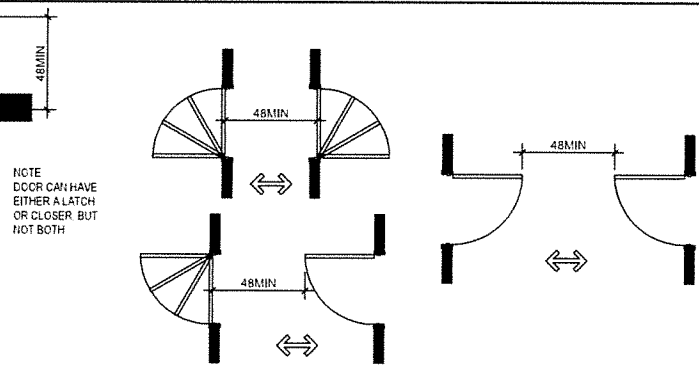
FRONT APPROACHES - SWINGING DOORS



HINGE-SIDE APPROACHES - SWINGING DOORS



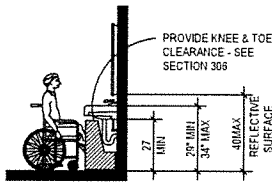
RECESSED DOORS AND GATES



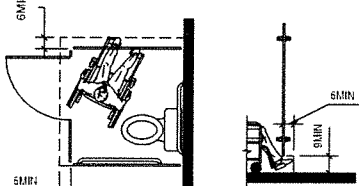
DOORS IN SERIES AND GATES IN SERIES

RESTROOMS & DRINKING FOUNTAINS

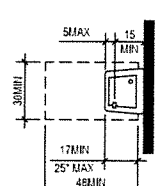
1. WHERE TOILET FACILITIES ARE PROVIDED, THEY SHALL COMPLY WITH 213. WHERE TOILET ROOMS ARE PROVIDED, EACH TOILET ROOM SHALL COMPLY WITH 603
2. WHERE TOILET COMPARTMENTS ARE PROVIDED, AT LEAST ONE TOILET COMPARTMENT SHALL COMPLY WITH 604.8.1. IN ADDITION TO THE COMPARTMENT REQUIRED TO COMPLY WITH 604.8.1, AT LEAST ONE PROVIDED, OR WHERE THE COMBINATION OF URINALS AND WATER CLOSETS TOTALS SIX OR MORE FIXTURES
3. MIRRORS LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAXIMUM ABOVE FINISH FLOOR OR GROUND. MIRRORS NOT LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND
4. COAT HOOKS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN 308. SHELVES SHALL BE LOCATED 40 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR
5. WATER CLOSETS SHALL COMPLY WITH 604.2 THROUGH 604.8
6. TOILET PAPER DISPENSERS SHALL COMPLY WITH 309.4 AND SHALL BE 7 INCHES MINIMUM AND 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE 15 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW
7. GRAB BARS SHALL BE PROVIDED AT WATER CLOSETS AND SHALL COMPLY WITH 606. PROVIDE SOLID BLOCKING BEHIND ALL GRAB BARS
8. URINALS SHALL COMPLY WITH 606 AND SHALL BE EITHER WALL-HUNG OR STALL TYPE URINALS
9. LAVATORIES SHALL COMPLY WITH 606. FAUCETS FOR LAVATORIES SHALL COMPLY WITH 606.4. EXPOSED PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE PROTECTED TO PREVENT AGAINST CONTACT
10. DRINKING FOUNTAINS SHALL COMPLY WITH SECTIONS 307 AND 602



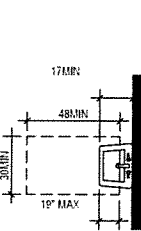
CLEARANCES & HEIGHTS AT LAVATORY



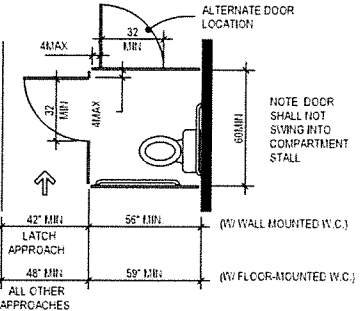
STALL COMPARTMENT TOE CLEARANCE



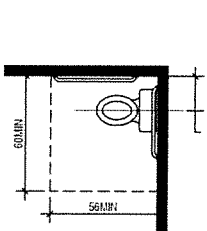
DRINKING FOUNTAIN CLEARANCE AND SPOUT LOCATION



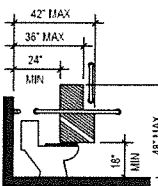
LAVATORY CLEARANCE



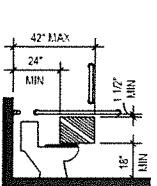
STANDARD STALL



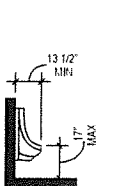
CLEAR FLOOR SPACE AND WATER CLOSET LOCATION



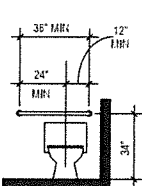
RECESSED TOILET PAPER DISPENSER LOCATION



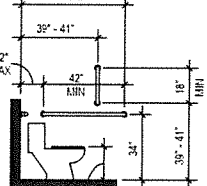
PROTRUDING TOILET PAPER DISPENSER LOCATION



HEIGHT AND DEPTH OF URINAL

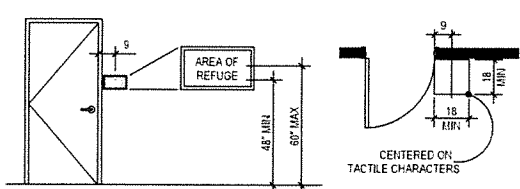


GRAB BARS AT WATER CLOSETS



SIGNAGE

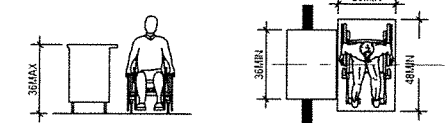
1. SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH 216 AND SHALL COMPLY WITH 703
2. SIGNS IDENTIFYING PERMANENT ROOMS AND SPACES SHALL COMPLY WITH 703.1, 703.2 AND 703.5
3. WHERE PICTOGRAMS ARE PROVIDED AS DESIGNATIONS OF PERMANENT ROOMS AND SPACES, THE PICTOGRAMS SHALL COMPLY WITH 703.6 AND SHALL HAVE TEXT DESCRIPTORS COMPLYING WITH 703.2 AND 703.5
4. SIGNS THAT PROVIDE DIRECTION TO OR INFORMATION ABOUT SPACES AND FACILITIES SHALL COMPLY WITH 703.5
5. SIGNS FOR MEANS OF EGRESS SHALL COMPLY WITH 216.4
6. WHERE MORE THAN ONE CHECK-OUT AISLE IS PROVIDED, CHECK-OUT AISLES COMPLYING WITH 604.3 SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 703.7.2.1
7. WHERE CHECK-OUT AISLES ARE IDENTIFIED BY NUMBERS, LETTERS, OR FUNCTIONS, SIGNS IDENTIFYING CHECK-OUT AISLES COMPLYING WITH 604.3 SHALL BE LOCATED IN THE SAME LOCATION AS THE CHECK-OUT AISLE IDENTIFICATION



CENTERED ON TACTILE CHARACTERS

FOODSERVICE LINES, TABLEWARE AREAS & CHECKOUT AISLES

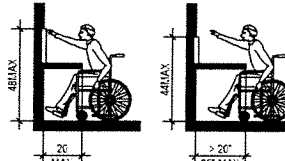
1. WHERE CHECK-OUT AISLES ARE PROVIDED, CHECK-OUT AISLES COMPLYING WITH 904.3 SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 227.2 AND SHALL BE DISPENSED
2. WHERE PROVIDED, AT LEAST ONE OF EACH TYPE OF SALES COUNTER AND SERVICE COUNTER SHALL COMPLY WITH 904.4. WHERE COUNTERS ARE DISPENSED THROUGHOUT THE BUILDING OR FACILITY, COUNTERS COMPLYING WITH 904.4 ALSO SHALL BE DISPENSED
3. FOOD SERVICE LINES SHALL COMPLY WITH 904.5. WHERE SELF-SERVICE SHELVES ARE PROVIDED, AT LEAST 50 PERCENT, BUT NO FEWER THAN ONE, OF EACH TYPE PROVIDED SHALL COMPLY WITH 308
4. QUEUES AND WAITING LINES SERVING COUNTERS OR CHECK-OUT AISLES REQUIRED TO COMPLY WITH 904.3 OR 904.4 SHALL COMPLY WITH 403
5. CHECK-OUT AISLES AND SALES AND SERVICE COUNTERS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF 504
6. ALL POINTS OF COUNTERS REQUIRED TO COMPLY WITH 904 SHALL BE LOCATED ADJACENT TO A WALKING SURFACE COMPLYING WITH 403



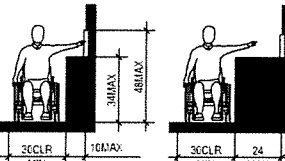
PARALLEL APPROACH AT SALES & SERVICE COUNTERS

REACH RANGES & CONTROLS & OPERATING MECHANISMS

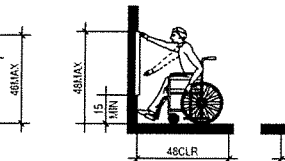
1. REACH RANGES SHALL COMPLY WITH 308
2. OPERABLE PARTS SHALL COMPLY WITH 309 AND SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN 308
3. IN ACCORDANCE WITH 308.4, OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM



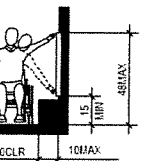
OBSTRUCTED FORWARD REACH



OBSTRUCTED SIDE REACH



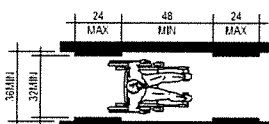
UNOBSTRUCTED FORWARD REACH



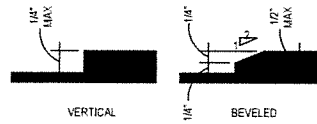
UNOBSTRUCTED SIDE REACH

PATH OF TRAVEL

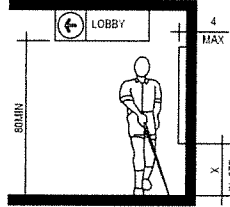
1. IN ACCORDANCE WITH 206.2.4, AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES AND ELEMENTS WITHIN THE BUILDING OR FACILITY, WHICH ARE OTHERWISE CONNECTED BY A CIRCULATION PATH UNLESS EXEMPTED BY 206.2.3. EXCEPTIONS 1-7
2. THE RUNNING SLOPES OF WALKING SURFACES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL NOT BE STEEPER THAN 1:20 WITH A CROSS SLOPE THAT IS NOT STEEPER THAN 1:48
3. CHANGES IN LEVEL SHALL COMPLY WITH 303
4. THE CLEAR WIDTH OF WALKING SURFACES ON AN ACCESSIBLE ROUTE SHALL COMPLY WITH 403.5.1
5. THE CLEAR WIDTH AT TURNS ALONG AN ACCESSIBLE ROUTE SHALL COMPLY WITH 403.5.2
6. IN ACCORDANCE WITH 403.5.3, AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH OF LESS THAN 60 INCHES SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET
7. CLEARANCES AT COMMON-USE CIRCULATION PATHS WITHIN EMPLOYEE WORK AREAS SHALL COMPLY WITH 205.2.8



CLEAR WIDTH OF AN ACCESSIBLE ROUTE



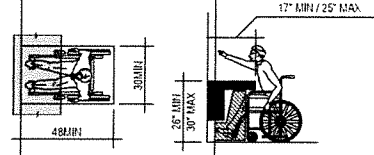
CHANGES IN LEVEL



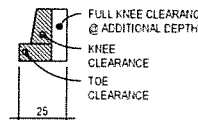
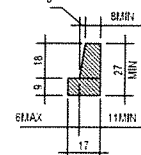
WALKING PARALLEL TO A WALL

SEATING AT TABLES & COUNTERS

1. WHERE DINING SURFACES ARE PROVIDED FOR THE CONSUMPTION OF FOOD AND DRINK, AT LEAST 5 PERCENT OF THE SEATING SPACES AND STANDING SPACES AT THE DINING SURFACES SHALL COMPLY WITH 902. IN ADDITION, WHERE WORK SURFACES ARE PROVIDED FOR USE BY OTHER THAN EMPLOYEES, AT LEAST 5 PERCENT SHALL COMPLY WITH 902. CONFIRM ACTUAL SEAT COUNTS WITH TABLE 221.2.1
2. DINING SURFACES AND WORK SURFACES REQUIRED TO COMPLY WITH 902 SHALL BE DISPENSED THROUGHOUT THE SPACE OR FACILITY CONTAINING DINING SURFACES AND WORK SURFACES
3. DINING SURFACES AND WORK SURFACES SHALL COMPLY WITH 902.2 AND 903.3



TOE AND KNEE CLEARANCES



PROJECT ADDRESS  
1733 EAST DOWLING ROAD  
ANCHORAGE, ALASKA  
61 PROJECT NO. 2K23029

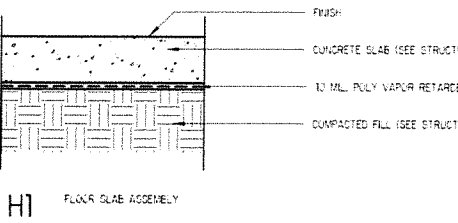
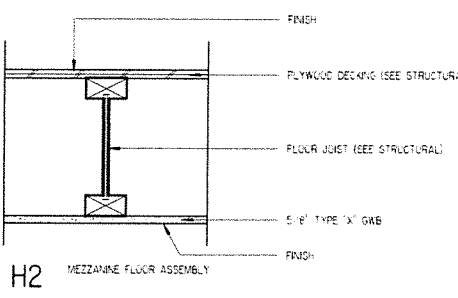
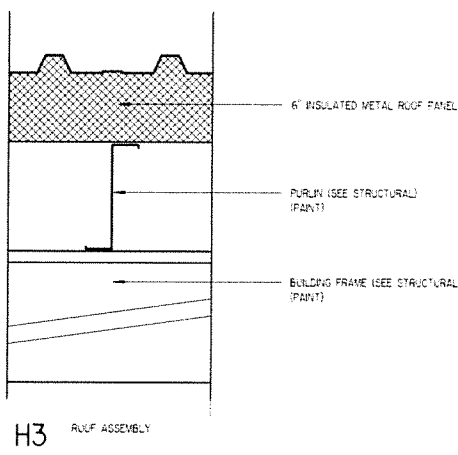
ACCESSIBILITY  
A0.3

DATE: 2.1.2024  
PERMIT SET

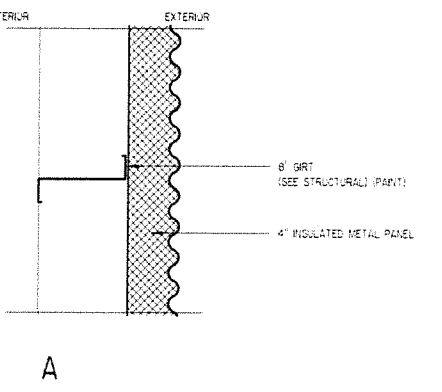
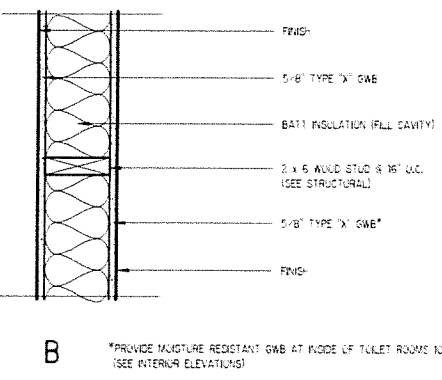
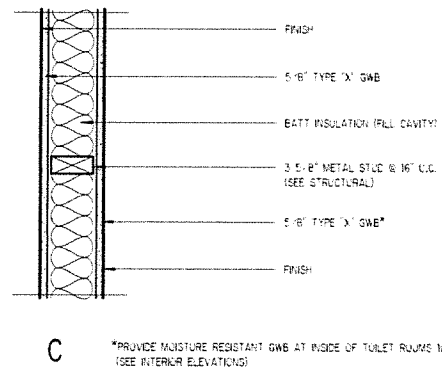
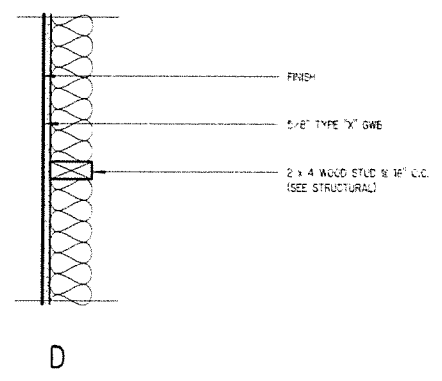
61 NORTHARCHITECTS  
3401 DENALI STREET, #102  
ANCHORAGE, ALASKA 99503  
PH. 907-274-4446



1733 E. DOWLING FIRE REHAB



HORIZONTAL ASSEMBLIES



VERTICAL ASSEMBLIES

DATE: 2.1.2024  
PERMIT SET

61 NORTHARCHITECTS  
3401 DENALI STREET, # 102  
ANCHORAGE, ALASKA 99503  
PH. 907-274-4446



1733 E DOWLING FIRE REHAB

PROJECT ADDRESS:  
1733 EAST DOWLING ROAD  
ANCHORAGE, ALASKA  
61 PROJECT NO. 2K23029

ASSEMBLIES  
A0.4



DOOR SCHEDULE															
NUMBER	SIZE	DOOR			FRAME			GLASS		FIRE RATING	HWMR GROUP	DETAILS			COMMENTS
		TYPE	MAT'L	FINISH	TYPE	MAT'L	FINISH	GLAZ'G	LABEL			HEAD	JAMB	SILL	
100A	3'-0" x 7'-0"	D	AL1	FF	SF1	AL1	FF	IG-1	-	-	2	-	-	-	-
100B	3'-0" x 7'-0"	C	ST1	FF	1	HWI	F	IG-1	-	-	4	-	-	-	-
101	3'-0" x 7'-0"	A	SC	S	1	CD	FF	-	-	-	3	-	-	-	-
102	3'-0" x 7'-0"	A	SC	S	1	CD	FF	-	-	-	3	-	-	-	-
103A	12'-0" x 12'-0"	E	ST1	FF	-	-	-	SG	-	-	-	-	-	-	-
103B	12'-0" x 12'-0"	E	ST1	FF	-	-	-	SG	-	-	-	-	-	-	-
103C	12'-0" x 12'-0"	E	ST1	FF	-	-	-	SG	-	-	-	-	-	-	-
103D	12'-0" x 12'-0"	E	ST1	FF	-	-	-	SG	-	-	-	-	-	-	-
103E	3'-0" x 7'-0"	A	ST1	FF	1	HWI	F	-	-	-	1	-	-	-	-
103F	12'-0" x 12'-0"	E	ST1	FF	-	-	-	SG	-	-	-	-	-	-	-
103G	12'-0" x 12'-0"	E	ST1	FF	-	-	-	SG	-	-	-	-	-	-	-
104A	3'-0" x 7'-0"	A	ST1	FF	1	HWI	P	-	-	-	1	-	-	-	-
104E	8'-0" x 7'-0"	E	ST1	FF	-	-	-	SG	-	-	-	-	-	-	-

DOOR SCHEDULE ABBREVIATIONS

- AL = ALUMINUM

ALT = ALUMINUM THERMALLY BROKEN

FF = FACTORY FINISH

GL = GLASS

HM = HOLLOW METAL

HMI = HOLLOW METAL INSULATED

HW = HOLLOW CORE WOOD

IC = INSULATED CURVE

IMP = INSULATED METAL PANEL

IG = INSULATED GLASS

MTL = METAL
- MTL = METAL

P = PAINT

PL = PLASTIC

PII = PLASTIC INSULATED

S = STAIN

ST = STEEL

STI = STEEL INSULATED

SC = SOLID CORE WOOD

SG = SAFETY GLASS

T = TEMPERED

WD = WOOD

HARDWARE GROUPS

- HARDWARE GROUP 1:

HINGES

MORTISE LEVER LOCKSET (ENTRY FUNCTION)

W/ INTEGRAL DEADBOLT

GLUSER / OVERHEAD STOP

THRESHOLD (THERMALLY BROKEN)

DOOR BOTTOM

WEATHER SEALS
- HARDWARE GROUP 2:

HINGES

DEADBOLT

PUSH / PULLS

GLUSER / OVERHEAD STOP

THRESHOLD (THERMALLY BROKEN)

DOOR BOTTOM

WEATHER SEALS

SIGN: "DOOR TO REMAIN UNLOCKED WHILE SPACE IS OCCUPIED."

HARDWARE GROUP 3:

HINGES

LEVER LOCKSET

(PRIVACY FUNCTION W/ INDICATOR)

FLOOR / WALL STOP

SILENCERS

HARDWARE GROUP 4:

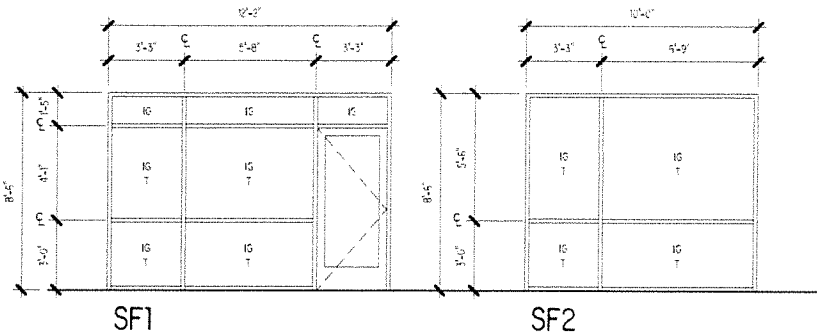
HINGES

LEVER LOCKSET (PASSAGE FUNCTION)

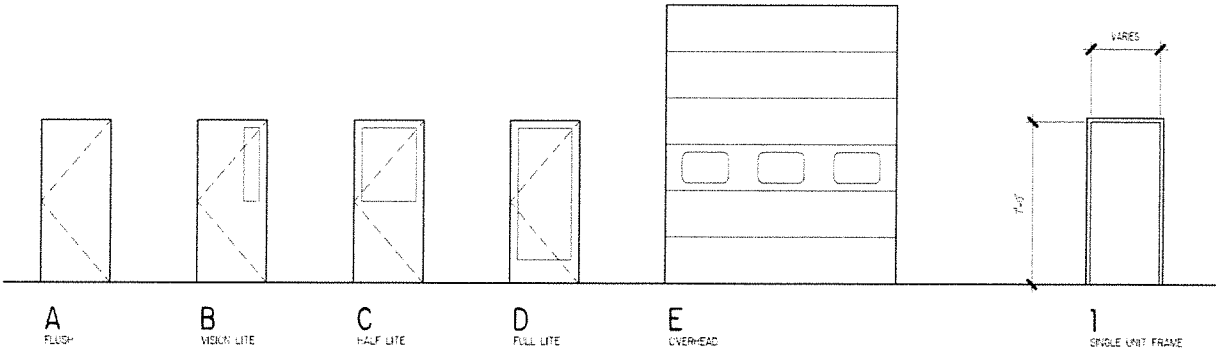
FLOOR / WALL STOP

SILENCERS

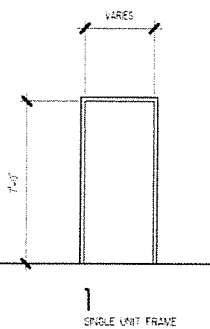
STOREFRONT TYPES



DOOR TYPES



FRAME TYPES



61 NORTH ARCHITECTS  
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ANCHORAGE, ALASKA 99503  
PH. 907-274-4446

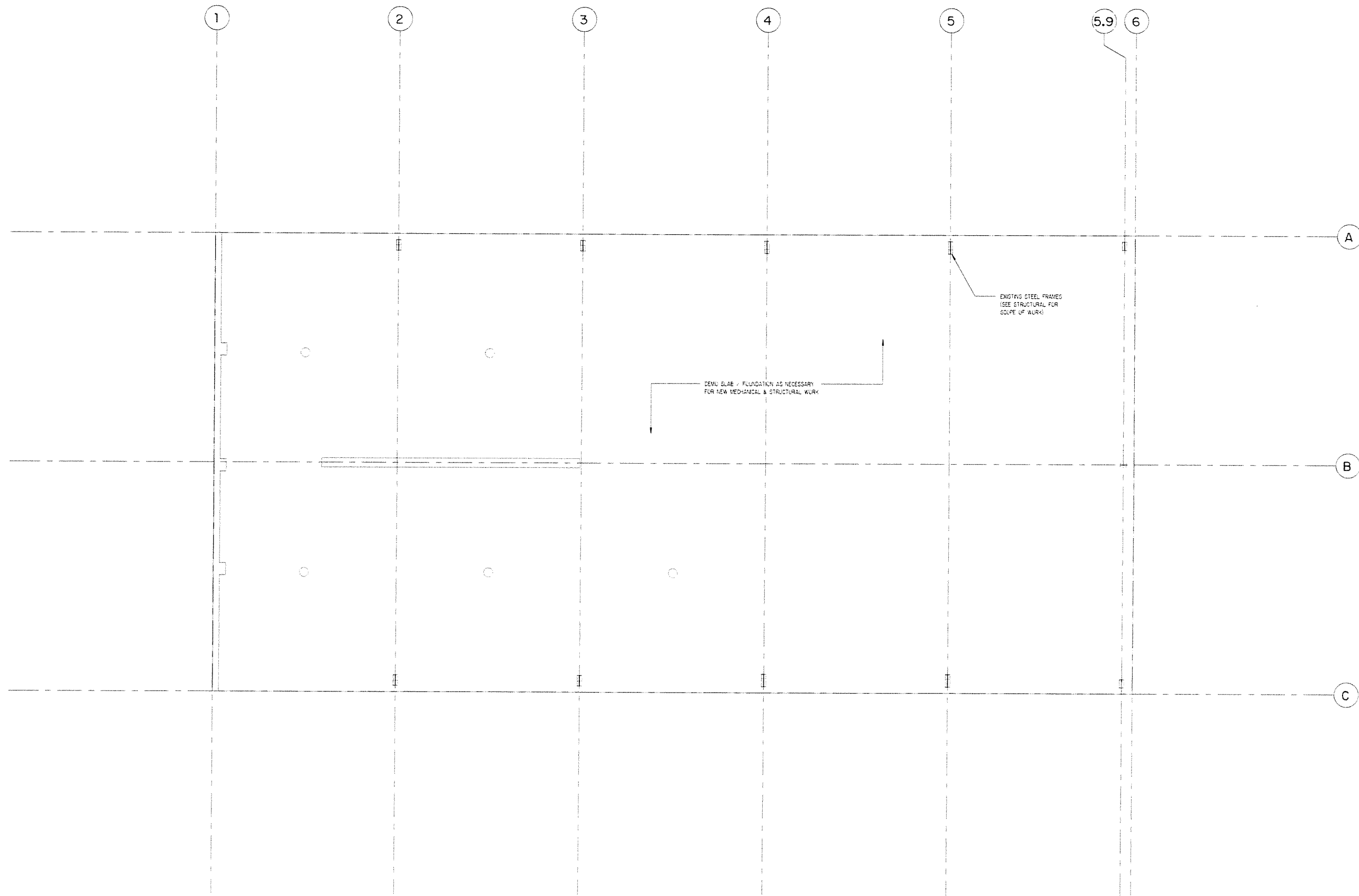


1733 E. DOWLING FIRE REHAB

PROJECT ADDRESS  
1733 EAST DOWLING ROAD  
ANCHORAGE, ALASKA  
61 PROJECT NO. 2K23029

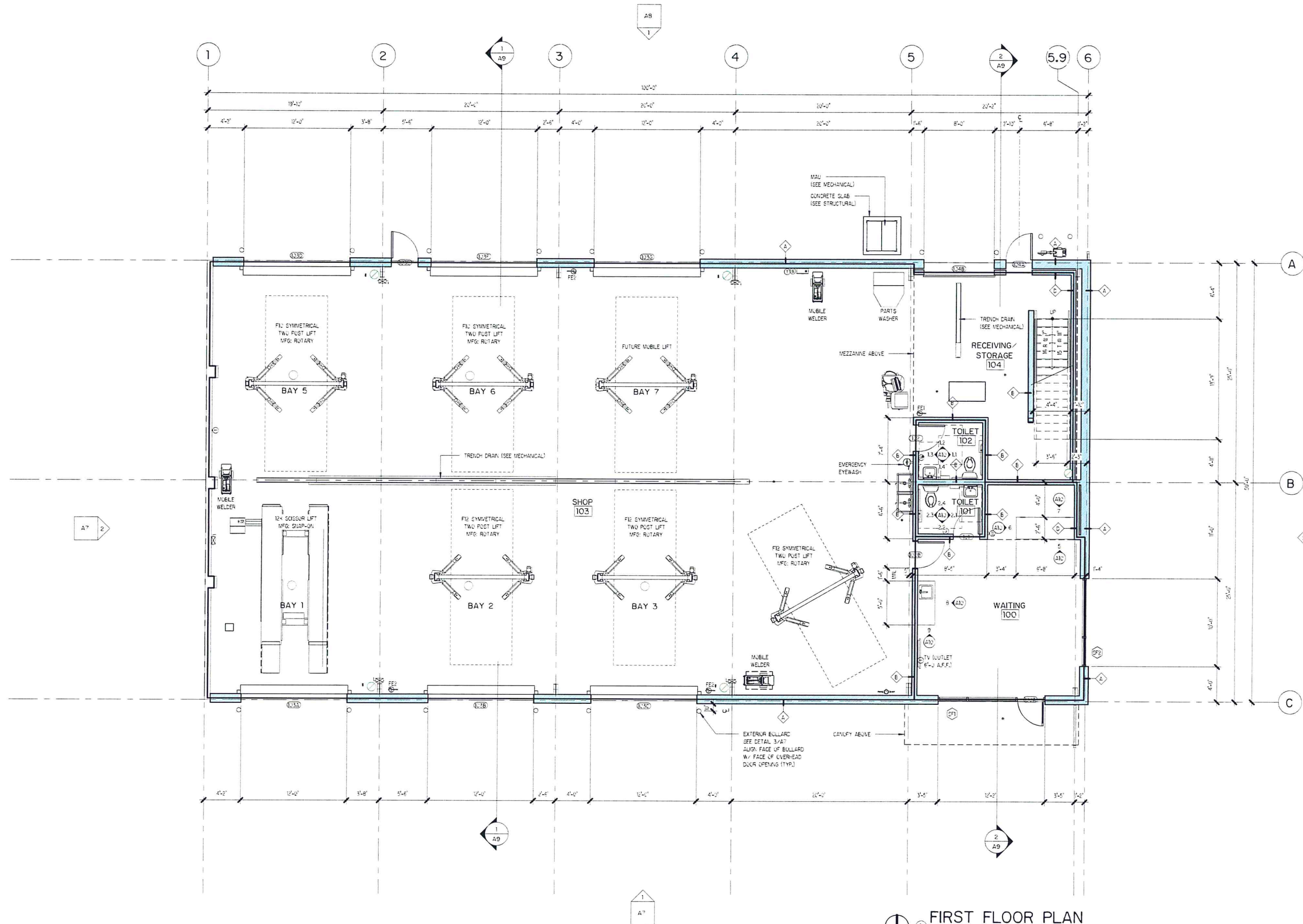
EXISTING FIRST FLOOR PLAN  
A1

DATE 2.1.2024  
PERMIT SET



1 EXISTING FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"





**FIRST FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

61 NORTHARCHITECTS  
3401 DENALI STREET, # 102  
ANCHORAGE, ALASKA 99503  
PH. 907-274-4446

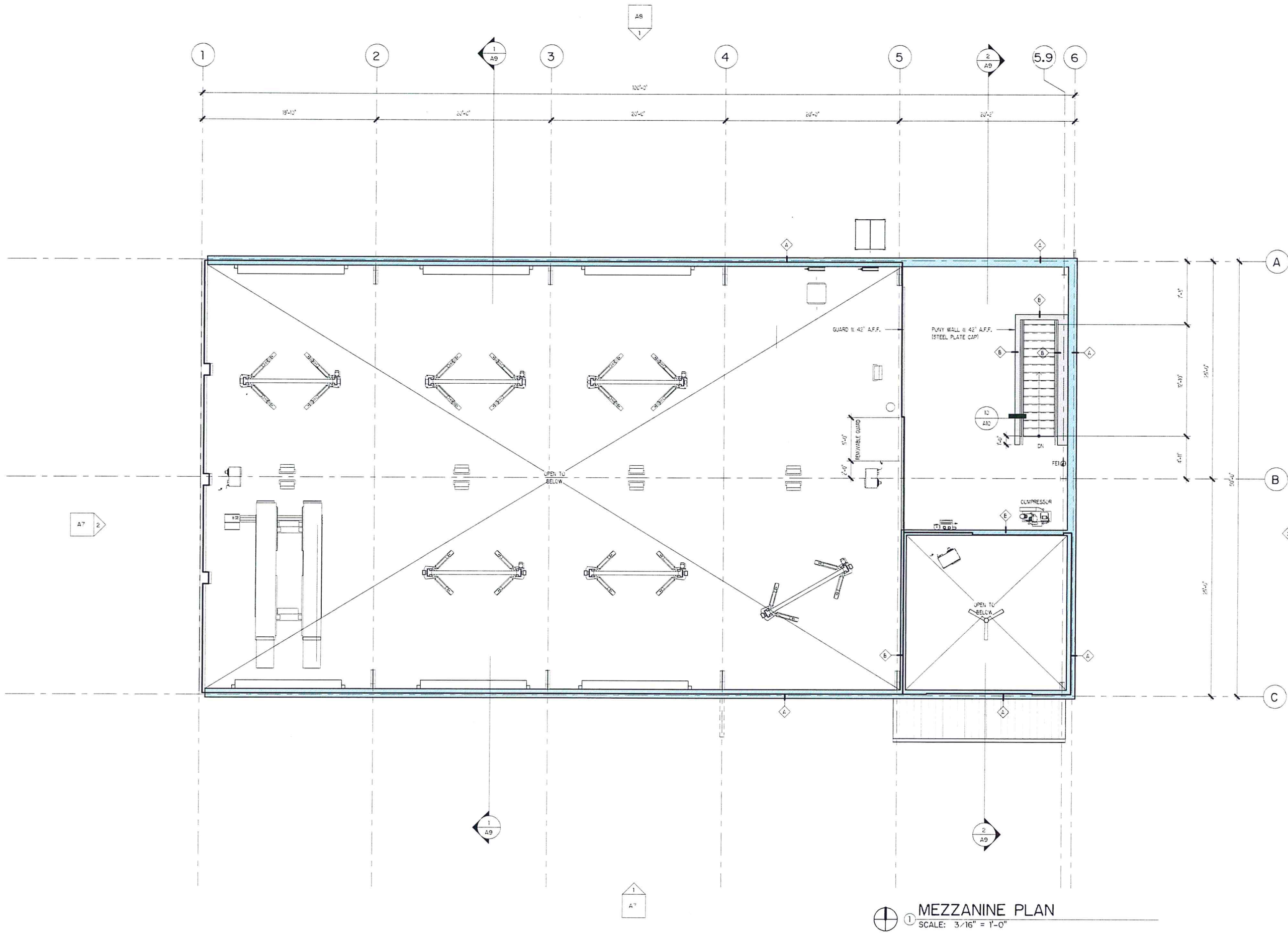


1733 E. DOWLING FIRE REHAB

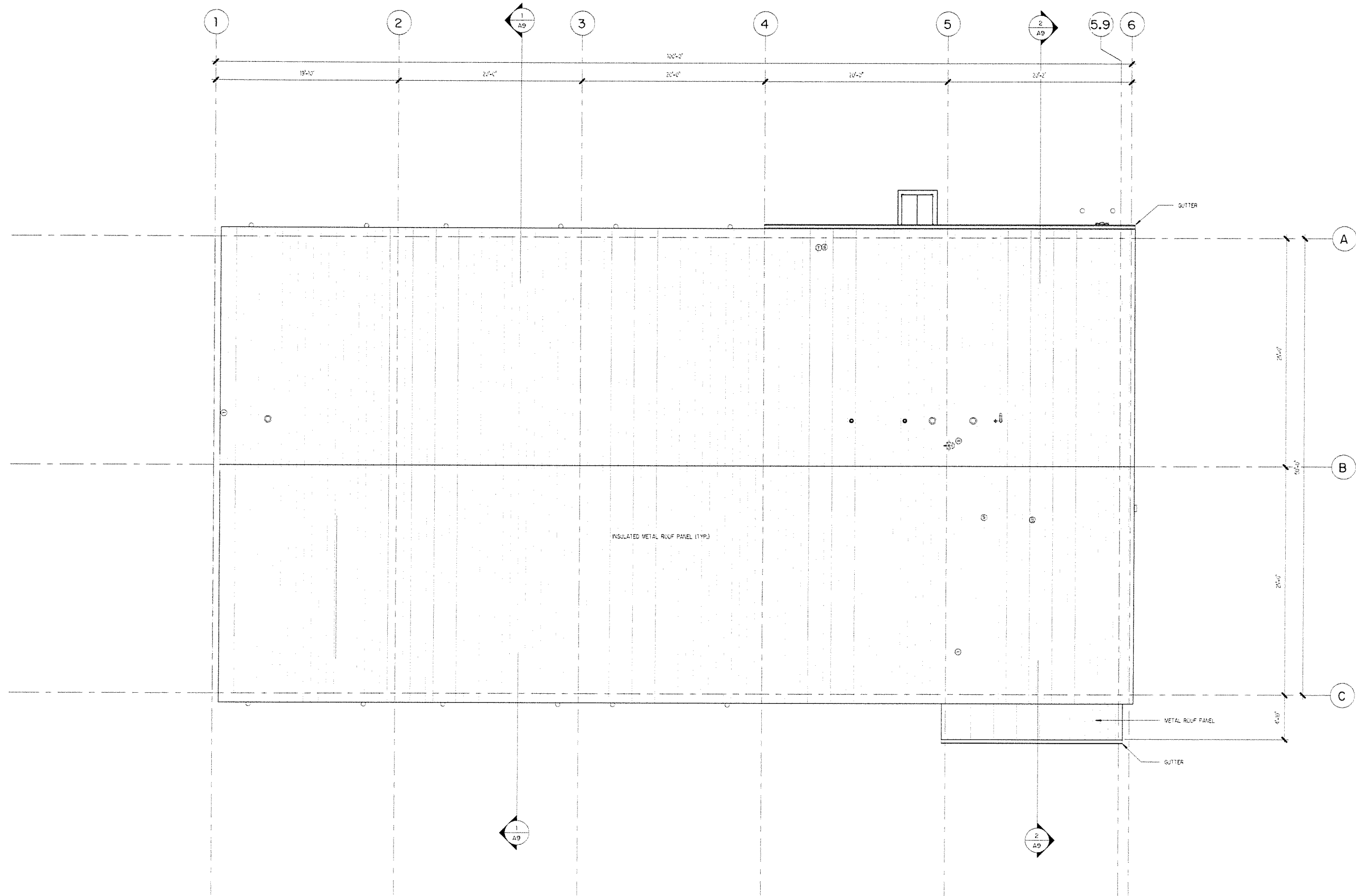
PROJECT ADDRESS:  
1733 EAST DOWLING ROAD  
ANCHORAGE, ALASKA  
61 PROJECT NO. 2K23029

MEZZANINE PLAN  
A3

DATE: 2.1.2024  
PERMIT SET



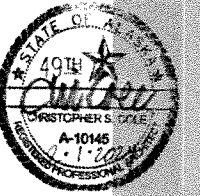
MEZZANINE PLAN  
SCALE: 3/16" = 1'-0"



1 ROOF PLAN  
SCALE: 3/16" = 1'-0"

DATE: 2.1.2024  
PERMIT SET

61 NORTHARCHITECTS  
3401 DENALI STREET, # 102  
ANCHORAGE, ALASKA 99503  
PH. 907-274-4446

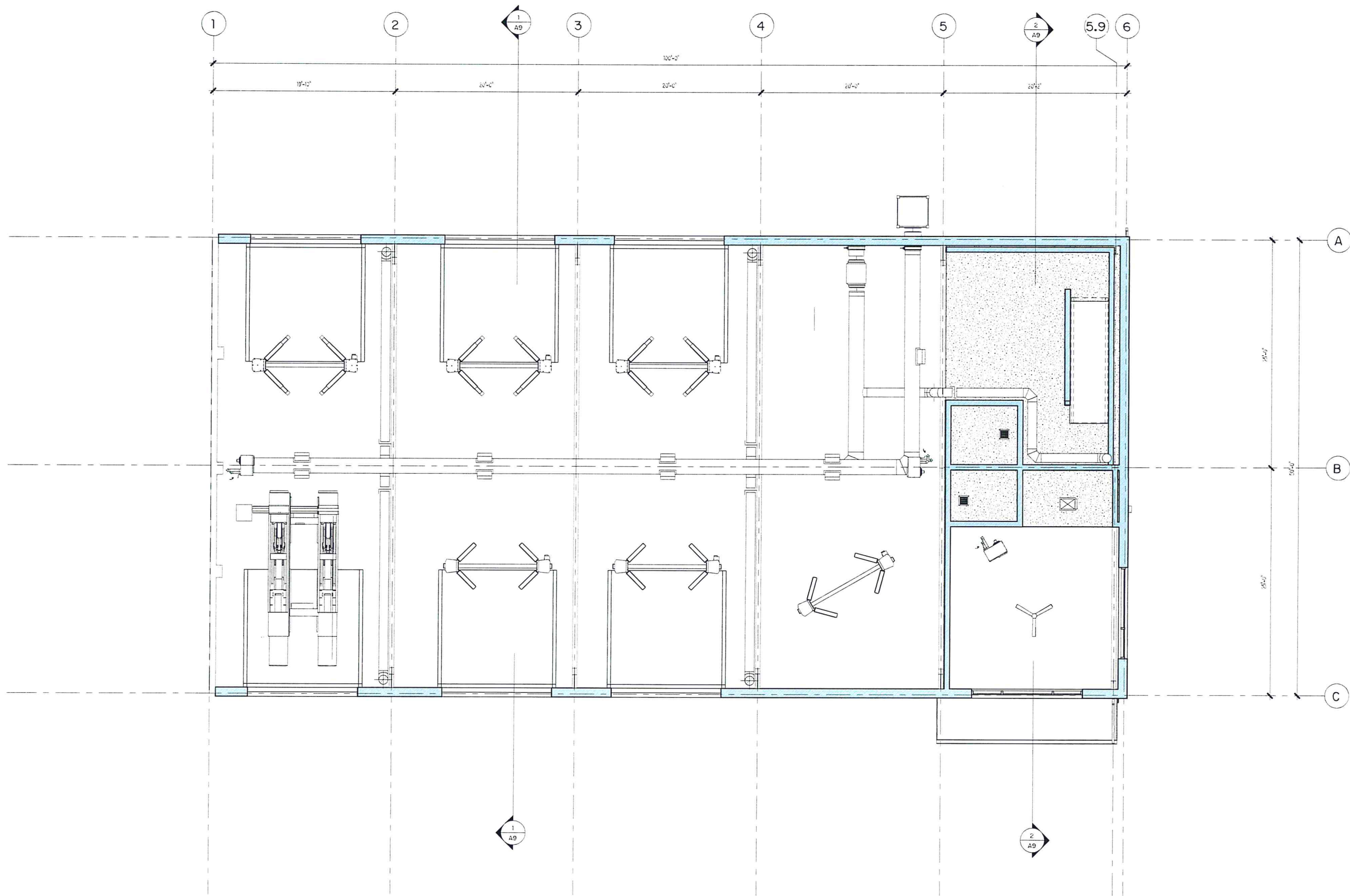


1733 E. DOWLING FIRE REHAB

PROJECT ADDRESS:  
1733 EAST DOWLING ROAD  
ANCHORAGE, ALASKA  
61 PROJECT NO. 2K23029

ROOF PLAN  
A4





① FIRST FLOOR RCP  
SCALE: 3/16" = 1'-0"

61 NORTHARCHITECTS  
3401 DENALI STREET, # 102  
ANCHORAGE, ALASKA 99503  
PH. 907-274-4446



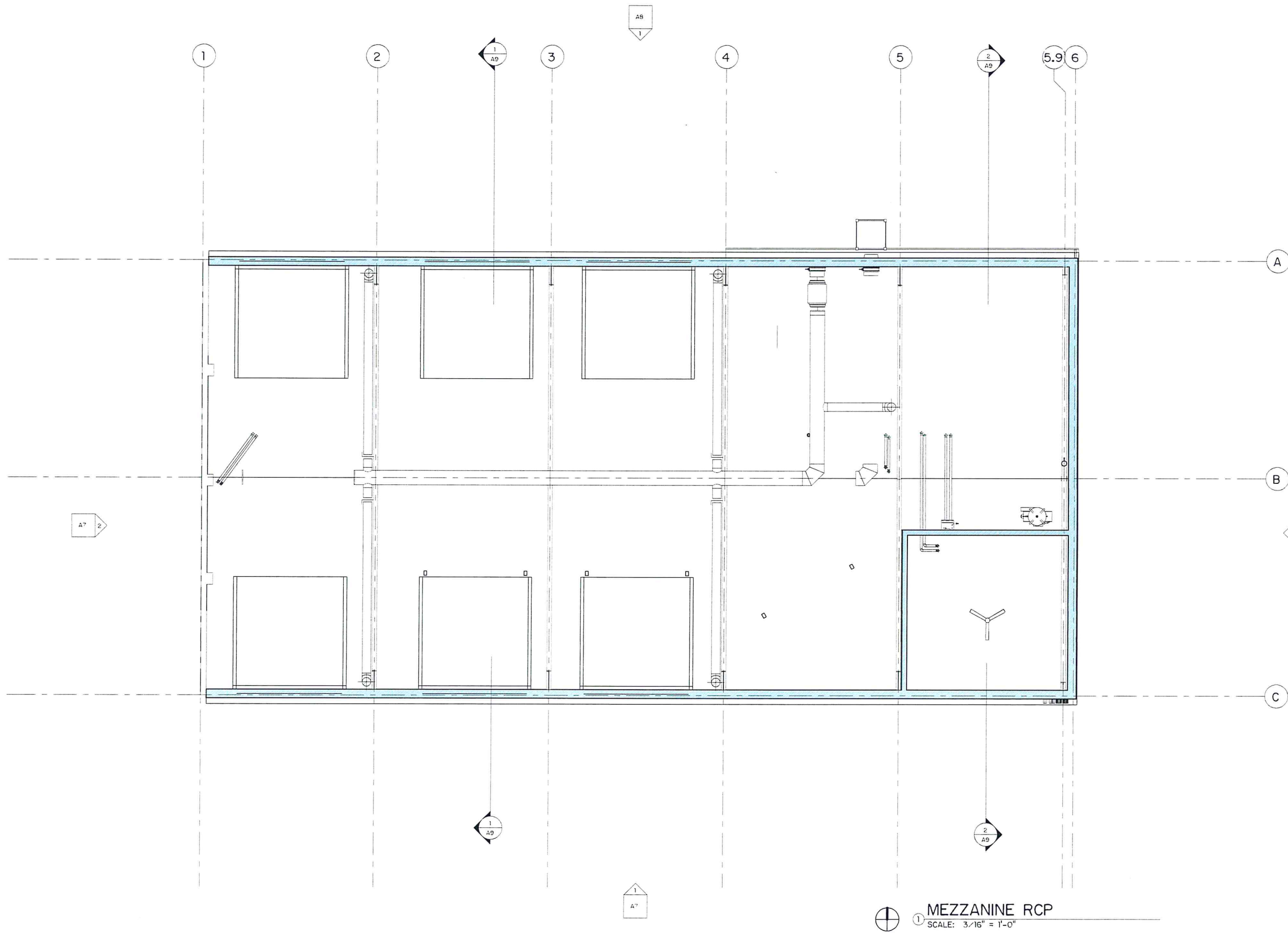
1733 E. DOWLING FIRE REHAB

PROJECT ADDRESS:  
1733 EAST DOWLING ROAD  
ANCHORAGE, ALASKA  
61 PROJECT NO. 2K23029

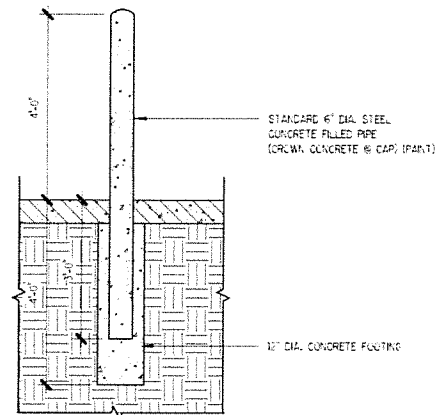
MEZZANINE RCP  
A6

LEGEND

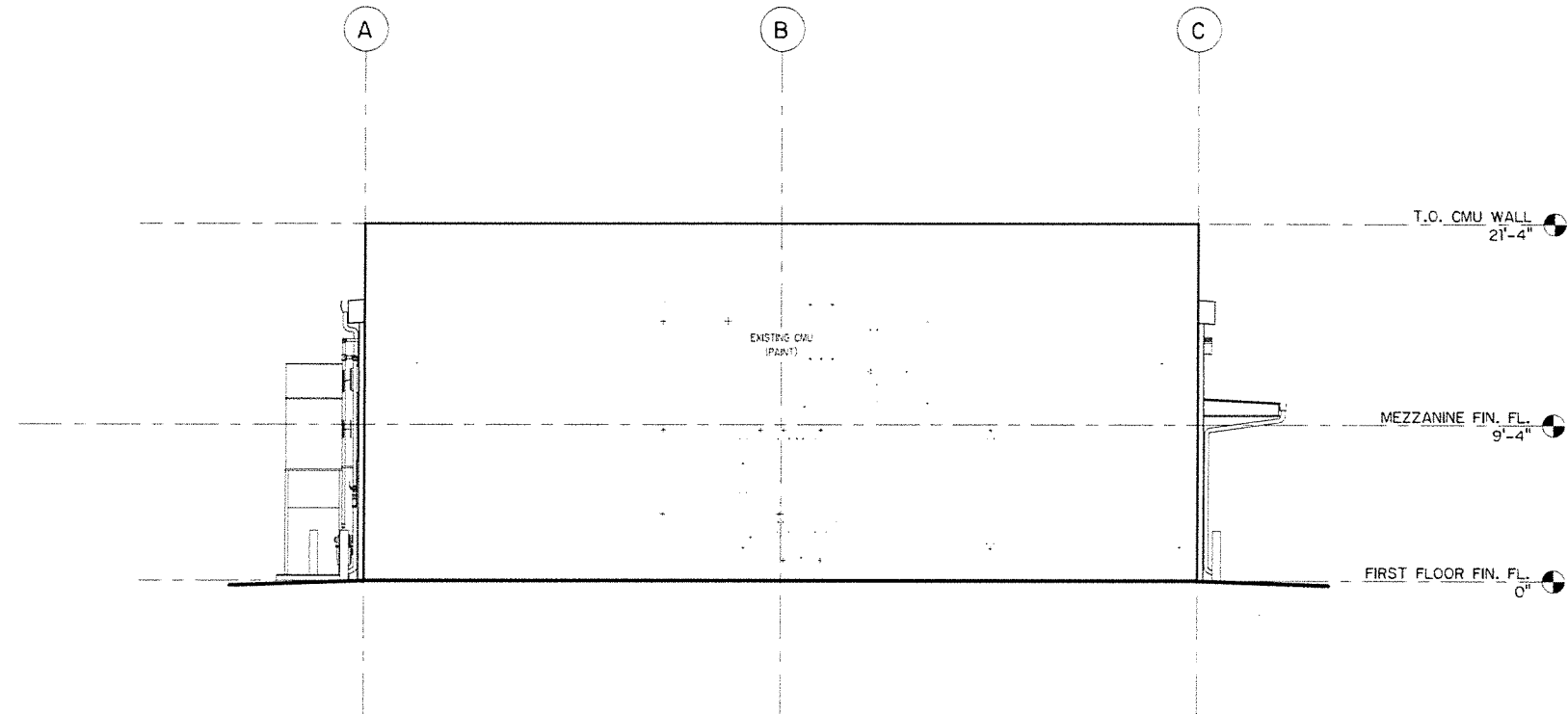
- CEILING FINISH MATERIALS
- GYPSUM WALLBOARD CEILING
  - EXPOSED STRUCTURE
  - ELEVATION ABOVE FLOOR LEVEL
- \*SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.



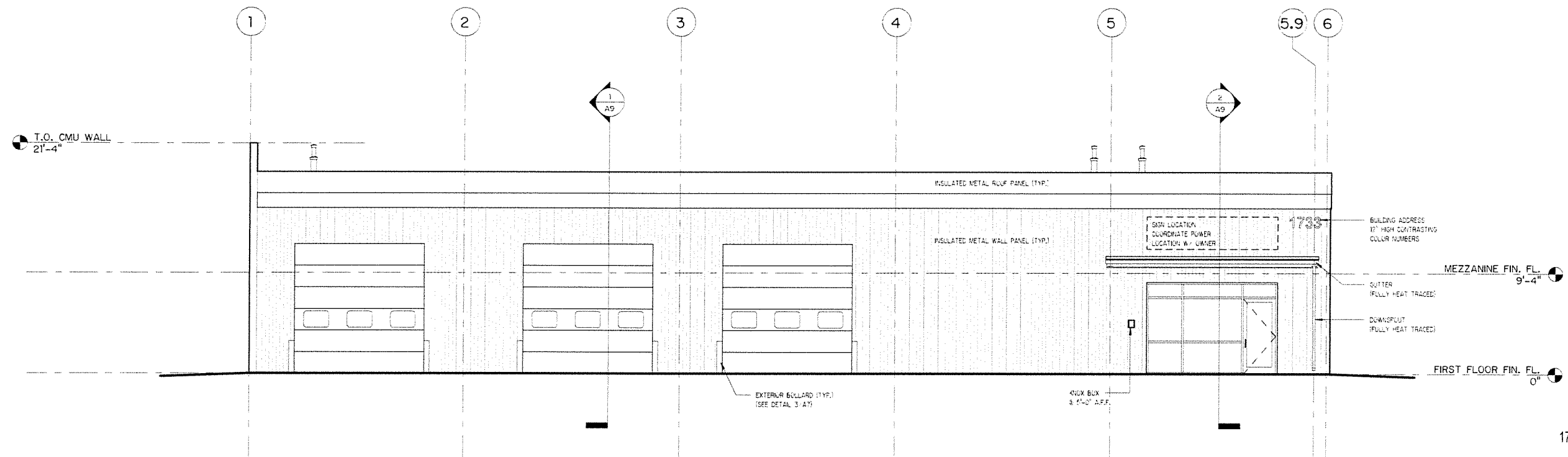
DATE: 2.1.2024  
PERMIT SET



③ BOLLARD DETAIL  
SCALE: 1/2" = 1'-0"

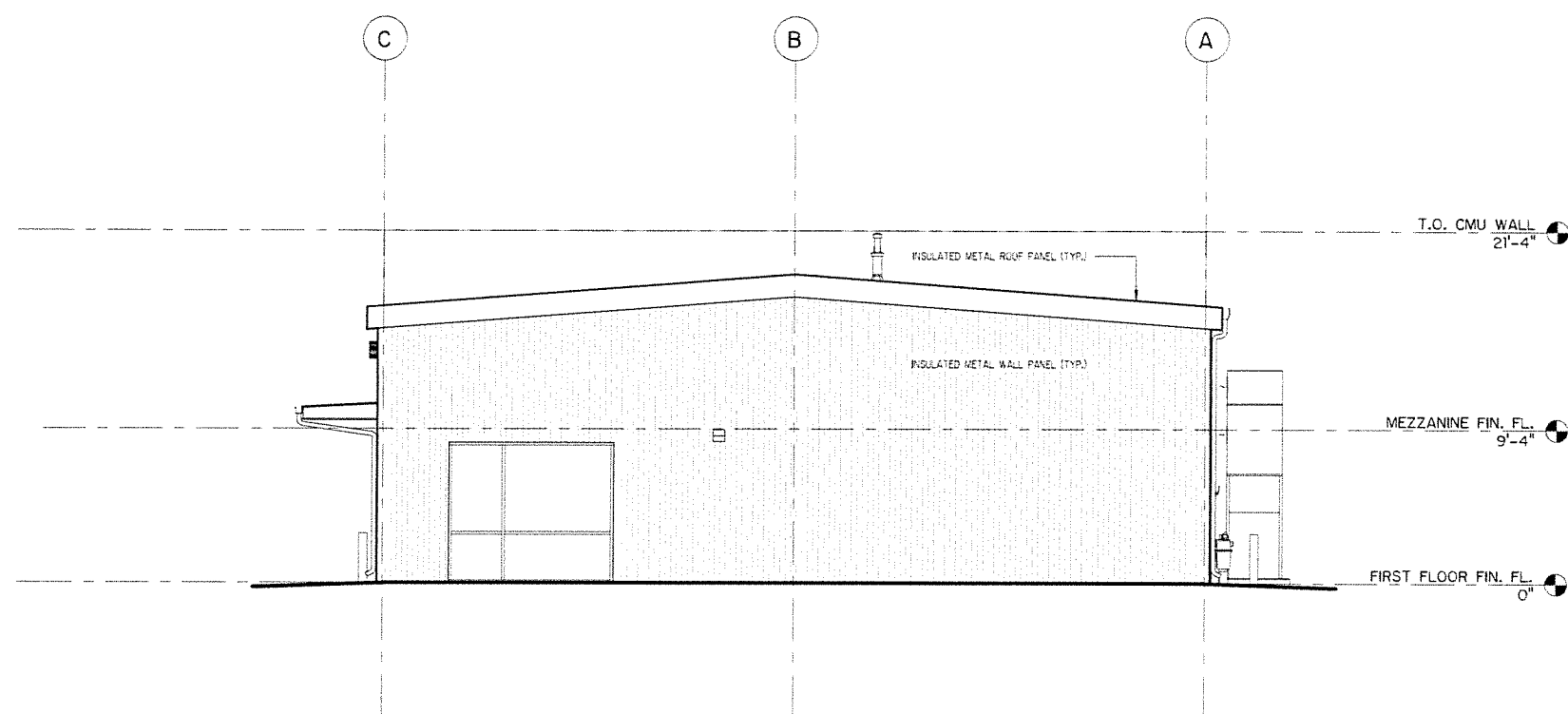
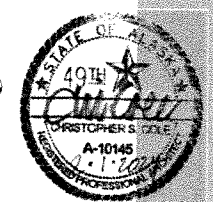


② WEST ELEVATION  
SCALE: 3/16" = 1'-0"

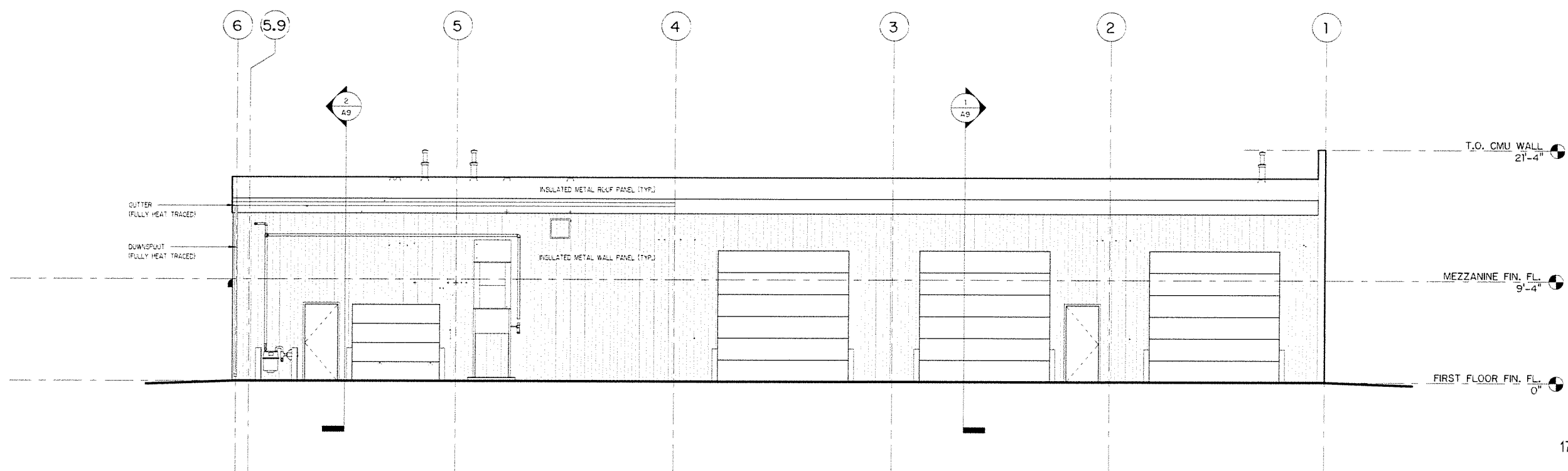


① SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"

61 NORTHARCHITECTS  
3401 DENALI STREET, # 102  
ANCHORAGE, ALASKA 99503  
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② EAST ELEVATION  
SCALE: 3/16" = 1'-0"



① NORTH ELEVATION  
SCALE: 3/16" = 1'-0"

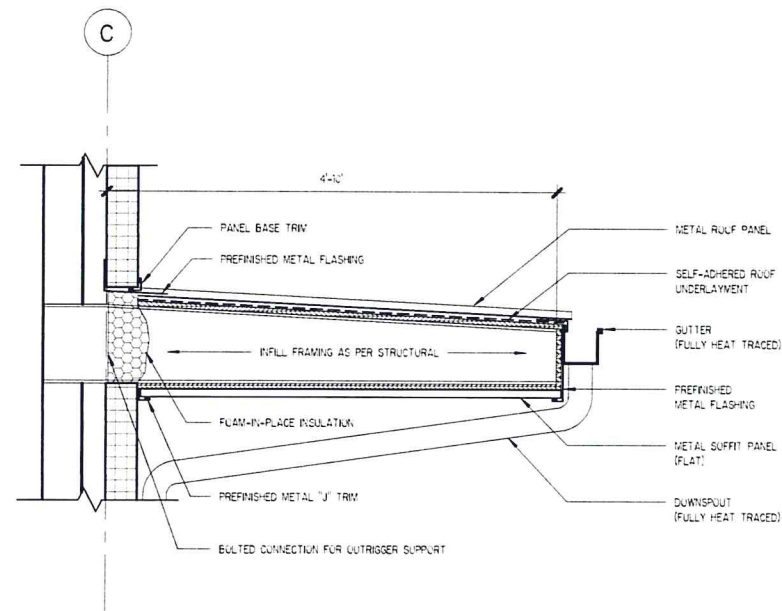
PROJECT ADDRESS:  
1733 EAST DOWLING ROAD  
ANCHORAGE, ALASKA  
61 PROJECT NO. 2K23029

EXTERIOR ELEVATIONS  
A8

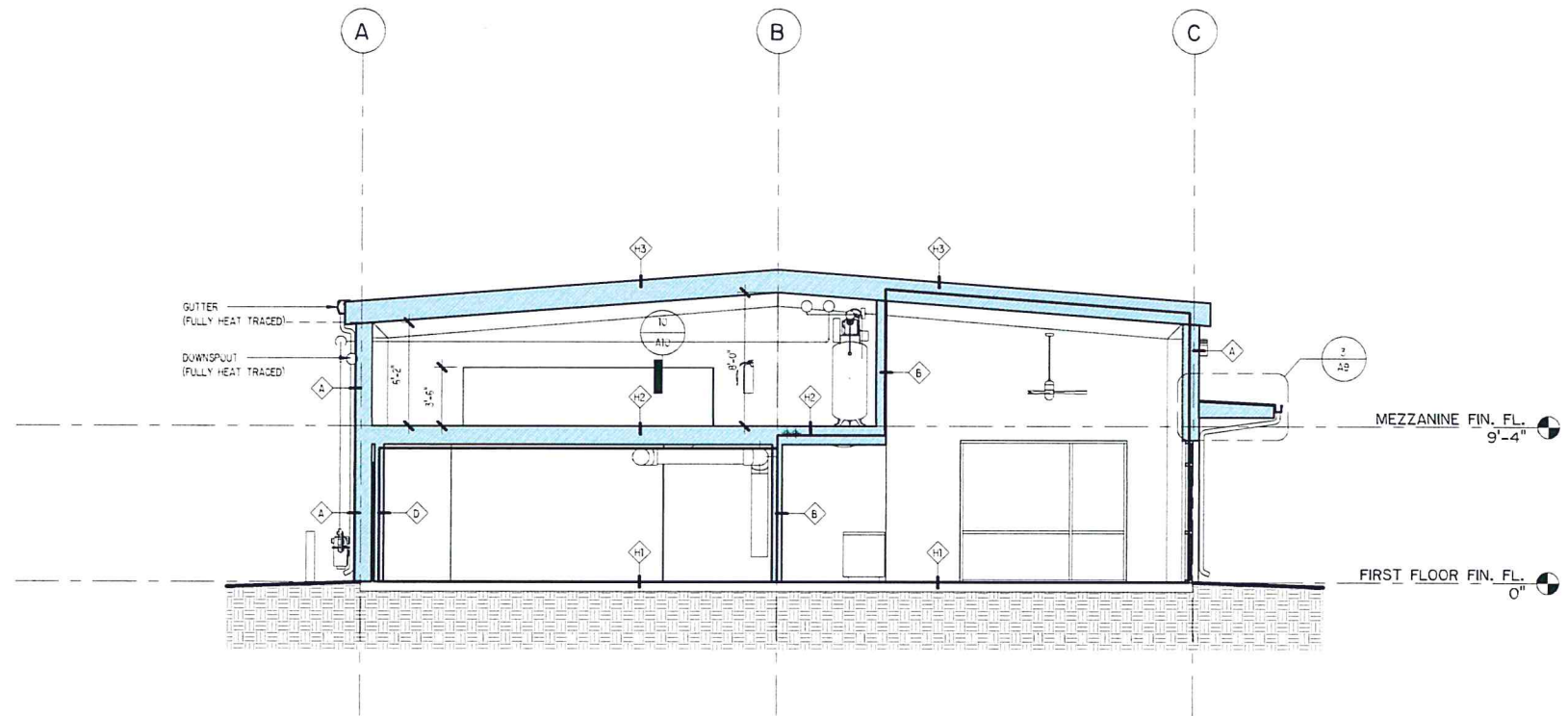
DATE: 2.1.2024  
PERMIT SET

1733 E DOWLING FIRE REHAB

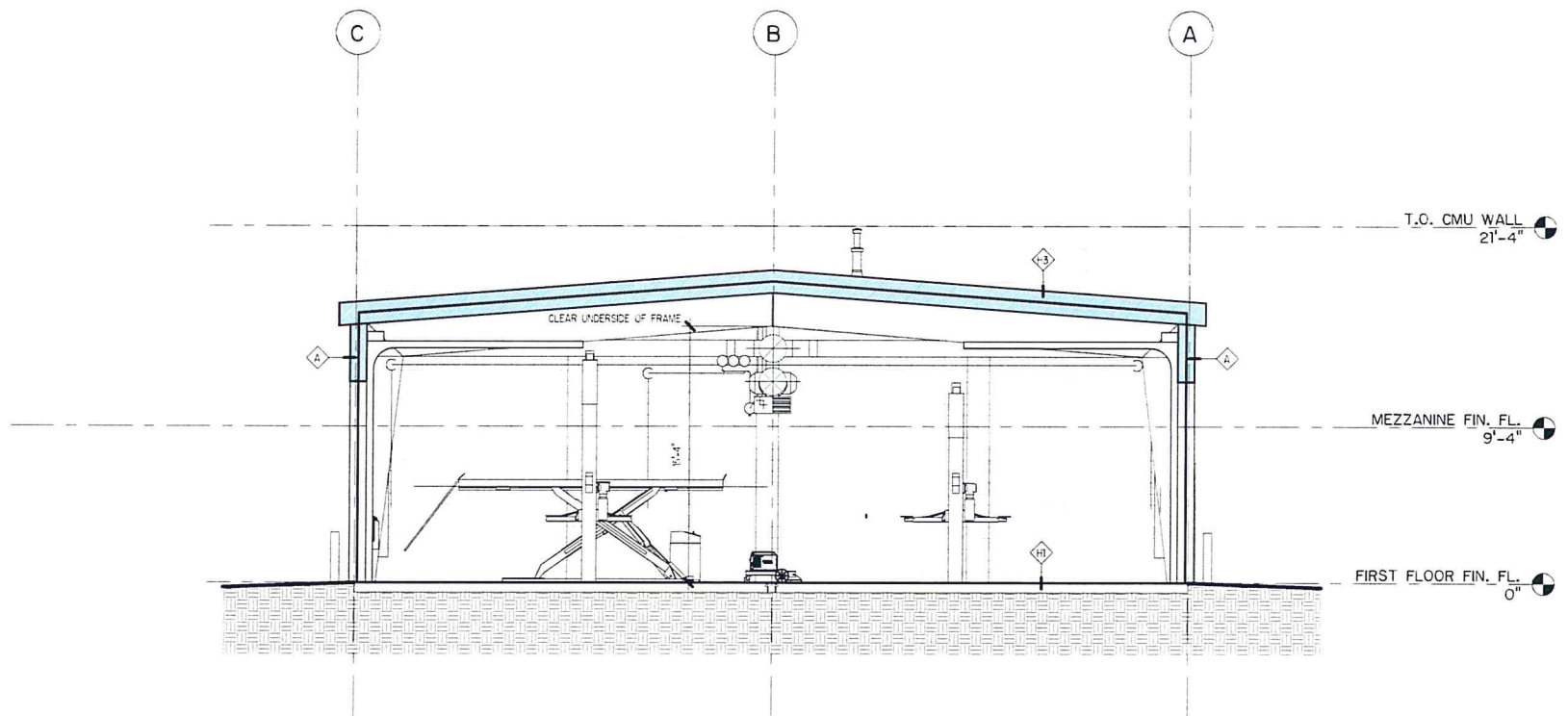




③ CANOPY DETAIL  
SCALE: 1" = 1'-0"



② SECTION B-B  
SCALE: 3/16" = 1'-0"



① SECTION A-A  
SCALE: 3/16" = 1'-0"

61 NORTHARCHITECTS  
3401 DENALI STREET, #102  
ANCHORAGE, ALASKA 99503  
PH. 907-274-4446



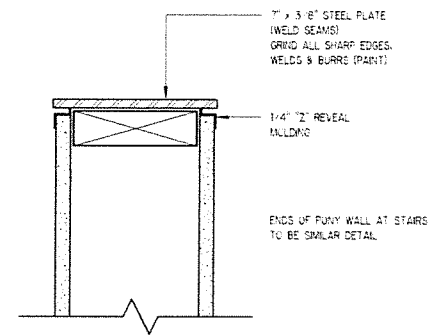
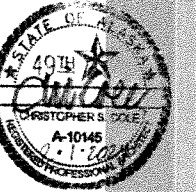
1733 E. DOWLING FIRE REHAB

PROJECT ADDRESS:  
1733 EAST DOWLING ROAD  
ANCHORAGE, ALASKA  
61 PROJECT NO. 2K23029

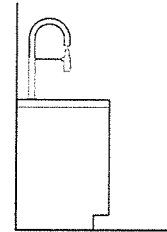
CROSS SECTIONS  
A9

DATE 2.1.2024  
PERMIT SET

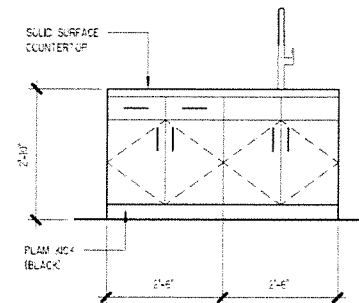




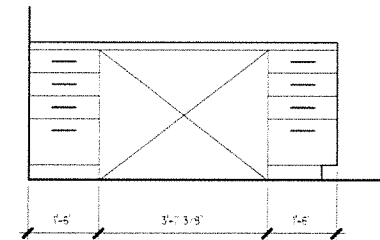
10 PONY WALL CAP DETAIL  
SCALE: 3" = 1'-0"



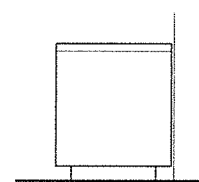
COFFEE BAR SIDE  
9 SCALE: 1/2" = 1'-0"



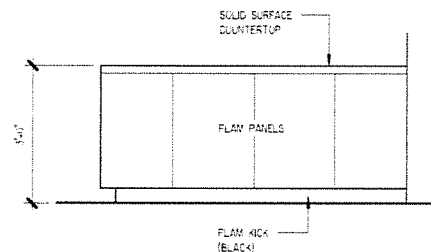
8 COFFEE BAR FRONT  
SCALE: 1/2" = 1'-0"



RECEPTION DESK BACK  
7 SCALE: 1/2" = 1'-0"

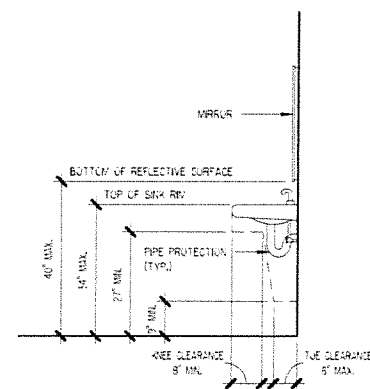


6 RECEPTION DESK SIDE  
SCALE: 1/2" = 1'-0"

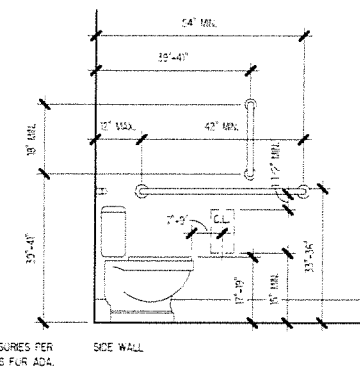
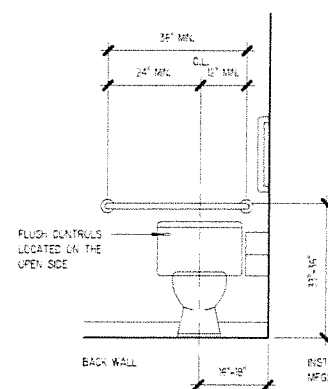


RECEPTION DESK FRONT

5 SCALE: 1/2" = 1'-0"



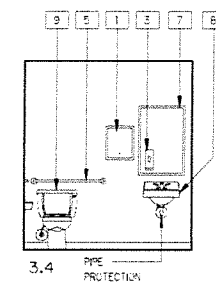
4 TYP. ADA LAV  
SCALE: 1/2" = 1'-0"



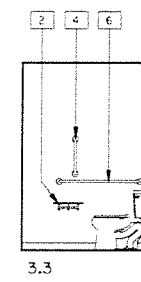
3 TYP. ADA WATER CLOSET  
SCALE: 1/2" = 1'-0"

RESTROOM ACCESSORIES					
CODE	ITEM	MANUFACTURER	MODEL NUMBER	FINISH/COLOR	COMMENTS
1	AUTOMATIC UNIVERSAL GEND-RECESSED ROLL TOWEL DISPENSER	BUEBICK	E-29744	STAINLESS STEEL	BATTERY OPERATED
2	TOILET TISSUE DISPENSER WITH UTILITY SHELF	BUEBICK	E-29940	STAINLESS STEEL	-
3	AUTOMATIC WALL-MOUNTED SOAP DISPENSER	BUEBICK	E-2012	STAINLESS STEEL	-
4	GRAB BAR 18"	BUEBICK	E-5806 x 18	STAINLESS STEEL	-
5	GRAB BAR 36"	BUEBICK	E-5806 x 36	STAINLESS STEEL	-
6	GRAB BAR 42"	BUEBICK	E-5806 x 42	STAINLESS STEEL	-
7	CHANNEL-FRAME MIRROR 24" x 36"	BUEBICK	E-162 2436	STAINLESS STEEL	-
8	LAVATORY SINK & FAUCET	-	-	-	SEE MECHANICAL DWGS
9	TOILET	-	-	-	SEE MECHANICAL DWGS
12	HAT AND COAT HOOK	BUEBICK	E-682	STAINLESS STEEL	-

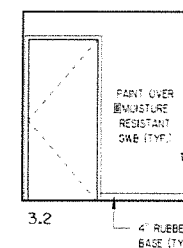
INSTALL ALL ACCESSORIES PER MFGS. REQUIREMENTS FOR ANSI A117.1-ADA.



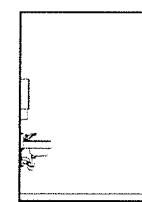
TOILET 106  
② SCALE: 1/4" = 1'-0"



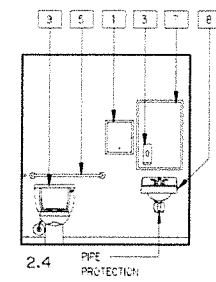
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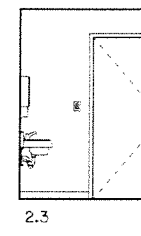
3.2 4 RUBBER  
BAGS (TYP)



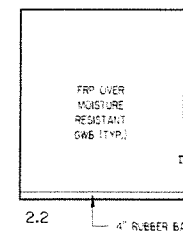
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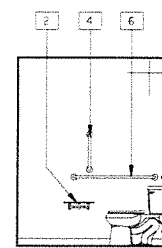
TOILET 105  
① SCALE: 1/4" = 1'-0"



2.3



2.2 L 4" RUBBER BASE



2.1

SPECIFICATIONS

TABLE OF CONTENTS

DIVISION	SECTION TITLE
<b>DIVISION 02 – EXISTING CONDITIONS</b>	
D24119	SELECTIVE DEMOLITION
<b>DIVISION 05 – METALS</b>	
055000	METAL FABRICATIONS
055213	PIPE AND TUBE RAILINGS
<b>DIVISION 06 – WOOD, PLASTICS, AND COMPOSITES</b>	
064116	PLASTIC-LAMINATE-CLAD ARCHITECTURAL CABINETS
066430	PLASTIC PANELING
<b>DIVISION 07 – THERMAL AND MOISTURE PROTECTION</b>	
072100	THERMAL INSULATION
074113.16	STANDING-SEAM METAL ROOF PANELS
074116	INSULATED METAL ROOF PANELS
074213.19	INSULATED METAL WALL PANELS
074293	SOFFIT PANELS
079230	JOINT SEALANTS
<b>DIVISION 08 – OPENINGS</b>	
081113	HOLLOW METAL DOORS AND FRAMES
081416	FLUSH WOOD DOORS
083613	SECTIONAL DOORS
084113	ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS
087100	DOOR HARDWARE
088030	GLAZING
<b>DIVISION 09 – FINISHES</b>	
092216	NON-STRUCTURAL METAL FRAMING
092930	GYPNUM BOARD
099113	EXTERIOR PAINTING
099123	INTERIOR PAINTING
<b>DIVISION 10 – SPECIALTIES</b>	
101423.16	ROOM-IDENTIFICATION PANEL SIGNAGE
102800	TOILET, BATH, AND LAUNDRY ACCESSORIES
104413	FIRE PROTECTION CABINETS
104416	FIRE EXTINGUISHERS
<b>DIVISION 12 – FURNISHINGS</b>	
123661.16	SOLID SURFACING COUNTERTOPS

END OF TABLE OF CONTENTS

SECTION 024119 – SELECTIVE DEMOLITION

PART 1 – GENERAL

1.1 SUMMARY

A Section Includes:

- Demolition and removal of selected portions of building or structure
- Salvage of existing items to be reused or recycled

1.2 MATERIALS OWNERSHIP

- A Unless otherwise indicated, demolition waste becomes property of Contractor.

1.3 INFORMATIONAL SUBMITTALS

1.4 CLOSEOUT SUBMITTALS

1.5 QUALITY ASSURANCE

1.6 FIELD CONDITIONS

- A Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.

- B Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.

- C Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.

1. If suspected hazardous materials are encountered, do not disturb, immediately notify Owner. Hazardous materials will be removed by Owner under a separate contract.

- D Storage or sale of removed items or materials on-site is not permitted.

- E Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.

1. Maintain fire-protection facilities in service during selective demolition operations.

- F Arrange selective demolition schedule so as not to interfere with Owner's operations.

PART 2 – PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.

PART 3 – EXECUTION

3.1 EXAMINATION

- A Verify that utilities have been disconnected and capped before starting selective demolition operations.

3.2 PREPARATION

- A Existing Services/Systems to Remain: Maintain services/systems indicated to remain and protect them against damage.

3.4 PROTECTION

- A Remove temporary barricades and protections where hazards no longer exist.

3.5 SELECTIVE DEMOLITION

- A General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations and as follows.

1. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping. Temporarily cover openings to remain.

2. Cut or grind from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.

3. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations.

4. Maintain fire watch during and for at least a time period as required by Fire Marshall in hours after flame-cutting operations.

5. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.

6. Dispose of demolished items and materials promptly.

- B Removed and Reinstalled Items:

1. Clean and repair items to functional condition adequate for intended reuse.

2. Protect items from damage during transport and storage.

3. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use indicated.

3.6 CLEANING

- A Remove demolition waste materials from Project site and dispose of them in an EPA-approved construction and demolition waste landfill acceptable to authorities having jurisdiction.

1. Do not allow demolished materials to accumulate on-site.
2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.

3. Comply with requirements specified in Section 017419 "Construction Waste Management and Disposal."

- B Burning: Do not burn demolished materials.

- C Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.

END OF SECTION 024119

SECTION 055000 – METAL FABRICATIONS

PART 1 – GENERAL

1.1 SUMMARY

A Section Includes:

1. Miscellaneous steel framing and supports.

2. Metal bollards.

1.2 ACTION SUBMITTALS

- A Shop Drawings: Show fabrication and installation details. Include plans, elevations, sections, and details of metal fabrications and their connections. Show anchorage and accessory items.

PART 2 – PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

2.2 METALS

- A Metal Surfaces, General: Provide materials with smooth, flat surfaces unless otherwise indicated. For metal fabrications exposed to view in the completed Work, provide materials without seam marks, roller marks, rolled trade names, or blemishes.

- B Steel Plates, Shapes, and Bars: ASTM A36/A36M.

- C Rolled-Steel Floor Plate: ASTM A786/A786M, rolled from plate complying with ASTM A36/A36M or ASTM A283/A283M, Grade C or D.

- D Rolled-Stainless Steel Floor Plate: ASTM A793.

- E Steel Pipe: ASTM A53/A53M, Standard Weight (Schedule 40) unless otherwise indicated.

2.3 FASTENERS

- A General: Unless otherwise indicated, provide stainless steel fasteners for exterior use and zinc-plated fasteners with coating complying with ASTM B633 or ASTM F1941/F1941M, Class Fe/Zn 5, at exterior walls. Select fasteners for type, grade, and class required.

- B Post-Installed Anchors: Torque-controlled expansion anchors or chemical anchors.

1. Material for Interior Locations: Carbon-steel components zinc plated to comply with ASTM B633 or ASTM F1941/F1941M, Class Fe/Zn 5, unless otherwise indicated.

2. Material for Exterior Locations and Where Stainless Steel is Indicated: Alloy stainless steel bolts, ASTM F593, and nuts, ASTM F594.

2.4 MISCELLANEOUS MATERIALS

- A Shop Primers: Provide primers that comply with Section 099113 "Exterior Painting," Section 099123 "Interior Painting."

- B Concrete: Comply with requirements in the structural drawings for normal-weight, air-entrained concrete with a minimum 28-day compressive strength of as per plans.

2.5 FABRICATION, GENERAL

- A Shop Assembly: Preassemble items in the shop to greatest extent possible. Disassemble units only as necessary for shipping and handling limitations. Use connections that maintain structural value of joined pieces. Cleanly mark units for reassembly and coordinated installation.

- B Cut, drill, and punch metals cleanly and accurately. Remove burrs and ease edges to a radius of approximately 1/32 inch unless otherwise indicated. Remove sharp or rough areas on exposed surfaces.

- C Form bent-metal corners to smallest radius possible without causing grain separation or otherwise impairing work.

- D Form exposed work with accurate angles and surfaces and straight edges.

- E Weld corners and seams continuously to comply with the following:

1. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.

2. Obtain fusion without undercut or overlap.

3. Remove welding flux immediately.

4. At exposed connections, finish exposed welds and surfaces.

smooth and blended so no roughness shows after finishing.

- F Form exposed connections with hairline joints, flush and smooth, using concealed fasteners or welds where possible. Where exposed fasteners are required, use Phillips flat-head (countersunk) fasteners unless otherwise indicated. Locate joints where least conspicuous.

- G Fabricate seams and other connections that are exposed to weather in a manner to exclude water. Provide weep holes where water may accumulate.

- H Where units are indicated to be cast into concrete or built into masonry, equip with integrally welded steel strap anchors, not less than 8 inches from ends and corners of units and 24 inches o.c.

2.6 MISCELLANEOUS FRAMING AND SUPPORTS

- A Fabricate units from steel shapes, plates, and bars of welded construction unless otherwise indicated. Fabricate to sizes, shapes, and profiles indicated and as necessary to receive adjacent construction.

- B Fabricate steel girders for wood frame construction from continuous steel shapes of sizes indicated.

1. Where wood members are attached to girders with bolts or lag screws, drill or punch holes at 24 inches o.c.

- C Fabricate steel pipe columns for supporting wood frame construction from steel pipe with steel baseplates and top plates as indicated. Drill or punch baseplates and top plates for anchor and connection bolts and weld to pipe with fillet welds all around. Make welds the same size as pipe wall thickness unless otherwise indicated.

2.7 METAL BOLLARDS

- A Fabricate metal bollards from Schedule 40 steel pipe.

- B Prime steel bollards with zinc-rich primer.

2.8 GENERAL FINISH REQUIREMENTS

- A Finish metal fabrications after assembly.

2.9 STEEL AND IRON FINISHES

- A Shop prime iron and steel items unless they are to be embedded in concrete, sprayed-on fireproofing, or masonry, or unless otherwise indicated.

1. Shop prime with primers specified in Section 099113 "Exterior Painting" primers specified in Section 099123 "Interior Painting" unless indicated.

- B Preparation for Shop Priming: Prepare surfaces to comply with requirements indicated below:

1. Exterior Items: SSPC-SP 6/NACE No. 3, "Commercial Blast Cleaning."

2. Items Indicated to Receive Zinc-Rich Primer: SSPC-SP 6/NACE No. 3, "Commercial Blast Cleaning."

3. Other Steel Items: SSPC-SP 3, "Power Tool Cleaning."

- C Shop Priming: Apply shop primer to comply with SSPC-PA 1, "Paint Application Specification No. 1: Shop, Field, and Maintenance Painting of Steel," for shop painting.

PART 3 – EXECUTION

3.1 INSTALLATION, GENERAL

- A Cutting, Fitting, and Placement: Perform cutting, drilling, and fitting required for installing metal fabrications. Set metal fabrications accurately in location, alignment, and elevation, with edges and surfaces level, plumb, true, and free of rock, and measured from established lines and levels.

- B Fit exposed connections accurately together to form hairline joints. Weld connections that are not to be left as exposed joints but cannot be shop welded because of shipping size limitations. Do not weld, cut, or abrade surfaces of exterior units that have been hot-dip galvanized after fabrication and are for bolted or screwed field connections.

- C Field Welding: Comply with the following requirements:

1. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.

2. Obtain fusion without undercut or overlap.

3. Remove welding flux immediately.

4. At exposed connections, finish exposed welds and surfaces smooth and blended so no roughness shows after finishing and contour of welded surface matches that of adjacent surface.

- D Fastening to In-Place Construction: Provide anchorage devices and fasteners where metal fabrications are required to be fastened to in-place construction. Provide threaded fasteners for use with concrete and masonry inserts, toggle bolts, through bolts, lag screws, wood screws, and other connectors.

- E Provide temporary bracing or anchors in formwork for items that are to be built into concrete, masonry, or similar construction.

3.2 INSTALLATION OF MISCELLANEOUS FRAMING AND SUPPORTS

- A Install framing and supports to comply with requirements of items being supported, including manufacturers' written instructions and requirements indicated on Shop Drawings.

- B Support steel girders on solid grouted masonry, concrete, or steel pipe columns. Secure girders with anchor bolts embedded in grouted masonry or concrete or with bolts through top plates of pipe columns.

3.3 INSTALLATION OF METAL BOLLARDS

- A Fill metal-capped bollards solidly with concrete and allow concrete to cure seven days before installing.

- B Anchor bollards in place with concrete footings. Center and align bollards in holes per the drawings above bottom of excavation. Place concrete and vibrate or tamp for consolidation. Support and brace bollards in position until concrete has cured.

- C Fill bollards solidly with concrete, mounding top surface to shed water.

3.4 INSTALLATION OF BEARING AND LEVELING PLATES

- A Clean concrete and masonry bearing surfaces of bond-reducing materials, and roughen to improve bond to surfaces. Clean bottom surface of plates.

- B Set bearing and leveling plates on wedges, shims, or leveling nuts. After bearing members have been positioned and plumbed, tighten anchor bolts. Do not remove wedges or shims but, if protruding, cut off flush with edge of bearing plate before packing with shrinkage-resistant grout. Pack grout solidly between bearing surfaces and plates to ensure that no voids remain.

3.5 REPAIRS

- A Galvanized Surfaces: Clean field welds, bolted connections, and abraded areas and repair galvanizing to comply with ASTM A780/A780M.

END OF SECTION 055000

SECTION 055213 – PIPE AND TUBE RAILINGS

PART 1 – GENERAL

1.1 SUMMARY

A Section Includes:

1. Steel pipe railings.

1.2 ACTION SUBMITTALS

- A Shop Drawings: Include plans, elevations, sections, details, and attachments to other work.

1.3 INFORMATIONAL SUBMITTALS

PART 2 – PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A Delegated Design: Engage a qualified professional engineer, as defined in Section 014000 "Quality Requirements," to design railings, including attachment to building construction.

2.2 METALS, GENERAL

- A Brackets, Flanges, and Anchors: Cast or formed metal of same type of material and finish as supported rails unless otherwise indicated.

1. Provide type of bracket with predrilled hole for exposed bolt anchorage and that provides 1-1/2-inch clearance from inside face of handrail to finished wall surface.

2.3 STEEL AND IRON

- A Pipe: ASTM A 53/A 53M, Type F or Type S, Grade A, Standard Weight (Schedule 40), unless another grade and weight are required by structural loads.

1. Provide galvanized finish for exterior installations and where indicated.

- B Plates, Shapes, and Bars: ASTM A 36/A 36M.

2.4 FASTENERS

- A General: Provide the following:

1. Ungalvanized-Steel Railings: Plated steel fasteners complying with ASTM B 633 or ASTM F 1941, Class Fe/Zn 5 for zinc coating.

2.5 MISCELLANEOUS MATERIALS

- A Welding Rods and Bare Electrodes: Select according to AWS specifications for metal alloy welded.

- B Shop Primers: Provide primers that comply with Section 099113 "Exterior Painting" and Section 099123 "Interior Painting."

- C Epoxy Intermediate Coat: Comply with MPI #77 and compatible with primer and topcoat.

- D Nonshrink, Nonmetallic Grout: Factory-packaged, nonshrinking, noncorrosive, nonaqueous grout complying with ASTM C 1107/C 1107M. Provide grout specifically recommended by manufacturer for interior and exterior applications.

2.6 FABRICATION

- A Cut, drill, and punch metals cleanly and accurately. Remove burrs and ease edges to a radius of approximately 1/32 inch unless otherwise indicated. Remove sharp or rough areas on exposed surfaces.

- B Form work true to line and level with accurate angles and surfaces.

- C Welded Connections: Cape components at connections to provide close fit, or use fittings designed for this purpose. Weld all around at connections, including at fittings.

1. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.

2. Obtain fusion without undercut or overlap.

3. Remove flux immediately.

4. At exposed connections, finish exposed surfaces smooth and blended so no roughness shows after finishing and welded surface matches contours of adjoining surfaces.

- D For changes in direction made by bending, use jigs to produce uniform curvature for each repetitive configuration required. Maintain cross section of member throughout entire bend without buckling, twisting, cracking, or otherwise deforming exposed surfaces of components.

- E Brackets, Flanges, Fittings, and Anchors: Provide wall brackets, flanges, miscellaneous fittings, and anchors to interconnect railing members to other work unless otherwise indicated.

1. At brackets and fittings fastened to plaster or gypsum board partitions, provide crush-resistant fliers or other means to transfer loads through wall finishes to structural supports and prevent bracket or fitting rotation and crushing of substrate.

2.7 STEEL AND IRON FINISHES

- A Preparation for Shop Priming: Prepare uncoated ferrous-metal surfaces to comply with SSPC-SP 3, "Power Tool Cleaning."

- B Primer Application: Apply shop primer to prepared surfaces of railings unless otherwise indicated. Comply with requirements in SSPC-PA 1, "Shop, Field, and Maintenance Painting of Steel," for shop painting. Primer need not be applied to surfaces to be embedded in concrete or masonry.

- C High-Performance Coating: Apply epoxy intermediate and polyurethane topcoats to primer-coated surfaces. Comply with coating manufacturer's written instructions and with requirements in SSPC-PA 1, "Shop, Field, and Maintenance Painting of Steel," for shop painting. Apply at spreading rates recommended by coating manufacturer.

1. Color: As selected by Architect from manufacturer's full range.

PART 3 – EXECUTION

3.1 INSTALLATION, GENERAL

- A Set railings accurately in location, alignment, and elevation: measured from established lines and levels and free of rock.

1. Do not weld, cut, or abrade surfaces of railing components that are coated or finished after fabrication and that are intended for field connection by mechanical or other means without further cutting or fitting.

2. Set posts plumb within a tolerance of 1/16 inch in 3 feet.

3. Align rails so variations from level for horizontal members and variations from parallel with rake of steps and ramps for sloping members do not exceed 1/4 inch in 12 feet.

- B Control of Corrosion: Prevent galvanic action and other forms of corrosion by insulating metals and other materials from direct contact with incompatible materials.

1. Coat with a heavy coat of bituminous paint, concealed surfaces of aluminum that are in contact with grout, concrete, masonry, wood, or dissimilar metals.

3.2 ANCHORING POSTS

- A Anchor posts to metal surfaces with oval flanges, angle type, or floor type as required by conditions, connected to posts and to metal supporting members.

3.3 ATTACHING RAILINGS

- A Attach railings to wall with wall brackets. Locate brackets as indicated or, if not indicated, at spacing required to support structural loads.

- B Secure wall brackets and railing end flanges to building construction as follows:

1. For wood stud partitions, use hanger or lag bolts set into studs or wood backing between studs. Coordinate with carpentry work to locate backing members.

2. For steel-framed partitions, use hanger or lag bolts set into wood backing between studs. Coordinate with stud installation to locate backing members.

3.4 ADJUSTING AND CLEANING

- A Touchup Painting: Immediately after erection, clean field welds, bolted connections, and abraded areas of shop paint, and paint exposed areas with the same material as used for shop painting to comply with SSPC-PA 1 requirements for touchup shop-painted surfaces.

END OF SECTION 055213

61 NORTHARCHITECTS  
3401 DENALI STREET, # 102  
ANCHORAGE, ALASKA 99503  
PH. 907-274-4446



1733 E. DOWLING FIRE REHAB

PROJECT ADDRESS:  
1733 EAST DOWLING ROAD  
ANCHORAGE, ALASKA  
61 PROJECT NO. 2K23029

SPECIFICATIONS  
A11

DATE: 2.1.2024  
PERMIT SET

SPECIFICATIONS

SECTION 064116 -- PLASTIC-LAMINATE-CLAD ARCHITECTURAL CABINETS

PART 1 -- GENERAL

1.1 SUMMARY

A Section Includes:

1. Plastic-laminate-clad architectural cabinets.
2. Wood furring, blocking, shims, and hanging strips for installing plastic-laminate-clad architectural cabinets that are not concealed within other construction.

1.2 ACTION SUBMITTALS

- A Product Data: For each type of product.
1. Include data for fire-retardant treatment from chemical-treatment manufacturer and certification by treating plant that treated materials comply with requirements.
- B Shop Drawings:
1. Include plans, elevations, sections, and attachment details.
2. Apply AIA Quality Certification Program label to Shop Drawings.

1.3 INFORMATIONAL SUBMITTALS

- A Closeout Submittals
- A Quality Standard Compliance Certificates: certificates.

1.5 QUALITY ASSURANCE

- A Manufacturer's Qualifications: Employ skilled workers who custom fabricate products similar to those required for this Project and whose products have a record of successful in-service performance.
1. Manufacturer's Certification: Licensed participant in AIA's Quality Certification Program.

PART 2 -- PRODUCTS

2.1 PLASTIC-LAMINATE-CLAD ARCHITECTURAL CABINETS

- A Quality Standard: Unless otherwise indicated, comply with the Architectural Woodwork Standards for grades of cabinets indicated for construction, finishes, installation, and other requirements.
- B Architectural Woodwork Standards Grade: Custom.
- C Type of Construction: Frameless.
- D Door and Drawer-Front Style: Flush overlay.
- E High-Pressure Decorative Laminate: NEMA LD 3, grades as indicated or if not indicated, as required by quality standard.
1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
- a. ABET Inc.
- b. Formica Corporation.
- c. Wilsonart LLC.
- F Laminate Cladding for Exposed Surfaces:
1. Horizontal Surfaces: Grade HGS.
2. Postformed Surfaces: Grade HGP.
3. Vertical Surfaces: Grade HGS.
4. Edges: Grade HGS.
5. Pattern Direction: Vertically for drawer fronts, doors, and fixed panels.
- G Concealed Backs of Panels with Exposed Plastic-Laminate Surfaces: High-pressure decorative laminate, NEMA LD 3, Grade BKL.
- H Drawer Construction: Fabricate with exposed fronts fastened to subframe with mounting screws from interior of body.
1. Join subfronts, backs, and sides with glued rabbeted joints supplemented by mechanical fasteners or glue dovetail joints.
- I Colors, Patterns, and Finishes: Provide materials and products that result in colors and textures of exposed laminate surfaces complying with the following requirements:
1. As selected by Architect from laminate manufacturer's full range in the following categories:
- a. Solid colors, matte finish.
- b. Solid colors that have same color as surface, matte finish.
- c. Wood grains, matte finish.
- d. Patterns, matte finish.

2.2 CABINET HARDWARE AND ACCESSORIES

- A Wire Pulls: Back mounted, solid metal, 4 inches long, 5/16 inch in diameter.
- B Shelf Rests: ANSI/BHMA A156.9, B04C13, two-pin plastic with shelf hold-down clip.
- C Drawer Sides: ANSI/BHMA A156.9
1. Grade 1 and Grade 2: Side mounted and self-closing.
- a. Type: Full extension.
- b. Material: Zinc-plated steel with polymer rollers.
2. Grade 1HD-19C and Grade 1HD-20C: Side mounted, full-extension type; zinc-plated steel ball-bearing slides.
3. For drawers not more than 3 inches high and not more than 24 inches wide, provide Grade 1.
4. For drawers more than 3 inches high, but not more than 6 inches high and not more than 24 inches wide, provide Grade 1.
5. For drawers more than 6 inches high or more than 24 inches

- wide, provide Grade 1HD-19C.
6. For trash bins not more than 20 inches high and 16 inches wide, provide Grade 1HD-20C.
- D Door and Drawer Silencers: ANSI/BHMA A156.16, (0301)
- E Exposed Hardware Finishes: For exposed hardware, provide finish that complies with ANSI/BHMA A156.18 for ANSI/BHMA finish number indicated.
1. Satin Chromium Plated: ANSI/BHMA 62E for brass or bronze base; ANSI/BHMA 652 for steel base.
- F For concealed hardware, provide manufacturer's standard finish that complies with product class requirements in ANSI/BHMA A156.9.

2.3 MISCELLANEOUS MATERIALS

- A Furring, Blocking, Shims, and Hanging Strips: Softwood or hardwood lumber, kiln-dried to less than 15 percent moisture content.
- B Anchors: Select material, type, size, and finish required for each substrate for secure anchorage. Provide metal expansion sleeves or expansion bolts for post-installed anchors. Use nonferrous-metal or hot-dip galvanized anchors and inserts at inside face of exterior walls and at floors.
- C FABRICATION
- A Complete fabrication, including assembly and hardware application, to maximum extent possible before shipment to Project site. Disassemble components only as necessary for shipment and installation. Where necessary for fitting at site, provide ample allowance for sawing, trimming, and fitting.
- B Shop-cut openings to maximum extent possible to receive hardware, appliances, electrical work, and similar items. Locate openings accurately and use templates or roughing-in diagrams to produce accurately sized and shaped openings. Square edges of cutouts to remove splinters and burrs.

PART 3 -- EXECUTION

3.1 INSTALLATION

- A Before installation, condition cabinets to humidity conditions in installation areas for not less than 72 hours.
- B Architectural Woodwork Standards Grade: Install cabinets to comply with quality standard grade of item to be installed.
- C Anchor cabinets to anchors or blocking built in or directly attached to substrates. Secure with water-head cabinet installation screws.
- D Install cabinets level, plumb, and true in line to a tolerance of 1/8 inch in 96 inches using concealed shims.
1. Scribe and cut cabinets to fit adjoining work, refinish cut surfaces, and repair damaged finish at cuts.
2. Install cabinets without distortion so doors and drawers fit openings and are accurately aligned. Adjust hardware to center doors and drawers in openings and to provide unencumbered operation. Complete installation of hardware and accessory items as indicated.
3. Fasten wall cabinets through back, near top and bottom, and at ends not more than 16 inches o.c. with No. 10 water-head sheet metal screws through metal backing or metal framing behind wall finish.
- END OF SECTION 064116

SECTION 066400 -- PLASTIC PANELING

PART 1 -- GENERAL

1.1 SUMMARY

- A Section includes plastic sheet paneling.

1.2 ACTION SUBMITTALS

- A Product Data: For each type of product.

1.3 QUALITY ASSURANCE

PART 2 -- PRODUCTS

2.1 PLASTIC SHEET PANELING

- A Glass-Fiber-Reinforced Plastic Paneling: Gelcoat-finished, glass-fiber-reinforced plastic panels complying with ASTM D 6319.
1. Manufacturers: Subject to compliance with requirements, provide products by the following:
- a. Mattile.
2. Surface-Burning Characteristics: As follows when tested by a qualified testing agency according to ASTM E 84: Identify products with appropriate markings or applicable testing agency.
- a. Flame-Spread Index: 25 or less.
- b. Smoke-Developed Index: 450 or less.
3. Nominal Thickness: Not less than 0.09 inch.
4. Surface Finish: Smooth.
5. Color: White.

2.2 ACCESSORIES

- A Trim Accessories: Manufacturer's standard one-piece vinyl extrusions.

designed to retain and cover edges of panels. Provide division bars, inside corners, outside corners, and caps as needed to conceal edges.

1. Color: White.
- B Sealant: Mildew-resistant, single-component, neutral-curing, or acid-curing silicone sealant recommended by plastic paneling manufacturer and complying with requirements in Section 079200 "Joint Sealants."

PART 3 -- EXECUTION

3.1 PREPARATION

- A Clean substrates of substances that could impair adhesive bond, including oil, grease, dirt, and dust.
- B Condition panels by unpacking and placing in installation space before installation according to manufacturer's written recommendations.
- C Lay out paneling before installing. Locate panel joints so that trimmed panels at corners are not less than 12 inches wide.

3.2 INSTALLATION

- A Install plastic paneling according to manufacturer's written instructions.
- B Install panels in a full spread of adhesive.
- C Install trim accessories with adhesive.
- D Fill grooves in trim accessories with sealant before installing panels, and bed inside corner trim in a bead of sealant.
- E Maintain uniform space between panels and wall fixtures. Fill space with sealant.
- F Remove excess sealant and smears as paneling is installed. Clean with solvent recommended by sealant manufacturer and then wipe with clean dry cloths until no residue remains.
- END OF SECTION 066400

SECTION 072100 -- THERMAL INSULATION

PART 1 -- GENERAL

1.1 SUMMARY

- A Section Includes:
1. Glass-fiber blanket insulation.

1.2 ACTION SUBMITTALS

- A Product Data: For the following:
1. Glass-fiber blanket insulation.

1.3 INFORMATIONAL SUBMITTALS

- A Installer's Certification: Listing type, manufacturer, and R-value of insulation installed in each element of the building thermal envelope.
1. Sign, date, and post the certification in a conspicuous location on Project site.

PART 2 -- PRODUCTS

2.1 GLASS-FIBER BLANKET INSULATION

- A Glass-Fiber Blanket Insulation, Unfaced (BATT INSULATION): ASTM C665, Type I; passing ASTM E136 for combustion characteristics.
1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
- a. Johns Manville, a Berkshire Hathaway company.
- b. Owens Corning.
2. Flame-Spread Index: Not more than 25 when tested in accordance with ASTM E84.
3. Smoke-Developed Index: Not more than 50 when tested in accordance with ASTM E84.
4. Labeling: Provide identification of mark indicating R-value of each piece of insulation 12 inches and wider in width.

2.2 ACCESSORIES

- A Insulation for Miscellaneous Voids:
1. Glass-Fiber Insulation: ASTM C764, Type II, loose fill, with maximum flame-spread and smoke-developed indexes of 5, per ASTM E84.
2. Spray Polyurethane Foam Insulation: ASTM C1029, Type II, closed cell, with maximum flame-spread and smoke-developed indexes of 75 and 450, respectively, per ASTM E84.
- B Insulation Anchors, Spindles, and Standoffs: As recommended by manufacturer.
- C Adhesive for Bonding Insulation: Product compatible with insulation and air and water barrier materials, and with demonstrated capability to bond insulation securely to substrates without damaging insulation and substrates.

PART 3 -- EXECUTION

3.1 INSTALLATION: GENERAL

- A Comply with insulation manufacturer's written instructions applicable to products and applications.
- B Install insulation that is undamaged, dry, and unsoiled and that has not been left exposed to ice, rain, or snow at any time.
- C Install insulation with manufacturer's R-value label exposed after insulation is installed.
- D Extend insulation to envelop entire area to be insulated. Fill tightly around obstructions and fill voids with insulation. Remove projections that interfere with placement.
- E Provide sizes to fit applications and selected from manufacturer's standard thicknesses, widths, and lengths. Apply single layer of insulation units unless multiple layers are otherwise shown or required to make up total thickness or to achieve R-value.

3.2 INSTALLATION OF CAVITY-WALL INSULATION

- A Foam-Plastic Board Insulation: Install pads of adhesive spaced approximately 24 inches o.c. both ways on inside face and as recommended by manufacturer.
1. Fit courses of insulation between obstructions, with edges butted tightly in both directions, and with faces flush.
2. Press units firmly against inside substrate.

3.3 INSTALLATION OF INSULATION IN FRAMED CONSTRUCTION

- A Blanket Insulation: Install in cavities formed by framing members according to the following requirements:
1. Use insulation widths and lengths that fill the cavities formed by framing members. If more than one length is required to fill the cavities, provide lengths that will produce a snug fit between ends.
2. Place insulation in cavities formed by framing members to produce a friction fit between edges of insulation and adjoining framing members.
3. Maintain 3-inch clearance of insulation around recessed lighting fixtures not rated for or protected from contact with insulation.
4. For metal-framed wall cavities where cavity heights exceed 96 inches, support unfaced blankets mechanically and support faced blankets by taping flanges of insulation to flanges of metal studs.
- B Miscellaneous Voids: Install insulation in miscellaneous voids and cavity spaces where required to prevent gaps in insulation using the following materials:
1. Glass-Fiber Insulation: Compact to approximately 40 percent of normal maximum volume equaling a density of approximately 2.5 lb/cu. ft.

END OF SECTION 072100

SECTION 074113.16 -- STANDING-SEAM METAL ROOF PANELS

PART 1 -- GENERAL

1.1 SUMMARY

- A Section Includes:
1. Standing-seam metal roof panels.

1.2 ACTION SUBMITTALS

- A Product Data: For each type of product.
- B Shop Drawings: Include fabrication and installation layouts of metal panels; details of edge conditions, joints, panel profiles, corners, anchorages, attachment system, trim, flashings, closures, and accessories; and special details.
- C Samples: For each type of metal panel indicated.

1.3 INFORMATIONAL SUBMITTALS

- A Warranties: Sample of special warranties.

1.4 CLOSEOUT SUBMITTALS

1.5 QUALITY ASSURANCE

1.6 WARRANTY

- A Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of metal panel systems that fail in materials or workmanship within specified warranty period.
1. Warranty Period: Two years from date of Substantial Completion.

PART 2 -- PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

2.2 STANDING-SEAM METAL ROOF PANELS

- A Vertical-Rib, Snap-Joint, Standing-Seam Metal Roof Panels: Formed with vertical ribs at panel edges and intermediate stiffening ribs symmetrically spaced at flat pan between ribs, designed for sequential installation by mechanically attaching panels to supports using concealed clips located under one side of panels, engaging opposite edge of adjacent panels, and snapping panels together.
1. Products: Subject to compliance with requirements, provide the following:
- a. Metal Sales Manufacturing Corporation; Vertical Seam.
2. Metallic-Coated Steel Sheet: Zinc-coated (galvanized) steel sheet complying with ASTM A653/A653M, G90 coating designation, or

- aluminum-zinc alloy-coated steel sheet complying with ASTM A792/A792M, Class AZ50 coating designation; structural quality. Prepainted by the coil-coating process to comply with ASTM A755/A755M.
- a. Exterior Finish: Two-coat fluoropolymer.
- b. Color: As selected by Architect from manufacturer's full range.
3. Clips: manufacturer's standard to accommodate thermal movement.
4. Panel Coverage: 12 inches.
5. Panel Height: 1.75 inches.

2.3 UNDERLAYMENT MATERIALS

- A Self-Adhering, High-Temperature Underlayment: Provide self-adhering, cold-applied, sheet underlayment, a minimum of 30 mils thick, consisting of slip-resistant, polyethylene-film top surface laminated to a layer of butyl or SBS-modified asphalt adhesive, with release-paper backing. Provide primer when recommended by underlayment manufacturer.
1. Thermal Stability: Stable after testing at 240 deg F; ASTM D1970.
2. Low-Temperature Flexibility: Passes after testing at minus 20 deg F; ASTM D1970.

2.4 MISCELLANEOUS MATERIALS

- A Miscellaneous Metal Subframing and Furring: ASTM C645, cold-formed, metallic-coated steel sheet, ASTM A653/A653M, G90 coating designation or ASTM A792/A792M, Class AZ50 coating designation, unless otherwise indicated. Provide manufacturer's standard sections as required for support and alignment of metal panel system.
- B Panel Accessories: Provide components required for a complete, watertight panel system including trim, copings, fasciae, mullions, sills, corner units, clips, closures, sealants, panels, fillers, closure strips, and similar items. Match material and finish of metal panels unless otherwise indicated.
- C Flashing and Trim: Provide flashing and trim formed from same material as metal panels as required to seal against weather and to provide finished appearance. Locations include, but are not limited to, eaves, rakes, corners, boxes, framed openings, ridges, fasciae, and fillers. Finish flashing and trim with same finish system as adjacent metal panels.
- D Roof Curbs: Fabricated from same material as roof panels, 0.048-inch nominal thickness; with bottom of skirt profiled to match roof panel profiles and with welded top box and integral full-length cricket. Fabricate curb subframing of 0.060-inch nominal thickness, angle-, C-, or Z-shaped steel sheet. Fabricate curb and subframing to withstand indicated loads of size and height indicated. Finish roof curbs to match metal roof panels.
- E Panel Fasteners: Self-tapping screws designed to withstand design loads.
- F Panel Sealants: Provide sealant type recommended by manufacturer that are compatible with panel materials, are nonstaining, and do not damage panel finish.
1. Sealant Tape: Pressure-sensitive, 100 percent solids, gray polyisobutylene compound sealant tape with release-paper backing; 1/2 inch wide and 1/8 inch thick.
2. Butyl-Rubber-Based, Solvent-Release Sealant: ASTM C1311.

2.5 FABRICATION

- A Fabricate and finish metal panels and accessories at the factory, by manufacturer's standard procedures and processes, as necessary to fulfill indicated performance requirements demonstrated by laboratory testing. Comply with indicated profiles and with dimensional and structural requirements.
- B On-Site Fabrication: Subject to compliance with requirements of this Section, metal panels may be fabricated on-site using UL-certified, portable roll-forming equipment if panels are of same profile and warranted by manufacturer to be equal to factory-formed panels. Fabricate according to equipment manufacturer's written instructions and to comply with details shown.
- C Provide panel profiles, including major ribs and intermediate stiffening ribs, if any, for full length of panel.
- D Fabricate metal panel joints with factory-installed captive gaskets or separator strips that provide a weathertight seal and prevent metal-to-metal contact, and that minimize noise from movements.
- E Sheet Metal Flashing and Trim: Fabricate flashing and trim to comply with manufacturer's recommendations and recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to design, dimensions, metal, and other characteristics of item indicated.

2.6 FINISHES

- A Panels and Accessories:

1. Three-Coat Fluoropolymer: AAMA 621 AAMA 2605, fluoropolymer finish containing not less than 70 percent polyvinylidene fluoride (PVDF) resin by weight in both color coat and clear topcoat.
2. Concealed Finish: White or light-colored acrylic or polyester primer finish.

PART 3 -- EXECUTION

3.1 PREPARATION

- A Miscellaneous Supports: Install subframing, furring, and other miscellaneous panel support members and anchorages according to

ASTM C754 and metal panel manufacturer's written recommendations.

3.2 INSTALLATION OF UNDERLAYMENT

- A Self-Adhering Sheet Underlayment: Apply primer if required by manufacturer. Comply with temperature restrictions of underlayment manufacturer for installation. Apply at locations indicated on Drawings, working free, in shingle fashion to shed water, and with end laps of not less than 6 inches staggered 24 inches between courses. Overlap side edges not less than 3-1/2 inches. Roll laps with roller. Cover underlayment within 14 days.
1. Apply over the entire roof surface.
- B Slip Sheet: Apply slip sheet over underlayment before installing metal roof panels.
- C Flashings: Install flashings to cover underlayment to comply with requirements specified in Section 076200 "Sheet Metal Flashing and Trim."

3.3 INSTALLATION OF STANDING SEAM METAL ROOF PANELS

- A Standing-Seam Metal Roof Panel Installation: Fasten metal roof panels to supports with concealed clips at each standing-seam joint at location, spacing, and with fasteners recommended in writing by manufacturer.
1. Install clips to supports with self-tapping fasteners.
2. Install pressure plates at locations indicated in manufacturer's written installation instructions.
3. Snap joints: Nest standing seams and fasten together by interlocking and completely engaging factory-applied sealant.
4. Seamed joint: Crimp standing seams with manufacturer-approved, motorized seamer tool so clip, metal roof panel, and factory-applied sealant are completely engaged.
5. Watertight Installation:
- a. Apply a continuous ribbon of sealant or tape to seal joints of metal panels, using sealant or tape as recommend in writing by manufacturer as needed to make panels watertight.
- b. Provide sealant or tape between panels and protruding equipment, vents, and accessories.
- c. At panel splices, nest panels with minimum 6-inch end lap, sealed with sealant and fastened together by interlocking clamping plates.
- B Accessory Installation: Install accessories with positive anchorage to building and weathertight mounting, and provide for thermal expansion. Coordinate installation with flashings and other components.
- C Flashing and Trim: Comply with performance requirements, manufacturer's written installation instructions, and SMACNA's "Architectural Sheet Metal Manual." Provide concealed fasteners where possible, and set units true to line and level as indicated. Install work with laps, joints, and seams that will be permanently watertight and weather resistant.

3.4 CLEANING AND PROTECTION

- A Remove temporary protective coverings and strippable films, if any, as metal panels are installed, unless otherwise indicated in manufacturer's written installation instructions. On completion of metal panel installation, clean finished surfaces as recommended by metal panel manufacturer. Maintain in a clean condition during construction.

END OF SECTION 074113.16

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1733 E. DOWLING FIRE REHAB

PROJECT ADDRESS  
1733 EAST DOWLING ROAD  
ANCHORAGE, ALASKA  
61 PROJECT NO. 2K23029

SPECIFICATIONS  
A12

DATE 2.1.2024  
PERMIT SET

# SPECIFICATIONS

## SECTION 074116 - INSULATED METAL ROOF PANELS

### PART 1 - GENERAL

#### 1.1 SUMMARY

- A Section includes insulated metal roof panels

#### 1.2 PREINSTALLATION MEETINGS

- A Preinstallation Conference: Conduct conference at Project site

#### 1.3 ACTION SUBMITTALS

- A Product Data: For each type of product.

- B Shop Drawings: Include fabrication and installation layouts of metal panels; details of edge conditions, joints, panel profiles, corners, anchorages, attachment system, trim, flashings, closures, and accessories; and special details.

#### 1.4 INFORMATIONAL SUBMITTALS

- A Product test reports.

- B Warranties: Samples of special warranties.

#### 1.5 CLOSEOUT SUBMITTALS

- A Installer Qualifications: An entity that employs installers and supervisors who are trained and approved by manufacturer.

#### 1.7 WARRANTY

- A Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of metal panel systems that fail in materials or workmanship within specified warranty period.
- 1 Warranty Period: Two years from date of Substantial Completion.

### PART 2 - PRODUCTS

#### 2.1 PERFORMANCE REQUIREMENTS

- A Structural Performance: Provide metal panel systems capable of withstanding the effects of the following loads, based on testing according to ASTM E72:

1. Wind Loads: As indicated on Structural Drawings.
2. Other Design Loads: As indicated on Structural Drawings
3. Deflection Limits: For wind loads, no greater than 1/240 of the span.

- B Air Infiltration: Air leakage of not more than 0.06 cfm/sq. ft. when tested according to ASTM E1680 or ASTM E263 at the following test-pressure difference:

1. Test-Pressure Difference: 6.24 in./sq. ft..

#### 2.2 FOAMED-INSULATION-CORE METAL ROOF PANELS

- A General: Provide factory-formed and -assembled metal roof panels fabricated from two sheets of metal with insulation core foamed in place during fabrication with joints between panels designed to form weathertight seals. Include accessories required for weathertight installation.

##### 1. Panel Performance:

- a Flatwise Tensile Strength: 30 psi when tested according to ASTM C297/C297M
- b Humid Aging: Volume increase not greater than 6.0 percent and no delamination or metal corrosion when tested for seven days at 140 deg F and 100 percent relative humidity according to ASTM D2126
- c Heat Aging: Volume increase not greater than 2.0 percent and no delamination, surface blistering, or permanent bowing when tested for seven days at 203 deg F according to ASTM D2126
- d Cold Aging: Volume decrease not more than 1.0 percent and no delamination, surface blistering, or permanent bowing when tested for seven days at minus 20 deg F according to ASTM D2126
- e Fatigue: No evidence of delamination, core cracking, or permanent bowing when tested to a 20-ib./sq. ft. positive and negative wind load and with deflection of 1/160 for 2 million cycles
- f Autoclave: No delamination when exposed to 2-psi pressure at a temperature of 212 deg F for 2-1/2 hours.
- g Fire-Test-Response Characteristics: Class A according to ASTM E108.
- 2 Insulation Core: Modified isocyanurate or polyurethane foam using a non-CFC blowing agent, with maximum flame-spread and smoke-developed indexes of 25 and 450, respectively.
- a Closed-Cell Content: 90 percent when tested according to ASTM D6226
- b Density: 2.3 to 2.6 lb./cu. ft. when tested according to ASTM D1622
- c Compressive Strength: Minimum 20 psi when tested according to ASTM D1621
- d Shear Strength: 26 psi when tested according to ASTM C273.
- B Standing-Seam-Profile, Foamed-Insulation-Core Metal Roof Panels INSULATED METAL ROOF PANEL : Formed with vertical tongue-and-groove ribs at panel edges and intermediate stiffening ribs symmetrically spaced between ribs, designed for sequential installation by interlocking tongue-and-groove panel edges and mechanically attaching panels to supports using concealed clips located between panels and engaging edges of adjacent panels, and mechanically seaming panels together.

1. Products: Subject to compliance with requirements, provide the following:
- a. ALL WEATHER INSULATED PANELS; SR2
2. Metallic-Coated Steel Sheet: Facings of zinc-coated (galvanized) steel sheet complying with ASTM A653/A653M, G90 coating designation, or aluminum-zinc alloy-coated steel sheet complying with ASTM A792/A792M, Class A250 coating designation; structural quality: Prepared by the coil-coating process to comply with ASTM A755/A755M
- a. Nominal Thickness: 0.034 inch.
- b. Exterior Finish: Two-coat fluoropolymer
- 1) Color: As selected by Architect from manufacturer's full range .
- c. Interior Finish: Siliconized polyester .
- 1) Color: As selected by Architect from manufacturer's full range .
3. Joint Type: As standard with manufacturer.
4. Panel Coverage: 40 inches.
5. Panel Thickness: 6.0 inches.
6. Thermal-Resistance Value (R-Value): 49 according to ASTM C1363.

#### 2.3 FABRICATION

- A General: Fabricate and finish metal panels and accessories at the factory, by manufacturer's standard procedures and processes, as necessary to fulfill indicated performance requirements demonstrated by laboratory testing. Comply with indicated profiles and with dimensional and structural requirements.
- B. Provide panel profile, including major ribs and intermediate stiffening ribs, if any, for full length of panel.
- C. Fabricate metal panel joints with factory-installed captive gaskets or separator strips that provide a weathertight seal and prevent metal-to-metal contact, and that minimize noise from movements.
- D. Sheet Metal Flashing and Trim: Fabricate flashing and trim to comply with manufacturer's recommendations and recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to design, dimensions, metal, and other characteristics of item indicated.

#### 2.4 FINISHES

- A. Exterior Facings and Accessories:

1. Two-Coat Fluoropolymer: AAMA 621. Fluoropolymer finish containing not less than 70 percent PVDF resin by weight in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.

- B. Interior Facings:

1. Siliconized Polyester: Epoxy primer and silicone-modified, polyester-enamel topcoat; with a dry film thickness of not less than 0.2 mil for primer and 0.8 mil for topcoat.

### PART 3 - EXECUTION

#### 3.1 PREPARATION

- A Miscellaneous Supports: Install subframing, furring, and other miscellaneous panel support members and anchorages according to ASTM C754 and metal panel manufacturer's written recommendations.

#### 3.2 METAL PANEL INSTALLATION

- A Standing-Seam, Foamed-Insulation-Core Metal Roof Panels: Fasten insulated metal roof panels to supports with fasteners at each standing-seam joint at location, spacing, and with fasteners recommended in writing by manufacturer.

1. Install self-tapping fasteners as per manufacturer's written instructions.

2. Seamed Joint: Crimp standing seams with manufacturer-approved, motorized seamer tool so clean, insulated metal roof panel, and factory-applied side-lap sealant are completely engaged.

- B Accessory Installation: Install accessories with positive anchorage to building and weathertight mounting, and provide for thermal expansion. Coordinate installation with flashings and other components.

- C. Flashing and Trim: Comply with performance requirements, manufacturer's written installation instructions, and SMACNA's "Architectural Sheet Metal Manual." Provide concealed fasteners where possible, and set units true to line and level. Install work with laps, joints, and seams that are permanently watertight and weather resistant.

#### 3.3 CLEANING

- A Remove temporary protective coverings and strippable films, if any, as metal panels are installed unless otherwise indicated in manufacturer's written installation instructions. On completion of metal panel installation, clean finished surfaces as recommended by metal panel manufacturer. Maintain in a clean condition during construction.

#### END OF SECTION 074116

## SECTION 074213.10 - INSULATED METAL WALL PANELS

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

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

and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A Section includes:

1. Foamed-insulation-core metal wall panels.
2. Laminated-insulation-core metal wall panels.

#### 1.3 PREINSTALLATION MEETINGS

#### 1.4 ACTION SUBMITTALS

- A Product Data: For each type of product.

- B Shop Drawings: Include fabrication and installation layouts of metal panels; details of edge conditions, joints, panel profiles, corners, anchorages, attachment system, trim, flashings, closures, and accessories; and special details.

#### 1.5 INFORMATIONAL SUBMITTALS

#### 1.6 CLOSEOUT SUBMITTALS

- A Maintenance data.

#### 1.7 WARRANTY

- A Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of metal panel systems that fail in materials or workmanship within specified warranty period.

- 1 Warranty Period: Two years from date of Substantial Completion.

- B. Special Warranty on Panel Finishes: Manufacturer's standard form in which manufacturer agrees to repair finish or replace metal panels that show evidence of deterioration of factory-applied finishes within specified warranty period.

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

### PART 2 - PRODUCTS

#### 2.1 PERFORMANCE REQUIREMENTS

- A Thermal Movements: Allow for thermal movements from ambient and surface temperature changes by preventing bucking, opening of joints, overstressing of components, failure of joint sealants, failure of connections, and other detrimental effects. Base calculations on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.

- B. Fire-Test-Response Characteristics: Provide metal wall panels and system components with the following fire-test-response characteristics, as determined by testing identical panels and system components per test method indicated below by UL or another testing and inspecting agency acceptable to authorities having jurisdiction. Identify products with appropriate markings of applicable testing agency.

- 1 Fire-Resistance Characteristics: Provide materials and construction tested for fire resistance per ASTM E 119.

- 2 Intermediate-Scale Multistory Fire Test: Tested mockup, representative of completed multistory wall assembly of which wall panel is a part, complies with NFPA 285 for test method and required fire-test-response characteristics of exterior non-load-bearing wall panel assemblies.

- 3 Radiant Heat Exposure: No ignition when tested according to NFPA 285.

- 4 Potential Heat: Acceptable level when tested according to NFPA 259.

- 5 Surface-Burning Characteristics: Provide wall panels with a flame-spread index of 25 or less and a smoke-developed index of 450 or less, per ASTM E 84.

#### 2.2 FOAMED-INSULATION-CORE METAL WALL PANELS

- A General: Provide factory-formed and -assembled metal wall panels fabricated from two metal facing sheets and insulation core foamed in place during fabrication, and with joints between panels designed to form weathertight seals. Include accessories required for weathertight installation.

- 1 Insulation Core: Modified isocyanurate or polyurethane foam using a non-CFC blowing agent, with maximum flame-spread and smoke-developed indexes of 25 and 450, respectively.

- a Closed-Cell Content: 90 percent when tested according to ASTM D 6226.

- b Density: 2.3 to 2.6 lb./cu. ft. when tested according to ASTM D 1622.

- c Compressive Strength: Minimum 20 psi when tested according to ASTM D 1621.

- d Shear Strength: 26 psi when tested according to ASTM C 273/C 273M.

2. Exposed-Fastener, Foamed-Insulation-Core Metal Wall Panels INSULATED METAL PANEL : Formed with a raised, trapezoidal major rib at panel edge and two intermediate stiffening ribs symmetrically spaced between major rib and panel edge, designed for lapping side edges of adjacent panels and mechanically attaching to supports using exposed fasteners in side laps.

- a Manufacturers: Subject to compliance with requirements, provide products by the following:

- 1) All Weather Insulated Panels, CW36

- b Metallic-Coated Steel Sheet: Facings of zinc-coated (galvanized) steel sheet complying with ASTM A 653/A 653M, G90 coating designation, or aluminum-zinc alloy-coated steel sheet complying with ASTM A 792/A 792M, Class A250 coating designation; structural quality: Prepared by the coil-coating process to comply with ASTM A 755/A 755M.

- 1) Nominal Thickness: 0.022 inch

- 2) Exterior Finish: .

- a) Color: 2696 galvanized finish; available for natural

- metal appearance
- 3) Interior Finish: Siliconized polyester .
- a) Color: Imperial White .
- c. Panel Coverage: 36 inches nominal.
- d. Panel Thickness: 4.0 inches.
- e. Thermal-Resistance Value (R-Value): 35 according to ASTM C 1363.

#### 2.3 MISCELLANEOUS MATERIALS

- A Miscellaneous Metal Subframing and Furring: ASTM C 645, cold-formed, metallic-coated steel sheet, ASTM A 653/A 653M, G90 coating designation or ASTM A 792/A 792M, Class A250 aluminum-zinc-alloy coating designation unless otherwise indicated. Provide manufacturer's standard sections as required for support and alignment of metal panel system.

- B. Panel Accessories: Provide components required for a complete, weathertight panel system, including trim, copings, fasciae, mullions, sills, corner units, clips, fastings, sealants, gaskets, flters, closure strips, and similar items. Match material and finish of metal panels unless otherwise indicated.

- 1 Backing Plates: Provide metal backing plates at panel end splices, fabricated from material recommended by manufacturer.

- 2 Closure Strips: Closed-cell, expanded, cellular, rubber or crosslinked, polyethin-foam or closed-cell laminated polyethylene, minimum 1-inch-thick, flexible closure strips, cut or premolded to match metal panel profile. Provide closure strips where indicated or necessary to ensure weathertight construction.

- C Flashing and Trim: Provide flashing and trim formed from same material as metal panels as required to seal against weather and to provide finished appearance. Locations include, but are not limited to, bases, drips, sills, joints, corners, endwalls, framed openings, robes, fasciae, parapet caps, soffits, reveals, and filters. Finish flashing and trim with same finish system as adjacent metal panels.

- D. Panel Fasteners: Self-tapping screws designed to withstand design loads. Provide exposed fasteners with heads matching color of metal panels by means of plastic caps or factory-applied coating. Provide EPDM or PVC sealing washers for exposed fasteners.

- E. Panel Sealants: Provide sealant type recommended by manufacturer that are compatible with panel materials, are nonstaining, and do not damage panel finish.

- 1 Sealant Type: Pressure-sensitive, 100 percent solids, gray polybutylene compound; sealant tape with release-paper backing, 1/2 inch wide and 1/8 inch thick.

- 2 Joint Sealant: ASTM C 920; as recommended in writing by metal panel manufacturer.

- 3 Butyl-Rubber-Based, Solvent-Release Sealant: ASTM C 1311.

#### 2.4 FABRICATION

- A General: Fabricate and finish metal panels and accessories at the factory, by manufacturer's standard procedures and processes, as necessary to fulfill indicated performance requirements demonstrated by laboratory testing. Comply with indicated profiles and with dimensional and structural requirements.

- B. Provide panel profile, including major ribs and intermediate stiffening ribs, if any, for full length of panel.

- C. Fabricate metal panel joints with factory-installed captive gaskets or separator strips that provide a weathertight seal and prevent metal-to-metal contact, and that minimize noise from movements.

- D. Sheet Metal Flashing and Trim: Fabricate flashing and trim to comply with manufacturer's recommendations and recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to design, dimensions, metal, and other characteristics of item indicated.

#### 2.5 FINISHES

- A. Panels and Accessories:

1. Two-Coat Fluoropolymer: AAMA 2605. Fluoropolymer finish containing not less than 70 percent PVDF resin by weight in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.

2. Concealed Finish: Apply pretreatment and manufacturer's standard white or light-colored acrylic or polyester backer finish consisting of prime coat and wear coat with a minimum total dry film thickness of 0.5 mil.

### PART 3 - EXECUTION

#### 3.1 PREPARATION

- A Miscellaneous Supports: Install subframing, furring, and other miscellaneous panel support members and anchorages according to ASTM C 754 and metal panel manufacturer's written recommendations.

#### 3.2 INSULATED METAL WALL PANEL INSTALLATION

- A General: Apply continuous ribbon of sealant to panel joint on concealed side of insulated metal wall panels as vapor seal; apply sealant to panel joint on exposed side of panels for weather seal.

- 1 Fasten foamed-insulation-core metal wall panels to supports with fasteners at each lapped joint at location and spacing and with fasteners recommended by manufacturer.

- 2 Apply panels and associated items true to line for neat and weathertight enclosure. Avoid "panel creep" or application not true to line.

- 3 Provide metal-backed washers under heads of exposed fasteners on weather side of insulated metal wall panels.

- 4 Locate and space exposed fasteners in uniform vertical and horizontal alignment. Use proper tools to obtain controlled uniform compression for positive seal without rupture of washer.

- 5 Provide sealant tape at lapped joints of insulated metal wall panels and between panels and protruding equipment, vents, and accessories.

- 6 Apply a continuous ribbon of sealant tape to panel side laps and elsewhere as needed to make panels weathertight.

- B Foamed-Insulation-Core Metal Wall Panels: Fasten metal wall panels to supports with concealed clips at each joint at location and spacing and with fasteners recommended by manufacturer. Fully engage tongue and groove of adjacent panels.

- 1 Install clips to supports with self-tapping fasteners.

- C Accessory Installation: Install accessories with positive anchorage to building and weathertight mounting, and provide for thermal expansion. Coordinate installation with flashings and other components.

- D Flashing and Trim: Comply with performance requirements, manufacturer's written installation instructions, and SMACNA's "Architectural Sheet Metal Manual." Provide concealed fasteners where possible, and set units true to line and level. Install work with laps, joints, and seams that are permanently watertight.

#### 3.3 CLEANING

- A Remove temporary protective coverings and strippable films, if any, as metal panels are installed, unless otherwise indicated in manufacturer's written installation instructions. On completion of metal panel installation, clean finished surfaces as recommended by metal panel manufacturer. Maintain in a clean condition during construction.

#### END OF SECTION 074213.10

## SECTION 074293 - SOFFIT PANELS

### PART 1 - GENERAL

#### 1.1 SUMMARY

- A Section includes:

1. Metal soffit panels.

#### 1.2 ACTION SUBMITTALS

- A Product Data: For each type of product.

- B Samples: For each type of metal panel indicated.

#### 1.3 INFORMATIONAL SUBMITTALS

#### 1.4 CLOSEOUT SUBMITTALS

#### 1.5 WARRANTY

- A Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of metal panel systems that fail in materials or workmanship within specified warranty period.

- 1 Warranty Period: Two years from date of Substantial Completion.

- B. Special Warranty on Panel Finishes: Manufacturer's standard form in which manufacturer agrees to repair finish or replace metal panels that show evidence of deterioration of factory-applied finishes within specified warranty period.

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

### PART 2 - PRODUCTS

#### 2.1 PERFORMANCE REQUIREMENTS

#### 2.2 METAL SOFFIT PANELS

- A Provide metal soffit panels designed to be installed by lapping and interconnecting side edges of adjacent panels and mechanically attaching through panel to supports using concealed fasteners in side laps. Include accessories required for weathertight installation.

- B. Metal Soffit Panels: Match profile and material of metal roof panels.

- 1 Finish: Match finish and color of metal roof panels .

- 2 Sealant: Factory applied within interlocking joint.

- C. Flush-Profile Metal Soffit Panels : Solid panels formed with vertical panel edges and a flat pan between panel edges, with flush joint between panels.

- 1 Manufacturers: Subject to compliance with requirements, provide products by the following:

- a. Metal Sales Manufacturing Corporation.

- 2 Material: Same material, finish, and color as metal roof panels.

- 3 Panel Coverage: 12 inches .

- 4 Panel Height: 1.6 inch .

#### 2.3 FABRICATION

- A. Fabricate and finish metal panels and accessories at the factory, by manufacturer's standard procedures and processes, as necessary to fulfill indicated performance requirements demonstrated by laboratory testing. Comply with indicated profiles and with dimensional and structural requirements.

- B On-Site Fabrication: Subject to compliance with requirements of this Section, metal panels may be fabricated on-site using UL-certified, portable roll-forming equipment if panels are of same profile and warranted by manufacturer to be equal to factory-formed panels. Fabricate according to equipment manufacturer's written instructions and to comply with details shown.

- C. Provide panel profile, including major ribs and intermediate stiffening ribs, if any, for full length of panel.

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- D. Fabricate metal panel joints with factory-installed captive gaskets or separator strips that provide a weathertight seal and prevent metal-to-metal contact, and that minimize noise from movements.

- E. Sheet Metal Flashing and Trim: Fabricate flashing and trim to comply with manufacturer's recommendations and recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to design, dimensions, metal, and other characteristics of item indicated.

#### 2.4 FINISHES

- A Panels and Accessories:

1. Two-Coat Fluoropolymer: AAMA 621. Fluoropolymer finish containing not less than 70 percent polyvinylidene fluoride (PVDF) resin by weight in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.

2. Concealed Finish: White or light-colored acrylic or polyester backer finish.

### PART 3 - EXECUTION

#### 3.1 PREPARATION

- A Miscellaneous Supports: Install subframing, furring, and other miscellaneous panel support members and anchorages according to ASTM C754 and metal panel manufacturer's written recommendations.

#### 3.2 INSTALLATION

- A Metal Soffit Panels: Fasten metal panels to supports with fasteners at each lapped joint at location and spacing recommended by manufacturer.

1. Apply panels and associated items true to line for neat and weathertight enclosure.

2. Provide metal-backed washers under heads of exposed fasteners bearing on weather side of metal panels.

3. Locate and space exposed fasteners in uniform vertical and horizontal alignment. Use proper tools to obtain controlled uniform compression for positive seal without rupture of washer.

4. Install screw fasteners with power tools having controlled torque adjusted to compress washer lightly without damage to washer, screw threads, or panels. Install screws in predrilled holes.

- B Accessory Installation: Install accessories with positive anchorage to building and weathertight mounting, and provide for thermal expansion. Coordinate installation with flashings and other components.

- C. Flashing and Trim: Comply with performance requirements, manufacturer's written installation instructions, and SMACNA's "Architectural Sheet Metal Manual." Provide concealed fasteners where possible, and set units true to line and level, as indicated. Install work with laps, joints, and seams that are permanently watertight.

#### 3.3 CLEANING

- A Remove temporary protective coverings and strippable films, if any, as metal panels are installed unless otherwise indicated in manufacturer's written installation instructions. On completion of metal panel installation, clean finished surfaces as recommended by metal panel manufacturer. Maintain in a clean condition during construction.

#### END OF SECTION 074293

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PROJECT ADDRESS  
1733 EAST DOWLING ROAD  
ANCHORAGE, ALASKA  
61 PROJECT NO. 2K23029

SPECIFICATIONS  
A13

DATE: 2.1.2024  
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# SPECIFICATIONS

## SECTION 079200 – JOINT SEALANTS

### PART 1 – GENERAL

#### 1.1 SUMMARY

##### A. Section Includes:

1. Silicone joint sealants.
2. Urethane joint sealants.
3. Latex joint sealants.

#### 1.2 PREINSTALLATION MEETINGS

#### 1.3 ACTION SUBMITTALS

#### 1.4 INFORMATIONAL SUBMITTALS

#### 1.5 QUALITY ASSURANCE

#### 1.6 PRECONSTRUCTION TESTING

### PART 2 – PRODUCTS

#### 2.1 JOINT SEALANTS, GENERAL

- A. Colors of Exposed Joint Sealants: As selected by Architect from manufacturer's full range.

#### 2.2 SILICONE JOINT SEALANTS

- A. Silicone, S, NS, 100/50, NT: Single-component, nonsag, plus 100 percent and minus 50 percent movement capability, nontraffic-use, neutral-curing silicone joint sealant; ASTM C 920, Type S, Grade NS, Class 100/50, Use NT.

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
- a. GE Construction Sealants: Momentive Performance Materials Inc.

- B. Silicone, S, NS, 50, NT: Single-component, nonsag, plus 50 percent and minus 50 percent movement capability, nontraffic-use, neutral-curing silicone joint sealant; ASTM C 920, Type S, Grade NS, Class 50, Use NT.

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
- a. GE Construction Sealants: Momentive Performance Materials Inc.

#### 2.3 URETHANE JOINT SEALANTS

- A. Urethane, M, NS, 50, T, NT: Multicomponent, nonsag, plus 50 percent and minus 50 percent movement capability, traffic- and nontraffic-use, urethane joint sealant; ASTM C 920, Type M, Grade NS, Class 50, Uses T and NT.

1. Manufacturers: Subject to compliance with requirements, provide products by the following:
- a. Tremco Incorporated.

#### 2.4 MILDEW-RESISTANT JOINT SEALANTS

- A. Mildew-Resistant Joint Sealants: Formulated for prolonged exposure to humidity with fungicide to prevent mold and mildew growth.

- B. Silicone, Mildew Resistant, Acid Curing, S, NS, 25, NT: Mildew-resistant, single-component, nonsag, plus 25 percent and minus 25 percent movement capability, nontraffic-use, acid-curing silicone joint sealant; ASTM C 920, Type S, Grade NS, Class 25, Use NT.

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
- a. Pectra Corporation.
  - b. Tremco Incorporated.

- C. Acrylic Latex: Acrylic latex or siliconized acrylic latex, ASTM C 834, Type DP, Grade NF.

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
- a. Tremco Incorporated.

#### 2.5 MISCELLANEOUS MATERIALS

- A. Cleaners for Nonporous Surfaces: Chemical cleaners acceptable to manufacturers of sealants and sealant backing materials.

- B. Masking Tape: Nontearing, nontoxic material compatible with joint sealants and surfaces adjacent to joints.

### PART 3 – EXECUTION

#### 3.1 PREPARATION

- A. Surface Cleaning of Joints: Clean out joints immediately before installing joint sealants to comply with joint-sealant manufacturer's written instructions and the following requirements:

1. Remove lint and form-release agents from concrete.
2. Clean nonporous joint substrate surfaces with chemical cleaners or other means that do not stain, harm substrates, or leave residues capable of interfering with adhesion.

- B. Joint Priming: Prime joint substrates where recommended by joint-sealant manufacturer or as indicated by preconstruction joint-sealant-substrate tests or prior experience.

- C. Masking Tape: Use masking tape where required to prevent contact

of sealant or primer with adjoining surfaces.

#### 3.2 INSTALLATION OF JOINT SEALANTS

- A. General: Comply with ASTM C 1193 and joint-sealant manufacturer's written installation instructions for products and applications indicated, unless more stringent requirements apply.

- B. Install sealant backings of kind indicated to support sealants during application and at position required to produce cross-sectional shapes and depths of installed sealants relative to joint widths that allow optimum sealant movement capability.

- C. Install bond-breaker tape behind sealants where sealant backings are not used between sealants and backs of joints.

- D. Install sealants using proven techniques that comply with the following and at the same time backings are installed:

1. Place sealants so they directly contact and fully wet joint substrates.
2. Completely fill recesses in each joint configuration.
3. Produce uniform, cross-sectional shapes and depths relative to joint widths that allow optimum sealant movement capability.

- E. Tooling of Nonrag Sealants: Immediately after sealant application and before skinning or curing begins, tool sealants to form smooth, uniform beads of configuration indicated. Use tooling agents that are approved in writing by sealant manufacturer and that do not discolor sealants or adjacent surfaces.

1. Provide concave joint profile per Figure 8A in ASTM C 1193 unless otherwise indicated.

#### 3.3 JOINT-SEALANT SCHEDULE

- A. Joint-Sealant Application: Exterior joints in horizontal traffic surfaces.

1. Joint Locations:
  - a. Isolation and contraction joints in cast-in-place concrete slabs.
  - b. Tile control and expansion joints.
  - c. Joints between different materials listed above.
  - d. Other joints as indicated on Drawings.
2. Joint Sealant: Urethane, M, P, 50, T, NT.
3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.

- B. Joint-Sealant Application: Interior joints in horizontal traffic surfaces.

1. Joint Locations:
    - a. Isolation joints in cast-in-place concrete slabs.
  2. Joint Sealant: Urethane, S, P, 25, T, NT.
  3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.
- C. Joint-Sealant Application: Interior joints in vertical surfaces and horizontal nontraffic surfaces not subject to significant movement.

1. Joint Locations:
  - a. Perimeter joints between interior wall surfaces and frames of interior doors/windows.
2. Joint Sealant: Acrylic latex.
3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.

- D. Joint-Sealant Application: Mildew-resistant interior joints in vertical surfaces and horizontal nontraffic surfaces.

1. Joint Locations:
  - a. Joints between plumbing fixtures and adjoining walls, floors, and counters.
  - b. Tile control and expansion joints where indicated.
2. Joint Sealant: Silicone, mildew resistant, acid curing, S, NS, 25, NT.
3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.

END OF SECTION 079200

## SECTION 081113 – HOLLOW METAL DOORS AND FRAMES

### PART 1 – GENERAL

#### 1.1 SUMMARY

##### A. Section Includes:

1. Interior standard steel doors and frames.
2. Exterior standard steel doors and frames.

#### 1.2 ACTION SUBMITTALS

- A. Product Data: For each type of product.

##### B. Shop Drawings: Include the following:

1. Elevations of each door type.
2. Details of doors, including vertical- and horizontal-edge details and metal thicknesses.
3. Frame details for each frame type, including dimensioned profiles and metal thicknesses.

#### 1.3 INFORMATIONAL SUBMITTALS

#### 1.4 CLOSEOUT SUBMITTALS

#### 1.5 QUALITY ASSURANCE

### PART 2 – PRODUCTS

#### 2.1 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, provide products by the following:

1. Ceco Door, ASSA ABLOY.
  - a. Trip-E steel stiffened insulated doors at exterior doors.
  - b. Trip steel stiffened doors at interior doors.

#### 2.2 PERFORMANCE REQUIREMENTS

- A. Thermally Rated Door Assemblies: Provide door assemblies with U-factor of not more than 0.36 deg Btu/h • ft<sup>2</sup> • in • °F, when tested in accordance with ASTM C518.

#### 2.3 INTERIOR STANDARD STEEL DOORS AND FRAMES

- A. Construct hollow-metal doors and frames to comply with standards indicated for materials, fabrication, hardware locations, hardware reinforcement, tolerances, and clearances, and as specified.

- B. Heavy-Duty Doors and Frames: ANSI/SDI A250.6, Level 2; ANSI/SDI A250.4, Level B.

##### 1. Doors:

- a. Type: As indicated in the Door and Frame Schedule.
- b. Thickness: 1-3/4 inches.
- c. Face: Metallic-coated steel sheet, minimum thickness of 0.042 inch.
- d. Edge Construction: Model 1, Full Flush.
- e. Core: Manufacturer's standard.

##### 2. Frames:

- a. Materials: Metallic-coated steel sheet, minimum thickness of 0.053 inch.
- b. Construction: Knocked down.

#### 2.4 EXTERIOR STANDARD STEEL DOORS AND FRAMES

- A. Construct hollow-metal doors and frames to comply with standards indicated for materials, fabrication, hardware locations, hardware reinforcement, tolerances, and clearances, and as specified.

- B. Extra-Heavy-Duty Doors and Frames: ANSI/SDI A250.6, Level 3; ANSI/SDI A250.4, Level A. At locations indicated in the Door and Frame Schedule.

##### 1. Doors:

- a. Type: As indicated in the Door and Frame Schedule.
- b. Thickness: 1-3/4 inches.
- c. Face: Metallic-coated steel sheet, minimum thickness of 0.053 inch, with minimum A60 coating.
- d. Edge Construction: Model 1, Full Flush.
- e. Top Edge Closure: Close top edges of doors with flush closures of same material as face sheets. Seal joints against water penetration.
- f. Bottom Edges: Close bottom edges of doors where required for attachment of weather stripping with end closures or channels of same material as face sheets. Provide weep-hole openings in bottoms of exterior doors to permit moisture to escape.
- g. Core: Vertical steel stiffener.

##### 2. Frames:

- a. Materials: Metallic-coated steel sheet, minimum thickness of 0.053 inch, with minimum A40 min. coating.
- b. Construction: Full profile welded.

#### 2.5 FRAME ANCHORS

##### A. Jamb Anchors:

1. Type: Anchors of minimum size and type required by applicable door and frame standard, and suitable for performance level indicated.
2. Quantity: Minimum of three anchors per jamb, with one additional anchor for frames with no floor anchor. Provide one additional anchor for each 24 inches of frame height above 7 feet.
3. Preinstalled Expansion Anchor: Minimum 3/8-inch-diameter bolts with expansion shields or inserts with manufacturer's standard pipe spacer.

- B. Floor Anchors: Provide floor anchors for each jamb and mullion that extends to floor.

- C. Material: ASTM A578/A578M, Commercial Steel (CS), 04Z coating designation; mill phosphatized.

1. For anchors built into exterior walls, steel sheet complying with ASTM A1008/A1008M or ASTM A1011/A1011M, hot-dip galvanized in accordance with ASTM A153/A153M, Class B.

#### 2.6 MATERIALS

- A. Cold-Rolled Steel Sheet: ASTM A1008/A1008M, Commercial Steel (CS), Type B; suitable for exposed applications.

- B. Hot-Rolled Steel Sheet: ASTM A1011/A1011M, Commercial Steel (CS), Type B, free of scale, pitting, or surface defects, pickled and oiled.

- C. Metallic-Coated Steel Sheet: ASTM A653/A653M, Commercial Steel (CS), Type B.

- D. Inserts, Bolts, and Fasteners: Hot-dip galvanized in accordance with ASTM A153/A153M.

- E. Power-Actuated Fasteners in Concrete: Fastener system of type suitable for application indicated, fabricated from corrosion-resistant materials, with clips or other accessory devices for attaching hollow-metal frames of type indicated.

- F. Mineral-Fiber Insulation: ASTM C665, Type I (blankets without membrane facing), consisting of fibers manufactured from slag or rock wool with maximum flame-spread and smoke-developed indexes of 25 and 50, respectively, passing ASTM E136 for combustion

characteristics.

- G. Glazing: Comply with requirements in Section 088000 "Glazing."

#### 2.7 FABRICATION

- A. Hollow-Metal Frames: Fabricate in one piece except where handling and shipping limitations require multiple sections. Where frames are fabricated in sections, provide alignment plates or angles at each joint, fabricated of metal of same or greater thickness as frames.

1. Frames: Provide closed tubular members with no visible face seams or joints, fabricated from same material as door frame. Fasten members at crossings and to jambs by welding, or by rigid mechanical anchors.
2. Provide countersunk, flat- or oval-head exposed screws and bolts for exposed fasteners unless otherwise indicated.

3. Door Silencers: Except on weather-stripped frames, drill stops to receive door silencers as follows: Keep holes clear during construction.
  - a. Single-Door Frames: Drill stop in strike jamb to receive three door silencers.

- B. Hardware Preparation: Factory prepare hollow-metal doors and frames to receive templated mortised hardware, and electrical wiring, include cutouts, reinforcement, mortising, drilling, and tapping in accordance with ANSI/SDI A250.6, the Door Hardware Schedule, and templates.

1. Reinforce doors and frames to receive nontemplated, mortised, and surface-mounted door hardware.
2. Comply with BHMA A156.115 for preparing hollow-metal doors and frames for hardware.

#### 2.8 STEEL FINISHES

- A. Prime Finish: Clean, pretreat, and apply manufacturer's standard primer.

1. Shop Primer: Manufacturer's standard, fast-curing, lead- and chromate-free primer complying with ANSI/SDI A250.10; recommended by primer manufacturer for substrate, compatible with substrate and field-applied coatings despite prolonged exposure.

### PART 3 – EXECUTION

#### 3.1 PREPARATION

- A. Remove welded-in shipping spreaders installed at factory. Restore exposed finish by grinding, filing, and dressing, as required to make repaired area smooth, flush, and invisible on exposed faces. Touch up factory-applied finishes where spreaders are removed.

- B. Drill and tap doors and frames to receive nontemplated, mortised, and surface-mounted door hardware.

#### 3.2 INSTALLATION

- A. Hollow-Metal Frames: Comply with ANSI/SDI A250.11.

1. Set frames accurately in position, plumb, aligned, and braced securely until permanent anchors are set. After wall construction is complete, remove temporary braces without damage to completed Work.

- a. Where frames are fabricated in sections, field splice at approved locations by welding face joint continuously, grind, fill, dress, and make splice smooth, flush, and invisible on exposed faces. Touch-up finishes.
- b. Install frames with removable stops located on secure side of opening.

2. Floor Anchors: Secure with postinstalled expansion anchors.

3. Solidly pack mineral-fiber insulation inside frames.

4. Installation Tolerances: Adjust hollow-metal frames to the following tolerances:

- a. Squareness: Plus or minus 1/16 inch, measured at door rabbet on a line 90 degrees from jamb perpendicular to frame head.
- b. Alignment: Plus or minus 1/16 inch, measured at jambs on a horizontal line parallel to plane of wall.
- c. Twist: Plus or minus 1/16 inch, measured at opposite face corners of jambs on parallel lines, and perpendicular to plane of wall.
- d. Plumbness: Plus or minus 1/16 inch, measured at jambs at floor.

- B. Hollow-Metal Doors: Fit and adjust hollow-metal doors accurately in frames, within clearances specified below.

1. Non-Fire-Rated Steel Doors: Comply with ANSI/SDI A250.6.

#### 3.3 REPAIR

- A. Prime-Coat Touchup: Immediately after erection, sand smooth rusted or damaged areas of prime coat and apply touchup of compatible oil-drying, rust-inhibitive primer.

- B. Metallic-Coated Surface Touchup: Clean abraded areas and repair with galvanizing repair paint according to manufacturer's written instructions.

- C. Touchup Painting: Cleaning and touchup painting of abraded areas of paint are specified in painting Section.

END OF SECTION 081113

## SECTION 081416 – FLUSH WOOD DOORS

### PART 1 – GENERAL

#### 1.1 SUMMARY

##### A. Section Includes:

1. Five-ply flush wood doors for opaque finish.
2. Factory finishing flush wood doors.

#### 1.2 ACTION SUBMITTALS

- A. Product Data: For each type of product, including the following:

1. Door core materials and construction.
2. Door edge construction.
3. Door face type and characteristics.
4. Door frame construction.
5. Factory-machining criteria.
6. Factory-fishing specifications.

- B. Shop Drawings: Indicate location, size, and hand of each door; elevation of each type of door; construction details not covered in Product Data, and the following:

1. Door schedule indicating door and frame location, type, size, fire protection rating, and swing.
2. Door elevations, dimension and locations of hardware, sile and lower cutouts, and glazing thicknesses.
3. Details of frame for each frame type, including dimensions and profile.
4. Details of electrical raceway and preparation for electrified hardware, access control systems, and security systems.
5. Dimensions and locations of blocking for hardware attachment.
6. Clearances and undercuts.
7. Requirements for veneer matching.
8. Apply AIA Quality Certification Program label to Shop Drawings.

#### 1.3 INFORMATIONAL SUBMITTALS

#### 1.4 CLOSEOUT SUBMITTALS

- A. Quality Standard Compliance Certificates: Program certificates.

#### 1.5 QUALITY ASSURANCE

- A. Manufacturer's Certification: Licensed participant in AIA's Quality Certification Program.

### PART 2 – PRODUCTS

#### 2.1 PERFORMANCE REQUIREMENTS

- A. Smoke- and Draft-Control Door Assemblies: Listed and labeled for smoke and draft control by a qualified testing agency acceptable to authorities having jurisdiction, based on testing in accordance with UL 1784 and installed in compliance with NFPA 105.

#### 2.2 FLUSH WOOD DOORS, GENERAL

- A. Quality Standard: In addition to requirements specified, comply with "Architectural Woodwork Standards."

#### 2.3 SOLID-CORE FIVE-PLY FLUSH WOOD DOORS FOR OPAQUE FINISH

- A. Interior Solid-Core Doors:

1. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
  - a. Masonite Architectural.

2. Performance Grade: ANSI/WMA I.S. 1A Heavy Duty.

3. Performance Grade:
  - a. ANSI/WMA I.S. 1A Heavy Duty unless otherwise indicated on Drawings.

4. Architectural Woodwork Standards Grade: Custom.

5. Faces: MDO.

- a. Apply MDO to standard-thickness, closed-grain, hardwood face veneers or directly to high-density hardboard crossbands.

6. Exposed Vertical and Top Edges: Any closed-grain hardwood.
  - a. Mineral-Core Doors: At hinge stile, provide laminated-edge construction with improved screw-holding capability and split resistance. Comply with specified requirements for exposed edges.

7. Core for Non-Fire-Rated Doors:
  - a. ANSI A208.1, Grade LD-1 particleboard.

- 1) Blocking: Provide wood blocking in particleboard-core doors as needed to eliminate through-boring hardware.

- b. Glued wood stave.

- c. WDMA I.S. 10 structural composite lumber.

- 1) Screw Withdrawal, Face: 475 lb.

- 2) Screw Withdrawal, Edge: 475 lb.

- d. Either glued wood stave or WDMA I.S. 10 structural composite lumber.

8. Construction: Five plies, hot-pressed bonded (vertical and horizontal edges bonded to core), with entire unit adhesive primed before veneering.

#### 2.4 FABRICATION

- A. Factory fit doors to suit frame-opening sizes indicated.

1. Comply with clearance requirements of referenced quality standard for fitting unless otherwise indicated.
2. Comply with NFPA 80 requirements for fire-rated doors.

- B. Openings: Factory cut and trim openings through doors.

1. Light Openings: Trim openings with moldings of material and profile indicated.

2. Glazing: Factory install glazing in doors indicated to be factory finished. Comply with applicable requirements in Section 088000 "Glazing."

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1733 E. DOWLING FIRE REHAB

PROJECT ADDRESS  
1733 EAST DOWLING ROAD  
ANCHORAGE, ALASKA  
61 PROJECT NO. 2K23029

SPECIFICATIONS  
A14

SPECIFICATIONS

SECTION 083613 – SECTIONAL DOORS

PART 1 – GENERAL

1.1 SUMMARY

A Section includes electrically operated sectional doors

B Related Requirements:

- 1. Section: 055000 "Metal Fabrications" for miscellaneous steel supports

1.2 ACTION SUBMITTALS

A Product Data: For each type and size of sectional door and accessory

1.3 INFORMATIONAL SUBMITTALS

1.4 CLOSEOUT SUBMITTALS

1.5 QUALITY ASSURANCE

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

1.6 WARRANTY

A Special Warranty: Manufacturer agrees to repair or replace components of sectional doors that fail in materials or workmanship within specified warranty period.

- 1. Warranty Period: Five years from date of Substantial Completion.

B Special Finish Warranty: Manufacturer agrees to repair or replace components that show evidence of deterioration of factory-applied finishes within specified warranty period.

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

PART 2 – PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A General Performance: Sectional doors shall comply with performance requirements specified without failure due to defective manufacture, fabrication, installation, or other defects in construction and without requiring temporary installation of reinforcing components.

B Structural Performance, Exterior Doors: Capable of withstanding the design wind loads.

- 1. Design Wind Load: As indicated on Drawings.
- 2. Testing: According to ASTM E 330 or DASMA 108 for garage doors and complying with the acceptance criteria of DASMA 108.

C Seismic Performance: Sectional doors shall withstand the effects of earthquake motions determined according to ASCE/SEI 7.

2.2 DOOR ASSEMBLY

A Steel Sectional Door: Sectional door formed with hinged sections and fabricated according to DASMA 102 unless otherwise indicated.

- 1. Products: Subject to compliance with requirements, provide the following:
  - a. As selected by owner.

B Operation Cycles: Door components and operators capable of operating for not less than 50,000.

C Air Infiltration: Maximum rate of .09 cfm/sq. ft. at 15 and 25 mph when tested according to ASTM E 283 or DASMA 105.

D Steel Sections: Zinc-coated (galvanized) steel sheet with G60 zinc coating.

- 1. Section Thickness: three inches.
- 2. Exterior-Face Surfaces: micro grooved, textured.
- 3. Interior Facing Material: Zinc-coated (galvanized) steel sheet.

E Track Configuration: Vertical-lift track.

F Weathersheds: Fitted to bottom and top and around entire perimeter of door.

G Windows: Approximately 25 by 13 inches, with curved corners, and spaced apart the approximate distance as indicated on Drawings, in one row(s) at height indicated on Drawings, installed with insulated glazing of tempered glass.

H Locking Devices: Equip door with slide bolt for padlock.

- 1. Locking Device Assembly: Single-jamb side locking bars, operable from inside with thumbturn.

I Electric Door Operator:

- 1. Usage Classification: Heavy duty, 25 or more cycles per hour and more than 90 cycles per day.
- 2. Operator Type: Jackshaft, side mounted.
- 3. Safety: Listed according to UL 325 by a qualified testing agency for commercial or industrial use; moving parts of operator enclosed or guarded if exposed and mounted at 8 feet or lower.
- 4. Motor Exposure: Interior, clean, and dry.
- 5. Emergency Manual Operation: Chain type.
- 6. Obstruction-Detection Device: Automatic photoelectric sensor; self-monitoring type.
- 7. Control Station: Interior-side mounted.
- 8. Other Equipment: Portable, radio-control system.

J Door Finish:

- 1. Baked-Enamel or Powder-Coat Finish: Color and gloss as selected by Architect from manufacturer's full range.
- 2. Factory Prime Finish: Manufacturer's standard color.
- 3. Finish of Interior Facing Material: Match finish of exterior section face.

2.3 STEEL DOOR SECTIONS

A Exterior Section Faces and Frames: Zinc-coated (galvanized), cold-rolled, commercial steel (CS) sheet.

1. Roll horizontal meeting edges to a continuous, interlocking, keyed, rabbeted, shiplap, or tongue-in-groove weather-resistant seal, with a reinforcing flange return.

2. For insulated doors, provide sections with continuous thermal-break construction, separating the exterior and interior faces of door.

B Section Ends and Intermediate Stiles: Enclose open ends of sections with channel end stiles formed from galvanized-steel sheet welded to door section. Provide intermediate stiles formed from galvanized-steel sheet, cut to door section profile, and welded in place. Space stiles not more than 48 inches apart.

C Reinforce sections with continuous horizontal and diagonal reinforcement, as required to stiffen door and for wind loading. Provide galvanized-steel bars, struts, trusses, or strip steel, formed to depth and bolted or welded in place. Ensure that reinforcement does not obstruct vision lines.

D Provide reinforcement for hardware attachment.

E Thermal Insulation: Insulate interior of steel sections with door manufacturer's standard CFC-free insulation, with maximum flame-spread and smoke-developed indexes of 75 and 450, respectively, according to ASTM E 84. Enclose insulation completely within steel sections and the interior facing material, with no exposed insulation.

2.4 TRACKS, SUPPORTS, AND ACCESSORIES

A Tracks: Manufacturer's standard, galvanized-steel track system of configuration indicated, sized for door size and weight, designed for lift type indicated and clearances indicated on Drawings. Provide complete system including brackets, bracing, and reinforcement to ensure rigid support of ball-bearing roller guides for required door type, size, weight, and loading.

1. Track Reinforcement and Supports: Galvanized-steel members to support track without sag, sway, and vibration during opening and closing of doors. Slat vertical sections of track spaced 2 inches apart for door-drop safety device.

B Weathersheds: Replicable, adjustable, continuous, compressible weather-stripping gaskets of flexible vinyl, rubber, or neoprene fitted to bottom and top of sectional door unless otherwise indicated.

C Windows: Manufacturer's standard window units of type, size, and in arrangement indicated. Provide removable stops of same material as door-section frames.

2.5 HARDWARE

A General: Heavy-duty, corrosion-resistant hardware, with hot-dip galvanized, stainless-steel, or other corrosion-resistant fasteners, to suit door type.

B Hinges: Heavy-duty, galvanized-steel hinges at each end stile and at each intermediate stile, according to manufacturer's written recommendations for door size. Attach hinges to door sections through stiles and rails.

C Rollers: Heavy-duty rollers with steel ball-bearings in case-hardened steel races, mounted with varying projections to suit slope of track. Provide 3-inch-diameter roller tires for 3-inch-wide track and 2-inch-diameter roller tires for 2-inch-wide track.

2.6 LOCKING DEVICES

A Slide Bolt: Fabricate with side-locking bolts to engage through slots in tracks for locking by padlock, located on single-jamb side, operable from inside only.

B Safety Interlock Switch: Equip power-operated doors with safety interlock switch to disengage power supply when door is locked.

2.7 COUNTERBALANCE MECHANISM

A Torsion Spring: Counterbalance mechanism consisting of adjustable-tension torsion springs fabricated from steel-spring wire complying with ASTM A 229/A 229M, mounted on torsion shaft made of steel tube or solid steel. Provide springs designed for number of operation cycles indicated.

B Cable Drums and Shaft for Doors: Cast-aluminum or gray-iron casting cable drums mounted on torsion shaft and grooved to receive door-lifting cables as door is raised. Mount counterbalance mechanism with manufacturer's standard ball-bearing brackets at each end of torsion shaft.

C Cables: Galvanized-steel, multistrand, lifting cables.

D Cable Safety Device: Include a spring-loaded steel or spring-loaded bronze cam mounted to bottom door roller assembly on each side and designed to automatically stop door if either lifting cable breaks.

E Bracket: Provide anchor support bracket as required to connect stationary end of spring to the wall and to level the shaft and prevent sag.

F Bumper: Provide spring bumper at each horizontal track to cushion door at end of opening operation.

2.8 ELECTRIC DOOR OPERATORS

A General: Electric door operator assembly of size and capacity recommended and provided by door manufacturer for door and operation cycles, requirements, specified, with electric motor and factory-prepared motor controls, starter, gear-reduction unit, photoelectric safety beam, roller, control stations, control devices, integral gearing for locking door, and accessories required for proper operation.

- 1. Products: Subject to compliance with requirements, provide the following:
  - a. As selected by owner.

- 2. Comply with NFPA 70.

- 3. Control equipment complying with NEMA ICS 1, NEMA ICS 2, and NEMA ICS 6; with NFPA 70, Class 2 control circuit, maximum 24-V ac or dc.

B Usage Classification: Electric operator and components capable of operating for not less than number of cycles per hour indicated for each door.

C Door-Operator Type: Unit consisting of electric motor, gears, pulleys, belts, sprockets, chains, and controls needed to operate door and meet required usage classification.

D Motors: Reversible-type motor with controller (disconnect switch) for motor exposure indicated.

E Obstruction Detection Device: External entrapment protection consisting of indicated automatic safety sensor capable of protecting full width of door opening. Activation of device immediately stops and reverses downward door travel.

F Photoelectric Sensor: Manufacturer's standard system designed to detect an obstruction in door opening without contact between door and obstruction.

a. Self-Monitoring Type: Designed to interface with door operator control circuit to detect damage to or disconnection of sensing device. When self-monitoring feature is activated, door closes only with customer pressure on close button.

G Control Station: Three-button control station in fixed location with momentary-contact push-button controls labeled "Open" and "Stop" and sustained- or constant-pressure, push-button control labeled "Close."

1. Interior-Mounted Units: Full-guarded, surface-mounted, heavy-duty type, with general-purpose NEMA ICS 6, Type 1 enclosure.

H Emergency Manual Operation: Equip electrically powered door with capability for emergency manual operation. Design manual mechanism so required force for door operation does not exceed 25 lbf.

I Emergency Operation Disconnect Device: Equip operator with non-operated disconnect mechanism for automatically engaging manual operator and releasing brake for emergency manual operation while disconnecting motor without affecting timing of limit switch. Mount mechanism so it is accessible from floor level. Include interlock device to automatically prevent motor from operating when emergency operator is engaged.

J Motor Removal: Design operator so motor may be removed without disturbing limit-switch adjustment and without affecting emergency manual operation.

K Portable, Radio-Control System: Consisting of two of the following:

- 1. Three-channel universal coaxial receiver to open, close, and stop door.

- 2. Portable control device to open and stop door may be momentary-contact type; control to close door shall be sustained- or constant-pressure type.

PART 3 – EXECUTION

3.1 INSTALLATION

A Install sectional doors and operating equipment complete with necessary hardware, anchors, inserts, hangers, and equipment supports, according to manufacturer's written instructions and as specified.

B Tracks: Provide sway bracing, diagonal bracing and reinforcement as required for rigid installation of track and door-operating equipment.

C Power-Operated Doors: Install automatic garage doors openers according to UL 325.

D Adjust hardware and moving parts to function smoothly so that doors operate easily, free of warp, twist, or distortion.

E Touch-up Painting: Immediately after welding galvanized materials, clear welds and abraded galvanized surfaces and repair galvanizing to comply with ASTM A 780/A 783M.

3.2 DEMONSTRATION

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

END OF SECTION 083613

SECTION 084113 – ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

PART 1 – GENERAL

1.1 SUMMARY

A Section includes:

- 1. Aluminum-framed storefront systems
- 2. Aluminum-framed entrance door systems

1.2 ACTION SUBMITTALS

A Product Data: For each type of product.

B Shop Drawings: For aluminum-framed entrances and storefronts include plans, elevations, sections, full-size details, and attachments to other work.

- 1. Show connection to and continuity with adjacent thermal, weather, air, and vapor barriers.
- 2. Include point-to-point wiring diagrams.

1.3 INFORMATIONAL SUBMITTALS

1.4 CLOSEOUT SUBMITTALS

1.5 QUALITY ASSURANCE

A Product Options: Information on Drawings and in Specifications establishes requirements for aesthetic effects and performance characteristics of assemblies. Aesthetic effects are indicated by dimensions, arrangements, alignment, and profiles of components and assemblies as they relate to sightlines, to one another, and to adjoining construction.

I Do not change intended aesthetic effects, as judged solely by Architect, except with Architect's approval. If changes are proposed, submit comprehensive explanatory data to Architect for review.

1.6 WARRANTY

A Special Warranty: Manufacturer agrees to repair or replace components of aluminum-framed entrances and storefronts that do not comply with requirements or that fail in materials or workmanship within specified warranty period.

- 1. Warranty Period: Two years from date of Substantial Completion.

B Special Finish Warranty: Anodized Finishes: Standard form in which manufacturer agrees to repair finishes or replace aluminum that shows evidence of deterioration of anodized finishes within specified warranty period.

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

PART 2 – PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A Delegated Design: Engage a qualified professional engineer, as defined in Section 014000 "Quality Requirements," to design aluminum-framed entrances and storefronts.

B General Performance: Comply with performance requirements specified, as determined by testing of aluminum-framed entrances and storefronts representing those indicated for this Project without failure due to defective manufacture, fabrication, installation, or other defects in construction.

1. Aluminum-framed entrances and storefronts shall withstand movements of supporting structure, including, but not limited to, twist, column shortening, long-term creep, and deflection from uniformly distributed and concentrated live loads.

2. Failure also includes the following:

- a. Thermal stresses transferring to building structure
- b. Glass breakage
- c. Noise or vibration created by wind and thermal and structural movements
- d. Loosening or weakening of fasteners, attachments, and other components
- e. Failure of operating units

C Structural Loads:

- 1. Wind Loads: As indicated on Drawings.

2.2 STOREFRONT SYSTEMS

A Manufacturers: Subject to compliance with requirements, provide products by the following:

- 1. Kawneer North America, or Arconic company, Trifab VG 45TH FRAMING SYSTEM (CENTER-GLAZED).

B Framing Members: Manufacturer's extruded- or formed-aluminum framing members of thickness required and reinforced as required to support imposed loads.

- 1. Exterior Framing Construction: Thermally broken.
- 2. Glazing System: Retained mechanically with gaskets on four sides.
- 3. Finish: Color anodic finish.
- 4. #29 BLACK.

5. Fabrication Method: Field-fabricated stick system.

6. Aluminum: Alloy and temper recommended by manufacturer for type of use and finish indicated.

7. Steel Reinforcement: As required by manufacturer.

C Backer Plates: Manufacturer's standard, continuous backer plates for framing members, if not integral, where framing abuts adjacent construction.

D Brackets and Reinforcements: Manufacturer's standard high-strength aluminum with nonsliding, nonferrous shims for glazing system components.

2.3 ENTRANCE DOOR SYSTEMS

A Manufacturers: Subject to compliance with requirements, provide products by the following:

- 1. Kawneer North America, or Arconic company.

B Entrance Doors: Manufacturer's standard glazed entrance doors for manual-swing or automatic operation.

1. Door Construction: 2-inch overall thickness, with minimum 0.188-inch-thick, extruded-aluminum tubular rail and stile members.

Mechanically fasten corners with reinforcing brackets that are deeply penetrated and fillet welded or that incorporate concealed tie rods.

a. Thermal Construction: High-performance plastic connectors separate aluminum members exposed to the exterior from members exposed to the interior.

2. Door Design: Narrow stile, 2-1/8-inch nominal width. Narrow stile, 2 1/2 inch nominal width.

3. Glazing Stops and Gaskets: Manufacturer's standard snap-on, extruded-aluminum stops and preformed gaskets.

- a. Provide nonremovable glazing stops on outside of door.

2.4 ENTRANCE DOOR HARDWARE

A Entrance Door Hardware: Hardware not specified in this Section is specified in Section 087100 "Door Hardware."

2.5 GLAZING

A Glazing: Comply with Section 088000 "Glazing."

B Glazing Gaskets: Manufacturer's standard sealed-corner pressure-glazing system of block, resilient elastomeric glazing gaskets, setting blocks, and spacers or spacers.

C Glazing Sealants: As recommended by manufacturer.

2.6 MATERIALS

A Sheet and Plate: ASTM B219.

B Extruded Bars, Rods, Profiles, and Tubes: ASTM B221.

C Extruded Structural Pipe and Tubes: ASTM B429/B429M.

D Structural Profiles: ASTM E308/B308M.

E Steel Reinforcement:

- 1. Structural Shapes, Plates, and Bars: ASTM A36/A36M.

- 2. Cold-Rolled Sheet and Strip: ASTM A1006/A1008M.

- 3. Hot-Rolled Sheet and Strip: ASTM A1011/A1011M.

F Steel Reinforcement: Primer: Manufacturer's standard zinc-rich, corrosion-resistant primer complying with SSPC-PS Guide No. 12.00, applied immediately after surface preparation and pretreatment. Select surface preparation methods according to recommendations in SSPC-SP COM, and prepare surfaces according to applicable SSPC standard.

2.7 FABRICATION

A Form or extrude aluminum shapes before finishing.

B Weld in concealed locations to greatest extent possible to minimize distortion or discoloration of finish. Remove weld spatter and welding oxides from exposed surfaces by descaling or grinding.

C Fabricate components that, when assembled, have the following characteristics:

- 1. Profiles that are sharp, straight, and free of defects or deformations.
- 2. Accurately fitted joints with ends coped or mitered.
- 3. Physical and thermal isolation of glazing from framing members.
- 4. Accommodations for thermal and mechanical movements of glazing and framing to maintain required glazing edge clearances.
- 5. Provisions for field replacement of glazing from exterior.
- 6. Fasteners, anchors, and connection devices that are concealed from view to greatest extent possible.

D Mechanically Glazed Framing Members: Fabricate for flush glazing without projecting stops.

E Entrance Door Frames: Reinforce as required to support loads imposed by door operation and for installing entrance door hardware.

F Entrance Doors: Reinforce doors as required for installing entrance door hardware.

G Entrance Door Hardware Installation: Factory install entrance door hardware to the greatest extent possible. Cut, drill, and tap for factory-installed entrance door hardware before applying finishes.

H After fabrication, clearly mark components to identify their locations in Project according to Shop Drawings.

2.8 ALUMINUM FINISHES

A Baked-Enamel or Powder-Coat Finish: AAMA 2603 except with a minimum dry film thickness of 1.5 mils. Comply with manufacturer's written instructions for cleaning, conversion coating, and applying and baking finish.

- 1. Color and Gloss: As selected by Architect from manufacturer's full range.

PART 3 – EXECUTION

3.1 INSTALLATION, GENERAL

A Comply with manufacturer's written instructions.

B Do not install damaged components.

C Fit joints to produce hairline joints free of burrs and distortion.

D Rigidly secure nonmovement joints.

E Install anchors with separators and isolators to prevent metal corrosion and electrolytic deterioration and to prevent impeding movement of moving joints.

movement of moving joints.

F Seal perimeter and other joints watertight unless otherwise indicated.

G Metal Protection:

- 1. Where aluminum is in contact with dissimilar metals, protect against galvanic action by painting contact surfaces with materials recommended by manufacturer for this purpose or by installing nonconductive spacers.
- 2. Where aluminum is in contact with concrete or masonry, protect against corrosion by painting contact surfaces with bituminous paint.

H Set continuous sill members and flashing in full sealant bed, as specified in Section 079200 "Joint Sealants," to produce weatherlight installation.

I Install joint filler behind sealant as recommended by sealant manufacturer.

J Install components plumb and true in alignment with established lines and grades.

3.2 INSTALLATION OF GLAZING

A Install glazing as specified in Section 088000 "Glazing."

3.3 INSTALLATION OF ALUMINUM-FRAMED ENTRANCE DOORS

A Install entrance doors to produce smooth operation and tight fit at contact points.

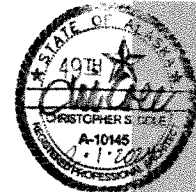
- 1. Exterior Doors: Install to produce watertight enclosure and tight fit at weather stripping.
- 2. Field-installed Entrance Door Hardware: Install surface-mounted entrance door hardware according to entrance door hardware manufacturer's written instructions using concealed fasteners to greatest extent possible.

3.4 ENTRANCE DOOR HARDWARE SETS

A Entrance Door Hardware: Hardware not specified in this Section is specified in Section 087100 "Door Hardware."

END OF SECTION 084113

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SPECIFICATIONS  
A15

DATE 2.1.2024  
PERMIT SET

# SPECIFICATIONS

## SECTION 087100 – DOOR HARDWARE

### PART 1 – GENERAL

#### 1.1 SUMMARY

- A. Section Includes:
- Mechanical door hardware for the following:
    - Swinging doors
  - Cylinders for door hardware specified in other Sections.

#### 1.2 PREINSTALLATION MEETINGS

#### 1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.

#### B. Door hardware schedule.

#### C. Keying schedule.

#### 1.4 INFORMATIONAL SUBMITTALS

#### 1.5 CLOSEOUT SUBMITTALS

- A. Maintenance data.

#### 1.6 QUALITY ASSURANCE

### PART 2 – PRODUCTS

#### 2.1 PERFORMANCE REQUIREMENTS

- A. Means of Egress Doors: Latches do not require more than 15 lb. to release the latch. Locks do not require use of a key, tool, or special knowledge for operation.

- B. Accessibility Requirements: For door hardware on doors in an accessible route, comply with ICC A117.1.

#### 2.2 HINGES

- A. Hinges: BHMA A156.1.

- Manufacturers: Subject to compliance with requirements, provide products by the following:
  - STANLEY; dormakaba USA, Inc.

#### 2.3 MECHANICAL LOCKS AND LATCHES

- A. Lock Functions: As indicated in door hardware schedule.

- B. Lock Throw: Comply with testing requirements for length of bolts required for labeled fire doors; and as follows:

- Bore Locks: Minimum 1/2-inch latchbolt throw.
- Mortise Locks: Minimum 3/4-inch latchbolt throw.
- Deadbolts: Minimum 1.25-inch bolt throw.

- C. Lock Backset: 2–3/4 inches unless otherwise indicated.

#### D. Lock Trim:

- Levers: Cast:
  - Stanley Commercial Hardware; a division of Stanley Security Solutions; Sierra.
- Escutcheons (Roses): Cast.
- Dummy Trim: Match lever lock trim and escutcheons.

- E. Strikes: Provide manufacturer's standard strike for each lock bolt or latchbolt complying with requirements indicated for applicable lock or latch and with strike box and curved lip extended to protect frame; finished to match lock or latch.

- Flat-Lip Strikes: For locks with three-piece antifriction latchbolts, as recommended by manufacturer.
- Extra-Long-Lip Strikes: For locks used on frames with applied wood casing trim.
- Aluminum-Frame Strike Box: Manufacturer's special strike box fabricated for aluminum framing.
- Rabbit Front and Strike: Provide on locksets for rabbeted meeting stiles.

- F. Bore Locks: BHMA A156.2, Grade 1; Series 4000.

- Manufacturers: Subject to compliance with requirements, provide products by the following:
  - STANLEY; dormakaba USA, Inc. QCL 100 Series.

#### 2.4 LOCK CYLINDERS

- A. Lock Cylinders: Tumbler type, constructed from brass or bronze, stainless steel, or nickel silver. Provide cylinder from same manufacturer of locking device.

- B. Standard Lock Cylinders: BHMA A156.5, Grade 1 permanent cores; face finished to match lockset.

- Core Type: Interchangeable.

- C. Construction Cores: Provide construction cores that are replaceable by permanent cores. Provide 10 construction master keys.

#### 2.5 KEYING

- A. Keying System: Factory registered, complying with guidelines in BHMA A156.26, appendix. Provide one extra key blank for each lock.

- Master Key System: Change keys and a master key operate cylinders:
  - Provide three cylinder change keys and five master keys.
- Keyed Alike: Key all cylinders to same change key.

- B. Key: Brass.

- Stamping: Permanently inscribe each key with a visual key control number and include the following notation:
  - Notation: "DO NOT DUPLICATE."

#### 2.6 SURFACE CLOSERS

- A. Surface Closers: BHMA A156.4; rack-and-pinion hydraulic type with adjustable sweep and latch speeds controlled by key-operated valves and forged-steel main arm. Comply with manufacturer's written instructions for size of door closers depending on size of door, exposure to weather, and anticipated frequency of use. Provide factory-sized closers, adjustable to meet field conditions and requirements for opening force.

- Manufacturers: Subject to compliance with requirements, provide products by the following:
  - STANLEY; dormakaba USA, Inc.; T593 Series.

#### 2.7 DOOR GASKETING

- A. Door Gasketing: BHMA A156.22; with resilient or flexible seal strips that are easily replaceable and readily available from stocks maintained by manufacturer.

- Manufacturers: Subject to compliance with requirements, provide products by the following:
  - Pemko Manufacturing Company Inc.; ASSA ABLOY Accessories and Door Controls Group, Inc.; ASSA ABLOY.

- B. Maximum Air Leakage: When tested according to ASTM E283 with tested pressure differential of 0.3-inch wg, as follows:

- Smoke-Rated Gasketing: 0.3 cfm/sq. ft. of door opening.
- Gasketing on Single Doors: 0.3 cfm/sq. ft. of door opening.

#### 2.8 THRESHOLDS

- A. Thresholds: BHMA A156.21, fabricated to full width of opening.

- Manufacturers: Subject to compliance with requirements, provide products by the following:
  - Pemko Manufacturing Company Inc.; ASSA ABLOY Accessories and Door Controls Group, Inc.; ASSA ABLOY.

#### 2.9 FINISHES

- A. Provide finishes complying with BHMA A156.1B as indicated in door hardware schedule.

### PART 3 – EXECUTION

#### 3.1 INSTALLATION

- A. Mounting Heights: Mount door hardware units at heights to comply with the following unless otherwise indicated or required to comply with governing regulations:

- Standard Steel Doors and Frames: ANSI/SBF A250.8.
- Wood Doors: DHI's "Recommended Locations for Architectural Hardware for Wood Flush Doors."

- B. Install each door hardware item to comply with manufacturer's written instructions. Where cutting and fitting are required to install door hardware onto or into surfaces that are later to be painted or finished in another way, coordinate removal, storage, and reinstallation of surface protective trim units with finishing work. Do not install surface-mounted items until finishes have been completed on substrates involved.

- C. Hinges: Install types and in quantities indicated in door hardware schedule, but not fewer than the number recommended by manufacturer for application indicated or one hinge for every 30 inches of door height, whichever is more stringent, unless other equivalent means of support for door, such as spring hinges or pivots, are provided.

- D. Lock Cylinders: Install construction cores to secure building and areas during construction period.

- E. Thresholds: Set thresholds for exterior doors and other doors indicated in full bed of sealant complying with requirements specified in Section 079200 "Joint Sealants."

- F. Stops: Provide floor stops for doors unless wall or other type stops are indicated in door hardware schedule. Do not mount floor stops where they will impede traffic.

- G. Perimeter Gasketing: Apply to head and jamb, forming seal between door and frame.

- Do not notch perimeter gasketing to install other surface-applied hardware.

- H. Meeting Stile Gasketing: Fasten to meeting stiles, forming seal where doors are closed.

- I. Door Bottoms: Apply to bottom of door, forming seal with threshold when door is closed.

#### 3.2 ADJUSTING

- A. Adjust and check each operating item of door hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to operate as intended. Adjust door control devices to compensate for final operation of heating and ventilating equipment and to comply with referenced accessibility requirements.

#### 3.3 DOOR HARDWARE SCHEDULE

- A. See plans for door hardware schedule.

END OF SECTION 087100

## SECTION 088000 – GLAZING

### PART 1 – GENERAL

#### 1.1 SUMMARY

#### A. Section Includes:

- Insulating glass.
- Glazing tapes.
- Miscellaneous glazing materials.

#### 1.2 COORDINATION

- A. Coordinate glazing channel dimensions to provide necessary bite on glass, minimum edge and face clearances, and adequate sealant thicknesses, with reasonable tolerances.

#### 1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.

- B. Delegated-Design Submittal: For glass indicated to comply with performance requirements and design criteria, including analysis data signed and sealed by qualified professional engineer responsible for their preparation.

#### 1.4 INFORMATIONAL SUBMITTALS

#### 1.5 QUALITY ASSURANCE

#### 1.6 WARRANTY

- A. Manufacturer's Special Warranty for Coated-Glass Products: Manufacturer agrees to replace coated-glass units that deteriorate within specified warranty period. Deterioration of coated glass is defined as defects developed from normal use that are not attributed to glass breakage or to maintaining and cleaning coated glass contrary to manufacturer's written instructions. Defects include peeling, cracking, and other indications of deterioration in coating.

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

- B. Manufacturer's Special Warranty for Insulating Glass: Manufacturer agrees to replace insulating-glass units that deteriorate within specified warranty period. Deterioration of insulating glass is defined as failure of hermetic seal under normal use that is not attributed to glass breakage or to maintaining and cleaning insulating glass contrary to manufacturer's written instructions. Evidence of failure is obstruction of vision by dust, moisture, or film on interior surfaces of glass.

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

### PART 2 – PRODUCTS

#### 2.1 PERFORMANCE REQUIREMENTS

- A. Delegated Design: Engage a qualified professional engineer, as defined in Section 014000 "Quality Requirements," to design glazing.

#### 2.2 GLASS PRODUCTS, GENERAL

- A. Glazing Publications: Comply with published recommendations of glass product manufacturers and organizations below unless more stringent requirements are indicated. See these publications for glazing terms not otherwise defined in this Section or in referenced standards.

- NSA Publications: "Glazing Manual."
- NSMA Publication for Insulating Glass: SIGMA TM-3000, "North American Glazing Guidelines for Sealed Insulating Glass Units for Commercial and Residential Use."

- B. Safety Glazing Labeling: Where safety glazing is indicated, permanently mark glazing with certification label of the SGCC or another certification agency acceptable to authorities having jurisdiction or manufacturer. Label shall indicate manufacturer's name, type of glass, thickness, and safety glazing standard with which glass complies.

- C. Thickness: Where glass thickness is indicated, it is a minimum.

- D. Strength: Where annealed float glass is indicated, provide annealed float glass, heat-strengthened float glass, or fully tempered float glass, as needed to comply with "Performance Requirements" Article. Where heat-strengthened float glass is indicated, provide heat-strengthened float glass or fully tempered float glass, as needed to comply with "Performance Requirements" Article. Where fully tempered float glass is indicated, provide fully tempered float glass.

#### 2.3 GLASS PRODUCTS

- A. Clear Annealed Float Glass: ASTM C1036, Type I, Class 1 (clear), Quality-D3.

- Manufacturers: Subject to compliance with requirements, provide products by the following:
  - Vitro Architectural Glass.

- B. Fully Tempered Float Glass: ASTM C1048, Kind F1 (fully tempered), Condition A (uncoated) unless otherwise indicated, Type I, Class 1 (clear) or Class 2 (tinted) as indicated, Quality-D3.

- C. Heat-Strengthened Float Glass: ASTM C1048, Kind HS (heat strengthened), Type 1, Condition A (uncoated) unless otherwise indicated, Type I, Class 1 (clear) or Class 2 (tinted) as indicated, Quality-D3.

- D. Reflective- and Low-E-Coated Vision Glass: ASTM C1376.

- Products: Subject to compliance with requirements, provide the following:
  - Vitro Architectural Glass.

#### 2.4 INSULATING GLASS

- A. Insulating-Glass Units: Factory-assembled units consisting of sealed lites of glass separated by a dehydrated interspace, qualified in accordance with ASTM E2150.

- Sealing System: Dual seal, with manufacturer's standard primary and secondary sealants.

- Perimeter Spacer: Manufacturer's standard spacer material and construction.

- Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
  - Tecnolform.
  - Therma; a brand of Ensinger USA.

- Desiccant: Molecular sieve or silica gel, or a blend of both.

#### 2.5 GLAZING TAPES

- A. Expanded Cellular Glazing Tapes: Closed-cell, PVC foam tapes; factory coated with adhesive on both surfaces; and complying with AAMA 860 for the following types:

- AAMA B10.1, Type 1, for glazing applications in which tape acts as primary sealant.
- AAMA B10.1, Type 2, for glazing applications in which tape is used in combination with a full bead of liquid sealant.

#### 2.6 MISCELLANEOUS GLAZING MATERIALS

- A. Cleaners, Primers, and Sealers: Types recommended by sealant or gasket manufacturer.

### PART 3 – EXECUTION

#### 3.1 GLAZING, GENERAL

- A. Comply with continued written instructions of manufacturers of glass, sealants, gaskets, and other glazing materials, unless more stringent requirements are indicated, including those in referenced glazing publications.

- B. Protect glass edges from damage during handling and installation. Remove damaged glass from Project site and legally dispose of off Project site. Damaged glass includes glass with edge damage or other imperfections that, when installed, could weaken glass, impair performance, or impair appearance.

- C. Apply primers to joint surfaces where required for adhesion of sealants, as determined by preconstruction testing.

- D. Install setting blocks in sill rabbets, sized and located to comply with referenced glazing publications, unless otherwise required by glass manufacturer. Set blocks in this course of compatible sealant suitable for heel bead.

- E. Do not exceed edge pressures stipulated by glass manufacturers for installing glass lites.

- F. Provide spacers for glass lites where length plus width is larger than 50 inches.

- G. Provide edge blocking where indicated or needed to prevent glass lites from moving sideways in glazing channel, as recommended in writing by glass manufacturer and in accordance with requirements in referenced glazing publications.

#### 3.2 TAPE GLAZING

- A. Position tapes on fixed slopes so that, when compressed by glass, their exposed edges are flush with or protrude slightly above sightline of stops.

- B. Install tapes continuously, but not necessarily in one continuous length. Do not stretch tapes to move them fit opening.

- C. Cover vertical framing joints by applying tapes to heads and sills first, then to jambs. Cover horizontal framing joints by applying tapes to jambs, then to heads and sills.

- D. Place joints in tapes at corners of opening with adjoining lengths butted together, not lapped. Seal joints in tapes with compatible sealant approved by tape manufacturer.

- E. Apply heel bead of elastomeric sealant.

- F. Center glass lite in openings on setting blocks, and press firmly against tape by inserting dense compression gaskets formed and installed to lock in place against faces of removable stops. Start gasket applications at corners and work toward centers of openings.

- G. Apply cap bead of elastomeric sealant over exposed edge of tape.

#### 3.3 GASKET GLAZING (DRY)

- A. Cut compression gaskets to lengths recommended by gasket manufacturer to fit openings exactly, with allowance for stretch during installation.

- B. Insert soft compression gasket between glass and frame or fixed stop so it is securely in place with joints miter cut and bonded together at corners.

- C. Installation with Drive-In Wedge Gaskets: Center glass lites in openings on setting blocks, and press firmly against soft compression gasket by inserting dense compression gaskets formed and installed to lock in place against faces of removable stops. Start gasket applications at corners and work toward centers of openings. Compress gaskets to produce a weathertight seal without developing bending stresses in glass. Seal gasket joints with sealant recommended in writing by gasket manufacturer.

- D. Installation with Pressure-Glazing Stops: Center glass lites in openings on setting blocks, and press firmly against soft compression gasket. Install dense compression gaskets and pressure-glazing stops, applying pressure uniformly to compression gaskets. Compress gaskets to produce a weathertight seal without developing bending stresses in glass. Seal gasket joints with sealant recommended in writing by gasket manufacturer.

- E. Install gaskets so they protrude past face of glazing stops.

#### 3.4 CLEANING AND PROTECTION

- A. Immediately after installation, remove nonpermanent labels and clean surfaces.

- B. Protect glass from contact with contaminating substances resulting from construction operations. Examine glass surfaces adjacent to or below exterior concrete and other masonry surfaces at frequent intervals during construction, but not less than once a month, for buildup of dirt, scum, alkaline deposits, or stains.

- If, despite such protection, contaminating substances do contact with glass, remove substances immediately as recommended in writing by glass manufacturer. Remove and replace glass that cannot be cleaned without damage to coatings.

- C. Remove and replace glass that is damaged during construction period.

#### 3.5 INSULATING GLASS SCHEDULE

- A. Low-E-Coated, Clear Insulating Glass Type:

- Base-of-Design Product: SOLARBAN 60.
- Overall Unit Thickness: 1 inch.
- Minimum Thickness of Each Glass Lite: 6 mm.
- Outdoor Lite: Fully tempered float glass.
- Interspace Gasfill: Argon.
- Indoor Lite: Fully tempered Ultraclear annealed float glass.
- Low-E Coating: Pyrolytic on third surface.

END OF SECTION 088000

## SECTION 092216 – NON-STRUCTURAL METAL FRAMING

### PART 1 – GENERAL

#### 1.1 SUMMARY

#### A. Section Includes:

- Non-load-bearing steel framing systems for interior partitions.

#### 1.2 ACTION SUBMITTALS

#### 1.3 INFORMATIONAL SUBMITTALS

#### 1.4 QUALITY ASSURANCE

- Code-Compliance Certification of Studs and Tracks: Provide documentation that framing members are certified according to the product-certification program of the Steel Stud Manufacturers Association.

### PART 2 – PRODUCTS

#### 2.1 PERFORMANCE REQUIREMENTS

- A. STC-Rated Assemblies: For STC-rated assemblies, provide materials and construction identical to those tested in assembly indicated on Drawings, according to ASTM E 90 and classified according to ASTM E 413 by an independent testing agency.

#### 2.2 FRAMING SYSTEMS

- A. Framing Members, General: Comply with ASTM C 754 for conditions indicated.

- Steel Sheet Components: Comply with ASTM C 645 requirements for steel unless otherwise indicated.
- Protective Coating: ASTM A 653/A 653M, G40, hot-dip galvanized unless otherwise indicated.

- B. Studs and Tracks: ASTM C 645. Use either conventional steel studs and tracks or embossed, high-strength steel studs and tracks.

- Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
  - SCAFCO Steel Stud Company.
- Minimum Base-Steel Thickness: As required by performance requirements for horizontal deflection.
- Depth: As indicated on Drawings.

- C. Slip-Type Head Joints: Where indicated, provide one of the following:

- Single Long-Leg Track System: ASTM C 645 top track with 2-inch-deep flanges in thickness not less than indicated for studs, installed with studs friction fit into top track and with continuous bridging located within 12 inches of the top of studs to provide lateral bracing.
- Double-Track System: ASTM C 645 top outer tracks, inside track with 2-inch-deep flanges in thickness not less than indicated for studs and fastened to studs, and outer track sized to friction-fit over inner track.
- Deflection Track: Steel sheet top track manufactured to prevent cracking of finishes applied to interior partition framing resulting from deflection of structure above, in thickness not less than indicated for studs and in width to accommodate depth of studs:
  - Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

- SCAFCO Steel Stud Company.

- D. Resilient Furring Channels: 1/2-inch-deep, steel sheet members designed to reduce sound transmission.

- Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
  - SCAFCO Steel Stud Company.
- Configuration: Asymmetrical or not shaped.

#### 2.3 AUXILIARY MATERIALS

- A. General: Provide auxiliary materials that comply with referenced installation standards.

- B. Fasteners for Steel Framing: Of type, material, size, corrosion resistance, holding power, and other properties required to fasten steel members to substrates.

- B. Isolation Strip at Exterior Walls: Provide the following:

- Foam Gasket: Adhesive-backed, closed-cell vinyl foam strips that allow fastener penetration without foam displacement, 1/8 inch thick, in width to suit steel stud size.

### PART 3 – EXECUTION

#### 3.1 INSTALLATION, GENERAL

- A. Installation Standard: ASTM C 754.

- Gypsum Board Assemblies: Also comply with requirements in ASTM C 840 that apply to framing installation.

- B. Install framing and accessory plumb, square, and true to line, with connections securely fastened.

- C. Install supplementary framing, and blocking to support fixtures, equipment services, heavy trim, grab bars, toilet accessories, furnishings, or similar construction.

- D. Install bracing at terminations in assemblies.

- E. Do not bridge building control and expansion joints with non-load-bearing steel framing members. Frame both sides of joints independently.

#### 3.2 INSTALLING FRAMED ASSEMBLIES

- A. Install framing system components according to spacings indicated, but not greater than spacings required by referenced installation standards for assembly types.

- B. Install tracks at floors and overhead supports. Extend framing full height to structural supports or substrates above suspended ceilings except where partitions are indicated to terminate at suspended ceilings. Continue framing around ducts that penetrate partitions above ceiling.

- Slip-Type Head Joints: Where framing extends to overhead structural supports, install to produce joints at tops of framing systems that prevent axial loading of finished assemblies.
- Door Openings: Screw vertical studs at jambs to jamb anchor clips on door frames; install track section (for cripple studs) at head and secure to jamb studs:
  - Install two studs of each jamb unless otherwise indicated.

- C. Installation Tolerance: Install each framing member so fastening surfaces vary not more than 1/8 inch from the plane formed by faces of adjacent framing.

END OF SECTION 092216

61 NORTHARCHITECTS  
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ANCHORAGE, ALASKA 99503  
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1733 E. DOWLING FIRE REHAB

PROJECT ADDRESS:  
1733 EAST DOWLING ROAD  
ANCHORAGE, ALASKA  
61 PROJECT NO. 2K23029

SPECIFICATIONS  
A16

DATE: 2.1.2024  
PERMIT SET



## SPECIFICATIONS

### SECTION 092900 – GYPSUM BOARD

#### PART 1 – GENERAL

##### 1.1 SUMMARY

- A Section includes:
1. Interior gypsum board

##### 1.2 ACTION SUBMITTALS

- A Product Data: For the following
1. Gypsum board, Type X
  2. Mold-resistant gypsum board
  3. Joint treatment materials

#### PART 2 – PRODUCTS

##### 2.1 PERFORMANCE REQUIREMENTS

- A Fire-Resistance-Rated Assemblies: For fire-resistance-rated assemblies, provide materials and construction identical to those tested in assembly indicated according to ASTM E119 by an independent testing agency.

##### 2.2 GYPSUM BOARD, GENERAL

- A Size: Provide maximum lengths and widths available that will minimize joints in each area and that correspond with support system indicated.

##### 2.3 INTERIOR GYPSUM BOARD

- A Gypsum Board, Type X: ASTM C1396/C1396M.

1. Basis-of-Design Product: Subject to compliance with requirements, provide USG Corporation, USG Imperia® Gypsum Base, Firecode® X or comparable product by one of the following:
  - a. Georgia-Pacific Gypsum LLC
  - b. National Gypsum Company
2. Thickness: 5/8 inch.
3. Long Edges: Tapered and festured (rounded or beveled) for prefilling.
- B Mold-Resistant Gypsum Board: ASTM C1396/C1396M. With moisture- and mold-resistant core and paper surfaces.

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
  - a. American Gypsum
  - b. Georgia-Pacific Gypsum LLC
  - c. Gold Bond Building Products, LLC provided by National Gypsum Company
  - d. USG Corporation
2. Core: As indicated.
3. Long Edges: Tapered.
4. Mold Resistance: ASTM D3273, score of 10 as rated according to ASTM D3274

##### 2.4 SPECIALTY GYPSUM BOARD

##### 2.5 TILE BACKING PANELS

- A Cementitious Backer Units: ANSI A118.9 and ASTM C1288 or ASTM C1325, with manufacturer's standard edges.

1. Basis-of-Design Product: Subject to compliance with requirements, provide USG Corporation, DUROCK Cement Board or comparable product by one of the following:
  - a. CertainTeed Corporation
  - b. James Hardie Building Products, Inc
  - c. National Gypsum Company
2. Thickness: 5/8 inch
3. Mold Resistance: ASTM D3273, score of 10 as rated according to ASTM D3274

##### 2.6 JOINT TREATMENT MATERIALS

- A General: Comply with ASTM C475/C475M

##### B Joint Tape:

1. Interior Gypsum Board: Paper.
2. Joint Compound for Interior Gypsum Board: For each coat, use formulation that is compatible with other compounds applied on previous or for successive coats.
1. Prefilling: At open joints, rounded or beveled panel edges, and damaged surface areas, use setting-type taping compound.
2. Embedding and First Coat: For embedding tape and first coat on joints, fasteners, and trim flanges, use setting-type taping compound.
- a. Use setting-type compound for installing paper-faced metal trim accessories.
3. Fill Coat: For second coat, use drying-type, all-purpose compound.
4. Finish Coat: For third coat, use drying-type, all-purpose compound.
5. Skim Coat: For final coat of Level 5 finish, use high-build interior coating product designed for application by airless sprayer and to be used instead of skim coat to produce Level 5 finish.

##### 2.7 AUXILIARY MATERIALS

- A Provide auxiliary materials that comply with referenced installation standards and manufacturer's written instructions.

- B. Steel Drill Screws: ASTM C1002 unless otherwise indicated.

1. Use screws complying with ASTM C954 for fastening panels to steel members from 0.033 to 0.112 inch thick.
2. For fastening cementitious backer units, use screws of type and size recommended by panel manufacturer

- C. Thermal Insulation: As specified in Section 072100 "Thermal Insulation"

#### PART 3 – EXECUTION

##### 3.1 INSTALLATION AND FINISHING OF PANELS

- A. Examine panels before installation. Reject panels that are wet, moisture damaged, and mold damaged

- B. Comply with ASTM C840

- C. Isolate perimeter of gypsum board applied to non-load-bearing partitions of structural assemblies. Provide 1/4- to 1/2-inch-wide spaces at these locations and trim edges with edge trim where edges of panels are exposed. Seal joints between edges and abutting structural surfaces with acoustical sealant.

- D. For trim with back flanges intended for fasteners, attach to framing with some fasteners used for panels. Otherwise, attach trim according to manufacturer's written instructions.

- E. Prefill open joints, rounded or beveled edges, and damaged surface areas.

- F. Apply joint tape over gypsum board joints, except for trim products specifically indicated as not intended to receive tape.

- G. Gypsum Board Finish Levels: Finish panels to levels indicated below and according to ASTM C840:

1. Level 1: Ceiling plenum areas, recessed areas, and where indicated.
2. Level 2: Panels that are substrate for tile where indicated on Drawings.
3. Level 3: Where indicated on Drawings.
4. Level 4: All panel surfaces that will be exposed to view unless otherwise indicated.
  - a. Primer and its application to surfaces are specified in Section 099123 "Interior Painting"
5. Level 5: Where indicated on Drawings.
  - a. Primer and its application to surfaces are specified in Section 099123 "Interior Painting"

##### 3.2 PROTECTION

- A. Protect installed products from damage from weather, condensation, direct sunlight, construction, and other causes during remainder of the construction period.

- B. Remove and replace panels that are wet, moisture damaged, and mold damaged

END OF SECTION 092900

### SECTION 099113 – EXTERIOR PAINTING

#### PART 1 – GENERAL

##### 1.1 SUMMARY

- A. Section includes surface preparation and the application of paint systems on the following exterior substrates:

1. Concrete masonry units (CMUs).
2. Steel and iron.

##### 1.2 DEFINITIONS

- A. MPI Gloss Level 1: Not more than five units at 60 degrees and 10 units at 85 degrees, according to ASTM D 523.

- B. MPI Gloss Level 3: 10 to 25 units at 60 degrees and 10 to 35 units at 85 degrees, according to ASTM D 523.

- C. MPI Gloss Level 4: 20 to 35 units at 60 degrees and not less than 35 units at 85 degrees, according to ASTM D 523.

- D. MPI Gloss Level 5: 35 to 70 units at 60 degrees, according to ASTM D 523.

- E. MPI Gloss Level 6: 70 to 85 units at 60 degrees, according to ASTM D 523.

- F. MPI Gloss Level 7: More than 85 units at 60 degrees, according to ASTM D 523

##### 1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product include preparation requirements and application instructions.

1. Include printout of current "MPI Approved Products List" for each product category specified, with the proposed product highlighted

##### 1.4 QUALITY ASSURANCE

#### PART 2 – PRODUCTS

##### 2.1 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

1. Benjamin Moore & Co.
2. PPG Paints.
3. Sherwin-Williams Company (The)

- B. Products: Subject to compliance with requirements, provide one of the products listed in the Exterior Painting Schedule for the paint category indicated.

#### 2.2 PAINT, GENERAL

- A. MPI Standards: Products shall comply with MPI standards indicated and shall be listed in its "MPI Approved Products Lists."

##### B Material Compatibility:

1. Materials for use within each paint system shall be compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.

2. For each coat in a paint system, products shall be recommended in writing by topcoat manufacturers for use in paint system and on substrate indicated.

- C. Colors: As selected by Architect from manufacturer's full range.

#### PART 3 – EXECUTION

##### 3.1 EXAMINATION

- A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the Work.

- B. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.

- C. Proceed with coating application only after unsatisfactory conditions have been corrected.

1. Application of coating indicates acceptance of surfaces and conditions

##### 3.2 PREPARATION

- A. Comply with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual" applicable to substrates and paint systems indicated.

- B. Remove hardware, covers, plates, and similar items already in place that are removable and are not to be painted. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and painting.

1. After completing painting operations, use workers skilled in the trades involved to reinstall items that were removed. Remove surface-applied protection.

##### 3.3 APPLICATION

- A. Apply paints according to manufacturer's written instructions and recommendations in "MPI Manual."

- B. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.

##### 3.4 CLEANING AND PROTECTION

- A. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.

- B. At completion of construction activities of other trades, touch up and restore damages or delayed painted surfaces.

##### 3.5 EXTERIOR PAINTING SCHEDULE

- A. CMU Substrates:

1. Latex System: MPI EXT 4.2A:
  - a. Prime Coat: Block filler, latex, interior/exterior, MPI #4.
  - b. Intermediate Coat: Latex, exterior, matching topcoat
  - c. Topcoat: Latex, exterior, low sheen (MPI Gloss Level 3-4), MPI #15

- B. Steel and Iron Substrates:

1. Water-Based Light Industrial Coating System: MPI EXT 5.1C:
  - a. Prime Coat: Primer, alkyl, anti-corrosive for metal, MPI #79.
  - b. Prime Coat: Shop primer specified in Section where substrate is specified
  - c. Intermediate Coat: Light industrial coating, exterior, water based, matching topcoat.
  - d. Topcoat: Light industrial coating, exterior, water based, semi-gloss (MPI Gloss Level 5), MPI #163

END OF SECTION 0991133

### SECTION 099123 – INTERIOR PAINTING

#### PART 1 – GENERAL

##### 1.1 SUMMARY

- A. Section includes surface preparation and the application of paint systems on the following interior substrates:

1. Concrete
2. Steel and iron.
3. Galvanized metal
4. Gypsum board.

##### 1.2 DEFINITIONS

- A. MPI Gloss Level 1: Not more than five units at 60 degrees and 10 units at 85 degrees, according to ASTM D 523.

- B. MPI Gloss Level 2: Not more than 10 units at 60 degrees and 10 to 35 units at 85 degrees, according to ASTM D 523.

- C. MPI Gloss Level 3: 10 to 25 units at 60 degrees and 10 to 35 units at 85 degrees, according to ASTM D 523.

- D. MPI Gloss Level 4: 20 to 35 units at 60 degrees and not less than 35 units at 85 degrees, according to ASTM D 523

- E. MPI Gloss Level 5: 35 to 70 units at 60 degrees, according to ASTM D 523

- F. MPI Gloss Level 6: 70 to 85 units at 60 degrees, according to ASTM D 523.

- G. MPI Gloss Level 7: More than 85 units at 60 degrees, according to ASTM D 523

##### 1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product include preparation requirements and application instructions

1. Include Printout of current "MPI Approved Products List" for each product category specified, with the proposed product highlighted

##### 1.4 QUALITY ASSURANCE

#### PART 2 – PRODUCTS

##### 2.1 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

1. Benjamin Moore & Co.
2. PPG Paints
3. Sherwin-Williams Company (The)

- B. Products: Subject to compliance with requirements, provide one of the products listed in the Interior Painting Schedule for the paint category indicated.

##### 2.2 PAINT, GENERAL

- A. MPI Standards: Products shall comply with MPI standards indicated and shall be listed in its "MPI Approved Products Lists"

##### B. Material Compatibility:

1. Materials for use within each paint system shall be compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
2. For each coat in a paint system, products shall be recommended in writing by topcoat manufacturers for use in paint system and on substrate indicated.

- C. Colors: As selected by Architect from manufacturer's full range.

1. Twenty percent of surface area will be painted with deep tones

#### PART 3 – EXECUTION

##### 3.1 EXAMINATION

- A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the Work.

- B. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows:

1. Concrete: 12 percent.
2. Ferrous-Cement Board: 12 percent.
3. Masonry (Clay and CMUs): 12 percent.
4. Wood: 15 percent
5. Gypsum Board: 12 percent
6. Plaster: 12 percent.

- C. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.

- D. Proceed with coating application only after unsatisfactory conditions have been corrected.

1. Application of coating indicates acceptance of surfaces and conditions.

##### 3.2 PREPARATION

- A. Comply with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual" applicable to substrates and paint systems indicated.

- B. Remove hardware, covers, plates, and similar items already in place that are removable and are not to be painted. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and painting.

1. After completing painting operations, use workers skilled in the trades involved to reinstall items that were removed. Remove

surface-applied protection if any.

##### 3.3 APPLICATION

- A. Apply paints according to manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual."

- B. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.

##### 3.4 INTERIOR PAINTING SCHEDULE

- A. Concrete Substrates, Nontraffic Surfaces:

1. Latex System:

- a. Intermediate Coat: Latex, interior, matching topcoat
  - b. Topcoat: Latex, interior (MPI Gloss Level 3), MPI #52
2. Water-Based Light Industrial Coating System: MPI INT 5.1L:
- a. Prime Coat: Primer, alkyl resistant, water based, MPI #5
  - b. Intermediate Coat: Light industrial coating, interior, water based, matching topcoat.
  - c. Topcoat: Light industrial coating, interior, water based, gloss (MPI Gloss Level 6), MPI #154

- B. Concrete Substrates, Traffic Surfaces:

1. Water-Based Concrete Floor Sealer System: MPI INT 5.2G:
  - a. First Coat: Sealer, water based, for concrete floors, matching topcoat.
  - b. Topcoat: Sealer, water based, for concrete floors, MPI #99

- C. Steel Substrates:

1. Latex System: Alkyd Primer:

- a. Intermediate Coat: Latex, interior, matching topcoat
  - b. Topcoat: Latex, interior (MPI Gloss Level 4), MPI #43
2. High-Performance Architectural Latex System:
- a. Prime Coat: Primer, alkyl, anti-corrosive, for metal, MPI #79.
  - b. Intermediate Coat: Latex, interior, high performance architectural, matching topcoat
  - c. Topcoat: Latex, interior, high performance architectural (MPI Gloss Level 4), MPI #140

3. Alkyd System:

- a. Intermediate Coat: Alkyd, interior, matching topcoat
- b. Topcoat: Alkyd, interior, semi-gloss (MPI Gloss Level 5), MPI #47.

- D. Galvanized-Metal Substrates:

1. Institutional Low-Odor/VOC Latex System: MPI INT 5.3N:
  - a. Prime Coat: Primer, galvanized, water based, MPI #134.
  - b. Intermediate Coat: Latex, interior, institutional low odor/VOC, matching topcoat.
  - c. Topcoat: Latex, interior, institutional low odor/VOC (MPI Gloss Level 4), MPI #146
2. Water-Based Light Industrial Coating System: MPI INT 5.3B:
  - a. Prime Coat: Primer, galvanized, water based, MPI #134.
  - b. Intermediate Coat: Light industrial coating, interior, water based, matching topcoat.
  - c. Topcoat: Light industrial coating, interior, water based, semi-gloss (MPI Gloss Level 5), MPI #153

- E. Gypsum Board Substrates:

1. Institutional Low-Odor/VOC Latex System: MPI INT 9.2M:
  - a. Prime Coat: Primer sealer, interior, institutional low odor/VOC, MPI #149
  - b. Intermediate Coat: Latex, interior, institutional low odor/VOC, matching topcoat
  - c. Topcoat: Latex, interior, institutional low odor/VOC (MPI Gloss Level 3), MPI #145

END OF SECTION 099123

### SECTION 101423.16 – ROOM-IDENTIFICATION PANEL SIGNAGE

#### PART 1 – GENERAL

##### 1.1 SUMMARY

- A. Section includes room-identification signs that are directly attached to the building.

- B. Related Requirements:

1. Section 101416 "Plaques" for one-piece, solid metal signs, with or without frames, that are used for high-end room-identification

##### 1.2 ACTION SUBMITTALS

- A. Product Data: For each type of product.

- B. Shop Drawings: For room-identification signs

1. Include fabrication and installation details and attachments to other work.
2. Show sign mounting heights, locations of supplementary supports to be provided by other installers, and accessories.
3. Show message list, typesets, graphic elements, including raised characters and Braille, and layout for each sign of least half size

##### 1.3 INFORMATIONAL SUBMITTALS

##### 1.4 CLOSEOUT SUBMITTALS

#### PART 2 – PRODUCTS

##### 2.1 PERFORMANCE REQUIREMENTS

- A. Accessibility Standards: Comply with applicable provisions in ICC A117.1

##### 2.2 ROOM-IDENTIFICATION SIGNS

- A. Room-Identification Sign: Sign with smooth, uniform surfaces; with message and characters having uniform faces, sharp corners, and precisely formed lines and profiles, and as follows:

1. Products: Subject to compliance with requirements, provide the following:
  - a. Inpro Corporation; SignScope@Architectural Signage
2. Laminated-Sheet Sign: Photopolymer face sheet with raised graphics laminated to acrylic backing sheet to produce composite sheet
  - a. Composite-Sheet Thickness: Manufacturer's standard for size of sign 0.25 inch.
  - b. Surface-Applied Graphics: Applied vinyl film
  - c. Color(s): As selected by Architect from manufacturer's full range.
3. Sign-Panel Perimeter: Finish edges smooth
  - a. Edge Condition: Square cut
  - b. Corner Condition in Elevation: Square
4. Mounting: Manufacturer's standard method for substrates indicated with adhesive or two-face tape.

##### 2.3 SIGN MATERIALS

- A. Acrylic Sheet: ASTM D 4802, category as standard with manufacturer for each sign, type UVF (UV filtering).

- B. Vinyl Film: UV-resistant vinyl film with pressure-sensitive, permanent adhesive, die cut to form characters or images as indicated on Drawings.

##### 2.4 FABRICATION

- A. General: Provide manufacturer's standard sign assemblies according to requirements indicated.

1. MPI joints to a tight, hairline fit. Form assemblies and joints exposed to weather to resist water penetration and retention.
2. Conceal connections if possible; otherwise, locate connections where they are inconspicuous.

- B. Subsurface-Applied Graphics: Apply graphics to back face of clear face-sheet material to produce precisely formed image. Image shall be free of rough edges.

- C. Subsurface-Etched Graphics: Reverse etch back face of clear face-sheet material. Fill resulting copy with manufacturer's standard enamel. Apply opaque manufacturer's standard background color printing over enamel-filled copy.

#### PART 3 – EXECUTION

##### 3.1 INSTALLATION

- A. General: Install signs using mounting methods indicated and according to manufacturer's written instructions.

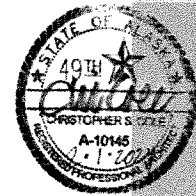
1. Install signs level, plumb, true to line, and at locations and heights indicated, with sign surfaces free of distortion and other defects in appearance.
2. Install signs so they do not protrude or obstruct according to the accessibility standard.
3. Before installation, verify that sign surfaces are clean and free of materials or debris that would impair installation.

- B. Mounting Methods:

1. Adhesive: Clean bond-breaking materials from substrate surface and remove loose debris. Apply fiber beads or spots of adhesive symmetrically to back of sign and of suitable quantity to support weight of sign after cure without slippage. Keep adhesive away from edges to prevent adhesive extrusion as sign is applied and to prevent visibility of cured adhesive at sign edges. Place sign in position, and push to engage adhesive. Temporarily support sign in position until adhesive fully sets.
2. Two-Face Tape: Clean bond-breaking materials from substrate surface and remove loose debris. Apply tape strips symmetrically to back of sign and of suitable quantity to support weight of sign without slippage. Keep strips away from edges to prevent visibility at sign edges. Place sign in position, and push to engage tape adhesive.

END OF SECTION 101423.16

61 NORTHARCHITECTS  
3401 DENALI STREET, # 102  
ANCHORAGE, ALASKA 99503  
PH. 907-274-4446



1733 E. DOWLING FIRE REHAB

PROJECT ADDRESS  
1733 EAST DOWLING ROAD  
ANCHORAGE, ALASKA  
61 PROJECT NO. 2K23029

SPECIFICATIONS  
A17

DATE: 2.12.2024  
PERMIT SET



SPECIFICATIONS

SECTION 102800 – TOILET, BATH, AND LAUNDRY ACCESSORIES

PART 1 – GENERAL

1.1 SUMMARY

- A. Section Includes:
- Public-use washroom accessories.
  - Underlatory guards.

1.2 ACTION SUBMITTALS

- A. Product Data: For each type or product.

1.3 INFORMATIONAL SUBMITTALS

1.4 CLOSEOUT SUBMITTALS

PART 2 – PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.

2.2 PUBLIC-USE WASHROOM ACCESSORIES

A. Toilet Tissue (Roll) Dispenser

- Manufacturers: Subject to compliance with requirements, provide products by the following:
  - Bobrick Washroom Equipment, Inc.
  - Product: B-2840.
- Description: Double-roll dispenser with shelf.
- Mounting: Surface mounted.
- Operation: Noncontrol delivery with standard spindle.
- Capacity: Designed for 5-inch- diameter tissue rolls.
- Material and Finish: Stainless steel, ASTM A480/A480M No. 4 finish (satin).

B. Automatic Paper Towel (Roll) Dispenser :

- Manufacturers: Subject to compliance with requirements, provide products by the following:
  - Bobrick Washroom Equipment, Inc.
  - Product: B-2974.
- Description: Automatic motion sensing mechanism with user-adjustable delay and paper towel length; battery powered.
- Mounting: Semi-recessed.
- Minimum Capacity: 9.3 inch wide, 328 foot long, 2 ply.
- Material and Finish: Stainless steel, ASTM A480/A480M No. 4 finish (satin).
- Lockset: Tumbler type.

C. Automatic Liquid-Soap Dispenser :

- Manufacturers: Subject to compliance with requirements, provide products by the following:
  - Bobrick Washroom Equipment, Inc.
  - Product: B-2012.
- Description: Automatic dispenser with infrared sensor to detect presence of hands; battery powered; designed for dispensing soap in liquid or lotion form.
- Mounting: Wall mount.
- Refill Indicator: LED indicator.
- Low Battery Indicator: LED indicator.

D. Grab Bar :

- Manufacturers: Subject to compliance with requirements, provide products by one of the following:
  - Bobrick Washroom Equipment, Inc.
- Mounting: Flanges with concealed fasteners.
- Material: Stainless steel, 0.05 inch thick.
  - Finish: Smooth, ASTM A480/A480M No. 4 finish (satin) on ends and slip-resistant texture in grip area.
- Outside Diameter: 1-1/2 inches.
- Configuration and Length: As indicated on Drawings.

E. Mirror Unit :

- Manufacturers: Subject to compliance with requirements, provide products by one of the following:
  - Bobrick Washroom Equipment, Inc.
  - Product: B-165 2430.
- Frame: Stainless steel channel.
  - Corners: Manufacturer's standard.
- Hangers: Produce rigid, tamper- and theft-resistant installation, using contractor's option method indicated below.
  - One-piece, galvanized-steel, wall-hanger device with spring-action locking mechanism to hold mirror unit in position with no exposed screws or bolts.
  - Wall bracket of galvanized steel, equipped with concealed locking devices requiring a special tool to remove.

F. Coat Hook :

- Manufacturers: Subject to compliance with requirements, provide products by the following:
  - Bobrex Washroom Equipment, Inc.
  - Product: B-682.
- Description: Double-prong unit.
- Material and Finish: Stainless steel, ASTM A480/A480M No. 4 finish (satin).

2.3 UNDERLATORY GUARDS

A. Underlatory Guard :

- Products: Subject to compliance with requirements, provide one of the following:
  - Buckaroos, Inc.; Soft-Guard P-Trap Protection Covers.
  - Plumberex Specialty Products, Inc., PRO-EXTREME.
- Description: Insulating pipe covering for supply and drain piping assemblies that prevents direct contact with and burns from piping, allow service access without removing coverings.
- Material and Finish: Antimicrobial, molded plastic, white.

2.4 FABRICATION

- A. Keys: Provide universal keys for internal access to accessories for servicing and resupplying. Provide minimum of six keys to Owner's representative.

PART 3 – EXECUTION

3.1 INSTALLATION

- A. Install accessories according to manufacturers' written instructions, using fasteners appropriate to substrate indicated and recommended by unit manufacturer. Install units level, plumb, and firmly anchored in locations and at heights indicated.
- B. Grab Bars: Install to withstand a downward load of at least 250 lbf, when tested according to ASTM F446.

END OF SECTION 102800

SECTION 104413 – FIRE PROTECTION CABINETS

PART 1 – GENERAL

1.1 SUMMARY

- A. Section Includes:
- Fire-protection cabinets for portable fire extinguishers.

1.2 ACTION SUBMITTALS

- A. Product Data: For each type of product.

1.3 CLOSEOUT SUBMITTALS

1.4 COORDINATION

- A. Coordinate size of fire-protection cabinets to ensure that type and capacity of fire extinguishers indicated are accommodated.
- B. Coordinate sizes and locations of fire-protection cabinets with wall depths.

PART 2 – PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Fire-Rated Fire-Protection Cabinets: Listed and labeled to comply with requirements in ASTM E814 for fire-resistance rating of walls where they are installed.

2.2 FIRE-PROTECTION CABINET (FEC)

- A. Cabinet Type: Suitable for fire extinguisher.

- Basic-of-Design Product: Subject to compliance with requirements, provide J. Industries, Inc., a division of the Activar Construction Products Group, Ambassador Series or comparable product by one of the following:
  - Guardian Fire Equipment, Inc.
  - Larsen Manufacturing Company.
- Cabinet Construction: Nonrated.

- Fire-Rated Cabinets: Construct fire-rated cabinets with double walls fabricated from 0.043-inch- thick cold-rolled steel sheet (and with minimum 5/8-inch- thick fire-barrier material). Provide factory-drilled mounting holes.

- C. Cabinet Material: Cold-rolled steel sheet.

- D. Semi-recessed Cabinet: One-piece combination trim and perimeter door frame overlapping surrounding wall surface, with exposed trim face and wall return at outer edge (backband).

- Notched-Edge Trim: 2-1/2-inch backband depth.

- E. Cabinet Trim Material: Steel sheet.

- F. Door Material: Steel sheet.

- G. Door Style: Fully glazed panel with frame.

- H. Door Glazing: Acrylic sheet.

- Acrylic Sheet Color: Clear transparent acrylic sheet.

- Door Hardware: Manufacturer's standard door-operating hardware of proper type for cabinet type, trim style, and door material and style indicated.

- I. Accessories:

- Mounting Bracket: Manufacturer's standard steel, designed to secure fire extinguisher to fire-protection cabinet of sizes required for types and capacities of fire extinguishers indicated with pictorial or baked-enamel finish.
- Identification: Lettering complying with authorities having

- jurisdiction for letter style, size, spacing, and location. Locate as indicated.

- Identify fire extinguisher in fire-protection cabinet with the words "FIRE EXTINGUISHER."

- Location: Applied to cabinet glazing.
- Application Process: Decals.
- Lettering Color: Black.
- Orientation: Vertical.

K. Materials:

- Cold-Rolled Steel: ASTM A1008/A1008M, Commercial Steel (CS), Type B.
  - Finish: Baked enamel, TBC polyester powder coat, HAA polyester powder coat, epoxy powder coat, or polyester/epoxy hybrid powder coat, complying with AAMA 2603.
  - Color: Satin Aluminum (SA).
- Transparent Acrylic Sheet: ASTM D4802, Category A-1 (cell-cast sheet), with Finish 1 (smooth or polished).

2.3 FABRICATION

- A. Fire-Protection Cabinets: Provide manufacturer's standard box (tub) with trim, frame, door, and hardware to suit cabinet type, trim style, and door style indicated.

PART 3 – EXECUTION

3.1 INSTALLATION

- A. Prepare recesses for semi-recessed fire-protection cabinets as required by type and size of cabinet and trim style.

- B. Install fire-protection cabinets in locations and at mounting heights indicated or, if not indicated, at heights acceptable to authorities having jurisdiction.

- C. Fire-Protection Cabinets: Fasten cabinets to structure, square and plumb.

- D. Identification: Apply decals at locations indicated.

- E. Adjust fire-protection cabinet doors to operate easily without binding. Verify that integral locking devices operate properly.

END OF SECTION 104413

SECTION 104416 – FIRE EXTINGUISHERS

PART 1 – GENERAL

1.1 SUMMARY

- A. Section includes portable, hand-carried fire extinguishers.

1.2 ACTION SUBMITTALS

- A. Warranty: Sample of special warranty.

1.4 CLOSEOUT SUBMITTALS

- A. COORDINATION
- A. Coordinate type and capacity of fire extinguishers with fire-protection cabinets to ensure fit and function.

1.6 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace fire extinguishers that fail in materials or workmanship within specified warranty period.
- Warranty Period: Six years from date of Substantial Completion.

PART 2 – PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Fire Extinguishers: Listed and labeled for type, rating, and classification by an independent testing agency acceptable to authorities having jurisdiction.

2.2 PORTABLE, HAND-CARRIED FIRE EXTINGUISHERS

- A. Fire Extinguishers: Type, size, and capacity for each fire-protection cabinet and mounting bracket indicated.

- Basic-of-Design Product: Subject to compliance with requirements, provide J. Industries, Inc., a division of the Activar Construction Products Group, Cosmic Extinguishers or comparable product by one of the following:
  - Guardian Fire Equipment, Inc.
  - Larsen Manufacturing Company.
- Instruction Labels: Include pictorial marking system complying with NFPA 10, Appendix B.

- B. Multipurpose Dry-Chemical Type (FE) : UL-rated 2A10BC nominal capacity, with monoammonium phosphate-based dry chemical in manufacturer's standard enameled container.

- C. Carbon Dioxide Type : UL-rated 20-B-C, 20-lb nominal capacity, with carbon dioxide in manufacturer's standard enameled-metal container.

PART 3 – EXECUTION

3.1 INSTALLATION

- A. Examine fire extinguishers for proper charging and tagging.

- Remove and replace damaged, defective, or undercharged fire extinguishers.

- B. Install fire extinguishers in locations indicated and in compliance with requirements of authorities having jurisdiction.

END OF SECTION 104416

SECTION 123661.16 – SOLID SURFACING COUNTERTOPS

PART 1 – GENERAL

1.1 SUMMARY

- A. Section includes:
- Solid surface material countertops.
  - Solid surface material backsplashes.
  - Solid surface material and splashers.

1.2 ACTION SUBMITTALS

- A. Product Data: For countertop materials.
- B. Shop Drawings: For countertops. Show materials, finishes, edge and backsplash profiles, methods of joining, and cutouts for plumbing fixtures.
- C. Samples: For each type of material exposed to view.

PART 2 – PRODUCTS

2.1 SOLID SURFACE COUNTERTOP MATERIALS

- A. Solid Surface Material: Homogeneous-filled plastic resin complying with CPA 65-1.
- Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
    - Formica Corporation.
    - LG Hausys, Ltd.
    - Wilsonart LLC.
  - Colors and Patterns: As selected by Architect from manufacturer's full range.
- B. Plywood: Exterior softwood plywood complying with DOC PS 1, Grade C-C Plugged, touch sanded.

2.2 COUNTERTOP FABRICATION

- A. Fabricate countertops according to solid surface material manufacturer's written instructions and to the AWI/ANMAC/NA's "Architectural Woodwork Standards."

- Grade: Custom.

- B. Countertops: 3/4-inch- thick, solid surface material with front edge built up with same material.

- C. Backsplashes: 1/2-inch- thick, solid surface material.

- D. Joints: Fabricate countertops in sections for joining in field.

- E. Cutouts and Holes:

- Undercounter Plumbing Fixtures: Make cutouts for fixtures in shop using template or pattern furnished by fixture manufacturer. Form cutouts to smooth, even curves.

2.3 INSTALLATION MATERIALS

- A. Adhesive: Product recommended by solid surface material manufacturer.

- B. Sealant for Countertops: Comply with applicable requirements in Section 079200 "Joint Sealants."

PART 3 – EXECUTION

3.1 INSTALLATION

- A. Fasten subtops to cabinets by screwing through subtops into cornerblocks of base cabinets. Shim as needed to align subtops in a level plane.

- B. Secure countertops to subtops with adhesive according to solid surface material manufacturer's written instructions.

- C. Band joints with adhesive and draw tight as countertops are set. Mask areas of countertops adjacent to joints to prevent adhesive smears.

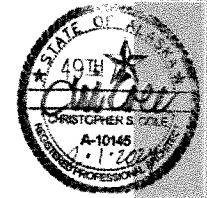
- D. Install backsplashes and end splashers by adhering to wall and countertops with adhesive.

- E. Complete cutouts not finished in shop. Mask areas of countertops adjacent to cutouts to prevent damage while cutting. Make cutouts to accurately fit items to be installed, and at right angles to finished surfaces unless leveling is required for clearance. Ease edges slightly to prevent snapping.

- F. Apply sealant to gaps at walls; comply with Section 079200 "Joint Sealants."

END OF SECTION 123661.16

61 NORTH ARCHITECTS  
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ANCHORAGE, ALASKA 99503  
PH. 907-274-4446

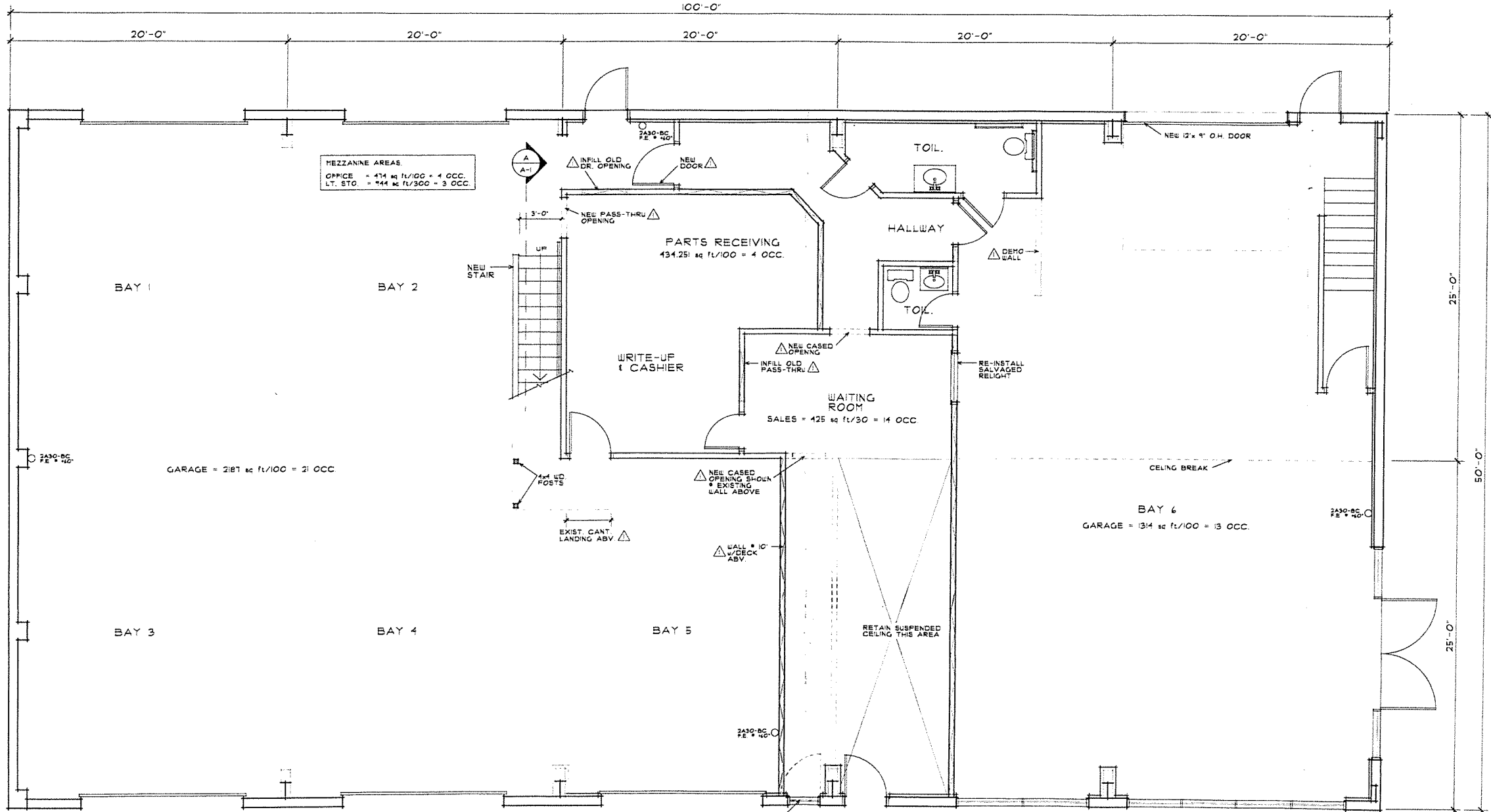


1733 E DOWLING FIRE REHAB

PROJECT ADDRESS:  
1733 EAST DOWLING ROAD  
ANCHORAGE, ALASKA  
61 PROJECT NO. 2K23029

SPECIFICATIONS  
A18

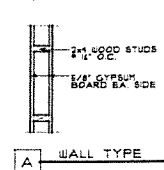
DATE: 2.1.2024  
PERMIT SET



FLOOR PLAN



SUBMITTAL  
09/05/99  
AUG 05 1999  
CONSIDERATELY  
OK



WALL TYPE  
1/2" = 1'-0"

INDICATES EXISTING WALLS TO REMAIN  
INDICATES NEW FULL-HEIGHT NON-BEARING WALL, SEE WALL TYPE A

KEY TO WALLS:

SCOPE: PROJECT IS TO REMODEL PORTIONS OF AN EXISTING 5,000 S.F. AUTO REPAIR SHOP. PRINCIPALLY ADDING NON-BEARING WALLS TO CREATE WAITING AREA, CONSTRUCT NEW STAIR, INSTALL NEW OVERHEAD DOOR, AND RELATED WORK. MECHANICAL AND ELECTRICAL CHANGES WILL BE PERMITTED SEPARATELY BY THE TRADE CONTRACTORS.

APPLICABLE CODES: 1991 Uniform Building Code, UBC, UMC, UPC, & NEC as adopted by Anchorage Title 23.

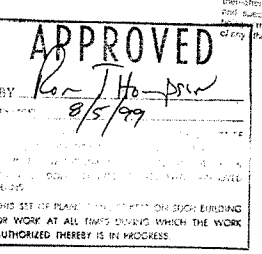
Item: OCCUPANCY GROUP: S-3 REPAIR GARAGE (NO WELD'G) Sec. 310.1

OCCUPANCY REQUIREMENTS: MIXED OCCUPANCY SEPARATION: B/S-3 = NONE

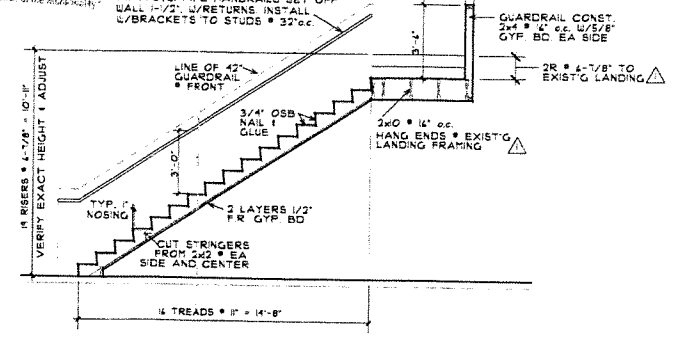
BUILDING TYPE = V-N  
BASIC ALLOWABLE AREA: S-3 IN V-N = 8,000 S.F.  
ACTUAL FLOOR AREA = 5,000 S.F.  
MEZZANINE AREA = 1,400 S.F. ok

OCCUPANT LOAD: REFER TO CALCULATIONS ON DWG. GROUND FLOOR = 46 OCC.  
MEZZANINE AREA = 8 OCC.

EXITS REQUIRED: ONE EA AREA; 4 PROVIDED ok



MUNICIPAL BUILDING CODE  
Safety: The undersigned hereby certifies that the plans and specifications submitted for review and approval of the City of Anchorage, Alaska, for the construction of the above described project, comply with the applicable provisions of the City of Anchorage Building Code, and that the undersigned is a duly licensed professional engineer or architect, and is duly registered in the State of Alaska.



STAIR SECTION  
NOTE: A PREMANUFACTURED STEEL STAIR IS OPTIONAL

Spreng Associates Inc., AIA  
Architecture  
2522 Arctic Blvd., Suite 102 / Anchorage, Alaska 99503 / (907) 563-5141 FAX: 279-2377  
© 1999  
Job No. 992000  
Date 23 JULY 99  
Checked By: GAY  
Drawn By: GAY  
Revisions: 30 JULY 99

PROJECT TITLE:  
SMALL'S AUTOMOTIVE SHOP  
1733 DOWLING RD., ANCHORAGE ALASKA  
FLOOR PLAN, CODE DATA, STAIR

SHEET NO  
A-1