## 268 SUMMER ST EXTERIOR FACADE RENOVATION

268 SUMMER ST. BOSTON, MA 02210





PREVIOUS EXTERIOR RENDERING

**NEW PROPOSED RENDERING** 

### LANDMARKS COMMISSION BOARD REVIEW COMMENTS

- 1. CONCERNED THAT PERIMETER COVELIGHTING AT 'PORTAL' IS NOT CONSISTENT WITH GUIDELINES AND NEIGHBORHOOD
- 2. THE COMMISSION MADE MENTION OF CHECKING THE BEAM SPREAD ON THE PROPOSED SCONCES
- 3. PREFERENCE IS FOR ANY NEW TREATMENT AT THE 'PORTAL' TO MATCH ALONG THE ARCADE.
- 4. CONCERN THAT PLANTERES ALONG THE STOREFRONT WILL BE HARD TO MAINTAIN SINCE THERE IS SUN EXPOSURE AND NO RAINFALL
- 5. THE PROPOSED TREATMENTS SHOULD NOT BLOCK THE READING OF THE MASONRY PILASTERS ALONG SUMMER STREET
- 6. FEEDBACK IS THAT THE PROPOSED ADDRESS SIGNAGE IS TOO LARGE

### **EXTERIOR FACADE PRESENTATION REVISIONS:**

- 1. REMOVED COVE LIGHTING FROM PORTAL PERIMETER, THIS ALSO ENABLED THE THICKNESS OF THE 'PORTAL' TO BE REDUCED.
- 2. IN REVIEWING, WE HAVE OPTED FOR THE 75° BEAM SPREAD WHICH WILL PROVIDE A GENTLE WASHING OF THE PILASTER ABOVE AND BELOW. WE CAN ALSO DO AN ONSITE TEST WITH ONE OF THE FIXTURES FOR REVIEW OF THE COMMISSION PRIOR TO FINAL INSTALL IF PREFERRED.
- 3. METAL PANELING ADDED AT ADJACENT ARCHWAYS TO BE CONSISTENT WITH ENTRY 'PORTAL'
- 4. SMALLER PLANTERS HAVE BEEN SPECIFIED AND MOVED FROM ALONG STOREFRONT TO WITHIN THE 'ARCHWAYS' FOR BETTER IMPACT ALONG THE STREET AND BETTER LONGEVITY
- 5. THE DEPTH OF THE 'PORTAL' AND 'ARCHWAY' TREATEMENTS HAS BEEN REDUCED TO ALIGN WITH THE PLASTER AT THE INTERIOR SIDE OF THE PILASTER, LEAVING ALL MASONRY EXPOSED
- 6. REDUCED PROPORTIONS OF BACK-LIT ADDRESS SIGNAGE AT PORTAL:

  \*PREVIOUS SIZE: 6'-6" H X 1'-0" W OVERALL WITH 18" H NUMBERS

  \*NEW SIZE: 1'-2" X 1'-8" H (10" H NUMBERS)

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THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO BEGINNING ANY WORK. REPORT ALL DISCREPANCIES IN WRITING TO SOUSA DESIGN ARCHITECTS BEFORE PROCEEDING WITH THE WORK AND SHALL EXCEPT FULL RESPONSIBILITY FOR SAME. DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.

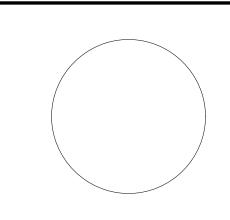
EACH CONTRACTOR SHALL SUBMIT TO SOUSA DESIGN ARCHITECTS FOR APPROVAL: SHOP DRAWINGS, SAMPLES, CUTS OF ALL THE ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE CONSTRUCTION. ALL ITEMS TO B INCLUDED SHALL BE APPROVED FOR USE IN THE CITY OF BOSTON AND SHALL HAVE AN ASTM AND UL NUMBER WHEN SUCH ITEMS REQUIRE THIS DESIGNATION. EACH CONTRACTOR SHALL CO-ORDINATE HIS WORK WITH ALL OTHER CONTRACTORS.

MATERIALS USED SHALL COMPLY WITH ALL CITY OF BOSTON AND MA STATE BUILDING CODES. DRAWINGS SUBJECT TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.

ISSUED FOR: REVIEW 04.28.2025 (REV. 07.14.2025)

SOUSA design

81 Boylston Street, 2nd Floor Brookline, MA 02445 617 . 879 . 9100 www.sousadesign.com



Jo	b #	202423		
Dra	awr	ı by	Ckd by	DMG
Da	te	04.28.2025		
Re	visi	ons		
1	RE	VISED		7.14.25

## SOUSA design

Architects

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### **ISSUED FOR:**

**REVIEW** 

04.28.2025 (REV. 07.14.2025)

PROJECT DIRECTORY	GENERAL NOTES		CODE	LOCUS MAP
OWNER:  Park Property Management Group LLC 268 Summer Street Boston, MA 02210  Attn: Tina Marie Potvin 617.789.3944  ARCHITECT: SOUSAdesign 81 Boylston Street, 2nd Floor Brookline, MA 02445  Attn: Dennis Greenwood 617.879.9100  MEP ENGINEER: MEA ENGINEERING 8 Water St. Waltham, MA 02453  Attn: Bill Knowles 781.894.6730	1. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECTS OF ALL DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS.  2. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS THAT MAY APPLY TO THE CONSTRUCTION OF THE PROJECT.  3. ALL WORK OF THIS PROJECT SHALL COMPLY WITH ACCEPTED BUILDING PRACTICES AND ALL CODES HAVING JURISDICTION OVER THIS PROJECT.  4. REFER TO LIMITS OF WORK DRAWINGS FOR OVERALL DESCRIPTION OF WORK AREAS.  5. THE GENERAL CONTRACTOR SHALL LEAVE THE PROJECT SITE AND ALL SURROUNDING AREAS IN FINAL CLEAR CONDITION INCLUDING THE REMOVAL OF ALL DEBRIS RESULTING FROM CONSTRUCTION.  6. THE CONTRACTOR SHALL AT ALL TIMES DURING THE PROGRESS OF THE WORK REMOVE ALL CONSTRUCTION DEBRIS AND MAINTAIN A DUST FREE ENVIRONMENT FOR ALL ADJACENT AREAS.  7. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND VERIFY THAT ALL CUTTING AND PATCHING REQUIRED FOR THE INSTALLATION OF ALL MATERIALS BY ALL TRADES IS PROPERLY EXECUTED.  8. THE CONTRACTOR SHALL UTILIZE THE AREAS WITHIN THE SCOPE OF WORK FOR STORAGE OF MATERIALS AND TOOLS. NO WORK OR STORAGE OF MATERIALS MAY OCCUR OUTSIDE OF THE LEASED PREMISES INCLUDING ANY CORRIDOR, EXTERIOR OF THE SPACE OR LANDLORD COMMON AREAS.  9. ALL WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER ALL OTHERS. DO NOT SCALE DRAWINGS. IF THERE IS A QUESTION OR CONFLICT IN DIMENSIONS, NOTIFY THE ARCHITECT FOR CLARIFICATION.  10. VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. THE CONTRACT OR RAWINGS AS IF REQUIRED BY OLL. THE CONTRACTOR SHALL DE BINDING AS IF REQUIRED BY OLL. THE CONTRACTOR SHALL BE BINDING AS IF REQUIRED BY OLL. THE CONTRACTOR SHALL BE BINDING AS IF REQUIRED BY OLL. THE CONTRACTOR SHALL BE BINDING AS IF REQUIRED BY OLL. THE CONTRACTOR SHALL BE BINDING AS IF REQUIRED BY OLL. THE CONTRACTOR SHALL BE BINDING AS IF REQUIRED BY OLL. THE CONTRACTOR SHALL BOARD CONSTRUCTION SHALL CONFORM TO RECOMMENDATIONS, PRACTICES, STANDADARDS AND INSTRUCTIONS PUBLISHED BY U.S. GYPSUM COMPANY IN THE GYPSUM CONSTRUCT	13. NO CHANGES OR SUBSTITUTIONS ARE ALLOWED UNLESS APPROVED BY THE OWNER.  14. ALL FINISHED WORK SHALL BE FREE OF DEFECTS. THE OWNER RESERVES THE RIGHT TO REJECT ANY MATERIALS AND WORKMANSHIP WHICH ARE NOT CONSIDERED TO BE AT THE HIGHEST STANDARDS OF THE VARIOUS TRADES INVOLVED.  15. ALL DATA OUTLETS MUST BE ON A DEDICATED, ISOLATED CIRCUIT.  16. ANY MODIFICATION OF THESE CONSTRUCTION DOCUMENTS MUST BE APPROVED BY SOUSA DESIGN IN WRITING.  17. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SAMPLES AND SUBMITTALS FOR ALL ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE PROJECT.  18. IN ALL CASES OF CONFLICT, THE ARCHITECTURAL DRAWINGS GOVERN. FOR LAYOUT, ALL CONFLICTS ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT.  19. ALL MATERIALS REQUIRE A SUBMITTAL TO THE ARCHITECT FOR APPROVAL.	TENANT SPACE SUMMARY:  NEW METAL PANEL SIGNAGE "PORTAL" AT EXISTING EXTERIOR FACADE ENTRY W/ METAL CLADDING AT INTERIOR ARCHWAYS OF EXISTING PILASTERS, EXTERIOR SCONCES & RECESSED LIGHTING. EXISTING EXTERIOR PANEL AND TRIM TO BE PAINTED TO "LIKE-NEW" CONDITION.  USE CATEGORY:  B - Business (NO CHANGE)  CONSTRUCTION TYPE:  1B (ASSUMED)  *BUILDING IS FULLY SPRINKLERED*  BUILDING CODE:  WORK TO BE COMPLETED IN ACCORDANCE TO:  IBC - International Building Code 2015 IEBC - International Existing Building Code 2015 IECC - International Existing Building Code (9th Edition) (2015 IBC, amended) 527 CMR: Massachusetts comprehensive Fire Safety Code (2021 NFPA-1, amended) 521 CMR: Massachusetts Comprehensive Fire Safety Code (2021 NFPA-1, amended) 521 CMR: Massachusetts Architectural Access Board Regulations (2006) ADA: Americans with disabilities Act (ADAAG 2010) 248 CMR: Massachusetts Plumbing code (2021)  FIRE RESISTANCE RATINGS OF STRUCTURAL ELEMENTS:  PRIMARY STRUCTURAL FRAME 2 HR INTERIOR LOAD BEARING WALLS 2 HR INTERIOR LOAD BEARING WALLS 0 HR FLOOR CONSTRUCTION 2 HR SEPARATION OF USE* 1 HR  *NOTE: CONTRACTOR TO VERIFY AND MAINTAIN MINIMUM 1-HOUR FIRE SEPARATION AT ALL TENANT DEMISING WALLS	Boston Tea Party Ships & Museum Floating museum with Floating museum wit
OCUMENT LIST		GRAPHIC & MATERIAL SYMBOLS	ABBREVIATIONS	
ARCHITECTURAL:  A-000 COVER PAGE A-001 GENERAL NOTES A-002 GENERAL NOTES A-003 EXISTING PHOTOS A-004 EXISTING PHOTOS A-100 CONSTRUCTION PLAN A-130 REFLECTED CEILING PLAN A-131 LIGHTING SPECIFICATIONS A-300 EXTERIOR ELEVATIONS A-350 EXTERIOR ELEVATIONS A-400 RENDERINGS A-401 RENDERINGS A-401 RENDERINGS A-402 RENDERINGS		ELEVATION REFERENCE  OONCRETE  A.3.1  BUILDING CROSS SECTION  DOOR NUMBER  BATT INSULATION  TOZ  ROOM NUMBER  WOOD  ELEVATION DESIGNATION  DRYWALL  NEW DOOR TO BE INSTALLED  EXISTING DOOR TO REMAIN  PARTITION TYPE  EXISTING CONSTRUCTION  NEW CONSTRUCTION  BLOCKING	### AFF ABOVE FINISH FLOOR ATTEN ATTENUATING AHJ AUTHORITY HAVING JURISDICTION  BLDG BUILDING  CH CEILING HEIGHT CL CENTER LINE CLA COL COLUMN CONC CONCRETE CONT CONTINUOUS CPT CARPET CT CERAMIC TILE  DIM DIMENSION DWG(S) DRAWING(S)  EA EACH EIFS EXT INSUL. FINISH SYSTEM ELEC ELECTRICAL ELEV ELEVATION EQ EQUAL ELEC ELECTRICAL ENCE E	P LAM PLASTIC LAMINATE PLYWD PLYWOOD WC WATER CLOSET PT PRESSURE TREATED WD WOOD PR PAIR PT PAINTED X-REF CROSS REFERENCE  QT QUARRY TILE  R RISER RAD RADIUS REQ REQUIRED REF REFERENCE REV REVISION(S) RH RIGHT HAND(ED) RO ROUGH OPENING RTU ROOF TOP UNIT  SA SOUND ATTENTION BATTS SD SMOKE DETECTORS SIM SIMILAR SPEC SPECIFICATION SQ SQUARE SQ FT SQUARE FEET SS STAINLESS STEEL STL STEEL STN STAIN SV SHEET VINYL  T TREAD THK THICKNESS TP TOILET PAPER DISPENSER TYP TYPICAL  UNO UNLESS NOTED OTHERWISE  VCT VINYL COMPOSITION TILE VIF VERIFY IN FIELD VTR VENT THROUGH ROOF

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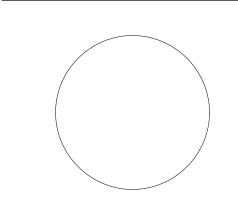
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THE QUALITY OF WORKMANSHIP AND MATERIALS USED SHALL COMPLY WITH ALL CITY OF BOSTON AND MA STATE BUILDING CODES. DRAWINGS SUBJECT TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.

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## SOUSA design

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Drawn by Ckd by DMG

Date 04.28.2025

Revisions

7.14.25

1 REVISED

**Job #** 202423

COVER PAGE

### **GENERAL NOTES:**

- ALL WORK EXECUTED AND/OR CALLED FOR ON THE PLANS. IN NOTES AND SPECIFICATIONS, OR AS REQUIRED TO COMPLETE THIS CONTRACT, SHALL COMPLY WITH ALL CODES, RULES AND REGULATIONS OF ALL APPLICABLE FEDERAL, LOCAL AND MUNICIPAL AGENCIES HAVING JURISDICTION OVER THE WORK IN ADDITION TO ALL DEPARTMENT OF BUILDING WORK RULES, FIRE DEPARTMENT, FEDERAL ADA ACCESSIBILITY GUIDELINES, ANSI, OSHA AND STATE AND FEDERAL REQUIREMENTS. THE GENERAL NOTES SHALL APPLY TO
- THE GENERAL CONDITIONS OF THE AMERICAN INSTITUTE OF ARCHITECTS FOR THE CONTRACT OF THE CONSTRUCTION OF INTERIORS, LATEST EDITION, IS HEREBY MADE PART OF THIS CONTRACT AS IF THEY WERE PRINTED HEREIN IN FULL
- OWNER AS REFERRED HEREIN REFERS TO THE TENANT MAKING IMPROVEMENTS INCLUDING HIS AGENT(S), LANDLORD REFERS TO THE OWNER OF THE PROPERTY AND HIS MANAGING AGENT(S). ARCHITECT REFERS TO THE ARCHITECT AND/OR DESIGNER AS APPLICABLE.
- THE TERMS "CONSTRUCTION CONTRACTOR," "GENERAL CONTRACTOR", "G.C.", "CONSTRUCTION MANAGER/MANAGEMENT" AND "CONTRACTOR" SHALL BE UNDERSTOOD TO BE THE SAME UNLESS SPECIFICALLY NOTED OTHERWISE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL SUBCONTRACTORS. "CONTRACTOR" SHALL REFERENCE BOTH THE GENERAL CONTRACTOR AND THE ASSOCIATED SUB CONTRACTORS. ALL COORDINATION WITH THE OWNER AND ARCHITECT SHALL BE WITH AND THROUGH THE GENERAL CONTRACTOR. IN NO CASE SHALL THE OWNER OR ARCHITECT BE CALLED ON TO COORDINATE WITH SUBCONTRACTORS DIRECTLY UNLESS THE GENERAL CONTRACTOR IS BOTH PRESENT AND ESTABLISHES WRITTEN RECORD.
- THESE DRAWINGS AND SPECIFICATIONS, INCLUDING THE DESIGN AND IDEAS REPRESENTED THERON, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT EXCEPT THOSE FOR WHICH THAT HAVE BEEN DEVELOPED AND PREPARED. WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.
- THE 'CONTRACT DOCUMENTS' SHALL INCLUDE THESE GENERAL NOTES AND SPECIFICATIONS, THE ATTACHED PLAN(S), ASSOCIATED SCHEDULES AND SKETCHES, THE WRITTEN CONTRACT BETWEEN OWNER AND CONTRACTOR, AND ANY OWNER AGREED ATTACHMENTS TO SAID CONTRACT.
- IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND THESE NOTES AND THE OTHER CONTRACT DOCUMENTS, THE OTHER CONTRACT DOCUMENTS SHALL GOVERN.
- ALL WORK, WHETHER SHOWN, IMPLIED, OR REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS, INCLUDING BUT NOT LIMITED TO: DRAWINGS. GENERAL NOTES AND/OR SPECIFICATIONS, PRODUCED, BY THE ARCHITECT. AND/OR ENGINEERS, UNLESS SPECIFICALLY QUESTIONED, SHALL BE CONSIDERED FULLY UNDERSTOOD IN ALL RESPECTS BY THE GENERAL AND SUB CONTRACTORS.WHO WILL BE RESPONSIBLE FOR ANY MISINTERPRETATIONS OR CONSEQUENCES THEREOF. ALL DRAWINGS, NOTES AND SPECIFICATIONS ARE DIRECTED TO THE ATTENTION OF THE CONTRACTOR AND THE INCLUSION OF ANY WORK BY MENTION, NOTE, DETAIL.ITEMIZATION OR IMPLICATION. HOWEVER BRIEF. MEANS THAT THE CONTRACTOR SHALL PROVIDE AND INSTALL SAME. ALL WORK PERFORMED SHALL INCLUDE ALL APPURTENANCES AND APPARATUS NORMALLY DEEMED TO BE A PART OF A COMPLETED PACKAGE WITHIN THE DEFINITIONS OF NORMAL INDUSTRY STANDARDS.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS. DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION, AND AS ANTICIPATED OR INFERRED PRIOR TO PRICING OR BIDDING.
- 10. WHERE THESE NOTES AND SPECIFICATIONS ARE IN CONFLICT WITH THE TURAL OR ENGINEERING DRAWINGS THE CONTRACTOR SHAL REQUEST CLARIFICATION BEFORE PROCEEDING WITH ASSOCIATED WORK.
- ALL CHANGES FROM THE DRAWINGS NECESSARY TO MAKE THE WORK CONFORM TO THE EXISTING BUILDING AND TO FIT EXISTING CONDITIONS SHALL BE AT THE CONTRACTORS EXPENSE WITHOUT EXTRA COST TO THE OWNER. ANY WORK CALLED FOR IN THE PLANS SHALL INCLUDE SUCH WORK AS CAN REASONABLY BE CONSIDERED A PART OF THE TOTAL BUILDING SYSTEM AND NECESSARY TO COMPLETE THE SAME.
- CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY AND REASONABLY INFERABLE FOR THE PROPER COMPLETION OF THE WORK OF ALL TRADES UNLESS SPECIFICALLY NOTED AS EXCLUDED IN THE DRAWINGS, CONTRACTOR SHALL FURNISH ALL ELEMENTS OF CONSTRUCTION REQUIRED FOR A COMPLETE JOB INCLUDING BUT NOT LIMITED TO ALL FINISHES, BASE, TRIM, FIXTURES, COVER PLATES. GRILLES, TERMINATIONS, TRANSITIONS, PENETRATTONS, OPENINGS, ACCESS DOORS, SEALS, CLOSURES, WIRING, TERMINATIONS, PIPING, FITTINGS, ETC.FOR ANY SUCH ITEM OF CONSTRUCTION NOT SPECIFICALLY NOTED OR SPECIFIED IN THE DRAWINGS THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SUCH ITEM OF A QUALITY AS MY BE INFERED FROM THE DRAWINGS AND SPECIFICATIONS FOR OTHER AREAS OF SIMILAR TYPE AND
- WORK INCLUDED SHALL BE LIMITED TO THAT SHOWN ON THE PLANS FOR THE SPECIFIED TENANT SPACE HEREIN AND SHALL NOT INCLUDE ANY ALTERATIONS TO ANY EXISTING BASE BUILDING CONSTRUCTION EXCEPT WHERE SPECIFICALLY REQUIRED AND INDICATED FOR THE COMPLETION OF THE SPECIFIED TENANT SPACE.
- GENERAL CONTRACTOR SHALL REVIEW AND FAMILIARIZE THEMSELVES WITH THE GENERAL NOTES AND SPECIFICATIONS DRAWINGS AND DETERMINE WHICH NOTES APPLY DIRECTLY TO THEIR RESPONSIBILITY. EACH SUB—TRADE WILL BE RESPONSIBLE FOR REVIEWING THE ENTIRE SET OF DRAWINGS AND NOTING THEIR WORK AS APPLICABLE. ALL WORK INDICATED OR INFERRED ON THE DRAWINGS WILL BE ACCOUNTED AND INCLUDED IN ALL CONTRACTORS' SCOPE OF WORK WHETHER SHOWN ON THE ARCHITECTURAL OR ENGINEERING DRAWINGS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PICK UP THE BUILDING PERMIT AT THE BUILDING DEPARTMENT OFFICES AND PAY ALL OUTSTANDING FEES, UNLESS OTHERWISE NOTED.
- GENERAL CONTRACTOR SHALL PROVIDE ALL THE DRAWINGS, COMPLETED PAPERWORK AND CERTIFICATES OF INSPECTION AND SHALL PERFORM ALL THE CONTROLLED INSPECTIONS AS REQUIRED FOR BUILDING DEPARTMENT
- UPON COMPLETION OF THE JOB, THE GENERAL CONTRACTOR SHALL SUBMIT CERTIFICATES OF INSPECTION AND A CERTIFICATE OF SUBSTANTIAL COMPLETION (A.I.A. DOCUMENT #G—704) INCLUDING ALL AS—BUILT
- CONTRACTOR SHALL SCHEDULE ALL WORK TO CONFORM TO THE GENERAL CONSTRUCTION SCHEDULE AND SHALL COOPERATE WITH OTHER CONTRACTORS IN THE REQUIRED SEQUENTIAL INSTALLATION SCHEDULE AS APPROVED BY THE ARCHITECT.
- THE GENERAL CONTRACTOR SHALL SUBMIT IN WRITING ALL PROPOSALS AND REQUESTS FOR ADDITIONAL WORK AND FEES IN THE FORM OF A CHANGE ORDER. INDICATED ON IT MUST BE A CLEAR DESCRIPTION AND FIRM PRICE FOR THE WORK, ALL CHANGE ORDERS MUST BE SUBMITTED TO THE CLIENT FOR APPROVAL PRIOR TO THE COMMENCEMENT OF WORK. NO WORK IS TO PROCEED LINTIL A SIGNED AUTHORIZATION TO PROCEED IS RETURNED TO THE GENERAL CONTRACTOR. IN NO CASE SHALL REQUESTS FOR ADDITIONAL FEES BE ACCEPTED FOR WORK EXECUTED WITHOUT PRIOR APPROVAL AND SUCH WORK SHALL REMAIN IN PLACE AND BE AT CONTRACTOR'S EXPENSE.

- 20. DRAWINGS ARE NOT TO BE SCALED; DIMENSIONS GOVERN.
- ALL WORK IS TO CONFORM TO THE ARCHITECT'S DRAWINGS AND SPECIFICATIONS AND SHALL BE NEW AND BEST QUALITY OF THE KINDS SPECIFIED.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE. THE DESIGNER WILL CONSIDER MATERIAL CHANGE REQUESTS ON AN INDIVIDUAL BASIS. CONTRACTOR SHALL SUBMIT SAMPLES AND CUTS FOR WRITTEN APPROVAL PRIOR TO THE START OF ANY WORK.
- ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE SUPPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED AS DIRECTED BY THE SUPPLIER/ MANUFACTURER, IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARD PRACTICE AND IN COMPLIANCE WITH PRODUCT WARRANTY.
- CONTRACTOR SHALL COMPLY WITH ALL THE RULES AND REGULATIONS OF THE LANDLORD, OWNER AND/OR BUILDING MANAGEMENT REGARDING SITE ACCESS, DISPOSAL CONTAINER LOCATION, SECURITY, ETC. AND PAY ANY ASSOCIATED FEES. TT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SUCH REGULATIONS FROM THE LANDLORD. IN THE EVENT OF CONFLICT BETWEEN BUILDING REGULATIONS AND OTHER CONTRACT DOCUMENTS, THE DESIGNER SHALL BE CONSULTED PRIOR TO PROCEEDING.
- ALL WORK SHALL BE PERFORMED ONLY DURING THE HOURS ALLOWED BY
- DEMOLITION AND OTHER WORK WHICH CREATES DISTURBING NOISE MUST BE SCHEDULED WITH BUILDING MANAGEMENT AND PERFORMED DURING PERMITTED HOURS. THE DELIVERY, HANDLING, AND NSTALLATION OF MATERIALS, EQUIPMENT, AND DEBRIS MUST BE ARRANGED TO AVOID ANY
- THE CONTRACTOR SHALL CONFORM TO BUILDING STANDARD PROCEDURES FOR THE SCHEDULING OF DEMOLITION AND CORE DRILLING, AND FOR THE CARTING OF RUBBISH THROUGH THE BUILDING, ANY OVER TIME COST FOR SUCH WORK SHALL BE BORNE BY THE G.C.
- PRIOR TO REMOVING ANY BUILDING STANDARD MATERIALS, T.E. DOOR BUCKS, METAL PARTITIONS, & LIGHTING FIXTURES, A PROPER RELEASE MUST BE SECURED FROM THE BUILDING MANAGER.
- THE CONTRACTOR SHALL MAINTAIN AND OPERATE AN ONSITE FIELD OFFICE TELEPHONE AND EMAIL ACCESS AT ALL TIMES DURING THE COURSE OF CONSTRUCTION WORK.
- WORKERS WILL BE ASSIGNED ONE TOILET AREA WHICH THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING, MAINTAINING AND. UPON COMPLETION OF THE WORK, RESTORING TO ITS ORIGINAL
- CONSTRUCTION PERSONNEL MUST CARRY PROPER IDENTIFICATION AT ALL
- ALL LADDERS, BAKERS, SCAFFOLDING, AND/OR OTHER CONSTRUCTION TOOLS/ EQUIPMENT SHALL BE IN GOOD OPERATING CONDITION. ALL DAMAGED LADDERS, BAKERS, ROLLING SCAFFOLDING, AND/OR CONSTRUCTION TOOLS/ EQUIPMENT WILL BE IMMEDIATELY REMOVED FROM THE JOB SITE.
- ALL ELECTRIC HAND TOOLS MUST BE GROUNDED PROPERLY.
- PROTECTIVE EYE GOGGLES, CONSTRUCTION HARD HATS AND PROPER CLOTHING MATERIALS MUST BE WORN DURING ANY CUTTING, WHETHER BY HAND OR BY MECHANICAL MEANS. OF FLOORS AND WALLS.
- 35. ALL WINDOWS SHALL BE KEPT CLOSED IN THE WORK AREAS.
- 36. ALL FIRE EXITS SHALL BE KEPT CLEAR AND ACCESSIBLE AT ALL TIMES.
- FIRE EXTINGUISHERS MUST BE KEPT ON THE JOB SITE DURING CONSTRUCTION. PLUS, CONTRACTOR TO HAVE PROPER MEDICAL EMERGENCY KIT AVAILABLE AT JOB SITE PER ALL APPLICABLE CODES AND REGULATIONS.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PREVENT, AND ASSUMES ALL RISKS FOR DAMAGE TO. THE BUILDING RESULTING FROM THE WORK, INCLUDING BUT NOT LIMITED TO ALL PUBLIC AREAS SUCH AS ELEVATOR LOBBIES, CORRIDORS, TOILETS, SERVICE HALLS, EQUIPMENT AND OTHER PROPERTY BELONGING TO THE BUILDING. ANY DAMAGE TO SAME CAUSED BY CONTRACTORS OR SUBCONTRACTORS WORKMEN SHALL BE PATCHED, REPLACED AND/OR REPAIRED IMMEDIATELY BY CONTRACTOR TO THE SATISFACTION OF THE LANDLORD. PATCHING AND REPLACING OF DAMAGED WORK SHALL BE DONE BY THE GENERAL CONTRACTOR AT HIS OWN EXPENSE. GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL THE SAME IS TURNED OVER TO THE
- CONTRACTOR IS RESPONSIBLE TO PROTECT, AS REQUIRED, ALL TENANT OCCUPIED AREAS WHERE FINISH WORK OR GENERAL CONSTRUCTION IS TO BE PERFORMED. GENERAL CONTRACTOR TO INSTALL ADEQUATE PROTECTION OF BUILDING PAPER, MASONITE.OR OTHER APPROVED MATERIAL ON ALL FINISHED SURFACES AS DIRECTED BY THE DESIGNER PRIOR TO THE OWNER'S MOVING DATE, AND SHALL REMOVE SAME FOLLOWING COMPLETION OF THE MOVE.
- CONTRACTOR IS RESPONSIBLE AT THE END OF EACH DAY TO REMOVE PROTECTIVE COVERINGS AND REMOVE ANY DUST OR REMAINING DEBRIS FROM COMMON PAVING, FLOOR, DOORS, STAIRS AND HANDRAILS. CONTRACTOR IS RESPONSIBLE FOR ANY FINES ASSESSED AGAINST OWNER FOR FAILURETO COMPLY WITH BUILDING REQUIREMENTS FOR MAINTAINING PUBLIC AREAS IN A CLEAN AND ORDERLY CONDITION.

GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE

- CLEANLINESS OF THE WORK AREA AND THE AREAS INVOLVED IN THE DELIVERY OF THEIR MATERIALS AND TO CLEAN UP AND REMOVE FROM THE PREMISES ALL WASTE MATERIALS, RUBBISH, WRAPPINGS, AND SELVAGES AS GENERATED BY THE CONSTRUCTION, DEMOLITION AND/OR THE DELIVERY AND INSTALLATION OF ANY PRODUCTS. MATERIALS, OR EQUIPMENT WHICH IS PART OF THEIR CONTRACT CONTRACTOR SHALL PROVIDEAND BE RESPONSIBLE FOR CONTAINERS TO BE USED FOR THE DEPOSIT AND REMOVAL OF ALL DEBRIS RESULTING FROM THE WORK, EACH CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN CLEAN—UP AND SHALL PLACE DEBRIS FROM HIS WORK IN THE CONTAINER(S) PROVIDED BY THE GENERAL CONTRACTOR. ALL WORK DONE SHALL COMPLY WITH THE REQUIREMENTS OF THE BUILDING. IN NO CASE CAN GARBAGE RECEPTACLES INCLUDING DUMPSTERS, CANS, BAGS, ETC., BE LEFT IN FRONT OF THE BUILDING, IN THE SERVICE ALLEY, REAR YARD OR CELLAR. THE JOB SITE SHALL BE KEPT BROOM CLEAN AT ALL TIMES.
- SELECTION OF SUBCONTRACTORS IS SUBJECT TO THE OWNER'S REVIEW PRIOR TO AWARDING OF THE CONTRACT. THE GENERAL CONTRACTOR MUST SUBMIT A LIST OF THEIR PROPOSED SUBCONTRACTORS, INCLUDING YEARS OF OPERATION, LIST OF REFERENCES, AND LIST OF PROJECTS THAT ARE SIMILAR IN SCOPE TO THE WORK OF THIS SECTION, AS WELL AS EVIDENCE THAT THOSE SUBCONTRACTORS REQUESTED TO BE AFFORDED THE OPPORTUNITY TO BID HAVE HAD THAT OPPORTUNITY AND HAVE RESPONDED IN ACCORDANCE WITH THE DEFINITIONS OF NORMAL INDUSTRY STANDARDS.
- ALL WORK, COMPLETED OR OTHERWISE, SHALL BE PROPERLY PROTECTED AT ALL TIMES. CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AND PROVIDE ALL FENCES, BARRICADES, ETC., AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY AND AS MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THIS WORK, THEY SHALL REPAIR, AT THEIR OWN COST, ANY DAMAGES TO THE PREMISES OR ADJACENT WORK CAUSED BY THEIR OPERATION.

- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT THROUGH INSPECTION OF THE SITE.DRAWINGS, AND SPECIFICATIONS, SO AS TO THOROUGHLY UNDERSTAND THE WORK. ANY AND ALL DISCREPANCIES AND OMISSIONS SHALL BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF ANY WORK. BIDS AND WORK SHALL BE BASED ON THESE PLANS AND THE CONTRACTOR'S FIELD VERIFICATION OF THE SAME AND EXISTING DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE DESIGNER AS TO ANY DISCREPANCIES, VARIANCE, INCONSISTENCY OR OMISSIONS THAT INTERFERE WITH THESE PLANS AND OBTAIN CLARIFICATION PRIOR TO ORDERING MATERIALS OR PROCEEDING WITH ANY WORK ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED WITH THE COST FOR SAME BEING BORNE BY THE CONTRACTOR. THEY SHALL VERIFY ALL DIMENSIONS FOR COORDINATION. ALL WORK SHALL BE IN COMPLIANCE WITH BUILDING STANDARD REQUIREMENTS. COORDINATE BUILDING STANDARD REQUIREMENTS WITH BUILDING OWNER.
- BEFORE COMMENCING WITH ANY WORK, THE CONTRACTOR SHALL FILE WITH THE LANDLORD AND OWNER CURRENT INSURANCE CERTIFICATES IN THE AMOUNTS OF SUCH INSURANCE COVERAGE REQUIRED BY THE LANDLORD AND OWNER FOR WORKER'S COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE PROVIDING THAT SUCH INSURANCE WILL NOT BE TERMINATED UNTIL COMPLETION OF ALL WORK AND IN NO EVENT UNLESS AT LEAST TO DAYS NOTICE IS GIVEN TO THE LANDLORD AND OWNER CONTRACTOR SHALL CARRY MINIMALLY, HOLD HARMLESS. INSURANCE, GENERAL COMPREHENSIVE LIABILITY INSURANCE OF \$1,000,000.00, PROPERTY DAMAGE LIABILITY INSURANCE OF \$2,000,000.00 AND WORKMEN'S COMPENSATION AND EMPLOYEES LIABILITY INSURANCE COVERING ALL EMPLOYEES OF THE CONTRACTOR AND ANY SUBCONTRACTOR. THE PREMIUM COSTS AND CHARGES FOR SUCH INSURANCE SHALL BE PAID BY EACH CONTRACTOR. AND SUBCONTRACTOR. THE OWNER, LANDLORD, DESIGNER & ARCHITECT SHALL BE NAMED" ADDITIONAL INSURED" ON ALL CERTIFICATES OF INSURANCE.
- THE DESIGNER, ARCHITECT, AND THEIR AGENTS ASSUME NO RESPONSIBILITY FOR THE EXISTING CONDITIONS.EXISTING SYSTEMS. EQUIPMENT, MATERIALS, METHODS, ETC. THE LANDLORD, OWNER, AND THEIR AGENT(S) AND CONTRACTOR(S) SHALL INDEMNIFY AND HOLD HARMLESS THE DESIGNER, ARCHITECT, AND THEIR AGENTS FROM AND AGAINST ALL CLAIMS DAMAGE, LOSSES AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK OR FROM ANY PRIOR EXISTING CONDITIONS. THE DESIGNER AND ARCHITECT ASSUME RESPONSIBILITY ONLY FOR THEIR PLANS WITHIN THE LIMITS OF THE WORK ESTABLISHED THEREIN AND ANY ERRORS AND OMISSIONS THEREON.
- THE CONTRACTOR SHALL ASSUME THE FULL RESPONSIBILITY FOR THE INSTALLATION OF ALL TRADE CONTRACTS ASSIGNED BY THE CLIENT, INCLUDING GENERAL CONDITIONS, OVERHEAD AND PROFIT.
- CONTRACTOR SHALL SUBMIT TO THE OWNER FOR LANLORD'S APPROVAL, THE CONTRACTOR'S WRITTEN AGREEMENT WAIVING THE RIGHT TO FILE ANY MECHANICS LIENS OR OTHER LIENS, ATTACHMENT OR ENCUMBRANCE AGAINST THE LANDLORD'S PROPERTY INCLUDING BUT NOT LIMITED TO BUILDING, LAND, FIXTURES AND PERSONAL PROPERTY WHICH MAY ARISE OUT OF OR IN CONNECTION WITH THE ALTERATIONS. PROOF THAT THE CONTRACTOR HAS OBTAINED SIMILAR WAIVERS FROM ALL SUBCONTRACTORS SHALL BE PROVIDED TO OWNER FOR FILING WITH THE LANDLORD BEFORE SUCH SUBCONTRACTORS COMMENCE THEIR WORK.
- THE CONTRACTOR SHALL ENSURE THAT THERE ARE NO TRADE OR JURISDICTIONAL DISPUTES THROUGH USE OF LABOR OR METHODS OF INSTALLATION, INCLUDING THOSE OF CONTRACTORS WHICH HAVE BEEN SEPARATELY CONTRACTED BY THE OWNER. SHOULD ANY DELAYS OCCUR ON THE JOB SITE THROUGH NON-COMPLIANCE OF THIS CLAUSE. THE CONTRACTOR WILL REIMBURSE THE OWNER FOR ALL COSTS AND DAMAGES.
- THE CONTRACTOR IS TO PROVIDE A FULL—TIME COMPETENT SUPERINTENDENT ON THE PROJECT TO COORDINATE ALL SUBCONTRACTORS' WORK AND SUPERVISE THE DAILY ACTIVITY OF THE PROJECT AS WELL AS MAINTAIN THE SITE IN A SAFE, CLEAN MANNER.
- ALL CONSTRUCTION LABORERS PERFORMING UNDER THIS WORK SHALL BE SKILLED WORKERS WITH IN THEIR RESPECTIVE TRADES.
- GENERAL CONTRACTOR TO CONVENE MEETING AT PROJECT SITE WITHIN ONE WEEK OF SCHEDULED START OF CONSTRUCTION WITH REPRESENTATIVES OF THE FOLLOWING IN ATTENDANCE: OWNER ARCHITECT.DESIGNER. MEP & STRUCTURAL ENGINEERS.CONTRACTOR, AND PRIMARY SUBCONTRACTORS.THROUGHOUT THE CONSTRUCTION PROCESS THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR HOSTING WEEKLY SITE MEETINGS AND SHALL PREPARE AND DISTRIBUTE MINUTES RECORDING ITEMS OF DISCUSSION INCLUDING NOTATION OF RESPONSIBILITIES OF VARIOUS PARTIES. CONTRACTOR SHALL PREPARE AND DISTRIBUTE ALL JOB MEETING MINUTES. WITHIN 72 HOURS OF MEETING.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION. REPAIR AND PREPARATION FOR THE WORK OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY LET UNDER SEPARATE CONTRACT BY THE OWNER OR THE ARCHITECT.
- ALL CONTRACTORS WORK SHALL BE PERFORMED IN A FIRST-CLASS, SKILLFUL MANNER, MATCHING AND ALIGNING ALL SURFACES WHERE APPLICABLE TO AFFORD A FINISHED NEAT APPEARANCE CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT AND REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADE. ALL ADJACENT SURFACES TO THEIR WORK SHALL BE LEFT AS THEY APPEAR PRIOR TO THE COMMENCEMENT OF THE CONTRACTOR'S WORK TO BE DONE. CONTRACTOR SHALL PROPERLY PROTECT ALL ADJACENT SURFACES DURING THE COURSE OF THIS INSTALLATION. ALL NEW AND EXISTING GLASS, HARDWARE, AND/OR CONSTRUCTION SHALL BE THOROUGHLY CLEANED IN A MANNER ACCEPTABLE TO THE OWNER.
- THE CONTRACTOR SHALL CAREFULLY EXAMINE THE DRAWINGS AND SPECIFICATIONS REGARDING THE LOCATIONS AND EXTENT OF BLOCKING OR GROUNDS, AS WELL AS ANY STRUCTURAL STEEL OR METAL ANGLES AS MAY BE REQUIRED INSIDE WALLS FOR PURPOSES OF SUPPORTING MILLWORK. THE GENERAL CONTRACTOR SHALL ENSURE THAT THE COSTS OF SUCH BLOCKING, GROUNDS, AND/OR STRUCTURAL SUPPORTS ARE CARRIED IN THE CARPENTRY OR ARCHITECTURAL METALS SUBCONTRACTORS' SCOPE OF
- BOTH THE ARCHITECT AND THE OWNER'S REPRESENTATIVE SHALL HAVE ACCESS TO THE DEMISED PREMISES AT ALL TIMES, AND TO THE FACTORY OR SHOP OF ANY OF THE SUBCONTRACTORS.
- ANY INFERIOR MATERIAL OR WORKMANSHIP SHALL BE REMOVED UPON DEMAND AND WORK SHALL BE RECONSTRUCTED AS APPROVED BY THE ARCHITECT OR THE OWNER AT THE CONTRACTOR'S SOLE EXPENSE.
- CONTRACTOR SHALL MAINTAIN A COMPLETE AND UP-TO-DATE SET OF CONTRACT DRAWINGS AND SPECIFICATIONS ON THE JOB SITE FOR REVIEW BY THE DESIGNER AND/OR ARCHITECT AT ALL TIMES.

ALL REQUISITIONS FOR PAYMENTS FROM THE CONTRACTOR TO THE

OWNER SHALL BE SUBMITTED TO THE ARCHITECT FOR PRIOR APPROVAL. SUBSTITUTIONS FOR MATERIALS, METHOD AND/OR SEQUENCE OF CONSTRUCTION SHALL BE REVIEWED WITH THE ARCHITECT AND

ARCHITECT/OWNER.

OWNER PRIOR TO AWARDING OF THE CONTRACT AND ALL SUCH

SUBSTITUTIONS MUST RECEIVE WRITTEN APPROVAL FROM THE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALLOF THEIR OWN SECURITY, TEMPORARY HEAT, WATER, ELECTRICAL POWER, LIGHTING, AND HOISTING. IF NEEDED COORDINATE THESE SERVICES WITH THE BUILDING MANAGEMENT.

- 62. THE OWNER RESERVES THE RIGHT TO LET OTHER CONTRACTORS TO PERFORM WORK IN CONNECTION WITH THE PROJECT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF SUCH WORK AND ESTABLISHING SCHEDULES FOR ALL TRADES, THEY SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE INTRODUCTION AND STORAGE OF THEIR MATERIALS AND EQUIPMENT AND THE EXECUTION OF THEIR WORK. CONTRACTORS SHALL CONFER WITH OTHER CONTRACTORS PERFORMING WORK WHICH MAY AFFECT THEIR WORK AND SHALL MAKE PROPER ARRANGEMENTS TO AVOID INTERFERENCE AND/OR CONSTRUCTION CONFLICT. CHANGES MADE NECESSARY THROUGH NEGLECT BY A CONTRACTOR TO PROVIDE FOR THE ABOVE SHALL BE MADE AT THE EXPENSE OF THE NEGLIGENT CONTRACTOR.
- 63. THE OWNER RESERVES THE RIGHT TO REQUEST AND APPROVE OVERTIME AT THEIR DISCRETION. OVERTIME REQUESTED BY THE OWNER WILL BE PAID AT THE ADDITIONAL HOURLY RATE, PLUS INSURANCES AND BENEFITS WITHOUT OVERHEAD AND PROFIT. THE CONTRACTOR SHALL BEAR THE STRAIGHT TIME PORTION WITH INSURANCES, ETC., OF THE OVERTIME INVOLVED. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE BUILDING MANAGEMENT TO CONFIRM BUILDING RULES, REGULATIONS, AND CONDITIONS WHICH MIGHT REQUIRE OVERTIME, AND INCLUDE THAT COST.
- THE OWNER RESERVES THE RIGHT TO MAKE CHANGES IN THE DRAWINGS AND SPECIFICATIONS AS THE WORK PROGRESSES, BULLETINS, CHANGE ORDERS, DRAWINGS, SPECIFICATIONS OR INSTRUCTIONS COVERING SUCH CHANGES WILL BE ISSUED TO THE CONTRACTOR WHOSE RESPONSIBILITY IT WILL BE TO DISTRIBUTE THESE IMMEDIATELY AND TO NOTIFY THE FIELD OFFICE AND ALL SUBCONTRACTORS AFFECTED TO TAKE SUCH MEASURES AS MAY BE NECESSARY TO AVOID ERRORS IN THE WORK WHICH MAY OCCUR DUE TO THE USE OF SUPERSEDED DRAWINGS. WORK AFFECTED BY CHANGES PROPOSED IN ANY REVISED DRAWINGS OR OTHER DOCUMENTS ISSUED TO THE CONTRACTOR SHALL NOT BE EXECUTED UNLESS CHANGES ARE ACCOMPANIED BY LETTER OF AUTHORIZATION TO PROCEED ACCORDINGLY.IN CASES WHEREINSTRUCTIONS ACCOMPANYING ANY ISSUE OF REVISED DRAWINGS OR SPECIFICATIONS REQUEST ESTIMATES OF COST INVOLVED, SUCH ESTIMATES SHALL BE PREPARED AND SUBMITTED PROMPTLY IN ORDER NOT TO UNDULY EFFECT THE PROGRESS OF THE WORK. CHANGES IN LOCATIONS OF INSTALLATION OF NEW EQUIPMENT, FIXTURES AND FINISH MATERIALS, IF AUTHORIZED PRIOR TO ROUGH-IN, SHALL BE DONE WITHOUT INVOLVING ADDITIONAL COSTS BY THE CONTRACTOR.
- CONTRACTOR SHALL PREPARE AND SUBMIT SHOP DRAWINGS TO THE ARCHITECT AND/OR DESIGNER FOR ALL OFFSITE FABRICATION INCLUDING BUT NOT LIMITED TO MILLWORK, ORNAMENTAL METALS, GLASS, DOORS AND MISCELLANEOUS METALWORK TRADES, FOR WRITTEN APPROVAL. GENERAL CONTRACTOR SHALL CHECK SHOP DRAWINGS BY SUBCONTRACTORS PRIOR TO SUBMISSION AND NO MATERIAL SHALL BE ORDERED AND NO WORK SHALL BE STARTED UNTIL SHOP DRAWINGS ARE APPROVED IN WRITING. ALL SHOP DRAWINGS SHALL SHOW CONSTRUCTION, ARRANGEMENTS, FINISHES AND DIMENSIONS IN FEET AND INCHES AND SHALL INDICATE ALL TOLERANCES REQUIRED. DRAWING SUBMITTALS SHALL BE SCALE DRAWINGS, IN PDF DIGITAL FILE FORMAT, OF EACH DRAWING SUBMITTED VIA EMAIL WHEN POSSIBLE AND VIA DISK OTHERWISE.
- CONTRACTOR SHALL PREPARE AND SUBMIT CUTS, SAMPLES AND FINISHES INCLUDING BUT NOT LIMITED TO ALL SPECIFIED AND UNSPECIFIED HARDWARE, FIXTURES, EQUIPMENT, TRIM, ELECTRICAL AND HVAC DEVICE CUTSHEETS, IN PDF DIGITAL FILE FORMAT, TO THE ARCHITECT AND/OR DESIGNER FOR WRITTEN APPROVAL PRIOR TO ORDERING OR SHIPPING. SAMPLES, MINIMUM 6'X6", OF ALL FINISH ITEMS ARE TO BE SUBMITTED FOR WRITTEN APPROVAL PRIOR TO ORDERING MATERIALS.
- ALL SUBMITTALS SHALL CONFORM TO GOOD AND CURRENT TRADE PRACTICES, BUILDING STANDARDS AND ALL GOVERNMENTAL CODES ALI ITEMS TYPICALLY CONSIDERED PART OF THE WORK BUT NOT INCLUDED SHALL BE NOTED.
- SUBMITTALS ARE TO BE MADE IN A TIMELY MANNER, ALLOWING SUFFICIENT TIME FOR REVIEW BY OWNER, ARCHITECT, ENGINEER, AND/OR DESIGNER, AND SO AS NOT TO CREATE DELAYS IN CONSTRUCTION, "SUFFICIENT TIME SHALL ALLOW ANY TIME REQUIRED FOR THE PROCESS OF SUBMITTAL AND COMMENT, AND IF REQUIRED RESUBMITTAL AND COMMENT, UNTIL THE SUBMITTAL TS DEAMED COMPLETE OR ACCURATE ENOUGH TO BE APPROVED AS IS OR APPROVED AS NOTED. COSTS ASSOCIATED WITH DELAYS DUE TO INCOMPLETE, INACCURATE, OR INSUFFICIENT SUBMITTALS WILL BE AT THE CONTRACTORS EXPENSE. APPROVALS SHALL INDICATE ONLY THAT SUCH SUBMITTALS GENERALLY EXPRESS THE INTENT OF THE CONTRACT DOCUMENTS AND SHALL NEITHER BE CONSTRUED AS A COMPLETE CHECK NOR RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR QUANTITIES AND DIMENSIONS.
- THE CONTRACTOR AND SUBCONTRACTOR SHALL GAURANTEE THEIR WORK (MATERIAL INSTALLATION AND LABOR) IN WRITTEN FORM AS ACCEPTABLE TO THE OWNER, FOR A PERIOD OF NOT LESS THAN ONE(1)YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK BY THE OWNER EXCEPT AS MODIFIED HEREIN OR ONOTHER DRAWINGS, UNLESS THE MANUFACTURER PROVIDES A LONGER GUARANTEE PERIOD WHICH SHALL THEN BE USED AS THE GUARANTEE/WARRANTY PERIOD. THE CONTRACTOR SHALL, UPON NOTICE BY THE OWNER, PROMPTLY CORRECT ALL WORK FOUND AS DEFICIENT OR FATLING TO CONFORM TO THE CONTRACT DOCUMENTS DURING THE CONSTRUCTION AND/OR GUARANTEE PERIODS AT NO ADDITIONAL COST TO THE OWNER.
- ALL APPLICABLE PERMITS, INSPECTIONS/APPROVALS, SIGNOFFS AND CONTROLLED INSPECTIONS SHALL BE APPLIED FOR AND PAID BY THE SUBCONTRACTORS IN ALL FIELDS OF THEIR WORK AS REQUIRED PER BUILDING DEPARTMENTS CODE, INCLUDING COORDINATION OF INSPECTIONS, APPROVAL AND PICKING UP OF BUILDING PERMITS BY THE CONTRACTOR, UNLESS OTHERWISE NOTED.
- UPON COMPLETION OF THE WORK, THE GENERAL CONTRACTOR SHALL PROVIDE A FULLY CLEANED, DUST SCUFF, AND STAIN FREE SPACE. HARD SUFRACE FLOORS, WALLS, CEILINGS, ETC. ARE TO BEDROOM CLEANED AND MOPPED DOWN, MILLWORK, BASE, WINDOWS, EQUIPMENT, FIXTURES, ETC. ATE TO BEDUSTED AND WIPED DOWN. ALL WINDOWS SHALL BECLEANED. ALI FLEMENTS SHALL BE FREE OFANY SCUFF MARKS OR STAINS ALL FOUIPMENT AND MILLWORK TO BE FREE OF ANY MATERIAL FRAGMENTS ON AND WITHIN THEM. ALL CARPETED AREAS ARE TO BE VACUUM CLEAN, ALL LIGHT FIXTURES, HVAC SUPPLY, RETURN AND CONVECTOR UNITS ARE TO BE OPENED AND VACUUMED AFTER THE INSTALLATION IS COMPLETED.
- PROTECT ALL CONSTRUCTION MATERIALS, FIXTURES, FITINGS, HARDWARE, ETC. FROM CONTACT WITH MOISTURE, DUST, AND DAMAGE. DELIVER TO PROJECT SITE IN MANUFACTURER'S UNOPENED CONTAINERS OR BUNDLES. FULLY IDENTIFIED WITH NAME, BRAND, TYPE AND GRADE STORE OFF THE GROUND IN A DRY VENTILATED SPACE OR PROTECT WITH SUITABLE WATERPROOF COVERINGS. SEASONED LUMBER, FINISHED MILLWORK GYPSUMWALL BOARD. FIRE RETARDANT TREATED MATERIALS AND ALL OTHER MOISTURE SENSATIVE MATERIALS TO BE STORED IN HUMIDITY CONTROLLED ENVIRONMENT AND NOT SUBJECTED TO WET OR DAMP CONDITIONS.
- THE SAFETY AND PRESERVATTON OF ALL ITEMS DELIVERED WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- SEE ARCHITECTURAL REFLECTED CEILING PLAN. ELEVATIONS, SECTIONS AND DETAILS FOR CEILING, SOFFIT AND FASCIA HEIGHTS AND CONFIGURATIONS. NOTIFY ARCHITECT OF ANY CONFLICTS OR COMPLICATIONS WITH HEIGHTS AND CONFIGURATIONS REPRESENTED IN THE DRAWINGS PRIOR TO EXECUTION OF ANY ASSOCIATED WORK. DEVIATIONS FROM THE DRAWINGS, CONSTRUCTED WITHOUT APPROVAL BY ARCHITECT AND FOUND TO BE IN CONFLICT WITH THE DESIGN INTENT, ARE TO BE RECONSTRUCTED AS DIRECTED BY ARCHITECT AT CONTRACTORS EXPENSE.

- CONTRACTOR SHALL PROVIDE A COMPOSITE CEILING PLAN AND NECESSARY SHOP DRAWINGS COORDINATING ALL TRADES, SHOWING THE LOCATION OF SUSPENSION MEMBERS, LIGHT FIXTURES, EMERGENCY AND EXIT LIGHTING. HVAC DUCTS. DRAPERY OR SHADE POCKETS. FIRE DAMPERS ACCESS DOORS, SPRINKLERS AND PIPES, FASCIAS, SOFFITS AND ALL OTHER ITEMS PENETRATING OR ATTACHED TO THE CEILING AS REQUIRED FOR A FULLY COORDINATED PROJECT.
- CONTRACTOR SHALL PROVIDE NAMES, FABRICATION SHOP ADDRESSES AND LISTS OF REFERENCES FOR PROJECTS OF SIMILAR SIZE AND LOCATION FOR SUBCONTRACTORS PROPOSED FOR DECORATIVE CONCRETE, MILLWORK, DECORATIVE METALWORK SUBCONTRACTORS OFFICES AND FABRICATION SHOPS FOR THESE TRADES MUST BE LOCATED WITHIN ONE HOUR TRAVEL TIME BY CAR FROM THE SITE TO FACILITATE PROGRESS VISITS DURING FABRICATION.
- CONTRACTOR SHALL FURNISH, COORDINATE, AND INSTALL ALL BLOCKING IN CEILINGS, SOFFITS OR PARTITIONS AS REQUIRED FOR THE SUPPORT OR INSTALLATION OF ANY AND ALL ELEMENTS ATTACHED THERE TO. INCUDING BUT NOT LIMITED TO; MILLWORK, EQUIPMENT, FIXTURES, HARDWARE, RAILINGS, METAL WORK, WINDOW BLINDS, DRAPERIES, CURTAINS, DECORATIVE ELEMENTS, ARTWORK, AND ANY HANGING OBJECTS AS REQUIRED WHETHER OR NOT SUCH ELEMENTS ARE SHOWN IN THE CURRENTDRAWINGS. ALL BLOCKING TO BE FIRE—RETARDANT AND SIZED ADEQUATELY TO SUPPORT THE WEIGHT OF THE ELEMENT FOR WHICH IT IS INSTALLED.
- GENERAL CONTRACTOR SHALL INCLUDE A COPY OF ALL SUBCONTRACTORS CHANGE ORDER REQUESTS ON THE SUBCONTRACTORS LETTERHEAD WITH ALL CHANGE ORDERS SUBMITTED. CHANGE ORDERS WITHOUT THIS BACKUP WILL NOT BE CONSIDERED.
- GENERAL CONTRACTOR SHALL NOT LEAVE ANY ABANDONED MATERIALS OR EQUIPMENT ABOVE CEILINGS. BEHIND WALL. ON STRUCTURE AND/OR ON DECK INCLUDING ANY WIRING, FASTENERS, CEILING HANGERS, EMPTY PIPING, EMPTY CONDUIT, ETC.

### **FINISHES - GENERAL:**

- CONTRACTOR SHALL SUBMIT THREE TWELVE (12) INCH SQUARE SAMPLES. SHOWING FULL RANGE OF VISUAL AND TEXTURAL VARIATION WHERE APPLICABLE, OF EACH FINISH SHOWN IN THE FINISH SCHEDULE OR AS REQUIRED TO COMPLETE THE PROJECT.
- ALL WALLS AND COLUMNS (NEW AND EXISTING) SHALL BE PROPERLY CLEANED AND PREPARED (SPACKLED, SANDED, ETC.) FOR PRIMING, SEALING, PAINTING AND/OR WALL COVERING AS PER FINISH PLAN AND MANUFACTURER'S SPECIFICATIONS.
- ALL EXISTING CONSTRUCTION TO REMAIN SHALL BE PATCHED AND REPAIRED AS REQUIRED AND PREPARED TO RECEIVE NEW FINISHES PER
- ALL SURFACES OF THE PROJECT ARE TO RECEIVE FINISHES AS SHOWN IN THE DRAWINGS AND SCHEDULES FOR ANY SURFACE FINISH NOT SPECIFICALLY NOTED OR SPECIFIED IN THE DRAWINGS THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A FINISH OF A QUALITY AS MAY BE INFERRED FROM THE DRAWINGS AND SPECIFICATIONS FOR OTHER AREAS OF SIMILAR TYPE AND USE..
- FLOORS MUST BE FREE OF DUST. OIL AND ALL FOREIGN MATTER. BUILDING MUST BE PREHEATED TO A MINIMUM OF 65". 24 HOURS PRIOR TO INSTALLATION OF FLOOR COVERING, CRACKS 1/16" OR MORE, HOLES, AND OTHER LINEVENNESS MUST BE FILLED WITH A LATEX BASE FLOOR FL HIGH SPOTS MUST BE LEVELED. FLOOR MUST BE SWEPT CLEAN, WET MOPPED WITH WARM WATER AND SWEPT AGAIN. IF SWEEPING LEAVES A RESIDUE, FLOORS SHALL BE VACUUMED.
- WHERE STONE, MARBLE, LIMESTONE AND HARD SURFACES FLOORING IS SPECIFIED, G.C. SHALL BE RESPONSIBLE FOR PROVIDING/APPLYING SEALANT AS SPECIFIED. NO SUBSTITUTION WILL BE ACCEPTABLE WITHOUT PRIOR WRITTEN CONSENT BY FLOOR MATERIAL SUPPLIER AND ARCHITECT.
- UPON COMPLETION OF EACH PORTION OF FINISH WORK, THE CONTRACTOR IS TO DELIVER TO THE OWNER AN EXTRA ATTIC STOCK OF EACH FINISH MATERIAL EQUIVALENT TO 2% OF AMOUNT INSTALLED. LIQUIDS AND POWDERS TO BE IN TIGHTLY SEALED CLEARLY LABELED CONTAINERS. TILES TO BE FULL SIZE UNITS.

## **EXTERIOR FACADE** RENOVATION

268 SUMMER ST. **BOSTON, MA 02210** 

268 SUMMER ST.

ALL DRAWINGS, SPECIFICATIONS AND ARCHITECTURAL DESIGNS ARE THE PROPERTY OF SOUSA DESIGN ARCHITECTS AND SHALL NOT BE REPRODUCED OR USED ON THIS OR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO BEGINNING ANY WORK. REPORT ALL DISCREPANCIES IN WRITING TO SOUSA DESIGN ARCHITECTS BEFORE PROCEEDING WITH THE WORK AND SHALL EXCEPT FULL RESPONSIBILITY FOR SAME. DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.

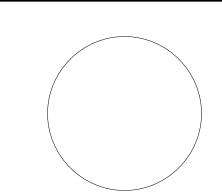
EACH CONTRACTOR SHALL SUBMIT TO SOUSA DESIGN ARCHITECTS FOR APPROVAL: SHOP DRAWINGS, SAMPLES, CUTS OF ALL THE ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE CONSTRUCTION. ALL ITEMS TO BE INCLUDED SHALL BE APPROVED FOR USE IN THE CITY OF BOSTON AND SHALL HAVE AN ASTM AND UL NUMBER WHEN SUCH ITEMS REQUIRE THIS DESIGNATION. EACH CONTRACTOR SHALL CO-ORDINATE HIS WORK WITH ALL OTHER CONTRACTORS.

THE QUALITY OF WORKMANSHIP AND MATERIALS USED SHALL COMPLY WITH ALL CITY OF BOSTON AND MA STATE **BUILDING CODES. DRAWINGS SUBJECT** TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.

**ISSUED FOR:** REVIEW 04.28.2025 (REV. 07.14.2025)

#### **SOUSA** design Architects

31 Boylston Street, 2nd Floor Brookline, MA 02445 317 . 879 . 9100



Job #	202423		
Draw	n by	Ckd by	DMG
Date	04.28.2025		

Revisions			
1	REVISED		

7.14.25

**GENERAL NOTES** 

#### **PAINTING**

- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT & SERVICES NECESSARY TO COMPLETE THE PAINTING AND FINISHING AS SHOWN ON THE DRAWINGS AND/OR SPECIFIED HEREIN, INCLUDING BUT NOT LIMITED TO, THE FOLLOWING (E.T.V. = EXPOSED TO VIEW):
  - PRIMING UNPRIMED SURFACES TO BE PAINTED.
    PAINTING ALL ITEMS FURNISHED WITH A PRIME COAT, INCLUDING TOUCHING UP OF OR REPAIRING OF ABRADED, DAMAGED OR RUSTED PRIME COATS APPLIED BY OTHERS.
    PAINTING ALL FERROUS METAL (EXCEPT STAINLESS STEEL),
  - INCLUDING GALVANIZED E.T.V.

    PAINTING INTERIOR CONCRETE BLOCK E.T.V.

    PAINTING NEW AND EXISTING GYPSUM DRYWALL E.T.V.
  - •PAINTING PLASTER SURFACES.
    •PAINTING OF WOOD E.T.V., EXCEPT ITEMS WHICH ARE SPECIFIED
    TO BE DAINTED OF EINISHED LINDER OTHER SECTIONS OF THESE
  - TO BE PAINTED OR FINISHED UNDER OTHER SECTIONS OF THESE SPECIFICATIONS.
  - •BACK PAINTING OF ALL WOOD IN CONTACT WITH CONCRETE, MASONRY OR OTHER MOISTURE AREAS.
  - •PAINTING E.T.V. PIPES, COVERINGS, CONDUIT, DUCTS, INSULATION, HANGERS, SUPPORTS AND OTHER MECHANICAL AND ELECTRICAL ITEMS AND EQUIPMENT.
  - •PAINING SURFACES ABOVE, BEHIND OR BELOW GRILLES, GRATINGS, DIFFUSERS, LOUVERS, LIGHTING FIXTURES, ETC., E.T.V. THROUGH THESE ITEMS.
  - •INCIDENTAL PAINTING AND TOUCHING UP AS REQUIRED TO PRODUCE PROPER FINISH FOR PAINTED SURFACES, INCLUDING TOUCHING UP OF FACTORY FINISHED ITEMS.

    •PAINTING OF ANY SURFACE NOT SPECIFICALLY MENTIONED TO BE PAINTED HEREIN OR ON DRAWINGS, BUT FOR WHICH PAINTING IS
  - OBVIOUSLY NECESSARY TO COMPLETE THE JOB, OR WORK WITHIN THE INTENT OF THESE SPECIFICATIONS, SHALL BE INCLUDED AS THOUGH SPECIFIED.

    •PAINTING OF ALL GRILLES, DIFFUSERS, LIGHT FIXTURE TRIMS.
- 2. "EXPOSED TO VIEW SURFACES" IS DEFINED AS THOSE AREAS VISIBLE WHEN PERMANENT OR BUILT-IN FIXTURES, CONVECTOR COVERS, COVERS FOR FINNED TUBE RADIATION, GRILLES, ETC., ARE IN PLACE.

ELECTRICAL COVERS, ETC.

- 3. CONTRACTOR SHALL DELIVER, STORE, MIX, PREPARE, APPLY, AND PROTECT FINISHED APPLICATION OF ALL PRIMERS, PAINTS, VARNISHES, ENAMELS, LACQUERS, STAINS AND SIMILAR MATERIALS IF FULL COMPLIANCE WITH THE PAINT MANUFACTURER'S PRINTED DIRECTIONS AND INSTRUCTIONS. ALL MATERIALS MUST BE DELIVERED IN THE ORIGINAL CONTAINERS WITH THE MANUFACTURER'S INSTRUCTIONS PRINTED
- 4. WORK OF THIS SECTION IS TO BE BY QUALIFIED JOURNEYMAN PAINTERS ONLY FOR THE MIXING AND APPLICATION OF PAINT ON EXPOSED
- 5. SAMPLES OF ALL FINISHES SPECIFIED SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL, IN TRIPLICATE, PRIOR TO COMMENCEMENT OF THE WORK. FINISH SAMPLES TO BE 36" X 36" ON SAME SUBSTRATE AS FINISH INSTALLATION.
- 6. IN ADDITION TO THE SAMPLES TO BE SUBMITTED FOR APPROVAL, CONTRACTOR SHALL APPLY IN THE FIELD AT THEIR FINAL LOCATION, EACH TYPE AND COLOR OF APPROVED PAINT MATERIALS APPLIED ON 4'X4' WALL SURFACES, DOORS AND FRAMES AS DIRECTED BY ARCHITECT, BEFORE PROCEEDING WITH THE REMAINDER OF THE WORK. REPAINT INDIVIDUAL AREAS WHICH ARE NOT APPROVED, UNTIL APPROVAL IS RECEIVED.
- CONTRACTOR SHALL REMOVE AND PROTECT HARDWARE, ACCESSORIES, DEVICE PLATES, LIGHTING FIXTURES, AND FACTORY FINISHED WORK, AND SIMILAR ITEMS, OR PROVIDE AMPLE IN PLACE PROTECTION. UPON COMPLETION OF EACH SPACE, CAREFULLY REPLACE ALL REMOVED ITEMS BY WORKMEN SKILLED IN THE TRADES INVOLVED. REMOVE ELECTRICAL PANEL BOX COVERS AND DOORS BEFORE PAINTING WALLS. PAINT SEPARATELY AND RE-INSTALL AFTER ALL PAINT IS DRY.
- CONTRACTOR SHALL PERFORM ALL SURFACE PREPARATION AND CLEANING PROCEDURES IN STRICT ACCORDANCE WITH THE PAINT MANUFACTURER'S INSTRUCTIONS AND AS HEREIN SPECIFIED, FOR EACH PARTICULAR SUBSTRATE CONDITION, INCLUDING BUT NOT LIMITED TO CLEANING, SANDING, AND TOUCHING-UP OF ALL SPACKLING, PRIME COATS, ETC. APPLIED UNDER OTHER SECTIONS OF THE WORK. ALL SURFACES TO BE PAINTED OR FINISHED SHALL BE PERFECTLY DRY, CLEAN AND SMOOTH. CONTRACTOR SHALL TEST ALL PLASTER, MASONRY, DRYWALL SURFACES AND ANY FILLERS FOR MOISTURE CONTENT USING A RELIABLE ELECTRONIC MOISTURE METER AND SHALL NOT APPLY ANY PAINT OR SEALER WHERE THE MOISTURE CONTENT EXCEEDS SEEN (7)
- 9. THE CONTRACTOR SHALL BROOM CLEAN ALL SPACES BEFORE PAINTING IS STARTED AND SHALL PROGRAM THE CLEANING AND PAINTING SO THAT DUST AND OTHER CONTAMINANTS FROM THE CLEANING PROCESS WILL NOT FALL IN WET, NEWLY PAINTED SURFACES.
- 10. SHOP PRIMING IS REQUIRED ON SOME, BUT NOT ALL OF THE ITEMS SCHEDULED TO BE FIELD PAINTED, REFER TO OTHER SECTIONS OF WORK FOR COMPLETE DESCRIPTION. ALL ITEMS OF EQUIPMENT FURNISHED WITH PRIME COAT FINISH SHALL BE FINISH PAINTED UNDER THIS SECTION.
- 1. CONTRACTOR SHALL RE-COAT PRIMED AND SEALED WALLS AND CEILINGS WHERE THERE IS EVIDENCE OF SUCTION SPOTS OR UNSEALED ARES IN FIRST COAT, TO ASSURE A FINISH COAT WITH NO BURN-THOURGH OR OTHER DEFECTS DUE TO INSUFFICIENT SEALING.
- 2. CONTRACTOR SHALL PROVIDE FINISH COATS WHICH ARE COMPATIBLE WITH THE PRIME PAINTS USED. REVIEW OTHER SECTIONS OF THOSE SPECIFICATIONS IN WHICH PRIME PAINTS ARE TO BE PROVIDED TO ENSURE COMPATIBILITY OF THE TOTAL COATINGS SYSTEM FOR THE VARIOUS SUBSTRATES. PROVIDE BARRIER COATS OVER INCOMPATIBLE PRIMERS OR REMOVE AND RE-PRIME AS REQUIRED. NOTIFY THE ARCHITECT IN WRITING OF ANY ANTICIPATED PROBLEMS USING THE COATING SYSTEMS AS SPECIFIED WITH SUBSTRATES PRIMED BY OTHERS.
- 3. PAINT SHALL NOT BE BADLY SETTLED, CAKED OR THICKENED IN THE CONTAINER, SHALL BE READILY DISPERSED WITH A PADDLE TO A SMOOTH CONSISTENCY AND SHALL HAVE EXCELLENT APPLICATION PROPERTIES. PAINT SHALL ARRIVE ON THE JOB COLOR-MIXED. ALL THINNING AND TINTING MATERIALS SHALL BE AS RECOMMENDED BY THE MANUFACTURER FOR THE PARTICULAR BASE MATERIAL. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL MIXED COLORS MATCH THE COLOR SELECTION MADE BY THE ARCHITECT PRIOR TO APPLICATION OF THE COATING.
- 14. CONTRACTOR SHALL USE HEAT RESISTANT PAINT WHEN APPLYING PAINT TO HEATING LINES, EQUIPMENT, AND ALL OTHER ELEMENTS AND SURFACES AS REQUIRED TO ESTABLISH A STABLE FINISH.
- 15. ALL MATERIALS MUST CONFORM TO THE VOLATILE ORGANIC COMPOUNDS (VOC) STANDARDS OF PREVAILING CODES AND ORDINANCES.
- 16. ALL MATERIALS SHALL BE APPLIED UNDER ADEQUATE ILLUMINATION, EVENLY SPREAD AND FLOWED ON SMOOTHLY TO AVOID RUNS, SAGS, HOLIDAYS, BRUSH MARKS, AIR BUBBLES AND EXCESSIVE ROLLER STIPPLE COVERAGE AND HID SHALL BE COMPLETE. WHEN COLOR, STAIN, DIRT OR UNDERCOATS SHOW THROUGH FINAL COAT OF PAINT, THE SURFACE SHALL BE COVERED BY ADDITIONAL COATS UNTIL THE PAINT FILM IS OF UNIFORM FINISH, COLOR, APPEARANCE AND COVERAGE, AT NO ADDITIONAL COST TO THE OWNER.
- 17. APPLY PAINT BY BRUSH OR ROLLER IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. USE CRUSHES BEST SUITED FOR THE TYPE OF MATERIAL BEING APPLIED. USE ROLLERS OF CARPET, VELVET BACK, OR HIGH PILE SHEEP'S WOOL AS RECOMMENDED BY THE PAINT MANUFACTURER FOR MATERIAL AND TEXTURE REQUIRED AND/OR AS APPROVED BY ARCHITECT.

- 18. ALL SURFACES WHICH ARE TO BE PAINTED SHALL RECEIVE (1) COAT OF PRIMER AND (2) COATS OF FINISH PAINT. (3) COATS TOTAL. ALL WALLS, GYPSUM BOARD CEILINGS, AND SOFFITS TO BE PAINTED SHALL BE PAINTED WITH A LATEX BASE EGGSHELL FINISH PAINT UNLESS OTHERWISE NOTED. ALL DOORS, DOOR FRAMES, WINDOW FRAMES, AND CONVECTOR ENCLOSURES SHALL BE PAINTED WITH AN ALKYD BASE EGGSHELL FINISH PAINT UNLESS OTHERWISE NOTED.
- 19. ARCHITECT MAY CHANGE THE FINISHES WITHIN THE RANGE OF FLAT TO GLOSS, PRIOR TO INSTALLATION, WITHOUT ADDITIONAL COST TO THE OWNER.
- 20. CONTRACTOR SHALL APPLY THE FIRST COAT TO SURFACES THAT HAVE BEEN CLEANED, PRE-TREATED OR OTHERWISE PREPARED FOR PAINTING AS SOON AS PRACTICABLE AFTER PREPARATION AND BEFORE SUBSEQUENT SURFACE DETERIORATION. SUFFICIENT TIME SHALL BE ALLOWED BETWEEN SUCCESSIVE COATINGS TO PERMIT PROPER DRYING. DO NOT RE-COAT UNTIL PAINT HAS DRIED TO WHERE IT FEELS FIRM, DOES NOT DEFORM OR FEEL STICKY UNDER MODERATE THUMB PRESSURE, AND THE APPLICATION OF ANOTHER COAT OF PAINT DOES NOT CAUSE LIFTING OR LOSS OF ADHESION.
- 21. MATERIALS AND EQUIPMENT NOT TO BE PAINTED UNLESS OTHERWISE NOTED OR SPECIFIED INCLUDE ITEMS OF EQUIPMENT FURNISHED WITH COMPLETE FACTORY FINISH, FACTORY FINISHED TOILET PARTITIONS, FACTORY FINISHED ACOUSTICAL TILE, NON-FERROUS METALS, FINISHED HARDWARE EXCEPTING HARDWARE THAT IS FACTORY PRIMED. SURFACES NOT TO BE PAINTED SHALL BE LEFT COMPLETELY FREE OF DROPPINGS AND ACCIDENTALLY APPLIED MATERIALS RESULTING FROM THE WORK OF THIS SECTION.
- 22. PAINT ALL INTERIOR SURFACES OF DUCTS, AND OTHER OTHERWISE CONCEALED AREAS, WHERE VISIBLE THOUGH REGISTERS OR GRILLES WITH FLAT, NON-SPECULAR PAINT TO MATCH SURROUNDING AREAS OR BLACK AS DIRECTED BY THE ARCHITECT FOR EACH CONDITION, BEFORE FINAL INSTALLATION OF EQUIPMENT.
- 23. PAINT THE BACK SIDES OF ACCESS PANELS, REMOVABLE OR HINGED COVERS TO MATCH THE EXPOSED SURFACES.
- 24. ALL CONVECTOR ENCLOSURES TO BE PAINTED SHALL HAVE THE GRILLES AND ACCESS PANELS REMOVED AND PAINTED SEPARATELY AND REINSTALLED WHEN THOROUGHLY DRY.
- 25. UNLESS OTHERWISE SPECIFIED OR SHOWN, MATERIALS WITH A FACTORY FINISH SHALL NOT BE PAINTED AT THE TIME OF THE PROJECT SITE. TO "TOUCH-UP", THE CONTRACTOR SHALL USE THE FACTORY FINISHED MATERIAL MANUFACTURER'S RECOMMENDED PAINT MATERIALS TO REPAIR ABRADED, CHIPPED, OR OTHERWISE DEFECTIVE SURFACES.
- THE CONTRACTOR SHALL PROTECT HIS WORK AT ALL TIMES, AND SHALL PROTECT ALL ADJACENT WORK AND MATERIALS BY SUITABLE COVERING OR OTHER METHOD DURING PROGRESS OF HIS WORK. UPON COMPLETION OF THE WORK, HE SHALL REMOVE ANY AND ALL PRIMER, PAINT, STAIN, VARNISH, ETC. SPOTS FROM FLOORS, GLASS AND OTHER SURFACES BY PROPER METHODS OF WASHING AND SCRAPING, USING CARE NOT TO SCRATCH OR OTHERWISE DAMAGE FINISHED SURFACES.
- 27. ALL WALLS, CEILINGS, OFFISH AND SURFACES WHICH HAVE BEEN PAINTED WITH AN EGGSHELL FINISH AND MUST BE TOUCHED UP AS A PUNCH LIST ITEM SHALL BE REPAINTED ENTIRELY BETWEEN THE (3) CLOSEST BREAK POINTS.
- 28. AT THE COMPLETION OF WORK OF OTHER TRADES, CONTRACTOR SHALL TOUCH-UP AND RESTORE ALL DAMAGED OR DEFACED PAINTED SURFACES. PAINT TOUCH-UP TO INCLUDE ANY DAMAGE DONE DURING CONSTRUCTION AS CAUSED BY NO FAULT OF THE PAINTING SUBCONTRACTOR BUT WHICH MIGHT HAVE BEEN CAUSED BY OTHER TRADES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION TRADES, VOICE/DATA AND SECURITY CONTRACTOR AND INCLUDING FURNITURE I NSTALLERS AND MOVERS. CONTRACTOR TO INCLUDE ANY AND ALL PAINT TOUCH-UP WITHIN THEIR SCOPE OF WORK WITHOUT EXCEPTION OR
- 29. ALL REGISTERS, GRILLES AND DIFFUSERS LOCATED IN CEILING/WALL ASSEMBLIES WITH PAINTED FINISH ARE TO RECEIVE SAME PAINTED FINISH TO MATCH UNLESS OTHERWISE NOTED.

#### **MILLWORK:**

1. ALL THE QUALITY STANDARDS OF THE ARCHITECTURAL WOODWORK INSTITUTE, LATEST EDITION, SHALL APPLY TO ALL WORKMANSHIP FOR MILLWORK AND BY REFERENCE ARE MADE PART OF THIS SPECIFICATION. ALL WORK SHALL CONFORM TO "PREMIUM" GRADE REQUIREMENTS OF THE AWI QUALITY STANDARDS, UNLESS OTHERWISE MODIFIED HEREIN. IN THE EVENT OF A DISPUTE AS TO THE QUALITY GRADE (OR GRADES), ALL PARTIES INVOLVED WILL (1) CALL UPON THE ARCHITECTURAL WOODWORK INSTITUTE FOR AN INSPECTION UNDER AWI'S ESTABLISHED INSPECTION PROCEDURES,

AND (2) AGREE TO ABIDE BY THE DECISION OF AWI. THE COST OF SAID

INSPECTION SHALL BE BORNE BY THE CONTRACTOR.

- 2. ALL ITEMS OF MILLWORK CONSTRUCTION AND INSTALLATION INDICATED ON THE DRAWINGS AND/OR SPECIFICATIONS SHALL BE PERFORMED BY SKILLED CRAFTSMEN USING THE BEST TECHNIQUES KNOWN TO THE TRADE AND IN CONFORMANCE WITH ALL TRADE STANDARDS. ALL MILLWORK SHALL BE PROVIDED BY A FABRICATION COMPANY HAVING A MINIMUM OF FIVE (5) YEARS EXPERIENCE ON PROJECTS OF SIMILAR SIZE AND QUALITY TO THAT SPECIFIED AND SHOWN. THE FABRICATION SHOP IS TO BE WITHIN A MAXIMUM ONE HOUR TRAVEL DISTANCE BY CAR FROM THE SITE TO FACILITATE PROGRESS ORSERVATION
- 3. CONTRACTOR SHALL SUBMIT SCALE PDF FILES OF SHOP DRAWINGS OF ALL WOODWORK SPECIFIED AND INDICATED ON THE DRAWINGS. SHOP DRAWINGS SHALL INDICATE ROOM PLANS AND ELEVATIONS AT 3/4" EQUALS 1'-0" SCALE AND TYPICAL CONSTRUCTION DETAILS AT 3" EQUALS 1'-0" SCALE. SHOP DRAWINGS SHALL INDICATE ALL MATERIALS THICKNESSES AND FINISHES. SHOP DRAWINGS SHALL BE COMPLETE AND SHOW ALL ASPECTS OF FABRICATION INCLUDING ALL GEOMETRIES, CONNECTIONS, DETAILS, FINISH HARDWARE, ANCHORS, FASTENINGS AND ACCESSORIES. SHOP DRAWINGS SHALL SHOW ALL JOINTING, JOINT TREATMENT AND BUTT JOINTING IN VENEERS AND PLASTIC LAMINATE. SHOP DRAWINGS FOR WOOD PANELING MUST SHOW COMPLETE ELEVATIONS OF ROOMS TO RECEIVE PANELING AS WELL AS PANEL MATCHING REQUIRED BY THESE SPECIFICATIONS. IN NO CASE SHALL CONTRACTOR TRACE OR USE AS BACKGROUNDS ARCHITECTS DRAWINGS. IN NO CASE SHALL INCOMPLETE SHOP DRAWINGS BE SUBMITTED OR ACCEPTED BY ARCHITECT. DELAYS TO THE SCHEDULE CAUSED BY LATE OR INCOMPLETE SHOP DRAWINGS SUBMITTAL WILL BE AT THE EXPENSE OF THE CONTRACTOR, THE CONTRACTOR SHALL CHECK FIELD DIMENSIONS AND VERIFY ALL OPENINGS AND ACTUAL FIELD CONDITIONS AS POSSIBLE PRIOR TO SUBMISSION OF SHOP DRAWINGS.
- 4. CONTRACTOR SHALL SUBMIT THREE TWELVE (12) INCH SQUARE SAMPLES, SHOWING FULL RANGE OF VISUAL AND TEXTURAL VARIATION WHERE APPLICABLE, OF EACH FINISH SHOWN IN THE FINISH SCHEDULE OR AS REQUIRED TO COMPLETE THE PROJECT INCLUDING BUT NOT LIMITED TO:
  - A. PLASTIC LAMINATE, TWELVE (12) INCHES SQUARE, INCLUDING A SECTION OF OUTSIDE CORNER.
  - B. FINISH FOR EACH SPECIES OF SOLID WOOD, AND WOOD VENEER TO MDF, FOR EACH FINISH SPECIFIED OR SHOWN.
  - C. EACH TYPE AND FINISH OF EACH TYPE OF WOOD CORNICE, TRIM
- MOLDING, ETC., EIGHT (8) INCHES LONG, FINISH AS SPECIFIED.

  D. SPECIAL ASSEMBLIES OR INTERSECTION DETAILS.

E. CABINET HARDWARE.

5. ANY MATERIALS OR HARDWARE PURCHASED OR FABRICATION WORK ACCOMPLISHED BY THE CONTRACTOR WITHOUT THE RECEIPT OF APPROVED SHOP DRAWINGS OR SAMPLES FROM THE ARCHITECT AND NOT COMPLIANT WITH THE DESIGN INTENT SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.

- 6. THE CONTRACTOR SHALL CHECK FIELD DIMENSIONS AND VERIFY ALL OPENINGS AND ACTUAL FIELD CONDITIONS PRIOR TO FABRICATION OF WORK. ANY ELEMENTS OF MILLWORK THAT DO NOT FIT WITHIN FIELD CONDITIONS ARE TO BE REPLACED AT CONTRACTORS EXPENSE.
- 7. ARCHITECTURAL DRAWINGS SHOW DESIGN INTENT AND ARE FOR DIMENSIONAL AND AESTHETIC PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING DEISNG, DETAILING AND EXECUTION OF MILLWORK AS REQUIRED FOR RIGIDITY AND STRUCTURAL STABILITY. MODIFICATIONS TO CONFORM TO THESE REQUIREMENTS THAT DEVIATE FROM THE PROFILES SHOWN IN THE DRAWINGS ARE TO BE REVIEWED FOR APPROVAL WITH THE ARCHITECT PRIOR TO SUBMITTING SHOP DRAWINGS.
- 8. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING SCHEDULE AND WORK OF MILLWORK SUBCONTRACTOR WITH OVERALL PROJECT SCHEDULE AND WORK OF OTHER TRADES AND SUBCONTRACTORS TO ENSURE PROPER SCHEDULING FOR FABRICATION AND INSTALLATION OF THE WORK SPECIFIED HEREIN AND TO ENSURE THAT PROPER PROVISIONS ARE MADE FOR THE INSTALLATION OF THE WORK SPECIFIED HEREIN.
- 9. MILLWORK SUBCONTRACTORS SHALL COORDINATE MILLWORK DETAILING AND SCHEDULING WITH THE WORK OF ALL OTHER TRADES WHOSE WORK COMES INTO CONTACT WITH THE MILLWORK, INCLUDING BUT NOT LIMITED TO PARTITION AND FINISHING TRADES, AUDIO/VISUAL, TELECOM AND ELECTRICAL WIRING AND DEVICES TO ENSURE THAT PROPER PROVISIONS ARE MADE FOR THE INSTALLATION OF THE WORK SPECIFIED HEREIN, AND VERIFY ALL DIMNESIONS IN THE FIELD PRIOR TO FEBRICATION OF ALL ARCHITECTURAL WOODWORK TO ASSURE PROPER FIT.
- 10. WHERE ELECTRICAL WORK IS SPECIFIED AT ENTRY PORTAL FIXTURES ARE TO BE PROVIDED BY THE GENERAL CONTRACTOR. CUTOUT FOR ENTRY PORTAL WIRING DEVICES TO BE INSTALLED IN THE FIELD ARE BY THE WOODWORK CONTRACTOR AND ARE TO BE COORDINATED WITH THE GENERAL CONTRACTOR
- 11. MILLWORK SUBCONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR ON THE LOCATION AND INSTALLATION OF ALL GROUNDS AND BLOCKING INSIDE THE WALL CONSTRUCTION RELATED TO ENTRY PORTAL.
- 12. ALL MATERIALS AND WORK OF THIS SECTION SHALL BE PROTECTED FROM DAMAGE, FROM TIME OF SHIPMENT FROM SHOP TO FINAL ACCEPTANCE OF WORK. COVER VENTILATE, AND PROTECT WORK OF THIS SECTION FROM DAMAGE CAUSED BY WEATHER, MOISTURE, HEAT, STAINING, DIRT, ABRASIONS ANY OTHER CAUSES WHICH MAY ADVERSELY AFFECT APPEARANCE OF USE, OR WHICH MAY CAUSE DETERIORATION OF FINISH, WARPING, DISTORTION, TWISTING, OPENING OF JOINTS AND SEAMS, DELAMINATION, LOOSENING, ETC. OF THIS SECTION. KEEP ALL FINISH MILLWORK WORK UNDER COVER BOTH IN TRANSIT AND AT PREMISES. DO NOT DELIVER ANY FINISH MILLWORK BEFORE IT IS REQUIRED FOR INSTALLATION. PROTECT SUCH WORK TO AVOID DAMAGE IN TRANSIT. DURING ERECTION AND AFTER ERECTION UNTIL ACCEPTANCE OF BUILDING; USE ALL SUCH METHODS TO PROVIDE THE PROPER PROTECTION. REMOVE SUCH PROTECTION WHEN DIRECTED BY THE ARCHITECT. DELIVER FINISH MILLWORK IN A DRY STABLE CONDITION; PROTECT SAME AGAINST INJURY AND DAMPNESS. DAMAGED OR DEFECTIVE ITEMS OR WORK OF THIS SECTION ARE SUBJECT TO REJECTION AND REPLACEMENT WITH NEW BY CONTRACTOR, AT NO COST TO THE OWNER.
- 13. JOB CONDITIONS: HUMIDITY AND TEMPERATURE CONTROLS: ADVISE CONTRACTOR OF REQUIREMENTS FOR MAINTAINING HEATING, COOLING AND VENTILATION IN INSTALLATION AREAS AS REQUIRED TO REACH RELATIVE HUMIDITY NECESSARY TO MAINTAIN OPTIMUM MOISTURE CONTENT SPECIFIED FOR WOODWORK. DETERMINE EQUILIBRIUM MOISTURE CONTENT SPECIFIED FOR WOODWORK. DETERMINE EQUILIBRIUM MOISTURE CONTENT AND MAINTAIN REQUIRED TEMPERATURE AND RELATIVE HUMIDITY AS REQUIRED FOR A TOLERANCE OF PLUS OR MINUS ONE (1) PERCENT OF THE SPECIFIED OPTIMUM MOISTURE CONTENT UNTIL WOODWORK RECEIVES SPECIFIED FINISHES. REFER TO "GUIDE TO WOOD SPECIES SELECTION," AWI, FOR METHOD OF DETERMINING EQUILIBRIUM MOISTURE CONTENT VALUES.
- 14. ALL MILLWORK SHALL HAVE A FINE, SMOOTH FINISH, FREE FROM MACHINE OR TOOL MARKS, ABRASIONS OR RAISED GRAIN ON EXPOSED SURFACES. JOINTS SHALL BE TIGHT AND SO FORMED AS TO CONCEAL SHRINKAGE. MITERS OR MORE FROM HEEL TO POINT SHALL BE GLUED 4" AND FEATHERED, LOCKED, SPLINED AND DOWELED. TENONS AND DOWELS SHALL BE OF HARDWOOD AND SPACED NOT LESS THAN 3" ON CENTER. JOINTS SHALL BE MADE WITH WATER-RESISTANT GLUE OR HOT GLUED UNDER PRESSURE.
- 15. PRODUCTS:
  WOOD MOISTURE CONTECT: WOOD-KILN DRIED (KD) LUMBER WITH AN AVERAGE MOISTURE CONTENT RANGE OF NINE (9) TO TWELVE (12) PERCENT FOR EXTERIOR WORK AND SIX (6) TO ELEVEN (11) PERCEPT FOR INTERIOR WORK. MAINTAIN TEMPERATURE AND RELATIVE HUMIDITY DURING FABRICATION, STORAGE ANF FINISHING OPERATIONS SO THAT MOISTURE CONTENT VALUES FOR WOODWORK AT TIME OF INSTALLATION DO NOT EXCEED SEVEN (7) PERCENT. COMPATIBILITY OF GRAIN AND COLOR: ARCHITECT RESERVES THE RIGHT TO SELECT MATERIALS FOR BEST COMPATIBILITY BETWEEN VISUALLY RELATED MEMBERS AND VENEERS.
- 16. INSPECT EACH PIECE OF LUMBER AND PLYWOOD OR EACH UNIT OR EACH UNIT OF WOODWORK AFTER DRYING; DO NOT USE TWISTED, WARPED, BOWED OR OTHERWISE DAMAGED OR DEFECTIVE WOOD.ORK.
- 17. SOFTWOOD LUMBER SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE RECOMMENDATION R-16. GRADES SHALL CONFORM TO THE GRADING RULES OF THE ASSOCIATION HAVING JURISDICTION.
- 18. FRAMING AND ROUGH LUMBER: NO. 1 KD GRADE SOUTHERN PINE OR DENSE CONSTRUCTION GRADE DOUGLAS FIR, HAVING EXTREME FIBER IN BENDING STRESS OF AT LEAST 1700 PSI, SURFACED FOUR SIDES (S4S). PROVIDE FIRE RETARDANT TREATMENT MEETING REQUIREMENTS IN ACCORDANCE WITH GOVERNING CODES.
- 19. GROUNDS, BLOCKING, NAILERS, FOOTING:
  SOUTHERN PINE, DOUGLAS FIR OR SITKA SPRUCE, GRADE TO SUIT PARTICULAR
  PURPOSE AND TO BE STRAIGHT, SQUARE EDGED, STRAIGHT GRAINED,
  SURFACED FOUR SIDES (S4S) AND WHICH WILL RETAIN NAILS AND SCREWS
  WITHOUT SPLITTING. PROVIDE FIRE RETARDANT TREATMENT.
- 20. LUMBER: AWI SECTION 100 WITH THE FOLLOWING REQUIREMENTS- HARDWOOD FOR TRANSPARENT FINISH SHALL BE PREMIUM GRADE AS SHOWN IN THE FINISH SCHEDULE. HARDWOOD FOR OPAQUE AND STAIN FINISH SHALL BE ANY HARDWOOD WHICH, WHEN FINISHED, WILL NOT SHOW ANY GRAIN, IMPERFECTION OR OTHER SURFACE DEFECTS WHEN USED WITH OPAQUE FINISH SPECIFIED. MILLWOKR CONTRACTOR SHALL USE ONLY FIRE-RETARDANT WOOD.
- 21. PLYWOOD:
  AWI SECTION 200; VENEER CORE, PARTICLE OR PLYWOOD CORE UNLESS
  OTHERWISE SPECIFIES, AND WITH THE FOLLOWING REQUIREMENTS: ALL
  PLYWOOD SHALL BE ASSEMBLED USING PHENOL FORMALDEHYDE ADHESIVE IN
  LIEU OF UREA FORMALDEHYDE.
- 22. METAL: STRUCTURAL STEEL SHAPES AND PLATES TO BE AST, A36. HOT-ROLLED CARBON STEEL SHEETS TO BE COMMERCIAL QUALITY, ASTM A569, AND MAY BE USED FOR CONCEALED PARTS ONLY. ZINC CHROMATE PRIMER FINISH FOR UNEXPOSED METAL ONLY. EXPOSED METAL TO BE SHOWN IN THE FINISH SCHEDULE.
- 23. FASTENERS:
  -WOOD SCREWS: FS FF-S-111, TYPE, SIZE, MATERIAL AND FINISH AS REQUIRED FOR THE CONDIION OF USE.
  -NAILS: FS FF-N-105, TYPE, SIZE, MATERIAL AND FINISH AS REQUIRED FOR THE CONDITION OF USE.
  -ANCHORS: TYPE, SIZE, MATERIAL AND FINISH AS REQUIRED FOR THE CONDITION OF USE.
  -STAPLES: UPHOLSTERY TYPE STAPLES OF SUFFICIENT STRENGTH TO HOLD

FABRIC TAUT IN PLACE WITHOUT SAGGING.

24. FABRICATION: FABRICATE ALL MILLWORK TO THE "PREMIUM GRADE" STANDARDS OF THE AWI.

- 25. AFFORD ARCHITECT EVERY FACILITY FOR SINPECTION OF WORK AT SHOP OR MILL AT SUCH TIMES AS THE ARCHITECT MAY SELECT.
- 26. BEFORE PROCEEDING WITH FABRICATION OF WOODWORK REQUIRED TO BE FITTED TO OTHER CONSTRUCTION, OBTAIN FIELD MEASUREMENTS AND VERIFY ALL DIMENSIONS OF SHOP DRAWING DETAILS AS REQUIRED FOR ACCURATE FIT.
- 27. FABRICATE WOODWORK TO DIMENSIONS, PROFILES AND DETAILS SHOWN.
  ROUTE OR GROOVE BACK OF FLAT TRIM MEMBERS, KERF BACKS OF OTHER
  WIDE FLAT MEMBERS EXCEPT PLYWOOD OR VENEERED MEMBERS.
- 28. MITER JOINTS BY JOINING, SPLINGING AND GLUING TO COMPLY WITH REQUIREMENTS FOR THE SPECIFIED GRADE.
- 29. PROVIDE LUMBER FRAMING FOR ARCHITECTURAL WOODWORK, COMPLETE WITH ALL BRACING AND FASTENING DEVICES AS REQUIRED FOR A RIGID INSTALLATION, AND AS REQUIRED TO SUSTAIN THE IMPOSED LOADS.30. MATERIAL THICKNESSES: SEE DRAWINGS FOR GENERAL MATERIALS THICKNESSES. MINIMUM THICKNESS OF SOLID LUMBER FOR WEB FRAMES, TRIM, BASES, ETC., SHALL BE 3/4". MINIMUM THICKNESS OF PLYWOOD AND PARTICLEBOARD SHALL BE 3/4".
- 31. ALL FABRICATION IS TO BE BASED ON FIELD MEASUREMENTS. WORK ADJOINING VERTICAL, AND HORIZONTAL ELEMENTS OF CONSTRUCTION SUCH AS DRYWALL, CONCRETE, OR OTHER FINISH SHALL BE FITTED AND SCRIBED IN A CAREFUL MANNER AND AMPLE ALLOWANCE SHALL BE GIVEN FOR CUTTING AND SCRIBING AS REQUIRED TO TIGHTLY MEET BUILT-IN CONDITIONS.
- 32. FABRICATE ALL MILLWORK UNITS IN LARGEST PRACTICABLE SECTIONS. WORK THAT IS TOO LARGE FOR SHIPPING OR ENTRANCE INTO THE USE AREA SHALL BE FABRICATED IN ATTACHABLE SECTIONS WITH PROVISIONS FOR RECONNNECTION IN THE USING SPACE. ASSEMBLE IN THE SHOP FOR TRIAL FIT, DISASSEMBLE FOR SHIPMENT AND REASSEMBLE WITH CONCEALED FASTENERS. ASSEMBLED WORK SHALL BE RIGIDLY SECURED AND PERMANENTLY FASTENDED TOGETHER WITH CONCEALED FASTENERS.
- 33. ALL WORK SHALL BE SHOP PRE-FINISHED TO MATCH APPROVED SAMPLES UNLESS PREVIOUSLY AGREED TO BY ARCHITECT. NO FIELD FINISHING WILL BE PERMITTED, EXCEPT MINOR RETOUCHING THAT IS NECESSARY AFTER INSTALLATION TO LEAVE WORK IN PERFECT CONDITION. FIELD TOUCH-UP SHALL BE CCOMPLISHED USING THE SAME FINISHES AS ORIGINALLY APPLIED AT THE FACTORY. ALL FINISHES SHALL BE FREE FROM RUNS, SAGS AND OTHER VISUAL DEFECTS. ALL WOOD SHALL BE THROOGHLY HAND SMOOTHED AND HAND SANDED TO REMOVE ALL TRACES OF MACHINE AND TOOL MARKS. ALL STEEL OR OTHER METAL COMPLENTS SHALL BE DEBURRED, THOROUGHLY CLEANED AND DEGREASED PRIOR TO FINISHING. REQUIREMENTS FOR SURFACE PREPARATION SHALL BE IN ACCORDANCE WITH AWI STANDARDS. ALL WORK OF THIS SECTION IN CONTACT WITH CONCRETE OR MASONRY OR OTHER MOISTURE AREAS AND ALL CONCEALED SURFACES OF CABINET AND MILLWORK, SHALL BE BACK PAINTED WITH ONE (1) COAT OF OIL BASED PAINT PRIOR TO INSTALLATION, SHOP APPLIED WHERE PRACTICABLE.
- 34. AS FAR AS PRACTICABLE, USE CONCEALED FASTENINGS FOR JOINGING AND ASSEMBLING THE WORK. WHERE THIS IS IMPOSSIBLE, THE MEANS OF SECURING SHALL BE PLACED IN INCONSPICUOUS PLACES AND METHODS OF JOINING AND ASSEMBLING SUBMITTED FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION. NAIL CONNECTIONS WILL NOT BE PERMITTED.
- 35. MITER JOINTS BY JOINING, SPLINING, AND GLUING TO COMPLY WITH REQUIREMENTS FOR THE SPECIFIED GRADE. LOCK MITER EXTERNAL CORNERS; TONGUE AND GROOVE INTERNAL CORNERS TO ALLOW FOR CONTRACTION AND EXPANSION.
- 36. MAINTAIN RELATIVE HUMIDITY AND TERMPERATURE DURING FABRICATION, STORAGE AND FINISHING OPERATIONS MATCHING THAT OF THE AREAS OF INSTALLATION.
- 37. EXPOSED SURFACES SHALL BE FREE FROM DENTS, TOOL MARKS, WARPAGE, BUCKLE, GLUE AND OPEN JOINTS, OR OTHER DEFECTS AFFECTING SERVICEABILITY OR APPEARANCE. ACCURATELY FIT ALL JOINTS, CORNERS AND MITERS. CONCEAL ALL FASTENERS. MAKE THREADED CONNECTIONS UP TIGHT SO THAT THREADS ARE ENTIRELY CONCEALED.
- 38. INCLUDE ALL PREPARATIONS FOR MECHANICAL, ELECTRICAL, TELEPHONE AND PLUMBING WORK REQUIRED INCLUDING CUT-OUTS, ATTACHMENTS, ETC. FOR A COMPLETE INSTALLATION.
- 39. COMPLY WITH EQUIPMENT MANUFACTURER'S REQUIREMENTS FOR CUTTING OPENINGS FOR EQUIPMENT TO BE INSTALLED AND PROVIDE INTERNAL CORNERS OF 1/8" MINIMUM RADIUS TYPICAL. SMOOTH SAW CUT AND EASE
- 40. PROVIDE CONCEALED WOOD BLOCKING AND FRAMING, ANCHORS, CLIPS, SPLINES, SUPPORTING AND ATTACHING DEVICES.
- 41. ALL PANELS SHALL BE AWI SECTION 500, PREMIUM GRADE CONSTRUCTION. PANEL JOINTS TO BE FLUSH TYPE UNLESS OTHERWISE SHOWN.
- 42. MAKE ALL JOINTS HAIRLINE TIGHT, FITTED ACCURATELY AND JOINED WITH HARDWOOD SPLINES OR DOWELS, GLUED TOGETHER, OR BY OTHER METHOD APPROVED BY ARCHITECT.

43. EXECUTION:

- EXAMINE THE AREAS AND CONDITIONS WHERE ARCHITECTURAL WOODWORK IS TO BE INSTALLED AND CORRECT ANY CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY COMPLETION OF THE WORK. DO NOT PROCEED WITH THE WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED TO PERMIT PROPER INSTALLATION OF THE WORK.
- 44. FRAMING SHALL BE CUT SQUARE ON BEARINGS, CLOSELY FITTED, ACCURATELY SET TO REQUIRED LINES AND LEVELS, RIGIDLY SECURED IN PLACE AT BEARINGS AND CONNECTION WITH NAILS, LAG SCREWS AND/OR BOLTS AS REQUIRED BY CONDITIONS.
- 45. PROVIDE ALL WOOD GROUNDS, BLOCKING, NAILERS, FURRING, AND THE LIKE FOR WORK OF THIS SECTION, WHERE SHOWN AND WHERE REQUIRED, DRESSED TO SIZE INDICATED OR REQUIRED TO SUIT THE CONDITION. INSTALL GROUNDS, BLOCKING, NAILERS, FURRING, ETC., RIGIDLY, IN PROPER ALIGNMENT, TRUED WITH A LONG STRAIGHT EDGE.
- 46. PROVIDE ALL ROUGH HARDWARE, SUCH AS NAILS, SCREWS, BOLTS, ACHORS, HANGERS, CLIPS AND SIMILAR ITEMS. HARDWARE SHALL BE OF THE PROPER SIZE AND KIND TO ADEQUATELY SECURE THE WORK TOGETHER AND IN PLACE, IN A RIGID AND SUBSTANTIAL MANNER. USE GALVANIZED HARDWARE AT EXTERIOR WALLS, AND AT OTHER LOCATIONS WHERE SUBJECT TO MOISTURE OR WHERE WATER WILL BE PRESENT.
- 47. SECURE WOOD TO CONCRETE AND TO SOLID MASONRY WITH COUNTERSUNK BOLTS IN EXPANSION SLEEVES OR OTHER APPROVED MANNER, TO STEEL WITH COUNTERSUNK BOLTS, TO HOLLOW MASONRY AND TO DRYWALL WITH HEAVY DUTY COUNTERSUNK TOGGLE BOLTS. SPACE FASTENINGS NOT MORE THAN SIXTEEN (16) INCHES APART. HARDENED CUT NAILS, POWER-DRIVEN FASTENINGS, OR OTHER SUITABLE DEVICES MAY BE USED WHERE APPROVED BY THE ARCHITECT.
- 48. CONNECTIONS AND FASTENINGS SHALL BE MADE IN SUCH MANNER AS WILL COMPENSATE FOR SWELLING AND SHRINKAGE AND SHALL PERMIT THE WORK TO REMAIN PERMANENTLY IN PLACE WITHOUT ANY SPLITTING OR OPENING OF JOINTS.
- 49. WHEN DIRECTED BY THE OWNER, AT ANY TIME DURING THE FIRST YEAR AFTER THE COMPLETION OF THE CONTRACT, THE CONTRACTOR SHALL RETURN TO THE BUILDING AND ADJUST AND REFIT THE WORK AND HARDWARE, AND LEAVE SUCH ITEMS IN SATISFACTORY WORKING ORDER.
- 50. INSTALL ALL MILLWORK TRUE TO LINES, PLUMB, LEVEL, SQUARE, ALIGNED, AND STRAIGHT WITH NO DISTORTIONS. SHIM AS REQUIRED USING CONCEALED SHIMS. INSTALL TO A TOLERANCE OF 1/8" IN 8'-0" FOR PLUMB AND LEVEL (INCLUDING COUNTERTOPS), AND WITH 1/16" MAXIMUM OFFSET IN FLUSH ADJOINING SURFACES, 1/8" MAXIMUM OFFSET IN REVEALED ADJOINING SURFACES.

- 51. SCRIBE AND CUT WORK TO FIT ADJOINING WORK, AND REFINISH CUT SURFACES OR REPAIR DAMAGED FINISH AT CUTS.
- 52. ANCHOR WOODWORK TO ANCHORS OR BLOCKING BUILT IN OR DIRECTLY ATTACHED TO SUBSTRATES. SECURE TO GROUNDS, STRIPPING AND BLOCKING WITH COUNTERSUNK, CONCEALED FASTENERS AND BLIND NAILING AS REQUIRED FOR A COMPLETE INSTALLATION.
- 53. PROVIDE A SYSTEM OF CONCEALED PANEL HANGER CLIPS, SHIMS AND CORRESPONDING WALL CLIPS TO SUPPORT PANEL SYSTEMS. FACE FASTENINGS SHALL NOT BE PERMITTED. HANG PANELS IN THE DESIGNATED LOCATIONS. PANELS SHALL BE STRAIGHT, LEVEL, FLAT AND FLUSH WITH ADJOINING PANELS. WHERE REVEALS ARE INDICATED, KEEP PANELS SPACED SO THAT REVEALS ARE PARALLEL AND OF WIDTHS SHOWN.
- 54. MILLWORK SUBCONTRACTOR SHALL SHIM AND LEVEL ENTRY PORTAL.
  CONTRACTOR TO PROVIDE SHIMS AS REQUIRED BETWEEN SURROUNDING
  WALLS AND CEILINGS.
- 55. AT REGULAR INTERVALS DURING THE COURSE OF THE WORK, ALL DEBRIS AND EXCESS MATERIAL SHALL BE CLEANED AND REMOVED FROM THE SITE. UPON COMPLETION OF INSTALLATION, CLEAN ALL SPACES OF DEBRIS CAUSED BY WOODWORK INSTALLATION.
- 56. PROTECT ALL WOODWORK FROM MARRING, DEFACEMENT OF OTHER DAMAGE UNTIL FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE OWNER. REPAIR OR REPLACE ALL DEFECTIVE UNITS PRIOR TO FINAL INSPECTION AS DIRECTED BY THE ARCHITECT. ANY UNITS THAT CANNOT BE SATISFACTORILY REPAIRED IN THE OPINION OF THE ARCHITECT SHALL BE REPLACED WITH NEW UNITS OF SAME ORIGINAL DESIGN, AT NO ADDITIONAL COST TO THE OWNER.
- 57. FINAL TOUCH-UP, CLEANING AND POLISHING/ AFTER DELIVERY AND INSTALLATION SHALL BE THE REPSONSIBLITY OF THE INSTALLING SUBCONTRACTOR, AND SHALL INCLUDE THE FILLING AND TOUCH-UP OF EXPOSED JOB MADE OPENINGS, REFINISHING OF RAW SURFACES RESULTING FROM JOB FITTING, REPAIR OF JOB INFLICTED SCRATCHES AND MARS, AND FINAL CLEANING UP OF THE FINISHED SURFACES.

268 SUMMER ST.
EXTERIOR FACADE
RENOVATION

268 SUMMER ST. BOSTON, MA 02210

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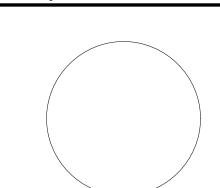
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SOUSA design

Architects

81 Boylston Street, 2nd Floor
Brookline, MA 02445

317 . 879 . 9100



Job # 202423

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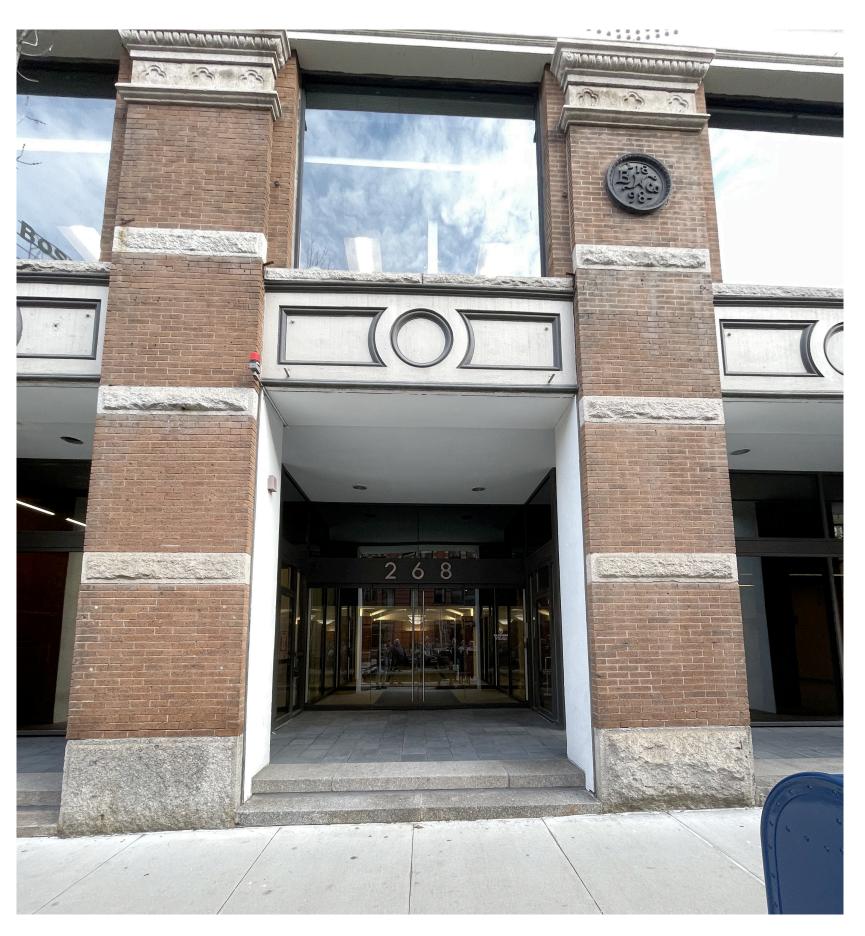
Revisions
1 REVISED

**Date** 04.28.2025

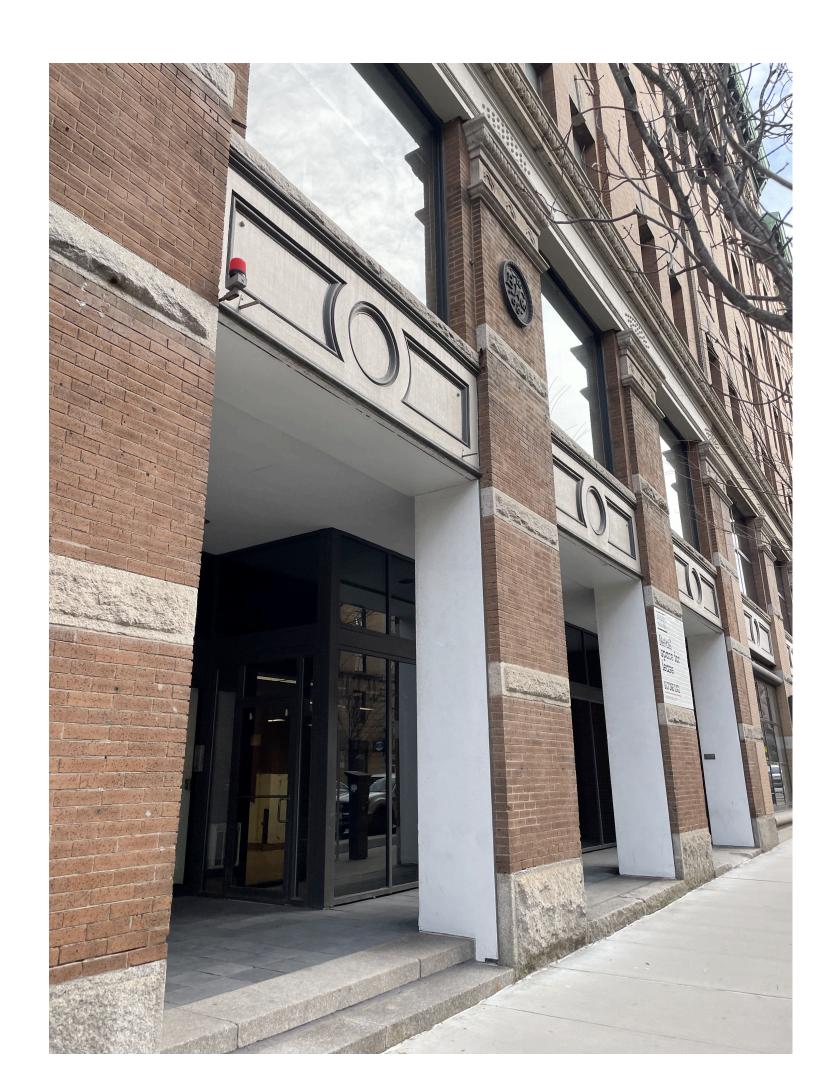
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GENERAL NOTES

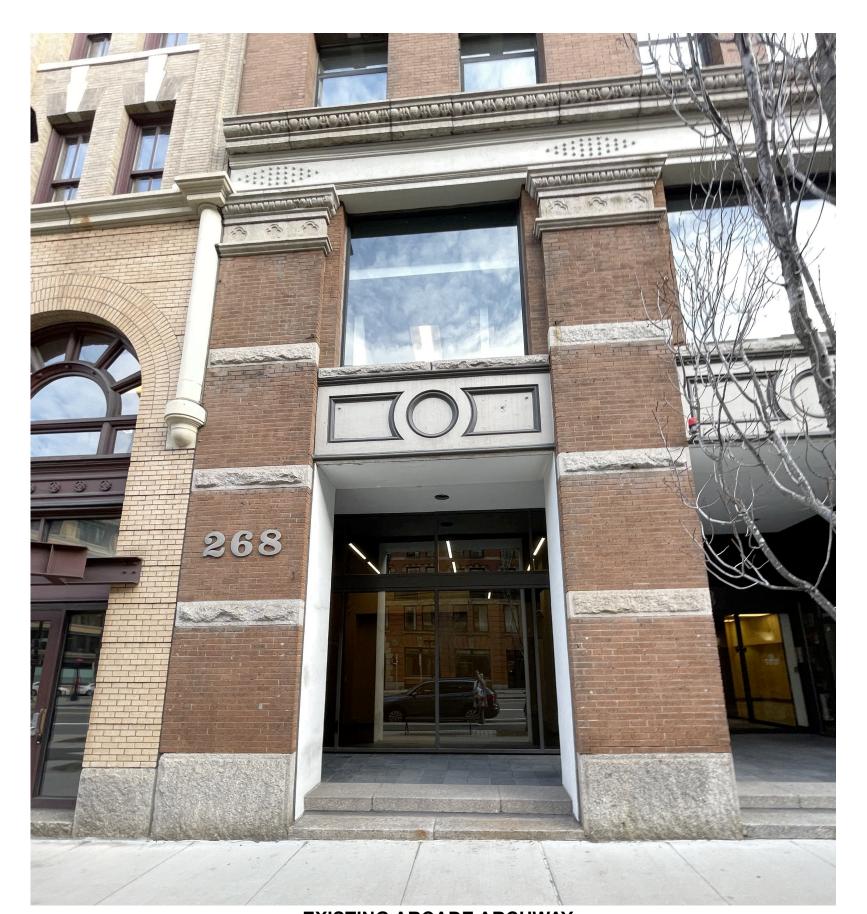
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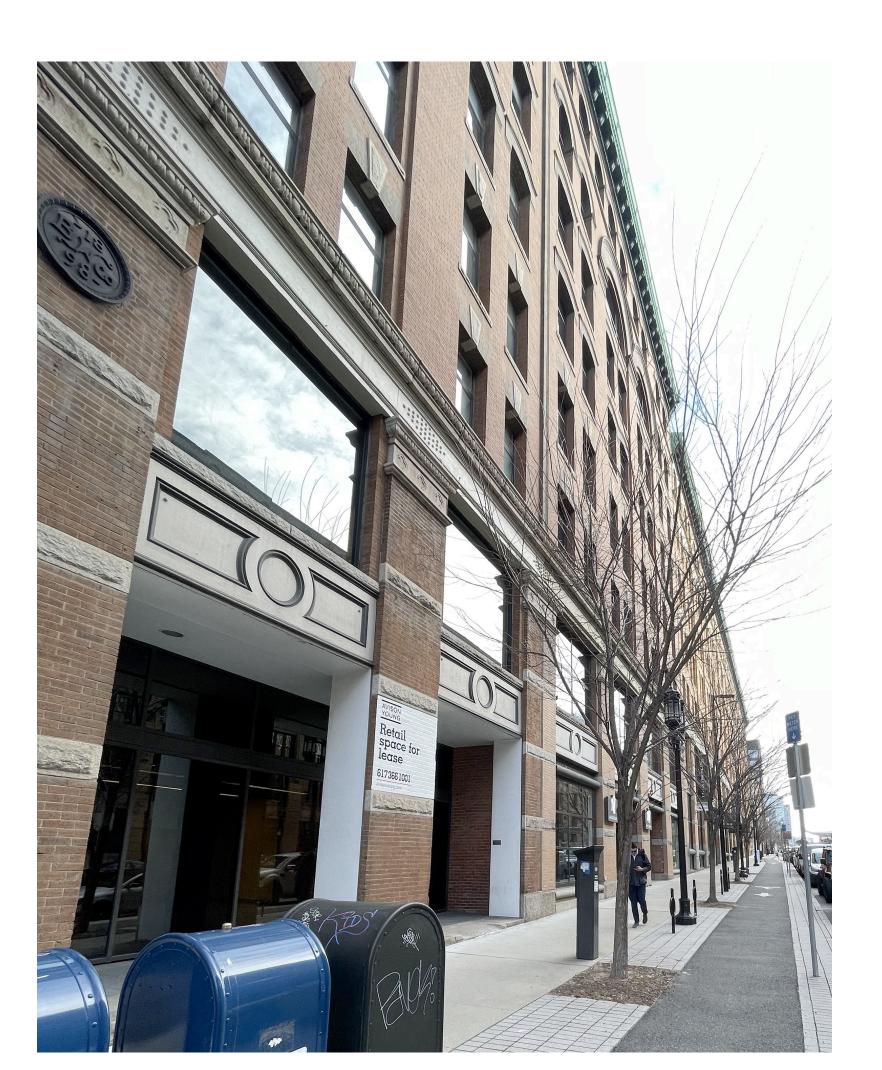
**EXISTING ENTRY ARCHWAY** 



EXISTING ENTRY ARCADE FACING SOUTH EAST ALONG SUMMER STREET



EXISTING ARCADE ARCHWAY ADJACENT TO ENTRY W/ ADDRESS SIGNAGE



EXISTING FACADE & ADJACENT BUILDINGS FACING SOUTH EAST ALONG SUMMER STREET



### 268 SUMMER ST. EXTERIOR FACADE RENOVATION

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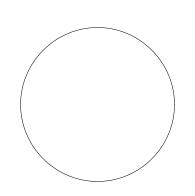
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## SOUSA design

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**Job #** 202423

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**Date** 04.28.2025

Revisions
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7.14.25

**EXISTING PHOTOS** 





EXISTING EXTERIOR FACADE

EXISTING EXTERIOR FACADE

### 1 EXISTING EXTERIOR PHOTOS Scale: NTS

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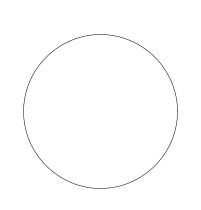
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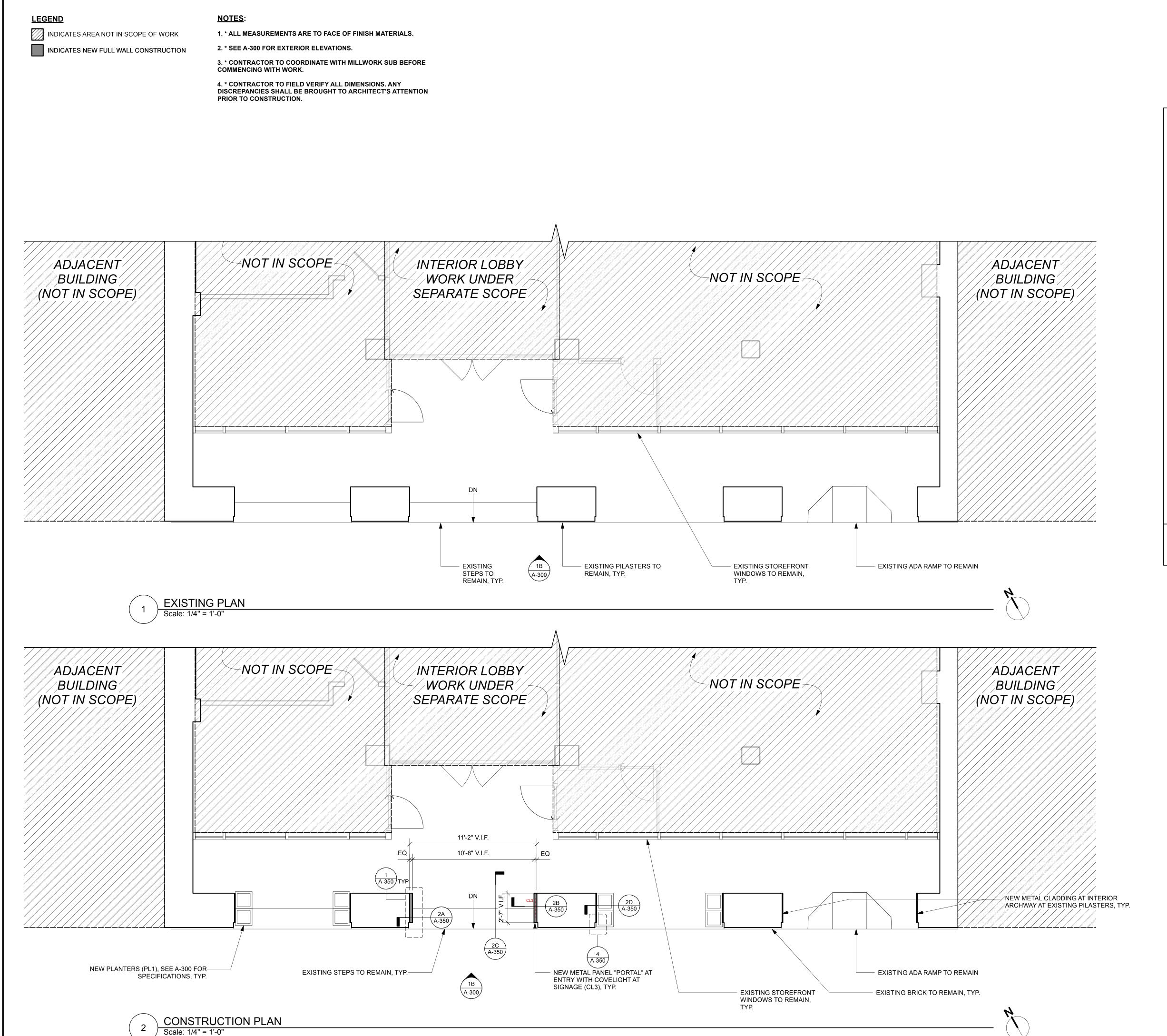
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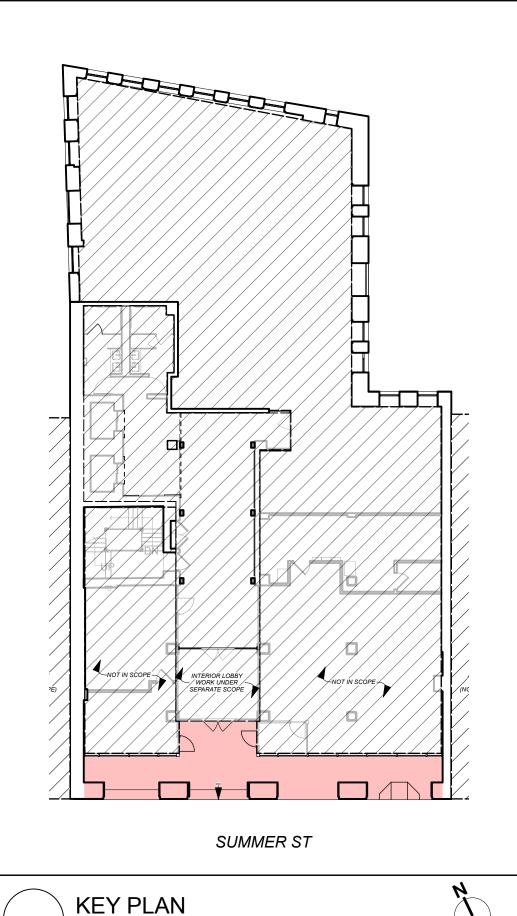
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Revisions
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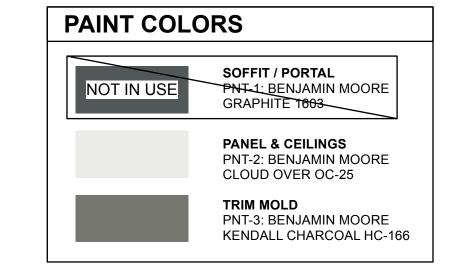
**EXISTING PHOTOS** 



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NOT TO SCALE - FOR REFERENCE ONLY



## 268 SUMMER ST. EXTERIOR FACADE RENOVATION

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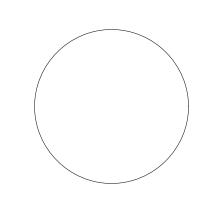
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Revisions

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**CONSTRUCTION PLAN** 

<u>LEGEND</u>

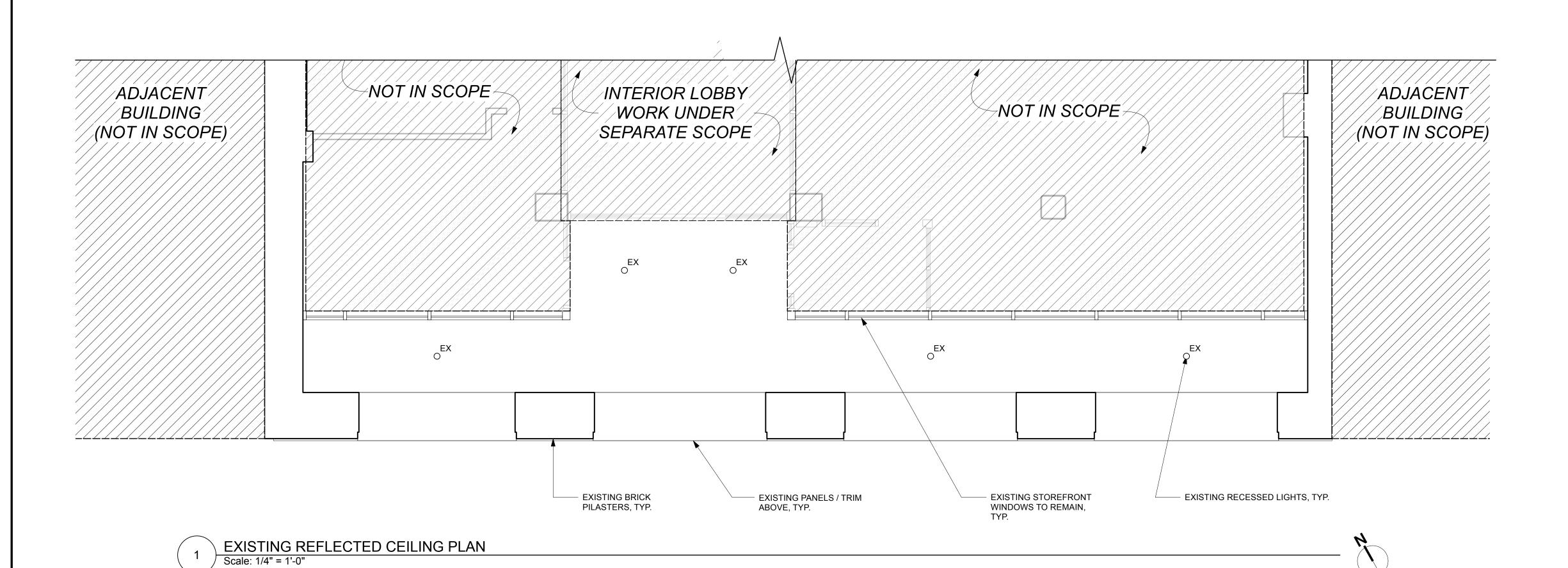
NDICATES AREA NOT IN SCOPE OF WORK

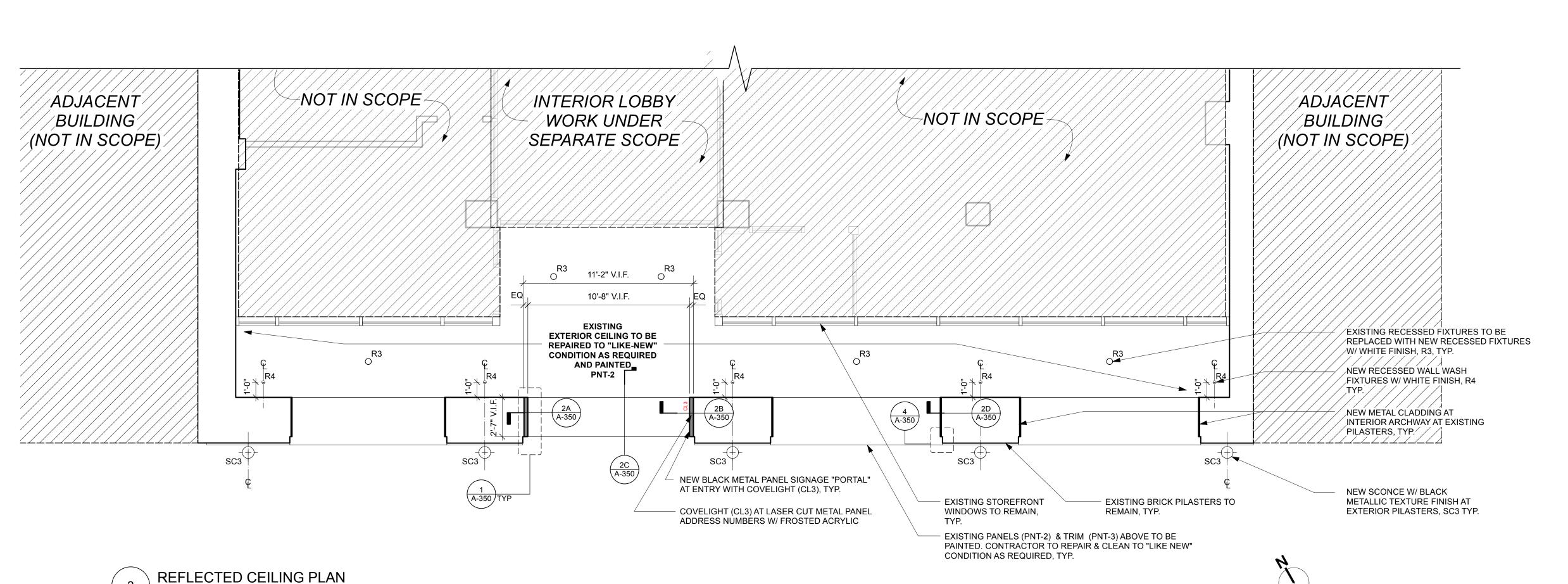
INDICATES NEW FULL WALL CONSTRUCTION

LIGHT FIXTURE SCHEDULE DESIGNATION TYPE **LOCATION** MANUFACTURER CONTACT INFO MODEL NUMBER NOTES / ACCESSORIES WALL SCONCE EXTERIOR FACADE BETA CALCO LIGHTING 416.531.9942 | RARC1W02/BA75/BB75/CR80/CTA27/V1/DA06/FA02 | 5"H x 5"W x 5"D 5W LED, 2700K, 120/277V BLACK METALLIC TEXTURED ED5-RFST ROUND FIXED STANDARD TRIM RECESSED EXTERIOR CLS ECO™ RECESSED DOWNLIGHTS 508 292 6771 ED5RM-279050-30S 5" DOWNLIGHT LED 29.5W RECESSED EXTERIOR CLS ECO™ RECESSED DOWNLIGHTS 508 292 6771 ED3RM-279030-21S 3" DOWNLIGHT LED 20.1W WHITE ED3-RFWW ROUND FIXED WALL WASH COVE LIGHT EXTERIOR PORTAL GM LIGHTING 866.671.0811 LTR-P-WP-24V-5.8W-27K-16 LED 5.8 W/FT - 2700K

\*CONTRACTOR TO PROVIDE ARCHITECTS WITH LIGHT CUT SHEETS FOR APPROVAL PRIOR TO ORDERING ANY LIGHTS.

\*ALL LIGHTING TO BE DIMMABLE.





PAINT COLORS

SOFFIT / PORTAL
PNT-1: BENJAMIN MOORE
GRAPHITE 1609

PANEL & CEILINGS
PNT-2: BENJAMIN MOORE
CLOUD OVER OC-25

TRIM MOLD
PNT-3: BENJAMIN MOORE

KENDALL CHARCOAL HC-166

## 268 SUMMER ST. EXTERIOR FACADE RENOVATION

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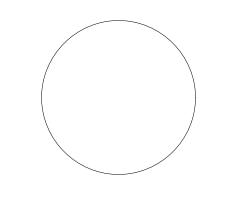
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Job # 202423

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7.14.25

Revisions

1 REVISED

REFLECTED
CEILING PLAN

**A-130** 

Scale: 1/4" = 1'-0"

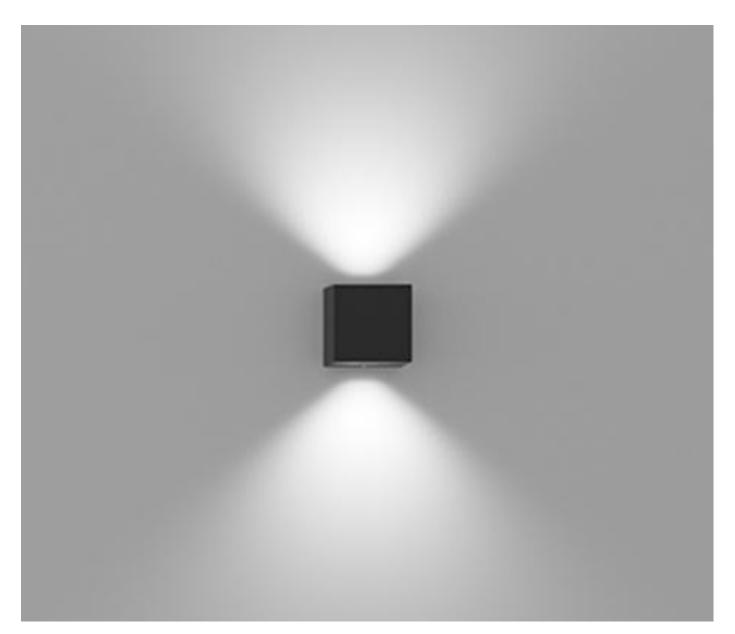
LIGHT FIXTURE SCHEDULE									
<b>DESIGNATION</b>	<u>TYPE</u>	LOCATION	MANUFACTURER	CONTACT INFO	MODEL NUMBER	SIZE	LAMP	<u>FINISH</u>	NOTES / ACCESSORIES
SC3	WALL SCONCE	EXTERIOR FACADE	BETA CALCO LIGHTING	416.531.9942	RARC1W02/BA75/BB75/CR80/CTA27/V1/DA06/FA02	5"H x 5"W x 5"D	5W LED, 2700K, 120/277V	BLACK METALLIC TEXTURED	
R3	RECESSED	EXTERIOR	CLS ECO™ RECESSED DOWNLIGHTS	508 292 6771	ED5RM-279050-30S	5" DOWNLIGHT	LED 29.5W	WHITE	ED5-RFST ROUND FIXED STANDARD TRIM
R4	RECESSED	EXTERIOR	CLS ECO™ RECESSED DOWNLIGHTS	508 292 6771	ED3RM-279030-21S	3" DOWNLIGHT	LED 20.1W	WHITE	ED3-RFWW ROUND FIXED WALL WASH
CL3	COVE LIGHT	EXTERIOR PORTAL	GM LIGHTING	866.671.0811	LTR-P-WP-24V-5.8W-27K-16		LED 5.8 W/FT - 2700K		

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\*ALL LIGHTING TO BE DIMMABLE.

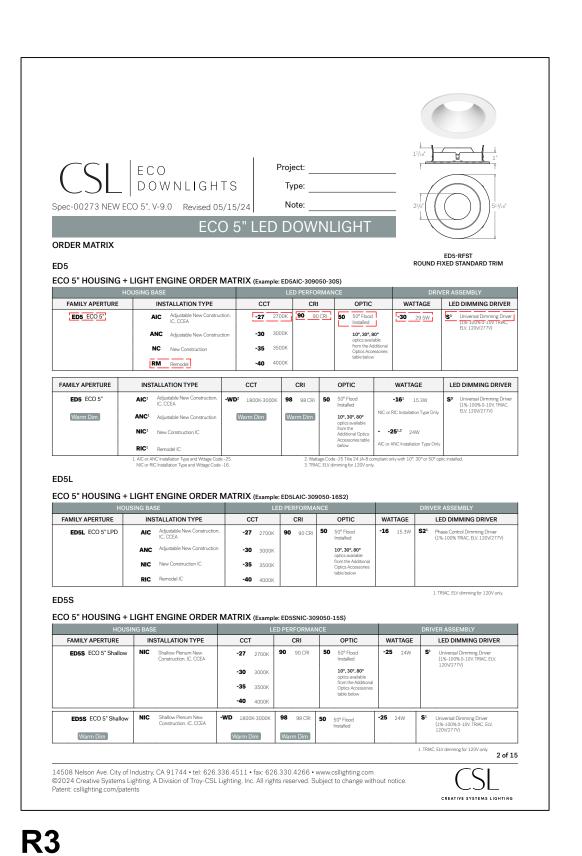
B. BEAM ANGLE (DOWNLIGHT)			
	DATE 75°		
BA03 3°	<b>BA75</b> 75°		
C. BEAM ANGLE (UPLIGHT)  BB00 Not required	<b>BB03</b> 3°	BB75 75°	
D. BEAM ANGLE (LEFT)			
BC00 Not required	BC03 3°	BC75 75°	
E. BEAM ANGLE (RIGHT)			Black Metallic -
BD00 Not required	BD03 3°	<b>BD75</b> 75°	Textured
F. CRI			
CR80 CRI 80+			
<u> G. ССТ</u>			
<b>CTA27</b> 2700K	CTA30 3000K	CTA35 3500K	CTA40 4000K
H. VOLTAGE V1 120/277V	<b>V2</b> 240V ¹		
¹ Not available in North America.			
I. DIMMING			
DA06 0-10V Dimming 1			
<sup>1</sup> Dimming is equal to or less than 10%	i b.		
I. FINISH			
FA01 White FA28 Wood grain - Dark Walnut ' FA53 Red Metallic - Textured	FA02 Black Metallic - Textured FA44 Midnight Blue Metallic - Textured	FA20 Silver Metallic - Textured FA46 Charcoal Metallic - Textured	FA27 Wood grain - Light Cherry <sup>1</sup> FA47 Bronze Metallic - Textured
¹ Longer than normal lead times may a			
Note: Wood grain pattern will vary per	rfixture.		
¹ Longer than normal lead times may a Note: Wood grain pattern will vary per			

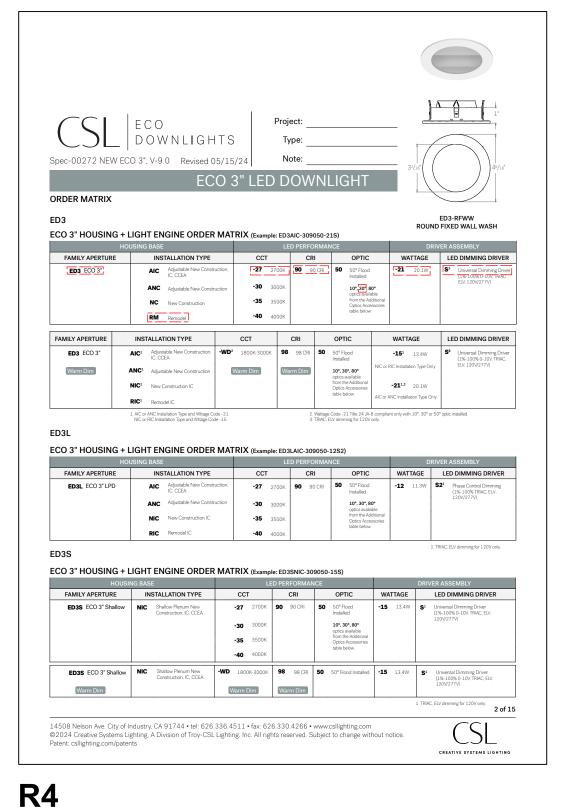


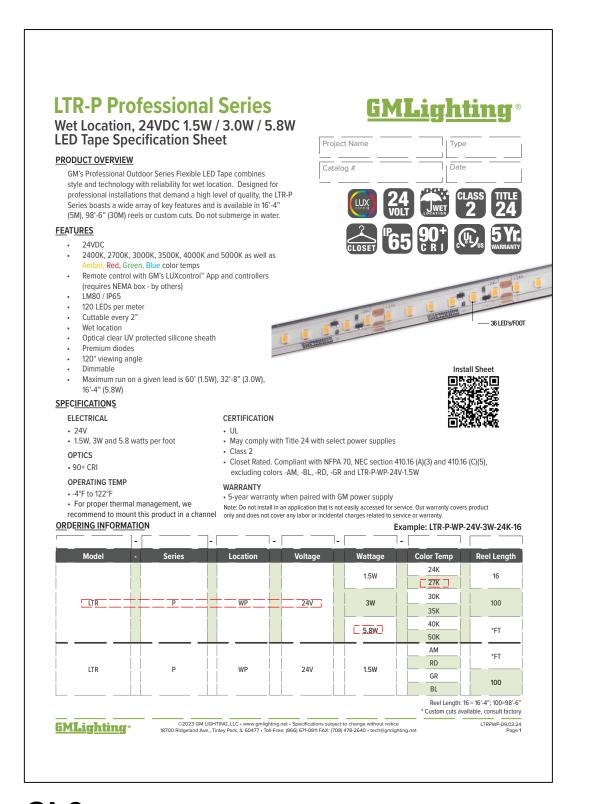


SC3

### SC3







CL3

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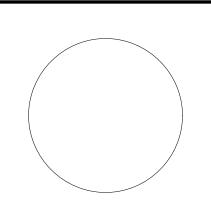
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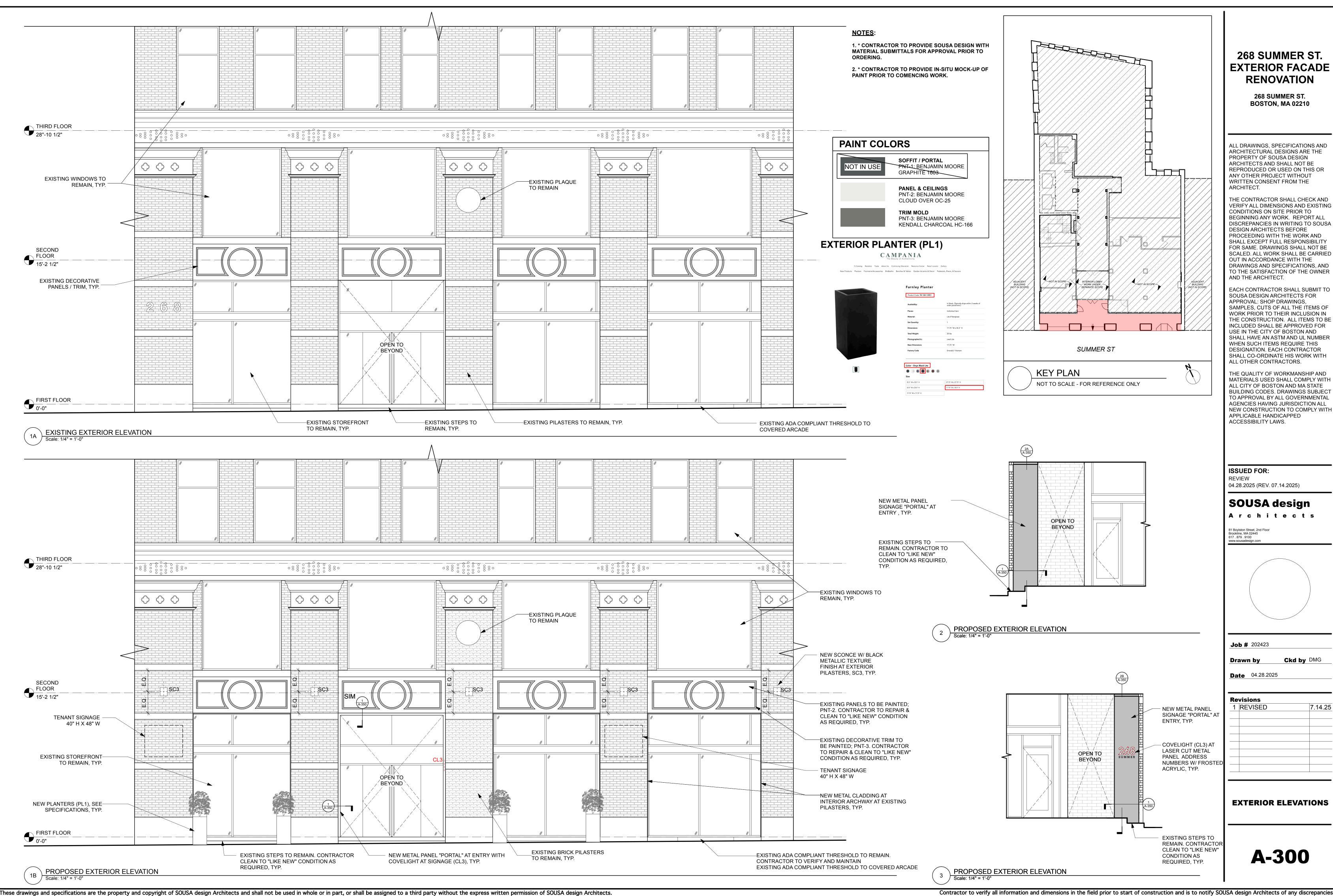
**Date** 04.28.2025



<b>Job #</b> 202423	
Drawn by	Ckd by DMG

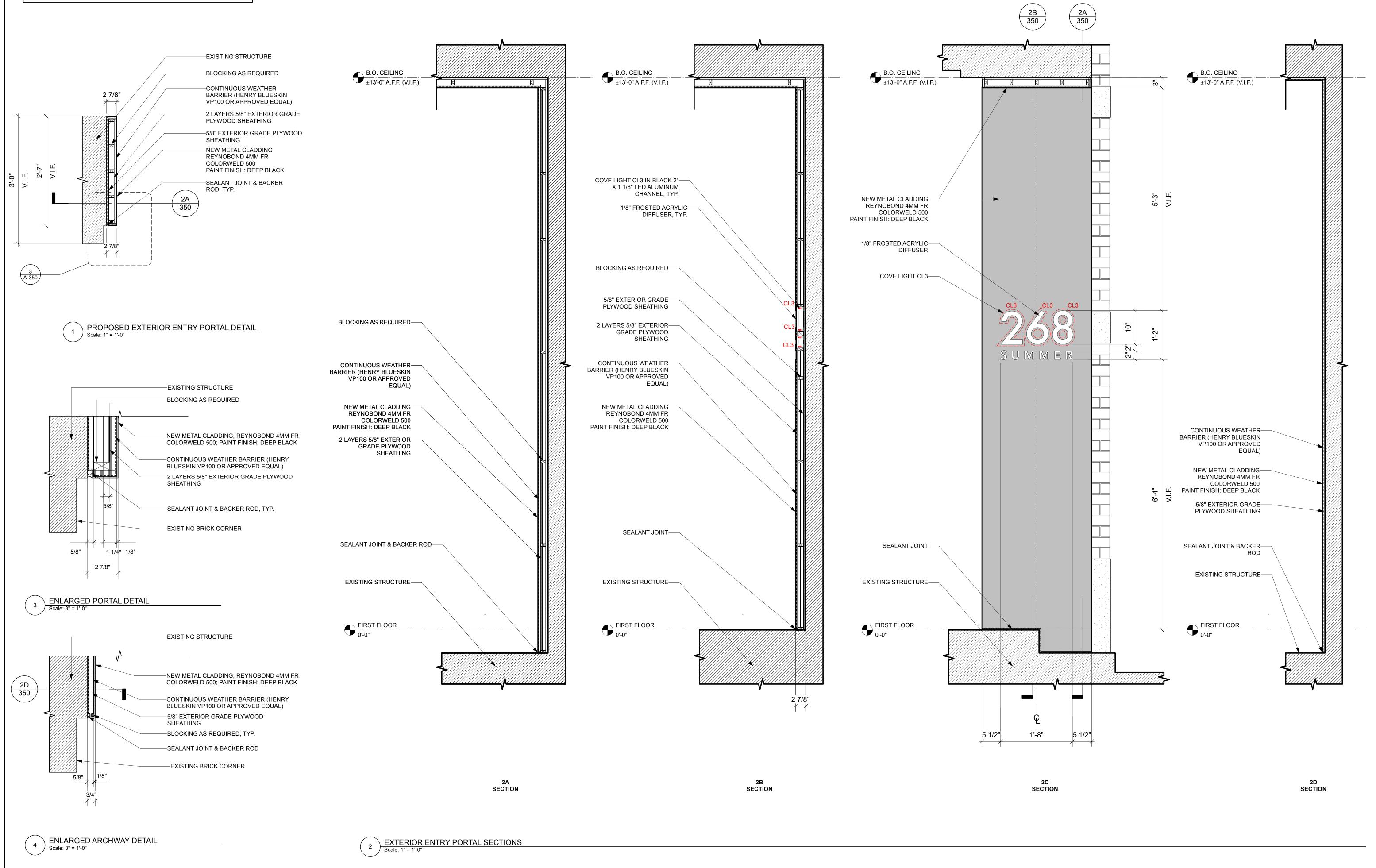
Revisions					
1	REVISED	7.14.2			

LIGHTING SPECIFICATIONS



Contractor to verify all information and dimensions in the field prior to start of construction and is to notify SOUSA design Architects of any discrepancies

\*NOTE: CONTRACTOR TO PROVIDE SOUSA DESIGN WITH SHOP DRAWINGS FOR APPROVAL PRIOR TO COMMENCING WITH WORK (TYP.)



# 268 SUMMER ST. EXTERIOR FACADE RENOVATION

268 SUMMER ST. BOSTON, MA 02210

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THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO BEGINNING ANY WORK. REPORT ALL DISCREPANCIES IN WRITING TO SOUSA DESIGN ARCHITECTS BEFORE PROCEEDING WITH THE WORK AND SHALL EXCEPT FULL RESPONSIBILITY FOR SAME. DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.

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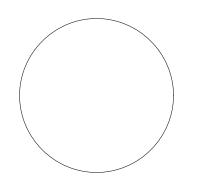
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ISSUED FOR: REVIEW 04.28.2025 (REV. 07.14.2025)

SOUSA design

Boylston Street, 2nd Floor Okline, MA 02445

81 Boylston Street, 2nd Floor Brookline, MA 02445 617 . 879 . 9100 www.sousadesign.com



**Job #** 202423

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7.14.25

**Date** 04.28.2025

Revisions

1 REVISED

EXTERIOR ENTRY PORTAL DETAILS



PROPOSED EXTERIOR ENTRY FACADE RENDERING

### 1 RENDERINGS Scale: NTS

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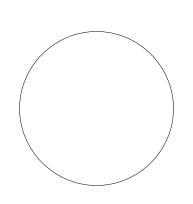
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RENDERINGS



PROPOSED EXTERIOR ENTRY PORTAL RENDERING



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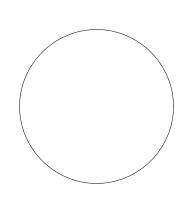
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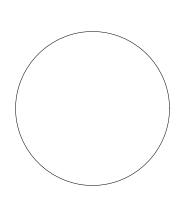
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