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St. Johnsville, New York

FACADE STUDY

January 2019



Prepared By



The Community
Design Center
for New York's
Capital Region
www.tapinc.org

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Saint Johnsville Façade Study Executive Summary

Prepared by Liza Rodriguez, January 2019

This study was prepared by TAP, Incorporated, a not-for-profit Community Design Center. The task was to survey the storefronts on a two-block stretch of Main Street in Saint Johnsville, NY for a future façade program. The survey includes photos of existing conditions, CAD drawings of some of the existing storefronts, Historic photos of each building, a suggested scope of work to improve each façade with a rendering and a cost estimate. All this information will be entered into the New York State Office of Parks and Recreation Cultural Resource Information system (CRIS).

The properties surveyed are 2-8 East Main Street and 1 -17 West Main Street. We also included suggested streetscape improvements, some of which could be paid for by a NYS façade program but not all. At #10 East Main Street (no building on this parcel) we see an opportunity to upgrade the look of the street with a decorative wall and fencing but also to provide handicapped accessibility to the adjacent row of buildings, 2-8 East Main. Historic photos reveal a history of a shared “stoop” for this row. If the building owners agreed to the shared stoop, the installation of one ramp would allow all the storefronts to be accessible. We also suggest the introduction of some hardy trees and plantings in large 4’x 10’ tree pits. The plantings and pits provide visual interest, clean the air, provide a place for water runoff to be absorbed as well as give pedestrians a feeling of protection from the heavy traffic. Street lights could be changed out to Energy Saving LED lighting with a Historic character. Another Historic photo shows a clock on West Main; this type of street amenity gives unique character to a downtown. The overall goal is to make the sidewalk more hospitable to pedestrians.

2-8 East Main Street is built to read as one structure although owned by 3 different persons. It is very much intact. The aforementioned stoop is gone, the upper story windows have been changed out and the storefront glazing has been replaced by single large panes. We recommend that this building be painted in a single-color scheme (if the Owners are agreeable) and the doors, signage and perhaps awnings be used to differentiate each business. Use of projecting signs is highly encouraged. Projecting signs are oriented toward traffic and pedestrians and make way-finding easier. Dark backgrounds with light letters are also much more readable from a distance. Replacing the upper story windows with 6 over 6 windows would do a lot to bring back the character of the building.

1-17 West Main Street is a mix of buildings in various states of repair and occupancy. 1-7 were built as one structure but each address is now owned by separate individuals. The building has undergone many changes over the years as evidenced by the Historic photos. Most notably some of the circle-top window on the upper stories were replaced with bay windows and the curved façade at the corner was squared off. The bay windows were done in a quality manner and are now significant in their own right. Many modifications have been made to the storefronts as well. We recommend in general that they be brought back to a semblance of their earlier incarnation using appropriate proportions and like materials. A coordinated paint scheme would go a long way to bring back the stature of this building. Restoring the circle top windows would be a big improvement.

Saint Johnsville Façade Study Executive summary

Buildings 9 and 11 are both frame buildings. #9 would benefit from having the second-floor windows restored to their original size and location and the storefront level has been inappropriately altered over the years and should be completely redone. The building is currently dilapidated and vacant and may not be eligible for a façade program without significant repairs. #11 is currently used for storage. The first-floor addition is quite old and has also suffered inappropriate alterations. It should be redone in a manner consistent with the period of the building.

Buildings 13-17 are masonry buildings in good repair. At #13, a two-story building, replacing the overhang with a cornice and sign board and changing out the storefront door would make a dramatic improvement. At #15 the bay window needs attention and as with most of the buildings, the entry doors are not the right size, configuration or materials for the building type. #17 is fully occupied. The masonry needs a little attention and the modern storefront is nondescript and lacking character. We recommend rebuilding the storefront to resemble the original configuration.

A general comment about air conditioning is that the technology exists now to affordably split the condensing unit from the distribution. Installing a split system with the condensing unit on the roof would solve two problems: the removal of unattractive air conditioners over the doors and the condensate that is usually running onto the stoop.

In conclusion, revitalized Main Streets across America are acting as catalysts for improving the local economy. The Reinvestment Ratio is \$26.43/\$1 according to the National Main Street Center, producing also a net gain in businesses and jobs. This is a very intact section of the Village and there is a lot to work with. In this competitive economy the quality of place matters. Offering walkable, character-rich environments is the first step in setting the stage for attracting great retail, service and light manufacturing uses. Along with leveraging your Historic structures consider also how your community, educational and cultural facilities can contribute to the revitalization as well.



STUDY AREA

**VILLAGE OF SAINT JOHNSTVILLE, NY
FACADE STUDY AREA FOR MONTGOMERY COUNTY**

2 - 10 East Main Street



1 - 17 West Main Street



Proposed Main Street Facade Alterations

St. Johnsville, New York

January 2019

Prepared By



The Community Design Center for New York's Capital Region
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Existing Streetscape



Proposed Streetscape



Street & Facade Improvements

2 - 10 East Main Street, St. Johnsville, New York

January 2019

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Existing Streetscape



Proposed Streetscape



Street & Facade Improvements

1 - 17 West Main Street, St. Johnsville, New York

January 2019

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Existing Conditions



Street & Facade Improvements

10(?) East Main Street, St. Johnsville, New York

Proposed Alterations



Street & Facade Improvements

10 East Main Street, St. Johnsville, New York

Prepared By TAP, Inc.

210 River St, Troy NY

www.tapinc.org

January 2019

East Main Streetscape improvements:

Install new LED light pole similar to earlier Historic lighting.

Remove paving for 4' x 10' tree pit. Plant tree pits with appropriate trees, hardy shrubs and perennials.

Repave cracked sidewalks.

Install new trash can.

Remove existing fencing and posts at entrance to parking lot. Install new concrete/brick posts and new ornamental metal fencing.

Install new street benches.

Remove existing raised stoops to the buildings. Install a new continuous raised stoop/platform with rails to all buildings (#2-8) at the storefront floor level. Provide a new concrete ramp with hand rails to the level of the new stoop and steps with handrails to each storefront.

COST ESTIMATE – Streetscape Improvements East Main

St. Johnsville Proposed Main Street Improvements – TAP, Inc.
January 2019

Unit costs are derived from the Means Commercial Renovation Costs 2017 and include labor, materials, profit and overhead. 2% local modifier is added to each building total

Streetscaping (2-10 East Main Street)	QTY	PER	COST EA.	TOTAL	TOTAL COST
					\$71,278.42
Brick/Concrete Posts (In front of Parking lot, 10 East Main St.)	5	EA	\$ 1,100.00	\$ 5,610.00	
Ornamental Fencing (at Parking Lot, 10 East Main St)	56	LF	\$ 52.00	\$ 2,970.24	
Tree Planting (Incl edging, prep beds, grates, guying, etc.)	3	EA	\$ 1,400.00	\$ 4,284.00	
New Benches	2	EA	\$ 1,200.00	\$ 2,448.00	
New Streetlight	1	EA	\$ 4,250.00	\$ 4,335.00	
Remove existing conc sidewalk/stoops etc where required (incl dump, fees, etc.)	1	LS	\$ 5,000.00	\$ 5,100.00	
Concrete Ramp to stoop with steel railing	1	LS	\$ 12,500.00	\$ 12,750.00	
5' wide concrete stoop with frost walls at fin flr level, steps across entire façade with rails at each door	1	LS	\$ 15,000.00	\$ 15,300.00	
Provide steel hand rails at each door	48	LF	\$ 76.50	\$ 3,745.44	
Tree Planting (Incl conc removal, edging, prep beds, grates, guying, etc.)	2	EA	\$ 1,400.00	\$ 2,856.00	
Architectural/Engineering Fees	14-20%				
Contingency (20%)				\$ 11,879.74	

Saint Johnsville Facade Study

West Main Streetscape improvements:

Install 2 new LED light poles similar to earlier Historic lighting.

Plant Street trees (2).

Repave cracked sidewalks.

Remove paving at tree pits (4'x10'). Plant tree pits with hardy shrubs and perennials.

Provide street amenities: garbage can and bike rack.

Install clock similar to Historic clock in photos.

COST ESTIMATE – Streetscape Improvements West Main

St. Johnsville Proposed Main Street Improvements – TAP, Inc.
January 2019

Unit costs are derived from the Means Commercial Renovation Costs 2017 and include labor, materials, profit and overhead. 2% local modifier is added to each building total

					TOTAL COST
Streetscaping (1-11 West Main Street)	QTY	PER	COST EA.	TOTAL	\$29,253.60
Tree Planting (Incl conc removal, edging, prep beds, grates, guying, etc.)	4	EA	\$ 1,400.00	\$ 5,712.00	
New Streetlights & Poles	2	EA	\$ 4,250.00	\$ 8,670.00	
New Paving	140	SF	\$ 10.00	\$ 1,428.00	
Plantings (Misc)	5	EA	\$ 300.00	\$ 1,530.00	
Trash Cans	2	EA	\$ 700.00	\$ 1,428.00	
Street Clock	1	LS	\$ 5,500.00	\$ 5,610.00	
Contingency (20%)				\$ 4,875.60	
Architectural/Engineering Fees	14-20%				

Existing Conditions



Street & Facade Improvements

8 East Main Street, St. Johnsville, New York

Proposed Alterations



Street & Facade Improvements

8 East Main Street, St. Johnsville, New York

Prepared By TAP, Inc.

210 River St, Troy NY

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January 2019

Saint Johnsville Facade Study

#8 East Main Street

Remove second floor windows. Install wood clad DH windows.

Replace apartment entry and storefront doors with new wood doors and transoms.

Scrape, prime and repaint cornice and wood storefront.

Install new lighting, signage, mailboxes and building number.

COST ESTIMATE – 8 East Main Street

St. Johnsville Proposed Main Street Improvements – TAP, Inc.
January 2019

Unit costs are derived from the Means Commercial Renovation Costs 2017 and include labor, materials, profit and overhead. 2% local modifier is added to each building total

8 East Main Street	QTY	PER	COST EA.	TOTAL	TOTAL COST
					\$12,417.72
Replace Second floor windows with Clad Wood	3	EA	\$ 1,585.00	\$ 4,850.10	
Replace doors (incl removal; hardware; new transoms)	2	EA	\$ 1,450.00	\$ 2,958.00	
Scrape and Paint Cornice and Storefront	1	LS	\$ 750.00	\$ 765.00	
Remove paint from masonry at storefront	1	LS	\$ 500.00	\$ 500.00	
Provide new projecting sign	1	LS	\$ 650.00	\$ 663.00	
Provide new exterior lighting	2	EA	\$ 300.00	\$ 612.00	
Contingency (20%)				\$ 2,069.62	
Architectural/Engineering Fees	14-20%				

General recommendations: New windows should fill the original masonry opening and match the original light configuration with simulated divided lights. Window color should be period appropriate. Repointing should be done with soft lime rich mortar, color to match original. Use period appropriate paint colors. Buildings built as one structure should be painted to read as one with perhaps doors, awning and signage in colors signalling different ownership. Signage should have dark background and light letters for readability. Materials at grade should be durable, such as concrete, stone, PVC or Polyash.

Existing Conditions



Street & Facade Improvements

6 East Main Street, St. Johnsville, New York

Proposed Alterations



Street & Facade Improvements

6 East Main Street, St. Johnsville, New York

Prepared By TAP, Inc.

210 River St, Troy NY

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January 2019

Saint Johnsville Facade Study

#6 East Main Street

Remove second floor windows. Install wood clad DH windows.

Replace storefront door with new wood door and transom.

Scrape, prime and repaint cornice and wood storefront.

Install new lighting, signage, mailboxes and building number.

COST ESTIMATE – 6 East Main Street

St. Johnsville Proposed Main Street Improvements – TAP, Inc.
January 2019

Unit costs are derived from the Means Commercial Renovation Costs 2017 and include labor, materials, profit and overhead. 2% local modifier is added to each building total

6 East Main Street	QTY	PER	COST EA.	TOTAL	TOTAL COST
					\$10,336.92
Replace Second floor windows with Clad Wood	3	EA	\$ 1,585.00	\$ 4,850.10	
Replace door (incl removal; hardware; new transom)	1	EA	\$ 1,450.00	\$ 1,479.00	
Scrape and Paint Cornice and Storefront	1	LS	\$ 750.00	\$ 765.00	
Remove paint from masonry at storefront	1	LS	\$ 500.00	\$ 500.00	
Provide new projecting sign	1	LS	\$ 400.00	\$ 408.00	
Provide new exterior lighting	2	EA	\$ 300.00	\$ 612.00	
Contingency (20%)				\$ 1,722.82	
Architectural/Engineering Fees	14-20%				

General recommendations: New windows should fill the original masonry opening and match the original light configuration with simulated divided lights. Window color should be period appropriate. Repointing should be done with soft lime rich mortar, color to match original. Use period appropriate paint colors. Buildings built as one structure should be painted to read as one with perhaps doors, awning and signage in colors signalling different ownership. Signage should have dark background and light letters for readability. Materials at grade should be durable, such as concrete, stone, PVC or Polyash.

Existing Conditions



Street & Facade Improvements

4 East Main Street, St. Johnsville, New York

Proposed Alterations



Street & Facade Improvements

4 East Main Street, St. Johnsville, New York

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Saint Johnsville Facade Study

#4 East Main Street

Remove second floor windows. Install wood clad DH windows.

Replace apartment entry door with wood door to match original height and style. Prime and paint.

Replace storefront door with new wood door and transom.

Scrape, prime and repaint cornice and wood storefront.

Install new lighting, signage, mailboxes and building number.

COST ESTIMATE – 4 East Main Street

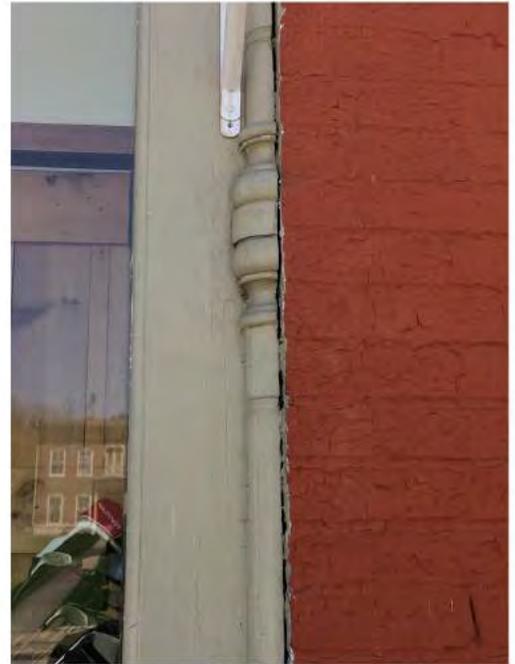
St. Johnsville Proposed Main Street Improvements – TAP, Inc.
January 2019

Unit costs are derived from the Means Commercial Renovation Costs 2017 and include labor, materials, profit and overhead. 2% local modifier is added to each building total

4 East Main Street	QTY	PER	COST EA.	TOTAL	TOTAL COST
					\$12,166.56
Replace Second floor windows with Clad Wood	3	EA	\$ 1,585.00	\$ 4,850.10	
Replace doors (incl removal; hardware; new transoms)	2	EA	\$ 1,450.00	\$ 2,958.00	
Scrape and Paint Cornice and Storefront	1	LS	\$ 750.00	\$ 765.00	
Provide new projecting sign	1	LS	\$ 650.00	\$ 663.00	
Provide new exterior lighting	2	EA	\$ 300.00	\$ 612.00	
Add - Repoint deteriorated brick joints	30	SF	\$ 9.50	\$ 290.70	
Contingency (20%)				\$ 2,027.76	
Architectural/Engineering Fees	14-20%				

General recommendations: New windows should fill the original masonry opening and match the original light configuration with simulated divided lights. Window color should be period appropriate. Repointing should be done with soft lime rich mortar, color to match original. Use period appropriate paint colors. Buildings built as one structure should be painted to read as one with perhaps doors, awning and signage in colors signalling different ownership. Signage should have dark background and light letters for readability. Materials at grade should be durable, such as concrete, stone, PVC or Polyash.

Existing Conditions



Street & Facade Improvements

2 East Main Street, St. Johnsville, New York

Proposed Alterations



Street & Facade Improvements

2 East Main Street, St. Johnsville, New York

Prepared By TAP, Inc.

210 River St, Troy NY

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January 2019

Saint Johnsville Facade Study

#2 East Main Street

Remove second floor windows. Install wood clad DH windows.

Replace existing door with new wood door and transom.

Scrape, prime and repaint cornice and wood storefront.

Install new lighting, signage, mailbox and building number.

COST ESTIMATE – 2 East Main Street

St. Johnsville Proposed Main Street Improvements – TAP, Inc.
January 2019

Unit costs are derived from the Means Commercial Renovation Costs 2017 and include labor, materials, profit and overhead. 2% local modifier is added to each building total

2 East Main Street	QTY	PER	COST EA.	TOTAL	TOTAL COST
					\$9,846.00
Replace Second floor windows with Clad Wood	3	EA	\$ 1,585.00	\$ 4,755.00	
Replace door (incl removal; hardware; new transom)	1	EA	\$ 1,450.00	\$ 1,450.00	
Remove paint from masonry at storefront	1	LS	\$ 500.00	\$ 500.00	
Scrape and Paint Cornice and Storefront	1	LS	\$ 500.00	\$ 500.00	
Provide new projecting sign	1	LS	\$ 400.00	\$ 400.00	
Provide new exterior lighting	2	EA	\$ 300.00	\$ 600.00	
Contingency (20%)				\$ 1,641.00	

Existing Conditions



Street & Facade Improvements

1 West Main Street, St. Johnsville, New York

Proposed Alterations



Street & Facade Improvements

1 West Main Street, St. Johnsville, New York

Prepared By TAP, Inc.

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January 2019

#1 West Main Street

Remove existing windows on (2) street elevations. Raise interior ceiling to original height at second floor windows. Install new wood circle top window with cladding by Pella or equal in second floor window openings.

Rebuild/repair upper cornice, prime and paint, both elevations.

Prep, prime and paint masonry. It is preferable that 1-7 West Main Street be painted in a coordinated color scheme as these addresses were built as one structure.

Replace 3 apartment entry doors with wood doors to match original height and style. Prime and paint.

Remove mansard roof, replicate original storefront cornice. Prime and paint.

Remove wood storefront. Rebuild using scale and proportion to fit into original style of building but accommodating current use as housing. Install new windows. Prime and paint.

Install new lighting, mailboxes and building numbers.

COST ESTIMATE – 1 West Main Street (Both Facades)

St. Johnsville Proposed Main Street Improvements – TAP, Inc.
January 2019

Unit costs are derived from the Means Commercial Renovation Costs 2017 and include labor, materials, profit and overhead. 2% local modifier is added to each building total

TOTAL COST

1 West Main Street (Both Elevations)	QTY	PER	COST EA.	TOTAL	\$65,918.52
Prov New Arch Top clad wood windows (Incl removals)	9	EA	\$ 2,515.00	\$ 23,087.70	
Rebuild storefront cornice (+Remove ext'g Mansard)	1	LS	\$ 7,500.00	\$ 7,650.00	
Provide new apartment windows in storefront	2	EA	\$ 1,585.00	\$ 3,233.40	
Rebuild and repaint Storefront	1	LS	\$ 10,000.00	\$ 10,200.00	
Replace apartment doors	3	EA	\$ 1,200.00	\$ 3,672.00	
Lighting (Exterior)	5	EA	\$ 300.00	\$ 1,530.00	
Raise ceiling height at 2nd floor windows	1	LS	\$ 2,050.00	\$ 2,091.00	
Prep and paint masonry (inc. lift rental)	1	LS	\$ 1,200.00	\$ 1,224.00	
Repair, prep, prime and paint exist cornice, two elevations (Incl lift rental)	1	LS	\$ 2,200.00	\$ 2,244.00	
Contingency (20%)				\$ 10,986.42	
Architectural/Engineering Fees	14-20%				

General recommendations: New windows should fill the original masonry opening and match the original light configuration with simulated divided lights. Window color should be period appropriate. Repointing should be done with soft lime rich mortar, color to match original. Use period appropriate paint colors. Buildings built as one structure should be painted to read as one with perhaps doors, awning and signage in colors signalling different ownership. Signage should have dark background and light letters for readability. Materials at grade should be durable, such as concrete, stone, PVC or Polyash.

Existing Conditions



Street & Facade Improvements

3 West Main Street, St. Johnsville, New York

Proposed Alterations



Street & Facade Improvements

3 West Main Street, St. Johnsville, New York

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January 2019

Saint Johnsville Facade Study

#3 West Main Street (this building is currently vacant and dilapidated, 2018)

Remove existing windows. Install new wood windows with cladding by Pella or equal in second floor bay window openings.

Rebuild/repair upper cornice and bay window, prime and paint.

Prep, prime and paint masonry. It is preferable that 1-7 West Main Street be painted in a coordinated color scheme as these addresses were built as one structure.

Repair original storefront cornice. Prime and paint.

Remove later storefront. Rebuild using scale and proportion to fit into original style of building. Install new entry door and windows. Prime and paint.

Install new lighting, mailboxes, signage and building numbers.

COST ESTIMATE – 3 West Main Street

St. Johnsville Proposed Main Street Improvements – TAP, Inc.
January 2019

Unit costs are derived from the Means Commercial Renovation Costs 2017 and include labor, materials, profit and overhead. 2% local modifier is added to each building total

3 West Main Street	QTY	PER	COST EA.	TOTAL	TOTAL COST
					\$23,262.12
Repair storefront cornice as needed (paint, flashing etc.)	1	LS	\$ 1,500.00	\$ 1,530.00	
Remove ext'g and Replace 2nd floor windows with clad wood	3	EA	\$ 1,585.00	\$ 4,850.10	
Repair bay window, prime and paint.	1	LS	\$ 650.00	\$ 663.00	
Paint upper cornice and masonry	1	LS	\$ 900.00	\$ 918.00	
Remove and Replace storefront	1	LS	\$ 8,700.00	\$ 8,874.00	
Prov new front door (incl removal, w hdwr; transom)	1	LS	\$ 1,450.00	\$ 1,479.00	
New Soffit lighting	1	EA	\$ 400.00	\$ 408.00	
Provide new projecting sign	1	EA	\$ 650.00	\$ 663.00	
Contingency (20%)				\$ 3,877.02	
Architectural/Engineering Fees	14-20%				

General recommendations: New windows should fill the original masonry opening and match the original light configuration with simulated divided lights. Window color should be period appropriate. Repointing should be done with soft lime rich mortar, color to match original. Use period appropriate paint colors. Buildings built as one structure should be painted to read as one with perhaps doors, awning and signage in colors signalling different ownership. Signage should have dark background and light letters for readability. Materials at grade should be durable, such as concrete, stone, PVC or Polyash.

Existing Conditions



Street & Facade Improvements

5 West Main Street, St. Johnsville, New York

Proposed Alterations



Street & Facade Improvements

5 West Main Street, St. Johnsville, New York

Prepared By TAP, Inc.

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January 2019

#5 West Main Street

Remove existing windows. Raise interior ceiling to original height at windows. Install new wood circle top window with cladding by Pella or equal in second floor window openings.

Rebuild/repair upper cornice, prime and paint.

Prep, prime and paint masonry. It is preferable that 1-7 West Main Street be painted in a coordinated color scheme as these addresses were built as one structure.

Replace apartment entry door with wood door to match original height and style. Prime and paint.

Remove wood storefront. Rebuild using scale and proportion to fit into original style of building. Install new insulated glazing. Prime and paint.

Install new lighting, mailboxes, signage and building numbers.

COST ESTIMATE – 5 West Main Street

St. Johnsville Proposed Main Street Improvements – TAP, Inc.
January 2019

Unit costs are derived from the Means Commercial Renovation Costs 2017 and include labor, materials, profit and overhead. 2% local modifier is added to each building total

5 West Main Street	QTY	PER	COST EA.	TOTAL	TOTAL COST
					\$24,749.28
Repair upper and lower cornices as needed (paint, flashing, etc)	1	LS	\$ 2,300.00	\$ 2,346.00	
Replace 2nd flr windows w/ wd clad archtop	3	EA	\$ 2,515.00	\$ 7,695.90	
Raise ceiling height at 2nd floor windows	45	SF	\$ 25.00	\$ 1,147.50	
Replace doors (incl removal; hardware; new transoms)	2	EA	\$ 1,750.00	\$ 3,570.00	
Reframe storefront, install new glazing, prime and paint	1	LS	\$ 4,500.00	\$ 4,590.00	
Lighting (Exterior)	2	EA	\$ 300.00	\$ 612.00	
Paint masonry	1	LS	\$ 650.00	\$ 663.00	
Contingency (20%)				\$ 4,124.88	

Existing Conditions



Street & Facade Improvements

7 West Main Street, St. Johnsville, New York

Proposed Alterations



Street & Facade Improvements

7 West Main Street, St. Johnsville, New York

Prepared By TAP, Inc.

210 River St, Troy NY

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January 2019

#7 West Main Street

Remove existing windows. Raise interior ceiling to original height at windows. Install new wood circle top window with cladding by Pella or equal in second floor window openings.

Rebuild/repair upper cornice and bay window, prime and paint. A railing could be installed at perimeter of bay to harken back to the time of the full railing across the façade.

Prep, prime and paint masonry. It is preferable that 1-7 West Main Street be painted in a coordinated color scheme as these addresses were built as one structure.

Replace apartment entry door with wood door to match original height and style. Prime and paint.

Repair wood storefront. Install new insulated glazing. Install new wood door, size and configuration to match original. Prime and paint store front.

Install new lighting, mailboxes and building numbers.

COST ESTIMATE – 7 West Main Street

St. Johnsville Proposed Main Street Improvements – TAP, Inc.
January 2019

Unit costs are derived from the Means Commercial Renovation Costs 2017 and include labor, materials, profit and overhead. 2% local modifier is added to each building total

7 West Main Street	QTY	PER	COST EA.	TOTAL	TOTAL COST
					\$26,542.44
Repair cornices and bay window as req'd	1	LS	\$ 2,500.00	\$ 2,550.00	
Remove ext'g and install new archtop wd clad windows in bay	4	EA	\$ 2,515.00	\$ 10,261.20	
Raise ceiling height at 2nd floor windows	25	SF	\$ 25.00	\$ 637.50	
Replace doors (incl removal; hardware; new transoms)	2	EA	\$ 1,750.00	\$ 3,570.00	
Restore Storefront	1	LS	\$ 3,500.00	\$ 3,570.00	
Paint exterior (incl lift rental)	1	LS	\$ 1,500.00	\$ 1,530.00	
Contingency (20%)				\$ 4,423.74	
Architectural/Engineering Fees	14-20%				

General recommendations: New windows should fill the original masonry opening and match the original light configuration with simulated divided lights. Window color should be period appropriate. Repointing should be done with soft lime rich mortar, color to match original. Use period appropriate paint colors. Buildings built as one structure should be painted to read as one with perhaps doors, awning and signage in colors signalling different ownership. Signage should have dark background and light letters for readability. Materials at grade should be durable, such as concrete, stone, PVC or Polyash.



Street & Facade Improvements

1 - 7 West Main Street, St. Johnsville, New York

Prepared By TAP, Inc.

210 River St, Troy NY

www.tapinc.org

January 2019

Proposed Alterations



Street & Facade Improvements

1 - 7 West Main Street, St. Johnsville, New York

Prepared By TAP, Inc.

210 River St, Troy NY

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January 2019

Existing Conditions



Street & Facade Improvements

9 West Main Street, St. Johnsville, New York

Proposed Alterations



Street & Facade Improvements

9 West Main Street, St. Johnsville, New York

Prepared By TAP, Inc.

210 River St, Troy NY

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January 2019

Saint Johnsville Facade Study

#9 West Main Street (this building is currently vacant and dilapidated, 2018)

Remove second floor windows. Reframe as two openings. Install 2 over 2 wood clad DH windows.

Remove siding, install sheathing, weather barrier and new wood siding (or cement board), trim and shutters. Prime and paint.

Repair existing wood cornice. Prime and paint.

At storefront level, remove siding, windows and doors. Reframe storefront windows. Install insulated glazing. Install new wood storefront door to match height of storefront windows and new wood door to second floor. Sheath framing install weather resistive barrier and siding and trim. Prime and Paint.

Install new lighting, signage, mailboxes and building numbers.

COST ESTIMATE – 9 West Main Street

St. Johnsville Proposed Main Street Improvements – TAP, Inc.
January 2019

Unit costs are derived from the Means Commercial Renovation Costs 2017 and include labor, materials, profit and overhead. 2% local modifier is added to each building total

TOTAL COST

9 West Main Street	QTY	PER	COST EA.	TOTAL	\$19,241.28
Remove Exterior finishes (siding, etc)(incl hauling, etc)	1	LS	\$ 2,000.00	\$ 2,040.00	
Reframe openings	4	EA	\$ 600.00	\$ 2,448.00	
Resheath, weatherwrap, new wood siding, trim out windows and storefront	1	LS	\$ 5,500.00	\$ 5,610.00	
Install all new wood clad windows	2	EA	\$ 1,585.00	\$ 3,233.40	
Install new door	1	EA	\$ 1,250.00	\$ 1,275.00	
Provide new exterior lighting	2	EA	\$ 300.00	\$ 612.00	
Paint entire exterior	1	LS	\$ 800.00	\$ 816.00	
Contingency (20%)				\$ 3,206.88	
Architectural/Engineering Fees	14-20%				

General recommendations: New windows should fill the original masonry opening and match the original light configuration with simulated divided lights. Window color should be period appropriate. Repointing should be done with soft lime rich mortar, color to match original. Use period appropriate paint colors. Buildings built as one structure should be painted to read as one with perhaps doors, awning and signage in colors signalling different ownership. Signage should have dark background and light letters for readability. Materials at grade should be durable, such as concrete, stone, PVC or Polyash.

Existing Conditions



Street & Facade Improvements

11 West Main Street, St. Johnsville, New York

Proposed Alterations



Street & Facade Improvements

11 West Main Street, St. Johnsville, New York

Prepared By TAP, Inc.

210 River St, Troy NY

www.tapinc.org

January 2019

Saint Johnsville Facade Study

#11 West Main Street (this building is currently used for storage)

Remove existing and install new metal roof.

Remove second floor windows. Install wood clad DH windows.

Remove siding, install sheathing, weather barrier and new wood siding (or cement board) and trim. Prime and paint.

Repair existing wood cornice. Prime and paint.

At storefront level, remove siding, windows and doors. Reframe storefront windows. Install insulated glazing. Install new wood storefront door to match height of storefront windows and new wood door to second floor. Sheath framing install weather resistive barrier and siding and trim. Prime and Paint. It is likely this enclosure was built right on the sidewalk and will need a 4' deep frost wall installed under it to promote longevity.

Remove existing metal roofing. Replace with new standing seam metal roof.

Install new lighting, signage, mailboxes and building numbers.

COST ESTIMATE – 11 West Main Street

St. Johnsville Proposed Main Street Improvements – TAP, Inc.
January 2019

Unit costs are derived from the Means Commercial Renovation Costs 2017 and include labor, materials, profit and overhead. 2% local modifier is added to each building total

					TOTAL COST
11 West Main Street	QTY	PER	COST EA.	TOTAL	\$37,852.20
Remove Exterior finishes (siding, etc)(incl hauling, etc)	1	LS	\$ 3,500.00	\$ 3,570.00	
Install new roofing over storefront	50	SF	\$ 10.00	\$ 510.00	
Install new sheathing, weather barrier and wood siding.	150	SF	\$ 11.50	\$ 1,759.50	
Trim out Storefront (Wd, MDO, PVC)	1	LS	\$ 4,500.00	\$ 4,590.00	
Install new entrance doors	2	EA	\$ 1,250.00	\$ 2,550.00	
Provide new exterior lighting	2	EA	\$ 300.00	\$ 612.00	
Remove existing roof. Provide new metal standing seam roof and sheathing	800	SF	\$ 20.00	\$ 16,320.00	
Provide new gutter/leader	1	LS	\$ 400.00	\$ 408.00	
Paint	1	LS	\$ 1,200.00	\$ 1,224.00	
Contingency (20%)				\$ 6,308.70	
Architectural/Engineering Fees	14-20%				

General recommendations: New windows should fill the original masonry opening and match the original light configuration with simulated divided lights. Window color should be period appropriate. Repointing should be done with soft lime rich mortar, color to match original. Use period appropriate paint colors. Signage should have dark background and light letters for readability. materials at grade should be durable, such as concrete, stone, PVC or Polyash.

Existing Conditions



Street & Facade Improvements

13 West Main Street, St. Johnsville, New York

Proposed Alterations



Street & Facade Improvements

13 West Main Street, St. Johnsville, New York

Prepared By TAP, Inc.

210 River St, Troy NY

www.tapinc.org

January 2019

#13 West Main Street

Remove existing second floor windows. Install wood clad DH windows.

Remove deteriorated, spalled or cracked brick and replace with matching brick. Rake out and repoint deteriorated brick mortar joints using historic mortar. Repaint with appropriate paint.

Repair the existing wood cornice and repaint.

Where sidewalk changes level, provide a new, protective railing.

Rebuild the existing storefront: remove storefront roof, reframe storefront, install insulated glazing, install new wood storefront door to match height of storefront windows. Prime and paint. Install fabric awnings if desired.

Provide new wood door to second floor apartment, size and configuration to match original. Prime and paint.

Provide new exterior lighting.

COST ESTIMATE – 13 West Main Street

St. Johnsville Proposed Main Street Improvements – TAP, Inc.
January 2019

Unit costs are derived from the Means Commercial Renovation Costs 2017 and include labor, materials, profit and overhead. 2% local modifier is added to each building total

TOTAL COST

13 West Main Street	QTY	PER	COST EA.	TOTAL	\$26,068.14
Rake out and repoint deteriorated brick joints as needed with historic mortar (incl east façade)(Incl lift)	100	SF	\$ 21.50	\$ 2,193.00	
Provide new brick to match as required (Incl east façade)	30	SF	\$ 44.50	\$ 1,361.70	
Repaint with 'breathable' paint	250	SF	\$ 4.50	\$ 1,147.50	
Repair cornice and paint (incl lift rental)	1	LS	\$ 2,500.00	\$ 2,550.00	
Replace second floor windows (Incl east façade) with clad wood	3	EA	\$ 1,585.00	\$ 4,850.10	
Rebuild storefront and paint (incl new door and transom)	1	LS	\$ 7,000.00	\$ 7,140.00	
Add rail to sidewalk at level change	5	LF	\$ 76.50	\$ 390.15	
Replace apartment entry door and transom with period appropriate	1	EA	\$ 1,450.00	\$ 1,479.00	
Provide new exterior lighting	2	EA	\$ 300.00	\$ 612.00	
Contingency (20%)				\$ 4,344.69	
Architectural/Engineering Fees	14-20%				

General recommendations: New windows should fill the original masonry opening and match the original light configuration with simulated divided lights. Window color should be period appropriate. Repointing should be done with soft lime rich mortar, color to match original. Use period appropriate paint colors. Signage should have dark background and light letters for readability. Materials at grade should be durable, such as concrete, stone, PVC or Polyash.

Existing Conditions



Street & Facade Improvements

15 West Main Street, St. Johnsville, New York

Proposed Alterations



Street & Facade Improvements

15 West Main Street, St. Johnsville, New York

Prepared By TAP, Inc.

210 River St, Troy NY

www.tapinc.org

January 2019

#15 West Main Street

Remove existing second and third floor windows. Install wood clad DH windows.

Clean brick masonry.

Install child guards in window openings

Repair the existing second floor bay and repaint.

Replace existing door to apartments with new entry door and transom

Remove existing storefront, provide new, period appropriate storefront with new double-glazed windows, wood door with transom to match storefront window height.

Clean, scrape and repaint metal cornice over first floor storefront.

Remove and/or repair existing concrete entrance pad. Install new tile walking surface.

Install new lighting, mailboxes and building numbers.

COST ESTIMATE – 15 West Main Street

St. Johnsville Proposed Main Street Improvements – TAP, Inc.
January 2019

Unit costs are derived from the Means Commercial Renovation Costs 2017 and include labor, materials, profit and overhead. 2% local modifier is added to each building total

15 West Main Street	QTY	PER	COST EA.	TOTAL	TOTAL COST
					\$32,362.56
Clean Masonry	200	SF	\$ 16.00	\$ 3,264.00	
Replace windows with clad wood	7	EA	\$ 1,585.00	\$ 11,316.90	
Install child window guards	7	EA	\$ 265.00	\$ 1,892.10	
Repair Bay (deteriorated wood, trim, flashing, etc) and paint	1	LS	\$ 1,200.00	\$ 1,224.00	
New Apartment entry door	1	EA	\$ 1,450.00	\$ 1,479.00	
Provide New Storefront (Incl Door, glazing, trim, interior finish, etc.)	1	LS	\$ 5,000.00	\$ 5,100.00	
Remove, reframe, repair entrance pad and install tile floor	30	SF	\$ 28.00	\$ 856.80	
Repair, repaint metal cornice over storefront	1	LS	\$ 1,200.00	\$ 1,224.00	
Provide new exterior lighting	2	EA	\$ 300.00	\$ 612.00	
Contingency (20%)				\$ 5,393.76	
Architectural/Engineering Fees	14-20%				

General recommendations: New windows should fill the original masonry opening and match the original light configuration with simulated divided lights. Window color should be period appropriate. Repointing should be done with soft lime rich mortar, color to match original. Use period appropriate paint colors. Buildings built as one structure should be painted to read as one with perhaps doors, awning and signage in colors signalling different ownership. Signage should have dark background and light letters for readability. Materials at grade should be durable, such as concrete, stone, PVC or Polyash.

Existing Conditions



Street & Facade Improvements

17 West Main Street, St. Johnsville, New York

Proposed Alterations



Street & Facade Improvements

15 West Main Street, St. Johnsville, New York

Prepared By TAP, Inc.

210 River St, Troy NY

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January 2019

#17 West Main Street

Rake out and repoint deteriorated brick mortar joints and replace spalled, cracked or damaged bricks in kind.

Remove existing second and third floor windows. Install wood clad DH windows.

Clean brick masonry. Repair any deteriorated brick mortar joints with historic mortar.

Rebuild the existing storefront: reframe storefront, install insulated glazing, install new wood storefront door to match height of storefront windows. Prime and paint.

Replace existing door to apartments with new entry door and transom.

Install new lighting, mailboxes, signage and building numbers.

COST ESTIMATE – 17 West Main Street

St. Johnsville Proposed Main Street Improvements – TAP, Inc.
January 2019

Unit costs are derived from the Means Commercial Renovation Costs 2017 and include labor, materials, profit and overhead. 2% local modifier is added to each building total

TOTAL COST

17 West Main Street	QTY	PER	COST EA.	TOTAL	\$33,687.54
Rake out and repoint deteriorated brick joints as needed with historic mortar (incl east façade)(Incl lift)	30	SF	\$ 21.50	\$ 657.90	
Provide new brick to match as required (Incl east façade)	15	SF	\$ 44.50	\$ 680.85	
Replace windows with clad wood, 1 over 1	6	EA	\$ 1,585.00	\$ 9,700.20	
Clean masonry	400	SF	\$ 4.00	\$ 1,632.00	
Demolish existing, rebuild storefront and paint (incl doors, walls, trim, glazing, etc.)	1	LS	\$ 7,000.00	\$ 7,140.00	
Replace apartment entry door	1	EA	\$ 1,450.00	\$ 1,479.00	
Provide new exterior lighting	2	EA	\$ 300.00	\$ 612.00	
Signage	1	LS	\$ 800.00	\$ 816.00	
New storefront Cornice	1	LS	\$ 2,500.00	\$ 2,550.00	
New Awning	1	LS	\$ 2,750.00	\$ 2,805.00	
Contingency (20%)				\$ 5,614.59	
Architectural/Engineering Fees	14-20%				

General recommendations: New windows should fill the original masonry opening and match the original light configuration with simulated divided lights. Window color should be period appropriate. Repointing should be done with soft lime rich mortar, color to match original. Use period appropriate paint colors. Signage should have dark background and light letters for readability. Materials at grade should be durable, such as concrete, stone, PVC or Polyash.

Historic Photos – East & West Main Streets
St. Johnsville, New York



1 West Main Street – North Elevation
Circa 1950s



1 West Main Street – North Elevation
Circa 1950s



1 West Main-East Elevation-Historic



1 West Main-North Elevation
1914



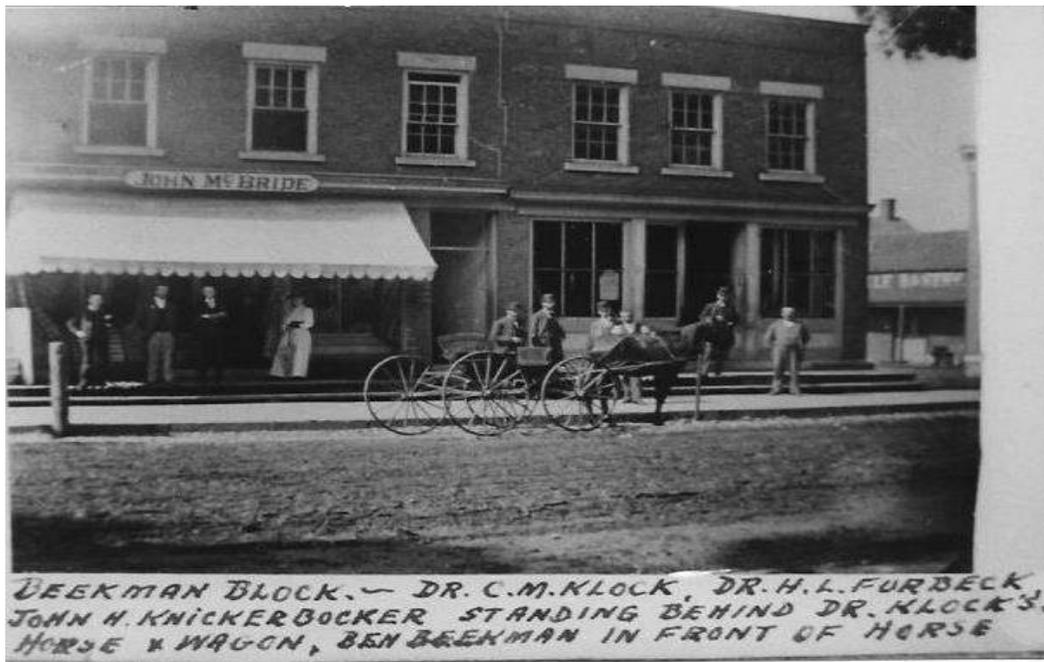
1 West Main-North Elevation-Historic



1-11 West Main ca
1940



1-13 West Main ca
1967



BECKMAN BLOCK. — DR. C. M. KLOCK, DR. H. L. FURBECK,
JOHN H. KNICKERBOCKER STANDING BEHIND DR. KLOCK'S
HORSE & WAGON, BEN BECKMAN IN FRONT OF HORSE

2-4 East Main aka Beekman Historic



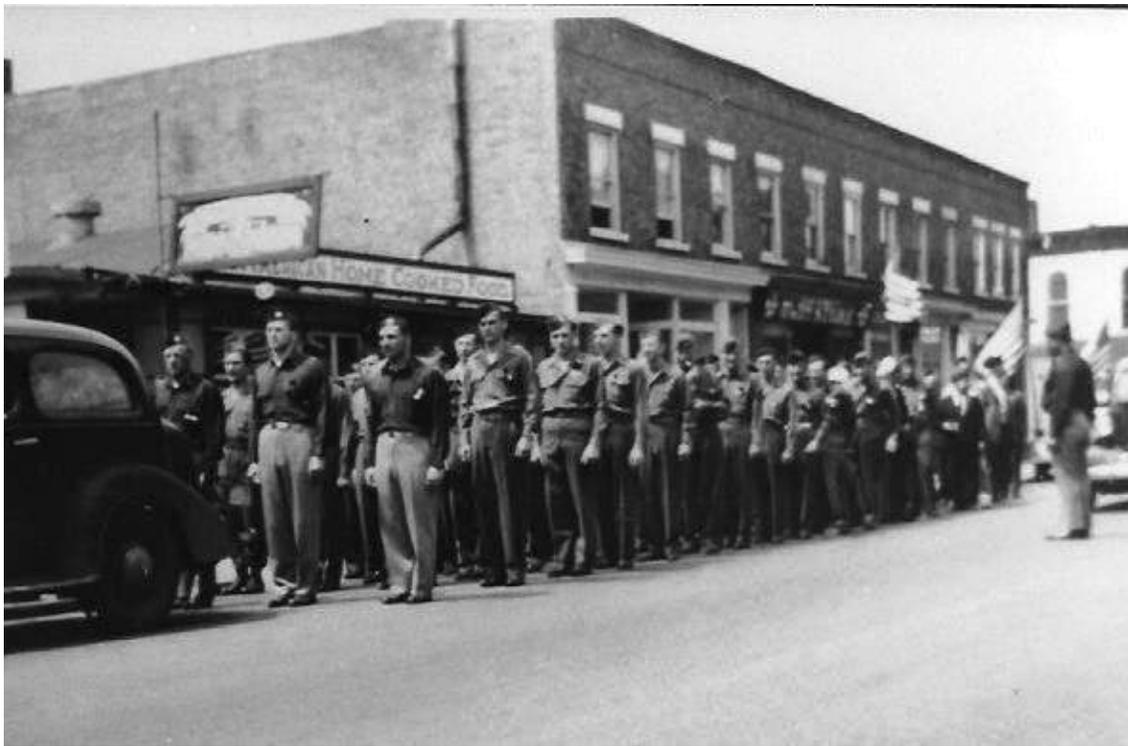
2-8 East Main aka Beekman
1912



2-8 East Main aka Beekman
1930s



2-8 East Main aka Beekman Historic



2-10 East Main aka Beekman
1945



2-10 East Main aka Beekman Historic



5 & 7 West Main-North Elevation Historic



5-17 West Main-North Elevation
1967



15 & 17 West Main- North Elevation Historic



13-15-17 West Main-Historic

GENERAL SPECIFICATION

PROJECT: Generic Storefront and Building Façade
 Rehabilitation Specifications
 Main Street
 St. Johnsville, NY

CLIENT: County of Montgomery
 with offices at:
 20 Park St.
 Fonda, NY 12068

DATE: January 2019

PROJ. #: 174,032



Troy Architecture Practice, PLLC
210 River Street
Troy, NY 12180
PH (518) 274-3050
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SECTION 04 01 20

MASONRY RESTORATION

PART 1 - GENERAL

1.01 DESCRIPTION

A. Masonry restoration Work includes, but is not limited to:

1. Repairs to existing masonry;
2. Brickwork to match existing;
3. Cutting of openings in exterior walls.

B. Exterior work as noted in the project scope.

1.02 QUALITY ASSURANCE

A. Qualifications of Workers:

1. Masonry restoration shall be undertaken only by a skilled Contractor with at least five years experience in masonry restoration. Provide the Owner with a list of three buildings recently completed with contact names, which may be used as references.
2. In acceptance or rejection of installed brick masonry, no allowance will be made for lack of skill on the part of the workers.
3. Provide one skilled mason who shall be present at all times during execution of the work of this Section and who shall personally direct the execution of this portion of the Work.

1.03 SUBMITTALS

A. Brick:

Within 35 days after award of Contract and before any brick masonry materials are delivered to the job site, submit a minimum of seven (7) bricks showing extremes of variation in color and texture to the Architect for approval in accordance with Section 01300 of these Specifications.

Before any brick is installed, review with the Architect the compatibility of the salvaged brick and/or new brick for the specific location.

B. Workmanship and Mortar:

Provide a test panel approximately 2' x 2' in an inconspicuous yet readily accessible area or if the repair area is less than 4 SF provide "cookie" samples of the proposed mortar. Allow ample time for curing. New mortar shall match the original in color, composition, texture, tooling, and joint size/profile. No materials for restoration purposes are to be installed until a sample is approved by the Architect for joint tooling and color match. Consult the Architect for which area to match.

1.04 PRODUCT HANDLING

A. Protection:

Use all means necessary to protect the materials of this Section before, during and after installation and to protect the installed work and materials of all other trades.

B. Replacements:

In the event of damage, immediately make all repairs and replacements necessary to the approval of the Architect and at no additional cost to the Owner.

PART 2 - PRODUCTS

2.01 BRICKS

A. General:

Select from salvaged brick to match color, size and texture of existing. Salvaged brick shall be clean and free of mortar. Only use full brick without chips or cracks.

- B. New brick shall be custom-made, sand-molded, common clay brick to match color and size of original brick or smooth cream color as appropriate. Match brick to the area of the building depending on where the repair work will occur. Architect must approve brick selection. Recommended brickworks are Old Carolina Brick Co. and Redland Brick Co., Cushwa Plant.

2.02 MORTAR

A. General:

1. Portland Cement: Standard American Brands, ASTM C150-68, Type 1.
2. Sand: Shall comply with ASTM C144, approved color, grade sand from coarse to fine; 100% sand pass 8 sieve, not over 15% to 30% pass to sieve. Color to match existing.
3. Lime: Hydrated Lime, Type S - ASTM C207.
4. Water: Shall be clean and free of deleterious acids, alkalines, or organic material.

2.03 OTHER MATERIALS

All other materials, not specifically described but required for a complete and proper installation of brick masonry, shall be as selected by the Contractor subject to the approval of the Architect.

PART 3 - EXECUTION

3.01 SURFACE CONDITIONS

A. Inspection:

1. Prior to all work of this Section, carefully inspect the installed work of all other trades and verify that all such work is complete to the point where this installation may properly commence.
2. Verify that brick masonry may be completed in strict accordance with all pertinent codes and regulations, the referenced standards, and the original design.

B. Discrepancies:

1. In the event of discrepancy, immediately notify the Architect.

2. Do not proceed with installation in areas of discrepancy until all such discrepancies have been fully resolved.

3.02 COORDINATION

Carefully coordinate with all other trades to ensure proper and adequate interface of the work of other trades with the work of this Section.

3.03 COLD WEATHER WORK

A. General:

Masonry is required to be protected against freezing for at least 48 hours after being laid. Unless adequate precautions against freezing are taken, no masonry may be built when the temperature is below 32°F on a rising temperature, or below 40°F on a falling temperature, at the place where the work is in progress. No frozen material may be built upon.

B. Enclosures:

1. When air temperature is below 25°F, enclosures shall be erected and salamanders used for keeping the temperature above freezing, or as approved by the Architect.
2. The Contractor shall protect the masonry from inclement weather effects.

3.04 MIXING MORTAR

A. General Application:

1-part Portland cement
3 parts hydrated lime
6 parts sand, color to match original.

B. For Parapet Walls, Chimneys and Other Extreme Exposures:

2 Parts Portland cement
3 Parts hydrated lime
6 Parts of sand, color to match original.

C. For Stone:

6-part white Portland cement (white, non-staining, ASTM C150-68 type II)
1-part hydrated lime (Type S, ASTM C207)

12 parts sand, color as necessary to match existing, with no admixtures
Pigment as necessary to match existing.

D. Mixing:

1. Mix mortar at least three minutes after all materials have been added.
2. Mix only as much mortar as can be used in one hour after water has been first mixed into the batch.

E. Re-tempering:

Do not re-temper mortar.

F. Antifreeze:

Antifreeze materials shall not be used in the mortar without Architect's approval.

3.05 INSTALLATION

A. General:

1. All face brick shall be laid in the bond to match existing.
2. Do not use chipped or broken units if any such units are discovered in the finished wall; the Architect may require their immediate removal and replacement with new units at no additional cost to the Owner.

B. Dampening:

1. Clay or shale brick with high absorption rate shall be wetted. Bricks shall be in full bed of mortar, bottom and ends laid with a shoved joint. Unfilled furrowed joints shall not be permitted. Fill vertical joints and voids between masonry and other materials, except furring and structural wood framing solid with mortar as each course is laid.
2. Store all masonry units on the job so that they are kept off the ground and protected from the rain.
3. Wetting the units shall not be permitted except when hot and dry weather exists, causing the units to be warm to the touch, and then the surface only may be wetted with a light fog spray.

C. Laying Up:

1. Bricks shall be laid with shoved joints in full mortar beds and be thoroughly slushed up with mortar at every course.
2. Masonry shall be plumb, true to line with courses level, or made to match the adjacent coursing if not level.
3. Courses of face brick shall be laid out accurately, keeping bond plumb and level throughout. Variation is acceptable to match existing coursing. Variations in width of vertical joints shall be inconspicuous and made only as necessary to maintain bond.
4. Bond of face brick shall be laid out and adjusted to each wall so that no course shall finish at an external corner or jamb with a piece less than 3-3/4" long.

D. Reinforcement:

All metal items and anchors shall be built in as work progresses.

E. Tooling:

Match existing struck joints as per approved sample. If necessary, make appropriate tool for working narrow joints.

F. Raking:

Rake with hand tools joints to be repointed to a depth of 1/2". Remove any loose or disintegrated mortar beyond this depth. Do not use power tools!

G. Pointing:

1. Joints shall be thoroughly cleaned before repointing. Brick shall be dampened, but excessive dampness shall be avoided.
2. When mortar is thumbprint hard, the joint shall be tooled in a manner to match the appearance of the old mortar.
3. Remove excess mortar by brushing with a bristle brush.

H. Patches:

Patches shall match in size, joints and bond the existing work, unless otherwise specified. Existing loose or defective material in area to be rebuilt must be removed until sound brickwork is encountered.

I. Curing:

The Contractor shall provide for the moisture cure of all new joint mortar and restoration mortar immediately subsequent to their placement as specified, or as called for by manufacturers instructions.

3.06 CLEANING UP

A. Inspection and Adjustment:

Upon completion of the Work of this Section, make a thorough inspection of all installed brick masonry and verify that all units have been installed in accordance with the provisions of this Section. Make all necessary adjustments.

B. Cleaning:

1. Brick exposed in the finished work shall be cleaned on completion of the work with a mild cleanser. Both before and after applying the cleanser, rinse well with plenty of clean, fresh water.
2. Upon completion of all work of this Section, promptly move from the job site all mortar droppings, broken units, debris arising from the work of this Section, and all tools and equipment of this Section, leaving all areas in a neat and orderly condition to the approval of the Architect.

END - Masonry Restoration

SECTION 04 01 21

MASONRY CLEANING

PART I – GENERAL

1.01 DESCRIPTION

A. Masonry cleaning Work includes, but is not limited to:

1. Cleaning existing brick;
2. Cleaning existing stone;
3. Removal of efflorescence.

1.02 QUALITY ASSURANCE

A. Qualifications:

1. Cleaning of brick and stone shall be undertaken only by a skilled Contractor with at least 5 years experience in building cleaning. Provide the Owner with a list of three buildings recently completed with contact names, which may be used as references.
2. In acceptance or rejection of cleaning masonry, no allowance will be made for lack of skill on the part of the workers.

1.03 SUBMITTALS

A. Testing Cleaning Methods:

Before any masonry is cleaned, provide two sample panels (approximately 3' x 3') for the cleaning product to determine the weakest level of dilution required for the product and the shortest effective dwell time. Start with a dilution of 6:1, then increase the concentration to determine the weakest effective level of concentration.

1. At area of heavy efflorescence apply cleaner with a natural or nylon bristle brush, after appropriate dwell time rinse with low-pressure water rinse.
2. At average brick area apply cleaner with a natural or nylon bristle brush, after appropriate dwell time rinse with low-pressure water rinse.

The low-pressure water rinse shall determine the minimum effective pressure required to effectively remove the cleaning product. Test for the best nozzle and spray distance that effectively removes the product with no damage to the mortar or brick.

The dilution and dwell time determined shall be applied consistently to the entire building. Notify the Architect when samples are ready for viewing and allow ample drying time.

1.04 PRODUCT HANDLING

- A. Protection: Use all means necessary to protect the materials of this Section before, during and after installation and to protect the installed work and materials of all other trades.

PART 2 – PRODUCTS

2.01 GENERAL

Cleaners shall be the product of a single manufacturer.

2.02 MASONRY CLEANER

Restoration Cleaner, Sure Klean by PROSOCO.

2.03 OTHER MATERIALS

All other materials, not specifically described but required for a complete and proper application of masonry cleaner, shall be as selected by the Contractor subject to the approval of the Architect.

PART 3 – EXECUTION

3.01 SURFACE CONDITIONS

A. Inspection:

1. Prior to all work of this Section, carefully inspect the installed work of all other trades and verify that all such work is complete to the point where this installation may properly commence.

2. Verify that masonry cleaning may be completed in strict accordance with the manufacturer's recommendations.

B. Preparation:

1. Provide masking as necessary to protect adjacent surfaces. Wood, glass and painted surfaces of every description shall be carefully protected against damage from mechanical, acid, alkali and/or pressure rinsing operations.
2. Properly protect foundation plantings and lawn areas from permanent damage. Provide necessary coverings, wrappings, etc. to the complete satisfaction of the Contractor.

3.02 COORDINATION

Carefully coordinate with all other trades to ensure proper and adequate interface of the work of other trades with the work of this Section.

3.03 WEATHER

Do not perform the work under adverse weather conditions.

3.04 APPLICATION

A. General:

1. Dilute product as per Manufacturer's instructions, and as determined by test sample.
 2. Apply cleaner using a nylon or natural bristle brush. The use of wire brushes, steel wool, or sandblasting for cleaning will not be permitted.
 3. Do not reapply the cleaning product more than twice to any single area of masonry.
- B. After the predetermined dwell time, thoroughly rinse the masonry with the lowest established pressure as determined by the test sample, leaving the surface with a neutral pH.

3.05 CLEANING UP

A. Inspection:

1. Upon completion of the Work of this Section, make a thorough inspection of the work. Make all necessary adjustments.
2. Remove all masking and protection materials from the site.

END – Masonry Cleaning

SECTION 06 10 00

ROUGH CARPENTRY

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this section.

1.02 SUMMARY

- A The Work of this Section includes, but is not limited to, the following:

1. Wood Framing;
2. Wood supports;
3. Wood blocking and nailers;
4. Wood furring;
5. Wood grounds;
6. Plywood sheathing and underlayment;
7. Plywood backing panels.

1.03 QUALITY ASSURANCE

- A. Comply with the following:
1. American Softwood Lumber Standard, Voluntary Product Standard PS20-15, National Institute of Standards and Technology, US. Department of Commerce.
 2. AWWPA Book of Standards, American Wood Preservers Association, Bethesda, Maryland (AWPA).
 3. National Design Specification for Wood Construction, American Wood Council, Leesburg, VA.
 4. U.S. Product Standard PS-1 Structural Plywood, U.S. Department of Commerce.
 5. Standard for Structural Glue Laminated Timber ANSI/APA A190.1,
 6. Standards for Performance-Rated engineered Wood Siding, PRP-210, American Plywood Association (APA).

7. Standard for Performance Rated Cross Laminated Timber ANSI/APA PRG 320,
8. Details for conventional Wood Frame Construction AWA/, American Forest and paper Association.
9. AWPA Book of Standards, American Wood Protection Association (AWPA).
10. The 2015 International Building Code as supplemented by New York State.

1.04 SUBMITTALS

- A. Product Data: For each type of process and factory-fabricated product, including:
 1. Metal framing connectors.
 2. Construction adhesives.
 3. Power-driven fasteners.
- B. Material Certificates: For dimension lumber specified to comply with minimum allowable unit stresses.
- C. Wood preservative treatment data, including chemical treatment type, manufacturer's instructions for handling, storing, installation, and finishing of treated material. Manufacturer's recommendations for corrosion protection of connectors and fasteners used in treated wood.

1.05 DELIVERY, STORAGE, AND HANDLING

- A. Delivery and Storage: Keep materials under cover and dry. Protect against exposure to weather and contact with damp or wet surfaces. Stack lumber as well as plywood and other panels; provide for air circulation within and around stacks and under temporary coverings including polyethylene and similar materials. For lumber and plywood pressure treated with waterborne chemicals, sticker between each course to provide air circulation.
- B. Keep all material clearly identified with all grade marks legible.

PART 2 – PRODUCTS

2.01 WOOD-PRESERVATIVE-TREATED MATERIALS

- A. Preservative Treatment by Pressure Process: AWWA U1 (lumber).
- B. Kiln-dry material after treatment to a maximum moisture content of 19 percent for lumber and 15 percent for plywood.
- C. Application: Treat items indicated on Drawings, and the following:
 - 1. Wood cants, nailers, curbs, equipment support bases, blocking, stripping, and similar members in connection with roofing, flashing, vapor barriers, and waterproofing.
 - 2. Wood sills, sleepers, blocking, furring, stripping, and similar concealed members in contact with masonry or concrete.
 - 3. Wood framing members with less than 18 inches clear above grade.
 - 4. Wood floor plates that are installed over concrete slabs.
- D. Wood treated with CCA or ammonia carriers, including ACZA, are not permitted. Sill Plates shall be treated in accordance with AWWA standard UI to the requirements of use category 2 (UC2).

2.02 DIMENSION LUMBER

- A. General: Lumber to be of grades indicated below. Grading to be consistent with the American Lumber Standard Committee's (ALSC) "National Grading Rule" as executed by the grading agency indicated for each individual product.
 - 1. Factory mark each piece of lumber with grade stamp of grading agency.
 - 2. Provide dry lumber with 19 percent moisture content at time of dressing for 2-inch nominal thickness or less, unless otherwise indicated.
- B. For light framing (2 to 4 inches thick, 2 to 4 inches wide) provide Surfaced Dry, Construction Grade, Spruce-Pine-Fir (SPF), graded under NLGA rules, or species and grade acceptable to Structural Engineer with allowable base design values equal to or greater than:

$$\begin{array}{lcl} \text{Fb} & = & 725 \text{ psi} \\ \text{E} & = & 1,200,000 \text{ psi} \end{array}$$

- C. For studs (2 to 4 inches thick, 4 to 6 inches wide) provide Surfaced Dry, Stud Grade, Spruce-Pine-Fir (SPF), graded under NLGA rules, or species and grade acceptable to Structural Engineer with allowable base design values equal to or greater than:

$$\begin{array}{rcl} \text{Fb} & = & 550 \text{ psi} \\ \text{E} & = & 1,200,000 \text{ psi} \end{array}$$

- D. For structural framing (2 to 4 inches thick, more than 4 inches wide) provide Surfaced Dry, No. 2 or Better Grade, Spruce-Pine-Fir (SPF), graded under NLGA rules, or species and grade acceptable to Structural Engineer with allowable base design values equal to or greater than:

$$\begin{array}{rcl} \text{Fb} & = & 875 \text{ psi} \\ \text{E} & = & 1,300,000 \text{ psi} \end{array}$$

2.03 MISCELLANEOUS LUMBER

- A. Provide miscellaneous lumber for support or attachment of other construction, including the following:
1. Rooftop equipment bases and support curbs.
 2. Blocking.
 3. Cants.
 4. Nailers.
 5. Furring.

2.04 CONSTRUCTION PANELS, GENERAL

- A. Comply with PS 1 "U.S. Product Standard for Construction and Industrial Plywood" for plywood construction panels and, for products not manufactured under PS 1 provisions, with APA PRP-108. Furnish construction panels that are each factory-marked with APA trademark evidencing compliance with grade requirements.
- B. Where construction panels are indicated for the following concealed types of applications, provide APA Performance-Rated Panels complying with requirements designated under each application for grade designation, span rating, exposure durability classification, edge detail (where applicable), and thickness.
- C. Sub-flooring: APA Rated Sheathing.
1. Exposure Durability Classification: Exposure 1.
 2. Span Rating: 48/24 (23/32-inch minimum thickness).
- D. Roof Sheathing: APA Rated Sheathing.

1. Exposure Durability Classification: Exposure 1.
2. Span Rating: 32/16 (5/8-inch minimum thickness).

2.05 FASTENERS

- A. Where rough carpentry is exposed to weather, in ground contact, or in area of high relative humidity, provide fasteners with hot-dip zinc coating complying with ASTM A 53/A 53M.
- B. Power-Driven Fasteners: ESR 1539.
- C. Bolts: Steel bolts complying with ASTM A 307, Grade A, with ASTM A 563 hex nuts, and where indicated, flat washers.
- D. Nails, Wire, Brads, and Staples: FS FF-N-105.
- E. Power-Driven Fasteners: ESR 1539.
- F. Wood Screws: ASME B18.6.1.
- G. Lag Screws: ASME B18.2.6.
- H. Fasteners in contact with preservative treated lumber, including bolts and nails: Provide hot-dipped galvanized finish unless more restrictive material is recommended by the Preservative Treatment Manufacturer. Do not use zinc plated or other types of coated fasteners.

2.06 METAL FRAMING ANCHORS

- A. Material: Metal framing anchors shall be made from hot-dip, zinc-coated steel sheet complying with ASTM A 653/A 653M, G60 (Z180) coating designation.
- B. Research/Evaluation Reports: Provide products acceptable to authorities having jurisdiction and for which model code research/evaluation reports exist that show compliance of metal framing anchors, for application indicated, with building code in effect for Project.

- C. Allowable Design Loads: Meet or exceed those indicated per manufacturer's published values determined from empirical data or by rational engineering analysis and demonstrated by comprehensive testing performed by a qualified independent testing agency.
- D. Provide metal framing anchors of type, size, metal, and finish indicated that comply with requirements specified including the following:
 - 1. Joist Hangers:
 - a. Dimensional Lumber: 14-gauge, HU Heavy Duty Series by Simpson Strong-Tie Co. unless noted otherwise.
 - 2. Seismic/Hurricane Anchors: 18 gauge, H3 model by Simpson Strong-Tie Co. unless noted otherwise.
- E. Metal framing anchors in contact with preservative treated wood: Provide Simpson ZMAX hot-dipped galvanized finish, G185 HDG per ASTM A653, unless more restrictive material is recommended by the Preservative Treatment Manufacturer.

2.07 ADHESIVES FOR FIELD GLUING PANELS TO FRAMING

- A. Formulation shall comply with APA AFG-01 ASTM D 3498 and shall be approved for use with type of construction panel indicated by both adhesive and panel manufacturers.
- B. Use Contech PL-400 or accepted equivalent for dry conditions of use. Use Contech PL-500 or accepted equivalent for treated lumber or wet conditions of use.

PART 3 - EXECUTION

3.01 INSTALLATION

- A. Set rough carpentry to required levels and lines, with members plumb, true to line, cut, and fitted. Fit rough carpentry to other construction; scribe and cope as needed for accurate fit. Locate nailers, blocking, and similar supports to comply with requirements for attaching other construction.
- B. Apply field treatment complying with AWPA M4 to cut surfaces of preservative-treated lumber and plywood.

- C. Securely attach rough carpentry work to substrate by anchoring and fastening as indicated, complying with the following:
 - 1. Published requirements of metal framing anchor manufacturer.
 - 2. The New York State Building Code.
- D. Discard units of material with defects that impair quality of rough carpentry construction and that are too small to use in fabricating rough carpentry with minimum joints or optimum joint arrangement.
- E. Frame rough carpentry for the passage of pipes, conduits, and ducts without cutting or boring in excess of limits noted on Drawings or specified herein.
- F. Fit rough carpentry to other construction; scribe and cope as required for accurate fit. Correlate location of furring, nailers, blocking, grounds, and similar supports to allow attachment of other construction.
- G. Use finishing nails for exposed work, unless otherwise indicated. Countersink nail heads and fill holes with wood filler.
- H. Framing Standard: Comply with AFPA's "Manual for Wood Frame Construction," unless otherwise indicated.
- I. Framing with Engineered Wood Products: Install engineered wood products to comply with manufacturer's written instructions.
- J. Comply with applicable recommendations contained in APA Form No. E30K, "APA Design/Construction Guide: Residential & Commercial," for types of structural-use panels and applications indicated.
- K. Fastening Methods:
 - 1. Sheathing: Nail to wood framing.
 - 2. Plywood Backing Panels: Nail or screw to supports.
 - 3. Additionally, use glue, caulking or gasketing where required to establish air barrier at exterior walls.
- L. Use common wire nails, unless otherwise indicated. Select fasteners of size that will not penetrate members where opposite side will be exposed to view or will receive finish materials. Make tight connections between members. Install fasteners without splitting wood; pre-drill as required.

- M. Drill holes for bolted connections 1/16-inch larger in diameter than the bolt size being used. Provide washers under bolt heads and nuts in contact with wood.
- N. Pre-drill lead holes for lag screws and wood screws the same diameter as the root of the thread. Enlarge the lead holes to the shank diameters for the lengths of the unthreaded shanks.
- O. Insert all lag screws and wood screws by turning; do not drive with a hammer.

3.02 WOOD FRAMING, GENERAL

- A. Framing Standard: Comply with the New York State Building Code, unless otherwise indicated.
- B. Install framing members of size and spacing indicated.
- C. Anchor and nail as shown, and to comply with the following:
 - 1. National Evaluation Report No. NER-272 for pneumatic or mechanical driven staples, P-Nails, and allied fasteners.
 - 2. Published requirements of manufacturer of metal framing anchors.
 - 3. "Recommended Nailing Schedule" of referenced framing standard and with the New York State Building Code.
 - 4. Rim joists shall be glued, caulked or gasketed to the plate below and the subfloor above as part of the air barrier system. Exterior sheathing shall be caulked, glued or gasketed to all top and bottom plates in exterior walls as part of the air barrier system. Joints in the exterior plywood sheathing shall be taped or sealed as part of the air barrier system.
- D. Do not splice structural members between supports.
- E. Fire-stop concealed spaces of wood framed walls and partitions at each floor level and at the ceiling line of the top story. Where firestops are not automatically provided by the framing system used, use closely fitted wood blocks of nominal 2-inch-thick lumber of the same width as framing members.

3.03 STUD FRAMING

- A. General: Arrange studs so that wide face of stud is perpendicular to direction of wall or partition and narrow face is parallel. Install single bottom plate and double top

- plates using 2-inch-thick members whose widths equal that of studs. Nail or anchor plates to supporting construction.
1. For exterior walls and load bearing partitions, install 2-inch by 6-inch wood studs spaced 24 inches on center, unless noted otherwise.
 2. For interior partitions and walls install 2-inch by 4-inch wood studs spaced 24 inches on center.
- B. Construct corners and intersections with a maximum of three studs. Install miscellaneous blocking and framing as shown and as required for support of facing materials, fixtures, specialty items, and trim.
- C. Install continuous horizontal blocking row at mid-height of single-story partitions over 8 feet high, using 2-inch-thick members of same width as wall or partitions.
- D. Frame openings with multiple studs and headers. Install nailed header members of thickness equal to width of studs. Set headers on edge and support on jamb studs.
1. Anchor sill plate of exterior walls to foundation walls with 1/2-inch anchor bolts, 12 inches from each end, and no more than 6 feet on center between ends. (Minimum of two anchor bolts in each sill piece.)

3.04 INSTALLATION OF CONSTRUCTION

- A. General: Comply with applicable recommendations contained in form No. E30, "APA Design/Construction Guide - Residential & Commercial", for types of construction panels and applications indicated.
- B. Fastening Methods: Fasten panels as indicated below:
1. Sub-flooring: Glue and nail to framing throughout.
 2. Sheathing: Nail to framing.
 3. Underlayment: Nail to sub-flooring.
 - a. Fill and sand edge joints of underlayment receiving resilient flooring.
 - b. Butt panel ends and edges to a close but not tight fit (allow 1/32inch space).
 4. Plywood Backing Panels: Nail to supports.

- C. Install with face grain across supports, using panels continuous over two or more spans with end joints between panels staggered and locate over center of supports.
- D. Nail 6 inches on center along panel ends and 12 inches center to center at intermediate supports using 8d common nails for panels over 1/2 inch but less than 1 inch thick.
- E. Provide support at unsupported long edges with "Plyclips" or wood blocking at spacing of 12 inches on center maximum.
- F. Allow 1/8-inch open space between edge joints for expansion and contraction of panels.
- G. Used plywood will not be acceptable material for sheathing purposes.

3.08 CLEAN UP

Upon completion of all Work of this Section, promptly remove from the job site all scrap materials, tools, equipment, and rubbish leaving all areas in a neat and orderly condition to the approval of the Architect.

END – Rough Carpentry

SECTION 06 20 00

FINISH CARPENTRY

PART 1 - GENERAL

1.01 DESCRIPTION

A. Work Included:

Installation of all wood trim and other items as indicated on Drawings and not specifically described as being installed under other Sections of these Specifications. Trim shall include, but not be limited to door casing, window casing and sills, baseboard and exterior trim.

B. Related Work Described Elsewhere:

1. Rough Carpentry	Section 06 10 00
2. Wood Doors	Section 08 14 00
5. Clad Wood Windows	Section 08 54 13
6. Painting	Section 09 90 00

1.02 QUALITY ASSURANCE

A. Qualifications of Workers:

For actual cutting and fitting of trim and finish material, use only qualified finish carpenters who are thoroughly trained and experienced in the skills required, who are completely familiar with the materials involved and the manufacturer's recommended methods of installation, and who are thoroughly familiar with the requirements of this Work.

B. Rejection:

In the acceptance or rejection of finish carpentry, no allowance will be made for lack of skill on the part of workers.

1.03 PRODUCT HANDLING

A. Protection:

Use all means necessary to protect the materials of this Section before, during and after installation and to protect the installed work and materials of all other trades.

B. Replacements:

In the event of damage, immediately make all repairs and replacements necessary to the approval of the Architect and at no additional cost to the Owner.

PART 2 - PRODUCTS

2.02 MATERIALS

A. General:

All Exterior moldings and trim shall be select grade mahogany, ipe, cedar or redwood with no knots over 1/4" in size. Exterior moldings in contact with grade or concrete shall be PolyAsh. Interior trim shall be select grade poplar.

B. Baseboard, Door and Window Casing, and other moldings:

1. Door and Window Casing: to match original.
2. Window Stool (interior sill): custom made with bullnose edge to overhang apron by 1/2" minimum, or Brosco equivalent.
3. Window Apron: use 11/16" x 3 1/2" flat, 1 round corner casing, #8308.

PART 3 - EXECUTION

3.01 SURFACE CONDITIONS

A. Inspection:

1. Prior to all work of this Section, carefully inspect the installed work of all other trades and verify that all such work is complete to the point where this installation may properly commence.

2. Verify that finish carpentry may be completed in strict accordance with the original design and all pertinent codes and regulations.

B. Discrepancies:

1. In the event of discrepancy, immediately notify the Architect.
2. Do not proceed with installation in areas of discrepancy until all such discrepancies have been fully resolved.

3.02 WORK QUALITY

A. General:

All finish carpentry shall produce joints true, tight, and well nailed with all members assembled in accordance with the Drawings.

B. Jointing:

1. Make all joints to conceal shrinkage; miter all exterior corners cope all interior corners, miter or scarf all end-to-end joints.
2. Install all trim in pieces as long as possible, jointing only where solid support is obtained.

C. Fastenings:

1. Install all items straight, true, level, plumb, and firmly anchored in place; where blocking or backing is required, coordinate as necessary with other trades to ensure placement of all required backing and blocking in a timely manner.
2. Nail trim with finish nails of proper dimension to hold the member firmly in place without splitting the wood.
3. Nail all exterior trim with galvanized nails, making all joints to exclude water and setting in waterproof glue or caulking.
4. On exposed finish work, set all nails for putty.
5. Screw, do not drive, all wood screws except that screws may be started by driving and then screwed home.

3.03 INSTALLATION OF OTHER ITEMS

Install all other items in strict accordance with the Drawings, and the published recommendations of the manufacturer of the item, anchoring firmly in place at the prescribed location, straight, plumb, level, and anchored for long life under hard use.

3.04 FINISHING

Sand-paper all finished wood surfaces thoroughly as required to produce a uniformly smooth surface, always sanding in the direction of the grain; no coarse-grained sand-paper mark, hammer mark, or other imperfections will be accepted.

3.05 CLEANING

Upon completion of this portion of the Work, thoroughly broom clean all surfaces.

END - Finish Carpentry

SECTION 07 41 13
METAL ROOF PANELS

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Mechanically-seamed, standing seam metal roof panels, with related metal trim and accessories.

1.2 RELATED REQUIREMENTS

- A. Metal Flashing and Trim" for formed sheet metal copings, flashings, reglets, and roof drainage items in addition to items specified in this Section.

1.3 QUALITY ASSURANCE

- A. Manufacturer/Source: Provide metal roof panel assembly and accessories from a single manufacturer providing fixed-base roll forming, and accredited under IAS AC 472 Part B.
- B. Manufacturer Qualifications: Approved manufacturer listed in this Section with minimum five years experience in manufacture of similar products in successful use in similar applications.
- 1. Approval of Comparable Products: Submit the following in accordance with project substitution requirements, within time allowed for substitution review:
 - a. Product data, including certified independent test data indicating compliance with requirements.
 - b. Samples of each component.
 - c. Sample submittal from similar project.
 - d. Sample warranty.
 - e. IAS AC 472 certificate.
- C. Installer Qualifications: Experienced Installer with minimum of five years experience with successfully completed projects of a similar nature and scope.

1.4 INFORMATIONAL SUBMITTALS

- A. Manufacturer's Warranty: Sample copy of manufacturer's standard warranty.

1.5 CLOSEOUT SUBMITTALS

- A. Maintenance data.

- B. Manufacturer's Warranty: Executed copy of manufacturer's standard warranty.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Protect products of metal panel system during shipping, handling, and storage to prevent staining, denting, deterioration of components or other damage. Protect panels and trim bundles during shipping.
 1. Deliver, unload, store, and erect metal panel system and accessory items without misshaping panels or exposing panels to surface damage from weather or construction operations.
 2. Store in accordance with Manufacturer's written instructions. Provide wood collars for stacking and handling in the field.

1.7 WARRANTY

- A. Special Manufacturer's Warranty: On manufacturer's standard form, in which manufacturer agrees to repair or replace metal panel assemblies that fail in materials and workmanship within one year from date of Substantial Completion.
- B. Special Weathertightness Warranty: On manufacturer's standard form, in which manufacturer agrees to repair or replace metal panel assemblies that fail to remain weathertight, including leaks, within 15 years from date of Substantial Completion.
- C. Special Panel Finish Warranty: On Manufacturer's standard form, in which Manufacturer agrees to repair or replace metal panels that evidence deterioration of factory-applied finish within 25 years from date of Substantial Completion, including:

1.8 MANUFACTURER

- A. MBCI Metal Roof and Wall Systems, Division of NCI Group, Inc.; Houston, or approved equal
 1. Provide basis of design product, or comparable product approved by Architect.

1.9 PERFORMANCE REQUIREMENTS

- A. General: Provide metal roof panel system meeting performance requirements as determined by application of specified tests by a qualified testing facility on manufacturer's standard assemblies.
- B. Structural Performance: Provide metal panel assemblies capable of withstanding the effects of indicated loads and stresses within limits and under conditions indicated:

1. Wind Loads: Per requirements of International Building Code as Supplemented by NYS
 2. Snow Loads: 40 lbf/sq. ft.
 3. Deflection Limits: Withstand inward and outward wind-load design pressures in accordance with applicable building code with maximum deflection of 1/180 of the span with no evidence of failure.
- C. Wind Uplift Resistance: Comply with UL 580 for wind-uplift class UL-90.
- D. Thermal Movements: Allow for thermal movements from variations in both ambient and internal temperatures. Accommodate movement of support structure caused by thermal expansion and contraction. Allow for deflection and design for thermal stresses caused by temperature differences from one side of the panel to the other.

1.10 METAL ROOF PANELS

- A. MBCI, LokSeam snap together, Concealed Fastener, Metal Roof Panels: Structural metal roof panel consisting of formed metal sheet with vertical ribs at panel edges, installed by lapping and interlocking edges of adjacent panels, and attaching panels to supports using concealed clips and fasteners in a weathertight installation.
- B. Basis of Design: MBCI, LokSeam or equal
1. Aluminum-Zinc Alloy-Coated Steel Sheet: ASTM A 792/A 792M, structural quality, Grade 50, Coating Class AZ55 (Grade 340, Coating Class AZM165) unpainted Galvalume Plus coating.
 2. Panel Surface: Smooth with striations in pan
 3. Exterior Finish: Fluoropolymer two-coat system.
 4. Color: As selected by Architect from manufacturer's standard colors
 5. Panel Width: 16 inches.
 6. Panel Seam Height: 2 inch.
 7. Joint Type: Mechanically seamed.

1.11 METAL ROOF PANEL ACCESSORIES

- A. General: Provide complete metal roof panel assembly incorporating trim, copings, fasciae, gutters and downspouts, and miscellaneous flashings, in manufacturer's standard profile. Provide required fasteners, closure strips, thermal spacers, splice plates, support plates, and sealants as indicated in manufacturer's written instructions.
- B. Flashing and Trim: Match material, thickness, and finish of metal panel face sheet.
- C. Panel Clips: Provide panel clip of type specified, at spacing indicated on approved shop drawings.

1. Single-Piece Fixed: ASTM A 653/A 653M, G90 (Z180) hot-dip galvanized zinc coating, configured for concealment in panel joints, and identical to clips utilized in tests demonstrating compliance with performance requirements.

- D. Panel Fasteners: Self-tapping screws and other acceptable corrosion-resistant fasteners recommended by roof panel manufacturer. Where exposed fasteners cannot be avoided, supply fasteners with EPDM or neoprene gaskets, with heads matching color of metal panels by means of factory-applied coating.
- E. Joint Sealers: Manufacturer's standard or recommended liquid and preformed sealers and tapes, and as follows:
 - 1. Tape Sealers: Manufacturer's standard non-curing butyl tape, AAMA 809.2.
- F. Steel Sheet Miscellaneous Framing Components: ASTM C 645, with ASTM A 653/A 653M, G60 (Z180) hot-dip galvanized zinc coating.
- G. Roof Accessories: Approved by metal roof panel manufacturer.

1.12 FABRICATION

- A. General: Provide factory fabricated and finished metal panels and accessories meeting performance requirements, indicated profiles, and structural requirements.
- B. Fabricate metal panel joints configured to accept factory-applied sealant providing weathertight seal and preventing metal-to-metal contact and minimizing noise resulting from thermal movement.
- C. Form panels in continuous lengths for full length of detailed runs, except where otherwise indicated on approved shop drawings.
- D. Sheet Metal Flashing and Trim: Fabricate flashing and trim to comply with manufacturer's written instructions, approved shop drawings, and project drawings. Form from materials matching metal panel substrate and finish.

1.13 FINISHES

- A. Finishes, General: Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.
- B. Fluoropolymer Two-Coat System: 0.2 – 0.3 mil primer with 0.7 - 0.8 mil 70 percent PVDF fluoropolymer color coat, AAMA 621.

PART 2 - EXECUTION

2.1 EXAMINATION

- A. Examine metal panel system substrate and supports with Installer present. Inspect for erection tolerances and other conditions that would adversely affect installation of metal panel installation.
- 1. Inspect metal panel support substrate to determine if support components are installed as indicated on approved shop drawings. Confirm presence of acceptable supports at recommended spacing to match installation requirements of metal panels.
- 2. Panel Support Tolerances: Confirm that panel supports are within tolerances acceptable to metal panel system manufacturer but not greater than the following:
 - a. 1/4 inch in 20 feet in any direction.
- B. Correct out-of-tolerance work and other deficient conditions prior to proceeding with insulated metal roof panel system installation.

2.2 PREPARATION

- A. Miscellaneous Supports: Install subframing, girts, furring, and other miscellaneous panel support members according to ASTM C 754 and manufacturer's written instructions.
- B. Flashings: Provide flashings as required to complete metal roof panel system. Install in accordance with Section 07 62 00 "Sheet Metal Flashing and Trim" and approved shop drawings.

2.3 METAL PANEL INSTALLATION

- A. Standing Seam Metal Roof Panels: Install weathertight metal panel system in accordance with manufacturer's written instructions, approved shop drawings, and project drawings. Install metal roof panels in orientation, sizes, and locations indicated, free of waves, warps, buckles, fastening stresses, and distortions. Anchor panels and other components securely in place. Provide for thermal and structural movement.
- B. Attach panels to supports using clips, screws, fasteners, and sealants recommended by manufacturer and indicated on approved shop drawings.
- 1. Fasten metal panels to supports with concealed clips at each location indicated on approved shop drawings, with spacing and fasteners recommended by manufacturer.

2. Seamed Joint: Crimp standing seams with manufacturer-approved, motorized seamer tool so clip, metal roof panel, and factory-applied sealant are completely engaged.
3. Provide weatherproof jacks for pipe and conduit penetrating metal panels of types recommended by manufacturer.
4. Dissimilar Materials: Where elements of metal panel system will come into contact with dissimilar materials, treat faces and edges in contact with dissimilar materials as recommended by manufacturer.

2.4 ACCESSORY INSTALLATION

- A. General: Install metal panel trim, flashing, and accessories using recommended fasteners and joint sealers, with positive anchorage to building, and with weather tight mounting. Provide for thermal expansion. Coordinate installation with flashings and other components.
 1. Install components required for a complete metal panel assembly, including trim, copings, flashings, sealants, closure strips, and similar items.
 2. Comply with details of assemblies utilized to establish compliance with performance requirements and manufacturer's written installation instructions.
 3. Provide concealed fasteners except where noted on approved shop drawings.
 4. Set units true to line and level as indicated. Install work with laps, joints, and seams that will be permanently weather resistant.
- B. Joint Sealers: Install joint sealers where indicated and where required for weathertight performance of metal panel assemblies, in accordance with manufacturer's written instructions.
 1. Seal panels in accordance with insulated panel manufacturer's instructions, and project design drawings.
 2. Prepare joints and apply sealants per requirements of Division 07 Section "Joint Sealants."

2.5 CLEANING AND PROTECTION

- A. Remove temporary protective films immediately in accordance with metal roof panel manufacturer's instructions. Clean finished surfaces as recommended by metal roof panel manufacturer.
- B. Replace damaged panels and accessories that cannot be repaired to the satisfaction of the Architect.

END OF SECTION

A. Protection:

Use all means necessary to protect flashing and sheet metal materials before, during, and after installation and to protect the installed work and materials of all other trade.

B. Replacement:

In the event of damage, immediately make all repairs and replacements necessary to the approval of the Architect and at no additional cost to the Owner.

PART 2 - PRODUCTS

2.01 MATERIALS AND GAGES

Where sheet metal is required and no material or gage is indicated on the Drawings, furnish and install the highest quality and gage commensurate with the referenced standards.

2.02 FLASHING

Aluminum flashing shall be 3003-H-14, alloy, sheet aluminum, thickness as required.

2.03 NAILS, RIVETS, AND FASTENERS

Use only soft iron rivets having rust-resistive coatings, galvanized nails, and cadmium plated screws and washers in connection with galvanized iron and steel.

2.04 FLUX

All flux used for galvanized iron or steel shall be raw muriatic acid.

2.05 SOLDER

All solder used on galvanized sheet steel shall conform with the current ASTM B-32.

2.06 WALL COPING ASSEMBLY

Submit Shop Drawings for approval of Architect.

2.07 OTHER MATERIALS

All other materials, not specifically described, but required for a complete and proper installation of flashing and sheet metal, shall be new, first quality of their respective kinds, and subject to the approval of the Architect.

PART 3 - EXECUTION

3.01 SURFACE CONDITIONS

A. Inspections:

1. Prior to all work of this Section, carefully inspect the installed work of all other trades and verify that all such work is complete to the point where this installation may properly commence.
2. Verify that flashing and sheet metal may be installed in accordance with the original design, all pertinent codes and regulations, the referenced standards, and the approved Shop Drawings.

B. Discrepancies:

1. In the event of discrepancy, immediately notify the Architect.
2. Do not proceed with installation in areas of discrepancy until all such discrepancies have been fully resolved.

3.02 WORK QUALITY

A. General:

1. Form all sheet metal accurately to the dimensions and shapes required, finishing all molded and broken surfaces with true, sharp and straight lines and angles and, where intercepting other members, coping to an accurate fit and soldering securely.
2. Unless otherwise specifically permitted by the Architect, turn all exposed edges back 1/2 inch.

B. Expansion:

Form, fabricate, and install all sheet metal so as to adequately provide for expansion and contraction in the finished work.

C. Weatherproofing:

1. Finish watertight and weathertight where so required.
2. Make all lock seam work flat and true to line of solder.
3. Make all lap seams at least 1/2 inch wide.
4. Where lap seams are not soldered, lap according to pitch but in no case less than three inches.
5. Make all flat and lap seams in direction of floor.

D. Joints:

1. Join parts with rivets or sheet metal screws where necessary for strength or stiffness.
2. Provide suitable watertight expansion joints for all runs of more than 40 feet, except where closer spacing is indicated on the Drawings or required for proper installation.

E. Nailing:

1. Whenever possible, secure metal by means of clips or cleats without nailing through the metal.
2. In general, space all nails, rivets, and screws not more than eight inches apart, and where exposed to the weather, use lead washers.
3. For nailing into wood, use barbed roofing nails 1-1/4 inch long by eleven gage.
4. For nailing into concrete, use drilled plugholes and plugs.

3.03 INSTALLATION OF FLASHING

- A. Flashing shall be installed at roof surface intersections and at intersections of roof surface with other parts of the building.

3.04 OTHER INSTALLATIONS

Gutters, louvers, ventilators, fascias, and other accessories incidental to the roofing shall be installed as required for a complete and finished installation.

3.06 TESTS

Upon request of the Architect, demonstrate by hose or standing water that all flashing and sheet metal is completely watertight.

END - Flashing and Sheet Metal

SECTION 08 14 00

WOOD DOORS

PART 1 - GENERAL

1.01 DESCRIPTION

A. Work Included:

Wood doors required for this Work are indicated on the Door Schedule, in the Work Write-up, on the Drawings, and includes but is not necessarily limited to:

1. Wood rail and stile doors.

1.02 QUALITY ASSURANCE

A. Qualification of Installers:

For actual installation of wood doors, and installation of finish hardware on wood doors, use only skilled journeyman carpenters who are completely familiar with the recommended methods of installation and the requirements of this Work.

1.03 PRODUCT HANDLING

A. Protection:

Use all means necessary to protect wood doors before, during and after installation and to protect the installed work and materials of all other trades.

B. Replacement:

In the event of damage, immediately make all repairs and replacements necessary to the approval of the Architect and at no additional cost to the Owner.

PART 2 - PRODUCTS

2.01 DOORS

All exterior wood doors shall be stile and rail wood doors manufactured by Iroquois Woodwork, Marvin Millwork or equal in compliance with Architectural Wood Standards/AWMAC/WI. Thickness of doors over 7' in height shall be 2" thick minimum. Provide 5 year minimum warranty on door.

PART 3 - EXECUTION

3.01 FABRICATION

Fabricate all wood doors in strict accordance with the referenced standards.

3.02 INSTALLATION

A. Surface Conditions:

1. Prior to installation of wood doors, carefully inspect the installed work of all other trades and verify that all such work is complete to the point where this installation may properly commence.
2. Verify that wood doors may be installed in accordance with the original design, the referenced standards, and all pertinent codes and regulations.
3. In the event of discrepancy, immediately notify the Architect.
4. Do not proceed with installation in areas of discrepancies until all such discrepancies have been fully resolved.

B. Installation:

1. Install all wood doors in strict accordance with all pertinent codes and regulations, the original design, and the referenced standards hanging square, plumb, straight and firmly anchored into position for long life under hard use.
2. Install all finish hardware in strict accordance with the manufacturer's recommendations, eliminating all hingebound conditions and making all items smoothly operating and firmly anchored into position.

C. Touching Up:

1. Using fine-grained sandpaper, completely eliminate all scratches and abrasions in finished wood surfaces.
2. Set all nails and fasteners for putty. Firmly putty all holes. Leave all finished wood surfaces ready for painting.

END - Wood Doors

SECTION 08 54 13

CLAD WOOD WINDOWS

PART 1 - GENERAL

1.01 DESCRIPTION

- A. Work required for this section includes the installation of new aluminum clad wood window units as described on the Drawings.

1.02 QUALITY ASSURANCE

- A. Qualification of Workers:

1. For the installation of windows use only skilled workers who are thoroughly experienced with the materials and methods specified and thoroughly familiar with the design requirements.

1.03 PRODUCT HANDLING

- A. Protection:

Use all means necessary to protect the materials of this Section before, during, and after installation and to protect the installed work and materials of all other trades.

- B. Replacements:

In the event of damage, immediately make all repairs and replacements necessary to the approval of the Architect and at no additional cost to the Owner.

PART 2 - PRODUCTS

2.01 WINDOWS

- A. New Windows:

New windows shall be Pella "Architect Reserve Series", or approved equal, double hung, color as selected by architect, with Low E glazing with Argon, sash lock and aluminum (18 x 16 Wire, .011 .28 mm Diameter-charcoal color) mesh screens.

Windows shall fill the original masonry opening completely. Light pattern to reflect

Historic character of building. If divided lights are used, they shall be simulated divided lights mimic the look of a true divided light.

2.02 OTHER MATERIALS

All other materials not specifically described but required for a complete and proper installation of metal windows shall be as selected by the Contractor, subject to the approval of the Architect.

PART 3 - EXECUTION

3.01 SURFACE CONDITIONS

- A. Prior to all work of this Section, carefully inspect the installed work of all other trades and verify that all such work is complete to the point where this installation may properly commence.
- B. Discrepancies:
 - 1. In the event of discrepancy, immediately notify the Architect.
 - 2. Do not proceed with installation in areas of discrepancy until all such discrepancies have been fully resolved.

3.02 COORDINATION

Carefully coordinate with all other trades to insure proper and adequate interface of the work of other trades with the work of this Section.

3.03 INSTALLATION

A. General:

Installation of all new windows shall be in strict accordance with good standard construction practice to insure a secure operable weather-proof window.

B. Frames

- 1. Frames shall be set plumb, level and square within clearance limits of the respective openings.
- 2. Frames shall be fastened securely to the wall.

C. Protection

Window frames and other installation materials shall be handled carefully at all times and shall be protected from all possible sources of damage such as dampness, dirt, mortar, etc. Windows shall be stacked standing on edge on wood strips to prevent contact with ground.

3.05 CLEANING UP

A. Inspection and Adjustment:

Upon completion of the Work of this Section, make a thorough inspection of all installed and reconditioned windows and verify that all units have been installed in accordance with the provisions of this Section of these Specifications. Make all necessary adjustments.

B. Cleaning:

1. All new windows shall be left clean, free from dirt or fingerprints.
2. Upon completion of all Work of this Section, promptly remove from the job site all tools, equipment and debris leaving all areas in a neat and orderly condition to the approval of the Architect.

END – Clad Wood Windows

SECTION 08 80 00

GLASS AND GLAZING

PART 1 - GENERAL

1.01 DESCRIPTION

A. Work Included:

Glass and glazing required for this Work is indicated in the Work Write-Up or the Drawings.

1.02 QUALITY ASSURANCE

A. Qualifications of Installers:

Provide at least one person who shall be thoroughly trained and experienced in the skills required, who shall be completely familiar with the referenced standards and the requirements of this Work, and who shall personally direct all installation performed under this Section of these Specifications.

B. Codes and Standards:

ANSI Z97.1 - American National Standard for Glazing Materials Used in Buildings - Safety Performance Specifications and Methods of Test.

ASCE 7 - "Minimum Design Loads for Buildings and Other Structures".

ASTM International (ASTM):

ASTM C 162 - Standard Terminology of Glass and Glass Products.

ASTM C 1036 - Standard Specification for Flat Glass.

ASTM C 1048 - Standard Specification for Heat-Treated Flat Glass -- Kind HS, Kind FT Coated and Uncoated Glass.

ASTM C 1172 - Standard Specification for Laminated Architectural Flat Glass.

ASTM E 2188 - Standard Test Method for Insulating Glass Unit Performance.

ASTM E 2189 - Standard Test Method for Testing Resistance to Fogging in Insulating Glass Units.

ASTM E 2190 - Standard Specification for Insulating Glass Unit Performance and Evaluation.

In addition to complying with all pertinent codes and regulations, comply with all pertinent recommendations contained in the "Manual of Glazing" of the Flat Glass Marketing Association.

1.03 PRODUCT HANDLING

A. Protection:

Use all means necessary to protect glass and glazing materials before, during and after installation and to protect the installed work and materials of all other trades.

B. Replacements:

In the event of damage, immediately make all repairs and replacements necessary to the approval of the Architect and at no additional cost to the Owner.

PART 2 - PRODUCTS

2.01 GLASS

A. All glass shall be as manufactured by the Pilkington or Vitro Architectural Glass [formerly PPG]. Use 1" dual paned thermal glazed 1/8" safety glass for storefront windows which shall be relatively distortion-free with all distortion shown in the horizontal direction. Minimum U value of .38, SHGC of .40 or .64 if shading device.

2.02 GLAZING POINTS

Glazing points or clips shall be of zinc-coated steel or non-ferrous metal.

2.03 GLAZING COMPOUND

All glazing compound shall be non-shrinking permanently elastic, containing 100% solids, "GLAZING COMPOUND M-251" manufactured by Pecora Chemical Corp., or DAP "1231" Glazing Flexiglaze Compound. Color to match existing or adjoining.

2.04 GLAZING

All glazing accessories shall be new, first quality of their respective kinds, and subject to the approval of the Architect.

PART 3 - EXECUTION

3.01 SURFACE CONDITIONS

A. Inspection:

1. Prior to all work of this Section, carefully inspect the installed work of all other trades and verify that all such work is complete to the point where this installation may properly commence.
2. Verify that all glazing may be performed in accordance with all pertinent codes and regulations, the original design, and the referenced standards.

B. Discrepancies:

1. In the event of discrepancy, immediately notify the Architect.
2. Do not proceed with installation in areas of discrepancy until all such discrepancies have been fully resolved.

3.02 GLAZING

A. General:

Set all glass in a true plane, tight and straight, with proper and adequate clearance, firmly anchored to prevent rattling and looseness, with all edges cleanly cut; do not nip or seam the edges.

B. Installing Glass:

1. Prime rabbets in wood or metal before setting glass. Clean and prepare surfaces to receive sealant.
2. Comply with manufacturer's recommendations for use of sealant. Do not dilute sealant without specific approval. Do not install sealant when temperature is below 40 degrees F., or when excessive dampness or dust is present.
3. Secure glass with points, clips or beads as indicated. Set glass in bed of sealant so that sealant completely surrounds glass.
4. Apply sealant uniformly smooth. Remove excess material and clean within recommended working time.
5. Set glass without forcing or springing. Provide adequate clearances at edges. Provide spacer blocks, setting blocks and shims as necessary.

3.03 CLEANING UP

Upon completion of glazing, thoroughly clean all glass surfaces, correct all imperfections, replace all damaged glass, and leave all labels on the glass unit until they have been inspected and approved by the Architect but remove all labels immediately thereafter.

END - Glass and Glazing

SECTION 09 90 00

PAINTING

PART 1 - GENERAL

1.01 DESCRIPTION

A. Work Included:

The type of material to be used and the number of coats to be applied are listed in the "Painting Schedule" in Part 3.10 of this Section of these Specifications.

B. Related Work Described Elsewhere:

1. Prefinishing:

Shop priming and factory prefinishing are required on some, but not all, of the items described in other Sections of these Specifications.

2. Caulking:

Basic requirements for caulking are described in Section 07 90 00.

C. Definitions:

The term "paint", as used herein, includes enamels, paints, sealers, fillers, emulsions, and other coatings, whether used as prime, intermediate, or finish coats.

1.02 QUALITY ASSURANCE

A. Qualifications of Painters:

Use only qualified journeyman painters for the mixing and application of paint on exposed surfaces; in the acceptance or rejection of installed painting, no allowance will be made for lack of skill on the part of painters.

B. Codes and Standards:

In addition to complying with all codes and regulations, comply with the Lead-Based Paint Poisoning Prevention Act of 1985.

C. Lead Paint Hazard Removal Certificate:

Property at _____

We do hereby certify that lead-base paint, which contains more than 1% lead by weight, shall not be used in connection with the rehabilitation of this Property as per Construction Documents dated _____.

Before start of work, signed by:

_____	_____
Owner or Architect	Painting Contractor
_____	_____
Name Date	Name Date

We do hereby certify that to our knowledge the work at this Property has adhered to the Construction Documents dated _____ and guideline for the Removal of Lead Paint Hazard as attached.

At completion of project, signed by:

_____	_____
Owner or Construction Manager	Painting Contractor
_____	_____
Name Date	Name Date

1.03 SUBMITTALS

A. Materials List:

1. Within 35 days after award of Contract, and before any paint materials are delivered to the job site, submit to the Architect a complete list of all materials proposed to be furnished and installed under this portion of the Work.
2. This shall in no way be construed as permitting substitution of materials for those specified or approved for this Work by the Architect.

B. Samples:

1. Accompanying the materials list, submit to the Architect two copies of the full range of colors available in each of the proposed products.
2. Upon direction of the Architect, prepare and deliver to the Architect two identical sets of Samples of each of the selected colors and glosses painted onto 8-1/2"x11"x1/4" thick material; whenever possible, the material for Samples shall be the same materials as that on which coating will be applied in the Work.

C. Manufacturer's Recommendations:

In each case where material proposed is not the material specified or specifically described as an acceptable alternate in this Section of these Specifications, submit for the Architect's review the current recommended method of application published by the manufacturer of the proposed material.

1.04 PRODUCT HANDLING

A. Delivery:

Deliver all paint materials to the job site in their original unopened containers with all labels intact and legible at time of use.

B. Protection:

1. Store only the approved materials at the job site, and store materials and related equipment only in a suitable and designated area restricted to the storage of paint
2. Use all means necessary to ensure the safe storage and use of paint materials and the prompt and safe disposal of waste.
3. Use all means necessary to protect paint materials before, during and after application and to protect the installed work and materials of all other trades.

C. Replacements:

In the event of damage, immediately make all repairs and replacements necessary to the approval of the Architect and at no additional cost to the Owner.

1.05 EXTRA STOCK

Upon completion of this portion of the Work, deliver to the Owner an extra stock of paint equaling 3% of all common hall colors, 1% of all other colors and glosses with a

minimum of 1 gallon each color and gloss, with all such extra stock tightly sealed in clearly labeled containers.

PART 2 - PRODUCTS

2.01 PAINT MATERIALS

A. Manufacturer:

1. All paint materials selected for coating systems for each type of surface shall be the product of a single manufacturer.
2. Paint materials listed herein, unless otherwise designated in the "Painting Schedule", are the product of Pratt & Lambert or Sherwin Williams and require no further approval as to manufacturer or catalog number.
3. Equivalent products of other major paint manufacturers may be used subject to approval by the Architect of the materials list and manufacturers' recommendations required to be submitted under Article 1.03 above.

B. Compatibility:

1. All paint materials and equipment shall be compatible in use; finish coats shall be compatible with prime coats; prime coats shall be compatible with the surface to be coated; all tools and equipment shall be compatible with the coating to be applied.
2. Thinners, when used, shall be only those thinners recommended for that purpose by the manufacturer of the material to be thinned.

C. Colors and Glosses:

All colors and glosses shall be as selected by the Architect and will be limited to not more than two paint colors and two paint glosses in any one room and to not more than five paint colors and three paint glosses in the total work.

PART 3 - EXECUTION

3.01 SURFACE CONDITIONS

A. Inspection:

1. Prior to all work of this Section, carefully inspect the installed work of all other trades and verify that all such work is complete to the point where this installation may properly commence.

2. Verify that paint finishes may be applied in strict accordance with all pertinent codes and regulations and the requirements of these Specifications.

B. Discrepancies:

1. In the event of discrepancy, immediately notify the Architect.
2. Do not proceed with installation in areas of discrepancy until all such discrepancies have been fully resolved.

3.02 PREPARATION OF SURFACE - GENERAL

A. Protection:

Prior to all surface preparation and painting operations, completely mask, remove, or otherwise adequately protect all hardware, accessories, machined surfaces, plates, lighting fixtures, and similar items in contact with painted surfaces, but not scheduled to receive paint.

B. Priming:

1. Spot prime all exposed nails and other metals which are to be painted with emulsion paints, using a primer recommended by the manufacturer of the coating system.
2. All exterior woodwork shall receive the prime coat before being put in place.

C. Cleaning:

1. Before applying paint or other surface treatment, thoroughly clean all surfaces involved.
2. Schedule all cleaning and painting so that dust and other contaminants from the cleaning process will not fall on wet, newly painted surfaces.
3. If woodwork, metal or any other surface to be finished cannot be put in proper conditions for finishing by customary cleaning, sanding, puttying operations, notify the Architect in writing, or assume responsibility for and rectify any unsatisfactory finish resulting.

D. Removal of Lead Paint Hazard:

Precautions to be taken when interior work is required to render interior of housing units under rehabilitation safe from lead poisoning by habitants/children:

1. Woodwork & Metals, & Masonry Work: (Including window sills and frames,): Scrape to remove all loose and peeling paint and cover with non-lead paint.

2. Walls: When there is evidence of loose or scaling paint or plaster in the work area, scrape to remove this from the entire wall surface and paper or cover with non-lead paint.
3. Chewable Edges: Scrape and remove of all lead paint to surfaces of base material to at least 3 inches from the edges of such structures, such as window sills, that are felt to be a particular hazard to children through biting or chewing; and cover with non-lead paint.
4. Ceilings in work area: Must be scraped free of loose peeling and/or scaling paint or plaster and then papered or painted with non-lead paint.
5. Children should be removed from the house or apartment while renovation occurs, unless they can be completely restricted from the work area.

3.03 PREPARATION OF WOOD SURFACES

A. Cleaning:

Clean all wood surfaces until they are free from dirt, oil, and all other foreign substance.

B. Smoothing:

1. Smooth all finished wood surfaces exposed to view, using the proper sand paper.
2. Where so required, use varying degrees of coarseness in sand paper to produce uniformly smooth and unmarred wood surfaces.

C. Knots:

1. On small, dry, seasoned knots, thoroughly scrape and clean the surface and apply one coat of good quality knot-sealer before application of the priming coat.
2. On large, open, unseasoned knots, scrape off all pitch and thoroughly clean the area, followed by an application of one coat of good quality knot-sealer.
3. Remove and treat all pitch surfaces as required for large knots.

D. Dryness:

Unless specifically approved by the Architect, do not proceed with the painting of wood surfaces until the moisture content of the wood is 12% or less as measured by a moisture-meter approved by the Architect.

3.04 PAINT APPLICATION

A. General:

1. Apply all paint with brush or roller. Spray painting will not be permitted.
2. Paint all surfaces, except glass, flat concrete, and similar items, not pre-finished and not called out as unfinished.

B. Drying:

1. Allow sufficient drying time between coats.
2. Modify the period as recommended by the material manufacturer to suit adverse weather conditions.

C. Environmental Conditions:

No painting shall be done under conditions unsuitable for producing good results.

Primer and paint shall not be applied when the surface and/or air temperature is below 40 degrees Fahrenheit unless noted otherwise by manufacturer. Temperature must be 40 degrees and rising when applying and must remain above 32 degrees throughout the entire drying time of that coat. (Paint Handbook, Edited by Guy E. Weismantel, 1981. p. 7-46).

When applying primer/paint to masonry surfaces allow the following minimum waiting periods after completion of masonry repairs before priming/painting: repointing of existing - 7 calendar days, new or rebuilding of existing - 30 days. (Paint Handbook, Edited by Guy E. Weismantel, 1981. p. 11-20).

D. Defects:

Sand and dust between coats to remove all defects visible to the unaided eye from a distance of five feet.

3.05 INSPECTION

A. General:

Do not apply additional coats until completed coat has been inspected and approved by the Architect.

B. Number of Coats:

A minimum number of two (2) coats of all paints will be required. Additional coats may be required to produce an acceptable finish.

3.06 CLEANING UP

A. General:

1. During the progress of the Work, do not allow the accumulation of empty containers or other excess items except in areas specifically set aside for that purpose.
2. Prevent accidental spilling of paint materials, in event of such spill, immediately remove all spilled material and the waste or other equipment used to clean up the spill, and wash with surfaces to their original undamaged condition, all at no additional cost to the Owner.

B. Prior to Final Inspection:

Upon completion of this portion of the Work, visually inspect all surfaces and remove all paint and traces of paint from surfaces to be painted.

3.07 PAINTING SCHEDULE

- A. Painting coats, as specified, are intended to cover the surfaces uniformly, properly and completely. Additional coats shall be applied, by the Contractor, without additional cost to the Owner, if in the opinion of the Architect improper coverage is due to faulty workmanship by the contractor.
- B. Apply the following finishes to the areas designated. All areas designated below are to receive finishes as scheduled wherever they occur throughout the Project. Apply finishes as scheduled to all such areas throughout the Project. Paints specified as manufactured by Pratt and Lambert (P & L), Sherwin Williams (SW) or approved equal.

All paint called for below is the product of Sherwin Williams.

1. Unpainted Wood - Exterior:

- a. Prime - one coat: A100 Exterior Stain Blocking Primer (Y24W820)
- b. Paint - two coats: Duration Exterior Coating, Satin (Gloss for doors)

2. Brick - Exterior:

- a. Prime - one coat: Masonry Conditioner (A5V2)
- b. Paint - two coats: A100 Gloss Latex House and Trim (A8W series)

3. Concrete - Exterior:

- a. Prime - one coat: PRO MAR Interior/Exterior Block Filler (B25W25)
- b. Paint - two coats: A100 Gloss Latex House and Trim (A8W series)

4. Metal – Exterior railings:

- a. Prime - one coat: All Surface Enamel Primer (A41W210)
- b. Paint - two coats: All Surface Latex Enamel Paint (A41 series)

4. Gypsum Wallboard:

- a. Prime - one coat: PRO MAR 400 Latex Wall Primer (B28W400)
- b. Paint - two coats: PRO MAR 400 Latex Egg-Shel Enamel (B20W4451)

5. Interior Wood Trim - New:

- a. Prime - one coat: Prep Rite Classic Primer (B28W101)
- b. Paint - two coats: PRO MAR 400 Latex Semi-Gloss Enamel (B31W4451)

6. Wood Doors – Interior (stained):

- a. Stain - as required: Wood Classics Oil Stain (A49 series)
- c. Finish - 3 coats: Wood Classics Fast Dry Oil Base Gloss Varnish (A66 series)

END - Painting

SECTION 10 24 00

WINDOW GUARDS

PART 1 - GENERAL

1.01 DESCRIPTION

A. The work of this section includes the installation of adjustable window guards as shown on the Drawings and specified herein.

PART 2 - PRODUCTS

2.01 MATERIALS

A. Window guards shall be constructed of solid steel bars which telescope and adjust in width to fit various window openings, such as Guardian Angel II Window Guards. Steel shall have a lead-free baked-on powder coat finish; color to be as selected by Owner. Steel bars shall be spaced 4" or less apart; overall unit height shall be 21 3/8". Substitutions shall be as approved by Architect

PART 3 - EXECUTION

3.01 INSTALLATION

- A. Steel bars shall be spaced 4" or less apart; overall unit height shall be 21 3/8".
- B. Window Guard shall be securely anchored to the framing.

End - Window Guards



4-8 EAST MAIN STREET , aka BEEKMAN BUILDING (FACADE 2018)

SCALE: 1/8" = 1'-0"

