

DPR-DD

For office use only
Application No: 26-36
Date Received: 9/2/2026
Date Accepted: 9/2/2026
By: CI
☒ Downcity District ☐ D-1
Review: ☒ Formal ☐ Admin
Hearing Date: 10/5/2026
NR Status: C

City of Providence
Application for Downtown District Development Plan Review

1. General Information

- A. Assessor's Plat(s): Shepard: 25 363
TAPA: 25 Lot(s): 347
Shepard Building; 259 Westminster Street Providence, RI +
- B. Property Address: TAPA Building: 275 Westminster Street Providence, RI

Property Name (if applicable): Shepard Building Connector Bridge
- C. Applicant's Name: State of RI Department of Administration

Address: One Capitol Hill Providence, RI 02908

Telephone no: (401) 595-1203 E-mail address: Olayinka.Fawehinmi@doa.ri.gov
- D. Owner's Name: State of RI DOA / Contact Person: Olayinka Fawehinmi, DOA Project Manager

Address: One Capitol Hill Providence, RI 02908

Telephone no: (401) 595-1203 E-mail address: Olayinka.Fawehinmi@doa.ri.gov
- E. Architect/Contractor Name (if any): Andrew Barkely, Project Manager RGB Architects

Address: 50 Holden Street Providence, RI 02908

Telephone no: (401) 231-1730 E-mail address: abarkley@rgb.net

2. Application Category (check as many as necessary):

- | | | |
|---|--|---|
| ☐ Repair/Replacement/Restoration | ☐ Minor Alterations/Additions | ☒ Major Alterations/Additions |
| ☐ New Construction | ☐ Demolition (Waiver) | ☐ Site Improvements |
| ☐ Moving of Structures | ☐ Public Art | ☐ Waiver (non-Demolition) |
| ☐ Development Incentive | | |

Briefly but completely describe the entire scope of work. For large projects, an itemized list is recommended. Attach additional pages if necessary.

The project consists of the removal and disposal of the existing masonry connector bridge structure that is approximately 20' wide x 40' long. The connector bridge is elevated over Clemence Street and connects the Shepard Building located at 80 Washington Street to the TAPA School Building / Johnson & Wales building located at 275 Westminster Street Providence, RI 02903. Existing openings caused by the removal of the connector bridge at the face of the Shepard Building and TAPA / Johnson & Wales building will be in-filled with new brick and mortar color and composition to match the existing brick and mortar color & composition. Abatement of Asbestos Containing Materials will be completed prior to the demolition of the bridge.

(continued next page)

3. Documentation Submitted

Please refer to City of Providence Land Development and Subdivision Review Regulations, *Appendix H: Downtown District and East Side Overlay District Formal and Administrative Development Plan Review Submission Requirements*, for specific documentation required for your project. Please check off all items submitted as required documentation for your application.

- ☒ Digital Photographs
- ☒ Plans, Elevations, and Sections (as necessary to illustrate the project. Include existing and proposed conditions)
- ☒ Shop Drawings, Product Literature, Specifications
- ☐ Material/Color Samples
- ☐ Model (new construction projects only)
- ☐ Financial Data (demolition proposals only)
- ☐ List of Professional Witnesses or Owner's Representatives (public hearings only. Include name, business address, and professional qualifications.)
- ☒ Application Fee: \$ 200.00 (see Section 905 of the Land Development and Subdivision Review Regulations for fees. Checks or money orders only, made payable to City of Providence.
- ☐ Description of Eligibility for Incentives (see Section 603 of the Providence Zoning Ordinance).

4. List of Abutting Property Owners

Please refer to City of Providence Land Development and Subdivision Review Regulations, *Appendix H: Downtown District and East Side Overlay District Formal and Administrative Development Plan Review Submission Requirements*, for the type of abutter list (if any) required for your project. Attach additional sheets if necessary.

Plat/Lot	Street Address	Owner Name and Address (include city, state, zip code)
25 / 346	291 Westminster St. Providence RI 02903	Johnson & Wales University 8 Abbott Park Place Providence, RI 02903
25 / 349	128-134 Mathewson St. Providence RI 02903	Trustees of Mathewson Church 134 Mathewson St. Providence, RI 02903 - 1807
25 / 350	120 Mathewson St. Providence RI 02903	120 Mathewson Street LLC / c/o Paolino Properties 100 Westminster St. Providence, RI 02903
25 / 351	118 Mathewson St. Providence RI 02903	120 Mathewson Street LLC / c/o Paolino Properties 100 Westminster St. Providence, RI 02903
25 / 353	106 Mathewson St. Providence RI 02903	120 Mathewson Street LLC / c/o Paolino Properties 100 Westminster St. Providence, RI 02903
25 / 354	94 Washington St. Providence RI 02903	100 Washington Street LLC 94 Great Road Lincoln, RI 02865

Note: List of Abutting Property Owners continued on the next page.

5. Signatures

Both signatures are required. Owner's signature authorizes DDRC members and the Administrative Officer to make periodic site visits during project review.

- A. Applicant Signature: Olayinka Fawshinmi - State of RI Department of Administration
- B. Owner Signature: Elizabeth Richards-Hegnauer - Trinity Academy for the Performing Arts

A pre-application meeting is strongly encouraged prior to submission. Please contact Principal Planner Christopher Ise (tel. 401-680-8521, e-mail cise@providenceri.gov) to schedule.

List of Abutting Property Owners Continuation:

<u>Plat/Lot</u>	<u>Street Address</u>	<u>Owner Name and Address (include city, state, zip code)</u>
25 / 465	78 Fountain St. Providence RI 02903	78 Fountain Street BAC LLC 71 Third Ave Burlington, MA 01803
25 / 156	87 Washington St. Providence RI 02903	LLC Cma 46 Aborn Street, #4 Providence, RI 02903
25 / 156-R201	87 Washington St. Unit 201 Providence RI 02903	Marchionte Holdings LLC 1 Custom House Street Ste 4 Providence, RI 02903
25 / 156-R202	87 Washington St. Unit 202 Providence RI 02903	Charles Andrew Lutzen III 87 Washington Street Providence, RI 02903
25 / 156-R203	87 Washington St. Unit 203 Providence RI 02903	Marchionte Holdings LLC 1 Custom House Street Ste 4 Providence, RI 02903
25 / 156-R301	87 Washington St. Unit 301 Providence RI 02903	Jesse Shaw 6 Spring Street Foxborough, MA 02035
25 / 156-R302	87 Washington St. Unit 302 Providence RI 02903	Cma LLC 45 Reservoir Ave Cranston, RI 02910
25 / 156-R303	87 Washington St. Unit 303 Providence RI 02903	Cma LLC 45 Reservoir Ave Cranston, RI 02910
25 / 155-C004	81 Washington St. Unit C004 Providence RI 02903	81 Washington Really 383 Smithfield Ave Pawtucket, RI 02860
25 / 155-R204	81 Washington St. Unit 204 Providence RI 02903	Sam Squires Daniel 87 Washington Street, RI 02903
25 / 155-R205	81 Washington St. Unit 205 Providence RI 02903	Isabelle Pallanca 25 Lowell Street Waltham, MA 02453
25 / 155-R206	81 Washington St. Unit 206 Providence RI 02903	Mehdi Moutahir 14 Belair Ave Providence, RI 02906
25 / 155-R304	81 Washington St. Unit 304 Providence RI 02903	Rogue Realty LLC 79 Washington Street Providence, RI 02903
25 / 155-R305	81 Washington St. Unit 305 Providence RI 02903	Darcy M. Lynch + Mark E. Jannitto 15 Hendricks Street Unit 305 Wakefield, RI 02879
25 / 155-R306	81 Washington St. Unit 306 Providence RI 02903	Dawn Marie Angus 87 Washington Street Providence, RI 02903
20 / 157	236 Westminster St. Providence RI 02903	Alice Building LLC c/o Cornish Associates LLC 46 Aborn Street #4 Providence, RI 02903
20 / 33	1 Fulton St. Providence RI 02903	Smith / Leen LP Attn: Kimberly Haskins 46 Aborn Street Providence, RI 02903
20 / 34	110 Union St. Providence RI 02903	Telephone Building LLC One Regency Plz, RI 02903
20 / 44	56 Washington St. Providence RI 02903	RI Housing & Mortgage Finance Corp. 44 Washington Street Providence, RI 02903
20 / 407	276-290 Westminster St. Providence RI 02903	Lapham 290 LLC 46 Aborn Street 4th Floor Providence, RI 02903
20 / 364	51 Washington St. Providence RI 02903	Orchard Garage LLC / c/o Cornish Associates LP 46 Aborn Street Providence, RI 02903
20 / 364 WKWY	25 Eddy St. Providence RI 02903	Orchard Garage LLC / c/o Cornish Associates LP 46 Aborn Street Providence, RI 02903
20 / 408	270 Westminster St. Providence RI 02903	RWB Associates LLC 46 Aborn Street, 4th Floor Providence, RI 02903
20 / 382	94 Washington St. Providence RI 02903	Peerless Lofts LLC 46 Aborn Street, #4 Providence, RI 02903
20 / 414	191 Weybosett St. Providence RI 02903	Cornish Associates LP 46 Aborn Street Providence, RI 02903

DESCRIPTIVE HISTORICAL DATA AND PHOTOGRAPHS

SHEPARD COMPANY BUILDING – CONNECTOR BRIDGE

72 - 92 Washington Street Providence, RI 02903



View west down Clemence St. of the connector bridge from Westminster St.



View from west from Clemence St.

SHEPARD's COMPANY BUILDING – CONNECTOR BRIDGE

Location: 72-92 Washington Street & 255 Westminster Street, Providence, RI
The building is located at latitude: 41°49'24"N, longitude: 71°24'50"W. via Geohack

Date of Construction: 1880, 1889-1903

Architect: George Frederic Hall (attributed to design, alterations, and expansion)

Bridge design: Unknown

1896 Expansion: Designed by Martin & Hall

Original Owner/ Occupant and Use: Shepard's Department Store. The connector bridge was used as a passage to the former Annex building from the Shepard building. The connector has been decommissioned and is closed off to access the adjoining building, 275 Westminster Building, currently occupied by Johnson & Wales University and TAPPA Trinity Academy Charter School.

Present Owner / Occupant:

Owner: The State of Rhode Island

Occupant: University of Rhode Island's Providence campus, Rhode Island Department of Education, and the Rhode Island Department of Human Services

Present Use/ Description: Rhode Island state offices and other state-related facilities, as well as some University of Rhode Island (URI) operations.

Significance: The Shepard Company building is historically significant as a landmark of Providence's commercial and social development in the late 19th and early 20th centuries. From its founding in 1880, Shepard's grew into the largest retail store in New England, pioneering innovative marketing techniques, modern retail conveniences, and employee benefits, while influencing the growth of downtown commerce. Architecturally, the complex, which was largely designed and expanded by George Frederic Hall, features a unified façade, elegant arched entrances, and organized interior spaces that accommodated diverse retail functions. Socially, it served as a community hub through its Tearoom, restaurants, and Rhode Island's first radio station, WEAN. The building's scale, design, and continuity transformed multiple city blocks, creating a major downtown landmark and exemplifying the rise of the modern department store and urban commercial expansion in the city of Providence.

Project Information: DCAMM has directed RGB Architects to prepare a set of construction documents for the demolition of the connector bridge, which no longer serves as a circulation point between the adjacent buildings. The bridge has suffered significant deterioration due to age and neglect. Test cuts were performed to examine the underlying structural support. Any available record drawings, photographs, and historical documentation for this building will be included in this report.

Reason for Documentation: The State of Rhode Island and DCAMM are seeking to demolish this bridge structure. The bridge has been determined to be in significant disrepair, and the connection between two adjoining buildings across Clemence St. once viable, is no longer necessary or required. The capital resources required for maintenance and operational safety for the Connector Bridge are no longer relevant, being closed to access and operation for over 40 years. DCAMM considers the cost to maintain this non-original building structure not warranted.

Distributed to: Rhode Island Historic Preservation and Heritage Commission, Rhode Island Department of Capital Asset Management and Maintenance.

Part I. Historical Information

A. Physical History

1. Date of erection: Originally constructed in 1880, following expansions in 1889-1903.

2. Original and subsequent owners, occupants, use:

- 1903 – 1974: The Shepard Company Department Stores (owner and occupant)
- 1993 – present: State of Rhode Island (owner)
- 1993 – present: University of Rhode Island's Providence campus, Rhode Island Department of Education and the Rhode Island Department of Human Services (occupant)

3. Builder, contractor, suppliers: Not Known.

4. Plans and construction: See Attached Scans provided by RI DCAMM.

5. Alterations and additions: The original building was built in 1889. With expansion in 1903 credited by Martin and Hall.

B. Historical Context

Constructed between 1880, the Shepard's Company Building is a significant example of late-nineteenth-century commercial architecture in downtown Providence. Designed by the noted architectural firm Martin & Hall, the building was developed for the Shepard Company, one of Rhode Island's largest and most prominent department stores. Its large steel-frame structure, brick and stone façade, and expansive footprint exemplify the scale and ambition of turn-of-the-century retail development in Providence, when the city was a thriving center of commerce and manufacturing.

Following the closure of the Shepard's Company in the 1970s, the building remained vacant until its acquisition and rehabilitation by the State of Rhode Island in the 1990s. It was adaptively reused to house state offices and educational facilities, of the Rhode Island Department of Education and Rhode Island College School of Social Work, ensuring the continued public use of this downtown landmark.

The pedestrian connector bridge, constructed during the late twentieth century, linked the Shepard Building to adjacent state buildings to support internal circulation between government offices. Now obsolete due to changes in building, ownership, occupancy, and use. This circulation pattern for the bridge represents a late phase in the complex's evolution as a state office facility. Together, the Shepards Building and its connector reflect the broader history of downtown Providence's commercial prominence, decline, and revitalization through adaptive reuse of a piece of historic architecture.

Part II. Architectural Information

Architectural character: The Shepards Company Building is an imposing example of late-nineteenth-century commercial architecture characterized by its steel-frame construction, iron plate, and masonry cladding. This represents restrained Classical Revival detailing. The building occupies nearly an entire city block and features broad horizontal massing, large display windows, and regular bays typical of early department store design. Its exterior is defined by red brick walls with cast stone trim, cornices, and decorative pilasters that convey both structural rhythm and civic prominence. The overall form and primary facades reflect the transition from richly ornamented Victorian commercial styles to the more ordered and monumental Classical Revival aesthetic popular at the turn of the century.

The pedestrian connector bridge, added during the late twentieth century as part of the building's conversion to state use, is utilitarian in design. Constructed of cast concrete encased steel, for the floor level, and precast concrete planks for its roof structure. This building element served to link the Shepard Building with adjacent state facilities, prioritizing function over ornamentation. While architecturally modest, the bridge illustrates the evolving use and adaptation of the site as a state office complex in the post-industrial era.

Condition of fabric: The structure is severely deteriorated, reflecting openings in the side walls, roof ponding, and years of vacancy. Given its current physical condition and with no intended reuse, the structure has reached the end of its useful life. The bridge connection will continue to deteriorate.

B. Description of Exterior

Overall dimensions: The bridge is 39 feet wide and spans 18 feet across 255 Westminster to 275 Westminster Buildings.

Foundation: N/A

Walls: Walls are CMU lined with a hardcoat stucco finish veneer on both sides (east & west) of the bridge connects to the exterior brick masonry sides of the Shepherds building and TAPA building.

Structural system, framing: The structural floor system is comprised of 8x10 steel W sections encased in cast in place concrete, the roof is comprised of 5" precast concrete planks. Both elements bear on steel lintels set into the brick masonry load-bearing walls of the Shepherds and TAPA building.

Openings

All openings of the bridge connector have been walled over; the only access point is from a 24" x 24" access hatch located in an I.T. closet on the second floor of the Shepard Building. Aluminum storefront doors are located on either side of the bridge between the exterior wall of the adjacent buildings and connector bridge.

Windows and shutters: N/A

Roof

The roof area on the bridge connector consists of a low-slope membrane surface situated between several stories of the Shepard Company and TAPA Building. The roof currently exhibits evidence of standing water and poor drainage, indicating a failure in slope and clogged drainage systems. Ponding water and accumulated debris suggest prolonged exposure to moisture, accelerating membrane deterioration, biological growth, and underlying substrate damage. Given its position between two historic masonry façades, the ongoing water retention poses a risk of moisture infiltration at wall joints and flashings.

C. Description of Interior

Floor plans: The pedestrian bridge historically served as an enclosed connection between the Shepard Company Building and the adjacent TAPA Building across Clemence Street. Positioned at the 2nd & 3rd story level, the bridge provided internal circulation between the two structures during the complex's operation as a major downtown department store. Following the closure of the Shepard Company in the 1970s, both the bridge and adjacent spaces fell into disuse. As the main building remained vacant for approximately two decades, the bridge area was repurposed informally for storage before being abandoned altogether. Lack of regular maintenance during this period led to significant deterioration of both the bridge and its adjoining wall openings. The structure no longer serves an active function, and its removal or stabilization has been considered in the context of ongoing rehabilitation efforts for the Shepard Company complex.

Wall and ceiling finish: The existing finishes exhibit significant deterioration, and the original finish materials or treatments could not be determined.

Mechanical equipment

a. Heating, air conditioning, ventilation: N/A

b. Plumbing: Fire sprinkler suppression components are mounted on the ceiling of the bridge. These systems are no longer connected or operational.

Site

The Shepard Company Building occupies a prominent block within downtown Providence, bounded by Westminster Street to the south, Union Street to the east, Washington Street to the north, and Clemence Street to the west. The complex sits within the city's historic commercial core, an area characterized by late-nineteenth and early-twentieth-century masonry commercial buildings that collectively define the dense, urban fabric of downtown.

Clemence Street, a narrow service alley running approximately east–west between Westminster and Washington Streets, provides the most direct view of the rear façades of the Shepard Company complex. The alley historically functioned as a service and loading corridor, supporting the back-of-house operations of downtown retailers. The pedestrian bridge once spanned Clemence Street, connecting the Shepard Company Building to the adjacent Tapa Building on the opposite side of the alley. Both structures exhibit brick masonry construction with stone lintels and sills, narrow vertical window openings, and minimal ornamentation typical of utilitarian rear elevations of major commercial blocks.

The Shepards Company Building's primary elevations face Westminster and Washington Streets, forming part of the active retail and civic streetscape in close proximity to Kennedy Plaza, Providence City Hall, all within a few blocks. The surrounding area remains a mixed-use urban environment, with adaptive reuse projects transforming former commercial and industrial buildings into offices, residences, and institutional spaces.

Topographically, the site sits on relatively level terrain within the downtown basin, bordered by the higher ground of College Hill to the east and the Woonasquatucket River corridor to the west. The lack of open landscape space emphasizes the building's relationship to the pedestrian-oriented streetscape, where architecture defines the public realm through storefronts, display windows, and building entrances.

Today, the Clemence Street side of the complex remains less publicly visible and primarily utilitarian, containing secondary access points, mechanical penetrations, and roof structures marking the footprint of the former bridge. The Shepard / Tapa bridge location visually narrates the building's layered history of expansion, vacancy, and

adaptive reuse, illustrating the evolving character of Providence's downtown commercial district.

Part III.

A. Architectural drawings: N/A

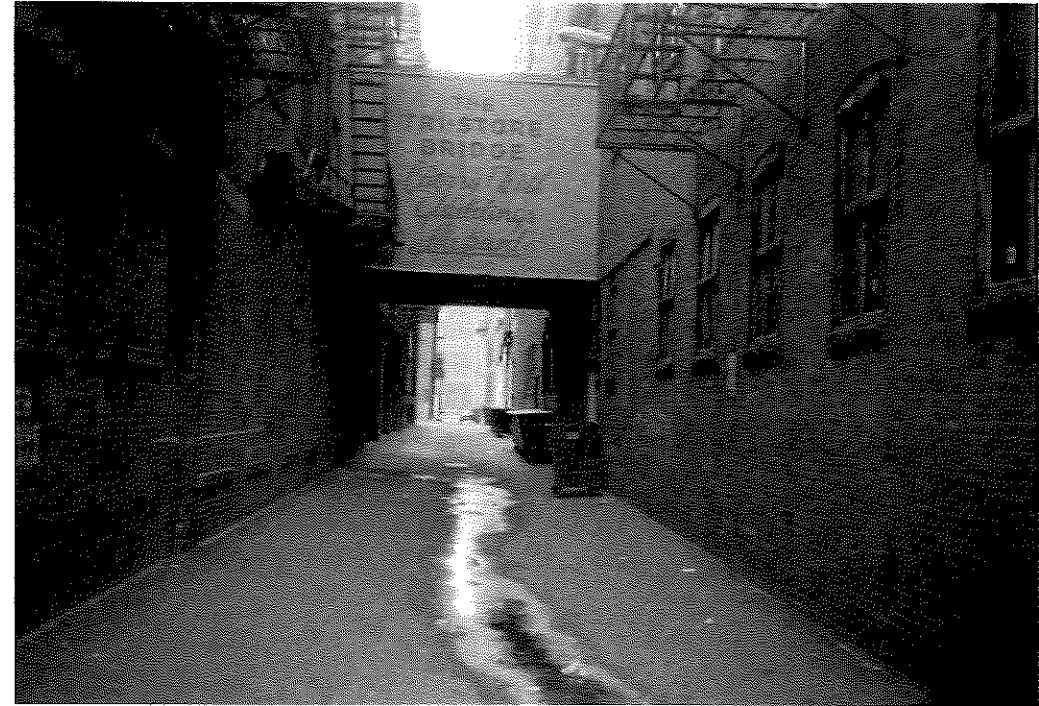
B. Early Views:

C. Government Publications:

- Gifford, Robert T. National Register of Historic Places Inventory – Nomination Form: The Shepard Company Building. Prepared for the Downtown Providence Preservation Project, April 14, 1976. United States Department of the Interior, National Park Service. <https://npgallery.nps.gov/GetAsset/11ec5a85-b53a-4552-b2b8-987d75a1f2ed>

Preparer(s):

Andrew Barkley, Principal
Mason Lantz, Architectural Designer
RGB Architects
50 Holden Street
Providence, Rhode Island 02908
www.rgb.net



001: Clemence St. – Looking west



002: Clemence St. – Looking east



003: Clemence St. – Looking east



004: Clemence St. – Underside of connector Bridge



005: Clemence St. – Looking Northwest



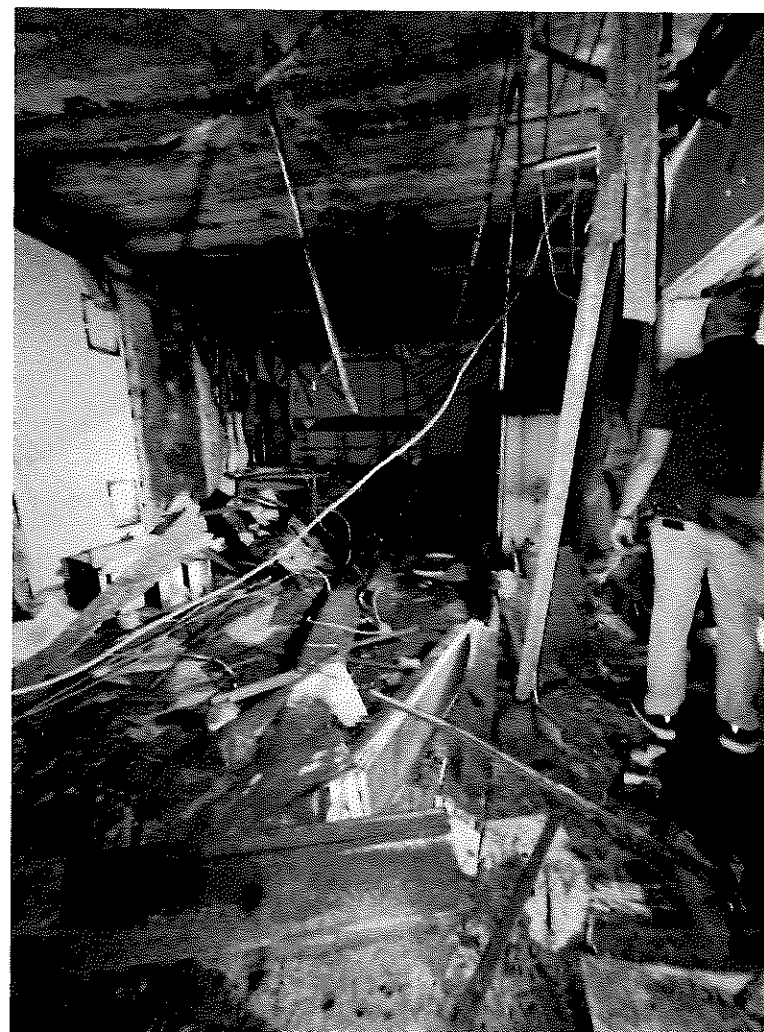
006: Bridge – Interior



007: Roof conditions – Looking west



008: Roof. – Looking east



009: Bridge Interior



010: Bridge Interior



0011: Bridge Interior



012: Bridge Interior conditions



013: Image of precast concrete roof planks



014: Aluminum door walled off to TAPA Building.



015: Image of fire protection heads



016: Image of slider door assembly

SECTION 01 71 00 - CLEANING

PART 1 - GENERAL

1.1 REQUIREMENTS INCLUDED

- A. Execute cleaning, during progress of the work, and at completion of the work, as required by General Conditions.

1.2 RELATED REQUIREMENTS

- A. Conditions of the contract.
- B. Each Specification Section: Cleaning for specific products or work.

1.3 DISPOSAL REQUIREMENTS

- A. Conduct cleaning and disposal operations to comply with all local codes, ordinances, regulations and anti-pollution laws.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Use only those cleaning materials which will not create hazards to health or property, and which will not damage surfaces.
- B. Use only those cleaning materials and methods recommended by the manufacturer of the surface material to be cleaned.
- C. Use cleaning materials only on surfaces recommended by cleaning material manufacturer.

PART 3 - EXECUTION

3.1 DURING CONSTRUCTION

- A. Execute periodic cleaning, not less than weekly, to keep the work, the site and adjacent properties free from accumulations of waste materials, rubbish and windblown debris resulting from construction operations.
- B. Provide on-site containers for the collection of waste materials, debris and rubbish per Section 01 50 00.
- C. Remove waste materials, debris and rubbish from the site periodically, and dispose of at legal disposal areas away from the site.

3.2 DUST CONTROL

- A. Schedule operations so that dust and other contaminants resulting from cleaning process will not fall on wet or newly coated surfaces.

3.3 PROGRESSIVE CLEANING

- A. Cleaning during construction is the responsibility of the Contractor. All areas shall be cleaned in a manner acceptable to the Owner's Representative.

3.4 FINAL CLEANING

- A. Final cleaning before final inspection. Interior and exterior areas of the building effected by construction shall be cleared of all rubbish and thoroughly cleaned by the Contractor, including the following:
 - 1. All construction facilities, debris, and rubbish shall be removed from the Owner's property and legally disposed of.
 - 2. All finished surfaces effected by construction shall be swept, dusted, washed, waxed and polished. This includes cleaning of the work of all finished trades where needed, whether or not cleaning for such trades is included in their respective SECTIONS.

3.5 OTHER CLEANING

- A. Broom clean exterior paved surfaces, rake clean other surfaces of the grounds disturbed by construction.
- B. Prior to final completion or Owner occupancy, Contractor shall conduct an inspection of sight-exposed interior and exterior surfaces, and all work areas, to verify that the entire work is clean.

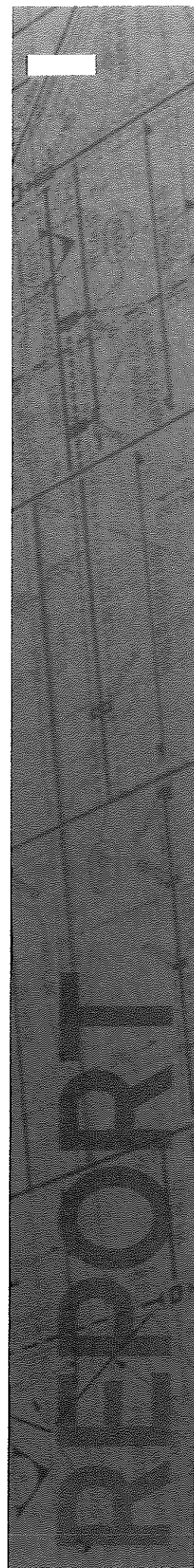
END OF SECTION

STRUCTURAL REVIEW

REMOVAL OF CONNECTOR BRIDGE BETWEEN SHEPARD BUILDING AND TAPA BUILDING

80 WASHINGTON STREET
PROVIDENCE, RHODE ISLAND 02903

NOVEMBER 13, 2025
PREPARED FOR: RGB ARCHITECTS



Andrew Barkley
Principal
RGB Architects
50 Holden Street
Providence, RI 02908

Date: November 13, 2025

Re: Connector Bridge Between Shepard and Tapa Building
Structural Review

Dear Andrew,

Per your request, e2 engineers (Engineer) has performed a structural review of the existing conditions and alteration plans for the connector bridge between the Shepard and Tapa Buildings.

Over the course of our review, we have performed the following:

- One field visit to review the existing conditions and provided guidance on additional openings to verify the structural connections into the Shepard and Tapa buildings.
- Review of the provided Field Observation Report dated October 31, 2025 documenting the results of the openings.
- Review of the Shepard Building Connector Bridge Alteration drawings to be issued 11/14/2025.

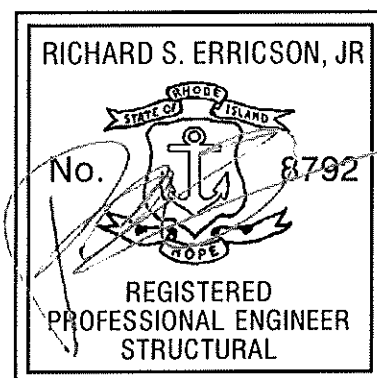
As indicated on the drawings, the connector bridge floor is framed with encased steel beams and concrete deck while the roof is framed with concrete planks, both bearing on the exterior masonry walls of the building. The building alteration is acceptable with the following caveats:

- The contractor shall be responsible for providing adequate support/stability while removing the walls, roof, and flooring. *We recommend the contractor submit their proposed sequence of work for review.*
- The contractor shall take care to cleanly remove the structure so as to not impart vibrational, lateral, or vertical loads into the building beyond expected for existing code prescribed design loads (i.e. avoid impact tools that impart vibrations, heavy live loads, or lateral impact loading).
- All bearing steel support shall be removed openings infilled to prevent future deterioration of the wall from steel corrosion.
- Existing openings shall be infilled and no new wall opening shall be installed without structural review. Brick and mortar infill shall match existing properties and be adequate for exterior exposure.

If you have any questions or concerns, please contact the Engineer.

Very truly yours,

R. Scott Erricson, P.E.
Principal
e2 engineers



SECTION 02 41 10 - STRUCTURE REMOVAL

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Alteration and removal of buildings.
 - 2. Disconnecting, capping or sealing, and abandoning utilities.
- B. Related Sections:
 - 1. Division 01 Section "Summary of Work".
 - 2. Division 01 Section "Construction Progress Documentation" for preconstruction photographs taken before building removal.

1.3 DEFINITIONS

- A. Remove: Detach items from existing construction and legally dispose of them off-site unless indicated to be removed and salvaged.
- B. Existing to Remain: Existing items of construction that are not to be permanently removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled.

1.4 MATERIALS OWNERSHIP

- A. Unless otherwise indicated, removal waste becomes property of Contractor.
- B. Historic items, relics, and similar objects including, but not limited to, cornerstones and their contents, commemorative plaques and tablets, and other items of interest or value to Owner that may be uncovered during removal remain the property of Owner.
 - 1. Carefully salvage in a manner to prevent damage and promptly return to Owner.
 - 2. Store items in a secure area until delivery to Owner.
 - 3. Protect items from damage during transport and storage.

1.5 PREINSTALLATION MEETING

- A. Pre-removal Conference: Conduct conference at Project site.
 - 1. Inspect and discuss condition of construction to be selectively removed.
 - 2. Review structural load limitations of existing structure.
 - 3. Review and finalize selective removal schedule and verify availability of materials, removal personnel, equipment, and facilities needed to make progress and avoid delays.
 - 4. Review areas where existing construction is to remain and requires protection.

1.6 INFORMATIONAL SUBMITTALS

- A. Proposed Protection Measures: Submit an informational report, including Drawings, that indicates the measures proposed for protecting individuals and property. Indicate proposed locations and construction of barriers.
 - 1. Adjacent Buildings: Detail special measures proposed to protect adjacent buildings to remain.
- B. Schedule of Building Removal Activities: Indicate the following:
 - 1. Detailed sequence of removal work, with starting and ending dates for each activity.
 - 2. Temporary interruption of utility services.
 - 3. Shutoff and capping or re-routing of utility services.
- C. Pre-removal Photographs: Show existing conditions of adjoining construction and site improvements, including finish surfaces, that might be misconstrued as damage caused by removal operations.
- D. Landfill Records: Indicate receipt and acceptance of hazardous waste by a landfill facility licensed to accept hazardous waste.

1.7 QUALITY ASSURANCE

- A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning removal. Comply with hauling and disposal regulations of authorities having jurisdiction.
- B. Standards: Comply with ANSI/ASSE A10.6 and NFPA 241.

1.8 PROJECT CONDITIONS

- A. Building component to be removed will be vacated and their use discontinued before the start of the Work.
- B. Buildings immediately adjacent to removal area will be occupied. Conduct building removal so operations of occupied buildings will not be disrupted.

1. Provide not less than 72 hours' notice of activities that will affect operations of adjacent occupied buildings.
 2. Maintain access to existing walkways, exits, and other facilities used by occupants of adjacent buildings.
 - a. Do not close or obstruct walkways, exits, or other facilities used by occupants of adjacent buildings without written permission from authorities having jurisdiction.
 - C. Owner assumes no responsibility for buildings and structures to be removed.
 1. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.
 - D. Hazardous Materials:
 1. If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Hazardous materials will be removed by Owner under a separate contract.
 - E. On-site storage or sale of removed items or materials is not permitted.
- 1.9 COORDINATION
- A. Arrange removal schedule so as not to interfere with Owner's on-site operations or operations of adjacent occupied buildings.

PART 2 - EXECUTION

2.1 EXAMINATION

- A. Verify that utilities have been disconnected and capped before starting removal operations.
- B. Review Project Record Documents of existing construction provided by Owner. The owner does not guarantee that existing conditions are the same as those indicated in Project Record Documents.
- C. Provide photographs of conditions that might be misconstrued as damage caused by salvage operations. Comply with Division 01 Section "Photographic Documentation."
- D. Engage a professional engineer to perform an engineering survey of condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during building removal operations.
- E. Verify that hazardous materials have been remediated before proceeding with building removal operations.

2.2 PREPARATION

- A. Existing Utilities: Locate, identify, disconnect, and seal or cap off indicated utilities serving buildings and structures to be removed at no additional cost to the Owner.

1. Arrange to shut off indicated utilities with utility companies and Owner.
 2. If removal, relocation, or abandonment of utility services will affect the adjacent occupied buildings, then provide temporary utilities that bypass buildings and structures to be removed and that maintain continuity of service to other buildings and structures.
 3. Cut off pipe or conduit a minimum of 24 inches (610 mm) below grade. Cap, valve, or plug and seal remaining portion of pipe or conduit after bypassing according to requirements of authorities having jurisdiction.
- B. Existing Utilities: Do not start removal work until utility disconnecting and sealing have been completed and verified in writing.
- C. Temporary Shoring: Provide and maintain interior and exterior shoring, bracing, or structural support to preserve stability and prevent unexpected movement or collapse of construction being demolished.
1. Strengthen or add new support when required during the progress of removal.

2.3 PROTECTION

- A. Existing Facilities: Protect adjacent walkways, loading docks, building entries, and other building facilities during removal operations. Maintain exits from existing buildings.
- B. Existing Utilities: Maintain utility services to remain and protect from damage during removal operations.
1. Do not interrupt existing utilities serving adjacent occupied or operating facilities unless authorized in writing by Owner and authorities having jurisdiction.
 2. Provide temporary services during interruptions to existing utilities, as acceptable to Owner and authorities having jurisdiction.
 - a. Provide at least 72 hours' notice to occupants of affected buildings if shutdown of service is required during changeover.
- C. Temporary Protection: Erect temporary protection, such as walks, fences, railings, canopies, and covered passageways, where required by authorities having jurisdiction and as indicated. Comply with requirements in Division 01 Section "Temporary Facilities and Controls."
1. Protect adjacent buildings and facilities from damage due to removal activities.
 2. Protect existing site improvements, appurtenances, and items to remain.
 3. Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.
 4. Provide protection to ensure safe passage of people around building removal areas and to and from occupied portions of adjacent buildings and structures.
 5. Protect walls, windows, roofs, and other adjacent exterior constructions that are to remain and that are exposed to building removal operations.
 6. Erect and maintain dustproof partitions and temporary enclosures to limit dust, noise, and dirt migration to occupied portions of adjacent buildings.
- D. Remove temporary barriers and protections where hazards no longer exist. Where open excavations or other hazardous conditions remain, leave temporary barriers and protections in place.

2.4 REMOVAL & ALTERATION WORK, GENERAL

- A. General: Removal indicated buildings connector bridge completely. Use methods required to complete the Work within limitations of governing regulations and as follows:
 - 1. Do not use cutting torches until the work area is cleared of flammable materials. Maintain portable fire-suppression devices during flame-cutting operations.
 - 2. Maintain fire watch during and for at least 2 hours after flame cutting operations.
 - 3. Maintain adequate ventilation when using cutting torches.
 - 4. Locate building removal equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
- B. Engineering Surveys: During alteration, perform surveys to detect hazards that may result from building removal activities.
- C. Site Access and Temporary Controls: Conduct building removal and debris-removal operations to ensure minimum interference with roads, streets, walkways, and other adjacent occupied and used facilities.
 - 1. Do not close or obstruct streets, walks, walkways, or other adjacent occupied or used facilities without permission from Owner and authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic paths if required by authorities having jurisdiction.
 - 2. Use water mist and other suitable methods to limit the spread of dust and dirt. Comply with governing environmental-protection regulations. Do not use water when it may damage adjacent construction or create hazardous or objectionable conditions, such as ice, flooding, and pollution.
- D. Explosives: Use of explosives is not permitted.

2.5 REMOVAL BY MECHANICAL MEANS

- A. Proceed with removal of structural framing members systematically, from higher to lower level. Complete building removal operations above each floor or tier before disturbing supporting members on the next lower level.
- B. Remove debris from elevated portions of the building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.
 - 1. Remove structural framing members and lower to ground by method suitable to minimize ground impact and dust generation.
- C. Existing Utilities: Abandon existing utilities. Cut utilities flush.
- D. Existing Utilities: Remove and remove existing utilities.
 - 1. Piping: Disconnect piping at unions, flanges, valves, or fittings.
 - 2. Wiring Ducts: Disassemble into unit lengths and remove plug-in and disconnecting devices.
- E. Promptly repair damage to adjacent buildings caused by removal operations.

2.6 DISPOSAL OF REMOVED MATERIALS

- A. Remove removal waste materials from Project site and legally dispose of them in an EPA-approved landfill acceptable to authorities having jurisdiction. See Division 01 Section "Construction Waste Management and Disposal" for recycling and disposal of waste.
 - 1. Do not allow removed materials to accumulate on-site.
 - 2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
- B. Do not burn removed materials.

2.7 CLEANING

- A. Clean adjacent structures and improvements of dust, dirt, and debris caused by building removal operations. Return adjacent areas to condition existing before building removal operations began.
 - 1. Clean roadways of debris caused by removal activity or debris transport.

END OF SECTION

SECTION 04 01 20 - MASONRY RESTORATION**PART 1 - GENERAL****1.1 DESCRIPTION OF THE WORK:**

- A. The work includes, but is not limited to:
 - 1. Selected removal of exterior brick work and the reconstruction, to match the existing work.
 - 2. Installation of new masonry and mortar installation to match existing brick and mortar colors and composition.

1.2 REFERENCE

- A. The following guidelines apply to re-pointing, cleaning or repairing masonry on historic buildings:
 - 1. "Preservation Briefs: 1. The Cleaning and Waterproof Coating of Masonry Buildings," U.S. Department of the Interior, National Technical Preservation Services 2000
 - 2. "Preservation Briefs: 2. Repointing Mortar Joints in Historic Brick Buildings," U.S. Department of the Interior, National Technical Preservation Services 1998
- B. Contractor Responsibility:
- C. Plan and manage a program for controlling the quality of materials and workmanship to ensure that the work conforms to the Contract Documents. As a minimum, this program shall consist of selection of suitable material sources, supervision of the construction process, performance of the specified testing and certification of conformance with the Contract Documents.

1.3 DEFINITIONS

- A. Consolidate: To strengthen loose or deteriorated materials in place.
- B. Dismantle: To disassemble and detach items by hand from existing construction to the limits indicated, using small hand tools and small one-hand power tools, to protect nearby historic surfaces; and legally dispose of dismantled items off-site, unless indicated to be salvaged or reinstalled.
- C. Existing to Remain: Existing items that are not to be removed or dismantled.
- D. Historic: Spaces, areas, surfaces, materials, finishes, and overall appearance which are important to the successful restoration and reconstruction as determined by Architect. Designated historic areas and surfaces are indicated on Drawings.
- E. Match: To blend with adjacent construction and manifest no apparent difference in material type, species, cut, form, detail, color, grain, texture, or finish; as approved by Architect.

- F. Reconstruct: To remove existing item, replicate damaged or missing components, and reinstall in original position.
- G. Reinstall: To protect removed or dismantled item, repair and clean it as indicated for reuse, and reinstall it in original position, or where indicated.
- H. Remove: Specifically for historic spaces, areas, and surfaces, the term means to detach an item from existing construction to the limits indicated, using hand tools and hand-operated power equipment, and legally dispose of it off-site, unless indicated to be salvaged or reinstalled.
- I. Repair: To correct damage and defects, retaining existing materials, features, and finishes while employing as little new material as possible. Includes patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading materials.
- J. Retain: To keep existing items that are not to be removed or dismantled.
- K. Salvage: To protect removed or dismantled items and deliver them to Owner[**ready for reuse**].
- L. Stabilize: To provide structural reinforcement of unsafe or deteriorated items while maintaining the essential form as it exists at present; also, to reestablish a weather-resistant enclosure.
- M. Strip: To remove existing finish down to base material unless otherwise indicated.

1.4 SUBMITTALS:

A. Manufacturer's Data:

1. Submit the manufacturer's specifications and other data for each type of masonry unit and accessory required including certification that each type complies with the specified requirements. Include instructions for handling, storage, installation and protection of each. Transmit a copy of each instruction to the Installer.
2. Submit certification of mortar proportions for repointing.
3. Submit sieve analysis of pointing aggregates.

B. Samples:

1. Submit samples of all materials for approval.
2. Submit samples of each type of exposed brick that is required. Submit pre-mixed mortar color samples, if specified. Including in each set the full range of exposed color and texture to be expected in the completed work. The architect's review will be for color and texture only. Compliance with all other requirements is the exclusive responsibility of the Contractor.

1.5 JOB CONDITIONS:

- A. Protection of Work: During erection, cover wall with heavy waterproof sheeting at end of each day's work. Cover partially completed structures when work is not in progress.
- B. Extend cover a minimum of 24 inches down both sides and hold cover securely in place.

- C. Staining: Prevent grout or mortar from staining the face of masonry to be left exposed or painted. Remove immediately grout or mortar in contact with such masonry.
- D. Protect all sills, ledges and projections from droppings of mortar.
- E. Protect newly pointed joints from rain, until pointed joints are sufficiently hard to not be damaged.

PART 2 - PRODUCTS

2.1 MATERIALS:

A. Masonry Units:

- 1. Manufacturer: Obtain masonry units from one manufacturer of uniform texture and color for each kind required, for each continuous area and visually related areas.

B. Brick:

- 1. Manufacturer: Stiles and Hart (Basis of Design)
- 2. Color: Match Existing
- 3. Salvage existing units for re-use where possible for patching and infill operations to indicated areas.

C. Size: To match size, shape, dimension, including the distortion of existing units.

D. Finish: Exposed face shall match color, texture and form of the existing brick. Surface irregularities shall be as prevalent as the average brick in a given 10' x 10' square.

E. Building Brick:

- 1. Quality Standard: ASTM C 62.
- 2. Grade SW for exterior exposures or where in contact with earth. Grade SW may be used in lieu of MW or NW, and Grade MW in lieu of NW. Brick may be "frogged" but not cored.
 - a. Color and Texture: Selected from manufacturer's colors and textures to match existing.

F. Materials:

- 1. The Contractor shall analyze the existing mortar, in the area where work is being performed, and install mortar which matches existing in color and physical properties
- 2. Due to the age of the buildings, there may be more than one type of mortar installed.
- 3. The mortar for brickwork construction and repointing shall be mortar in accordance with ASTM C 270 and shall conform to the tested proportions.
 - a. Where colored mortar is present, provide color to match the existing.
- 4. Strength: Each class or mixture of mortar shall have a 28-day compressive strength matching the compressive strength of the original existing mortar in the structure as determined by ASTM C 109/C 109M for mortar. Test specimens of existing mortars shall be taken from a sound and intact representative portion of the structure.
- 5. Special Properties: Mortar may contain admixtures, such as pigments, to match the characteristics of the original mortar. Use of all admixtures shall be subject to approval.

6. Cementitious Content of Mortar: Each class or mixture of mortar shall have a cement content matching the cement content of the original existing mortar in order to provide uniform strength, weathering characteristics, and appearance of repaired surfaces in relation to existing surfaces.

2.2 MASONRY WASHING & CHEMICAL WASH DOWN: (At new and existing areas of brick and mortar)

- A. Basis of Design Water: Initial cleaning by use of clean water only, Provide a 10' x 10' test area using water pressure of 2000 psi method only, to verify if this achieves removal or stains, dirt, and accumulated debris. RIHPHC will review these conditions prior to acceptance to move forward with further cleaning methods.
- B. Chemical Cleaning 1: provide secondary cleaning of brick by use of Prosoco Sure Klean 600 mnd80.
 1. Provide 4' x 4' test patch using a solution cut in a 5/1 dilution for test cleaning. With this method allow sample to stand for seven days prior to review and approval by the Architect.
- C. Chemical Cleaning 2: provide a third cleaning of brick by use of Prosoco Sure Klean 600 mnd80.
 1. Provide 4' x 4' test patch using a full strength solution for test cleaning. With this method allow sample to stand for seven days prior to review and approval by the Architect.

2.3 MASONRY ACCESSORIES:

- A. Provide straps, bars, bolts and rods fabricated from not less than 16-gauge sheet metal or 3/8" diameter rod stock.
 1. Masonry Veneer Anchors to existing Masonry Construction: Corrugated stainless-steel ties not less than 16 gauge and not less than 1-1/4" wide and 7" long, with one end crimped for attachment to substrate with 5/16" diameter hole. Size to extend to within 3/4" of face of masonry veneer. Equal to Heckmann #187 Brick Veneer Anchor.

PART 3 - EXECUTION

3.1 **HISTORIC REMOVAL AND DISMANTLING**

- A. General: Perform work according to the historic treatment program and approved mockup(s).
 1. Provide supports or reinforcement for existing construction that becomes temporarily weakened by the work, until the work is completed.
 2. Perform cutting by hand or with power tools wherever possible. Cut holes and slots neatly to size required, with minimum disturbance of adjacent work.
 3. Do not cut beams, joints, structural slabs, or other structural supporting elements, without having Contractor's professional engineer's written approval for each location before such work is begun.
 4. Do not use explosives.
- B. Removing and Dismantling Items on or near Historic Surfaces:
 1. Protect historic surface from contact with or damage by tools.

2. Unfasten items to be removed, in the opposite order from which they were installed.
 3. Support each item as it becomes loosened to prevent stress and damage to the historic surface.
- C. Masonry:
1. Remove masonry carefully and erect temporary bracing and supports as needed to prevent collapse of materials being removed.
 2. Dismantle top edge and sides before removing wall. Stop removal work and immediately inform Architect if any structural elements above or adjacent to the work show signs of distress or dislocation during any phase of removal work.
 3. Remove wall in easily managed pieces.
 4. During removal, Contractor is responsible for the stability of the remaining wall. Notify Architect of the condition of temporary bracing for wall if work is temporarily stopped during the wall's removal.
- D. Steelwork:
1. Expose structural steel for examination by Architect and Contractor's professional engineer before proceeding with removal or dismantling.
 2. If distress in structure is apparent during performance of the work, stop removal or dismantling and take immediate precautionary measures to ensure safety of the structure. Inform Architect of the problem, steps taken, and proposed corrective actions.
 3. Brace and support structural steel being removed and remaining during removal and dismantling.
 4. Concrete-Encased Steel: Where steel is known to be encased by concrete being removed, saw cut with blades that will cut no deeper than the thickness of the concrete cover with an adequate margin for error in the location of the steel. Isolate sections of concrete by saw cutting before beginning removal.
- E. Concrete Plank or Floor Surface Removal: Remove floor surfaces, fill, and topping, to the indicated lower elevations or cleavage planes as indicated. Use dismantling methods when removing floor surfaces 12 inches or less away from historic walls. Take away material to a uniform surface at the indicated level.

3.2 **RECONSTRUCTION**

- A. Thickness: Build masonry construction to the full thickness shown, or build masonry to the actual thickness of the existing masonry units.
- B. Cut units with motor-driven saw designed to cut masonry with clean, sharp, unchipped edges. Cut units as required to provide pattern shown and to fit adjoining work neatly. Use full units without cutting them wherever possible.
- C. Wet clay brick having ASTM C 67 absorption rates greater than 0.025 oz. per sq. in. per minute.
- D. Do not lower the freezing point of mortar by use of admixtures or anti-freeze agents.
1. Do not use calcium chloride in mortar or grout.
- E. Pattern Bond: Lay exposed masonry in a matching bond pattern. Lay concealed masonry with all units in a wythe bonded by lapping not less than 2". Bond and interlock each course of each wythe at corners, unless otherwise shown.
1. Match coursing, bonding, color and texture of new masonry work with existing work.

- F. Layout walls in advance for accurate spacing of surface bond patterns, with uniform joint widths at openings, movement-type joints, returns and offsets. Avoid the use of less than half-size units at corners, jambs, and wherever possible at other locations.
- G. Lay-Up walls plumb and true and with courses level, accurately spaced and coordinated with other work.
- H. Stopping and Resuming Work: Rack back 1/2 masonry unit length in each course; do not tooth. Clean the exposed surfaces of set masonry, wet units lightly (if specified to be wetted), and remove loose masonry units and mortar prior to laying fresh masonry.
- I. Built-In Work: As the work progresses, build-in items specified under this and other sections of these specifications. Fill in solidly with masonry around built-in items.

3.3 MORTAR BEDDING AND JOINTING:

- A. Mortar Mixes: As specified
- B. Measure and batch materials either by volume or weight, such that the required proportions for mortar can be accurately controlled and maintained. Measurement of sand by shovel will not be permitted.
- C. Mix mortars with the maximum amount of water consistent with workability to provide maximum tensile bond strength within the capacity of the mortar.
- D. Mix mortar ingredients for a minimum of 5 minutes in a mechanical batch mixer. Use water clear and free of deleterious materials which would impair the work. Do not use mortar which has begun to set, or if more than 2-1/2 hours have elapsed since initial mixing. Retemper mortar during 2-1/2-hour period as required to restore workability.
- E. Lay brick and other solid masonry units with completely filled bed and head joint; butter ends with sufficient mortar to fill head joints and shove into place. Do not slush head joints. Take extreme care to fully bed fill continuous head joints in stack bond construction.
- F. Joints: Provide jointing and maintain joint widths to match existing or as shown, except for minor variations required to maintain bond alignment, but in no case will a vertical joint over 1/2 inch or under 1/4 inch be accepted. Drawing dimensions are generally modular. Lay to this module. If not shown, lay walls with 3/8" joints. Cut joints flush for masonry walls which are to be concealed or to be covered by other materials, unless otherwise shown.
 - 1. Concave - "Sled" type jointer, 1/2" round case-hardened or stainless steel, 16 inches minimum length, minimum 1/8" depth from wall face.
- G. Remove masonry units disturbed after laying, clean and relay in fresh mortar. If adjustments are required, remove units, clean off mortar, and reset in fresh mortar.

3.4 FLASHING OF MASONRY WORK:

- A. Provide concealed flashings in masonry work at, or above, all shelf angles, lintels, ledges and other obstructions to the downward flow of water in the wall so as to direct such water to the exterior. Prepare masonry surfaces smoothly and free from projections which might puncture flashing. Place through-wall flashing on bed of mortar and cover with mortar. Seal flashing

penetrations with mastic before covering with mortar. Terminate flashings 1/2" beyond face of exterior Wythe.

1. Extend flashings the full length of lintels, shelf angles and sills (if any) at least 4" into masonry at each end and turn up edge on sides to form pan to direct moisture to exterior. Extend flashing from a line 1/2" beyond the exterior face of outer wythe of masonry, through the outer wythe, turned up a minimum of 8", and through the inner wythe to within 1/2" of the interior face of the wall in exposed work. Where interior surface of inner wythe is concealed by furring, carry flashing completely through the inner wythe and turn up approximately 2".
2. Interlock end joints of deformed metal flashings by overlapping deformations not less than 1-1/2" and seal lap with elastic sealant.
3. Install fabric flashing in as long lengths as possible. Splice all joints by rolling back top layer of fabric 4". Interlock the pieces and coat all contacting surfaces with approved plastic cement.

3.5 REPAIR, POINTING AND CLEANING: (For areas of "new" construction)

- A. Remove and replace masonry units if units do not match adjoining units as intended. Provide new units to match adjoining units and install them in fresh mortar or grout, pointed to eliminate evidence of replacement.
- B. Pointing: During the tooling of joints, enlarge any voids or holes, except weep holes, and completely fill with mortar. Point up all joints at corners, openings and adjacent work to provide a neat, uniform appearance, properly prepared for application of caulking or sealant compounds, if any joint is to be so treated. Joints to be exposed shall be tooled to match existing adjacent, and stippled, to approximate the original joint finish.
- C. Cleaning:
 1. Clean exposed brick masonry surfaces by the bucket and brush hand cleaning method.
 2. If cleaning with liquid solutions, protect abutting non-masonry surfaces. As such solutions may affect the finishing of those surfaces.
 3. Clean all areas with a low to medium pressure wash and stiff nylon bristle brushes to eliminate excess mortar and job residue as the work progresses.

B. SEALING:

C. Apply Prosoco Sure Klean Weather Seal Siloxane PD all on non-painted brick.

3.6 WATERPROOFING:

- A. Protect all painted surfaces, glass and non-masonry surfaces from over-spray of waterproofing material.
- B. Protect all other masonry work, especially, sandstone, limestone and polished granite from contact with the waterproofing material.
- C. Take caution to protect all glass, window frames and non-masonry surfaces from waterproofing.
- D. Apply waterproofing material, at a rate recommended by the manufacturer.

END OF SECTION

SECTION 06 16 00 - SHEATHING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:

- 1. Wall sheathing.

1.3 RELATED WORK UNDER OTHER SECTIONS

- 1. Division 09 Section "Non-structural Metal Framing"
 - 2. Division 07 Section "Exterior Thermal Insulation"

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of process and factory-fabricated product. Indicate component materials and dimensions and include construction and application details.
 - 1. For products receiving a waterborne treatment, include statement that moisture content of treated materials was reduced to levels specified before shipment to Project site.
 - 2. Include copies of warranties from chemical treatment manufacturers for each type of treatment.

1.5 QUALITY ASSURANCE

- A. Testing Agency Qualifications: For testing agency providing classification marking for fire-retardant-treated material, an inspection agency acceptable to authorities having jurisdiction that periodically performs inspections to verify that the material bearing the classification marking is representative of the material tested.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Protect sheathing from weather by covering with waterproof sheeting, securely anchored. Provide air circulation around stacks and under coverings.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Fire-Test-Response Characteristics: For assemblies with fire-resistance ratings, provide materials and construction identical to those of assemblies tested for fire resistance per ASTM E 119 by a testing and inspecting agency acceptable to authorities having jurisdiction.

2.2 WALL SHEATHING

- A. Glass-Mat Gypsum Wall Sheathing: ASTM C 1177/1177M.
 - 1. Products: Subject to compliance with requirements, provide one of the following:
 - a. G-P Gypsum Corporation; Dens-Glass Gold.
 - b. United States Gypsum Co.; Securerock
 - c. Huber Engineered Woods, Zip System Sheathing
 - 2. Type and Thickness: Regular, 5/8 inch thick or Type X.

2.3 FASTENERS

- A. General: Provide fasteners of size and type indicated that comply with requirements specified in this article for material and manufacture.
 - 1. Provide fasteners with hot-dip zinc coating complying with ASTM A 153/A 153M or Type 304 stainless steel finish veneer dependent.
- B. Power-Driven Fasteners: NES NER-272.
- C. Screws for Fastening Gypsum Sheathing to Cold-Formed Metal Framing: Steel drill screws, in length recommended by sheathing manufacturer for thickness of sheathing to be attached, with organic-polymer or other corrosion-protective coating having a salt-spray resistance of more than 800 hours according to ASTM B 117.
 - 1. For steel framing less than 0.0329 inch thick, use screws that comply with ASTM C 1002.
 - 2. For steel framing from 0.033 to 0.112 inch thick, use screws that comply with ASTM C 954.

2.4 SHEATHING JOINT-AND-PENETRATION TREATMENT MATERIALS

- A. Sealant for Glass-Mat Gypsum Sheathing: Elastomeric, medium-modulus, neutral-curing silicone joint sealant compatible with joint substrates formed by gypsum sheathing and other materials, recommended by sheathing manufacturer for application indicated and complying with manufacturer product requirements.

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

- A. Do not use materials with defects that impair quality of sheathing or pieces that are too small to use with minimum number of joints or optimum joint arrangement. Arrange joints so that pieces do not span between fewer than three support members.
- B. Cut panels at penetrations, edges, and other obstructions of work; fit tightly against abutting construction unless otherwise indicated.
- C. Use common wire nails unless otherwise indicated. Select fasteners of size that will not fully penetrate members where opposite side will be exposed to view or will receive finish materials. Make tight connections. Install fasteners without splitting wood.
- D. Coordinate wall and/or roof sheathing installation with flashing and joint-sealant installation so these materials are installed in sequence and manner that prevent exterior moisture from passing through completed assembly.
- E. Do not bridge building expansion joints; cut and space edges of panels to match spacing of structural support elements.
- F. Coordinate sheathing installation with installation of materials installed over sheathing so sheathing is not exposed to precipitation or left exposed at end of the workday when rain is forecast.

END OF SECTION

SECTION 07 21 00 - EXTERIOR THERMAL INSULATION

PART 1 - GENERAL

1.1 GENERAL PROVISIONS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 DESCRIPTION OF WORK

- A. Work Included: Provide labor, materials and equipment necessary to complete the work of the Section, including but not limited to the following:
 - 1. Exterior wall insulation.

1.3 RELATED SECTIONS

- A. Division 1 Section for Submittal Procedures
- B. Division 04 Section for Masonry Restoration

1.4 REFERENCES

- A. ASTM E84: Standard Test Method for Surface Burning Characteristics of Building Materials.
- B. ASTM E 96: Standard Test Methods for Water Vapor Transmission of Materials.
- C. ASTM E 2178: Standard Test Method for Air Permeance of Building Materials.

1.5 SUBMITTALS

- A. Product Data: Submit manufacturer's specifications and installation instructions for each type of insulation required. Include data substantiating that materials comply with specified requirements.
- B. Cavity Wall Insulation Certification: submit manufacturer's third-party engineering report(s) that demonstrate the cavity wall insulation, as designed in and assembled as indicated in the drawings, meets the acceptance criteria of NFPA 285.

1.6 QUALITY ASSURANCE

- A. Source Limitations:
 - 1. Obtain each type of building insulation through one source from a single manufacturer.
- B. Surface-Burning Characteristics: As determined by testing identical products according to ASTM E 84 by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.
- C. Fire Test Performance for Insulation in Cavity Wall: Meets acceptance criteria for NFPA 285, Standard Fire Test Method for Evaluation of Fire Propagation Characteristics of Exterior Non-Load-Bearing Wall Assemblies Containing Combustible Components.

- D. Thermal Conductivity: The thicknesses shown are for the thermal conductivity (k-value at 75 degrees F) specified for each material. Provide adjusted thicknesses for the equivalent use of material having a different thermal conductivity

1.7 DELIVERY, STORAGE AND HANDLING

- A. Protect insulation materials from physical damage and from deterioration by moisture, soiling, and other sources. Store in a dry and secure location. Comply with manufacturer's written instructions for handling, storing, and protecting during installation.

PART 2 - PRODUCTS

2.1 WALL INSULATION

- A. Mineral Wool Board Insulation: (R-4.2 minimum per inch)
 - 1. Mineral; complying with ASTM C 578; with 25 psi minimum compressive strength; 0.6 perm-inch maximum vapor transmission; integrally formed skin; 0.1% maximum water absorption; thermal conductivity (k-value at 75 degrees F) of 0.18; manufacturer's standard lengths and widths as required for coordination with wall ties and cavity dimensions.
 - a. Basis of Design: Cavity Rock DD, manufactured by Roxul Inc.
 - b. Thermafiber, Owens Corning
 - c. Mineral Wool Insulation, Johns Manville

PART 3 - EXECUTION

3.1 PREPARATION

- A. Comply with the manufacturer's written instructions for substrate preparation.
- B. Clean substrates of substances that are harmful to insulation, including removing projections capable of puncturing insulation or that interfere with insulation attachment.

3.2 INSTALLATION, GENERAL

- A. Comply with insulation manufacturer's written instructions applicable to products and applications.
- B. Install insulation that is undamaged, dry, and unsoiled and that has not been left exposed to ice, rain, or snow at any time.
- C. Extend insulation to envelop entire area to be insulated. Fit tightly around obstructions and fill voids with insulation. Remove projections that interfere with placement. Provide sizes to fit applications and selected from manufacturer's standard thickness, widths, and lengths.

INSTALLATION OF CAVITY WALL INSULATION

- D. Install wall cavity insulation per manufacturer's instructions. Fit insulation with edges butted tightly in all directions. Maintain cavity width of dimension indicated between insulation and cladding material.

END OF SECTION

SECTION 09 22 20 - NON-STRUCTURAL METAL FRAMING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 DESCRIPTION OF WORK:

- A. The types of metal stud systems required include:
 - 1. Steel studs for non-load-bearing curtain walls.
 - 2. Screw-type steel studs for drywall work.

1.3 RELATED WORK UNDER OTHER SECTIONS:

- A. Division 09 Section "Gypsum Board."

1.4 SUBMITTALS:

- A. Product Data: For information only, submit copies of manufacturer's specifications and installation instructions for each type of metal stud and accessories including other data as may be required to show compliance with these specifications.

1.5 QUALITY ASSURANCE:

- A. U.L. Rated Assemblies: Where metal studs are components of assemblies indicated for a fire-resistance rating, including those required for compliance with governing regulations, provide studs identical with units, tested and shown in the applicable UL design of the "Fire Resistance Index" and Gypsum Association "GA-600" latest edition.
- B. Manufacturer: Provide steel studs, of the type(s) indicated, produced by one of the following:
 - 1. Screw-type light gauge drywall studs:
 - a. Marino Corporation
 - b. Dietrich Industries
 - c. Certified members of the Steel Stud Manufacturers Association

1.6 PRODUCT DELIVERY AND STORAGE:

- A. Protect metal studs from rusting and damage. Deliver to the project site in manufacturer's unopened containers or bundles, fully identified with name, brand, type and grade. Store off the ground in a dry ventilated space.

PART 2 - PRODUCTS

- 2.1 GENERAL:
- A. Installation standard ASTM C 754.

B. System Components: With each type of metal stud required, provide manufacturer's standard runners (tracks), shoes, clips, ties, stiffeners, fasteners, door jamb reinforcers and accessories as recommended by the manufacturer for the applications indicated, to provide a complete metal stud system.

C. Punched Steel Non-Load-Bearing Studs: Manufacturer's standard formed steel studs of the height, depth, shape and gage indicated; and with the section modulus indicated, if any; with punched webs to facilitate erection of system and passage of mechanical/electrical service lines.

1. Gage: As scheduled.

2. Depth of Section: As shown.

3. Steel: ASTM A 570, Grade D (40,000 psi yield strength).

4. Finish: Hot-dip zinc coating complying with ASTM A 525, G90.

5. Face of Flanges: Screw type (knurled to facilitate use of self-drilling tapping fasteners).

D. Drywall Screw-Type Steel Studs: Manufacturer's standard formed light gauge steel studs complying with ASTM C 645, of the height, size, and gage indicated; with punched webs to facilitate erection of system and passage of mechanical/electrical service lines.

1. Gage: 25 gage minimum, however, provide 20 gage studs in unbraced partitions over 10 feet in height, and at certain door jambs hereinafter specified.

2. Depth of Section: As indicated.

3. Flange Width: Not less than 1.25".

4. Shape: "Cee" shape (returned flanges).

5. Steel and Finish: ASTM A 591 Commercial Quality electrolytic zinc coated steel, Class B.

6. Face of Flanges: Screw-type (knurled to facilitate use of self-drilling tapping fasteners).

E. Recycled content:

1. Target recycled content for Electric Arc Furnace Steel Products – 64% post-consumer / 30% post industrial

2. Target recycled content for Basic Oxygen Furnace Steel Products – 21% post-consumer / 8% post industrial

PART 3 - EXECUTION

- 3.1 INSTALLATION:
- A. General:

1. Manufacturer's Instructions: Install metal stud systems in accordance with manufacturer's printed or written instructions and recommendations.

2. ANSI Standards: Comply with applicable requirements of ANSI A 42.3 and A 42.4, except where more detailed or more stringent requirements are indicated.

3. Gypsum Association Specifications: Comply with the requirements and recommendations of GA-203 latest edition "Installation of Screw-Type Steel Framing Members to Receive Gypsum board", where metal studs are indicated to receive gypsum board.

a. Coordinate requirements and recommendations with GA-600 latest edition for wall construction type and/or sound ratings.

4. Runner Tracks: Install continuous tracks sized to match studs. Align tracks accurately to the layout at base and tops of studs. Secure tracks for the type of construction involved, except do not exceed 24" O.C. spacing for nail or power-driven fasteners, nor 16" O.C. for other types of attachment. Provide fasteners at corners and ends of tracks.

5. Set studs plumb, except as needed for diagonal bracing or required for non-plumb walls or warped surfaces and similar requirements.
6. Where stud system abuts structural columns or walls, including masonry walls, anchor ends of stiffeners to supporting structure.
7. Height of Partition Stud Systems: Terminate top of all partitions at underside of construction above, unless shown otherwise.
8. Stud Spacing: Space studs at 16" O.C. maximum, install studs so flanges within framing system, point in same direction.

B. Installation of Stud System to Receive Gypsum Board:

1. Runner Tracks: At partition corners and intersections, butt runner tracks, except leave clearance where base course of gypsum board is to run through.
2. Friction fit studs to runner tracks by positioning and rotating into place. Provide positive attachment to tracks for studs located at partition corners and intersections, and adjacent to openings, and for jack studs located above and below openings. Attach with either self-tapping screws or by use of clinching tool, at both flanges of stud.
3. At partition corners and intersections, provide a minimum of 3 studs, positioned to support each surface of partition; or provide 2 studs with the second stud installed after the base course of gypsum board has been run through, and screw anchor the second stud through the gypsum board to the first stud at 2' O.C. spacing.
4. Install full length studs between runner tracks wherever possible. If necessary, splice studs by nesting with a minimum lap of 8" and fasten laps with 2 screws through each flange.
5. Frame both sides of expansion and control joints as shown for the partition system, with a separate stud and do not bridge the joint with components of the stud system.

END OF SECTION

SECTION 09 29 00 - GYPSUM BOARD

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.
- B. American Society for Testing and Materials (ASTM): ASTM C 840 Standard Specification
- C. Gypsum Association (GA): GA-216 Application and Finishing of Gypsum Board

1.2 SUMMARY

- A. Section Includes:
 - 1. Interior gypsum board

ACTION SUBMITTALS

- A. Product Data: For information only, submit copies of manufacturer's product specifications and installation instructions for each gypsum drywall component, including other data as may be required to show compliance with these specifications.
- B. Submittals:
Products: are required to comply with the requirements stated in the IGCC 2012 Chapter 5 Material Resource Conservation. Include a statement indicating that the product is in compliance and submit the appropriate documentation.
- C. Certification: Submit certification that materials conform to the Fire Test Data of ASTM E 84.

1.3 QUALITY ASSURANCE

- A. Fire-Resistance Rating: Where work is indicated for fire-resistance ratings, including those required to comply with governing regulations, provide materials and installations identical with applicable assemblies tested and listed by recognized authorities, including U.L. and A.I.A.
- B. Industry Standard: Comply with applicable requirements of GA-216 "Application and Finishing of Gypsum Board" by the Gypsum Association, except where more detailed or more stringent requirements are indicated including the recommendations of the manufacturer.

1.4 DELIVERY, STORAGE AND HANDLING

- A. Deliver gypsum drywall materials in sealed bundle, fully identified with manufacturer's name, brand, type and grade. Store materials inside under cover and keep them dry and protected against weather, condensation, direct sunlight, construction traffic, and other potential causes of damage.

B. FIELD CONDITIONS

- C. Environmental Limitations: Comply with ASTM C 840 and GA-216 requirements or gypsum board manufacturer's written recommendations, whichever are more stringent.
- D. Examine the substrates and the spaces to receive gypsum drywall, and the conditions under which gypsum drywall is to be installed; and do not proceed with the installation until unsatisfactory conditions have been corrected.
- E. Maintain ambient temperatures at not less than 55 degrees F., for the period of 24 hours before drywall finishing, during installation and until compounds are dry.
- F. Do not install paper-faced gypsum panels until installation areas are enclosed and conditioned.
- G. Do not install panels that are wet, those that are moisture damaged, and those that are mold damaged.
 - 1. Indications that panels are wet, or moisture damaged include, but are not limited to discoloration, sagging, or irregular shape.
 - 2. Indications that panels are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Fire-Resistance-Rated Assemblies: For fire-resistance-rated assemblies, provide materials and construction identical to those tested in assembly indicated according to ASTM E 119 by an independent testing agency.

2.2 INTERIOR GYPSUM BOARD

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - 1. American Gypsum.
 - 2. CertainTeed Corp.
 - 3. Georgia-Pacific Gypsum LLC.
 - 4. National Gypsum Company.
 - 5. USG Corporation.
- B. General: Comply with GA-216 ASTM C 1396/C 1396M.
- C. Gypsum Board, Type X: ASTM C 1396/C 1396M.
 - 1. Thickness: 5/8 inch (15.9 mm).
 - 2. Long Edges: Tapered.

2.3 JOINT TREATMENT MATERIALS

- A. General: Comply with ASTM C 475/C 475M.
- B. Joint Tape:

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

2.4 AUXILIARY MATERIALS

- A. General: Provide auxiliary materials that comply with referenced installation standards and manufacturer's written recommendations.
- B. Steel Drill Screws: ASTM C 1002, unless otherwise indicated.
 1. Use screws complying with ASTM C 954 for fastening panels to steel members from 0.033 to 0.112 inch (0.84 to 2.84 mm) thick.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas and substrates including welded hollow-metal frames and framing, with Installer present, for compliance with requirements and other conditions affecting performance.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 APPLYING AND FINISHING PANELS, GENERAL

- A. Comply with ASTM C 840.
- B. Install panels with face side out. Butt the panels together for a light contact at edges and ends with not more than 1/16 inch (1.5 mm) of open space between panels. Do not force it into place.
- C. Locate edge and end joints over supports, except in ceiling applications where intermediate supports or gypsum board back-blocking is provided behind end joints. Do not place tapered edges against cut edges or ends. Stagger vertical joints on opposite sides of partitions. Do not make joints other than control joints at corners of framed openings.
- D. Form control and expansion joints with space between edges of adjoining gypsum panels. Control joints to be installed minimum 24'-0" o.c. until noted otherwise. Unless concealed application is indicated or required for sound, fire, air, or smoke ratings, coverage may be accomplished with scraps of not less than 8 sq. ft. (0.7 sq. m) in area.

- E. Isolate perimeter of gypsum board applied to non-load-bearing partitions at structural abutments, except floors. Provide 1/4- to 1/2- inches wide spaces at these locations and trim edges with edge trim where edges of panels are exposed.
- F. Attachment to Steel Framing: Attach panels so the leading edge or end of each panel is attached to open (unsupported) edges of stud flanges first.

3.3 APPLYING INTERIOR GYPSUM BOARD

- A. Install interior gypsum board in the following locations:
 - 1. Wallboard Type: As indicated on Drawings.
 - 2. Type X: As indicated on Drawings.
- B. Single-Layer Application:
 - 1. On partitions/walls, apply gypsum panels vertically (parallel to framing) .
 - 2. Fastening Methods: Apply gypsum panels to supports with steel drill screws.

3.4 INSTALLING TRIM ACCESSORIES

- A. General: For trim with back flanges intended for fasteners, attach to framing with same fasteners used for panels. Otherwise, attach trim according to manufacturer's written instructions.

3.5 FINISHING GYPSUM BOARD

- A. General: Treat gypsum board joints, interior angles, edge trim, control joints, penetrations, fastener heads, surface defects, and elsewhere as required to prepare gypsum board surfaces for decoration. Promptly remove residual joint compound from adjacent surfaces.
- B. Apply joint tape over gypsum board joints, except for trim products specifically indicated as not intended to receive tape.
- C. Gypsum Board Finish Levels: Drywall finishing to be installed in accordance with Gypsum Association "Recommended Levels of Gypsum Board Finish, #GA-214-M-97" and ASTM C 840.
 - 1. Level #5: Typical at interior walls unless noted otherwise. Primer and its application to surfaces are specified in other Division 09 Sections.

3.6 PROTECTION

- A. Protect adjacent surfaces from drywall compound and promptly remove them from floors and other non-drywall surfaces. Repair surfaces stained, marred, or otherwise damaged during drywall application.
- B. Protect installed products from damage from weather, condensation, direct sunlight, construction, and other causes during the remainder of the construction period.
- C. END OF SECTION

SECTION 09 91 00 – PAINTING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Painting and finishing of interior throughout the project, except as otherwise indicated.
 - 2. Surface preparation, priming and coats of paint specified are in addition to shop-priming and surface treatment specified under other sections of the work.
- B. "Paint", as used herein, is defined as all coating systems materials, including primers, emulsions, enamels, stains, sealers and fillers, and other applied materials whether used as prime, intermediate or finish coats.
- C. Paint all exposed surfaces except where the natural finish of the material is specifically noted as a surface not to be painted. Where items or surfaces are not specifically mentioned, paint these the same as adjacent similar materials or areas.
- D. Colors: As selected by Architect.

1.3 PAINTING NOT INCLUDED:

- A. The following categories of work are not included as part of the field-applied finish work or are included in other sections of these specifications.
 - 1. Concealed Surfaces: Unless otherwise indicated, painting is not required on surfaces such as walls or ceilings in concealed areas and generally inaccessible areas, foundation spaces, furred areas, utility tunnels, pipe spaces, duct shafts and elevator shafts.

1.4 QUALITY ASSURANCE:

- A. Product Data: For information only, submit copies of manufacturer's technical information including paint label analysis and application instructions for each material proposed for use.
 - 1. Submit a list of manufacturer's products proposed for use.
 - 2. Upon approval of the list, submit a detailed schedule of each surface to be painted, and include the specific sealer, primer, underbody and finish coats proposed for each such surface.
 - 3. After approval is granted, submit complete color catalog(s) for color selections.
- B. Samples: Submit samples for review of color and texture only. Compliance with all other requirements is the exclusive responsibility of the Trade Contractor. Provide a listing of the material and application for each coat of each finish sample.

- C. Maintenance Sample Stock: Provide the Owner with one (1/2) gallon, air-tight covered, of each applied paint color for future use. Identify each container with the manufacturer's name, number and color designation.
- D. VOC Compliance: Provide LOW VOC materials conforming to the State and local regulations as relating to VOC/VOS requirements at the time of application, and as follows:
 - 1. VOC Compliance: All paints and coatings must comply with Green Seal Testing Program Limits as follows:
 - a. Non-Flat Primer / Paint: 150g/L. VOC Limit
 - b. Flat Primer / Paint: 50g/L. VOC Limit

1.5 DELIVERY AND STORAGE:

- A. Delivery:
 - 1. Deliver all materials to the job site in original, new and unopened packages and containers bearing manufacturer's name and label, and application instructions thereon.
 - 2. Provide labels on each container with the following information:
 - a. Name of title of material.
 - b. Manufacturer's stock number and name.
 - c. Application instructions.
- B. Storage:
 - 1. Provide a secure space for the storage of all paint materials and equipment for the exclusive use of this work.

1.6 JOB CONDITIONS:

- A. Apply water-base paints when the temperature of surfaces to be painted and the surrounding air temperatures are between 50 degrees F. and 90 degrees F., unless otherwise permitted by the paint manufacturer's printed instructions.

PART 2 - PRODUCTS

2.1 COLORS AND FINISHES:

- A. Painting, surface treatments and finishes are indicated in the "schedules" of the contract documents. Refer to Architect if no paint to schedule is provided.
- B. Final color selection by Architect.
- C. Color Pigments: Pure, non-fading, applicable types to suit the substrates and service indicated.
 - 1. Lead content in the pigment, if any, is limited to contain no more than 0.06% lead, as lead metal based on the total non-volatile (dry-film) of the paint by weight.

2.2 MATERIAL QUALITY:

- A. Provide the best quality grade of the various types of coatings as regularly manufactured by acceptable paint materials manufacturers. Materials not displaying the manufacturer's identification as a standard, best-grade product will not be acceptable.

- B. Interior Paint Manufacturers:
 - 1. Sherwin-Williams Co.
 - 2. Benjamin Moore Company.
 - 3. Or equivalent products by the following:
 - a. PPG Industries or Devoe Paints
- C. Exterior Paint Manufacturers:
 - 1. Sherwin Williams.
 - 2. Benjamin Moore.
 - 3. Or equivalent products by the following: PPG Industries or Devoe
- D. Proprietary names, used to designate colors or materials, are not intended to imply that products of the named manufacturers are required to the exclusion of equivalent products of other manufacturers.
- E. Provide undercoat paint produced by the same manufacturer as the finish coats. Use only thinners approved by the paint manufacturer and use only within recommended limits.

2.3 LOW ODOR - LOW VOC COMPLIANT INTERIOR PAINTS

- A. Gypsum Drywall System (except ceilings):
 - 1st coat - Sherwin-Williams Harmony Interior Latex Primer B11W900
 - 2nd coat - Sherwin-Williams Harmony Interior Latex Eg-Shel B9 Series
 - 3rd coat - Sherwin-Williams Harmony Interior Latex Eg-Shel B9 Seriesor;
 - 1st coat- Benjamin Moore Eco Spec Interior Latex Primer Sealer-231
 - 2nd coat - Benjamin Moore Eco Spec Interior Latex Eggshell 223
 - 3rd coat- Benjamin Moore Eco Spec Interior Latex Eggshell 223
- B. Ferrous Metal:
 - Gloss Finish: (4 mils wet, 1.3 mils dry per coat)
 - 1st Coat - S-W All Surface Enamel Latex Primer, A41W210 (10 mils wet, 5 mils dry)
 - 2nd Coat - S-W A-100 Exterior Latex Gloss, A8 Series
 - 3rd Coat - S-W A-100 Exterior Latex Gloss, A8 Series(4 mils wet, 1.3 mils dry per coat)
 - Semi-Gloss Finish : (3-5 mils dry per coat)
 - 1st Coat - S-W All Surface Enamel Latex Primer, A41W210 (10 mils wet, 5 mils dry)
 - 2nd Coat - S-W Metalatex Semi-Gloss Coating, B42 Series
 - 3rd Coat - S-W Metalatex Semi-Gloss Coating, B42 Seriesor;
 - 1st coat - Benjamin Moore M07 Universal Metal Primer- M07
 - 2nd coat - Benjamin Moore D.T.M. Acrylic (Semi-Gloss M29) (Gloss M28)
 - 3rd coat - Benjamin Moore D.T.M. Acrylic (Semi-Gloss M29) (Gloss M28)

PART 3 - EXECUTION

3.1 INSPECTION:

- A. Examine the areas and conditions under which painting work is to be applied and do not proceed with the work until unsatisfactory conditions have been corrected.
- B. The start of paintwork will be construed as acceptance of the surfaces and conditions within any particular area.
- C. Do not paint over dirt, rust, scale, grease, moisture, scuffed surfaces, or conditions otherwise detrimental to the formation of a durable paint film.

3.2 PREPARATION:

- A. New Substrates:
 - 1. General: Perform preparation and cleaning procedures in strict accordance with the paint manufacturer's instructions and as specified, for each particular substrate condition.
 - 2. Ferrous Metals: Clean ferrous surfaces, which are not galvanized or shop-coated, of oil, grease, dirt, loose mill scale and other foreign substances by solvent or mechanical cleaning.
 - a. Coordinate with Division 4. Determine if liquid cleaning solutions have been removed from surfaces abutting masonry.
 - b. Wire brush or mechanically sand rust spots to bright metal and spot prime.

3.3 MATERIALS PREPARATION:

- A. Mix and prepare painting materials in accordance with the manufacturer's directions.
- B. Store materials not in actual use in tightly covered containers. Maintain containers used in storage, mixing and application of paint in a clean condition, free of foreign materials and residue.
- C. Stir materials before application to produce a mixture of uniform density and stir as required during the application of the materials. Do not stir surface film into the material. Remove the film and if necessary, strain the material before using.

3.4 APPLICATION:

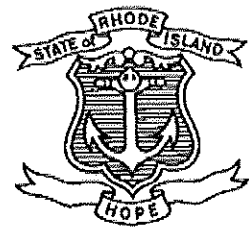
- A. General:
 - 1. Apply paint in accordance with the manufacturer's directions. Use applicators and techniques best suited for the substrate and type of material being applied.
- B. Apply primer, intermediate and finish coats to not less than the manufacturer's recommended wet film and dry film thicknesses and spreading rates for each of the various types of materials specified.
- C. Apply additional coats when undercoats, stains or other conditions show through the final coat of paint, until the paint film is of uniform finish, color and appearance. Give special attention to ensure that all surfaces, including edges, corners, crevices, welds and exposed fasteners receive a dry film thickness equivalent to that of flat surfaces.

- D. Scheduling Painting:
1. Apply the first-coat material to surfaces that have been cleaned, pretreated or otherwise prepared for painting as soon as practicable after preparation and before subsequent surface deterioration.
 2. Allow sufficient time between successive coatings to permit proper drying. Do not recoat until paint has dried to where it feels firm, does not deform or feel sticky under moderate thumb pressure, and the application of another coat of paint does not cause lifting or loss of adhesion of the undercoat.
- E. Minimum Coating Thickness: Apply each material at not less than the manufacturer's recommended spreading rate, to establish a total dry film thickness as indicated or, if not indicated, as recommended by coating manufacturer.
- F. Prime Coats: Apply a prime coat of material which is required to be painted or finished, and which has not been prime coated by others.
1. Recoat primed and sealed surfaces where there is evidence of suction spots or unsealed areas in first coat, to assure a finish coat with no burn-through or other defects due to insufficient sealing.
 2. Apply prime coat to all surfaces including surfaces indicated to receive other finishes.
- G. Pigmented Finishes: Completely cover to provide an opaque, smooth surface of uniform finish, color, appearance and coverage. Cloudiness, spotting, holidays, laps, brush marks, runs, sags, ropiness or other surface imperfections will not be acceptable.
- H. Completed Work: Match approved samples for color, texture and coverage. Remove, refinish or repaint work not in compliance with specified requirements.

3.5 CLEAN-UP AND PROTECTION:

- A. Clean-up: During the progress of the work, remove from the site all discarded paint materials, rubbish, cans and rags at the end of each workday.
1. Upon completion of painting work, clean window glass and other paint-spattered surfaces. Remove spattered paint by proper methods of washing and scraping, using care not to scratch or otherwise damage finished surfaces.
- B. Protection: Protect work of other trades, whether to be painted or not, against damage by painting and finishing work. Correct any damage by cleaning, repairing or replacing, and repainting, as acceptable to the Architect.
1. Provide "Wet Paint" signs as required to protect newly-painted finishes. Remove temporary protective wrappings provided by others for protection of their work, after completion of painting operations.
 2. At the completion of work of other trades, touch-up and restore all damaged or defaced painted surfaces.

END OF SECTION



STATE OF RHODE ISLAND

HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House 150 Benefit Street Providence, RI 02903

Telephone 401-222-2678
TTY 401-222-3700

Fax 401-222-2968
www.preservation.ri.gov

August 5, 2026

Deborah D'Agostino
RGB Architects
50 Holden Street
Providence, RI 02908

Re: Shepard Building Façade Restoration

Dear Ms. D'Agostino;

We have received and reviewed the drawings provided by you for the demolition of the bridge at Shepard Building in Downtown Providence. The bridge connected three department stores at the second floor; Gladdings, Cherry & Webb and the Shepard Company Building which is listed on the National Register of Historic Places as part of the Downtown Historic District.

The Shepard Building Bridge is in serious disrepair and a danger to pedestrians and traffic below. Because of this, demolition of the bridge is approved with the following conditions:

1. Photo documentation of the interior and exterior of the bridge in its existing condition be provided to this office.
2. The repairs to the walls where the bridge is being removed must be repaired with the same attention to detail as the remainder of the building. Samples of the brick and mortar for this area must also be reviewed and approved.

The work included in the drawings submitted is approved provided that the requirements of this letter are met. These comments are provided in accordance with the State Historic Preservation Act. If you have questions, please contact me at Roberta.randall@preervation.ri.gov.

Sincerely,

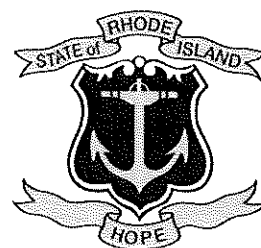
Roberta Randall

Roberta Randall

Principal Historical Architect

Cc: Cecelia E. Hallahan, Project Manager
RIDOA, DCAMM

STATE OF RHODE ISLAND



THE SHEPARD BUILDING CONNECTOR BRIDGE MAJOR ALTERATION AND RESTORATION

80 WASHINGTON STREET
PROVIDENCE, RI 02903

50 Holden Street · Providence, Rhode Island 02908
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LIST OF DRAWINGS

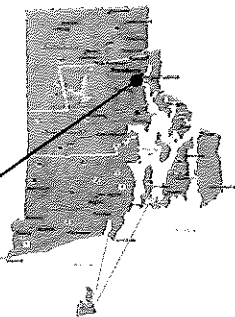
SHEET #	SHEET NAME
GENERAL	
G000	COVER SHEET
G001	ABBREVIATIONS & SYMBOLS
ARCHITECTURAL	
D100	ALTERATION PLAN, SECTIONS, & DETAILS
A200	ALTERATION ELEVATION PHOTOS
A100	FLOOR PLAN, ELEVATION & WALL TYPES
A201	EXTERIOR CONNECTION PHOTOS & DETAILS

THE SHEPARD BUILDING CONNECTOR BRIDGE - 6913

LOCATION MAP



80 Washington Street
Providence, RI 02903



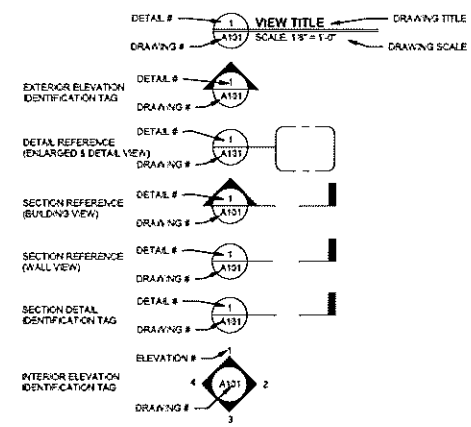
VICINITY MAP

STATUS: ISSUED FOR CONSTRUCTION

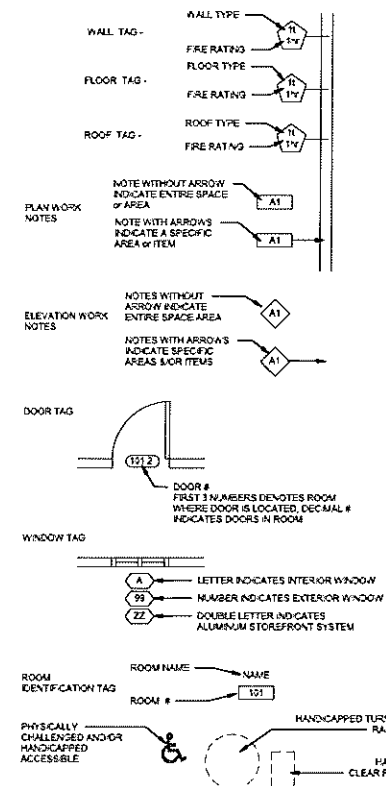
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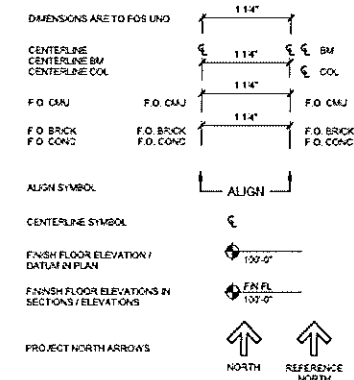
CROSS REFERENCE TAGS



CONSTRUCTION SYMBOLS



DIMENSIONS



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Drawn by DO
Checked by ALB
Revised on

52 Holden Street
Providence, Rhode Island 02908

Phone (404) 272-1735
Fax (404) 272-7260

E-mail mark@pmp.me

Ambedkar on : Principles of Measurement : Inferior Diction

Prijed

STATE OF
RHODE ISLAND

THE SHEPARD
BUILDING
CONNECTOR
BRIDGE



80 WASHINGTON STREET
PROVIDENCE, RI 02903

ISSUED FOR
CONSTRUCTION

Printed On 03/17/2025

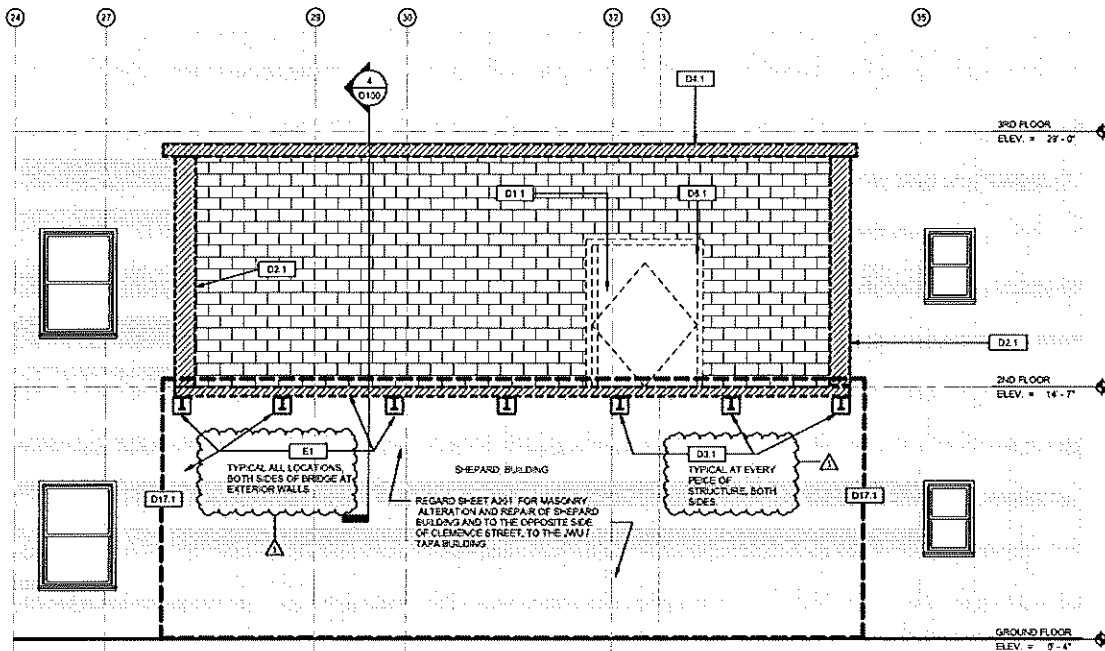
ABBREVIATIONS & SYMBOLS

Order Number: 6313

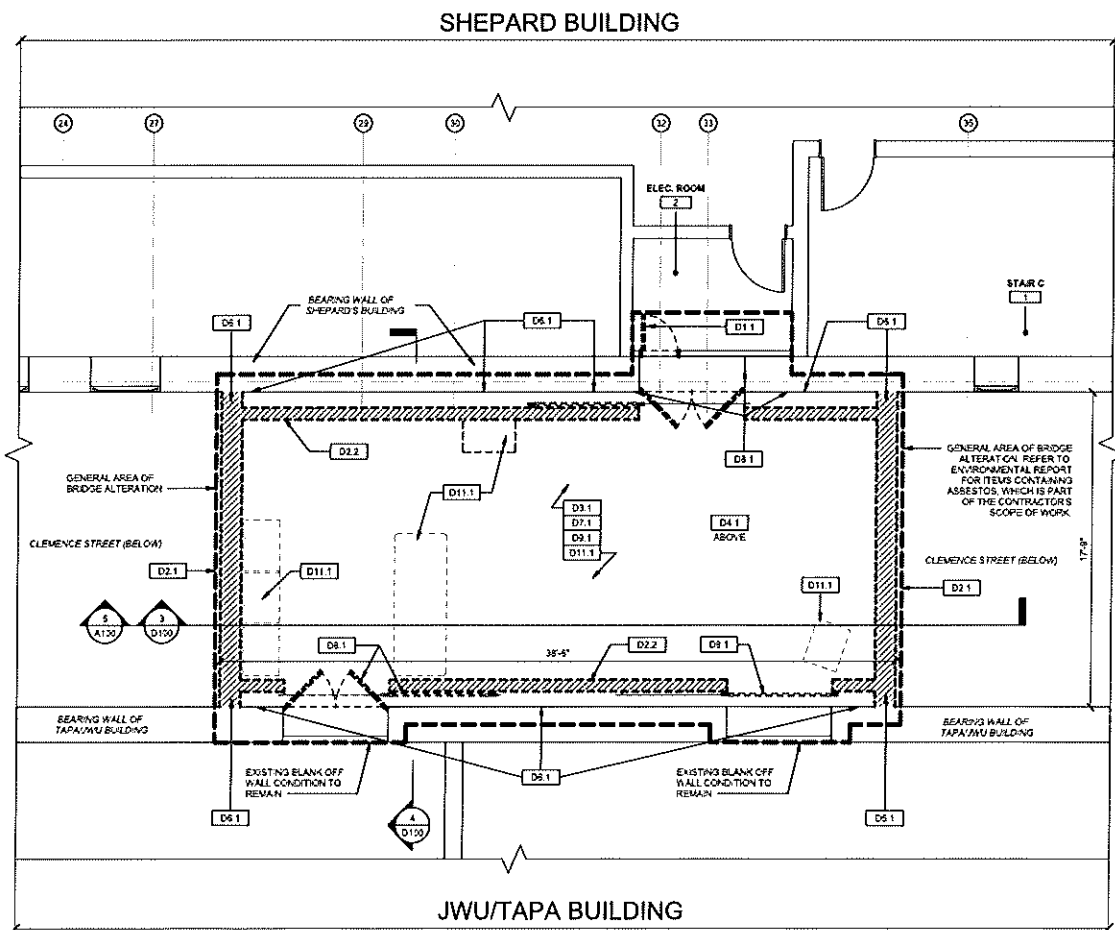
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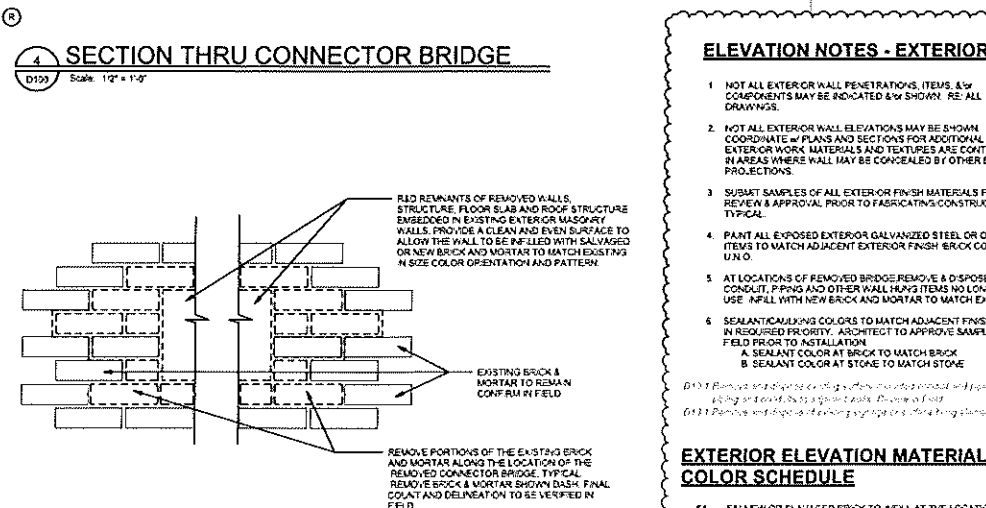
G001



3 SECTION THRU CONNECTOR BRIDGE - ALTERATION (CLEMENCE ST.)
D100 Scale: 1/4" = 1'-0"



1 SECOND FLOOR ALTERATION PLAN
D100



4 SECTION THRU CONNECTOR BRIDGE
D100 Scale: 1/2" = 1'-0"

2 TYPICAL ALTERATION DETAIL
D100 Scale: 1/2" = 1'-0"

ELEVATION NOTES - EXTERIOR

- NOT ALL EXTERIOR WALL PENETRATIONS, ITEMS, & COMPONENTS MAY BE INDICATED & SHOWN. REFER TO DRAWINGS.
- NOT ALL EXTERIOR WALL ELEVATIONS MAY BE SHOWN. COORDINATE PLANS AND SECTIONS FOR ADDITIONAL EXTERIOR WORK MATERIALS AND TEXTURES ARE CONTAINED IN AREAS WHERE WALL MAY BE CONCEALED BY OTHER BUILDING PROJECTIONS.
- SUBMIT SAMPLES OF ALL EXTERIOR FINISH MATERIALS FOR REVIEW & APPROVAL PRIOR TO FABRICATING CONSTRUCTION. TYPICAL.
- PAINT ALL EXPOSED EXTERIOR GALVANIZED STEEL OR OTHER ITEMS TO MATCH ADJACENT EXTERIOR FINISH BRICK COLOR, U.N.O.
- AT LOCATIONS OF REMOVED BRIDGE/REMOVE & DISPOSE ANY CONDUIT, PIPING AND OTHER WALL HUNG ITEMS NO LONGER IN USE. INFILL WITH NEW BRICK AND MORTAR TO MATCH EXISTING.
- SEALANT/CAULKING COLORS TO MATCH ADJACENT FINISH LISTED IN REQUIRED SCHEDULE. ADJUST TO APPROVE SAMPLE IN FIELD PRIOR TO INSTALLATION.
A. SEALANT COLOR AT BRICK TO MATCH BRICK
B. SEALANT COLOR AT STONE TO MATCH STONE

EXTERIOR ELEVATION MATERIAL & COLOR SCHEDULE

- FIN NEW OR SALVAGED BRICK TO INFILL AT THE LOCATIONS OF REMOVED WALLS, FLOOR, AND ROOF STRUCTURE ALONG THE EXISTING BUILDING WALL SURFACES (BOTH SHEPARD & J.W.U./TAPA) NEW BRICK & MORTAR TO MATCH EXISTING COLOR, SIZE, TEXTURE, AND COURSE, 1"00TH IN NEW BRICK AND JOINT MORTAR INTO ADJOINING BRICK.
- FIN NEW EXTERIOR WALL ASSEMBLY TO MATCH THE EXISTING WALL ASSEMBLY AT THE EXISTING WALL OPENINGS.
- INDICATED WALL AREAS ARE TO BE CLEANED POST BRIDGE REMOVAL WORK. USE WARM WATER LOW PRESSURE, TO WASH CLEAN THE ENTIRE WALL SURFACE LOCATED DIRECTLY BELOW THE CONNECTOR BRIDGE AT THE TAPA BUILDING AND SHEPARD BUILDING.

ALTERATION LEGEND

- EXISTING WALL/ITEM TO REMAIN
- EXISTING WALL/ITEM TO BE REMOVED
- REMOVE & DISPOSE OF
- REMOVE AND SALVAGE
- WORK NOTES WITHOUT AN ARROW INDICATE AN ENTIRE SPACE AREA
- WORK NOTES WITH AN ARROW(S) INDICATE SPECIFIC AREAS & ITEMS

ALTERATION NOTES:

- THE SCOPE OF THIS ALTERATION PACKAGE IS TO REMOVE STRUCTURAL FRAMING AND ALL INTERIOR COMPONENTS OF THE EXISTING CONNECTOR BRIDGE AT CLEMENCE STREET IN ITS ENTIRETY. ANY EXISTING OPENINGS WILL BE INFILLED TO MATCH THE EXISTING EXTERIOR WALL ASSEMBLY WITH NEW BRICK AND MORTAR TO MATCH THE EXISTING SIZE, TEXTURE, COLOR AND PATTERN. EXISTING INTERIOR ACCESS PANEL AND OR DOORS TO THE CONNECTOR BRIDGE TO BE REMOVED AND THEIR OPENINGS BE INFILLED.
- THE EXISTING CONDITIONS INFORMATION SHOWN & INDICATED ON THE DRAWINGS WAS OBTAINED FROM LIMITED EXISTING DRAWINGS PREPARED BY FIELD REVIEW, FIELD MEASUREMENT, & OTHER AVAILABLE DOCUMENTATION. NOT ALL EXISTING CONDITIONS & ACTUAL CONSTRUCTION MAY BE INDICATED.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, CONNECTIONS, LOCATIONS, SIZES, ETC. IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING ALTERATION WORK.
- CONTRACTOR TO COORDINATE EXTENTS OF ALL ALTERATION WORK WITH ALL NEW WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING ALTERATION WORK.
- CONTRACTOR TO PROPERLY DE-ENERGIZE, SHUT OFF & CAP ALL UTILITIES (ELECTRICAL, ETC.) BACK TO THE EXISTING EXTERIOR WALLS, ROOF DECK, AND/OR TO SLAB U.N.O. COORDINATE ALTERATION DRAWINGS WITH NEW WORK DRAWINGS.
- FULL EXTENT OF BUILDING MATERIALS IS UNKNOWN. EXISTING BUILDING CONSTRUCTION MAY CONTAIN MATERIALS THAT REQUIRE ABATEMENT. IF POTENTIAL MATERIALS ARE DISCOVERED, CONTRACTOR TO NOTIFY OWNER & ARCHITECT BEFORE PROCEEDING WITH WORK.
- CONTRACTOR TO PROVIDE ALL OSHA AND/OR BUILDING CODE REQUIRED SAFETY PROTECTION TO PROTECT WORKERS FROM FALLS, CRUSHING, ELECTROCUTION, IMPACT FROM ABOVE, ETC.
- CONTRACTOR TO MAINTAIN BUILDINGS AND WORK SITE IN A SAFE AND SECURE MANNER AND TO ELIMINATE THE APPEARANCE OF AN ATTRACTIVE NUISANCE. MAINTAIN PHYSICAL BARRIER TO PREVENT BUILDING SITE ACCESS BY CHILDREN AT A MINIMUM.
- CONTRACTOR TO PROTECT ALL EXISTING WALL TO REMAIN DURING CONSTRUCTION.
- COVER ALL EXISTING IT AND ELECTRICAL EQUIPMENT LOCATED IN ELECTRIC ROOM TO PROTECT THE START OF ANY CONSTRUCTION WORK. REVIEW IN FIELD WITH OWNER.
- CONTRACTOR TO FURNISH AND INSTALL ALL SHORING AND/OR BRACING TO SUPPORT ALL EXISTING WALLS, FLOORS/ROOFS, OPENINGS AT CONNECTOR BRIDGE WALLS, ETC. PRIOR TO REMOVALS OF EXISTING CONSTRUCTION. REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS.
- EXISTING BUILDING CONSTRUCTION DEFICIENCIES NOT INDICATED ON THE DRAWINGS, BUT UNCOVERED & DISCOVERED BY CONTRACTORS CONSTRUCTION ACTIVITIES SHALL BE REPORTED TO THE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION OF NEW WORK. ADDITIONAL DETAILS WILL BE FURNISHED AS NECESSARY. TYPICAL.
- CONTRACTOR TO PROVIDE A DUMPSTER ON SITE AT LOCATION APPROVED BY THE OWNER OR LEASED FROM ADJACENT PARKING LOT OWNER. REMOVE ALL ITEMS SAFELY AND LEGALLY.
- CONTRACTOR TO PROVIDE CONSTRUCTION FENCING ALONG CLEMENCE STREET TO PREVENT PERSONS FROM ENTERING THE CONSTRUCTION AREA. REVIEW EXTENT OF FENCING AND LOCATION IN FIELD WITH OWNER & ADJACENT PROPERTY OWNERS.
- G.C. IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND AUTHORIZATION TO CLOSE OFF CLEMENCE STREET FROM THE CITY OF PROVIDENCE.
- THE G.C. IS RESPONSIBLE FOR OBTAINING AN ELECTRICAL WORK SAFE PERMIT PRIOR TO ANY ALTERATION WORK.
- REFER TO ENVIRONMENTAL REPORT AND ABATEMENT PLAN FOR ITEMS CONTAINING ASBESTOS THAT MUST BE ABATED. ASBESTOS REMOVAL SHALL BE PART OF THE CONTRACTORS SCOPE OF WORK.

WORK NOTES

- R&D EXISTING WALL ACCESS PANEL. INFILL OPENING.
- R&D EXISTING CONNECTOR BRIDGE EXTERIOR CMU BACK UP WALL WITH STUCCO VENEER IN THEIR ENTIRETY. WHERE WALLS JOIN EITHER BUILDING SURFACE. ANY OPEN AREAS ARE TO BE INFILLED WITH NEW BRICK AND MORTAR MATCHING THE EXISTING MASONRY.
- R&D EXISTING CONNECTOR BRIDGE INTERIOR ELEMENTS INCLUSIVE OF CMU AND MISCELLANEOUS WALL FRAMING IN THEIR ENTIRETY.
- R&D EXISTING CONNECTOR BRIDGE CAST CONCRETE FLOOR SLAB BETWEEN STRUCTURAL FRAMING. SHORE, SUPPORT AND SELECTIVELY REMOVE ALL SUPPORTING FLOOR STRUCTURE COMPONENTS IN THEIR ENTIRETY.
- R&D EXISTING ROOF MEMBRANE, ROOF INSULATION, FASCIA, DOWN TO CONCRETE ROOF PLANKS. SUPPORT AND SELECTIVELY REMOVE ALL ROOF STRUCTURE COMPONENTS IN THEIR ENTIRETY.
- R&D REMNANTS OF REMOVED WALLS, STRUCTURE, FLOOR SLAB, AND ROOF STRUCTURE EMBEDDED IN EXISTING EXTERIOR MASONRY WALLS. PROVIDE A CLEAN, EVEN SURFACE TO ALLOW THE WALL EXPOSED WALL TO BE INFILLED WITH NEW BRICK AND MORTAR TO MATCH EXISTING.
- R&D EXISTING LIGHTING, WIRING, AND ALL ELECTRICAL DEVICES, AND COMPONENTS AT THE BRIDGE CONNECTOR. REMOVE ALL INTERIOR AND EXTERIOR ELEMENTS IN THEIR ENTIRETY. DISCONNECT AND TERMINATE UN/ACTIVE CIRCUITS. TO POWER SOURCE. REMOVE ALL EXPOSED CONDUIT AND DISTRIBUTION ITEMS FROM THE REMAINING BUILDING FACADES.
- R&D EXISTING DOOR AND FRAME ASSEMBLIES AND ANY DOOR OPERATION COMPONENTS AT MASONRY DOOR OPENINGS IN THEIR ENTIRETY. PATCH & REPAIR ADJACENT MASONRY WALL CONSTRUCTION. PROVIDE A CLEAN AND EVEN SURFACE TO ALLOW THE FORMER DOOR OPENING TO BE INFILLED.
- R&D ALL EXISTING PIPING, ROOF DRAIN LINES, CUT & CAP UTILITIES AS REQUIRED.
- R&D ALL FURNISHINGS, DETRITUS, AND LOOSE CONTENTS LOCATED AT THE BRIDGE INTERIOR. THIS INCLUDES ANY WALL OR CEILING HUNG ITEMS, TYP.
- R&D EXISTING WALL FRAMING AND/OR MISCELLANEOUS FINISHES FROM SURFACES OF THE REMAINING EXISTING BUILDING WALLS, TYPICAL.
- R&D EXISTING BUILDING METAL CLAD DOOR AND STEEL ROOFING MATERIALS. REMOVE ALL IN THEIR ENTIRETY.
- CONTRACTOR TO USE LOW PRESSURE WARM WATER, TO WASH CLEAN THE ENTIRE WALL SURFACE LOCATED DIRECTLY BELOW THE CONNECTOR BRIDGE AT THE TAPA BUILDING AND SHEPARD BUILDINGS (APPROXIMATELY 560 SF. PER BUILDING SIDE).

The drawing is a preliminary and is subject to change without notice. It is not to be used for construction without the approval of the architect. The architect is not responsible for the accuracy of the information provided by others. The architect is not responsible for the accuracy of the information provided by others.

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Drawn by: DD
Checked by: ANB
Reviewed by: (DATE) (DESCRIPTION)
1 03/23/2025 Revision 1

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Architecture - Project Management - Interior Design

Project

STATE OF RHODE ISLAND

THE SHEPARD BUILDING CONNECTOR BRIDGE

80 WASHINGTON STREET
PROVIDENCE, RI 02903

Drawing Status: ISSUED FOR CONSTRUCTION

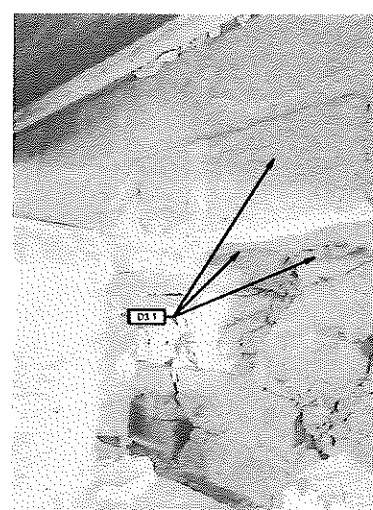
Issued On: 03/17/2025

Sheet Contents: ALTERATION PLAN, SECTIONS, & DETAILS

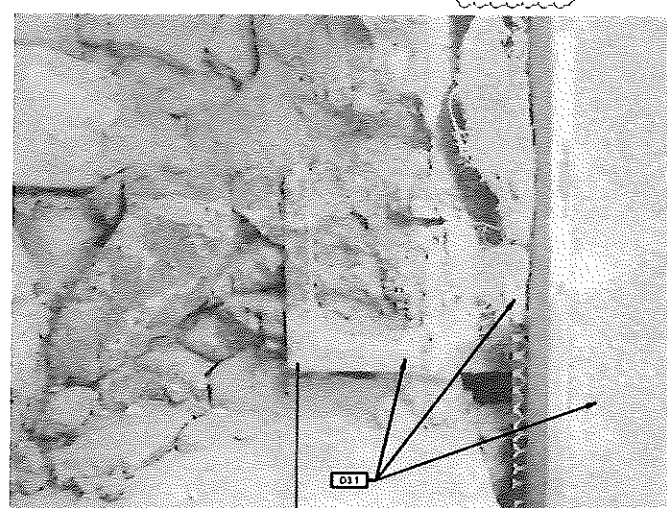
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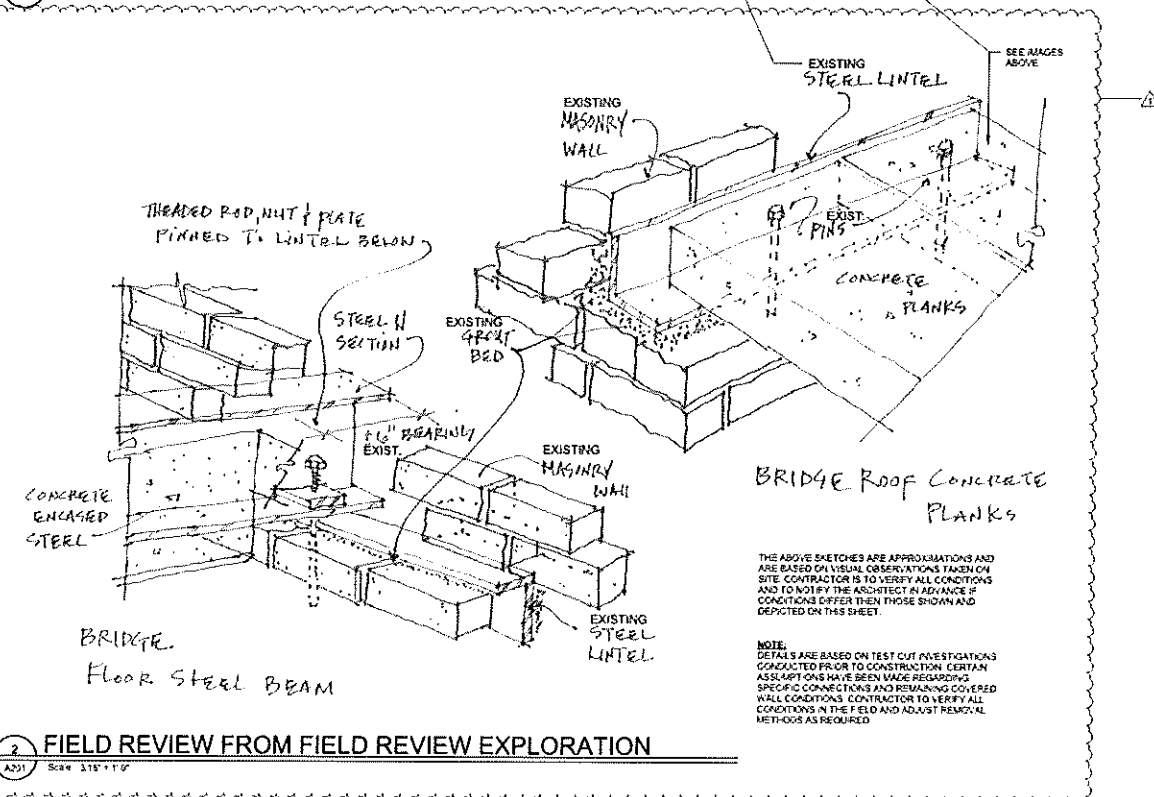


EXISTING STEEL AND
EXISTING SOIL



STEEL LATEL

A251 Sc 3-5 = 1-4



3 EXISTING PHOTOS - MASONRY REPAIR AREA AT THE TAPA BUILDING

D-1.1 RAIL EXISTING WALL ACCESS PANEL. NAIL OPENING.

D-1.2 RAIL EXISTING CONNECTOR BRIDGE & EXISTOR CUM BACKUP WALL WITH STUCCO VENEER IN THEIR ENTIRETY. WHERE WALLS JOIN EITHER BUILDINGS SURFACE, ANY CREVICES ARE TO BE INFILLED WITH NEW BRICK AND MORTAR. RAIL EXISTING MASONRY WALLS.

D-1.3 RAIL EXISTING CONNECTOR BRIDGE ROOFING ELEMENTS, ACCLUSSES OF CURB AND MISCELLANEOUS WALL FRAMING IN THEIR ENTIRETY.

D-1.4 RAIL EXISTING CONNECTOR BRIDGE CAST CONCRETE FLOOR SLAB BETWEEN STRUCTURAL FRAMES. SHORSTOP AND SELECTIVELY REMOVE EXISTING STRUCTURE TO EXPOSE THE FLOOR STRUCTURE COMPONENTS IN THEIR ENTIRETY.

D-1.5 RAIL EXISTING ROOF MEMBRANE, ROOF INSULATION, FASCIA, DOWN TO CONCRETE ROOF PLANS. SUPPORT AND SELECTIVELY REMOVE EXISTING STRUCTURE TO EXPOSE THE ROOF STRUCTURE.

D-1.6 RAIL REMAINS OF REMOVED WALLS. STRUCTURE, FLOOR SLAB AND ROOF STRUCTURE EMBEDDED IN EXISTING EXTERIOR MASONRY WALLS. PROVIDE A CLEAN EVEN SURFACE TO ALLOW THE WALL TO BE INFILLED WITH NEW BRICK AND MORTAR TO MATCH EXISTING.

D-1.7 RAIL EXISTING LIGHTING FIXTURES, AND ALL ELECTRICAL DEVICES, AND ALL ELECTRICAL WIRING. REMOVE ALL EXISTING INTERIOR AND EXTERIOR ELECTRICALS IN THEIR ENTIRETY. DISCONNECT AND TERMINATE LIVE / ACTIVE CIRCUITS TO POWER SOURCE. REMOVE EXISTING WIRING. CORDS AND DISTRIBUTION ITEMS FROM THE REMAINING BUILDING FACADES.

D-1.8 RAIL EXISTING DOOR AND FRAME ASSEMBLIES, AND ANY DOOR OPERATION ON COMPONENTS AT MASONRY DOOR OPENINGS IN THE RAIL BUILDING. PATCH & REPAIR EXISTING MASONRY TO MATCH CONSTRUCTION. PROVIDE A CLEAN AND EVEN SURFACE TO ALLOW THE FORMER DOOR OPENINGS TO BE INFILLED.

D-1.9 RAIL ALL EXISTING PIPING ROOF DRAIN LINES, DOW & CUP UTILITIES AT EXISTING ROOF.

D-1.10 RAIL ALL FURNISHINGS, DETRITUS, AND LOOSE CONTENTS LOCATED AT THE BRIDGE INTERIOR, THIS INCLUDES NAIL OR DRIFING HAND ITEMS. TYP.

D-1.11 RAIL EXISTING WALL FRAMING AND MISCELLANEOUS FRAMES FROM SURFACES OF THE REMAINING EXISTING BUILDING WALLS. TYPICAL.

D-1.12 RAIL EXISTING BLINDING WALL, CLAD DOOR AND STEEL CARRIER HANGERS. EXPOSE OF THEM IN THEIR ENTIRETY.

D-1.13 AFTER THE REMOVAL WORK IS COMPLETE, CONTRACTOR TO INSTALL LOW PRESSURE WATER WASHING TO CLEAN THE ENTIRE WALL SURFACE. LOCATED DIRECTLY BEHIND THE CONNECTOR BRIDGE AT THE TAPING AREA. (APPROXIMATELY 10' FROM THE BUILDING SURFACES (APPROXIMATELY 500 SF. PER BUILDING SIDE).

D13.1 Remove and dispose of existing signage or surface hung elements, typical

Not having a prearranged exit subject to buyoff indicates what intentions are and what the CEO has to say. The protection indicated that he was prepared to stand firm on the compensation and termination question. Further, John's exit was the result of a compensation question, not the result of the CEO's exit. The structure of the buyoff being small and the CEO's subsequent being retained in the business is not likely compensation related.

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