

**DOCUMENT 00 90 00**  
**ADDENDUM**

**ADDENDUM No.:** 1

**DATE:** October 19, 2023

**RE:** LHA 2023 CAPITAL IMPROVEMENTS  
MULTIPLE LOCATIONS – SEE DRAWINGS  
LA CROSSE, WI  
PROJECT NO. 23037

**FROM:** HSR Associates, Inc  
100 Milwaukee Street  
La Crosse, WI 54603  
(608) 784-1830

**TO:** Prospective Bidders

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This addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated October 2023. Acknowledge receipt of this Addendum in the space provided on the bid form. Failure to do so may subject the Bidder to disqualification.

This Addendum consists of: 2 pages, 2 documents, 4 sections, and 5 drawings.

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**DOCUMENT:**

1. Pre-Bid Sign-in Sheet

**CHANGES TO INTRODUCTORY INFORMATION AND BIDDING REQUIREMENTS:**

2. Document 00 41 00 Bid Form
  - a. See the revised document included in this addendum. Disregard the previous version.
  - b. Added Alternate #1.
  - c. Added a second form section for Bidder's Choice Substitutions.

**CHANGES TO GENERAL REQUIREMENTS:**

3. Section 01 23 00 Alternates
  - a. See the new section included in this addendum.

**CHANGES TO SPECIFICATIONS:**

4. Section 08 16 13 Fiberglass Doors
  - a. See the revised section included in this addendum. Disregard the previous version.
  - b. Revised paragraph 2.01 to include Special-Lite as a listed manufacturer.
5. Section 08 32 00 Sliding Glass Doors
  - a. See the revised section included in this addendum. Disregard the previous version.
  - b. Revised paragraph 2.06 to include requirements for locking mechanism.
6. Section 08 71 00 Finish Hardware
  - a. See the new section included in this addendum.

## **CHANGES TO DRAWINGS**

7. Sheet A100 FIRST FLOOR (STOFFEL COURT) 30"x42"
  - a. See the revised sheet included in this addendum. Disregard the previous version.
  - b. Added photos and dimensional information for door frames and hardware.
  - c. Revised the door schedule.
8. Sheet A200 FLOOR PLANS (BECKER PLAZA) 30"x42"
  - a. See the revised sheet included in this addendum. Disregard the previous version.
  - b. Identified doors and added door schedule.
9. Sheet A301 3RD, 4TH, 5TH, 6TH, FLOOR PLANS (SOLBERG HEIGHTS) 30"x42"
  - a. See the revised sheet included in this addendum. Disregard the previous version.
  - b. Removed photo of access door. Added photos of windows.
10. Sheet A303 FRAME ELEV., & DOOR SCHEDULE (SOLBERG HEIGHTS) 30"x42"
  - a. See the revised sheet included in this addendum. Disregard the previous version.
  - b. Revised door schedule.
11. Sheet A400 SITE PLAN & DETAILS 30"x42"
  - a. See the revised sheet included in this addendum. Disregard the previous version.
  - b. Revised Key Note #1 to correct door size.

**END OF DOCUMENT 00 90 00**

## Pre-Bid Meeting Sign-In Sheet

October 18, 2023

**PROJECT: HOUSING AUTHORITY OF THE CITY OF LA CROSSE  
LHA 2023 CAPITAL IMPROVEMENTS  
LA CROSSE, WI  
HSR 23037**

**BID OPENING: 2:00 PM, October 31, 2023**

Name	Company
1. Doug Ramsey	HSR
2. Trent Schott	HSR
3. John Braund	Braund Builders
4. Jason Yahnke	Olympic Builders
5. Jeremy Gunderson	LHA
6. Kevin Klich	Padesky Electric
7. Steve Schauf	LHA
8. Brandy Ernst	HSR
9. Ryan Hooverson	HSR
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**DOCUMENT 00 41 00**

**BID FORM**

BIDDER: \_\_\_\_\_

BID FOR SINGLE PRIME CONTRACT

**PROJECT: LHA 2023 CAPITAL IMPROVEMENTS  
MULTIPLE LOCATIONS – SEE DRAWINGS  
LA CROSSE, WISCONSIN  
PROJECT NO. 23037**

**TO: HOUSING AUTHORITY OF THE CITY OF LA CROSSE  
1307 BADGER STREET  
P.O. BOX 1053  
LA CROSSE, WISCONSIN 54602-1053**

**BASE BID**

The undersigned, having examined the site where the Work is to be executed and become familiar with local conditions affecting the cost of the Work and carefully examined the Project Manual, the Project Drawings, all other Bidding Documents and Addenda thereto prepared by the AE, HSR Associates, Inc., hereby agrees to provide all labor, materials, equipment and services necessary for the complete and satisfactory execution of the ENTIRE WORK, in the time frame stipulated in these contract documents, for the Base Bid stipulated sum of:

\_\_\_\_\_  
\_\_\_\_\_ Dollars (\$\_\_\_\_\_ .00)

**ALTERNATE BIDS**

The undersigned further agrees to perform the alternative portions of the Work as described in the Project Manual, Section 01 23 00 Alternates, for the following additions to or deductions from the Base Bid sum stipulated above:

Alternate No. 1 Door Hardware at Stoffel.

DEDUCT \_\_\_\_\_ Dollars (\$\_\_\_\_\_ .00)

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### **BIDDER'S CHOICE SUBSTITUTIONS**

The following Bidder's Choice Substitution is proposed for your consideration subject to the requirements set forth in Document 00 22 13 Supplementary Instructions to Bidders, Subparagraph 3.3.4:

Substitution No. S1:

For substituting \_\_\_\_\_

\_\_\_\_\_

Type, Brand, Catalog No. \_\_\_\_\_

Manufacturer \_\_\_\_\_

Deduct from BASE BID \_\_\_\_\_ Dollars (\$ \_\_\_\_\_ .00)

### **BIDDER'S CHOICE SUBSTITUTIONS**

The following Bidder's Choice Substitution is proposed for your consideration subject to the requirements set forth in Document 00 22 13 Supplementary Instructions to Bidders, Subparagraph 3.3.4:

Substitution No. S1:

For substituting \_\_\_\_\_

\_\_\_\_\_

Type, Brand, Catalog No. \_\_\_\_\_

Manufacturer \_\_\_\_\_

Deduct from BASE BID \_\_\_\_\_ Dollars (\$ \_\_\_\_\_ .00)

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In submitting this Bid, the undersigned agrees to:

1. Hold this Bid open for **45** days.
2. Accept the provisions of Instructions to Bidders regarding disposition of Bid Security.
3. Enter into and execute an Agreement, if awarded on the basis of this Bid, and to furnish Performance and Labor and Material Payment Bonds according to the Supplementary Conditions.
4. Accomplish work according to the Contract Documents.
5. Complete the work by the time stated in Section 01 10 00 Summary of the Work.

Receipt of the following Addenda and inclusion of their provisions in this Bid is hereby acknowledged:

Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_

Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_

Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_

Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_

Attached hereto are the required:

- a. ( ) Bid Security
- b. ( ) HUD 5369-A Representations, Certifications and Other Statements of Bidders
- c. ( ) 00 45 13 Certificate of Organization and Authority
- d. ( ) 00 45 19 Non-Collusive Affidavit
- e. ( ) 00 45 46 Previous Participation Certification – HUD 2530

FIRM NAME: \_\_\_\_\_

(Affix seal if  
Corporation)

By: \_\_\_\_\_

Title: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Official Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

**END OF DOCUMENT 00 41 00**

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**SECTION 01 23 00  
ALTERNATES**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Description of Alternates.

**1.02 RELATED REQUIREMENTS**

- A. Document 00 21 13 - Instructions to Bidders: Instructions for preparation of pricing for Alternates.

**1.03 DESCRIPTION**

- A. Conditions of the Contract and pertinent portions of Sections in Division One of this Project Manual, apply to the Work of this Section as fully as though repeated herein.
- B. This Section describes the alternates to the project. Refer to the Product/Execution Articles of the Contract Documents for information pertaining to the work of each alternate.
- C. Each proposal under an alternate shall include all incidental work and all adjustments necessary to accommodate the changes. All work shall meet the requirements of the Contract Documents.
- D. Each alternate proposal shall be submitted as an individual cost for the particular alternate and shall be proposed under the premise that no other alternates have been accepted. Should the work of an alternate called for by the Bid Form not affect the cost of the work, "No Change" shall be stated.
- E. Owner may, at Owner's option, vary the scope of the work by authorizing alternates which will add to the work, deduct from the work or substitute materials, equipment or methods.
- F. Immediately following Award of Contract, awarded Contractor shall prepare and distribute to each party involved, notification of the status of each alternate. Indicate whether alternates have been accepted, rejected, or deferred for consideration at a later date. Include a complete description of negotiated modifications to alternates, if any.

**1.04 ACCEPTANCE OF ALTERNATES**

- A. Alternates quoted on Bid Forms will be reviewed and accepted or rejected at Owner's option. Accepted Alternates will be identified in the Owner-Contractor Agreement.

**1.05 SCHEDULE OF ALTERNATES**

- A. Alternate No. 1: Hardware at Stoffel Court
  - 1. The following work shall be priced under Alternate No. 1: State the amount to be deducted to the base bid to provide hardware and perform work in accordance with Hardware Group 1A in lieu of Hardware Group 1. Refer to Specification Section 08 71 00.

**PART 2 PRODUCTS - NOT USED**

**PART 3 EXECUTION - NOT USED**

**END OF SECTION**

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**SECTION 08 16 13  
FIBERGLASS DOORS**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Fiberglass doors.

**1.02 RELATED REQUIREMENTS**

- A. Section 07 92 00 - Joint Sealants: Sealing joints between door frames and adjacent construction.
- B. Section 08 32 00 - Sliding Glass Door: See referenced section for FRP sliding door.
- C. Section 08 44 13 – Aluminum Framed Storefront: System at all aluminum frames/doors.
- D. Section 08 71 00 - Door Hardware.
- E. Section 09 91 13 - Exterior Painting: Field finishing of exterior lintels prior to door install.

**1.03 REFERENCE STANDARDS**

- A. AAMA 611 - Voluntary Specification for Anodized Architectural Aluminum 2020.
- B. ANSI/SDI A250.4 - Test Procedure and Acceptance Criteria for Physical Endurance for Steel Doors, Frames and Frame Anchors 2022.
- C. ASTM B209 - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate 2014.
- D. ASTM B221 - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes 2021.
- E. ASTM D635 - Standard Test Method for Rate of Burning and/or Extent and Time of Burning of Plastics in a Horizontal Position 2022.
- F. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials 2023b.

**1.04 SUBMITTALS**

- A. See Section 01 30 00 - Administrative Requirements for submittal procedures.
- B. Provide submittal transmittals that include all submittal items identified in each submittal group below.
- C. It is permissible for a single supplier to combine submittal items for multiple sections within Division 8 Openings. This permission applies to sections that describe requirements for glazing, hardware, any passage door and windows that are framed using the same systems as the passage doors. Identify all sections that are included in the transmittal on the coversheet.
- D. Review Submittals - Preparatory
  - 1. Product Data: Provide manufacturer's standard details, installation instructions, hardware and anchor recommendations.
  - 2. Shop Drawings: Indicate layout and profiles; include assembly methods.
    - a. Indicate product components, including hardware reinforcement locations and preparations, accessories, finish colors, patterns, and textures.
    - b. Indicate wall conditions, door and frame elevations, sections, materials, gauges, finishes, location of door hardware by dimension, and details of openings; use same reference numbers indicated on drawings to identify details and openings.
- E. Review Submittals - Samples
  - 1. Selection Samples: Submit two complete sets of color chips, illustrating manufacturer's available finishes, colors, and textures.
- F. Closeout Submittals
  - 1. Warranty: Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer; include detailed terms of warranty.
- G. Maintenance Materials
  - 1. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
    - a. See Section 01 60 00 - Product Requirements, for additional provisions.

- b. One kit of finish touchup supplies for Owner's use.

## **1.05 QUALITY ASSURANCE**

- A. Manufacturer Qualifications: Company specializing in manufacturing products of the type specified in this section, with not less than three years of documented experience.

## **1.06 DELIVERY, STORAGE, AND HANDLING**

- A. Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.
- B. Store materials in original packaging, under cover, protected from exposure to harmful weather conditions and from direct contact with water.
  - 1. Store at temperature and humidity conditions recommended by manufacturer.
  - 2. Do not use non-vented plastic or canvas shelters.
  - 3. Immediately remove wet wrappers.
- C. Store in position recommended by manufacturer, elevated minimum 4 inches above grade, with minimum 1/4 inch space between doors.

## **1.07 WARRANTY**

- A. See Section 01 78 00 - Closeout Submittals for additional warranty requirements.
- B. Provide ten (10) year manufacturer warranty covering materials and workmanship, including degradation or failure due to chemical contact. Include any required upcharge for 10 year finish warranty.

## **PART 2 PRODUCTS**

### **2.01 MANUFACTURERS**

- A. Fiberglass Reinforced Plastic Doors:
  - 1. Corrim: [www.corrim.com](http://www.corrim.com)
  - 2. Edgewater FRP Door: [www.edgewaterfrp.com](http://www.edgewaterfrp.com)
  - 3. Special-Lite: [www.special-lite.com](http://www.special-lite.com)
  - 4. Substitutions: See Section 01 60 00 - Product Requirements.

### **2.02 DOOR AND FRAME ASSEMBLIES-FIBERGLASS REINFORCED DOORS**

- A. Door: Factory-fabricated, prepared and machined for hardware noted in 08 71 00 and compatible with products listed in 08 43 13.
  - 1. Physical Endurance: Swinging door cycle test to ANSI/SDI A250.4, Level A (1,000,000 cycles) minimum; tested with hardware and fasteners intended for use on project.
  - 2. Screw-Holding Capacity: Tested to 890 pounds, minimum.
  - 3. Surface Burning Characteristics: Flame spread index (FSI) of 0 to 25, Class A, and smoke developed index (SDI) of 450 or less, when tested in accordance with ASTM E84.
  - 4. Flammability: Self-extinguishing when tested in accordance with ASTM D635.
  - 5. Clearance Between Door and Frame: 1/8 inch, maximum.
  - 6. Clearance Between Bottom of Door and Finished Floor: 1/2 inch, maximum; not less than 1/4 inch clearance to threshold.

### **2.03 COMPONENTS**

- A. Doors: Fiberglass construction with reinforced core.
  - 1. Type: As indicated on drawings, including swinging doors.
  - 2. Thickness: 1-3/4 inch, nominal.
  - 3. Core Material: Manufacturer's standard core material for application indicated.
  - 4. Construction:
    - a. Molded in one piece including through color gel coating on each side; manufacturer's standard subframe, core and faces fused during curing; hardware reinforcements.
  - 5. Face Sheet Texture: Smooth.
  - 6. Door Panel Configuration: As indicated on drawings.

7. Subframe and Reinforcements: Fiberglass pultrusions, polymer foam, stainless steel, aluminum, or carbon steel; no wood.
  8. Waterproof Integrity: Provide factory fabricated edges, cut-outs, and hardware preparations of fiberglass reinforced plastic (FRP); provide cut-outs with joints sealed independently of glazing, louver inserts, or trim.
  9. Hardware Preparations: Factory reinforce, machine, and prepare for door hardware including field installed items; provide solid blocking for each item; field cutting, drilling or tapping is not permitted; obtain manufacturer's hardware templates for preparation as necessary.
- B. Door Frames: Provide type in compliance with performance requirements specified for doors.
1. Per section 08 43 13.

### **PART 3 EXECUTION**

#### **3.01 EXAMINATION**

- A. Verify actual dimensions of openings by field measurements before door fabrication; show recorded measurements on shop drawings.
- B. Do not begin installation until substrates have been properly prepared.

#### **3.02 PREPARATION**

- A. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
- B. Clean and prepare substrate in accordance with manufacturer's directions.
- C. Protect adjacent work and finish surfaces from damage during installation.

#### **3.03 INSTALLATION**

- A. Install in accordance with manufacturer's instructions; do not penetrate frames with anchors.
- B. Set units plumb, level, and true-to-line, without warping or racking doors, and with specified clearances; anchor in place.
- C. Separate aluminum and other metal surfaces from sources of corrosion or electrolytic action at points of contact with other materials.
- D. Repair or replace damaged installed products.

#### **3.04 ADJUSTING**

- A. Lubricate, test, and adjust doors to operate easily, free from warp, twist or distortion, and to fit watertight for entire perimeter.
- B. Adjust hardware for smooth and quiet operation.
- C. Adjust doors to fit snugly and close without sticking or binding.

#### **3.05 CLEANING**

- A. Clean installed products in accordance with manufacturer's instructions prior to owner's acceptance.

**END OF SECTION**

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**SECTION 08 32 00  
SLIDING GLASS DOORS**

**PART 1 GENERAL**

**1.01 RELATED REQUIREMENTS**

- A. Section 06 20 00 - Finish Carpentry: Wood trim.
- B. Section 08 54 13 - Fiberglass Windows: Coordinate manufacturer.
- C. Section 08 71 00 - Door Hardware.

**1.02 REFERENCE STANDARDS**

- A. AAMA/WDMA/CSA 101/I.S.2/A440 - North American Fenestration Standard/Specification for Windows, Doors, and Skylights 2022.
- B. ASTM C1036 - Standard Specification for Flat Glass 2021.
- C. ASTM C1048 - Standard Specification for Heat-Strengthened and Fully Tempered Flat Glass 2018.
- D. ASTM E90 - Standard Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions and Elements 2009 (Reapproved 2016).
- E. ASTM E283/E283M - Standard Test Method for Determining Rate of Air Leakage Through Exterior Windows, Skylights, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen 2019.

**1.03 SUBMITTALS**

- A. See Section 01 30 00 - Administrative Requirements for submittal procedures.
- B. Provide submittal transmittals that include all submittal items identified in each submittal group below.
- C. Review Submittals - Preparatory
  - 1. Product Data: Provide component dimensions.
  - 2. Shop Drawings: Indicate opening dimensions, elevations of different types, and framed opening tolerances.
- D. Review Submittals - Samples
  - 1. Selection Samples: If different than samples in Section 08 54 13 then submit sample set of fiberglass materials for evaluating color and finish.
  - 2. Samples: One sample, 12 by 12 inch in size showing typical sliding door panel corner construction, accessories, and finishes.
- E. Information Submittals - Preparatory
  - 1. Certificate: Certify that sliding glass doors meet or exceed specified requirements.
  - 2. Manufacturer's Installation Instructions: (Upon Request) Include complete preparation, installation, and cleaning requirements.
- F. Closeout Submittals
  - 1. Specimen warranty.

**1.04 QUALITY ASSURANCE**

- A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section, with not less than three years of documented experience.
- B. Provide products in this section from the same manufacturer as products in Section 08 54 13.

**1.05 DELIVERY, STORAGE, AND HANDLING**

- A. Deliver products to project site and store in manufacturer's protective cartons until openings are ready for door installation.
- B. Protect finished surfaces with wrapping paper or strippable coating during installation. Do not use adhesive papers or sprayed coatings that bond to substrate when exposed to sunlight or weather.

**1.06 FIELD CONDITIONS**

- A. Do not install sealants when ambient temperature is less than 40 degrees F.
- B. Maintain this minimum temperature during and 24 hours after installation of sealants.

## **1.07 WARRANTY**

- A. See Section 01 78 00 - Closeout Submittals for additional warranty requirements.
- B. Correct defective work within a one year period after Date of Substantial Completion.
- C. Manufacturer Warranty: Provide 5-year manufacturer warranty against failure of glass seal on insulating glass units, including interpane dusting or misting. Include provision for replacement of failed units. Complete forms in Owner's name and register with manufacturer.
- D. Manufacturer Warranty: Provide 10-year manufacturer warranty against excessive degradation of exterior finish. Include provision for replacement of units with excessive fading, chalking, or flaking. Complete forms in Owner's name and register with manufacturer.

## **PART 2 PRODUCTS**

### **2.01 MANUFACTURERS**

- A. Single source the products in this section with those of section 08 54 13 Fiberglass Windows

### **2.02 SLIDING GLASS DOORS**

- A. Fiberglass Sliding Doors: Extruded fiberglass unit frame and operable panel frame, factory fabricated, factory glazed; complete with integral sloped sill/threshold, flashings, and anchorage devices.
  - 1. Configuration: One fixed panel and one horizontal sliding panel.
  - 2. Frame Depth: 6 inches, minimum.
  - 3. Color: As selected by Architect from manufacturer's standard colors.
  - 4. Fiberglass Members: Solid sections; doweled or mortise and tenon joinery; factory applied powder coat paint finish.
  - 5. Drainage: Provide drainage to exterior for moisture entering glazing rabbet.
  - 6. Glass Stops: Same material and color as frame, sloped for wash.
- B. Construction: Factory assemble door frame as one unit, including head jambs, and sill; factory assemble operating and fixed panels.
  - 1. Sizes: Allow for tolerances of rough framed openings, clearances, and shims around perimeter of assemblies.
  - 2. Joints and Connections: Flush, hairline width, and waterproof; accurately and rigidly joined corners.
  - 3. Sills: One piece, sloped to drain, with integral roller track.

### **2.03 COMPONENTS**

- A. Glazing: Double glazed, clear, uncoated, argon gas filled, fully tempered, with glass thicknesses as recommended by manufacturer for specified wind conditions.
  - 1. Flat Glass: In accordance with ASTM C1036, Type I - Transparent Flat Glass, Quality-Q3 (architectural glass).
  - 2. Fully Tempered Glass: ASTM C1048, Kind FT - Fully Tempered.
  - 3. Glazing Sound Transmission Class (STC): Provide manufacturer's standard STC rated type; ASTM E90.
- B. Insect Screens: Extruded aluminum frame with mitered and reinforced corners; screen mesh taut and secure to frame; adjustable spring-loaded top and bottom rollers; screen removable without use of tools; high-transparency vinyl-coated fiberglass screen mesh.
  - 1. Screen Frame Color: Match door exterior color.
  - 2. Operating Handle: Polycarbonate material with interior and exterior handles and lock lever; as selected by Architect from manufacturer's standard line.

### **2.04 PERFORMANCE REQUIREMENTS**

- A. Sliding Glass Doors: AAMA/WDMA/CSA 101/I.S.2/A440 requirements for door type SD:
  - 1. Performance Class (PC): LC.
- B. Design Pressure (DP): In accordance with ASCE 7.
- C. Air Leakage: 0.10 cfm/sq ft maximum leakage at 6.27 psf pressure difference, when tested in accordance with ASTM E283/E283M.

## **2.05 ASSEMBLY**

- A. Factory assemble door frame as one unit, including head, jambs, and sill; factory assemble operating and fixed panels.
- B. Sizes: Allow for tolerances of rough framed openings, clearances, and shims around perimeter of assemblies.
- C. Joints and Connections: Flush, hairline width, and waterproof; accurately and rigidly joined corners.
- D. Sills: One piece, sloped to drain, with integral roller track.
- E. Provide insect screen for each operable panel; finish frame same as door unless otherwise indicated.

## **2.06 ACCESSORIES**

- A. Pull Handles: Manufacturer's standard type.
- B. Sliding Panel Bottom Rollers: Stainless steel, adjustable from interior.
- C. Limit Stops: Resilient rubber.
- D. Cylindrical Locks: Manufacturer's standard. Keyed access from exterior. Lever lockable from interior.
- E. Anchors: Hot-dipped galvanized or stainless steel.

## **PART 3 EXECUTION**

### **3.01 EXAMINATION**

- A. Verify that openings are ready to receive work and opening dimensions and clearances are as indicated on shop drawings.

### **3.02 INSTALLATION**

- A. Install sliding glass door units in accordance with manufacturer's instructions.
- B. Attach frame and shims to perimeter opening to accommodate construction tolerances and other irregularities.
- C. Use anchorage devices to securely fasten sliding door assembly to wall construction without distortion or imposed stresses.
- D. Place threshold in bed of sealant.
- E. Install operating hardware.
- F. Install perimeter trim.

### **3.03 TOLERANCES**

- A. Maintain dimensional tolerances and alignment with adjacent work.
- B. Maximum Variation from Plumb: 1/16 inch.
- C. Maximum Variation from Level: 1/16 inch.
- D. Longitudinal or Diagonal Warp: Plus or minus 1/8 inch from 10 feet straight edge.

### **3.04 ADJUSTING**

- A. Adjust hardware for smooth operation.

### **3.05 CLEANING**

- A. Remove protective material from factory finished surfaces.
- B. Remove labels and visible markings.
- C. Wash surfaces by method recommended and acceptable to sealant and sliding glass door manufacturer; rinse and wipe surfaces clean.
- D. Remove excess sealant by moderate use of mineral spirits or other solvent acceptable to sealant manufacturer.

**END OF SECTION**

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## **SECTION 08 71 00**

### **FINISH HARDWARE**

#### **PART 1: GENERAL**

##### **1.01 RELATED DOCUMENTS**

- A.** Conditions of the Contract and portions of Division One of this Project Manual apply to this Section as though repeated herein.

##### **1.02 WORK INCLUDED**

- A.** Furnish all finish hardware specified herein, listed in the hardware schedule, or required by the drawings.
- B.** Where items of hardware are not definitely or correctly specified and are required for the intended service, such omission, error, or other discrepancy should be directed to the Architect prior to the bid date for clarification by addendum. Otherwise, furnish such items in the type and quantity established by this specification for the appropriate service intended.

##### **1.03 RELATED WORK**

- A.** Section 08 11 13 – Hollow Metal Doors and Frames.
- C.** Section 08 14 16 – Flush Wood Doors.
- E.** Section 08 43 13 – Aluminum-Framed Storefronts: All hardware including cylinders to be supplied by 08 71 00. Manufacturer's standard weatherstrip and sweeps shall be supplied by aluminum door and frame supplier.
- F.** Section 08 44 13 – Glazed Aluminum Curtain Walls: All hardware including cylinders to be supplied by 08 71 00. Manufacturer's standard weatherstrip and sweeps shall be supplied by curtain wall frame supplier.

##### **1.04 REFERENCES**

- A.** A.D.A. - Americans with Disabilities Act.
- B.** ANSI ICC A117.1-2009: Specifications for making facilities accessible.
- C.** NFPA 80 - Standards For Fire Doors and Windows.
- D.** NFPA 101 - Life Safety Code.
- E.** U.L. - Building Material Directory.
- F.** D.H.I. - Recommended Locations for Architectural Hardware.
- G.** Applicable State and Local Building Codes, including IBC 2009.

##### **1.05 SUBMITTALS**

- A.** Submit five (5) copies of a detailed hardware schedule, vertical format. Prepare under the supervision of an AHC, registered Architectural Hardware Consultant, and under provisions of Division One.
  - 1. Itemize hardware in the sequence and format established by this specification.
  - 2. List and describe each opening separately. Include all doors with identical hardware,

- except hand, in a single heading. Include door number, room designations, degree of swing, and hand.
3. List related details. Include dimensions, door and frame material, and other considerations affecting hardware.
  4. List all hardware items to be supplied. Include manufacturer's name, quantity, product name, catalog number, size, finish, attachments, and related details where applicable.
  5. Resubmit five (5) copies of the corrected schedule when required.
- B. Keying Schedule:** After receipt of approved hardware schedule submit a copy of keying schedule as a result of a keying meeting between the Owner and the hardware supplier.
- C. Samples:** If so directed by the Architect, submit samples of finish hardware items for approval. Properly identify each sample as to make and number, and furnish in the specified finish.
- D. Templates:** Furnish a copy of approved hardware schedule, along with applicable templates for factory-prepared hardware to each door and frame fabricator.
- E. Electrical Hardware:** Submit electrical specifications and applicable information to the electrical contractor after receipt of the approved hardware schedule.
- F. Substitutions:** Submit under provisions of Division One. Provide detailed information and catalog cuts indicating the comparison to the specified hardware. If requested by the Architect, provide a sample accompanied by a sample of the specified item for comparison.

## **1.06 QUALITY ASSURANCE**

- A. Qualifications:**
1. Manufacturer: Except where specified in the hardware schedule, furnish products of only one manufacturer for each type of hardware.
  2. Supplier: A company experienced in the builders' hardware industry for a minimum of two (2) years, and can call upon an AHC, registered Architectural Hardware Consultant, for consultation during the full extent of the project
- B. Regulatory Requirements:**
1. Furnish UL or Warnock Hersey listed hardware for all fire labeled and 20 minute openings in conformance with requirements for class of opening scheduled, whether specifically called for in this specification or not.
  2. Furnish hardware that conforms to all applicable state and local building codes, including IBC 2000 positive pressure testing requirements. Where specified hardware is not in conformance with applicable codes, such omission or error should be directed to the Architect prior to the bid date for clarification by addendum; otherwise furnish hardware as required by code.
- C. Training and Inspection:**
1. Hold pre-installation meeting to coordinate training of installation personnel. Installers shall be trained by manufacturer's representative.
  2. Manufacturer's representative shall inspect installation of hardware as part of substantial completion requirements.

## 1.07 DELIVERY, STORAGE AND HANDLING

- A. Deliver, store and handle in accordance with Division One. Mark each original container with a door number that corresponds to the approved hardware schedule for the installation location.
- B. Receive, inventory and store hardware in a secure and dry environment; protect against loss and damage.
- C. Report any shortages to the hardware supplier no later than 48 hours after receipt of delivery to the job site.
- D. Stockpile items sufficiently in advance to ensure their availability. Coordinate delivery, handling, and installation of hardware items to ensure orderly progress of total work, and minimize or eliminate losses and damage.

## PART 2: PRODUCTS

### 2.01 ACCEPTABLE MANUFACTURERS

<u>Products</u>	<u>Specified</u>	<u>Acceptable</u>
Hinges	PBB	Stanley, McKinney, Hager
Locks and Latches	BEST	NO SUB
Push/Pull Latches	Rockwood	Trimco, Burns, Hager
Exit Devices	Precision	
Door Closers	Stanley	LCN
Auto Operators	Stanley	No Sub
Protective Plates	Rockwood	Burns, Hager
Overhead Stops/Holders	ABH	Dorma, Glynn Johnson
Wall Stops/Floor Stops	Rockwood	Trimco, Hager, DCI
Thresholds, Sweeps, Weatherstrip	Reese	National Guard Products, Pemko

### 2.02 HINGES

- A. Acceptable manufacturers and respective catalog numbers:

<u>Description</u>	<u>P.B.B.</u>	<u>Stanley</u>	<u>McKinney</u>	<u>Hager</u>
Std. Wt. Plain Bearing - Steel	PB81	F179	T2714	1279
Std. Wt. Ball Bearing - Steel	BB81	FBB179	TA2714	BB1279
Std. Wt. Ball Bearing -non ferrous	BB21/BB51	FBB191	TB2314	BB1191
Hvy. Wt. Ball Bearing Steel	4B81	FBB168	T4B3786	BB1168
Hvy. Wt. Ball Bearing – non ferrous	4B21/4B51	FBB179	T4B3386	BB1199

- B. Hinges supplied must be tested and comply with ANSI/BHMA standards for consistency, wear and corrosion resistance.
- C. Quantity: Furnish hinges for each door leaf as follows, unless otherwise noted in groups:
  - 1. Doors up to and including 90" high - 3 hinges.
  - 2. Doors over 90" high through 120" high - 4 hinges.
- D. Type: Furnish as follows, unless otherwise noted in groups:
  - 1. Standard weight, plain bearing hinge for interior openings through 36" wide without a door closer.

2. Standard weight, ball bearing hinge for interior openings over 36" through 40" wide with a door closer, and for interior openings through 40" wide with a door closer.
3. Heavy weight, four ball bearing hinge for all exterior openings unless noted in groups.

E. Size: Furnish as follows, unless otherwise noted in groups:

1. 1 3/4" doors: 4-1/2" x 4-1/2"
2. Provide proper hinge width to clear trim and allow full 180° swing.

F. Hinges for all lockable doors opening outward shall have non-removable pin (NRP). All other hinges shall have non-rising pins.

## 2.03 LOCKS AND LATCHES

A. Acceptable manufacturers and respective catalog numbers:

<u>Description</u>	<u>Best</u>
Cylindrical locks	9K3
Cylinders	Rim and Mortise 1E

B. Furnish lock types and functions as specified in the hardware schedule, and as follows:

1. Provide 2-3/4" backset.
2. Provide 2-3/4" x 1-1/8" "T" strike with a dust box for use in wood doors or frames.
3. Provide 4-7/8" x 1-1/4" ANSI strike for installation in a hollow metal door or frame.
4. Locksets to conform to ANSI A156.2, Series 4000, Grade 1 and be UL listed.

## 2.04 EXIT DEVICES

A. Acceptable manufacturers and respective catalog numbers:

<u>Description</u>	<u>Precision</u>
Wide Stile Rim	2100
Wide Stile Surf. Vert. Rod	2200
Wide Stile Conc. Vert. Rod	2800
Wide Stile Mortise	2300
Narrow Stile Rim	2400
Narrow Stile Conc. Vert. Rod	2600

B. Furnish exit device types and functions as specified in the hardware schedule.

C. Lever handles supplied with exit devices shall match the design specified for locks and latches.

## 2.05 PULLS, PUSHBARS, PUSH/PULL PLATES

A. Acceptable manufacturers and respective catalog numbers:

<u>Description</u>	<u>Rockwood</u>	<u>Trimco</u>	<u>Burns</u>
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B. Supply product as listed in groups or equal to acceptable manufacturers..

## 2.06 DOOR CLOSERS

A. Acceptable manufacturers and respective catalog numbers:

<u>Description</u>	<u>LCN</u>	<u>STANLEY</u>
Heavy Duty Reg. Arm	4041	4450
Heavy Duty Parallel Arm	4041 EDA	4450 EDA
Heavy Duty Stop Arm	4041 CUSH	4450 CUSH

- B.** Furnish complete with mounting brackets, drop plates, spacers, special shoes, and thru bolts as may be required by the door and frame conditions.

## **2.07 PROTECTIVE PLATES**

- A.** Acceptable manufacturers: Rockwood, Trimco, Burns, Hager.
- B.** All kickplate heights shall be as listed in groups and 2" less door width single doors and 1" less for pairs.
- C.** Thickness shall be .050" (16 gauge).

## **2.08 LOW ENERGY AUTOMATIC OPERATORS**

- A.** Acceptable manufacturers and respective catalog numbers:

<u>Description</u>	<u>STANLEY</u>
Operator -	D4990
Hard Wired Wall Switch	AS REQ
Wireless Wall Switch	CL4990 KIT
Wireless Receiver	CL4990 KIT

- B.** Provide arms, mounting plates, sizes, stops, and any component that may be necessary to interface with electrified hardware that are required for complete and proper operation of the openings affected. Completed installation must meet or exceed requirements of ANSI A159.19.
- C.** Provide actuators as detailed in groups.
- D.** Conduit, electrical back boxes, wiring, and 120 VAC input power by Division 16 - Electrical.

## **2.09 OVERHEAD STOPS/HOLDERS**

- A.** Acceptable manufacturers and respective catalog numbers:

<u>Description</u>	<u>A.B.H.</u>	<u>Dorma</u>	<u>Glynn Johnson</u>
Heavy Duty Surface	9000	900	90
Heavy Duty Concealed	1000	910	100
Standard Duty Surface	4400	700	450
Standard Duty Concealed	4000	710	410

- B.** Furnish an overhead stop if a door opens against equipment, casework, sidelights, or other objects that would make wall bumpers inappropriate, and as specified in the hardware groups.

## 2.10 WALL STOPS

- A. Acceptable manufacturers and respective catalog numbers:

<u>Description</u>	<u>Rockwood</u>	<u>Hager</u>
Wrought Convex Wall	407	232W
Wrought Concave w/Toggle	409	237W

- B. When "wall stop" is called for in hardware group, provide 407 or 409. When overhead stops are required, they will be specified by product number in the group.
- C. Wall stops shall not be mounted to casework, cabinet work, sidelights, or equipment.

## 2.11 THRESHOLDS, SWEEPS, WEATHERSTRIP, DRIP CAPS, GASKET, ASTRAGALS

- A. Acceptable manufacturers and respective catalog numbers:

<u>Description</u>	<u>Reese</u>	<u>Pemko</u>	<u>National Guard</u>
Threshold	S205	171A	425A
Sweep	323	315N	200N
Sweep	967	18133CP	OV633
Weatherstrip	970	45100CP	603
Weatherstrip	DS78	315CR	130N
Gasket	797B	S88	1010

- B. Where specified in groups, furnish the above products unless otherwise detailed.

## 2.12 DOOR HARDWARE FINISHES

- A. Unless indicated otherwise in the groups provide finishes as follows:

1. Hinges, exterior:	US32D
2. Hinges, interior:	US26D
3. Flush Bolts:	US26D
4. Exit Devices:	US32D
5. Locks and Latches:	US26D
6. Pulls, Pushbars, Push/Pull:	US32D
7. Door Closers:	Painted Aluminum
8. Low Energy Automatic Operators:	Painted Aluminum
9. Protective Plates:	US32D
10. Overhead Stops:	Painted Aluminum
11. Wall Stops:	US32D
12. Gasket:	Black
13. Thresholds:	Mill Aluminum
14. Weatherstrip, Sweeps:	Clear Anodized Aluminum

## 2.12 KEYING

- A. The Hardware Supplier, in consultation with the Owner's authorized representative, shall prepare a detailed keying schedule. A copy of the final approved keying schedule bearing the signature of approval of the Owner's Representative shall be filed with the Architect. All locks shall be keyed into the same system as is used on the existing building.

- B. Key locks in sets or subsets, master key and grand master key as directed by Owner.
- C. Furnish the required number of keys for each keyed group in quantity as directed by the Owner.
- D. Grand master and master keys shall be delivered by registered mail direct from the manufacturer to the Owner.

## **PART 3: EXECUTION**

### **3.01 EXAMINATION**

- A. Examine doors, frames, and related items for conditions that would prevent the proper application of finish hardware. Do not proceed until defects are corrected.

### **3.02 INSTALLATION**

- A. Install each hardware item in strict compliance with the manufacturer's printed instructions and recommendations, using only fasteners supplied by, or called for by the manufacturer.
- B. Set units level, plumb and true to the line and location. Prepare and reinforce the attachment substrate as necessary for proper installation and operation.
- C. Mortise and cut to close tolerance and conceal evidence of cutting in the finished work. Drill and countersink units which are not factory prepared for anchorage fasteners.
- D. If manufacturer's instructions do not call out a mounting location, refer to the Door and Hardware Institute's publication *Recommended Locations for Architectural Hardware*.
- E. Deliver to the Owner one (1) complete set of installation and adjustment instructions, as well as all tools that were furnished with the hardware.

### **3.03 ADJUSTMENT AND CLEANING**

- A. At final completion, adjust and check each operating item of hardware at each door to ensure proper operation and function of every unit. Lubricate any moving parts that do not operate freely, smoothly, and quietly using only lubricant as recommended by the manufacturer of the hardware item. Replace units that cannot be adjusted or lubricated to operate properly.
- B. Instruct the Owner's personnel in the proper adjustments of the hardware as needed.
- C. Clean and restore hardware to the original finish.

### 3.04 HARDWARE SCHEDULE

#### STOFFEL COURT

##### **HARDWARE GROUP 1 (Base Bid)**

EACH SINGLE DOOR TO HAVE:

DR.101,102,103,104,201,202,203,204,205,206,207,208,301,302,303,304,305,306,307,308,309,401,402,403,404,405,406,407,408,409,501.502,503,504,505,506,507,508,509,601,602,603,604,605,606,607,608,609,701,702,703,704,705,706,707,708,709,801,802,803,804,805,806,807,808,809,901,902,903,904,905,906,907,908,909,

2 EA HINGES	FBF179 4.5 X 4.5 652	STANLEY
1 EA SPRING HINGE	2060R 4.5 X 4.5 652	STANLEY
1 EA MORTISE LOCKSET	45H7T14H SE 626	BEST
1 EA DR VIEWER	U698 26D	IVES
1 EA WALL STOP	409 US32D	ROCKWOOD
1 EA SOUND GASKET	F797B17	REESE

**CONTRACTOR TO REWORK EXISTING FRAMES STRIKES FROM A T STRIKE TO A 4-7/8 ANSI STRIKE TO WORK WITH NEW MORTISE LOCK. SUBJECT TO AHJ APPROVAL.**

##### **HARDWARE GROUP 1A (Deduct Alternate)**

EACH SINGLE DOOR TO HAVE:

DR.101,102,103,104,201,202,203,204,205,206,207,208,301,302,303,304,305,306,307,308,309,401,402,403,404,405,406,407,408,409,501.502,503,504,505,506,507,508,509,601,602,603,604,605,606,607,608,609,701,702,703,704,705,706,707,708,709,801,802,803,804,805,806,807,808,809,901,902,903,904,905,906,907,908,909,

2 EA HINGES	FBF179 4.5 X 4.5 652	STANLEY
1 EA SPRING HINGE	2060R 4.5 X 4.5 652	STANLEY
1 EA ENTRANCE LOCK	9K37AB15DS3 626	BEST
1 EA DEADBOLT	8T37KSTK 626	BEST
1 EA DR VIEWER	U698 26D	IVES
1 EA WALL STOP	409 US32D	ROCKWOOD
1 EA SOUND GASKET	F797B17	REESE

#### BECKER PLAZA

##### **HARDWARE GROUP 2**

EACH SINGLE DOOR TO HAVE:

DR.102.1,102.2

3 EA HINGES	FBF168 4.5 X 4.5 652	STANLEY
1 EA PASSAGE LOCK	9K30N15DS3 626	BEST
1 EA CLOSER	HD8016 FH 689	BEST
1 EA KICKPLATE	34 X 34 B4E CS US32D	ROCKWOOD
2 EA EDGE GUARDS	305 34" TALL B4E CS US32D	ROCKWOOD
1 EA WALL STOP	409 US32D	ROCKWOOD
1 EA SOUND GASKET	F797B19	REESE



### **SOLBERG**

#### **HARDWARE GROUP 3**

EACH SINGLE ALUM DR/FR TO HAVE:  
DR.100

1 EA CONTINUOUS HINGE	BY ALUM FRAME/DR SUPPLIER	
1 EA EXIT DEVICE	2103 X CA03 613	PRECISION
1 EA RIM CYLINDER	12E72 613	BEST
1 EA OFFSET PULL	BF157 US10B	ROCKWOOD
1 EA CLOSER	HD8016 SDS 695	BEST
1 EA DROP PLATE	DP80 695	BEST
1 EA BLADE STOP	BS 695	BEST
1 EA CUSH SHOE SUPPORT	FTHD 695	BEST
1 EA THRESHOLD	S425A36	REESE
1 EA SWEEP AND WEATHERSTRIP	BY ALUM SUPPLIER	

#### **HARDWARE GROUP 4**

EACH SINGLE FRP DOOR TO HAVE:  
DR.600,601,

2 EA HINGES	FBB199 4.5 X 4.5 630 NRP	STANLEY
1 EA STORERM LOCK	9K37D15DS3 626	BEST
1 EA CLOSER	HD8016 SDST 689	BEST
1 EA WEATHERSTRIP	815A36(2)48(2)	REESE

**ENTRY FROM EXTERIOR AT ALL TIMES. ENTRY TO ROOF BY KEY ONLY.**

### **HUBER**

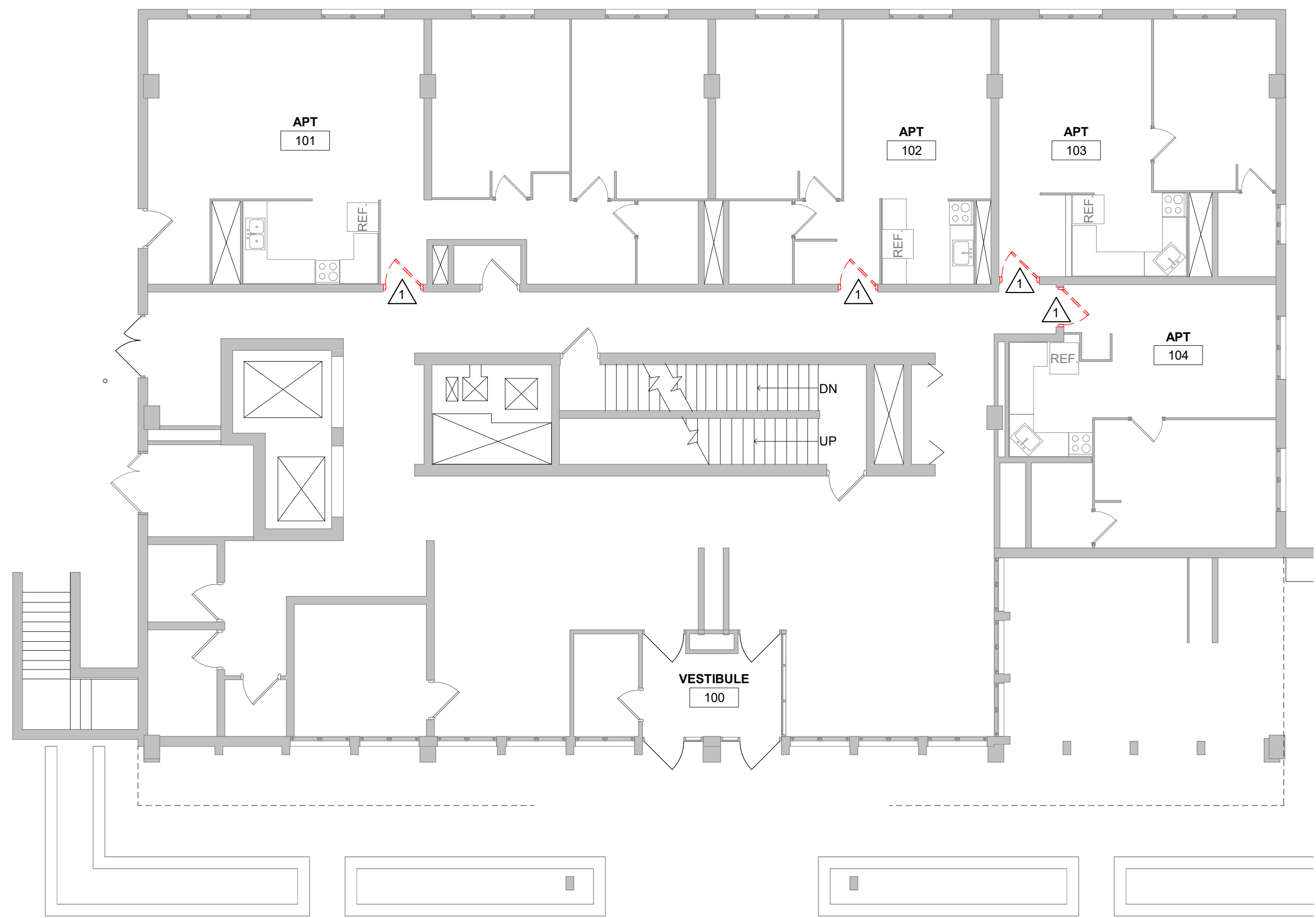
#### **HARDWARE GROUP 5**

EACH SINGLE DOOR TO HAVE:  
DR.SHED DOORS

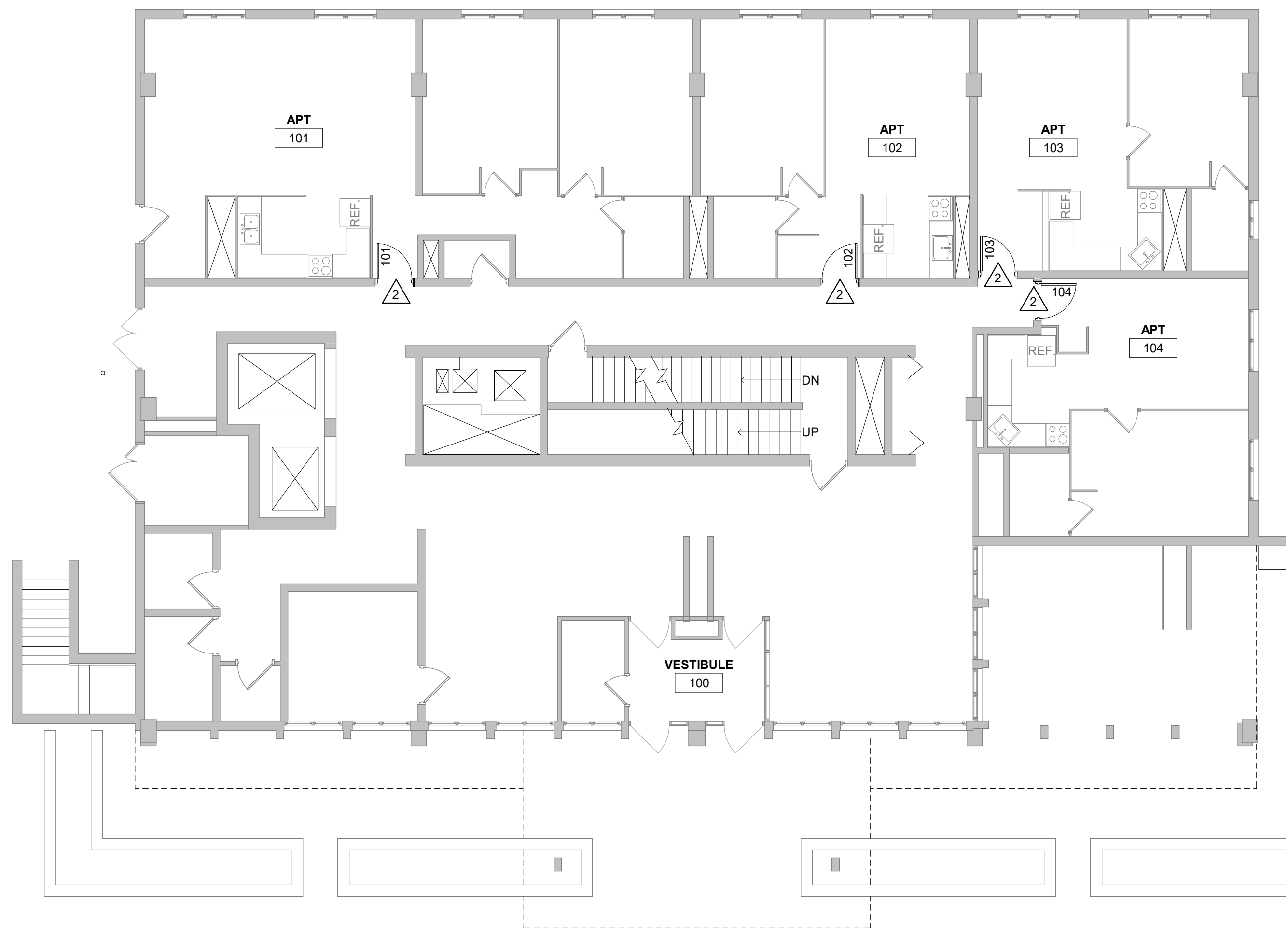
SEE PLANS FOR DETAILS

**END OF SECTION 08 71 00**

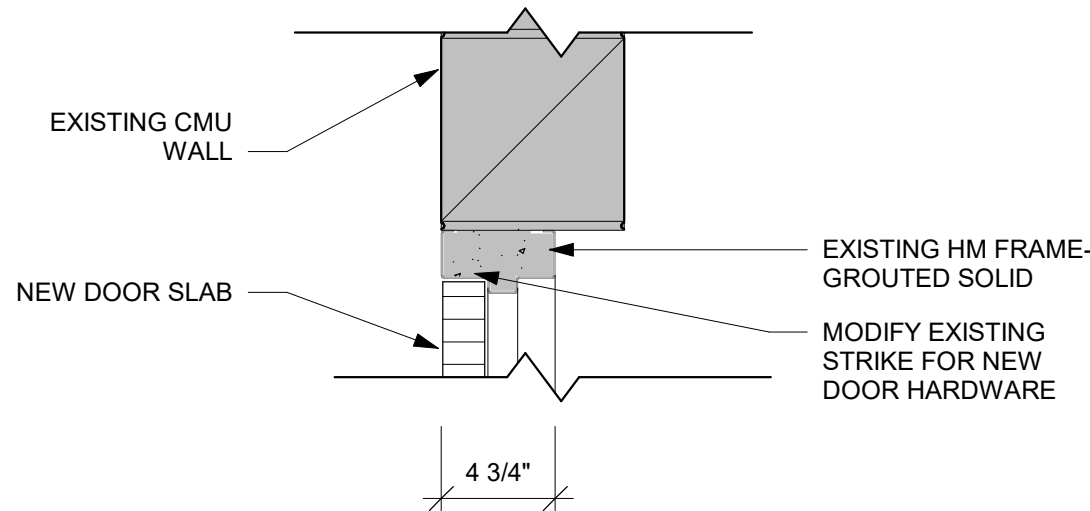
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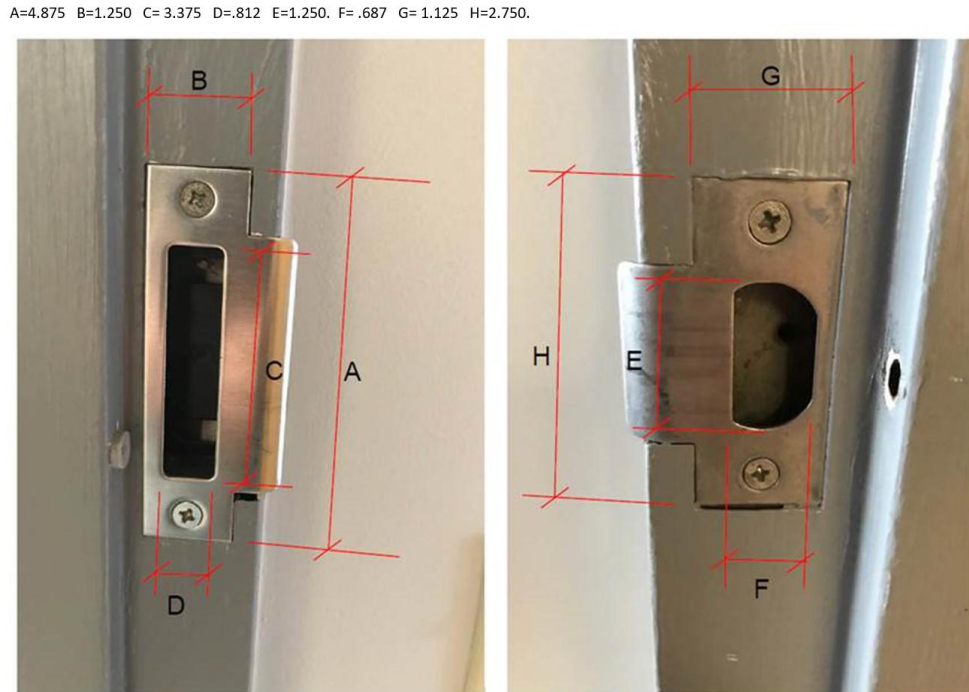
2 FIRST FLOOR REMOVAL  
1/8" = 1'-0"



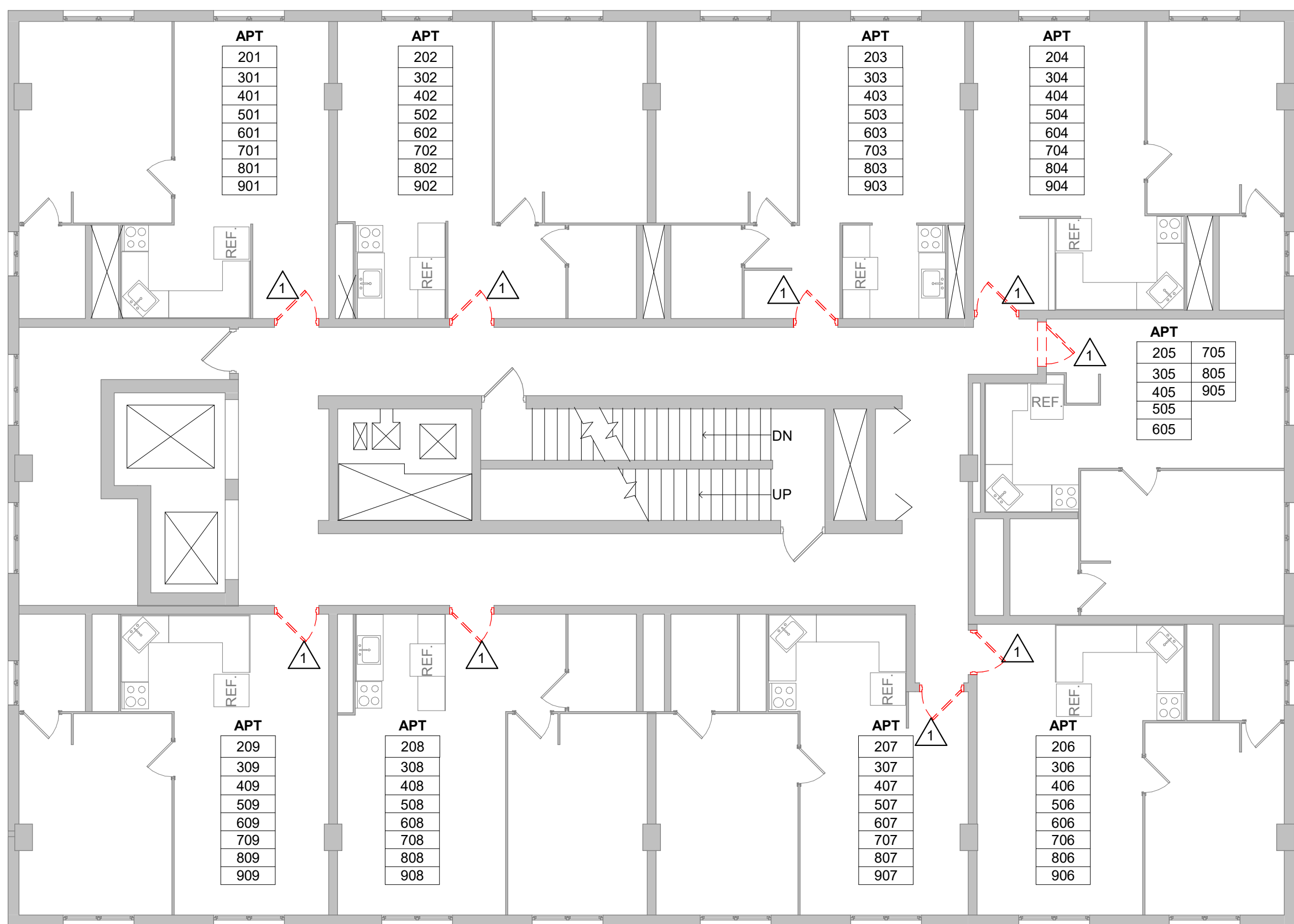
1 FIRST FLOOR REMODELED PLAN  
1/8" = 1'-0"



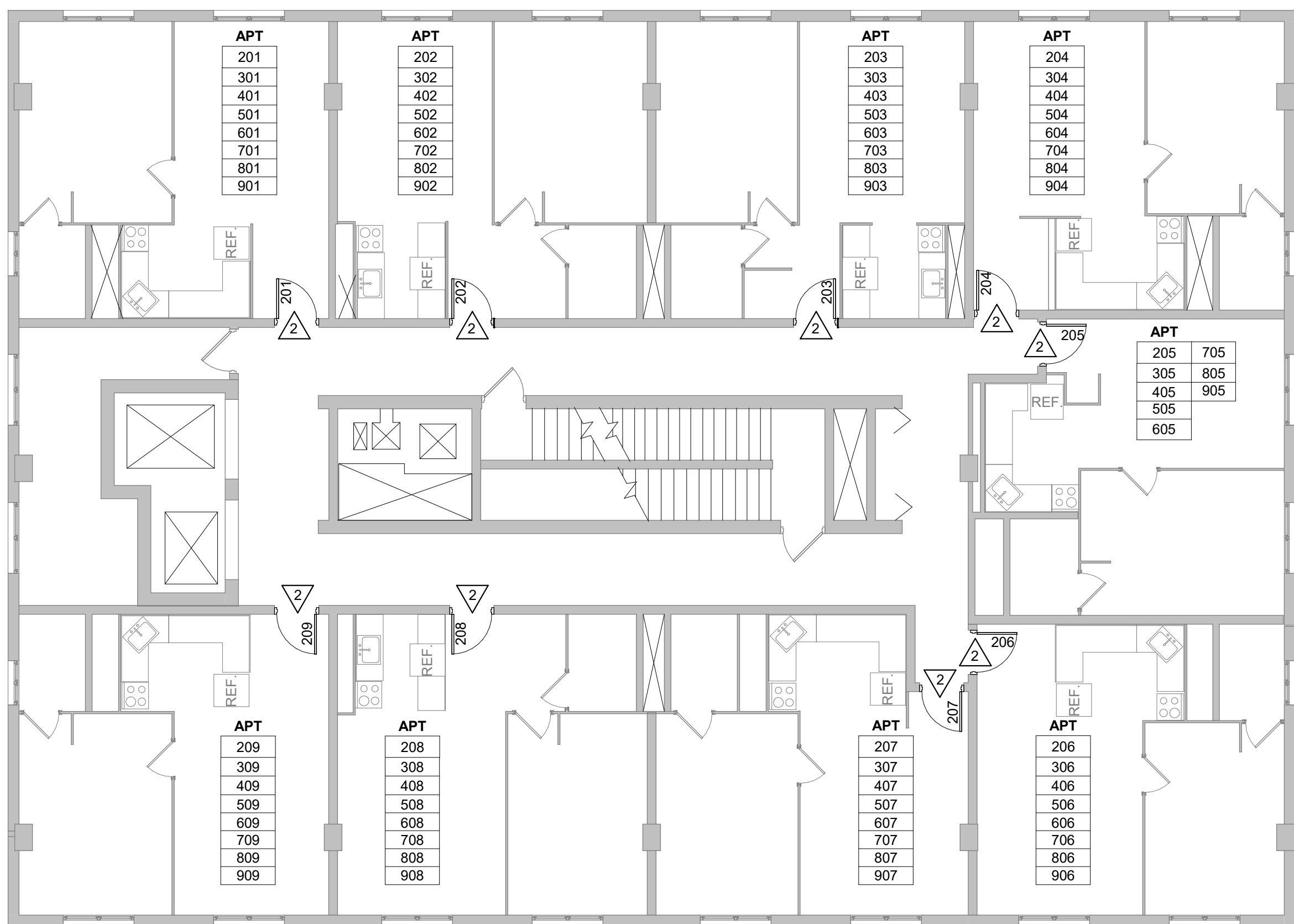
5 HEAD & JAMB DETAIL  
1 1/2" = 1'-0"



MODIFY STRIKE FOR NEW HARDWARE. REMOVE GROUT AT STRIKE LOCATION FOR CLEARANCE OF NEW DEADBOLT. PATCH & PAINT FRAME AT LOCATION OF MODIFICATIONS TO MATCH EXISTING.



3 2-9TH REMOVAL PLAN  
1/8" = 1'-0"



4 2-9TH REMODELED PLAN  
1/8" = 1'-0"

**GENERAL NOTES:**

A SEE KEYNOTES FOR DOOR SLABS TO BE REMOVED. SALVAGE TO OWNER.

B PATCH EXISTING ADJACENT WALLS AFFECTED BY DOOR INSTALLATION TO MATCH EXISTING.

**LEGEND:**

△ SYMBOL INDICATES CONSTRUCTION NOTE THIS SHEET

NEW DOOR - SEE DOOR SCHEDULE

**KEY NOTES PLAN**

1 REMOVE EXISTING DOOR SLAB - PREPARE OPENING AS REQUIRED FOR NEW DOOR SLAB - SEE DOOR SCHEDULE.

2 INSTALL NEW DOOR SLAB IN EXISTING FRAME - MODIFY FRAME AND STRIKE AS REQUIRED FOR NEW DOOR HARDWARE. PAINT AND FILL FRAME MODIFICATION FOR CONSISTANT FINISH - SEE SPEC

DOOR SCHEDULE-STOFFEL													
DOOR NO.	DOOR			GLASS TYPE	FRAME				DETAILS				REMARKS
	W	H	T		MAT'L	DOOR TYPE	MAT'L	FRAME ELEV	DEPTH	HEAD	JAMB	SILL	
101	3'-0"	6'-8"	1 3/4"	SCWD	A		HM	BB-EXISTING					1 12.3
102	3'-0"	6'-8"	1 3/4"	SCWD	A		HM	BB-EXISTING					1 12.3
103	3'-0"	6'-8"	1 3/4"	SCWD	A		HM	BB-EXISTING					1 12.3
104	3'-0"	6'-8"	1 3/4"	SCWD	A		HM	BB-EXISTING					1 12.3
201, 301, 401, 501, 601, 701, 801, 901	3'-0"	6'-8"	1 3/4"	SCWD	A	-	HM	BB-EXISTING					1 12.3
202, 302, 402, 502, 602, 702, 802, 902	3'-0"	6'-8"	1 3/4"	SCWD	A	-	HM	BB-EXISTING					1 12.3
203, 303, 403, 503, 603, 703, 803, 903	3'-0"	6'-8"	1 3/4"	SCWD	A	-	HM	BB-EXISTING					1 12.3
204, 304, 404, 504, 604, 704, 804, 904	3'-0"	6'-8"	1 3/4"	SCWD	A	-	HM	BB-EXISTING					1 12.3
205, 305, 405, 505, 605, 705, 805, 905	3'-0"	6'-8"	1 3/4"	SCWD	A	-	HM	BB-EXISTING					1 12.3
206, 306, 406, 506, 606, 706, 806, 906	3'-0"	6'-8"	1 3/4"	SCWD	A	-	HM	BB-EXISTING					1 12.3
207, 307, 407, 507, 607, 707, 807, 907	3'-0"	6'-8"	1 3/4"	SCWD	A	-	HM	BB-EXISTING					1 12.3
208, 308, 408, 508, 608, 708, 808, 908	3'-0"	6'-8"	1 3/4"	SCWD	A	-	HM	BB-EXISTING					1 12.3
209, 309, 409, 509, 609, 709, 809, 909	3'-0"	6'-8"	1 3/4"	SCWD	A	-	HM	BB-EXISTING					1 12.3

DOOR SCHEDULE GENERAL NOTES			
ALUM = ALUMINUM, SCWD= SOLID CORE WOOD DOOR			
A. SEE SPECIFICATIONS FOR DOOR HARDWARE GROUPS			
DOOR TYPES			
SEE SCHED.			

DOOR FRAME GENERAL NOTES			
ALUM = ALUMINUM			
A. ALL DOOR FRAMES ARE EXISTING AND GROUTED SOLID.			
DOOR FRAME TYPES			
EXISTING			

DOOR SCHEDULE REMARKS			
1. REUSE EXISTING APARTMENT IDENTIFICATION PLATE			
2. 1 DOOR EACH AT 2nd, 3rd, 4th, 5th, 6th, 7th, 8th AND 9TH FLOORS.			
3. MODIFY FRAME FOR NEW HARDWARE.			



Consultant:

HOUSING AUTHORITY OF THE CITY OF LA CROSSE  
2023 CAPITAL IMPROVEMENT PROJECTS

333 7TH STREET SOUTH  
LA CROSSE, WISCONSIN  
FIRST FLOOR

Project Title: 22037

Project Date: OCT. 2023

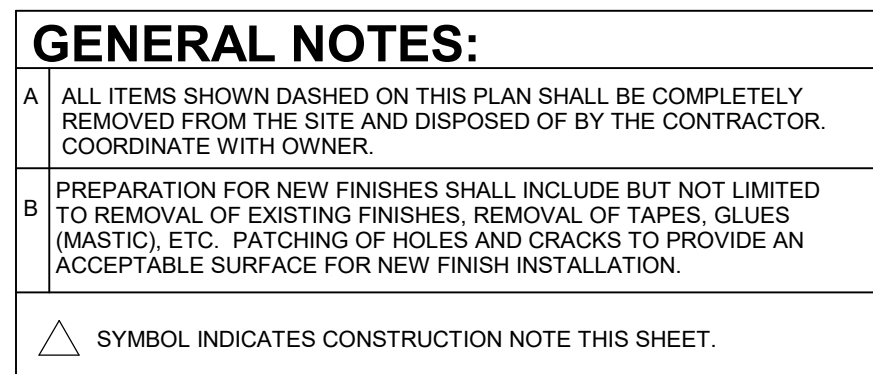
Drawn By: TBS

Key Plan:



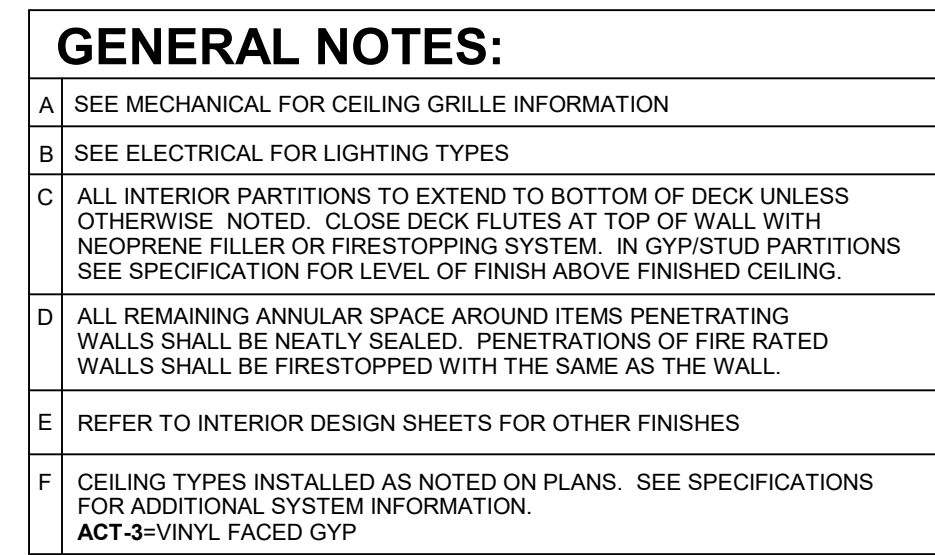


A01






## KEY NOTES REMOVAL

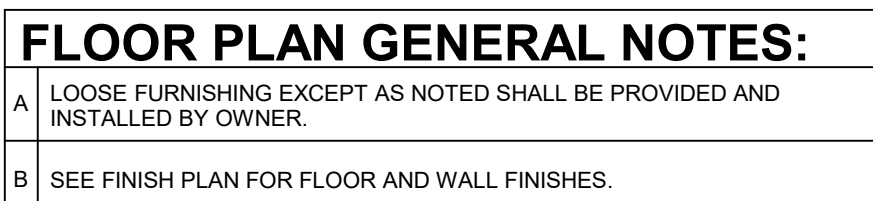
1	EXISTING WASHING MACHINES AND DRYERS TO BE REMOVED BY OWNER
2	REMOVE EXISTING PLUMBING FIXTURE - SEE PLUMBING.
3	REMOVE EXISTING VCT FLOORING AND BASE
4	REMOVE ACCT AND GRID SYSTEM
5	REMOVE EXISTING GYP WALL
6	REMOVE WASHER INLET/OUTLET - SEE MEP SHEETS
7	REMOVE SCUB SLAB- SALVAGE TO OWNER
8	REMOVE FIN TUBE COVERS - SEE MECH
9	REMOVE LIQUID SOAP DISPENSER, SALVAGE FOR REINSTALLATION
10	REMOVE PAPER TOWEL DISPENSER, SALVAGE FOR REINSTALLATION
11	REMOVE SPRINKLER SYSTEM TO REMAIN FOR REINSTALLATION
12	EXISTING SHEET TO REMAIN IN PLACE.



## LEGEND:

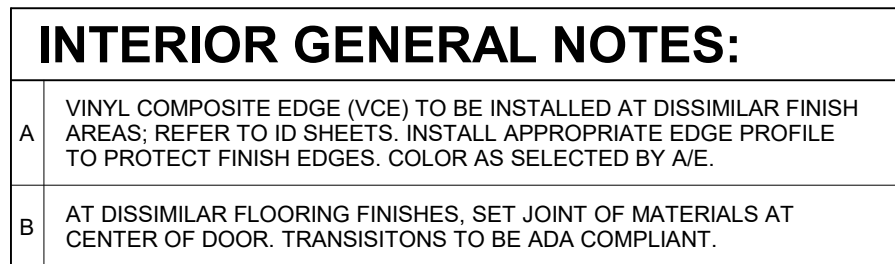
	LIGHT FIXTURE - SEE ELECTRICAL
	LIGHT FIXTURE - SEE ELECTRICAL
	EXHAUST - SEE MECHANICAL




KEY NOTES RCP	
1	REINSTALLED SALVAGED CAMERA
2	INSTALL NEW 2'-0" x 2'-0" CEILING TILE AND GRID SYSTEM.
3	EXISTING CEILING TO REMAIN
4	COORDINATE LIGHTING LAYOUT WITH EXISTING SPRINKLER HEADS.




## KEY NOTES PLAN

1	INSTALL NEW FLOORING AND BASE - SEE FINISH PLAN.
2	INSTALL NEW PLUMBING FIXTURE - SEE PLUMBING.
3	WASHING MACHINES AND DRYERS TO BE INSTALLED BY OWNER.
4	INSTALL FRP BOARD OVER GIP WALL. TOP TO BE SET AT 5'-0" A.F.F. KEEP TOP OF FRP ALIGNED
5	INSTALL NEW DOOR SLAB
6	INSTALL NEW FIN TUBE COVERS - SEE MECH
7	EXISTING SHELF. PAINT TO MATCH WALL COLOR.
8	REINSTALL PAPER TOWEL DISPENSER. COORDINATE LOCATION WITH OWNER.
9	REINSTALL LIQUID SOAP DISPENSER. COORDINATE LOCATION WITH OWNER.



FINISH KEY PLAN:	
	SEE ROOM FINISH REMARKS
	WALL BASE
	ACCENT PAINT

**FINISH LEGEND:**

	LVT-1
---	-------

ROOM FINISH REMARKS	
1	PAINT ALL WALLS PNT-1 UNLESS OTHERWISE NOTED
2	FRP PANELS UP TO 5'
3	COORDINATE WITH EXSITING LVT FLOOR

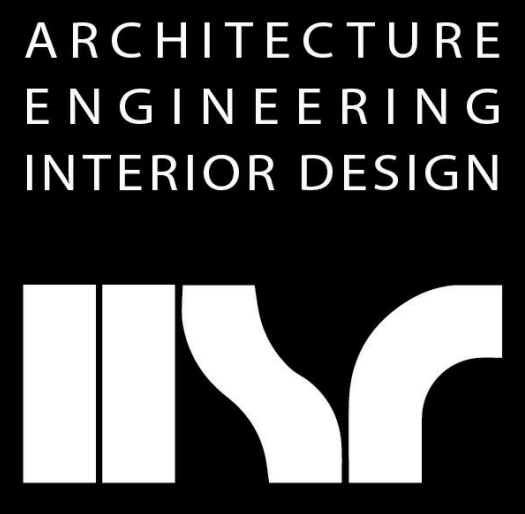
MASTER COLOR SCHEDULE			
MANUFACTURER / COLOR		GENERAL LOCATION	REMARKS
<b>05 61 15 CAST POLYMER / FABRICATIONS</b>			
SS-1 (Solid Surface)	<u>Manufacturer:</u> <u>Color:</u>	Living Stone Marble	Comparable Products by Prior Approval
<b>05 65 05 RESILIENT FLOORING/BASE</b>			
LVT-1 (Luxury Vinyl Tile)	<u>Manufacturer:</u> <u>Collection:</u> <u>Style:</u> <u>Color:</u> <u>Thickness:</u> <u>Wear Layer:</u>	Tarkett Tarkis Centre Centurio Series Antique Wood Vinage Cabin 3mm 32mil	Comparable Products by Prior Approval
VWB-1 (Vinyl Wall Base)	<u>Manufacturer:</u> <u>Size:</u> <u>Color:</u>	Tarkett 4" Burnt Umber	Comparable Products by Prior Approval
<b>05 90 05 PAINTS AND COATINGS</b>			
PNT-1 (Paint)	<u>Label Information:</u> <u>Color Name:</u> <u>Y3 - Deep Gold</u> <u>R4 - New Red</u> <u>Fire Rating:</u> <u>Extra White:</u> <u>Finish:</u>	Ice Cream DE 23 44 128 - 27 1 - - 1 - 1 - B20WF71 650111909 Satin	Approved on
<b>12 21 16 VERTICAL LOUVER</b>			
BL-1 (Vertical Louver Blinds)	<u>Manufacturer:</u> <u>Color:</u>	Bassit de Design SHW Contract To be selected by AE	Comparable Products by Prior Approval





GENERAL NOTES:	
A	ALL ITEMS INDICATED TO BE REMOVED SHALL BE DISPOSED OF BY THE CONTRACTOR. COORDINATE WITH OWNER.
B	PREPARATION FOR NEW FINISHES SHALL INCLUDE BUT NOT LIMITED TO REMOVAL OF EXISTING FINISHES, REMOVAL OF TAPES, GLUES (MASTIC), ETC. PATCHING OF HOLES AND CRACKS TO PROVIDE AN ACCEPTABLE SURFACE FOR NEW FINISH INSTALLATION.
C	CONTRACTOR TO FIELD VERIFY ALL WINDOW DIMENSIONS
D	BL-1 - SEE MASTER COLOR SCHEDULE (A200)

KEY NOTES PLAN	
1	REMOVE EXISTING SLIDING PATIO DOOR, SEALANT & FLASHING, PREP AND INSTALL NEW FIBERGLASS SLIDING PATIO DOOR
2	REMOVE EXISTING WINDOWS, INCLUDING SEALANTM FLASHING, TRIM, STOOLS AND BLINDS.
3	REMOVE EXISTING ALUMINUM STOREFRONT GLAZING, INCLUDING SEALANTM FLASHING, AND TRIM.
4	REMOVE EXISTING HM ACCESS DOOR AND FRAME. INSTALL NEW FIBERGLASS ROOF ACCESS DOOR, VERIFY SIZE PRIOR TO INSTALLATION
5	NOT USED.



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Consultant:

HOUSING AUTHORITY OF THE CITY OF LACROSSE  
2023 CAPITAL IMPROVEMENT PROJECTS

Project Location: 215 6TH STREET SOUTH  
LA CROSSE, WI

3rd, 4th, 5th, 6th FLOOR PLANS

Project Title:  
HSR Project Number:  
23037

Project Date:  
OCT. 2023

Drawn By:  
TBS

Key Plan:

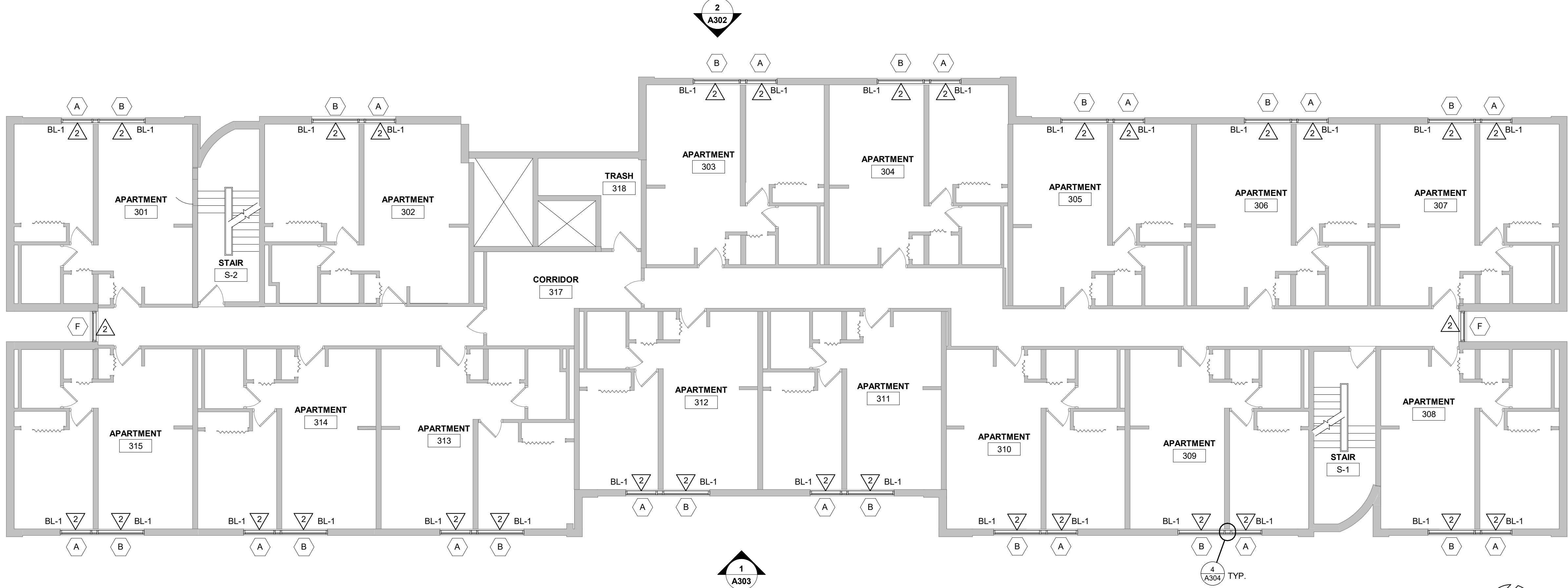
Revisions:		
No.	Description	Date
A01	ADDENDUM 1	10-19-23

Graphic Scale:  
VARIES

Last Update:  
10/19/2023 10:51:37 AM

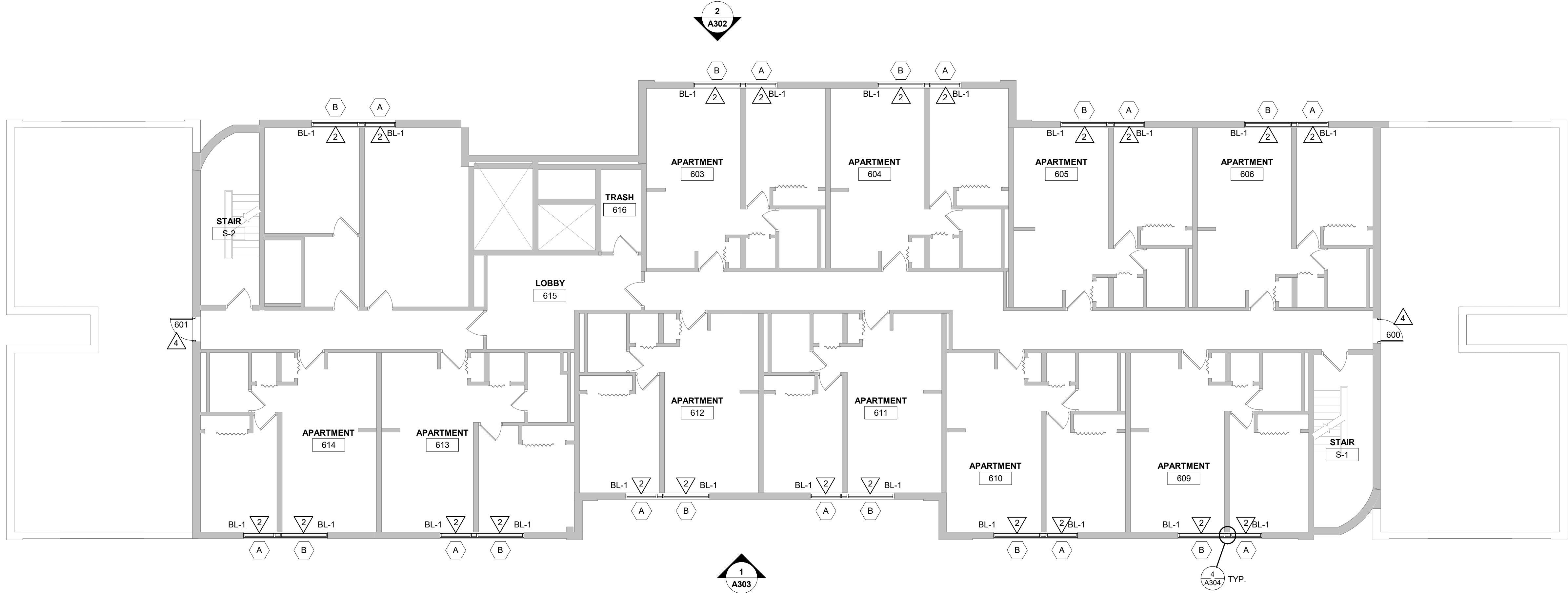
A301

SOLBERG HEIGHTS



## 1 3rd, 4th, 5th FLOOR

1/8" = 1'-0"



## 2 6th FLOOR

1/8" = 1'-0"



TYPICAL OPENING -  
SIMILAR CONSTRUCTION  
AT WINDOW OPENINGS



EXISTING LITTEL TO  
REMAIN  
GLAZING SYSTEM TO BE  
REMOVED

VERIFY OPENINGS PRIOR  
TO ORDERING



TYPICAL OPENING  
(INTERIOR)

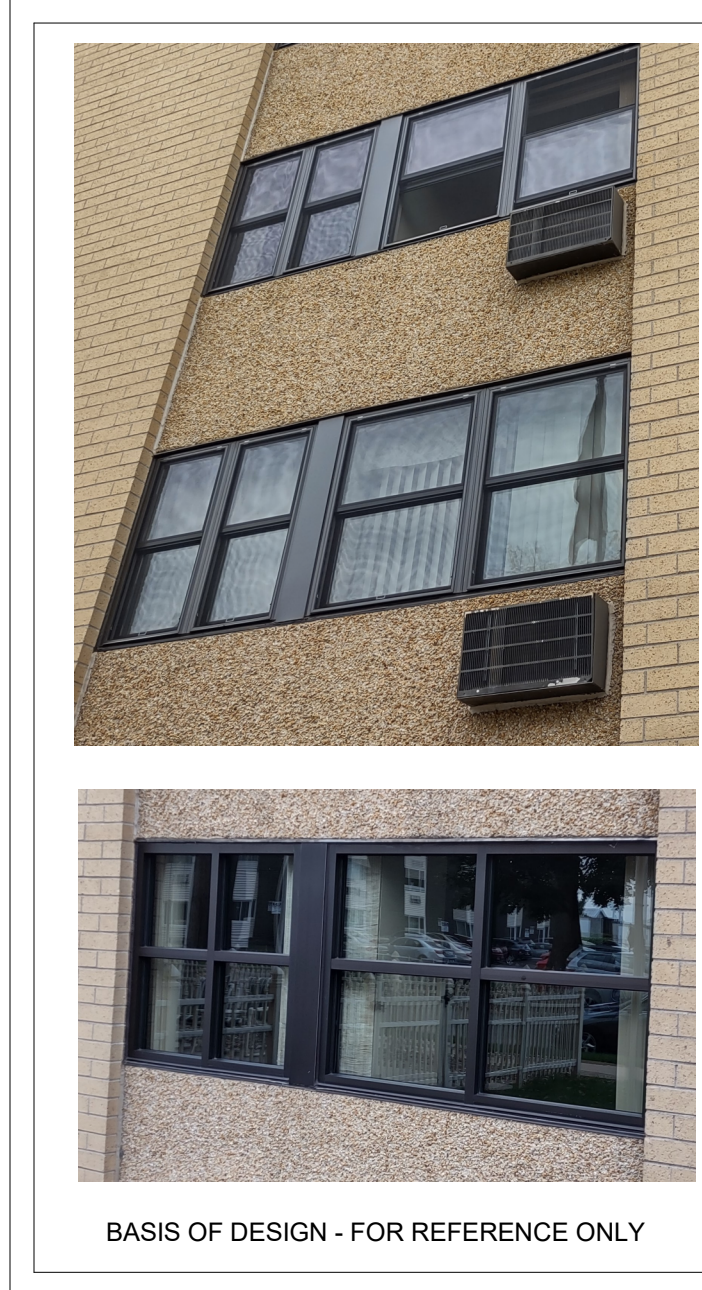


WALL INTERSECTING  
WINDOW - SEE PLAN &  
DETAILS - TYPICAL

TYPICAL OPENING  
(INTERIOR)(FLIPPED)

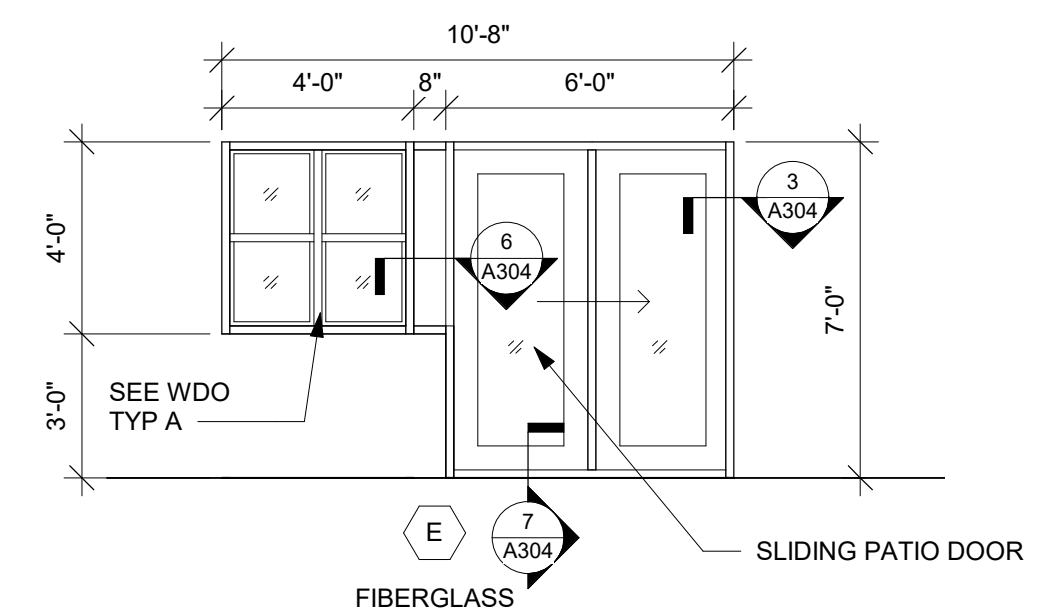


REMOVE EXISTING  
BLINDS AND HARDWARE  
REMOVE EXISTING WOOD  
TRIM



BASIS OF DESIGN - FOR REFERENCE ONLY



A01

## SOLBERG HEIGHTS

# A303





**1** SITE PLAN  
1" = 30'-0"

GENERAL NOTES:	
A	40 TOTAL DOOR AND FRAMES TO BE REPLACED.
B	COORDINATE ACCESS TO SHED WITH OWNER (HOUSING AUTHORITY)

LEGEND	
Q	ONE STORY, ONE BEDROOM UNIT (TYP OF 3)
R	ONE STORY, TWO BEDROOM UNIT (TYP OF 6)
S	TWO STORY, THREE BEDROOM UNIT (TYP OF 6)
T	TWO STORY, FOUR BEDROOM UNIT (TYP OF 5)

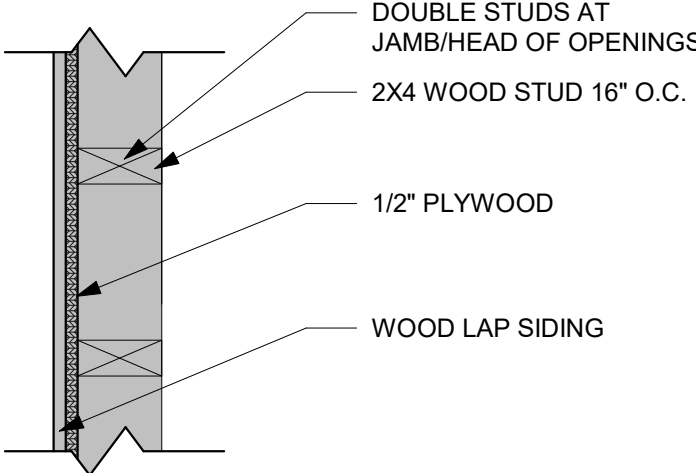
KEY NOTES PLAN	
1	REPLACE EXISTING HM SHED DOOR, WITH NEW 3'-0" x 6'-8" HM DOOR AND FRAME.

A01



- REMOVE AND SALVAGE EXISTING LAP SIDING AS REQUIRED FOR NEW FRAME INSTALLATION.
- INSTALL NEW DRIP EDGE.
- SALVAGE EXISTING DEADBOLT/CORE FOR REINSTALLATION INTO NEW DOOR.
- PROVIDE NEW DOOR PULL.
- HM DOOR, PAINT TO MATCH EXISTING ADJACENT FINISH.
- WEATHER STRIPPING.

**2** TYPICAL SHED  
N.T.S.



**3** EXISTING SHED WALL  
1 1/2" = 1'-0"

ARCHITECTURE  
ENGINEERING  
INTERIOR DESIGN



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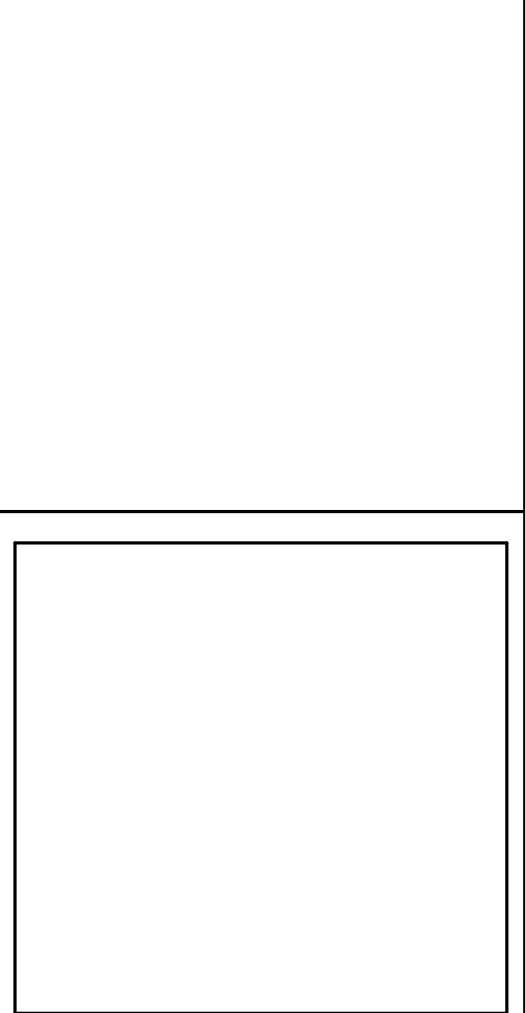
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Revisions:		
No.	Description	Date
A01	ADDENDUM #1	10-19-23

Graphic Scale:  
VARIES

Last Update:  
10/19/2023 9:02:45 AM

**A400**

HUBER HOMES

Project Location: GLADYS ST., HUBER CT  
LA CROSSE, WI

Sheet Title:  
SITE PLAN & DETAILS