

**SECTION 01010 - SUMMARY OF THE WORK****PART 1 - GENERAL****1.01 Summary**

The restorations of and additions to the façades of 911 Congress Avenue will fall into three phases.

**Phase One** – Includes the careful deconstruction of the facades of 911 Congress. The Austin Common Brick materials will be reused according to the specifications and all excess Brick will be cleaned and stored for future use. All window and door systems will be carefully removed to be used as reference for construction of new windows and doors.

**Phase Two** – Includes the careful reconstruction of the facades of 911 Congress Avenue per architect's drawings and specifications, include the replication of original windows.

**Phase Three** – Will include the construction of the remainder of the project which includes the third and fourth floor facades.

The General Conditions of the Contract, Supplementary Conditions, and General Requirements as listed in Division 1 apply to all Specification sections and the Contractor shall consult them in detail for instructions pertaining to the various portions of the Work.

**1.02 Work Covered by Contract Documents****General:**

The Work under this Contract shall include all labor, materials, equipment, and services required to complete construction of the facilities in accordance with the drawings and specifications, and in compliance with all applicable codes, regulations and City of Austin Landmark Commission approvals. All work will also be in compliance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

**Contractor's duties:**

Unless specifically noted otherwise, the Contractor shall provide and pay for the following:

- Labor, materials, and equipment
- Tools, construction equipment, and machinery
- Other facilities and services necessary for proper execution and completion of the Work
- Notify Architect of any unique construction elements discovered during demolition

**Permits, Fees, and Notices:**

Contractor shall secure and pay for, as necessary for proper execution and completion of the Work, all permits, government fees, and licenses as described in Division 0. Contractor shall also give all required notices.

**1.05 Work by Others**

Any work performed by other contractors shall be coordinated by the General Contractor to assure smooth performance of the work and timely completion of the various components. Work by other contractors shall be coordinated and supervised by General Contractor for quality control.

**1.06 Contractor Use of Premises**

Confine operations at site to areas permitted by law, permits, ordinances, and Contract Documents. Coordinate use of premises under direction of the Architect and Owner. Do not unreasonably encumber site with materials or equipment. Do not load structure with weight that will damage or endanger the Work. Assume full responsibility for protection and safekeeping of products stored on premises. Move any stored products which interfere with operations of Owner. Obtain and pay for use of additional storage or work areas needed for operations. Maintain public and fire department access to adjacent properties at all times. Any use of the existing site and facilities other than the areas specifically indicated for construction purposes shall be coordinated in advance with Owner's agent.

**1.07 Coordination**

Coordinate Work of the various specification sections to assure efficient and orderly sequence of installation of construction elements, with provisions for accommodating items to be installed by others, and at a later date, with particular focus on excavation related work.

In the event other contractors are doing work in the same area simultaneously with this project, the Contractor shall coordinate his proposed construction with that of the other contractors.

Verify that characteristics and elements of interrelated operating equipment are compatible; coordinate Work of various sections having interdependent responsibilities for installing, connecting to, and placing in service such equipment.

Coordinate space requirements and installation of mechanical and electrical Work which are indicated diagrammatically on drawings. Follow routing shown for pipes, ducts, and conduits as closely as practicable; make runs parallel with lines of building. Utilize spaces efficiently to maximize accessibility for other installations, for maintenance, and for repairs.

Piping and conduit interference shall be resolved by giving precedence to pipelines which require a stated grade for proper operation.

In finished areas, conceal pipes, ducts and wiring in the construction. Coordinate locations of fixtures and outlets with finish elements.

In areas to be demolished insure complete protection from weather during reconstruction.

**PART 2 – PRODUCTS** Not Used**PART 3 - EXECUTION** Not Used**END OF SECTION**

**SECTION 04220 – MASONRY****PART 1 – GENERAL****1.1 DESCRIPTION**

Provide all labor, materials, equipment and services necessary for and incidental to the installation of limestone masonry, complete with reinforcement and anchorages, as shown or called for on the drawings.

**1.2 QUALITY ASSURANCE**

- A. Perform masonry work in accordance with requirements of ANSI A 41.4 unless indicated otherwise herein.
- B. When requested by Architect, provide evidence and test data confirming that masonry units conform to standards stated herein.

**1.3 SUBMITTALS**

- A. The masonry sub-contractor shall submit shop drawings that illustrate the construction of fireplaces and chimneys where applicable.
- B. Provide samples of each type of limestone masonry and each accessory item required including inserts, anchors reinforcement and grout. Provide certification of pull-out strength for all masonry ties and anchors.
- C. Erect a sample panel approximately 4 feet long by 6 feet high of each type of masonry showing stone pattern, colors, textures, bond, mortar, corner treatment and quality of work. Coordinate mortar colors with Architect prior to construction of sample panels.
- D. Submit complete shop drawings showing overall coursing, special shapes, anchorage, details and layout of expansion joints as required for all veneer treatments.

**1.4 REFERENCE STANDARDS**

- A. ASTM C 150 – Portland Cement
- B. ANSI A 41.1 – Building Code Requirements of Masonry

**PART 2 - PRODUCTS****2.1 MATERIALS**

- A. Masonry Units:

Provide arched coursing, as shown on Drawings over three openings at 907, 909, & 911 Congress Avenue and flush Austin Common Segmental Arches over main entry doors and three windows at 909 Congress Avenue. Mortar joints to range from 3/8" to 5/8". Depth of joints to be coordinated in field with construction of mock-up. Intent is to have mortar joints match original joints and colors.

**B. Reinforcement and Anchorages:**

1. Horizontal galvanized ladder reinforcing.

**C. Mortar:**

1. Perform work in accordance with requirements of ASTM C 476.
2. Reference Standards:

ASTM C 150 – White non-staining Portland Cement  
ASTM C 207 - Hydrated Lime for Masonry Purposes.  
ASTM Type K Mix – 1-3.10

Mortar Materials: Portland Cement: ASTM C 150, normal Type I.

**D. Aggregates:**

Standard masonry type, ASTM A 144, clean dry and protected against dampness, freezing and foreign matter.

**E. Hydrated Lime:**

Conforming to requirements of ASTM C 207, Type S.

**F. Water:**

Clean and free from injurious amounts of oil, alkali, organic matter or other deleterious material.

**G. Mixing Mortar:**

1. Thoroughly mix mortar ingredients in quantities needed for immediate use.
2. Do not use anti-freeze compounds to lower the freezing point of mortar.
3. Use mortar within two hours of mixing at temperatures over 80 degrees F, and two and one-half hours at temperatures under 50 degrees F.
4. If necessary, re-temper mortar within two hours of mixing to replace water lost by evaporation. Do not re-temper mortar after two hours of mixing.
5. No admixtures to mortar.

**H. Through-wall flashing:**

1. AFCO Aluminum Fabric Flashing, .004" or .005" or approved equal.
2. For flashing chimneys into tile roofs provide 16 ounce copper sheet flashing.

**PART 3 - EXECUTION****3.1 WORKMANSHIP AND INSTALLATION**

Lay no masonry unless temperature is 40 degrees and rising or higher.

Do not shift or tap masonry units after mortar has taken initial set. Where adjustment must be made, remove mortar and replace.

Lay stones in full bed of mortar, properly jointed with other work.

Protect sills, ledges and offsets from mortar droppings or other damage during construction. Remove misplaced mortar or grout immediately.

Maintain clear cavity between stone and backing material as shown on drawings. Remove excess mortar and projections.

Form recessed mortar joints.

**3.2 POINTING AND CLEANING**

Pointing: At final completion of work, cut out any defective joints or holes in exposed masonry and re-joint with mortar, tooling to match adjacent joints.

Cleaning: Dry brush masonry surface after mortar has set at the end of each day and after final pointing. Clean exposed, unglazed masonry with stiff brush and clean water. Cleaning agents may be used only with written approval of the Architect. Cleaning agents must be tested on sample wall area of 20 sq. ft. Protect adjacent materials from damage due to cleaning.

**3.3 JOB COMPLETION**

Any masonry left over at the completion of masonry work should be offered to the Owner for future repair or construction work. Masonry that the Owner does not accept for future repair or construction work become the property of Contractor and should be removed from the site.

END OF SECTION 04220

**SECTION 06100 - ROUGH CARPENTRY****PART 1 - GENERAL****1.01 Summary****Description:**

Furnish all labor, materials, equipment, and services necessary for and incidental to the complete installation of all rough carpentry work including framing, furring, sheathing, blocking and backing, wood nailers, and any other items required to give suitable nailing or attachment for adjoining work. Include furnishing and installation of all rough hardware such as nails, bolts, washers, screws, etc.

**Related sections:**

Finish Carpentry, Section 06200  
Solid Surfacing, Section 06650  
Gypsum Board, Section 09250  
Wood Ceilings, Section 09570  
Toilet and Bath Accessories, Section 10800.

See Structural Drawings for specific information pertaining to pre-engineered wood trusses, glue laminated structural units, structural insulated panels and plate connected wood trusses.

**1.02 Quality Assurance**

Dimension and board lumber shall be identified by grade mark of the recognized grading association or of an independent lumber grading inspection agency authorized to grade the species. Lumber grading rules and wood species shall conform with voluntary Product Standard PS 20-70. Softwood plywood shall conform with standard PS 1-74, and hardwood plywood with PS 51-71. All lumber and plywood must be inspected, graded and marked.

**1.02 Applicable Standards**

The publications listed below form a part of this specification to the extent referenced. The publications are referred to in the text by basic designation only.

**a) AMERICAN PLYWOOD ASSOCIATION (APA)**

APA-01 (Mar 1991) Source List - Adhesives for APA Glued Floor System

APA Form E30 (Jun 1990) Design/Construction Guide, Residential and Commercial

**b) AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)**

ASTM A 307 Carbon Steel Bolts and Studs, 60,000 psi Tensile Strength

**c) AMERICAN WOOD PRESERVERS' ASSOCIATION (AWPA)**

AWPA C20 Structural Lumber - Fire-Retardant Treatment by Pressure Processes

AWPA C27 Plywood - Fire-Retardant Treatment by Pressure Processes

AWPA M4 The Care of Preservative-Treated Wood Products

## d) AMERICAN WOOD PRESERVERS BUREAU (AWPB)

AWPB LP 2      Softwood Lumber, Timber and Plywood Pressure Treated with Waterborne Preservatives for Above Ground Use

AWPB LP 22     Softwood Lumber, Timber and Plywood Pressure Treated With Waterborne Preservative for Ground Contact Use

## e) CALIFORNIA REDWOOD ASSOCIATION (CRA)

CRA-01 Standard Specifications for Grades of California Redwood Lumber

## f) DEPARTMENT OF COMMERCE (DOC)

DOC PS 1       Construction and Industrial Plywood

## g) FEDERAL SPECIFICATIONS (FS)

FS FF-N-105    Nails, Brads, Staples and Spikes: Wire, Cut and Wrought

## h) NATIONAL FOREST PRODUCTS ASSOCIATION (NFOPA)

NFOPA-01       National Design Specification for Wood Construction

NFOPA-02       Manual for Wood Frame Construction

## i) NATIONAL HARDWOOD LUMBER ASSOCIATION (NHLA)

NHLA-01        Rules for the Measurement & Inspection of Hardwood and Cypress Lumber

## j) NORTHEASTERN LUMBER MANUFACTURERS ASSOCIATION (NELMA)

NELMA-01       Standard Grading Rules for Northeastern Lumber

## k) SOUTHERN CYPRESS MANUFACTURERS ASSOCIATION (SCMA)

SCMA-01        Standard Specifications for Grades of Southern Cypress

## l) SOUTHERN PINE INSPECTION BUREAU (SPIB)

SPIB 1001       Grading Rules

## m) WEST COAST LUMBER INSPECTION BUREAU (WCLIB)

WCLIB Std 16   Standard Grading Rules for West Coast Lumber

## n) WESTERN WOOD PRODUCTS ASSOCIATION (WWPA)

WWPA-01       Western Lumber Grading Rules 91

**1.04 Submittals**

Submit to the Architect/Engineer for review the manufacturer's certificates attesting that lumber and material not normally grade marked or exempt from being grade marked meets the specified requirements.

Provide Shop Drawings prepared and sealed by a Professional Engineer for all pre-engineered framing members.

### **1.05 Product Delivery, Storage, and Handling**

Store materials off ground, and protected from weather. Seasoned materials shall not be stored in wet or damp areas, and sheet materials shall be protected from damage to corners and surfaces during handling.

## **PART 2 - PRODUCTS**

### **2.01 General**

#### **A. Sustainability Considerations**

All dimensional lumber and all sheet materials should be certified to come have come from sustainably managed and harvested sources. Contractor shall provide documentation of certification, or provide justification (which may address issues such as cost, availability, unsuitability for the intended purpose, etc.) for the failure to provide certified lumber. Acceptable certification institutions include:

Scientific Certification Systems, Inc., Oakland, California  
Smart Wood Certification Program, Rainforest Alliance, New York, New York

Known sources of certified wood include:

Home Depot  
Menominee Tribal Enterprises, Neopit, Wisconsin (Tel: 715-756-2287)  
A.E. Sampson & Son, Warren, Maine (Tel: 207-273-4000)  
EcoTimber International, Berkeley, California (Tel: 510-549-3000)  
Natural Forest Products, Burlington, Vermont (Tel: 802-865-1111)  
Freeman Corporation, Winchester, Kentucky (Tel: 606-744-4311)  
Collins Pine Company, Portland, Oregon (Tel: 503-227-1219)  
States Industries, Eugene, Oregon (Tel: 800-626-1981)

Additional information can be obtained from:

Certified Forest Products Council, Beaverton, Oregon (503-590-6600)  
Good Wood Alliance, Burlington, Vermont (Tel: 802-862-4448)

#### **B. Indoor Air Quality/Formaldehyde:**

Do not use wood products containing urea formaldehyde glues (interior grade plywood and particleboard) except where specified or approved by architect. Do not use such materials inside the shell of the building unless they are completely sealed.

### **2.01 Materials**

#### **A. Lumber:**

All lumber shall be sound, thoroughly seasoned, well manufactured, straight, and free from cup, twist, or warp that cannot be corrected by bridging or nailing. Framing lumber shall be No. 1 kiln-dried Southern Yellow Pine or better except where noted otherwise on the plans. Moisture content at time of installation shall be as follows:

Framing lumber - 19%  
Board lumber 8" or less in width - 19%  
Board lumber wider than 8" - 15%.

**B. Pressure Treated Lumber:**

Pressure treated lumber shall be used only where called for by the drawings or specifications. If there are applications where the Contractor believes that pressure treated lumber should be used in lieu of untreated lumber, then Contractor shall contact the Architect to discuss what lumber to use.

For above ground applications where the lumber will be protected from moisture exposure, use Borate Pressure treated lumber. For other applications where pressure treated lumber is called for, use CCA (chromated copper arsenate) pressure treated lumber.

Where pressure treated CCA lumber is used, workers should take precautions to avoid breathing sawdust, and sawdust shall be vacuumed or otherwise collected for disposal, and ground contact of sawdust shall be avoided.

**G. Sub Roofing – 90# Modified Bitumen:**

**I. Fasteners:**

Furnish all nails, anchors, hangers, bolts, shot fasteners, screws, etc., of proper types and sizes to support the work and to draw the members into place and hold them securely. All bolt heads and nuts bearing on wood shall have standard washers. Siding, trim to have galvanized fasteners.

## **PART 3 - EXECUTION**

### **3.01 General**

Examine areas to receive work, and verify dimensions in field. Do not begin work until unsatisfactory conditions have been corrected. Frame wood members to a close fit, set accurately to required lines and levels, and secure rigidly in place in accordance with the drawings and specifications.

Protect framing from moisture during construction. Allow framing to dry for as long as feasible before enclosing, to reduce conditions favorable to growth of mold. Construct framing assemblies to allow moisture to escape.

Adequately brace and protect partially completed work to assure structural stability and safety until work is completely framed and secure. Any finished work damaged due to inadequate protection during construction operations shall be repaired and/or replaced by the Contractor at no additional cost to Owner.

### **3.02 Installation/Erection**

- a) General: Members shall be closely fitted, accurately set to required lines and levels, and rigidly secured in place. Nailing shall be in accordance with the recommended Nailing Schedule as contained in NFOPA-02. Where detailed nailing and screwing requirements are not specified, size and spacing shall be sufficient to develop an adequate strength for the connection without splitting the members. Members shall be framed for passage of ducts and pipes shall be cut, notched, or bored in accordance with applicable requirements of NFOPA-02.

- b) **Structural Members:** Members shall be adequately braced before erection. Members shall be aligned and all connections completed before removal of bracing.
- c) **Stripping, Nailers and Nailing Strips:** Stripping, nailers and nailing strips shall be provided as necessary for the attachment of finish materials. Nailers and stripping used in conjunction with roof deck installation shall be installed flush with the roof deck system. Stacked nailers and stripping shall be assembled with screws spaced not more than 18 inches on center and staggered. Beginning and ending screws shall not be more than 6 inches from the end. Ends of stacked nailers and stripping shall be offset approximately 12 inches in long runs and alternated at corners. Anchors shall extend through the entire thickness of the nailer. Strips shall be run in lengths as long as practicable, butt jointed, cut into wood framing members when necessary, and rigidly secured in place.
- d) **Wood Grounds:** Wood grounds shall be provided as necessary for attachment of trim, finish, and other work. Grounds shall be run in lengths as long as practicable, butt jointed, and rigidly secured in place.
- e) **Rough Bucks and Frames:** Rough bucks shall be set straight, true, and plumb, and secured with anchors near top and bottom of each wood member and at intermediate intervals of not more than 3 feet. Anchors for concrete shall be expansion bolts, and anchors for masonry shall be 3/16-inch by 1-1/4 inch steel straps extending not less than 8 inches into the masonry and turned down 2 inches into the masonry. Rough bucks and frames shall be attached to steel and metal studs with screws of proper type and length.

### **3.04 Waste Management**

- A. Separate wood waste in accordance with the Waste Management Plan.
- B. Separate the following categories for salvage or reuse on site:
  - 1. Sheet materials larger than 2 square feet.
  - 2. Framing members larger than 16".
  - 3. Multiple off cuts of any size larger than 12".
- C. The following categories may be reused in the manufacture of particleboard or medium-density fiberboard:
  - 1. Composite wood (for example, plywood, LVL, I-Joist, parallel strand, MDF, particleboard)
  - 2. Clean dimensional lumber
- D. Set aside damaged wood for acceptable alternative uses; for example, use as bracing, blocking, cripples, or ties.
- E. Do not burn lumber that is less than a year old.
- F. Separate the following categories for disposal and place in designated areas for hazardous materials.
  - 1. Treated, stained, painted, or contaminated wood.
- G. Sequence work to minimize use of temporary HVAC to dry out building and control humidity.

**END OF SECTION**