SECTION 09 54 29 -WOOD PANEL CEILINGS

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

Drawings and general conditions of Contract, including General and Supplementary Conditions and Divisions-1 Specification sections apply to work of this section.

1.2 SUMMARY

A. Section Includes:
   1. Wood veneer ceiling panels.
   2. Exposed grid suspension system.
   3. Wire hangers, fasteners, main runners, cross tees, wall angle moldings and accessories.

B. Related Sections:
   1. Section 01 33 00 – Submittal Procedures
   2. Divisions 23 - HVAC
   3. Division 26 - Electrical Work

C. Alternates
   1. Prior Approval: Unless otherwise provided for in the Contract documents, proposed product substitutions may be submitted no later than TEN (10) working days prior to the date established for receipt of bids. Acceptability of a proposed substitution is contingent upon the Architect's review of the proposal for acceptability and approved products will be set forth by the Addenda. If included in a Bid are substitute products which have not been approved by Addenda, the specified products shall be provided without additional compensation.
   2. Submittals which do not provide adequate data for the product evaluation will not be considered. The proposed substitution must meet all requirements of this section, including but not neccessarily limited to, the following: Single source materials suppliers; panel design, size, composition, color, and finish; suspension system component profiles and sizes; compliance with the referenced standards.

1.3 REFERENCES

A. American Society for Testing and Materials (ASTM):
   1. ASTM A 641 Standard Specification for Zinc-Coated (Galvanized) Carbon Steel Wire.
   2. ASTM A 653 Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) by the Hot- Dip Process.
   3. ASTM A 1008 Standard Specification for Steel, Sheet, Cold Rolled, Carbon, Structural, High-Strength Low-Alloy and High-Strength Low-Alloy with Improved Formability.
   4. ASTM C 423 Sound Absorption and Sound Absorption Coefficients by the Reverberation Room Method.

5. ASTM E 84 Standard Test Method for Surface Burning Characteristics of Building Materials.
6. ASTM E 580 Application of Ceiling Suspension Systems for Acoustical Tile and Lay-In Panels in Areas Requiring Seismic Restraint.
7. ASTM E 1111 Standard Test Method for Measuring the Interzone Attenuation of Ceilings Systems.
8. ASTM E 1264 Classification for Acoustical Ceiling Products.

B. International Code Council-Evaluation Services - AC 156 Acceptance Criteria for Seismic Qualification Testing of Non-structural Components
C. International Code Council-Evaluation Services - Evaluation Report, ESR-1308, Fire- and Nonfire-Resistance-Rated Suspended Ceiling Framing Systems
D. ASCE 7 Standard - American Society of Civil Engineers, Minimum Design Loads for Buildings and Other Structures
E. CISCA 0-2 - Ceilings and Interior Systems Construction Association Recommendations for Direct-Hung Acoustical Tile and Lay-In Panel Ceilings, Seismic Zones 0-2

1.4 SYSTEM DESCRIPTION

A. Seismic Loads: Design and size components to withstand seismic loads in accordance with the International Building Code, Section 1621 for Category C.

1.5 SUBMITTALS

A. Product Data: Submit manufacturer's technical data for each type of ceiling unit and suspension system required.
B. Installation Instructions: Submit manufacturer's installation instructions as referenced in Part 3, Installation.
C. Samples: Minimum 6 inch x 6 inch samples of specified acoustical panel; 8 inch long samples of exposed wall molding and suspension system, including main runner and 4 foot cross tees.
D. Shop Drawings: Layout and details of ceilings. Show locations of items which are to be coordinated with, or supported by the ceilings.
E. Certifications: Manufacturer's certifications that system complies with specified requirements:
    1. For seismic performance: International Code Council Evaluation Report, ESR-1308
    2. For acoustical performance, each carton of material must carry an approved independent laboratory classification of NRC, CAC, and AC.
F. All products not conforming to manufacturer's current published values must be removed, disposed of and replaced with complying product at the expense of the Contractor performing the work.

1.6 QUALITY ASSURANCE

A. Single-Source Responsibility: Provide ceiling panel units and grid components by a single manufacturer.
B. Fire Performance Characteristics: Identify ceiling components with appropriate markings of applicable testing and inspecting organization.
    1. Surface Burning Characteristics: As follows, tested per ASTM E 84 and complying with ASTM E 1264 for Class A products.

a. Flame Spread: 25 or less
b. Smoke Developed: 50 or less

C. Seismic Performance: Provide acoustical ceiling system that has been evaluated by an independent party and found to be compliant with the 2003 International Building Code, Seismic Category C.
1. Tested per International Code Council - Evaluation Services - AC 156 Acceptance Criteria for Seismic Qualification Testing of Non-structural Components as evidenced by International Code Council Evaluation Report, ESR-1308.

D. Coordination of Work: Coordinate ceiling work with installers of related work including, but not limited to building insulation, gypsum board, light fixtures, mechanical systems, electrical systems, and sprinklers.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Store ceiling components in a dry interior location in their cartons prior to installation to avoid damage. Store cartons in a flat, horizontal position. The protectors between the panels should not be removed until installation.
B. Do not store in unconditioned spaces with humidity greater than 55 percent or lower than 25 percent relative humidity and temperatures lower than 50 degrees F or greater than 86 degrees F. Panels must not be exposed to extreme temperatures, for example, close to a heating source or near a window with direct sunlight.
C. Handle ceiling units carefully to avoid chipped edges or damage to units in any way.

1.8 PROJECT CONDITIONS

A. Wood veneer ceiling materials should be permitted to reach room temperature and have a stabilized moisture content for a minimum of 72 hours before installation. (Remove plastic wrap to allow panels to climatize).
B. The wood veneer panels should not be installed in spaces where the temperature or humidity conditions vary greatly from the temperatures and conditions that will be normal in the occupied space.
C. As interior finish products, the wood veneer panels are designed for installation in temperature conditions between 50 degrees F and 86 degrees F, in spaces where the building is enclosed and HVAC systems are functioning and will be in continuous operation. Relative humidity should not fall below 20 percent or exceed 70 percent. Additionally, the fluctuation in relative humidity should not vary more than 30 percent over the life of the ceiling panels.

1.9 WARRANTY

A. Wood Veneer Panel: Submit a written warranty executed by the manufacturer, agreeing to repair or replace panels that fail within the warranty period. Failures include, but are not limited to:
1. Ceiling Panels: Sagging and warping
2. Grid System: Rusting and manufacturer's defects

B. Warranty Period:
1. Wood veneer panels: Standard - One (1) year from date of substantial completion.
2. Grid: Ten years from date of substantial completion.

C. The Warranty shall not deprive the Owner of other rights the Owner may have under other provisions of the Contract Documents and will be in addition to and run concurrent with other warranties made by the Contractor under the requirements of the Contract Documents.

1.10 MAINTENANCE

A. Extra Materials: Deliver extra materials to Owner. Furnish extra materials described below that match products installed. Packaged with protective covering for storage and identified with appropriate labels.
   1. Ceiling Units: Furnish quality of full-size units equal to 5.0 percent of amount installed.
   2. Exposed Suspension System Components: Furnish quantity of each exposed suspension component equal to 2.0 percent of amount installed.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Ceiling Panels:
   1. Armstrong World Industries, Inc.
B. Suspension Systems:
   1. Armstrong World Industries, Inc.

2.2.0 WOOD VENEER CEILING UNITS

A. Ceiling Panels Type AP-1:

1. Surface Texture: Smooth; Acceptable Product for full tiles in field: WoodWorks Tegular, 5404W1, as manufactured by Armstrong World Industries. Acceptable Product for cut tiles in field: WoodWorks Channeled Tegular Ceiling with Natural Variations veneer, item# 5904W7, as manufactured by Armstrong World Industries
2. Composition: Medium Density Fiberboard
3. Finish: Manufacturer's standard finish
4. Species: Natural Variations Maple
5. Size: 24 in x 24 in x ¾ inch
6. Edge Profile: Square Tegular for interface with Suprafine XL 9/16" Exposed Tee.
7. Noise Reduction Coefficient (NRC): ASTM C 423; Classified with UL label on product carton, N/A.
8. Ceiling Attenuation Class (CAC): ASTM C 1414; Classified with UL label on product carton, 38
9. Flame Spread: ASTM E 1264; Class A (HPVA)
10. Dimensional Stability: Standard.

B. Accessories: WoodWorks Vector Infill Panel (fiberglass infill) #820-01-00

C. Edge Banding - Pre-finished pressure sensitive adhesive banding is available 15/16 inch wide and in 50 foot lengths. Standard colors are cherry, maple and anigre (steamed beech).

2.3.0 SUSPENSION SYSTEMS

A. Components: Main beams and cross tees In accordance with the International Building Code, Section 1621 for Category C as described in ESR-1308.
    1. Structural Classification: ASTM C 635, (Intermediate Duty) (Heavy Duty).
    2. Color: White and match the actual color of the selected ceiling tile, unless noted otherwise.
    3. Represented Systems: Suprafine XL 9/16" Exposed Tee System as manufactured by Armstrong World Industries.
B. Attachment Devices: In accordance with the International Building Code, Section 1621 for Category C.
C. Wire for Hangers and Ties: In accordance with the International Building Code, Section 1621.
D. Wall Moldings: In accordance with the International Building Code, Section 1621 for Category C or method as described in ESR-1308.
    1. Nominal 7/8 inch x 7/8 inch hemmed, pre-finished angle molding 7800, 7802, 7803, 780036 or HD7801 as appropriate to existing conditions.
E. Accessories:
    1. BERC - Beam End Retaining Clip, 0.034 inch thick, hot-dipped galvanized cold-rolled steel ASTM A568 - used to join main beam or cross tee to wall molding.
    2. BERC2 - 2 inch Beam End Retaining Clip, 0.034 inch thick, hot-dipped galvanized cold-rolled steel per ASTM A568 - used to join main beam or cross tee to wall molding.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Do not proceed with installation until all wet work such as plastering and painting has been completed and thoroughly dried out.
B. Proper design for both supply air and return air, maintenance of the HVAC filters and building interior space are essential to minimize soiling. Before starting the HVAC system, make sure supply air is properly filtered and the building interior is free of construction dust.

3.2 PREPARATION

A. Measure each ceiling area and establish layout of acoustical units to balance border widths at opposite edges of each ceiling. Avoid use of less than half width units at borders, and comply with reflected ceiling plans. Coordinate panel layout with mechanical and electrical fixtures.

3.3 INSTALLATION (Category C)

A. Install suspension system and panels in accordance with the International Building Code, Section 1621, except as noted in Section 4.4.3.2 of ESR-1308, and with the authorities having jurisdiction.
B. ESR-1308, Section 4.4.3.2, Seismic Design Category C Installation:

Terminal ends of the runners are secured by attaching the BERC clip to the wall molding and attaching the runners to the BERC clip. The runners have zero clearance at the perimeter on two adjacent walls and with 3/8-inch (9.5 mm) clearance on the opposite walls. The clip is attached to the wall molding by sliding the locking lances over the hem of the vertical leg of the wall molding. BERC clips installed in this manner are an acceptable means of preventing runners from spreading, in lieu of spacer bars required in CISCA 0-2, which is referenced in ASCE 7, Section 9.6.2.6.2.1, which is referenced in IBC Section 1621. Except for the use of the BERC clip as noted above, installation of the ceiling system must be as prescribed by the applicable code. Maximum ceiling weight permitted is 3.35 pounds per square foot (16.35 kg/m2). This construction is equivalent to that required by CISCA 0-2, which is referenced in ASCE-7, Section 9.2.6.2.1, and which is referenced in IBC Section 1621.

Alternate #2: If Acceptable to architect, fixed attachment may be accomplished by pop-riveting the runner to the wall molding. The presence of a hanger wire within 3 inches of an expansion relief joint as called for in ASTM C 636 shall be required in addition to the requirements of the International Building Code, Section 1621.2.5 and with the authorities having jurisdiction.

1. Only applies when using Suprafine XL Fire Guard 9/16" Exposed Tee Systems.

C. For reveal edge panels: Cut and reveal or rabbet edges of ceiling panels at border areas and vertical surfaces.
D. Install acoustical panels in coordination with suspended system, with edges resting on flanges of main runner and cross tees. Cut and fit panels neatly against abutting surfaces. Support edges by wall moldings.

3.4 ADJUSTING AND CLEANING

A. Replace damaged and broken panels.
B. Clean exposed surfaces of ceilings panels, including trim, edge moldings, and suspension members. Comply with manufacturer's instructions for cleaning and touch up of minor finish damage. Remove and replace work that cannot be successfully cleaned and repaired to permanently eliminate evidence of damage.

END OF SECTION

DOCUMENT 009113.1 – ADDENDUM #2

1.1 PROJECT INFORMATION

A. Project Name: BPCPC Mechanical Systems Modifications

B. Owner: Battery Park City Authority

C. Engineer: OLA Consulting Engineers

D. Engineer Project Number: NBPC0002.00

E. Date of Addendum: 6/26/14

1.2 NOTICE TO BIDDERS

A. This Addendum is issued pursuant to the Request for Proposal for the subject project. This Addendum serves to clarify, supplement, revise, and supersede information in the Project Manual, Drawings, and previously issued Addenda. Portions of the Addendum affecting the Contract Documents will be incorporated into the Contract by enumeration of the Addendum in the Owner/Contractor Agreement.

B. The Bidder shall acknowledge receipt of this Addendum in the appropriate space on the Bid Form.

1.3 ATTACHMENTS

A. This Addendum includes the following attached Documents and Specification Sections:

1. Section 095429 – Wood Panel Ceilings dated 6/12/14, (new).

B. This Addendum includes the following attached Sheets:
1. Architectural Sheets A-001.00 , A-101.00, A-500.00, dated 6/12/14, (new).
   a. Addendum 2 scope includes replacement of the drop ceiling on the 4th floor per the attached drawings and specification.

END OF DOCUMENT 009113.1

D.O.B. NOTES

THE FOLLOWING NOTES SHALL APPLY THROUGHOUT:

1. THERE IS NO CHANGE IN USE, EGRESS OR OCCUPANCY. ALL CONDITIONS EXIST EXCEPT AS NOTED.

WORK SHALL BE EXECUTED IN FULL COMPLIANCE WITH NEW YORK CITY BUILDING CODE 2008, THE NEW YORK CITY FIRE CODE AND OTHER AGENCIES HAVING JURISDICTION ON THIS WORK.

2. BRIEFLY, THE SCOPE OF WORK FOR THIS PROJECT IS TO REMOVE EXISTING CEILING GRID AND TILES AND INSTALL NEW GRID AND TILE WITH EXISTING LIGHTING, SPRINKLER, FIRE PROTECTION AND OTHER CEILING SYSTEMS TO REMAIN IN SIMILAR LOCATIONS

3. THESE DRAWINGS HAVE BEEN PREPARED BY OR AT THE DIRECTION OF THE UNDERSIGNED AND TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE, INFORMATION AND BELIEF MEET THE REQUIREMENTS OF THE BUILDING CODE.

TENANT SAFETY NOTES – TENANT PROTECTION

1. GENERAL:

a). ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2008 BUILDING CODE OF THE CITY OF NEW YORK, AND ALL OTHER REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION.

b). THE BUILDING IS CLASSIFIED AS AN OFFICE BUILDING AND RETAIL AND CONTAINS SPACES THAT WILL BE OCCUPIED DURING CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS REGARDING TENANT SAFETY, AS DELINEATED BELOW.

2. STRUCTURAL:

a). NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER BUILDING OCCUPANTS.

b). MEANS OF EGRESS: ALL MEANS OF EGRESS FROM THE BUILDING TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS, ETC.

3. FIRE SAFETY:

a). ALL BUILDING MATERIALS STORED AT THE CONSTRUCTION AREA, AND/OR ANY AREA OF THE BUILDING ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS TO BE CONTROLLED BY MANAGEMENT AND/OR GENERAL CONTRACTOR.

b). ALL MATERIALS TO BE STORED IN AN ORDERLY FASHION.

c). ALL FLAMMABLE MATERIALS TO BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURE'S CONTAINERS. SUCH MATERIALS TO BE KEPT AWAY FROM HEAT AND STORED IN AN ADEQUATELY VENTILATED SPACE, IN COMPLIANCE WITH THE NYC FIRE CODE.

d). CONTRACTOR TO SUBMIT A SCHEDULE OF ANY REQUIRED CUT–OFF FOR ELECTRICAL SERVICES TO BUILDING.

e). CONTRACTOR MUST GIVE AT LEAST THREE (3) DAYS WRITTEN NOTICE PRIOR TO ANY DISRUPTION ELECTRICAL SERVICE. IN ALL INSTANCES, DISRUPTION TO ELECTRICAL SERVICES SHALL BE KEPT TO A MINIMUM.

4. DUST CONTROL:

a). DEBRIS, DIRT AND DUST TO BE KEPT TO A MINIMUM, AND TO BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.

b). THE CONTRACTOR TO ISOLATE CONSTRUCTION AREA FROM OCCUPIED BUILDING AREAS BY MEANS OF TEMPORARY PARTITIONS OR HEAVYWEIGHT DROP CLOTHS.

c). DEBRIS, DUST AND DIRT TO BE CLEANED UP AND CLEARED FROM THE BUILDING DAILY TO AVOID ANY EXCESSIVE ACCUMULATION.

5. NOISE AFTER HOURS:

a). WORK TO BE DONE DURING REGULAR HOURS ONLY, 8 A.M. TO 6 P.M., EXCLUDING WEEKENDS AND LEGAL HOLIDAYS.

b). ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE PROVISIONS OF THE NEW YORK CITY NOISE CODE AS SET FORTH IN CHAPTER 2 OF TITLE 24 OF THE ADMINISTRATIVE CODE.

D.O.B. DISCLAIMER NOTE

THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

NYCECC CODE COMPLIANCE STATEMENT

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, ALL WORK UNDER THIS APPLICATION IS IN COMPLIANCE WITH THE NYCECC.

DRAWING LIST

ARCHITECTURAL:

A–001.00	NOTES AND DRAWING LIST
A–101.00	FORTH FLOOR REFLECTED CEILING PLAN
A–500.00	SUSPENDED CEILING DETAILS

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS AT THE SITE BEFORE ANY CONSTRUCTION WORK IS STARTED. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IN WRITING. NO WORK OR ORDERING OF MATERIALS SHALL BE STARTED UNTIL ALL DIMENSIONAL ITEMS HAVE BEEN RESOLVED. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED ON ACCOUNT OF ANY DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND THE DRAWINGS. THE CONTRACTOR SHALL ASSUME FULL AND UNDIVIDED RESPONSIBILITY FOR THE ACCURACY, FIT AND STABILITY OF ALL PARTS OF THE WORK.

2. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED FOR THE PERFORMANCE OF THIS WORK AND PAY ALL FEES IN CONNECTION THEREWITH.

3. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK. FAILURE TO NOTIFY THE ARCHITECT WILL NOT RELIEVE THE GENERAL CONTRACTOR OF THE RESPONSIBILITY TO PERFORM THE WORK AS INTENDED BY THE CONTRACT DOCUMENTS.

4. THE GENERAL CONTRACTOR SHALL VISIT THE SITE OF THE PROPOSED WORK PRIOR TO THE CONTRACT SIGNING TO EXAMINE COMPARING ITS CONDITION TO THE INTENT OF THE CONTRACT DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IN WRITING WITHIN SEVEN (7) CALENDAR DAYS IN ADVANCE OF THE CONTRACT SIGNING OF ALL DISCREPANCIES.

5. VERIFY ACTUAL DIMENSIONS, CONDITIONS AND CLEARANCES PRIOR TO THE SUBMISSION OF SHOP DRAWINGS.

6. NO PLANS SHALL BE SCALED. DIMENSIONS SHALL BE USED AS INDICATED ON THE DRAWINGS.

7. THE CONTRACTOR SHALL REPAIR AND RESTORE TO ITS ORIGINAL CONDITION ALL WORK AND ITEMS DAMAGED AS A RESULT OF BUILDING OPERATIONS AND SHALL LEAVE THE WORK COMPLETE TO THE TRUE INTENT OF THE DRAWINGS AND SPECIFICATIONS AND THE SATISFACTION OF THE OWNER AND ARCHITECT.

8. ALL MATERIALS AND CONSTRUCTION TECHNIQUES TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS AND ALL APPLICABLE CODES AND SHALL CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES (A.C.I.A.I.S.C., ETC.). ALL MATERIALS INCORPORATED IN THE WORK MUST BE NEW.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.

10. THE CONTRACTOR SHALL INSTALL ALL WORK TO THE EXTENT SHOWN ON THE DRAWING AND DESCRIBED IN THE SPECIFICATIONS EXTENDING SUCH WORK BEYOND THE CONTRACT LIMIT WHERE REQUIRED TO ACCOMPLISH THE WORK.

11. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATION. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITION.

DISPOSAL OF DEMOLISHED MATERIALS

1. RECYCLE AS MUCH DEMOLISHED MATERIAL AS POSSIBLE FOR THE MATERIALS AFFECTED; THIS INCLUDES PREDOMINATELY THE DISCARDED METAL GRID. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE RECYCLED, REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN OWNER'S PROPERTY, REMOVE DEMOLISHED MATERIAL FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN AN EPA–APPROVED LANDFILL.

DEMOLITION NOTES

1. THE EXISTING LIGHT FIXTURES SHALL BE CAREFULLY REMOVED AND STORED FOR RE–INSTALLATION IN A NEW GRID AND TILES. ANY OTHER ITEMS INCLUDING BUT NOT LIMITED TO CEILING REGISTERS, MOTION AND SMOKE DETECTORS SHALL BE DISENGAGED FROM THE CEILING TILES AND GRID AND LEFT SECURELY IN PLACE OR REMOVED FOR REINSTALLATION. THE EXISTING REMAINING WOOD TILES SHALL BE REMOVED AND STORED FOR RECYCLING IN A LOCATION TO BE IDENTIFIED BY THE OWNER. THE EXISTING GRID SHALL BE REMOVED CAREFULLY, LEAVING THE SUSPENDED CEILING SUPPORT ASSEMBLY IN PLACE AS REQUIRED TO REINSTALL A NEW GRID AND NEW CEILING TILES; THE ITEMS TO REMAIN IN PLACE TO BE REUSED INCLUDE THE ¼" PENCIL ROD SUPPORTS AND THEIR STEEL ATTACHMENTS TO THE CEILING, GAT CLIPS AND STEEL RUNNING CHANNELS AND IF DEEMED REUSABLE, THE DROP CLIPS.

2. THE EXISTING GRID IS INSTALLED IN AND FASTENED TO A 1" X 8" PERIMETER SOLID WOOD BORDER WHICH SHALL REMAIN FOR REINSTALLATION OF THE NEW GRID AND TILE SYSTEM. IF ANY PORTIONS OF THIS WOOD BORDER ARE DAMAGED OR UNABLE TO RECEIVE THE NEW GRID SUPPORT ATTACHMENTS THEY SHALL BE REPLACED WITH LIKE MATERIALS WHICH MATCH.

NEW CONSTRUCTION NOTES

1. A NEW GRID IS TO BE INSTALLED WITH NEW TILES AND FITTED WITH THE EXISTING LIGHT FIXTURES, AND WILL ACCOMMODATE ALL EXISTING LOCATIONS OF THE LIGHT FIXTURES, SPRINKLER HEADS, REGISTERS, SMOKE AND MOTION DETECTORS, FIRE PROTECTION DEVICES AND ANY OTHER DEVICES WHICH REMAIN AFTER THE REMOVAL OF THE EXISTING GRID AND TILE SYSTEM, AND THAT WERE DESIGNED TO BE INSTALLED IN A SUSPENDED CEILING SYSTEM.

2. THE NEW SUSPENDED CEILING SYSTEM WILL CONSIST OF A HEAVY DUTY 2' X 2' GRID SYSTEM WITH HOLD DOWN CLIPS AND SHALL BE MOUNTED AT THE SAME ELEVATION ABOVE THE FOURTH FLOOR CORRIDOR AS THE EXISTING SYSTEM HAD BEEN.

3. THE EXISTING LIGHT FIXTURES AND OTHER REMAINING ITEMS REQUIRING SUPPORT AND REINSTALLATION INTO THE NEW TILE AND CEILING GRID SYSTEM SHALL BE INSTALLED AND SUPPORTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2008 NEW YORK CITY BUILDING CODE AND OTHER AGENCIES AND CODES HAVING JURISDICTION.

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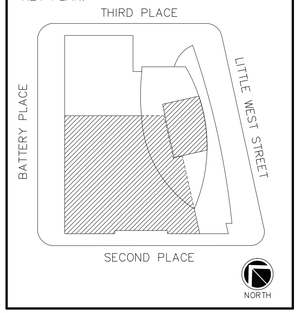
KEY PLAN:



No.	ISSUE OR REVISION	DATE
1	ADDENDUM #2	6/12/14

PROJECT TITLE

BPCPC MAINTENANCE FACILITY
SITE 3 MECHANICAL SYSTEMS UPGRADE

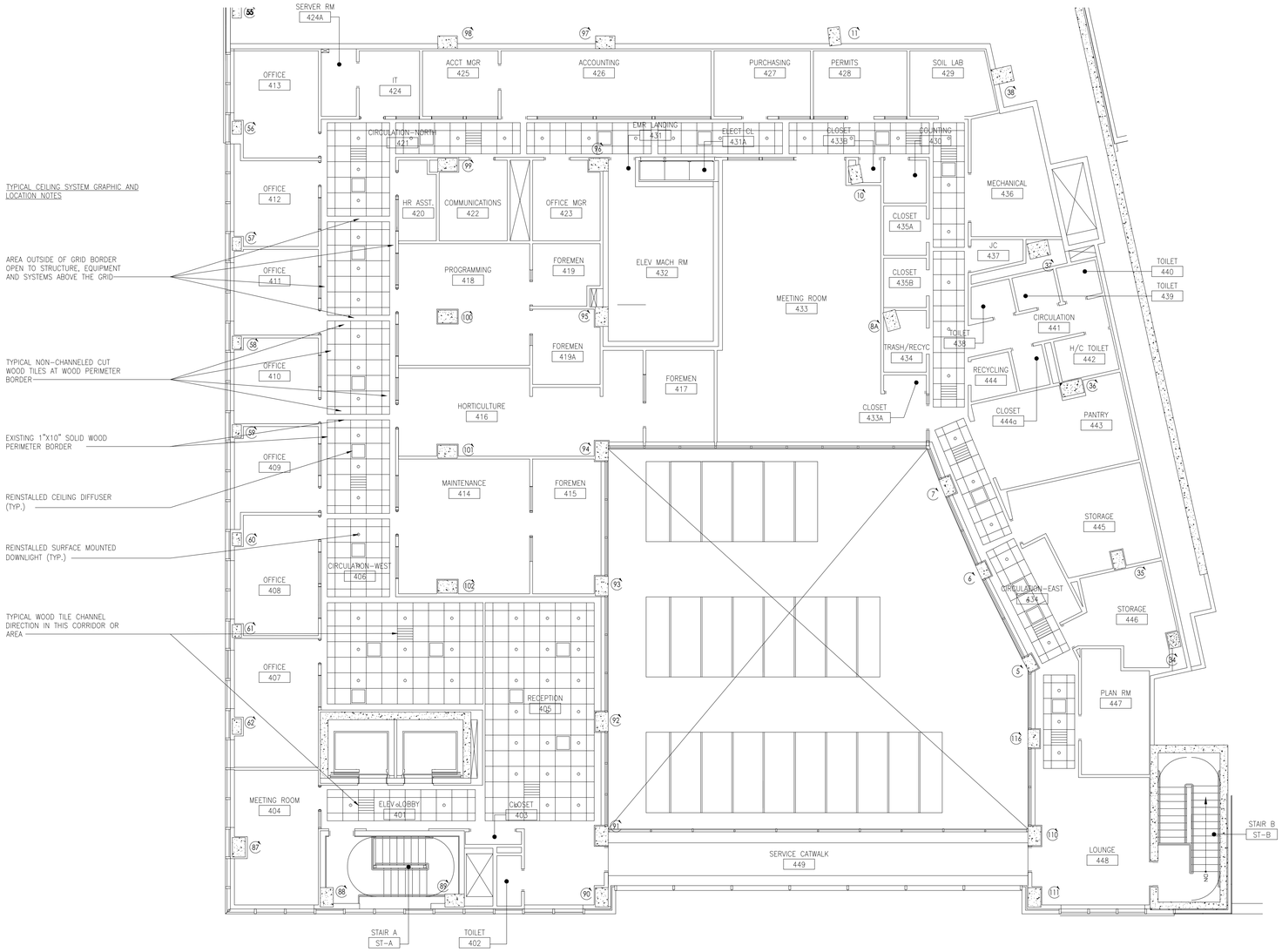
DRAWING TITLE

NOTES & DRAWING LIST

SEAL

SCALE: N.T.S.
PROJECT NO.: NBPC0002.00
DATE: 6/3/14
DRAWN/CHK BY: EI/
DRAWING NO.: A-001.00
PAGE OF

NYC DOB NUMBER



NORTH

1 FOURTH FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

SYMBOLS KEY

- CEILING REGISTER/OUTLET
- SURFACE MOUNTED DOWNLIGHT (EXISTING DOWNLIGHT TO BE REINSTALLED IN NEW TILE).
- TYPICAL 2X2 SUPRAFINE GRID SYSTEM
- TYPICAL CHANNELED TILE SHOWING DIRECTION OF CHANNELING

NOTE: THE SCOPE OF WORK IS THE FOURTH FLOOR CORRIDOR GRIDDED AREA ONLY. SEE DEMOLITION AND NEW CONSTRUCTION NOTES ON PREVIOUS SHEET.

TYPICAL LAYOUT NOTES:

1. GRID TO BE INSTALLED WITHIN AND ATTACHED TO THE EXISTING TILE AND GRID SYSTEM; SEE NEW CONSTRUCTION NOTES ON NOTES SHEET.

2. ALL CUTS, OR CUT TILES AT WOOD TILE PERIMETER WHERE GRID TOUCHES BORDER ARE TO BE NON-CHANNELED WOOD TILES PER THE INCLUDED SPECIFICATIONS.

3. CHANNELED TILES ARE TO BE INSTALLED WITH DIRECTION OF CHANNELS AS SHOWN GRAPHICALLY. MAIN AND SECONDARY GRID MEMBERS ARE TO BE INSTALLED TO ACCOMMODATE CHANNEL DIRECTION WITH PROPER SUPPORT. THIS IS TO BE CONFIRMED IN SHOP DRAWING DETAILS AND LAYOUTS.

4. NOT ALL REQUIRED PENETRATIONS AND INSERTED DEVICES AND ACCESSORIES ARE SHOWN GRAPHICALLY ON THE PLAN. PER CONSTRUCTION NOTES, ALL EXISTING DEVICES ETC. ARE TO BE REINSTALLED IN THE SAME LOCATIONS AS IN THE EXISTING REMOVED WOOD TILE CEILING ASSEMBLY.

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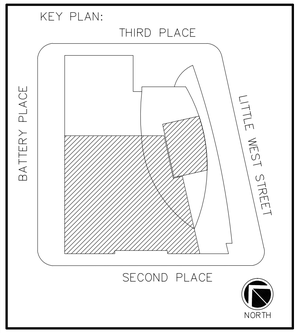
KEY PLAN:



No.	ISSUE OR REVISION	DATE
1	ADDENDUM #2	6/12/14

PROJECT TITLE

BPCPC MAINTENANCE FACILITY
SITE 3 MECHANICAL SYSTEMS UPGRADE

DRAWING TITLE

FOURTH FLOOR REFLECTED CEILING PLAN

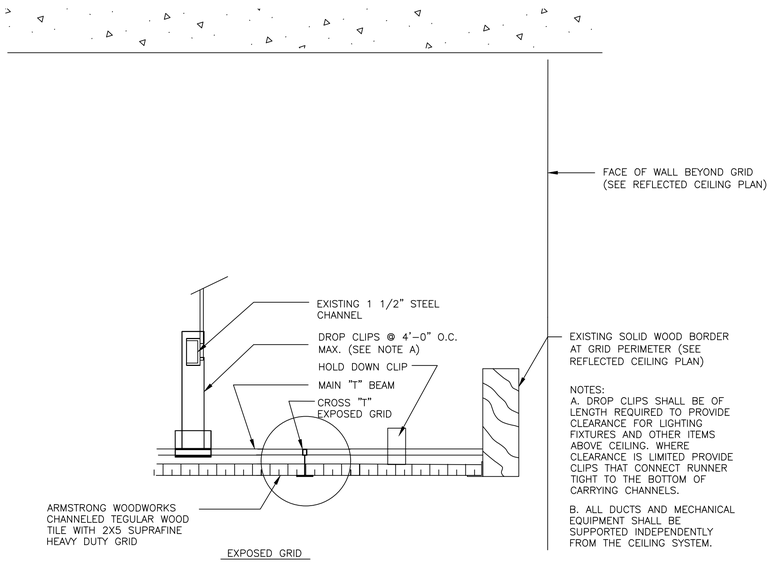
SEAL

SCALE	PROJECT NO.
1/8" = 1'-0"	NBPC0002.00
DATE: 6/3/14	DRAWN/CHK BY: EI/

DRAWING NO.
A-101.00

PAGE OF

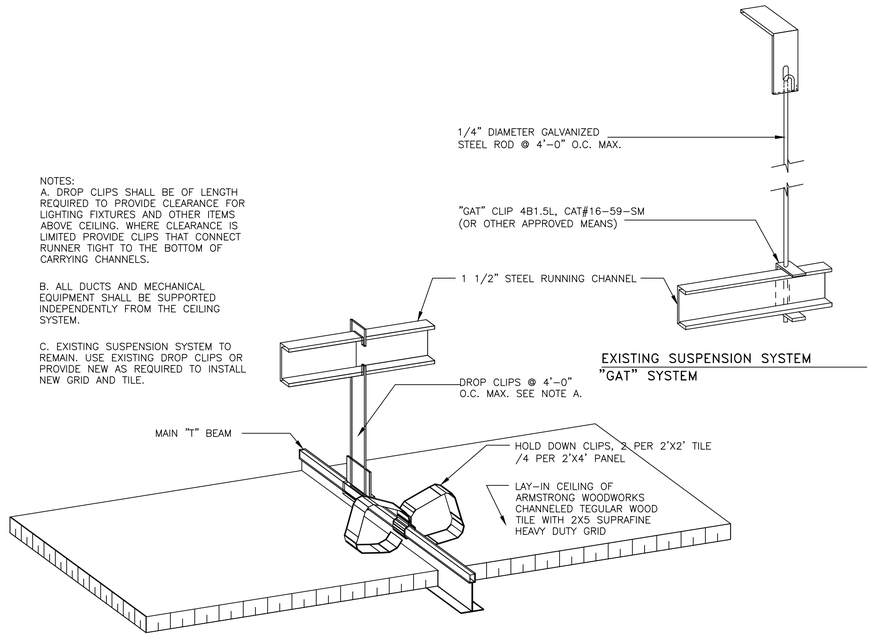
NYC DOB NUMBER



3 ACOUSTICAL LAY-IN TILE SUSPENDED CEILING

0 3" 6" 1'

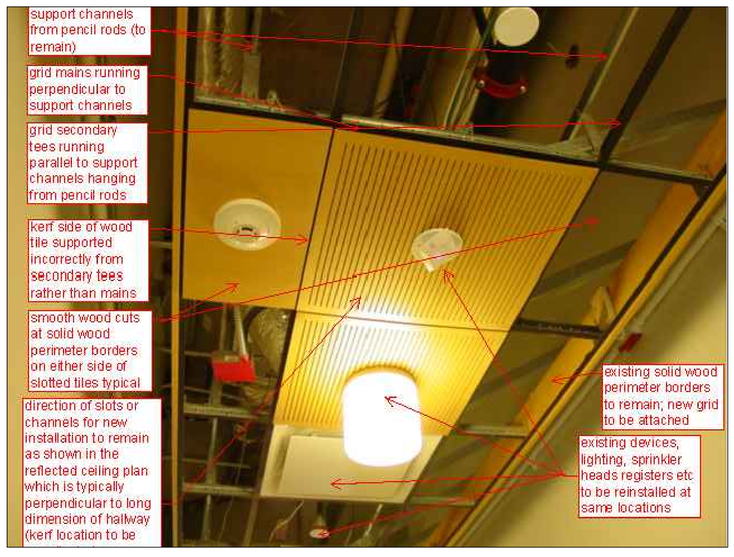
SCALE: 3" = 1'-0"



1 NEW LAY-IN TILE SUSPENDED CEILING AXONOMETRIC

0 3" 6" 1'

SCALE: 3" = 1'-0"



2 EXISTING CONDITION AT ELEVATOR LOBBY W/ NOTATIONS AND OBSERVATIONS

SCALE: N.T.S.

OLA Consulting Engineers
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Hawthorne
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CLIENT

BATTERY PARK CITY AUTHORITY

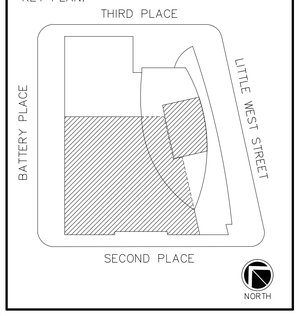
BPCPC MAINTENANCE FACILITY

75 BATTERY PLACE, NY

ARCHITECT

Roberta Washington o **architects, pc**
68 East 131st Street
New York, NY 10037
Tel. 212-281-5700 / Fax 212-281-5757

KEY PLAN:



No.	ISSUE OR REVISION	DATE
1	ADDENDUM #2	6/12/14

PROJECT TITLE

BPCPC MAINTENANCE FACILITY
SITE 3 MECHANICAL SYSTEMS UPGRADE

DRAWING TITLE

SUSPENDED CEILING DETAILS

SEAL

SCALE: AS NOTED
PROJECT NO.: NBPC0002.00
DATE: 6/3/14
DRAWN/CHK BY: EI/
DRAWING NO.: **A-500.00**
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