

Northgate at Falls Church

450 North Washington Street
Falls Church, Virginia

VOLUME 1 - ARCHITECTURAL

PROJECT MANUAL

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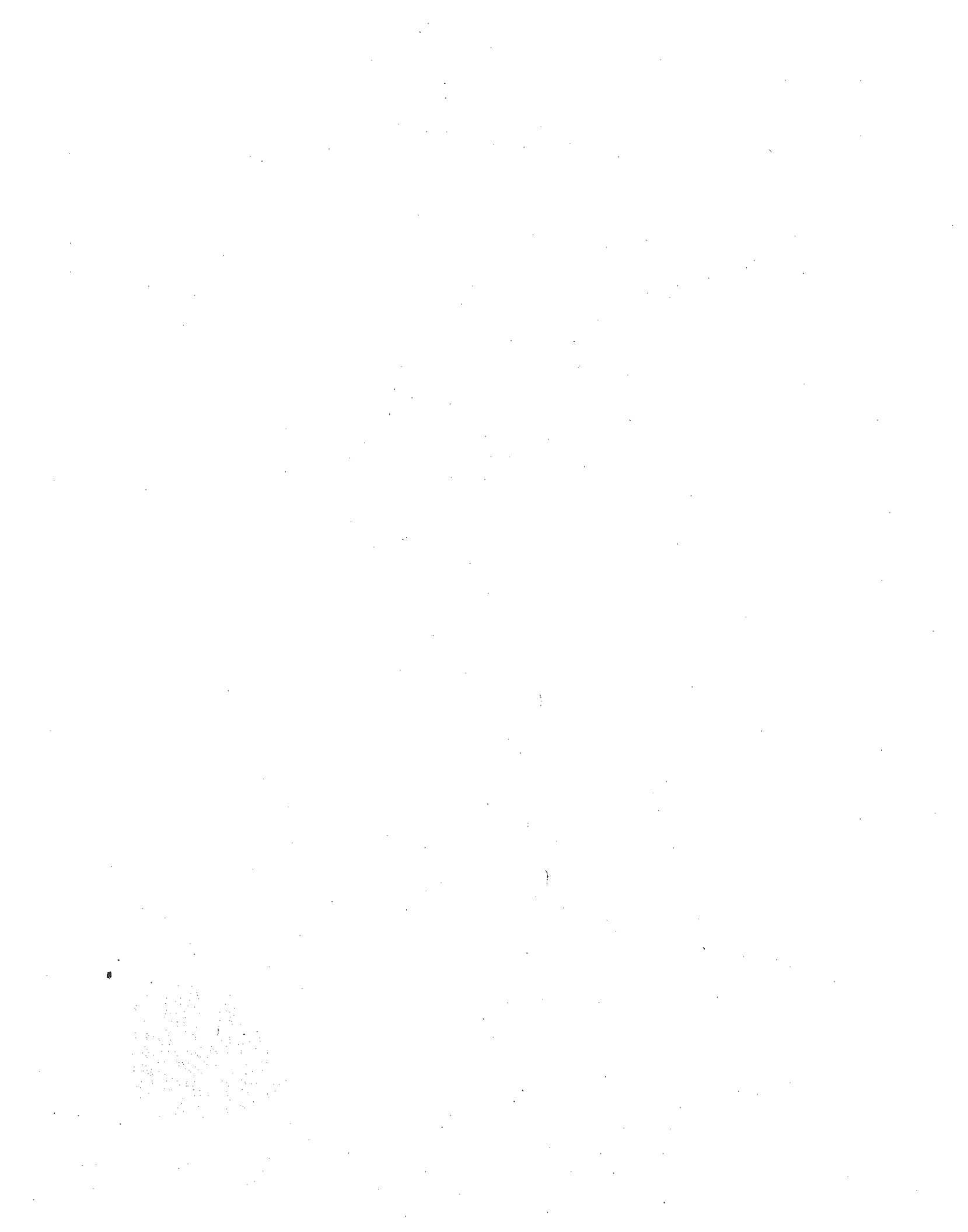


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Not Used

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Not Used

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Not Used

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Not Used

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Not Used

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Not Used

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Sections prepared by Mechanical Engineering Consultant

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DIVISION 23 HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)
Sections prepared by Mechanical Engineering Consultant

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Not Used

DIVISION 25 INTEGRATED AUTOMATION
Sections prepared by Mechanical/Electrical Engineering Consultant and/or specialty consultant

DIVISION 26 ELECTRICAL
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DIVISION 27 COMMUNICATIONS
Sections prepared by Electrical Engineering Consultant and/or specialty consultant

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Sections prepared by Civil Engineering Consultant

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Sections prepared by Civil Engineering Consultant and/or Landscape Architect

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Sections prepared by Civil Engineering Consultant

END

SECTION 01 1000 - SUMMARY

PART 1 GENERAL

1.01 SUMMARY

- A. Section Includes:
1. Summary of work
 2. Sustainable design goals
 3. Work restrictions
 4. Regulatory requirements
 5. Contractor responsibilities
 6. Format and interpretations
- B. Referenced Sections:
1. Section 01 3520 Sustainable Design Requirements

1.02 SUMMARY OF WORK

- A. Work Covered by Contract Documents:
1. Work of this Contract comprises site construction, and general construction, including mechanical, plumbing, and electrical, of a mixed-use, retail/residential, building with below grade parking.
 3. Project is designed to comply with a ~~Silver~~ Certification Level according to U.S. Green Building Council's Leadership in Energy & Environmental Design (LEED) Rating System, as specified in Section 01 3520.
- B. Work by Owner:
1. Owner may enter into a separate contract for furnishing and installation of certain portions of Work.
 2. Cooperate fully with separate contractors so that work under those contracts may be carried out smoothly, without interfering with or delaying work under this Contract.

1.03 SUSTAINABLE DESIGN GOALS

- A. To greatest extent feasible, utilize procedures for achieving, environmentally conscious Work within limits of Project Schedule, Contract Sum, and available materials, equipment, and products.
1. Participate in promoting efforts of Owner to create an energy-efficient and environmentally sensitive structure.
 2. Use recycled-content, toxic-free, and environmentally sensitive materials, equipment, and products.
 3. Use environmentally sensitive procedures.
 - a. Protect environment, both on-site and off-site, construction operations.
 - b. Prevent environmental pollution and damage.
 - c. Effect optimum control of solid wastes.
- B. Overall Project Goals:
1. Owner has established following environmental goals for Project. These goals are general in nature; refer to specific specification sections for more detailed requirements.
 - a. Construction, operations, and ultimately reuse or removal of building shall be optimized to eliminate unnecessary use of energy, water, and raw materials.

2. This specification is not intended to limit alternative means of achieving these goals. Suggestions and input from Contractor for implementing these goals is encouraged.
3. Notify Owner and Architect if conflicts arise between performance of work and environmental goals.

C. Material Selection and Construction Process Goals:

1. In support of overall goals listed above, following goals have been identified for materials selection and construction process. These are also general in nature and shall be considered as a guideline. In event of a conflict, specific requirements in technical specification sections shall take precedence. Tradeoffs and compromises are inevitable in pursuit of these goals, but everyone working on Project is expected to take all reasonable actions to further these goals. Notify Owner and Architect of performance requirements that conflict unnecessarily with these goals.
 - a. Use resources efficiently:
 - 1) Select materials that use resources efficiently.
 - 2) Use construction practices that achieve most efficient use of resources and materials.
 - 3) Recycle or reuse job-site waste.
 - 4) Select recycled-content materials.
 - 5) Select materials that can be recycled.
 - b. Use durable materials:
 - 1) Select materials with longest durable life.
 - 2) Select materials that can be reused.
 - 3) Select materials with least burdensome maintenance requirements.
 - c. Create spaces that are healthy for occupants:
 - 1) Select low-toxic products and materials.
 - 2) Select materials without toxic maintenance requirements.
 - d. Use water efficiently:
 - 1) Use construction practices that achieve most efficient use of water.
 - 2) Select water-conserving appliances and equipment.
 - 3) Landscape for water conservation.
 - e. Select materials that generate the least amount of pollution.

1.04 WORK RESTRICTIONS

B. Use of Site:

1. Limit use of Site for Work and for construction operations, work by utility companies and other contractors, fire department and public access.
2. Conduct operations on-site in such a manner so as not to endanger, inconvenience, or interfere with occupants of adjoining buildings and properties including trucking operations and parking of workmen's vehicles.
3. Do not unreasonably encumber Site with materials and equipment.
4. Limit site disturbance, including earthwork and clearing of vegetation, to 40 feet beyond building perimeter; 5 feet beyond primary roadway curbs, walkways, and main utility branch trenches; and 25 feet beyond pervious paving areas.

1.05 REGULATORY REQUIREMENTS

A. Comply with industry standards and applicable laws and regulations of authorities having jurisdiction including, but not limited to:

1. Building code requirements
2. Health and safety regulations
3. Utility company regulations
4. Police, fire department and rescue squad rules

5. Environmental protection regulations
 6. Americans with Disabilities Act Accessibility Guidelines (ADAAG)
 7. ANSI A117.1 Specification for Making Buildings and Facilities Accessible To and Usable by Physically Handicapped People
 8. Fair Housing Act
- B. Energy Code Compliance:
1. Provide energy efficiency-related work throughout which complies with applicable provisions of International Energy Conservation Code.
- C. Code Violations:
1. Do not perform work in violation of building code provisions. If Building Official issues Notice of Violation, discontinue violation(s) in question and pay such fees and penalties as may apply.

1.06 CONTRACTOR'S RESPONSIBILITIES

- A. Except as specifically noted to contrary, provide and pay for:
1. Labor, materials, and equipment
 2. Tools, construction equipment and machinery
 3. Facilities and services needed for proper execution and completion of Work
 4. Obtain and pay for use of additional storage or work areas as needed for materials and construction operations.
- B. Secure and pay for permits and fees as necessary and applicable including, but not limited to:
1. Governmental fees
 2. Deposits
 3. Inspection and tag fees
 4. Licenses
- C. Prior commencing work, submit:
1. Copies of authorizations and licenses from authorities having jurisdiction for performance of Work
 2. Evidence satisfactory to Owner that Contractor's insurance coverage as directed by Owner has been secured

1.07 FORMAT AND INTERPRETATIONS

- A. General Requirements:
1. In case of an inconsistency between Drawings and Specifications or within either Document not clarified by Architect, more specific provision will take precedence over less specific; more stringent will take precedence over less stringent. Better quality or greater quantity of Work shall be provided in compliance with Architect's interpretation.
- B. Drawings:
1. Product notes on Drawings shall identify materials. Each product indicated is continuous throughout all parts of Project where section or detail applies.
 2. Sections and details shall show typical assemblies.
 3. Attachments and Accessories:
 - a. Only major attachments and accessories are indicated on Drawings and in Project Manual.
 - b. Provide accessories and other incidental components needed to produce a complete assembly, fastened securely, functioning smoothly, weather-tight, and neat.
 4. Provide completely, materials partially indicated to avoid repetition.

5. Figured dimensions shall take precedence over scaled dimensions, unless figures are obviously in error. Scaling of dimensions, if done, is done at Contractor's own risk.
6. Should dimensions be inadvertently omitted, notify Architect and do not proceed without correct and complete information.

C. Project Manual:

1. Section titles shall not limit content or meaning of specification section, nor do they fully describe requirements specified therein.
2. Each specification section is subdivided into parts for uniformity and convenience; not to limit requirements of text.
3. Work specified in one section may be related to or dependent upon work specified in other sections. Cross-reference paragraphs, Related Sections, are general items included for guidance of Project Manual users and are not intended to be all-inclusive.
4. Specification sections of Division 1 General Requirements govern execution of all sections of specifications in Project Manual.
5. Imperative language shall be used in specifications. Requirements expressed imperatively shall be performed by Contractor unless otherwise indicated.
6. For clarity of reading at certain locations, contrasting subjective language may be used to describe responsibilities which must be fulfilled indirectly by Contractor, or when so noted, by others.

PART 2 PRODUCTS

Not Used

PART 3 EXECUTION

Not Used

END OF SECTION