A. Standard finishes as provided by manufacturer.

B. Anodized Finishing: Prepare aluminum surfaces for specified finish; apply shop finish in accordance with the following: 1. Anodic Coating: Electrolytic color coating followed by an organic seal applied in accordance with the requirements of AAMA 612. Aluminum

extrusions shall be produced from quality controlled billets meeting AA-

a. Exposed Surfaces shall be free of scratches and other serious b. Extrusions shall be given a caustic etch followed by an anodic oxide treatment and then sealed with an organic coating applied with an

electrodeposition process c. The anodized coating shall comply with all of the requirements of AAMA 612: Voluntary Specifications, Performance Requirements and Test Procedures for Combined Coatings of Anodic Oxide and Transparent Organic Coatings on Architectural Aluminum. Testing shall demonstrate the ability of the finish to resist damage from mortar, salt spray, and chemicals commonly found on construction sites, and to resist the loss of color and gloss.

d. Overall coating thickness for finishes shall be a minimum of 0.7

C. High Performance Organic Coating Finish:

1. Type Factory applied two-coat 70% Kynar resin by Arkema or 70% Hylar resin by Solvay Solexis, fluoropolymer based coating system, Polyvinylidene Fluoride (PVF-2), applied in accordance with manufacturer's procedures and meeting AAMA 2605 specifications.

2. Colors: Selected by Architect from the following: a. Standard coating color charts.

Custom coating color charts. c. Color Name and Number:

NaOh: Do not clean area further.

D. Finishes Testing: Apply 0.5% solution NaOh, sodium hydroxide, to small area of finished sample area; leave in place for sixty minutes; lightly wipe off

2. Submit samples with test area noted on each sample.

MANUFACTURER'S INSTRUCTIONS / RECOMMENDATIONS A. Compliance: Comply with manufacturer's product data, including product technical bulletins, installation instructions, and product carton instructions.

EXAMINATION

A. Site Verification of Conditions: Verify conditions (which have been previously installed under other sections) are acceptable for product installation in accordance with manufacturer's instructions 1. Verify location of preset anchors, perimeter fasteners, and blockouts are in accordance with shop drawings.

A. Adjacent Surfaces Protection: Protect adjacent work areas and finish surfaces from damage during product installation. 1. Aluminum Surface Protection: Protect aluminum surfaces from contact with lime, mortar, cement, acids, and other harmful contaminants.

INSTALLATION A. General: Install manufacturer's system in accordance with shop

drawings, and within specified tolerances. 1. Shim and brace aluminum system before anchoring to structure. 2. Provide sill flashing at exterior storefront systems. Extend extruded flashing continuous with slice joints; set in continuous beads of sealant.

B. Verify storefront system allows water entering system to be collected in gutters and wept to exterior. C. Verify metal joints are sealed in accordance with the manufacturer's

instructions. D. Seal metal to metal storefront system joints using sealant

recommended by system manufacturer E. Set units plumb and level without warp or rack. Anchor securely in place. Separate aluminum surfaces from electrolytic action of points of contact with other materials.

FIELD QUALITY CONTROL

A. Manufacturer's Field Services: Upon request, provide manufacturer's field service consisting of site visit for inspection of product installation in accordance with manufacturer's instructions. B. Field Test: Conduct field test to determine watertightness of storefront system. Conduct test in accordance with AAMA 501.2.

ADJUSTING AND CLEANING

A. Adjusting: Adjust swing doors for operation in accordance with manufacturer's recommendations. Adjust operating hardware to function properly, without binding, and to provide tight fit at contact points and weatherstripping.

B. Cleaning: The General Contractor shall clean installed products in accordance with manufacturer's instructions prior to owner's acceptance, and remove construction debris from project site. Legally dispose of

C. Protection: The General Contractor shall protect the installed product's finish surfaces from damage during construction.

<u>ALUMINUM WINDOWS AND SLIDING DOORS – SECTION 08550</u>

SUMMARY A. Work of this section includes manufacture, delivery and installation of aluminum windows.

CODE COMPLIANCE A. Building Code Requirements: Provide aluminum window system that complies with the requirements of the Code currently adopted by the

Authority Having Jurisdiction. 1. Provide product evaluations and installation requirement indicating compliance with Code requirements. SUBMITTALS

A. Shop drawings: Indicate in elevation, with sections and details at full scale. Include glass and metal thicknesses, joining details, field connections, anchorage, fastening and sealing methods, reinforcement, metal finish, hardware and glazing accessories. Indicate relationship with adjacent and interfacing work. B. Product data: Include manufacturer's product data, material types

and thicknesses, finishes and installation data. Indicate compliance with specified standards. Include manufacturer's glazing instructions. C. Samples: submit the following:

1. Minimum 1'-0" long sample of extrusion finished as specified, showing full range of color to be expected in the finished work. 2. Minimum 6" by 6" sample of aluminum sheet showing color and

3. Sealant adhesion test samples: Provide samples of specified metal finish for adhesion tests by sealant manufacturer; as specified in Sealants and Caulking section.

D. Maintenance data: Submit as part of Contract closeout documents. Give instructions for general maintenance and repair of surfaces and finishes. Include detailed re-glazing procedures.

QUALITY ASSURANCE

A. Applicable standards; standards of the following, as referenced

 Aluminum Association (AA). 2. American Architectural Manufacturers Association (AAMA)

3. American Iron and Steel institute (AISI).

4. American National Standards Institute (ANSI).

5. ASTM International (ASTM).

6. American Welding Society (AWS).

7. Steel Structures Painting Council (SSPC). B. Allowable tolerances:

Maximum variation from plumb, level or designated position: 1/8" in

2. Maximum offset in alignment between two consecutive members in line, end to end: 1/16".

3. Maximum offset between framing members at corners of glazing pocket: 1/32".

4. Size of unit: ±1/16".

C. Fabricator/installer qualifications: If required, proposed window fabricator/installer shall submit evidence of satisfactory completion of similar work and of adequate financial responsibility. Architect reserves the right to inspect fabrication facilities in determining qualifications.

D. Testing criteria qualifications: Window manufacturer shall comply with testing requirements as herein specified based on full-size window testing meeting actual test criteria or actual project window sizes. No interpolation of testing results will be accepted; no test results for windows smaller than project window sizes will be accepted.

JOB CONDITIONS

A. Protection: Protect aluminum surfaces from contact with lime, mortar, cement, acids and from careless handling or machining. B. Handle glazed units to prevent racking.

APPROVED MANUFACTURERS A. The basis of design for window system is Ply-Gem Builder Series 3700 Single-Hung. Window systems of similar design and construction, as manufactured by other manufacturers, may be submitted for the Architect's consideration. Acceptance is subject to compliance with specified criteria and Architect's approval. B. The basis of design for exterior sliding patio doors is Ply-Gem Builders

Series 3750 Series doors. Door systems of similar design and construction, as manufactured by other manufacturers, may be submitted for the Architect's consideration. Acceptance is subject to compliance with specified criteria and Architect's approval.

C. Acceptable alternate manufacturers; subject to compliance with specified requirements:

1. Alerico, Inc. 2. Custom Window·Co.

3. EFCO Corp.

4. Kawneer Co., Inc. 5. Milco corp. 6. Thermal Windows, Inc.

8. Wausau Metals .Corp. 9. YKK Architectural Products.

ALUMINUM MATERIALS AND FINISHES

Three Rivers Aluminum Co. (TRACO).

A. Aluminum components: 1. Extrusions: Meeting ASTM B221-96; alloy, temper and wall thickness as required to meet design criteria. Structural characteristics of aluminum shall-be in accord with AA "Specification for Aluminum Structures." 2. Sheet: 5005-H34 alloy meeting ASTM B209-96; minimum 0.125" thickness.

3. Castings: 356-T6 alloy meeting B108-98.

1. All exposed aluminum surfaces shall have a manufacturer applied, 15year warrantied, Kynar 500 fluorocarbon finish containing 70% fluoropolymer, free from blemishes and surface defects which meets

AAMA 2605-98 specifications. 2. Color: Submit manufacturer's color chart for selection by Architect.

FIXED/SINGLE-HUNG WINDOWS

A. Type: Meeting AAMA Designation F-HCBO. B. Characteristics: 1. Material: Aluminum alloy as specified, complying with AAMA/NWWDA

2. Construction: Interlocking and sealed for weathertightness; bottom rail weeped for water drainage. 3. Weatherstripping: Wool pile or vinyl.

4. Thermal break: Manufacturer's standard rigid thermal barrier between exterior and interior metal members.

ACCESSORY PRODUCTS

A. Glazing materials: 1. Glass: Low-E glass, .47 U-factor, .25 SHGC.

a. Mullion grid between glass: Pattern: As indicated on drawings.

ii. Sightline: 3/4". iii. Finish: Match window frame finish as specified herein. 2. Glazing gaskets, sealants and accessories: Manufacturer's standard

to provide a window assembly complying with specified-design criteria... B. Perimeter sealant: As specified in Sealants and Caulking section. C. Internal window sealant: Non-skinning type meeting AAMA BOO; color matching windows.

D. Weep hole filter material: 1/2" square by 6" long, 30-40 ppi, open cell, reticulated, polyvinyl chloride coated polyurethane foam block. E. Window anchors: Structural steel meeting ASTM A36-97a or AISI

Type 302/304 stainless steel shapes and sizes indicated on approved shop drawings. F. Structural fasteners: Series 300 stainless steel for all exposed fasteners and fasteners 1/4" diameter and smaller; heavy cadmium-plated steel (0.0005" thickness plating), colored chromate-coated, for fasteners

over 1/4" diameter. G. Shop primer for all carbon steel anchors and components: Organic. zinc-rich primer meeting SSPC-Paint 20-82, Type II. H. Bituminous coating: Cold-applied, asphalt mastic meeting SSPC-Paint

12-82, minimum 30 mil thickness.

FABRICATION: A. Fabricate window components in accord with approved shop drawings. Fabricate and assemble units with joints at intersections of members with uniform hairline connections. Shop-fabricate units to greatest extent

B. Factory-weld assemblies in accord with AWS standards. Grind welds on exposed components smooth. Weld prior to finishing. C. Reinforcement: Reinforce aluminum work at anchorage and support points, at joints and attachment points for interfacing work. Provide noncorrosive anchors for fasteners in aluminum less than 0.125" thickness. D. Glazing: Factory-glaze units in accord with approved shop drawings and manufacturer's product data.

E. Identify units with corresponding opening code. Mark only on frame parts to be concealed in installation process.

EXAMINATION A. Examine openings for variances from indicated rough openings prior to assembly of units. Take field measurements of each opening to ensure proper sizes.

B. Mock-up: Deliver one typical unit to job site and install for Architect's acceptance. Proceed with fabrication only after mock-up is approved. Mock-up shall remain as job standard for duration of installation and may be incorporated into completed work.

PREPARATION

A. Pre-glazing conference: Prior to beginning window installation, a preglazing conference shall be held to review work to be accomplished. 1. Contractor, Architect, subcontractor for window fabrication, erection and glazing and other trades with work related to window installation shall

be present. 2. Contractor shall notify applicable parties at least seven days prior to 3. Contractor shall record minutes of meeting and distribute to all parties

in attendance. B. Inserts and anchorage: 1. Furnish inserts and anchoring devices which must be preset on timely that are listed and labeled by a testing and inspecting agency acceptable basis to avoid delay in the work. Set at locations indicated on approved

shop drawings. 2. Coordinate setting drawings, diagrams, templates and instructions for installation of concrete inserts, anchor bolts and miscellaneous items having integral anchors cast in concrete construction. C. Shop assembly: Preassemble items in shop to greatest extent

possible to minimize field splicing and assembly at project site. Disassemble units only to extent necessary for shipping and handling limitations. Mark units for reassembly and installation.

INSTALLATION

A. Install window assemblies in accord with manufacturer's product data and approved shop drawings, plumb, level and true to line, within specified Guidelines," tolerances. B. Fastening -to in-place construction: Provide anchorage devices and

fasteners .for securing items .to in-place construction. Provide anchor bolts and erection bolts of types and ·· sizes indicated on · approved shop C. Cutting, fitting and placement: Perform cutting, drilling and fitting for installation of work. Set work in location, alignment and elevation, plumb and level within specified tolerances, true and free of rack; measured from established lines and levels. Install work in accord with approved shop

D. Protect aluminum in contact with masonry, steel, concrete and dissimilar material from contact using bituminous coating. E. Before anchoring to structure, shim and brace work plumb, level and

F. Weep holes: Install weep hole baffle with filter at weep holes. Install filter under 30% compression. Ascertain that weep holes are open and that metal to metal joints are sealed G. Caulk metal-to-metal internal window joints using non- skinning type sealant. Install in accord with Sealants and Caulking Section. H. Caulk perimeter of window using exterior type sealant as specified in

Sealants and Caulki.ng section. I. Glazing: Install in accord with approved shop drawings, manufacturer's product data and applicable portions of Glass and Glazing section. J. Cleaning: Maintain window assemblies in reasonably clean condition during construction period. Immediately remove stains or materials having adverse effect on window materials and finishes. Remove excess glazing

and sealant compounds. K. Final cleaning: Just prior to Date of Substantial Completion, clean window assemblies, including interior and exterior metal. Clean using pretested detergent and water; flush with clean water. Repair or replace work which cannot be cleaned or which has been damaged during construction

DOOR HARDWARE - Section 08700

Provide and install door hardware for interior and exterior doors as indicated in Construction Documents

SUBMITTALS

expediency.

operations.

A. Shop Drawings: Submittals to include but not be limited to: 1. Locations and mounting heights of each type of hardware crossreferenced to Hardware Schedules and Door Schedules. 2. Note: Shop drawings will be reviewed only after review of specified samples and product data are approved.

a) After Schedule is approved, a confirmed copy shall accompany the shipment of hardware. b) Labels on packages shall be cross-referenced to corresponding pages and item numbers on Owner's Hardware Schedule c) Do not group doors with identical function or hardware for

B. Manufacturer's Product Data: Clearly mark the technical data to identify each hardware type and finish required to meet Contract Documents, including installation recommendations. 1. Each catalog cut-sheets shall be clearly marked and coordinated with Door Hardware Schedules and Section 08700.

C. Samples: Submit in accordance with Section 01340.

D. Installation Instructions: For items requiring special field preparation. E. Operation and Maintenance Data: Required from manufacturer indicating parts list and maintenance instructions for each type of hardware supplied complete with necessary wrenches and tools required for proper maintenance of each type of hardware F. Certificate of Compliance: Required from manufacturer clearly certifying that door hardware for nonrated and fire-rated assemblies meet or exceed Contract Document requirements, and that hardware for We-

the required building code.

MANUFACTURERS A. General: Products of manufacturers specified and scheduled in this section establish the minimum aesthetic, functional and quality standards

rated assemblies are in compliance with NFPA Standard 80 or BMHA and

required for door hardware work. Entry Door Hardware – Kwikset Titan series with removable cores. 2. Interior Door Hardware – Kwikset

3. Door Hinges supplied by manufacturer.

4. Entry Door has spring loaded hinges. 5. Thresholds and weather stripping – Zero, Master, May, Pemko, Reese, Ceco for metal doors in metal frames. Others are pre-hung using manufacturers standard. Required at all exterior doors.

KEYING A. Establish grand master key system. B. Confer with Owner for precise requirements. C. Stamp grand master and master keys, Do Not Duplicate.

D. Furnish 3 keys each set. E. Furnish 100 key blanks. F. Construction master key all locks. G. Furnish 2 key cabinets, 2 tag filing systems, 3 keys for bedroom plus

keys as required for employee areas for all locks furnished. (2000 keys H. Type of Key Cabinet: Model C-700, 700 key capacity, size 19-5/16"W x 24-3/4"H x 5"D manufactured and painted steel by Lund Equipment Co., Inc. / Bath, OH (216) 659-4800.

INSTALLATION

for ease of operation.

A. Install door hardware in accordance with approved shop drawings manufacturer's published instructions and the use of manufacturer's B. Adjust closers. Check locks, latches and other operating mechanisms

GLAZING - SECTION 08800 Provide and install glazing systems capable of withstanding normal thermal movement and wind and impact loads without failure, including loss or glass breakage attributable to the following: defective manufacture, fabrication, and installation; failure of sealants or gaskets to remain watertight and airtight; deterioration of glazing materials; or other

defects in construction. A. Glass Design: Glass thicknesses shown are minimums and are for detailing only. Provide glass lites for various size openings in nominal thicknesses indicated, but not less than thicknesses and in strengths (annealed or heat treated) required to meet or exceed the following

a. Glass Thicknesses: Select minimum glass thicknesses to comply with ASTM E 1300, according to the following requirements: 1) Specified Design Wind Loads: Determine design wind loads applicable to Project from basic wind speed indicated in miles per hour (meters per second) at 33 feet (10 m) above grade, according to ASCE 7, Section 6.4.2, based on mean roof heights above grade indicated on

Drawings. 2) Probability of Breakage for Vertical Glazing: 8 lites per 1000 for lites set vertically or not more than 15 degrees off vertical and under wind 2. Thermal and Optical Performance Properties: As determined

according to procedures indicated below: a. Center of Glass U Values: NFRC 100 methodology using LBL 35298 WINDOW 4.1 computer program, expressed as Btu/sq. Ft. x h a. Manufacturer Qualifications: Minimum 5 years experience in $x \deg F (W/sq. m x K).$ b. Center of Glass Solar Heat Gain Coefficient: NFRC 200

methodology using LBL 35298 WINDOW 4.1 computer program. c. Solar Optical Properties: NFRC 300. B. Fire Rated Door Assemblies: Assemblies complying with NFPA 80 to authorities having jurisdiction, for fire ratings indicated, based on

testing according to NFPA 252. C. Safety Glass: Category II materials complying with testing requirements in 16 CFR 1201 and ANSI Z97.1 D. Glazing Publications: Comply with published recommendations of glass product manufacturers and organizations below, unless more stringent requirements are indicated. Refer to these publications for glazing terms not otherwise defined in this Section or in referenced

1. GANA Publications: GANA'S "Glazing Manual" and "Laminated Glass Design Guide." 2. SIGMA Publications: SIGMA TM 3000. "Vertical Glazing F. Insulating Glass Certification Program: Permanently marked either on 2. Reflective Metallic Finish

1. Insulating Glass Certification Council. 2. Associated Laboratories, Inc.

standards.

3. National Accreditation and Management Institute.

spacers or on at least one component lite of units with appropriate

certification label of the following inspecting and testing agency:

PRODUCTS

the products indicated in schedules.

A. Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, the products indicated in schedules. B. Products: Subject to compliance with requirements, provide one of

Mirror Mastic: 1. Adhesive setting compound manufactured specifically for mirrors, suitable for each substrate and for conditions of installation; certified compatible with glass coating by coating manufacturer, and approved by mirror manufacturer.

2. Acceptable product and manufacturer: Equivalent to Mirro-Mastic by Palmer products Corp., Louisville, KY. D. Miscellaneous Glazing Materials: Provide products of material, size, and shape complying with referenced glazing standard, requirements of manufacturers of glass and other glazing materials for application indicated, and with a proven record of compatibility with surfaces contacted in installation.

E. Fabricate glass and other glazing products in sizes required to glaze openings indicated for Project, with edge and face clearances, edge and surface conditions, and bite complying with written instructions of product manufacturer and referenced glazing standard, to comply with system performance requirements.

INSTALLATION A. Comply with combined written instructions of manufacturers of glass, sealants, gaskets, and other glazing materials, unless more stringent requirements are indicated, including those in referenced glazing publications.

Protect glass edges from damage during handling and installation. C. Do not exceed edge pressures stipulated by glass manufacturers for installing glass lites. D. Set glass lites in each series with uniform pattern, draw, bow, and similar characteristics. E. Protect glass from contact with contaminating substances resulting

abraded, or damaged in any way, including natural causes, accidents, and vandalism, during construction period. G. Wash glass on both exposed surfaces in each area of Project not more than four days before date scheduled for inspections that establish date of Substantial Completion. Wash glass as recommended by glass manufacturer.

F. Remove and replace glass that is broken, chipped, cracked,

MIRRORS - SECTION 08830 Provide and install glass mirrors as indicated in Construction

from construction operations, including weld splatter.

PERFORMANCE REQUIREMENTS A. Limit mirrored glass deflection to 1/200 or flexure limit of glass with

ENVIRONMENTAL REQUIREMENTS

full recovery of glazing materials, whichever is less.

A. Do not install mirrors when ambient temperature is less than 50 B. Maintain minimum ambient temperature before, during and 24 hours after installation of glazing compounds or mastics.

A. See Closeout Submittals, for additional warranty requirements. B. Provide five year manufacturer warranty for reflective coating on

2. Carolina Mirror Co.

3. Lenoir Mirror Co.

MANUFACTURERS A. Mirrors: Binswanger Mirror Co.

mirrors and replacement of same.

MATERIALS A. Mirror Glass: ASTM C 1036, Type 1 transparent flat, Class 1 clear, Quality q1 mirror select; 6 mm minimum thick.

GLAZING ACCESSORIES A. Mirror Attachment Accessories: Stainless steel J-profile channels. B. Mirror Adhesive: Chemically compatible with mirror coating and wall

substrate.

INSTALLATION A. Install mirrors in accordance with NAMM recommendations. B. Set mirrors plumb and level, free of optical distortion. C. Set mirrors with edge clearance free of surrounding construction including countertops or backsplashes. D. Frameless Mirrors: Set mirrors with adhesive, applied in accordance with adhesive manufacturer's instructions. Provide continuous channel support at bottom of mirrors. Anchor channels rigidly to wall construction.

CLEANING

A. Remove labels after Work is complete. Clean mirrors and adjacent surfaces.

PORTLAND CEMENT PLASTER – SECTION 09220

1. Section includes: Portland cement plaster base and finish coat systems to be used on exposed elements that cannot be clad in Alcoa's Reynobond composite panels.

SUBMITTALS

1. Manufacturer's Product Data: Data shall be clearly marked to indicate all technical information which specifies full compliance with this section. 2. Samples:

a. Initial Color Selection: Brochure showing manufacturer's full color b. Final Color Verification: 3x3 inch (sand) finished sample of actual finish coat material.

1. Quality Assurance / Control Submittals: a. Qualifications: Premixed finish coat manufacturer and applicator qualification data.

QUALITY ASSURANCE 1. Overall Standards: Comply with Plaster and Drywall Systems Manual except as otherwise specified. 2. Qualifications:

b. Manufacturer's application instructions for premixed finish coat.

producing cement plaster of the type specified. b. Applicator Qualifications: Licensed Plaster Contractor 1. Mock-ups: Apply specified plaster system to substrate material mock-up and prior to proceeding with application. 2. Pre-installation Conference: Conduct conference at Project site to

DELIVERY, STORAGE AND HANDLING 1. Follow manufacturer's instructions.

comply with requirements in Division I.

PROJECT CONDITIONS 1. Environmental Requirements:

a. Base Coat: Maintain minimum ambient temperature of 50 degrees F during application and for 48 hours following application. b. Finish Coat: Maintain minimum ambient temperature of 40 degrees F during application and for 24 hours following application.

PRODUCTS 1. Parex USA, Inc.

3. Substitutions: Acceptable only after full compliance with the requirements of this section, Contract Documents and written approval.

finish as indicted on the drawings and manufactured by Fry Reglet Corporation (or equal).

4. Accessories: Extruded aluminum alloy 6063 T5, with clear anodized

1. Base Coat(s): Mix and proportion materials in accordance with ASTM

C 926, for applications indicated. 2. Finish Coat: Follow manufacturer's instructions. 3. Mix only as much plaster as can be used prior to initial set. 4. Mix materials dry, to uniform consistency, prior to adding water. 5. Add mixtures in accordance with manufacturer's instructions.

EXAMINATION

 Examine substrates upon which work will be installed. a. Masonry: Verify joints are cut flush and that masonry has not been treated with water repellent coatings. b. Concrete: Verify surfaces are flat, honeycombs filled flush and that surface has not been treated with wter repellent coatings. 1. Coordinate with responsible entity to perform corrective work on unsatisfactory substrates

PLASTER APPLICATION 1. Base Coats: Apply in accordance with ASTM C 926 a. Apply brown coat to a nominal thickness of 3/8 inch over masonry and concrete surfaces. 1. Curing: Moist cure base coat for 48 hours minimum.

2. Finish Coat. Color Coat Stucco: Follow manufacturer's instructions

for application by the following method to a total thickness of

2. Commencement of work by installer is acceptable of substrate.

FIELD QUALITY CONTROL

approximately 1/8 inch minimum.

1. Tolerances: Maximum variation from true plane: 1/8 inch in 10 feet

CLEANING

1. Clean spills and spatters before material is allowed to dry. Keep premises free from accumulation of waste and debris. Upon completion of work, remove surplus materials, waster and debris from

GYPSUM BOARD SYSTEMS - Section 09250

B. Resilient furring.

SECTION INCLUDES

A. Gypsum board.

C. Taped and sanded joint treatment. SUBMITTALS

B. Product Data: Provide data on all products proposed for use.

12 inch in size, illustrating finish texture. **QUALITY ASSURANCE**

A. Submit under provisions of Section 01340.

A. Perform Work in accordance with ASTM C840, GA 201, GA 216 and B. Maintain environmental conditions as recommended by manufacturer

DELIVERY, STORAGE, HANDLING

prior to beginning joint treatment work.

B. Store inside building, on sleepers, and out of water

A. Deliver, store, handle, and protect products in conformance with manufacturer's instructions and accordance with Section 01610 and

MANUFACTURERS A. U. S. Gypsum.

GYPSUM BOARD MATERIALS

A. Domtar Gypsum Company B. Georgia Pacific Corporation C. Gold Bond Building Products D. Specific product references are these of U.S. Gypsum Company (unless noted otherwise) as a standard of quality.

A. Fire Rated Gypsum Board: ASTM C36 type 111, grade X, class 1; fire resistive type X, UL rated; 48 inch x 5/8 inch thick, maximum permissible length; ends square cut, tapered and beveled edges. B. Regular Gypsum Board: ASTM C36 type III, grade R; 48 inch x 1/2 inch thick, maximum C. Moisture Resistant Gypsum Board: ASTM C630 type VII, grade W; fire resistive type 'X' where required to meet code; 48 x 5/8 inch thick,

maximum permissible length ends square cut, tapered edges.

thick; maximum permissible lengths; ends square cut; tapered and

c. Joint compound:

exterior gypsum ceiling board.

bevelled edges. **ACCESSORIES** A. U. S. Gypsum Company products specified below as a standard of quality, unless noted otherwise. 1. Acoustical Sealant: Non hardening, non skinning, for use in

D. .Exterior Gypsum Ceiling Board: ASTM C931; fire rated, type X; 5/8"

conjunction with gypsum board; manufactured by Tremco, Pecora, or 2. Corner Beads: Metal, Durabead No. 103, galvanized. 3. Casing Beads: No. 200 A, galvanized. 4. Control Joint: No. 093, galvanized.

5. Joint Treatment 6. Joint tape b. CASTM C475 or FS SS J 570, Type If, perforated tape.

1. ASTM C475 or FS SS J 570, Type 2. Acceptable product: a. Taping compound: USG Durabond Joint Compound Taping. b. Topping: USG Joint Compound All Purpose. 1. Use special joint compound as recommended by manufacturer for

B. Fasteners: ASTM C514 for nails and C1002 for screws as follows: 1. Inserts, clips, bolts, nails or other screws as recommended by wallboard manufacturer, of type and size to suit application and to rigidly secure materials in place.

2. Screws: Type S or S 12, bugle head screws, self drilling, self tapping. 3. Nails: Annular ringed type, conforming to ASTM C380, 1 5/8" long for single layer of 1/2" thick gypsum board, 1 7/8" long for 5/8" thick gypsum board, and 2 3/8" long for laminated construction. Verify the above is in conformance with requirements of governing authorities. A. Resilient Channels: Formed steel; minimum 25 gage thick; size and

length as required, serrated face, hat shaped profile; equal to U.S.G.

model RC 1.

INSPECTION A. Verify that site conditions are ready to receive work and opening dimensions are as indicated or instructed by the manufacturer. Report in writing to project superintendent, any defects which would prevent proper execution of the work of this section in accordance with tolerances indicated. Surfaces are to be true and flat, without warps, waves, distortions, or other irregularities. B. Beginning of installation means acceptance of existing substrate.

3. Seal all penetrations of partitions by conduit, pipe, ductwork, rough in

applications where indicated. Place joints over framing members.

ACOUSTICAL ACCESSORIES INSTALLATION A. Install acoustical sealant at wall perimeter of dernising partitions as 1. Refer to Section 07900 for sealant material to be utilized.

FURRING CHANNEL INSTALLATION A. Space resilient channels at maximum 16 inches on center for

boxes, and access door frames.

suspended gypsum board

2. Base Layer Gypsum Board: One bead

GYPSUM BOARD INSTALLATION A. Install gypsum board in accordance with GA 201, GA 216, GA 600 and U.S.G. "Gypsum Construction Handbook". B. Erect board horizontally with ends and edges occurring over firm

A. Abut boards without forcing. Neatly fit ends and edges of boards and make cuts and penetrations so that paper facing and gypsum core are not

B. Use nails when fastening gypsum board to wood framing and screws when fastening gypsum board to resilient clips. Stagger fasteners opposite each other on adjacent ends and edges. Space nails at 7" on center plus 2 screws at each floor truss for resilient slips. Space screw fasteners as recommended in U.S.G., "Gypsum Construction Handbook". Screws may be substituted for nails if shear values of installed sheet can be maintained; verify with Architect and Owner before beginning installation.

C. Double Layer Applications: Place first layer perpendicular to framing or furring members. Place second layer parallel to first layer. Offset joints of second layer from joints of first layer D. Install moisture resistant gypsum board over stud framing (or over base

layer of gypsum board) in accordance with manufacturer's instructions. Install factory edges adjacent to fixtures. Install moisture resistant gypsum board in locations indicated, as well as at sills of windows where no subsequent wood sill, will be installed. E. Place corner beads at external corners. Use longest practical length.

Place edge trim where gypsum board abuts dissimilar materials. F. On fire rated assemblies, seal all penetrations and make air tight. Refer to Section 07270 for firestopping requirements and materials. G. Thicken partitions to eliminate wall surface jogs for the full length of the wall within a room to conceal structural members, pipes, panels, specialty items, and accessories. Verify with Architect and Owner before beginning

H. Coordinate door and other frame thicknesses as required.

JOINT TREATMENT

A. Tape, fill, and sand exposed joints, edges, and corners to produce surface ready to receive finishes. The intent of this paragraph is to provide the highest quality of joint treatment work consistent with residential construction. Unless noted otherwise, texturing work will be applied prior to painting. Leave surfaces prior to texturing smooth, uniform, and free of fins, depressions, ridges, cracks, and other imperfections.

B. Feather coats onto adjoining surfaces so that camber is maximum 1/32 C. Taping, filling, and sanding is not required at surfaces behind adhesive applied ceramic tile.

D. Tape all joints in fire rated partitions and wrapping where concealed from

TOLERANCES

A. Maximum Variation from True Flatness: 1/8 inch in 10 feet in any direction.

SUBMITTALS

1. Before starting the painting work, submit manufacturer's color chips indicating full range of colors available for required types of coatings for Owner's selection. 2. Submit manufacturer's product data with color chips as specified

Provide field painting of interior and exterior items and surfaces.

with type of coating approved for color chips indicating available sheens for Owner's verification and final approval of colors. 2. Samples must be of the actual material scheduled to be coated,

1. After Owner's approval of color chips, submit 8" x 8" samples coated

3. Samples made of Masonite or other types of substrates are not material coated.

1. Paint label analysis and application instructions for each type of coating scheduled and proposed.

MANUFACTURERS A. General: For the purpose of designating types and quality of paint systems required, coatings specified are based on paints manufactured by

1. The Sherwin-Williams Company (S-W) / Cleveland, OH (800) 321-B. Substitutions: Products of the following, and other paint manufacturers,

5. PPG Industries (Pittsburgh Paints) 6. Pratt & Lambert **EXTERIOR PAINT SCHEDULE**

2. Factory-primed items which will remain exposed to view. 3. Mechanical and electrical equipment not factory painted. Galvanized metal.

(4 mils wet, 2 mils dry per coat) C. Exterior Metal (Shop-Primed) Alkyd - Gloss Finish: 1st Coat: S-W SWP Gloss House & Trim, A2 Series

D. Exterior Cementitious Siding, Stucco, Aluminum

House & Trim, A82 Series (4 mils wet, 1.4 mils dry per coat)

INTERIOR PAINT SCHEDULE

A. General: In addition to interior items scheduled below, shown or required, the following shall be painted as part of interior painting: 1. All surfaces which will remain exposed to view, except factory finished 2. Factory-primed items which will remain exposed to view.

4. Shop-fabricated cabinet surfaces, including interiors that are not covered with laminated plastic. 5. Finish hardware specified as USP, door seats and weather stripping.

6. Exposed underside of structures and decks where scheduled.

8. Hollow metal doors and frames. 9. Shop-primed metal in exposed locations. 10. Light fixture trims in gypsum wallboard. B. Interior Gypsum Board – Kitchen and Baths

1st Coat: S-W ProMar 200 Latex Wall Paint 2nd Coat: S-W ProMar 200 Semi-Gloss, C. Interior Gypsum Board Latex- Flat Finish:

Alkyd - Semi-Gloss Finish: 1st Coat: S-W Kern Kromik Metal Primer, B50 Series (6 mils wet, 3 mils dry)

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CONSULTANT

PROJECT RESERVE AT THE BALLPARK, PHASE II, AKA REVEL AT THE **BALLPARK** 2885 CRESCENT PKWY

SMYRNA, GA 30080

| ATLANTIC | REALTY | PARTNERS

PARTNERS 3438 PEACHTREE ROAD **SUITE 1425**

ATLANTA, GA 30326

ATLANTIC REALTY

SSUES & # - REVISIONS _____ CONCEPTUAL DESIGN SCHEMATIC DESIGN 09/28/2015 GMP/DESIGN DEVELOPMENT 10/15/2015 GMP 04/03/2017 PERMIT SET 05/22/2017 3 BUILDING PERMIT 07/25/2017

05/22/2017 Author CHECKED B' Checker SHEET TITLE

A10-07

SPECIFICATIONS

SHEET NUMBER

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bearing. Stagger end joints to occur at different locations on opposite sides of wall. Apply board to resilient clips at ceilings with long dimension at right angles to framing.

C. Texture Samples: Submit two samples gypsum board texture, 12 x PAINTING - Section 09900

A. Color Chips:

complete with the scheduled type of primer and number of finish coats, with the required mil thickness

4. In addition to other required identifications, each sample shall be identified with coating type and sheen, color name and number, type of C. Manufacturer's Product Data: Data shall be clearly marked to identify technical information and full compliance with paint requirements of this

section and project requirements including

the following manufacturer, and other manufacturer designated in this

are acceptable only after full compliance with the requirements of this section, Contract Documents and Developer's written approval: 1. Benjamin Moore & Company 2. Devoe & Raynolds Company

3. DuPont Paint Company 4. Glidden Paint Company

A. General: In addition to exterior items scheduled or required to be painted, the following shall be painted as part of exterior painting: 1. All surfaces which will remain exposed to view, except factory finished

5. Finish hardware specified as USP, door seals and weather-stripping. B. Exterior Metal (Galvanized) Alkyd - Gloss Finish: 1st Coat: S-W Industrial Enamel, B542 Series

Latex-Satin Finish 1st Coat: S-W A-100 Satin Latex

(4 mils wet, 2 mils dry per coat)

3. Mechanical and electrical equipment such as electrical panels where they occur in finished rooms and spaces and are not factory painted.

Access doors. Latex - Semi-Gloss Finish:

1st Coat: S-W ProMar 200 Latex Wall Paint D. Interior Ferrous Metal:

2nd Coat: S-W ProMar 200 Alkyd Semi-Gloss, B34W200 Series (4 mils wet, 1.7 mils dry per coat)