

D. HARDWARE SCHEDULE:

- (1) A complete Hardware Schedule will be furnished by the Contractor to the owner for his approval before ordering the hardware.
- (2) Keying of locksets will be at the Owner's direction.

8.5 ALUMINUM STOREFRONT, DOORS AND GLASS

- To be manufactured by Kawneer, P.P.G., Amarlite or Vistawall (P.P.G. numbers used for type and quality).
 - Storefront systems Pittsburg #EMS 114 with 1/4" bronze glass glazing.
 - Entrance to be standard stock 3'-0" x 7'-0" narrow stile doors w/1/4" tempered bronze glazing w/hardware as noted on the hardware schedule. Hardware finish to match doors and frames.
 - All aluminum will be dark (62) bronze anodized finish.
- NOTE: Frames and glass are noted bronze, where frames are to be aluminum finish, glass will be clear, unless noted otherwise.

DIVISION 9: FINISHES

9.1 GYPSUM BOARD:

- Manufacturers to be U.S. Gypsum, Gold Bond, Georgia Pacific, Domtar or Temple-Inland.
- Types and installed locations:
 - (1) Interior walls and ceilings: 5/8" type "X" firecode.
 - (2) Interior walls and ceilings in potentially damp areas i.e. bathrooms, toilet rooms and laundry rooms: 5/8" type "X" firecode with water resistant finish
 - (3) Exterior wall sheathing: 1/2" type "X" firecode with W.R. finish installed in a water proof manner as a substrate to the metal lath/stucco, E.I.F.S., or masonry.
- The manufacturer's recommendations, Gypsum Association and the Building Codes will be followed in the handling, storage, installation and use of all accessories and gypsum board.
- Draft stops of 1/2" gypsum board will be installed in the attic and floor truss assemblies (if used) in line with and above the walls of each guest room unit as required by the Building Code.
- Sound retardant constructed walls with a minimum STC of 50 will be installed between all guest units, around the office, meeting room, lobby, laundry, manager's apartment, water heater rooms and wherever shown on the drawings

9.2 CERAMIC AND MARBLE TILE:

- Acceptable manufacturers: Dal-Tile, American Olean, Marazzi or approved equal with type of tile and locations as listed below with selection of all colors and tile sizes by the owner. Dal Tile used as standard.
- Materials, accessories and installation as recommended by the manufacturer. The Tile Council of America and the applicable ANSI and ASTM standards. All tile to be standard grade Grade ANSI A137-1-1988.
- Furnish and install all applicable matching tile trim available, i.e., bull nose, cove, corners, cove base, etc. to make the installation in accordance with good tile practice and the manufacturer's recommendations.
- 12" x 12" x 3/8" marble floors: Dal-Tile "Stone Classics" 8" x 8" floor tile: Dal-Tile "Dal-Duraflor - 1600 or 1900" 2" x 2" floor tile or wall tile: Dal-Tile "Dal-Keystone" 4" x 4" wall tile: Dal-Tile "Glazed Wall Tile"
- Installation: All tile installations and grouting will be in accordance with Dal-Tile's and Tile Council of America's recommendation.

9.3 RESILIENT FLOORING AND BASE

- Acceptable manufacturers: Amico, Armstrong, Azrock, Kentile, Burk, Coppe or approved equal.
- All work will be in accordance with the manufacturer's recommendations.
- Resilient flooring will be 12" x 12" x 1/8" rubber or vinyl composition tile set in the appropriate adhesive.
- Base to be 4" cove type rubber or vinyl installed with the appropriate adhesive.
- The Contractor to obtain Owner's approval of color and pattern before ordering.
- Contractor will be responsible for patching and correcting any minor imperfections in the concrete floors which are to receive VCT flooring before installing flooring. In the event the concrete floor is unacceptable for a first class finish floor, the flooring contractor will refuse to install the flooring until the concrete surface is corrected. Installation of the flooring will signify acceptance of the responsibility of the Flooring Contractor for an acceptable finish flooring. The finish flooring will be considered unacceptable if any imperfections in the concrete substrate, in the adhesive or any foreign substances are detectable by looking at the finish floor.

9.4 PAINTING:

- Approved manufacturers: Sherwin Williams, Devco, Monarch, Pratt and Lambert, Glidden, Kelly-Moore and P.P.G. Industries. All painting will be in accordance with mfg. recommendations.
- Primers, undercoats and coats of paints to be by same mfg. and of compatible types.
- Use only thinners and amount as recommended by the mfg.
- Do not paint any sub-strate that is not in good, smooth, first class acceptable condition.
- Sand sub-strates before painting and between coats.
- Paint handicap parking symbols on pavement at each HC space.
- Paint 4" wide white parking space lines. Paint red fire lanes if required by the local authorities.
- PAINTING SCHEDULE: The following schedule is based on Sherwin Williams products except where noted otherwise:

EXTERIOR SURFACES:

- Wood (Painted satin finish/latex base)
 - 1st coat: A-100 Alkyd Exterior Wood Primer, Y24W20 (4.0 mils. wet, 2.2 mils dry)
 - 2nd coat: A-100 Latex Satin, A82 Series (4.0 mils wet, 1.5 mils dry)
 - 3rd coat: A-100 Latex Satin, A82 Series (4.0 mils wet, 1.5 mils dry)
- Plywood (Painted satin finish/latex base)
 - 1st coat: Check Gard B42W10 (4.0 mils wet, 1.5 mils dry)
 - 2nd coat: A-100 Latex Satin, A82 Series (4.0 mils wet, 1.5 mils dry)
 - 3rd coat: A-100 Latex Satin, A82 Series (4.0 mils wet, 1.5 mils dry)
- Ferrous Metal (semi-gloss finish/latex base)
 - 1st coat: Kem Kromik Metal Primer, B50N2/B50W1 (8.0 mils wet, 3.0 mils dry)
 - 2nd coat: Metalatex Semi-Gloss Enamel, B42 Series (4.0 mils wet, 1.5 mils dry)
 - 3rd coat: Metalatex Semi-Gloss Enamel, B42 Series (4.0 mils wet, 1.5 mils dry)

Eliminate 1st coat if metal prime painted
- Galv. Metal and Alum. (satin finish/latex base)
 - 1st coat: A-100 Latex Satin, A82 Series (4.0 mils wet, 1.5 mils dry)
 - 2nd coat: A-100 Latex Satin, A82 Series (4.0 mils wet, 1.5 mils dry)
- F.R.P. Plaster (Stucco):
 - 1st coat: Loxon A24 W 300 primer
 - 2 coats: Elastomeric A5 W 100 coatings
- Concrete Parking Lot Stripes, Fire Lane and Handicap Symbols: Paint with type of paint and number of coats as recommended by the paint manufacture using one of the approved manufacturer's products.

INTERIOR SURFACES:

- Wood (Painted semi-gloss finish/latex base)
 - 1st coat: ProMar Alkyd Enamel Undercoater, B49W200 (4.0 mils wet, 2.0 mils dry)
 - 2nd coat: ProMar 200 Latex Semi-Gloss Enamel, B31W200 Series (4.0 mils wet, 1.5 mils dry)
 - 3rd coat: ProMar 200 Latex Semi-Gloss Enamel, B31W200 Series (4.0 mils wet, 1.5 mils dry)
- Wood (Stained-closed grain wood)
 - 1st coat: Interior Wood Stain, A48
 - 2nd coat: Oil Base Gloss Varnish, A66V91
 - 3rd coat: Oil Base Satin Varnish, A66F90
- Wood (Stained - open grain wood)
 - 1st coat: Interior Wood Stain, A48
 - 2nd coat: Sherwood 100 Fast Dri Semi-Paste Filler D70T1
 - 3rd coat: Oil Base Gloss Varnish, A66V91
 - 4th coat: Oil Base Satin Varnish, A66F90
- Gypsum Wallboard: (Painted semi-gloss alkyd base for all bathrooms, toilet rooms, vending, guest laundry, laundry and potential damp areas with light texture).
 - 1st coat: ProMar 200 Latex Wall Primer, B28W200 (4.0 mils wet, 1.1 mils dry)
 - 2nd coat: ProMar 200 Alkyd Semi-Gloss Enamel, B34W200 Series (4.0 mils wet, 1.7 mils dry)
 - 3rd coat: ProMar 200 Alkyd Semi-Gloss Enamel, B34W200 Series (4.0 mils wet, 1.7 mils dry)
- Gypsum Wallboard (Painted flat finish/latex base for all locations other than 4. above with light texture)
 - 1st coat: ProMar 200 Latex Flat Wall Paint, B30W200 (4.0 mils wet, 1.4 mils dry)
 - 2nd coat: ProMar 200 Latex Flat Wall Paint, B30W200 (4.0 mils wet, 1.4 mils dry)
- Gypsum Wallboard ceilings (spray paint texture)
USG Imperial QT Spray, Texture Finish - Fine texture. Apply sufficient material to achieve full coverage or if not fully covered, follow coating with spray painting.
- Ferrous Metal (Painted semi-gloss/latex base)
 - 1st coat: Kem Kromik Metal Primer, B50N2/B50W1 (8.0 mils wet, 3.0 mils dry)
 - 2nd coat: ProMar 200 Latex Semi-Gloss Enamel, B31W200 Series (4.0 mils wet, 1.3 mils dry)
 - 3rd coat: ProMar 200 Latex Semi-Gloss Enamel, B31W200 Series (4.0 mils wet, 1.3 mils dry)

Eliminate 1st coat if metal is prime painted
- Galv. and Alum. Metal (Painted semi-gloss/latex base)
 - 1st coat: ProMar 200 Latex Semi-Gloss Enamel, B31W200 Series (4.0 mils wet, 1.3 mils dry)
 - 2nd coat: ProMar 200 Latex Semi-Gloss Enamel, B31W200 Series (4.0 mils wet, 1.3 mils dry)

DIVISION 10: SPECIALTIES

- FIRE EXTINGUISHERS: Furnish and install Architectural Series by Larsen fire extinguishers in recessed cabinets in walls as follows:
 - Type: Multi-purpose Dry Chemical Type NL rated 2-A:10:B:C, 5 lb. in enameled steel container for Class A, B and C fires.
 - Locations:
 1. One in wall by each stair on each floor
 2. One in the laundry room
 3. Wherever shown on drawings or required by Code or Franchiser.
 - Cabinets: to be (FECH) recessed, factory painted steel with DSA break-glass inside latch and lock with flat trim
- TOILET ROOM ACCESSORIES:
 - See Drawings for type and locations of toilet room accessories. Where item numbers are listed on plans, the following letters designate the manufacturer and type of accessories: FB - Franklin Brass. Equivalent accessories by Bobrick or Taymor will be acceptable.
 - Each bathroom will have a complete and equal set of accessories whether shown on the plans or not.

DIVISION 11: EQUIPMENT

- FURNISHED AND INSTALLED BY THE CONTRACTOR (if manager's/owner's apartment shows):
 - Electric Range: G.E. #JBS04
 - Microwave Oven: G.E. #JVM250WL
 - Dishwasher: G.E. #GSD950T
 - Garbage Disposer: G.E. #GEC800V
- FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR:
 - Laundry room: commercial washers and dryers
 - Vending areas: ice machines
 - Guest laundry: washers and dryers
 - Refrigerators and microwave ovens (except 11.1 B. above)

DIVISION 12: FURNISHINGS

Furnishings and carpet will be furnished and installed by the Owner's contractor. The construction Contractor will cooperate with the Owner's contractor by coordinating and scheduling the construction with the furnishing installers.

DIVISION 13: SPECIAL CONSTRUCTION

- SWIMMING POOL
 - The intent of the swimming pool size, shape and depth is shown on the drawings. The Pool Contractor will have been in business for a minimum of five (5) continuous years immediately prior to bidding the Work required herein. The Pool Contractor must give the Owner at least five references of people or companies for which he has built pools in the last five years. The Pool Contractor selected by the General Contractor for this work must be approved by the Owner prior to beginning construction. The selected Contractor will submit plans and specifications for the pools and the equipment to the Owner before construction of the pools is begun.
 - The scope of the pool construction includes all of the excavation, backfilling, earth compaction, reinforced concrete, pool deck, electrical, piping and equipment required for a fully functioning heated swimming pool and whirlpool. If both are required then whirlpool and pool to have separate heater and pump controls.
 - Pool Specifications (minimum):
 - (1) Plumbing to be done with 1-1/2" PVC Schedule 40
 - (2) Steel: #4 Rebar 12" o.c. each way throughout pool shell and walls with 4 x #4 rebar continuous bond beam around pool top. Double reinforcing 42" below water line.
 - (3) Gunitite to be 6" shell with 12" Bond-Beam using 7 sack 4,000 psi concrete pool mix blown in under pressure with Gunitite Machine. Poured concrete walls and bottom will be similar construction. Pool to be 2'-6" to 5'-0" deep and of size and shape shown on the drawings.
 - (4) Tile at water level to be a minimum 6" wide of ceramic frost-proof glazed decorative tile equal to Dal-tile Pool/Spa/Specialty Tile.
 - (5) Electric to conform with all codes and specifications as required by the State and the National Safety Code.
 - (6) Coping to be white pre-cast concrete unless shown otherwise on the drawings.
 - (7) Plaster to be white marble, double coating and to be installed with hand troweling until smooth.
 - (8) Filter: 100 S.F. D.E. by Swimquip
 - (9) Skimmer and strainer: by Swimquip
 - (10) Heater: Laars gas fired 450,000 BTUH for swimming pool and 250,000 BTUH for whirlpool/spa
 - (11) Lights: 500 watt lights per 400 SF water surface area in swimming pool and 1000 watt in whirlpool switched from the pool equipment building, with dimmers
 - (12) Pump: 2 HP, 100 G.P.M.
 - (13) Turn over: as required by State (minimum 4 hours)
 - (14) Deck: to be 4" thick concrete reinforced with 6x6 6/6 WWF w/broom finish, expansion and contraction joints as required in the Site Work Specification
 - (15) Misc. Equipment:
 - a. Pool sweep
 - b. Suction hose and vacuum
 - c. Leaf net and brush with pole
 - d. Life preserver mounted on wall close to pool
 - e. Nylon rope between shallow and deep ends of pool
 - f. Permanent pool markers on coping, noting each different foot of depth
 - g. Back wash to p trap with drain line
 - h. Prevent-a-freeze switch
 - i. Valve to control recirculation from whirlpool and pool and to backwash
 - j. Chrome ladders

13.2 FLAG POLE (if required on the drawings)

- Furnish and install one (unless more required) standard finish aluminum embedded ground mounted 30' high flag pole manufactured by Concord Industries, Inc.
- Concrete foundation to be Concord's "Groundset" installation
- Flag to be lighted at night

DIVISION 14: CONVEYING SYSTEMS

- HYDRAULIC ELEVATORS (if required on the drawings):
 - Dover: Cimarron 20 (2,000 lb.) Cimarron 25 (2,500 lb.)
 - Montgomery: HH-III Series, 2,000 lb. or 2,500 lb. as noted on drawings
 - Otis: LRV, 2,000 lb. or 2,500 lb. as noted on drawings

NOTE: Pitless elevator may be used at the Contractor's option.

14.2 REQUIREMENTS:

- Codes: Accordance to all code and ADA requirements.
- Speed: 100 FPM up and 125 FPM down, capacity: 2,000 lb. or 2,500 lb. as noted on drawings
- Door: Single side, one speed
- Signals: Position indicators in and outside the car
- Interior: Standard laminated plastic, baked enamel door, suspended ceiling w/ recessed lighting, emergency light, alarm bell, telephone, photoelectric eye and s.s. handrail and 6" x 6" quarry tile floor.
- Exterior: Painted steel door, door jamb and aluminum threshold
- Electrical: 208 V 2 phase 60 HZ 20 or 25 H.P. (or as required by the elevator company).

DIVISION 15: MECHANICAL

See the Mechanical Specifications on the Mechanical drawings.

DIVISION 16: ELECTRICAL

See the Electrical Specifications on the Electrical drawings.

