

- F. Guard rails and pool fence to be the same construction as handrails unless shown otherwise on the drawings.
- G. Stairs to be of steel channel stringers, metal pans and landings filled with concrete unless shown otherwise.
- H. All stairs, handrails, guardrails and pool fence will be in accordance with ADA requirements and local codes.

DIVISION 6: WOOD AND PLASTICS

6.1 WOOD CONSTRUCTION:

- A. All lumber nailing and Work to be in accordance with the local building code, National Forest Products Association's "Manual for Wood Frame Construction," American Lumber Standards and National Lumber Grades Authority and Western Wood Products Association.
- B. Generally, unless noted otherwise, all structural lumber i.e. joists, trusses and beams to be #2 or better, studs and plates to be standard and all other wood to be utility grade.
- C. All wood susceptible to termite damage or moisture deterioration, or where noted on plans as "treated" will be pressure treated with a preservative as approved by American Wood Preserver's Association i.e. Wolmanize, ACQ by Chemical Specialties Inc. or L2 by Hoover Treated Wood Products, Inc. This includes but is not limited to all wood in contact with concrete, exposed to the weather or wood with the possibility of being exposed to water i.e. wood balcony construction.
- D. Provide solid wood blocking in walls for all wall mounted, attached or supported items except where other methods of attachment are approved by the Owner.
- E. All plywood, OSB and nailing thereof to be in accordance with APA recommendations.
- F. All exterior wall sheathing required to be shear walls will be 3/8" minimum exterior plywood sheathing waterproofed by applying 15 lb. felt to the plywood. See requirements for shear walls.
- G. All wood lumber used will be kiln dried and delivered to the site with less than 20% moisture content. Protect after delivery in order that when installed, it will still be less than 20% moisture content.
- H. Where wood is "treated," exterior materials or possible excessive moisture is expected, nailing and fasteners will be hot dipped galvanized.
- I. Provide at all corners, bracing of 1/2" thick by 4'-0" wide, full height plywood sheathing nailed with 8d nails 6" o.c. at edges and 12" o.c. intermediate or field.
- J. All joists, headers and load bearing beams will be supported on wood bearing members or hung from structural members with Simpson joist hangers of sufficient strength to carry the load required by Code.

6.2 FINISH CARPENTRY:

- A. All finish carpentry, wood materials, and Architectural woodwork are considered finish carpentry.
- B. All finish carpentry wood to be AWA paint grade pine or fir, clear, knot-free for stain or paint finish unless noted otherwise on the plans.
- C. Finish carpentry wood noted "stain grade" or "hardwood" will be AWA or custom grade hardwood clear for stain finish.
- D. Wood trim to be "clam shell" shape of the following sizes: base - 9/16" x 3-1/4", door - 1 1/16" x 2-1/4", misc. trim - 7/16" x 1-3/8", cove mold - 3/4" x 3/4" and window stool 1 1/16" thick (width as required). All trim to be clear white pine (or equal) for painting unless noted otherwise.

6.3 PLYWOOD TYPES:

- A. Wall sheathing: APA Rated Sheathing EXP.1 32/16, 15/32" thick
- B. Roof sheathing: APA Rated Sheathing EXP.1, 24/16, 7/16" thick
- C. Interior floor sheathing: APA Rated Sheathing EXP.1, 32/16, 15/32" thick (for joists 16" o.c.) and 48/24, 23/32" thick (for trusses 24" o.c.)
- D. Exterior floor sheathing: APA Rated Sheathing EXT. S.R. 32/16, 15/32" thick (for joists 16" o.c.) and 48/24, 23/32" thick (for trusses 24" o.c.)
- E. Exterior soffits: APA A-C EXT 3/8" thick w/ joints caulked (unless other material shown on drawings)
- F. OSB may be substituted for plywood if it has the same APA rating and is of equal or better thickness, strength and moisture protection requirements.

6.4 WOOD TRUSSES:

- A. All wood trusses are to be structurally engineered and designed by a licensed structural engineer by the truss manufacturer to meet the Code requirements, for the loads, sizes and spacing noted on the drawings or as required by the Code. The manufacturer will furnish design drawings of all trusses to the Owner and Architect, sealed and signed by a structural engineer. Connect all trusses to plates or beam supports with Simpson series "H" ties.

6.5 ARCHITECTURAL WOODWORK:

- A. All woodwork materials, construction and installation will be in accordance with applicable AWA custom quality standards unless required otherwise below.
- B. Job measure existing space and check existing conditions before preparing shop drawings.
- C. Submit shop drawings to Owner before manufacturing.
- D. Architectural Woodwork includes but is not limited to the following:
 - (1) Casework including hardware therefor.
 - (2) Wood shelving
 - (3) Running, standing, miscellaneous trim and moldings
 - (4) Wood framed openings, wood doors and trim
 - (5) Laminated plastic counter tops, splashes and cabinets
 - (6) Soffits, facias and exterior trim
- E. Casework Specifications (Triangle Pacific's "Natural Oak Arched" or Kraft Maid's "Clermont" raised panel door fronts used as a standard or approved equal - oak cabinets) for all casework in the Owner's (manager's) apartment and the lobby food bar.
 - (1) Front Frame: 3/4" thick x 1-1/2" wide solid oak hardwood stiles and rails. Front frame is assembled with mortise and tenon construction.
 - (2) End Panels: 1/2" thick 5-ply plywood with a wood veneer exterior side and laminated with oak grained surfacing material on the interior side.
 - (3) Flush Bottom: 3/8" thick industrial grade composite panel substrate laminated with an oak grained surfacing material.
 - (4) Wall & Base Hanging Rails: 3/4" thick x 3-1/2" wide solid lumber laminated with an oak grained surfacing material.
 - (5) Back: 1/8" thick birch grained fiberboard.
 - (6) Wall and Base Shelves: 1/2" thick industrial grade composite panel substrate laminated with an oak grained surfacing material and edge banded with a solid vinyl, with fixed shelves.
 - (7) Toe Kick: 1/2" thick x 4" high exact end panel match.
 - (8) Injection Molded Corner Brackets: High-impact, injection molded plastic. Brackets secured with metal fasteners in six different locations to maintain precise squareness and stability.

- (9) Drawers: Plywood with clear finish and sliding dovetail joints.
- (10) Exclusive Cushion TEC Drawer Guide: Polyurethane-injected rollers captured in epoxy-coated guides with built-in self-closing, stay closed features and rated at a 75 pound load capacity.
- (11) Concealed Hinges: High quality steel, concealed hinges attached behind the cabinet door.
- (12) Wrap-A-Round Hinges: High quality wrap-a-round hinges attached to both the front frame and the cabinet door and have a self-closing feature.
- (13) Finish: Furniture quality natural oak finish with rich grain clarity and protecting the natural wood from most common household chemicals.
- (14) Hardware: Complete custom hardware style as selected by the Owner or as required in H. below.
- (15) Laminated plastic countertops and splashes.

- F. Casework in the registration desk and other BOH areas will be constructed as G. below plus whatever else is shown on the drawings.
- G. Casework other than in E. above: to be equal to AWA Custom Grade Laminated Finish 1600 B with all exposed and work surfaces to be covered with Laminated Plastic by Wilson Art, Formica, Micarta or Pionite (color and pattern as selected by the Owner. General Specifications as follows:
 - (1) Use solid stock wood for all frames, jambs, heads, stops, blocking and edging. Plywood may be used for body construction of cabinets where members are over 11" wide.
 - (2) Drawers will be glued and blocked with bottoms to be dadoed into sides and fronts. Drawer sides and backs to be 1/2" solid stock. Drawer bottoms to be 1/4" thick hardboard with Melemine finish. Drawer fronts and doors to be 3/4" solid stock. Drawer slides to be each side, plastic rollers, rated 75 pound load.
 - (3) Provide and install all hardware for cabinets including adjustable shelf standards for interiors more than 24" high and drawers with extension side slides.
 - (4) Tops and splashes to match cabinets.
 - (5) Furnish all hardware required, selection and finish by the Owner as required in H. below
- H. Cabinet hardware, unless noted otherwise, will be Stanley bronze finish 4" ribbon pulls, magnetic catches and concealed hinges.

6.6 WOOD DOORS: See DIVISION 8 Below

6.7 LAMINATED BEAMS (If Required on Drawings):

- A. All laminated beams will be constructed, shipped, stored and installed in accordance with AITC, ANSI A 190.1 and/or APA EWS specifications and requirements for Structural Glued Laminated Timber.
- B. All beams will be glued with Wet Condition Adhesive, preservative pressure treated according to AWPA Standards and Industrial Grade appearance. Preservative treat all exterior beams for job related cuts immediately after trimming.
- C. All beams will be Quality Marked and dated.
- D. The sizes shown on the drawing are indicated for the purpose of preparing the architectural drawings. The fabricator will check the structural capabilities of beams to be furnished to meet the code requirements along with the standards for good quality Work and will furnish shop drawings signed and sealed by a licensed Texas engineer. Notify the Architect of any suggested changes before contracting for the work required.
- E. Build in whatever camber is required for the beams to maintain level when loaded for long periods of time.
- F. The fabricator will design and furnish shop drawings of all connections, seats and supports to steel columns or wood supports required.
- G. Furnish complete shop drawings of all the above requirements to the Architect before fabrication.
- H. Minimum Stress Levels: Fv 2,400 psi, Fv 165 psi, E 1,800,000 psi.

6.8 CULTURED MARBLE (CAST POLYMER):

- A. All material and manufacturing to be in accordance with the Cultured Marble Institute's recommendation and ANSI 124 and be a member of CMI.
- B. Products will be by Cenocr or Introsul.
- C. Cultured marble products (color by Owner) in bath and toilet rooms where indicated are as follows:
 - (1) Cultured (Manmade Marble) Marble Vanity Tops: similar and equal to Vermax, Inc. "Cenocr" 1(800) 262-2284, one piece top and back splash, end splashes at walls, with dripless edge, 10" skirt, 5.25" x 10.625" facial tissue cutouts in skirt.
 - (2) ADA Cultured (Manmade Marble) Marble Vanity Tops: Similar and equal to Vermax, Inc. "Cenocr" 1(800) 262-2284, one piece top and back splash, end splashes at walls, with dripless edge, 3.25" skirt.
 - (3) Cultured (Manmade Marble) Thresholds: Vermax "Cenocr" marble thresholds shall be 1/2" thick with edge to 1/4" rise in 1/2" run maximum on each edge. Meet ADA requirements for change in levels. Refer to 4.5.2 & 4.13.8 of the ADA.
 - (4) Cultured (Manmade Marble) Marble Sills: Vermax "Cenocr" marble sills shall be 1/2" thick with edge to 1/4" rise in 1/2" run maximum on each edge.
 - (5) Cultured (Manmade Marble) Marble Tub and Shower Surround: Tub surround shall be Vermax "Cenocr" full height from tub to ceiling with two piece back, 10" seam cover and end panels. Provide flush mount two soap dishes, one at shower height and one at bath height. Seal joints with Dow Corning No.8640 mildew resistant caulk.

DIVISION 7: THERMAL AND MOISTURE PROTECTION

7.1 INSULATION:

- A. Insulation Work as shown on the drawings will be in the attic, walls and if required in the floor/ceiling space.
- B. Batt and/or blanket fiberglass or mineral insulation will be manufactured by Owens-Corning, GAF, Celotex or U.S. Gypsum. Blown in insulation is allowed with the Owner's permission.
- C. Insulation is specified by thickness and "R" value. When specified by "R" value, provide the thickness required to achieve this value exclusive of the other building materials adjacent to the insulation.
- D. Exterior wall and roof attic insulation will have kraft paper type vapor barrier on the warm side of the construction.
- E. Interior wall and between floor/ceiling construction insulation may be unfaced.
- F. Achieve complete coverage by stuffing loose insulation into small tight spaces where batts are difficult to install.

7.2 ROOFING (install the type of roof listed below which is noted on the drawings):

- A. Roofing shingles will be a minimum 25 year guarantee type, installed over 30 lb. felt on 7/16" plywood, color by Owner and one of the following:
 - (1) Elk: Prestique II
 - (2) Celotex: Dimensional IV
 - (3) Georgia Pacific: Premium or Tough Glass 25
- B. Single ply roof to be membrane, mechanically attached by Carlisle, Stevens, Trocal, Duro-Last, Manville, Goodyear or Firestone. Roofing to have a 15 year minimum factory guarantee.
- C. Metal roof to be square batten, standing seams 16 to 18" o.c., 24 gauge steel, factory painted with Kynar 500 over baked on epoxy base primer. Metal roof to be installed over 30 lb. felt on 7/16" thick plywood with all flashing, sealant, accessories, etc. as recommended by the manufacturer which will be Vic West, Berridge, Steelox, General or AEP-SPAN. Roof installation will have a guaranteed weathertightness of 15 years.
- D. Roof tiles to be one piece clay Spanish Mission Barrel tiles furnished by MCA, Ludowici and installed in accordance with the manufacturer's recommendations. Color of blend to be as selected by the Owner.
- E. If other type of roofing is required see the Amendments to these specifications on Sheet A-2.

7.3 FLASHING AND SEALANTS:

- A. Flashing and counter flashings will be installed at all locations in the building where the possibility of water penetration into the construction exists. This includes but is not limited to all roof penetrations, wherever dissimilar materials abut, expansion joints or other type of joints occur in the exterior building materials. Special care and Work are required by the Contractor to provide permanent flashing (in addition to sealants to prevent water from penetrating the structure).
- B. Flashing materials can be 26 gauge G.L., 20 gauge aluminum or elastic sheet membrane flashing of neoprene, butyl or EPDM rubber sheet used as recommended by the material manufacturer for the purpose of the particular flashing to be used.
- C. Sealants to be used on the exterior at the joints of all dissimilar materials such as but not limited to door, window and A/C unit frames and the basic wall materials, door thresholds with the floors, walls and soffits or ceilings joints, wherever required to make the building water tight and to fill joints where an unsightly or poor fit occurs.
- D. Exterior sealant will be elastomeric polysulfide complying with ASTM C 920 Type M Class 25 non sag type as manufactured by Dow Chemical, Pecora, Sonneborn or Tremco. Color to match adjacent material.

7.4 VAPOR BARRIER:

- A. Install 6 mil thickness carbonated polyethylene sheeting FS L-P-512 under all concrete building slabs and foundations including walks which are adjacent to and connected to the building foundation or floor. Lap sheeting 12" at each joint, seal around all penetrations and all holes which occur in the sheeting.

7.5 EXTERIOR WALL FINISH: (See Drawings if required and install type indicated on drawings)

- A. E.I.F.S. Exterior Insulation and Finish System
 - (1) System to be by Dryvit, Slo, Corev or Firestone and materials and installation by the manufacturer. The system is an externally reinforced exterior insulation and finish system consisting of an adhesive insulation board over G-P 5/8" type "X" Densglass sheathing board, fiberglass reinforcing mesh fully embedded in a base coat mixture and an aesthetic finish, color as selected by the Owner.
 - (2) Manufacturer must be a member of EIMA.
 - (3) Insulation board to be rigid extruded polystyrene conforming to ASTM C 578-87a, type IV Styrofoam or equal, 3/4" minimum thickness with trim shapes and thickness as indicated on the drawings.
 - (4) The finish color will be in the finish coat and will not require painting.
 - (5) Provide expansion and contraction joints as shown on the drawings and the minimum amount recommended by the manufacturer
 - (6) All exposed edges, corners, ends, etc. will be completely encapsulated by the base coat, covered with reinforcing mesh and finish coat.
- B. F.R.P. Fiber Reinforced Plaster (Stucco or Plaster)
 - (1) The system, materials, installation and manufacturer by Magna Wall Inc. which is a 2-coat 1/2" thick Portland Cement plaster (stucco) with fiberglass reinforcing on metal lath over 15 lb. felt on G-P 5/8" type "X" Densglass sheathing, which must provide a waterproof sub-strate for the F.R.P.
 - (2) The finish will be integrally colored in two colors as selected by the Owner.
 - (3) F.R.P. materials:
 - Portland Cement: ASTM C150, Normal-Type I Portland
 - Lime: ASTM C206, Type S
 - Aggregate: ASTM C144 natural sand
 - Water: clean, fresh and potable with minerals
 - Plaster Reinforcement: glass fibers, 1/2 inch length
 - Pre-mixed plaster with color by Magna Wall as approved by the Owner.
 - (4) Metal lath and accessories:
 - As manufactured by U.S.G., Milcor, Amico, National Gypsum or Keene.
 - 3.4 pound galvanized, self-furring diamond mesh, asphalt paper backed F.S. No. UU-B-790A, type 1, grade D, style 2
 - Control and expansion joints as shown on drawings, recommended by the plaster mfg. or 100 S.F. maximum.
 - All accessories will be galvanized
 - Corner beads: USP 1A and A at all corners
 - Control joints: USG No. 75 1/4" joint unless noted wider
 - Expansion joints: USG No. 15, double "V" 1/4" joint or No. 100 if required
 - Base screeds: 28 ga. galv. for 1/2" plaster
 - Casing beads: USG No. 66 at plaster edges or junction with other materials.

DIVISION 8: DOORS AND WINDOWS

- 8.1 WINDOWS:
 - A. Window sizes are noted on the drawings and in the Window Schedule.
 - B. Windows will be aluminum bronze electrostatic painted horizontal sliders with bronze glazing (laminated glass where required by Code) (unless noted otherwise on the Window Schedule) by Alenco, Peerless, Peterson, Columbia or Skotly.
 - C. Windows to be installed in a manner with flashing and caulking to ensure a weatherproof installation.
- 8.2 STEEL DOORS:
 - A. Steel doors and door frames will be manufactured by a member of the HMAA and will be constructed in accordance with HMAA guide.

- specifications #860 for 6 panel Type "A" doors and frames and No. 861 for flush slab Type "C" doors and frames or approved equal. Doors to have insulated cores.
- B. Provide steel louvers in doors according to the Door Schedule on the drawings.
- C. Doors and door frames to be manufactured by Steel Craft, Republic, Fenestra, Benchmark or Ceco.
- D. Where U.L. Labels are required, Labels are required for both doors and frames.

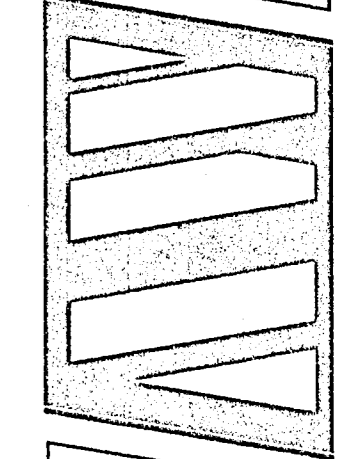
8.3 WOOD DOORS:

- A. All wood doors will be paint grade unless scheduled to be stain grade hardwood veneer with NWMA Wood Flush Door Certification mark certifying compliance with ANSI/NWMA Industry Standard I.S.1-A Series and/or AWA quality standard 1300 architectural woodwork for flush doors. Stain doors to be birch unless noted otherwise.
- B. Doors shall be warranted against warping, delamination and all other forms of poor workmanship by the manufacturer as follows:
 - (1) Solid core doors are 5 years
 - (2) Hollow core doors for 2 years
- C. Approved door manufacturers are Weyerhaeuser, Eggers, Fenestra, Southwood or Benchmark.
- 8.4 BUILDERS HARDWARE:
 - A. APPROVED MANUFACTURERS: Where specific manufacturers are mentioned it is to set a standard of type and quality. Hardware of the same type and quality by the following manufacturers may be substituted with the Owner's approval. Where a specific manufacturer is not listed below, hardware of any one of the companies on the list may be used.
 - (1) Card locksets: Saflok and VingCard, Tesa
 - (2) Other lock and latch sets: Schlage, Yale and Best.
 - (3) Closers: Norton, LCN, Von Duprin, Cal-Royal and Baldwin.
 - (4) Miscellaneous: Stanley, Trimco, Ives, Hagar and Taymor
 - (5) Weatherstripping and Thresholds: Pemco, Zero or Accurate
 - (6) Aluminum doors and/or storefront: PPG, Kawneer, Amarlite or Vistawall
 - B. GENERAL REQUIREMENTS:
 - (1) All aluminum/glass doors to be anodized bronze (unless noted otherwise) having ball bearing butts, off-set pivots, overhead closers, push-pull devices with full width push-panic bars with concealed rod, panic bar operable from the inside. Exterior doors keyed from the outside w/key and guest's card key, unlocked by the panic bar from inside.
 - (2) All exterior doors to have aluminum thresholds, height as required by floor finish and to protect the interior from water and weather penetration (H.C. accessible entrances 1/2" high), and perimeter weatherstripping.
 - (3) All interior doors on a corridor will have 20 minute U.L. labels.
 - (4) All 1-3/4" doors to have 1-1/2" pair of 4-1/2" x 4-1/2" butts and 1-3/8" doors to have 1-1/2" pair of 3-1/2" x 3-1/2" butts. All butts to be full mortise and prime painted (unless noted otherwise).
 - (5) All hardware to be brushed chrome finish except door butts to be prime painted on painted steel doors.
 - (6) All swinging doors to have wall mounted stops except where other type of stops are required, i.e. floor or hinge stops or where overhead door closers prevent doors from hitting walls.
 - (7) All pair of doors to have manual flush bolts (floor and head on one door leaf)
 - (8) All doors on a handicap accessible route will have less than a 5 lb. push-pull and more than 3 second swing time.
- C. HARDWARE SETS:
 - The following manufacturers are listed for quality and style requirements. All finishes to be brushed brass or chrome except the aluminum/glass doors, frames and hardware to match the doors. Provide lever handles for all doors except aluminum/glass doors
 - Hardware required:
 - All door hardware to match finish of lock set.
 - Aluminum glass doors and frames by PPG, Kawneer, Amarlite or Vista Wall.
 - Bi-fold and sliding doors by door manufacturer.
 - Guest unit entrance doors: VingCard #2100 standard lever handle.
 - Lock and latch sets: Schlage AL Series 4000 Grade 2 Neptune lever handles Finish 606.
 - Overhead closers: Cal-Royal 740-10-AL
 - Spring hinge closers: Stanley 2060 R (2 per door)
 - Wall stop: Taymor 25-4612 DC except where other type of stop required.
 - Flush bolts: Taymor 3310
 - Peep hole: Taymor 180 degrees.
 - Door guard: Ives 482
 - Sound and smoke control: Pemco 297AS w/52 silicon gasket.
 - Electric door lock-unlock device by Schlage or lock manufacturer
 - Hardware Set numbers:
 1. Entry doors with keyed panic hardware w/closers (dbl. doors have flush bolts)
 2. Aluminum entry doors with keyed panic hardware with electric lock-unlock devices operable from the front desk and by guest room card key. Provide push button to bell at desk from main entrance door.
 3. Door with push plate/pull handle and closer without latch or lock.
 4. Doors with panic bar, (double doors to have flush bolts).
 5. VingCard 2100 card lock, peep hole, wall stop, door guard, overhead door closer, threshold, and smoke stripping for interior doors and weather-stripping for exterior doors
 6. Lockset AL 25D NEP 606 communicating lock w/B660 Finish 606 dead bolt, wall stop, recessed retractable door bottom Pemko #H1ARL and perimeter sound/weather-stripping Pemko SB8D (both doors where two doors shown).
 7. Lockset AL 40S NEP 606 privacy lock and wall stop.
 8. Lockset AL 40S NEP 606 privacy lock, and closer.
 9. Lockset AL 53 PD NEP 606 entrance lock and wall stop.
 10. Lockset AL 53 PD NEP 606 entrance lock, and closer.
 11. Lockset AL 53 PD NEP 606 entrance lock, wall stop, and flush bolts.
 12. Lockset AL 53 PD NEP 606 entrance lock, closer and flush bolts.
 13. Latch AL 10S NEP 606 passage and wall stop.
 14. Latch AL 10S NEP 606 passage, and closer.
 15. Latch AL 40S NEP 606 closet w/ inside thumbturn and wall stop
 16. Dummy knob AL 170 NEP 606 wall stop and magnetic catch.
 17. Lockset AL 53 PD NEP 606 entrance lock, and closer plus recessed retractable door bottom and perimeter sound/weather stripping.
 18. Special - See description on Door Schedule or Drawings.

MAINSTAY SUITES
ADDISON, TEXAS



ART WILLIAMS JR
ARCHITECT
14180 DALLAS PARKWAY, SUITE 520
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SPECIFICATIONS

JOB: 811
DRAWN: FEC
DATE: 10/2/98
REVISIONS:

SHEET NO.
SP2
OF: