

**Installation:**

1. Comply with requirements of Section 01000 - Project Requirements.
2. Inspect existing and new work for proper firestopping prior to close-in of ceilings and walls.
3. Provide material thicknesses necessary to provide fire-resistance ratings indicated or required by authorities having jurisdiction.

**SECTION 07900 - JOINT SEALERS**

**Summary:**

1. Provide joint sealers at interior vertical and horizontal joints.

**Submittals:**

1. Submit product data, mockup of each joint type, adhesion test results for each joint type.

**Products:**

1. Latex Joint Sealants:
  - a. Acrylic Type: Acrylic-emulsion, ASTM C 834.
  - b. Application: Interior joints in vertical and overhead surfaces with limited movement.
2. Auxiliary Materials:
  - a. Plastic foam joint fillers.
  - b. Elastomeric tubing backer rods.
  - c. Bond breaker tape.

**Installation:**

1. Comply with requirements of Section 01000 - Project Requirements.
2. Test sealant adhesion for each substrate required.
3. Install in proper relation with adjacent work.
4. Clean adjacent surfaces soiled with sealant immediately.

**SECTION 08110 - STEEL DOORS AND FRAMES**

**Summary:**

1. Provide Steel Doors and Frames:
  - a. Interior doors and frames.

**Submittals:**

1. Submit product data, shop drawings.

**Products:**

1. Products: As selected by Architect complying with the following.
2. Standards: ANSI/SDI-100, Recommended Specifications for Standard Steel Doors and Frames.
3. Fire-Rated Assemblies: NFPA 80, and acceptable testing agency listing.
4. Steel Frames:
  - a. Interior Frames: Welded type.
  - b. Interior Frames: Drywall slip-on type.
  - c. Material: Sheet steel, mitered or coped corners.
    - 1). 18 gage.
  - d. Accessories: Door silencers and plaster guards.
  - e. Finish: Factory primed and field painted

**Installation:**

1. Comply with requirements of Section 01000 - Project Requirements.
2. Comply with SDI-100, and NFPA 80 for fire-rated assemblies.

**SECTION 08210 - FLUSH WOOD DOORS**

**Summary:**

1. Provide Flush Wood Doors:
  - a. Interior solid core flush doors.

**Submittals:**

1. Submit product data, samples, shop drawings, warranty.

**Products:**

1. Products: As selected by Architect complying with the following.
2. AWI Quality Standards: NWWDA I.S. 1-A, and AWI Architectural Quality Standards.
3. Interior Solid Core Doors:
  - a. Grade: Custom.
  - b. Construction: 5-ply.
  - c. Core: Particleboard.
  - d. Finish: Transparent finish on slip-matched plain-sliced white birch faces. Match Owner's sample.
4. Fitting and Finish:
  - a. Fitting: Factory-prefit and premachine doors.
  - b. Transparent Factory Finish: Transparent factory finish, catalyzed lacquer
5. Auxiliary Materials: Wood glazing frames.

**Installation:**

1. Comply with requirements of Section 01000 - Project Requirements.
2. Comply with NWMA IS-1 and AWI Quality Standards.
3. Prefit doors to frames, premachine doors for hardware, and factory bevel.
4. Install with not more than 1/8 inch clearance at top and sides, 1/4 inch at bottom unless undercut is required.
5. Comply with NFPA 80 for rated assemblies.

**SECTION 08710 - DOOR HARDWARE**

**Summary:**

1. Provide hardware for swinging and bifold doors.
2. Reuse existing salvaged hardware to the greatest extent possible.
3. Comply with code and accessibility requirements.

**Submittals:**

1. Submit product data, samples, proposed hardware schedule, maintenance data.

**Products:**

1. Products: As selected by Architect complying with the following.
2. Product Requirements:
  - a. Hardware for Fire-Rated Openings: NFPA 80, and local requirements.
  - b. Handicapped Accessibility: ANSI A117.1, ADAAG, and local requirements.
  - c. Materials and Application: ANSI A156 series standards.
  - d. Quality Level: Commercial.
3. Locksets and Latches: Cylinder type.
4. Lock Cylinders: Interchangeable type.
5. Keying: Owner's requirements. Key all doors to Owner's master key.
6. Hinges and Butts: Full-mortise type with nonremovable pins at exterior, entrance and security doors.
7. Closers: High frequency.
8. Closers: Barrier-free type.
9. Exit Devices: High frequency type.
10. Hardware Finishes: Bright brass
11. Door Trim Units: Kickplates, armor plates, edge trim, viewers, knockers, and mail drops and related trim.
12. Stops for each door.
13. Silencers.
14. Coordinators.

**Installation:**

1. Comply with requirements of Section 01000 - Project Requirements.
2. Comply with DHI "Recommended Locations for Builder's Hardware" and hardware manufacturers instructions.
3. Refer to the door schedule on drawings for hardware sets.
4. Provide Owner's master keying system on all locks.

**SECTION 08800 - GLAZING**

**Summary:**

1. Provide glass and glazing for units not factory glazed.

**Submittals:**

1. Submit product data, samples, shop drawings, warranty, maintenance data.

**Products:**

1. Products: As selected by Architect complying with the following.
2. Glass:
  - a. Heat-Treated Glass Products: Heat-strengthened and tempered glass, ASTM C 1048.
3. Glazing: Preformed glazing tape glazing.
4. Setting blocks, spacers, and compressible filler rods.

**Installation:**

1. Comply with requirements of Section 01000 - Project Requirements.
2. Comply with FGMA Glazing Manual and manufacturer's recommendations.
3. Set mirrors on stainless steel channels and adhere to wall with mastic.

**SECTION 09260 - GYPSUM BOARD ASSEMBLIES**

**Summary:**

1. Provide Gypsum Board Assemblies:
  - a. Interior walls, partitions, and ceilings for tape and joint compound finish.
  - b. Remodeling gypsum drywall systems at areas of new construction.
2. Gypsum Board Attachment:
  - a. Gypsum board screw-attached to steel framing and furring.

**Submittals:**

1. Submit product data, 4 foot by 4 foot mockup showing joint treatment.

**Products:**

1. Products: As selected by Architect complying with the following.
2. Gypsum Board:
  - a. Gypsum Wallboard: ASTM C 36, regular, foil-backed, and fire-rated types:
    - 1). 5/8 inch typical thickness.
  - b. Joint Treatment: ASTM C 475 and ASTM C 840, 3-coat system.
  - c. Installation Standard: ASTM C 840.
3. Trim Accessories:
  - a. Material: Metal or plastic.
  - b. Types: Cornerbead, edge trim, and control joints.
4. Steel Framing for Walls and Partitions:
  - a. Furring Channels: ASTM C 645:
    - 1). 25 gage (0.179 inch).
  - b. Typical Depth:
    - 1). 3-5/8 inch
  - c. Furring Channels: ASTM C 645:
    - 1). 25 gage (0.179 inch).
  - d. Auxiliary Framing Components: Furring brackets, resilient furring channels, Z-furring members, and non-corrosive fasteners.
5. Auxiliary Materials:
  - a. Gypsum board screws, ASTM C 1002.
  - b. Gypsum board nails, ASTM C 514.
  - c. Fastening adhesive.
  - d. Concealed acoustical sealant.
  - e. Mineral fiber sound attenuation blankets.

**Installation:**

1. Comply with requirements of Section 01000 - Project Requirements.
2. Comply with standards referenced above and ASTM C 840 and GA 216.
3. Install joints only over framing members. Do not allow butt-to-butt joints.
4. Provide blocking for items such as railings, grab bars, casework, toilet accessories, and similar items.
5. Provide acoustical sealant at runner tracks, wall perimeters, openings, expansion, and control joints.
6. Install gypsum board assemblies true, plumb, level and in proper relation to adjacent surfaces.
7. Where new partitions meet existing construction, remove existing cornerbeads to provide smooth transition.
8. Provide 3-coat joint treatment such that, after finishing, joints are not visible.
  - a. Sand and leave ready for finish painting and wall treatment

**SECTION 09510 - ACOUSTICAL CEILINGS**

**Summary:**

1. Provide acoustical lay-in ceilings, trim, and metal suspension system.
2. Remodel existing acoustical lay-in ceilings, trim, and metal suspension system.

**Submittals:**

1. Submit product data, samples.

**Products:**

1. Products: As selected by Architect complying with the following.
2. Acoustical Panel Ceilings:
  - a. Size: 24 by 48 inches
  - b. Thickness: 3/4 inch.
  - c. Edge Detail: Reveal.
  - d. Pattern: Fissured
  - e. Armstrong Cortega Second Look #2758.
3. Suspension Systems:
  - a. Exposed grid suspension system, ASTM C 635 intermediate duty classification, standard profile.
  - b. Fire-Rating: Non-fire-resistance rated suspension system.
  - c. Suspension System Accessories: Attachment devices and hangers, ASTM C 635.
  - d. Cap Material: Painted steel finish.
  - e. Edge molding and trim.

**Installation:**

1. Comply with requirements of Section 01000 - Project Requirements.
2. Measure and layout acoustical ceilings to avoid less than 1/2 panel units whenever practical.
3. Install suspension systems in accordance with ASTM C 636.
4. Install panels with pattern or grain running one-way.

**SECTION 09650 - RESILIENT FLOORING**

**Summary:**

1. Provide resilient flooring.

**Submittals:**

1. Submit product data, samples, 4 foot by 4 foot mockup, maintenance data.

**Products:**

1. Products: As selected by Architect complying with the following.
2. Tile Flooring:
  - a. Vinyl Composition Tile: ASTM F 1066, Composition 1, nonasbestos formulated
    - 1). Class 2
    - 2). Size: 12 by 12 inches.
    - 3). Thickness: 1/8 inch thick.
    - 4). Equal to Armstrong Standard Excelon Imperial Texture. Match existing.
3. Auxiliary Materials:
  - a. Edge strips and terminations.
  - b. Feature strips and inlaid borders.

**Installation:**

1. Comply with requirements of Section 01000 - Project Requirements.
2. Prepare surfaces by cleaning, leveling and priming.
3. Level to 1/8 inch in 10 feet tolerance.
4. Install tile with tight joints and required patterns.

**SECTION 09651 - RESILIENT BASE AND ACCESSORIES**

**Summary:**

1. Provide resilient wall base, resilient stair accessories, resilient flooring accessories, resilient carpet accessories.

**Submittals:**

1. Submit product data, samples, mockup.

**Products:**

1. Products: As selected by Architect complying with the following.
2. Resilient Wall Base:
  - a. Vinyl Wall Base: FS SS-W-40, Type II, 0.125 inches thick.
  - b. Height: 4 inches.
  - c. Type: Straight type with no toe at carpet installations, cove type with topset toe elsewhere.
3. Resilient Accessories:
  - a. Vinyl accessories.
  4. Installation Accessories:
    - a. Concrete Slab Primer: Nonstaining type.
    - b. Trowelable Underlayments and Patching Compounds: Latex-modified, Portland-cement-based formulation.
    - c. Adhesives: Water-resistant type.

**Installation:**

1. Comply with requirements of Section 01000 - Project Requirements.

**SECTION 09680 - CARPET**

**Summary:**

1. Provide carpet and floor preparation.

**Submittals:**

1. Submit product data, samples, seaming diagram, mockup, warranty, maintenance data.

**Products:**

1. Products: As selected by Architect complying with the following.
2. Carpet Material: Refer to carpet schedule below
3. Auxiliary Materials:
  - a. Edge guards.
  - b. Adhesives, cements and fasteners.
4. Carpet Installation Method: Direct glue down installation.

**Installation:**

1. Comply with requirements of Section 01000 - Project Requirements.
2. Install with tight seams and carpet grain running in same direction.
3. Provide cutoffs for floor outlets and similar penetrations.
4. Provide edge guards at change of flooring materials.

**Schedule:**

1. Carpet Schedule: Shaw Turn-Key Collection, SA123 Text TekLok style, patterned loop nylon, 26 oz/sq. yd. face weight, 1/10" gauge, TekLok backing, or equal to match existing.

**SECTION 09910 - PAINTING**

**Summary:**

1. Provide painting and surface preparation for interior unfinished surfaces as scheduled.
2. Provide painting and surface preparation of exposed mechanical and electrical piping, conduit, ductwork, and equipment.
3. Provide painting and surface preparation at areas of remodeling.
4. Provide painting of entire surface where patch painting is required.

**Submittals:**

1. Submit product data, samples, 4 foot by 4 foot mockup of each color, extra stock consisting of 1 unopened gallon of each type of paint used.

**Products:**

1. Products: As selected by Architect complying with the following.
2. Regulations: Compliance with VOC and environmental regulations.
3. First-line commercial-quality products for all coating systems.

**Installation:**

1. Comply with requirements of Section 01000 - Project Requirements.
2. Provide field-applied mock-ups of each color and finish selected on actual surfaces to be painted.
3. Test sample area for adhesion for each type of paint.
4. Remove cover plates and protect hardware and adjacent surfaces.
5. Sand before painting until smooth and flat and sand between coats.
6. Apply paint to achieve manufacturer's recommended dry film thicknesses.
7. Paint entire surface where patch painting is required.
8. Recoat areas which show bleed-through or defects.
9. Clean paint spatter from adjacent surfaces and glass.
10. Touch-up damaged surfaces at completion of construction.

**Schedule:**

1. Provide paint systems complying with the following schedule.
2. Gypsum Drywall Walls:
  - a. Gloss:
    - 1). Eggshell
  - b. System:
    - 1). 1 coat latex primer
    - 2). 1 coat latex finish
3. Ferrous Metals:
  - a. Gloss:
    - 1). Semi
  - b. System:
    - 1). 1 coat rust-inhibiting primer
    - 2). 1 coat alkylid enamel

**SECTION 10522 - FIRE EXTINGUISHERS AND CABINETS**

**Summary:**

1. Provide fire extinguishers
  - a. Fire extinguishers.
  - b. Fire extinguisher mounting brackets.

**Submittals:**

1. Submit product data.

**Products:**

1. Products: As selected by Architect complying with the following.
2. Standards: UL and FM listed products.
3. Fire Extinguishers:
  - a. Type: Multipurpose dry chemical, equal to Kidde Pro 340.
  - b. Rating: 3-A, 40-B-C.
  - c. Public Area Mounting: Metal brackets.

**Installation:**

1. Comply with requirements of Section 01000 - Project Requirements.
2. Provide 1 fire extinguisher & bracket in Break Room.

**SECTION 15300 - FIRE PROTECTION**

**Summary:**

1. Provide modifications to existing fire protection systems for the following:
  - a. Sprinkler system.
  - b. Fire alarm system.
2. Modify, relocate and extend existing service to accommodate new work. Relocate existing heads as required for new system. Provide concealed flush-mounted heads at acoustical ceilings.
3. Maintain fire alarm system in operation during construction.
4. Coordinate with Owner's room uses to provide adequate system for all contract areas.
5. Coordinate location of fire protection systems to avoid interference with location of designated lighting fixture locations.
6. Do not cut structural elements without prior written approval.

**Submittals:**

1. Submit product data, warranties, operating and maintenance data.
2. Submit signed and sealed shop drawings for review and as required for building permit.

**Products:**

1. Provide new materials suitable for service intended complying with approved submittals.
2. Sprinkler Heads: Recessed type.
3. Fire Alarm System: Integrated with fire detection, smoke detection, and sprinkler systems.
4. Power Sources: Emergency or alternate power system backup.

**Installation:**

1. Comply with requirements of Section 01000 - Project Requirements.
2. Comply with applicable codes, regulations, ordinances and requirements of authorities having jurisdiction, and NFPA 13, 13D, 13R, 26, 70 and 96 as applicable.
3. Conceal piping to the greatest extent practical.
4. Center ceiling-mounted elements in center of ceiling tiles as applicable or as noted on drawings.
5. Maintain indicated fire ratings of walls, partitions, ceilings, and floors at penetrations. Seal with firestopping to maintain fire rating.
6. Test all systems for proper operation, including backup and alarm systems.
7. Instruct Owner's personnel in proper operation of systems.

**SECTION 15400 - PLUMBING**

**Summary:**

1. Provide plumbing, waste, and vent systems for the following:
  - a. Break room sink.
  - b. Hot water for break room sink.
2. Modify, relocate and extend existing water supply, drainage, and vent piping to accommodate new work.
3. Do not cut structural elements without prior written approval.

**Submittals:**

1. Submit product data, piping types by application, warranties, operating and maintenance data.
2. Submit signed and sealed shop drawings for review and as required for building permit.

**Products:**

1. Provide new materials suitable for service intended complying with approved submittals. Provide accessory materials such as hangers and pipe insulation. Provide fixtures complying with water consumption requirements and accessibility requirements.

**Installation:**

1. Comply with requirements of Section 01000 - Project Requirements.
2. Comply with applicable codes, regulations, ordinances and requirements of authorities having jurisdiction. Vent all fixtures.
3. Conceal piping to the greatest extent practical.
4. Maintain indicated fire ratings of walls, partitions, ceilings, and floors at penetrations. Seal with firestopping to maintain fire rating.
5. Test all systems for proper operation.
6. Instruct Owner's personnel in proper operation of systems.

**Fixture Schedule:**

1. Sink: Elkay heavy duty 25 x 22 inch stainless steel sink with single lever faucet, standard drain.
2. Water heater: instant demand heater, to fit in sink base cabinet.

**SECTION 15500 - HEATING, VENTILATING, AND AIR CONDITIONING**

**Summary:**

1. Provide equipment, systems, and controls for heating, ventilation, and central air conditioning.
2. Modify, relocate and extend existing service to accommodate new work.
3. Coordinate with Owner's room uses to provide adequate system for all contract areas.
4. Coordinate location of thermostats and controls with Owner's requirements.
5. Coordinate location of ductwork to avoid interference with location of designated lighting fixture locations.
6. Do not cut structural elements without prior written approval.

**Design Conditions:**

1. Provide systems designed to ASHRAE weather data using mean coincident wet-bulb climatic conditions, and meeting the building standard design criteria.

**Submittals:**

1. Submit product data, warranties, operating and maintenance data, test and balance reports.
2. Submit signed and sealed design drawings as required for building permit.
3. At project closeout, provide computer graphics integrated with building control system.

**Products:**

1. Provide new materials suitable for service intended complying with approved shop drawings. Provide accessory items such as controls, anchors and insulation.

**Installation:**

1. Comply with requirements of Section 01000 - Project Requirements.
2. Comply with applicable codes, regulations, ordinances and requirements of authorities having jurisdiction and SMACNA recommendations.
3. Conceal piping and ductwork to the greatest extent practical.
4. Center ceiling-mounted elements in center of ceiling tiles as applicable.
5. Maintain indicated fire ratings of walls, partitions, ceilings, and floors at penetrations. Seal with firestopping to maintain fire rating.
6. Insulate piping and ductwork. Provide vapor barrier on insulated piping operating below 60 degrees F.
7. Test all systems for proper operation.
8. Commission and balance systems.
9. Instruct Owner's personnel in proper operation of systems.

**SECTION 16000 - ELECTRICAL**

**Summary:**

1. Provide electrical systems for the following:
  - a. Power.
  - b. Lighting.
  - c. Exit lighting.
  - d. Emergency lighting.
  - e. Cable TV and data outlets and wiring.
  - f. Security systems.
2. Modify, relocate and extend existing service to accommodate new work.
3. Maintain fire alarm system in operation during construction.
4. Coordinate with Tenant's room uses to provide adequate system for all contract areas.
5. Coordinate location of ductwork and fire protection systems to avoid interference with location of designated lighting fixture locations.
6. Coordinate schedule of telephone and data outlet completion with Tenant's communications requirements and installer as applicable.
7. Do not cut structural elements without prior written approval.

**Submittals:**

1. Submit product data, warranties, operating and maintenance data, circuit diagrams.
2. Submit signed and sealed design drawings for review and as required for building permit.

**Products:**

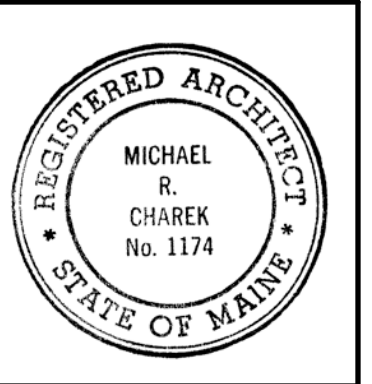
1. Provide new materials suitable for service intended complying with approved submittals. Provide accessories such as controls, cover plates, and connections to equipment. Finish as selected by Owner.
2. Provide emergency or alternate power source for exit and emergency lighting systems.

**Installation:**

1. Comply with requirements of Section 01000 - Project Requirements.
2. Comply with applicable codes, regulations, ordinances and requirements of authorities having jurisdiction and National Electrical Code.
3. Provide core drilling as required for new work.
4. Conceal conduit to the greatest extent practical.
5. Center ceiling-mounted elements in center of ceiling tiles as applicable.
6. Install light switches at uniform height above finished floor. Locate switches within rooms at strike side of door unless noted otherwise.
7. Install thermostats centered above light switches where applicable.
8. Gang-mount multiple switching locations. Mount multiple types of controls as close together as possible and in-line with each other at uniform height above finished floor unless noted otherwise.
9. Group multiple junction boxes, telephone and electrical outlets together on walls. Avoid back-to-back box locations.
10. Mount electrical, data, and telephone outlets vertically, at uniform height above finished floor unless noted otherwise.
11. Maintain indicated fire ratings of walls, partitions, ceilings, and floors at penetrations. Seal with firestopping to maintain fire rating.
12. Test all systems for proper operation.
13. Label circuits in electrical panels.
14. Instruct Owner's personnel in proper operation of systems.

**Michael Charek Architects**

25 Hartley Street  
Portland, Maine 04103  
(207) 761-0556



**Offices for UNUM**

Fifth Floor  
One Monument Square  
Portland, Maine

Title
SPECIFICATIONS
Scale:
1/8" = 1'-0"
Date:
8/30/13
Revisions
Sheet
<b>G2</b>