SECTION 08800

GLAZING CONTINUED

D. Glazing Compound: Compound shall be high quality, non-hardening sealant, polysulfide or silicone for exterior work. Shall be compatible with insulating glass.

PART 3 - EXECUTION

3.01 SETTING

A. Glass shall be set in strict accordance with manufacturer's specifications and the following.

B. Units shall be set with proper clearance on two 70 durometer setting blocks at 1/4 points, with units centered in opening.

C. Glass shall be accurately cut and set true to line, plumb and level in a manner to prevent strain on the glass.

D. Glass not installed in dry gasket system shall be back bedded. Stops shall be removed while glass is being set and shall be set in sealant.

E. All glass which after being cleaned shows cracks, or breakage, or defects that were present when delivered at the building or that are a result of improper glazing, except mill-glazed items, shall be removed and replaced with new and perfect glass.

F. All glass must be set in such a manner as to avoid liability of breakage.

3.02 CLEANING

A. Clean glass surfaces promptly after installation. Remove excess glazing and sealing compounds, mortar, paint, dirt, and other contaminants.

END OF SECTION

SECTION 09250

GYPSUM WALLBOARD

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. Materials and labor required to complete gypsum wallboard construction and interior metal framing.

B. Exterior sheathing.

1.02 RELATED SECTIONS

A. Section 06100: Rough Carpentry.

B. Section 09900: Painting.

1.03 SUBMITTALS

A. Submit manufacturer's product data for products specified.

1.04 DELIVERY, STORAGE, AND HANDLING

A. Deliver materials in their original unopened packages and store in an enclosed shelter providing protection from damage and exposure to the elements.

B. Remove damaged or deteriorated materials from the premises.

1.05 ENVIRONMENTAL REQUIREMENTS

A. In cold weather and during gypsum board application and joint finishing, temperatures within the building shall be maintained within the 55°F to 70°F range.

B. Provide adequate ventilation to carry off excess moisture.

C. Gypsum sheathing shall not be left exposed to the weather for longer than manufacturer's recommendations. Submit manufacturer's written requirements for protection.

PART 2 - PRODUCTS

2.01 MANUFACTURERS

A. Metal Framing Materials: Dale/Incor, Marino, Dietrich, or Unimast.

B. Gypsum Products: Domtar, U.S. Gypsum Co., or Gold Bond.

C. Caulking Materials: Tremco, DAP, or Pecora.

2.02 GYPSUM WALLBOARD

A. Gypsum Board: ASTM C 36, Type Regular (Type X for rated assemblies), 48 inches wide x maximum permissible lengths with long edges tapered. Boards shall be 1/2 inch thick unless indicated otherwise.

B. Gypsum Sheathing: ASTM C 79, Georgia Pacific Dens-Glass Firestop, Type X, 1/2 inch thick x 48 inches wide; maximum permissible length; fiberglass mat surface on both sides.

2.03 GYPSUM WALLBOARD ACCESSORIES

A. Corner Bead: 1-1/4 inch x 1-1/4 inch galvanized steel external corner with 1/8 inch nose bead.

B. Casing Bead: 30 gauge galvanized steel channel-type casing with 1/16 inch nose bead ground and knurled flange for joint compound finishing.

C. Fasteners:
1. For Metal Supporting Members: ASTM 646, Type S bugle head screws.
2. For Wood Supporting Members: ASTM 646, Type W bugle head screws.

D. Joint Reinforcing Tape: Same manufacturer as the gypsum wall-board, or approved by the manufacturer of the gypsum wallboard.

E. Joint Cement: Bedding cement and finishing cement shall be of the same manufacturer as the reinforcing tape.

F. Water shall be clean, free from oil or alkali and suitable for domestic consumption.

G. Caulking: Synthetic rubber based acoustical sealant.

H. Control Joint: Roll-formed zinc control joint with 3/32 inch grounds and 1/4 inch wide x 7/16 inch deep V-groove.

2.04 METAL FRAMING

A. Steel Studs (Non-Load Bearing Partitions and Soffits): ASTM C645; electro-galvanized finish; runners with 1-1/4 inch minimum leg height and minimum 20 gauge, except provide deep track 16 gauge with 2-3/4 inch leg height at locations indicated. All double studs at door jambs shall be 20 gauge.
1. 3-5/8" studs for spans 12'-0" and less - 25 gauge.
2. 3-5/8" studs for spans greater than 12'-0" - 20 gauge.
3. 6" studs - 20 gauge - use for all locations over 16'-0" high and locations indicated.
4. Maximum allowable deflection L/240 with 5 psf lateral load.

B. Z Furring Channel: 26 gauge, galvanized steel Z-shaped furring channel.

PART 3 - EXECUTION

3.01 ERECTION OF STEEL STUDS

A. Runners shall be aligned accurately at floor and ceiling and securely anchored with suitable fasteners spaced not more than 16" apart. Ceiling channel shall not be fastened to studs to allow a slip joint.

B. Studs shall be positioned vertically in the runners spaced no greater than 16" o.c. Studs shall be cut 3/4" short to allow for structure deflection. Anchor all studs to floor runner flanges by positive screw engagement, by welding or by clips through each stud flange and runner flange. When necessary, studs shall be securely spliced with a minimum 12" nested lap in which one screw per stud flange is required. Provide full height double studs at all door openings. Next stud at doors shall be located no more than 6" from double studs.

C. Studs shall be located no more than 2" from all door frame jambs, abutting partitions, partition corners and other construction. Studs shall be securely anchored to the jamb and head anchor clips of each door or borrow light frame by bolt or screw attachment. Over openings, a cut-to-length section of runner track with a web flange bend at each end shall be placed horizontally and securely screw-attached to the adjacent vertical studs. A cut-to-length stud shall be positioned at the location of vertical joints over the door frame header extending to the ceiling runner.

D. Provide horizontal stiffeners, spaced not more than 6'-0" on center.

E. All metal furring attached to walls and ceilings shall be spaced no greater than 16" o.c. unless indicated otherwise.

3.02 INSTALLATION OF BOARDS

A. Preparation for Work: Examine and inspect materials to which gypsum board is to be applied. Remedy all defects prior to installation of drywall. Defects in the finish installation due to misaligned framing or other cause will be the responsibility of the work performed under this Section. Starting of work shall imply the acceptance of the conditions. Application and finishing of gypsum board shall comply with the Gypsum Association GA-216, except as otherwise specified.

B. Cutting Wallboard: Cut gypsum wallboard by scoring and breaking, or by sawing, working from the face side. Where board meets projecting surfaces, scribe board neatly.

C. Placing Wallboard:
1. Place boards vertically into contact with each other, but do not force into place. Maximum allowable gap at end joints is 1/4". Butt to butt joints are prohibited.
2. Neatly fit and stagger end joints.
3. Make joint layout at openings so that no end joints will align with edges of opening.
4. Hold boards up off floor to prevent wicking of water on floors. Gap shall be 1/2" maximum where vinyl base occurs.
5. Screw fasten gypsum board a maximum of 12" o.c. in field of board and 12" along abutting ends or edges.
6. Power-drive screws at least 3/8" from edges or ends of gypsum boards to provide uniform dimple 1/32" deep.
7. Erect exterior gypsum sheathing horizontally, with edges butted tight and ends occurring over firm bearing.

D. Joint System: Finish all face panel joints and internal angles with joint reinforcing tape and joint cement in accordance with the manufacturer's directions. Spot exposed fasteners on face layers and finish corner bead, control joints and trim as required, with at least three coats of joint compound, feathered out onto faces and sand smooth.

E. Where partition or ceiling terminates against masonry, windows or other dissimilar material, apply casing bead over gypsum board edge and fasten with nails or galvanized staples 9" o.c.

F. Caulking:
1. At exterior walls, bed the floor and ceiling track that abuts concrete and ceiling and first stud that abuts concrete or masonry in a good beading of dry-wall sealant.
2. Caulk around ducts, pipes, outlets, and any other openings in these partitions.
3. Treat cut edges and holes with sealant where moisture may damage gypsum board.

END OF SECTION

SECTION 09900

PAINTING

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. Furnish all labor and materials to complete all painting herein specified.

1.02 SCHEDULE AND COLORS

A. Before ordering materials, each manufacturer and each type of paint and color shall be approved by the Architect.

1.03 WORKMANSHIP IN GENERAL

A. All work shall be done by skilled mechanics experienced in the application of specified coating. All materials shall be evenly applied, so as to be free from sags, runs, crawls, or other defects. All coats shall be of proper consistency and well brushed out or rolled as to show the minimum of brush or lap marks, except varnish and enamel, which shall be uniformly flowed on. All brushes and rollers shall be clean and in good condition.

B. No work shall be done under conditions that are unsuitable for the production of good results.

C. All coatings shall be applied at manufacturer's recommended film thickness.

1.04 PRODUCT HANDLING

A. Deliver materials in original container bearing manufacturer's labels.

B. Store in single location in accordance with manufacturer's directions. Protect from freezing. Comply with fire regulations.

1.05 JOB CONDITIONS

A. Environmental Requirements:
1. Do no outside work during damp weather, when temperature is below 50°F., or until surfaces have thoroughly dried from effects of such weather.
2. Do no work when dust or insects are present.

B. Protection: Protect all surfaces and finishes near area being painted.

1.06 EXTRA MATERIAL

A. Leave unopened one gallon cans of paint for each type and color of paint.

PART 2 - PRODUCTS

2.01 MATERIALS

A. When no specific manufacturers of paint, varnishes, enamels, stains, etc. are specified, such materials shall be the product of the following approved manufacturers and shall be their highest grade of each type of material:

Pratt and Lambert	Benjamin Moore
Devoe	Martin Senour
Pittsburgh	Sherwin-Williams
Glidden	California
Porter	Tnemec

B. Zinc-Rich Primer: Wilbur & Williams "Zinc-Shield," Devoe "Chem-Zinc," "Mobilzinc," or approved equal,

C. Undercoater: Foundation coat for enamel. Pigments and vehicles shall be carefully selected to secure excellent flow and solid hiding, mixed and ground to maximum fineness to absolutely smooth, hard surface, devoid of brush marks, specks, and grit, that needs little or no sanding before applying enamel. Undercoater shall be tinted to match final coat.

D. Exterior Enamel: "Totrust Metal Coat" as manufactured by Wilbur & Williams, Pratt & Lambert "Effecto," Sherwin-Williams "Kem Lustral Enamel," or equal.

E. Thinners:
1. Turpentine shall be used as a thinner in exterior paint only, shall be pure gum spirits of turpentine, and shall conform to the Standard Specifications of the ASTM, D-13, latest edition.
2. Volatile mineral spirits shall be used as a thinner in interior paint, if required, if in accordance with manufacturer's directions. No turpentine shall be used in the interior of the building.

PART 3 - EXECUTION

3.01 PREPARATION OF SURFACES

A. Before painting, all dust, dirt, plaster, grease, loose paint and other extraneous matter which would affect the finished work shall be removed.

3.02 FINISH PAINTING

A. All coats shall be thoroughly dry before the succeeding coat is applied. Allow at least 24 hours between coats, unless special paint is used that requires more or less time for drying.

B. Painting coats, as specified, are intended to cover surface perfectly; if surfaces are not covered, further coats shall be applied.

C. All parts of molding and ornaments shall be left clean and true to details.

D. Finish shall be uniform as to sheen, color and texture.

E. All coats shall be applied in strict accordance with the manufacturer's directions.

F. All edges, (including tops and bottoms of doors), shall be finished with same material and coats as surfaces.

3.03 CLEANING UP

A. Remove all paint where it has been spilled, splashed or spattered on surfaces, including fixtures, hardware, glass, furniture, fittings, etc.

END OF SECTION

Rev. #	Date	Description
0	05/14/07	BID

Rev. #	Date	Description

Drawing Description
FACADE IMPROVEMENTS
SPECIFICATIONS

Market/Project Name
PINE TREE SHOPPING CENTER, BRIGHTON AVE, PORTLAND, ME

Drawn/Chkr: CWS
Scale: AS NOTED

Drawn By: NGS
Date: 05/14/2007

Checked By: CWS
Approved

Seal

A/E Project No.
05120

Architect/Engineer
SCHNEIDER ASSOCIATES
40 SKOKIE BLVD, SUITE 600
NORTHBROOK, IL 60062
TEL: 847-480-9500 FAX: 847-480-9595

OWNER:
CENTRO HERITAGE SPE 4LLC
40 SKOKIE BLVD, SUITE 600
NORTHBROOK, IL 60062

State: ME
Site: PINE TREE

Phase
BID

Sheet No.
SP101