

**2.2 EPDM MEMBRANE**

- A. General: Ethylene propylene diene monomers formed into uniform, non-reinforced flexible sheets, laminated to 0.055" thick non woven polyester fleece backing, complying with ASTM D 4637, Type III.
  - 1. Thickness: 45 mils, nominal.
  - 2. Exposed Face Color: Manufacturer's standard.
- B. Fully Adhered EPDM Membrane: Manufacturer's standard installation.
- C. Products: Subject to compliance with requirements, provide one of the following:
  - 1. FleeceBACK 100 Adhered Roofing System; Carlisle Syntec Systems.

**2.3 AUXILIARY MATERIALS**

- A. Sheet Seaming System: Manufacturer's standard materials for sealing lapped joints, including edge sealer to cover exposed spliced edges as recommended by membrane manufacturer.
  - B. Cant Strips, Tapered Edge Strips, and Flashing Accessories: Types recommended by membrane manufacturer, including adhesive tapes, flashing cements, and sealants.
  - C. Flashing Material: Manufacturer's standard system compatible with flexible sheet membrane.
  - D. Walkway Protection: Prefabricated EPDM pads designed specifically for protection of exposed FSR membrane.
  - E. Mechanical Fasteners: Metal plates, caps, battens, accessory components, fastening devices, and adhesives to suit substrate and as recommended by membrane manufacturer.
  - F. Membrane Adhesive: As recommended by membrane manufacturer for particular substrate and project conditions, formulated to withstand min. 55 mph wind speed.
- 2.4 INSULATING MATERIALS**
- A. General: Provide insulating materials to comply with requirements indicated for materials and compliance with referenced standards in sizes to fit applications indicated, selected from manufacturer's standard thicknesses, widths, and lengths.
  - B. Polyisocyanurate Board Roof Insulation: Rigid, cellular thermal insulation with polyisocyanurate closed-cell foam core and manufacturer's standard facing laminated to both sides; complying with FS HH-1-1972/2, Class 1, in thicknesses as indicated.
- 2.5 AUXILIARY INSULATION MATERIALS**
- A. Adhesive for Bonding Insulation: Type recommended by insulation manufacturer and complying with fire resistance requirements.
    - 1. Provide system tested and approved for I-60 wind uplift rating.

- C. Cut out and repair membrane defects at end of each day's work.
- D. Walkway Protection: Install protection pads at locations shown and where required for access to roof-mounted equipment. Place protection pads carefully to avoid damage to membrane, laying over an additional layer of roof membrane material, loosely applied, for additional protection.

3.4 PROTECTION OF ROOFING

- A. Upon completion of roofing (including associated work), institute appropriate procedures for surveillance and protection of roofing during remainder of construction period. At end of construction period, or at a time when remaining construction will in no way affect or endanger roofing, make a final inspection of roofing with a representative of membrane manufacturer and prepare a written report to Owner, describing nature and extent of deterioration or damage found.
- B. Repair or replace (as required) deteriorated or defective work found at time of final inspection to a condition free of damage and deterioration at time of Substantial Completion and acceptable to membrane manufacturer in accordance with requirements of specified warranty. Conduct a re-inspection of roofing with a representative of membrane manufacturer when all repair work has been done to verify acceptability.

..END OF SECTION 07530

SECTION 07900

JOINT SEALERS

1 PART 1 GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of contract including General and Supplementary Conditions and Division 1 specification sections apply to Work of this section.

1.2 SECTION INCLUDES

- A. Sealants and joint backing.

1.3 SUBMITTALS

- A. Product Data: Provide data indicating sealant chemical characteristics, performance criteria, substrate preparation, limitations, color availability.

1.4 ENVIRONMENTAL REQUIREMENTS

- A. Maintain temperature and humidity recommended by the sealant manufacturer during and after installation.

2 PART 2 PRODUCTS

2.1 SEALANTS

- A. Type A - General Purpose Exterior Sealant: Polyurethane ; ASTM C920, Grade NS, Class 25, Uses M, G, and A; single or multi- component.

- 1. Color as selected.
- 2. Applications: Use for:

- a. Joints between concrete and other materials.
- b. Joints between metal frames and other materials.
- c. Joints between siding and other materials.
- d. Other exterior joints for which no other sealant is indicated.

- B. Type B - Exterior Metal Lap Joint Sealant: Butyl or polyisobutylene, non-drying, non-skinning, non-curing.

- 1. Applications: Use for:

- a. Concealed sealant bead in sheet metal work.
- b. Bedding for door thresholds.

- C. Type C - General Purpose Interior Sealant: Acrylic emulsion latex; ASTM C834, single component, paintable.

3 PART 3 EXECUTION

3.1 EXAMINATION AND PREPARATION

- A. Verify that substrate surfaces and joint openings are ready to receive work.
- B. Verify that joint backing and release tapes are compatible with sealant.
- C. Remove loose materials and foreign matter which might impair adhesion of sealant.
- D. Clean and prime joints in accordance with manufacturer's instructions.

- E. Perform preparation in accordance with manufacturer's instructions and ASTM C1193.

3.2 INSTALLATION

- A. Perform work in accordance with sealant manufacturer's requirements for preparation of surfaces and material installation instructions.

- B. Perform installation in accordance with ASTM C1193.

- C. Perform acoustical sealant application work in accordance with ASTM C919.

- D. Measure joint dimensions and size joint backers to achieve width-to-depth ratio, neck dimension, and surface bond area as recommended by manufacturer, except where specific dimensions are indicated.

- E. Install bond breaker where joint backing is not used.

- F. Install sealant free of air pockets, foreign embedded matter, ridges, and sags.

- G. Apply sealant within recommended application temperature ranges. Consult manufacturer when sealant cannot be applied within these temperature ranges.

- H. Tool joints concave.

...END OF SECTION

**Part II**

**Division 8**

**Doors and Windows**

SECTION 08110

STEEL DOORS AND FRAMES

1 PART 1 GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of contract including General and Supplementary Conditions and Division 1 specification sections apply to Work of this section.

1.2 SECTION INCLUDES

- A. Steel doors panels and frames; non-rated and fire rated

1.3 SUBMITTALS

- A. Shop Drawings: Indicate door and frame elevations, internal reinforcement, cut-outs for glazing, and finishes.
- B. Product Data: Indicate door and frame configurations, location of cut-outs for hardware reinforcement.

1.4 QUALITY ASSURANCE

- A. Conform to the following:
  - 1. SDI-100 - Standard Steel Doors and Frames.
  - 2. DHI - Door Hardware Institute - The Installation of Commercial Steel Doors and Steel Frames, Insulated Steel Doors in Wood Frames and Builder's Hardware.
  - 3. Fire Rated Door Panel and Frame Construction: ASTM E152. NFPA 252. UL 10B. NFPA 80.
  - 4. Handicapped: ANSI A117.1, ADA.

2 PART 2 PRODUCTS

2.1 DOORS AND FRAMES

- A. Manufacturers:
  - 1. Brockway Smith Co.; BROSCO Perma-Door Royal.
  - 2. General Products Co. Inc.; Benchmark
  - 3. Lake Shore Industries Inc.; Thema-Tru
  - 4. Peachtree Doors Inc.; Avanti.
  - 5. Pease Doors Inc.; Ever-Strait
  - 6. Stanley Works.
- B. Exterior Frames: Clear solid pine with integral flat pine casings and threshold.
- C. Interior Frames: Adjustable 18 gage steel frames with wood casings..
- D. Door Faces: 24 gage hot dipped galvanized steel.

08110 - 1 - Steel Doors and Frames

Island View Apartments

99436

3.2 TOLERANCES

- A. Maximum Diagonal Distortion: 1/8 inch measured with straight edge, corner to corner.

...END OF SECTION

SECTION 08210  
WOOD DOORS

1 PART 1 GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract including General and Supplementary Conditions and Division 1 specification sections apply to Work of this section.

1.2 SECTION INCLUDES

- A. Wood doors and frames, non-rated.

1.3 SUBMITTALS

- A. Shop Drawings: Indicate door elevations.

1.4 QUALITY ASSURANCE

- A. Perform work in accordance with the following:
  - 1. NWWDA I.S.1.

1.5 WARRANTY

- A. Section 01001 - Basic Requirements: Provide a five year warranty to include coverage:
  - 1. Interior Doors: Five (5) years.
- B. Include coverage for delamination of veneer, warping beyond specified installation tolerances, defective materials, telegraphing core construction.

2 PART 2 PRODUCTS

2.1 DOOR TYPES

- A. Manufacturers:
  - 1. Blount Lumber Co.
  - 2. Brockway Smith Co.
  - 3. Jeld-Wen Inc.
  - 4. Mohawk Flush Doors Inc.

- B. Interior Doors: 1-3/8 inches thick; hollow core construction; as indicated.

2.2 DOOR CONSTRUCTION

- A. Core (Hollow): NWWDA, mesh or cellular core including lock blocks, vertical edge bands, and top and bottom rails.



SECTION 08555

BUILDERS SELECT VINYL CLAD WOOD DOUBLE-HUNG WINDOWS

PART 1 GENERAL

1.1 SUMMARY

A. Section Includes:

1. Vinyl clad wood double-hung windows.
2. With optional transom windows.
3. With optional picture windows.
4. Glazing.
5. Accessories.

B. Related Sections:

1. Section 06100 - Rough Carpentry: Framed openings.
2. Section 06200 - Finish Carpentry: Interior wood casing.
3. Section 07210 - Building Insulation: Batt insulation at window perimeter.
4. Section 07460 - Siding.
5. Section 07600 – Flashing and Sheetmetal.
6. Section 07900 - Joint Sealers: Perimeter joint sealant and backer rod.
7. Section 09900 - Painting: Finishing interior wood, including grilles.

1.2 REFERENCES

A. American National Standards Institute (ANSI).

1. ANSI Z97.1 – Safety Performance Specification and Methods of Test for Safety Glazing Material Used In Buildings.

B. American Society for Testing and Materials (ASTM):

1. ASTM A 36, Specification for Structural Steel.
2. ASTM C 1036, Specification for Flat Glass.
3. ASTM C 1048, Specification for Heat Treated Flat Glass - Kind HS, Kind FT Coated and Uncoated Glass.

2. Water Penetration: No water penetration beyond the interior face of window unit when tested in accordance with ASTM E 547 at a static pressure of 6.00 psf.
3. Structural Performance: No glass breakage, damage to hardware, or permanent deformation (set) which would cause any malfunction or impair the operation of the unit, or residual deflection greater than 0.4% of span when tested in accordance with ASTM E 330 at a test pressure of 60 psf.
4. Design Criteria: Design and size window components to withstand loads imposed by wind to a pressure as approved by local authorities when measured in accordance with ASTM E 330. Limit deflection to L/175.
5. Thermal Performance - Fenestration U-factor: Fenestration Products shall be rated, certified and labeled in accordance with NFRC 100. U-factors shall be as follows:
  - a. NARROLINE®
    1. Residential size (36" x 60"): U=0.46
    2. Non-residential size (48" x72"): U=0.46
6. Sound Transmission Rating: Windows to provide a sound transmission class (STC) of 25 when tested in accordance with ASTM E 90 and ASTM E 413.
7. Windows Required to meet Egress: : Windows indicated on the Drawings as needing to comply with egress requirements to provide a minimum clear opening width as required by Building Inspector State Fire Marshal.
8. Forced Entry Resistance: Window units to comply with requirements for Performance Level 10 when tested in accordance with ASTM F 588.

#### 1.4 SUBMITTALS

- A. Product Data, Installation Instructions, Detail Drawings and Samples: Submit the following under provisions of Section 01300 - Submittals:
  1. Product Data: Submit manufacturer's product literature for all products and accessories furnished.
  2. Installation Instructions: Submit manufacturer's installation instruction sheets for all products and accessories furnished.
  3. Detail Drawings: Submit elevations indicating location and type of glazing material, typical jamb, head and sill details, and special mullion reinforcement details.
  4. Color Samples:
    - a. Vinyl Cladding: Submit color samples of vinyl cladding.
    - b. Hardware: Submit samples indicating typical finish on window hardware.
- B. Quality Control Submittals: Submit the following under provisions of Section 01400 - Quality Control:
  1. Reference List: Submit reference lists as specified under Quality Assurance article.

- A. Field Measurements: Verify actual measurements for openings by field measurements before fabrication; show recorded measurements on shop drawings. Coordinate field measurements, fabrication schedule with construction progress to avoid construction delays.
- B. Install windows in strict accordance with safety and weather conditions specified by manufacturer's product literature.
- C. Extra caution shall be exercised when temperature drops below 32 degrees F., and extreme care when temperature is below 0 degrees F.

PART 2      PRODUCTS

2.1      MANUFACTURERS

- A. Andersen Builder's Select Narroline<sup>®</sup> Double-Hung units as manufactured by Andersen Corporation, Bayport, Minnesota.

- 1. Color: White.

2.2      MATERIALS

- A. Frame and Sash Members: Fabricated from a wood species approved in WDMA Industry Standard I.S. 2.

- B. Vinyl Cladding (Outer Frame Members and Sill)

- 1. Rigid vinyl (PVC) complying with the requirements of ASTM D4216, class 144434331111.

- C. Weatherstripping:

- 1. Double-Hung Unit Horizontal Weatherstripping: Gasket type vinyl covered foam in top and bottom rails. Check rail weatherstripping to be santoprene bulb covered with low friction plastic coating secured to filled polypropylene base and with end felt pads around parting stops.

- 2. Double-Hung Unit Vertical Weatherstripping: Polypropylene channels in contact with ribs in jamb liners.

2.3      GLAZING

- A. General: Insulating glass units certified through the Insulating Glass Certification Council as conforming to the requirements of IGCC Class CBA when tested in accordance with ASTM E 773 and E 774. Provide dual sealed units consisting of polyisobutylene primary seal and silicone secondary seal. Metal spacers to have bent corners.

- 1. Performance Characteristics for the center of glass: The following performance characteristics are based on NFRC validated spectral data files for the respective glazing. The values are for center of glass only. (See section 1.03 for whole fenestration performance values.)

- a. U-factor: 0.48.
- b. Solar Heat Gain Coefficient (SHGC): 0.58.

2. Insect Screen Cloth: 18 x 16 aluminum mesh, gun metal finish.
3. Frame Finish: white.
- B. Sill Stop: Prefinished wood pieces machined from clear material DP50.
- C. Sill Stool: Prefinished wood pieces machined from clear material.
- D. High Profile Stop: Unfinished wood pieces machined from clear material.
- E. Picture Unit Accessory Stop: Finished or unfinished wood pieces machined from clear material.

## 2.7 FABRICATION

- A. Preservative Treatment: Treat wood sash and frame members after machining with a water repellent preservative in accordance with WDMA I.S. 4.
- B. Frame Units: Treated wood core of outer frame member encased in a 0.031" thick seamless vinyl extrusion. Sill to consist of a treated wood core encased in a seamless vinyl extrusion.
- C. Jamb and Head Liners:
  1. Double-Hung: Units: 0.030" thick, rigid vinyl extrusions secured to wood members by barbed legs or screws.
- D. Sash: Treat sash members with a preservative, water repellent, conductive solution in accordance with WDMA I.S. 4.
  1. Double-Hung and Transom Sash:
    - a. Stabilizer Coating: Apply minimum 1.5 mil dry thickness polyurea stabilizer to all surfaces to be topcoated.
    - b. Finish Coating: Apply minimum 1.5 mil dry thickness flexacron finish coat over stabilized exterior and interior surfaces.
  - E. Glazing: Factory glaze with high performance glazing sealant and snap-in rigid vinyl glazing bead.
  - F. Side Jamb Clips: 1-1/2" or 3" galvanized pre-punched sheet metal clip.
  - G. Factory apply weatherstripping.

## PART 3 EXECUTION

### 3.1 INSPECTION

- A. Inspect opening before installation is commenced.
  1. Verify concrete surfaces are dry and free of excess mortar, rocks, sand and other construction debris.

D. Application of Pemi-Shield Casing and Vinyl Laminated Board and Rigid Channels:

1. Install according to window manufacturer's instructions.

3.6 INTERIOR FINISHING

A. Builder's Select windows are prefinished. Refer to Section 09900 if additional painting is required.

3.7 ACCESSORIES

A. Insect Screens: Install according to window manufacturer's instructions.

B. Grilles: Install grilles according to window manufacturer's instructions.

C. Extension Jamb: Install according to window manufacturer's instructions.

3.8 CLEANING

A. Clean vinyl surfaces to remove dirt. Use cleaning materials specifically recommended by window manufacturer.

B. Protect glass and hardware from brick cleaning solutions. Contact with masonry cleaning solutions may etch the glass and cause seal failure of the insulating glass unit.

C. Remove debris from work site.

D. Leave window units in closed and locked position.

E. Protect interior and exterior of window units until structure is sealed from the weather. Seal unfinished wood surfaces.

... END OF SECTION

SECTION 08705  
DOOR HARDWARE

1 PART 1 GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract including General and Supplementary Conditions and Division 1 specification sections apply to Work of this section.

1.2 SUMMARY

- A. Hardware for wood, hollow steel, doors.
- B. Thresholds, weatherstripping, seals, and door gaskets.

1.3 SUBMITTALS

- A. Hardware Schedule: Indicate hardware components in sets correlated to door schedule.
- B. Product Data: Submit data for hardware components illustrating style, operating features, color, and finish.
- C. Operating and Maintenance Instructions: Include data on operating hardware, lubrication requirements, and inspection procedures related to preventative maintenance.

1.4 QUALITY ASSURANCE

- A. Hardware Supplier: Company specializing in supplying commercial door hardware with 5 years documented experience approved by manufacturer.

1.5 COORDINATION

- A. Coordinate work of this section with other directly affected sections requiring any integral reinforcement for door hardware.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Package hardware items individually. Label and identify package with door opening code to match schedule.
- B. Deliver keys to Owner.

1.7 MAINTENANCE

- A. Provide manufacturer's maintenance services on door closers and locksets for one year from Date of Substantial Completion.
- B. Provide special wrenches and tools applicable to each different or special hardware component.

- C. Key Cabinet: Sheet steel construction, enamelled finish, hinged door with key lock, internal hooks for 25 keys, identification labeling.

2.3 MATERIALS AND FABRICATION

- A. Provide products complying with ANSI A 156.1 standards.
- B. Name Plates: Do not provide products with manufacturers name or trade name displayed in a visible location except in conjunction with required UL labels.
- C. Provide hardware manufactured to conform to templates with machine screw installation. Do not provide hardware prepared for self-tapping screws.
- D. Fasteners: Provide Phillips flat head screws except as otherwise indicated. Finish screws to match adjacent hardware finish.
- E. Lever Handles: Provide lever handles at all doors required to be accessible to the handicapped.

2.4 FINISHES

- A. Finishes are identified in Schedule at end of this section.

3 PART 3 EXECUTION

3.1 EXAMINATION AND PREPARATION

- A. Verify that doors and frames are ready to receive work and dimensions are as instructed by the manufacturer.
- B. Verify that electric power is available to power operated devices and is of the correct characteristics.

3.2 INSTALLATION

- A. Install hardware in accordance with manufacturer's instructions.
- B. Install hardware at fire rated doors in accordance with NFPA 80.
- C. Use templates provided by hardware item manufacturer.
- D. Adjust hardware and door control devices to comply with ADA requirements.

...END OF SECTION

Island View Apartments											
Door Schedule		Door types based on BROSCO designations unless noted otherwise.									
Notes:		1. All Interior doors (both sides) and inside of exterior doors shall be trimmed at head and jambs w/ Brosco 8710 casing. 2. Trim outside of exterior doors as indicated on exterior elevations/details. 3. Provide concave wall mounted door stops at all doors opening against an adjacent wall or door. Ives No. 406 1/2 or equal. 4. Provide a door mounted roller bumper at all doors opening against an opposite hand door (1 per pair). Ives No. 471 or equal.									
No.	Location	W	H	T	Door Material	Door Type	Frame Type	Lock Function	Hardware	Label	Notes
<b>Building Exterior Doors</b>											
11	Exterior Entry	36	80	1 3/4	Insulated Metal	BE89	WD	Lockset 1	Threshold 2, Closer, Kickplate		
<b>Unit Exterior Doors</b>											
21	Unit Entry	36	80	1 3/4	SC Hinged 6 Panel		WD	Lockset 2	Spring Hinges	20 min	
22	Exterior Porch	(2)36	80	1 3/4	Vinyl		Vinyl	Sliding Door Lock	Threshold 1		
<b>Stair Enclosure Interior Doors</b>											
31	Stair Enclosure	36	80	1 3/4	Flush Metal		Metal	Passage 1	Closer / Smoke Seals	90 min	450 deg Temp Rise Rating
32	not used										
33	Storage	36	80	1 3/4	SC Hinged 6 Panel		WD	Storeroom Lock	Closer/Kickplate	20 min	
<b>Public Utility Area Doors</b>											
41	Laundry Room	36	80	1 3/4	Flush Metal		Metal	Storeroom Lock 1	Closer/Kickplate	45 min	Keyed alike to Unit Entry 11
42	Exercise Room	36	80	1 3/4	SC Hinged 6 Panel		WD	Classroom Lock 1	Closer	20 min	Keyed to Master
43	Tenant Storage Room 1	36	80	1 3/4	SC Hinged 6 Panel		WD	Passage 2	Closer/Kickplate	20 min	Keyed to Master
44	Tenant Storage Room 2	36	80	1 3/4	SC Hinged 6 Panel		WD	Passage 2	Closer/Kickplate	20 min	Keyed to Master
45	Tenant Storage Room 3	36	80	1 3/4	SC Hinged 6 Panel		WD	Passage 2	Closer/Kickplate	20 min	Keyed to Master
<b>Electrical / Mechanical Area Doors</b>											
51	Mechanical Room	36	80	1 3/4	Flush Metal		Metal	Privacy 2	Closer/Kickplate	45 min	Knurled Knob
52	Elevator Mech. Room	36	80	1 3/4	Flush Metal		Metal	Privacy 2	Closer/Kickplate	45 min	Knurled Knob
53	Janitor Room	36	80	1 3/4	Flush Metal		Metal	Privacy 2	Closer/Kickplate	45 min	Knurled Knob
54	Electrical Room	36	80	1 3/4	Flush Metal		Metal	Privacy 2	Closer/Kickplate	45 min	Knurled Knob
<b>Common Area Doors</b>											
61	Office 01	36	80	1 3/4	SC Hinged 6 Panel		WD	Lockset 1	Closer	20 min	
62	Office 01 Closet	36	80	1 3/4	SC Hinged 6 Panel		WD	Storeroom Lock 1			
63	Office 02	36	80	1 3/4	SC Hinged 6 Panel		WD	Lockset 1	Closer	20 min	
64	Office 02 Closet	(2)24	80	1 3/4	SC Hinged 6 Panel		WD		Sliding Door Set		Drywall head and jambs
65	Public Toilet	36	80	1 3/4	SC Hinged 6 Panel		WD	Privacy 1	Closer	20 min	
66	Mail Room	36	80	1 3/4	SC Hinged 6 Panel		WD	Storeroom Lock 1	Closer/Kickplate	20 min	
<b>Unit Type A Doors</b>											
A1	Master Bedroom	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
A2	Bedroom Closet	72	80	1 3/8	HC Sliding 6 Panel	550	WD	Sliding Pulls	Sliding Door Set		Drywall head and jambs
A3	Bathroom	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			



Island View Apartments											
Door Schedule		Door types based on BROSCO designations unless noted otherwise.									
Notes:		1. All interior doors (both sides) and inside of exterior doors shall be trimmed at head and jambs w/ Brosco 8710 casing. 2. Trim outside of exterior doors as indicated on exterior elevations/details. 3. Provide concave wall mounted door stops at all doors opening against an adjacent wall or door. Ives No. 406 1/2 or equal. 4. Provide a door mounted roller bumper at all doors opening against an opposite hand door (1 per pair). Ives No. 471 or equal.									
No.	Location	W	H	T	Door Material	Door Type	Frame Type	Lock Function	Hardware	Label	Notes
A4	Linen Closet	24	80	1 3/8	HC Hinged 6 Panel	550	WD	Passage 2			
<b>Unit Type B Doors</b>											
B1	Master Bedroom	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
B2	Bedroom Closet	72	80	1 3/8	HC Sliding 6 Panel	550	WD	Sliding Pulls	Sliding Door Set		Drywall head and jambs
B3	Bathroom	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
B4	Linen Closet	24	80	1 3/8	HC Hinged 6 Panel	550	WD	Passage 2			
<b>Unit Type C Doors</b>											
C1	Master Bedroom	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
C2	Bedroom Closet	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Passage 2			
C3	Bedroom	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
C4	Bedroom Closet	48	80	1 3/8	HC Sliding 6 Panel	550	WD	Sliding Pulls	Sliding Door Set		Drywall head and jambs
C5	Bathroom	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
C6	Linen Closet	16	80	1 3/8	HC Hinged 6 Panel	550	WD	Passage 2			
C7	Closet	30	80	1 3/8	HC Hinged 6 Panel	550	WD	Passage 2			
<b>Unit Type D Doors</b>											
D1	Master Bedroom	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
D2	Bedroom Closet	72	80	1 3/8	HC Sliding 6 Panel	550	WD	Sliding Pulls	Sliding Door Set		Drywall head and jambs
D3	Bedroom	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
D4	Bedroom Closet	60	80	1 3/8	HC Sliding 6 Panel	550	WD	Sliding Pulls	Sliding Door Set		Drywall head and jambs
D5	Bathroom	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
D6	Linen Closet	16	80	1 3/8	HC Hinged 6 Panel	550	WD	Passage 2			
D7	Closet	30	80	1 3/8	HC Hinged 6 Panel	550	WD	Passage 2			
<b>Unit Type E Doors</b>											
E1	Master Bedroom	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
E2	Bedroom Closet	72	80	1 3/8	HC Sliding 6 Panel	550	WD	Sliding Pulls	Sliding Door Set		Drywall head and jambs
E3	Bedroom	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
E4	Bedroom Closet	60	80	1 3/8	HC Sliding 6 Panel	550	WD	Sliding Pulls	Sliding Door Set		Drywall head and jambs
E5	Bathroom	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
E6	Linen Closet	16	80	1 3/8	HC Hinged 6 Panel	550	WD	Passage 2			
E7	Closet	30	80	1 3/8	HC Hinged 6 Panel	550	WD	Passage 2			
<b>Unit Type F Doors</b>											

Island View Apartments											
Door Schedule		Door types based on BROSCO designations unless noted otherwise.									
Notes:		1. All interior doors (both sides) and inside of exterior doors shall be trimmed at head and jambs w/ BroSCO 8710 casing. 2. Trim outside of exterior doors as indicated on exterior elevations/details. 3. Provide concave wall mounted door stops at all doors opening against an adjacent wall or door. Ives No. 406 1/2 or equal. 4. Provide a door mounted roller bumper at all doors opening against an opposite hand door (1 per pair). Ives No. 471 or equal.									
No.	Location	W	H	T	Door Material	Door Type	Frame Type	Lock Function	Hardware	Label	Notes
F1	Master Bedroom	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
F2	Bedroom Closet	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Passage 2			
F3	Bedroom	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
F4	Bedroom Closet	48	80	1 3/8	HC Sliding 6 Panel	550	WD	Sliding Pulls	Sliding Door Set		Drywall head and jambs
F5	Bathroom	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
F6	Linen Closet	(2) 24	80	1 3/8	HC Hinged 6 Panel	550	WD	Passage 2			
F7	Closet	30	80	1 3/8	HC Hinged 6 Panel	550	WD	Passage 2			
<b>Unit Type G Doors</b>											
G1	Master Bedroom	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
G2	Bedroom Closet	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Passage 2			
G3	Bedroom	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
G4	Bedroom Closet	48	80	1 3/8	HC Sliding 6 Panel	550	WD	Sliding Pulls	Sliding Door Set		Drywall head and jambs
G5	Bathroom	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
G6	Linen Closet	(2) 24	80	1 3/8	HC Hinged 6 Panel	550	WD	Passage 2			
G7	Closet	30	80	1 3/8	HC Hinged 6 Panel	550	WD	Passage 2			
<b>Unit Type H Doors</b>											
H1	Master Bedroom	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
H2	Bedroom Closet	48	80	1 3/8	HC Hinged 6 Panel	550	WD	Passage 2			
H3	Bedroom	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
H4	Bedroom Closet	48	80	1 3/8	HC Sliding 6 Panel	550	WD	Sliding Pulls	Sliding Door Set		Drywall head and jambs
H5	Bedroom Closet	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
H6	Bathroom	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
H7	Linen Closet	48	80	1 3/8	HC Sliding 6 Panel	550	WD	Sliding Pulls	Sliding Door Set		Drywall head and jambs
H8	Closet	30	80	1 3/8	HC Hinged 6 Panel	550	WD	Passage 2			
<b>Unit Type J Doors</b>											
J1	Master Bedroom	36	80	1 3/8	HC Hinged 6 Panel	550		Privacy 2			
J2	Bedroom Closet	72	80	1 3/8	HC Sliding 6 Panel	550	WD	Sliding Pulls	Sliding Door Set		Drywall head and jambs
J3	Bedroom	36	80	1 3/8	HC Hinged 6 Panel	550		Privacy 2			
J4	Bedroom Closet	60	80	1 3/8	HC Sliding 6 Panel	550	WD	Sliding Pulls	Sliding Door Set		Drywall head and jambs
J5	Bedroom Closet	48	80	1 3/8	HC Sliding 6 Panel	550	WD	Sliding Pulls	Sliding Door Set		Drywall head and jambs
J6	Bathroom	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
J7	Linen Closet	24	80	1 3/8	HC Hinged 6 Panel	550	WD	Passage 2			
J8	Linen Closet	16	80	1 3/8	HC Hinged 6 Panel	550	WD	Passage 2			

Island View Apartments											
Door Schedule		Door types based on BROSCO designations unless noted otherwise.									
Notes:		1. All interior doors (both sides) and inside of exterior doors shall be trimmed at head and jambs w/ BroSCO 8710 casing. 2. Trim outside of exterior doors as indicated on exterior elevations/details. 3. Provide concave wall mounted door stops at all doors opening against an adjacent wall or door. Ives No. 406 1/2 or equal. 4. Provide a door mounted roller bumper at all doors opening against an opposite hand door (1 per pair). Ives No. 471 or equal.									
No.	Location	W	H	T	Door Material	Door Type	Frame Type	Lock Function	Hardware	Label	Notes
J9	Closet	30	80	1 3/8	HC Hinged 6 Panel	550	WD	Passage 2			
<b>Unit Type K Doors</b>											
K1	Master Bedroom	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
K2	Bedroom Closet	72	80	1 3/8	HC Sliding 6 Panel	550	WD	Sliding Pulls	Sliding Door Set		Drywall head and jambs
K3	Bedroom	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
K4	Bedroom Closet	60	80	1 3/8	HC Sliding 6 Panel	550	WD	Sliding Pulls	Sliding Door Set		Drywall head and jambs
K5	Bedroom Closet	48	80	1 3/8	HC Sliding 6 Panel	550	WD	Sliding Pulls	Sliding Door Set		Drywall head and jambs
K6	Bathroom	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
K7	Linen Closet	24	80	1 3/8	HC Hinged 6 Panel	550	WD	Passage 2			
K8	Linen Closet	16	80	1 3/8	HC Hinged 6 Panel	550	WD	Passage 2			
K9	Closet	30	80	1 3/8	HC Hinged 6 Panel	550	WD	Passage 2			
<b>Unit Type L Doors</b>											
L1	Master Bedroom	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
L2	Bedroom Closet	30	80	1 3/8	HC Hinged 6 Panel	550	WD	Passage 2			
L3	Bedroom	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
L4	Bedroom Closet	48	80	1 3/8	HC Sliding 6 Panel	550	WD	Sliding Pulls	Sliding Door Set		Drywall head and jambs
L5	Bathroom	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
L6	Linen	48	80	1 3/8	HC Sliding 6 Panel	550	WD	Sliding Pulls	Sliding Door Set		Drywall head and jambs
L7	Linen	16	80	1 3/8	HC Hinged 6 Panel	550	WD	Passage 2			
L8	Linen	24	80	1 3/8	HC Hinged 6 Panel	550	WD	Passage 2			
L9	Closet	30	80	1 3/8	HC Hinged 6 Panel	550	WD	Passage 2			
<b>Unit Type M Doors</b>											
M1	Master Bedroom	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
M2	Bedroom Closet	30	80	1 3/8	HC Hinged 6 Panel	550	WD	Passage 2			
M3	Bedroom	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
M4	Bedroom Closet	48	80	1 3/8	HC Sliding 6 Panel	550	WD	Sliding Pulls	Sliding Door Set		Drywall head and jambs
M5	Bathroom	36	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
M6	Linen	16	80	1 3/8	HC Hinged 6 Panel	550	WD	Passage 2			
M7	Linen	(2)24	80	1 3/8	HC Hinged 6 Panel	550	WD	Passage 2			
M8	Closet	30	80	1 3/8	HC Hinged 6 Panel	550	WD	Passage 2			
<b>Unit Type N Doors</b>											
N1	Closet	30	80	1 3/8	HC Hinged 6 Panel	550	WD	Passage 2			

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Island View Apartments											
Door Schedule											
Door types based on BROSCO designations unless noted otherwise.											
Notes:											
1. All interior doors (both sides) and inside of exterior doors shall be trimmed at head and jambs w/ Brosco 8710 casing.											
2. Trim outside of exterior doors as indicated on exterior elevations/details.											
3. Provide concave wall mounted door stops at all doors opening against an adjacent wall or door. Ives No. 406 1/2 or equal.											
4. Provide a door mounted roller bumper at all doors opening against an opposite hand door (1 per pair). Ives No. 471 or equal.											
No.	Location	W	H	T	Door Material	Door Type	Frame Type	Lock Function	Hardware	Label	Notes
N2	Bath Room	30	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
N3	Linen	18	80	1 3/8	HC Hinged 6 Panel	550	WD	Passage 2			
N4	Closet	30	80	1 3/8	HC Hinged 6 Panel	550	WD	Passage 2			
N5	Bedroom 3	32	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
N6	Bedroom 3 Closet	(2)30	80	1 3/8	HC Hinged 6 Panel	550	WD	Sliding Pulls	Sliding Door Set		Drywall head and jambs
N7	Bedroom 2	32	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
N8	Bedroom 2 Closet	(2)30	80	1 3/8	HC Hinged 6 Panel	550	WD	Sliding Pulls	Sliding Door Set		Drywall head and jambs
N9	Master Bedroom	32	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			
N10	MB Closet	(2)24	80	1 3/8	HC Hinged 6 Panel	550	WD	Sliding Pulls	Sliding Door Set		Drywall head and jambs
N11	MB Closet	(2)24	80	1 3/8	HC Hinged 6 Panel	550	WD	Sliding Pulls	Sliding Door Set		Drywall head and jambs
N12	Bath Room	30	80	1 3/8	HC Hinged 6 Panel	550	WD	Privacy 2			

Island View Apartments												
Portland, Maine												
Window Schedule												
New No.	Window Manufacturer	Unit Type	Quantity (8)	Unit Width	Unit Height	Required Egress	Low "E" Insul-Glass (5)	Insect Screen	Pre-finished Grills Inside Glass	Pntd. GWB Return Jamb+Head	Pntd. Wood Sill+Apron (6)	
Building A												
A		Single Hung Pair	68	(2) 3'-0"	4'-6"		Yes	Yes	Top 6/1	Yes	Yes	
B		Single Hung	156	3'-0"	4'-6"		Yes	Yes	Top 6/1	Yes	Yes	
C		Fixed	6	2'-4"	3'-6"		Yes		6	Yes	Yes	
D		Fixed	4	(4) 2'-0" qtr-round			Yes		4	Yes		
C'		Fixed	1	3'-0"	3'-0"							
Building B												
E		Single Hung Pair	72	(2) 3'-0"	4'-9"	Yes	Yes	Yes	Top 6/1	Yes	Yes	
F		Single Hung	76	2'-4"	3'-6"		Yes	Yes	Top 6/1	Yes	Yes	
G		Single Hung	12	2'-0"	3'-6"		Yes	Yes	Top 4/1	Yes	Yes	
H		Single Hung	4	3'-0"	4'-9"	Yes	Yes	Yes	Top 8/1	Yes	Yes	
K		Single Hung	4	3'-0"	3'-6"		Yes	Yes	Top 8/1	Yes	Yes	
L		Single Hung	4	2'-4"	5'-0"		Yes		Top 6/1	Yes		
M		Fixed	4	2'-4" half-round			Yes		4	Yes		
N		Fixed	4	2'-4"	3'-6"		Yes		8	Yes	Yes	
1. Alternate Manufacturers:		By architect approval only.										
2. Verify Rough Openings Prior to Framing												
3. Insulate Between Window and Rough Opening w/ expandable polystyrene insulation.												
4. Provide Safety Glazing as Required by CPSC Regulations.												
5. Provide Insulated Glazing throughout.												
6. Brosco 8710 Apron w/ 5/4x Sill.												
7. Provide blinds at all windows except in common areas.												
8. Contractor shall verify all quantities.												
9. All window units shall meet or exceed the design pressure requirements to BOCA 1999, Section 1609 Wind Loads.												
Note: Sliding patio door specs on door schedule.												

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Island View Apartments				
Hardware Schedule				
Item/function	Manufacturer	Model No.	Finish	Remarks
Lockset 1	Schlage	D50PD RHO	626	Public
Lockset 2	Schlage	S51PD SAT	626	Residence
Privacy 1	Schlage	D40S RHO	626	Public
Privacy 2	Schlage	F40N FLA	626	Residence
Passage 1	Schlage	D10S RHO	626	Public
Passage 2	Schlage	F10N FLA	626	Residence
Classroom Lock 1	Schlage	D70PD	626	Public
Storeroom Lock 1	Schlage	D80PD	626	Public
Sliding Door Locks				Manufacturers Standard Keyless Locking System
Sliding Door Set	Stanley	8900 Series		Sized appropriately to door weight
Closer	Dorma	7600	626	ADA compliant
Threshold 1	Mfgs. Standard			
Threshold 2	National Guard	425	Alum	ADA compliant - maximum 1/2" height
Hinges	Hager	Full mortise	626	Provide ball bearing hinges at doors with closers.
Floor Stop	Ives	436	Alum	
Wall Stop	Ives	406 1/2	Alum	
Roller Bumber	Ives	471	Alum	
Kickplate	Ives	8400	St Steel	On push side of Door
Spring Hinges	Stanley	2060R	626	Full Mortise - Sized appropriately to door weight
<b>Notes</b>				
Provide masterkey system, with construction keying system. Consult with Owner for instructions on keying.				
Products of one or more manufacturers are listed to establish quality and performance characteristics. Products of other manufacturers may be accepted subject to review by Architect.				
<b>Acceptable Manufacturers</b>				
Locksets:	Sargent, Schlage, Corbin, Yale			
Closers:	Sargent, Dorma, LCN, Norton, Rixson, Yale			
Hinges:	Hager, Stanley			
Thresholds:	National Guard Products, Pemko, Reese, Zero			

**Part II**

**Division 9**

**Finishes**

SECTION 09260

GYPSUM BOARD SYSTEMS

1 PART 1 GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract including General and Supplementary Conditions and Division 1 specification sections apply to Work of this section.

1.2 SUMMARY

- A. Gypsum board with joint treatment
- B. Metal channel wall and ceiling framing.
- C. Acoustic insulation.

1.3 SYSTEM DESCRIPTION

- A. Conform to applicable code for fire rated assemblies and as follows:
  - 1. Fire Rated Partitions: Listed assembly by UL.

1.4 SUBMITTALS

- A. Product Data: Submit data on gypsum board products and accessories.

1.5 QUALITY ASSURANCE

- A. Perform Work in accordance with ASTM C840, GA-201 - Gypsum Board for Walls and Ceilings, GA-214 - Recommended Specification: Levels of Gypsum Board Finish, GA-216 - Recommended Specifications for the Application and Finishing of Gypsum Board, GA-600 - Fire Resistance Design Manual.

2 PART 2 PRODUCTS

2.1 GYPSUM BOARD SYSTEM

- A. Manufacturers:
  - 1. Dornier Gypsum Co.
  - 2. Georgia Pacific Corp.
  - 3. Gold Bond Building Products /Div. National Gypsum Co.
  - 4. United States Gypsum Co.
- B. Furring, Framing, and Accessories: ASTM C645, GA-216, and GA-600.
- C. Gypsum Board Types: 5/8 inch thick, maximum available length in place; ends square cut, tapered edges; unless noted otherwise as follows:



- B. Feather coats onto adjoining surfaces so that camber is maximum 1/32 inch.
- C. Sanding and final coat of fill is not required at concealed surfaces above ceilings and in inaccessible spaces.

3.4 TOLERANCES

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

... END OF SECTION

SECTION 09650  
RESILIENT FLOORING

1 PART 1 GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract including General and Supplementary Conditions and Division 1 specification sections apply to Work of this section.

1.2 SECTION INCLUDES

- A. Resilient sheet, tile flooring and base.

1.3 SYSTEM DESCRIPTION

- A. Resilient Flooring: Conform to applicable code for flame/smoke rating requirements of 75/450 in accordance with ASTM E84 and critical radiant flux (CRF) of 0.45 per ASTM E648.

1.4 EXTRA MATERIAL

- A. Provide 5% of resilient flooring of each type, color and pattern.

2 PART 2 PRODUCTS

2.1 SHEET MATERIALS

- A. Homogeneous Vinyl Sheet: Meet performance requirements of FS L-F-475A(3) Type II Grade A, ASTM F1303, Type II, Grade 1, Class A, color and pattern through total thickness:

- 1. Total Thickness: 0.080 inch nominal.
- 2. Sheet Width: 72 inch minimum.
- 3. Heat welded seams.
- 4. Manufacturers:

- a. Armstrong World Industries Inc.
- b. Congoleum Corp.
- c. Mannington Mills Inc.
- d. Tarkett Inc.

2.2 TILE MATERIALS

- A. Vinyl Composition Tile: ASTM F1066 FS SS-T-312B, Type IV

- 1. Size: 12 x 12 inch.
- 2. Thickness: 0.125 inch.
- 3. Pattern: Marbleized
- 4. Manufacturers:

- a. Armstrong World Industries Inc.

- E. Scribe flooring to produce tight joints at items that penetrate flooring.
- F. Where floor finishes are different on opposite sides of door, terminate flooring under centerline of door.
- G. Install edge strips at unprotected or exposed edges, where flooring terminates, and where indicated secure resilient strips by adhesive.

3.3 INSTALLATION - BASE MATERIAL

- A. Adhere base tight to wall and floor surfaces.
- B. Fit joints tightly and make vertical. Miter internal corners. At external corners, V cut back of base strip to 2/3 of its thickness and fold.

3.4 CLEANING

- A. Remove excess adhesive from surfaces without damage.
- B. Clean, seal, and wax surfaces in accordance with manufacturer's instructions.

...END OF SECTION

SECTION 09680

CARPET

1 PART 1 GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of Contract including General and Supplementary Conditions and Division 1 specification sections apply to Work of this section.

1.2 SECTION INCLUDES

A. Carpet stretched-in with cushion underlay and direct-glued.

1.3 SUBMITTALS

A. Shop Drawings: Indicate seaming plan, method of joining seams, direction of carpet pile and pattern, and location of edge moldings and edge bindings.

B. Samples: Submit samples of each carpet type for selection of color and pattern.

1.4 EXTRA MATERIALS

A. Provide 5% of carpeting of each type, color, and pattern specified.

2 PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Manufacturers: Products of one or more manufacturers are specified to establish appearance, construction and performance characteristics. Products of other manufacturers may be accepted subject to compliance with specifications and review by Architect.

1. J & J Commercial
2. Armstrong World Industries Inc.
3. Lees Carpets
4. Patcraft Inc.
5. Shaw Contract Group

2.2 MATERIALS

A. Carpet Type A: Cut pile, 30 oz. 100% beck dyed nylon, "Assurance" manufactured by J & J Commercial.

1. Yarn: 100% Spun Nylon T-6,6, Two Ply, Heatset
2. Dye Method: Beck
3. Surface Texture: Dense Pile
4. Patterning Technique: N/A
5. Pattern Repeat: N/A
6. Gauge: 1/10 (3.94 rows/cm)

- D. Moldings and Edge Strips: Vinyl color as selected by architect
- E. Adhesives: Compatible with materials being adhered.

3 PART 3 EXECUTION

3.1 EXAMINATION

- A. Verify that floor surfaces are smooth and flat within tolerances specified in Section 03001 and are ready to receive work.
- B. Verify that concrete floors for glue-down installation are ready for carpet installation by testing for moisture emission rate and alkalinity in accordance with manufacturer's instructions. Obtain instructions if test results are not within specified limits.

3.2 PREPARATION

- A. Remove sub-floor ridges and bumps. Fill minor or local low spots, cracks, joints, holes, and other defects with sub-floor filler.
- B. Apply, trowel, and float filler to achieve smooth, flat, hard surface. Prohibit traffic until filler is cured.
- C. Clean substrate.

3.3 INSTALLATION

- A. Install carpet and cushion in accordance with manufacturer's instructions and Carpet and Rug Institute CRI 104 - Standard for Installation of Commercial Textile Floorcovering Materials.
- B. Verify carpet match before cutting to ensure minimal variation between dye lots.
- C. Lay out carpet and locate seams in accordance with shop drawings:
  - 1. Locate seams in area of least traffic, out of areas of pivoting traffic, and parallel to main traffic.
  - 2. Do not locate seams perpendicular through door openings.
  - 3. Align run of pile in same direction as anticipated traffic and in same direction on adjacent pieces.
  - 4. Locate change of color or pattern between rooms under door centerline.
  - 5. Provide monolithic color, pattern, and texture match within any one area.
- D. Install carpet at apartments over cushion, stretched-in. Join seams using hot adhesive tape Form seams straight, not overlapped or peaked, and free of gaps.
- E. Install carpet at common areas by direct glue-down method.
- F. Complete installation of edge strips, concealing exposed edges.

3.4 CLEANING

- A. Remove excess adhesive from floor, base, and wall surfaces without damage.

SECTION 09900

PAINTING

1 PART 1 GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract including General and Supplementary Conditions and Division 1 specification sections apply to Work of this section.

1.2 SECTION INCLUDES

- A. Surface preparation and field application of paints and coatings.

1.3 SYSTEM DESCRIPTION

- A. Conform to applicable code for flame and smoke rating requirements for products and finishes.

1.4 SUBMITTALS

- A. Product Data: Provide data on all finishing products.
- B. Samples: Submit coating samples for selection, illustrating range of colors and textures available for each surface finishing product scheduled.

1.5 ENVIRONMENTAL REQUIREMENTS

- A. Store and apply materials in environmental conditions required by manufacturer's instructions.

1.6 EXTRA MATERIALS

- A. Provide minimum of two (2) gallons of each type and color of coating specified.

2 PART 2 PRODUCTS

2.1 MATERIALS

- A. Manufacturers: Products of one or more manufacturers are listed in Finish Schedules to establish appearance, performance and quality characteristics. Products of other manufacturers may be accepted subject to review by Architect.

- 1. ICI Paint Stores
- 2. Benjamin Moore and Co.
- 3. PPG Industries: Pittsburgh Paints
- 4. Pratt and Lambert

- B. Coatings: Ready mixed except field catalyzed coatings of good flow and brushing properties, capable of drying or curing free of streaks or sags.

### 3.2 APPLICATION

- A. Apply products in accordance with manufacturer's instructions.
- B. Sand transparent finishes lightly between coats to achieve required finish.
- C. Where clear finishes are required, tint fillers to match wood.
- D. Back prime interior and exterior woodwork scheduled to receive paint finish with primer paint.
- E. Back prime interior woodwork scheduled to receive stain or varnish finish with gloss varnish reduced 25 percent with mineral spirits.
- F. Minimum Coating Thickness: As recommended by manufacturer.
- G. Prime Coats: Prime material as recommended by manufacturer. Recoat primed surfaces as required to cover suction spots or unsealed areas.
- H. Pigmented Surfaces: Completely cover to achieve an opaque, smooth surface of uniform finish, color and appearance. Cloudiness, spotting, holidays, laps, brush marks, runs, sags, ropiness or other imperfections will not be accepted.
- I. Transparent Finishes: Provide smooth surface of uniform luster, free of laps, cloudiness, color irregularity, runs, brush marks, orange peel, nail holes or other imperfections.

### 3.3 FINISHING MECHANICAL AND ELECTRICAL EQUIPMENT

- A. Refer to Division 15 and Division 16 sections for schedule of color coding, identification banding of equipment, ductwork, piping, and conduit.
- B. Color code items in accordance with requirements indicated. Color band and identify with flow arrows, names, and numbering.
- C. Paint shop primed equipment
- D. Remove unfinished louvers, grilles, covers, and access panels and paint separately. Paint dampers exposed behind louvers, grilles, convector and baseboard cabinets to match face panels.
- E. Prime and paint insulated and exposed pipes, insulated and exposed ducts, hangers, brackets, collars and supports, except where items are prefinished.
- F. Paint interior surfaces of air ducts, and convector and baseboard heating cabinets that are visible through grilles and louvers with one coat of flat black paint, to limit of sight line.
- G. Paint exposed conduit and electrical equipment occurring in finished areas except prefinished surfaces.
- H. Paint both sides and edges of plywood backboards.
- I. Reinstall electrical cover plates, hardware, light fixture trim, escutcheons, and fittings removed prior to finishing.

Island View Apartments									December 20, 2000
Notes:	1) Unless otherwise indicated, provide the same finishes for accessory spaces such as closets as is specified for the adjoining room.								
	2) Provide three unit schemes with Carpet A, with two alternate Colors A and B between bedrooms and living & dining rooms for each unit as directed by owner.								
	3) Unit configurations vary slightly from scheduled spaces. Refer to unit plans for floor finish limits and transitions.								
<b>Room Finish Schedule</b>	<b>Room</b>	<b>Floor</b>	<b>Base</b>	<b>Walls</b>	<b>Ceiling</b>	<b>Trim</b>	<b>Remarks</b>		
<b>Bldg. A Living Units</b>	<b>Living Rooms</b>	Carpet A, Color A	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
	Kitchens	VCT	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
	Dining Areas	Carpet A, Color A	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
	Bath Rooms	Sheet Vinyl	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
	Corridors	Carpet A, Color A	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
	Bedrooms	Carpet A, Color B	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
	Closets	Match Floor, Wall and Ceiling Finishes of Adjoining Rooms							
	Dens	Carpet A, Color B	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
	Stairs	Carpet A, Color A	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
<b>Bldg. A Basement Common Spaces</b>	<b>Stairs 1, 2, 3 and 4</b>	VCT Landings	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint	Rubber Treads & Risers		
	Corridors	Carpet B	6" Carpet A	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint	6" Carpet A Borders		
	Tenant Storage Room 1	Conc. Sealer	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
	Janitor Closet	VCT	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
	Electrical Room	Conc. Sealer	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
	Elevator Machine Room	Conc. Sealer	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
	Exercise Room	Carpet B	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
	Laundry Room	VCT	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
	Mechanical Room	Conc. Sealer	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
	Tenant Storage Room 2	Conc. Sealer	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
	Tenant Storage Room 3	Conc. Sealer	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
	Store Room A	VCT	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
<b>Bldg. A First Floor Common Spaces</b>	<b>Stairs 1, 2, 3 and 4</b>	VCT Landings	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint	Rubber Treads & Risers		
	Corridors	Carpet B	6" Carpet A	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint	6" Carpet A Borders		
	Lobby	Carpet B	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
	Office 1	Carpet B	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
	Office 2	Carpet B	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
	Toilet Room	VCT	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
	Kitchen	VCT	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
	Mail Room	VCT	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
<b>Bldg. A Second Floor Common Spaces</b>	<b>Stairs 1, 2, 3 and 4</b>	VCT Landings	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint	Rubber Treads & Risers		
	Corridors	Carpet B	6" Carpet A	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint	6" Carpet A Borders		
	Store Room B	VCT	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
<b>Bldg. A Third Floor Common Spaces</b>	<b>Stairs 1, 2, 3 and 4</b>	VCT Landings	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint	Rubber Treads & Risers		
	Corridors	Carpet B	6" Carpet A	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint	6" Carpet A Borders		
	Store Room C	VCT	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
<b>Bldg. B Living Units</b>	<b>Living Rooms</b>	Carpet A, Color A	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
	Kitchens	VCT	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
	Dining Areas	Carpet A, Color A	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
	Bath Rooms	Sheet Vinyl	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
	Corridors	Carpet A, Color A	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
	Bedrooms	Carpet A, Color B	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
	Closets	Match Floor, Wall and Ceiling Finishes of Adjoining Rooms							
	Dens	Carpet A, Color B	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
	Garage	Conc. Sealer	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
	Laundry Room	VCT	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			
	Mech. Closet	Sheet Vinyl	Vinyl Cove	Eggshell Paint	Eggshell or textured	Semi-Gloss Paint			



**Part II**

**Division 10**

**Specialties**

SECTION 10005

MISCELLANEOUS SPECIALTIES

1 PART 1 GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract including General and Supplementary Conditions and Division 1 specification sections apply to Work of this section.

1.2 SECTION INCLUDES

- A. Fire extinguishers.
- B. Fire extinguisher cabinets.
- C. Postal specialties
- D. Closet Shelving

1.3 SUBMITTALS

- A. Product Data: Provide data on Product, and accessories.
- B. Operating and Maintenance Instructions: Include relevant instructions. Include maintenance information.

1.4 QUALITY ASSURANCE

- A. Fire Extinguishers: Conform to NFPA 10.
- B. Postal Specialties: Comply with USPS requirements.

2 PART 2 PRODUCTS

2.1 FIRE EXTINGUISHERS

- A. Manufacturers:
  - 1. Allenco.
  - 2. Amerex.
  - 3. Ansul Fire Protection
  - 4. Bobrick Washroom Equipment
  - 5. JL Industries.
  - 6. Larsen's Manufacturing Co.
  - 7. Potter-Roemer/Div. Smith Industries Inc.
  - 8. Walter Kidde/Div. Kidde Inc.
- B. Multi-Purpose Dry Chemical Type: Enameled steel tank, with pressure gage, 2A:10BC rating..
- C. Cabinets: Semi-recessed type, steel cabinet, full glass door with baked enamel finish.

- B. Install units level and plumb.

...END OF SECTION

SECTION 10800  
TOILET AND BATH ACCESSORIES

1 PART 1 GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract including General and Supplementary Conditions and Division 1 specification sections apply to Work of this section.

1.2 SECTION INCLUDES

- A. Toilet and bath, shower, washroom accessories.  
B. Grab bars.

1.3 SYSTEM DESCRIPTION

- A. Conform to applicable code for installing work in conformance with ANSI A117.1 and ADA.

1.4 SUBMITTALS

- A. Product Data: Provide data on accessories describing size, finish, details of function, attachment methods.  
B. Supply 2 keys for each accessory to Owner. Key all accessories alike.

2 PART 2 PRODUCTS

2.1 MATERIALS

- A. Manufacturers: Products of one or more manufacturers are listed in Schedules to establish quality, appearance and performance characteristics. Products of other manufacturers may be accepted subject to review by Architect

1. American Specialties Inc.
2. Basco.
3. Bobrick Washroom Equipment Inc.
4. Bradley Corp.
5. Franklin Brass.
6. NuTone.
7. McKinney/Parker Products Co.
8. Miami-Carey.

- B. Sheet Steel: ASTM A366.

- C. Stainless Steel Sheet: ASTM A167 Type 304.

- D. Tubing: ASTM A269 stainless steel.

Toilet Tissue Dispenser	NUt one	HM 670
" at common toilet	Bobrick	B-2740
Towel Bar	NUt one	HM 694 24"
Tumbler/Brush Holder	NUt one	HM 630

... END OF SECTION

**Part II**

**Division 11**

**Equipment**

SECTION 11450  
RESIDENTIAL EQUIPMENT

1 PART 1 GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract including General and Supplementary Conditions and Division 1 specification sections apply to Work of this section.

1.2 SECTION INCLUDES

- A. Refrigerator, range, washer, dryer, exhaust hood.

1.3 QUALITY ASSURANCE

- A. Equipment: Conform to applicable code for UL approval.

1.4 SUBMITTALS

- A. Product Data: Provide data on equipment, and accessories.
- B. Operating and Maintenance Instructions: Include relevant instructions.
- C. Include maintenance information on regular servicing.

2 PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Manufacturers: Products of one or more manufacturers are listed to establish quality, appearance and performance characteristics. Products of other manufacturers may be accepted subject to review by Architect.

1. Broan
2. Frigidaire.
3. General Electric.
4. Hotpoint
5. KitchenAid.
6. Maytag.
7. NuTone.
8. Whirlpool.
9. White-Westinghouse.
10. In-Sink-Erator

2.2 WASHER AND DRYER

- A. Washer: Maytag MAT12PS, Top loading, coin-operated, free standing type, extra large capacity, variable water level control, 5 wash cycles, 2 wash/spin speeds, self cleaning filter, white color.

- E. Connect to utilities and make units operational.
- F. Provide wall switch for all range hoods.

...END OF SECTION



**Part II**

**Division 12**

**Furnishings**

SECTION 12370

RESIDENTIAL CASEWORK

1 PART 1 GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract including General and Supplementary Conditions and Division 1 specification sections apply to Work of this section.

1.2 SECTION INCLUDES

- A. Shop fabricated cabinet units and counter tops.

1.3 SUBMITTALS

- A. Shop Drawings: Indicate casework locations, scale plans, elevations, clearances required.
- B. Product Data: Provide data on component profiles, sizes, assembly methods, and schedule of finishes.
- C. Samples: Submit samples of plastic laminate for selection of color and finish.

1.4 QUALITY ASSURANCE

- A. Perform Work in accordance with KCMA (Kitchen Cabinet Manufacturers Association) - Certification Program.

2 PART 2 PRODUCTS

2.1 CASEWORK

- A. Manufacturers: Products of one or more manufacturers are listed to establish quality, appearance and performance characteristics. Products of other manufacturers may be accepted subject to review by Architect.

B. Manufacturers of Cabinets:

- 1. IXL Cabinets/Div. Triangle Pacific.
- 2. Kemper.
- 3. Kitchen Kompact Inc.
- 4. Merriat Industries Inc.
- 5. UltraCraft.

C. Manufacturers of Plastic Laminate:

- 1. Formica Corp.
- 2. Nevamar.
- 3. Pioneer Plastics.
- 4. WilsonArt.

- C. Use fixture attachments at concealed locations for wall mounted components.
- D. Use concealed joint fasteners to align and secure adjoining cabinet units and countertops.
- E. Carefully scribe casework which is against other building materials, leaving gaps of 1/32 inch maximum. Use filler strips, not additional overlay trim for this purpose.
- F. Secure cabinet and counter bases to floor using appropriate anchorage.
- G. Adjust moving or operating parts to function smoothly and correctly.

...END OF SECTION

SECTION 12511  
WINDOW TREATMENT

1 PART 1 GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract including General and Supplementary Conditions and Division 1 specification sections apply to Work of this section.

1.2 SECTION INCLUDES

- A. Curtain rods.
- B. Roll-up shades.

1.3 SUBMITTALS

- A. Product Data: Provide data indicating physical and dimensional characteristics and operating features.
- B. Samples: Submit samples for selection of color and finish of shades.

2 PART 2 PRODUCTS

2.1 CURTAIN RODS

- A. Manufacturers:
  - 1. Bali-Grabber Contract
  - 2. Kirsch.
- B. Curtain Rods: Steel C shaped track system with nylon carriers, ball bearing pulleys and polyester cord traverse operation.
- C. Accessory Hardware: Type recommended by manufacturer.

2.2 ROLL-UP SHADES

- A. Blinds: Vertical roll-up fabric window blind, with manual control to raise or lower by cord attached to stiffened lower blind edge.
  - 1. Fabric Sheeting: Vinyl treated cloth.
  - 2. Pull Cord: Braided nylon.
  - 3. Color: As selected
- B. Roller: Wood.
- C. Roller Mechanism: Internally fitted with hardware for blind operation.
- D. Attachment Hardware: Type recommended by blind manufacturer.

**Part II**

**Division 13**

**Special Construction**