

ARCHITECTURAL SPECIFICATIONS

OWNER

**City of Winder
Winder, Georgia**

Project

**Jug Tavern Park
Pavilion Restroom Facility
City of Winder
Winder, Georgia**

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City of Winder
Winder, GA

ARCHITECTURAL SPECIFICATIONS

Owner: **City of Winder**
Winder, Georgia

For the Project: **Jug Tavern Park**
Pavilion Restroom Facility
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Fixtures and Fittings - Provide and install plumbing fixtures as listed below.

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Option: Elect exhaust motor at Roof Gable Vent

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DIVISION 1. GENERAL REQUIREMENTS

1.0 Project Scope- - The General Contractor shall be responsible for earthwork for all disturbed areas shown on site plans. A 30'x48' Building to be constructed of CMU-split face on the exterior/smooth on the interior, filled and painted, sealed concrete floor slabs with Q.T. base in areas shown on plans, Fire rated G.B. ceiling where shown with Cementitious ceilings where shown, Reinforced Concrete Footing with reinforced concrete slabs, Paining, HM Doors and Frames/hardware, OH door a garage, HM framed windows with tempered glass, HM toilet doors, restroom accessories, signs, wood roof truss system/decking/standing seam metal roof, Mechanical/Plumbing/Electrical to 5'-0" out of from the building exterior.

1.1 Purpose - The Specifications are to define specific materials and installation processes to be used for **Jug Tavern Park, Pavilion Restroom Facility for the City of Winder, Georgia.**

1.2 Instructions – These specifications have assigned classification codes that correspond, whenever possible, with the section headings and numbering system of the Construction Specifications Institute's MASTERFORMAT.

1.3 Local Conditions - Building requirements in the City of Winder, Georgia may vary due to local and regional codes, construction techniques and weather conditions. These Specifications may not be all-inclusive for every area. General Contractor responsible for obtaining all building permits from City Building Department and Fire Marshall. General Contractor assist Owner in obtaining final Occupancy Permit. Review this information with a local building official to understand specific requirements for this locality. Youngblood Architects accepts no responsibility for the quality and completeness of these specifications, or for any structural failings due to deficiencies or errors in the construction of a project using these specifications.

1.4 Scope of Work - All materials shall be installed in strict accordance with the manufacturer's written specifications or Material's Institute Standards. Where the manufacturer's recommended details are used, the manufacturer shall be responsible for the performance of their product. All Items not specifically mentioned that are required to make the work complete and operational shall be included.

1.5 Codes - Construction shall comply with all applicable national International Building Code, state and local building codes. It is the responsibility of the Contractor to insure compliance with said codes and modify the specifications as needed to comply with such codes.

1.6 Measurements - The Contractor shall check and verify all dimensions and conditions before proceeding with construction. Do not scale drawings. Noted dimensions take precedence.

1.7 Workmanship - Workmanship shall conform to the best and highest standards of quality in each trade and shall include all items of fabrication, construction and installation. All work shall be completed by skilled tradesmen and mechanics. Installation of all equipment and materials shall be in strict accordance with manufacturers recommendations.

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1.8 Insurance –General Contractor and sub contractors shall carry General Liability, workmens compensation and Builders Risk Insurance shall be maintained by the contractor during the course of construction until final acceptance by the owner. All bonding and insurance requirements shall be coordinated with the Owner prior to beginning construction. All contractors shall provide and be solely responsible for necessary barricades and safety precautions, and strictly adhere to all governing codes on safety, including the OSHA Act.

1.9 Installation and Storage - All materials, supplies and equipment shall be installed per manufacturers recommendations and per applicable codes and requirements. Material stored on site shall be protected from damage by moisture, wind, sun, abuse or any other harmful affects.

1.10 Square Footage – Gross Area square footage figures represent heated and unconditioned floor area which includes area for Men’s / Women’s Restrooms, Toilet Room, Mechanical Area, Garage, IT, Utility and Storage Room and do not include attic area or roof overhang. These dimensions are generally measured from the outside face of the Masonry Walls.

1,480 sf Gross Building Shell

DIVISION 2. SITE WORK

General - Contractor shall review site/civil engineering construction documents and provide necessary site work, excavation and grading as required to construct said project.

02230 – Site Clearing - Clear and grub the construction site. Grade building site with appropriate soils. Existing trees to remain shall be marked prior to clearing and protected to prevent damage. If any damage is done to walkways, driveways, etc, needed repairs shall be provided by the contractor. Repair or replace any damaged vegetation or terrain that is indicated to be protected or is more than eight feet from the edge of any construction.

Soil Bearing - Foundation designs are based on a soil bearing value of **2500 psf** and is to be reviewed by structural engineer with owner provided soils engineering report. Foundations and slabs are designed to uniformly bear on well-compacted, well-drained non-expansive soils. A certified soils engineer shall review foundation designs and building loads and compare with subsurface soil investigation. Should on-site observations show that foundation designs are not satisfactory, a structural engineer should be contacted immediately to redesign foundations to accommodate conditions.

02270 - Slope Protection and Erosion Control - Clear the top layer of soil and place in a designated area for use at the end of the project. Provide swales with positive outfall, and slope grade away from building to allow water to drain away from the foundation. Backfill around building with subsoil graded free of lumps larger than 6”, rocks larger than 3” and debris. Keep finished grade elevations a minimum of **6 1/2” to 8”** below finished floor elevation (see construction documents for exact locations. Do not backfill against foundation, until structure is completely framed and roof structure is in place.

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02300 - Earthwork - Excavate bottom of all foundation walls and footings at building perimeter a minimum of **12"** below frost line and **24"** wide, (check with local building officials for frost line level requirements). Base of footings shall extend down to undisturbed virgin soil which has been compacted to 95 percent proctor density. All excavation shall be to a level below existing demolition debris. Board form all footing as required by soil conditions.

At slab foundations, compact sub-grade under slabs to a minimum 95% density. Compact backfill areas not under slabs or foundation to a minimum 90% ASTM D-689. Sub-base directly under concrete slabs on grade shall be a minimum of four inches of compacted granular fill.

02361 - Termite Control – If required, Foundations shall be pre-treated under all slabs and crawlspace areas between vapor barrier and granular sub-base to conform with applicable building codes. Treatments shall not be made when soil is excessively wet or after heavy rains. Contractor shall provide a one-year renewable warranty.

02510 - Utility Services - Install necessary utility services, such as electricity, water, gas and oil, sanitary sewerage and support structures for power and communications 5'-0" out from structure and to be connected to utility services to be shown on civil engineering documents or other Owner provided documents. Coordinate requirements with local utility providers. **All utilities shall be located underground from street to building, unless otherwise stated.**

02530 – Sanitary Sewerage- Refer to Civil Engineers Drawings for Connection to Sanitary Sewer System.

02621 - Foundation Drainage - Install a minimum **5"** slotted drain pipe with a positive outflow around exterior basement wall footings, imbedded in a loose fill gravel, minimum **12"** deep. Slotted drain pipe should be wrapped with an appropriate geo-technical fabric to prevent silt buildup. Install other drains necessary for positive site drainage.

02700 - Final Grading - Keep exterior finished grade a minimum of **6 1/2"** below finished floor elevation (see construction documents for exact locations) by backfilling with appropriate soils. Provide swales with positive outfall and slope grade away from building to allow water to drain away from the building foundation. Do not backfill against foundation until project is completely framed and roof structure is in place. Soil type of fill shall be specified by Geotech Engineer.

02751 - Concrete Pads and Walks - Provide light duty paving at automobile parking areas consisting of a **6"** thick slab on grade, concrete slabs to receive #4 steel R'bar continuous along each exterior edges (refer to site plan for locations). Sub-grade compacted to 98 percent density with 4000 psi concrete. A **6"** thick concrete walkway will be provided from all sides of building to connect to sidewalks and pads shown on Civil /SiteEngineers Drawings. Consult site plan for additional information. Expansion joints shall be installed as in standard concrete practices. Control joints shall be installed at pre-determined locations no later than 12 hours after installation.

For color, texture and imprinting: While the concrete is still in a plastic state, apply the desired pattern required by the Owner to the surface. Tools shall be properly stamped into the surface to achieve desired texture. Seal as required. See site plan for additional information.

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02780 - Pavers – Not applicable

02830 - Metal Fences and Gates – Refer to Owner Site Plan for specifications for Fence and Gate

The following Landscape items are only required in areas that are disturbed or changed due to the work involved with this structure.

Topsoil - A three (3") inch cover of topsoil or appropriate soil amendment shall be spread uniformly over the soil (9 yards per 1000 sq. ft.) and tilled into the top six (6") inches of soil.

Turf Preparation – Provide Bermuda Sod grass areas. Turf areas shall be free of broadleaf weeds. Infested areas shall be treated with a selective broadleaf insecticide; Trimec or approved equal. All disturbed areas to receive Bermuda Sod. Contractor to “water” sod as needed during installation and for one day after completion. Owner will provide water to site and will assume further watering.

Berms - A berm of earth approximately four (4") inches high shall be built around the perimeter of the backfilled plant holes to form a shallow basin for the retention of irrigation water. Each basin shall be mulched with two (2") inches of mulch.

Drainage - Plant holes shall be randomly tested for drainage, by filling with water and confirming that all areas have drained within two (2) hours after filling. The random testing shall be performed on ten percent (10%) of the total large (15 gallon) size holes for the project. If more than twenty percent (20%) of these holes fail, then an additional ten (10) holes shall be tested. Areas that do not pass this test shall be corrected prior to planting.

Backfill - Backfill shall consist of the excavated material with all stones larger than one inch (1") removed, and with soil amendment added in the proportion of one (1) part amendment to three (3) parts soil thoroughly mixed. If additional soil is required, site topsoil shall be used. The backfill mixture shall be finely divided, loose, and free of clods.

Soil Amendment and Mulch - Soil amendment and mulch shall consist of Cedar-soil or equal, composted, nitrogen-stabilized, water-holding materials with long residual life.

Commercial Fertilizer - Commercial fertilizer to mix with backfill soil shall be ammonium phosphate 16-20-0 applied at twenty (20) pounds actual nitrogen per 1000 square feet (12.5 pounds of ammonium phosphate applied to each 1000 square foot area). Use Agriform tablets at twice label recommendations for tree and shrub materials.

Plant Maintenance - All plants shall be kept in healthy, growing condition by replacement of dead or dying plants where necessary, by watering, weeding, cultivating, pruning, spraying, trimming, protection from wind, and by performing any other necessary operations or maintenance for a period of 30 days or until acceptance of the planting at the time of the final inspection. A final weeding of all plant areas shall be made immediately prior to final inspection. Newly planted trees shall be pruned as necessary. All dead branches shall be removed. Rootstock shoots from grafted material shall be removed.

Refer to Owner provide Landscape Architect or Civil Engineers Plans for Planting.

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DIVISION 3. CONCRETE

General - Contractor shall review construction documents and provide labor and materials pertaining to concrete and foundations as required in said documents and as specified herein, while complying with all applicable building codes.

03050 - Concrete Specifications - All concrete work shall be designed on the basis of “Strength Design” in accordance with ACI 318 “Building Code Requirements for reinforced Concrete.” Concrete work shall be proportioned in accordance with ACI 301 “ Specifications for Structural Concrete” and ACI 211.1 “ Recommended Practice for Selecting Proportions for Normal Weight Concrete”. Concrete slabs, patios, driveways, walls and foundations shall be constructed of a minimum 4000 psi concrete, 28 day test, with a 4” minimum to 6” maximum slump maximum, air-entrained to 5 - 8%. No additional water shall be added to concrete after slump test is recorded. Cylinders shall be taken from every batch truck and tested for compressive strength at 7 and 28 days. Concrete should be a mix of high grade Portland cement, clean sand or granular fill and washed gravel or crushed stone as coarse aggregate per ACI 530. Maximum aggregate size shall be $\frac{3}{4}$ ”. All aggregates shall conform to ASTM C33. Gravel should be well graded and not exceed 1 1/2” in size. Water shall not exceed 5 1/2 gallons for each bag, unless sand is very dry. Concrete shall be mixed using an approved batch machine or mobile mixer until uniform in color and providing a 4” minimum to 6” maximum slump.

03100 - Reinforcing Steel - Reinforcing steel (rebar) shall be minimum ASTM A615, grade 40. All reinforcement splices shall be as follows: #5 bars 25” minimum, #7 bars 35” minimum. All rebar (reinforcing steel) shall be located 3” clear from bottom and side of footing and 2” clear from top. Locate vertical rebar (reinforcing steel) 4'-0” on center (OC). All reinforcement splices shall be in accordance with ACI 318 for “Strength Design.” All reinforcement steel shall be accurately placed, rigidly supported, and firmly tied in place with bar supports and spacers in accordance with ACI 301 and ACI 318. Welded wire fabric shall conform to ASTM A105 and be located in the center of the depth.

03100 - Anchor Bolts –Provide 1/2” diameter x 10” long anchor bolts in filled cells and poured concrete walls at 48” on center (OC) maximum at all window locations and on each side of exterior doors. For slabs, install appropriate tie downs or straps as required by applicable building codes.

03300 - Footings - Refer to Foundation Plan Drawing A-2, Detail 1/A-2 and 2/A-2.Center all footings on walls, piers, or columns above unless otherwise noted. All footings shall rest on undisturbed virgin soil with minimum soil bearing allowable of 2500 psf, tested for 95 percent compaction, or 3/4” stone compacted in 12” lifts to 95 percent density if fill is required. Footings at building perimeter shall be a minimum of 12” below frost line and 20” wide, (check with local building officials for frost line level) constructed of 4000 psi concrete. Provide 3 - #5 rebar (reinforcing steel) continuous through footers. Provide #5 rebar (reinforcing steel) corner bars at all corners and intersections of footers, beams and walls. Each side should overlap 2’-0”, with a 90 degree bend. Footers shall bear on undisturbed soil and kept free from ground water. Underneath load-bearing walls and interior or exterior column footings,

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thicken slabs within a 1' radius to 12" thick. Use foundation section 2/A-2 for all 4" CMU toilet partition walls that are shown on Floor Plan A-1.

03300 - Slab Foundations - Concrete floor slabs shall be constructed of 4000 psi concrete, 4" thick reinforced with "microfiber" reinforcing and 10 gauge 6" x 6" welded-wire mesh continuous and rebar (reinforcing steel) as per plans. Place slabs over well-compacted granular fill compacted in 12 inch lifts to 95 percent density per AASHTO T-180 Proctor, and a 6 mil vapor barrier. Construction or control joints shall be provided in slabs on grade so that the maximum area between joints shall be 400 sq. ft. and the length of that area is not more than twice the width. Provide smooth steel trowel finish for all interior slab areas and garage surfaces. Provide broom finish texture for all exterior slabs. Slope exterior patio or porch slabs away from building at 1/4" of drop in elevation for every 1'-0" in distance. At garage slab, provide positive drainage and taper lip at garage door. Slab lip to be a minimum of 1/2" above exterior driveway.

03300 - Expansion Joints - Provide 1/2" thick by 4" wide bituminous expansion joint material at all surfaces where slabs adjoin raised slab, crawlspace or basement stem-wall CMU or poured foundations.

DIVISION 4. MASONRY

General - Contractor shall review construction documents and provide labor and materials pertaining to masonry work as required in said documents and as specified herein, while complying with all applicable building codes.

04100 - Mortar and Masonry Grout - Mortar shall be Type "S" in accordance with ASTM C270, 2500 psi. "Block fill" Ready Mix Grout shall be in accordance with ASTM C270, Type M, 2500 psi concrete using pea gravel for coarse aggregate with a maximum aggregate size of 3/8" and an 8" minimum to 11" maximum slump. Mortar joints shall be 3/8" thick, finished to produce a concave form.

Concrete Mortar: TEC, MAEPI Corp., USG or equal and color to match CMU

04200 - Concrete Masonry Units (CMU) - Shall be in accordance with ASTM C90 or C145, 1500 psi compressive strength, grade N, Type 1, hollow core load bearing CMU and shall have a minimum net compression strength of 1900 psi. Use Grade N, type 1, specialty shapes load bearing concrete masonry units as specified. Lay CMU plumb with all courses level using appropriate corner blocks at corners, window and door jambs. Course out CMU to coordinate with door and window jamb/headers/Sill and masonry openings to Restrooms.

- Exterior Block face to be Split Face CMU
- Interior Block face to be smooth CMU

Owner Option: Exterior Face Block to be 8x8x16 with single 3/8" vertical score. Contractor to confirm with Owner.

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DIVISION 5. METALS

General - Contractor shall review construction documents and provide labor and materials pertaining to metal work as required in said documents and as specified herein, while complying with all applicable building codes.

05100 - Structural Metals - All structural metal for beams and plates shall be in accordance with ASTM A-36. All structural steel for steel columns shall comply with ASTM specification A-53 Grade B or A-501. Structural steel bollards shall be 6" inside diameter schedule 40 steel pipe, shop prime painted., unless noted otherwise. All steel details and connections shall be in accordance with the requirements of the latest AISC specifications and latest revisions. Provide all required anchor bolts, bearing plates and metal ties required by standard practice and as noted below.

05500 - Architectural Metal Fabrication - Install metal detailing as specified on construction documents.

DIVISION 6. CARPENTRY

General - Contractor shall review construction documents and provide labor and materials pertaining to carpentry work as required in said documents and as specified herein, while complying with all applicable building codes.

06100 - Rough Carpentry - Lumber shall be of live, sound stock and properly dried. Pressure treated lumber shall be used where any lumber shall come into contact with concrete, masonry block or soil and when using as support members for decks, porches or balconies. Lumber for use at exterior shall have a maximum 12 percent moisture content. Provide adequate bracing and shoring during the construction process. Studs and joists cut to install plumbing and/or wiring shall be reinforced by adding metal or wood structural reinforcing to strengthen member back to original capacity and maintain structural integrity. Holes bored shall not be larger than 1/3 the depth and not closer than 2" to the top or bottom of the joist.

Wood Species: #2 Southern Yellow Pine, Douglas Fir, etc.

06122 - Sheathing – Not Applicable.

Fascia and Soffit - Provide and install prefinished steel (galvalume) fascia and soffit. See construction documents for complete architectural details. Wood fascia board shall be a 2"x 8" finger-joint cedar or fir set on 2"x 4" sub-fascia structure. For soffit install perforated steel soffit (galvalume), owner to select color (Kynar 500), refer to plans for crown moulding size, soffit vents as required by applicable building codes and roofing manufactures guidelines for ventilation.

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For aluminum soffit and fascia, wrap all exposed edges to fully enclose sub-fascia structure. See manufacturers recommendations for complete installation guidelines.

Location: exterior perimeter

Finish, Pattern and Color: satin finish, continuous molded soffit, color to be selected by Owner.

Specify: Refer to standing seam metal roofing spec. for suppliers.

Interior Walls

All interior walls shall be CMU

Ceiling Joists: The size of ceiling joists are determined by span, load and the kind and grade of lumber. Check appropriate spanning charts with local building officials. At openings in ceilings, double joists for structural rigidity.

2"x 8" spaced at 24" on center (OC)

Option: 2"x 10" spaced at 18"-24" on center (OC), attic areas used for storage

Roof Framing: Construction components vary according to geographical location and the size of the overall structure. The size of joists are determined by span, load and the kind and grade of lumber. Check appropriate spanning charts with local building officials. At openings in roof, double joists for structural rigidity. For ridges, hips and valleys, install 2"x 8"'s. Use laminated veneer lumber when ridge, hip or valley spans are greater than 28'-0". Provide Simpson H2.5 anchors at all rafters or trusses to plates and at alternate studs plus 3/8" Anchor Bolts @ 2'-0" OC at PT 2"x8" bearing plate.

2"x 8" members at 24" on center (OC) or Engineered Stamped Roof Truss System .

Roof Decking - Provide and install exterior sheathing of APA rated and code certified 5/8" CDX plywood panels or OSB. Sheathing shall be installed with the face grain running across the rafters, vertical joints staggered. Nails shall be 6d or 8d common smooth with Galvanized steel plywood H clips, ring-shank or spiral thread nails spaced 6" apart on the ends and 12" apart inside. Install with plywood "H" clips between each piece of decking, every 48". Install one layer of moisture barrier 30# felt, overlapped a minimum of 6".

Finish Woodwork – All architectural trim and woodwork shall be No. 1 grade material suitable for appropriate finishes. Wood that will be stained shall be clear of knots with concealed joints

06400 - Interior Trim - Moisture content for interior woodwork shall be 8-10 percent to reduce excess shrinking. Provide and install interior wood trim as shown in construction documents.

Base Molding: 6" Quarry Tile

Crown Molding: 2" PVC trim

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Chair Rail: Not Applicable
Window Casing: Not Applicable

06410 - Custom or Pre-fabricated Woodwork - Provide and install custom woodwork as described on construction documents. Pre-fabricated woodwork should be specified below.

Not Applicable:

DIVISION 7. THERMAL AND MOISTURE PROTECTION

General - Contractor shall review construction documents and provide labor and materials pertaining to thermal and moisture protection work as required in said documents and as specified herein, while complying with all applicable building codes.

07100 - Waterproofing & Damp proofing - All joints and penetrations in walls, floors, and roofs shall be made watertight using approved methods and materials. Waterproofing and damp proofing recommendations contained herein are minimum, check with local code officials for additional requirements.

Slab Foundations - Install a minimum (6 mil) polyethylene vapor barrier in all slabs, directly underneath concrete. Lap joints not less than 12 inches and tape and seal in accordance with manufacturers guidelines.

Foundation Walls – Where foundation walls drop down at footing that allow utilities to pass above footings. Install necessary waterproofing material system to exterior basement walls and foundation surfaces, from a point 12” below the lowest slab to not less than 6” above finish grade. Install as recommended by manufacturers guidelines. Install a minimum 5” slotted drain pipe with a positive outflow around exterior basement wall footings, imbedded in a loose fill gravel, minimum 12” deep. Slotted drain pipe should be wrapped with an appropriate geo-technical fabric to prevent silt buildup. Install other drains necessary for positive site drainage.

07200 - Insulation - Effective R values shall be in accordance with local and state energy codes. Wall and ceilings insulation shall be constructed with: batt, and loose fill, insulation. All plumbing chases in interior and exterior walls shall be insulated with batt insulation for sound attenuation.

Exterior CMU Walls - Wall insulation shall be Loose Fill Granular insulation (Perlite). The R Value of the total wall system shall be approximately 3.13 R value per inch of CMU width.

Interior Walls at Mechanical Room - Wall insulation shall be Loose Fill Granular insulation (Perlite). The R Value of the total wall system shall be approximately 3.13 R value per inch of CMU width..

Floors – Not Applicable.

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Top of CMU Walls- Place Continuous Bead of Caulk between top of CMU Bond Beam and Bottom of Continuous PT 2x8 nailer. Nailer shown on top of wall , refer to Drawing 1/A3.

Ceilings - Attic insulation shall be blown, with an R value of (38) if blown (13"=R-38) thick with loose fill blown with Owens Corning fiberglass insulation.

Foundation - For concrete slab foundation, provide 2"thick x 24"high and 24"wide x 2"thick L-shaped R-7 Styrofoam frost barrier around perimeter of structure if required. Slope away from building at 1" per foot. Install frost wall below finished grade, along door and garage door opening.

07620 - Flashing and Sheet Metal - Install appropriate flashing at all joints of chimneys, dormers, walls, vent pipes and other connection points to prevent the infiltration of water. Flashing shall be assembled of 26 gauge minimum galvanized, corrosion resistant sheet metal. Valleys shall be wrapped with 20" wide galvanized flashing and extend 10" in each direction from center-line of valley. Use 4"wide x 4"high x 10'long galvanized flashing between wall siding and roof surfaces and step flashing between masonry and roof surfaces.

If copper is used, install 16 ounce hard copper.

07720 - Roof Accessories

Vents - Proper roof ventilation requires a minimum 1 sq inch of vent area for every 2.08 square feet of attic floor area. Provide a minimum of 144 square inches of free air ventilation for every 300 square feet of attic floor area. 50% of the roof ventilation should be located adjacent the roof peak with the other 50% located in the soffit area under the eaves to provide natural convection throughout the attic area. Check ventilation requirements with roof system manufacturer.

Gable End Vents - Install prefinished metal Kynar 500 finish, gable end vents as noted on drawings.

Gutters and Downspouts - Install 5" wide metal gutters and 3 1/4"x4" downspouts. Attach every 2'-6" on center (OC) with straps and/or fasteners. Steel Metal should be Galvalume. Prefinished with Kynar 500. Owner to select color.

Termite Shield - At pier and perimeter foundations, install continuous flashing on all sides and top surface to prevent sub-terrain termites from penetrating the wood structure above CMU Walls.

07920 - Caulking and Sealants - Use a 50 year warranty silicon based caulk at high expansion/compression areas, such as around tile. For exterior windows, door frames, interior trim, woodwork and other paintable surfaces use a clear, Latex based caulk. Color shall match paint colors

DIVISION 8. DOORS, WINDOWS AND GLAZING

General - Contractor shall review construction documents and provide labor and materials pertaining to the doors and windows as required in said documents and as specified herein, while complying with all applicable building codes. All egress doors shall swing out (Refer to Floor Plan on drawing A-1).

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Contractor to submit to owner cut sheets/shop drawings for all door/frame/hardware for approval.

08000 - Doors - Describe each exterior door used and specify in chart below.

Exterior Doors - All exterior doors shall be Flush solid core, insulated and swing outward with weather-tight thresholds. Install weather-stripping around all doors to match frame and door color.

Restroom Doors – 1-3/4” thick Metal door Type (1) 3 each. Provide necessary hardware per door schedule below.

Style: Flush, Single leaf

Specify: 3’-0” x 7’-0”, Mfg. Ceco or Equal, Refer to Schedule below

Garage Doors - Type (2) 1 each, Metal door with weather-tight thresholds. Provide necessary hardware per door schedule below. Provide necessary hardware per door schedule below.

08110 – Garage Entrance Door and IT and Utility Door- Steel Type (2) 3 ea. insulated six-panel metal, 1 3/4” thick, with full weather-stripping and metal, threshold. Provide necessary hardware per door schedule below.

08360 – Overhead Garage Door - Install Overhead 10’-0” wide x 8’-0” high insulated fiber metal or steel garage door(s) with optional electric opener(s) and dual remote control units. Install weather-stripping around each door opening.

Location: Garage 10’-0” Opening

Garage doors: DBCI 10wx8h, Series 2000 Roll Up Door with 4:1 reduction drive chain lift, masonry mount, or Equal, Color by Owner

Automatic Garage Door Opener: Optional

Exterior Door Frames - Install pre-hung door units with HM Welded Frames.

08210 - Interior Doors - Interior doors shall be pre-hung units- HM Welded Frames,

Interior Door Frames - Install pre-hung door units with HM Welded Frames.

08370 - Thresholds - Provide and install brushed aluminum, thresholds and appropriate door sweeps at exterior doors.

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08710 - Door Hardware - Finish hardware shall include keyed deadbolt locksets at all exterior doors. Interior doors shall be a combination of privacy and passage locks. Hardware shall be as per allowance. Specify in chart below the type of hardware for each door. All exterior locksets shall be keyed the same.

Type: Lever door hardware.

Finish: Brushed chrome.

Door Hardware: Passage Set, Privacy Lockset, Dead Bolt

Specify: Manufacture- Schlage or Yale, or Equal.

Interior and Exterior Door Schedule

No	Qty	Size	Description	Specification/Door Hardware
1	3	3'-0" w x 7'-0" h	1-3/4" Metal Flush doors, Painted	Ceco, *Welded frame and door Frame, Push-Pull, Yale HD 2701 Y689 Manual Door Closer, Threshold, Weather Stripping, Dead Bolt keyed inside, Rockwood 409 concave Wall stop, Pemko Door sweeps, Prime Line Latch Guard (U9496)
2	3	3'-0" w x 7'-0" h	1-3/4" Metal Flush doors, Painted	Ceco, *Welded Frame and Door, Lever, Keyed 'B' Label, Yale HD 2701 Y689 Manual Door Closer Threshold, Pemko Door sweeps, Prime Line Latch Guard (U9496)
3	1	3'-0" w x 7'-0" h	1-3/4" Metal Flush doors, Painted	Ceco, *Welded Frame and Door, Lever, Keyed 'B' Label, Threshold, closer, Pemko Door sweeps, Prime Line Latch Guard (U9496)
4	1	10'-0" w x 8' high	Roll Up overhead door, Factory Finish	Mfg. DBCI 10wx8h, Series 200, Roll Up Door with 4:1 Reduction Drive Chain Lift, Masonry Mount, Color Selected by Owner, Interior lock
-	1	2'-0" x 2'-0"	Ceiling Access Door	Tough Guy 2'x2' Fire Rated Upswing Mfg. # 2VE80- See non fire rated option note Spec Section-11458
-	4	3'-0' wide x 5'-0_	Toilet Stall Doors	Schlage AL 40S 626 Series AL Grade 2, Cylindrical Lock Privacy Function at Men and Women's Restroom Stalls, Continuous 54" Stainless Steel Hinge RBA-confirm type for inward or outward ADA door locations (Upward emergency removable mount)

*Note: Backside of HM Door Frame side toward grout/CMU Walls to be coated with asphalt

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before masonry units are installed.

08500 - 08630 - Windows

Confirm that openings are compliant with all applicable building codes concerning egress, lighting and ventilation requirements. Temper all glass Provide and install necessary windows and appropriate hardware to operate and lock windows. If Owner requires operable windows in lieu of fixed, use a hopper type. Consult window and glazing schedule below.

08610 – Metal Roof Panels-

24 ga 1.5” Snaplock Standing Seam panels covering 16” width with concealed clip fastener system, or Equal.
 Option: 22 ga 1.75” Commercial Standing Seam or Equal
 Mfg. Georgia Metals, Inc.- Danielville, GA- or Equal
 Mfg. PAC-CLAD, Acworth, GA or Equal

08900 - Other Glazing - Install glazing as specified on construction documents per manufacturers recommendations.

Window and Glazing Schedule

No	Qty	Size	Description	Specification
A	12	ex: 2'-0"wx 1'-4"h	Hollow Metal Frame, 1/4" Tempered Low-E insulated Clear Glass	Ceco HM Frames or Equal Coordinate height and width with Masonry Openings.
-				

*Note: Backside of HM Window Frame, side toward grout/CMU Walls to be coated with asphalt before masonry units are installed.

DIVISION 9. FINISHES

General - Contractor shall review construction documents and provide labor and materials pertaining to the finishes as required in said documents and as specified herein, while complying with all applicable building codes.

09250 - Gypsum Wallboard Ceilings - Gypsum board must be held firmly against the framing while fastening to avoid later movement of gypsum board on the shank of the nails or screws.

Nails or Screws: Nails and screws shall be a minimum 3/8” and a maximum of 1/2” from edges and ends of wallboard and the heads shall be seated slightly below the surface without breaking the paper. Nails shall be spaced not to exceed 7” on ceilings or 8” on sidewalls. Head diameter shall be a nominal 1/4” with the length 1 1/2” to penetrate a minimum of 7/8” into nailing member. Nails shall meet the minimum requirements of ASTM C514 and may included coated, etched treated or annular ring shanks to improve withdrawal resistance. Drywall screws shall

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meet the minimum requirements of ASTM C1002. Bugle-shaped heads shall be 0.315" in nominal diameter and contain a No. 2 Phillips driving recess. Type "W" screws are designed for easier fastening in wood.

Joints: At gypsum wallboard joints install a 2" strong, cross threaded tape with a cross tensile strength of 45 lbs per lineal inch. Press a strong, good quality tape firmly onto sheathing joints and around openings, imbedded in joint cement. At corners and angles, install metal corner beads as specified by manufacturer. If corners are rounded, install corner reinforcement as required. Spread gypsum wallboard mud at all tape joints, corner beads, nails and screw penetrations and where a smooth surface is needed. Apply second coat of wallboard mud after a minimum 24 hours. After drying (minimum 48 hours), sand all joints and other areas to a smooth consistent surface.

Ceilings: Apply a single layer of 7/16" Cementitious Concrete Ceiling Panels across the supports and fasten with nails or screws. Offset joints between layers at least 10". Nails are spaced 6" on center (OC) with 1 1/4" heads. Screws are spaced 12" on center (OC). Ceiling finish shall be smooth.

Fire-Rated Gypsum Wallboard: In Garage, Storage, Utility, Mechanical, I.T.Room, Employee Toilet Room, above water heaters and as required by applicable building codes, install 2 layers of 5/8" Type "X" fire-rated gypsum wallboard. Nails shall be 1 3/4" long, spaced a maximum of 4" on center (OC) around perimeter and 8" on center (OC) in the field of the board.

09300 - 09400 – Tile Base, – Tile Base shall be appropriate grade and finish in accordance with applicable building codes and owner requirements. Contractor shall properly clean all surfaces to be covered and install appropriate underlayment per manufacturers recommendations. Installation should be carried out with a slow setting cement adhesive, well mixed per manufacturer recommendations. Grouting of control joints can be executed either with cement based grout or with resin based organic materials.

Floors: Contractor shall properly clean all surfaces to be covered and install appropriate underlayment per manufacturers recommendations.

Men and Women Restrooms, Employee Restroom, Utility Room, UT Room, Garage: Tile Base shall be installed with a 6" wide x 6" long Quarry Tile as shown on construction documents.

Specify Tile: Daltile, American Olean Tile Company or Equal

Specify Grout: Daltile, American Olean Tile Company or Equal, color by Owner and joint size per mfg.

Specify Grout: Daltile or Equal, color selected by owner

Thresholds: Install brushed aluminum thresholds between room/room at door openings.

Specify Tile: Pemko or Equal

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09545 - Ceiling Finishes: Ceilings shall have a smooth, finish. Install per manufacturers recommendations. Paint a, Owner to select color.

Floor Finishes: Contractor shall properly clean all surfaces to be covered and install appropriate underlayment or preparation per manufacturers recommendations. See above for quarry tile floor specifications.

09900 - Paints and Coating: Prepare each surface to receive scheduled work as set forth below. If mildew is evident, the mildew must be removed and surface treated to inhibit further mildew growth.

Interior Ceilings: All nail heads shall be set below the surface and finished smooth. Joints should be taped and covered with a suitable drywall joint compound. Sand the spackled nail heads and joint compound smooth and dust well before priming. Interior walls shall receive a primer coat and two coats of semi-gloss paint.

Specify Ceiling Paint : Sherwin Williams-one coat prime (or as required by mfg.warranty) , two coats oil base paint, color by owner

Interior Wood: Wood surfaces shall be sanded smooth before finish is applied. Putty areas with a wood based filler where nails or other defects appear in the surface.

Paint: Prime wood surfaces including faces, edges and ends before installation. After installation, apply at least one coat of wood primer and two coats of finish paint.

Specify Trim Paint:

Exterior Wood behind Metal Fascia: Pre-prime the backside, edges and ends of lumber and siding prior to construction. When painting, pre-prime with the same product as specified for the final coat. Sand and putty wood surface smooth before finish is applied.

Paint: Prime wood surfaces including faces, edges and ends before installation. After installation, apply at least one coat of wood primer and two coats of finish paint.

Specify Trim Paint: Sherwin Williams-one coat prime , two coats oil base paint, color by owner

Masonry, Concrete: Allow masonry, concrete and stucco to age at least one month before cleaning or applying a finish. Remove dirt, grease, loose particles, etc. Where efflorescence has occurred, wash with a 10% muriatic solution, rinse thoroughly with clean water and allow to thoroughly dry at least one week before painting or sealing.

CMU Walls: Exterior-Water Proof Additive, color selected by Owner, Mortar for exterior walls to have water proof additive, color to match CMU additive

Concrete Floors: Coat with Diamond 'Clear' Sealer by Euclid per mfg. requirements.

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Interior CMU Walls: CMU walls at Men/Women/Employee Toilet Rooms to be prepared with Block Filler and painted with Sherwin William "Tile Clad: 2 part Epoxy Paint per mfg. requirements, or Equal.

Paint: Apply at least one coat of primer and two finish coats.

Galvanized Metal (Door and Frames): Before applying a finish, remove dirt, oil, grease and other loose particles. Wash with solvent. If rusted, wire brush or sand clean.

Paint: Apply at least one coat of alkyd-type enamel primer and two finish coats.

Specify Paint: Sherwin Williams, Color selected by Owner.

09950 - Wall Finishes: Walls shall be clean and free of defects such as cracks or unfinished joints prior to installation of wall finishes. If mildew is evident, mildew must be removed and surface properly treated to inhibit further mildew growth.

DIVISION 10. SPECIALTIES

General - Contractor shall review construction documents and provide labor and materials pertaining to the specialties as required in said documents and as specified herein, while complying with all applicable building codes.

10800 - Bathroom Accessories - Contractor shall install accessories as outlined in Drawings. Install toilet paper rolls 19" Above Finished Floor (AFF). Refer to Drawing A-2 for Accessory locations

Specify: Toilet Tissue Dispensers to be furnished by Owner.

Specify: Bobrick stainless steel-ADA-Grab Bar- B-6237 at each ADA Toilet

Specify: 2 stainless steel mirror per Men and Womens Restroom and 1 for Employee Toilet Room , polished metal- 14"x20" by Bobrick

Specify: Electric hand dryers, refer to electrical plan for hand dryer locations.

Specify: Soap Dispensers to be provided by Owner Vendor

Option: Owner to provide baby changing wall mounted station for installation. Confirm with Owner

10916 - Closet Specialties - Install shelving as indicated on construction documents for all closets, storage areas and pantries. Metal shelving shall be fabricated of heavy-gauge vinyl coated welded steel rod with deck rod spacing having a maximum distance of 1". Provide supports every 3'-6" maximum on center (OC)

Specify: Contractor to confirm with Owner Quantity and location of shelving

DIVISION 11. EQUIPMENT

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General - Contractor shall review construction documents and provide labor and materials pertaining to the equipment as required in said documents and as specified herein, while complying with all applicable building codes. Contractor to confirm with Owner, any owner supplied equipment to be installed by Contractor

11455 – Interior Cabinetry – Not Applicable Install pre-fabricated or custom cabinetry as specified in construction documents. Dimensions of base cabinets shall be: 24”deep x 36”high. Dimensions of overhead cabinets shall be: 12”deep x 42”high. Provide concealed or decorative hinges and cabinet hardware as specified in finish schedules.

Counter-Tops: Solid Surface counter tops shall be provided in Men and Women Restrooms and installed per construction documents and finish schedules. Counter surfaces shall be glued onto 3/4” plywood or appropriate substrate as recommended by manufacturer. Edges shall be installed per construction documents and finish schedules. Provide minimum 4” backsplash between counter and wall. See tile section for further specifications pertaining to ceramic or stone counter-tops.

Counter-Top Options: Corian, S Plastic laminate, Solid Surface, Stainless Steel,

Counter Top 1: Men, color by Owner

Edge: Eased Edges

Counter Top 2: Women, color by Owner

Edge: Eased Edge

11458 – Attic Access Hatch/Door – If ceiling above mechanical room is required to be Fire Rated, then Contractor shall provide and install a FR metal 24”wide x 24”long pull-down access system as shown on construction documents. Trim opening with appropriate casing to match interior trim. Confirm size of opening meets local building codes for attic access. Provide appropriate pull string or chain for access.

Mfg.: Tough Guy- 2VE80 (Fire Rated) Access Hatch Door

Option: If a hot water heater is not required, then provide a non fire rated Ceiling Access hatch

Mfg.: Tough Guy-Tough Guy Access Door, Standard, 24x24 In - 1UEX1

DIVISION 13. SPECIALTIES

General - Contractor shall review construction documents and provide labor and materials pertaining to the specialty systems as required in said documents and as specified herein, while complying with all applicable building codes.

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DIVISION 15. MECHANICAL (REFER TO MECHANICAL ENGINEERS DRAWINGS)

General - Contractor shall review construction documents and provide labor and materials pertaining to the mechanical systems as required in said documents and as specified herein, while complying with all applicable building codes.

15100 - Plumbing – Refer to Mechanical Engineers Drawing.

Sewer and Waste Piping – (Refer to Mechanical Engineers Drawings)

Water Pipes -(Refer to Mechanical Engineers Drawings)

Provide shut-off valves at sinks, toilets, water heater and other fixtures as required. Test all pipes under 100 lbs pressure per building code requirements.

Waste Drainage – (Refer to Mechanical Engineers Drawings)

Water Heater - (Refer to Mechanical Engineers Drawings)

15440 - Plumbing Fixtures - (Refer to Mechanical Engineers Drawings)Provide necessary piping, water and drains for plumbing fixtures as shown on the Mechanical Engineers Drawing construction documents.

15500 - Heating, Venting/Exhaust - (Refer to Mechanical Engineers Drawings)

Ducts and Diffusers - Layouts for vents and diffusers shall be based per construction documents.

DIVISION 16. ELECTRICAL (Refer to Electrical Engineers Drawings)

General - Contractor shall review construction documents and provide labor and materials pertaining to the electrical system as required in construction documents and as specified herein, while complying with all applicable building codes, local utility requirements and building restrictions.

16100 - Electrical - (Refer to Electrical Engineers Drawings)

Circuits - Provide and install necessary circuits and breakers for appliances as stated in manufacturer’s recommendations per applicable building code requirements. Branch circuits shall

Switches, Receptacles, etc. – Install brushed aluminum receptacles, switches and cover plates.

Panel boards – Panel boards shall be UL-Square “D”, G.E. or ITE. Provide typewritten

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directory of circuits mounted in box.

16500 - Light Fixtures - Provide necessary circuits and wiring for light fixtures per Electrical Engineers Drawings. All lighting shall be switched as noted on construction documents. For exact locations of fixtures, see construction documents and finish schedules.

Special Items - Provide necessary receptacle requirements and wiring for additional items as listed below. Locate as shown on construction documents.

Restroom Exhaust Fans –

Cable outlets – located in IT Room

Computer equipment - isolated circuits or internet and network wiring access in IT Room

Garage Door open if required by Owner - locate ceiling hook-up and push button at door,

Security System - pre-wire or place conduit for Owner security system Vendor

Attic Fan - Gable end attic fans

Card Reader (Conduit)- Install Conduit for Owner provided card readers and magnetic locks on the Men's and Women's Restroom Doors.