

Drawing File: P:\2020\20057 - WVA - HR Suite and Suite 312 Upfit\18.0 Drawings\12 AutoCAD\Architectural\20057 Suite 312 A-1.dwg 2/3/2021 4:58 PM

SECTION 08 7100 - DOOR HARDWARE

PART 1 GENERAL

1.01 ADMINISTRATIVE REQUIREMENTS

- A. FURNISH TEMPLATES FOR DOOR AND FRAME PREPARATION TO MANUFACTURERS AND FABRICATORS OF PRODUCTS REQUIRING INTERNAL REINFORCEMENT FOR DOOR HARDWARE.
- B. KEYING REQUIREMENTS - MATCH EXISTING.

1.02 SUBMITTALS

- A. MAINTENANCE DATA: INCLUDE DATA ON OPERATING HARDWARE, LUBRICATION REQUIREMENTS, AND INSPECTION PROCEDURES RELATED TO PREVENTATIVE MAINTENANCE.
- B. HARDWARE SHALL BE AS PROVIDED BY AN ACCREDITED HARDWARE CONSULTANT WHO SHALL REVIEW REQUIREMENTS AND KEYING WITH THE OWNER PRIOR TO SUBMITTALS OF THE HARDWARE SCHEDULES FOR APPROVAL.

PART 2 - PRODUCTS

2.01 DOOR HARDWARE - GENERAL

HARDWARE SHALL BE AS MANUFACTURED BY THE FOLLOWING OR APPROVED EQUAL MATCH EXISTING.

HINGES	STANLEY HARDWARE
CYLINDERS, LEVERS, LOCKS	SCHLAGE, BALDWIN, YALE OR APPROVED EQUAL
ELECTRIC STRIKES	ASSA ABLOY OR APPROVED EQUAL
STOPS, KICKS, PUSH PULLS, BOLTS	H.B. IVES OR APPROVED EQUAL
CLOSERS	CORBIN RUSSWIN, SARGENT, YALE OR APPROVED EQUAL

- A. PROVIDE HARDWARE SPECIFIED OR REQUIRED TO MAKE DOORS FULLY FUNCTIONAL, COMPLIANT WITH APPLICABLE CODES, AND SECURE TO THE EXTENT INDICATED.
- B. PROVIDE PRODUCTS THAT COMPLY WITH THE FOLLOWING:
1. APPLICABLE PROVISIONS OF FEDERAL, STATE, AND LOCAL CODES.
- C. FUNCTION: LOCK AND LATCH FUNCTION AND DESCRIPTIONS OF MANUFACTURES SERIES AS SHOWN ON THE DRAWINGS. FIELD VERIFY MANUFACTURER, MATCH EXISTING.
- D. CONVEY TENANTS KEYING REQUIREMENTS TO VENDOR AND MANUFACTURER.

2.02 FINISHES

- A. PROVIDE ALL DOOR HARDWARE WITH A BRASS FINISH TO MATCH EXISTING.
1. PRIMARY FINISH: POLISHED BRASS.

2.03 LOCKS AND LATCHES

- A. LOCKS: PROVIDE A LATCH HARDWARE SET FOR EVERY DOOR LISTED IN THE DOOR SCHEDULE.
1. HARDWARE SETS INDICATE LOCKING FUNCTIONS REQUIRED FOR EACH DOOR SCHEDULED.
 2. TRIM: PROVIDE LEVER HANDLE TRIM ON DOOR HARDWARE LATCH SETS.
 3. LOCK CYLINDERS: PROVIDE KEY ACCESS ON OUTSIDE OF ALL NEW LOCKS.
- B. LOCK CYLINDERS: MANUFACTURER'S STANDARD TUMBLER TYPE, SIX-PIN STANDARD CORE.
- C. KEYING: AS SPECIFIED BY TENANT, MATCH EXISTING.
- D. LATCHES: PROVIDE A LATCH FOR EVERY DOOR THAT IS SCHEDULED, UNLESS SPECIFICALLY INDICATED "PUSH/PULL" OR "NOT REQUIRED TO LATCH".
- 2.04 HINGES:
- A. HINGES: PROVIDE HINGES ON EVERY NEW AND EXISTING SWINGING DOOR.
1. PROVIDE FIVE-KNUCKLE FULL MORTISE BUTT HINGES UNLESS OTHERWISE INDICATED.
 2. PROVIDE BALL-BEARING HINGES AT ALL DOORS HAVING CLOSERS.
 3. PROVIDE HINGES IN THE QUANTITIES INDICATED.
 4. RETROFIT EXISTING DOORS WITH HINGES CONFIGURED TO MATCH EXISTING FASTENER HOLES.

2.05 CYLINDRICAL LOCKSETS

- A. LOCKING FUNCTIONS: SEE DOOR HARDWARE SCHEDULE

2.06 CLOSERS

- A. CLOSERS: COMPLYING WITH BHMA A156.4.
- FOR DOORS SCHEDULED TO HAVE A CLOSER LOCATE CLOSER ON ROOM SIDE OF DOOR.

PART 3 EXECUTION

3.01 INSTALLATION

- A. INSTALL HARDWARE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND APPLICABLE CODES.
- B. USE TEMPLATES PROVIDED BY HARDWARE ITEM MANUFACTURER.

3.02 ADJUSTING

- A. ADJUST HARDWARE FOR SMOOTH, CONSISTENT, PROPERLY FUNCTIONING OPERATION.

SECTION 09 2116 - GYPSUM BOARD ASSEMBLIES

PART 1 GENERAL - NOT USED

PART 2 PRODUCTS

2.01 GYPSUM BOARD ASSEMBLIES

- A. PROVIDE COMPLETED ASSEMBLIES COMPLYING WITH ASTM C840 AND GA-216.

2.02 BOARD MATERIALS

- A. GYPSUM WALLBOARD: PAPER-FACED GYPSUM PANELS AS DEFINED IN ASTM C1396/C1396M, SIZES TO MINIMIZE JOINTS IN PLACE; ENDS SQUARE CUT.
1. APPLICATION: USE FOR VERTICAL SURFACES AND CEILINGS, UNLESS OTHERWISE INDICATED.
 2. THICKNESS:
 - a. HORIZONTAL AND VERTICAL SURFACES: 5/8 INCH.

2.03 ACCESSORIES

- A. JOINT MATERIALS: ASTM C475 AND AS RECOMMENDED BY GYPSUM BOARD MANUFACTURER FOR PROJECT CONDITIONS.
1. TAPE: 2 INCH WIDE, CREASED PAPER TAPE FOR JOINTS AND CORNERS, EXCEPT AS OTHERWISE INDICATED.
 2. READY-MIXED VINYL-BASED JOINT COMPOUND.
- B. HIGH BUILD DRYWALL SURFACER, VINYL ACRYLIC LATEX-BASED COATING FOR SPRAY APPLICATION, DESIGNED TO TAKE THE PLACE OF SKIM COATING AND SEPARATE PAINT PRIMER IN ACHIEVING LEVEL 5 FINISH.

PART 3 EXECUTION

3.01 BOARD INSTALLATION

- A. COMPLY WITH MANUFACTURER'S INSTRUCTIONS. INSTALL TO MINIMIZE BUTT END JOINTS, ESPECIALLY IN HIGHLY VISIBLE LOCATIONS.

3.02 JOINT TREATMENT

- A. PAPER FACED GYPSUM BOARD: USE PAPER JOINT TAPE, BEDDED WITH READY-MIXED VINYL-BASED JOINT COMPOUND AND FINISHED WITH READY-MIXED VINYL-BASED JOINT COMPOUND.
- B. FINISH GYPSUM BOARD IN ACCORDANCE WITH LEVELS DEFINED IN ASTM C840, AS FOLLOWS:
1. LEVEL 5: WALLS AND CEILINGS TO RECEIVE SEMI-GLOSS OR GLOSS PAINT FINISH AND OTHER AREAS SPECIFICALLY INDICATED.

LEVEL 4: WALLS AND CEILINGS TO RECEIVE PAINT FINISH OR WALL COVERINGS, UNLESS OTHERWISE INDICATED.

SECTION 09 9000 - INTERIOR PAINTING

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. SCOPE: FINISH INTERIOR SURFACES EXPOSED TO VIEW, UNLESS FULLY FACTORY-FINISHED AND UNLESS OTHERWISE INDICATED.
- B. DO NOT PAINT OR FINISH THE FOLLOWING ITEMS:
1. ITEMS FACTORY-FINISHED UNLESS OTHERWISE INDICATED, MATERIALS AND PRODUCTS HAVING FACTORY-APPLIED PRIMERS ARE NOT CONSIDERED FACTORY FINISHED.
 2. ITEMS INDICATED TO RECEIVE OTHER FINISHES.
 3. ITEMS INDICATED TO REMAIN UNFINISHED.
 4. FIRE RATING LABELS, EQUIPMENT SERIAL NUMBER AND CAPACITY LABELS, BAR CODE LABELS, AND OPERATING PARTS OF EQUIPMENT.
 5. FLOORS, UNLESS SPECIFICALLY INDICATED.
 6. GLASS.
 7. CONCEALED PIPES, DUCTS, AND CONDUITS.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. PROVIDE PAINTS AND FINISHES FROM SHERWIN WILLIAMS OR BENJAMIN MOORE.

2.02 PAINTS AND FINISHES - GENERAL

- A. PAINTS AND FINISHES: READY MIXED, UNLESS INTENDED TO BE A FIELD-CATALYZED PAINT.

1. PROVIDE PAINTS AND FINISHES OF A SOFT PASTE CONSISTENCY, CAPABLE OF BEING READILY AND UNIFORMLY DISPERSED TO A HOMOGENEOUS COATING, WITH GOOD FLOW AND BRUSHING PROPERTIES, AND CAPABLE OF DRYING OR CURING FREE OF STREAKS OR SAGS.
 2. SUPPLY EACH PAINT MATERIAL IN QUANTITY REQUIRED TO COMPLETE ENTIRE PROJECT'S WORK FROM A SINGLE PRODUCTION RUN.
 3. DO NOT REDUCE, THIN, OR DILUTE PAINT OR FINISHES OR ADD MATERIALS UNLESS SUCH PROCEDURE IS SPECIFICALLY DESCRIBED IN MANUFACTURER'S PRODUCT INSTRUCTIONS.
- B. COLORS: TO BE SELECTED FROM MANUFACTURER'S FULL RANGE OF AVAILABLE COLORS.
- 2.03 PAINT SYSTEMS - INTERIOR
- A. INTERIOR SURFACES TO BE PAINTED, UNLESS OTHERWISE INDICATED: INCLUDING GYPSUM BOARD (WALLS & CEILING FEATURES) AND WOOD TRIM WHERE IT OCCURS.
1. TWO TOP COATS AND ONE COAT PRIMER.
 2. TOP COAT SHEEN:
 - a. EGGSHELL: MPI GLOSS LEVEL 4; USE THIS SHEEN AT ALL LOCATIONS.
 - b. SEMI-GLOSS: MPI GLOSS LEVEL 5; USE THIS SHEEN FOR WOOD TRIM.
 - c. FLAT: MPI GLOSS LEVEL 1; USE THIS SHEEN FOR CEILING FEATURES (SOFFITS & BULKHEADS).
 3. PRIMER: AS RECOMMENDED BY TOP COAT MANUFACTURER FOR SPECIFIC SUBSTRATE.

PART 3 EXECUTION

3.01 PREPARATION

- A. CLEAN SURFACES THOROUGHLY AND CORRECT DEFECTS PRIOR TO APPLICATION.
- B. PREPARE SURFACES USING THE METHODS RECOMMENDED BY THE MANUFACTURER FOR ACHIEVING THE BEST RESULT FOR THE SUBSTRATE UNDER THE PROJECT CONDITIONS.

3.02 APPLICATION

- A. APPLY PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
- B. DO NOT APPLY FINISHES TO SURFACES THAT ARE NOT DRY. ALLOW APPLIED COATS TO DRY BEFORE NEXT COAT IS APPLIED.

SECTION 09 5100 - ACOUSTIC TILE CEILINGS:

PART 1 - GENERAL

- 1.01 PROVIDE A COMPLETE SYSTEM OF ACOUSTICAL TILE CEILINGS WHERE INDICATED ON CONTRACT DOCUMENTS.
- 1.02 PROVIDE GRID CHANNELS AND CEILING TILES TO MATCH EXISTING.
- 1.03 AT COMPLETION OF JOB CONTRACTOR SHALL PROVIDE TENANT WITH ANY REMAINING QUANTITY OF UNINSTALLED CEILING TILES.

PART 2 - PRODUCTS

2.01 SUSPENSION SYSTEM MATERIALS & COMPONENTS:

- A. METAL CHANNEL RUNNERS: 1-1/2" 475 LBS. PER THOUSAND LINEAL FEET COLD ROLLED, ASPHALTUM PAINTED CHANNELS.
- B. HANGER WIRE: GALVANIZED SOFT ANNEALED STEEL, SIZED SO THAT STRESS 3-TIMES HANGER DESIGN LOAD (ASTM C-835, TABLE 1, DIRECT HUNG) WILL BE LESS THAN YIELD STRESS OF WIRE, BUT PROVIDE NOT LESS THAN 12 GAUGE (0.108") WIRE.
- C. ACCESSORIES: AS REQUIRED TO COMPLETE INSTALLATION.
- D. HANGERS: SCREW TYPE INSTALLED IN MANNER RECOMMENDED BY ACOUSTICAL MATERIALS ASSOCIATION.
- E. HOLD DOWN CLIPS WHERE REQUIRED TO MEET U.L. CLASSIFICATION.

2.02 SUSPENSION SYSTEMS:

- A. PROVIDE INTERMEDIATE DUTY EXPOSED TEE SUSPENSION DX SYSTEM AS PRODUCED BY USG INTERIORS OR APPROVED EQUAL SYSTEMS BY ONE OF THE FOLLOWING:

1. CHICAGO METALLIC.
2. NATIONAL ROLLING MILLS.

2.03 ACOUSTIC CEILING MATERIALS:

- A. PROVIDE CEILING TILE TO MATCH EXISTING. USE SALVAGED TILE FROM THE WILBANKS, THOMAS & SMITH TENANT UPFIT PROJECT IN THE ADJACENT OFFICE SPACE AS REQUIRED.

PART 3 - EXECUTION

- 3.01 ALL HANGER WIRE SUPPORTING SUSPENSION SYSTEM SHALL BE INSTALLED PLUMB. NO TRAPEZE TYING WILL BE PERMITTED. WHERE OBSTRUCTIONS PROHIBIT PLACING OF HANGER WIRES IN PLUMB POSITION, CONTRACTOR SHALL DIRECT HANG 1-1/2" BLACK STEEL RUNNER CHANNELS WITH 8 GAUGE WIRE. HANGER WIRE SPACING SHALL NOT EXCEED 6'-0" O.C. AND CHANNEL SPACING SHALL BE 4'-0" O.C. MAIN RUNNERS SHALL THEN BE DIRECT HUNG PERPENDICULAR TO THE CHANNELS. LEVEL TO WITHIN 1/8" IN 10'-0" IN BOTH DIRECTIONS.

SECTION 09 6500 - RESILIENT FLOORING

PART 1 GENERAL

1.01 QUALITY ASSURANCE

- A. CONTRACTOR MAY PERFORM ADHESIVE AND BOND TEST WITH HIS OWN PERSONNEL OR HIRE A TESTING AGENCY.

PART 2 PRODUCTS

2.01 MATERIALS

- A. PATCHING COMPOUND: FLOOR COVERING MANUFACTURER'S RECOMMENDED PRODUCT, SUITABLE FOR CONDITIONS, AND COMPATIBLE WITH ADHESIVE AND FLOOR COVERING. IN THE ABSENCE OF ANY RECOMMENDATION FROM FLOORING MANUFACTURER, PROVIDE A PRODUCT WITH THE FOLLOWING CHARACTERISTICS:
1. CEMENTITIOUS MOISTURE-, MILDEW-, AND ALKALI-RESISTANT COMPOUND, COMPATIBLE WITH FLOOR, FLOOR COVERING, AND FLOOR COVERING ADHESIVE, AND CAPABLE OF BEING FEATHERED TO NOTHING AT EDGES.
 2. COMPRESSIVE STRENGTH: 3000 PSI, MINIMUM, AFTER 28 DAYS, WHEN TESTED IN ACCORDANCE WITH ASTM C109/C109M OR ASTM C472, WHICHEVER IS APPROPRIATE.
- B. REMEDIAL FLOOR COATING: SINGLE- OR MULTI-LAYER COATING OR COATING/OVERLAY COMBINATION INTENDED BY ITS MANUFACTURER TO RESIST WATER VAPOR TRANSMISSION TO DEGREE SUFFICIENT TO MEET FLOORING MANUFACTURER'S EMISSION LIMITS, RESISTANT TO THE LEVEL OF ALKALINITY (PH) FOUND, AND SUITABLE FOR ADHESION OF FLOORING WITHOUT FURTHER TREATMENT.
- 2.02 LUXURY VINYL PLANK FLOORING (L.V.T.): AS INDICATED AND SPECIFIED ON SHEET A-1.

2.03 ACCESSORIES: COLOR AS SELECTED BY THE OWNER.

- A. WALL BASE: 4" COVE BASE, 1/8" THICK, VINYL AS INDICATED AND SPECIFIED ON SHEET A-1.
- B. REDUCER STRIPS AND CARPET EDGING SHALL BE AS MANUFACTURED BY JOHNSONITE, ROPPE, OR APPROVED EQUAL.

PART 3 EXECUTION

3.01 CONCRETE SLAB PREPARATION

- A. PERFORM FOLLOWING OPERATIONS IN THE ORDER INDICATED:

1. EXISTING CONCRETE SLABS WITH EXISTING FLOOR COVERINGS:
 - a. VISUAL OBSERVATION OF EXISTING FLOOR COVERING, FOR ADHESION, WATER DAMAGE, ALKALINE DEPOSITS, AND OTHER DEFECTS.
 - b. REMOVAL OF EXISTING FLOOR COVERING.
2. PRELIMINARY CLEANING.
3. INTERNAL RELATIVE HUMIDITY TESTS, IN SAME LOCATIONS AS MOISTURE VAPOR EMISSION TESTS, UNLESS OTHERWISE INDICATED.
4. SPECIFIED REMEDIATION, IF REQUIRED.
5. PATCHING, SMOOTHING, AND LEVELING, AS REQUIRED.
6. OTHER PREPARATION SPECIFIED.
7. ADHESIVE BOND AND COMPATIBILITY TEST.
8. PROTECTION.

B. REMEDIATIONS:

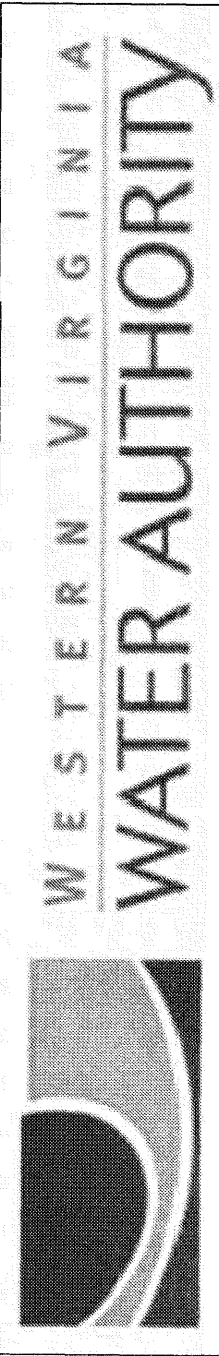
1. ACTIVE WATER LEAKS OR CONTINUING MOISTURE MIGRATION TO SURFACE OF SLAB: CORRECT THIS CONDITION BEFORE DOING ANY OTHER REMEDIATION; RE-TEST AFTER CORRECTION.
2. EXCESSIVE MOISTURE EMISSION OR RELATIVE HUMIDITY: IF AN ADHESIVE THAT IS RESISTANT TO THE LEVEL OF MOISTURE PRESENT IS AVAILABLE AND ACCEPTABLE TO FLOORING MANUFACTURER, USE THAT ADHESIVE FOR INSTALLATION OF THE FLOORING; IF NOT, APPLY REMEDIAL FLOOR COATING OVER ENTIRE SUSPECT FLOOR AREA.

3.02 INTERNAL RELATIVE HUMIDITY TESTING

DATE:	FEB. 03, 2021
REVISIONS	

HUGHES ASSOCIATES
ARCHITECTS & ENGINEERS
656 ELM AVENUE SW | ROANOKE, VIRGINIA 24016
540.347.4002
www.HughesAE.com

SUITE 312 RE-FRESH - COULTER BUILDING



601 South Jefferson Street Roanoke, Virginia

DRAWN BY: MTR
CHECKED BY: DJP

SPECIFICATIONS



COMMISSION No.
20057
SHEET
SPC-2