



SPECIFICATIONS & DESIGN GUIDELINES

FOR

DEPARTMENT NAME

SECTION/DIVISION NAME

LOCATION

DIVISION 01 - GENERAL REQUIREMENTS

01010 CODE COMPLIANCE - LANDLORD SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE PERMITTING, ZONING ORDINANCES, AND REQUIREMENTS; LOCAL AND STATE BUILDING CODES; LIFE SAFETY CODES; AMERICANS WITH DISABILITIES ACT-1992 - TITLES II & III AND THE DESIGN GUIDELINES, (ADAAG) AND THE SECURING OF A CERTIFICATE OF OCCUPANCY IN THE CONSTRUCTION OF THIS BUILDING.

01010 BUILDING MATERIALS - ALL NEW BUILDING MATERIALS, FIXTURES, AND EQUIPMENT SHALL BE USED IN THE CONSTRUCTION.

01010 DIMENSIONS - DO NOT SCALE DRAWINGS. VERIFY ALL SIZES AND DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION. NOTIFY THE DESIGNER OF ANY DISCREPANCIES. NO CHANGES SHALL BE MADE TO THE DESIGN WITHOUT THE DESIGNER (S) PERMISSION AND A CHANGE ORDER ISSUED.

DIVISION 06 - WOOD & PLASTICS

06110 WOOD BLOCKING- PROVIDE WOOD BLOCKING FOR SUPPORT OF RAILINGS, GRAB BARS, EQUIPMENT, ETC.

06200 FINISH CARPENTRY - INSTALL WORK PLUMB, LEVEL, TRUE, AND STRAIGHT WITHOUT DISTORTIONS; FREE FROM ABRASIONS, TOOL MARKS, AND SIMILAR DEFECTS ON FINISHED SURFACES. CONCEAL ALL SHIMS.

DIVISION 07 - THERMAL & MOISTURE PROTECTION

07200 INSULATION – INSULATION THICKNESS SHALL BE SPECIFIED SUCH THAT WHEN COMBINED WITH THE COMPLETE ROOF AND CEILING CONSTRUCTION SHALL BE AN OVERALL HEAT TRANSMISSION COEFFICIENT TO OBTAIN A SATISFACTORY “R” VALUE MEETING THE GEORGIA MODEL ENERGY CODE. ALL INSULATION SHALL BE APPLIED IN TWO LAYERS WITH ALL JOINTS BROKEN AND STAGGERED. INSULATION SHALL BE SECURED TO DECK USING MECHANICAL FASTENERS. ROOF SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 1606 OF THE STANDARD BUILDING CODE.

DIVISION 08 - DOORS & WINDOWS

08050 EXTERIOR DOORS- ALL EXIT DOORS SHALL SWING OUTWARD IN DIRECTION OF EGRESS.

08100 METAL DOORS- ALL STANDARD DOORS 3'-0"X 7'-0" X 1-3/4", GRADE II, HEAVY DUTY, (LEVEL B). ONLY ALUMINUM OR HOLLOW METAL SHALL BE USED FOR EXTERIOR APPLICATIONS. EXTERIOR DOORS SHALL BE INSULATED.

08200 WOOD DOORS – ALL STANDARD WOOD DOORS TO BE 3'-0"X7'-0"X1-3/4" FLUSH, SOLID CORE OR SOLID PANEL. USE EITHER PAINTED, WOOD GRADE VENEER FACES OR STAINED, STAIN GRADE VENEER FACES ONLY. ALL DOORS SHALL BE THREE FOOT (36") WIDE PER CODE TO MEET THE MINIMUM OF A CLEAR 32" FOR ACCESS BY PERSONS WITH DISABILITIES.

08330 OVERHEAD COILING DOORS AND GRILLES- DOORS IN EXCESS OF 80 SF SHALL BE ELECTRICALLY OPERATED. RATED DOORS SHALL BE SELF CLOSING. EXTERIOR DOORS SHALL BE INSULATED.

08400 ENTRANCE & STOREFRONT - INSTALL ENTRANCE AND STOREFRONTS IN ACCORDANCE WITH MANUFACTURER'S PRODUCTS DATA AND REVIEWED SHOP DRAWINGS. INSTALL PLUMB, LEVEL AND TRUE LINE, WITH SPECIFIED TOLERANCES. DOORS AND FRAMES SHALL HAVE ADDITIONAL CONCEALED STEEL REINFORCEMENT FOR FINISH HARDWARE.

08710 DOOR HARDWARE -

DOOR HARDWARE - ALL DOORS WILL HAVE LEVER-TYPE HANDLE MECHANISMS. "ADAAG", PARG. 4.13.9.

PRIVACY LOCKS - INSTALL LEVER-TYPE HANDLES WITH 'PUSH BUTTON' KEYED LOCK SET MECHANISMS. NO 'THUMB TWIST' LOCK SHALL BE ALLOWED. "ADAAG", PARG. 4.13.9.

DOOR CLOSER - INSTALL DOOR CLOSERS ON EXIT DOORS AND OTHER DOORS PER PLAN. CLOSER PRESSURE SHALL BE ADJUSTED PER "ADAAG", PARG. 4.13.10.

PANIC BARS - INSTALL ON ALL EXIT DOORS.

DEAD BOLT LOCKS - INSTALL DOUBLE KEY DEAD BOLT LOCK, WITH ONE-INCH THROW ON ALL EXIT DOORS. A SIGN SHALL BE PLACED ON THE INSIDE OF EACH EXIT DOOR, WITH ONEINCH HIGH LETTERS, TO READ; "THIS DOOR IS TO REMAIN UNLOCKED DURING BUSINESS HOURS, FOR EXIT ONLY".

HINGING – SPECIFY (3) 4-1/2"X 4-1/2" BUTT HINGES FOR 7'-0" DOORS. INSTALL THREE SELF-PENNING HINGES ON ALL EXTERIOR DOORS.

WEATHERSTRIPPING AND THRESHOLDS- MAXIMUM CHANGES IN LEVEL ALONG AN ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" PER ADAAG. WEATHERSTRIPPING SHALL BE SPECIFIED AT ALL EXTERIOR LOACTIONS.

DIVISION 09 – FINISHES

09000 THE DESIGNATED TENANT REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE COLOR SELECTION OF ALL FINISHES (CARPET, PAINT, WALLCOVERING, V.C.T. ETC.).

09250 GYPSUM BOARD- GYPSUM WALLBOARD SHALL BE 1/2" THICK MINIMUM ON INETERIOR PARTITIONS. GYPSUM WALLBOARD SHALL BE MOISTURE RESISTANT AT WET LOCATIONS.

09260 METAL STUD DRYWALLS AND PARTITIONS SHALL BE CONTRUCTED WITH A MINIMUM OF 22 GAUGES STEEL STUDS SPACED AT 16 INCHES ON CENTER.

09510 ACOUSTICAL CEILING- ALL CEILING TILE SHALL BE 24"X48" LAY-IN ACOUSTICAL TILES. REFER TO REFLECTED CEILING PLAN.

09659 RESILIENT FLOORING - (VINYL COMPOSITION TILE) SIZE 12" INCH SQUARE FACE SIZE BY 1/8" THICKNESS MUST MEET FEDERAL SPEC. SS-T-312B, TYPE IV, COMPOSITION 1, ASBESTOS FREE.

09659 RUBBER BASE – RUBBER BASE SHALL BE 4", WITHOUT TOE, ON CARPET. RUBBER BASE SHALL BE 4", WITH TOE, ON OTHER FLOORING WHERE APPLICABLE. INSTALL FOUR INCH BROWN RUBBER TRIM ON BASE OF WALLS ABOVE CARPET OR TILE.

09659 RUBBER BASE- DO NOT WRAP BASE AROUND CORNERS; CORNER PIECES SHALL BE USED AT ALL CORNERS. RECOMMENDED COLORS ARE BLACK OR BROWN.

09681 CARPET- INSTALL COMMERCIAL GRADE, LEVEL LOOP 26 OUNCE CARPET, AND NO PAD, DIRECT TO FLOOR. THE RECOMMENDED COLORS ARE DARK TAN OR BROWN.

09681 CARPET- CARPETS TO TILE TRANSITION SHALL BE VINYL STRIP, COLOR IS TO MATCH BASE.

09681 CARPET- CARPETS SHALL BE IMPERVIOUS TO WATER DAMAGE.

09681 CARPET- ALL CARPET SHALL HAVE PERMANENT STAIN RESISTANT PROPERTIES THAT CANNOT BE REMOVED BY COMMERCIAL CLEANINGS OR ABRASIVE WEAR.

09900 INTERIOR PAINT – LATEX, SEMI-GLOSS PAINT SHALL BE USED ON ALL DOORFRAMES AND TRIM. PAINTED INTERIOR SURFACES SHALL RECEIVE ONE PRIME COAT AND TWO FINISH COATS OF FLAT PAINT. EPOXY PAINT OF THE SAME COLOR SHALL BE USED IN THE TOILETS, BREAK ROOM AND MECHANICAL ROOM. RECOMMENDED COLORS ARE BEIGE, CREAM, LIGHT TAN, GRAY, OR LIGHT BLUE.

09900 WOOD WORK & DOORS - STAIN DARK COLOR OR PAINT SAME AS WALL COLOR OR DARKER SHADE OF ENAMEL.

DIVISION 10 – SPECIALTIES

10165 TOILET COMPARTMENTS- TOILET PARTITIONS SHALL BE OF STANDARD DESIGN AND FLOOR MOUNTED, WALL BRACED. CATCHES ON STALLS SHALL NOT ALLOW SOMEONE TO LOCK THEMSELVES IN; PROVIDE AN OUTSIDE OVERRIDE. STALL DOORS FOR ACCESSIBLE STALLS MUST PROVIDE A MINIMUM OF 32" CLEARANCE. PARTITIONS, DOORS AND STILES MAY EITHER BE STEEL, TWENTY (20) GAUGE METAL, BAKED ON ENAMEL OR FULLY CLAD PLASTIC LAMINATE FINISH.

10426 SIGNAGE - ALL SIGNAGE REQUIRED TO COMPLY WITH "ADAAG". LANDLORD SHALL INSTALL "ADA" SIGNS IN THE PARKING AREA, ENTRANCES TO THE BUILDING AND ON TOILET ROOMS. TENANT SHALL BE RESPONSIBLE FOR ALL OTHER SIGNAGE.

10522 - FIRE EXTINGUISHERS

1. MULTI-PURPOSE DRY CHEMICAL EXTINGUISHER:
 - A. CAPACITY: 10 LBS.
 - B. UL RATING: 4A-60B: C
2. PROVIDE EXTINGUISHERS COMPLETE W/NOZZLE AND PRESSURE GAUGE.
3. PROVIDE MANUFACTURE'S STANDARD BRACKETS SUPPORTING EXTINGUISHER AT TOP AND BOTTOM, HOLDING EXTINGUISHER OFF FINISHED WALL SURFACE. NOTE THAT EXTINGUISHER SHALL NOT PROJECT MORE THAN FOUR (4") INTO HALLS AND PASSAGEWAYS. A RECESS MAY HAVE TO BE PROVIDED IN THE WALL.
4. INSTALL 5' TO 6' A.F.F. TO TOP OF EXTINGUISHER.
 5. INSTALL DECALS ABOVE EACH EXTINGUISHER UNIT.

10750 TELEPHONE SERVICE - INSTALL A FOUR (4) FOOT BY EIGHT (8) FOOT SHEET OF ONE-HALF (1/2) INCH PLYWOOD HORIZONTALLY, AT THREE (3) FOOT ABOVE THE FINISHED FLOOR IN THE TELEPHONE ROOM AS SHOWN ON THE PLAN FOR THE PURPOSE OF MOUNTING REQUIRED TELEPHONE SERVICE EQUIPMENT. THIS PLYWOOD SHALL BE PAINTED (EPOXY) IN THE SAME COLOR AS ALL THE WALLS.

10800 TOILET & BATH ACCESSORIES –

AT A MINIMUM, TOILET ACCESSORIES ARE TO INCLUDE TOWEL DISPENSERS, SOAP DISPENSERS,

TOILET TISSUE DISPENSERS, AND SANITARY NAPKIN MACHINES (WHERE APPLICABLE). ALL TOILET ACCESSORIES SHALL BE FURNISHED AND INSTALLED BY THE LANDLORD/CONTRACTOR.

TOILET ROOMS - MEET THE PLUMBING CODE AND THE "ADAAG" REQUIREMENTS.

TOILETS - NEW TOILETS AND ONE DISABILITY TOILET IN EACH TOILET ROOM, PER PLAN, AND "ADAAG", PARG. 4.16. NO BOOSTER CHAIRS SHALL BE USED.

GRAB BARS - INSTALL GRAB BARS IN EACH DISABILITY ACCESS TOILET STALL OR ROOM PER PLAN AND THE "ADAAG", PARG. 4.17.6 & 4.26.

URINALS - INSTALL WALL MOUNTED URINAL, PER PLAN AND THE "ADAAG", PARG. 4.18.

LAVATORIES & MIRRORS - AT LEAST ONE LAVATORY AND MIRROR (BOTTOM AT 40" A.F.F.) IN EACH TOILET ROOM SHALL BE INSTALLED PER THE "ADAAG", PARG. 4.19.

PAPER DISPENSERS - INSTALL PAPER TOWEL (FAN TYPE TOWEL) DISPENSER AT 42" A.F.F. AND TOILET TISSUE DISPENSER AT 19" CENTERED A.F.F. AND 36" FROM REAR WALL PER "ADAAG".

COAT HOOK- PROVIDES ONE COAT HOOK IN EACH STALL.

NOTE: ALL FINISHES SHALL BE BRUSHED CHROME UNLESS OTHERWISE NOTED.

DIVISION 12 - FURNISHINGS

12510 WINDOW TREATMENTS - INSTALL MINI-TYPE BLINDS, BEIGE COLOR, ON ALL WINDOWS AS TREATMENT.

12610 SYSTEMS FURNITURE SHALL BE WARRANTED FOR A MINIMUM OF FIVE YEARS.

DIVISION 15 – MECHANICAL

15050 SUFFICIENT CLEARANCES FOR SERVICE, DISMANTLING AND REMOVAL OF ALL MECHANICAL EQUIPMENT SHALL BE PROVIDED.

15050 IN CASE OF DEMOLITION WORK, ASBESTOS ABATEMENT OF EXISTING EQUIPMENT AND CFC REMOVAL OF CHILLERS SHALL BE DONE PER EPA/EPD CRITERIA.

15455 DRINKING FOUNTAINS – DRINKING FOUNTAINS INSTALLED SHALL MEET THE SPECIFICATIONS OF "ADAAG", PARG. 4.15. SPOUT SHALL BE NO MORE THAN 36" A.F.F.

15500 HEATING, VENTILATION & AIR CONDITIONING - THE BUILDING SHALL BE CENTRALLY HEATED AND COOLED. IF REQUIRED, ADDITIONAL AIR SHALL BE PROVIDED TO SPECIAL ROOMS AS DESIGNATED ON THE PLAN. THIS ADDITIONAL AIR FLOW AND VENTILATION SHALL BE SUFFICIENT TO ACCOMMODATE THE 'BTU' PER HOUR GAIN AS SHOWN ON THE PLAN FOR EACH ROOM, ABOVE THE HEAT GAIN OF THE CONVENTIONAL OFFICE ENVIRONMENT.

15555 WATER HEATER - INSTALL AN ELECTRIC WATER HEATER TO MEET THE REQUIREMENTS OF THE BUILDING FOR EACH TOILET ROOM AND BREAK ROOM.

15877 AUTOMATIC VENTILATION - INSTALL AN AUTOMATIC VENTILATION SYSTEM, VENTED TO THE OUTSIDE IN EACH TOILET ROOM, WITH INDIVIDUAL CONTROL WALL SWITCH.

DIVISION 16 – ELECTRICAL

16050 ALL MATERIALS SHALL BE NEW AND CONFORM TO THE STANDARD OF UNDERWRITER'S LABORATORIES, INC. (UL).

16050 TELECOMMUNICATIONS - THE FINAL DESIGN COVERED BY THIS SECTION SHALL INCLUDE THE BUILDING'S TELECOMMUNICATIONS INFRASTRUCTURE REQUIRED FOR TELEPHONES, DATA AND VIDEO COMMUNICATIONS AS SPECIFIED BY THE GEORGIA TECHNOLOGY AUTHORITY (GTA) AND THE TENANT. THE DESIGN SHALL COMPLY WITH THE 2003 GEORGIA TELECOMMUNICATIONS DESIGN MANUAL (GTDM). COPIES OF THE GTDM ARE AVAILABLE FROM THE GTA WEBSITE AT http://www.georgia.gov/vgn/images/portal/cit_1210/3072806GA_Telecom_Design_Manual_V1b.pdf . THE FINAL PLANS AND SPECIFICATIONS SHALL BE APPROVED BY GTA BEFORE BEING PRICED BY THE LANDLORD. THE STATE PROPERTIES LEASING DIVISION WILL PROVIDE THE LANDLORD/OWNER, THROUGH GTA, WITH THE TELEPHONE, DATA AND VIDEO COMMUNICATIONS REQUIREMENTS OF THE TENANT. SEE DIVISION 27 (COMMUNICATIONS) OF THIS DOCUMENT FOR ALL OF THE GENERAL CABLING AND ANY REMAINING TELECOMMUNICATIONS SPACE REQUIREMENTS NOT COVERED BY DIVISION 16. **THE TELECOMMUNICATIONS CONTACT FOR THIS PROJECT WILL BE HOWARD FORSCH [404-463-1293]**

16050 INTERIOR CONDUITS ½" THROUGH 2" SHALL BE ELECTRICAL METALLIC TUBING (EMT) WITH COMPRESSION COUPLINGS AND CONNECTORS. SET SCREWS AND POT METAL FITTINGS ARE NOT PERMITTED. CONDUITS 2-1/2" AND LARGER SHALL BE HEAVY WALL GALVANIZED RIRID (GRL) WITH DOUBLE LOCKNOUTS AND INSULATED BUSHINGS FOR ENCLOSURES AND JUNCTION BOXES. MINIMUM #12 WIRE AND #10 TO BE SOLID COPPER WITH THWN/THHN INSULATION. CONDUCTORS #8 AND LARGER TO BE STRANDED COPPER WITH THW INSULATION.

16110 RACEWAYS, CONDUITS & TRENCHES

CONDUIT - ONE FOUR (4) INCH DIAMETER PVC CONDUIT SHALL BE PROVIDED FOR TELEPHONE SERVICE TO THE BUILDING. THIS CONDUIT SHALL BE BURIED AT LEAST TWENTY-FOUR (24) INCHES BELOW GRADE, FROM THE NEAREST EXISTING EXTERIOR SERVICE POINT (TELEPHONE POLE, MANHOLE, OR PEDESTAL) UP TO AND INTO BUILDING AND EXTENDING TO THE TELEPHONE PANEL SERVICE BOARD SHOWN ON THE PLAN. THIS CONDUIT IS TO BE TEMPORARILY CAPPED ON BOTH ENDS AND SHALL INCLUDE APPROPRIATE TEMPORARY PUSH/PULL WIRES.

ONE (1) INCH CONDUIT WILL BE PROVIDED IN INTERIOR WALLS IN EACH OFFICE SPACE FOR TELEPHONE SERVICE AS SPECIFIED ON LAYOUT PLAN. THIS CONDUIT WILL EXTEND FROM ABOVE THE CEILING TO EACH SPECIFIED TELEPHONE WALL OUTLET.

ELECTRICAL - SPECIAL DEDICATED OUTLETS FOR THE COMPUTER AND TELEPHONE EQUIPMENT AND THE BREAK ROOM ARE REQUIRED AND DESIGNATED ON THE PLAN.

DEDICATED DUPLEX OUTLETS AS DESIGNATED BY EACH TELEPHONE OUTLET IS FOR COMPUTER EQUIPMENT. A GANG OF FOUR (4) DEDICATED OUTLETS SHALL BE SUPPLIED FROM ONE 20 AMP CIRCUIT.

16500 NON-ELECTRIC "SELF-LUMINOUS" TYPE EXIT SIGNS ARE NOT ACCEPTABLE. "LED" UNITS SHALL BE SPECIFIED.

16500 INTERIOR LIGHTING - ALL LIGHTING SHALL PROVIDE MINIMUM 50 FOOT CANDLE (FC) ILLUMINATION IN THE BUILDING.

16500 LAY-IN LIGHT FIXTURES SHALL BE SUPPORTED WITH FOUR (4) WIRE HANGERS INDEPENDENT OF THE CEILING GRID SYSTEM AND SECURED TO THE GRID SYSTEM.

16535 EMERGENCY LIGHTING, EXITS SIGNS & SMOKE DETECTORS - INSTALL AS REQUIRED BY STATE AND LOCAL FIRE CODES.

16720 ALARMS - ALL ALARM SYSTEMS, IF INSTALLED, ARE REQUIRE TO BE VISUAL AS WELL AS AUDIBLE