

CONSTRUCTION REQUIREMENTS

CR2 SITE

1. General
Site work shall be accomplished in accordance with generally accepted good construction practices. Work shall reflect use of methods, materials and equipment which are safe and suitable for the intended purpose.
2. Excavation and Backfill
 - a. Excavation for footings or foundation walls shall extend at least 6 in. into natural undisturbed soil which will provide adequate bearing or to stable rock foundation.
 - b. Bearing for footings or foundations is permitted on controlled fills in certain localities. Land development for buildings on such controlled fills shall be engineered by a qualified engineer.
 - c. Soil analysis and bearing tests, if available will be provided by the Owner.
 - d. Exterior wall footings of foundation walls including accessory buildings shall extend a minimum of 6 in. below the finish grade and below the prevailing frost line.
 - e. Material used for backfill shall be clean and free of wood scraps or other deleterious substances and shall be well compacted.
3. Soil Treatment
Wood and other vulnerable materials shall be protected from termites in those areas where damage has been experienced or may reasonably be anticipated. When soil treatment is used, the rate of application of the approved chemicals shall be not less than that recommended by the U.S. Department of Agriculture publication entitled "Subterranean Termites", Home and Garden Bulletin No. 64. Chemical soil treatment shall not be used where there is a possibility of contamination of a water source or supply.
4. Site Utilities - Underground Utilities
Underground piping and related items shall be protected from corrosion.
5. Paved Areas
 - a. Surfaces and base courses for driveways, parking areas and walks shall be of durable materials and construction shall conform to generally accepted local design practices.
 - b. Adequate surface drainage shall be required to serve all paving and the improvements as necessary to insure continuing stable soil support for these improvements.
 - c. All vehicular pavement shall be protected at the edges by concrete curbs, unless indicated otherwise.
6. Landscaping
 - a. Topsoil shall be stockpiled on the site for re-use in landscape work. If quantity is insufficient, Owner will furnish additional top soil.
 - b. Become familiar with scope of landscape work being done under separate contract prior to starting the sub-grade work. Provide subgrades as required by landscape contractor.

CR3 CONCRETE

1. General
 - a. Concrete construction shall be such as to provide safe and durable support of all design loads, and of a quality to resist deterioration due to weather or other deleterious exposure.
 - b. The design and construction shall be in accordance with ACI-318, Building Code Requirements for Reinforced Concrete, and ACI-301, Specification for Structural Concrete for Buildings, except as modified by the drawings.
 - c. See Structural Drawings.
2. Formwork
Formwork shall be in accordance with ACI 347, Recommended Practice for Concrete Formwork.
3. Concrete Slabs-On-Grade
Slabs shall be designed and constructed in accordance with ACI 302, Recommended Practice for Concrete floor and Slab Construction, unless shown otherwise on the Drawings.

CR4 MASONRY

1. Masonry construction shall be such as to assure safe and adequate support of all design loads, to prevent the passage of water or moisture, and to resist deterioration due to weather or other deleterious exposure.
 - a. Lay units in running bond.
 - b. Provide standard anchoring devices.
 - c. Provide standard joint design.
2. Concrete Block - See Structural Drawings.

CR5 METALS

1. Structural Steel
 - a. See Structural Drawings.
 - b. Corrosion Protection
All structural steel shall be given a shop coat of rust-inhibitive paint and a field coat of protective paint, or equivalent, except for steel encased in concrete or concealed by interior finish materials, stainless steel, corrosion resistant steel, or steel treated with coatings to provide corrosion resistance. Tubular steel columns shall be protected on the inside and the outside.
2. Welding
Welding shall be in accordance with D1-1, Structural Welding Code and D12.1, Reinforcing Steel Welding Code, by AWS.

CR6 CARPENTRY

1. General
 - a. Wood construction shall be such as to assure safe and adequate support of all design loads and to provide a suitable base for the attachment finish materials.
 - b. Wood products, except under special design conditions concerning material treated for use below grade, shall be at least 6 in. above adjacent grade.
 - c. Fasteners
Application and fastening schedule of all fasteners, power, mechanically or manually driven shall conform to Code.
2. Decay Protection
 - a. Protection Against Damage by Decay. Certain members are required to be protected in all geographic areas. These members and the accepted means of protection are shown in Table B.
 - b. TABLE B - DECAY PROTECTION

Wood members to be treated	*****Means of Protection (2)*****			
	Pressure Treat AWPB Label	Non-pressure Seal	Resistant Treat MIMA	Resistant Species HUD MPS
Exposed structural members unless protected from direct exposure rain by overhangs, porch ceilings, or carport ceilings (1)	X	-	-	X
Exterior door and window frames (1)	-	X	-	X
Exterior window sash (1)	-	X	-	-
Fence posts (1)	X	-	-	X
Sills, plates or sleepers embedded in concrete slabs	X	-	-	X
Exterior wood balconies (1)	X	-	-	X

Notes: (1) Treatment shall be paintable type
(2) When treated material is cut after treatment, dip or brush-treat exposed ends in 3% pentachlorophenol solution or other acceptable wood preservative.
- CR8 DOORS, WINDOWS AND GLAZING
 1. Door Performance - General
Doors shall be durable and installed in good operating condition, free of defects, latching readily and locking securely.
 2. Exterior Doors
 - a. Installation: Doors shall be installed to assure adequate structural strength, weather tightness and shall be capable of resisting extremes of moisture, wind and temperature. Doors shall be safe and assure reasonable economy with ease of maintenance.
 - b. Weatherstripping: All Exterior doors to conditioned space, except louvered doors, shall be provided with a tight threshold and weatherstripping to prevent infiltration of dust, snow or rain.
 - c. Miscellaneous: Provide a safety door check on all doors, including storm and screen doors, opening outward.
 3. Windows
 - a. Installation: Windows shall be installed in accordance with the recommendations of the manufacturer. Operating hardware shall be installed.
 - b. Weatherstripping: Weatherstrip windows to prevent infiltration of dust, snow or rain.
 4. Metal Storefront
 - a. General
Manufacturers' responsibility includes analysis of building size, shape and location and determination of design pressure loading for wind resistance, inward and out.
 - b. Water Penetration Tolerance: No significant leakage for heavy rainfall with 25 MPH wind.
 - c. Panels
Panels shall be capable of carrying the design load and deflections without suffering damage as permanent deformation.
 - d. Joints
Thermal movements caused by an ambient temperature range of 120 deg. F shall be compensated for in design and fabrication of joints that will permit expansion and contraction of component materials.
 - e. Fasteners
Metals used for fasteners and anchorage devices shall be chemically compatible with contiguous metals.
 - f. Aluminum Storefront and Windows
 - (1) Standards: NAAAM, AAMA & AA
 - (2) Frame: Extruded aluminum, tubular.
 - (3) Aluminum Finish: Dark bronze baked-on enamel (NAAAM Specification) to match Architect's sample.
 - (4) Products equal to those manufactured by Warrior Glass, Memphis, TN, (901)775-0268, Attn: Ed Crenshaw.
 5. Aluminum Entrance Doors
Glazed aluminum doors as manufactured by Kawneer Co. or PPG Industries. No substitutions unless approved by Owner in writing. Provide manufacturer's standard narrow-stile units, unless noted otherwise, as required for operation of each door.

6. Aluminum Sliding Glass Doors

- a. Type SGD-BI (Residential), unless indicated otherwise.
 - b. Hardware: Manufacturer's standard. Provide pulls and keyless locking device, lockable from inside only on each sliding panel.
 - c. Aluminum Finish: Same as for aluminum storefront.
7. Glazing
 - a. Installation standards: Glazing shall comply with the latest Flat Glass Marketing Association's manuals, Glazing Manual and Glazing Sealing Systems Manual.
 - b. Glass tempered where required by governing ordinance.
 - c. Insulating Glass: Glass shall carry as a minimum a 5 year warranty against failure of seal (1yr. warranty to cover materials and labor, remaining 4-yr. warranty to cover materials only).

CR9 FINISH MATERIALS

1. General
Application of finish materials shall be such as to prevent entrance or penetration of moisture or weather, provide adequate protection from damage by decay, corrosion, insects and other undesirable elements, and provide reasonable durability, economy of maintenance and an attractive appearance.
2. Exterior Wall Finishes
Attachment and/or anchorage of finish to backing or structure shall be adequate to resist design wind forces.
3. Roof Coverings
Attachment and/or anchorage of covering to roof sheathing shall be adequate to resist design wind forces.
All roofing materials shall be installed in accordance with the recommendations of the manufacturer.
4. Interior Wall and Ceiling Finishes
 - a. General
Wall and ceiling finishes shall be suitably secured to a subbase or framing members. All accessories, trim, fittings and moldings shall be installed in accordance with manufacturer's directions.
 - b. Gypsum Drywall
Application shall conform to ANSI A97.1 Specification for Application and Finishing Wallboard.
When gypsum backing board is used behind ceramic tile or cultured marble at bathtubs and showers, provide water resistant type conforming with ASTM C630. Foil-backed wallboard shall not be used for backing material.
 - c. Ceramic Tile
Thin-Setting Method
Ceramic tile installed with adhesives shall comply with ANSI A108.4 or when installed with dry-set portland cement mortar with ANSI A108.5 and with TCA Handbook for Ceramic Tile Installation.
5. Resilient Flooring
Application shall be over a suitable underlayment.
Installation shall comply with recommendations of the manufacturer.
6. Painting
 - a. Application
Application of paints, stains, or other coating systems shall be in strict accordance with manufacturer's directions. Ready-mixed paint shall not be thinned, except as permitted in the application instructions. These finishing systems may be field or factory applied.
Exterior painting shall be done only in favorable weather. All surfaces shall be free of dew or frost and must be free of moisture.
Paint shall not be applied when the temperature is at or expected to be below 40 deg. F.
All surfaces to be finished shall be clean and free of foreign material (dirt, grease, asphalt, rust, etc.).
Application shall be in a workmanlike manner providing an even film. Application rate shall be that recommended by the manufacturer.
Apply not less than the number of coats required herein for the specific application. Where the requirement is for a specified dry film thickness, number of coats shall be that necessary to obtain at least the required thickness. Additional coats may be required if the finish surface does not provide acceptable coverage or hiding.
 - b. Exterior Wood Surfaces
Wood siding, Millwork and Trim
Knots, resinous wood, and nail holes shall be sealed with a prepared sealer or aluminum paint prior to puttying and priming. Any nail holes or cracks in surfaces to be painted shall be filled with putty.
Apply a prime coat to all surfaces to be painted before or immediately after installation. Primer shall be formulated specifically for application to unfinished wood. Finish coats formulated to serve as primers may be used.
Apply one of the following finish systems. Coverage shall be that which will provide at least the minimum thickness recommended by the manufacturer.
 - (1) Oil paint systems.
 - (2) Latex paint systems.
 - (3) Pigmented stains in accordance with manufacture's direction.
 - (4) Clear penetrating preservative or water repellent finishing system.
Top and bottom of exterior wood doors, casement sash, awning sash and bottom of double hung sash shall receive two coats of paint or sealer.

Prior to erection, seal all edges of vertical siding with a heavy coat of house paint primer, water repellent stain, exterior aluminum house paint or sealer. Wood batten strips shall be back-primed or sealed.

Hardboard and Softwood Plywood Siding. Finish in accordance with manufacturer's directions.

Wood Porch Floors and Decks. Apply one coat of primer and two coats of floor and deck enamel designed for exterior use. Caulk joints between floor and wall.

c. Exterior Concrete Masonry Units or Concrete Brick.

Provide at least two coats of masonry paint. Concrete masonry units or concrete brick, except small areas of foundation walls shall be painted to provide a water resistant finish. High density concrete brick or solid split block forming the outer face of double unit walls (veneer, cavity walls, etc.) may be left unpainted when acceptable to the Architect.

d. Exterior Metal

Galvanized Steel or Iron

If field painting is required, all surfaces shall be free of grease, dirt, or other impurities which may affect the finish.

Field painting shall consist of a primer formulation specifically for galvanized surfaces and a finish coat. Finish coat formulated to serve as a primer may be used.

Steel or Iron

Steel or iron, except stainless steel, weathering steels, or steel treated with coatings to provide corrosion resistance, shall be painted.

e. Interior Wood Surfaces

Millwork and Trim

All millwork and trim including windows, interior doors, window, door and base trim, paneling, closet shelving and trim, etc., shall be finished by painting or natural finishing.

If Painted -
If surface is open grain wood, fill or seal to prevent grain rising. Prime surfaces with a primer. Apply one or more finish coats to provide a smooth surface having good hiding and coverage.

If Finished Natural -
Natural finishes may be stain-wax, stain followed by one or more coats of varnish, clear coats of varnish with or without wiped paint under-coats or oil and wax finished.

f. Interior Gypsum Wallboard - Walls and Ceilings

Exposed gypsum wallboard shall be covered. If painted, apply one coat of wallboard sealer unless finish coats are self-sealing type. Apply two finish coat over sealer. One finish coat except in kitchens and baths, may be accepted if good coverage is obtained.

g. Interior Metal

Non-ferrous metals or wrought iron may be painted or left unfinished. Other metals shall be painted in accordance with CR9-6-d.

h. Interior Concrete Floors

If painted, apply at least two coats of resin emulsion paint, a solvent rubber paint or a floor and deck enamel. If oil paint is used, neutralize surface before painting.

7. Wall Coverings

- a. General
Covering material shall be secured to a suitable base in accordance with manufacturer's directions.
- b. Vinyl

Room temperature shall be maintained at or above 70 deg. F from 48 hours before starting work to one week after installation of covering.

Drywall shall be sealed with a coat of latex, oil or varnish base sealer, or other acceptable substitute.

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DAYS INN

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SPECIFICATIONS

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