

To: Mayor and City Council

From: Rachel Waldron
Parks and Recreation Director

Re: Contract Award for North Shallowford Annex Maintenance Repairs

Date: March 25, 2024

Action

Approval of a contract with Southern Preservation Systems for maintenance repairs at the North Shallowford Annex, to include a one-year parts and labor warranty.

Summary

Dunwoody Parks and Recreation solicited bids from qualified contractors for maintenance repairs of the North Shallowford Annex. Five responses were received. Southern Preservation Systems was the lowest bid. Please note, their original bid of \$140,000, notated on the attached Bid/Proposal Responses document, referenced incorrect windows. The correct estimate is reflected below. Quotes were received as follows:

Southern Preservation Systems	\$180,725
CGS Waterproofing	\$184,329
Kodac Construction Company, LLC	\$250,000
Suncoast Restoration & Waterproofing	\$493,608
Midwest Maintenance, Inc.	\$509,509

Details

Funding for this project will be appropriated from the SPLOST I Facilities/Parks fund, leaving \$237,660 in the fund after completion of this project.

Recommendation

Staff respectfully requests that Council: (1) award a contract to Southern Preservation Systems for repairs of the City of Dunwoody North Shallowford Annex in the amount of \$198,800 which includes a 10% contingency (2) authorize Staff to provide funding for the contract; (3) authorize the City Manager to execute the necessary documents.



February 27, 2024

Mr. Gabe Neps

Email: Gabe.Neps@dunwoodyga.gpv

RE: ITB 24-01 City of Dunwoody Breakdown

Dear Mr. Neps,

SOUTHERN PRESERVATION SYSTEMS proposes to provide materials, equipment, supervision and labor to perform the following scope of work:

General Requirements				
Pay Item No.	PAY ITEM DESCRIPTION	Unit	Quantity	Price
0	Price for bid access requirements: Lump sum shall include all rental equipment/apparatus for the duration of work, maintenance, repair of damaged existing elements (I.E. windows not being replaced, mep equipment that was to remain, grounds, etc.) Due to contractor error, safety requirements during use, and any signage required for entrance/exit egress.	LS	Lump	\$26,724.15
Exterior Repair Items				
Pay Item No.	Pay Item Description	Unit	Quantity	Price
1	Remove and replace contraction joint materials	LF	233	\$2,056.07
2	Remove and replace window glazing	LS	LUMP	\$2,469.80
3	Remove brick above existing glass block wall, repair waterproofing, and replace brick veneer to match.			
3.1	Remove & replace existing brick façade above the structural steel frame for waterproofing repairs.	SF	750	\$26,689.18
3.2	Remove and replace existing deteriorated gypsum sheathing (allowance, actual quantity to be verified)	SF	325	\$3,786.45
3.3	Waterproof all sheathing seams, rough openings, and wall sheathing using fluid applied waterproof barrier & liquid flashig membrane	SF	750	\$4,575.00
3.4	Remove and replace flashing at existing top of CMU wall structural steel.	LF	83	\$2,165.00
4	Remove existing glass block wall and replace w/ metal stud interior frame and brick venner to match.			
4.1	Remove existing glass block wall, install supplemental shoring to support existing structural steel while repairs are in progress	SF	770	\$15,992.00
4.2	Install 6" stud wall system, attaching stud tracks to top and bottom structural steel supports, studs at 12" O.C. (max), including framing at all window opening	SF	770	\$1,240.00
4.3	Install new drywall on interior, finish all seams, sand and paint per owner	SF	770	\$3,620.00
4.1	Install new exterior wall sheathing, finish all seams w/ liquid applied flashing membrane and coat sheathing w/ fluid applied air & waterproof barrier	SF	770	\$9,368.00
4.5	Install new windows, w/ all window glazing/sealants and window supports per manufacturer. Approximate window sizes are included on sheets R8 and R9.	LS	LUMP	\$35,879.00
5	Repair parapet cap flashing at curved rooftop sections	LF	34	\$2,165.00
6	Repointing brick masonry (allowance QTY provided, to be recorded in the field and approved)	LF	500	\$4,112.00
7	Repinning loose brick w/ helical pins (allowance, to be field verified)	SF	50	\$1,285.00
8	Clean and coat all existing steel components; lintels, relief angles, and structural supports that remain in place	Allowance	\$6,000.00	\$6,000.00
9	Remove and replace wood rot (allowance provided, billed to owner at cost + labor x ____ (unit provided at right))	Allowance	\$5,000.00	\$5,000.00
		Mark Unit		
10	Coat exterior of building w/ brick coating such as Sika Masterseal HB 400 (or approved equivalent, contractor to provide information w/ Bid)	SF	8640	\$27,598.35
11	Remove and replace window glazing on windows, including south wall windows, front entrance windows/door assembly and north wall windows (contractor verify quantity, Lump sum)	LS	LUMP	
Total Price				\$180,725.00

Ketom Construction Co., Inc. d/b/a Southern Preservation Systems

3735 Harrison Rd., Suite 100 Loganville, GA 30052 • Phone 770.982.9970 • Fax 770.982.9997
www.spsatl.com



Affiliations



*Project will have a one year parts and labor warranty

Owners will supply power and water

If you should have any questions or comments, please feel free to contact our office at (770) 982-9970

Sincerely,
SOUTHERN PRESERVATION SYSTEMS
Jacob David



4800 Ashford Dunwoody Road
Dunwoody, Georgia 30338
dunwoodyga.gov | 678.382.6700

INVITATION TO BID

ITB 23-07

2023 MAINTENANCE REPAIRS SHALLOWFORD ANNEX BUILDING



4800 Ashford Dunwoody Road
Dunwoody, Georgia 30338
dunwoodyga.gov | 678.382.6700

Invitation to Bid

ITB 23-07

The City of Dunwoody is soliciting competitive sealed bids from qualified contractors for the 2023 Maintenance Repairs Shallowford Annex Building for the Department of Parks and Recreation.

Bids should be typed or submitted in ink and returned in a sealed container marked on the outside with the ITB number and Company Name. Bids will be received until 2:00 P.M. local time on **Friday December 22, 2023**, at the City of Dunwoody, 4800 Ashford Dunwoody Road Dunwoody, GA 30338. Any bid received after this date and time will not be accepted. Bids will be publicly opened and read at 2:05 P.M. Apparent bid results will be available the following business day on our website www.dunwoodyga.gov.

Bidders are expected to be familiar with the Bid Documents and MUST familiarize themselves with the scope of work. Provide the City with any questions regarding the Bid Documents by the deadline for questions to be submitted.

Questions regarding bids should be directed to John Gates, Purchasing Manager, at purchasing@dunwoodyga.gov no later than **Wednesday December 13, 2023**. Bids are legal and binding upon the bidder when submitted. All bids should be submitted in duplicate.

The written bid documents supersede any verbal or written prior communications between the parties.

Award will be made to the supplier submitting the lowest responsive and responsible bid. The City reserves the right to reject any or all bids to waive technicalities and to make an award deemed in its best interest. Bids may be split or awarded in entirety. The City reserves the option to negotiate terms, conditions and pricing with the lowest responsive, responsible bidder(s) at its discretion.

All companies submitting a bid will be notified in writing of award.

We look forward to your bid and appreciate your interest in the City of Dunwoody.

John Gates
Purchasing Manager



SCOPE OF WORK

The **2023 Maintenance Repairs Shallowford Annex Building** scope: The contractor shall furnish all materials, equipment, and labor to complete the required construction repairs as described in its entirety to the specifications as directed and the terms of this contract including all incidentals as directed by the City of Dunwoody Director of Parks and Recreation or his representative.

General Notes:

1. Work is anticipated to begin early in the 1st quarter of 2024 and be completed within 90 calendar days of the official Notice to Proceed. The contractor and the City will conduct one (1) pre-construction meeting shortly after award of the contract. The contractor and the City will discuss the terms of the contract as well as the schedule for the Work. Following the Pre-Con, the schedule terms will be documented in the Minutes and will be the Work Plan by which the contractor must complete the Work.
 - a. Identify Start Date
 - b. Identify Completion date: Not to Exceed 90 calendar days following NTP.
2. The contractor is responsible for calling for utility locations prior to the start of work. It shall be the contractor's responsibility to coordinate his work with any utility owner which may be in conflict with his work.
3. Any item which must be removed during the construction work and is not specifically called for shall be removed by the contractor. The cost shall be included in other unit price bid. No claims will be considered for extra compensation.
4. Upon the completion of the work, any excess items which might be left over from the construction-related work, shall be removed, and disposed of properly by the contractor within 24 hours. Under no circumstances will debris be allowed to remain in the roadway while under traffic. The cost for such removal and disposal of such items will be included in other unit price bid. No claims will be considered for extra compensation.
5. *Work Hours*- Working hours are limited to Monday through Friday, 7:30 AM to 8:30 PM unless prior approval is granted by the Department of Parks and Recreation. Saturday work may be allowed with prior approval. A 48-hour advance notice is required for any consideration of Saturday work.
6. Contractor shall have all vehicles marked with their company name.



7. The City of Dunwoody will not provide restroom facilities. The contractor shall arrange for a portable restroom facility at each geographical location for the duration of the time that crews are deployed to the area.
8. The Contractor shall perform project housekeeping/clean-up on a daily basis. A 24-hour contact must be provided to the City of Dunwoody for all issues as needed in regard to the project for any safety, signage, or other emergency as needed. In the event the Contractor fails to clean up within 24 hours of being notified, the City reserves the right to have the work performed by Others, and the Contractor will be back charged for the cost of the work.
9. The contractor shall obtain permission from any private property owner on whose property construction equipment may be parked. Failure to obtain permission from property owners may result in citations.
10. Proof of Commercial general liability insurance with coverage of not less than ONE MILLION DOLLARS (\$1,000,000.00) combined single limit per occurrence, and with contractual liability coverage for Contractor's covenants to and indemnification of the City under the Contract.
11. A Bid Bond is not required for this project.
12. The contractor shall be responsible for any damage to public or private property caused by the Work such as street signs, mailboxes, fences, curb damage, driveway damage, hardscaping damage, etc.
 - a. In the event the contractor (or subcontractors working for them) damage private or public property (including but not limited to sidewalks, curb and gutter, pavement, driveway aprons, etc.) in the course of performing the Work, the contractor shall be responsible for making restitution.
 - b. Contractor shall be responsible for communication with property owner(s) directly with regard to all property damage claims. Contractor shall copy City of Dunwoody on status of each claim until resolved.

END OF GENERAL NOTES

2023 MAINTENANCE REPAIRS
CITY OF DUNWOODY - PARKS & RECREATION
SHALLOWFORD ANNEX BUILDING
4470 N Shallowford Rd, Atlanta, GA 30338



CITY OF DUNWOODY OFFICIALS

BRENT WALKER, PARKS & RECREATION DIRECTOR
GABE NEPS, PARKS OPERATION MANAGER
ERIC LINTON, CITY MANAGER
LYNN DEUTSCH, MAYOR

STRUCTURAL & WATERPROOFING
CONSULTANT:

J. LLOYD ENGINEERING, LLC
JOSHUA R. LLOYD, PE
JLE PROJECT NO. 22608

MATERIALS ENGINEER:

SGS TEC SERVICES
BRIAN J. WOLFE, PE
Project No. 22131

DRAWING INDEX:

Sheet No.	DESCRIPTION
R0	COVER PAGE & INDEX
R1	EXTERIOR REPAIR PAY ITEMS, QUANTITIES & ALLOWANCE
R2	GENERAL NOTES
R3	GENERAL NOTES
R4	GENERAL NOTES & ABBREVIATIONS AND TYPICAL CALLOUTS
R5	PLAN VIEW
R6, R7, R8	WINDOW SPECIFICATION
R9	PLAN VIEW
R10	ELEVATIONS
R11	ELEVATIONS
R12	SECTIONS/DETAILS
R13	SECTIONS/DETAILS
R14	SECTIONS/DETAILS
R15	SECTIONS/DETAILS
R16	EXAMPLE DETAILS FOR FIXED WINDOWS
R17	MASONRY HELICAL PIN REPAIR SECTIONS & DETAILS

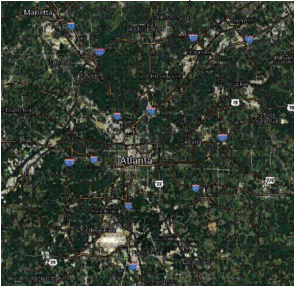
PROJECT
LOCATION

DEKALB
COUNTY

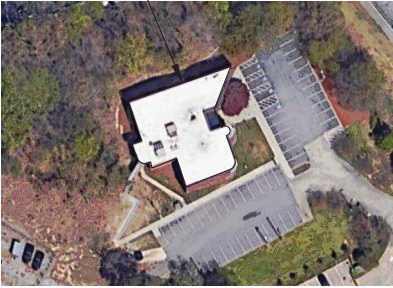


VICINITY MAP

PROJECT SITE



BUILDING EXTENTS



SGS **TEC SERVICES**
Testing • Engineering • Consulting
SGS NORTH AMERICA, INC (SGS TEC SERVICES)
235 BUFORD DR, LAWRENCEVILLE, GA 30046
770.995.8000 | Brian.Wolfe@SGS.COM

REVISIONS		
No.	DESCRIPTION	DATE
0	WYS SET FOR RD	05-NOV-25



J. LLOYD
ENGINEERING
P.O. Box 169, Watkinsville, GA 30677
404.518.6121 | JRL@JLloyd-Eng.com

PROJECT: SHALLOWFORD ANNEX MASONRY
& WATERPROOFING RESTORATION
4470 N Shallowford Rd, Atlanta, GA
CITY OF DUNWOODY PARKS DEPT.
SHEET DESCRIPTION: CONDITION ASSESSMENT
OBSERVATIONS

PROJECT No.: SC22131
DRAWN BY: JRL
CHECK BY: JRL
DATE: 05-NOV-25

SHEET NO.
RO

GENERAL REQUIREMENTS

PAY ITEM No.	PAY ITEM DESCRIPTION	UNIT	QUANTITY
0	PRICE FOR BID ACCESS REQUIREMENTS: LUMP SUM SHALL INCLUDE ALL RENTAL EQUIPMENT/APPARATUS FOR THE DURATION OF WORK, MAINTENANCE, REPAIR OF DAMAGED EXISTING ELEMENTS (I.E. WINDOWS NOT BEING REPLACED, MEP EQUIPMENT THAT WAS TO REMAIN, GROUNDS, ETC.) DUE TO CONTRACTOR ERROR, SAFETY REQUIREMENTS DURING USE, AND ANY SIGNAGE REQUIRED FOR ENTRANCE/EXIT EGRESS.	LS	LUMP

EXTERIOR REPAIR ITEMS

PAY ITEM No.	PAY ITEM DESCRIPTION	UNIT	QUANTITY
1	REMOVE AND REPLACE CONTRACTION JOINT MATERIALS	LF	233
2	REMOVE AND REPLACE WINDOW GLAZING/CAULKING	LS	LUMP
3	REMOVE BRICK ABOVE EXISTING GLASS BLOCK WALL, REPAIR WATERPROOFING, AND REPLACE BRICK VENEER TO MATCH		
3.1	REMOVE & REPLACE EXISTING BRICK FAÇADE ABOVE THE STRUCTURAL STEEL FRAME FOR WATERPROOFING REPAIRS		
3.2	REMOVE & REPLACE EXISTING DETERIORATED GYPSUM SHEATHING (ALLOWANCE, ACTUAL QUANTITY TO BE FIELD VARIFIED)	SF	750
3.3	WATERPROOF ALL SHEATHING SEAMS, ROUGH OPENINGS, AND WALL SHEATHING USING FLUID APPLIED AIR & WATERPROOF BARRIER & LIQUID FLASHING MEMBRANE	SF	750
3.4	REMOVE AND REPLACE FLASHING AT EXISTING TOP OF CMU WALL STRUCTURAL STEEL	LF	83
4	REMOVE EXISTING GLASS BLOCK WALL AND REPLACE w/ METAL STUD INTERIOR FRAMING AND BRICK VENEER TO MATCH		
4.1	REMOVE EXISTING GLASS BLOCK WALL, INSTALL SUPPLEMENTAL SHORING TO SUPPORT EXISTING STRUCTURAL STEEL WHILE REPAIRS ARE IN PROGRESS	SF	770
4.2	INSTALL 6" STUD WALL SYSTEM, ATTACHING STUD TRACKS TO TOP AND BOTTOM STRUCTURAL STEEL SUPPORTS, STUDS AT 12" O.C. (MAX), INCLUDING FRAMING AT ALL WINDOW OPENINGS	SF	770
4.3	INSTALL NEW DRYWALL ON INTERIOR, FINISH ALL SEAMS, SAND AND PAINT PER OWNER	SF	770
4.4	INSTALL NEW EXTERIOR WALL SHEATHING, FINISH ALL SEAMS w/ LIQUID APPLIED FLASHING MEMBRANE AND COAT SHEATHING w/ FLUID APPLIED AIR & WATERPROOF BARRIER	SF	770
4.5	INSTALL NEW WINDOWS, w/ ALL WINDOW GLAZING/SEALANTS AND WINDOW SUPPORTS PER MANUFACTURER. APPROXIMATE WINDOW SIZES ARE INCLUDED ON SHEETS R8 AND R9.	LS	LUMP
5	REPAIR PARAPET CAP FLASHING AT CURVED ROOFTOP SECTIONS	LF	34
6	REPOINTING BRICK MASONRY (ALLOWANCE QTY PROVIDED, TO BE RECORDED IN THE FIELD AND APPROVED)	LF	500
7	REPINNING LOOSE BRICK w/ HELICAL PINS (ALLOWANCE, TO BE FIELD VERIFIED)	SF	50
8	CLEAN AND COAT ALL EXISTING STEEL COMPONENTS; LINTELS, RELIEF ANGLES, AND STRUCTURAL SUPPORTS THAT REMAIN IN PLACE	Allowance	\$ 6,000.00
9	REMOVE AND REPLACE WOOD ROT (ALLOWANCE PROVIDED, BILLED TO OWNER AT COST + LABOR x ____ (UNIT PROVIDED AT RIGHT))	Allowance	\$ 5,000.00
10	COAT EXTERIOR OF BUILDING w/ BRICK COATING SUCH AS SIKa MasterSeal HB 400 (OR APPROVED EQUIVALENT, CONTRACTOR TO PROVIDE INFORMATION w/ BID)	Mark Unit	
11	REMOVE AND REPLACE GLAZING ON WINDOWS, INCLUDING SOUTH WALL WINDOWS, FRONT ENTRANCE WINDOWS/DOOR ASSEMBLY, AND NORTH WALL WINDOWS (CONTRACTOR VERIFY QUANTITY, LUMP SUM)	SF	8640
		LS	LUMP

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 235 BUFORD DR., LAWRENCEVILLE, GA 30046
 770.995.8000 | Brian.Woife@SGS.COM

REVISIONS		
No.	DESCRIPTION	DATE
0	WYS SET FOR BID	05-NOV-23



J. LLOYD
 ENGINEER
 P.O. Box 169, Watkinsville, GA 30677
 404.518.6121 | JRL@JLloyd-Eng.com

PROJECT: **SHALLOWFORD ANNEX MASONRY & WATERPROOFING RESTORATION**
 4470 N Shallowford Rd, Atlanta, GA
 CITY OF DUNWOODY PARKS DEPT.
 SHEET DESCRIPTION: REPAIR PAY ITEMS, QUANTITIES & ALLOWANCE

PROJECT No.: **SC22131**
 DRAWN BY: **JLE22606**
 CHECK BY: **JRL**
 DATE: **05-NOV-23**

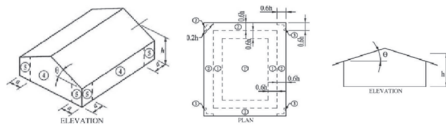
SHEET No.
R1

DESIGN STANDARDS

- 1. INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION w/ (2020) (2022) GEORGIA AMENDMENTS
- 2. INTERNATIONAL EXISTING BUILDING CODE (IEBC), 2018 EDITION w/ (2021) GEORGIA AMENDMENTS

DESIGN LOADING

- 1. GENERAL DESIGN
 - RISK CATEGORY..... II (EXISTING)
 - CONSTRUCTION TYPE..... III-A (EXISTING)
 - SNOW IMPORTANCE FACTOR $I_s = 1.00$
 - WIND IMPORTANCE FACTOR $I_w = 1.00$
 - SEISMIC IMPORTANCE FACTOR $I_e = 1.00$
- 2. WIND DESIGN DATA
 - WIND DIRECTIONAL FACTOR $K_d = 0.85$
 - TOPOGRAPHIC EFFECT $K_{zt} = 1.0$
 - ULTIMATE DESIGN WIND SPEED $V = 105$ mph
 - GROUND ELEVATION 975 FT
 - EXPOSURE B
 - INTERNAL PRESSURE COEFFICIENT $G_{Cpi} = \pm 0.18$
 - COMPONENTS & CLADDING
 - FLAT ROOF ZONE 1 16 PSF, -28.7 PSF
 - FLAT ROOF ZONE 1' 16 PSF, -16.5 PSF
 - FLAT ROOF ZONE 2 16 PSF, -37.9 PSF
 - FLAT ROOF ZONE 3 16 PSF, -51.7 PSF
 - WALL ZONE 4 18 PSF, -19.6 PSF
 - WALL ZONE 5 18 PSF, -24.1 PSF



- 3. EARTHQUAKE DESIGN DATA
 - 0.2 SEC SPECTRAL RESPONSE ACCEL $S_s = 0.196$
 - 1.0 SEC SPECTRAL RESPONSE ACCEL $S_1 = 0.087$
 - SOIL SITE CLASS D (ASSUMED)
 - 0.2 SECOND SITE AMPLIFICATION FACTOR $F_a = 1.6$
 - 1.0 SECOND SITE AMPLIFICATION FACTOR $F_v = 2.4$
 - SEISMIC DESIGN CATEGORY C
- 4. SNOW LOADING 5 PSF
- 5. DESIGN LOAD-BEARING VALUES
UNKNOWN AND NOT UTILIZED
- 6. DESIGN LOADS
 - DEAD LOADS
 - BRICK VENEER 40 PSF
 - 6" STUD WALL ASSEMBLY 10 PSF
 - MISC/MECHANICAL 5 PSF
 - LIVE LOADS
 - FLOOR NOT APPLICABLE
 - ROOF 20 PSF

GENERAL CONSTRUCTION RESPONSIBILITIES

- 1. THE EXTENT OF WORK REQUIRED BY DRAWINGS IS BASED UPON FIELD OBSERVATIONS AND INVESTIGATION AND IS SUBJECT TO CHANGE BASED UPON ACTUAL DEMOLITION AND SITE CONDITIONS.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING LIMITATIONS, MANUFACTURER SPECIFICATIONS, AND CONSTRUCTION DRAWINGS PRIOR TO SUBMITTING A BID FOR THIS PROJECT.
- 3. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, SEQUENCE, AND SAFETY. AS SUCH, ANY REQUIRED CONSTRUCTION ENGINEERING AND/OR DESIGN RESULTING FROM THESE SELECTIONS IS THE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER DOES NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR:
 - a. CONSTRUCTION MEANS, METHODS, SEQUENCES, OR PROCEDURES
 - b. PRECAUTIONS AND PROGRAMS FOR SAFETY IN CONNECTION WITH WORK
 - c. THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS, PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS
- 4. COORDINATE THE WORK TO PROTECT EXISTING UTILITIES PRESENT WITHIN THIS FRAMING. COORDINATE WITH THE APPROPRIATE AGENCIES AND VENDORS IN ADVANCE OF CONSTRUCTION. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY UNRESOLVED CONFLICTS.
- 5. REPAIRS ARE EXTERIOR AND SHOULD NOT BE NECESSARY TO LOAD FLOORS DURING CONSTRUCTION. IN THE EVENT THAT INTERIOR WORK IS NECESSARY, COORDINATE THE USE OF LIGHT MECHANIZED EQUIPMENT ON THE STRUCTURE WITH THE ENGINEER. DO NOT STOCKPILE SOIL, DEBRIS OR NEW CONSTRUCTION MATERIALS ON THE FRAMED SLAB AREA. COORDINATE PROVISIONS FOR TEMPORARY ACCESS TO UNITS WHERE WALKWAYS ARE UNDER CONSTRUCTION. ALL TEMPORARY SHORING AND BRACING DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 6. CONTRACTOR SHALL BE RESPONSIBLE FOR JOBSITE SAFETY, PROTECTION OF BUILDING OCCUPANTS, PEDESTRIANS, SHORING, AND TEMPORARY BRACING OF THE STRUCTURE DURING CONSTRUCTION. WHERE FULL DEPTH CONCRETE REPAIRS ARE REQUIRED, PROVIDE ENGINEER WITH SHORING AND/OR TEMPORARY BRACING DETAILS PRIOR TO COMMENCING WORK.
- 7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ALL WORK RELATED DAMAGE TO UTILITIES, BUILDING INTERIOR OR EXTERIOR COMPONENTS, LANDSCAPING, AND ADJACENT WINDOW SYSTEMS.

DRAWINGS AND EXISTING CONDITIONS

- 1. THESE DRAWINGS HAVE BEEN PREPARED AND ISSUED STRICTLY FOR THE PURPOSE OF PROVIDING WATERPROOFING MAINTENANCE REPAIRS TO THE FACILITY BUILDING ENCLOSURE SYSTEM IN DUNWOODY, GA AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN CONSENT OF THE ENGINEER.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS, CONDITIONS, AND MEASUREMENTS. DO NOT SCALE DRAWINGS. NOTIFY ENGINEER IN WRITING WHERE DISCREPANCIES EXIST.
- 3. WHERE EXPOSED CONDITIONS VARY FROM THOSE DETAILED WITHIN THIS CONSTRUCTION SET, CONTRACTOR SHALL NOTIFY ENGINEER TO RESOLVE ANY MODIFICATIONS PRIOR TO PROCEEDING WITH CONTINUED DEMOLITION OR INSTALLATION OF REPAIR MATERIALS.
- 4. SHOULD MANUFACTURER RECOMMENDATIONS CONFLICT WITH THESE DRAWINGS, THE STRICTEST SHALL APPLY.
- 5. A DETAIL SHOWN FOR ONE CONDITION SHALL APPLY FOR LIKE OR SIMILAR CONDITIONS THAT MAY NOT BE MARKED ON THE DRAWINGS, UNLESS NOTED OTHERWISE.
- 6. SOME DETAILS OF EXISTING CONSTRUCTION, WHICH ARE NOT VISIBLE, HAVE BEEN ASSUMED AND ARE SUBJECT TO VERIFICATION. SIGNIFICANT DEVIATIONS FROM ASSUMED CONSTRUCTION MAY REQUIRE REVISION TO CERTAIN DETAILS. PLEASE CONTACT ENGINEER IN THIS CIRCUMSTANCE FOR CLARIFICATION.

SUBMITTALS, MOCK-UPS & INSPECTION

- 1. WITHIN 10 BUSINESS DAYS OF RECEIPT OF OWNER'S NOTICE OF AWARD, SUBMITTALS SHALL BE SUBMITTED FOR ENGINEER REVIEW. ENGINEER SHALL HAVE 5 BUSINESS DAYS TO REVIEW AND APPROVE OR PROVIDE OFFICIAL RESPONSE. DATA SHALL INCLUDE THE FOLLOWING:
 - 1.1. MATERIALS LIST OF ITEMS PROPOSED TO BE PROVIDED UNDER THIS SECTION.
 - 1.2. MANUFACTURER'S PRODUCT DATA SHEET AND APPLICATION INSTRUCTIONS & WORK PROCEDURES FOR APPROVAL PRIOR TO MOBILIZATION TO PROJECT SITE.
 - 1.3. CERTIFICATION FROM MATERIAL MANUFACTURER THAT ON SITE MECHANICS ARE TRAINED AND CURRENT APPROVED APPLICATORS OF THE PRODUCTS BEING USED.
 - 1.4. SHOP DRAWINGS:
 - 1.4.1. COLD-FORMED STEEL WALL FRAMING
 - 1.4.2. WINDOWS (SEE SHEET R5 FOR SPECIFICATION OF WINDOWS)
- 2. UPON APPROVAL OF PRODUCT SUBMITTALS, PURCHASE, AND DELIVERY OF PROJECT MATERIALS, PACKAGING SLIPS FROM THE PRODUCT MANUFACTURERS INDICATING THAT THE PRODUCTS DELIVERED TO THE SITE AND USED IN THE PROJECT ARE WITHIN THE MANUFACTURER'S PUBLISHED SHELF LIFE.

SGS
TEC SERVICES
Testing • Engineering • Consulting
SGS NORTH AMERICA, INC (SGS TEC SERVICES)
235 BUFORD DR., LAWRENCEVILLE, GA 30046
770.995.8000 | Brian.Woelfe@SGS.COM

REVISIONS		
No.	DESCRIPTION	DATE
0	ISS SET FOR BID	05-NOV-23



J. LLOYD
REGISTERED PROFESSIONAL ENGINEER
P.O. Box 169, Watkinsville, GA 30677
404.518.6121 | JRL@JLloyd-Eng.com

PROJECT: SHALLOWFORD ANNEX MASONRY & WATERPROOFING RESTORATION
4470 N Shallowford Rd, Atlanta, GA
CITY OF DUNWOODY PARKS DEPT.
GENERAL NOTES
SHEET DESCRIPTION:

PROJECT No.: SC22731
DRAWN BY: JRL
CHECK BY: JRL
DATE: 03-NOV-23

SHEET No.
R2

SUBMITTALS, MOCK-UPS & INSPECTION (CONTINUED)

3. THE FOLLOWING SUBMITTALS SHALL BE SUBMITTED TO THE ENGINEER:
- 3.1. BRICK VENEER
 - 3.2. MASONRY MORTAR
 - 3.3. MASONRY TIES
 - 3.4. WATERPROOFING: SEALANTS, FLASHING, WEEPS, ETC.
 - 3.5. EXTERIOR FACADE COATING
 - 3.6. STRUCTURAL STEEL CORROSION PRIMER/COATING
4. TESTING AND COMPLIANCE
- 4.1. WATERPROOFING SYSTEM
 - 4.1.1. ENGINEER SHALL INSPECT MATERIALS MATCH APPROVED SUBMITTALS.
 - 4.1.2. ENGINEER SHALL INSPECT AND APPROVE IN WRITING ALL WATERPROOFING REPAIRS PRIOR TO PLACEMENT AND COMPLETION OF BRICK VENEER REPLACEMENT/PLACEMENT.
 - 4.1.3. CONTRACTOR SHALL CONTACT ENGINEER WITH A MINIMUM OF 3-DAYS HEADS UP FOR INSPECTION SERVICES.
 - 4.1.4. WATER TESTING SHALL BE PERFORMED IN THE PRESENCE OF THE ENGINEER TO VISUALLY ASSESS THAT THE WALL SYSTEM IS WATERTIGHT PRIOR TO VENEER REPLACEMENT.
 - 4.2. MASONRY REPLACEMENT
 - 4.2.1. AFTER WATERPROOFING SYSTEM IS APPROVED, BRICK VENEER CAN BE INSTALLED.
 - 4.2.2. ENGINEER OR ENGINEER REPRESENTATIVE SHALL INSPECT MATERIALS MATCH APPROVED SUBMITTALS.
 - 4.2.3. PERIODIC/CONTINUOUS INSPECTION OF BRICK VENEER AND BRICK VENEER TIE INSTALLATION. IF AUTHORIZED, CONTRACTOR WILL MAY BE ALLOWED TO PHOTO DOCUMENT THE INSTALLATION OF VENEER TIES IN THE EVENT THAT ENGINEER INSPECTION CANNOT BE MAINTAINED FULL TIME.
 - 4.2.4. WHERE CONDITIONS WARRANT, ADDITIONAL TESTING SHALL BE PERFORMED AS DIRECTED BY THE ENGINEER.
 - 4.3. BRICK VENEER COATING
 - 4.3.1. CONTRACTOR SHALL PROVIDE A MINIMUM OF (1) MOCK-UP SAMPLE, INCLUDING SURFACE PREPARATION AND INSTALLATION OF COATING SYSTEM ON THE EXTERIOR OF THE BRICK FOR ENGINEER AND OWNER INSPECTION. THE SIZE OF THE MOCK-UP SHALL BE A MIN. OF 10'-0 BY 10'-0", HOWEVER; THIS SIZE CAN BE ADJUSTED WITH ENGINEERS WRITTEN APPROVAL
 - 4.3.2. VENEER SHALL BE PREPARED IN STRICT ACCORDANCE w/ MANUFACTURER REQUIREMENTS.
 - 4.3.3. AT COMPLETION OF ALL REPAIRS, WATER TESTING SHALL BE PERFORMED TO APPROVE REPAIRS ARE ADEQUATE AND MEET THE REQUIREMENTS OF THESE REPAIR DOCUMENTS.

MATERIALS

- 1. STRUCTURAL STEEL:
 - 1.1. PLATE, BAR, ANGLE, CHANNEL - ASTM A36
 - 1.2. HSS OR TUBE - ASTM A500 GR. B
- 2. WELDING:
 - 2.1. ELECTRODES - EXX70 (MIN 70KSI)
- 3. BRICK VENEER:
 - 3.1. SHALL COMPLY WITH ASTM C216.
 - 3.2. CONTRACTOR TO PROVIDE NEW BRICK THAT MATCHES SAME PROFILE, SHAPE AND SIZE TO EXISTING, HOWEVER; IF COLOR CANNOT BE A 100% MATCH, THIS WILL BE EXCEPTED AS A COATING IS BEING INSTALLED FOR A UNIFORM COLOR.
 - 3.3. PROVIDE A MINIMUM UNIT COMPRESSIVE STRENGTH OF 3350 PSI.
 - 3.4. ABSORPTION RATE SHALL BE LESS THAN 30G/30 SQ. IN PER MIN. IN ACCORDANCE WITH ASTM C67.

4. MASONRY MORTAR:
- 4.1. COLOR SHALL MATCH EXISTING.
 - 4.2. MORTAR SHALL BY TYPE 'N', UNLESS FIELD MATCHING CONFIRMS OTHERWISE. CONTACT ENGINEER IMMEDIATELY IF TYPE 'N' CANNOT BE USED WITH EXISTING MORTAR.
 - 4.3. MATERIALS SHALL BE AS FOLLOWS:
 - a. PORTLAND CEMENT..... ASTM C150
 - b. MASONRY CEMENT ASTM C91
 - c. MORTAR PIGMENT ASTM C979
 - d. MORTAR AGGREGATE ASTM C144
 - e. WATER POTABLE
 - 5. MASONRY VENEER TIES
 - 5.1. A MINIMUM OF A 1" AIR GAP SHALL BE PROVIDED, WHERE MEANS ALLOW. MAXIMUM AIR GAP SHALL NOT EXCEED 2".
 - 5.2. TIES SHALL EXTEND A MIN OF 1-½" INTO THE VENEER, AND HAVE AT LEAST ¾" COVER FROM THE EXTERIOR FACE.
 - 5.3. SPACE ANCHORS AS INDICATED, BUT NO MORE THAN 16" O.C. VERTICALLY AND 24" O.C. HORIZONTALLY, WITH NOT LESS THAN ONE ANCHOR FOR EVERY 2.67 SF OF WALL AREA. INSTALL ADDITIONAL ANCHORS WITHIN 12" OF OPENINGS AND AT INTERVALS, NOT EXCEEDING 36 IN, AROUND PERIMETER.
 - 5.4. FASTENERS SHALL BE ABLE TO RESIST 130 LBS IN EITHER TENSION/COMPRESSION PERPENDICULAR TO THE WALL SURFACE.
 - 5.4.1. RECOMMENDED ANCHORS (CONTRACTOR SHALL SELECT ANY ANCHORAGE THAT MEETS THE QUALIFICATIONS WITHIN THIS SECTION, HOWEVER; RECOMMENDATIONS HAVE BEEN MADE):
 - 5.4.1.1. HECKMANN BUILDING PRODUCTS
 - 5.4.1.1.1. HECKMANN THE ORIGINAL POS-I-TIE ® BRICK VENEER ANCHORING SYSTEM w/ No. 75 POS-I-TIE ® SELF-DRILLING STEEL STUD SCREW.
 - 5.4.1.1.2. DOUBLE PENTLE PLATE VENEER ANCHOR w/ (2) SELF DRILLING SCREW ANCHORS PER MANUF.
 - 5.4.1.2. HOHMANN & BARNARD, INC.
 - 5.4.1.2.1. 2-SEAL BYNA-LOK WIRE TIE w/ 2-SEAL TIE SELF DRILLING STUD SCREW
 - 5.4.1.2.2. HB-213 ADJUSTABLE VENEER ANCHOR w/ (2) SELF DRILLING SCREWS PER MANUF.
 - 5.4.1.3. WIRE BOND
 - 5.4.1.3.1. SURE TIE ANCHORING SYSTEM w/ SURE TIE 2½" SELF DRILLING ANCHOR SCREW
 - 5.4.1.3.2. RJ-711 ADJUSTABLE VENEER ANCHOR w/ (2) SELF DRILLING SCREWS PER MANUF.
 - 5.5. MATERIALS SHALL COMPLY WITH THE FOLLOWING:
 - 5.5.1. ASTM A 36/A36M-14 STANDARD SPECIFICATION FOR CARBON STRUCTURAL STEEL.
 - 5.5.2. ASTM A1008/A1008M SHEET METAL ANCHORS AND TIES (PLAIN STEEL)
 - 5.5.3. ASTM A1064/1064M COLD DRAWN STEEL WIRE
 - 5.5.4. ASTM A153/A153M-16 STANDARD SPECIFICATION FOR ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE
 - 5.5.5. STAINLESS STEEL AISI [TYPE 304] [OR] [TYPE 316]
 - 5.5.6. ASTM A240/A240M-15B STANDARD SPECIFICATION FOR CHROMIUM AND CHROMIUM NICKEL STAINLESS STEEL PLATE, SHEET METAL.
 - 5.5.7. AND STRIP FOR PRESSURE VESSELS AND FOR GENERAL APPLICATION.
 - 5.5.8. ASTM A666-15 STANDARD SPECIFICATION FOR ANNEALED OR COLD-WORKED AUSTENITIC STAINLESS STEEL SHEET, STRIP, PLATE, AND FLAT BAR.
 - 5.5.9. ASTM A580/A580M-15 STANDARD SPECIFICATION FOR STAINLESS STEEL WIRE
 - 5.5.10. ASTM A641/641M-09A (2014) STANDARD SPECIFICATION FOR ZINC-COATED (MILL GALVANIZED) CARBON STEEL WIRE.
 - 5.5.11. ASTM A653/A653M-11 STANDARD SPECIFICATION FOR STEEL SHEET, ZINC-COATED (MILL GALVANIZED)

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REVISIONS		
No.	DESCRIPTION	DATE
0	ISS SET FOR BID	05-NOV-28



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PROJECT: **SHALLOWFORD ANNEX MASONRY & WATERPROOFING RESTORATION**
4470 N Shallowford Rd, Atlanta, GA
CITY OF DUNWOODY PARKS DEPT.
SHEET DESCRIPTION: **GENERAL NOTES**

PROJECT No.: **SC22131**
DRAWN BY: **JLE22606**
CHECK BY: **JRL**
DATE: **05-NOV-25**

SHEET No. **R3**

MATERIALS (Continued)

6. WALL SYSTEM COMPONENTS
- 6.1. BASE WALL SYSTEM
- 6.1.1. INTERIOR WALLBOARD:
- 6.1.1.1. 1-LAYER, OR TO MATCH EXISTING, 5/8" TYPE X GYPSUM WALLBOARD
- 6.1.2. STEEL STUD FRAMING:
- 6.1.2.1. CLARK-DIETRICH 6" STUD, 600S200-43 w/ CP60 COMPLIANT PROTECTIVE COATING, MAXIMUM 12" O.C. SPACING
- 6.1.3. STUD CAVITY INSULATION:
- 6.1.3.1. OWENS CORNING EcoTouch PINK FIBERGLAS INSULATION (UNFACED)
- 6.1.4. EXTERIOR WALL SHEATHING:
- 6.1.4.1. GYPSUM SHEATHING, 5/8" TYPE X EXTERIOR GRADE. ALL JOINTS AND FASTENER LOCATIONS SHALL BE SEALED WITH JOINT & SEAM FILLER (SUCH AS PROSOCCO R-GUARD)
- 6.5.5. AIR AND WEATHER BARRIER LAYER OVER GYPSUM SHEATHING
- 6.5.5.1. FLUID APPLIED, PERMEABLE BARRIER (SUCH AS PROSOCCO R-GUARD CAT 5)
- 6.5.6. THROUGH WALL FLASHING
- 6.5.4.1. MORTAR NET SOLUTIONS TOTALFLASH, MORTARNET, MPE-1 AND WEEPVENT.
- 6.6.5. MASONRY VENEER ANCHORS & FASTENERS (SEE SECTION 5)
- 6.6.6. EXTERIOR CLADDING (SEE SECTIONS 3 & 4)
7. COATINGS
- 7.1. EXTERIOR MASONRY SURFACE COATING:
- 7.1.1. BASF MASTER BUILDERS - MasterProtect 170CR;
- 7.1.2. SIKA CORP - Sika Duo Chem 7500;
- 7.2. STEEL COATING:
- 7.2.1. TNEMEC PAINT SYSTEM OR EQUIVALENT
- 7.2.2. SHERWIN-WILLIAMS DURA-PLATE OR APPROVED ALTERNATE
6. CONTRACTION JOINTS
- 6.1. WATSON BOWMAN WaboHSeal (EH) (FV WIDTH w/ MANUF)
- 6.2. OR APPROVED EQUIVALENT
7. SEALANTS
- 7.1. BACKER ROD - BI-CELLULAR NON-GASSING
- 7.2. POLYURETHANE JOINTS SEALANTS (EXPOSED)
- 7.2.1. BASF MasterSeal NP1
- 7.2.2. SIKA Sikaflex 2c NS TG
- 7.1. SEALANT/EXPANSION JOINT NOSING (IF REQUIRED):
- a. WABO WaboCrete II POLYURETHANE EXPANSION JOINT NOSING w/ SEALANT JOINT (ABOVE)
- b. OR ENGINEER APPROVED EQUIVALENT
8. METAL FLASHING
- 8.1. DO NOT STOP FLASHING BEHIND BRICK WORK.
- 8.2. EXTEND FLASHING VERTICALLY UP THE BACKING TO 8" MIN. HEIGHT
- 8.3. LAP ALL FLASHING JOINTS 4" MIN. UNDER WATER RESISTANT MEMBRANE MATERIAL
- 8.4. TURN UP FLASHING ENDS INTO HEAD JOINT A MIN. OF 2" TO FORM END DAMS.
- 8.5. FLASHING SHOULD BE WATERPROOF, DURABLE, CORROSION RESISTANT COATED, AND SHOULD NOT BE INSTALLED TO OVER EXPOSE THE MEMBER TO SUNLIGHT.

ADJ	ADJACENT
AGGR	AGGREGATE
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS
BLDG	BUILDING
BOT	BOTTOM
BRG	BEARING
BTB	BACK-TO-BACK
CC	CENTER-TO-CENTER
CF	CUBIC FEET
CIP	CAST IRON PIPE
CL OR CLR	CENTERLINE
COL	COLUMN
CONT	CONTINUOUS
CONC	CONCRETE
CY	CUBIC YARD
D	DEPTH
DET	DETAIL
DIA OR Ø	DIAMETER
DIM	DIMENSIONS
DIP	DUCTILE IRON PIPE
DIR	DIRECTION
DIST	DISTANCE
DWG	DRAWING
EA	EACH
EBL	EAST BOUND LANE
EFFL	EFFLORESCENCE
ELEC	ELECTRIC
ELEV	ELEVATION
ENGR	ENGINEER
ENTR	ENTRANCE
EOP	EDGE OF PAVEMENT
EOS	EDGE OF SLAB
EQUIP	EQUIPMENT
ETO	EXISTING TO BE DEMOLISHED
ETR	EXISTING TO REMAIN
ETRP	EXISTING TO BE REPLACED
EW	END WALL
EXT	EXISTING
EXTR	EXTERIOR
FD	FLOOR DRAIN
FF	FIRST FLOOR
FG	FINISH GRADE
FPS	FEET PER SECOND
FT	FOOT/FEET
F/T	FREEZE THAW
GR	GUARD RAIL

ABBREVIATIONS

H	HEAD
HDG	HOT DIPPED GALVANIZED
HORZ	HORIZONTAL
HT	HEIGHT
ID	INSIDE DIAMETER
IN	INCH
INTR	INTERIOR
INV	INVERT
JNT	JOINT
L	LENGTH
LAT	LATERAL
LF	LINEAR FEET
LL	LOWER LEVEL
MAX	MAXIMUM
MECH	MECHANICAL
MI	MILE
MIN	MINIMUM
MISC	MISCELLANEOUS
N/A	NOT APPLICABLE
No. OR #	NUMBER
OC OR O.C.	ON CENTER
OBJ	OBJECT
OD	OUTSIDE DIAMETER
OH OR O.H.	OVERHEAD
OPP	OPPOSITE
PERM	PERIMETER
PG	PAGE
PL	PLATE
PRELIM	PRELIMINARY
PROP	PROPOSED
PT	POST-TENSIONING
PVMT	PAVEMENT
QTY	QUANTITY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
REINF	REINFORCEMENT
REQ'D	REQUIRED
REQ'S	REQUIREMENTS
RET	RETAINING
REV	REVISION
R&S	ROUTE AND SEAL
SECT	SECTION
SF	SQUARE FEET
SPEC	SPECIFICATIONS
STD	STANDARD
STR	STRUCTURE
SQ	SQUARE
SQY	SQUARE YARD

TAN	TANGENT
TEMP	TEMPORARY
TOB	TOP OF BEAM
T.O.B.	TOP OF BEAM
TOC	TOP OF COLUMN
T.O.C.	TOP OF COLUMN
TOS	TOP OF SLAB
T.O.S.	TOP OF SLAB
TOW	TOP OF WALL
T.O.W.	TOP OF WALL
TYP	TYPICAL
UND	UNDER
UOB	UNDERSIDE OF BEAM
U.O.B.	UNDERSIDE OF BEAM
VOL	VOLUME
VAR	VARIES
WT	WEIGHT
(E)	EXISTING
(ETR)	EXISTING TO REMAIN
(N)	NEW
(#)	QUANTITY
(TYP)	TYPICAL

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No.	DESCRIPTION	DATE
0	ISS SET FOR BID	05-NOV-23



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PROJECT: **SHALLOWFORD ANNEX MASONRY & WATERPROOFING RESTORATION**
4470 N Shallowford Rd, Atlanta, GA
CITY OF DUNWOODY PARKS DEPT.
SHEET DESCRIPTION: **GENERAL NOTES**

PROJECT No.: **SGS27131**
DRAWN BY: **JLE27606**
CHECK BY: **JRL**
DATE: **03-NOV-23**

SHEET No. **R4**

1200 FIXED WINDOW

SECTION 08 51 13

ALUMINUM WINDOWS

PART 1 GENERAL

1.01 RELATED DOCUMENTS

1. SECTION 07 92 13 (07900) - JOINT SEALANTS

2. SECTION 08 80 00 (08800) - GLASS AND GLAZING

3. DIVISION 08 SECTION "ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS" FOR COORDINATING FINISH AMONG ALUMINUM FENESTRATION UNITS.

4. DIVISION 08 SECTION "GLAZING" FOR ADDITIONAL GLAZING REQUIREMENTS FOR ALUMINUM WINDOWS.

5. DIVISION 08 SECTION "GLAZED ALUMINUM CURTAIN WALLS" FOR INCORPORATING ALUMINUM WINDOWS INTO GLAZED CURTAIN WALLS AND FOR COORDINATING FINISH AMONG FENESTRATION UNITS.

1.02 SUMMARY

A. SECTION INCLUDES:

1. ALUMINUM PRIME WINDOWS:

a. TYPE: FIXED

b. CATEGORY: ARCHITECTURAL (AW)

c. DESIGNATION: F-AW65 FIXED (STANDARD AND ARCTIC)

1.03 DEFINITIONS

A. PERFORMANCE CLASS DESIGNATIONS ACCORDING TO AAMA/WDMA/CSA 101/I.S.2/A440-08:

1. AW: ARCHITECTURAL

B. PERFORMANCE GRADE NUMBER ACCORDING TO AAMA/WDMA/CSA 101/I.S.2/A440-08:

1. DESIGN PRESSURE NUMBER IN POUNDS PER SQUARE FOOT (PASCALS) USED TO DETERMINE THE STRUCTURAL TEST PRESSURE AND WATER TEST PRESSURE.

C. STRUCTURAL TEST PRESSURE: FOR UNIFORM LOAD STRUCTURAL TEST, IS EQUIVALENT TO 150 PERCENT OF THE DESIGN PRESSURE.

D. MINIMUM TEST SIZE: SMALLEST SIZE PERMITTED FOR PERFORMANCE CLASS (GATEWAY TEST SIZE) OR AS SPECIFIED ELSEWHERE IN THIS SECTION, WHICHEVER IS MORE STRINGENT. PRODUCTS MUST BE TESTED AT MINIMUM TEST SIZE OR AT A SIZE LARGER THAN MINIMUM TEST SIZE TO COMPLY WITH THE REQUIREMENTS FOR PERFORMANCE CLASS. DOWNSIZED TEST REPORTS WILL NOT BE CONSIDERED ACCEPTABLE.

1.04 TESTING AND PERFORMANCE REQUIREMENTS

A. GENERAL:

1. PROVIDE ALUMINUM WINDOWS CAPABLE OF COMPLYING WITH PERFORMANCE REQUIREMENTS INDICATED, BASED ON TESTING MANUFACTURER'S WINDOWS THAT ARE REPRESENTATIVE OF THOSE SPECIFIED, AND THAT ARE OF MINIMUM TEST SIZE INDICATED BELOW:

a. FIXED WINDOWS: 60" X 99" (OR SELECTED MANUFACTURERS TESTING PANEL, FOR ENGINEER APPROVAL)

B. TEST PROCEDURES AND PERFORMANCE:

1. SPECIFICATIONS FOR WINDOWS, DOORS AND UNIT SKYLIGHTS: AAMA 101.

2. AIR INFILTRATION TEST: ASTM E 283, AT 6.27 PSF STATIC AIR PRESSURE DIFFERENTIAL. AIR INFILTRATION SHALL NOT EXCEED 0.10 CFM PER SQ. FT.

3. WATER RESISTANCE TEST: ASTM E 331, NO WATER LEAKAGE AT 12 PSF STATIC AIR PRESSURE DIFFERENTIAL.

4. UNIFORM LOAD DEFLECTION TEST: ASTM E 330, AT STATIC AIR PRESSURE OF +/- 100 PSF. NO MEMBER SHALL DEFLECT MORE THAN 1/175 OF ITS SPAN.

6. UNIFORM LOAD STRUCTURAL TEST: ASTM E 330, AT STATIC AIR PRESSURE DIFFERENCE OF +/- 150 PSF.

7. CONDENSATION RESISTANCE TEST: AAMA 1503.1, CRF CLASS SHALL BE NOT LESS THAN C65.

8. THERMAL TRANSMITTANCE TEST: AAMA 1503.1, U-FACTOR SHALL BE 0.35 TO 0.60.

9. FORCED ENTRY: F10

1.05 REFERENCES

A. AAMA (AMERICAN ARCHITECTURAL MANUFACTURERS ASSOCIATION)

B. ANSI (AMERICAN NATIONAL STANDARDS INSTITUTE)

C. ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS)

D. GANA (GLASS ASSOCIATION OF NORTH AMERICA)

1.06 SUBMITTALS

A. PROVIDE SUBMITTALS IN A TIMELY MANNER TO MEET REQUIRED CONSTRUCTION COMPLETION SCHEDULE AND IN ACCORDANCE WITH SPECIFICATIONS.

B. PRODUCT DATA:

1. INCLUDE CONSTRUCTION DETAILS, MATERIAL DESCRIPTIONS, FABRICATION METHODS, DIMENSIONS OF INDIVIDUAL COMPONENTS AND PROFILES, HARDWARE, FINISHES, AND OPERATING INSTRUCTIONS FOR EACH TYPE OF ALUMINUM WINDOW INDICATED.

C. SHOP DRAWINGS:

1. INCLUDE PLANS, ELEVATIONS, SECTIONS, DETAILS, HARDWARE, ATTACHMENTS TO OTHER WORK, OPERATIONAL CLEARANCES, INSTALLATION DETAILS, AND THE FOLLOWING:

a. MULLION DETAILS, INCLUDING REINFORCEMENT AND STIFFENERS.

b. JOINERY DETAILS.

c. WEATHER-STRIPPING DETAILS.

d. THERMAL-BREAK DETAILS.

e. GLAZING DETAILS.

2. SHOW COMPONENTS COMPLETE WITH DIMENSIONS, MATERIAL AND DETAILS OF ANCHORING AND FASTENING.

3. SHOW FINISHES, SEALANTS AND OTHER INFORMATION INDICATING COMPLIANCE WITH SPECIFICATIONS.

4. SUBMIT TEST REPORT PER 1.04 TESTING AND PERFORMANCE REQUIREMENTS.

D. SAMPLES:

1. COMPONENTS: SUBMIT SAMPLES OF ANCHORS, FASTENERS, HARDWARE, ASSEMBLED CORNER SECTIONS AND OTHER MATERIALS AND COMPONENTS IF REQUESTED BY ENGINEER.

2. FINISH: SUBMIT FULL RANGE COLOR SAMPLES FOR APPROVAL BY ENGINEER.

E. MAINTENANCE DATA: FOR FINISHES TO BE INCLUDED IN MAINTENANCE MANUALS.

F. WARRANTIES: SUBMIT WRITTEN COPIES IN ACCORDANCE WITH SECTION 1.10 WARRANTIES.

1.07 QUALITY ASSURANCE

A. PROJECT QUALIFICATIONS: IN ORDER TO CONFIRM THAT THE PROPOSED PRODUCT(S) CONFORM TO THE MATERIAL AND PERFORMANCE REQUIREMENTS CONTAINED IN THESE SPECIFICATIONS, BIDDERS SHALL INCLUDE THE FOLLOWING WITH THEIR BID. FAILURE TO COMPLY WITH THESE REQUIREMENTS SHALL CAUSE THE BID TO AUTOMATICALLY BE REJECTED.

1. BIDDERS ACKNOWLEDGEMENT: BIDDERS SHALL INCLUDE A LETTER IN THEIR BID STATING THE MANUFACTURER AND SERIES (MODEL) NUMBER OF THE PRODUCT UPON WHICH ITS BID HAS BEEN BASED. CHANGES IN PRODUCT (MANUFACTURER OR SERIES) WILL NOT BE PERMITTED AFTER THE BID

2. PRODUCT DATA: BIDDERS SUBMITTING BIDS BASED ON PRODUCTS OTHER THAN THE BASIS OF DESIGN PRODUCT LISTED IN PARAGRAPH 2.1 MUST ALSO INCLUDE THE FOLLOWING WITH THEIR BID:

a. COMPREHENSIVE TEST REPORTS NOT MORE THAN FOUR YEARS OLD PREPARED BY A QUALIFIED TESTING AGENCY FOR EACH PRODUCT TYPE BEING USED ON THE PROJECT DEMONSTRATING COMPLIANCE WITH THE AIR, WATER AND STRUCTURAL REQUIREMENTS OUTLINED HEREIN. TEST REPORTS BASED ON THE USE OF DOWNSIZED TEST UNITS WILL NOT BE ACCEPTED.

b. THERMAL SIMULATIONS PREPARED BY A QUALIFIED INDEPENDENT TESTING AGENCY FOR EACH PRODUCT TYPE BEING USED ON THE PROJECT DEMONSTRATING COMPLIANCE WITH THE THERMAL TRANSMITTANCE REQUIREMENTS OUTLINED IN PARAGRAPH 2.3.

c. FULL SIZE PRODUCT DETAILS SHOWING ALL FRAME AND SASH DETAILS, DIMENSIONS, THERMAL BREAK CONSTRUCTION, WALL THICKNESSES AND JOINERY. DETAILS MUST ACCURATELY REFLECT ALL GLAZING AND HARDWARE OPTIONS SPECIFIED HEREIN.

3. PRODUCT REQUIREMENTS: FOR MAXIMUM PERFORMANCE, WINDOWS FOR THIS PROJECT MUST MEET BOTH THE TESTING REQUIREMENTS AS CONTAINED HEREIN AND THE MINIMUM MATERIAL REQUIREMENTS SPECIFIED. WINDOWS THAT CARRY THE APPLICABLE AAMA RATING BUT DO NOT MEET THE MATERIAL THICKNESSES, DEPTHS, ETC. SHALL NOT BE ACCEPTABLE FOR USE ON THIS PROJECT.

4. INSTALLER QUALIFICATIONS: AN INSTALLER ACCEPTABLE TO ALUMINUM WINDOW MANUFACTURERS FOR INSTALLATION OF UNITS REQUIRED FOR THIS PROJECT

REVISIONS

No.	DESCRIPTION	DATE
0	WYS SET FOR BID	05-NOV-23

SEAL

GEORGIA

REGISTERED

No. PE045503

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PROJECT: SHALLOWFORD ANNEX MASONRY & WATERPROOFING RESTORATION

4470 N Shallowford Rd, Atlanta, GA

CITY OF DUNWOODY PARKS DEPT.

SHEET DESCRIPTION: GENERAL WINDOW SPECIFICATION

PROJECT No.: SC22131

DRAWN BY: JLE/2606

CHECK BY: JRL

DATE: 03-NOV-23

SHEET No.

R5

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1.07

QUALITY ASSURANCE (CONTINUED)

5.

SOURCE LIMITATIONS: OBTAIN ALUMINUM WINDOWS THROUGH ONE SOURCE FROM A SINGLE MANUFACTURER.

6.

PRODUCT OPTIONS: DRAWINGS INDICATE SIZE, PROFILES, AND DIMENSIONAL REQUIREMENTS OF ALUMINUM WINDOWS AND ARE BASED ON THE SPECIFIC SYSTEM INDICATED. DO NOT MODIFY SIZE AND DIMENSIONAL REQUIREMENTS.

a.

DO NOT MODIFY INTENDED AESTHETIC EFFECTS, AS JUDGED SOLELY BY ENGINEER, EXCEPT WITH ENGINEER'S APPROVAL. IF MODIFICATIONS ARE PROPOSED, SUBMIT COMPREHENSIVE EXPLANATORY DATA TO ENGINEER FOR REVIEW.

7.

FENESTRATION STANDARD: COMPLY WITH AAMA/WDMA/CSA 1011.1.2/A440-08, "STANDARD/SPECIFICATION FOR WINDOWS, DOORS, AND UNIT SKYLIGHTS" FOR DEFINITIONS AND MINIMUM STANDARDS OF PERFORMANCE, MATERIALS, COMPONENTS, ACCESSORIES, AND FABRICATION. COMPLY WITH MORE STRINGENT REQUIREMENTS IF INDICATED.

8.

GLAZING PUBLICATIONS: COMPLY WITH PUBLISHED RECOMMENDATIONS OF GLASS MANUFACTURERS AND WITH GANA'S "GLAZING MANUAL." UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.

9.

PREINSTALLATION CONFERENCE: IF REQUESTED, CONDUCT A CONFERENCE AT PROJECT SITE TO REVIEW METHODS AND PROCEDURES RELATED TO ALUMINUM WINDOWS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING.

a.

REVIEW AND FINALIZE CONSTRUCTION SCHEDULE AND VERIFY AVAILABILITY OF MATERIALS, INSTALLER'S PERSONNEL, EQUIPMENT, AND FACILITIES NEEDED TO MAKE PROGRESS AND AVOID DELAYS.

b.

REVIEW, DISCUSS, AND COORDINATE THE INTERRELATIONSHIP OF ALUMINUM WINDOWS WITH OTHER EXTERIOR WALL COMPONENTS.

c.

REVIEW AND DISCUSS THE SEQUENCE OF WORK REQUIRED TO CONSTRUCT A WATERTIGHT AND WEATHERTIGHT EXTERIOR BUILDING ENVELOPE.

d.

INSPECT AND DISCUSS THE CONDITION OF SUBSTRATE AND OTHER PREPARATORY WORK PERFORMED BY OTHER TRADES.

1.08

PROJECT CONDITIONS

A.

FIELD MEASUREMENTS: FOR RETROFIT INSTALLATIONS, VERIFY ALUMINUM WINDOW OPENINGS BY FIELD MEASUREMENTS BEFORE FABRICATION AND INDICATE MEASUREMENTS ON SHOP DRAWINGS.

1.

ESTABLISHED DIMENSIONS: WHERE FIELD MEASUREMENTS CANNOT BE MADE WITHOUT DELAYING THE WORK, ESTABLISH OPENING DIMENSIONS AND PROCEED WITH FABRICATING ALUMINUM WINDOWS WITHOUT FIELD MEASUREMENTS. COORDINATE WALL CONSTRUCTION TO ENSURE THAT ACTUAL OPENING DIMENSIONS CORRESPOND TO ESTABLISHED DIMENSIONS.

1.09

DELIVERY, STORAGE AND HANDLING

A.

PROTECT MATERIALS FROM DAMAGE BEFORE INSTALLATION PER INSTRUCTIONS AND IN ACCORDANCE WITH SPECIFICATIONS.

1.10

WARRANTIES

A.

WINDOW SYSTEM:

1.

QUALIFIED WINDOW MANUFACTURER, WITH PROVEN FINANCIAL RESPONSIBILITY AND YEARS OF EXPERIENCE OF AT LEAST THE LENGTH OF THE WARRANTY PERIOD SHALL PROVIDE WRITTEN 5 OR 10 YEAR WARRANTY AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP.

2.

FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

a.

FAILURE TO MEET PERFORMANCE REQUIREMENTS.

b.

STRUCTURAL FAILURES INCLUDING EXCESSIVE DEFLECTION, WATER LEAKAGE, OR AIR INFILTRATION.

c.

DETERIORATION OF METALS OR OTHER MATERIALS BEYOND THAT WHICH IS NORMAL.

d.

FAILURE OF INSULATING GLASS.

PART 2

PRODUCTS

2.01

MANUFACTURER

A.

ARCHITECTURAL WINDOW MANUFACTURING CORPORATION, RUTHERFORD, NEW JERSEY. THE BASIS OF DESIGN FOR THESE SPECIFICATIONS IS THE SERIES 8090I FIXED.

B.

OLDCASTLE BUILDINGENVELOPE®.

C.

GRAHAM ARCHITECTURAL PRODUCTS, YORK, PENNSYLVANIA.

D.

ALTERNATE, SEE SECTION 1.07 FOR COMPLIANCE WITH PROJECT STANDARDS.

2.02

MATERIALS

A.

ALUMINUM: ALLOY AND TEMPER RECOMMENDED BY ALUMINUM WINDOW MANUFACTURER FOR STRENGTH, CORROSION RESISTANCE, AND APPLICATION OF REQUIRED FINISH, BUT NOT LESS THAN 22,000-PSI (150-MPA) ULTIMATE TENSILE STRENGTH, NOT LESS THAN 16,000-PSI (110-MPA) MINIMUM YIELD STRENGTH, AND NOT LESS THAN 0.080-INCH (1.6-MM) THICKNESS AT ANY LOCATION FOR THE MAIN FRAME. 6063-T6 ALLOY SHALL HAVE MINIMUM WALL THICKNESS OF 0.062".

1.

EXTRUSIONS: COMPLY WITH ASTM B 221. EXTRUSION TOLERANCES SHALL MEET ANSI H35.2.

2.

SHEET: COMPLY WITH ASTM B 209.

3.

FRAMES:

a.

DEPTH: 4", 5", OR 6" STANDARD SYSTEM

b.

DESIGN: EQUAL LEG

4.

THERMAL BARRIER: 9/16" STANDARD SYSTEM CRIMPED IN PLACE RIGID PVC.

B.

HARDWARE: MATERIAL SHALL BE CORROSION RESISTANT AND COMPATIBLE WITH ALUMINUM. HARDWARE MUST PROVE ITS STRENGTH AND SUITABILITY BY BEING INSTALLED ON UNITS THAT ARE TESTED IN ACCORDANCE WITH SPECIFICATIONS.

1.

FASTENERS: PROVIDE NON-MAGNETIC STAINLESS-STEEL SCREWS, EPOXY ADHESIVES, OR OTHER MATERIAL WARRANTED BY THE MANUFACTURER. ALL FASTENERS MUST BE CONCEALED EXCEPT WHERE UNAVOIDABLE FOR APPLICATION OF HARDWARE.

2.

ANCHORS, CLIPS, AND ACCESSORIES: ALUMINUM, NONMAGNETIC STAINLESS STEEL, OR ZINC-COATED STEEL OR IRON COMPLYING WITH ASTM B 633 FOR SC 3 SEVERE SERVICE CONDITIONS; PROVIDE SUFFICIENT STRENGTH TO WITHSTAND DESIGN PRESSURE INDICATED.

C.

GLAZING: WINDOWS SHALL BE FACTORY GLAZED UNLESS TOO LARGE OR UNSAFE FOR HANDLING.

1.

GLASS: PROVIDE IN ACCORDANCE WITH SECTION 08 80 00 (08800).

2.

GLAZING MATERIALS: UNITS SHALL BE EXTERIOR WET GLAZED USING SILICONE CAP BEADS, SETTING BLOCKS, EDGE BLOCKS AND ACCESSORIES AS RECOMMENDED BY AND IN ACCORDANCE WITH GANA GLAZING MANUAL.

D.

WEATHERSTRIPPING: SHALL BE NON-SHRINKING, RESISTANT TO ULTRAVIOLET DEGRADATION, AND REPLACEABLE CLOSED CELL ELASTOMER SHALL MEET ASTM C 509. DENSE ELASTOMER SHALL MEET ASTM C 864.

1.

COMPRESSION-TYPE WEATHER STRIPPING: PROVIDE COMPRESSIBLE WEATHER STRIPPING DESIGNED FOR PERMANENTLY RESILIENT SEALING UNDER BUMPER OR WIPER ACTION AND FOR COMPLETE CONCEALMENT WHEN ALUMINUM WINDOW IS CLOSED. MANUFACTURER'S STANDARD SYSTEM AND MATERIALS COMPLYING WITH AAMA/WDMA/CSA 1011.1.2/A440-08.

2.

SLIDING-TYPE WEATHER STRIPPING: PROVIDE WOVEN-PILE WEATHER STRIPPING OF WOOL, POLYPROPYLENE, OR NYLON PILE AND RESIN-IMPREGNATED BACKING FABRIC. COMPLY WITH AAMA 701/702. PROVIDE WEATHER STRIPPING WITH INTEGRAL BARRIER FIN OR FINIS OF SEMIRIGID, POLYPROPYLENE SHEET OR POLYPROPYLENE-COATED MATERIAL. COMPLY WITH AAMA 701/702.

E.

SEALANTS: COLOR OF EXPOSED SEALANTS SHALL BE COMPATIBLE WITH ADJACENT WINDOW MATERIALS. FOR SEALANTS REQUIRED WITHIN FABRICATED WINDOWS, PROVIDE WINDOW MANUFACTURER'S STANDARD, PERMANENTLY ELASTIC, NONSHRINKING, AND NONMIGRATING TYPE RECOMMENDED BY SEALANT MANUFACTURER FOR JOINT SIZE AND MOVEMENT. COMPLY WITH AAMA 803.3

2.03

WINDOW

A.

WINDOW TYPE: FIXED

B.

AAMA/WDMA PERFORMANCE REQUIREMENTS: PROVIDE ALUMINUM PROVIDE ALUMINUM WINDOWS OF PERFORMANCE INDICATED THAT COMPLY WITH AAMA/WDMA/CSA 1011.1.2/A440-08.

1.

PERFORMANCE CLASS AND GRADE: AW-PG100 OR BETTER.

C.

CONDENSATION-RESISTANCE FACTOR (CRF), THERMAL TRANSMITTANCE, AIR INFILTRATION, WATER RESISTANCE, AND FORCED-ENTRY RESISTANCE:

1.

SEE SECTION 1.04 FOR PERFORMANCE REQUIREMENTS.

2.03

FABRICATION

A.

FRAMES: SHALL BE MACHINED, MECHANICALLY FASTENED AND SEALED TO FORM A WATERTIGHT JOINT.

B.

COMPONENT FORMING: ALL ALUMINUM COMPONENTS SHALL BE FORMED, FREE OF SCRATCHES AND BURRS, BEFORE APPLICATION OF FINISH.

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REGISTERED

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JOSHUA R. LLOYD

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PROJECT: SHALLOWFORD ANNEX MASONRY & WATERPROOFING RESTORATION

4470 N Shallowford Rd, Atlanta, GA

CITY OF DUNWOODY PARKS DEPT.

SHEET DESCRIPTION: GENERAL WINDOW SPECIFICATION

PROJECT No.: SC227151

DRAWN BY: JEL22606

CHECK BY: JRL

DATE: 03-NOV-23

SHEET No.

R6

2.04 FINISHES

- A. COVER ALL EXPOSED AREAS OF ALUMINUM WINDOWS AND COMPONENTS. OVERALL FINISH SHALL MATCH EXISTING WINDOW FRAMING COMPONENTS ON THE PROPERTY. BASED ON THE TYPE
- [CLEAR ANODIZED]
1. TYPE: ARCHITECTURAL CLASS I CLEAR ANODIZING.
 2. AAMA SPECIFICATION: COMPLY WITH AAMA 611.
 3. ALUMINUM ASSOCIATION DESIGNATION: AA_M10_C22_A41.
 4. COLOR: CLEAR 215-R1
- [COLOR ANODIZED]
1. TYPE: ARCHITECTURAL CLASS I FOR COLOR ANODIZING.
 2. AAMA SPECIFICATION: COMPLY WITH AAMA 611.
 3. ALUMINUM ASSOCIATION DESIGNATION: AA_M10_C22_A44.
 4. COLOR: BLACK

- C. REMEDIATE NONCOMPLIANT WINDOWS AND RETEST AS SPECIFIED ABOVE.
- D. ADDITIONAL TESTING AND INSPECTING, AT CONTRACTOR'S EXPENSE, WILL BE PERFORMED TO DETERMINE COMPLIANCE OF REMEDIATED DOORS OR ADDITIONAL WORK WITH SPECIFIED REQUIREMENTS.
- 3.04 ADJUSTING AND CLEANING
- A. AFTER INSTALLATION AND TESTING, WINDOWS AND GLAZING SHALL BE INSPECTED, ADJUSTED, AND LEFT CLEAN AND FREE OF LABELS AND DIRT. PROTECT FINISHED INSTALLATION AGAINST DAMAGE.
- B. FINAL CLEANING OF ANODIZED FINISH SHALL BE IN ACCORDANCE WITH AAMA 609.1; PAINTED FINISH SHALL BE IN ACCORDANCE WITH AAMA 610.1.
- 3.05 DEMONSTRATION
- A. ENGAGE A FACTORY-AUTHORIZED SERVICE REPRESENTATIVE TO TRAIN OWNER'S MAINTENANCE PERSONNEL TO MAINTAIN WINDOW SYSTEM.

END OF SECTION 085113

PART 3 EXECUTION

3.01 INSPECTION

- A. EXAMINE OPENINGS, SUBSTRATES, STRUCTURAL SUPPORT, ANCHORAGE, AND CONDITIONS, WITH INSTALLER PRESENT, FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE OF WORK. VERIFY ROUGH OPENING DIMENSIONS, LEVELNESS OF SILL PLATE, AND OPERATIONAL CLEARANCES. EXAMINE WALL FLASHINGS, VAPOR RETARDERS, WATER AND WEATHER BARRIERS, AND OTHER BUILT-IN COMPONENTS TO ENSURE A COORDINATED, WEATHERTIGHT WINDOW INSTALLATION.
1. MASONRY SURFACES: VISIBLY DRY AND FREE OF EXCESS MORTAR, SAND, AND OTHER CONSTRUCTION DEBRIS.
2. WOOD FRAME WALLS: DRY, CLEAN, SOUND, WELL NAILED, FREE OF VOIDS, AND WITHOUT OFFSETS AT JOINTS. ENSURE THAT NAIL HEADS ARE DRIVEN FLUSH WITH SURFACES IN OPENING AND WITHIN 3 INCHES (76 MM) OF OPEN.
3. METAL SURFACES: DRY; CLEAN; FREE OF GREASE, OIL, DIRT, RUST, CORROSION, AND WELDING SLAG; WITHOUT SHARP EDGES OR OFFSETS AT JOINTS.
4. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

3.02 INSTALLATION

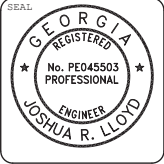
- A. INSTALL WINDOWS WITH SKILLED TRADESMAN IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND SPECIFICATIONS.
- B. UNFINISHED ALUMINUM SHALL BE INSULATED FROM DIRECT CONTACT WITH STEEL, MASONRY CONCRETE, AND NON-COMPATIBLE MATERIALS BY BITUMINOUS PAINT, ZINC CHROMATE PRIMER OR OTHER SUITABLE INSULATING MATERIAL.
- C. INSTALL VAPOR RETARDER/AIR BARRIER IN ACCORDANCE WITH SPECIFICATIONS BETWEEN WINDOW PERIMETER AND ADJOINING COLLATERAL MATERIALS AND EXISTING WALL BARRIERS TO ASSURE CONTINUITY.
- D. PLUMB WINDOW FACES IN A SINGLE PLANE FOR EACH WALL PLANE. ERECT SQUARE AND TRUE. ANCHOR TO MAINTAIN POSITION WHEN SUBJECTED TO NORMAL THERMAL AND BUILDING MOVEMENT, SEISMIC FORCES AND SPECIFIED WIND LOADS.
- E. APPLY SEALANTS AT JOINTS AND INTERSECTIONS AND AT OPENING PERIMETERS IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND SECTION 07 93 13 (07900) TO PROVIDE WATERTIGHT INSTALLATION.

3.03 FIELD QUALITY CONTROL

- A. TESTING AGENCY: IF DESIRED, OWNER WILL ENGAGE A QUALIFIED TESTING AGENCY TO PERFORM TESTS AND INSPECTIONS AND PREPARE TEST REPORTS.
- B. TESTING SERVICES: TESTING AND INSPECTING OF INSTALLED WINDOWS SHALL TAKE PLACE AS FOLLOWS:
1. TESTING METHODOLOGY: TESTING OF WINDOWS FOR AIR INFILTRATION AND WATER RESISTANCE SHALL BE PERFORMED ACCORDING TO AAMA 502, TEST METHOD [A]. FIELD TEST PRESSURES AND ALLOWABLE LIMITS SHALL BE AS FACTORED BY AAMA 502 FROM THOSE MINIMUMS REQUIRED TO DETERMINE LABORATORY COMPLIANCE WITH THE APPLICABLE PERFORMANCE CLASS AND GRADE PURSUANT TO AAMA/WDMA/CSA 1011.S.2/A440-08.
 2. TESTING EXTENT: [ONE] WINDOW AS SELECTED BY ENGINEER AND A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY. WINDOWS SHALL BE TESTED IMMEDIATELY AFTER INSTALLATION.
 3. TEST REPORTS: SHALL BE PREPARED ACCORDING TO AAMA 502.

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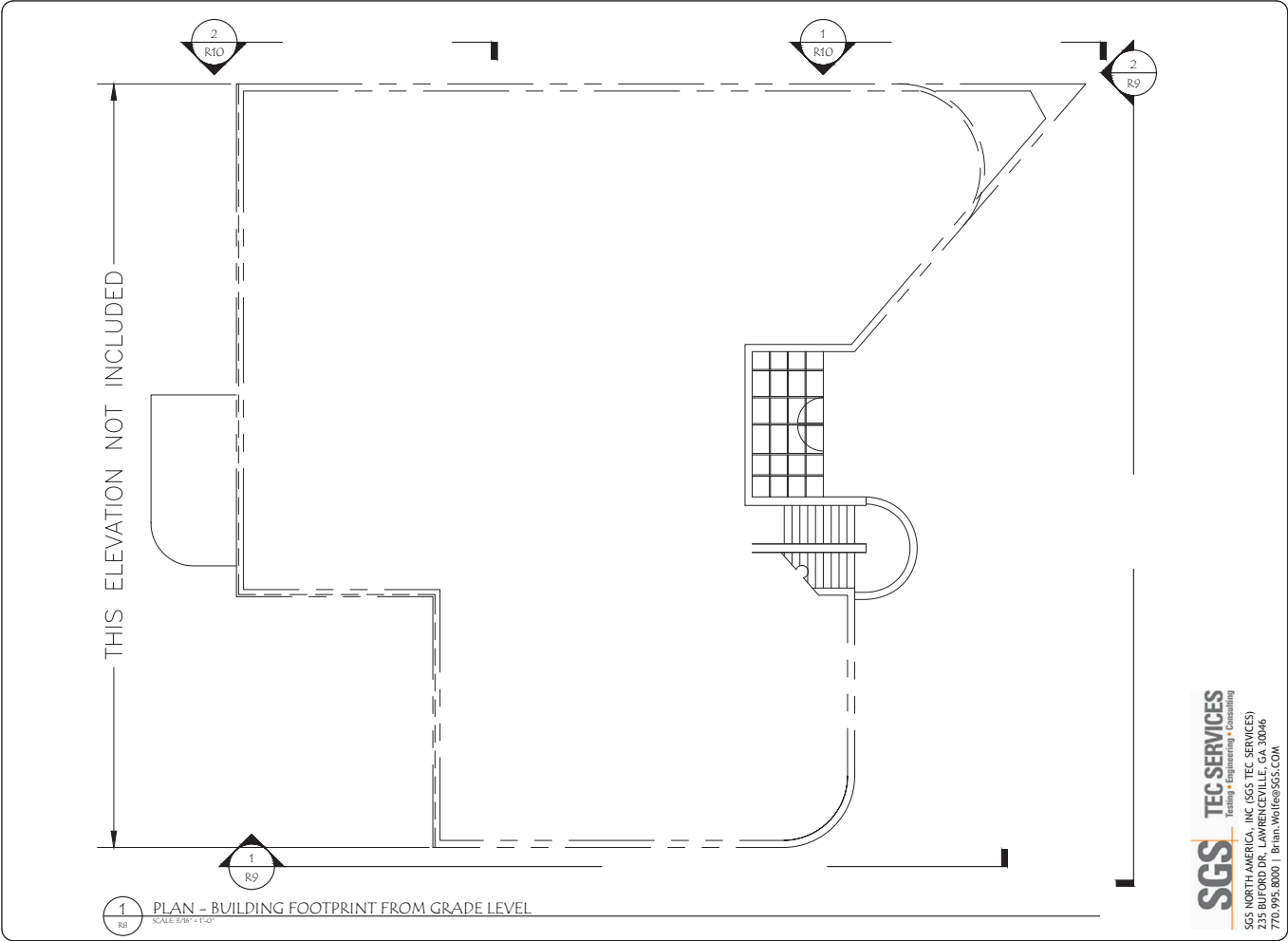


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PROJECT: **SHALLOWFORD ANNEX MASONRY & WATERPROOFING RESTORATION**
4470 N Shallowford Rd, Atlanta, GA
CITY OF DUNWOODY PARKS DEPT.
GENERAL WINDOW SPECIFICATION

PROJECT No.: **SGS27131**
DRAWN BY: **JLE27606**
CHECK BY: **JRL**
DATE: **03-NOV-23**

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R7



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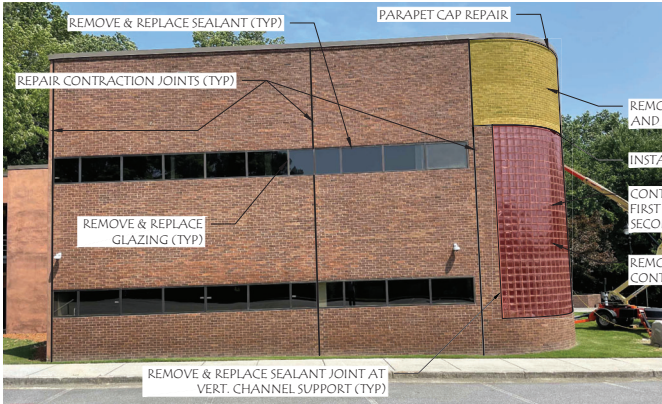
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SHEET DESCRIPTION: **CONDITION ASSESSMENT
OBSERVATIONS**

PROJECT No.: **SC22131**
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CHECK BY: **JRL**
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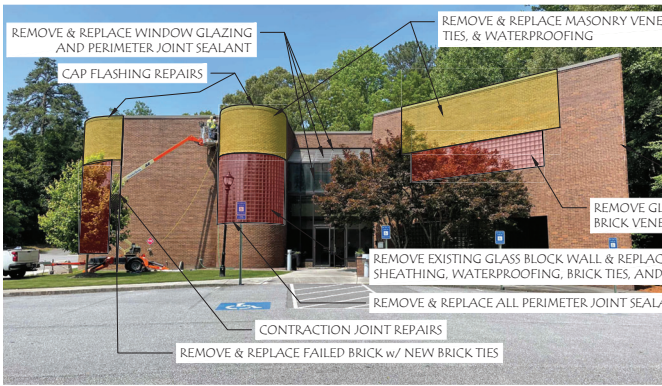
REMOVE & REPLACE BRICK VENEER, GYPSUM BOARD, BRICK TIES, AND WATERPROOFING

INSTALL SEALANT JOINTS AT STEEL-TO-MASONRY JOINTS

CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR NEW WINDOWS. FIRST FLOOR WINDOWS, APPROXIMATELY 24" WIDE BY 6'-0" TALL. SECOND FLOOR WINDOWS, APPROXIMATELY 24" WIDE BY 4'-0" TALL.

REMOVE & REPLACE GLASS BLOCKS w/ METAL STUD WALL AND WINDOWS. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR NEW STUD WALLS.

1 ELEVATION - SOUTH WALL ELEVATION REPAIRS
SCALE: NOT TO SCALE



2 ELEVATION - EAST WALL ELEVATION REPAIRS
SCALE: NOT TO SCALE

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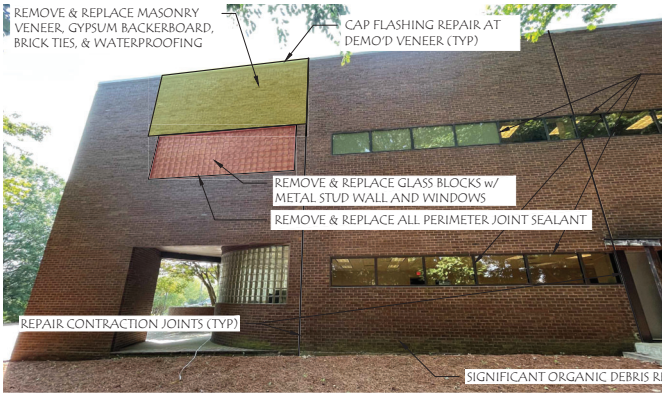
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SHEET No.
R9



REMOVE & REPLACE WINDOW GLAZING AND PERIMETER JOINT SEALANT (TYP)

1 ELEVATION - PARTIAL NORTH WALL ELEVATION REPAIRS
SCALE: NOT TO SCALE



2 ELEVATION - PARTIAL NORTH WALL ELEVATION REPAIRS
SCALE: NOT TO SCALE

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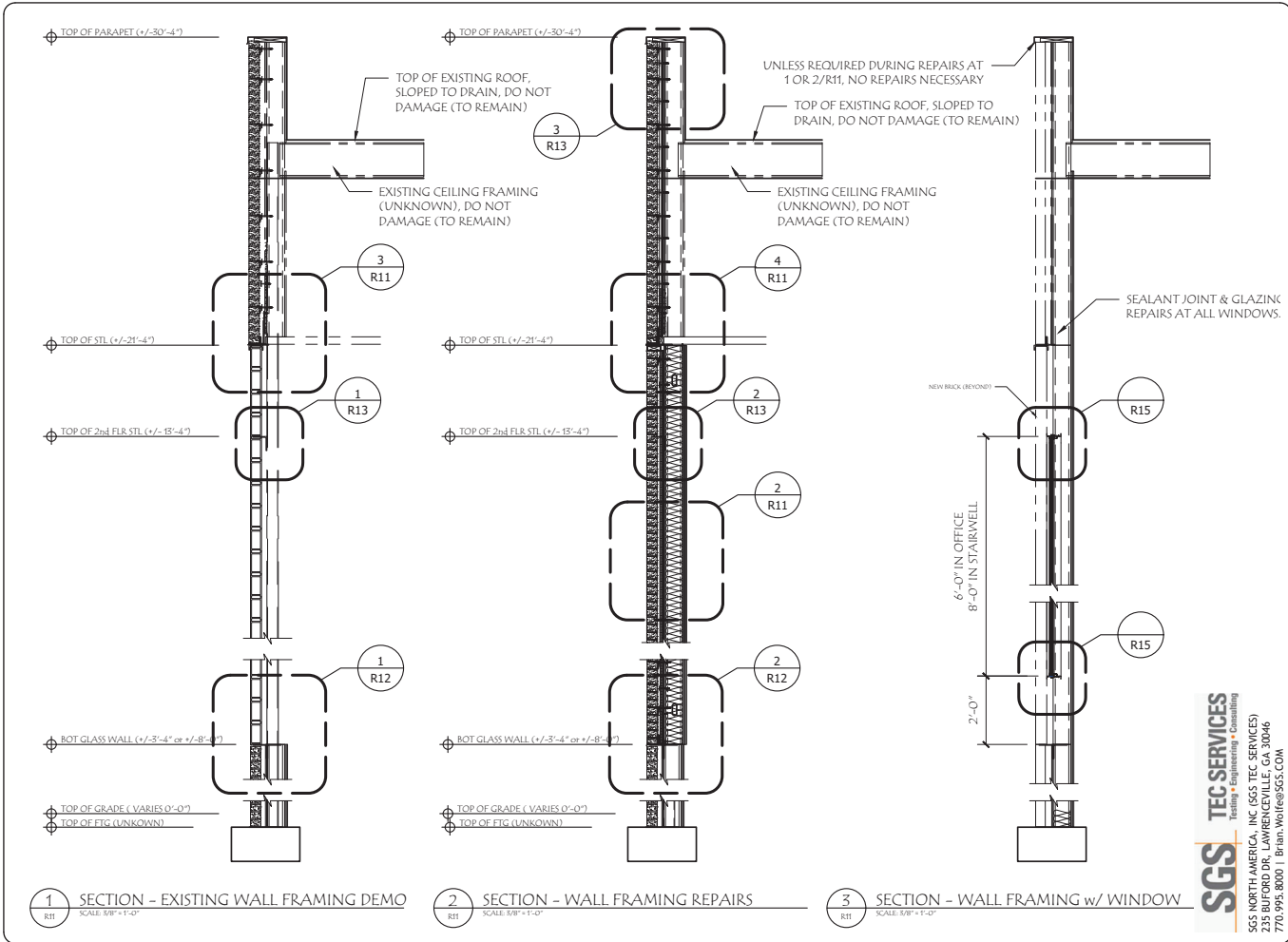
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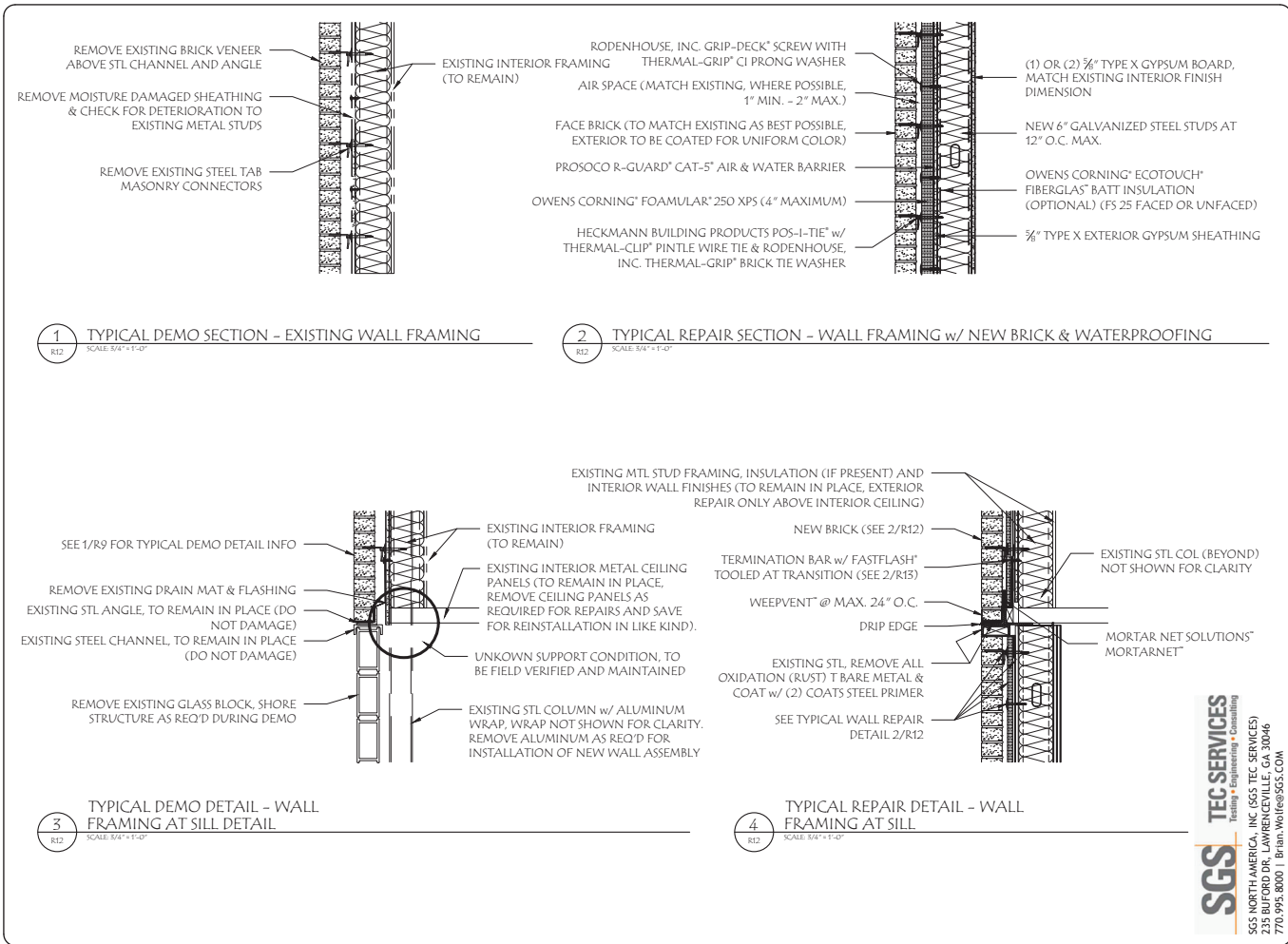
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SHEET DESCRIPTION: WALL SECTIONS

PROJECT No.: SC22131
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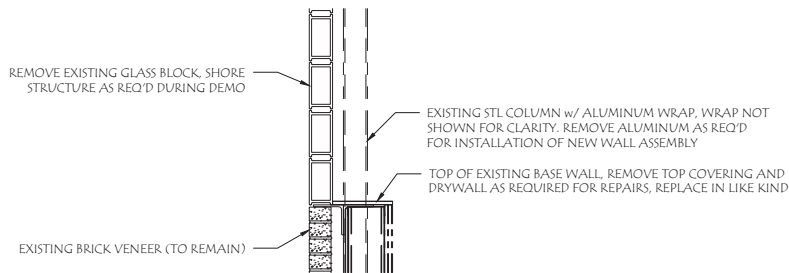
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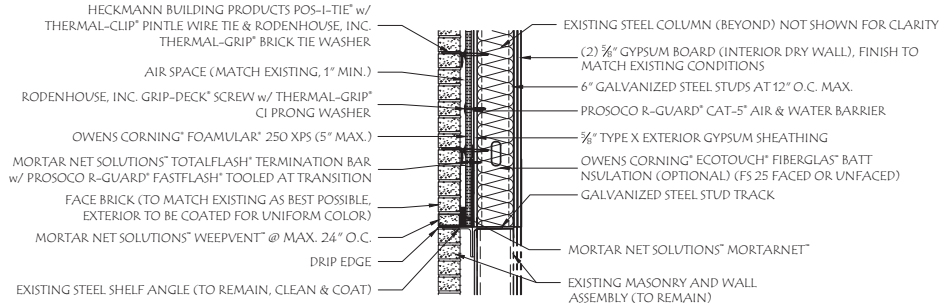
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DATE:	05-NOV-23

SHEET No.

R12



1 TYPICAL DEMO DETAIL - WALL FRAMING AT GLASS BLOCK SILL
SCALE: 5/4" = 1'-0"



2 TYPICAL REPAIR DETAIL - WALL FRAMING AT BASE OF EXISTING GLASS BLOCK WALL
SCALE: 5/4" = 1'-0"

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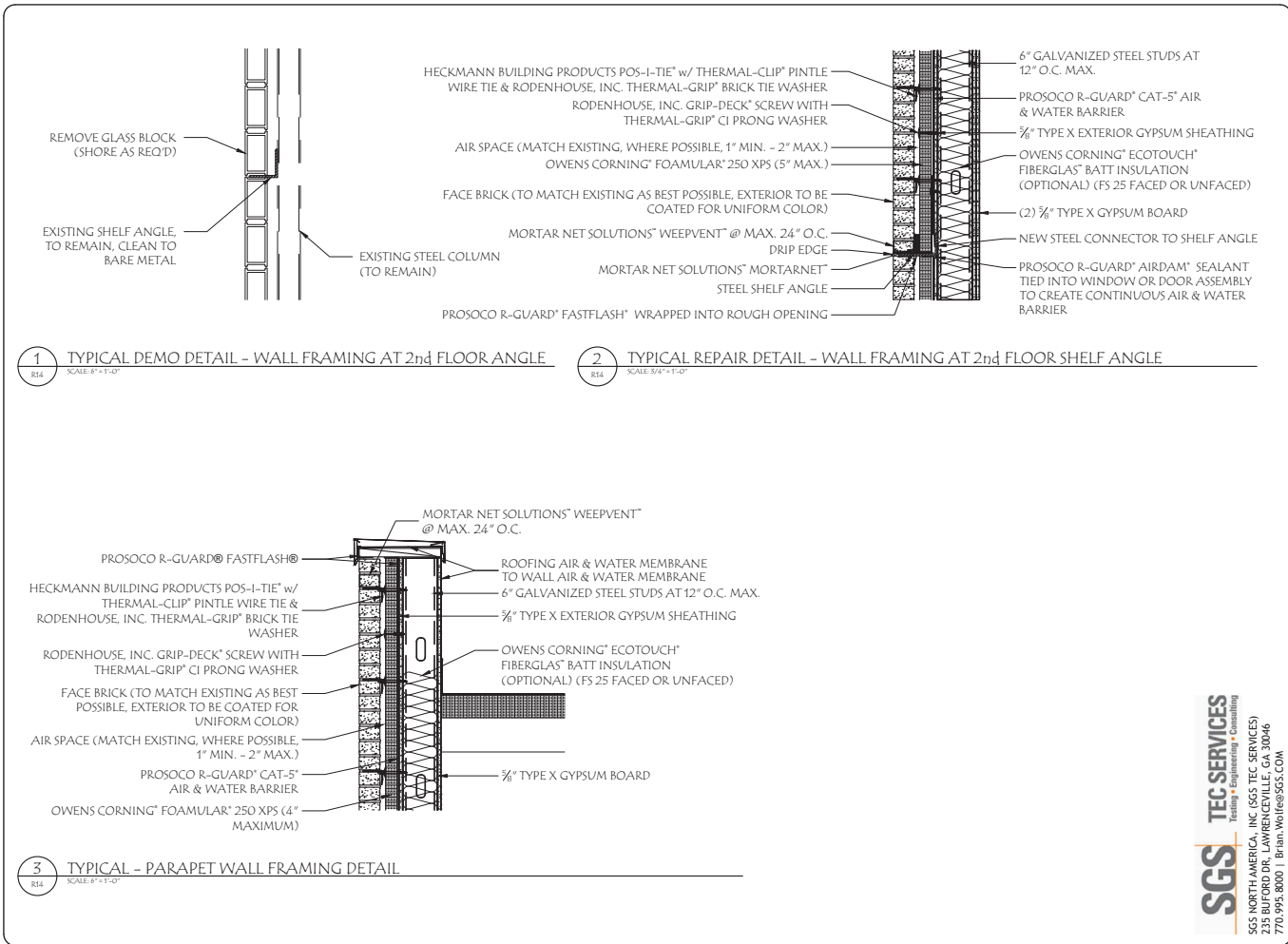


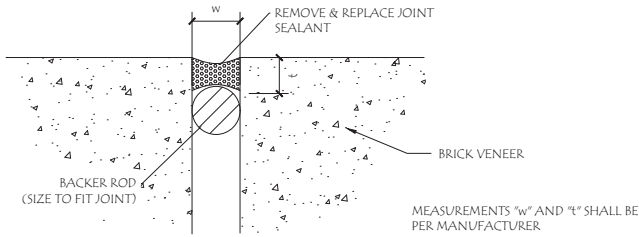
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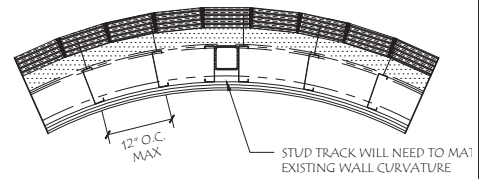
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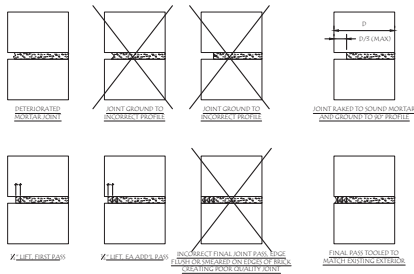




1 TYPICAL - CONTRACTION JOINT SEALANT REPAIR DETAIL
SCALE: NOT TO SCALE



3 TYPICAL - PARTIAL PLAN AT NEW STUD/VENEER WALL
SCALE: NOT TO SCALE



2 DETAIL - REPOINTED BRICK VENEER MORTAR JOINTS
SCALE: NOT TO SCALE

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R15

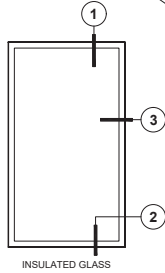
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Window Elevations
Series 8090i
Fixed
5" Frame Depth

Details shown reflect the most commonly used configurations.
Contact AWM for additional details and/or assistance.

02/26/19



①
HEAD
(FIXED)

②
SILL
(FIXED)

③
RIGHT JAMB
(FIXED)

EXAMPLE DETAILS: CONTRACTOR TO PROVIDE SHOP DRAWINGS
w/ ATTACHMENT DETAILS FROM APPROVED MANUFACTURER

NOT TO SCALE

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R16

SIMPSON STRONG-TIE HELI-TIE APPLICATIONS

WALL TIE FOR TEMPORARY SUPPORT OVER OPENINGS: SEE DETAIL 5 NOT SHOWN

WALL TIE AT MULTI-WINDOW CORNERS: SEE DETAIL 7 NOT SHOWN

TYPICAL WALL TIE: SEE DETAILS 2 AND 6

TYPICAL STITCHING TIE: SEE DETAIL 8

WALL TIE FOR ANCHOR CONTINUOUS LOAD PATHS: SEE DETAIL 4 NOT SHOWN

WALL TIE AROUND OPENINGS: SEE DETAIL 3 NOT SHOWN

NOTES:

1. REFER TO DETAIL 2/HT-1 FOR ADDITIONAL INFORMATION.
2. SPACING TO DETAIL 6 OR 9 FOR ADDITIONAL DIMENSIONS.

TYPICAL WALL TIE APPLICATION ELEVATION

HORIZONTAL SPACING (G)

VERTICAL SPACING (Y)

SIMPSON STRONG-TIE HELI-TIE WALL TIES AT VERTICAL AND HORIZONTAL (STAGGERED) SPACING DIMENSIONS AS SHOWN.

DIMENSIONS	
X	20"
Y	10"
G	12"

TYPICAL STITCHING TIE APPLICATION

20"

20"

CENTERLINE OF CRACK

SIMPSON STRONG-TIE HELI-TIE STITCHING TIE: SPACE VERTICALLY AS SHOWN IN TABLE.

MADE WITH GRINDER

SECTION B

FILL 3/4" DEEP GROOVE W/ SIMPSON STRONG-TIE FX-263

PATCH CRACK WITH EXTERIOR SILICONE SEALANT OR OTHER SUITABLE PATCHING MATERIAL.

LINE OF CRACK

ELEVATION

NOTES:

1. REFER TO DETAIL 3/HT-1 FOR ADDITIONAL INSTALLATION INFORMATION.
2. TO ACCOMMODATE WALL CORNER CONDITIONS, HELI-TIE STITCHING TIE MAY BE BENT 90 DEGREES WITH A MIN. BEND RADIUS OF 7 1/2".

DIMENSIONS	
Y	10"

HELI-TIE™ HELICAL WALL TIE

Drill pilot hole through the façade material and into the backup material to the specified embedment depth + 1" using appropriate drill bit(s) in the chart below. Drill should be in rotation-only mode when drilling into soft masonry or into hollow backing material.

Position blue end of the Heli-Tie fastener in the installation tool and insert the unpainted end into the pilot hole.

With the SDS-plus rotohammer in hammer mode, drive the tie until the tip of the installation tool enters the exterior surface of the masonry and countersinks the tie below the surface. Patch the hole in the façade with a matching masonry mortar.

SIZE (IN.)	MODEL NO.	DRILL BIT DIAMETER (IN.)
3/8 x 7	HELI377000A	3/8"
3/8 x 8	HELI378000A	3/8"
3/8 x 9	HELI379000A	3/8"
3/8 x 10	HELI371000A	3/8"
3/8 x 11	HELI371100A	3/8"
3/8 x 12	HELI372000A	3/8"
3/8 x 14	HELI371800A	3/8"
3/8 x 16	HELI371600A	3/8"
3/8 x 18	HELI378000A	3/8"
3/8 x 20	HELI372000A	3/8"

* USE 1/2" DIA. DRILL BIT UNLESS NOTED OTHERWISE.

HELI-TIE™ HELICAL STITCHING TIE

Chase bed joint 20" min. on either side of the affected area to a depth of approximately 1/4" with a rotary grinding wheel. Vertical spacing of installation sites should be 12" for brick or every other course for concrete masonry units.

Clear bed joint of all loose debris using water or oil-free compressed air.

Mix non-shrink repair grout or mortar per product instructions and place into the prepared bed joint, filling the void to approximately two-thirds of its depth. Simpson Strong-Tie FX-263 repair mortar should be used.

Embed the tie at one-half the depth of the void.

Trowel displaced grout to fully encapsulate the tie. Fill any remaining voids and vertical cracks with non-shrink repair grout or other repair mortar to conceal repair site.

HELI-TIE™ HELICAL WALL TIE INSTALLATION NOTES

1/2" COUNTERSINK

MIN. EMBEDMENT (E)

CONCRETE

FAÇADE

DIRECTION OF HELI-TIE INSTALLATION

AIRGAP (A)

WALL THICKNESS

DIMENSIONS	
E	3"

NOTES:

1. REFER TO DETAIL 1 FOR SPACING OF WALL TIES.
2. REFER TO DETAIL 2/HT-1 FOR ADDITIONAL INSTALLATION INFORMATION.

HELI-TIE™ HELICAL STITCHING TIE INSTALLATION NOTES

3/4" COUNTERSINK

MIN. EMBEDMENT (E)

CONCRETE

FAÇADE

DIRECTION OF HELI-TIE INSTALLATION

AIRGAP (A)

WALL THICKNESS

DIMENSIONS	
E	3"

NOTES:

1. REFER TO DETAIL 1 FOR SPACING OF WALL TIES.
2. REFER TO DETAIL 2/HT-1 FOR ADDITIONAL INSTALLATION INFORMATION.

HELI-TIE™ HELICAL WALL TIE INSTALLATION NOTES

1/2" COUNTERSINK

MIN. EMBEDMENT (E)

CONCRETE

FAÇADE

DIRECTION OF HELI-TIE INSTALLATION

AIRGAP (A)

WALL THICKNESS

DIMENSIONS	
E	3"

NOTES:

1. REFER TO DETAIL 1 FOR SPACING OF WALL TIES.
2. REFER TO DETAIL 2/HT-1 FOR ADDITIONAL INSTALLATION INFORMATION.

HELI-TIE™ HELICAL STITCHING TIE INSTALLATION NOTES

3/4" COUNTERSINK

MIN. EMBEDMENT (E)

CONCRETE

FAÇADE

DIRECTION OF HELI-TIE INSTALLATION

AIRGAP (A)

WALL THICKNESS

DIMENSIONS	
E	3"

NOTES:

1. REFER TO DETAIL 1 FOR SPACING OF WALL TIES.
2. REFER TO DETAIL 2/HT-1 FOR ADDITIONAL INSTALLATION INFORMATION.

HELI-TIE™ HELICAL WALL TIE INSTALLATION NOTES

1/2" COUNTERSINK

MIN. EMBEDMENT (E)

CONCRETE

FAÇADE

DIRECTION OF HELI-TIE INSTALLATION

AIRGAP (A)

WALL THICKNESS

DIMENSIONS	
E	3"

NOTES:

1. REFER TO DETAIL 1 FOR SPACING OF WALL TIES.
2. REFER TO DETAIL 2/HT-1 FOR ADDITIONAL INSTALLATION INFORMATION.

HELI-TIE™ HELICAL STITCHING TIE INSTALLATION NOTES

3/4" COUNTERSINK

MIN. EMBEDMENT (E)

CONCRETE

FAÇADE

DIRECTION OF HELI-TIE INSTALLATION

AIRGAP (A)

WALL THICKNESS

DIMENSIONS	
E	3"

NOTES:

1. REFER TO DETAIL 1 FOR SPACING OF WALL TIES.
2. REFER TO DETAIL 2/HT-1 FOR ADDITIONAL INSTALLATION INFORMATION.

HELI-TIE™ HELICAL WALL TIE INSTALLATION NOTES

1/2" COUNTERSINK

MIN. EMBEDMENT (E)

CONCRETE

FAÇADE

DIRECTION OF HELI-TIE INSTALLATION

AIRGAP (A)

WALL THICKNESS

DIMENSIONS	
E	3"

NOTES:

1. REFER TO DETAIL 1 FOR SPACING OF WALL TIES.
2. REFER TO DETAIL 2/HT-1 FOR ADDITIONAL INSTALLATION INFORMATION.

BID/PROPOSAL RESPONSES

CITY OF DUNWOODY

Solicitation: ITB 24-01 Bid Responses

Date: 2-2-2024

	COMPANY	BID TOTAL
1	CGS Waterproofing	\$184,329.21
2	Southern Preservation Systems	140,000.00
3	Midwest Maintenance, Inc.	509,509.00
4	Kodac Construction Company, LLC	250,000.00
5	SUNCOAST Restoration + Waterproofing	493,608.00
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