



**RUSSELL DAVIDSON**  
ARCHITECTURE + DESIGN

## **NCCF STATION 86** **Outline Specification**

### **REFERENCE BUILDING CODES**

2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA ELECTRICAL CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA GREEN BUILDING CODE  
2022 CALIFORNIA FIRE CODE  
2022 CALIFORNIA ENERGY CODE

The intent of this document is to provide the Contractor with specific information to assist in the construction of the NCCF Station 86. The specifications complement the construction drawings and assumes that the Contractor is knowledgeable about construction practices and that every detail need not be included or described. If there's question about a material the Contractor should assume a quality similar to the specified items and verify with the Architect.

## **DIVISION 1 – GENERAL REQUIREMENTS**

### **011100 SUMMARY OF WORK**

- A. Work included under this contract includes the construction of interior renovation to existing fire station per drawings prepared by Russell Davidson Architecture + Design. Include all materials, labor and equipment for a complete project. Any additional landscaping is outside of this contract.
- B. Because of the complexity involved in construction, this outline specification is to be viewed only as a starting point of discussion between the Contractor and the Architect and not as a complete description of materials and methods used.
- C. This is a list of primary materials to be used. Verify exact specification of all materials and review all methods with Architect before proceeding with any aspect of the work. If there is a conflict between the drawings and the specifications the Contractor must notify the Architect in writing and request a clarification prior to proceeding with that aspect of the work.
- D. Accurate execution of the work may involve coordinating information depicted on several drawings. Contractor and all Subcontractors shall be familiar with the entire set of drawings when working. (For example, correct placement of electrical fixtures and plumbing fixtures may require an understanding of the framing layout, or the finishes being used).
- E. Contractor to provide any and all additional permits necessary for completion of the work depicted in the contract documents, including but not limited to: electrical, plumbing, mechanical, and special town requirements such as road opening permits.

### **012500 SUBSTITUTION PROCEDURES**

- A. Provide materials and products as specified. Substitutions are not permitted without written approval by the Architect. Comply with provisions of the General Conditions.

### **013100 PROJECT MANAGEMENT & COORDINATION**

- A. Pre-construction meeting: Contractor and Architect shall meet on site, after contract signing, prior to commencing any excavation work.
- B. Monthly during construction or as required.
- C. The Architect will be responsible for taking meeting notes for each on-site meeting and provide copies to the Owner and Contractor in a timely manner following the weekly meeting.

### **013300 SUBMITTAL PROCEDURES**

- A. Shop drawings
  - 1. Custom cabinetry
  - 2. Counters
  - 3. Other submittals as may be required during construction.

#### **014000 QUALITY REQUIREMENTS**

- A. Quality for all aspects of work is assumed to be commercial quality; no further reference will be made in specifications to quality. If Contractor or Subcontractors are unclear to expectations of acceptable quality for any aspect of the work, request Architect to provide clarification. Notify Architect if Contractor anticipates conflict between execution of any aspect of the drawings and the creation of a weather-tight building.
- B. Submit the following samples (see appropriate Divisions of the Specifications for more information):
  - 1. All interior wood finishes (flooring, cabinetry, trim).
  - 2. All stone and tile, including but not limited to: interior floor/wall finishes, countertops.
  - 3. Other samples may be requested on a case-by-case basis as Owner or Architect deem necessary.

#### **015000 TEMPORARY FACILITIES AND CONTROLS**

- A. Protect the Work and all nearby people and property. Provide and maintain barricades, warning signs and lights, railings, walkways, and the like. Immediately repair any damaged property to its original condition prior to being damaged.
- B. Prior to start of any site work, silt fencing shall be installed so as to prohibit access to and limit impact on surrounding wetlands, woodlands and vegetation.
- C. Protect trees within construction area, verify any trees to be removed with the Architect prior to the commencement of any work. In addition, silt fencing as required by Nevada County shall be installed and coordinated with the local Code Enforcement Officer.
- D. Theft and Vandalism: Contractor shall be responsible for maintaining the construction area and building in a secure manner at end of each working day to prevent theft and vandalism.
- E. Protect significant trees to remain within construction area, verify any trees to be removed with the Architect prior to any clearing work.
- F. Provide a safe construction site free of undue hazards.
- G. Smoking: Contractor shall ensure that no smoking takes place inside the structure or anywhere on the property except at a smoking area so designated by the Contractor. All associated refuse shall be collected and removed at the end of each day.
- H. Temporary electric power - wiring by Contractor, utility costs by Owner.
- I. Temporary toilet - by Contractor, costs to be included in contract.
- J. Protection fencing - by Contractor.
- K. Temporary heat - by Contractor, fuel costs by Owner after permanent heating system is in service.

#### **017700 CLOSEOUT PROCEDURES**

- A. Provide the following prerequisites for final acceptance:
  - 1. Final payment request with supporting affidavits / lien waivers
  - 2. Completed punch list.
  - 3. Submit maintenance manuals in 8 ½" x 11", 3-ring binder, include contact information for Contractor and all Subcontractors on the project.
  - 4. Provide warranties for all equipment and appliances.
  - 5. All spaces to be broom clean.
  - 6. Removal of all temporary facilities.
  - 7. One copy of project drawings and specifications that accurately note as-built conditions.
  - 8. Provide on-site instruction with Owner for all equipment and systems in the building.

## **DIVISION 3 - CONCRETE**

### **031000 CONCRETE FORMING AND ACCESSORIES**

- A. Forms for exposed finish concrete: Use plywood complying with "U.S. Product Standard for Concrete Form Plywood", Class: Exterior Grade or better, mill oiled and edge sealed, with piece bearing legible inspection trademark.
- B. Forms for Unexposed Finish Concrete: Form concrete surfaces which will be unexposed in finished structure with plywood, lumber, metal or other acceptable material. Provide lumber dressed on at least 2 edges and one side for tight fit.
- C. Form Coatings: Provide commercial formulation form coating compounds that will not bond with, stain nor adversely affect concrete surfaces, and will not impair subsequent treatments of concrete surfaces.
- D. Contractor to coordinate all bond-out requirements of all Subcontractors.

### **032000 CONCRETE REINFORCING**

- A. Reinforcing Bars: ASTM A 615, Grade 60, deformed.
- B. Welded Wire Fabric: ASTM A 185, welded steel wire fabric.

### **033000 CAST-IN-PLACE CONCRETE**

- A. Provide labor, materials, and equipment necessary to complete the work of this Section.
  - 1. The extent of cast-in-place concrete work is shown on drawings and includes, but is not limited to: formwork, reinforcing, cast-in-place concrete, accessories, and casting in of items specified under other sections of the Specifications or furnished by Owner that are required to be built in with the concrete.
  - 2. Miscellaneous equipment support pads as indicated on the site or mechanical drawings to be installed by the Contractor.
  - 3. Cast-in-place retaining walls, exterior slabs on grade and other concrete shown on site drawings.
  - 4. Precast concrete elements as required by the drawings (equipment pads, post bases, footing pads, pavers, etc.)

### **033900 CONCRETE CURING**

- A. Protect freshly placed concrete from premature drying and excessive cold or hot temperatures. Protect concrete work from physical damage or reduced strength which could be caused by frost, freezing actions, or low temperatures, in compliance with the requirements of ACI 306.

## DIVISION 5 - METALS

### 055000 METAL FABRICATIONS

- A. Rough Hardware
  - 1. Provide all custom fabricated bolts, anchors, hangers, dowels and other miscellaneous metal items as needed to complete the project.
- B. Fabrication.
  - 1. Fabricate work to be truly straight and plumb with sizes, shapes, and profiles indicated. Shop fabricate work to the greatest extent possible. Clearly label pieces in shop to facilitate field assembly. Perform welding in compliance with American Welding Society Code. Choose materials that are smooth and free of blemishes such as pits, roller marks, trade names, scale and roughness.
  - 2. Fabricate exposed work with uniform, hairline tight joints. Form welded joints and seams continuously and grind flush and smooth to be invisible after painting or finishing.
- C. Installation
  - 1. Set work accurately and truly plumb, level and aligned. Make field assembly and connections with the same level of quality as shop fabricated work.
  - 2. Maintain allowable variation from true plumb, level, and line of  $\pm 1/8"$  in 20'-0".
  - 3. Install and anchor all work to support all loads prescribed by codes. DIVISION 6 – WOOD

## DIVISION 6 - WOOD, PLASTICS, AND COMPOSITES

### 061000 ROUGH CARPENTRY

- A. Sills and other wood meeting concrete shall be of Pressure Treated SYP, complying with requirements of AWPA C2.
- B. Light framing studs shall be No. 2 or Standard grade, S4S. Species shall be Douglas Fir or other wood species #2 or better having minimum bending stress  $F_b$  of 1000 psi [1150 repetitive] and modulus of elasticity  $E$  not less than 1400 ksi and complying with Product Standard 20.
- C. General Requirements:
  - 1. See "Wall Type Schedule" for specific wall construction.
  - 2. Exterior wall studs at building shall be 2x6's at 24" on center unless otherwise indicated.
  - 3. Interior wall studs shall be 2x4's at 16" on center unless otherwise indicated.
- D. Framing: Choose wood members carefully to eliminate split, warped and twisted members. Set work to required levels and lines with members plumb and true to line with joints neatly and tightly cut and butted. Securely anchor work in strict compliance with referenced standards and building code nailing schedule. Countersink bolts and other fasteners flush with face of wood and provide a proper substrate for late work. All framing shall be installed true and plumb to a vertical tolerance and maximum variation of  $1/16"$  over 8'-0".
- E. Wall Framing: Provide single sill plate and double top plates, except single top plate is acceptable for non-loadbearing partitions. Provide at least three studs at corners and partition intersections. Provide nailers in true plane wherever necessary for installation of gypsum wallboard and other finish materials.
- F. Headers:
  - 1. Frame openings with multiple studs and headers per structural drawings. Set headers on edge and support with jamb studs and jack studs or cripples. Provide double jamb studs at openings 6' wide and less and triple jamb studs at openings over 6' wide. Provide headers matching width of wall and with depth shown or if not shown, provide headers in strict compliance with referenced standard and codes.
  - 2. Headers to be insulated wherever possible (R-5 min. in 2x6 wall). On non-load bearing partitions install open headers and insulate as standard wall cavity.
- G. Joists:
  - 1. Provide floor joists in sizes as indicated on the Structural Drawings. For piping and conductors, provide holes in sizes and locations as directed by manufacturer. Do not permit holes in headers, beams and girders supporting more than one member, unless allowed by manufacturer. Provide blocking at ends of joists and bridging as required by codes. Provide double joists under non-loadbearing bearing partitions and triple joists under unusually heavy partitions or fixtures.
  - 2. Provide construction adhesive on all joist ends at joist hangers to reduce squeaking of joists.
- H. Bath 2 ADA Roll-in Shower Floor Framing:
  - 1. Recessed Framing Requirements:
    - a. Drop joist height approximately 2-1/2" to accommodate shower pan depth and flooring
    - b. Provide doubled joists at edges of recess
    - c. Provide header joists at front and back of shower recess
    - d. Frame opening using joist hangers appropriate for load conditions
  - 2. Subfloor at Recess:
    - a. 3/4" exterior grade plywood minimum
    - b. Slope subfloor to drain location per shower manufacturer requirements
    - c. Provide minimum 3/4" plywood backerboard under shower unit

3. Coordination:
  - a. Verify exact depth requirements with selected shower unit manufacturer
  - b. Coordinate drain location with plumbing requirements
  - c. Ensure finished installation allows for level threshold transition
- I. Furring and Strapping: Where indicated to support ceiling finish materials, provide 1x3 strapping at 16" on center perpendicular to span of joists, rafters and truss chords.
- J. Special Framing: Provide special framing and supports for eaves, overhangs, and similar conditions as detailed and as required to adequately support construction shown.
- K. Fire-stopping: Fire-stop furred spaces and wall cavities at each floor level and at ceiling line of top story with solid, continuous wood blocking.
- L. Blocking Installation: Choose blocking to eliminate split, warped and twisted members. Securely anchor blocking to substrates and structure to support applied work and loads. Install blocking flush with framing. Countersink bolts and other fasteners flush with face of blocking. Coordinate with other work to ensure correct size and placement of blocking.
- M. Floor Joist Hangers: Use Simpson Strong-tie hangers as indicated on structural drawings.
- N. Site Storage: Framing materials may be neatly stored on site where indicated in the drawings or approved by Architect on site.
- O. Nailers at framed floors with integral radiant heating systems (for example: lightweight concrete or other cementitious decks, gypsum slurry, etc.)

#### **060573 WOOD TREATMENT**

- A. Sill plates and other wood required to be treated below, not in contact with the ground, shall be treated with waterborne preservatives in accordance with AWPA Standard U1 to the requirements of Use Category 2 (UC2).
- B. Treat the following members:
  1. Sills, sleepers, blocking, furring, strapping and similar items in direct contact or close proximity with masonry or concrete.
  2. Cants, nailers, blocking, strapping and similar items in conjunction with roofing, flashing, vapor barriers and waterproofing.
  3. Separation: Provide separation between treated wood and concrete:
    - i. Provide self-adhesive Air + Moisture Sill Barrier at all sill locations and any wood that would otherwise be in direct contact with concrete: Triple Guard Energy Sill Sealer by Protecto Wrap or equal.
    - ii. Provide self-adhering membrane flashing between treated plywood and vertical framing members and concrete.
- C. Exterior plywood in contact with, or close proximity to, concrete shall be treated with water-borne preservatives in accordance with AWPA Standard U1 to the requirements of Use Category 3B (UC3B). Mark each treated item with the AWPB or SPIB Quality Mark Requirements.
- D. Fasteners: All fasteners used in conjunction with treated wood shall be hot-dipped galvanized, stainless steel or approved for contact with treated wood.
- E. Connection Hardware used in conjunction with Treated Wood (i.e.: Pressure Treated): Provide ZMAX galvanized meeting G185 HDG per ASTM A653.

#### **061600 SHEATHING**

- A. Provide APA graded panels complying with PS 1/ANSI A199.1 for type of application indicated
- B. Wall + Roof Sheathing: AdvanTech sheathing by Huber or exterior grade plywood sheathing: APA Rated Sheathing, 48/24, Exposure
- C. Sub-floor shall be ¾" AdvanTech, or Architect approved equal, sub-flooring with tongue and groove fastened with glue and screws.
- D. Fasteners: Provide size, type, and material appropriate for intended use in strict compliance with building code nailing schedule and referenced industry standards. For exterior use, provide fasteners with ASTM A153 hot-dip galvanized coating.
- E. Construction Adhesive: Provide "PL Polyurethane Premium Construction Adhesive" or Architect approved equal meeting American Plywood Association "AFG-01" specification requirements.

#### **061000 ACCESSORIES FOR WOOD AND PLYWOOD**

- A. Provide inserts, anchors, anchor bolts, lag screws, screws, washers, nuts, nails, and other rough hardware. Assist other trades as necessary in the placement of inserts and anchor bolts in concrete and masonry. Provide rough hardware of size, type, material and finish suited to application shown and complying with applicable standards. Provide metal hangers and framing anchors of size and type recommended for intended use as manufactured by "Simpson Strong Tie"
- B. Rough Hardware: Provide rough hardware items for use at the roof and other exterior applications with a hot dipped galvanized finish in accordance with ASTM A153. Provide other concealed items in cadmium or zinc plated finish.

**061000 FASTENERS / SUPPORTS / ADHESIVES**

- A. Refer to Structural Drawings, notes and individual sections in Division 6 for specific guidelines.

**061000 INSTALLATION**

- A. Refer to Drawings to determine the major extent of the rough carpentry work required.  
B. The Contractor shall be responsible for structural integrity, connections and anchorage of rough carpentry work.  
C. Discard units of material which are unsound, warped, bowed, twisted, improperly treated, not adequately seasoned, or too small to fabricate.  
D. Set rough carpentry work to required levels and lines, with members plumb and true to lines and levels, cut and fitted. Provide close fitting joints, securely attached and braced to surrounding construction. Attach to substrate as required to support applied load. Countersink bolts and nuts flush with surfaces unless otherwise indicated.  
E. Use members of continuous pieces of longest possible lengths.

**062000 FINISH CARPENTRY**

- A. Exterior Trim  
1. Siding - Where infill or replacement is required match adjacent existing siding and paint to match  
2. Door + Window Trim - match existing size, finish & paint where required  
B. Apply touch-up stain to all cuts, planed areas, and other areas where the wood is exposed, whether it is apparent or not. Touch up, as much as possible, the non-apparent areas before installing the board.  
C. Provide work to sizes, shapes, and profiles indicated. Install work to comply with quality standards referenced. Back prime all work and install plumb, level and straight with tight joints; scribe work to fit.  
D. Flashing: See Division 7 for further specifications.  
E. Interior Standing and Running Trim, Base and Moldings:  
1. Trim sizes: All interior trim to be painted except where otherwise noted.  
i. Base: 1x6  
ii. Doors & Windows: 1x3  
2. Species for Paint: Pine

**064100 ARCHITECTURAL WOOD CASEWORK**

- A. Custom Casework (see drawings for exact dimensions):  
1. Kitchen: Upper & lower cabinetry.  
2. Bath 1: Vanity.  
3. Hall: Closet rod and overhead shelving.
- B. CUSTOM CASEWORK CONSTRUCTION: Provide torque screw and glued joint construction for case bodies and face frames.  
1. Appearance: Provide casework matching elevations and details indicated on the Drawings.  
2. Material: 3/4" cabinet grade plywood  
3. Finish: Wilsonart #1530-60 Beige Matt finish  
4. Drawers: Provide butt jointed corner construction with bottom panel let-in grooves in all four drawer sides. Provide five sided box construction with applied drawer fronts which match adjacent doors. Finish all visible surfaces of drawer when drawer is open.  
5. Door / Drawer Style – full overlay (see elevations)  
6. Cabinet Backs: Provide panels grooved into side panels and locked into place with minimum 1/2" x 3 1/2" top and bottom stretcher rails on base cabinets.  
i. Back Thickness: 1/2" when against wall or another cabinet and 3/4" elsewhere.  
ii. Access Panels: For casework at wall access panels and other items needing access, provide backs which can be removed from the interior of the case.  
7. Concealed Cabinet Ends: Provide minimum 3/4" MDO with grooves to receive face frame, top, bottom and back panels.  
8. Shelves: 1" solid wood (or) depending on span: laminate (2) layers of 3/4" wood veneer plywood with solid wood edge, finish to match cabs. All cabinet shelving to be adjustable U.N.O.  
9. Casework Joinery: Do not use any exposed fasteners, including finish nails or staples.  
10. Casework Adhesives: Provide waterproof contact cement or polyurethane liquid glue.
- C. CASEWORK HARDWARE: Provide the following or Architect approved equal.  
1. Concealed Hinges: Euro-style, concealed, 110 degree opening with Soft-close  
2. Number of Hinges: Per manufacturer.  
3. Drawer and Door Pulls: 4" center to center, match existing  
4. Drawer Slides:  
i. Standard Drawers: Side-mounted, full extension, with Soft-close, 75 pounds per pair  
ii. Heavy Duty Drawers: Side-mounted, full extension, with Soft-close, 100 pounds per pair (for drawers wider than 24" and kitchen pot drawers)

5. **Adj. Shelf Hardware:** Standard shelf pins with shelf rest, nickel plated. 2" vertical spacing typical.
6. **Hardware Finish:** Provide satin chrome finish for all hardware.

- D. CASEWORK INSTALLATION:** Find high and low points of ceilings and floors and layout truly plumb and level guide lines before beginning work. Securely anchor cabinets plumb, level, and straight. Anchor cabinets to concealed wood blocking and framing with at least 3" long Phillips head screws. Connect adjacent cabinets to each other with connector bolts.
1. **Leveling:** Shim and level as necessary to ensure that doors swing freely and drawers slide correctly. Align sight lines at doors and drawers to within a tolerance of +/- 1/32".
  2. **Filler Strips:** Provide matching wood filler strips as necessary to make a complete installation without gaps between cabinets and adjacent construction. Scribe matching trim moldings to fit precisely.
  3. **Hardware:** Complete installation of any hardware not pre-installed and adjust all hardware to work perfectly.

## DIVISION 7 - THERMAL AND MOISTURE PROTECTION

### 071000 DAMPPROOFING

- A. Sill pan: SureSill, Weather Out Flashings, or Architect approved equal
- B. Wood/Door Perimeter: Dupont FlexWrap + Straightflash (or) Vycor Ultra + VYCORNERS]

### 079200 JOINT SEALANTS

- A. *Sealant Type 1:* Non-sag Polyurethane - Pecora Dynatrol II or Tremco Dymeric Plus. Provide non-sag polyurethane sealant for all exterior joints not indicated to be sealed with another sealant.
- B. *Sealant Type 2:* Acrylic Latex – Pecora AC-20, Tremco Acrylic Latex, or Sonneborne Sonolac. Provide acrylic latex sealant for typical interior joints.
- C. *Sealant Type 3:* Mildew Resistant Silicone Rubber – Provide Pecora 863, Tremco Proglaze, or General Electric 1700. Provide silicone rubber sealant for all interior joints in wet areas.
- D. *Sealant Type 4:* Window and Door Sealant – Provide DAPtex® Plus Window & Door Foam Sealant or Architect approved equal. Provide low expansion spray foam at all doors and windows to seal all rough opening gaps.
- E. Installation: Clean joint surfaces immediately before installation. Remove all substances which could interfere with bond. Etch or roughen joint surfaces to improve bond. Provide backer rods for all liquid sealants to the greatest extents possible. Prevent three-sided adhesion by use of bond breaker tapes or backer rods. Force sealant into joints to provide uniform, dense, continuous ribbons free from gaps and air pockets. Dry tool sealants into joints to form a smooth dense surface. Make joint depth equal joint width for joints up to ½” wide. For joints over ½” wide, make depth equal to one-half of the joint width. Cure sealants in strict compliance with manufacturers’ instructions and recommendations to obtain highest quality surface and maximum adhesion.

### 076200 SHEET METAL FLASHING

- A. Material: All metal flashings to be stainless steel.
- B. Fasteners: Same material as flashing or approved for use with flashing material. Conceal all fasteners.
- C. Joints: All joints in continuous metal flashing should be ½” wide lock-seam joints. Simple lap joints are not acceptable. Where required to be waterproof, fill seams with sealant.
- D. Metal Accessories: Provide sheet metal clips, straps, anchoring devices, and similar accessory units as required for installation of work, matching or compatible with material being installed, non-corrosive, size and gauge required for performance.
- E. Sill Pans: At all exterior doors and windows, provide prefabricated sill pans with pre-molded corners. Sill pans to have raised ribs to allow water drainage. Lap and seal sill pans per manufacturer’s recommendations.
- F. Roof outlets: Provide metal flashing sleeves for all roof penetrations (vent stacks, etc.)



## DIVISION 8 – OPENINGS

### Shop Drawings

- A. Schedule: Window and door types, sizes, locations, and quantities, keyed to scale elevations. Identify materials, finish and species of woods, glazing types, hardware, and anchoring provisions.
- B. Details: Full or large scale, keyed to scale elevations. Show frame and sash construction, glazing, weep/vent provisions, hardware, weather-stripping and anchorage.

### 081400 WOOD DOORS

- A. All Interior Doors:
  - 1. Slabs: Single panel, solid core wood. See door schedule for sizes. Provide 20-minute rated door at Garage. See door details for additional information.
  - 2. Jambs: Poplar for paint, see door details.
  - 3. Boring: See door schedule.
  - 4. Hardware\*: See hardware schedule.
  - 5. Finish: Acrylic Latex Aura by Benjamin Moore, Satin, Color: Natural White

*\*See hardware schedule for additional hardware information.*

### 087100 DOOR HARDWARE

- A. Hardware shall be provided as indicated on the “Hardware Schedule” including, but not limited to: exterior + interior doors, windows, casework, sliding doors, and specialty doors.
- B. Set hardware plumb, level and in exact alignment and location. Conceal and countersink fasteners to the greatest extent possible. Use only threaded-to-the-head screws for all hardware attached to wood doors and frames. Use #12 screws for hinges, closers, and other highly stressed hardware, unless otherwise recommended by hardware manufacturer. Do not use exposed through-bolts to mount any hardware. Adjust all hardware to work easily, smoothly, and correctly.
- C. Keying: Key all exterior doors the same.

## DIVISION 9 – FINISHES

### 092900 GYPSUM BOARD

- A. Bathrooms: Bathroom walls and ceilings, not indicated to have tile, shall be 5/8" moisture resistant gypsum wallboard, painted finish.
- B. All other locations: Interior walls and ceilings, not called out otherwise, shall be 5/8" painted 5/8" gypsum wallboard (5/8" Type X at fire-rated partitions) or as noted on Floor Plans/Elevs
- C. Typical Trims:
  - 1. Provide galvanized steel U.S.G. No. 800 corner bead, No. 093 control joint, and No. 801-A and 801-B edge trim.
  - 2. Provide corner bead trim at all external corners.
  - 3. Provide edge trim wherever edge of gypsum board is exposed, revealed, or sealant filled.
- D. Joint Compound and Tape: Provide ready mixed all-purpose vinyl compound and perforated tape complying with ASTM C475. For water resistant gypsum board, provide U.S.G. Durabond 90 Joint Compound.
  - 1. Provide joint reinforcing tape at all internal corners.
  - 2. Provide control joints where recommended by manufacturer and approved by Architect.
  - 3. Finish: Provide Level 4 Imperfect Smooth finish on all gypsum wallboard.
    - i. Provide 3 coat joint compound treatment at all joints, flanges of trim accessories, penetrations, fastener heads and surface defects. Sand before and after second and third coats. To be acceptable, board joints, seams and fasteners shall be invisible after painting.

### 096200 SPECIALTY FLOORING

- A. Laminate Flooring:
  - 1. Series/Manuf.: AquaProof XL
  - 2. Finish: TBD
  - 3. Size: 14mm x 9.3" x 72"
  - 4. Wear Layer: AC4 (Class 32)
  - 5. Texture: Embossed in Register (EIR)
  - 6. Edge: Enhanced Water Repellent Bevel
  - 7. Underlayment: 2mm Premium Foam
  - 8. Locking System: Uniclic (Angle/Angle)
- B. Laminate Flooring: Provide high-quality Luxury Vinyl Plank flooring in accordance with the approved samples and as specified on the drawings.
  - 1. Install Laminate flooring in accordance with the manufacturer's guidelines and industry best practices.
  - 2. Follow the approved layout and pattern, ensuring proper alignment and spacing.
  - 3. Adhere the planks to the subfloor using the recommended adhesive method, if applicable.
  - 4. Ensure tight seams and secure edges.
- C. Subfloor Preparation Materials:
  - 1. Include all necessary materials for subfloor preparation, such as underlayment, adhesives, and moisture barriers.
  - 2. Ensure that the subfloor is clean, dry, level, and free from any defects.
  - 3. Use suitable underlayment or moisture barriers as required to address moisture issues.
  - 4. Install per manufacturer's instructions.
- D. Transition Strips: Provide transition strips where laminate flooring meets other types of flooring or at changes in elevation.
- E. Trim and Baseboards: Install matching trim and baseboards as required to complete the flooring installation.
  - 1. Install matching trim and baseboards along the perimeter of the installed laminate flooring.
  - 2. Ensure a clean and finished appearance, covering expansion gaps as necessary.
- F. Submit as-built drawings, maintenance manuals, and any other required documentation to the owner or relevant parties upon project completion.

### 099100 PAINTING

- A. Architect to provide complete paint schedule during construction with colors and locations.
- B. Installation:
  - 1. Strictly comply with manufacturer's instructions and recommendations for both application of paint and preparation of surfaces before painting. Provide uniform final finishes, free from runs, color variation, and other imperfections.
  - 3. Back-prime all siding, millwork and woodwork to be painted.
  - 4. Apply paint with sprayers, brushes or rollers.
  - 5. Standard application: prime + 2 finished coats (U.N.O.) Apply at least the number of coats specified and apply additional coats as necessary to eliminate show-through and bleed-through, and to provide uniform final appearance approved by Architect.
  - 6. Sheens as follows (U.N.O.): Walls: Eggshell; Ceilings: Flat

7. Finish behind all removable items. Finish inside ducts and grills when these areas are visible (paint flat black, U.N.O.). Paint diffuser and grilles to match adjacent surfaces, U.N.O.
- C. Paint + Coatings Schedule (see Project Paint Schedule for specific rooms and colors)
1. Interior wood trim: Benjamin Moore (color TBD)
  2. Interior Doors + Windows: When applicable, Benjamin Moore (color TBD)
  3. Interior Gypsum Wallboard: Benjamin Moore Regal® Primer N216 with 2 finish coats Regal® Eggshell Finish N319. Color(s) to per Project Paint Schedule.]
  4. Cabinetry: Benjamin Moore (color TBD) Per cabinet maker recommendations

**123600 COUNTERTOPS**

- A. Solid Surfacing (Kitchen and Bath 1 & 2) Corian 12mm (1/2”), color TBD, eased edge. Provide substrate support if not supported by cabinetry.

## DIVISION 10 - SPECIALTIES

### 102800 TOILET, BATH, AND LAUNDRY ACCESSORIES

- A. Pre-formed Shower Units:**
1. Material: One-piece or limited-seam acrylic construction
  2. Manufacturer and Type:
    - a. Bath 1: Sterling/Kohler, Swan, or approved equal
    - b. Bath 2 (ADA): Best Bath Systems, Aquatic, Sterling/Kohler, or approved equal
  3. Color: White
  4. Size and Configuration:
    - a. Bath 1: Standard threshold shower per drawings
    - b. Bath 2: 36"x60" minimum interior, ADA-compliant roll-in type
      - Verify total unit height including flange
      - Maximum finished threshold height: 1/2" above finish floor
      - Coordinate with recessed floor framing
  5. Features:
    - a. Bath 1:
      - Integral shelving where available
      - Factory-installed drain assembly
      - Non-slip textured bottom
    - b. Bath 2 (ADA):
      - Maximum 1/2" threshold
      - Built-in reinforcement for grab bars
      - Floor slope of 1/4" per foot maximum
      - Folding seat
      - Hand-held shower provision
      - Factory-installed drain assembly
      - Non-slip textured bottom
  6. Warranty: Minimum 10-year manufacturer warranty
- B. Installation:**
1. Bath 1 Installation:
    - a. Install strictly according to manufacturer instructions
    - b. Provide proper wall support and blocking
    - c. Verify level installation in all directions except for required slope to drain
    - d. Seal all edges per manufacturer requirements
    - e. Coordinate drain location and installation with plumbing requirements
  2. Bath 2 (ADA) Installation:
    - a. Verify proper floor recess depth before installation
    - b. Ensure subfloor is clean, level, and properly supported
    - c. Install shower unit ensuring finished threshold meets ADA height requirements
    - d. Install grab bars per ADA requirements
    - e. Verify proper clearances for wheelchair access
    - f. Install shower controls within ADA-required reach ranges
    - g. Seal all edges per manufacturer requirements
    - h. Coordinate drain location with plumbing requirements
- C. Glass Enclosure (Bath 1 only):**
1. ShowerGuard Single-etched (facing away from wet side) by Guardian, 3/8" tempered glass shower panels/door
  2. Glass to be installed per manufacturer requirements compatible with pre-formed shower unit
  3. Verify all dimensions with actual pre-formed unit installation
- D. Hardware (Bath 1 only):**
1. C.R. Laurence glass-to-glass 180-degree hinges – Geneva series
  2. SQ6X18CH CRL Polished Chrome "SQ" Series Combination 6" Pull Handle 18" + 24" Towel Bar
  3. Polycarbonate door bottom/wipe
  4. All hardware to be compatible with pre-formed unit installation
- E. Accessories:**
1. Provide bathroom accessories and mirrors as listed in Plumbing Schedule and interior elevations.
  2. Provide blocking in walls for all bathroom accessories including (but not limited to): toilet paper holder, towel bars, hooks, mirrors and medicine cabinets over sink.
  3. Install plumb and level at heights and locations indicated on drawings.
  4. Adjust operating parts to work easily, smoothly, and correctly.

- F. **ADA Grab Bars (Bath 2):**
1. **Material:** Stainless steel, satin finish
  2. **Size:** 1-1/2" outer diameter
  3. **Configuration:**
    - i. **Side Wall:** 42" long minimum
    - ii. **Back Wall:** 36" long minimum
    - iii. **Additional bars as shown on drawings**
  4. **Characteristics:**
    - i. **1-1/2" clearance from wall**
    - ii. **Sustain minimum 250 pounds load**
    - iii. **Smooth gripping surface**
    - iv. **Continuous gripping surface**
  5. **Installation:**
    - i. **Mount securely to blocking**
    - ii. **Install at heights shown on drawings**
    - iii. **Follow manufacturer's installation instructions**
    - iv. **Verify all fasteners are tight and secure**

**108319 ROOF MOUNTED DRYER VENTS AND BATHROOM EXHAUST CAPS**

- A. **Dryer:** By Seiho: 'RCC-4S', 4" Stainless Steel Dryer Vent with backdraft damper.
- B. **Bathroom exhaust louvers:** run through floor/attic framing, exhaust out soffit. Stainless steel grille with insect screen: Seiho SX-SN
- C. **Fresh air ventilation INTAKE/EXHAUST:** By Seiho: Architect to size per duct requirements', stainless steel with insect screen.

## **DIVISION 11 - EQUIPMENT**

**113000 RESIDENTIAL APPLIANCES**

- A. **Appliances to be purchased and installed by G.C.**
- B. **Install all appliances described in the Appliance Schedule. Coordinate all electrical, mechanical, LP gas, and plumbing requirements with cabinetry and associated work.**
- C. **Run ductwork for exhaust hood to exterior wall. Confirm location of hood exhaust with Architect prior to running ductwork. Provide vent mounted on wood block per Div. 10.**
- D. **Run ductwork for dryer venting. Confirm locations of dryer vents with Architect prior to running ductwork. Provide dryer vent mounted on wood block per Div. 10.**
- E. **Provide washer box for washing machine hook-up. Connect water lines to box and hook-up washing machine drain. Provide Ox Box outlet box or similar.**
- F. **Provide and install garbage disposal.**

## **DIVISION 31 – SITE CONSTRUCTION**

**311000 SITE CLEARING**

- A. **See Site Plan for extent of work.**
- B. **Protect existing utilities indicated or made known.**
- C. **Provide erosion control at entire down-slope perimeter of any disturbed soils or as otherwise required by local regulations.**
- D. **Dispose of all debris in accordance with local regulations.**

**END OF SPECIFICATIONS**