

NEW COMMON BUILDING AT ROLLING HILLS, TEMPLETON
SPECIFICATIONS
April 9, 2010

DIVISION 1 - GENERAL

01000 DESCRIPTION OF THE WORK

Work under this contract provides for a 248 s.f. addition to an existing management office building, the demolition of an existing 720 s.f. laundry facility, and replacement with a new 3,296 s.f. common building. Construction is of light wood framing. The project is located at 999 Las Tablas Road, Templeton, in the County of San Luis Obispo.

01010 DEFINITIONS

Throughout these drawings and specifications, the following definitions apply:

- A. "Owner" or "Owner's Representative" shall refer to Rolling Hills Housing Associates, or any of Peoples' Self Help Housing specifically assigned representatives.
- B. "Contractor" shall refer to Peoples' Self Help Housing Corporation, and any subcontractor who, by contract with or employment by the Owner, is responsible for the execution of some portion of the work.
- C. "Architect" shall refer to Fraser Seiple Architects, or any of their specifically assigned project staff.
- D. "Engineer" shall refer to any engineering consultant specifically referenced in a given note or section of these specifications.

01050 FIELD ENGINEERING

The Contractor is responsible for the accurate horizontal and vertical layout of the work. Actual surveying of control points shall be performed by California licensed Civil Engineers or Land Surveyors.

01100 SPECIAL PROJECT PROCEDURES

Contractors shall make every effort to protect existing improvements, neighboring property and construction in place as the work progresses. Any damage to such existing improvements, neighboring property, or construction resulting from acts of a Contractor shall be repaired to the satisfaction of, and at no additional cost to, the Owner.

Contractors shall control the spread of dust or mud in compliance with County requirements.

Noise generating construction activities are limited to the hours of 7:00 a.m. through 6:00 p.m., Monday through Friday.

Solid waste generated during construction shall be gathered and removed from the site in compliance with County requirements. Cleaning of concrete, plaster and similar material containers or tools shall not produce runoff that leaves the property or enters the storm drainage system. Every effort shall be made to recycle waste produced by construction.

01400 TESTING AND INSPECTION

Contractors are not required to provide laboratory testing in connection with construction; however, any Contractor shall schedule and cooperate with any testing or field inspection required by the specifications, the Architect, applicable building codes, or the local Building Official and shall replace or correct work which fails to meet the requirements of the specifications when tested. Testing and inspection may include soil compaction, concrete strength, or high strength bolting.

01600 SUBSTITUTIONS AND ALTERNATES

Substitutions or alternates to the materials, assemblies, or products described in the drawings and specifications will be acceptable only if approved in advance by the Owner.

01700 CLOSEOUT PROCEDURES

At the completion of construction the Contractor shall deliver to the Owner copies of operation and maintenance manuals, spare parts lists, guarantees and warranties for products and equipment installed in the work, as well as as-built drawings indicating the location of any concealed installations (such as below-grade utilities) that vary from the position and alignment indicated on working drawings.

The Contractor shall provide demonstration or instruction to the Owner's representative(s) for building equipment and systems, and shall provide a heating/ventilating/air conditioning balance report.

DIVISION 2 - SITEWORK

02200 EARTHWORK

Earthwork to prepare the site for construction shall be subject to the direction of the Soils Engineer and shall conform to the Soils Engineering Reports prepared by MidCoast Geotechnical on April 22, 2010 Report No. 13442, File No. 10-6454. Unless otherwise determined by the Soils Engineer, the area of new construction, including a band extending at least 5 feet beyond the edge of structures, exterior footings, and retaining wall footings, shall generally be prepared with over-excavation and recompaction, as follows:

The existing surface soils and any uncertified fill material underlying the proposed common building shall be removed to a minimum depth of 36 inches below the bottom of the proposed footings or down to firm natural material, whichever is deeper.

Note: Certified structural fill is required for any fill to be used for an engineering purpose. All fill beneath structures, on slopes greater than 5:1, in embankments or other earthen structures, must be certified structural fill. All other fills, deeper than 12 inches, not to be used for structural support should be compacted but in some cases may not require certification.

Deepened footings extended into approved native material may be used on the maintenance shop portion of this project. The proposed footings shall be extended through the estimated 2.5 feet of loose surface soils and a minimum of 12 inches into approved native material. The estimated depth to the bottom of the footings will be approximately 3.5 feet below existing grade. The foundation excavations shall be observed by a representative of the geotechnical engineer before any steel reinforcement or concrete is placed.

Concrete floor slabs, such as garage or entry slabs, may be used with the raised wood floor alternative, however, we recommend that all slabs on grade have the upper 24 inches of existing loose surface soils and/or any fill placed within the slab area properly removed, processed, and recompacted to a minimum of 90 percent relative compaction either before or after the foundations are placed.

In those areas outside the building area where certified fill will be placed, the surface soils shall be removed to a minimum depth of 24 inches below the existing ground surface as observed at the time of our field investigation or down to firm natural material, whichever is greater. (This removal is applicable to driveways, yards, and all other areas to be certified and receive structural fill.)

The exposed material at the bottom of the removal areas shall then be properly prepared and brought to near optimum moisture content before any fill is placed. The removal depth for certified fill pad shall extend a minimum of 5 feet beyond the exterior building lines or equal the depth of removal, whichever is greater. The removed soil may be used as backfill providing all the deleterious materials, if any, are picked out.

Any unexpected conditions which are encountered during earthwork, such as subsurface structures, deleterious materials, hard stone, or pumping soil conditions, should immediately be brought to the attention of the Architect or the Soils Engineer; earthwork should not proceed until any conflicts or uncertainties have been resolved to the satisfaction of the Architect or Soils Engineer.

Control dust during site preparation by moistening. Materials removed during earthwork may not be burned or buried on the site. Refer to additional notes and requirements on the Grading and Drainage Plan.

02280 SOIL TREATMENT

Soil below walks and pavement shall be treated with soil sterilant herbicide to prevent weed germination and growth. Herbicide materials shall be California compliant and applicator shall deliver a soil treatment certificate to the Owner.

02515 CONCRETE PAVING AND SITEWORK

Except as otherwise indicated in the drawings, concrete walks, landings, steps, and other flatwork shall be 4 inches thick, reinforced with #3 bars at 24 inches each way, placed over compacted, imported material per Section 02200. Finish shall be light/medium broom at unless noted otherwise on drawings; control joints shall be as indicated in drawings; additional control joints are subject to the Architect's approval.

02900 LANDSCAPE PLANTING AND IRRIGATION

Landscape planting and irrigation shall be as shown and specified on the landscape drawings. Plant materials shall not be rootbound nor diseased; the Landscape Contractor shall replace any plant materials which are not healthy after a 90 day maintenance and establishment period. Plants from 5 gallon or larger containers shall be replaced if they die during a one year guarantee period. Irrigation system shall be tested in the presence of the landscape architect or Owner; adjustments or replacements shall be made as directed.

DIVISION 3 - CONCRETE

03300 CONCRETE FOUNDATIONS AND SLAB ON GRADE

Concrete footings and slab shall be configured and reinforced as indicated in the drawings, and shall meet the requirements of Structural Notes on the structural drawings. Concrete materials shall be as specified in structural notes and as follows:

Cement: Portland Type II, per ASTM C150
Fine Aggregate: per ASTM C33
Course Aggregate: per ASTM C535
Water: clean, potable, free of contaminants
Reinforcing Steel: intermediate (Grade 40) bars per ASTM A615
Admixtures: none specified

Finished surfaces shall not vary from line more than 1/4 inch in 10 feet and all footings shall be mechanically vibrated to prevent honeycombing unless a pump mix acceptable to the Structural Engineer is used. Minimum concrete strength shall be 2,500 psi at 28 days unless noted otherwise. Exposed to view concrete shall be filled, sacked, and ground as necessary to achieve a smooth, uniform finish.

DIVISION 5 - METALS

05500 METAL FABRICATIONS

Metal fabrications for this work include, but are not limited to structural steel connectors, roof access ladder, handrails, and guardrails. Shop drawings are required for structural components and must receive Architect's approval prior to fabrication. Materials shall be as follows:

Structural Steel: per ASTM A36
Steel Plate: per ASTM A283, Grade C
Ornamental Steel: cold formed tube per ASTM A500, Grade B
Primer: red iron oxide per FS TT-P-31
Galvanizing: zinc galvanized coating per ASTM A123, A153, and A386
Welding Materials: per AWS D1.1

Structural welding shall only be performed by certified journeyman welders. All exposed-to-view cuts and welds shall be deburred and ground smooth and even. Exposed-to-weather metal fabrications shall be made in the largest pieces manageable and primed, galvanized, or powder coated prior to delivery to the project site.

DIVISION 6 - WOODS AND PLASTICS

06100 ROUGH CARPENTRY

Lumber strength and grading requirements and connector requirements shall be as indicated in Structural Notes on the structural drawings. All framing shall be laid out accurately to the line and dimension shown on the drawings. Notching of studs and joists is not allowed; boring of studs and joists to accommodate plumbing or electrical installations is subject to the approval of the Structural Engineer. Provide all backing, blocking, stripping, furring, false framing, and other miscellaneous support to allow the work of other trades to proceed.

06170 PREFABRICATED WOOD STRUCTURAL MEMBERS

Glue-laminated beams, laminated veneer lumber, open-web wood trusses, and plywood-web wood trusses shall be as indicated on the structural drawings. Prefabricated wood structural member shop drawings and structural calculations shall be approved by the County Department of Planning and Building prior to fabrication.

06200 FINISH CARPENTRY

Finish carpentry for the work shall include all interior and exterior millwork and trim. Materials shall be as follows:

Exterior Exposed Rafters, Truss, and Fascia:
Douglas Fir No. 1, resawn or lightly sandblasted S4S.
Exterior Exposed Roof Decking:
clear 2 X 6, V-groove, Douglas Fir or Red Cedar.
Exterior Exposed Miscellaneous Wood Trim:
Hem Fir or manufactured composite, resawn.
Interior Window Stool Trim:
medium density hardboard, paint grade, in profiles as indicated on drawings.
Interior Door Casing, Wall Base, and Miscellaneous trim:
Solid or finger-jointed softwood or composite wood, paint grade

06400 CASEWORK

Cabinetry, shelving, and casework shall be as shown on drawings. Woodwork Institute certification will be required.

Countertops and Backsplashes:
plastic laminate; Wilsonart Type 107 general purpose laminate or equivalent, in color/pattern as selected by Architect
Upper, Lower Cabinets: facing:
high pressure plastic laminate; Wilsonart Type 335 standard vertical application laminate or equivalent; shelves/interiors: low pressure plastic laminate: Melamine or equivalent; Woodwork Institute "custom" grade; colors/patterns as selected by Architect.
Cabinet Hardware:
125 degree concealed hinges, full extension slides, and 4" wire pulls; brushed chrome where exposed to view.

PROJECT

ROLLING HILLS APARTMENTS

NEW COMMON BUILDING

**LAS TABLAS ROAD
TEMPLETON, CA**

CLIENT JOB # ARCHITECT JOB #
0708B

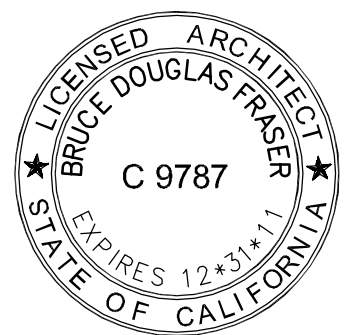


PROJECT MANAGER BDF

DRAWN BY DDL

DATES DESIGN DEVELOPMENT 4/15/10
FIRST SUBMITTAL 6/02/10
PLAN CHECK 1 8/16/10

SIGNED



The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these plans and specifications remain with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and existing conditions on the job and shall report any discrepancies to the architect for resolution prior to commencing work.

SHEET TITLE

SPECIFICATIONS

SHEET #

T3.1