

## DIVISION 7 - WEATHERPROOFING

### 07200 INSULATION

Exterior wall insulation shall be kraft faced fiberglass batts, stapled to framing members; roof and interior wall sound insulation shall be unfaced fiberglass batts, friction fit between framing members and wired as necessary. Design is based on the products of Owens-Corning Company Fiberglas Corporation. Materials shall be as follows:

At 2 X 6 Exterior Walls: 5-1/2", R-19 value  
At Roof Framing: 9-1/2", R-30 value  
At All Interior Walls between Occupied Rooms: 3-1/2" unfaced sound batts

### 07300 ROOFING TILES

Roofing shall be concrete interlocking tiles by MonierLifeTile "Villa" profile or equal, in a color to match adjacent buildings, applied over 90 lb. elastomeric membrane base flashing per manufacturer's recommended details. Installation shall be based on solid sheathing non-batten application, and shall include manufacturer's bird stop and all recommended flashing, tie and accessory options appropriate to the climate and installation. Installation shall generally follow the recommendations of the Tile Roofing Institute for Moderate Climate Regions.

### 07500 MEMBRANE ROOFING

Membrane roofing at the mechanical well shall be a minimum single ply PVC system for nailable wood decks and sidewalls, Johns Manville or equivalent. Provide walk board between the roof hatch and the filter side of mechanical units.

### 07600 FLASHING AND SHEET METAL

Flashing and sheet metal shall be installed as shown on the drawings and additionally as required to ensure a watertight project. Exposed-to-view gutters, downspouts, roof edges, valley flashings, and related installations, shall be galvanized iron, minimum 24 gauge, in configurations shown on drawings. Concealed flashings may be galvanized sheet steel with a minimum weight of 26 gauge. Fabricate and install flashing and sheet metal in compliance with SMACNA recommendations, with adequate slope, overlap, and accuracy to prevent puddling or the entry of wind-driven rain.

### 07700 ROOF ACCESSORIES

One self-curbing, lockable roof hatch with integrated skylight shall be provided where shown on drawings, Bilco Model S-50T or equivalent. The curb shall be fit with a fixed ladder extension or an extending safety post (O'Keefe's Ladder-Up or equal).

### 07900 CAULKING AND SEALANTS

Calking and sealants which match the color of adjacent surfaces shall be used as indicated in the drawings and additionally as required to prevent the entry of water or outside air into exterior assemblies, and in bathrooms to control the penetration of moisture. Calking materials shall be chosen for specific applications as recommended by the manufacturers and backing rods shall be applied where appropriate; calking beads shall be clean, slightly concave, and excess material shall be immediately cleaned from adjacent surfaces.

## DIVISION 8 - DOORS AND WINDOWS

### 08100 METAL DOORS AND FRAMES

Metal doors and frames shall be provided as indicated in the Door Schedule. Design is based on the following materials and manufacturers:

Exterior Exit, Utility Doors: flush panel primed, non-rated 18 gauge steel, Republic DM series or equivalent, with louvers and signage per drawings.  
Entry Door Frame: (see storefront framing)  
Exterior Door Frames: mitered primed, non-rated 16 gauge steel, Republic MG series or equivalent

### 08200 WOOD DOORS

Wood doors and frames shall be provided in the configurations shown in the Door Schedule, and may be pre-hung. Design is based on the following materials and manufacturers:

Flush Panel Interior Doors: stain grade hardwood veneer over solid particle board core (solid core), American Building Supply Inc. mahogany veneer or equivalent as approved by Architect.  
Interior Door Frames: paint grade fir or poplar; may be prehung.

All doors shall be adjusted to close easily and fit snugly in frames.

### 08400 STOREFRONT SYSTEM

Storefront framing for glazed openings as identified in drawings shall be a 1 3/4" x 4" center glazed aluminum system to receive 1" dual pane glazing, Kawneer Trifab 400 or equivalent, with a clear anodized finish.

### 08600 WOOD AND PLASTIC WINDOWS

Windows shall be Vinyl, dual pane fixed and awning, with low-E glazing, in the configurations shown in the Window Schedule. Shop drawing and product data submittals require Architect's approval before windows are ordered. Design is based on Jeld-wen Premium Vinyl, white color. Provide manufacturer's screens, locks, and operating hardware at all windows.

### 08700 FINISH HARDWARE

Door hardware finishes shall be US26 Satin Chrome. All final hardware selections are subject to the Architect's approval; product data and hardware schedule submittals require approval before hardware is ordered. Lockset and latchset design is based on AL series standard duty products of Schlage, with JUP lever design. Exterior hinges shall be solid brass or stainless steel with ball bearing movement, based on the products of Hager. Threshold and weatherstripping design is based on the products of Pemko.

### 08800 GLASS AND GLAZING

Window and storefront glass shall be Grade B clear, low-emissivity coated, dual pane, tempered where required by code. Door glass shall be tempered, clear, minimum 3/4" thick.

## DIVISION 9 - FINISHES

### 09200 LATH AND PLASTER

Exterior building surfaces shall be finished with three coat Portland cement plaster in a sand finish to match adjacent structures. Materials shall be as follows:

Lath: 2 layers Grade D paper; wire lath at vertical surfaces; expanded metal rib lath at horizontal surfaces, by Western Metal Lath or equal  
Accessories: galvanized iron drip screeds, square corner beads, and related products by Superior or equal  
Cement: Portland cement per ASTM C150, Type 1  
Lime: dry hydrated lime per ASTM C206, Type S  
Sand: clean, graded sand per ASTM C144  
Water: clean, potable water  
Additives: plastic additives allowed up to 12% by volume maximum  
Finish Coat: integrally pigmented, by LaHabra or equal.  
Horizontal Reveal: Type SDE078-034 (3/4" wide)

Finish texture and color are subject to Owner and Architect approval of a field sample.

### 09250 GYPSUM DRYWALL

Gypsum drywall shall be installed as indicated in the Finish Schedule. Materials shall be as follows:

Gypsum Panels at Ceilings: 5/8" standard panels; U.S. Gypsum or equal  
Gypsum Panels at Walls: 5/8" water resistant panels at all walls of bathrooms; 5/8 inch standard panels elsewhere; U.S. Gypsum or equal  
Accessories: galvanized steel corner reinforcement at outside corners in square profile, fiberglass web at bridging conditions; U.S. Gypsum or equal  
Texture: light knockdown

### 09300 CERAMIC TILE

Ceramic tile shall be applied to restroom walls and floors per drawings.

Floor tile shall be 2" x 2" unglazed porcelain tile, Dal Tile Keystones or equivalent, in one color. Wall tile shall be 4-1/4" x 4-1/4" semi-gloss glazed porcelain tile, Dal Tile Permatones or equivalent, in one field color and two accent colors (Series 1 or 2 colors). Colors shall be as selected by the Architect from currently available range. Tile backing board, where required by the installation, shall be Hardibacker by James Hardie Company or an equivalent fiber reinforced cement product rated for wet environments.

Interior floor tile shall be thin-set according to an approved Tile Council of America installation method; design is based on Method F113. Vertical surface tile shall be thin-set according to approved TCA installation methods; design is based on Method W243, with latex-Portland cement mortar bond coat. Grout shall be premixed latex-Portland cement, Custom or equal, sealed with a silicone grout sealer; grout color shall be as selected by the Architect.

### 09510 ACOUSTIC CEILING TREATMENTS

An aluminum suspension system and acoustic ceiling tiles shall be installed as indicated in the drawings, including all CBC required seismic stabilization components; USG/Donn intermediate duty exposed tee suspension with USG Pebbled tiles or equivalent, minimum .55 NRC, white color. Multi-purpose room acoustic ceiling panels shall be Tectum 1 1/2" V-Line panels for direct attachment to furring per drawings.

### 09650 RESILIENT FLOORING

Floors at identified rooms shall be 12" x 12" vinyl composition tile, Armstrong Excelon or equivalent; colors and pattern as selected by the Architect based on 60% color 1 and 20% each colors 2 and 3. Resilient base shall be 4" rubber coved wall base, Burke Base or equivalent, in a color as selected by the Architect.

### 09680 CARPET

Floors at identified rooms shall receive level loop broadloom carpet, solution dyed, 26 ounce minimum weight, with woven polypropylene backing, Milliken Carpet "Essentials" or equal. Application is direct glued.

### 09900 PAINTING

Paint and related coatings shall be applied as indicated in the drawings. Paint products shall be Sherwin Williams or equal, as selected by the Architect. Surface preparation, application and total mil thickness shall be as recommended by the paint or coating manufacturer for the subject surface.

Walls and ceilings: gypsum board sealer and two coats eggshell wall paint  
Paint grade interior trim: high hiding wood primer and two coats semi-gloss paint  
Stain grade interior doors: penetrating stain and two coats satin urethane finish  
Exterior exposed wood trim and framing: two coats opaque exterior stain  
Exterior handrails and guardrails: shop primer and two coats alkyd enamel paint  
Other exposed metals: metal primer and two coats alkyd enamel paint  
Exterior plaster walls: primer/crack filler and two coats flat acrylic house paint

## DIVISION 10 - SPECIALTIES

### 10100 TOILET PARTITIONS

Toilet partitions and urinal screen shall be powder coated steel, floor mounted and top braced, Global or equivalent, in standard color as selected by the Architect.

### 10400 SIGNAGE

ADA compliant signage shall be installed at doors and walls as described in drawings and the Door Schedule. Door and wall signs shall be self adhering plastic with a raised, permanently fused image and Grade 2 Braille block, Scott Sign Systems ADA Molded Plaques, or equivalent, color as selected by the Architect.

### 10500 FIRE EXTINGUISHERS AND CABINETS

A 5-lb. type 2A10BC fire extinguisher shall be provided, mounted in a semi-recessed wall cabinet where shown on drawings, Potter Roemer Loma series or equivalent in standard white polyester paint finish.

### 10800 TOILET ACCESSORIES

Accessories at restrooms shall be as follows. Coordinate with framer to provide all required blocking and backing. Design is based on the products of Bobrick.

Grab Bars: B-506 series, size per drawings.  
Surface Toilet Paper Holders: B-2730  
Mirrors: B-290 series, size per drawings.  
Semi Recessed Paper Towel Dispenser/Waste Receptacles: B-3944  
Countertop Soap Dispensers: B-8221  
Surface Toilet Seat Cover Dispensers: B-221

## DIVISION 11 - EQUIPMENT

### 11400 APPLIANCES

Residential grade appliances as shown on drawings shall be as follows. Design is based on the products of General Electric except as noted.

Refrigerator: 19.7 cubic foot no frost sided-by-side with water and ice dispenser, white  
Domestic Range: 30 inch wide slide-in, gas, continuous cleaning, with front controls, white (Magic Chef)  
Range Hood: 30 inch, 160 cfm two-speed, with 75W lamp, white  
Garbage Disposer: 1/3 horsepower continuous feed, noise insulated

## DIVISION 12 - FURNISHINGS

### 12500 WINDOW TREATMENT

Windows at the Multi-Purpose Room, Classroom, Office, and Counseling Office will receive sun control/privacy window shades, Draper Manual FlexShade or equivalent in fabric color and transparency as selected by Architect.

## DIVISION 13 - (not used)

## DIVISION 14 - (not used)

## DIVISION 15 - MECHANICAL SYSTEMS

### 15300 FIRE SUPPRESSION PIPING

A complete and operable NFPA 13 fire sprinkler system shall be engineered and installed, according to shop drawings and calculations approved by the County Building Department prior to installation.

### 15400 PLUMBING

All piping, fittings, and other plumbing systems shall meet the requirements of the California Plumbing Code, 2007 Edition. Materials are subject to the Mechanical Engineer's approval and are based on plumbing notes on the drawings and the following:

Water Supply Piping: copper, with wrought fittings  
Waste Water Piping (if < 36" below concrete flatwork): cast iron pipe and fittings  
Waste Water Piping (elsewhere): ABS Schedule 40 plastic, plastic fittings  
Vent Piping: ABS Schedule 40 plastic, plastic fittings  
Fuel Gas Piping: black iron pipe and fittings

### 15410 PLUMBING FIXTURES

Plumbing fixtures shall be provided, installed, and tested where indicated on the plumbing drawings, per the plumbing notes. Install water stops, shutoff valves, and cleanout escutcheons in a manner to minimize visibility. Provide maximum 1.6 gallon flush floor mounted tank type toilets, 1.0 gallon flush urinal, bathroom lavatories with maximum 2.2 gpm @ 40 psi faucets, floor drains, laundry sink and related plumbing fixtures, fittings and trim per plumbing drawings.

### 15600 HEATING, VENTILATING AND AIR CONDITIONING

Package gas/electric heating and cooling units, and exhaust fans, shall be provided and installed as indicated in the mechanical drawings, per the mechanical notes. Condensate lines shall be routed to sinks.

## DIVISION 16 - ELECTRICAL SYSTEMS

### 16400 ELECTRICAL POWER

Electrical service and switchgear shall be as described on electrical drawings and in electrical notes.

### 16500 LIGHTING

Light fixtures and switching shall be provided as indicated on the drawings and in the Light Fixture Schedule; alternatives to the specified light fixtures require the Architect's approval of submittal materials. All light fixtures shall have manufacturer's recommended lamp installed. The electrical contractor will provide photometric studies if required by the County, to demonstrate compliance with spill light and dark sky ordinance requirements.

### 16721 ALARM SYSTEMS

Line voltage type smoke detectors shall be provided per drawings. The fire sprinkler system shall be annunciated by a flow/tamper alarm. The Contractor shall coordinate the installation of, and provide power to, any intrusion alarm systems by the Owner's vendors.

END OF SPECIFICATION

PROJECT

ROLLING HILLS APARTMENTS

NEW COMMON BUILDING

LAS TABLAS ROAD  
TEMPLETON, CA

CLIENT JOB # ARCHITECT JOB #  
0708B

FRASER  
SEIPLE  
ARCHITECTS

PROJECT MANAGER BDF

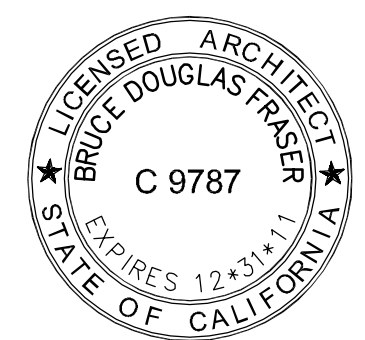
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DATES DESIGN DEVELOPMENT 4/15/10

FIRST SUBMITTAL 6/02/10

PLAN CHECK 1 8/16/10

SIGNED



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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 #

T3.2