

**SHEPHERDSTOWN OPERA HOUSE
OUTLINE SPECIFICATIONS**

- DIVISION ONE - GENERAL REQUIREMENTS**
- 01090 Standards
- Form of contract: AIA Document A101, "Standard Form of Agreement Between Owner and Contractor, Construction Management Edition."
 - AIA Document A201, "General Conditions of the Contract for Construction" shall form part of this specification as if contained herein.
 - Material and payment bond 100%, at Owner's option.
 - Insurance, including all statutory amounts and builder's risk.
 - Contractor to check, verify and be responsible for executing on the project all dimensions, details, materials and equipment as indicated or noted.
 - Contractor to obtain and pay for all permits, fees, etc. required to complete the work.
 - All work is to be performed in strict accordance with applicable codes. All cost required to conform to the code is to be the cost of the contractor.
 - Storage and Handling: Protect all materials from the elements by indoor storage or with temporary waterproof covering.
 - Base bids on products or quality line specified.
 - Temporary Facilities: Sanitary facilities and telephone to be provided by Contractor, electricity and water paid directly by Owner.
 - Protection:
 - Contractor shall provide temporary weather-tight enclosure and dust protection to existing house during demolition and construction operations. Contractor shall maintain indicated portion of the existing house (third floor) in a secureable condition for occupation during construction.
 - Contractor shall provide interior and exterior shoring, bracing, or support to prevent movement, settlement or collapse of structures to be demolished and adjacent facilities to remain.
 - Cleaning:
 - Contractor shall maintain site in a neat and orderly manner and shall provide for regular removal of trash and debris. Contractor shall provide final cleaning of all work areas to a broom clean condition.
 - Alternate No. 1: Removal of existing fanlight and addition of new fanlight to match original design.
 - Alternate No. 2: Removal of ceiling/roof framing and deck as indicated and addition of new wood framing and subfloor.
 - Provide unit pricing for removal of existing wood siding and installation of new wood siding to match existing.
- DIVISION TWO - SITE WORK**
- 02060 Building Demolition
- Remove existing walls, floors, foundations and all equipment as shown on drawings. Protect existing structure during construction.
 - All existing disturbed surfaces to be returned to like-new condition.
 - Contractor to repair any damage to dwelling caused by construction at no additional expense to Owner.
- 02200 Earthwork
- Excavation for partial new foundation at existing house and for foundation at addition.
 - Gravel fill.
 - Backfill.
 - Regrading.
 - Soil bearing value is assumed to be 2500 psf.
- 02700 Drainage
- Area Drains.
 - Downspouts: 4" PVC pipe booted to downspout; empty to street.
- 02780 Site Utilities: Verify and tie into existing.
- Sanitary sewer.
 - Water.
 - Electric and telephone (overhead).
- DIVISION THREE - CONCRETE**
- 03310 Concrete
- American Concrete Institute Specifications shall apply.
 - Concrete to be 3000 psi compressive strength @ 28 days w/2 1/4" coarse aggregate for slabs. Cement to be ASTM-C-150, Type I Portland Cement.
 - Reinforcement to be furnished as shown and installed with a minimum of a 3" cover. Mesh: 6x6 W1.4 x W1.4 welded wire fabric ASTM A-185 @ 18" o.c. Base: Provide a minimum of 4" gravel base under slabs. Place slab on continuous 6 mil polystyrene vapor barrier.
 - Perimeter insulation: 2" polystyrene.

- DIVISION FOUR - MASONRY**
- 04200 Unit Masonry
- Concrete Masonry Units:
 - Hollow block: ASTM C90, normal weight.
 - Solid load bearing units: ASTM C145, Type 1, Grade N.
 - Mortar: Type S
 - Portland cement, ASTM C150, Type 1.
 - Lime, ASTM C207, Type S.
 - Aggregate, C145, natural sand, white.
 - Joint reinforcement (foundation): truss type or ladder type reinforcement every other course. Provide metal tie every other course where new work abuts existing. Bowel with #5 @ 48" to footing, typ.
 - Foundation Wall/Footing Requirements:
 - Walls retaining 0' to 4' of fill:
 - 8" CMU w/galvanized horizontal reinforcement @ 16" o.c. vertical.
 - 10" x 20" concrete footing with (3) #4's cont.
 - Walls retaining 4' to 7' of fill:
 - 12" CMU w/galvanized horizontal reinforcement @ 16" o.c. vertical.
 - 12" x 24" concrete footing with (3) #4's cont.
 - Walls retaining more than 7' of fill:
 - 12" CMU with heavy duty Duro-wall each course, and vertical #4's @ 16" o.c., 2'-1/2" from inside face of wall, extending down into footing. (Fill cells containing rebar with 2500 psi concrete or grout.)
 - 12" x 24" concrete footing with (3) #4's cont.

- DIVISION FIVE - METALS**
- 05010 Miscellaneous Steel Anchors and Connectors
- 05200 Handrails and Railings
- 1-1/2" diameter steel handrail.
 - Blum #429 handrail.
 - Custom steel railing.
 - Shop prime.
 - All joints to be welded and ground smooth.

- DIVISION SIX - WOOD AND PLASTICS**
- 06100 Rough Carpentry
- Structural lumber:
 - No. 2 Douglas fir or No. 2 Southern pine, #2-100 #1-5.
 - Blocking and furring.
 - Pressure treated when in contact with concrete or masonry.
 - Plywood:
 - 3/4" T&G subfloors CD EXT APA glued and nailed.
 - 3/4" roof sheathing CD EXT APA.
 - 5/8" T&G subfloor CD EXT APA glued and nailed with 5/8" underlayment CD EXT APA at ceramic tile.
 - Sheathing:
 - 5/8" gypsum sheathing type "X".
 - Misc. millers and blocking.
 - Provide solid blocking below partitions running perpendicular to joists.
 - Provide 2x6 spacers at 24" o.c. between double joists where piping or ductwork must get into wall above.
 - Design Live Loads:
 - Restaurant: 100psf
 - Enclosed Platform: 150 psf
 - 2nd Floor: 30psf
 - Porches: 60psf
 - Dead Load: 10psf
 - Roof Load: 30psf
 - Wind Load: 20psf

WOOD HEADER SCHEDULE		
SPAN	SPAN	SIZE*
0-1 STORY ADV.	2 STORES ADV.	2-2 X 6
UP TO 4'	-	2-2 X 8
4' - 6'	-	2-2 X 10
6' - 8'	4' - 6'	2-2 X 12
8' - 10'	6' - 8'	2-2 X 12

* Unless otherwise noted

- 06192 Trusses
- Low joists (floor joists) shall be designed and fabricated in accordance with NFPA standards. Calculations, joint strength information (allowable load per square inch or per nail, allowable edge distances and end distances), load test data and any other information deemed necessary by the Engineer shall be submitted for review prior to fabrication. Truss design shall be certified by a registered engineer and shall be inspected by an approved independent testing laboratory.
- 06200 Finish Carpentry
- Exterior wood siding to match existing in material, thickness and exposure.
 - Exterior wood trim to match existing and as detailed (standard W profile).
 - Interior wood trim:
 - Casings: to match existing.
 - Base: to match existing, and W 752.
 - Cove: as detailed.
 - Wainscot with cap and base: as detailed.
 - Beaded porch decking to be "Pinecrest II" by Champion.
 - Lavatory countertop support: 5/8" plywood with cutouts as required for accessories and fittings.
 - Whirlpool bath deck: 3/4" plywood.
 - Linon closet shelving: 1x wood.
 - Closest rods and shelving: metal rods and wood shelving, with supports.
 - Exterior railing and posts: as detailed.
 - Wood fence: as detailed.
 - Porch ceiling: "Pinecrest II" as detailed.
 - Porch decking: T&G.
 - Plastic laminate:
 - Residential kitchen countertops.
 - Commercial kitchen casework.
 - Formica, Wilsonart, Newmar.

- 06400 Architectural Woodwork
- Interior stairs: closed riser, oak treads.
 - Exterior stairs: open risers.
 - Toilet partitions: as detailed (beaded porch decking to be "Pinecrest II").
 - Casework in restaurant kitchen.

- 06600 Plastic Fabrications
- Corian lavatory counters with integral sinks at Women's Room and Men's Room.

- DIVISION SEVEN - THERMAL AND MOISTURE PROTECTION**
- 07100 Waterproofing: Asphaltic waterproofing.
- 07190 Vapor Barrier: Tyvek.
- 07200 Insulation
- R-13 foil faced batt @ exterior walls.
 - R-30 foil faced batt @ attic.
 - R-19 foil faced @ ceiling below exterior decks.
 - 3" fiberglass batt @ bathroom walls, crawl space, kitchen wall, floor/ceiling assembly between first and second floors.
 - Install insulation so there is a free flow of air between insulation and roof sheathing. Provide rigid plastic insulation baffles at all areas of restricted air flow.
 - All penetrations (for ducts, wires, pipes, etc.) and gaps at window and door openings in exterior walls to be filled urethane foam.

- 07400 Vents
- 3" diameter button vents with screens.
 - Softie vent with fiberglass screen.
- 07500 Membrane Roofing:
- Single ply EPDM, fully adhered.
 - Rubber edging, elastomeric flashing, and sealants per manufacturer.
- 07600 Flashing and Sheet Metal
- Galvanized gutters and downspouts, with spikes, strainers, and downspout accessories as required.
 - Misc. prefinished metal flashing.

- 07900 Joint Sealers
- Caulking and Sealants:
 - Interior: paintable latex.
 - Exterior: butyl rubber.
 - Weather-stripping.

- DIVISION EIGHT - DOORS AND WINDOWS**
- 08100 Metal Doors and Frames
- Doors and frames: see schedule.
- 08210 Wood Doors
- Doors and frames: see schedule.

- 08610 Wood windows
- Custom window with leaded glass, to match existing transoms.
 - Casement windows with 5/8" insulated glass and screens; Weathershield Wood Casement series.
 - Custom fanlight at Alternate No. 1.

- 08710 Hardware
- Restaurant Hardware:
 - Hinges: Hager, McKinney, Stanley; USF finish.
 - Spring hinges: Stanley or equal; US3 finish.
 - Locks, latches and bolts:
 - Door #1: Baldwin #6602 "Trenton" (outside trim only); US3 finish.
 - Door #2, 13, 14: Baldwin #6552 "Baltimore"; US3 finish.
 - Door #10, 11, 12: Schlage Ventura or equal; 610 finish.
 - Flush bolts: Ives 262 or equal; 83 finish.
 - Exit devices (panic):
 - Door #1: Von Duprin 8875 or equal; US3 finish.
 - Door #7: Von Duprin 88750-7; US3 finish.
 - Push/pull latches:
 - Door #3, 4, 5, 6: Baldwin #2121 plate with Baldwin #2301 pull, or equal; US3 finish.
 - Door #8, 9: Baldwin #2124 push plates; US3D finish, with Baldwin #2000-24-1236 kick plate; US3D finish.
 - Door closers: ICM Smoothie 4010 and 4110 series, or equal; plated finish.
 - Stops: Ives 443/447, 444/448, 61 (residence) or equal.
 - Thresholds: National Guard, Pemko, Reese, Zero.
 - Residential hardware: \$50.00 allowance per door.

- 08810 Glass
- Residential kitchen cabinets:

- DIVISION NINE - FINISHES**
- 09250 Gypsum wallboard
- Typical: 1/2" @ walls, 1/2" @ ceilings.
 - At wet areas: 5/8" @ walls, 1/2" @ ceilings.
 - At fire rated partitions and floor/ceiling assemblies: 5/8" type "X".

- 09300 Tile
- 1" x 1" x 1/4" ceramic mosaic tile at entry (standard as shown); American Olean #44 (almond) field, American Olean #34 (raven) pattern; Hydroment Sanded Ceramic tile grout #370 (antique white).
 - 2-1/2" x 2-1/2" x 1/4" ceramic mosaic tile at toilet room (floor, cove base, wainscot, bullnose); Dal-Tile #DK-1462 (teal); Hydroment grout #370 (antique white).
 - 6" x 6" x 1/2" quarry tile (floor, cove base); American Olean #404 (dove gray); Hydroment grout #324 (driftwood).
 - 4-1/4" x 4-1/4" x 5/16" scored glass tile at bath 1; American Olean, Dal-Tile or equal.
 - Provide clear grout sealer for ceramic tile floor at lobby and bathroom.

- 09500 Acoustical Treatment
- Fiberglass grid ceiling suspension.

- 09545 Special Surfaces
- Pressed metal ceiling and trim: Chelsea Decorative Metal Company, 4601 Moonlight, Houston, TX 77096; 713-721-9200; panels and trim as indicated.

- 09560 Wood Flooring
- Wood strip flooring in restaurant: 3/4" oak, T&G.
 - Wood strip flooring in residence: match existing; reuse salvaged flooring from movie theater where possible.

- 09650 Resilient Flooring
- Sheet vinyl flooring: Armstrong Solarian or equal.

- 09900 Painting
- Existing wood siding and trim: prepare surface as required; apply solid stain.
 - Existing wood windows, exterior doors: remove paint; prep surface; stain.
 - New wood siding, trim, doors, windows, railings, and fence: solid stain.
 - Interior wood (stain finish): primer plus 2 coats oil base enamel.
 - Interior wood (stain finish): 1 coat stain plus 2 coats satin finish polyurethane.
 - Interior walls and ceilings: primer plus 2 coats flat latex (semi-gloss at wet areas).
 - Metal Railings: touch up shop primer.
 - Wood strip flooring: stain plus urethane (dry film thickness 1.0 mil typ., 2.0 mils at kitchen and bathroom).

- 09986 Sanitary Wall and Ceiling Covering
- Fiberglass reinforced wall panels: textured finish, .090" thick, "Glasbord" by Kenlite Company, color: white.
 - Fiberglass reinforced ceiling panels: textured finish, .090" thick, "Glasbord" by Kenlite Company, color: white.
 - Misc. moldings, sealants and rivets.

- DIVISION TEN - SPECIALTIES**
- 10800 Toilet Accessories
- Restroom:
 - Toilet paper dispenser: Bobrick B-6977-60.
 - Sop dispenser: Bobrick B-822.
 - Paper towel dispenser: Bobrick B-359.
 - Residence:
 - All accessories to be provided by Owner and installed by Contractor in each of two bathrooms. Contractor to verify exact locations with Owner.
 - Toilet paper dispenser.
 - Two towel bars.
 - Sop dish.

- 10810 Mirror Units
- Mirrors in restaurant toilet rooms provided by Owner and installed by Contractor.
 - Mirrors in residential bathroom to be provided by Owner and installed by Contractor.

- 10820 Shower Enclosure
- Stikstall with #438 pivot door, clear glass, gold color trim, by Alumax.

- DIVISION ELEVEN - EQUIPMENT**
- 11450 Residential Appliances
- Refrigerator: Jenn-Aire #JRT1234W.
 - Ranger: Jenn-Aire #5160 with #A145 element.
 - Sink (2): see 14000 Plumbing Fixtures.
 - Garbage disposal: In-Sink-Erator #77.
 - Dishwasher: Jenn-Aire #UD60 (white).
 - Microwave Oven: Jenn-Aire #M400.

- DIVISION TWELVE - FURNISHINGS**
- 12390 Residential Casework
- Kitchen cabinets: J Wood, "Classic" style; wood: birch; color: white; brass knobs.
 - Bathroom cabinets: J Wood, "Classic" style; wood: cherry; stain color to be selected by Owner; porcelain knobs.

- DIVISION THIRTEEN - SPECIAL CONSTRUCTION N/A**
- DIVISION FOURTEEN - CONVEYING SYSTEMS N/A**
- DIVISION FIFTEEN - MECHANICAL**
- 15180 Mechanical Insulation
- Duct insulation.
 - Refrigerant and condensate piping insulation.

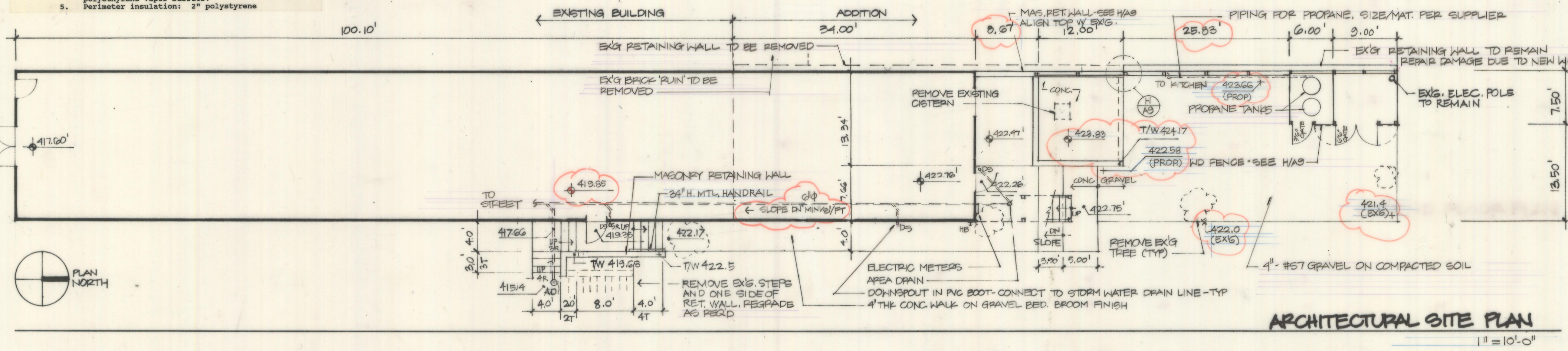
- 15400 Plumbing Systems
- Copper supply piping.
 - PVC waste piping.
 - Pipe insulation.
 - Fittings, unions and valves.
 - Fixtures and fittings:
 - Lavatory: integral in countertop. Fittings: American Standard #2103.137 "Heritage Aquaseal" faucet with grid drain; chrome.
 - Lavatory: American Standard #0475.020 "Aqualyn" Color - #021 Bone. Fittings: Kohler #K-8811 TV Georges Brass" faucet with drain; polished brass.
 - Lavatory: pedestal lavatory to be supplied by Owner and installed by Contractor. Fittings: Kohler #K-108-R "Antique" faucet; polished brass.
 - Hot Water: Floratone #HR-2424 with integral drain and drain grid.

- Fittings: American Standard #634.111 faucet with vacuum breaker, ball hook and stop in shanks chrome.
- Sink: Moen #E28-252-4 "Camelet" faucet; chrome.
- Fittings: Moen #7516-13 "Chateau" faucet; chrome.
- 01 Urinal: American Standard #6561.017 "Eltanora" with Sloan Royal 186 finish valve; color - #020 White.
- WC1 Water Closet: American Standard #2112.053 "Elongated Cadet" with Omega Standard #2113.175 front seat less cover; color - #020 White.
- WC2 Water Closet: American Standard #2113.175 "Round Front Plebe" with closed front seat with cover; color - #021 Bone.
- WC3 Water Closet: American Standard #2131.175 "Round Front Plebe" with closed front seat with cover; color - #020 White.
- 71 Whirlpool Bath: Thermal #4500 "Classic Oval"; Color - equal to American Standard #021 Bone fittings polished brass.
- Fittings: Kohler #K-6803 TV Georges Brass" bath spot, #K-6804 deck mounted faucet; polished brass.
- 72 Bathtub: freestanding bathtub to be supplied by Owner.
- Fittings: Kohler #K-104-R "Antique" faucet with exposed piping and #K-106 drain; polished brass.
- Shower: Fittings: Kohler #K-6809 "TV Georges" faucet, #K-6812 ball joint shower head and arm; polished brass.
- Shower: Fittings: Kohler #K-6809 "TV Electric water heater for restaurant.
- Plumbing lines and connections required for restaurant kitchen equipment.
11. Tie-in to existing supply and waste lines.

- 15781 Heating/Cooling Equipment
- Split system heat pumps: fan coil units, condensers.
 - Filters.
 - Thermostat, piping, controls.

- 15800 Air Distribution
- See schedule for registers; paint finish to match adjacent wall.
 - Ductwork: galvanized steel.
 - Exhaust fans.

- DIVISION SIXTEEN - ELECTRICAL**
- 16000 Electrical Systems
- Services:
 - Relocate existing meter and main panel as indicated.
 - Verify capacity; upgrade if required.
 - Wiring and conduit:
 - Comply with NEC standards.
 - Copper wire.
 - All wiring concealed.
 - Wall switches and receptacles per code and as indicated; ivory cover plates.
 - Interior and exterior lighting as indicated.
 - Restaurant lighting per schedule.
 - Interior lighting: 75% allowance per fixture, \$300 allowance per ceiling fan.
 - Smoke detectors: hardware to electrical system.
 - Telephone: prewire.
 - Cable TV: prewire.
 - Robust fans.
 - Electrical wiring and connections required for restaurant kitchen equipment.



SHEPHERDSTOWN OPERA HOUSE

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rust orling and neale architects