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City of Salem

Witch House Interior Universal Access Improvements

B. Goba & Associates, P.C., Architects

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SECTION 01110 - SUMMARY

PART 1 - GENERAL

1.1 SUMMARY OF WORK

- A. Project Identification: As follows:
 - 1. Location: Salem Witch House Museum
 - 2. Owner: City of Salem
- B. Contract Documents, dated August 28, 2008 were prepared by B. Goba & Associates, P.C., Architects, 92 High Street, Suite T-41, Medford, MA.
- C. The Work consists of providing and installing a new entryway, widening of existing doors, and relocation of existing electrical outlets/switches and F.A. equipment, as described in the Contract Documents.

1.2 WORK RESTRICTIONS

- A. Contractor's Use of Premises: During construction, Contractor shall have **full** use of **space** indicated. Contractor's use of premises is limited only by Owner's right to perform work or employ other contractors on portions of Project or to provide access to site and Witch House by others.
 - 1. Owner's personnel, noninterference with Owner's or public use, for access into buildings for visitors.
- B. All work hours and schedules shall be reviewed and verified by the Witch House Director.
- C. The work is summerized as:
 - 1. The construction of a new exterior door, demolition of some interior partitions to allow for a 5'-0" turning radius, construction of a new partition between the gift shop and staff room, and patching and finishing of floors and ceilings.
 - 2. This relates to making the first floor accessible. First, an existing ramp in the parlor will be widened, as well as the interior door into the room. The second part will consist of widening the doors into the parlor and kitchen.
 - 3. Patching to match existing profiles of all woodwork. Contractor must submit samles of wood, profiles and finishes for approval prior to the start of work.
 - 4. Patching all walls and ceilings to match. Paint finishes to match. Paint to next breaking wall suface.
- D. Contractor must demonstrate to the City of Salem and Massachusetts Historical Commission that it has experience in historic renovation/preservation work and has sucessfully completed such projects similar to the Witch House.

END OF SECTION 01110

SECTION 01300 - ADMINISTRATIVE REQUIREMENTS

PART 1 - GENERAL

1.1 PROJECT MANAGEMENT AND COORDINATION

- A. Verify layout information shown on Drawings, in relation to property survey and existing benchmarks, before laying out the Work.
- B. Progress meetings will be held at Project site every week. Owner, Architect, Contractor, and each subcontractor or other entity concerned with current progress or involved with planning or coordination of future activities, shall attend.
 - 1. Minutes of each meeting will be prepared by Architect , and distributed to all parties present.

1.2 CONSTRUCTION SCHEDULE

- A. Prepare a horizontal bar-chart-type, construction schedule. Provide a separate time bar for each activity and a vertical line to identify the first workday of each week. Use same breakdown of Work indicated in the Schedule of Values. As Work progresses, mark each bar to indicate actual completion.
 - 1. Submit within 10 days of the date established for Commencement of the Work.
 - 2. Prepare the schedule on reproducible media, of width sufficient to show data for the entire construction period.
 - 3. Coordinate each element with other activities. Show each activity in proper sequence. Indicate sequences necessary for completion of related Work.
 - 4. Indicate Substantial Completion and allow time for Architect's procedures necessary for certifying Substantial Completion.
 - 5. Schedule Distribution: Distribute copies to Owner, Architect, subcontractors, and parties required to comply with dates.
 - 6. Updating: Revise the schedule after each meeting or activity where revisions have been made.

1.3 SUBMITTAL PROCEDURES

- A. Coordinate submittal preparation with construction schedule, fabrication lead-times, other submittals, and other activities that require sequential operations.
 - 1. No extension of Contract Time will be authorized due to failure to transmit submittals in time to permit processing sufficiently in advance of when materials are required in the Work.
 - 2. Architect will not accept submittals from sources other than Contractor.
- B. Prepare submittals by placing a permanent label on each for identification. Provide a 4- by 5-inch (100-by 125-mm) space on the label or beside title block to record review and approval markings and action taken. Include the following information on the label:
 - 1. Project name.
 - 2. Date.
 - 3. Name and address of Contractor.
 - 4. Name and address of subcontractor or supplier.
 - 5. Number and title of appropriate Specification Section.

6. Contractor's certification that materials comply with specified requirements.
- C. Product Data: Mark each copy to show applicable choices and options. Include the following:
1. Data indicating compliance with specified standards and requirements.
 2. Notation of coordination requirements.
 3. For equipment data, include rated capacities, dimensions, weights, required clearances, and furnished specialties and accessories.
- D. Shop Drawings: Submit newly prepared information drawn to scale. Indicate deviations from Contract Documents. Do not reproduce Contract Documents or copy standard information. Submit 1 reproducible print and 1 blue- or black-line print on sheets at least 8-1/2 by 11 inches (215 by 280 mm) but no larger than 30 by 42 inches (762 by 1067 mm). Architect will return the reproducible print. Include the following:
1. Dimensions, profiles, methods of attachment, coordination with adjoining work, large scale details, and other information, as appropriate for the Work.
 2. Identification of products and materials.
 3. Notation of coordination requirements.
 4. Notation of dimensions established by field measurement.
- E. Samples: Submit Samples finished as specified and identical with the material proposed. Where variations are inherent in the material, submit at least 3 units that show limits of the variations. Include product name or name of the manufacturer.
- F. Architect will review each submittal, mark as appropriate to indicate action taken, and return copies less those retained. Compliance with specified requirements remains Contractor's responsibility.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION (Not Applicable)

END OF SECTION 01300

SECTION 02222 - SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

- A. Unless otherwise indicated, demolished materials become Contractor's property.
- B. Comply with EPA regulations and disposal regulations of authorities having jurisdiction.
- C. Conduct demolition without disrupting Owner's use of the building and public access. Contractor shall provide all safety barriers and coordinate schedule with Witch House Director.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION

3.1 DEMOLITION

- A. Maintain and protect existing utilities to remain in service before proceeding with demolition, providing bypass connections to other parts of the building.
- B. Locate, identify, shut off, disconnect, and cap off utility services to be demolished.
- C. Employ a certified, licensed exterminator to treat building and to control rodents and vermin.
- D. Conduct demolition operations and remove debris to prevent injury to people and damage to adjacent buildings and site improvements.
- E. Provide and maintain shoring, bracing, or structural support to preserve building stability and prevent movement, settlement, or collapse.
- F. Protect building structure or interior from weather and water leakage and damage.
- G. Protect remaining walls, ceilings, floors, and exposed finishes. Erect and maintain dustproof partitions. Cover and protect remaining furniture, furnishings, and equipment.
- H. Promptly patch and repair holes and damaged surfaces of building caused by demolition. Restore exposed finishes of patched areas and extend finish restoration into remaining adjoining construction.
- I. Promptly remove demolished materials from Owner's property and legally dispose of them. Do not burn demolished materials.

END OF SECTION 0222

SECTION 06100 - ROUGH CARPENTRY

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

1. All work shall match existing, including materials and finishes.

PART 2 - PRODUCTS

2.1 LUMBER, GENERAL

- A. Dressed lumber, S4S, 19 percent maximum moisture content for 2-inch (38-mm) thickness or less, marked with grade stamp of inspection agency.

2.2 TREATED MATERIALS

- A. Preservative-Treated Materials: AWWA C2 lumber and AWWA C9 plywood, labeled by an inspection agency approved by ALSC's Board of Review. After treatment, kiln-dry lumber and plywood to 19 and 15 percent moisture content, respectively. Treat indicated items and the following:
 1. Wood members in connection with roofing, flashing, vapor barriers, and waterproofing.
 2. Concealed members in contact with masonry or concrete.
 3. Wood framing members less than 18 inches (460 mm) above grade.
 4. Wood floor plates installed over concrete slabs directly in contact with earth.

2.3 LUMBER

- A. Dimension Lumber: The following grades per inspection agency indicated.
 1. Non-Load-Bearing Interior Partitions: Standard, Stud, or No. 3 grade: Eastern softwoods: NELMA; Mixed southern pine: SPIB; or equal.
 2. Framing Other Than Non-Load-Bearing Partitions: Construction or No. 2 grade: Southern pine: SPIB; Douglas fir-larch or equal.
- B. Timbers 5-inch Nominal (117-mm Actual) Size and Thicker: Douglas fir-larch or Southern pine, No. 1 Dense per SPIB rules.
- C. Concealed Boards: 19 percent maximum moisture content: Eastern softwoods: No. 3 Common per NELMA rules; or equal.
- D. Miscellaneous Lumber: No. 3 or Standard grade of any species for nailers, blocking, and similar members.

2.4 PANEL PRODUCTS

- A. Wood-Based Structural-Use Panels: DOC PS 2. Provide plywood complying with DOC PS 1, where plywood is indicated.
 - 1. Factory mark panels evidencing compliance with grade requirements.
 - 2. Panels with span ratings required by support spacing indicated.
 - 3. Combination Subfloor-Underlayment: APA-rated Sturd-I-Floor, Exposure 1.
 - 4. Subflooring: APA-rated sheathing, Exposure 1.
 - 5. Wall Sheathing: APA-rated Structural I sheathing, Exposure 1.
 - 6. Roof Sheathing: APA-rated Structural I sheathing, Exterior.
 - 7. Plywood Underlayment for Resilient Flooring: APA B-C Underlayment Exterior plywood panels with fully sanded face.
 - 8. Plywood Underlayment for Ceramic Tile: APA-rated, Underlayment grade, exterior plywood, 5/8 inch (15.9 mm) thick.
 - 9. Plywood Underlayment for Carpet: APA Underlayment Exposure 1 plywood panels with fully sanded face.
- B. Particleboard underlayment: ANSI A208.1, Grade PBU.
- C. Hardboard Underlayment: ANSI/AHA A135.4, Class 4 (Service), S1S; with back side sanded.
- D. Fiberboard Sheathing: ANSI/AHA A194.1, Type IV, Class 1, 1/2 inch (13 mm) thick.
- E. Gypsum Sheathing Board: ASTM C 79, water-resistant core.
- F. Glass-Fiber-Surfaced Gypsum Sheathing Board: ASTM C 79, water-resistant core, surfaced on face and back with glass-fiber mats with alkali-resistant coating.
- G. Extruded Cellular Polystyrene Sheathing: ASTM C 578, Type IV, with T & G or shiplap long edges.
- H. Polyisocyanurate Foam Sheathing: FS HH-I-1972/1, Class 1 or 2; with aluminum foil facings. Foam-plastic core and facings shall have flame spread of 25 or less, when tested individually.

2.5 MISCELLANEOUS PRODUCTS

- A. Air-Infiltration Barrier: ASTM D 226, Type I, No. 15 asphalt felt, unperforated.
- B. Fasteners: Size and type indicated. Where rough carpentry is exposed to weather, in ground contact, or in area of high relative humidity, provide fasteners with a hot-dip zinc coating per ASTM A 153 or of Type 304 stainless steel.
- C. Metal Framing Anchors: Hot-dip galvanized steel of structural capacity, type, and size indicated.
- D. Sill-Sealer: Glass-fiber insulation, 1-inch (25-mm) thick, compressible to 1/32 inch (0.8 mm).
- E. Adhesives for Field Gluing Panels to Framing: APA AFG-01.

PART 3 - EXECUTION

3.1 INSTALLATION

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- A. Fit rough carpentry to other construction; scribe and cope for accurate fit. Correlate location of furring, blocking, and similar supports to allow attachment of other construction.
- B. Securely attach rough carpentry work to substrate by anchoring and fastening as indicated, complying with the following:
 - 1. CABO NER-272 for power-driven staples, P-nails, and allied fasteners.
 - 2. Published requirements of metal framing anchor manufacturer.
- C. Use hot-dip galvanized or stainless-steel nails where rough carpentry is exposed to weather, in ground contact, or in area of high relative humidity.
- D. Installation of Structural-Use Panels: Comply with applicable recommendations contained in APA Form No. E30 and as follows:
 - 1. Combination Subflooring-Underlayment: Glue and nail to framing.
 - 2. Subflooring: Glue and nail to framing.
 - 3. Sheathing: Nail to framing.
 - 4. Underlayment: Nail or screw to subflooring.

END OF SECTION 06100

SECTION 06105 - MISCELLANEOUS CARPENTRY

PART 1 - GENERAL (Not Applicable)

PART 2 - PRODUCTS

2.1 LUMBER, GENERAL

- A. Dressed lumber, S4S, 19 percent maximum moisture content for 2-inch (38-mm) thickness or less, marked with grade stamp of inspection agency.

2.2 TREATED MATERIALS

- A. Preservative-Treated Materials: AWPA C2 lumber and AWPA C9 plywood, labeled by an inspection agency approved by ALSC's Board of Review. After treatment, kiln-dry lumber and plywood to 19 and 15 percent moisture content, respectively. Treat indicated items and the following:
 - 1. Wood members in connection with roofing, flashing, vapor barriers, and waterproofing.
 - 2. Concealed members in contact with masonry or concrete.
 - 3. Wood framing members less than 18 inches (460 mm) above grade.
 - 4. Wood floor plates installed over concrete slabs directly in contact with earth.

2.3 LUMBER

- A. Interior Partition Framing: Standard, Stud, or No. 3 grade: Mixed southern pine: SPIB or equal.
- B. Other Framing: Construction or No. 2 grade: Southern pine: SPIB or equal.
- C. Exposed Boards: Eastern white pine, D Select; Southern pine, C Finish; or Western or Idaho white pine.
- D. Concealed Boards: Eastern softwoods, No. 3 Common; Northern species, No. 3 Common Western woods, Standard or No. 3 Common or equal.
- E. Miscellaneous Lumber: No. 3 or Standard grade of any species for nailers, blocking, and similar members.

2.4 INTERIOR WOOD TRIM

- A. Softwood Trim: Eastern white, Idaho white; grade B & Btr Select or Supreme.
- B. Wood Molding Patterns: To match existing.

2.5 PANEL PRODUCTS

- A. Wood-Based Structural-Use Panels: DOC PS 2. Provide plywood complying with DOC PS 1, where plywood is indicated.

1. Factory mark panels evidencing compliance with grade requirements.
2. Miscellaneous Concealed Panels: APA-rated sheathing, Exposure 1, span rating to suit framing in each location.
3. Miscellaneous Exposed Plywood: A-D Interior, thickness as indicated, but at least 1/2 inch (12.7 mm).

2.6 FASTENERS

- A. Fasteners of size and type indicated. (Minimum 12” on center each way with 3/4” in receiving surface) Where carpentry is exposed to weather, in ground contact, or in area of high relative humidity, provide fasteners with a hot-dip zinc coating per ASTM A 153 or of Type 304 stainless steel.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Fit carpentry to other construction; scribe and cope for accurate fit. Correlate location of furring, blocking, and similar supports to allow attachment of other construction.
- B. Securely attach carpentry work as indicated and according to applicable codes and recognized standards.
- C. Countersink nail heads on exposed carpentry work and fill holes with wood filler.
- D. Install wood trim with minimum number of joints practical, using full-length pieces from maximum lengths of lumber available. Cope at returns and miter at corners to produce tight-fitting joints with full-surface contact throughout length of joint. Use scarf joints for end-to-end joints.
 1. Match color and grain pattern across joints.
 2. Install trim after wall finishing operations are completed.
 3. Install to tolerance of 1/8 inch in 96 inches (3 mm in 2400 mm) for level and plumb. Install adjoining trim with 1/32-inch (0.8-mm) maximum offset for flush installation and 1/16-inch (1.6-mm) maximum offset for reveal installation.

END OF SECTION 06105

SECTION 06200 - FINISH CARPENTRY

PART 1 - GENERAL (Not Applicable)

PART 2 - PRODUCTS

2.1 MATERIALS, GENERAL

- A. Lumber Standards: DOC PS 20 and grading rules of inspection agencies certified by American Lumber Standards Committee Board of Review.
- B. Softwood Plywood: DOC PS 1.
- C. Hardwood Plywood: HPVA HP-1.

2.2 STANDING AND RUNNING TRIM

- A. Exterior Lumber Trim B & B, southern yellow pine or equal.
- B. Interior Trim: Eastern white pine with compatible grain and color (to match existing).
- C. Wood Molding Patterns: Stock moldings made to patterns in WMMPA WM 7 and graded under WMMPA WM 4, P-Grade for painted finish.
 - 1. Base: Match existing.
 - 2. Casing: Match existing.
- D. Shelving: 3/4-inch (19-mm) plywood with radiused and filled front edge.
- E. Clothes Rods: 1-1/2-inch- (38-mm-) diameter, clear, kiln-dried hardwood.

2.3 SIDING

- A. Lumber Siding: Kiln-dried, Clear Heart, western red cedar or equal (to match existing).

2.4 MISCELLANEOUS MATERIALS

- A. Fasteners for Exterior Finish Carpentry: hot-dip galvanized steel nails.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Condition finish carpentry in installation areas for 24 hours before installing.
- B. Prime and backprime lumber for painted finish exposed on the exterior.

- C. Install finish carpentry level, plumb, true, and aligned with adjacent materials. Scribe and cut to fit adjoining work. Refinish and seal cuts.
- D. Install standing and running trim with minimum number of joints practical, using full-length pieces from maximum lengths of lumber available. Stagger joints in adjacent and related trim. Cope at returns and miter at corners.
- E. Select and arrange paneling for best match of adjacent units. Install with uniform tight joints.
- F. Nail siding at each stud. Do not allow nails to penetrate more than one thickness of siding, unless otherwise recommended by siding manufacturer. Seal joints at inside and outside corners and at trim locations.

END OF SECTION 06200

SECTION 09215 - GYPSUM VENEER PLASTER

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

- A. Submit Product Data.
- B. Where STC-rated assemblies are indicated, provide materials and construction identical to those of assemblies whose STC ratings were determined per ASTM E 90 and classified per ASTM E 413 by a qualified independent testing and inspecting agency.
- C. Where fire-resistance-rated assemblies are indicated, provide materials and construction identical to those of assemblies tested for fire resistance per ASTM E 119 by an independent testing and inspecting agency acceptable to authorities having jurisdiction.

PART 2 - PRODUCTS

2.1 METAL FRAMING AND SUPPORTS

2.2 VENEER PLASTER SUBSTRATES

- A. Gypsum base complying with ASTM C 588, in thicknesses indicated. Type X, by National Gypsum or equal.

2.3 ACCESSORIES

- A. Accessories for Interior Installation: Cornerbead, edge trim, formed from steel sheet zinc coated by the hot-dip process or rolled zinc or plastic.
- B. Gypsum Base Joint-Reinforcing Materials: Comply with ASTM C 587. Open-weave fiberglass fabric joint tape and embedding material recommended by veneer plaster manufacturer.

2.4 VENEER PLASTER

- A. National Gypsum products or equal.
- B. For sand-float finish coat, provide white silica sand passing a 30-mesh (0.6-mm) screen.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install gypsum base to comply with ASTM C 844 and as follows:

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1. Isolate veneer plaster assemblies from abutting structural and masonry work. Provide edge trim and acoustical sealant.
 2. Single-Layer Fastening Methods: Fasten gypsum panels wood screws.
- B. Install veneer plaster to comply with ASTM C 843 for the following:
1. Smooth-troweled finish (to match existing).

END OF SECTION 09215